181
CLEARWATER
澄林

SALES BROCHURE
售樓說明書

181
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01 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES
一手住宅物業買家須知

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

For all first-hand residential properties

1. Important information

- Make reference to the materials available on the Sales of First-hand Residential Properties Electronic Platform (SRPE) (www.srpe.gov.hk) on the first-hand residential property market.

- Study the information on the website designated by the vendor for the development, including the sales brochure, price lists, documents containing the sales arrangements, and the register of transactions of a development.

- Sales brochure for a development will be made available to the general public at least 7 days immediately before a date of sale while price list and sales arrangements will be made available at least 3 days immediately before the date of sale.

- Information on transactions can be found on the register of transactions on the website designated by the vendor for the development and the SRPE.

2. Fees, mortgage loan and property price

- Calculate the total expenses of the purchase, such as solicitors' fees, mortgage charges, insurance fees and stamp duties.

- Check with banks to find out if you will be able to obtain the needed mortgage loan, select the appropriate payment method and calculate the amount of the mortgage loan to ensure it is within your repayment ability.

- Check recent transaction prices of comparable properties for comparison.

- Check with the vendor or the estate agent the estimated management fee, the amount of management fee payable in advance (if any), special fund payable (if any), the amount of reimbursement of the deposits for water, electricity and gas (if any), and/or the amount of debris removal fee (if any) you have to pay to the vendor or the manager of the development.

3. Price list, payment terms and other financial incentives

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

- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.

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

4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.

- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property[2]. The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.

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

5. Sales brochure

- Ensure that the sales brochure obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.

- In respect of an uncompleted development, the vendor may alter the building plans (if any) whenever the vendor considers necessary. To know the latest information of an uncompleted development, keep paying attention to any revised sales brochures made available by the vendor.

- Read through the sales brochure and in particular, check the following information in the sales brochure -

  - whether there is a section on "relevant information" in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as "relevant information";

  - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to

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

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

known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named.

- interior and exterior fittings and finishes and appliances;

- the basis on which management fees are shared;

- whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and

- whether individual owners have responsibility to maintain slopes.

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

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

- Check the Government land grant on whether individual owners are liable to pay Government rent.

- Check the DMC on whether animals can be kept in the residential property.

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

- Check with the vendor which residential properties are available for selection. If a "consumption table" is displayed by the vendor at the sales office, you may check from the table information on the progress of sale on a date of sale, including which residential properties are offered for sale at the beginning of that date of sale and which of them have been selected and sold during that date of sale.

- Do not believe in rumours about the sales condition of the development and enter into a PASP rashly.

8. Register of Transactions

- Pay attention to the register of transactions for a development. A vendor must, within 24 hours after entering into a PASP with a purchaser, enter transaction information of the PASP in the register of transactions. The vendor must, within 1 working day after entering into an agreement for sale and purchase (ASP), enter transaction information of the ASP in the register of transactions. Check the register of transactions for the concerned development to learn more about the sales condition of the development.

- Never take the number of registrations of intent or cashier orders a vendor has received for the purpose of registration as an indicator of the sales volume of a development. The register of transactions for a development is the most reliable source of information from which members of the public can grasp the daily sales condition of the development.

9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.

- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.

- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.

- Pay attention to the vendor's right to alter the building plans (if any) for an uncompleted development. The mandatory provisions to be incorporated in an ASP for uncompleted development as required by the Ordinance include a provision requiring the vendor to notify the purchaser in writing of such alteration if the same affects in any way the property within 14 days after its having been approved by the Building Authority.

- A preliminary deposit of 5% of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.

- If you do not execute the ASP within 5 working days (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.

- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.

- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

10. Expression of intent of purchasing a residential property

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

- Note that vendors (including their authorized representative(s)) should not seek or accept any specific expression of intent of purchasing a particular residential property before the sale of the property has commenced. You therefore should not make such an offer to the vendors or their authorized representative(s).

11. Appointment of estate agent

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.

- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.

- Before you appoint an estate agent to look for a property, you should -

  - find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;

  - find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and

- note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

12. Appointment of solicitor

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

- Compare the charges of different solicitors.

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

- If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.

- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.

- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

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

15. Estimated material date and handing over date

- Check the estimated material date[3] for the development in the sales brochure.

  - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.

- Handing over date

  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/ a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.

    - ➢ For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or

    - ➢ For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.

  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.

- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.

  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:

    - ➢ strike or lock-out of workmen;

    - ➢ riots or civil commotion;

    - ➢ force majeure or Act of God;

    - ➢ fire or other accident beyond the vendor's control;

    - ➢ war; or

    - ➢ inclement weather.

  - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.

  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.

- Ask the vendor if there are any questions on handing over date.

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

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

- Ensure that, before you purchase a residential property, you are arranged to view the residential property that you would like to purchase or, if it is not reasonably practicable to view the property in question, a comparable property in the development, unless you agree in writing that the vendor is not required to arrange such a comparable property for viewing for you. You are advised to think carefully before signing any waiver.

- You may take measurements, take photographs or make video recordings of the property, unless the property is held under a tenancy or reasonable restriction(s) is/are needed to ensure safety of the persons viewing the property.

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

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

Other useful contacts:

Consumer Council	
Website	: www.consumer.org.hk
Telephone	: 2929 2222
Email	: cc@consumer.org.hk
Fax	: 2856 3611
Estate Agents Authority	
Website	: www.eaa.org.hk
Telephone	: 2111 2777
Email	: enquiry@eaa.org.hk
Fax	: 2598 9596
Real Estate Developers Association of Hong Kong	
Telephone	: 2826 0111
Fax	: 2845 2521

Sales of First-hand Residential Properties Authority
March 2023

01 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES
一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

5. 售樓說明書

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

- 留意發展項目的成交紀錄冊。賣方須於臨時買賣合約訂立後的24小時內，於紀錄冊披露該臨時買賣合約的資料，以及於買賣

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

2 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項—
(i) 每個住宅物業的外部尺寸；
(ii) 每個住宅物業的內部尺寸；
(iii) 每個住宅物業的內部間隔的厚度；
(iv) 每個住宅物業內個別分隔室的外部尺寸。
根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。

合約訂立後一個工作天內，披露該買賣合約的資料。您可透過成交紀錄冊得悉發展項目的銷售情況。

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

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 留意賣方有權改動未落成發展項目的建築圖則（如有的話）。如屬未落成發展項目，條例規定物業的買賣合約須載有強制性條文，列明如有關改動在任何方面對該物業造成影響，賣方須在改動獲建築事務監督批准後的14日內，將該項改動以書面通知買家。
- 訂立臨時買賣合約時，您須向擁有人（即賣方）支付樓價**5%**的臨時訂金。
- 如您在訂立臨時買賣合約後**五個工作日**（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的5%）會被沒收，而擁有人（即賣方）不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人（即賣方）必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

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

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期[3]。
  - 售樓說明書中有關發展項目的預計關鍵日期並不等同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。

- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
    - ➢ 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
    - ➢ 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。

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

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

• 認可人士可批予在預計關鍵日期之後完成發展項目

- 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目

  ➢ 工人罷工或封閉工地；

  ➢ 暴動或內亂；

  ➢ 不可抗力或天災；

  ➢ 火警或其他賣方所不能控制的意外；

  ➢ 戰爭；或

  ➢ 惡劣天氣。

- 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。

- 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。

• 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

• 購置住宅物業前，確保已獲安排參觀您打算購置的住宅物業。倘參觀有關物業並非合理地切實可行，則應參觀與有關物業相若的物業，除非您以書面同意賣方無須開放與有關物業相若的物業供您參觀。您應仔細考慮，然後才決定是否簽署豁免上述規定的書面同意。

• 除非有關物業根據租約持有，或為確保物業參觀者的人身安全而須設定合理限制，您可以對該物業進行量度、拍照或拍攝影片。

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

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

其他相關聯絡資料：

消費者委員會

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

地產代理監管局

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

香港地產建設商會

電話	: 2826 0111
傳真	: 2845 2521

一手住宅物業銷售監管局
2023 年 3 月

02 INFORMATION ON THE DEVELOPMENT
發展項目的資料

Name of the Development

181 CLEARWATER

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

No.181 Hiram's Highway

Remark: The above provisional street number is subject to confirmation when the Development is completed.

The Development consists of houses

Total number of houses

26

House numbering as provided in the approved building plans for the Development :

Villa 1-3, 5-12, 15-23 and 25-30

Omitted house numbers

Villa 4, 13, 14 and 24

The Development is an uncompleted development

1. Estimated material date for the Development as provided by the Authorized Person for the Development: 1 June 2027.
2. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.
3. Under the land grant, the consent of the Director of Lands is required to be given for the sale and purchase. For the purpose of the agreement for sale and purchase, without limiting any other means by which the completion of the Development may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Development has been completed or is deemed to be completed (as the case may be).

Note:

"Material date" means the date on which the conditions of the land grant are complied with in respect of the Development.

發展項目的名稱

澄林

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

西貢公路181號

備註：上述臨時門牌號數有待發展項目落成時確認。

發展項目包含獨立屋

獨立屋的總數

26

發展項目的經批准的建築圖則所規定的門牌號數：

1-3、5-12、15-23 及 25-30 號洋房

被略去的門牌號數

4、13、14 及 24 號洋房

發展項目屬未落成發展項目

1. 由發展項目的認可人士提供的發展項目的預計關鍵日期：2027年6月1日。
2. 預計關鍵日期是受到買賣合約所允許的任何延期所規限的。
3. 根據批地文件，進行該項買賣，需獲地政總署署長同意。為買賣合約的目的，在不局限任何其他可用以證明發展項目落成的方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為發展項目已落成或當作已落成（視屬何情況而定）的確證。

備註：

「關鍵日期」指批地文件的條件就發展項目而獲符合的日期。

03 INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT
賣方及有參與發展項目的其他人的資料

Vendor
New Orient Development Limited

賣方
新東地產發展有限公司

Holding Company of the Vendor
Wealth Group Development Limited

賣方的控權公司
Wealth Group Development Limited

Authorized Person for the Development
Lam Na

發展項目的認可人士
林娜

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

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團
巴馬丹拿建築師有限公司

Building Contractor for the Development
Sunnic Engineering Limited

發展項目的承建商
實力工程有限公司

The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development
Grandall Zimmern Law Firm

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所
國浩律師(香港)事務所

Authorized institution that has made a loan, or have undertaken to provide finance, for the construction of the Development
The Hongkong and Shanghai Banking Corporation Limited

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構
香港上海滙豐銀行有限公司

Any other person who has made a loan for the construction of the Development
Wealth Group Development Limited

已為發展項目的建造提供貸款的任何其他人
Wealth Group Development Limited

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

(l)	The Vendor or a Building Contractor for the Development is a corporation, and such an Authorized Person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor; 賣方或該發展項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書；	No 否
(m)	The Vendor or a Building Contractor for the Development is a partnership, and such an Authorized Person, or such an associate, is an employee of that Vendor or contractor; 賣方或該發展項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員；	Not applicable 不適用
(n)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that Vendor, holding company or contractor; 賣方、賣方的控權公司或該發展項目的承建商屬私人公司，而就該發展項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份；	No 否
(o)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor; 賣方、賣方的控權公司或該發展項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份；	No 否
(p)	The Vendor or a Building Contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor; 賣方或該發展項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書；	No 否
(q)	The Vendor or a Building Contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor; 賣方或該發展項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員；	Not applicable 不適用
(r)	The Vendor or a Building Contractor for the Development is a corporation, and the corporation of which an Authorized Person for the Development is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor; 賣方或該發展項目的承建商屬法團，而該發展項目的認可人士以其專業身份擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團；	No 否
(s)	The Vendor or a Building Contractor for the Development is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that vendor. 賣方或該發展項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	No 否

05 INFORMATION ON DESIGN OF THE DEVELOPMENT
發展項目的設計的資料

There will be no non-structural prefabricated external walls forming part of the enclosing walls of the Development.
發展項目將沒有構成圍封牆的一部分的非結構的預製外牆。

There will be curtain walls forming part of the enclosing walls of the Development.
發展項目將有構成圍封牆的一部分的幕牆。

The range of thickness of the curtain walls of each building will be 200mm.
每幢建築物的幕牆的厚度將為200毫米。

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

House 獨立屋	Total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積（平方米）
Villa 1 1號洋房	5.732
Villa 2 2號洋房	5.732
Villa 3 3號洋房	6.756
Villa 5 5號洋房	6.756
Villa 6 6號洋房	5.732
Villa 7 7號洋房	5.732
Villa 8 8號洋房	5.702
Villa 9 9號洋房	5.702
Villa 10 10號洋房	5.702
Villa 11 11號洋房	5.702
Villa 12 12號洋房	5.702
Villa 15 15號洋房	5.702
Villa 16 16號洋房	5.702
Villa 17 17號洋房	4.945
Villa 18 18號洋房	4.945
Villa 19 19號洋房	5.742
Villa 20 20號洋房	5.742
Villa 21 21號洋房	5.742
Villa 22 22號洋房	4.737
Villa 23 23號洋房	5.719
Villa 25 25號洋房	5.742
Villa 26 26號洋房	5.719
Villa 27 27號洋房	4.945
Villa 28 28號洋房	4.945
Villa 29 29號洋房	5.702
Villa 30 30號洋房	5.742

Omitted house numbers: Villa 4, 13, 14 and 24.

被略去的洋房門牌號數：4、13、14 及 24號洋房。

06 INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

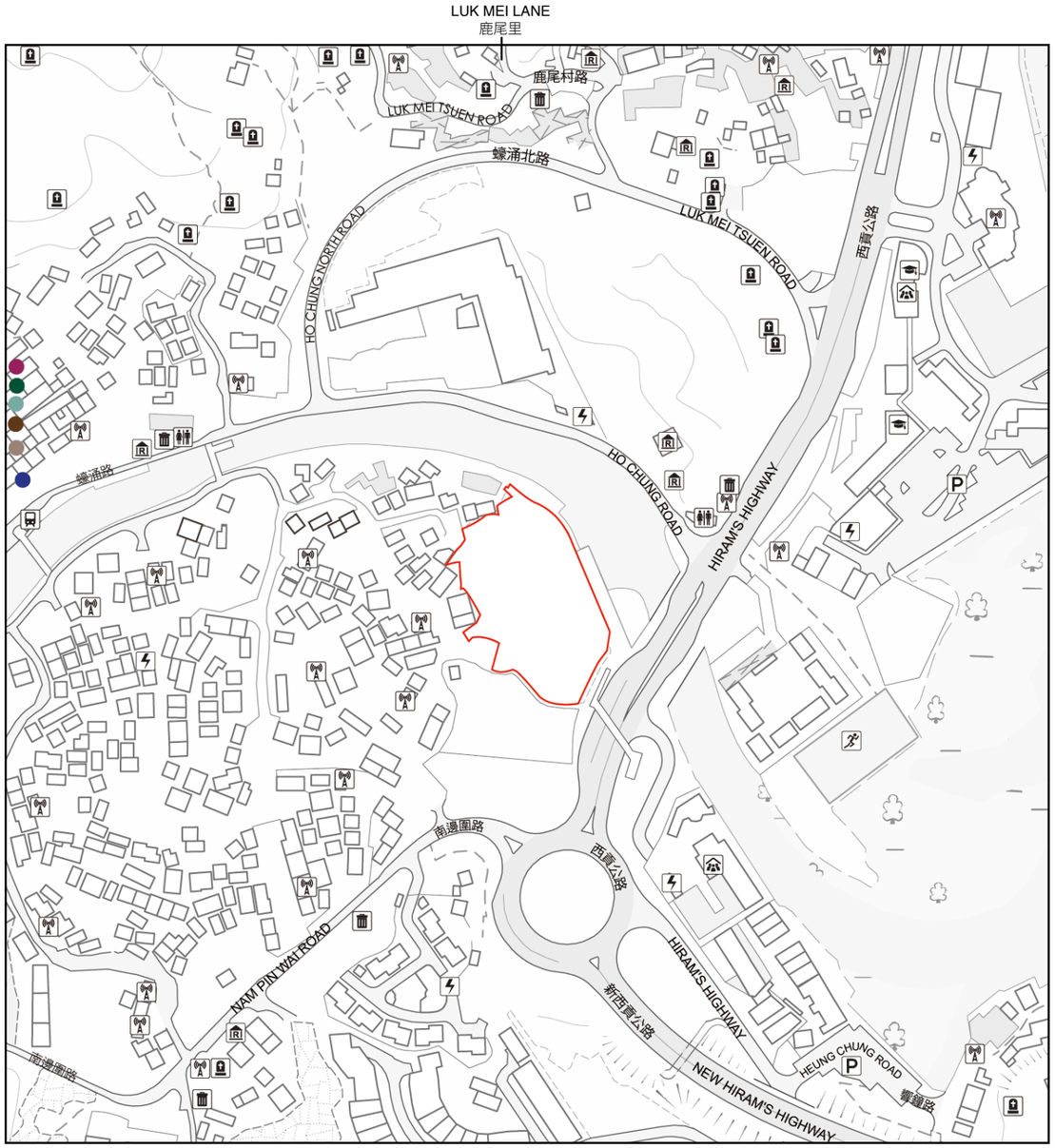
Person appointed as the Manager of the Development under the latest draft Deed of Mutual Covenant:

Savills Property Management Limited

根據有關公契的最新擬稿，獲委任為發展項目的管理人的人：

第一太平戴維斯物業管理有限公司

07 LOCATION PLAN OF THE DEVELOPMENT
發展項目的所在位置圖



Location of the Development
發展項目的位置

SCALE 比例
0 250M/米

N 北

The Map is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.

地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

This location plan is prepared by the Vendor with reference to the Digital Topographic Map Nos. T7-SE-D dated 10 September 2026 and T11-NE-B dated 10 September 2026 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

此位置圖是由賣方擬備並參考地政總署測繪處於2026年9月10日出版之數碼地形圖，圖幅編號T7-SE-D及於2026年9月10日出版之數碼地形圖，圖幅編號T11-NE-B，有需要處經修正處理。

NOTATION 圖例

- Power Plant (including Electricity Sub-stations)
  發電廠（包括電力分站）
- Cemetery
  墳場
- Refuse Collection Point
  垃圾收集站
- Public Carpark (including Lorry Park)
  公眾停車場（包括貨車停泊處）
- Public Convenience
  公廁
- Public Transport Terminal (including Rail Station)
  公共交通總站（包括鐵路車站）
- Public Utility Installation
  公用事業設施裝置
- Religious Institution (including Church, Temple and Tsz Tong)
  宗教場所（包括教堂、廟宇及祠堂）
- School (including Kindergarten)
  學校（包括幼稚園）
- Social Welfare Facilities (including Elderly Centre and Home for the Mentally Disabled)
  社會福利設施（包括老人中心及弱智人士護理院）
- Sports Facilities (including Sports Ground and Swimming Pool)
  體育設施（包括運動場及游泳池）

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

HO CHUNG FIRST LANE	蠔涌村一巷
HO CHUNG SECOND LANE	蠔涌村二巷
HO CHUNG THIRD LANE	蠔涌村三巷
HO CHUNG FOURTH LANE	蠔涌村四巷
HO CHUNG FIFTH LANE	蠔涌村五巷
HO CHUNG SIXTH LANE	蠔涌村六巷

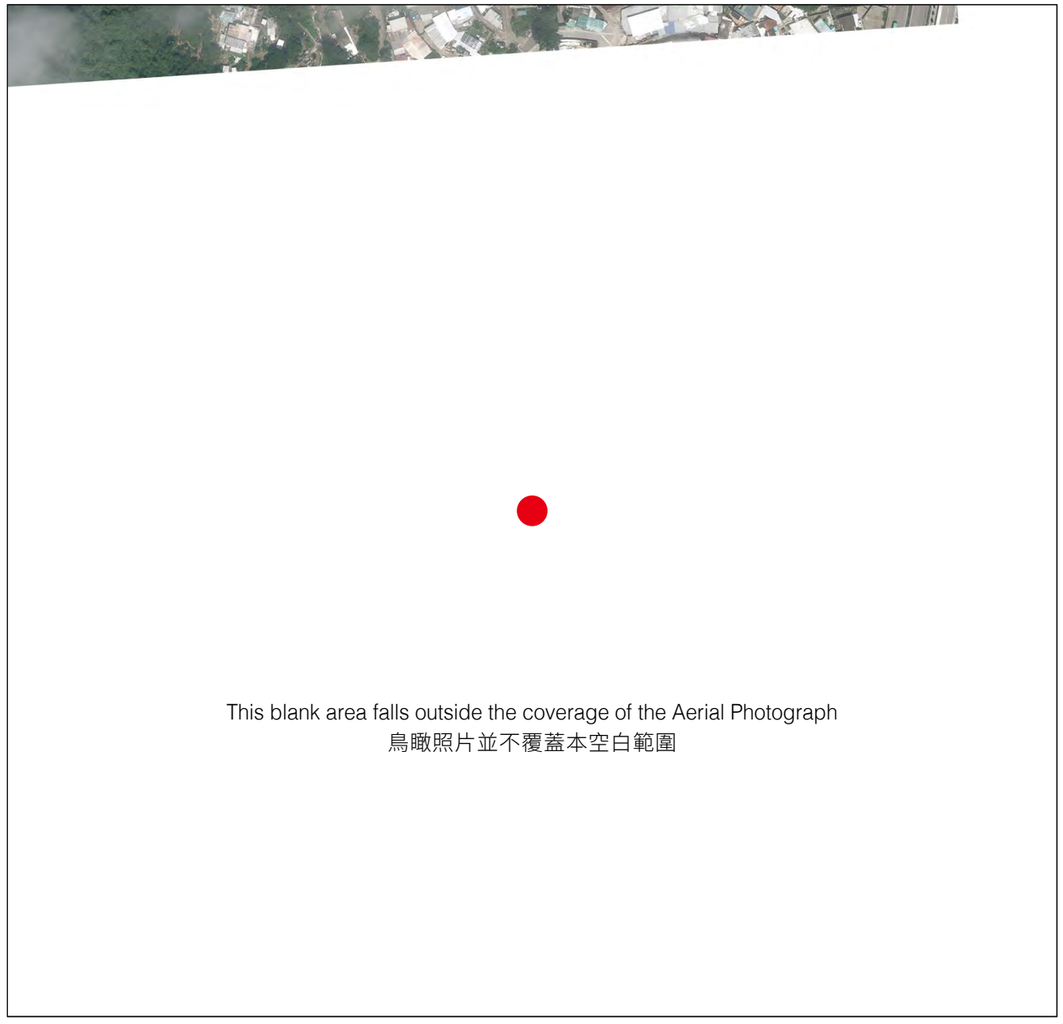
Notes:

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

備註：

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

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



Location of the Development
發展項目的位置

N 北

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E262129C, date of flight: 14 September 2025.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E262129C，飛行日期: 2025年9月14日。

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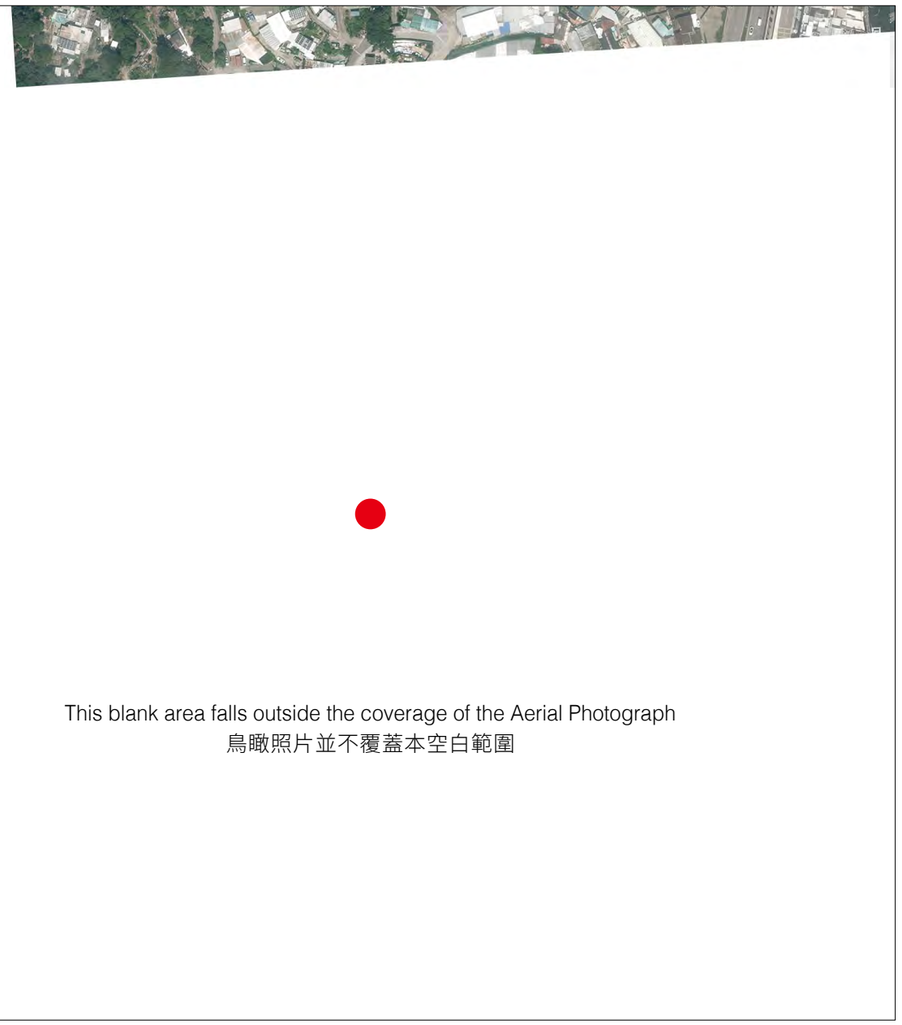
Notes:

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

備註：

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

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



Location of the Development
發展項目的位置

N 北

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E262128C, date of flight: 14 September 2025.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E262128C，飛行日期: 2025年9月14日。

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Notes:

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

備註：

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

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



Location of the Development
發展項目的位置

N 北

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E260974C, date of flight: 13 September 2025.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E260974C，飛行日期: 2025年9月13日。

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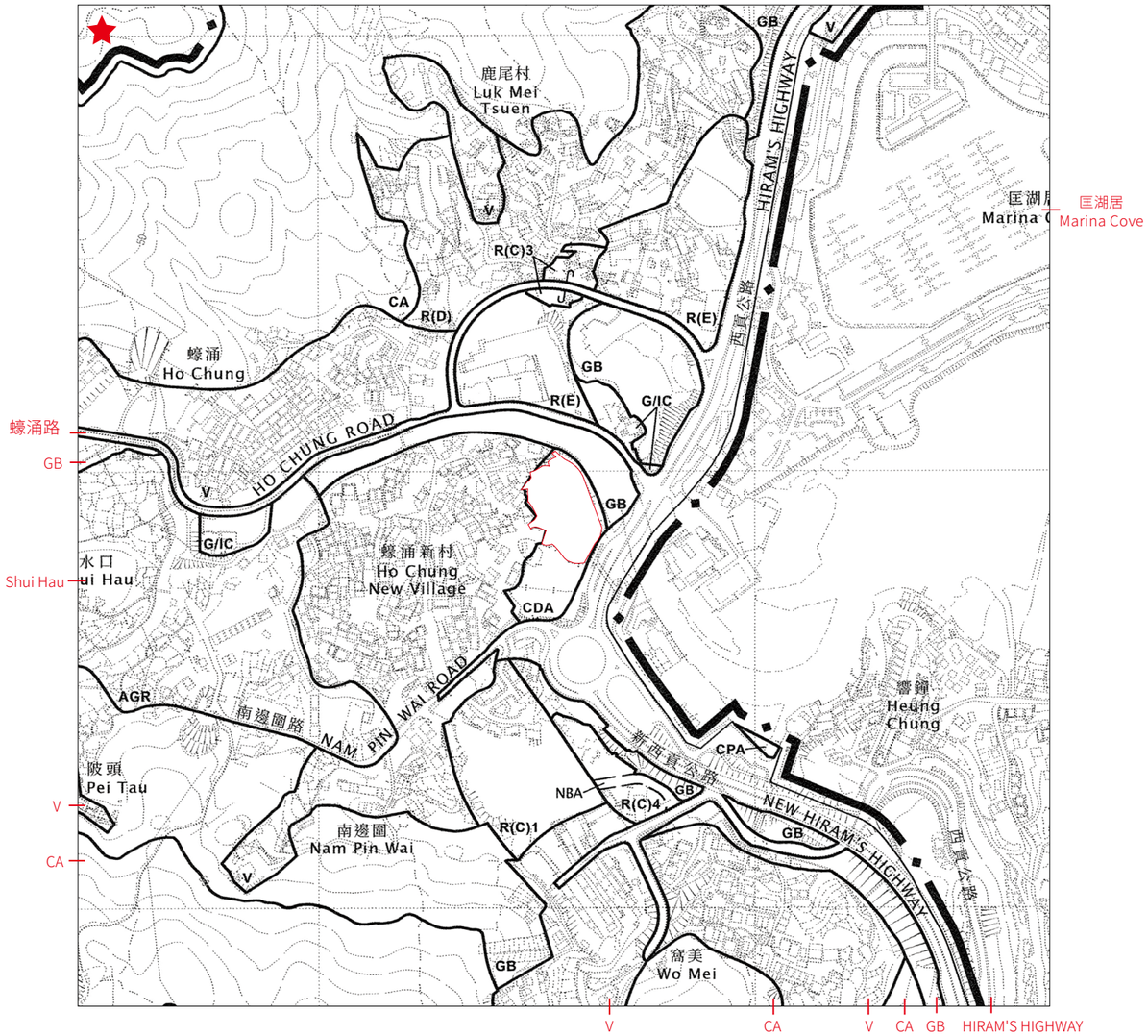
Notes:

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

備註：

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

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



Boundary of the Development
發展項目的邊界

SCALE 比例
0 500M/米

N 北

★ This area is not covered by Outline Zoning Plan or Development Permission Area Plan, or the plan deemed to be a draft plan.

此地帶並不被納入於分區計劃大綱圖或發展審批地區圖，或被當作草圖的圖則。

Extract from the approved Ho Chung (Plan no. S/SK-HC/13), gazetted on 26 September 2025, with adjustments where necessary as shown in red.

摘錄自2025年9月26日刊憲之蠔涌分區計劃大綱核准圖(圖則編號S/SK-HC/13)，有需要處經修正處理，以紅色表示。

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

NOTATION 圖例

ZONES 地帶

- CDA — Comprehensive Development Area 綜合發展區
- R(C) — Residential (Group C) 住宅(丙類)
- R(D) — Residential (Group D) 住宅(丁類)
- R(E) — Residential (Group E) 住宅(戊類)
- V — Village Type Development 鄉村式發展
- G/IC — Government, Institution or Community 政府、機構或社區
- AGR — Agriculture 農業
- GB — Green Belt 綠化地帶
- CA — Conservation Area 自然保育區
- CPA — Coastal Protection Area 海岸保護區

COMMUNICATIONS 交通

- Major Road and Junction 主要道路及路口

MISCELLANEOUS 其他

- Boundary of Planning Scheme 規劃範圍界線
- NBA — Non-building Area 非建築用地

Notes:
1. The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

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

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

這是 1990 年 10 月 12 日在憲報公布的白沙灣中期發展審批地區圖編號 IDPA/SK-HH/1 沒有涵蓋的範圍，但已包括在 2004 年 6 月 25 日在憲報公布的白沙灣分區計劃大綱草圖編號 S/SK-HH/4 的規劃區內。

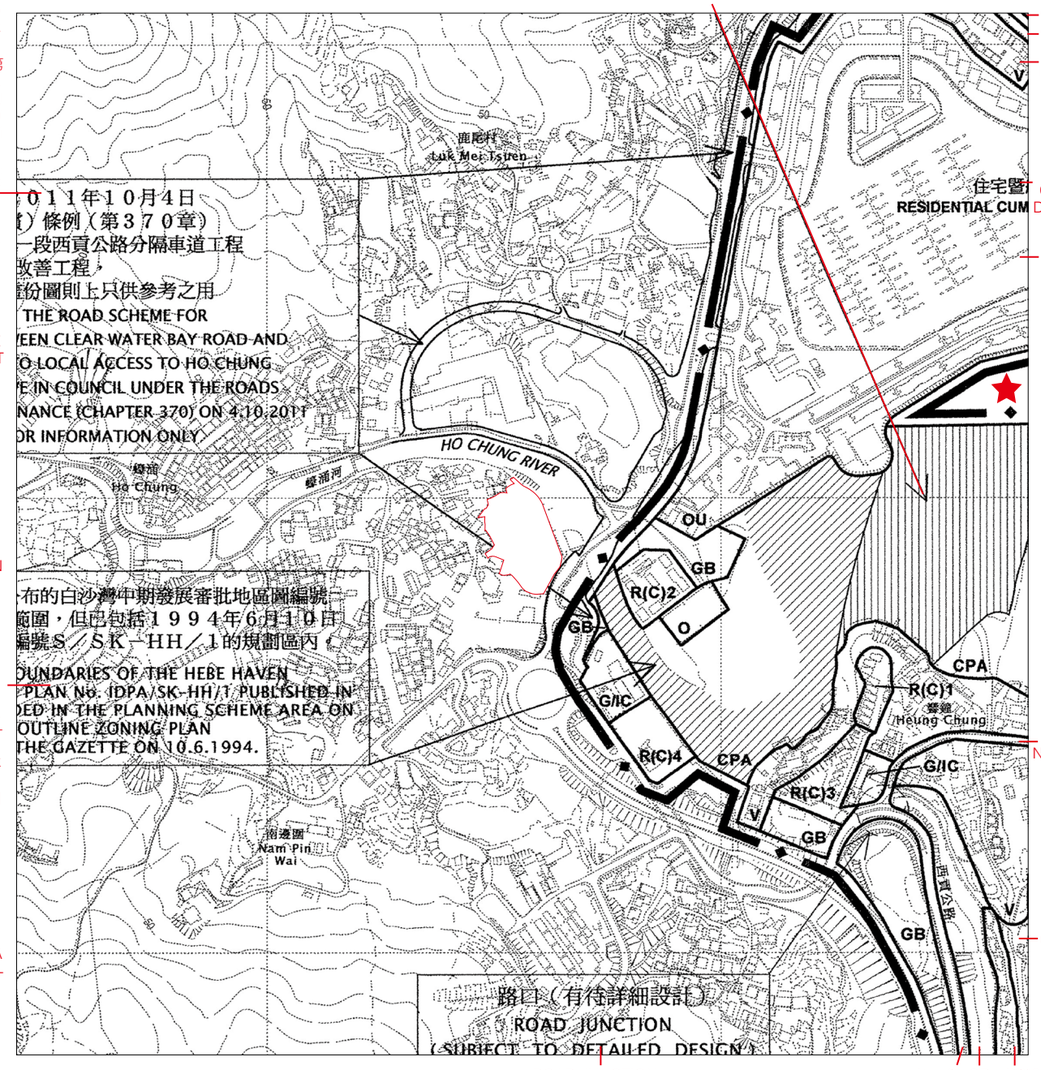
AREA NOT FALLING WITHIN THE BOUNDARIES OF THE HEBE HAVEN INTERIM DEVELOPMENT PERMISSION AREA PLAN NO. IDPA/SK-HH/1 PUBLISHED IN THE GAZETTE ON 12.10.1990 BUT INCLUDED IN THE PLANNING SCHEME AREA ON THE DRAFT HEBE HEVEN OUTLINE ZONNING PLAN NO. S/SK-HH/4 PUBLISHED IN THE GAZETTE ON 25.6.2004.

行政長官會同行政會議於 2011 年 10 月 4 日根據道路（工程、使用及補償）條例（第 370 章）批 准的清水灣道與匡湖居之間的一段西貢公路分隔車道工程及蠔涌區內通路改善工程，有關方案所述的道路顯示在這份圖則上只供參考之用

THE ROAD AS DESCRIBED IN THE ROAD SCHEME FOR DUALLING OF HIRAM'S HIGHWAY BETWEEN CLEAR WATER BAY ROAD AND MARINA COVE AND IMPROVEMENT TO LOCAL ACCESS TO HO CHUNG AUTHORIZED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER THE ROADS (WORK, USE AND COMPENSATION) ORDINANCE (CHAPTER 370) ON 4.10.2011 IS SHOWN ON THIS PLAN FOR INFORMATION ONLY.

這是 1990 年 10 月 12 日在憲報公布的白沙灣中期發展審批地區圖編號 IDPA/SK-HH/1 沒有涵蓋的範圍，但已包括 1994 年 6 月 10 日在憲報公布的白沙灣分區計劃大綱草圖編號 S/SK-HH/1 的規劃區內。

AREA NOT FALLING WITHIN THE BOUNDARIES OF THE HEBE HAVEN INTERIM DEVELOPMENT PERMISSION AREA PLAN NO. IDPA/SK-HH/1 PUBLISHED IN THE GAZETTE ON 12.10.1990 BUT INCLUDED IN THE PLANNING SCHEME AREA ON THE DRAFT HEBE HAVEN OUTLINE ZONING PLAN NO. S/SK-HH/1 PUBLISHED IN THE GAZETTE ON 10.6.1994.



Boundary of the Development
發展項目的邊界

SCALE 比例
0 500M/米

N 北

★ This area is not covered by Outline Zoning Plan or Development Permission Area Plan, or the plan deemed to be a draft plan.

此地帶並不被納入於分區計劃大綱圖或發展審批地區圖，或被當作草圖的圖則。

Extract from the approved Hebe Haven (Plan no. S/SK-HH/8), gazetted on 12 June 2020, with adjustments where necessary as shown in red.

摘錄自2020年6月12日刊憲之白沙灣分區計劃大綱核准圖(圖則編號S/SK-HH/8)，有需要處經修正處理，以紅色表示。

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

NOTATION 圖例

ZONES 地帶

- R(C) — Residential (Group C) 住宅(丙類)
- V — Village Type Development 鄉村式發展
- G/IC — Government, Institution or Community 政府、機構或社區
- O — Open Space 休憩用地
- OU — Other Specified Uses 其他指定用途
- GB — Green Belt 綠化地帶
- CPA — Coastal Protection Area 海岸保護區

COMMUNICATIONS 交通

- Major Road and Junction 主要道路及路口

MISCELLANEOUS 其他

- Boundary of Planning Scheme 規劃範圍界線

Notes:
1. The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

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

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



Boundary of the Development
發展項目的邊界

SCALE 比例
0 20M/米 N 北

The estimated date of completion of the uncompleted buildings and facilities within the Development, as provided by the authorized person for the Development is : 31 December 2026

由發展項目的認可人士提供的位於發展項目內未落成的建築物及設施的預計完成日期為：2026年12月31日

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

LEGEND FOR FLOOR PLAN 平面圖圖例

A.F. = Architectural Feature = 建築裝飾

ACOUSTIC BALCONY = Acoustic Balcony = 減音露台

ACOUSTIC WINDOW (BAFFLE TYPE) = Acoustic Window (Baffle Type) = 減音窗(擋音式)

ACOUSTIC WINDOW = Acoustic Window = 減音窗

ALUM. GRILLE = Aluminium Grille = 鋁質格柵

BAL. = Balcony = 露台

BALCONY ABOVE = Balcony Above = 露台置上

BATH 1 = Bathroom 1 = 浴室 1

BATH 2 = Bathroom 2 = 浴室 2

BATH 3 = Bathroom 3 = 浴室 3

BED RM. 1 = Bedroom 1 = 睡房1

BED RM. 2 = Bedroom 2 = 睡房2

BED RM. 3 = Bedroom 3 = 睡房3

BOUNDARY LINE = Boundary Line = 界線

BUILDING LINE ABOVE = Building Line Above = 建築物界線置上

CANOPY = Canopy = 簷篷

CANOPY ABOVE = Canopy Above = 簷篷置上

CANOPY BELOW = Canopy Below = 簷篷置下

CAT LADDER = Cat Ladder = 豎梯

CAT LADDER WITH SAFETY CAGE = Cat Ladder With Safety Cage = 附安全籠的豎梯

CLOSET = Closet = 衣帽間

DINING = Dining Room = 飯廳

DN = Down = 下

DOG HOUSE = Dog House = 管道房

FAMILY = Family Room = 家庭廳

FILTRATION PLANT PIT WITH COVER = Filtration Plant Pit With Cover = 濾水井上蓋

F.E. = Fire Extinguisher = 滅火筒

FOYER = Foyer = 門廳

H.R. = Hose Reel = 消防喉轆

KIT. = Kitchen = 廚房

LAV. 1 = Lavatory 1 = 洗手間 1

LAV. 2 = Lavatory 2 = 洗手間 2

LIFT = Lift = 升降機

LIFT CONTROL PANEL CABINET = Lift Control Panel Cabinet = 升降機控制面板櫃

LIVING = Living Room = 客廳

M. BATH = Master Bathroom = 主人浴室

M. BED RM. = Master Bedroom = 主人睡房

MAINTENANCE ACCESS OPENING = Maintenance Access Opening = 維修通道開口

OPEN FLAT ROOF = Open Flat Roof = 開放式平台

OPEN KIT. = Open Kitchen = 開放式廚房

PANTRY = Pantry = 備餐間

POOL = Swimming Pool = 泳池

R.C. A.F. = Reinforced Concrete Architectural Feature = 鋼筋混凝土建築裝飾

R.C. CABINET FOR GAS HEATER = Reinforced Concrete Cabinet for Gas Heater = 煤氣加熱器鋼筋混凝土櫃

R.C. PLINTH FOR AC UNIT = Reinforced Concrete Plinth for Air-Conditioning Unit = 冷氣機鋼筋混凝土基座

R.C. PLINTH FOR POOL WATER TANK = Reinforced Concrete Plinth for Pool Water Tank = 泳池水缸鋼筋混凝土基座

RAILING = Railing = 欄杆

SINK = Sink = 洗滌盤

SKYLIGHT = Skylight = 天窗

SKYLIGHT ABOVE = Skylight Above = 天窗置上

STORE = Store Room = 儲物室

STOVE = Stove = 煮食爐

TOP ROOF = Top Roof = 頂層天台

UP = Up = 上

UTILITY = Utility Room = 工作間

VOID = Void = 中空

YARD = Yard = 庭院

300H. R.C. CURB = 300mm high Reinforced Concrete Curb = 300毫米高鋼筋混凝土礎

1000H. R.C. CURB = 1000mm high Reinforced Concrete Curb = 1000毫米高鋼筋混凝土礎

1400H. R.C. CURB = 1400mm high Reinforced Concrete Curb = 1400毫米高鋼筋混凝土礎

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

Remarks applicable to the floor plans of this section :

1. There may be architectural features on external walls of some of the floors. For details, please refer to the latest approved building plans.
2. Common pipes exposed are located at/ adjacent to balcony and/ or flat roof and/ or external wall of some Villas.
3. There are sunken slabs and/ or ceiling bulkheads at living rooms, dining rooms, bedrooms, family rooms, corridors, bathrooms, store rooms, foyers, pantries, lavatories and kitchens or open kitchens of some Villas for the air-conditioning system and/ or mechanical & electrical services. There are exposed pipes/ ductings for air-conditioning system and/ or mechanical & electrical services within some store rooms and lavatories.
4. Balconies are non-enclosed areas.
5. Symbols of fittings and fitments such as bath tub, sink, water closet, shower, sink counter, etc. are prepared based on the latest approved building plans and are for general indication only.

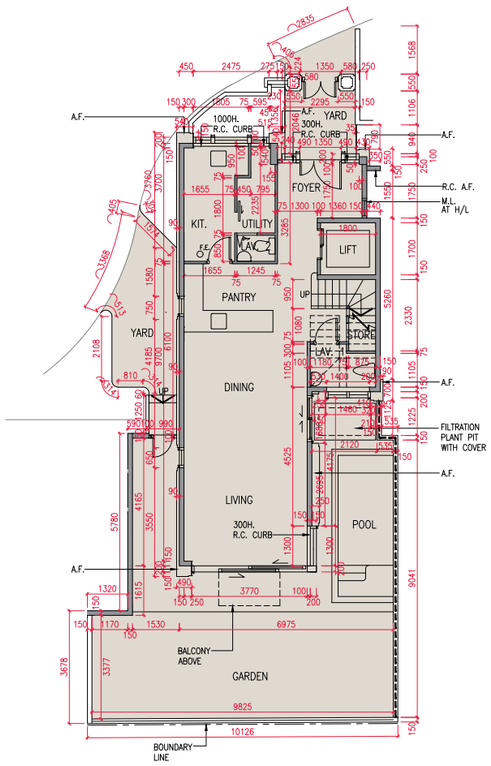
適用於本節各樓面平面圖之備註：

1. 部份樓層外牆範圍設有建築裝飾。詳細資料請參考最新經批准的建築圖則。
2. 部份洋房的露台及/或平台及/或外牆處或附近設有外露之公用喉管。
3. 部份洋房客廳、飯廳、睡房、家庭廳、走廊、浴室、儲物室、門廳、備餐間、洗手間及廚房或開放式廚房天花有跌級樓板及/或假天花用以裝置冷氣系統及/或其他機電設備。部份儲物室及洗手間內設有冷氣及/或機電設備之外露喉管/管道。
4. 露台為不可封閉的地方。
5. 樓面平面圖上所顯示的裝置符號，如浴缸、洗滌盆、座廁、花灑、洗滌盆櫃等乃按最新的經批准的建築圖則繪製，只作一般示意用途。

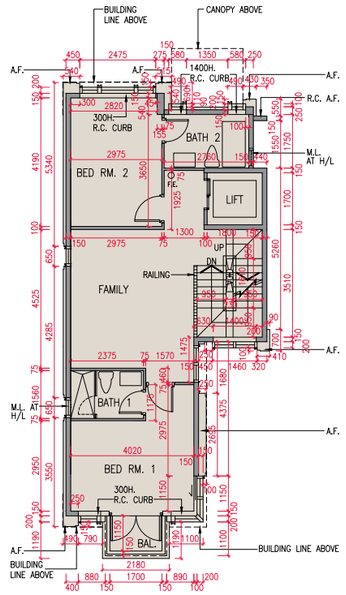
11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

Villa 1
1號洋房

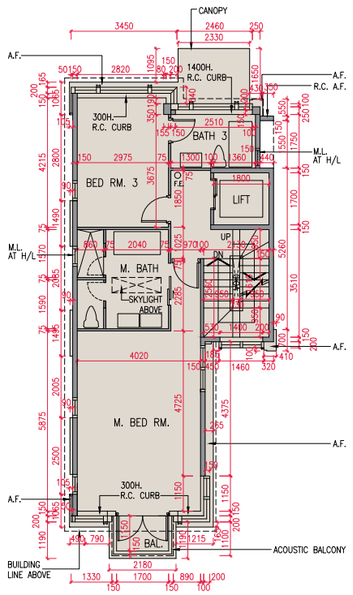
GROUND FLOOR PLAN
地下平面圖



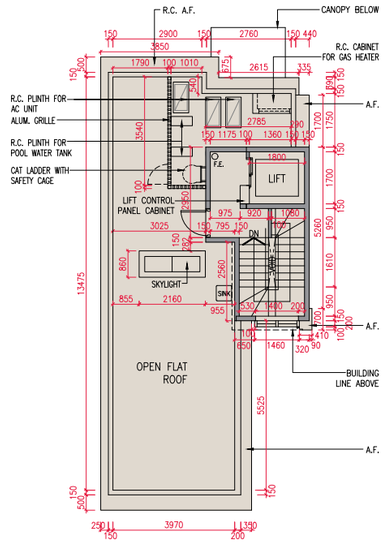
1/F PLAN
1樓平面圖



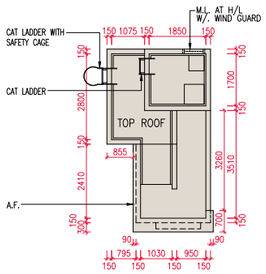
2/F PLAN
2樓平面圖



ROOF PLAN
天台平面圖



TOP ROOF PLAN
頂層天台平面圖



SCALE 比例
N 0 5M/米

Villa 1 1號洋房	Ground Floor 地下	1/F 1樓	2/F 2樓	Roof 天台	Top Roof 頂層天台
The floor-to-floor height of the residential property (mm) 住宅物業的層與層之間的高度 (毫米)	4450, 4500, 4200	3750, 3450	3750	2700	Not Applicable 不適用
The thickness of the floor slabs (excluding plaster) of the residential property (mm) 住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	150	150	150	150	Not Applicable 不適用

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

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. The air-conditioning outdoor unit(s) for Villa 1 is/are located on the roof of the Villa.
3. The floor-to-floor height refers 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.
4. The thickness of the floor slabs excludes plaster.

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

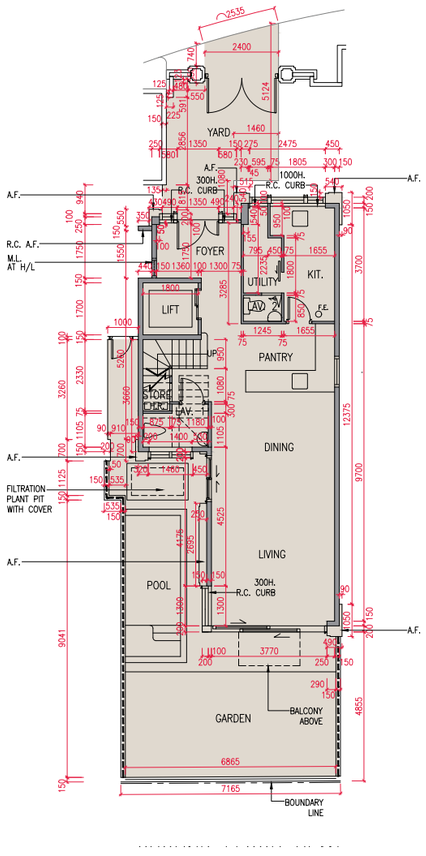
備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 1 號洋房的空調機室外機安裝於此洋房天台上。
3. 層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
4. 樓板的厚度不包括灰泥。

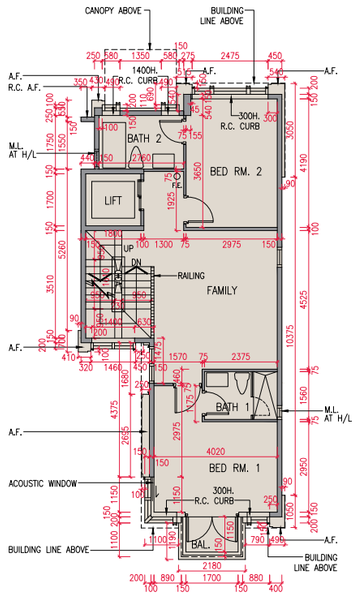
11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

Villa 2
2號洋房

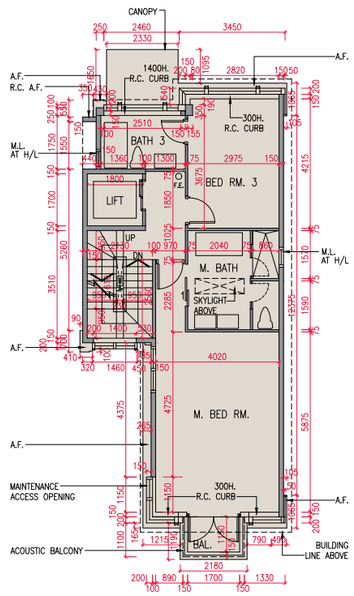
GROUND FLOOR PLAN
地下平面圖



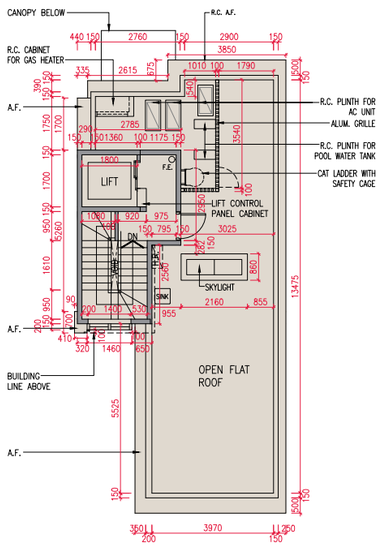
1/F PLAN
1樓平面圖



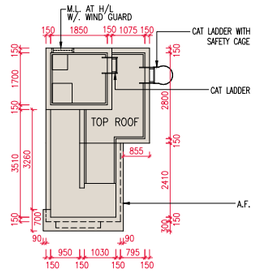
2/F PLAN
2樓平面圖



ROOF PLAN
天台平面圖



TOP ROOF PLAN
頂層天台平面圖



SCALE 比例
N 0 5M/米

Villa 2 2號洋房	Ground Floor 地下	1/F 1樓	2/F 2樓	Roof 天台	Top Roof 頂層天台
The floor-to-floor height of the residential property (mm) 住宅物業的層與層之間的高度 (毫米)	4450, 4500, 4200	3750, 3450	3750	2700	Not Applicable 不適用
The thickness of the floor slabs (excluding plaster) of the residential property (mm) 住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	150	150	150	150	Not Applicable 不適用

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

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. The air-conditioning outdoor unit(s) for Villa 2 is/are located on the roof of the Villa.
3. The floor-to-floor height refers 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.
4. The thickness of the floor slabs excludes plaster.

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

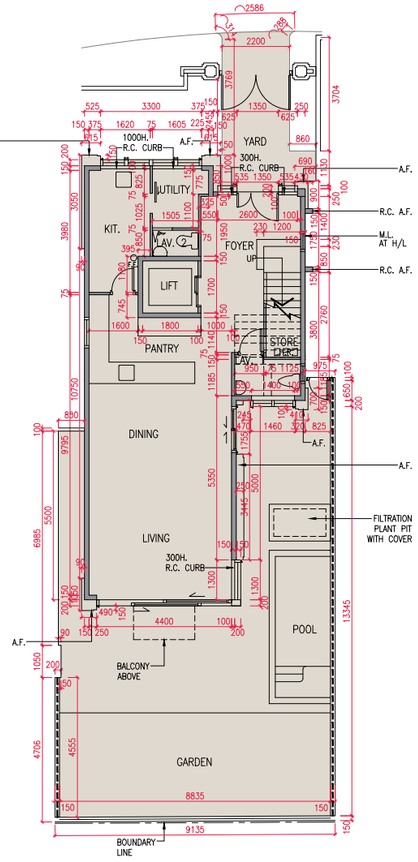
備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 2 號洋房的空調機室外機安裝於此洋房天台上。
3. 層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
4. 樓板的厚度不包括灰泥。

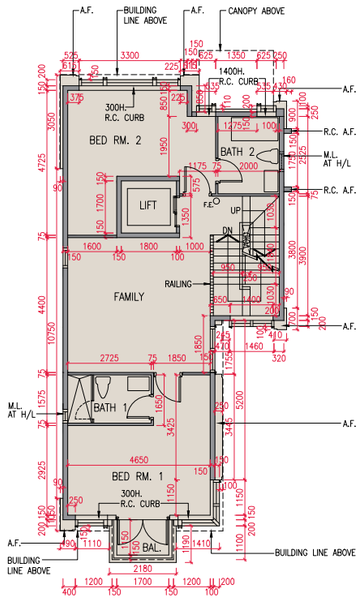
11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

Villa 3
3號洋房

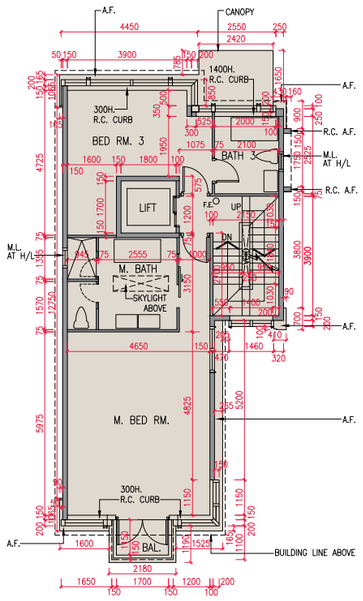
GROUND FLOOR PLAN
地下平面圖



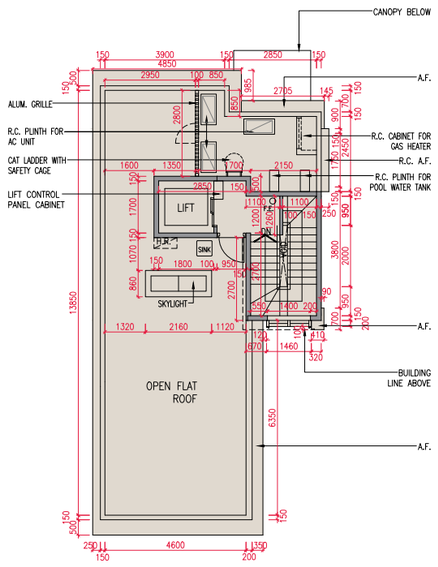
1/F PLAN
1樓平面圖



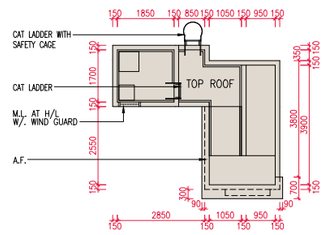
2/F PLAN
2樓平面圖



ROOF PLAN
天台平面圖



TOP ROOF PLAN
頂層天台平面圖



SCALE 比例
N 0 5M/米

Villa 3 3號洋房	Ground Floor 地下	1/F 1樓	2/F 2樓	Roof 天台	Top Roof 頂層天台
The floor-to-floor height of the residential property (mm) 住宅物業的層與層之間的高度 (毫米)	4450, 4500, 4200	3750, 3450	3750	2700	Not Applicable 不適用
The thickness of the floor slabs (excluding plaster) of the residential property (mm) 住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	150	150	150	150	Not Applicable 不適用

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

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. The air-conditioning outdoor unit(s) for Villa 3 is/are located on the roof of the Villa.
3. The floor-to-floor height refers 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.
4. The thickness of the floor slabs excludes plaster.

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

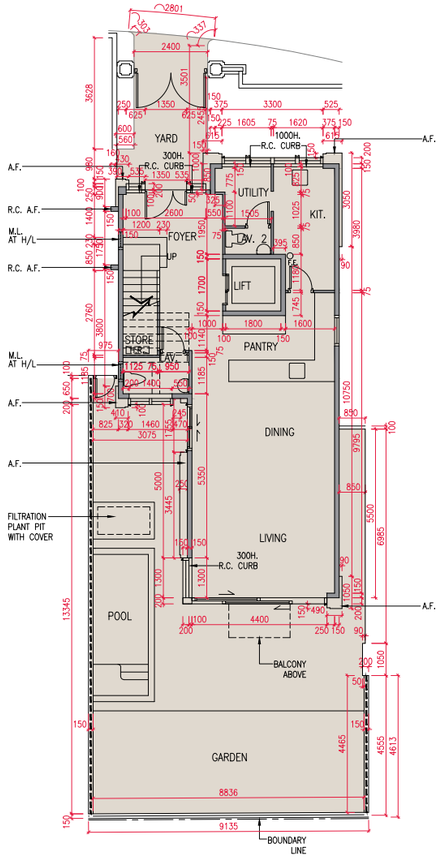
備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 3 號洋房的空調機室外機安裝於此洋房天台上。
3. 層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
4. 樓板的厚度不包括灰泥。

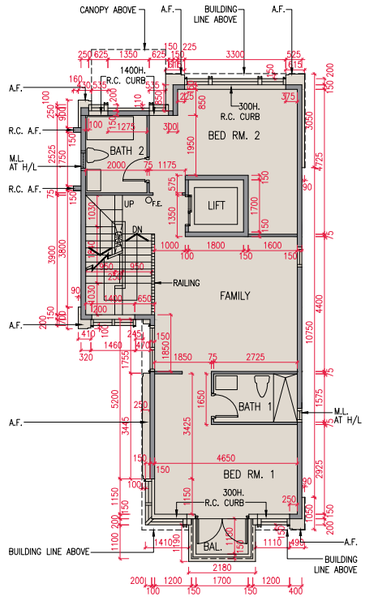
11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

Villa 5
5號洋房

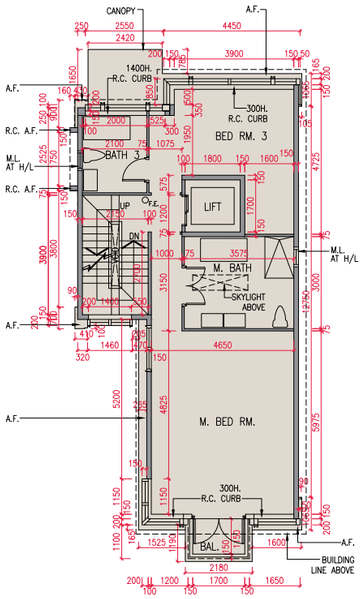
GROUND FLOOR PLAN
地下平面圖



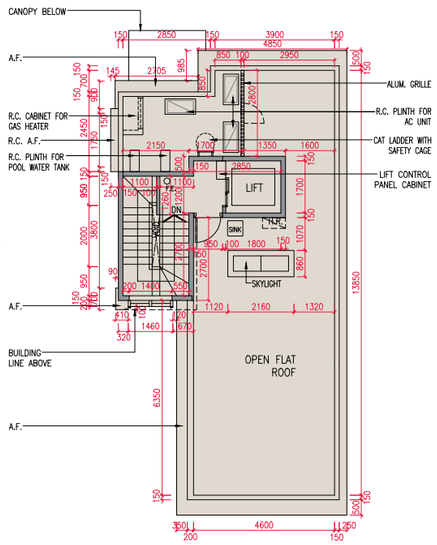
1/F PLAN
1樓平面圖



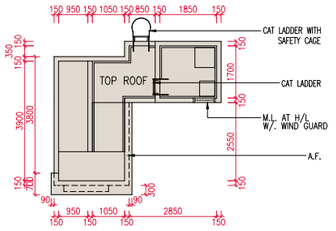
2/F PLAN
2樓平面圖



ROOF PLAN
天台平面圖



TOP ROOF PLAN
頂層天台平面圖



N

SCALE 比例
0 5M/米

Villa 5 5號洋房	Ground Floor 地下	1/F 1樓	2/F 2樓	Roof 天台	Top Roof 頂層天台
The floor-to-floor height of the residential property (mm) 住宅物業的層與層之間的高度 (毫米)	4450, 4500, 4200	3750, 3450	3750	2700	Not Applicable 不適用
The thickness of the floor slabs (excluding plaster) of the residential property (mm) 住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	150	150	150	150	Not Applicable 不適用

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

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. The air-conditioning outdoor unit(s) for Villa 5 is/are located on the roof of the Villa.
3. The floor-to-floor height refers 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.
4. The thickness of the floor slabs excludes plaster.

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

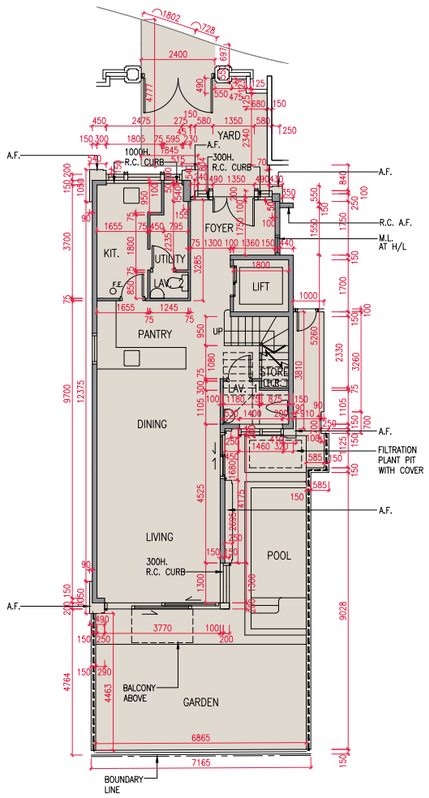
備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 5 號洋房的空調機室外機安裝於此洋房天台上。
3. 層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
4. 樓板的厚度不包括灰泥。

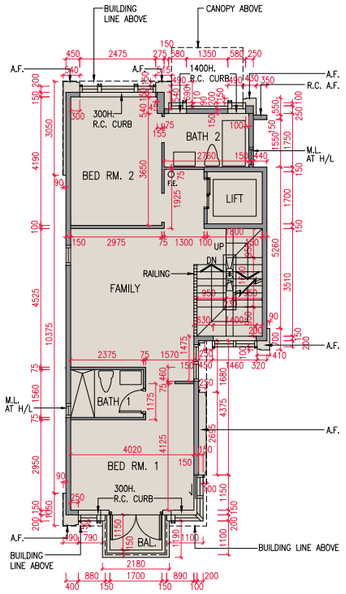
11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

Villa 6
6號洋房

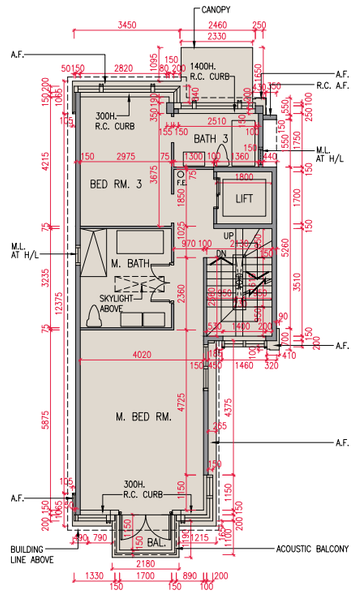
GROUND FLOOR PLAN
地下平面圖



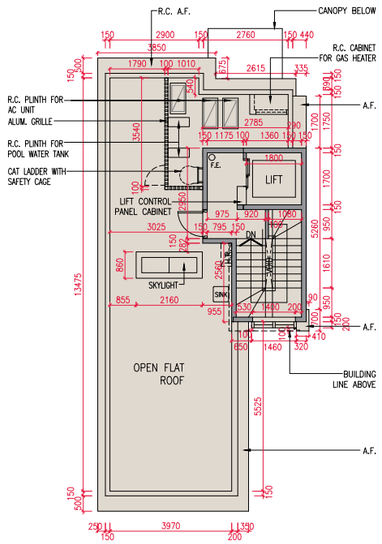
1/F PLAN
1樓平面圖



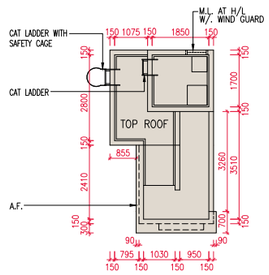
2/F PLAN
2樓平面圖



ROOF PLAN
天台平面圖



TOP ROOF PLAN
頂層天台平面圖



SCALE 比例
N 0 5M/米

Villa 6 6號洋房	Ground Floor 地下	1/F 1樓	2/F 2樓	Roof 天台	Top Roof 頂層天台
The floor-to-floor height of the residential property (mm) 住宅物業的層與層之間的高度 (毫米)	4450, 4500, 4200	3750, 3450	3750	2700	Not Applicable 不適用
The thickness of the floor slabs (excluding plaster) of the residential property (mm) 住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	150	150	150	150	Not Applicable 不適用

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

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. The air-conditioning outdoor unit(s) for Villa 6 is/are located on the roof of the Villa.
3. The floor-to-floor height refers 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.
4. The thickness of the floor slabs excludes plaster.

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

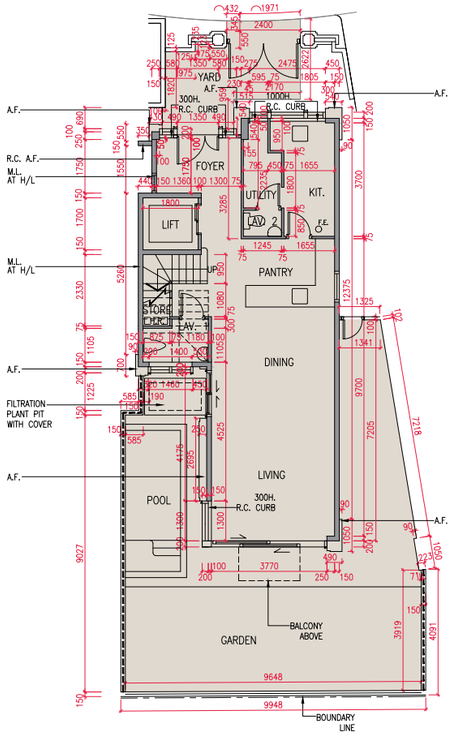
備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 6 號洋房的空調機室外機安裝於此洋房天台上。
3. 層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
4. 樓板的厚度不包括灰泥。

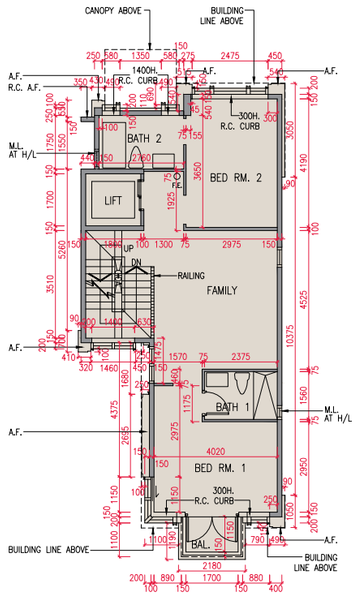
11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

Villa 7
7號洋房

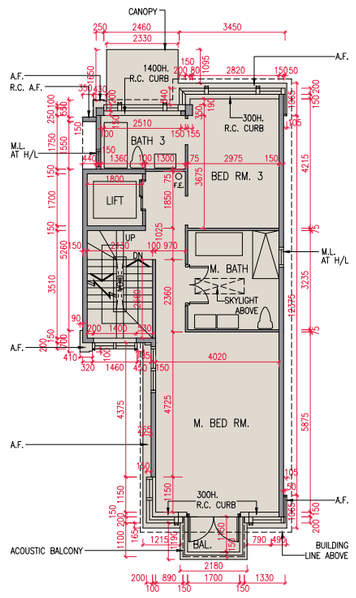
GROUND FLOOR PLAN
地下平面圖



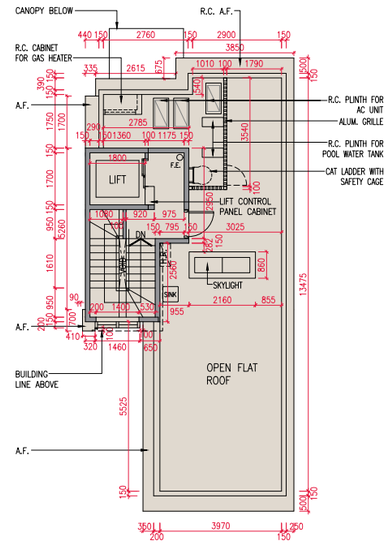
1/F PLAN
1樓平面圖



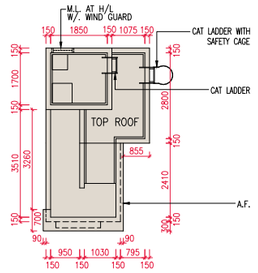
2/F PLAN
2樓平面圖



ROOF PLAN
天台平面圖



TOP ROOF PLAN
頂層天台平面圖



SCALE 比例
N 0 5M/米

Villa 7 7號洋房	Ground Floor 地下	1/F 1樓	2/F 2樓	Roof 天台	Top Roof 頂層天台
The floor-to-floor height of the residential property (mm) 住宅物業的層與層之間的高度 (毫米)	4450, 4500, 4200	3750, 3450	3750	2700	Not Applicable 不適用
The thickness of the floor slabs (excluding plaster) of the residential property (mm) 住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	150	150	150	150	Not Applicable 不適用

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

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. The air-conditioning outdoor unit(s) for Villa 7 is/are located on the roof of the Villa.
3. The floor-to-floor height refers 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.
4. The thickness of the floor slabs excludes plaster.

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

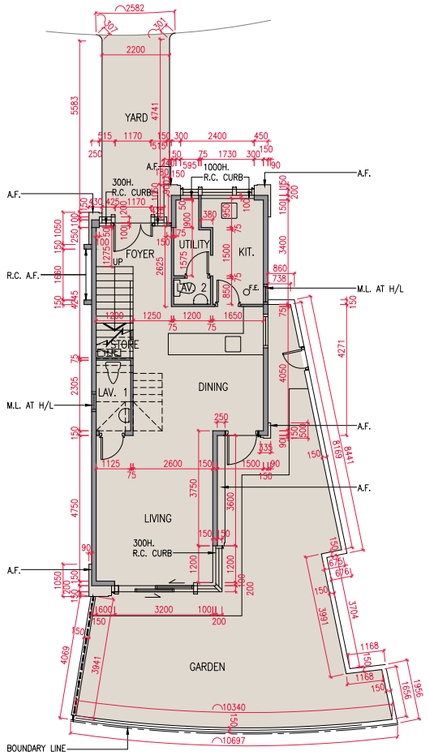
備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 7 號洋房的空調機室外機安裝於此洋房天台上。
3. 層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
4. 樓板的厚度不包括灰泥。

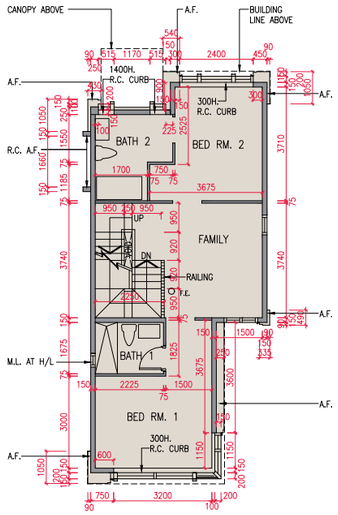
11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

Villa 8
8號洋房

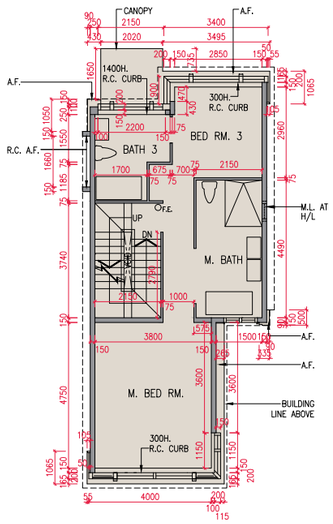
GROUND FLOOR PLAN
地下平面圖



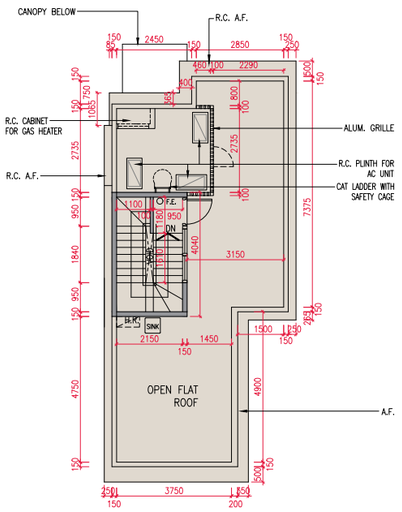
1/F PLAN
1樓平面圖



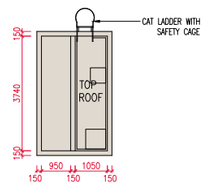
2/F PLAN
2樓平面圖



ROOF PLAN
天台平面圖



TOP ROOF PLAN
頂層天台平面圖



SCALE 比例
N 0 5M/米

Villa 8 8號洋房	Ground Floor 地下	1/F 1樓	2/F 2樓	Roof 天台	Top Roof 頂層天台
The floor-to-floor height of the residential property (mm) 住宅物業的層與層之間的高度 (毫米)	4500, 4200	3750, 3450	3750	2700	Not Applicable 不適用
The thickness of the floor slabs (excluding plaster) of the residential property (mm) 住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	150	150	150	150	Not Applicable 不適用

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

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. The air-conditioning outdoor unit(s) for Villa 8 is/are located on the roof of the Villa.
3. The floor-to-floor height refers 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.
4. The thickness of the floor slabs excludes plaster.

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

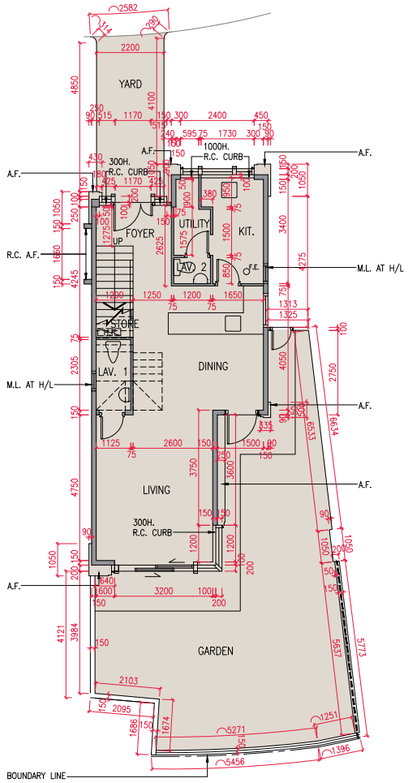
備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 8 號洋房的空調機室外機安裝於此洋房天台上。
3. 層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
4. 樓板的厚度不包括灰泥。

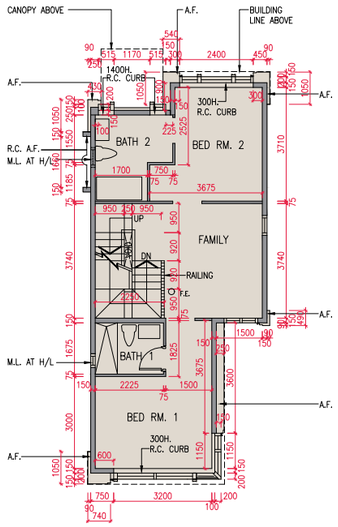
11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

Villa 9
9號洋房

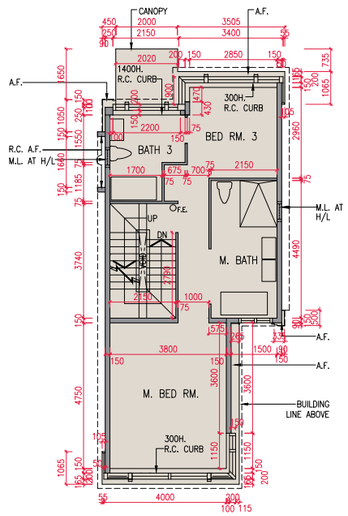
GROUND FLOOR PLAN
地下平面圖



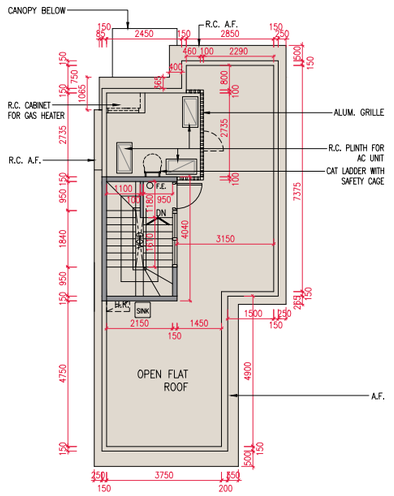
1/F PLAN
1樓平面圖



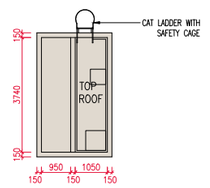
2/F PLAN
2樓平面圖



ROOF PLAN
天台平面圖



TOP ROOF PLAN
頂層天台平面圖



N SCALE 比例 0 5M/米

Villa 9 9號洋房	Ground Floor 地下	1/F 1樓	2/F 2樓	Roof 天台	Top Roof 頂層天台
The floor-to-floor height of the residential property (mm) 住宅物業的層與層之間的高度 (毫米)	4500, 4200	3750, 3450	3750	2700	Not Applicable 不適用
The thickness of the floor slabs (excluding plaster) of the residential property (mm) 住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	150	150	150	150	Not Applicable 不適用

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

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. The air-conditioning outdoor unit(s) for Villa 9 is/are located on the roof of the Villa.
3. The floor-to-floor height refers 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.
4. The thickness of the floor slabs excludes plaster.

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

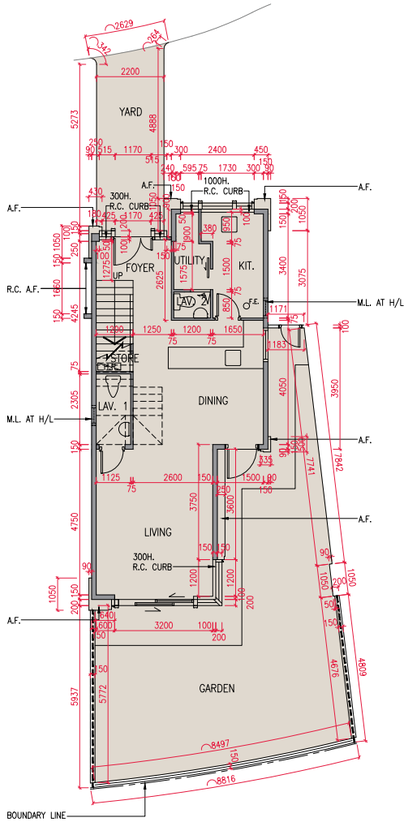
備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 9 號洋房的空調機室外機安裝於此洋房天台上。
3. 層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
4. 樓板的厚度不包括灰泥。

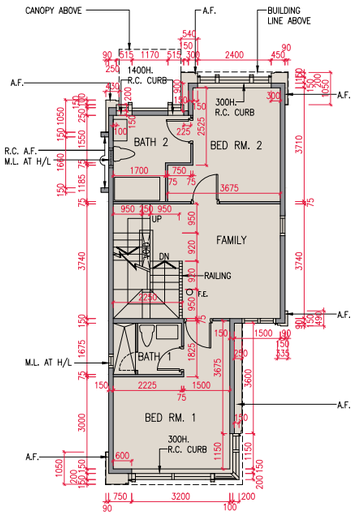
11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

Villa 10
10號洋房

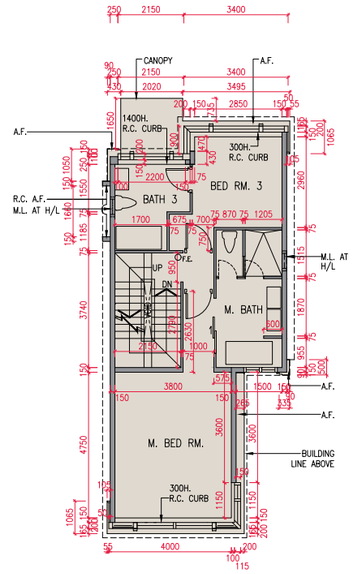
GROUND FLOOR PLAN
地下平面圖



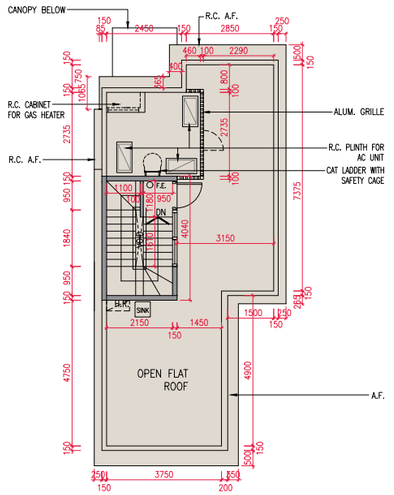
1/F PLAN
1樓平面圖



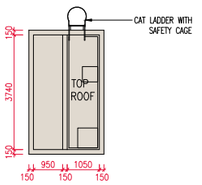
2/F PLAN
2樓平面圖



ROOF PLAN
天台平面圖



TOP ROOF PLAN
頂層天台平面圖



SCALE 比例
N 0 5M/米

Villa 10 10號洋房	Ground Floor 地下	1/F 1樓	2/F 2樓	Roof 天台	Top Roof 頂層天台
The floor-to-floor height of the residential property (mm) 住宅物業的層與層之間的高度 (毫米)	4500, 4200	3750, 3450	3750	2700	Not Applicable 不適用
The thickness of the floor slabs (excluding plaster) of the residential property (mm) 住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	150	150	150	150	Not Applicable 不適用

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

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. The air-conditioning outdoor unit(s) for Villa 10 is/are located on the roof of the Villa.
3. The floor-to-floor height refers 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.
4. The thickness of the floor slabs excludes plaster.

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

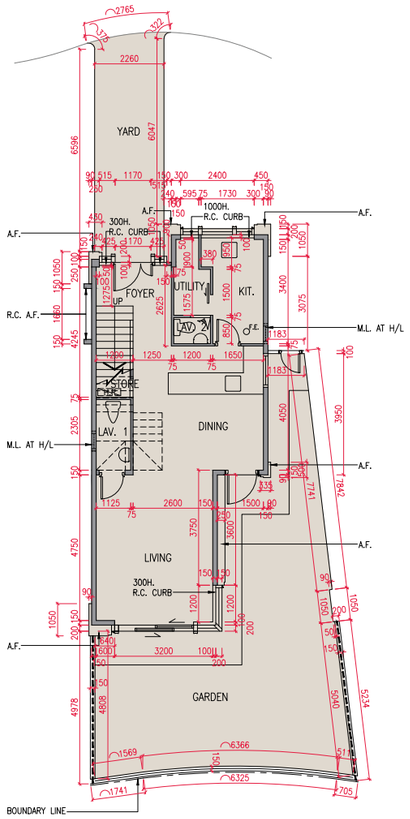
備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 10 號洋房的空調機室外機安裝於此洋房天台上。
3. 層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
4. 樓板的厚度不包括灰泥。

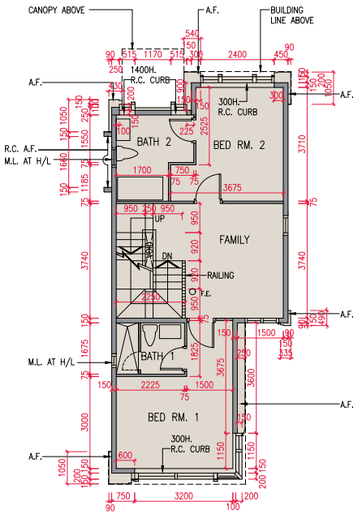
11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

Villa 11
11號洋房

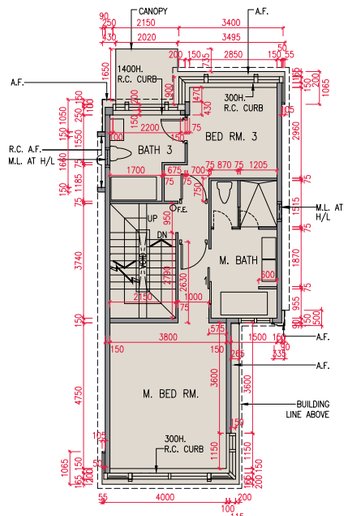
GROUND FLOOR PLAN
地下平面圖



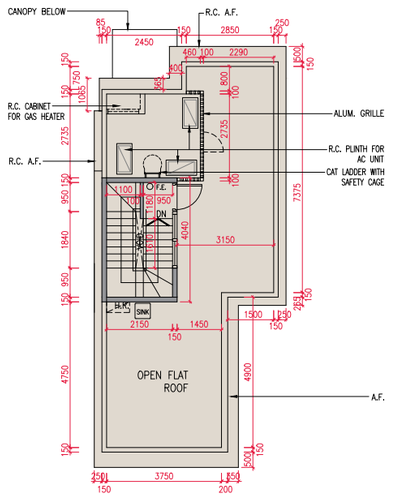
1/F PLAN
1樓平面圖



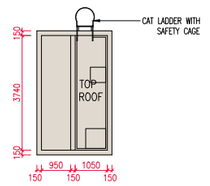
2/F PLAN
2樓平面圖



ROOF PLAN
天台平面圖



TOP ROOF PLAN
頂層天台平面圖



SCALE 比例
N 0 5M/米

Villa 11 11號洋房	Ground Floor 地下	1/F 1樓	2/F 2樓	Roof 天台	Top Roof 頂層天台
The floor-to-floor height of the residential property (mm) 住宅物業的層與層之間的高度 (毫米)	4500, 4200	3750, 3450	3750	2700	Not Applicable 不適用
The thickness of the floor slabs (excluding plaster) of the residential property (mm) 住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	150	150	150	150	Not Applicable 不適用

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

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. The air-conditioning outdoor unit(s) for Villa 11 is/are located on the roof of the Villa.
3. The floor-to-floor height refers 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.
4. The thickness of the floor slabs excludes plaster.

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

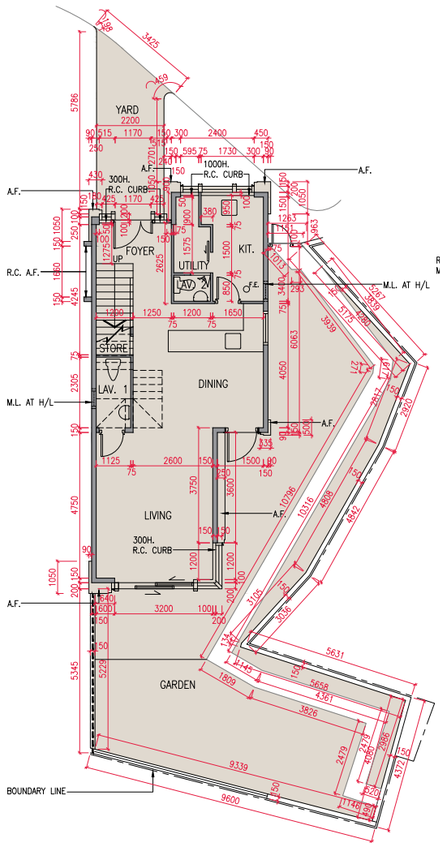
備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 11 號洋房的空調機室外機安裝於此洋房天台上。
3. 層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
4. 樓板的厚度不包括灰泥。

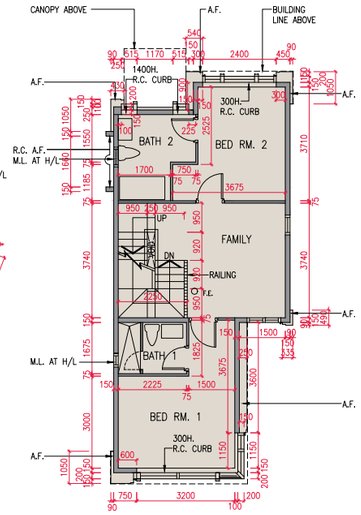
11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

Villa 12
12號洋房

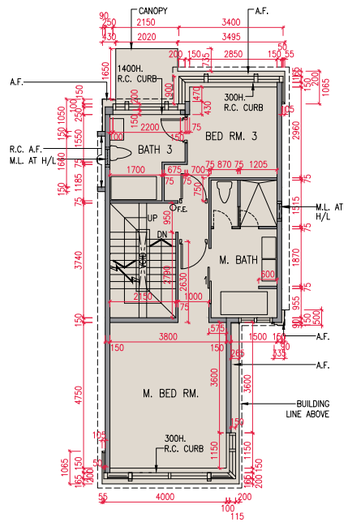
GROUND FLOOR PLAN
地下平面圖



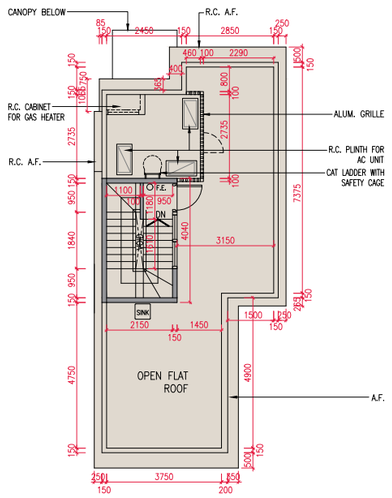
1/F PLAN
1樓平面圖



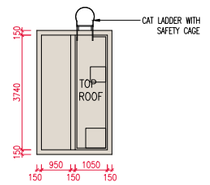
2/F PLAN
2樓平面圖



ROOF PLAN
天台平面圖



TOP ROOF PLAN
頂層天台平面圖



SCALE 比例
N 0 5M/米

Villa 12 12號洋房	Ground Floor 地下	1/F 1樓	2/F 2樓	Roof 天台	Top Roof 頂層天台
The floor-to-floor height of the residential property (mm) 住宅物業的層與層之間的高度 (毫米)	4500, 4200	3750, 3450	3750	2700	Not Applicable 不適用
The thickness of the floor slabs (excluding plaster) of the residential property (mm) 住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	150	150	150	150	Not Applicable 不適用

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

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. The air-conditioning outdoor unit(s) for Villa 12 is/are located on the roof of the Villa.
3. The floor-to-floor height refers 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.
4. The thickness of the floor slabs excludes plaster.

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

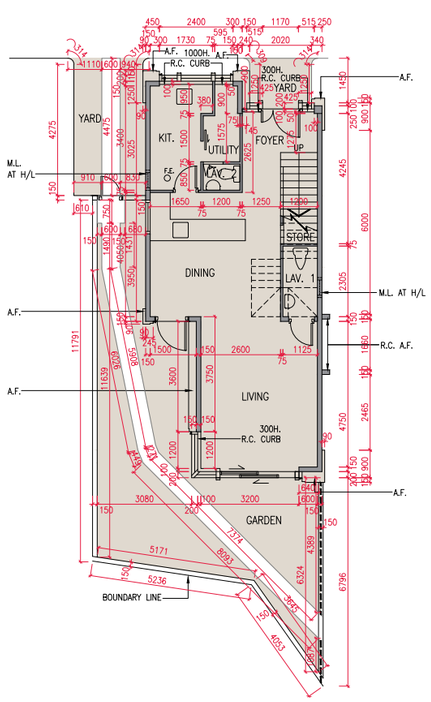
備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 12 號洋房的空調機室外機安裝於此洋房天台上。
3. 層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
4. 樓板的厚度不包括灰泥。

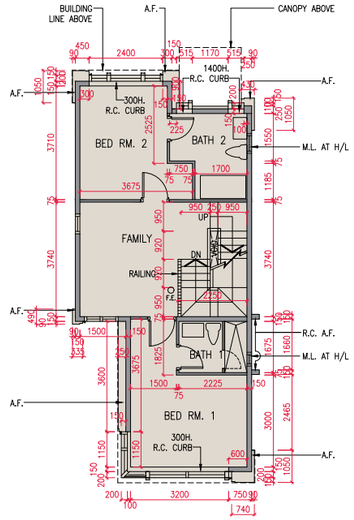
11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

Villa 15
15號洋房

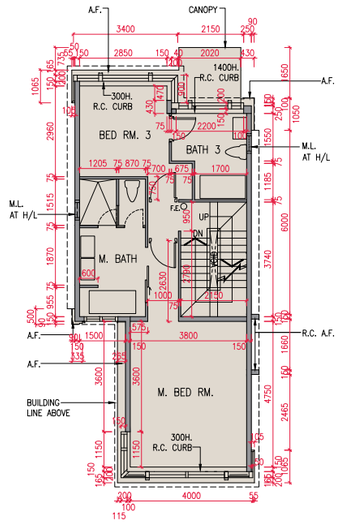
GROUND FLOOR PLAN
地下平面圖



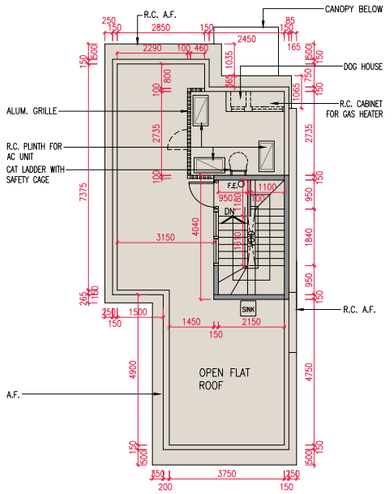
1/F PLAN
1樓平面圖



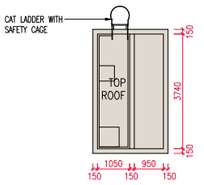
2/F PLAN
2樓平面圖



ROOF PLAN
天台平面圖



TOP ROOF PLAN
頂層天台平面圖



N

SCALE 比例
0 5M/米

Villa 15 15號洋房	Ground Floor 地下	1/F 1樓	2/F 2樓	Roof 天台	Top Roof 頂層天台
The floor-to-floor height of the residential property (mm) 住宅物業的層與層之間的高度 (毫米)	4500, 4200	3750, 3450	3750	2700	Not Applicable 不適用
The thickness of the floor slabs (excluding plaster) of the residential property (mm) 住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	150	150	150	150	Not Applicable 不適用

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

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. The air-conditioning outdoor unit(s) for Villa 15 is/are located on the roof of the Villa.
3. The floor-to-floor height refers 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.
4. The thickness of the floor slabs excludes plaster.

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

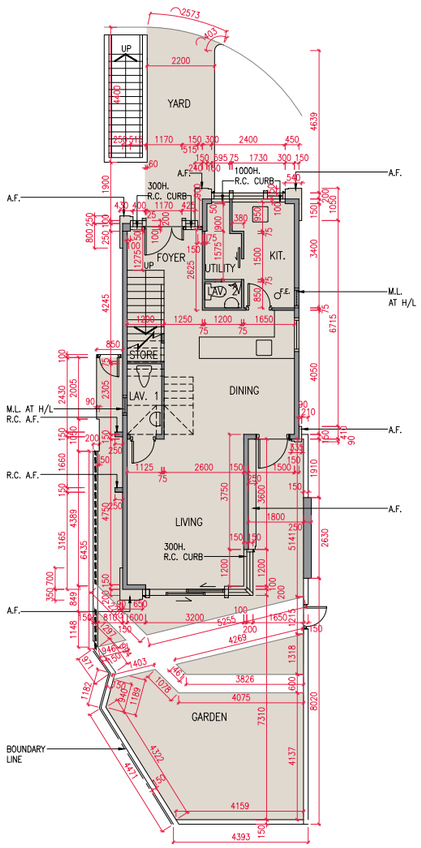
備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 15 號洋房的空調機室外機安裝於此洋房天台上。
3. 層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
4. 樓板的厚度不包括灰泥。

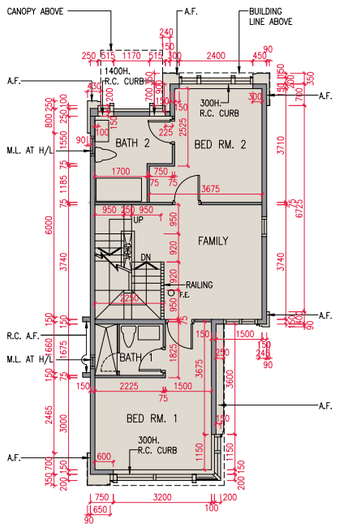
11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

Villa 16
16號洋房

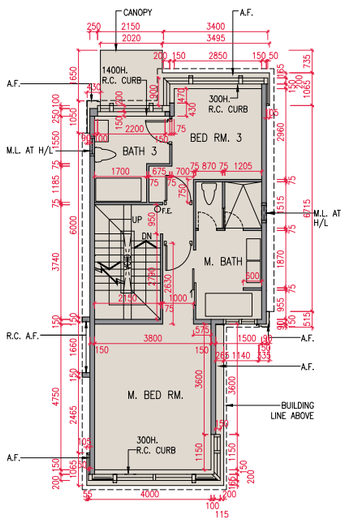
GROUND FLOOR PLAN
地下平面圖



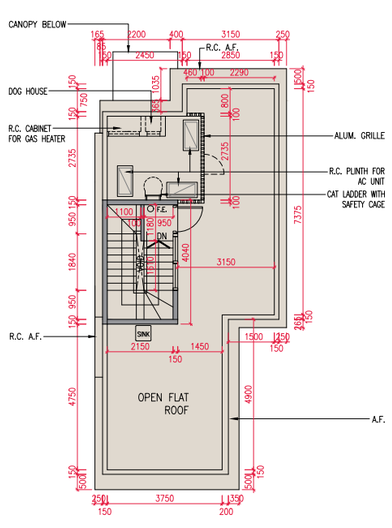
1/F PLAN
1樓平面圖



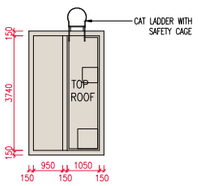
2/F PLAN
2樓平面圖



ROOF PLAN
天台平面圖



TOP ROOF PLAN
頂層天台平面圖



N

SCALE 比例
0 5M/米

Villa 16 16號洋房	Ground Floor 地下	1/F 1樓	2/F 2樓	Roof 天台	Top Roof 頂層天台
The floor-to-floor height of the residential property (mm) 住宅物業的層與層之間的高度 (毫米)	4500, 4200	3750, 3450	3750	2700	Not Applicable 不適用
The thickness of the floor slabs (excluding plaster) of the residential property (mm) 住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	150	150	150	150	Not Applicable 不適用

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

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. The air-conditioning outdoor unit(s) for Villa 16 is/are located on the roof of the Villa.
3. The floor-to-floor height refers 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.
4. The thickness of the floor slabs excludes plaster.

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

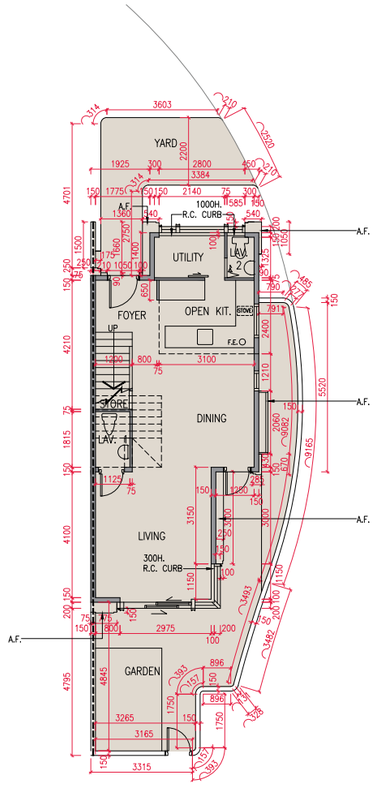
備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 16 號洋房的空調機室外機安裝於此洋房天台上。
3. 層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
4. 樓板的厚度不包括灰泥。

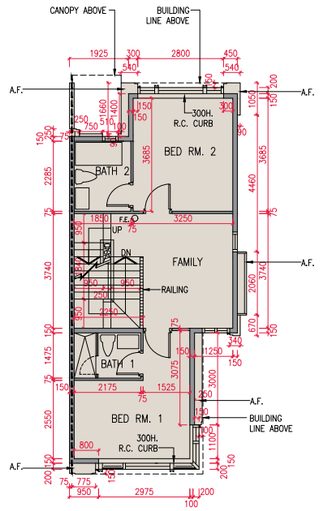
11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

Villa 17
17號洋房

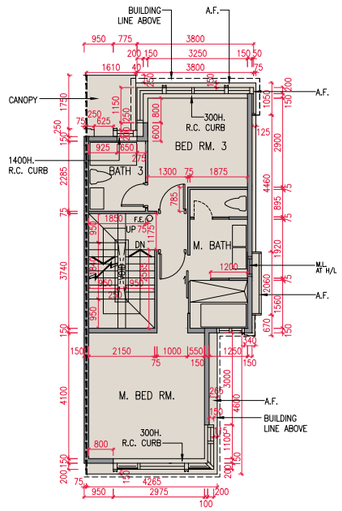
GROUND FLOOR PLAN
地下平面圖



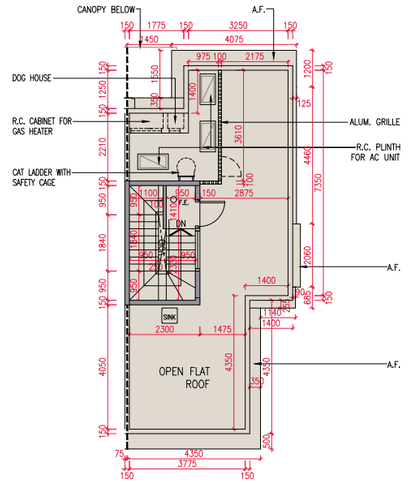
1/F PLAN
1樓平面圖



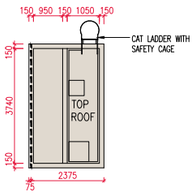
2/F PLAN
2樓平面圖



ROOF PLAN
天台平面圖



TOP ROOF PLAN
頂層天台平面圖



N SCALE 比例
0 5M/米

Villa 17 17號洋房	Ground Floor 地下	1/F 1樓	2/F 2樓	Roof 天台	Top Roof 頂層天台
The floor-to-floor height of the residential property (mm) 住宅物業的層與層之間的高度 (毫米)	4500, 4200	3750, 3450	3750	2700	Not Applicable 不適用
The thickness of the floor slabs (excluding plaster) of the residential property (mm) 住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	150	150	150	150	Not Applicable 不適用

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

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. The air-conditioning outdoor unit(s) for Villa 17 is/are located on the roof of the Villa.
3. The floor-to-floor height refers 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.
4. The thickness of the floor slabs excludes plaster.

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

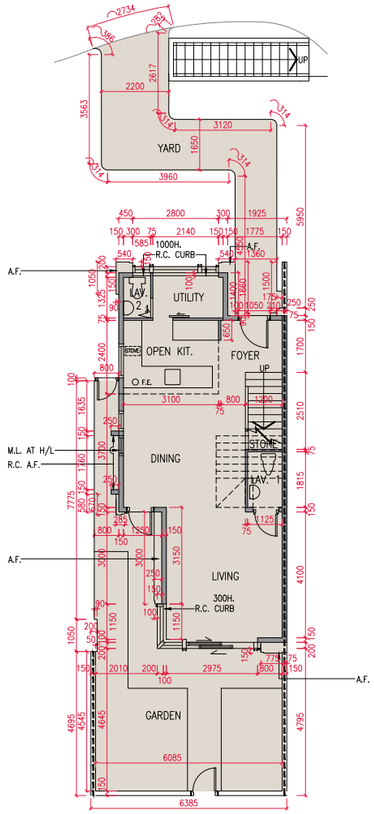
備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 17 號洋房的空調機室外機安裝於此洋房天台上。
3. 層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
4. 樓板的厚度不包括灰泥。

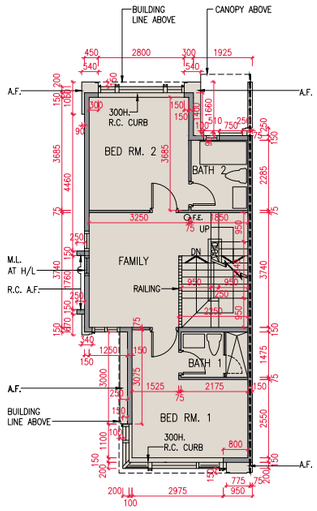
11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

Villa 18
18號洋房

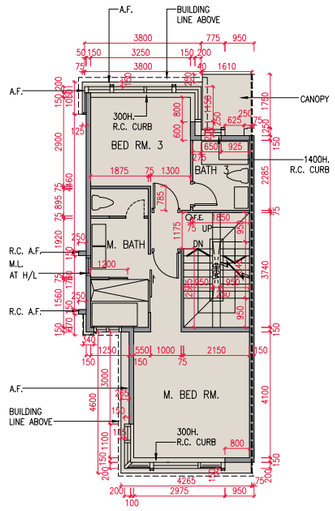
GROUND FLOOR PLAN
地下平面圖



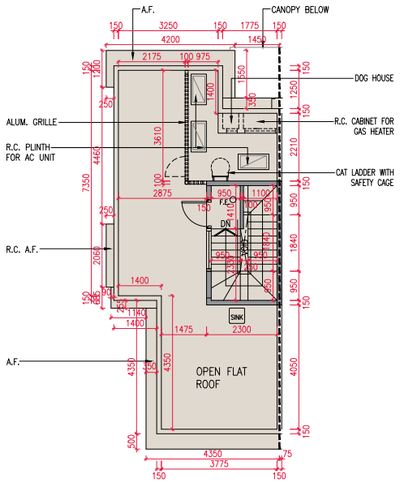
1/F PLAN
1樓平面圖



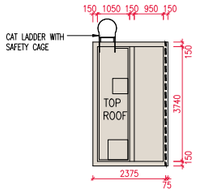
2/F PLAN
2樓平面圖



ROOF PLAN
天台平面圖



TOP ROOF PLAN
頂層天台平面圖



N SCALE 比例
0 5M/米

Villa 18 18號洋房	Ground Floor 地下	1/F 1樓	2/F 2樓	Roof 天台	Top Roof 頂層天台
The floor-to-floor height of the residential property (mm) 住宅物業的層與層之間的高度 (毫米)	4500, 4200	3750, 3450	3750	2700	Not Applicable 不適用
The thickness of the floor slabs (excluding plaster) of the residential property (mm) 住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	150	150	150	150	Not Applicable 不適用

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

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. The air-conditioning outdoor unit(s) for Villa 18 is/are located on the roof of the Villa.
3. The floor-to-floor height refers 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.
4. The thickness of the floor slabs excludes plaster.

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

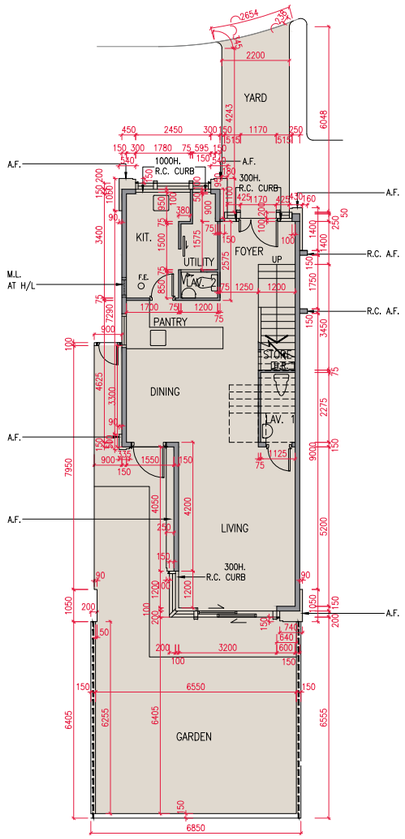
備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 18 號洋房的空調機室外機安裝於此洋房天台上。
3. 層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
4. 樓板的厚度不包括灰泥。

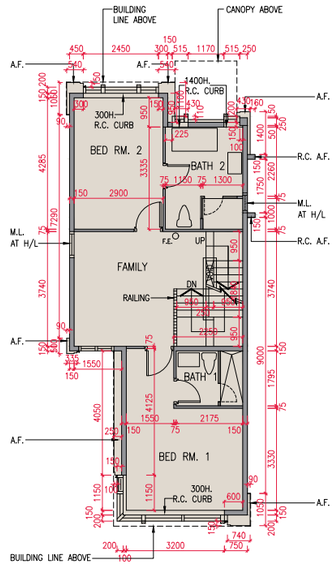
11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

Villa 19
19號洋房

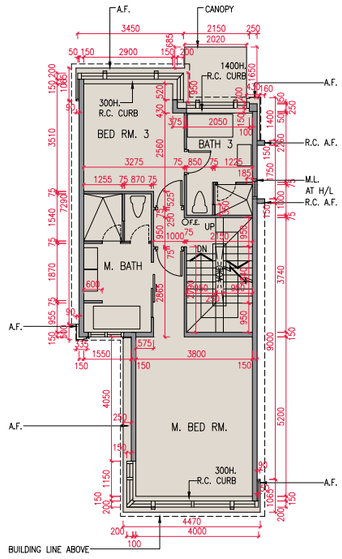
GROUND FLOOR PLAN
地下平面圖



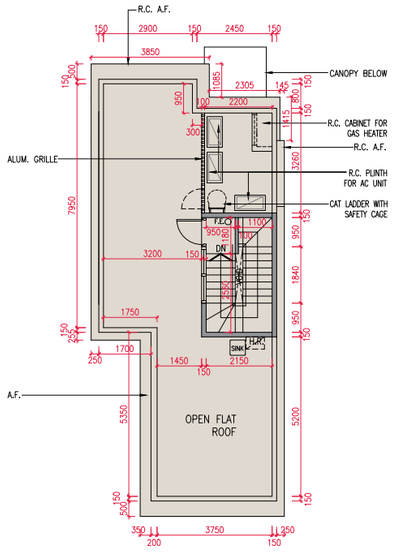
1/F PLAN
1樓平面圖



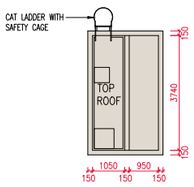
2/F PLAN
2樓平面圖



ROOF PLAN
天台平面圖



TOP ROOF PLAN
頂層天台平面圖



N SCALE 比例
0 5M/米

Villa 19 19號洋房	Ground Floor 地下	1/F 1樓	2/F 2樓	Roof 天台	Top Roof 頂層天台
The floor-to-floor height of the residential property (mm) 住宅物業的層與層之間的高度 (毫米)	4500, 4200	3750, 3450	3750	2700	Not Applicable 不適用
The thickness of the floor slabs (excluding plaster) of the residential property (mm) 住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	150	150	150	150	Not Applicable 不適用

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

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. The air-conditioning outdoor unit(s) for Villa 19 is/are located on the roof of the Villa.
3. The floor-to-floor height refers 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.
4. The thickness of the floor slabs excludes plaster.

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

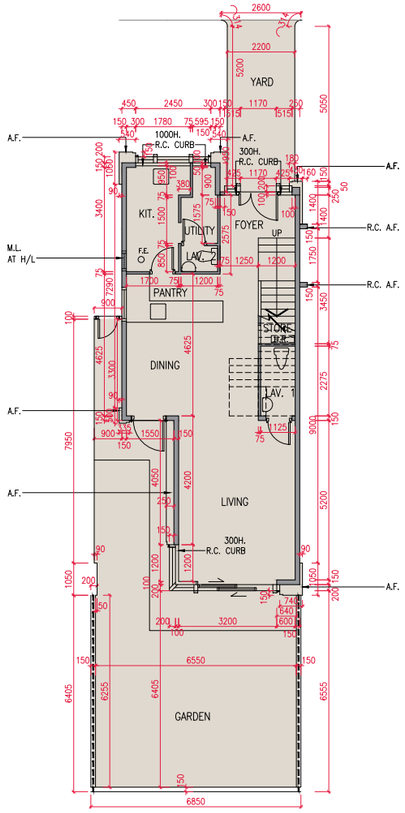
備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 19 號洋房的空調機室外機安裝於此洋房天台上。
3. 層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
4. 樓板的厚度不包括灰泥。

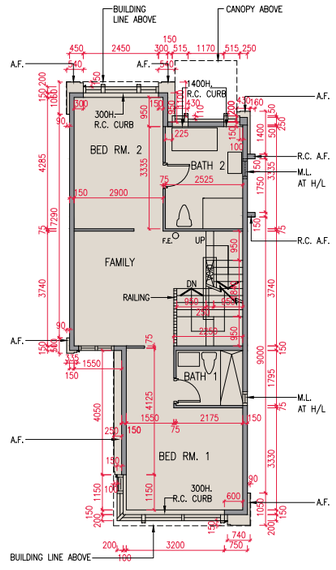
11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

Villa 20
20號洋房

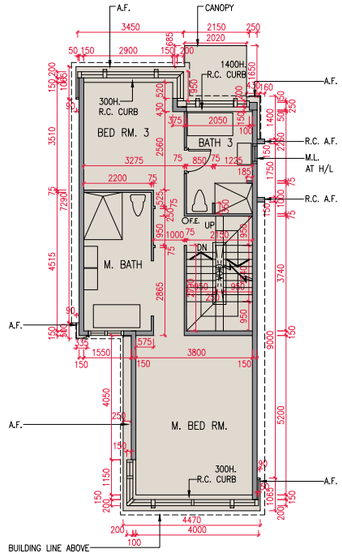
GROUND FLOOR PLAN
地下平面圖



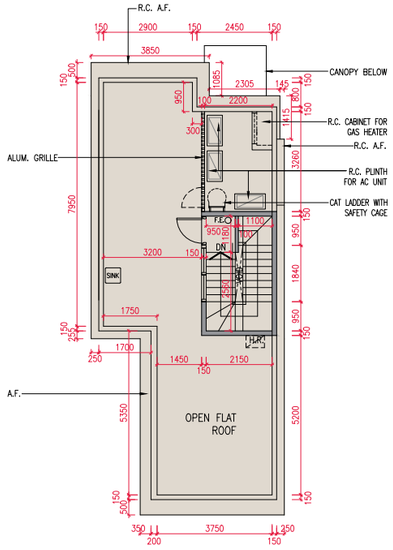
1/F PLAN
1樓平面圖



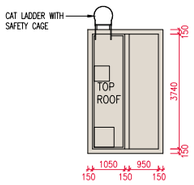
2/F PLAN
2樓平面圖



ROOF PLAN
天台平面圖



TOP ROOF PLAN
頂層天台平面圖



N SCALE 比例
0 5M/米

Villa 20 20號洋房	Ground Floor 地下	1/F 1樓	2/F 2樓	Roof 天台	Top Roof 頂層天台
The floor-to-floor height of the residential property (mm) 住宅物業的層與層之間的高度 (毫米)	4500, 4200	3750, 3450	3750	2700	Not Applicable 不適用
The thickness of the floor slabs (excluding plaster) of the residential property (mm) 住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	150	150	150	150	Not Applicable 不適用

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

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. The air-conditioning outdoor unit(s) for Villa 20 is/are located on the roof of the Villa.
3. The floor-to-floor height refers 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.
4. The thickness of the floor slabs excludes plaster.

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

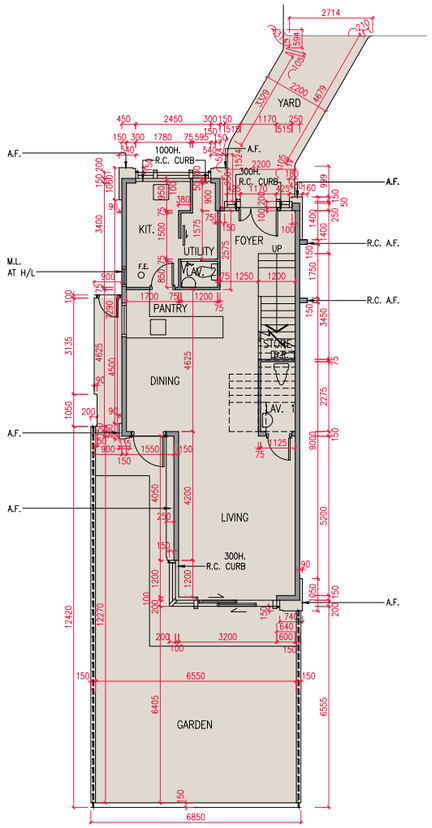
備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 20 號洋房的空調機室外機安裝於此洋房天台上。
3. 層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
4. 樓板的厚度不包括灰泥。

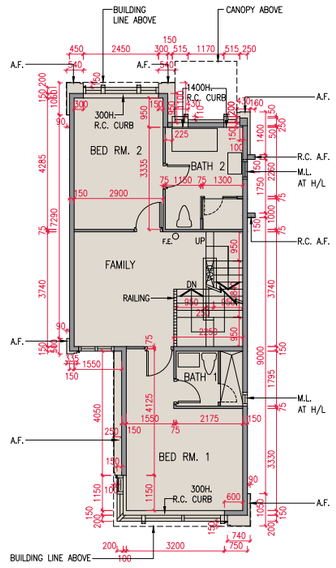
11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

Villa 21
21號洋房

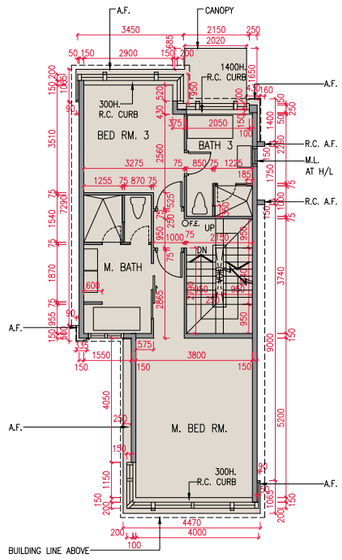
GROUND FLOOR PLAN
地下平面圖



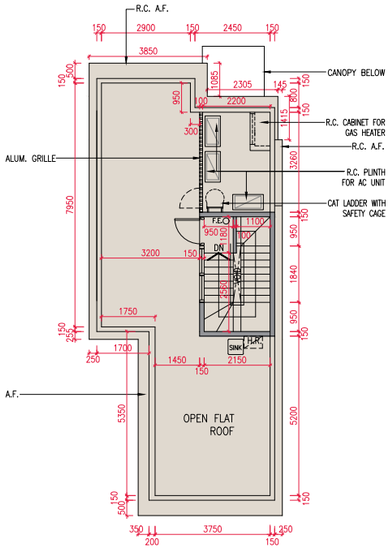
1/F PLAN
1樓平面圖



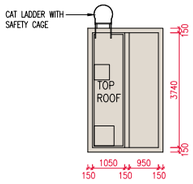
2/F PLAN
2樓平面圖



ROOF PLAN
天台平面圖



TOP ROOF PLAN
頂層天台平面圖



N SCALE 比例
0 5M/米

Villa 21 21號洋房	Ground Floor 地下	1/F 1樓	2/F 2樓	Roof 天台	Top Roof 頂層天台
The floor-to-floor height of the residential property (mm) 住宅物業的層與層之間的高度 (毫米)	4500, 4200	3750, 3450	3750	2700	Not Applicable 不適用
The thickness of the floor slabs (excluding plaster) of the residential property (mm) 住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	150	150	150	150	Not Applicable 不適用

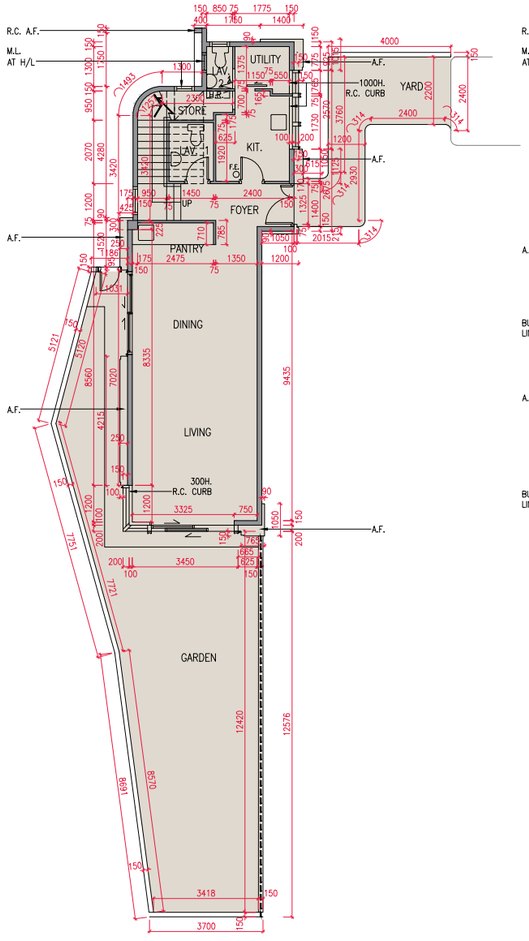
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable)
Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. The air-conditioning outdoor unit(s) for Villa 21 is/are located on the roof of the Villa.
3. The floor-to-floor height refers 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.
4. The thickness of the floor slabs excludes plaster.

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用)
備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 21 號洋房的空調機室外機安裝於此洋房天台上。
3. 層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
4. 樓板的厚度不包括灰泥。

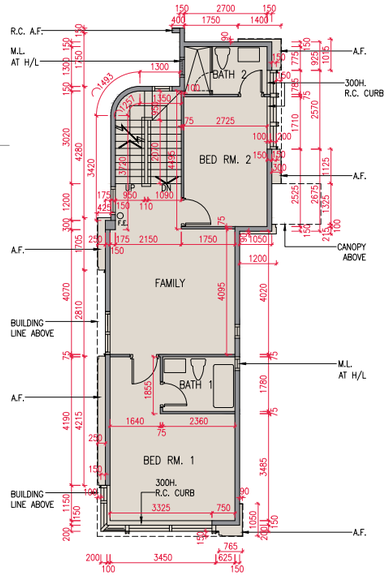
11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

Villa 22
22號洋房

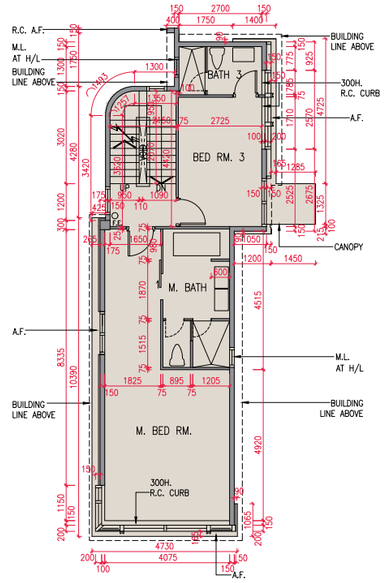
GROUND FLOOR PLAN
地下平面圖



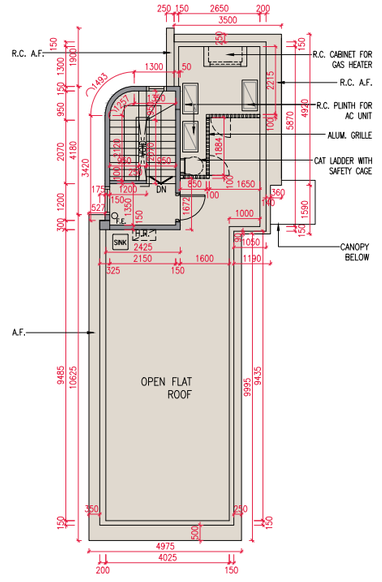
1/F PLAN
1樓平面圖



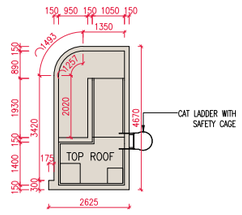
2/F PLAN
2樓平面圖



ROOF PLAN
天台平面圖



TOP ROOF PLAN
頂層天台平面圖



N SCALE 比例
0 5M/米

Villa 22 22號洋房	Ground Floor 地下	1/F 1樓	2/F 2樓	Roof 天台	Top Roof 頂層天台
The floor-to-floor height of the residential property (mm) 住宅物業的層與層之間的高度 (毫米)	4500, 4200	3750, 3450	3750	2700	Not Applicable 不適用
The thickness of the floor slabs (excluding plaster) of the residential property (mm) 住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	150	150	150	150	Not Applicable 不適用

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

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. The air-conditioning outdoor unit(s) for Villa 22 is/are located on the roof of the Villa.
3. The floor-to-floor height refers 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.
4. The thickness of the floor slabs excludes plaster.

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

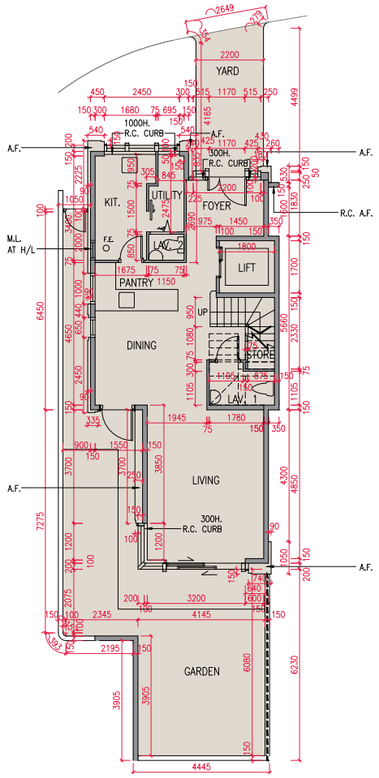
備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 22 號洋房的空調機室外機安裝於此洋房天台上。
3. 層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
4. 樓板的厚度不包括灰泥。

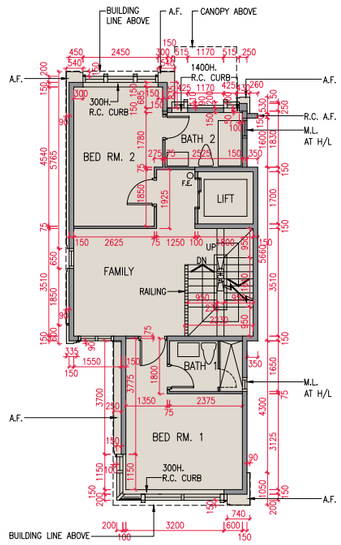
11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

Villa 23
23號洋房

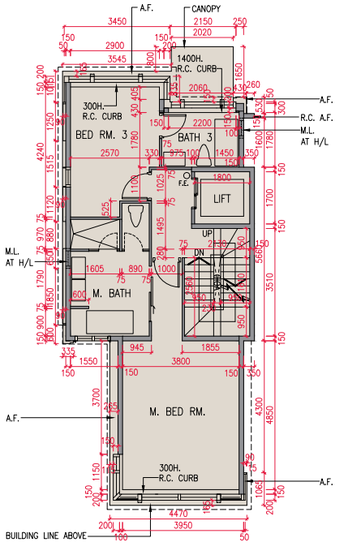
GROUND FLOOR PLAN
地下平面圖



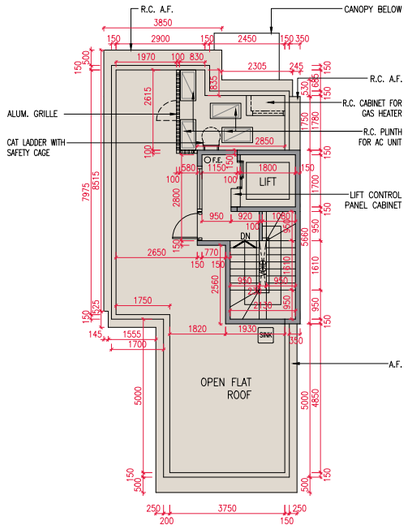
1/F PLAN
1樓平面圖



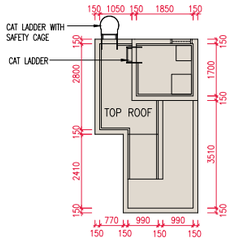
2/F PLAN
2樓平面圖



ROOF PLAN
天台平面圖



TOP ROOF PLAN
頂層天台平面圖



N

SCALE 比例
0 5M/米

Villa 23 23號洋房	Ground Floor 地下	1/F 1樓	2/F 2樓	Roof 天台	Top Roof 頂層天台
The floor-to-floor height of the residential property (mm) 住宅物業的層與層之間的高度 (毫米)	4500, 4200	3750, 3450	3750	2700	Not Applicable 不適用
The thickness of the floor slabs (excluding plaster) of the residential property (mm) 住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	150	150	150	150	Not Applicable 不適用

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

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. The air-conditioning outdoor unit(s) for Villa 23 is/are located on the roof of the Villa.
3. The floor-to-floor height refers 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.
4. The thickness of the floor slabs excludes plaster.

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

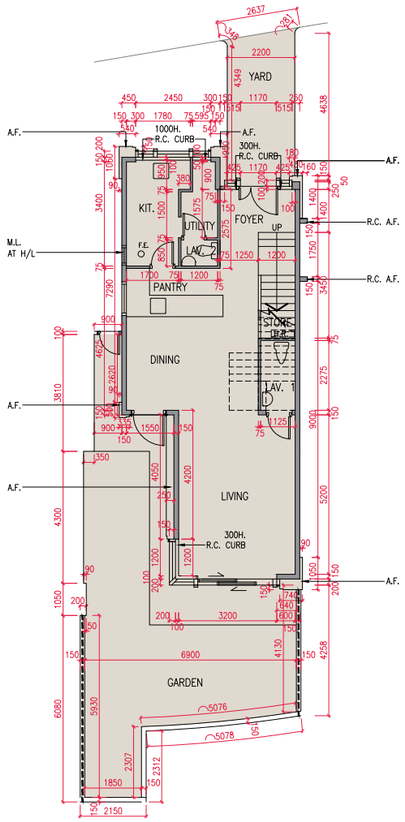
備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 23 號洋房的空調機室外機安裝於此洋房天台上。
3. 層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
4. 樓板的厚度不包括灰泥。

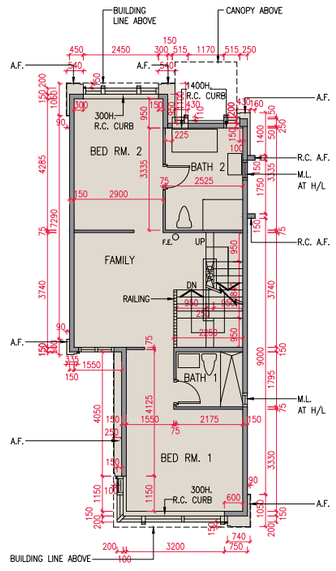
11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

Villa 25
25號洋房

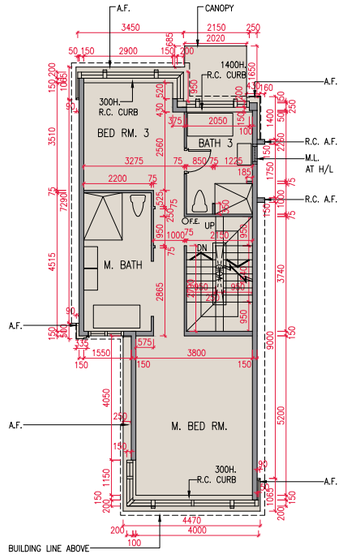
GROUND FLOOR PLAN
地下平面圖



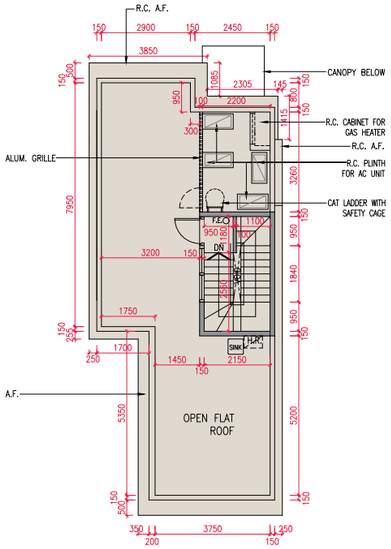
1/F PLAN
1樓平面圖



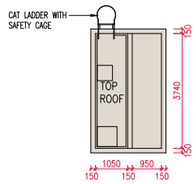
2/F PLAN
2樓平面圖



ROOF PLAN
天台平面圖



TOP ROOF PLAN
頂層天台平面圖



SCALE 比例
N 0 5M/米

Villa 25 25號洋房	Ground Floor 地下	1/F 1樓	2/F 2樓	Roof 天台	Top Roof 頂層天台
The floor-to-floor height of the residential property (mm) 住宅物業的層與層之間的高度 (毫米)	4500, 4200	3750, 3450	3750	2700	Not Applicable 不適用
The thickness of the floor slabs (excluding plaster) of the residential property (mm) 住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	150	150	150	150	Not Applicable 不適用

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

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. The air-conditioning outdoor unit(s) for Villa 25 is/are located on the roof of the Villa.
3. The floor-to-floor height refers 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.
4. The thickness of the floor slabs excludes plaster.

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

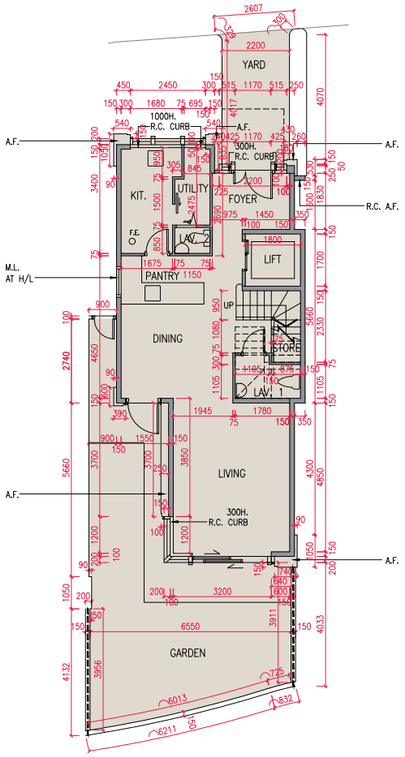
備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 25 號洋房的空調機室外機安裝於此洋房天台上。
3. 層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
4. 樓板的厚度不包括灰泥。

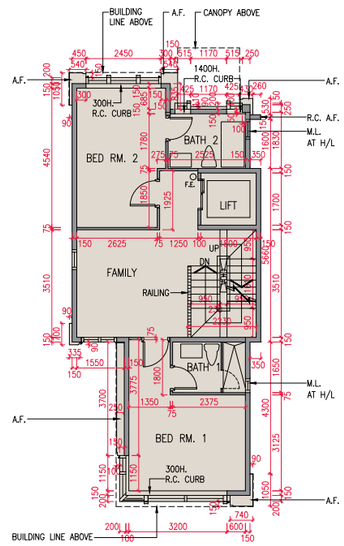
11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

Villa 26
26號洋房

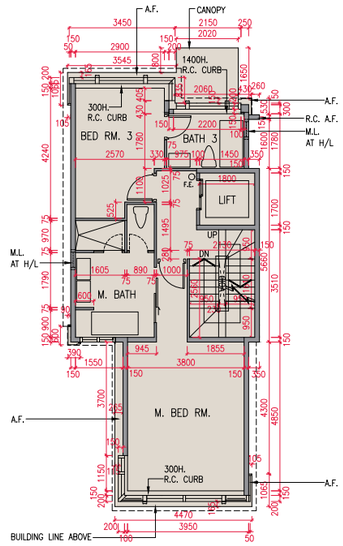
GROUND FLOOR PLAN
地下平面圖



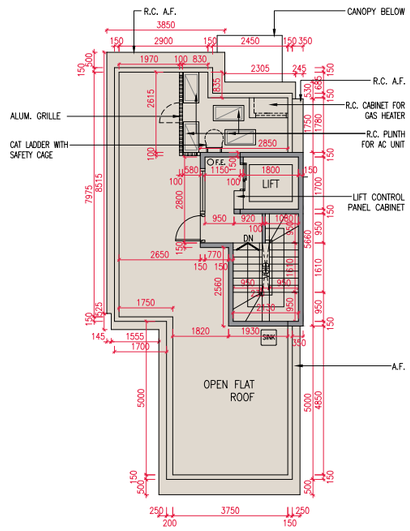
1/F PLAN
1樓平面圖



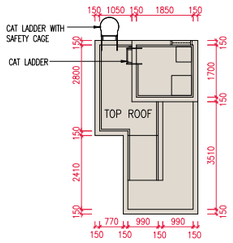
2/F PLAN
2樓平面圖



ROOF PLAN
天台平面圖



TOP ROOF PLAN
頂層天台平面圖



N

SCALE 比例
0 5M/米

Villa 26 26號洋房	Ground Floor 地下	1/F 1樓	2/F 2樓	Roof 天台	Top Roof 頂層天台
The floor-to-floor height of the residential property (mm) 住宅物業的層與層之間的高度 (毫米)	4500, 4200	3750, 3450	3750	2700	Not Applicable 不適用
The thickness of the floor slabs (excluding plaster) of the residential property (mm) 住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	150	150	150	150	Not Applicable 不適用

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

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. The air-conditioning outdoor unit(s) for Villa 26 is/are located on the roof of the Villa.
3. The floor-to-floor height refers 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.
4. The thickness of the floor slabs excludes plaster.

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

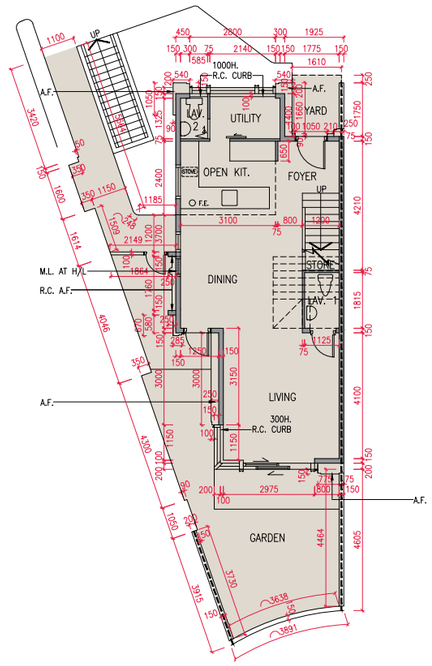
備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 26 號洋房的空調機室外機安裝於此洋房天台上。
3. 層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
4. 樓板的厚度不包括灰泥。

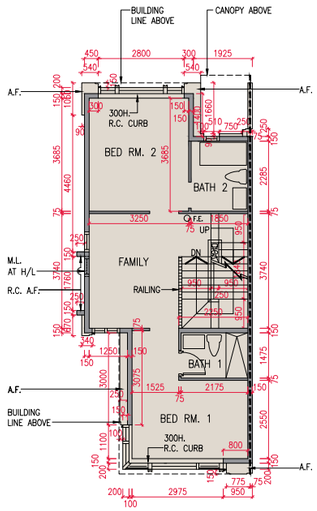
11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

Villa 27
27號洋房

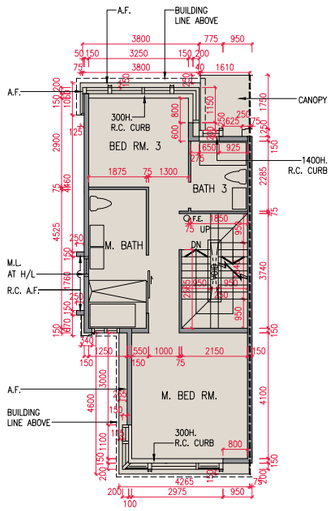
GROUND FLOOR PLAN
地下平面圖



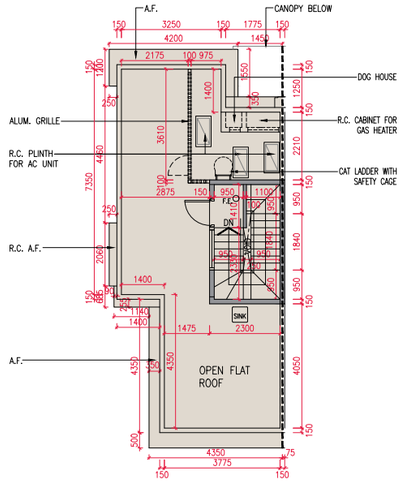
1/F PLAN
1樓平面圖



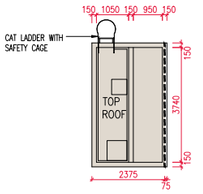
2/F PLAN
2樓平面圖



ROOF PLAN
天台平面圖



TOP ROOF PLAN
頂層天台平面圖



N

SCALE 比例
0 5M/米

Villa 27 27號洋房	Ground Floor 地下	1/F 1樓	2/F 2樓	Roof 天台	Top Roof 頂層天台
The floor-to-floor height of the residential property (mm) 住宅物業的層與層之間的高度 (毫米)	4500, 4200	3750, 3450	3750	2700	Not Applicable 不適用
The thickness of the floor slabs (excluding plaster) of the residential property (mm) 住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	150	150	150	150	Not Applicable 不適用

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

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. The air-conditioning outdoor unit(s) for Villa 27 is/are located on the roof of the Villa.
3. The floor-to-floor height refers 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.
4. The thickness of the floor slabs excludes plaster.

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

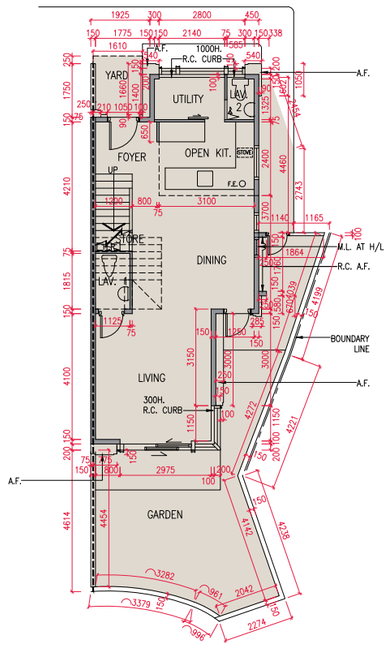
備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 27 號洋房的空調機室外機安裝於此洋房天台上。
3. 層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
4. 樓板的厚度不包括灰泥。

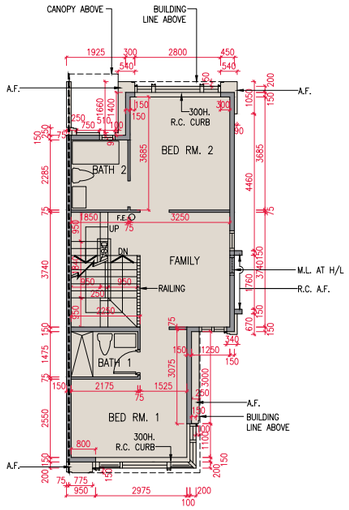
11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

Villa 28
28號洋房

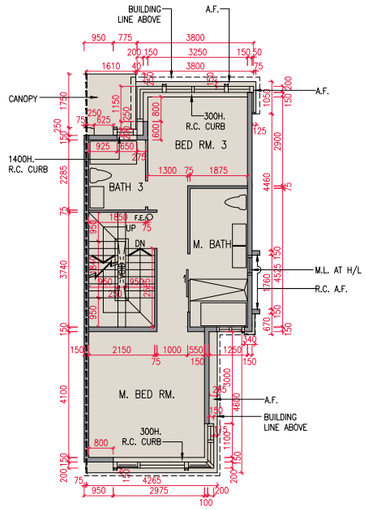
GROUND FLOOR PLAN
地下平面圖



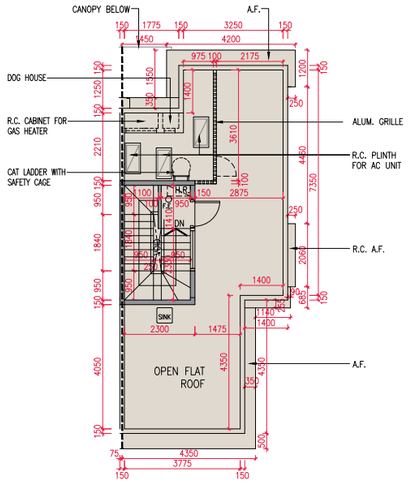
1/F PLAN
1樓平面圖



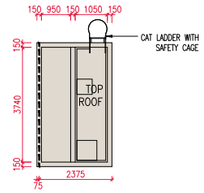
2/F PLAN
2樓平面圖



ROOF PLAN
天台平面圖



TOP ROOF PLAN
頂層天台平面圖



N

SCALE 比例
0 5M/米

Villa 28 28號洋房	Ground Floor 地下	1/F 1樓	2/F 2樓	Roof 天台	Top Roof 頂層天台
The floor-to-floor height of the residential property (mm) 住宅物業的層與層之間的高度 (毫米)	4500, 4200	3750, 3450	3750	2700	Not Applicable 不適用
The thickness of the floor slabs (excluding plaster) of the residential property (mm) 住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	150	150	150	150	Not Applicable 不適用

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

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. The air-conditioning outdoor unit(s) for Villa 28 is/are located on the roof of the Villa.
3. The floor-to-floor height refers 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.
4. The thickness of the floor slabs excludes plaster.

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

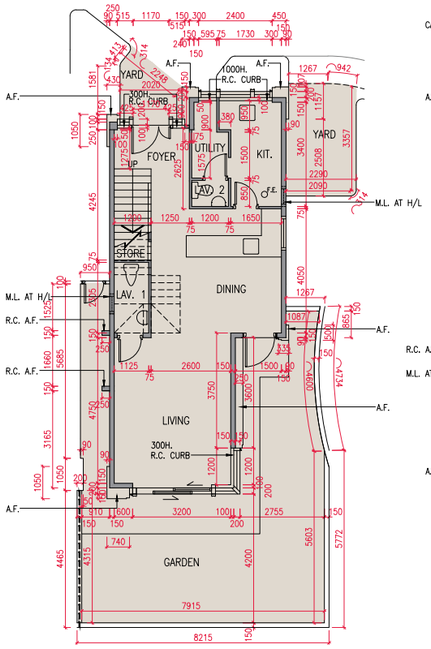
備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 28 號洋房的空調機室外機安裝於此洋房天台上。
3. 層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
4. 樓板的厚度不包括灰泥。

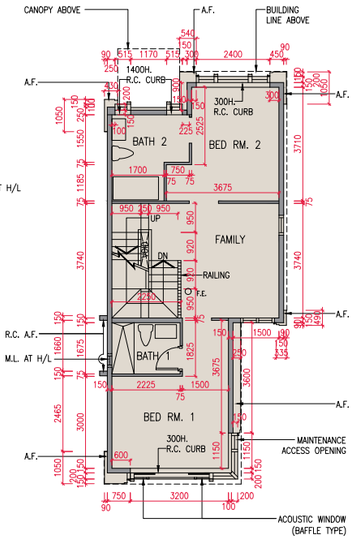
11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

Villa 29
29號洋房

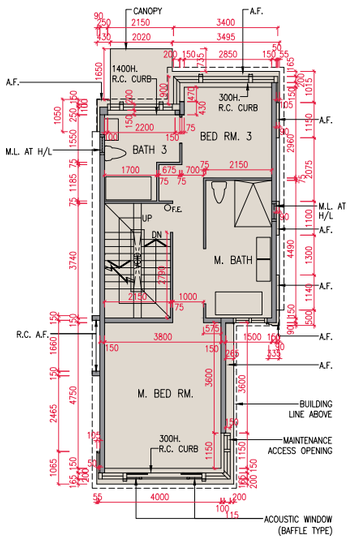
GROUND FLOOR PLAN
地下平面圖



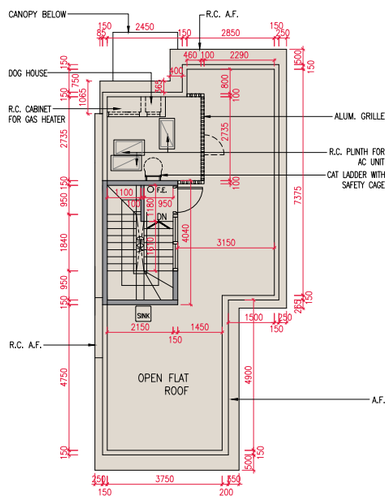
1/F PLAN
1樓平面圖



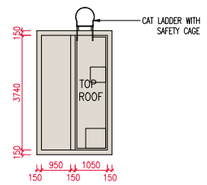
2/F PLAN
2樓平面圖



ROOF PLAN
天台平面圖



TOP ROOF PLAN
頂層天台平面圖



N SCALE 比例
0 5M/米

Villa 29 29號洋房	Ground Floor 地下	1/F 1樓	2/F 2樓	Roof 天台	Top Roof 頂層天台
The floor-to-floor height of the residential property (mm) 住宅物業的層與層之間的高度 (毫米)	4500, 4200	3750, 3450	3750	2700	Not Applicable 不適用
The thickness of the floor slabs (excluding plaster) of the residential property (mm) 住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	150	150	150	150	Not Applicable 不適用

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

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. The air-conditioning outdoor unit(s) for Villa 29 is/are located on the roof of the Villa.
3. The floor-to-floor height refers 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.
4. The thickness of the floor slabs excludes plaster.

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

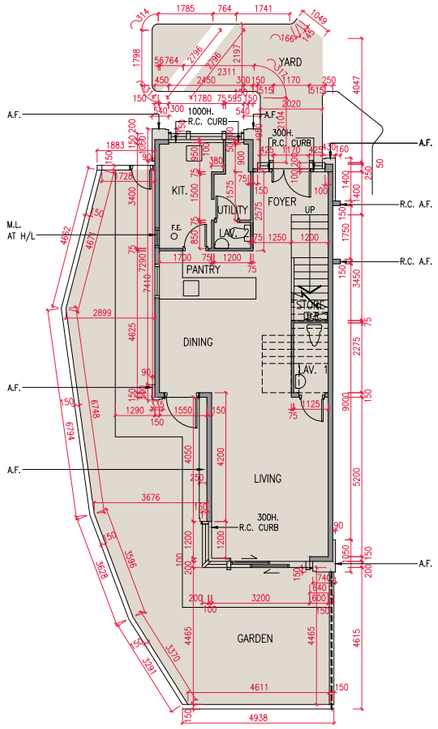
備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 29 號洋房的空調機室外機安裝於此洋房天台上。
3. 層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
4. 樓板的厚度不包括灰泥。

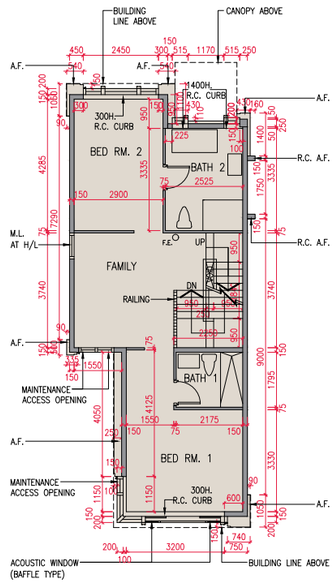
11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

Villa 30
30號洋房

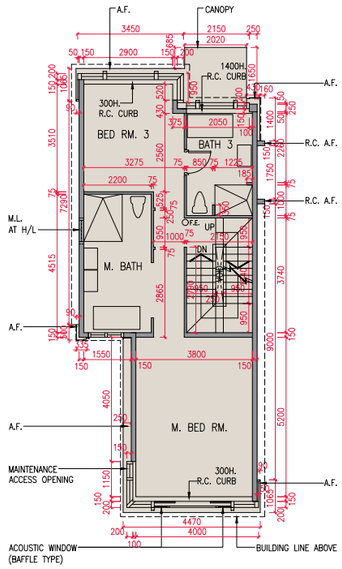
GROUND FLOOR PLAN
地下平面圖



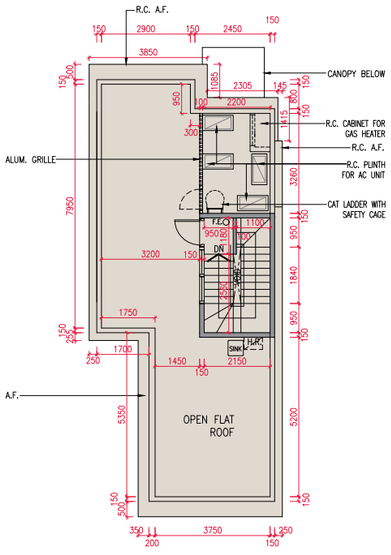
1/F PLAN
1樓平面圖



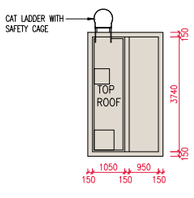
2/F PLAN
2樓平面圖



ROOF PLAN
天台平面圖



TOP ROOF PLAN
頂層天台平面圖



N SCALE 比例
0 5M/米

Villa 30 30號洋房	Ground Floor 地下	1/F 1樓	2/F 2樓	Roof 天台	Top Roof 頂層天台
The floor-to-floor height of the residential property (mm) 住宅物業的層與層之間的高度 (毫米)	4500, 4200	3750, 3450	3750	2700	Not Applicable 不適用
The thickness of the floor slabs (excluding plaster) of the residential property (mm) 住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	150	150	150	150	Not Applicable 不適用

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

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. The air-conditioning outdoor unit(s) for Villa 30 is/are located on the roof of the Villa.
3. The floor-to-floor height refers 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.
4. The thickness of the floor slabs excludes plaster.

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

備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 30 號洋房的空調機室外機安裝於此洋房天台上。
3. 層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
4. 樓板的厚度不包括灰泥。

12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目中的住宅物業的面積

Description of Residential Property 物業的描述	Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積（包括露台，工作平台及陽台（如有））平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）									
House 獨立屋		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
Villa 1 1號洋房	235.990 (2540) 露台 Balcony: 5.200 (56) 工作平台 Utility Platform: -	-	-	-	53.208 (573)	64.718 (697)	-	13.508 (145)	10.483 (113)	-	19.614 (211)
Villa 2 2號洋房	235.990 (2540) 露台 Balcony: 5.200 (56) 工作平台 Utility Platform: -	-	-	-	53.208 (573)	50.979 (549)	-	13.508 (145)	10.483 (113)	-	18.271 (197)
Villa 3 3號洋房	266.351 (2867) 露台 Balcony: 5.200 (56) 工作平台 Utility Platform: -	-	-	-	62.675 (675)	84.925 (914)	-	13.155 (142)	10.145 (109)	-	12.228 (132)
Villa 5 5號洋房	266.351 (2867) 露台 Balcony: 5.200 (56) 工作平台 Utility Platform: -	-	-	-	62.675 (675)	84.518 (910)	-	13.155 (142)	10.145 (109)	-	12.333 (133)
Villa 6 6號洋房	235.990 (2540) 露台 Balcony: 5.200 (56) 工作平台 Utility Platform: -	-	-	-	53.208 (573)	50.221 (541)	-	13.508 (145)	10.483 (113)	-	17.116 (184)
Villa 7 7號洋房	235.990 (2540) 露台 Balcony: 5.200 (56) 工作平台 Utility Platform: -	-	-	-	53.208 (573)	72.970 (785)	-	13.508 (145)	10.483 (113)	-	11.910 (128)
Villa 8 8號洋房	193.814 (2086) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	47.499 (511)	60.595 (652)	-	8.041 (87)	8.041 (87)	-	13.096 (141)
Villa 9 9號洋房	193.814 (2086) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	47.499 (511)	64.307 (692)	-	8.041 (87)	8.041 (87)	-	11.753 (127)
Villa 10 10號洋房	193.814 (2086) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	47.499 (511)	64.550 (695)	-	8.041 (87)	8.041 (87)	-	13.090 (141)

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

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

Notes:

1. The areas in square metres have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer, which may be slightly different from that shown in square metre.
2. There is no verandah in the residential properties of the Development.
3. Villa 4, 13, 14 and 24 are omitted.
4. The symbol “-”as shown in the above table denotes “Not provided”.

備註:

1. 以平方呎列出的面積以1平方米＝10.764平方呎換算，並以四捨五入至整數 ，平方呎與平方米之數字可能有些微差異。
2. 發展項目住宅物業並無陽台。
3. 不設4、13、14及24號洋房。
4. 上表所顯示之「-」符號代表「不提供」。

12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目中的住宅物業的面積

Description of Residential Property 物業的描述	Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積（包括露台，工作平台及陽台（如有））平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）									
House 獨立屋		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
Villa 11 11號洋房	193.814 (2086) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	47.499 (511)	59.285 (638)	-	8.041 (87)	8.041 (87)	-	16.508 (178)
Villa 12 12號洋房	193.814 (2086) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	47.499 (511)	75.159 (809)	-	8.041 (87)	8.041 (87)	-	11.570 (125)
Villa 15 15號洋房	193.814 (2086) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	47.499 (511)	36.801 (396)	-	8.041 (87)	8.041 (87)	-	10.836 (117)
Villa 16 16號洋房	193.814 (2086) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	47.499 (511)	45.685 (492)	-	8.041 (87)	8.041 (87)	-	13.221 (142)
Villa 17 17號洋房	174.346 (1877) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	42.471 (457)	32.891 (354)	-	8.041 (87)	8.041 (87)	-	14.044 (151)
Villa 18 18號洋房	174.346 (1877) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	42.471 (457)	40.143 (432)	-	8.041 (87)	8.041 (87)	-	21.964 (236)
Villa 19 19號洋房	210.216 (2263) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	52.588 (566)	57.861 (623)	-	8.041 (87)	8.041 (87)	-	12.888 (139)
Villa 20 20號洋房	210.216 (2263) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	52.588 (566)	57.861 (623)	-	8.041 (87)	8.041 (87)	-	12.089 (130)
Villa 21 21號洋房	210.216 (2263) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	52.588 (566)	58.700 (632)	-	8.041 (87)	8.041 (87)	-	13.464 (145)

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

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

Notes:

1. The areas in square metres have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer, which may be slightly different from that shown in square metre.
2. There is no verandah in the residential properties of the Development.
3. Villa 4, 13, 14 and 24 are omitted.
4. The symbol “-”as shown in the above table denotes “Not provided”.

備註:

1. 以平方呎列出的面積以1平方米＝10.764平方呎換算，並以四捨五入至整數 ，平方呎與平方米之數字可能有些微差異。
2. 發展項目住宅物業並無陽台。
3. 不設4、13、14及24號洋房。
4. 上表所顯示之「-」符號代表「不提供」。

12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目中的住宅物業的面積

Description of Residential Property 物業的描述	Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)									
House 獨立屋		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
Villa 22 22號洋房	216.951 (2335) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	53.664 (578)	67.230 (724)	-	9.258 (100)	9.258 (100)	-	14.505 (156)
Villa 23 23號洋房	213.160 (2294) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	47.228 (508)	48.135 (518)	-	13.438 (145)	10.408 (112)	-	10.369 (112)
Villa 25 25號洋房	210.216 (2263) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	52.588 (566)	51.992 (560)	-	8.041 (87)	8.041 (87)	-	10.707 (115)
Villa 26 26號洋房	213.160 (2294) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	47.228 (508)	45.811 (493)	-	13.438 (145)	10.408 (112)	-	9.699 (104)
Villa 27 27號洋房	174.346 (1877) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	42.471 (457)	34.466 (371)	-	8.041 (87)	8.041 (87)	-	12.688 (137)
Villa 28 28號洋房	174.346 (1877) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	42.471 (457)	36.705 (395)	-	8.041 (87)	8.041 (87)	-	7.805 (84)
Villa 29 29號洋房	193.814 (2086) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	47.499 (511)	52.948 (570)	-	8.041 (87)	8.041 (87)	-	12.065 (130)
Villa 30 30號洋房	210.216 (2263) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	52.588 (566)	64.199 (691)	-	8.041 (87)	8.041 (87)	-	15.303 (165)

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

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

Notes:

1. The areas in square metres have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer, which may be slightly different from that shown in square metre.
2. There is no verandah in the residential properties of the Development.
3. Villa 4, 13, 14 and 24 are omitted.
4. The symbol "-"as shown in the above table denotes "Not provided".

備註:

1. 以平方呎列出的面積以1平方米＝10.764平方呎換算，並以四捨五入至整數 ，平方呎與平方米之數字可能有些微差異。
2. 發展項目住宅物業並無陽台。
3. 不設4、13、14及24號洋房。
4. 上表所顯示之「-」符號代表「不提供」。

13 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT
發展項目中的停車位的樓面平面圖

BASEMENT FLOOR PLAN
地庫樓面平面圖



Legend
圖例

- Residential Parking Space 住客停車位
- Visitor's Parking Space 訪客停車位
- Parking Space for Disabled Persons 供傷殘人士用停車位
- Boundary Line of the Development 發展項目的界線

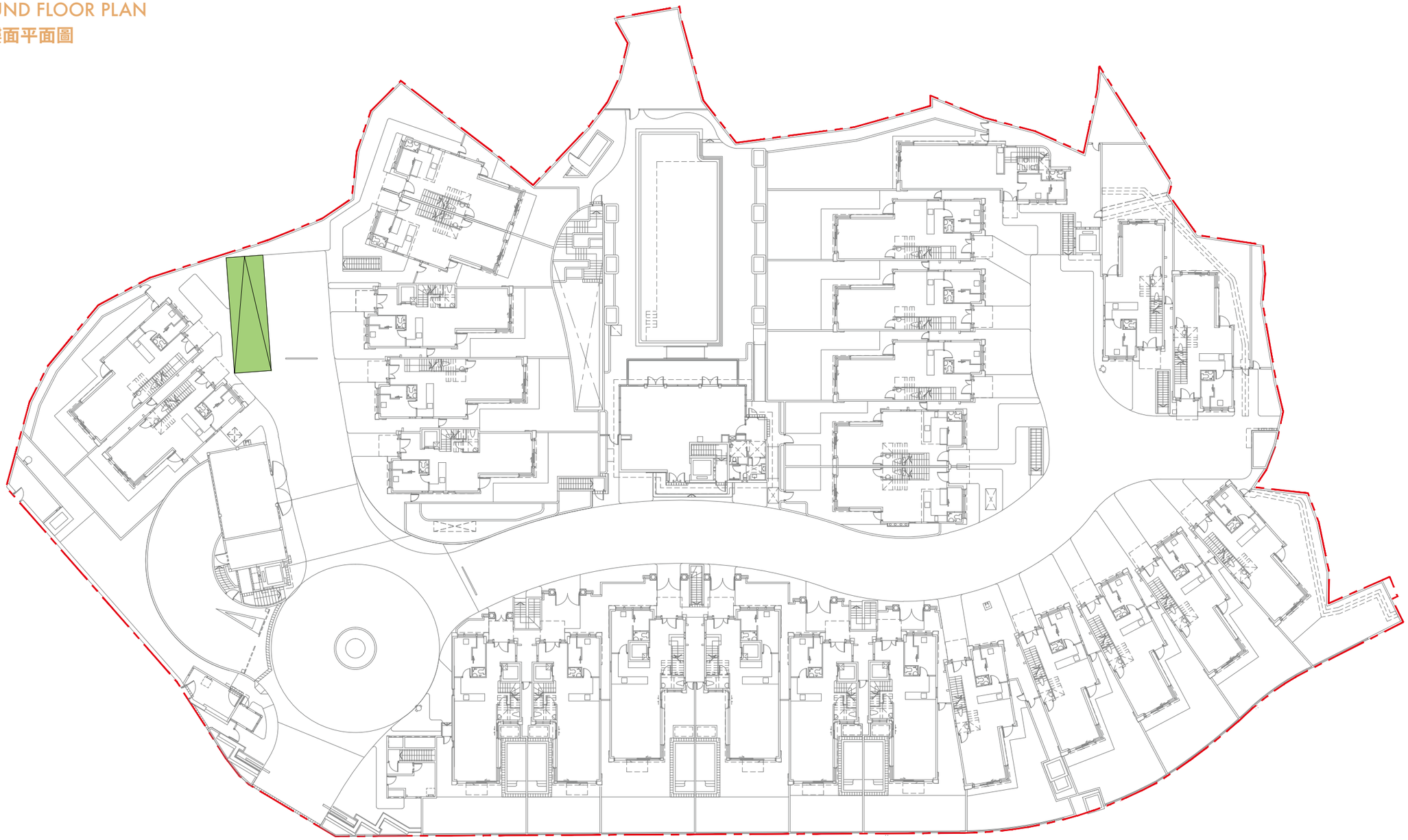
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SCALE 比例

0 20M/米

13 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT
發展項目中的停車位的樓面平面圖

GROUND FLOOR PLAN
地下樓面平面圖



Legend
圖例

Loading and Unloading Space
上落貨停車位

Boundary Line of the Development
發展項目的界線

N

SCALE 比例
0 20M/米

13 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT
發展項目中的停車位的樓面平面圖

Location 位置	Category of Parking Space 停車位類別	Number 數目	Dimensions of each Parking Space (L x W)(m) 每個停車位之尺寸(長 x 闊) (米)	Area of each Parking Space (sq.m.) 每個停車位之面積(平方米)
Basement 地庫	Residential Parking Space 住客停車位	44	5 x 2.5	12.5
	Visitors' Parking Space 訪客停車位	1	5 x 2.5	12.5
	Parking Space for Disabled Persons 供傷殘人士用停車位	1	5 x 3.5	17.5
Ground Floor 地下	Loading and Unloading Space 上落貨停車位	1	11 x 3.5	38.5

14 SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE
臨時買賣合約的摘要

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

2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders.

3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement—
   (i) that preliminary agreement is terminated;
   (ii) the preliminary deposit is forfeited; and
   (iii) the owner does not have any further claim against the purchaser for the failure.

1. 在簽署臨時買賣合約時須支付款額為5%的臨時訂金。

2 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有。

3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約—
   (i) 該臨時合約即告終止；
   (ii) 有關的臨時訂金即予沒收；及
   (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

15 SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

1. Common Parts of the Development

(a) Common Areas and Facilities means those parts, areas, structures, services, facilities and conduits of the Development and the Land which are intended for common use and benefit of different owners and not for the sole benefit of any owner including (subject to the provisions of the Deed of Mutual Covenant of the Development (the "DMC")) such areas within the meaning of "common parts" as specified in Schedule 1 to the Building Management Ordinance (Cap. 344) and such additional Common Areas and Facilities designated under the provisions of the DMC.

Common Areas and Facilities include, e.g. lifts, recreational areas and facilities, greenery areas, external walls, structural or loading bearing elements, etc.

Common Areas and Facilities are categorized under the DMC into Development Common Areas and Facilities (intended for common use and benefit of the owners of the Development as a whole and not for the sole benefit of any owner or group of owners of the Development), Residential Common Areas and Facilities (intended for common use and benefit of the owners of different Villas) and Parking Common Areas and Facilities (intended for common use and benefit of the owners of different Parking Spaces in the Development (whether or not also for common use and benefit of the users of the Parking Spaces for Disabled Persons and the Visitors' Parking Spaces)).

(b) The owners and lawful occupants etc. have the full right and liberty to go, pass and repass and to use the Common Areas and Facilities for all purposes connected with the proper use and enjoyment of his Unit.

(c) The owners shall not convert any of the Common Areas and Facilities to his own use or for his own benefit unless the approval of the Owners' Committee has been obtained.

(d) No part of the Common Areas and Facilities shall be obstructed nor shall any refuse or other matter or things be placed or left thereon and no owner shall do or suffer or permit to be done anything in the Common Areas and Facilities as may be or become a nuisance to any other owners or occupiers of any other part of the Development.

(e) The owners shall not damage, alter or interfere with the Common Areas and Facilities or adversely affect the normal functioning of the Common Areas and Facilities.

(f) The Common Areas and Facilities shall be under the exclusive management and control of the Manager. The Manager shall hold the Common Areas and Facilities as trustee for the benefit of all owners.

2. Number of Undivided Shares assigned to each residential property in the Development

Undivided Shares are allocated to each residential property. They are set out in the table at the end of this section.

3. Term of years for which the Manager of the Development is Appointed

The Manager will be appointed for an initial term of two years from the date of the DMC. The appointment of the Manager may be terminated according to the provisions of the DMC.

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

Each owner shall contribute towards the management expenses (which shall be the expenses, costs and charges necessarily and reasonably incurred in the management of the Development and the Land under the DMC, and shall be based on the budget prepared by the Manager) (including the Manager's remuneration) of the Development in such manner, amount and proportion as provided in the DMC by reference to the Management Shares allocated to his Unit. In general:

(a) the owners shall contribute towards the management expenses relating tothe Development Common Areas and Facilities in proportion to the Management Shares allocated to their Units; and

(b) the owners of Villas shall contribute towards the management expenses relating to the Residential Common Areas and Facilities in proportion to the Management Shares allocated to their Villas.

(c) the owners of Villas shall contribute towards 5.17% of the Management Expenses relating to the Parking Common Areas and Facilities in proportion to the Management Shares allocated to their residential properties.

The number of Management Shares of a Villa is the same as the number of Undivided Shares allocated to that Villa. However, the total number of Undivided Shares in the Development (6,498) is different from the total number of Management Shares in the Development (6,348). The total number of Management Shares of the Villas in the Development is 5,776.

5. Basis on which the Management Fee Deposit is fixed

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

6. Area (if any) in the Development retained by the owner (i.e. the Vendor) for its own use

There is no area in the Development which is retained by the owner for that owner's own use as referred to in section 14(2)(f), Part 1, Schedule 1 of Residential Properties (First-hand Sales) Ordinance (Cap. 621).

Number Of Undivided Shares Allocated to Each Residential Property in the Development

House Number	Undivided Shares
Villa 1	252
Villa 2	251
Villa 3	284
Villa 5	284
Villa 6	250
Villa 7	252
Villa 8	208
Villa 9	208
Villa 10	208
Villa 11	208
Villa 12	209
Villa 15	205
Villa 16	206
Villa 17	185
Villa 18	186
Villa 19	224
Villa 20	224
Villa 21	224
Villa 22	232
Villa 23	226
Villa 25	223
Villa 26	226
Villa 27	185
Villa 28	184
Villa 29	207
Villa 30	225

15 SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

1. 發展項目的公用部分

(a) 公用地方及設施指所有在發展項目及土地上擬供發展項目不同業主共同使用與享用，並非供個別業主獨享的部分、地方、設施及設備，包括（受制於發展項目的公契（「公契」））《建築物管理條例》（第344章）附表1所訂明的「公用部分」的地方，以及按公契而指定的額外公用地方及設施。

「公用地方與設施」包括例如：升降機、康樂地方與設施、綠化範圍、外牆、結構或承重部分等。

公用地方及設施按公契分為發展項目公用地方及設施(旨在供發展項目整體業主共同使用及享用，而非供發展項目中任何一位業主或任何一群業主個別享用)、住宅公用地方及設施(旨在供不同洋房的業主共同使用及享用)及停車場公用地方及設施(旨在供發展項目內不同停車位的業主共同使用及享用(不論是否同時供傷殘人士停車位的使用者共同使用及享用))。

(b) 業主及合法佔用人等為了所有有關正當使用與享用其單位的目的可自由進出以及使用公用地方及設施。

(c) 除非已經取得業主委員會的批准，業主不得將任何公用地方及設施改作自用或供其受益。

(d) 公用地方及設施的任何部分不得被阻塞，也不得在其上放置或遺留任何垃圾或其他物品與物件。業主亦不得在公用地方及設施作出或容忍作出或容許作出任何可能或成為對該發展項目其他部分的業主或佔用人造成滋擾的事情。

(e) 業主不得毀壞、更改或干擾公用地方及設施或對公用地方及設施的正常運作造成不良影響。

(f) 公用地方及設施將專由管理人管理和控制。管理人須作為全體業主的受託人以所有業主為受益人持有公用地方及設施。

2. 分配予發展項目中的每個住宅物業的不分割份數的數目

各住宅物業獲分配有不分割份數。詳細的分配狀況，請參閱本節最後的附表。

3. 發展項目的管理人的委任年期

管理人的首屆任期為由公契簽署日期起計兩年。管理人的委任可按公契的條文終止。

4. 在發展項目中的住宅物業的擁有人之間分擔管理開支的基準

每名業主須根據其單位分配到的管理份數按公契指明的方式、金額及比例分擔發展項目的管理開支（指按公契管理發展項目及土地時必須地和合理地招致的支出、費用及收費，且須基於管理人擬定之預算）（包括管理人之酬金）。一般而言：

(a) 業主須按分配到其單位之管理份數之比例分擔有關發展項目公用地方及設施之管理開支；及

(b) 洋房業主須按分配到其洋房之管理份數之比例分擔有關住宅公用地方及設施之管理開支。

(c) 洋房業主須按分配到其洋房之管理份數之比例分擔有關停車場公用地方及設施之管理開支的5.17%

每個洋房之管理份數相等於其獲分配之不分割份數，唯發展項目不分割份數總數（6,498）與發展項目管理份數總數（6,348）不同。發展項目洋房之管理份數總數為5,776。

5. 計算管理費按金的基準

管理費按金相等於三個月之管理費。

6. 擁有人（即賣方）在發展項目中保留作自用的範圍（如有的話）

本發展項目並無《一手住宅物業銷售條例》（第621章）附表1第1部第14(2)(f)條所提及之擁有人在發展項目中保留作自用的範圍。

分配予發展項目中的每個住宅物業的不分割份數的數目

獨立屋編號	不分割份數
1號洋房	252
2號洋房	251
3號洋房	284
5號洋房	284
6號洋房	250
7號洋房	252
8號洋房	208
9號洋房	208
10號洋房	208
11號洋房	208
12號洋房	209
15號洋房	205
16號洋房	206
17號洋房	185
18號洋房	186
19號洋房	224
20號洋房	224
21號洋房	224
22號洋房	232
23號洋房	226
25號洋房	223
26號洋房	226
27號洋房	185
28號洋房	184
29號洋房	207
30號洋房	225

1. The lot number of the land on which the Development is situated:

Lot No. 2195 in Demarcation District No. 244

2. The term of years under the lease:

50 years from 12 October 2021

3. The user restrictions applicable to that land:

A. Special Condition No. (11) of the Land Grant provides that the lot or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for private residential purposes.

B. Special Condition No. (48) of the Land Grant provides 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.

4. Facilities that are required to be constructed and provided for the Government, or for public use:

A. Such portions of future public roads shown coloured green on PLAN I annexed to the Land Grant ("the Green Areas") to be laid and formed and such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director of Lands ("the Director") at his sole discretion may require to be provided and constructed by the Grantee so that building, vehicular and pedestrian traffic may be carried on the Green Areas.

B. Diversion of existing drains within that portion of the lot shown coloured pink hatched black stippled black on PLAN I annexed to the Land Grant and that portion of the lot shown coloured pink hatched black on PLAN I annexed to the Land Grant to such locations as the Director may approve or require and complete such diversion works in accordance with the proposal approved by the Director.

5. The grantee's obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside that land:

A. Special Condition No. (10) of the Land Grant provides that the Development is required to be completed and made fit for occupation on or before 31 December 2027.

B. General Condition No. 6(a) of the Land Grant provides that the Grantee shall throughout the tenancy: (i) maintain all buildings in accordance with any approved building plans without variation or modification thereto; and (ii) maintain all buildings erected in good and substantial repair and condition.

C. General Condition No. 8 of the Land Grant provides that if any private streets, roads and lanes which are required to be formed by the provisions of the Land Grant remain part of the area to be leased, they shall be lighted, surfaced, kerbed, drained, channelled and maintained by and at the expense of the Grantee and in all respects to the satisfaction of the Director and the Director may carry out or cause to be carried out the installation and maintenance of road lighting for the sake of public interest as required. The Grantee shall bear the capital cost of installation of road lighting and allow free ingress and egress to and from the area to be leased to workmen and vehicles for the purpose of installation and maintenance of the road lighting.

D. Special Condition No. (5) of the Land Grant provides that:

(a) The Grantee shall:

(i) on or before the 31st day of December 2027 or such other extended period as may be approved by the Director, at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

(I) lay and form those portions of future public on the Green Areas; and

(II) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as "the Structures")

so that building, vehicular and pedestrian traffic may be carried on the Green Areas;

(ii) on or before the 31st day of December 2027 or such other extended period as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Areas and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and

(iii) maintain at his own expense the Green Areas together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Areas has been delivered in accordance with Special Condition No. (6) of the Land Grant.

(b) In the event of the non-fulfilment of the Grantee's obligations under sub-clause (a) of this Special Condition within the prescribed period stated therein, the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Grantee.

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

E. Special Condition No. (6) of the Land Grant provides that for the purpose only of carrying out the necessary works specified in Special Condition No. (5) of the Land Grant, the Grantee shall be granted possession of the Green Areas on a date to be specified in a letter to be issued to the Grantee by the Director, such date to be not later than the 31st day of December 2023. The Green Areas shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Grantee on the date of a letter from the Director indicating that the Conditions of the Land Grant have been complied with to his satisfaction. The Grantee shall at all reasonable times while he is in possession of the

Green Areas allow free access over and along the Green Areas for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (5) of the Land Grant or otherwise.

F. Special Condition No. (7) of the Land Grant provides that the Grantee shall not without the prior written consent of the Director use the Green Areas for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No. (5) of the Land Grant.

G. Special Condition No. (8) of the Land Grant provides that:

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

(i) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the lot and the Green Areas for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (5)(a) of the Land Grant and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (5)(b) of the Land Grant and any other works which the Director may consider necessary in the Green Areas;

(ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the lot and the Green Areas as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Areas or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighbouring land or premises, and the Grantee shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Areas; and

(iii) permit the officers of the Water Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the lot and the Green Areas as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Green Areas.

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

H. Special Condition No. (13)(c) of the Land Grant provides that:

(c) (i) Without prejudice to the provisions of Special Condition No. (17) of the Land Grant, the Grantee shall at his own expense submit to the Director of Buildings (hereinafter referred to as “the D of B”) for his written approval a plan indicating such portion or portions of the lot or building or buildings erected or to be erected thereon at or within which greening (including but not limited to the provision of live plants with soil base) will be provided and maintained (hereinafter referred to as "the Greenery Area"), the layout and size of the Greenery Area and such other information (including but not limited to the location and particulars of the building works for the Greenery Area) as the D of B may require or specify at his sole discretion (which submission with plan is hereinafter referred to as "the Greenery Submission"). The decision of the D of B as to what constitutes the provision of greening under the Greenery Submission and which portion or portions of the lot or building or buildings constitute the Greenery Area shall be final and binding on the Grantee. The aforesaid submission as approved by the D of B is hereinafter referred to as "the Approved Greenery Submission". For the purpose of this Special Condition, “building works” shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.

(ii) The Grantee shall at his own expense implement and complete the building works for the Greenery Area in accordance with the Approved Greenery Submission and shall thereafter maintain the same in all respects to the satisfaction of the D of B. No amendment, variation, alteration, modification or substitution of the Approved Greenery Submission or the plan indicating the Greenery Area shall be made without the prior written approval of the D of B.

I. Special Condition No. (15)(c) of the Land Grant provides that the Grantee shall at his own expense maintain those parts of recreational facilities provided within the lot and facilities ancillary thereto which are exempted from the gross floor area calculation pursuant to the Land Grant (“the Exempted Facilities”) in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director. The Exempted Facilities shall only be used by the residents of the residential block(s) in the Development and their bona fide visitors and by no other person or persons.

J. Special Condition No. (17) of the Land Grant provides that:

(a) The Grantee shall at his own expense submit to the Director of Planning for his written approval a landscape master plan containing such information on the landscape works to be provided within the lot as the Director of Planning may require or specify at his sole discretion.

(b) The Grantee shall at his own expense implement and complete the landscape works in accordance with the approved landscape master plan in all respects to the satisfaction of the Director of Planning. No amendment, variation, alteration, modification or substitution of the approved landscape master plan shall be made without the prior written approval of the Director of Planning.

(c) The Grantee shall thereafter at his own expense keep and maintain the landscape works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.

K. Special Condition No. (27) of the Land Grant provides that:

(a) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (hereinafter referred to as “Road Traffic Ordinance”) and belonging to the residents of the building(s) erected or to be erected on the lot and their bona fide guests, visitors or invitees according to a prescribed rate (“the Residential Parking Spaces”).

(a) (iii) Additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance and belonging to the bona fide guests, visitors or invitees of the residents of the building(s) erected or to be erected on the lot shall be provided within the lot to the satisfaction of the Director according to a prescribed rate ("the Visitors' Parking Spaces").

(b) (i) Out of the Residential Parking Spaces and the Visitors' Parking Spaces, the Grantee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons (as defined in Road Traffic Ordinance) (which spaces to be so reserved and designated are hereinafter referred to as "the Parking Spaces for Disabled Persons") as the Building Authority may require or approve.

(c) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance and belonging to the residents of the building(s) erected or to be erected on the lot and their bona fide guests, visitors or invitees according to a prescribed rate ("the Motor Cycle Parking Spaces").

L. Special Condition No. (28) of the Land Grant provides that:

(a) Spaces shall be provided within the lot to the satisfaction of the Director for the loading and unloading of goods vehicles according to a prescribed rate ("the Loading and Unloading Spaces").

M. Special Condition No. (33) of the Land Grant provides that the Grantee shall maintain all the parking, loading and unloading spaces and other areas, including but not restricted to the lifts, landings and manoeuvring and circulation areas in accordance with the car park layout plan approved by and deposited with the Director.

N. Special Condition No. (41) of the Land Grant provides that:

(a) The Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the lot, and the Grantee shall be solely liable for and shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with any damage or nuisance caused by such storm-water or rain-water.

(b) The works of connecting any drains and sewers from the lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be liable to the Grantee for any loss or damage thereby occasioned and the Grantee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Grantee at his own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Grantee at his own cost and upon demand be handed over by the Grantee to the Government for future maintenance thereof at the expense of the Government and the Grantee shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the Grantee to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.

O. Special Condition No. (42) of the Land Grant provides that:

(a) The Grantee acknowledges and accepts that as at the date of the Land Grant there are drains existing within that portion of the lot shown coloured pink hatched black stippled black on PLAN I annexed to the Land Grant (hereinafter referred to as "the Deferred Possession Area") and that portion of the lot shown coloured pink hatched black on PLAN I annexed to the Land Grant. The said existing drains, whether at the locations as at the date of the Land Grant and the drains at such other locations to which they are diverted pursuant to sub-clause (c) of this Special Condition are hereinafter collectively referred to as "the Drains".

(b) Without prejudice to the provisions of Special Condition No. (40) of the Land Grant, prior to the commencement of any building works (including site formation works and other works) whatsoever on the lot, the Grantee shall consult the Director so as to ensure that any such building works do not interfere with, damage, disturb or obstruct the Drains (as to which the decision of the Director shall be conclusive) and if so required by the Director, the Grantee shall, at his own expense, take such precautions as may be required by the Director to ensure that the building works of the Grantee do not cause any interference with, or damage, disturbance or obstruction to the Drains.

(c) The Grantee shall not at any time during the term of the Land Grant interfere with, damage, disturb or obstruct the Drains provided that with and subject to the prior written consent of the Director, the Grantee may at his own cost and expense in good and workmanlike manner divert the Drains in accordance with such conditions, within such time limit and to such locations whether wholly or partly within or outside the lot with such materials and to such standard, specification and design as the Director may approve or require (hereinafter referred to as "the Diversion Works") and complete the Diversion Works in accordance with the proposal approved by the Director under sub-clause (d) of this Special Condition in all respects to the satisfaction of the Director. The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee by reason of the presence of the Drains and the carrying out of the Diversion Works and the Grantee shall not make any claim whatsoever against the Government of any damage, nuisance, annoyance, loss or detriment of any kind whatsoever caused to the lot or to the Grantee arising directly or indirectly out of or in connection with the Drains or the Diversion Works.

(d) Prior to commencement of the Diversion Works, the Grantee shall at his own expense submit to the Director for his approval a written proposal for the Diversion Works.

(e) If the Grantee has carried out the Diversion Works, the Grantee shall maintain the drains, catchpits, culverts or manholes with covers and other structures erected or constructed as part of the Diversion Works (hereinafter collectively referred to as "the Diverted Drains") in good and substantial repair and condition and in all respects to the satisfaction of the Director and the Diverted Drains shall be handed over by the Grantee to the Government after completion free of cost upon demand by the Government and in any event the Diverted Drains shall be deemed to have been handed over to the Government by the Grantee free of cost on the date of a letter from the Director indicating the handover.

(f) 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 Director whose determination shall be final and shall be binding upon the Grantee.

(g) (i) No building or structure or support for any building or structure shall be erected and no material of whatsoever nature shall be placed on, over, under,

above, below or within the Drains and such parts of the lot measuring 3 metres horizontally on both sides from the outside of the Drains (hereinafter collectively referred to as "the Drainage Reserve Area").

(ii) Notwithstanding sub-clause (g)(i) of this Special Condition, with the prior written consent of the Director and subject to such terms and conditions as he may impose, the Grantee may erect or permit to be erected on the Drainage Reserve Area a minor structure or structures provided that if and when required by the Director, the Grantee shall at his own expense, within the period specified by and in all respects to the satisfaction of the Director, remove or demolish such structure or structures and reinstate the Drainage Reserve Area. If the Grantee fails to carry out such removal, demolition or reinstatement works within the period specified or as required in an emergency, the Director may carry out such works as he may consider necessary and the Grantee shall pay to the Government on demand the cost of such works.

(h) The Director of Drainage Services and his officers, contractors and agents and any persons authorized by the Director of Drainage Services (hereinafter collectively referred to as "the authorized drainage reserve persons") with or without tools, equipment, machinery or motor vehicles shall have the right of free and unrestricted ingress, egress and regress at all times to, from and through the lot or any part or parts thereof and the Green Areas (while the Grantee is in the possession thereof) for the purposes of inspecting, laying, operating, maintaining, repairing, renewing and removing the Drains which the Director may require or authorize. No object or material of whatsoever nature which may obstruct access or cause excessive surcharge to the Drains shall be placed within the Drainage Reserve Area. Where in the opinion of the Director (whose opinion shall be final and binding on the Grantee), there are objects or material within the Drainage Reserve Area which may obstruct access or cause excessive surcharge to the Drains, the Director shall be entitled by notice in writing to call upon the Grantee, at his own expense and in all respects to the satisfaction of the Director, to demolish or remove such objects or material and to reinstate the Drainage Reserve Area. If the Grantee shall neglect or fail to comply with such notice within the period specified therein, or as required in an emergency the Director may carry out such removal, demolition and reinstatement works as he may consider necessary and the Grantee shall pay to the Government on demand the cost of such works.

(i) Save in respect of the reinstatement of any trench excavated in the exercise of the aforesaid rights and powers, the Government and the authorized drainage reserve persons shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of or incidental to the exercise by the authorized drainage reserve persons of the right of unrestricted ingress, egress and regress and in inspecting, operating, maintaining, repairing, renewing and removing the Drains conferred under sub-clause (h) of this Special Condition and no claim whatsoever shall be made against the Government or the authorized drainage reserve persons by the Grantee in respect of any such loss, damage, nuisance or disturbance.

P. Special Condition No. (43) of the Land Grant provides that:

(a) (i) The Grantee hereby expressly acknowledges and accepts that there are no Government sewers in the vicinity available for connection to the lot as at the date of the Land Grant.

(ii) The Grantee shall at his own expense construct and provide sewage treatment and disposal facilities serving the lot (hereinafter referred to as "the Sewage Treatment and Disposal Facilities") at such locations within the lot, with such materials and to such standards in all respects to the satisfaction of the Director. The Grantee shall thereafter at his own expense operate, maintain and repair the Sewage Treatment and Disposal Facilities to the satisfaction of the Director.

(b) When Government sewers are laid and made available in the vicinity of the lot, the Grantee shall at his own expense alter the sewers or construct new sewers within the lot or both in such manner, with such materials and to such standards in all respects to the satisfaction of the Director for the purpose of connecting the same to the Government sewers.

(c) The Grantee shall, after completion of the works for connecting the sewers within the lot to the Government sewers as referred to in sub-clause (b) of this Special Condition and Special Condition No. (41)(b) of the Land Grant, demolish and remove at his own expense the Sewage Treatment and Disposal Facilities upon the request of the Director and such demolition and removal shall be effected and completed in all respects to the satisfaction of the Director.

(d) Notwithstanding anything contained in the Conditions of the Land Grant, the Government is under no obligation and gives no warranty, implied or express, whatsoever as to the laying or completion or otherwise making available of any Government sewers in the vicinity of the lot or as to the time when the same will be laid, completed or made available.

(e) The Government, the Director and his officers, contractors and agents and any persons authorized by the Director, his or their workmen with or without tools, equipment, plant, machinery or motor vehicles shall have the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof and any building or buildings erected or to be erected thereon at all times for the purpose of inspecting, sampling, testing, gauging, making measurements, taking records of the Sewage Treatment and Disposal Facilities and inspecting and checking the demolition and removal of the Sewage Treatment and Disposal Facilities. The Government, the Director and his officers, contractors and agents and any persons authorized by the Director, his or their workmen shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the exercise by the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, his or their workmen of the right conferred under this sub-clause (e) or otherwise, and no claim whatsoever shall be made against it or them by the Grantee in respect of any such loss, damage, nuisance or disturbance.

(f) The Grantee shall at all times indemnify and keep indemnified the Government from and against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the fulfilment of the obligations of the Grantee under sub-clauses (a) and (b) of this Special Condition and the demolition and removal of the Sewage Treatment and Disposal Facilities to be carried out by the Grantee under sub-clause (c) of this Special Condition.

(g) For the purpose of calculating the total gross floor area and the total site coverage respectively stipulated in Special Conditions Nos. (12)(c) and (12)(d) of the Land Grant, the Sewage Treatment and Disposal Facilities provided within the lot in accordance with sub-clause (a) of this Special Condition shall not be taken into account.

Q. Special Condition No. (44) of the Land Grant provides that:

(a) The Grantee hereby acknowledges and accepts that as at the date of the Land Grant, there is in existence a high pressure town gas pipeline running along Hiram's Highway nearby outside the east side of the lot, the approximate alignment of which is shown for identification purpose by an orange line on PLAN I annexed to the Land Grant (hereinafter referred to as "the Existing Town Gas Pipeline").

(b) The Grantee shall within six calendar months from the date of the Land Grant (or such other extended period as may be approved by the Director), at his own expense and in all respects to the satisfaction of the Director and the Director of Electrical and Mechanical Services, submit or cause to be submitted to the Director and the Director of Electrical and Mechanical Services for their approval in writing a quantitative risk assessment (hereinafter referred to as "the QRA") containing, among others, such information and particulars as the Director and the Director of Electrical and Mechanical Services may require including but not limited to a quantitative risk assessment of the risks posed by the Existing Town Gas Pipeline to the lot and the development thereon and recommendations for mitigation measures, protection works and other measures and works to be carried out within the lot (hereinafter referred to as "the Risk Mitigation Measures") to enable and ensure that the risks posed by the Existing Town Gas Pipeline to the lot and the development thereon comply with the Risk Guidelines used to assess the off-site risk levels of Potentially Hazardous Installations as described in the Hong Kong Planning Standard and Guidelines and any amending provisions.

(c) The Grantee shall at his own expense and within such time limit as shall be stipulated by the Director and the Director of Electrical and Mechanical Services carry out and implement the Risk Mitigation Measures as proposed in the QRA and approved by the Director and the Director of Electrical and Mechanical Services (hereinafter referred to as "the Approved Risk Mitigation Measures") in all respects to the satisfaction of the Director and the Director of Electrical and Mechanical Services. The Grantee shall thereafter at his own expense maintain such structures or facilities that are constructed or installed to implement the Approved Risk Mitigation Measures in all respects to the satisfaction of the Director and the Director of Electrical and Mechanical Services.

(d) No building works (except the demolition and removal of the existing buildings and structures referred to in Special Condition No. (2) of the Land Grant, the Diversion Works referred to in Special Condition No. (42)(c) of the Land Grant and site formation works) shall be commenced on the lot or any part thereof until the QRA shall have been approved in writing by the Director and the Director of Electrical and Mechanical Services.

(e) The Government and its officers shall be under no responsibility, obligation or liability whatsoever to the Grantee for any cost, damage or loss caused to or suffered by the Grantee whether arising out of or incidental to the fulfilment of the Grantee's obligations under this Special Condition or otherwise, and no claim whatsoever shall be made against the Government or its officers by the Grantee in respect of such cost, damage or loss.

R. Special Condition No. (45) of the Land Grant provides that:

In the event that a noise barrier or noise barriers with projection extending beyond the boundary of the lot and over and above any adjoining Government land (hereinafter referred to as “the Noise Barrier”) are to be erected or constructed on the lot, the following conditions shall apply:

(a) the Grantee shall at his own expense design, erect and construct the Noise Barrier in accordance with the plans approved by the Building Authority and in all respects in compliance with the Buildings Ordinance, any regulations made thereunder and any amending legislation;

(b) no foundation or support for the Noise Barrier may be erected on, upon or underneath any Government land adjoining the lot;

(c) no alteration, addition, replacement or attachment whatsoever shall be made or affixed to or upon the Noise Barrier or any part or parts thereof except with the prior written approval of the Director;

(d) the Grantee shall at all times and at his own expense uphold, maintain and repair the Noise Barrier or (where approved by the Director) any replacement thereof in good and substantial repair and condition in all respects to the satisfaction of the Director, and if temporary traffic closure or diversion shall be required for carrying out any works under this sub-clause (d), written agreement of the Commissioner for Transport on the temporary traffic arrangement shall have been obtained before commencement of any works;

(e) the Noise Barrier shall not be used for any purpose other than noise barrier, and the Grantee shall not use or suffer or allow to be used the Noise Barrier or any part or parts thereof for advertising or for the display of any signs, notices or posters whatsoever except with the prior written consent of the Director;

(f) subject to the prior written approval of the Director, the Grantee and his contractors, workmen or any other persons authorized by the Grantee shall be permitted to enter into the Government land adjoining the lot with or without tools, equipment, plant, machinery or motor vehicles for the purposes of carrying out erection, construction, inspection, repair, maintenance, cleaning, renewing and replacement of the part or parts of the Noise Barrier projecting over the Government land in accordance with this Special Condition;

(g) the Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to their entry or carrying out of the works referred to in sub-clause (f) of this Special Condition and no claim whatsoever shall be made against the Government in respect of any such loss, damage, nuisance or disturbance;

(h) the Grantee shall at all times take such precautions as may be necessary to prevent any damage or injury being caused to any Government land adjoining the lot and the Noise Barrier or to any persons or vehicles entering or using any Government land adjoining the lot and the Noise Barrier as a result of the erection, construction, repair, maintenance, alteration, use, demolition or removal of the Noise Barrier;

(i) the Director shall, at any time and at his absolute discretion, have the right to serve upon the Grantee a written notice requiring the Grantee to demolish and remove the part or parts of the Noise Barrier that project over the Government land without any replacement within six calendar months from the date of the written notice and upon receipt of such written notice, the Grantee shall at his own expense demolish and remove the aforesaid part or parts of the Noise Barrier within such period as stipulated in such written notice and in all respects to the satisfaction of the Director;

(j) in the event of the non-fulfilment of any of the Grantee’s obligations under this Special Condition, the Director may carry out the necessary works and the Grantee shall pay to the Director on demand the cost of such works;

(k) the Grantee shall at all times permit the Director, his officers, contractors, his or their workmen and any other persons authorized by the Director with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof and any building or buildings erected or to be erected thereon and the Green Areas (while the Grantee is in the possession thereof) for the purpose of inspecting, checking, and supervising any works to be carried out in accordance with sub-clauses (a), (d) and (i) of this Special Condition and carrying out any works in accordance with sub-clause (j) of this Special Condition or any other works which the Director may consider necessary;

(l) neither the Government nor the Director shall have any liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee's obligations under this Special Condition, the exercise by the Director of the right of entry under sub-clause (k) of this Special Condition or the carrying out of any works under sub-clause (j) of this Special Condition and the Grantee shall not be entitled to any claim whatsoever against the Government or the Director or his authorized officers nor any compensation whatsoever in respect of such loss, damage, nuisance or disturbance; and

(m) the Grantee shall at all times indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the erection, construction, presence, repair, maintenance, alteration, use, demolition or removal of the Noise Barrier or in connection with the works under sub-clause (j) of this Special Condition.

6. Lease conditions that are onerous to a purchaser:

A. General Condition No. 4 of the Land Grant provides that the Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with any breach of the Conditions of the Land Grant or any damage or soil and groundwater contamination caused to adjacent or adjoining land or to the lot where such damage or soil and groundwater contamination has, in the opinion of the Director (whose opinion shall be final and binding on the Grantee), arisen out of any use of the lot, or any development or redevelopment of the lot or part thereof or out of any activities carried out on the lot or out of any other works carried out thereon by the Grantee whether or not such use, development or redevelopment, activities or works are in compliance with the Conditions of the Land Grant or in breach thereof.

B. General Condition No. 10 of the Land Grant provides that:

(a) Upon any failure or neglect by the Grantee to perform, observe or comply with the Conditions of the Land Grant the Government shall be entitled to re-enter upon and take back possession of the lot or any part thereof and all or any buildings, erections and works on the lot or any part thereof and the rights of the Grantee under the Land Grant 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 of the Land Grant.

(b) Upon re-entry, the Grantee shall not be entitled to any refund of premium, payment or compensation in respect of the value of the lot or the buildings thereon or any amount expended by the Grantee in the preparation, formation or development of the lot or any part thereof or otherwise.

C. Special Condition No. (2) of the Land Grant provides that the Grantee acknowledges that as at the date of the Land Grant there are some buildings and structures existing on the old lots and undertakes to demolish and remove at his own expense the said buildings and structures from the old lots. The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee by reason of the presence or the subsequent demolition and removal of the said buildings and structures and the Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the presence of or subsequent demolition or removal of the said buildings and structures.

D. Special Condition No. (16) of the Land Grant provides that no tree growing on the lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.

E. Special Condition No. (36) the Land Grant provides that:

(a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the Grantee under the Conditions of the Land Grant, 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 term of the Land Grant maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

(c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the lot or from any adjacent or adjoining Government or leased land, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with such falling away, landslip or subsidence.

(d) In addition to any other rights or remedies herein provided for breach of any of the Conditions of the Land Grant, the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.

F. Special Condition No. (38) of the Land Grant provides that where prestressed ground anchors have been installed, upon development or redevelopment of the lot or any part thereof, the Grantee shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director and shall supply to the Director such reports and information on all such monitoring works as the Director may from time to time in his absolute discretion require. If the Grantee shall neglect or fail to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and the Grantee shall on demand repay to the Government the cost thereof.

G. Special Condition No. (39) of the Land Grant provides that:

(a) In the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as "the waste") from the lot, or from other areas affected by any development of the lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (hereinafter referred to as "the Government properties"), the Grantee shall at his own expense remove the waste from and make good any damage done to the Government properties. The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with any damage or nuisance to private property caused by such erosion, washing down or dumping.

(b) The Director may (but is not obliged to), at the request of the Grantee, remove the waste from and make good any damage done to the Government properties and the Grantee shall pay to the Government on demand the cost thereof.

H. Special Condition No. (40) of the Land Grant provides that the Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter referred to as "the Works"), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the lot or any part thereof or the Green Areas or both the lot or any part thereof and the Green Areas (hereinafter collectively referred to as "the Services"). The Grantee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Grantee shall comply with and at his own expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Grantee shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot or the Green Areas or both the lot or any part thereof and the Green Areas or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Grantee shall pay to the Government on demand the cost of such works). If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot or any part thereof or the Green Areas or both the lot or any part thereof and the Green Areas or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.

I. Special Condition No. (27) of the Land Grant provides that:

(a) (iv) The Residential Parking Spaces and Visitor' Parking Spaces shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, and belonging to the residents of the building(s) erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(b) (ii) The Parking Spaces for Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, and belonging to the residents of the building(s) erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(c) (ii) The Motor Cycle Parking Spaces shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, and belonging to the residents of the building(s) erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

J. Special Condition No. (28)(b) of the Land Grant provides that:

(b) The Loading and Unloading Spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building(s) erected or to be erected on the lot. Each of the said spaces provided shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres.

K. Special Condition No. (31)(a) of the Land Grant provides that the Residential Parking Spaces and the Motor Cycle Parking Spaces shall not be:

(a) (i) assigned except

(I) together with a residential unit in the Development; or

(II) to a person who is already the owner of a residential unit in the Development; or

(ii) underlet except to residents of the residential units in the Development.

L. See paragraph 5 above.

Notes:

1. The expression "Grantee" as mentioned in this section means the Grantee under the Land Grant and where the context so admits or requires includes his executors, administrators and assigns and in case of a corporation its successors and assigns.

2. The expression "lot" as mentioned in this section means the lot granted in the Land Grant (i.e, the land).

1. 發展項目所位於的土地的地段編號：

丈量約份第244約地段第 2195 號

2. 有關租契規定的年期：

由2021年10月12日起計50年

3. 適用於該土地的用途限制：

A. 批地文件特別條款第(11)條規定該地段或其任何部分或其上已建或擬建之建築物或其任何部分，除作私人住宅用途外，不得用作其他用途。

B. 批地文件特別條款第(48)條規定該地段內不得興建或建造墳墓或靈灰安置所，亦不得於該地段其上或內安葬或放置人類遺骸或動物遺骸（不論是否置於陶瓶或骨灰甕內或以其他方式安葬或放置）。

4. 按規定須興建並提供予政府或供公眾使用的設施：

A. 在批地文件所夾附的"PLAN I"上以綠色顯示的範圍（「綠色範圍」）之未來公共道路部分，以及地政總署署長（「署長」）全權酌情要求須由承授人提供及建造的橋樑、隧道、高架道路、下通道、溝渠、高架橋、行車天橋、行人路、道路或其他構築物，致使綠色範圍可建造建築物及供車輛和行人往來。

B. 遷移位於批地文件所夾附的"PLAN I"上以粉紅色間黑斜線加黑點顯示之該地段部分，以及批地文件所夾附的"PLAN I"上以粉紅色間黑斜線顯示之該地段部分的現存排水渠，至由署長不時批准或規定之地點，並須按照署長所批准的建議完成有關遷移工程。

5. 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，或興建或維持任何構築物或設施的責任：

A. 批地文件特別條款第(10)條規定發展項目須於2027年12月31日或之前建成至適宜佔用。

B. 批地文件一般條款第6(a)條規定承授人須於批租年期內：(i)按經批准之建築圖則保養所有建築物，不得作出變更或改動；及(ii)保養所有建築物至良好和修繕妥當的狀態。

C. 批地文件一般條款第8條規定如任何批地文件條款訂明需要拓建的私家街、私家路及後巷仍屬於批地文件協定批授的範圍，承授人應自費在該處提供照明、路面、路緣石、排水渠、渠道及進行保養工程，及致使署長在各方面滿意。署長可基於公眾利益按需要在該處執行或達致執行路燈安裝及維修工程，承授人須承擔路燈安裝工程的資本開支，並且允許工人和車輛自由進出該土地範圍，以便安裝及維修路燈。

D. 批地文件特別條款第(5)條規定：

(a) 承授人須：

(i) 於2027年12月31日或之前或經署長批准的其他延長期限，自費以署長批准的方式和物料，按署長批准的標準、高度、定線及設計，致使署長在各方面滿意：

(I) 在綠色範圍鋪設及塑造未來公共道路部分；及

(II) 提供及建造署長全權酌情要求的橋樑、隧道、高架道路、下通道、溝渠、高架橋、行車天橋、行人路、道路或其他構築物（統稱「該等構築物」），

致使綠色範圍可建造建築物及供車輛和行人往來；

(ii) 於2027年12月31日或之前或經署長批准的其他延長期限內，自費於綠色範圍鋪設路面、建造路緣及渠道，以及按署長要求為此等設施提供溝渠、污水渠、排水渠、有管道接駁總水管的消防栓、街燈、交通標誌、街道設施及道路標記，致使署長滿意；及

(iii) 自費保養綠色範圍、該等構築物及在該處所建造、安裝及提供之所有構築物、表面、溝渠、污水渠、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物，致使署長滿意，直至綠色範圍的管有權按照批地文件特別條款第(6)條交回政府為止。

(b) 若承授人未能於本特別條款第(a)條訂明之期限內履行其下之責任，政府可進行所需之工程，惟費用由承授人支付，就此承授人須應政府要求向政府繳付一筆款項，數額等於上述工程之費用，該數額由署長釐定，此決定為最終決定並對承授人具約束力。

(c) 就對承授人或任何其他人所造成或承授人或任何其他人蒙受的任何損失、損壞、滋擾或干擾，不論是否因承授人履行本特別條款第(a)條的責任或因政府行使本特別條款第(b)條的權利或其他原因而引起或附帶的，政府概不承擔任何責任；承授人亦不得針對政府就該等損失、損壞、滋擾或干擾提出任何申索。

E. 批地文件特別條款第(6)條規定僅為了進行批地文件特別條款第(5)條指明需要進行的工程，承授人將於署長發出信件予承授人中指明之日期當日被給予綠色範圍的管有權，惟該日期不可在2023年12月31日之後。綠色範圍須應政府要求交回政府，但無論如何，若署長發出信件表示批地文件條款已妥為履行致使其滿意，綠色範圍即被視為已於發信當天被承授人交回政府。承授人須在其管有綠色範圍期間的所有合理時間內，容許政府及公眾車輛及行人自由出入綠色範圍，致使署長在各方面滿意，並確保其通行不受根據批地文件特別條款第(5)條進行的或其他工程干擾或阻礙。

F. 批地文件特別條款第(7)條規定未經署長事先書面同意，承授人不得使用綠色範圍作儲存用途或任何臨時構築物之建造或任何除進行批地文件特別條款第(5)條指明之工程外之用途。

G. 批地文件特別條款第(8)條規定：

(a) 承授人須在其管有綠色範圍期間的所有合理時間內：

(i) 允許政府、署長及其官員、承辦商及代理、及任何獲署長授權人士有權進出往返及穿越該地段及綠色範圍或其任何部分，以便視察、檢查及監督任何須按批地文件特別條款第(5)(a)條進行的工程，及進行、視察、檢查及監督根據批地文件特別條款第(5)(b)條進行的工程及任何其他署長認為有需要在綠色範圍內進行的工程；

(ii) 允許政府及獲政府授權的相關公共事業公司應其要求有權進出往返及穿越該地段及綠色範圍，以供其在綠色範圍或任何毗連土地之內、之上或之下進行任何工程，包括但不限於鋪設及於其後保養管道、電線、導管、電纜管道及其他傳導媒體及為向該地段或任何毗連或鄰近土地或處所提供電訊、電力、氣體（如有）及其他服務而所需的附屬設備。承授人須就有關任何上述於綠色範圍內進行之工程之所有事宜與政府及政府正式授權的有關公共事業公司通力合作；及

(iii) 允許水務監督官員及其他可能獲其授權人士應其要求有權進出往返及穿越該地段及綠色範圍，以進行任何與綠色範圍內之任何其他水務設施之運作、保養、維修、更換及改動有關的工程。

(b) 就任何因政府、署長及其官員、承辦商及代理及任何按本特別條款第(a)條的獲授權的人士或公共事業公司行使本特別條款第(a)條的權利，而引起或附帶的，對承授人或任何人士所造成或承授人或任何人士蒙受的損失、損壞、滋擾或干擾，政府、署長及其官員、承辦商及代理及任何按本特別條款第(a)條獲授權的人士或公共事業公司概不承擔任何責任。

H. 批地文件特別條款第(13)(c)條規定：

(c) (i) 在不影響批地文件特別條款第(17)條條文的情況下，承授人須自費向屋宇署署長（下稱「屋宇署署長」）提交一圖則以供其書面批准，該圖則顯示將於該地段或其上已建或擬建之建築物之一部分或多部分之中或之內提供和保養綠化（包括但不限於提供帶土基的活體植物）（下稱「綠化範圍」）、綠化範圍的佈局和大小以及屋宇署署長可全權酌情要求或指定的其他資訊（包括但不限於綠化範圍建築工程的位置和詳情）（該項連圖則之提交下稱「該項綠化提交」）。屋宇署署長就關於何者構成該項綠化提交下之綠化提供及該地段或建築物之何一部分或何等部分構成綠化範圍的決定為最終決定並對承授人具有約束力。上述獲屋宇署署長批准的提交下稱「核准綠化提交」。就本特別條款而言，「建築工程」根據《建築物條例》、其任何附屬規例及任何修訂法例定義。

(ii) 承授人應根據核准綠化提交自費進行並完成綠化範圍的建築工程及於其後保養綠化範圍，致使屋宇署署長在各方面滿意。未經屋宇署署長事先書面批准，不得對核准綠化提交或顯示綠化範圍的圖則進行任何修改、變更、更改、改動或替代。

I. 批地文件特別條款第(15)(c)條規定承授人須自費保養在該地段內按批地文件獲豁免計算總樓面面積的康樂設施及其附屬設（「獲豁免設施」），使其處於良好和修繕妥當的狀態，並須運作獲豁免設施致使署長滿意。獲豁免設施只准供發展項目之住宅大廈的住客及其真正賓客使用，並不得供其他人士使用。

J. 批地文件特別條款第(17)條規定：

(a) 承授人須自費向規劃署署長提交園景設計圖以供其書面批准，園景設計圖須包含規劃署署長全權酌情要求或訂明於該地段內須提供的園景工程之資料。

(b) 承授人須按照經批准園景設計圖自費進行並完成園景工程，致使規劃署署長在各方面滿意。除非經規劃署署長事先書面批准，不得修訂、變動、改動、變更或替代經批准園景設計圖。

(c) 承授人須其後自費維持及保養園景工程，使其處於安全、清潔、整齊、井然及健康的狀態，致使署長滿意。

K. 批地文件特別條款第(27)條規定：

(a) (i) 須於該地段內按指定比率提供若干車位，以供按《道路交通條例》、其任何附屬規例及任何修訂法例（下稱「《道路交通條例》」）獲發牌，並屬於該地段上已建或擬建之建築物的住客、其真實賓客、訪客或受邀請者之汽車停泊（「住宅停車位」），致使署長滿意。

(a) (iii) 須按指定比率提供若干額外車位，以供按《道路交通條例》獲發牌，並屬於該地段上已建或擬建之建築物的住客的真實賓客、訪客或受邀請者之汽車停泊（「訪客停車位」），致使署長滿意。

(b) (i) 承授人須從住宅停車位及訪客停車位中，預留及指定按建築事務監督要求或批准的數目之停車位，以供傷殘人士（按《道路交通條例》定義）使用之汽車停泊（該預留及指定之停車位下稱「供傷殘人士用停車位」）。

(c) (i) 須於該地段內按指定比率提供若干車位，以供按《道路交通條例》獲發牌，並屬於該地段上已建或擬建之建築物的住客、其真實賓客、訪客或受邀請者之電單車停泊（「電單車停車位」），致使署長滿意。

L. 批地文件特別條款第(28)條規定：

(a) 須於該地段內按指定比率提供若干車位供貨車上落貨「（上落貨停車位」），致使署長滿意。

M. 批地文件特別條款第(33)條規定承授人須按照經署長批准及向署長存放之停車場布局圖保養所有停車位、上落貨停車位及其他範圍，包括但不限於升降機、樓梯平台及運轉及流轉區域。

N. 批地文件特別條款第(41)條規定：

(a) 承授人須自費建造及保養署長認為有需要的排水渠及渠道（不論是否位於該地段範圍內或政府土地上），以將落在或流經該地段上的雨水截流並排送至就近的水道、集水井、渠道或政府雨水渠，致使署長滿意；且承授人須就因該等雨水造成的任何損壞或滋擾，而不論直接或間接所引致或與之有關之任何形式之所有法律責任、申索、損失、損害賠償、支出、收費、費用、索求、法律行動及程序，不論如何產生，自行負責並彌償政府，並使其維持獲彌償。

(b) 連接該地段任何排水渠及污水渠與政府雨水渠及污水渠（如已鋪設及投入運作）之工程可由署長進行，而署長對承授人就任何由此而起的損失或損壞並無責任，且承授人須應要求向政府繳付該接駁工程之費用。另一選擇是，承授人可自費進行該接駁工程致使署長滿意，而在此情況下，上述位於政府土地內任何部分的接駁工程須由承授人自費保養，且須應要求由承授人交回予政府以供政府自費未來進行保養；承授人亦須應要求向政府繳付該接駁工程技術審核的費用。如承授人未有保養上述位於政府土地內任何部分的接駁工程，署長可進行其認為有需要的保養工程，且承授人須應要求向政府繳付該等工程的費用。

O. 批地文件特別條款第(42)條規定：

(a) 承授人確認並接受於批地文件日期，於該地段內在批地文件夾附的"PLAN I"上以粉紅色間黑斜線加黑點顯示的範圍（下稱「延遲管有範圍」）及於該地段內在批地文件夾附的"PLAN I"上

以粉紅色間黑斜線顯示的範圍內有現存排水渠，該等現存排水渠不論是於批地文件日期時已存在於該位置之排水渠，或是根據本特別條款第(c)條改道後位於其他位置之排水渠，下統稱「該等排水渠」。

(b) 在不影響批地文件特別條款第(40)條條文的情況下，在該地段展開任何建築工程（包括地盤平整工程及其他工程）之前，承授人須諮詢署長，以確保任何該等建築工程不會干擾、損壞、擾亂或阻塞該等排水渠（署長為此的決定為最終決定），如署長要求，承授人須自費採取署長所要求的預防措施，以確保承授人的建築工程不會對該等排水渠造成任何干擾、損壞、擾亂或阻塞。

(c) 承授人於批地文件年期內任何時間不得干擾、損壞、擾亂或阻塞該等排水渠，惟承授人在事先取得署長書面同意後，可按署長可能批准或要求的條件、時限、位置（不論全部或部分位於該地段之內或之外）、物料、標準、規格和設計，自費以良好工藝方式對該等排水渠進行改道工程（下稱「改道工程」），按署長根據本特別條款第(d)條批准的建議書完成改道工程，並在各方面致使署長滿意。就因該等排水渠之存在及因承授人進行之改道工程而對承授人所造成或承授人蒙受的任何損失、損壞、滋擾或干擾，政府概不承擔任何義務或責任；承授人亦不得針對政府就因該等排水渠或改道工程而對該地段或對承授人所直接或間接引起或與之有關之該等損壞、滋擾、煩擾、損失或任何形式的不利影響提出任何申索。

(d) 在展開改道工程之前，承授人須自費向署長提交改道工程的建議書以供其書面批准。

(e) 若承授人已進行改道工程，承授人須自費保養作為改道工程一部分而建造或興建的所有渠道、集水井、暗渠或連蓋沙井及其他構築物（下統稱「經改道排水渠」），使其處於良好和修繕妥當的狀態，並在各方面致使署長滿意。經改道排水渠完成後須由承授人應政府要求後免費交回予政府，無論如何，經改道雨水渠即被視為已於署長發出表示交回的信件當天由承授人免費交回予政府。

(f) 若承授人未能履行本特別條款第(b)條之責任，政府可進行所需之工程，惟費用由承授人支付，就此承授人須應政府要求向政府繳付一筆款項，數額等於上述工程之費用，該數額由署長釐定，此決定為最終決定並對承授人具約束力。

(g) (i) 不得在該等排水渠及該地段由該等排水渠之兩邊起計水平3米的範圍（下統稱「渠務專用範圍」）之上、之上方、上面、之下、下面或之內建造或放置任何建築物、構築物或任何建築物或構築物的支撐物。

(ii) 儘管本特別條款第(g)(i)條另有規定，在取得署長事先書面同意受制於其可能施加的條款及條件下，承授人可在渠務專用範圍內建造或准許建一項或多項小型構築物，惟倘若及當署長要求，承授人須自費在署長指明期限內並在各方面以署長滿意的方式移除或拆除該等構築物並復原渠務專用範圍，若承授人未能在指明期限內或在緊急情況下按要求進行該等移除、拆除或復原工程，署長可進行其認為需要的該等工程，而承授人須應要求向政府繳付上述工程之費用。

(h) 渠務署署長及其官員、承辦商及代理、工人及任何獲渠務署署長授權的人士（下統稱「獲授權渠務專用人士」）（可連同或不連同工具、設備、機械或汽車）有權在任何時間自由不受限制進出往返及穿越該地段或其任何部分及綠色範圍（當承授人持有其管有權時），以便視察、鋪設、運作、保養、維修、更新及移除署長可能要求或授權的該等排水渠。任何性質的物件或物料若可能阻礙該等排水渠之通道或對該等排水渠造成過度荷載，便不得將其放置於渠務專用範圍之內。如署長認為（其意見為最終並對承授人具約束力）渠務專用範圍之內放置物件或物料，而其可能阻礙該等排水渠之通道或對該等排水渠造成過度荷載，署長有權以書面通知要求承授人自費並在各方面致使署長滿意地拆除或移除該等物件或物料，並使渠務專用範圍恢復原狀。倘若承授人忽略或未能在通知書指明期限內或在緊急情況下按要求遵從該通知書，署長可進行其認為必需的該等移除、拆除及復原工程，而承授人須應要求向政府繳付上述工程之費用。

(i) 除復原行使上述權利及權力而挖掘的深溝外，就對承授人所造成或承授人蒙受的任何損失、損壞、滋擾或干擾，是因獲授權渠務專用人士行使本特別條款第(h)條所賦予之權利不受限制進出往返及穿越，以便視察、運作、保養、維修、更新及移除該等排水渠而引起或附帶的，政府及獲授權渠務專用人士概不承擔任何責任；承授人亦不得針對政府或獲授權渠務專用人士就該等損失、損壞、滋擾或干擾提出任何申索。

P. 批地文件特別條款第(43)條規定：

(a) (i) 承授人現確認及接受，於批地文件日期當日，該地段附近並無政府污水渠可供接駁。

(ii) 承授人須自費在該地段內按署長在各方面滿意之位置、物料及標準，自費興建及提供為該地段服務之污水處理及排污設施（下稱「污水處理及排污設施」），承授人其後須自費運作、保養及維修該污水處理及排污設施，致使署長滿意。

(b) 當政府污水渠鋪設完成並可供該地段附近使用時，承授人須自費並以在以各方面致使署長滿意之方式、物料及標準，更改該地段內之污水渠或建造新污水渠或兩者兼施，以便接駁至政府污水渠。

(c) 承授人須於完成按本特別條款第(b)條及批地文件特別條款第(41)(b)條所述將該地段內污水渠接駁至政府污水渠之工程後，應署長要求自費拆除及移除污水處理及排污設施，而有關拆除及移除工程須以在各方面致使署長滿意之方式進行及完成。

(d) 儘管批地文件條款載有任何規定，不論就有關在該地段附近鋪設或完成或以其他方式提供任何政府污水渠，或就有關鋪設、完成或提供該等污水渠之時間，政府並無責任及不作出任何明示或暗示的保證。

(e) 政府、署長及其官員、承辦商及代理，及任何獲署長授權之人士（可連同或不連同工具、設備、機器、機械或汽車）有權自由並不受限制進出往返及穿越該地段或其任何部分及其上已建或擬建之建築物，以便視察、抽樣、測試、量度、進行測量、獲取污水處理及排污設施之記錄，以及視察和檢查污水處理及排污設施之拆除及移除工程。就對承授人或任何其他人所造成或承授人或任何其他人蒙受的任何損失、損壞、滋擾或干擾，不論是否因政府、署長及其官員、承辦商及代理人，以及任何獲署長授權之人士行使本第(e)條的權利而引起或附帶的，政府、署長及其官員、承辦商及代理，及任何獲署長授權之人士及其工人概不承擔任何責任；承授人亦不得針對上述人士就該等損失、損壞、滋擾或干擾提出任何申索。

(f) 承授人於任何時間須就因承授人履行本特別條款第(a)條及第(b)條的責任及進行本特別條款第(c)條之拆除及移除污水處理及排污設施之工程，而直接或間接引起或與之有關之任何形式之責任、損失、損害賠償、申索、開支、成本、費用、索求、法律行動及程序，不論如何產生，彌償政府及使其維持獲彌償。

(g) 就計算批地文件特別條款第(12)(c)條及第(12)(d)條分別訂明之總樓面面積及總上蓋面積而言，根據本特別條款第(a)條在該地段內提供之污水處理及排污設施不應計算在內。

Q. 批地文件特別條款第(44)條規定：

(a) 承授人現確承認及接受於批地文件日期當日，該地段東面外沿西貢公路旁現存有一條高壓煤氣管道（下稱「現有煤氣管道」），其大約走線在批地文件夾附的"PLAN I"以橙色線顯示（僅供識別用途）。

(b) 承授人須在批地文件日期起計6個曆月內或署長可能批准的其他延長期限內，自費並以在各方面致使署長及機電工程署署長滿意的方式，向署長及機電工程署署長提交或促使向署長及機電工程署署長提交一份定量風險評估（下稱「定量風險評估」），以供其書面批准，該評估須載有（其中包括）署長及機電工程署署長可能要求的資料及詳情，包括但不限於有關現有煤氣管道對該地段及其發展項目所構成風險之定量風險評估，以及於該地段內進行之緩解措施、保護工程及其他措施和工程（下稱「風險緩解措施」）的建議，以致使及確保現有煤氣管道對該地段及其發展項目所構成之風險符合《香港規劃標準與準則》及任何修訂條文所載用以評估具有潛在危險的裝置之場外風險水平之風險指引。

(c) 承授人須自費並在署長及機電工程署署長訂明的時限內，進行及實施經署長及機電工程署署長批准的定量風險評估建議之風險緩解措施（下稱「經批准的風險緩解措施」），在各方面致使署長及機電工程署署長滿意。承授人其後須自費保養為實施經批准的風險緩解措施而興建或安裝之構築物或設施，並在各方面致使署長及機電工程署署長滿意。

(d) 在署長及機電工程署署長書面批准定量風險評估之前，不得在該地段或其任何部分展開任何建築工程（批地文件特別條款第(2)條所述拆除及移除現存建築物及構築物之工程、批地文件特別條款第(42)(c)條所述之改道工程，及地盤平整工程除外）。

(e) 就對承授人所造成或承授人蒙受的任何費用、損壞或損失，不論是否因承授人履行本特別條款的任何責任或其他原因而引起或附帶的，政府及其官員概不承擔任何責任、義務或法律責任；承授人亦不得針對政府或其官員就該等費用、損壞或損失提出任何申索。

R. 批地文件特別條款第(45)條規定：

如於該地段上建造或興建之噪音屏障的突出部分延伸超越該地段的界線及越過毗連的任何政府土地之上方及上面（下稱「噪音屏障」），則以下條款適用：

(a) 承授人須自費按建築事務監督批准的圖則設計、興建及建造噪音屏障，並在各方面符合《建築物條例》、其任何附屬規例及任何修訂法例的規定；

(b) 噪音屏障的任何地基或支撐結構不得在毗連該地段的任何政府土地上、之上或之下興建；

(c) 除非事先獲得署長書面批准，否則不得對噪音屏障或其任何部分作出或附加任何改動、加建、更換或附屬物；

(d) 承授人須在任何時間自費維持、保養及維修噪音屏障或（如獲署長批准）其任何替代物，使其處於良好和修繕妥當的狀態，並在各方面致使署長滿意，而若進行本第(d)條下的任何工程需要臨時封路或交通改道，則須在展開任何工程前取得運輸署署長就臨時交通安排的書面同意；

(e) 噪音屏障不得用作噪音屏障以外的任何其他用途，除非事先獲得署長書面同意，否則承授人不得使用或容許或准許噪音屏障或其任何部分用作廣告或展示任何標誌、告示或海報；

(f) 在獲得署長事先書面批准的情況下，允許承授人及其承辦商、工人或任何其他獲承授人授權的人士（可連同或不連同工具、設備、機器、機械或汽車）進入毗連該地段的政府土地，以便進行按本特別條款噪音屏障突出至政府土地上方的部分之建造、興建、視察、維修、保養、清潔、更新、更換工程；

(g) 就對承授人或任何其他人所造成或承授人或任何其他人蒙受的任何損失、損壞、滋擾或干擾，不論是否因其進入或進行本特別條款第(f)條所述之工程而引起或附帶的，政府概不承擔任何義務或責任；承授人亦不得針對政府就該等損失、損壞、滋擾或干擾提出任何申索；

(h) 承授人須時刻採取必要的預防措施，以防止因興建、建造、維修、保養、改動、使用、拆除或移除噪音屏障，而對毗連該地段的任何政府土地及噪音屏障，或對進入或使用毗連該地段的任何政府土地及噪音屏障的任何人士或車輛造成任何損害或傷害；

(i) 署長可在任何時間以其絕對酌情權向承授人發出書面通知，要求承授人在書面通知日期起計6個曆月內拆除及移除突出至政府土地上方的噪音屏障部分而不作任何替代，而承授人在收到該書面通知後，須自費在該書面通知所訂明的期限內拆除及移除上述噪音屏障部分，並在各方面致使署長滿意；

(j) 若承授人未能履行本特別條款之任何責任，署長可進行所需之工程，及費用由承授人支付，就此承授人須應署長要求向署長繳付上述工程之費用；

(k) 承授人須於任何時間允許署長、其官員、承辦商、其工人及任何其他獲署長授權的人士（可連同或不連同工具、設備、機器、機械或汽車）有權自由並不受限制進出往返及穿越該地段或其任何部分及其上任何已建或擬建之建築物及綠色範圍（當承授人持有其管有權時），以便視察、檢查及監督任何須按特別條款第(a)條、第(d) 條及第(i)條進行的工程，及按特別條款第(j)條進行的工程及任何其他署長認為有需要進行的工程；

(l) 就對承授人或任何其他人所造成或承授人或任何其他人蒙受的任何損失、損壞、滋擾或干擾，不論是否因承授人履行本特別條款的責任；或因署長按本特別條款第(k)條行使進入權或按本特別條款第(j)條進行工程而接引起或附帶的，政府及署長概不承擔任何責任；承授人亦不得針對政府或署長或獲其授權官員就該等損失、損壞、滋擾或干擾提出任何申索或獲得任何補償；及

(m) 承授人須於任何時間就因噪音屏障之建造、興建、存在、維修、保養、改動、使用、拆除或移除或與本特別條款第(j)條有關之工程，而直接或間接引起或與之有關之任何形式之責任、申索、損失、損害賠償、開支、費用、成本、索求、法律行動及程序，不論如何產生，彌償政府及使其維持獲彌償。

6. 對買方造成負擔的租用條件：

A. 批地文件一般條款第4條規定倘因承授人違反批地文件的條款又或毗連或毗鄰土地或該地段受損或出現泥土或地下水污染，而署長（其意見將作終論並對承授人具約束效力）認為有關損害或泥土或地下水污染乃因承授人使用該地段或建於該處任何發展項目或重建項目或其任何部分又或承授人於該地段進行任何活動或執行任何工程所致，則不論承授人使用該地段、發展或重建、進行活動或執行

工程乃遵從或違反此等批地條款，承授人須就任何由此直接或間接引起或有關之任何形式之責任、申索、損失、損害賠償、開支、費用、成本、索求、法律行動及程序，不論如何產生，彌償政府及使其維持獲彌償。

B. 批地文件一般條款第10條規定：

(a) 當承授人未能或忽略履行、遵守或遵從批地文件條款，政府有權收回及重新管有該地段或其任何部分以及所有或任何於該地段或其任何部分上之建築物、搭建物及工程，及承授人於批地文件下的權利隨即完全停止及終止（若僅收回一部份，則為有關該部份的權利），但無損政府就違反、不遵守或不履行批地文件任何條款及條件時享有的權利、補救方法及申索權。

(b) 當該地段被收回，承授人無權獲得任何地價退款、就該地段及其上之建築物的價值之任何款項或賠償，或承授人在準備、建造或發展該地段或其任何部分或為其他目的所花費的任何金額。

C. 批地文件特別條款第(2)條規定承授人確認於批地文件日期當日，舊地段內尚有若干現存建築物及構築物，並承諾自費將現存建築物及構築物從舊地段拆除及移除。就對承授人所造成或承授人蒙受的任何損失、損壞、滋擾或干擾，是因上述之現存建築物及構築物之存在或其後拆除及移除該等現存建築物及構築物而引致的，政府概不承擔任何責任或法律責任。承授人須就因上述之現存建築物及構築物之存在或其後拆除及移除該等現存建築物及構築物而直接或間接引起或與之有關之任何形式之責任、申索、損失、損害賠償、開支、費用、成本、索求、法律行動及程序，不論如何產生，彌償政府及使其維持獲彌償。

D. 批地文件特別條款第(16)條規定，除非經署長事先書面許可，不得移除或干擾該地段或其毗鄰所生長的樹木；署長於給予許可時可就移植、補償性環境美化或重新栽種施加其認為合適之條件。

E. 批地文件特別條款第(36)條規定：

(a) 若有或曾有任何土地之削去、清除或後移，或任何種類的堆土、填土或斜坡整理工程，不論是否經署長事先書面同意，不論是否位於該地段內或任何政府土地內，亦不論進行上述工程的目的是為承授人進行開拓、平整或發展工程或其於批地文件條款下需要進行的任何其他工程的目的或與其有關連的目的或任何其他目的，承授人須自費進行及建造該等於當時或其後有需要之斜坡整理工程、護土牆或其他支撐、防護措施、排水系統或附屬或其他工程，以保護及支持該地段內的土地及任何毗鄰或毗連之政府土地或已出租土地，及排除及預防其後發生的任何泥土剝落、泥石傾瀉或土地下陷。承授人須於批地文件年期內的所有時間自費保養上述土地、斜坡整理工程、護土牆或其他支撐、防護措施、排水系統或附屬或其他工程使其處於良好和修繕妥當的狀態，致使署長滿意。

(c) 倘若於任何時間因承授人進行的開拓、平整或發展工程或其他工程或任何其他原因而導致或引起任何泥土剝落、泥石傾瀉或土地下陷，不論是否於或自該地段內的任何土地或自任何毗鄰或毗連的政府土地或出租土地，承授人須自費還原和修復致使署長滿意，並須就該等泥土剝落、泥石傾瀉或土地下陷，而直接或間接引起或與之有關之任何形式之責任、申索、損失、損害賠償、開支、費用、成本、索求、法律行動及程序，不論如何產生，彌償政府及使其維持獲彌償。

(d) 除了批地文件訂明就任何違反批地文件條款而有的權利或濟助外，署長亦有權以書面通知形式要求承授人進行、興建及保養上述土地、斜坡整理工程、護土牆、或其他支撐、防護措施、及排水系統或附屬或其他工程，或還原和修復任何泥土剝落、泥石傾瀉或土地下陷，且如承授人忽略或未能在指明期限內遵行該通知致使署長滿意，署長可立即執行和進行任何有需要的工程，而承授人須應要求向政府償還該工程的費用，連同任何行政及專業費用或收費。

F. 批地文件特別條款第(38)條規定，若於發展或重建該地段或其任何部分時曾安裝預應力地錨，承授人須於該等預應力地錨的使用期限內自費進行定期保養及定期監測，致使署長滿意，並須不時於署長行使其絕對酌情權要求時向署長提供所有保養及監測工程之報告及資料。如承授人忽略或未能進行所須的監測工程，署長可立即執行和進行所須的監測工程，而承授人須應要求向政府償還該工程的費用。

G. 批地文件特別條款第(39)條規定：

(a) 倘若該地段或其他受開發該地段影響範圍的泥土、廢土、瓦礫、建築廢料或建材（下稱「該等廢料」）遭侵蝕、沖洗或傾倒在公共巷徑或道路上，或路旁暗渠、前濱或海床、污水渠、雨水渠或溝渠或其他政府財產之上或內（下稱「該等政府財產」），承授人須自費清理該等廢料並修葺任何對該等政府財產造成的損壞。承授人須就該等侵蝕、沖洗或傾倒對私人財產造成的任何損壞或滋擾，而直接或間接引起或與之有關之任何形式之責任、申索、損失、損害賠償、開支、費用、成本、索求、法律行動及程序，不論如何產生，彌償政府及使其維持獲彌償。

(b) 署長可以（但無義務）應承授人請求清理該等廢料並修葺該等廢料對該等政府財產造成的任何損壞，而承授人須應要求向政府繳付有關費用。

H. 批地文件特別條款第(40)條規定，承授人須於所有時候，尤其是當進行建造、保養、翻新或維修工程（下稱「該等工程」）時，採取或安排採取所有恰當及足夠的謹慎、技巧及預防措施，以免對處於或行經該地段或其任何部分、或綠色範圍、或該地段或其任何部分及綠色範圍兩者的任何部分之上、之下或旁邊的任何政府或其他現存排水渠、水道或河道、水管、道路、行人徑、街道設施、污水渠、溝渠、管道、電纜、電線、公用服務或任何其他工程或裝置（下統稱「該等服務」）造成任何損壞、干擾或阻礙。承授人須於進行任何該等工程前進行或安排進行所需的恰當搜索及勘查，以查明該等服務之現行位置及水平，並須就如何處理任何或會受該等工程影響之該等服務向署長提交書面建議書供其就各方面批准，且不得在署長就該等工程及上述建議書發出書面批准之前進行任何工程。承授人須遵行及自費達成署長於發出上述批准時就該等服務所施加的任何要求，包括任何有需要的改道、重鋪或還原工程之費用。承授人須自費在各方面維修、修復及還原所有因該等工程對該地段、或綠色範圍、或該地段或其任何部分及綠色範圍兩者的任何部分或任何該等服務所造成，或以任何方式引致的損壞、干擾或阻礙，致使署長滿意（溝渠 、污水渠、雨水渠或水管除外 ，其之修復將由署長進行，除非署長另有決定，而承授人須應要求向政府繳付上述工程之費用）。若承授人未有對該地段或其任何部分、或綠色範圍、或該地段或其任何部分及綠色範圍兩者的任何部分或任何該等服務進行任何所需之改道、重鋪、維修、修復及還原工程致使署長滿意，署長可進行其認為有需要之改道、重鋪、維修、修復及還原工程，而承授人須應要求向政府繳付上述工程之費用。

I. 批地文件特別條款第(27)條規定：

(a) (iv) 住宅停車位及訪客停車位不得用作停泊按《道路交通條例》獲發牌，且屬於該地段上已建或擬建建築物的住客、其真實賓客、訪客或受邀請者之汽車以外的任何用途，尤其是上述停車位不得用作儲存、展示或展覽供出售或作他用的汽車或用作提供汽車清潔美容服務。

(b) (ii) 供傷殘人士用停車位不得用作停泊傷殘人士（按《道路交通條例》定義），且屬於該地段上已建或擬建之建築物的住客、其真實賓客、訪客或受邀請者之汽車以外的任何用途，尤其是上述停車位不得用作儲存、展示或展覽供出售或作他用的汽車或用作提供汽車清潔美容服務。

(c) (ii) 電單車停車位不得用作停泊按《道路交通條例》獲發牌，且屬於該地段上已建或擬建建築物的住客、其真實賓客、訪客或受邀請者之電單車以外的任何用途，尤其是上述停車位不得用作儲存、展示或展覽供出售或作他用的汽車或用作提供汽車清潔美容服務。

J. 批地文件特別條款第(28)(b)條規定：

(b) 上落貨停車位不得用作與該地段已建或擬建建築物有關之貨車上落貨之外的任何用途。而上述每一停車位須闊 3.5 米，長 11.0 米，其淨空高度不得少於 4.7 米。

K. 批地文件特別條款第(31)(a)條規定，住宅停車位及電單車停車位不得：

(a) (i) 轉讓，除非

(I) 連同發展項目內的一個住宅單位一併轉讓；或

(II) 轉讓予已是發展項目內一個住宅單位的業主的人士；或

(ii) 出租，除非出租予發展項目住宅單位之住客。

L. 請參閱上文第5段。

備註：

1. 本節中提述「承授人」一詞指根據批地文件中的承授人和如文意允許或要求包括其遺囑執行人、遺產管理人、承讓人及（如為法團）其繼承人和承讓人。

2. 本節中提述「該地段」一詞指批地文件中的地段（即「該土地」）。

1. Description of any facilities that are required under the land grant to be constructed and provided for the Government, or for public use

A. Such portions of future public roads shown coloured green on PLAN I annexed to the Land Grant ("the Green Areas") to be laid and formed and such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director of Lands ("the Director") at his sole discretion may require to be provided and constructed by the Grantee so that building, vehicular and pedestrian traffic may be carried on the Green Areas.

B. Diversion of existing drains within that portion of the lot shown coloured pink hatched black stippled black on PLAN I annexed to the Land Grant and that portion of the lot shown coloured pink hatched black on PLAN I annexed to the Land Grant to such locations as the Director may approve or require and complete such diversion works in accordance with the proposal approved by the Director.

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

See A above.

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

Not applicable.

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

Not applicable.

5. Plan(s) showing locations of the facilities mentioned in 1 and 2, open spaces mentioned in 3 (if any) and those parts of the land mentioned in 4 (if any)

See the plan below in this section.

6. General public's right to use

In relation to any of those facilities and open spaces, and those parts of the land, mentioned in paragraphs 1, 2, 3 and 4 above that are for public use, the general public has the right to use the facilities or open spaces, or the parts of the land, in accordance with the Land Grant or the deed of dedication (as the case may be).

7. Management, operation and maintenance

The facilities mentioned in 2 and open spaces mentioned in 3 (if any) are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Development, and those owners are required to meet a proportion of the expense of managing, operating or maintaining those facilities or open spaces (if any) through the management expenses apportioned to the residential properties concerned.

8. Provisions of the land grant and the deed of dedication (if applicable), and of the deed of mutual covenant in respect of the Development that concern the facilities mentioned in 1 or 2 and open spaces mentioned in 3 (if any), and those parts of the land mentioned in 4 (if any)

A. Green Areas

Land Grant

Special Condition No. (5)

"(a) The Grantee shall:

(i) on or before the 31st day of December 2027 or such other extended period as may be approved by the Director, at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

(I) lay and form those portions of future public road on the Green Areas; and

(II) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as "the Structures")

so that building, vehicular and pedestrian traffic may be carried on the Green Areas;

(ii) on or before the 31st day of December 2027 or such other extended period as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Areas and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and

(iii) maintain at his own expense the Green Areas together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Areas has been delivered in accordance with Special Condition No. (6) hereof.

(b) In the event of the non-fulfilment of the Grantee's obligations under sub-clause (a) of this Special Condition within the prescribed period stated therein, the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Grantee.

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

Special Condition No. (6)

"For the purpose only of carrying out the necessary works specified in Special Condition No. (5) hereof, the Grantee shall be granted possession of the Green Areas on a date to be specified in a letter to be issued to the Grantee by the Director, such date to be not later than the 31st day of December 2023. The Green Areas shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Grantee on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Grantee shall at all reasonable times while he is in possession of the Green Areas allow free access over and along the Green Areas for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (5) hereof or otherwise."

Special Condition No. (7)

"The Grantee shall not without the prior written consent of the Director use the Green Areas for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No. (5) hereof."

Special Condition No. (8)

"(a) The Grantee shall at all reasonable times while he is in the possession of the Green Areas:

(i) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the lot and the Green Areas for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (5)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (5)(b) hereof and any other works which the Director may consider necessary in the Green Areas;

(ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the lot and the Green Areas as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Areas or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighbouring land or premises, and the Grantee shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Areas; and

(iii) permit the officers of the Water Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the lot and the Green Areas as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Green Areas.

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

Special Condition No. (40)

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

Special Condition No. (42)

"(a) The Grantee acknowledges and accepts that as at the date of this Agreement there are drains existing within that portion of the lot shown coloured pink hatched black stippled black on PLAN I annexed hereto (hereinafter referred to as "the Deferred Possession Area") and that portion of the lot shown coloured pink hatched black on PLAN I annexed hereto. The said existing drains, whether at the locations as at the date of this Agreement and the drains at such other locations to which they are diverted pursuant to sub-clause (c) of this Special Condition are hereinafter collectively referred to as "the Drains".

(b) Without prejudice to the provisions of Special Condition No. (40) hereof, prior to the commencement of any building works (including site formation works and other works) whatsoever on the lot, the Grantee shall consult the Director so as to ensure that any such building works do not interfere with, damage, disturb or obstruct the Drains (as to which the decision of the Director shall be conclusive) and if so required by the Director, the Grantee shall, at his own expense, take such precautions as may be required by the Director to ensure that the building works of the Grantee do not cause any interference with, or damage, disturbance or obstruction to the Drains.

(c) The Grantee shall not at any time during the term hereby agreed to be granted interfere with, damage, disturb or obstruct the Drains provided that with and subject to the prior written consent of the Director, the Grantee may at his own cost and expense in good and workmanlike manner divert the Drains in

accordance with such conditions, within such time limit and to such locations whether wholly or partly within or outside the lot with such materials and to such standard, specification and design as the Director may approve or require (hereinafter referred to as "the Diversion Works") and complete the Diversion Works in accordance with the proposal approved by the Director under sub-clause (d) of this Special Condition in all respects to the satisfaction of the Director. The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee by reason of the presence of the Drains and the carrying out of the Diversion Works and the Grantee shall not make any claim whatsoever against the Government of any damage, nuisance, annoyance, loss or detriment of any kind whatsoever caused to the lot or to the Grantee arising directly or indirectly out of or in connection with the Drains or the Diversion Works.

(d) Prior to commencement of the Diversion Works, the Grantee shall at his own expense submit to the Director for his approval a written proposal for the Diversion Works.

(e) If the Grantee has carried out the Diversion Works, the Grantee shall maintain the drains, catchpits, culverts or manholes with covers and other structures erected or constructed as part of the Diversion Works (hereinafter collectively referred to as "the Diverted Drains") in good and substantial repair and condition and in all respects to the satisfaction of the Director and the Diverted Drains shall be handed over by the Grantee to the Government after completion free of cost upon demand by the Government and in any event the Diverted Drains shall be deemed to have been handed over to the Government by the Grantee free of cost on the date of a letter from the Director indicating the handover.

(f) 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 Director whose determination shall be final and shall be binding upon the Grantee.

(g) (i) No building or structure or support for any building or structure shall be erected and no material of whatsoever nature shall be placed on, over, under, above, below or within the Drains and such parts of the lot measuring 3 metres horizontally on both sides from the outside of the Drains (hereinafter collectively referred to as "the Drainage Reserve Area").

(ii) Notwithstanding sub-clause (g)(i) of this Special Condition, with the prior written consent of the Director and subject to such terms and conditions as he may impose, the Grantee may erect or permit to be erected on the Drainage Reserve Area a minor structure or structures provided that if and when required by the Director, the Grantee shall at his own expense, within the period specified by and in all respects to the satisfaction of the Director, remove or demolish such structure or structures and reinstate the Drainage Reserve Area. If the Grantee fails to carry out such removal, demolition or reinstatement works within the period specified or as required in an emergency, the Director may carry out such works as he may consider necessary and the Grantee shall pay to the Government on demand the cost of such works.

(h) The Director of Drainage Services and his officers, contractors and agents and any persons authorized by the Director of Drainage Services (hereinafter collectively referred to as "the authorized drainage reserve persons") with or without tools, equipment, machinery or motor vehicles shall have the right of free and unrestricted ingress, egress and regress at all times to, from and through the lot or any part or parts thereof and the Green Areas (while the Grantee is in the possession thereof) for the purposes of inspecting, laying, operating, maintaining, repairing, renewing and removing the Drains which the Director may require or authorize. No object or material of whatsoever nature which may obstruct access or cause excessive surcharge to the Drains shall be placed within the Drainage Reserve Area. Where in the opinion of the Director (whose opinion shall be final and binding on the Grantee), there are objects or material within the Drainage Reserve Area which may obstruct access or cause excessive surcharge to the Drains, the Director shall be entitled by notice in writing to call upon the Grantee, at his own expense and in all respects to the satisfaction of the Director, to demolish or remove such objects or material and to reinstate the Drainage Reserve Area. If the Grantee shall neglect or fail to comply with such notice within the period specified therein, or as required in an emergency the Director may carry out such removal, demolition and reinstatement works as he may consider necessary and the Grantee shall pay to the Government on demand the cost of such works.

(i) Save in respect of the reinstatement of any trench excavated in the exercise of the aforesaid rights and powers, the Government and the authorized drainage reserve persons shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of or incidental to the exercise by the authorized drainage reserve persons of the right of unrestricted ingress, egress and regress and in inspecting, operating, maintaining, repairing, renewing and removing the Drains conferred under sub-clause (h) of this Special Condition and no claim whatsoever shall be made against the Government or the authorized drainage reserve persons by the Grantee in respect of any such loss, damage, nuisance or disturbance."

Special Condition No. (45)

"In the event that a noise barrier or noise barriers with projection extending beyond the boundary of the lot and over and above any adjoining Government land (hereinafter referred to as "the Noise Barrier") are to be erected or constructed on the lot, the following conditions shall apply:

(a) the Grantee shall at his own expense design, erect and construct the Noise Barrier in accordance with the plans approved by the Building Authority and in all respects in compliance with the Buildings Ordinance, any regulations made thereunder and any amending legislation;

(b) no foundation or support for the Noise Barrier may be erected on, upon or underneath any Government land adjoining the lot;

(c) no alteration, addition, replacement or attachment whatsoever shall be made or affixed to or upon the Noise Barrier or any part or parts thereof except with the prior written approval of the Director;

(d) the Grantee shall at all times and at his own expense uphold, maintain and repair the Noise Barrier or (where approved by the Director) any replacement thereof in good and substantial repair and condition in all respects to the satisfaction of the Director, and if temporary traffic closure or diversion shall be required for carrying out any works under this sub-clause (d), written agreement of the Commissioner for Transport on the temporary traffic arrangement shall have been obtained before commencement of any works;

(e) the Noise Barrier shall not be used for any purpose other than noise barrier, and the Grantee shall not use or suffer or allow to be used the Noise Barrier or any part or parts thereof for advertising or for the display of any signs, notices or posters whatsoever except with the prior written consent of the Director;

(f) subject to the prior written approval of the Director, the Grantee and his contractors, workmen or any other persons authorized by the Grantee shall be permitted to enter into the Government land adjoining the lot with or without tools, equipment, plant, machinery or motor vehicles for the purposes of carrying out erection, construction, inspection, repair, maintenance, cleaning, renewing and replacement of the part or parts of the Noise Barrier projecting over the Government land in accordance with this Special Condition;

(g) the Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to their entry or carrying out of the works referred to in sub-clause (f) of this Special Condition and no claim whatsoever shall be made against the Government in respect of any such loss, damage, nuisance or disturbance;

(h) the Grantee shall at all times take such precautions as may be necessary to prevent any damage or injury being caused to any Government land adjoining the lot and the Noise Barrier or to any persons or vehicles entering or using any Government land adjoining the lot and the Noise Barrier as a result of the erection, construction, repair, maintenance, alteration, use, demolition or removal of the Noise Barrier;

(i) the Director shall, at any time and at his absolute discretion, have the right to serve upon the Grantee a written notice requiring the Grantee to demolish and remove the part or parts of the Noise Barrier that project over the Government land without any replacement within six calendar months from the date of the written notice and upon receipt of such written notice, the Grantee shall at his own expense demolish and remove the aforesaid part or parts of the Noise Barrier within such period as stipulated in such written notice and in all respects to the satisfaction of the Director;

(j) in the event of the non-fulfilment of any of the Grantee's obligations under this Special Condition, the Director may carry out the necessary works and the Grantee shall pay to the Director on demand the cost of such works;

(k) the Grantee shall at all times permit the Director, his officers, contractors, his or their workmen and any other persons authorized by the Director with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof and any building or buildings erected or to be erected thereon and the Green Areas (while the Grantee is in the possession thereof) for the purpose of inspecting, checking, and supervising any works to be carried out in accordance with sub-clauses (a), (d) and (i) of this Special Condition and carrying out any works in accordance with sub-clause (j) of this Special Condition or any other works which the Director may consider necessary;

(l) neither the Government nor the Director shall have any liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee's obligations under this Special Condition, the exercise by the Director of the right of entry under sub-clause (k) of this Special Condition or the carrying out of any works under sub-clause (j) of this Special Condition and the Grantee shall not be entitled to any claim whatsoever against the Government or the Director or his authorized officers nor any compensation whatsoever in respect of such loss, damage, nuisance or disturbance; and

(m) the Grantee shall at all times indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the erection, construction, presence, repair, maintenance, alteration, use, demolition or removal of the Noise Barrier or in connection with the works under sub-clause (j) of this Special Condition."

Deed of Mutual Covenant

Part A of Schedule 12 (Definitions)

""**Off-site Areas**" means "the Green Areas" referred to in Special Condition No.(5)(a)(i)(I) of the Government Grant and "the Structures" referred to in Special Condition No.(5)(a)(i)(II) of the Government Grant.

"**Insurance Applicable Areas**" means the Common Areas and Facilities, Slope Structures and the Off-site Areas (until possession of which is delivered to the Government)."

Paragraph 1(m) of Schedule 4 (Owners' Covenants)

"1. (m) No Owner shall do or permit or suffer to be done any act or thing whereby any insurance on the Development, Land or Insurance Applicable Areas may become void or voidable or whereby the premia for any such insurance may be increased and in the event of any breach of this covenant by any Owner, in addition to any other liability incurred thereby, such Owner shall be liable for the amount of any increase in premium caused by or on account of such breach."

Paragraph 18 of Part C of Schedule 5

"18. All expenses in relation to the Off-site Areas (until possession of which is delivered to the Government under Special Condition No.(5)(a)(iii) of the Government Grant) under the Government Grant."

Paragraph 2(a) of Schedule 6 (Manager's Powers)

"2. Insurance

(a) To insure and keep insured the Insurance Applicable Areas and all parts thereof as comprehensively as reasonably possible and in particular to the full new reinstatement value against loss or damage by fire or such other perils as the Manager shall reasonably deem fit (unless otherwise directed by the Owners' Corporation), and to effect insurances against occupiers' liability, public liability and employer's liability in respect of the Manager's employees employed within or exclusively in connection with the management of the Development, workmen compensation or other insurance as the Manager shall deem necessary with some reputable insurance company(ies) in the name of the Manager for and on behalf of the Owners for the time being of the Land and in the Development according to their respective interests and in such sum or sums as the Manager shall deem fit and to pay all premia required to keep such insurance policies in force."

Paragraph 4 of Schedule 6 (Manager's Powers)

"4. Prevention of Erosion

To prevent so far as is possible any refuse or other matter being deposited, washed, eroded or falling from the Development onto any part of any public roads or any road-culverts, sewers, drains, nullahs or other Government property and to remove any such matter therefrom and to ensure that no damage is done to any part of any Government property or any drains, waterways, watercourses, water mains, roads, footpaths, street furniture, sewers, nullahs, pipes, cables, wires, utility services or other works or installations being in, under, over or adjacent to the Land by reason of any maintenance or other works carried out by the Manager as herein provided and to make good any such damage."

Paragraph 22 of Schedule 6 (Manager's Powers)

"22. Matters outside boundary

To carry out and perform, in relation to the Off-site Areas (to the extent that the same has not been re-delivered to the Government in accordance with the Government Grant), all acts, activities and works required by the Government Grant, the law or insurers of insurance taken out in relation thereto, or which are deemed appropriate by the Manager for performing and complying with the provisions of the Government Grant, the law or those insurers in relation to the same."

Deed of Dedication

Not applicable.

B. Diverted Drains

Land Grant

Special Condition No. (42)

"(a) The Grantee acknowledges and accepts that as at the date of this Agreement there are drains existing within that portion of the lot shown coloured pink hatched black stippled black on PLAN I annexed hereto (hereinafter referred to as "the Deferred Possession Area") and that portion of the lot shown coloured pink hatched black on PLAN I annexed hereto. The said existing drains, whether at the locations as at the date of this Agreement and the drains at such other locations to which they are diverted pursuant to sub-clause (c) of this Special Condition are hereinafter collectively referred to as "the Drains".

(b) Without prejudice to the provisions of Special Condition No. (40) hereof, prior to the commencement of any building works (including site formation works and other works) whatsoever on the lot, the Grantee shall consult the Director so as to ensure that any such building works do not interfere with, damage, disturb or obstruct the Drains (as to which the decision of the Director shall be conclusive) and if so required by the Director, the Grantee shall, at his own expense, take such precautions as may be required by the Director to ensure that the building works of the Grantee do not cause any interference with, or damage, disturbance or obstruction to the Drains.

(c) The Grantee shall not at any time during the term hereby agreed to be granted interfere with, damage, disturb or obstruct the Drains provided that with and subject to the prior written consent of the Director, the Grantee may at his own cost and expense in good and workmanlike manner divert the Drains in accordance with such conditions, within such time limit and to such locations whether wholly or partly within or outside the lot with such materials and to such standard, specification and design as the Director may approve or require (hereinafter referred to as "the Diversion Works") and complete the Diversion Works in accordance with the proposal approved by the Director under sub-clause (d) of this Special Condition in all respects to the satisfaction of the Director. The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee by reason of the presence of the Drains and the carrying out of the Diversion Works and the Grantee shall not make any claim whatsoever against the Government of any damage, nuisance, annoyance, loss or detriment of any kind whatsoever caused to the lot or to the Grantee arising directly or indirectly out of or in connection with the Drains or the Diversion Works.

(d) Prior to commencement of the Diversion Works, the Grantee shall at his own expense submit to the Director for his approval a written proposal for the Diversion Works.

(e) If the Grantee has carried out the Diversion Works, the Grantee shall maintain the drains, catchpits, culverts or manholes with covers and other structures erected or constructed as part of the Diversion Works (hereinafter collectively referred to as "the Diverted Drains") in good and substantial repair and condition and in all respects to the satisfaction of the Director and the Diverted Drains shall be handed over by the Grantee to the Government after completion free of cost upon demand by the Government and in any event the Diverted Drains shall be deemed to have been handed over to the Government by the Grantee free of cost on the date of a letter from the Director indicating the handover.

(f) 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 Director whose determination shall be final and shall be binding upon the Grantee.

(g) (i) No building or structure or support for any building or structure shall be erected and no material of whatsoever nature shall be placed on, over, under, above, below or within the Drains and such parts of the lot measuring 3 metres horizontally on both sides from the outside of the Drains (hereinafter collectively referred to as "the Drainage Reserve Area").

(ii) Notwithstanding sub-clause (g)(i) of this Special Condition, with the prior written consent of the Director and subject to such terms and conditions as he may impose, the Grantee may erect or permit to be erected on the Drainage Reserve Area a minor structure or structures provided that if and when required by the Director, the Grantee shall at his own expense, within the period specified by and in all respects to the satisfaction of the Director, remove or demolish such structure or structures and reinstate the Drainage Reserve Area. If the Grantee fails to carry out such removal, demolition or reinstatement works within the period specified or as required in an emergency, the Director may carry out such works as he may consider necessary and the Grantee shall pay to the Government on demand the cost of such works.

(h) The Director of Drainage Services and his officers, contractors and agents and any persons authorized by the Director of Drainage Services (hereinafter collectively referred to as "the authorized drainage reserve persons") with or without tools, equipment, machinery or motor vehicles shall have the right of free and unrestricted ingress, egress and regress at all times to, from and through the lot or any part or parts thereof and the Green Areas (while the Grantee is in the possession thereof) for the purposes of inspecting, laying, operating, maintaining, repairing, renewing and removing the Drains which the Director may require or authorize. No object or material of whatsoever nature which may obstruct access or cause excessive surcharge to the Drains shall be placed within the Drainage Reserve Area. Where in the opinion of the Director (whose opinion shall be final and binding on the Grantee), there are objects or material within the Drainage Reserve Area which may obstruct access or cause excessive surcharge to the Drains, the Director shall be entitled by notice in writing to call upon the Grantee, at his own expense and in all respects to the satisfaction of the Director, to demolish or remove such objects or material and to reinstate the Drainage Reserve Area. If the Grantee shall neglect or fail to comply with such notice within the period specified therein, or as required in an emergency the Director may carry out such removal, demolition and reinstatement works as he may consider necessary and the Grantee shall pay to the Government on demand the cost of such works.

(i) Save in respect of the reinstatement of any trench excavated in the exercise of the aforesaid rights and powers, the Government and the authorized drainage reserve persons shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of or incidental to the exercise by the authorized drainage reserve persons of the right of unrestricted ingress, egress and regress and in inspecting, operating, maintaining, repairing, renewing and removing the Drains conferred under sub-clause (h) of this Special Condition and no claim whatsoever shall be made against the Government or the authorized drainage reserve persons by the Grantee in respect of any such loss, damage, nuisance or disturbance."

Deed of Mutual Covenant

Part A of Schedule 12

""**Off-site Areas" means** "the Green Areas" referred to in Special Condition No.(5)(a)(i)(I) of the Government Grant and "the Structures" referred to in Special Condition No.(5)(a)(i)(II) of the Government Grant."

""**Insurance Applicable Areas**" means the Common Areas and Facilities, Slope Structures and the Off-site Areas (until possession of which is delivered to the Government)."

Clause 5.1

"Management expenses shall be the expenses, costs and charges (including (without limitation) the items set forth in Part C of Schedule 5) necessarily and reasonably incurred in the management of the Development and the Land under this Deed."

Paragraph 18 of Part C of Schedule 5

"All expenses in relation to the Off-site Areas (until possession of which is delivered to the Government under Special Condition No.(5)(a)(iii) of the Government Grant) under the Government Grant."

Clause 4.7.1

"The Manager shall manage the Development and the Land in a proper manner in accordance with this Deed. Except as otherwise provided in this Deed, the Manager shall, in addition to the other powers expressly provided in this Deed, have the powers to do anything else which it considers is necessary or expedient for the proper management of the Land, including those powers as set forth in Schedule 6 in particular but without in any way limiting the generality of the foregoing."

Paragraph 2(a) of Schedule 6

"To insure and keep insured the Insurance Applicable Areas and all parts thereof as comprehensively as reasonably possible and in particular to the full new reinstatement value against loss or damage by fire or such other perils as the Manager shall reasonably deem fit (unless otherwise directed by the Owners' Corporation), and to effect insurances against occupiers' liability, public liability and employer's liability in respect of the Manager's employees employed within or exclusively in connection with the management of the Development, workmen compensation or other insurance as the Manager shall deem necessary with some reputable insurance company(ies) in the name of the Manager for and on behalf of the Owners for the time being of the Land and in the Development according to their respective interests and in such sum or sums as the Manager shall deem fit and to pay all premia required to keep such insurance policies in force."

Paragraph 22 of Schedule 6

"To carry out and perform, in relation to the Off-site Areas (to the extent that the same has not been re-delivered to the Government in accordance with the Government Grant), all acts, activities and works required by the Government Grant, the law or insurers of insurance taken out in relation thereto, or which are deemed appropriate by the Manager for performing and complying with the provisions of the Government Grant, the law or those insurers in relation to the same."

Deed of Dedication

Not applicable.

1. 對根據批地文件規定須興建並提供予政府或供公眾使用的任何設施的描述

A. 在批地文件所夾附的"PLAN I"上以綠色顯示的範圍(「綠色範圍」)之未來公共道路部分,以及地政總署署長(「署長」)全權酌情要求須由承授人提供及建造的橋樑、隧道、高架道路、下通道、溝渠、高架橋、行車天橋、行人路、道路或其他構築物,致使綠色範圍可建造建築物及供車輛和行人往來。

B. 遷移位於批地文件所夾附的"PLAN I"上以粉紅色間黑斜線加黑點顯示之該地段部分,以及批地文件所夾附的"PLAN I"上以粉紅色間黑斜線顯示之該地段部分的現存排水渠,至由署長不時批准或規定之地點,並須按照署長所批准的建議完成有關遷移工程。

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

見上文第 A 段。

3. 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地的大小

不適用。

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

不適用。

5. 顯示第1及2段所提及之設施、第3段所提及之休憩用地(如有)及第4段所提及之土地中的該等部分(如有)之圖則

見本節內之圖則。

6. 公眾之使用權

就上文第 1、2、3 及 4 段所提及供公眾使用的任何該等設施及休憩用地,及該土地中的該等部分,公眾有權按照批地文件或撥出私人地方供公眾使用的契據(視屬何情況而定) 使用該等設施或休憩用地,或該土地中的該等部分。

7. 管理、營運及維持

第2段所提及之設施、第3段所提及之休憩用地(如有)按規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持。該等擁有人按規定須以由有關住宅物業分攤的管理開支,應付管理、營運或維持該等設施或休憩用地(如有)的部分開支。

8. 批地文件、撥出私人地方供公眾使用的契據(如有)及發展項目公契中關於第1及2段所提及之設施、第3段所提及之休憩用地(如有)及第4段所提及之土地中的該等部分(如有)的條文

A. 綠色範圍

批地文件

批地文件特別條款第(5)條

「(a) 承授人須:

(i) 於2027年12月31日或之前或經署長批准的其他延長期限,自費以署長批准的方式和物料,按署長批准的標準、高度、定線及設計,致使署長在各方面滿意:

(I) 在綠色範圍鋪設及塑造未來公共道路部分;及

(II) 提供及建造橋樑、隧道、高架道路、下通道、溝渠、高架橋、行車天橋、行人路、道路或其他構築物(統稱「該等構築物」),

致使綠色範圍可建造建築物及供車輛和行人往來;

(ii) 於2027年12月31日或之前或經署長批准的其他延長期限內,自費於綠色範圍鋪設路面、建造路緣及渠道,以及按署長要求為此等設施提供溝渠、污水渠、排水渠、有管道接駁總水管的消防栓、街燈、交通標誌、街道設施及道路標記,致使署長滿意;及

(iii) 自費保養綠色範圍、該等構築物及在該處所建造、安裝及提供之所有構築物、表面、溝渠、污水渠、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物,致使署長滿意,直至綠色範圍的管有權按照批地文件特別條款第(6)條交回政府為止。

(b) 若承授人未能於本特別條款第(a)條訂明之期限內履行其下之責任,政府可進行所需之工程,惟費用由承授人支付,就此承授人須應政府要求向政府繳付一筆款項,數額等於上述工程之費用,該數額由署長釐定,此決定為最終決定並對承授人具約束力。

(c) 就對承授人或任何其他人所造成或承授人或任何其他人蒙受的任何損失、損壞、滋擾或干擾,不論是否因承授人履行本特別條款第(a)條的責任或因政府行使本特別條款第(b)條的權利或其他原因而引起或附帶的,政府概不承擔任何責任;承授人亦不得針對政府就該等損失、損壞、滋擾或干擾提出任何申索。」

批地文件特別條款第(6)條

「僅為了進行批地文件特別條款第(5)條指明進行的工程,承授人將於署長發出信件予承授人中指明之日期當日被給予綠色範圍的管有權,惟該日期不可在2023年12月31日之後。綠色範圍須應政府要求交回政府,但無論如何,若署長發出信件表示此等條款已妥為履行致使其滿意,綠色範圍即被視為已於發信當天被承授人交回政府。承授人須在其管有綠色範圍期間的所有合理時間內,容許政府及公眾車輛及行人自由出入綠色範圍,致使署長在各方面滿意,並確保其通行不受根據批地文件特別條款第(5)條進行的或其他工程干擾或阻礙。」

批地文件特別條款第(7)條

「未經署長事先書面同意，承授人不得使用綠色範圍作儲存用途或任何臨時構築物之建造或任何除進行批地文件特別條款第(5)條指明之工程外之用途。」

批地文件特別條款第(8)條

「(a) 承授人須在其管有綠色範圍期間的所有合理時間內：

(i) 允許政府、署長及其官員、承辦商及代理、及任何獲署長授權人士有權進出往返及穿越該地段及綠色範圍或其任何部分，以便視察、檢查及監督任何須按批地文件特別條款第(5)(a)條進行的工程，及進行、視察、檢查及監督根據批地文件特別條款第(5)(b)條進行的工程及任何其他署長認為有需要在綠色範圍內進行的工程；

(ii) 允許政府及獲政府授權的相關公共事業公司應其要求有權進出往返及穿越該地段及綠色範圍，以供其在綠色範圍或任何毗連土地之內、之上或之下進行任何工程，包括但不限於鋪設及於其後保養管道、電線、導管、電纜管道及其他傳導媒體及為向該地段或任何毗連或鄰近土地或處所提供電訊、電力、氣體（如有）及其他服務而所需的附屬設備。承授人須就有關任何上述於綠色範圍內進行之工程之所有事宜與政府及政府正式授權的有關公共事業公司通力合作；及

(iii) 允許水務監督官員及其他可能獲其授權人士應其要求有權進出往返及穿越該地段及綠色範圍，以進行任何與綠色範圍內之任何其他水務設施之運作、保養、維修、更換及改動有關的工程。

(b) 就任何因政府、署長及其官員、承辦商及代理及任何按本特別條款第(a)條的獲授權的人士或公共事業公司行使本特別條款第(a)條的權利，而引起或附帶的，對承授人或任何人士所造成或承授人或任何人士蒙受的損失、損壞、滋擾或干擾，政府、署長及其官員、承辦商及代理及任何按本特別條款第(a)條獲授權的人士或公共事業公司概不承擔任何責任。」

批地文件特別條款第(40)條

「承授人須於所有時候，尤其是當進行建造、保養、翻新或維修工程（下稱「該等工程」）時，採取或安排採取所有恰當及足夠的謹慎、技巧及預防措施，以免對處於或行經該地段或其任何部分、或綠色範圍、或該地段或其任何部分及綠色範圍兩者的任何部分之上、之下或旁邊的任何政府或其他現存排水渠、水道或河道、水管、道路、行人徑、街道設施、污水渠、溝渠、管道、電纜、電線、公用服務或任何其他工程或裝置（下統稱「該等服務」）造成任何損壞、干擾或阻礙。承授人須於進行任何該等工程前進行或安排進行所需的恰當搜索及勘查，以查明該等服務之現行位置及水平，並須就如何處理任何或會受該等工程影響之該等服務向署長提交書面建議書供其就各方面批准，且不得在署長就該等工程及上述建議書發出書面批准之前進行任何工程。承授人須遵行及自費達成署長於發出上述批准時就該等服務所施加的任何要求，包括任何有需要的改道、重鋪或還原工程之費用。承授人須自費在各方面維修、修復及還原所有因該等工程對該地段、或綠色範圍、或該地段或其任何部分及綠色範圍兩者的任何部分或任何該等服務所造成，或以任何方式引致的損壞、干擾或阻礙，致使署長滿意（溝渠、污水渠、雨水渠或水管除外，其之修復將由署長進行，除非署長另有決定，而承授人須應要求向政府繳付上述工程之費用）。若承授人未有對該地段或其任何部分、或綠色範圍、或該地段或其任何部分及綠色範圍兩者的任何部分或任何該等服務進行任何所需之改道、重鋪、維修、修復及還原工程致使署長滿意，署長可進行其認為有需要之改道、重鋪、維修、修復及還原工程，而承授人須應要求向政府繳付上述工程之費用。」

批地文件特別條款第(42)條

「(a) 承授人確認並接受於本協議日期，於該地段內在此夾附的"PLAN I"上以粉紅色間黑斜線加黑點顯示的範圍（下稱「延遲管有範圍」）及於該地段內在此夾附的"PLAN I"上以粉紅色間黑斜線顯示的範圍內有現存排水渠，該等現存排水渠不論是於本協議日期時已存在於該位置之排水渠，或是根據本特別條款第(c)條改道後位於其他位置之排水渠，下統稱「該等排水渠」。

(b) 在不影響批地文件特別條款第(40)條條文的情況下，在該地段展開任何建築工程（包括地盤平整工程及其他工程）之前，承授人須諮詢署長，以確保任何該等建築工程不會干擾、損壞、擾亂或阻塞該等排水渠（署長為此的決定為最終決定），如署長要求，承授人須自費採取署長所要求的預防措施，以確保承授人的建築工程不會對該等排水渠造成任何干擾、損壞、擾亂或阻塞。

(c) 承授人於現同意批出的年期內任何時間不得干擾、損壞、擾亂或阻塞該等排水渠，惟承授人在事先取得署長書面同意後，可按署長可能批准或要求的條件、時限、位置（不論全部或部分位於該地段之內或之外）、物料、標準、規格和設計，自費以良好工藝方式對該等排水渠進行改道工程（下稱「改道工程」），按署長根據本特別條款第(d)條批准的建議書完成改道工程，並在各方面致使署長滿意。就因該等排水渠之存在及因承授人進行之改道工程而對承授人所造成或承授人蒙受的任何損失、損壞、滋擾或干擾，政府概不承擔任何義務或責任；承授人亦不得針對政府就因該等排水渠或改道工程而對該地段或對承授人所直接或間接引起或與之有關之該等損壞、滋擾、煩擾、損失或任何形式的不利影響提出任何申索。

(d) 在展開改道工程之前，承授人須自費向署長提交改道工程的建議書以供其書面批准。

(e) 若承授人已進行改道工程，承授人須自費保養作為改道工程一部分而建造或興建的所有渠道、集水井、暗渠或連蓋沙井及其他構築物（下統稱「經改道排水渠」），使其處於良好和修繕妥當的狀態，並在各方面致使署長滿意。經改道排水渠完成後須由承授人應政府要求後免費交回予政府，無論如何，經改道雨水渠即被視為已於署長發出表示交回的信件當天由承授人免費交回予政府。

(f) 若承授人未能履行本特別條款第(b)條之責任，政府可進行所需之工程，惟費用由承授人支付，就此承授人須應政府要求向政府繳付一筆款項，數額等於上述工程之費用，該數額由署長釐定，此決定為最終決定並對承授人具約束力。

(g) (i) 不得在該等排水渠及該地段由該等排水渠之兩邊起計水平3米的範圍（下統稱「渠務專用範圍」）之上、之上方、上面、之下、下面或之內建造或放置任何建築物、構築物或任何建築物或構築物的支撐物。

(ii) 儘管本特別條款第(g)(i)條另有規定，在取得署長事先書面同意受制於其可能施加的條款及條件下，承授人可在渠務專用範圍內建造或准許建一項或多項小型構築物，惟倘若及當署長要求，承授人須自費在署長指明期限內並在各方面以署長滿意的方式移除或拆除該等構築物並復原渠務專用範圍，若承授人未能在指明期限內或在緊急情況下按要求進行該等移除、拆除或復原工程，署長可進行其認為需要的該等工程，而承授人須應要求向政府繳付上述工程之費用。

(h) 渠務署署長及其官員、承辦商及代理、工人及任何獲渠務署署長授權的人士（下統稱「獲授權渠務專用人士」）（可連同或不連同工具、設備、機械或汽車）有權在任何時間自由不受限制進出往返及穿越該地段或其任何部分及綠色範圍（當承授人持有其管有權時），以便視察、鋪設、運作、保養、維修、更新及移除署長可能要求或授權的該等排水渠。任何性質的物件或物料若可能阻礙該等排水渠之通道或對該等排水渠造成過度荷載，便不得將其放置於渠務專用範圍之內。如署長認為（其意見為最終並對承授人具約束力）渠務專用範圍之內放置物件或物料，而其可能阻礙該等排水渠之通道或對該等排水渠造成過度荷載，署長有權以書面通知要求承授人自費並在各方面致使署長滿意地拆除或移除該等物件或物料，並使渠務專用範圍恢復原狀。倘若承授人忽略或未能在通知書指明期限內或在緊急情況下按要求遵從該通知書，署長可進行其認為必需的該等移除、拆除及復原工程，而承授人須應要求向政府繳付上述工程之費用。

(i) 除復原行使上述權利及權力而挖掘的深溝外，就對承授人所造成或承授人蒙受的任何損失、損壞、滋擾或干擾，是因獲授權渠務專用人士行使本特別條款第(h)條所賦予之權利不受限制進出往返及穿越，以便視察、運作、保養、維修、更新及移除該等排水渠而引起或附帶的，政府及獲授權渠務專用人士概不承擔任何責任；承授人亦不得針對政府或獲授權渠務專用人士就該等損失、損壞、滋擾或干擾提出任何申索。」

批地文件特別條款第(45)條

「如於該地段上建造或興建之噪音屏障的突出部分延伸超越該地段的界線及越過毗連的任何政府土地之上方及上面（下稱「噪音屏障」），則以下條款適用：

(a) 承授人須自費按建築事務監督批准的圖則設計、興建及建造噪音屏障，並在各方面符合《建築物條例》、其任何附屬規例及任何修訂法例的規定；

(b) 噪音屏障的任何地基或支撐結構不得在毗連該地段的任何政府土地上、之上或之下興建；

(c) 除非事先獲得署長書面批准，否則不得對噪音屏障或其任何部分作出或附加任何改動、加建、更換或附屬物；

(d) 承授人須在任何時間自費維持、保養及維修噪音屏障或（如獲署長批准）其任何替代物，使其處於良好和修繕妥當的狀態，並在各方面致使署長滿意，而若進行本第(d)條下的任何工程需要臨時封路或交通改道，則須在展開任何工程前取得運輸署署長就臨時交通安排的書面同意；

(e) 噪音屏障不得用作噪音屏障以外的任何其他用途，除非事先獲得署長書面同意，否則承授人不得使用或容許或准許噪音屏障或其任何部分用作廣告或展示任何標誌、告示或海報；

(f) 在獲得署長事先書面批准的情況下，允許承授人及其承辦商、工人或任何其他獲承授人授權的人士（可連同或不連同工具、設備、機器、機械或汽車）進入毗連該地段的政府土地，以便進行按本特別條款噪音屏障突出至政府土地上方的部分之建造、興建、視察、維修、保養、清潔、更新、更換工程；

(g) 就對承授人或任何其他人所造成或承授人或任何其他人蒙受的任何損失、損壞、滋擾或干擾，不論是否因其進入或進行本特別條款第(f)條所述之工程而引起或附帶的，政府概不承擔任何義務或責任；承授人亦不得針對政府就該等損失、損壞、滋擾或干擾提出任何申索。

(h) 承授人須時刻採取必要的預防措施，以防止因興建、建造、維修、保養、改動、使用、拆除或移除噪音屏障，而對毗連該地段的任何政府土地及噪音屏障，或對進入或使用毗連該地段的任何政府土地及噪音屏障的任何人士或車輛造成任何損害或傷害；

(i) 署長可在任何時間以其絕對酌情權向承授人發出書面通知，要求承授人在書面通知日期起計6個曆月內拆除及移除突出至政府土地上方的噪音屏障部分而不作任何替代，而承授人在收到該書面通知後，須自費在該書面通知所訂明的期限內拆除及移除上述噪音屏障部分，並在各方面致使署長滿意；

(j) 若承授人未能履行本特別條款之任何責任，署長可進行所需之工程，及費用由承授人支付，就此承授人須應署長要求向署長繳付上述工程之費用；

(k) 承授人須於任何時間允許署長、其官員、承辦商、其工人及任何其他獲署長授權的人士（可連同或不連同工具、設備、機器、機械或汽車）有權自由並不受限制進出往返及穿越該地段或其任何部分及其上任何已建或擬建之建築物及綠色範圍（當承授人持有其管有權時），以便視察、檢查及監督任何須按特別條款第(a)條、第(d) 條及第(i)條進行的工程，及按特別條款第(j)條進行的工程及任何其他署長認為有需要進行的工程；

(l) 就對承授人或任何其他人所造成或承授人或任何其他人蒙受的任何損失、損壞、滋擾或干擾，不論是否因承授人履行本特別條款的責任；或因署長按本特別條款第(k)條行使進入權或按本特別條款第(j)條進行工程而接引起或附帶的，政府及署長概不承擔任何責任；承授人亦不得針對政府或署長或獲其授權官員就該等損失、損壞、滋擾或干擾提出任何申索或獲得任何補償；及

(m) 承授人須於任何時間就因噪音屏障之建造、興建、存在、維修、保養、改動、使用、拆除或移除或與本特別條款第(j)條有關之工程，而直接或間接引起或與之有關之任何形式之責任、申索、損失、損害賠償、開支、費用、成本、索求、法律行動及程序，不論如何產生，彌償政府及使其維持獲彌償。」

公契

附表 12第 A 部分（定義）

「「**場外範圍**」指依政府批地文件特別條款第(5)(a)(i)(I)條所述之「綠色範圍」及依政府批地文件特別條款第(5)(a)(i)(II)條所述之「該等構築物」。

「**保險適用範圍**」指公用地方及設施、斜坡構築物及場外範圍（直至其管有權交回予政府為止）。」

附表 4第1(m) 段（業主契諾）

「1. (m) 任何業主不得作出或准許或容忍作出任何行為或事情，致使就發展項目、該土地或保險適用範圍所投購的任何保險成為無效或可予撤銷，或致使任何該等保險的保費增加。倘任何業主違反本契諾，除因此招致的任何其他法律責任外，該業主須就因該違反行為或由於該違反行為而引致的任何保費增幅負責。」

附表 5第 C 部分第18段

「18. 根據政府批地文件條款與場外範圍（直至其管有權依政府批地文件特別條款第(5)(a)(iii)條交回予政府為止）有關的所有開支。」

附表 6 第 2(a) 段（管理人權力）

「2. 保險

(a) 為保險適用範圍及其所有部分投保並持續維持保險，以管理人的名義代表該土地及發展項目當其時的業主按其各自的權益向信譽卓著的保險公司投購保險，保額為管理人認為適當的款額，管理人須支付一切需要的保險費以保持該等保險生效。保險保障範圍應在合理情況下盡可能全面，尤其須按十足全新重置價值投保管理人認為適當的火災或其他風險所造成的損失或損毀之保險（除非業主立案法團另有指示），及投購第三者責任保險、公共責任保險、為聘請專門管理該土地的僱員投購僱主責任保險、勞工補償保險或其他管理人認為需要的保險。」

附表 6 第 4 段（管理人權力）

「4. 防止侵蝕

在可能範圍內防止任何垃圾或其他物質從發展項目被棄置、沖刷、侵蝕或掉落至任何公共道路或任何路旁暗渠、污水渠、渠道、明渠或其他政府財產的任何部分，並從其中移除任何該等物質，以及確保不會因管理人按本公契規定進行的任何保養或其他工程，而對政府財產任何部分或位於該土地、其下、其上或毗鄰之任何渠道、水道、河道、水管、道路、行人徑、街道設施、污水渠、溝渠、管道、電纜、電線、公用服務或任何其他工程或裝置造成損毀，並修復任何該等損毀。」

附表 6 第 22 段（管理人權力）

「22. 邊界外的事宜

就場外範圍（於其未有根據批地文件條款交回予政府的情況下）執行及履行批地文件條款、法律或對其投購保險的保險公司要求或管理人認為就履行及遵守批地文件條款、法律或該等保險公司的規定而言屬適當的一切 行為、活動及工程。」

撥出私人地方供公眾使用的契據

不適用。

B. 經改道排水渠

批地文件

批地文件特別條款第(42)條

「(a) 承授人確認並接受於本協議日期，於該地段內在此夾附的"PLAN I"上以粉紅色間黑斜線加黑點顯示的範圍（下稱「延遲管有範圍」）及於該地段內在此夾附的"PLAN I"上以粉紅色間黑斜線顯示的範圍內有現存排水渠，該等現存排水渠不論是於本協議日期時已存在於該位置之排水渠，或是根據本特別條款第(c)條改道後位於其他位置之排水渠，下統稱「該等排水渠」。

(b) 在不影響批地文件特別條款第(40)條條文的情況下，在該地段展開任何建築工程（包括地盤平整工程及其他工程）之前，承授人須諮詢署長，以確保任何該等建築工程不會干擾、損壞、擾亂或阻塞該等排水渠（署長為此的決定為最終決定），如署長要求，承授人須自費採取署長所要求的預防措施，以確保承授人的建築工程不會對該等排水渠造成任何干擾、損壞、擾亂或阻塞。

(c) 承授人於現同意批出的年期內任何時間不得干擾、損壞、擾亂或阻塞該等排水渠，惟承授人在事先取得署長書面同意後，可按署長可能批准或要求的條件、時限、位置（不論全部或部分位於該地段之內或之外）、物料、標準、規格和設計，自費以良好工藝方式對該等排水渠進行改道工程（下稱「改道工程」），按署長根據本特別條款第(d)條批准的建議書完成改道工程，並在各方面致使署長滿意。就因該等排水渠之存在及因承授人進行之改道工程而對承授人所造成或承授人蒙受的任何損失、損壞、滋擾或干擾，政府概不承擔任何義務或責任；承授人亦不得針對政府就因該等排水渠或改道工程而對該地段或對承授人所直接或間接引起或與之有關之該等損壞、滋擾、煩擾、損失或任何形式的不利影響提出任何申索。

(d) 在展開改道工程之前，承授人須自費向署長提交改道工程的建議書以供其書面批准。

(e) 若承授人已進行改道工程，承授人須自費保養作為改道工程一部分而建造或興建的所有渠道、集水井、暗渠或連蓋沙井及其他構築物（下統稱「經改道排水渠」），使其處於良好和修繕妥當的狀態，並在各方面致使署長滿意。經改道排水渠完成後須由承授人應政府要求後免費交回予政府，無論如何，經改道雨水渠即被視為已於署長發出表示交回的信件當天由承授人免費交回予政府。

(f) 若承授人未能履行本特別條款第(b)條之責任，政府可進行所需之工程，惟費用由承授人支付，就此承授人須應政府要求向政府繳付一筆款項，數額等於上述工程之費用，該數額由署長釐定，此決定為最終決定並對承授人具約束力。

(g) (i) 不得在該等排水渠及該地段由該等排水渠之兩邊起計水平3米的範圍（下統稱「渠務專用範圍」）之上、之上方、上面、之下、下面或之內建造或放置任何建築物、構築物或任何建築物或構築物的支撐物。

(ii) 儘管本特別條款第(g)(i)條另有規定，在取得署長事先書面同意受制於其可能施加的條款及條件下，承授人可在渠務專用範圍內建造或准許建一項或多項小型構築物，惟倘若及當署長要求，承授人須自費在署長指明期限內並在各方面以署長滿意的方式移除或拆除該等構築物並復原渠務專用範圍，若承授人未能在指明期限內或在緊急情況下按要求進行該等移除、拆除或復原工程，署長可進行其認為需要的該等工程，而承授人須應要求向政府繳付上述工程之費用。

(h) 渠務署署長及其官員、承辦商及代理、工人及任何獲渠務署署長授權的人士（下統稱「獲授權渠務專用人士」）（可連同或不連同工具、設備、機械或汽車）有權在任何時間自由不受限制進出往返及穿越該地段或其任何部分及綠色範圍（當承授人持有其管有權時），以便視察、鋪設、運作、保養、維修、更新及移除署長可能要求或授權的該等排水渠。任何性質的物件或物料若可能阻礙該等排水渠之通道或對該等排水渠造成過度荷載，便不得將其放置於渠務專用範圍之內。如署長認為（其意見為最終並對承授人具約束力）渠務專用範圍之內放置物件或物料，而其可能阻礙該等排水渠之通道或對該等排水渠造成過度荷載，署長有權以書面通知要求承授人自費並在各方面致使署長滿意地拆除或移除該等物件或物料，並使渠務專用範圍恢復原狀。倘若承授人忽略或未能在通知書指明期限內或在緊急情況下按要求遵從該通知書，署長可進行其認為必需的該等移除、拆除及復原工程，而承授人須應要求向政府繳付上述工程之費用。

(i) 除復原行使上述權利及權力而挖掘的深溝外，就對承授人所造成或承授人蒙受的任何損失、損壞、滋擾或干擾，是因獲授權渠務專用人士行使本特別條款第(h)條所賦予之權利不受限制進出往返及穿越，以便視察、運作、保養、維修、更新及移除該等排水渠而引起或附帶的，政府及獲授權渠務專用人士概不承擔任何責任；承授人亦不得針對政府或獲授權渠務專用人士就該等損失、損壞、滋擾或干擾提出任何申索。」

公契

附表 12 之 A 部分

「「**場外範圍**」指政府批地文件特別條款第 (5)(a)(i)(I) 條所提述之「綠色範圍」和政府批地文件特別條款第 (5)(a)(i)(II) 條所提述之「該等構築物」。

「「**保險適用範圍**」指公用地方及設施、斜坡構築物和場外範圍（直至其管有權交還予政府為止）。」

第 5.1 條

「管理開支指根據本契約，在管理發展項目及該土地中必要且合理地產生的費用、成本及支出（包括（但不限於）附表 5 之 C 部分所列的項目）。」

附表 5 之 C 部分第 18 段

「根據政府批地文件與場外範圍(直至其管有權根據政府批地文件特別條款第 (5)(a)(iii) 條交還予政府為止)有關的所有開支。」

第 4.7.1 條

「管理人應根據本契約以適當的方式管理發展項目及該土地。除非本契約另有規定,管理人除了享有本契約明確賦予的其他權力外,還應擁有做任何其認為對該土地的適當管理必要或有利的事宜的權力,包括但不限於附表 6 中所列的權力,而不以任何方式限制前述的普遍性。」

附表 6 第 2(a) 段

「為保險適用範圍及其所有部分投保並保持續保,且在合理可行範圍內儘可能全面,特別是按完全重置價值投保火險,或經理人合理認為合適的其他險種(除非業主立案法團另有指示);並就受僱於發展項目內或專門從事與本發展項目管理相關工作的經理人僱員,向聲譽良好的保險公司投保佔用人責任險、公眾責任險及僱主責任險或經理人認為必要的其他保險。該等保險須以經理人名義,為當時該土地及發展項目的業主利益並代表其投保,且按其各自權益及經理人認為合適的保險金額承保,並支付所有為維持該等保險單有效所需的保費。」

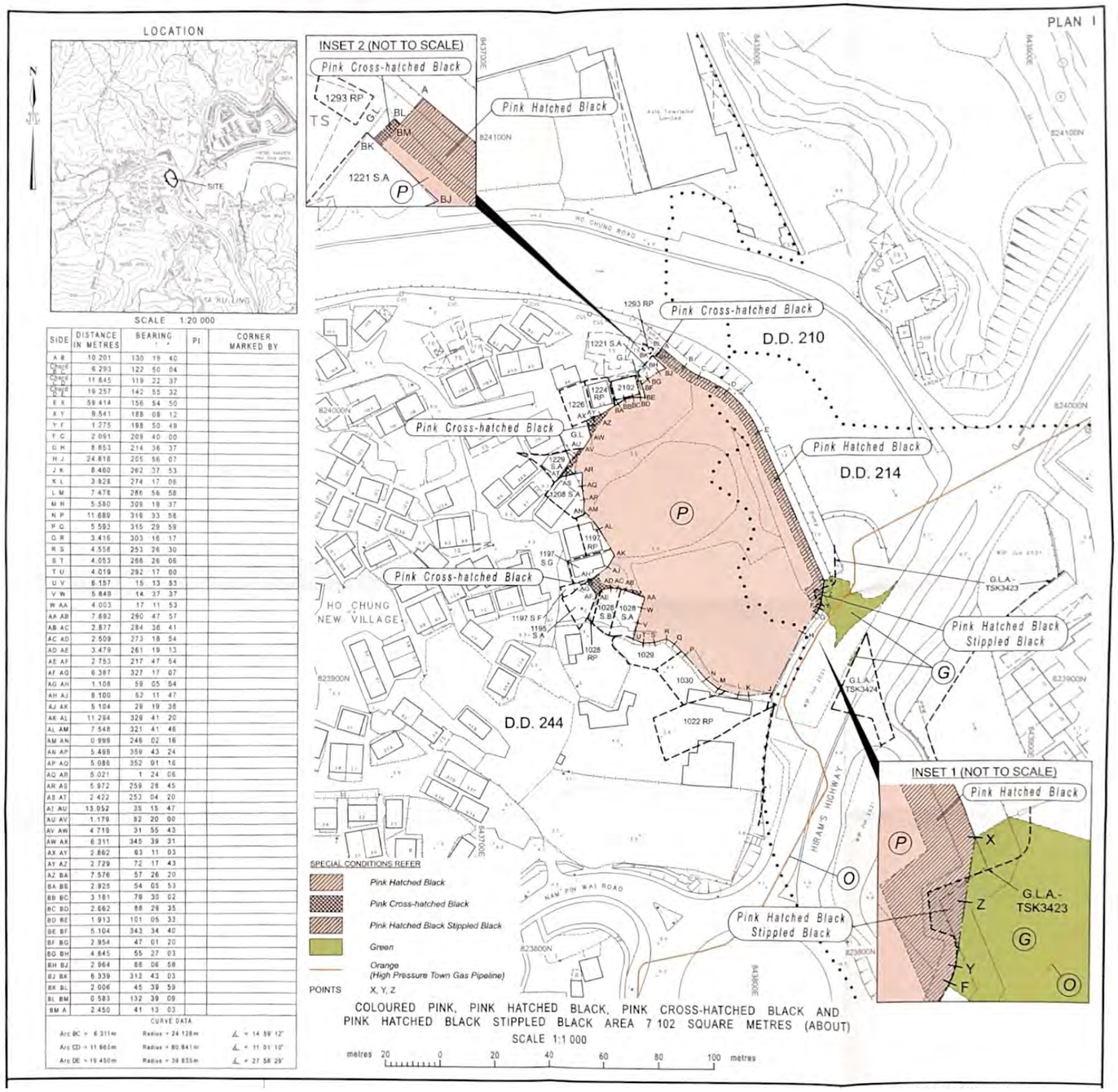
附表 6 第 22 段

「就場外範圍進行及執行(在場外範圍並未根據政府批地文件交還政府的情況下)政府批地文件、法律或就場外範圍投保的保險人所規定的,或管理人就執行及遵守政府批地文件條文、法律或該等保險人而認為適合的所有行動、活動及工程。」

撥出私人地方供公眾使用的契據

不適用。

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



SIDE	DISTANCE IN METRES	BEARING ' "	PI	CORNER MARKED BY
A B	10.201	130 19 40		
Curve B C	6.293	122 50 04		
Curve C D	11.845	119 22 37		
Curve D E	19.257	142 55 32		
E X	59.414	156 54 50		
X Y	9.541	188 08 12		
Y F	1.275	188 50 49		
F G	2.091	209 40 00		
G H	8.853	214 36 37		
H J	24.818	205 56 07		
J K	8.460	262 37 53		
K L	3.928	274 17 08		
L M	7.478	286 56 58		
M N	5.580	309 19 37		
N P	11.680	318 33 58		
P Q	5.593	315 29 59		
Q R	3.416	303 16 17		
R S	4.558	253 26 30		
S T	4.053	268 26 06		
T U	4.019	292 17 00		
U V	8.157	15 13 53		
V W	5.848	14 37 37		
W AA	4.003	17 11 53		
AA AB	7.692	290 47 57		
AB AC	2.877	284 36 41		
AC AD	2.509	273 18 54		
AD AE	3.479	261 19 13		
AE AF	2.753	217 47 54		
AF AG	6.387	327 17 07		
AG AH	1.108	59 05 54		
AH AJ	8.100	62 11 47		
AJ AK	5.104	28 19 38		
AK AL	11.294	329 41 20		
AL AM	7.548	321 41 46		
AM AN	0.998	246 02 16		
AN AP	5.498	359 43 24		
AP AQ	5.088	352 01 16		
AQ AR	5.021	1 24 06		
AR AS	5.972	259 28 45		
AS AT	2.422	253 04 20		
AT AU	13.052	35 15 47		
AU AV	1.179	82 20 00		
AV AW	4.719	31 55 43		
AW AX	6.311	345 39 31		
AX AY	2.862	63 11 03		
AY AZ	2.729	72 17 43		
AZ BA	7.576	57 26 20		
BA BB	2.925	54 05 53		
BB BC	3.181	79 30 02		
BC BD	2.662	88 28 35		
BD BE	1.913	101 05 33		
BE BF	5.104	343 34 40		
BF BG	2.954	47 01 20		
BG BH	4.845	55 27 03		
BH BJ	2.964	88 06 58		
BJ BK	6.339	313 43 03		
BK BL	2.006	45 39 59		
BL BM	0.583	132 39 09		
BM A	2.450	41 13 03		

CURVE DATA

Arc BC = 6.311m	Radius = 24.128m	∠ = 14 59 12"
Arc CD = 11.660m	Radius = 80.841m	∠ = 11 01 10"
Arc DE = 19.450m	Radius = 38.835m	∠ = 27 58 29"

Remark:
The plan above is for showing the location of the Green Areas only. Other matters shown in this plan may not reflect their latest conditions.

備註：
上圖僅作顯示「綠色範圍」的位置，圖中所示之其他事項未必能反映其最新狀況。

Legend
圖例

Green Areas
綠色範圍

18 WARNING TO PURCHASERS
對買方的警告

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

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

3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser,
   (i) that firm may not be able to protect the purchaser's interests; and
   (ii) the purchaser may have to instruct a separate firm of solicitors; and

4. In the case of paragraph 3(ii) above, the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

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

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

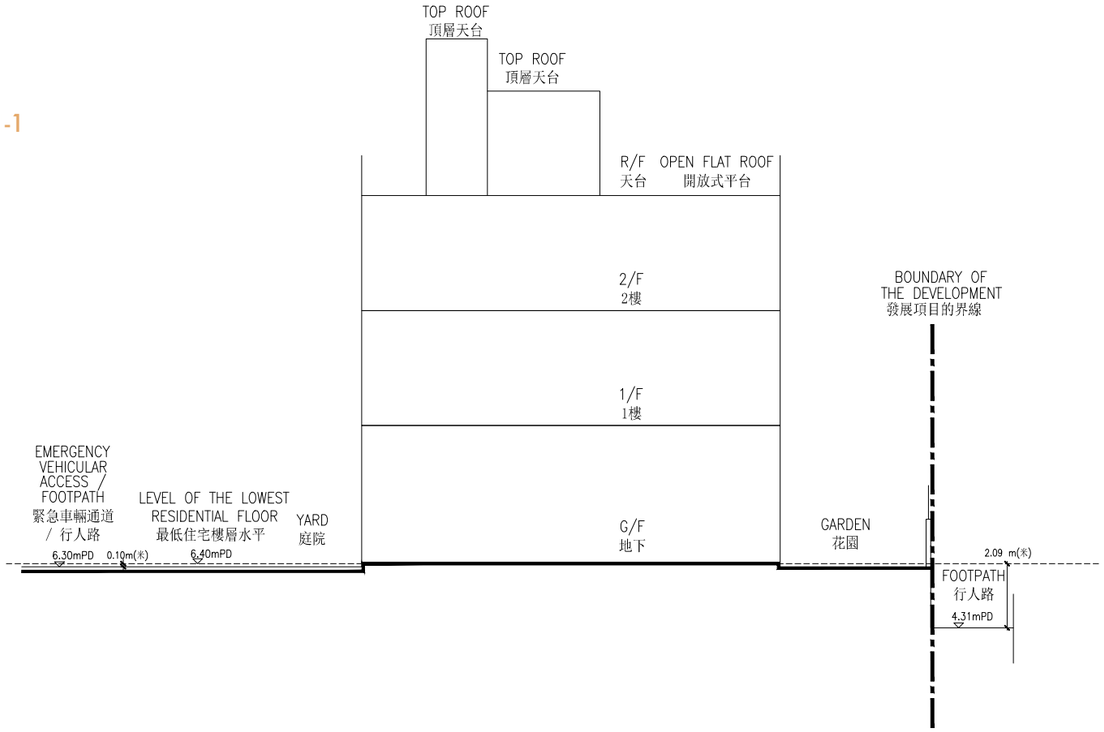
3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事,而擁有人與買方之間出現利益衝突 -
   (i) 該律師事務所可能不能夠保障買方的利益;及
   (ii) 買方可能要聘用一間獨立的律師事務所;及

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

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

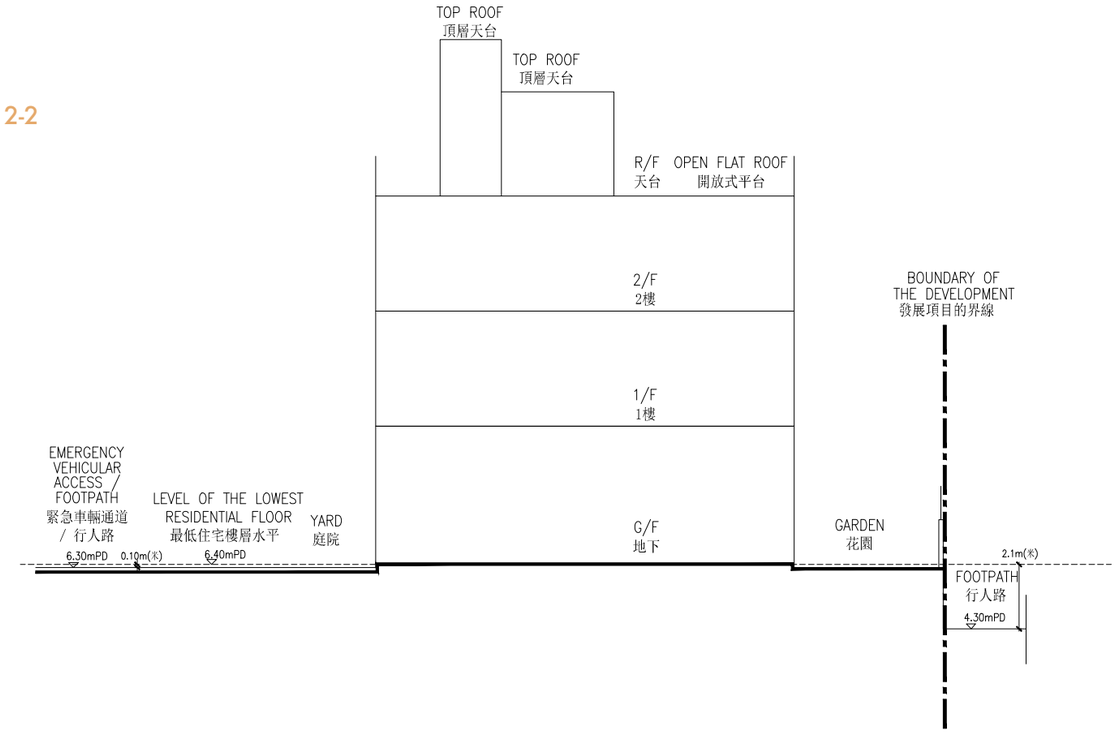
Villa 1
1號洋房

Cross-Section Plan 1-1
橫截面圖 1-1

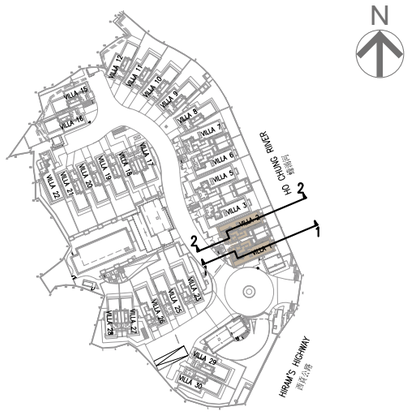


Villa 2
2號洋房

Cross-Section Plan 2-2
橫截面圖 2-2



Key Plan
索引圖



The part of Emergency Vehicular Access / Footpath adjacent to Villa 1 is 6.30 metres above the Hong Kong Principal Datum.

毗連1號洋房的一段緊急車輛通道 / 行人路為香港主水平基準以上6.30米。

The part of footpath adjacent to Villa 1 is 4.31 metres above the Hong Kong Principal Datum.

毗連1號洋房的一段行人路為香港主水平基準以上4.31米。

The part of Emergency Vehicular Access / Footpath adjacent to Villa 2 is 6.30 metres above the Hong Kong Principal Datum.

毗連2號洋房的一段緊急車輛通道 / 行人路為香港主水平基準以上6.30米。

The part of footpath adjacent to Villa 2 is 4.30 metres above the Hong Kong Principal Datum.

毗連2號洋房的一段行人路為香港主水平基準以上4.30米。

Notes:

1. Dotted line (----) denotes the lowest residential floor of the building.
2. (▽) denotes height (in metre) above Hong Kong Principal Datum.

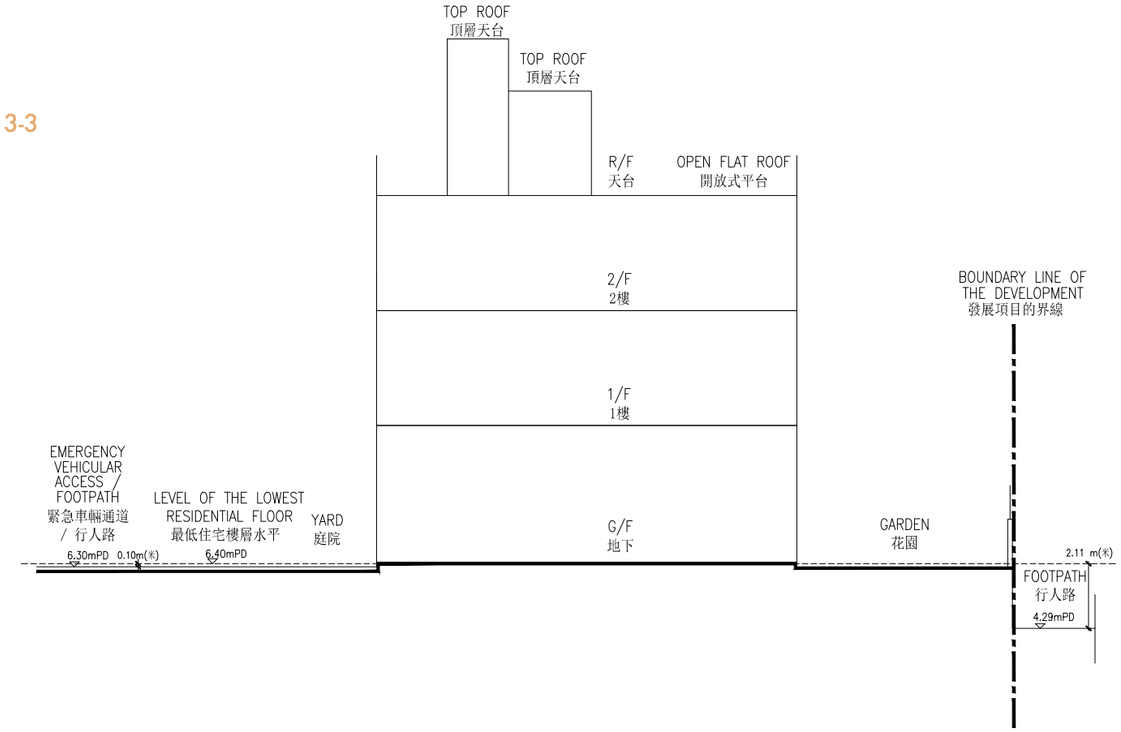
備註 :

1. 虛線 (----) 為該建築物最底住宅樓層水平。
2. (▽) 表示香港主水平基準以上高度(米)。

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

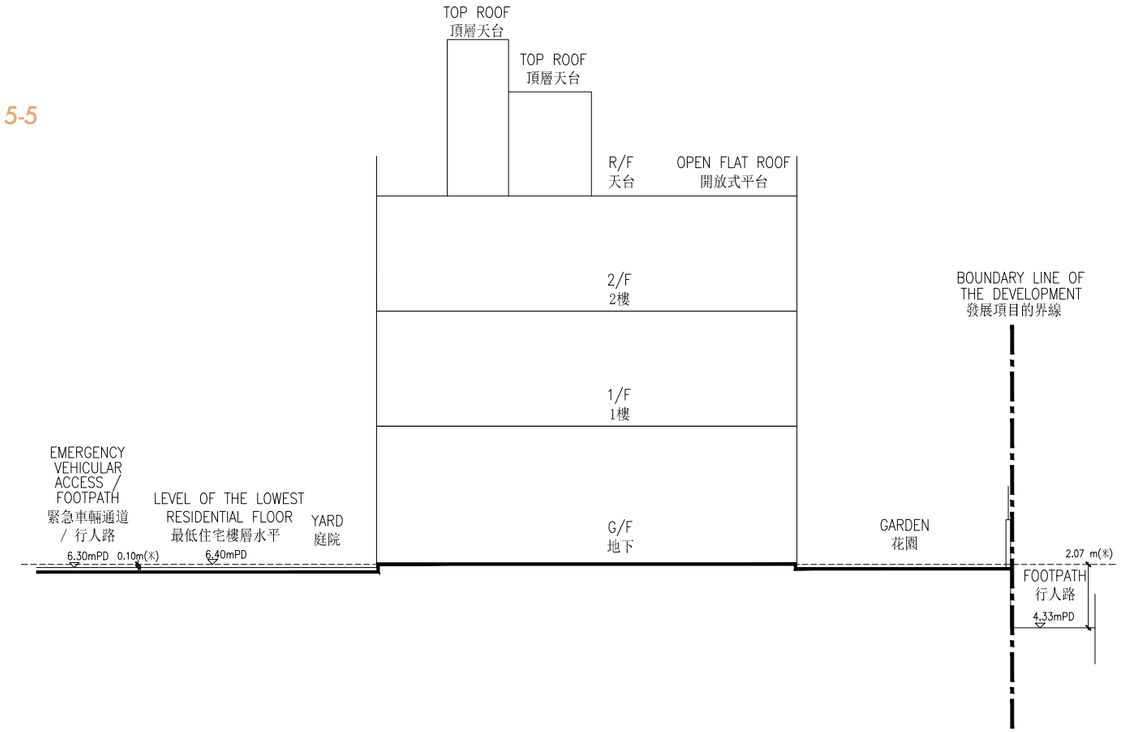
Villa 3
3號洋房

Cross-Section Plan 3-3
橫截面圖 3-3

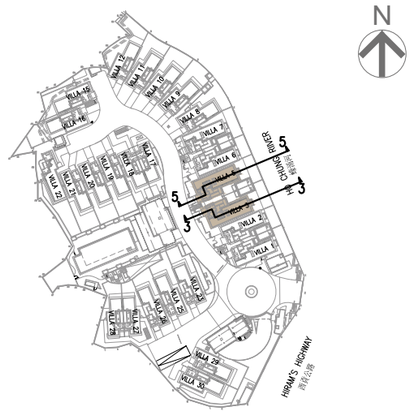


Villa 5
5號洋房

Cross-Section Plan 5-5
橫截面圖 5-5



Key Plan
索引圖



The part of Emergency Vehicular Access / Footpath adjacent to Villa 3 is 6.30 metres above the Hong Kong Principal Datum.

毗連3號洋房的一段緊急車輛通道 / 行人路為香港主水平基準以上6.30米。

The part of footpath adjacent to Villa 3 is 4.29 metres above the Hong Kong Principal Datum.

毗連3號洋房的一段行人路為香港主水平基準以上4.29米。

The part of Emergency Vehicular Access / Footpath adjacent to Villa 5 is 6.30 metres above the Hong Kong Principal Datum.

毗連5號洋房的一段緊急車輛通道 / 行人路為香港主水平基準以上6.30米。

The part of footpath adjacent to Villa 5 is 4.33 metres above the Hong Kong Principal Datum.

毗連5號洋房的一段行人路為香港主水平基準以上4.33米。

Notes:

1. Dotted line (----) denotes the lowest residential floor of the building.
2. (▽) denotes height (in metre) above Hong Kong Principal Datum.

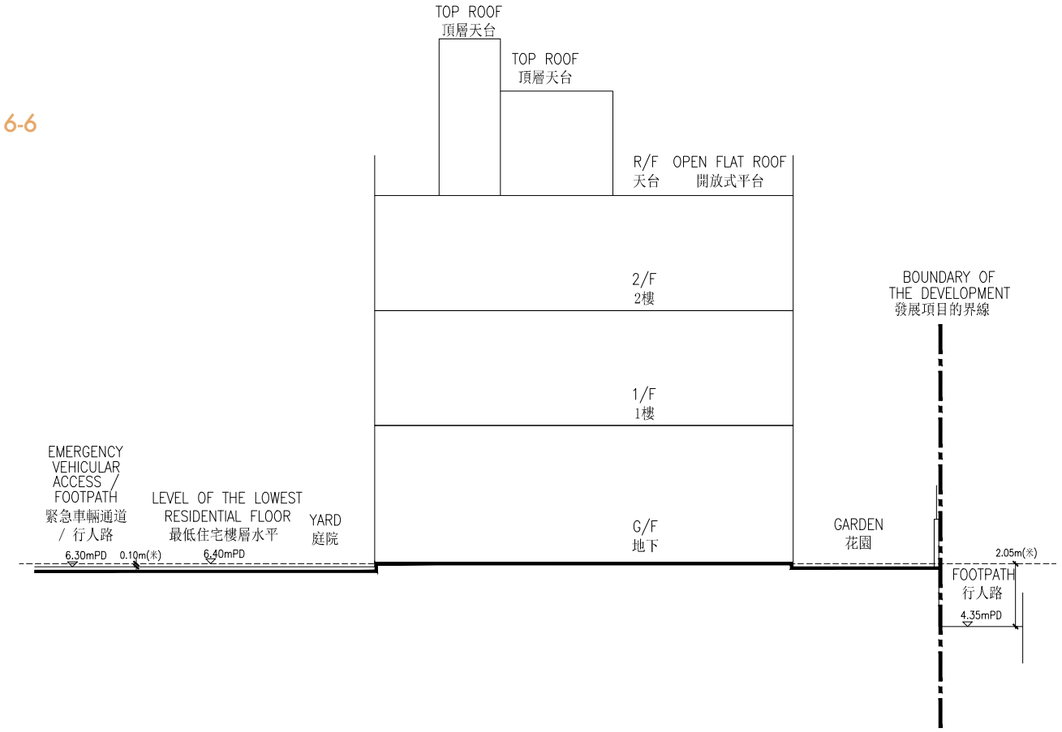
備註 :

1. 虛線 (----) 為該建築物最底住宅樓層水平。
2. (▽) 表示香港主水平基準以上高度(米)。

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

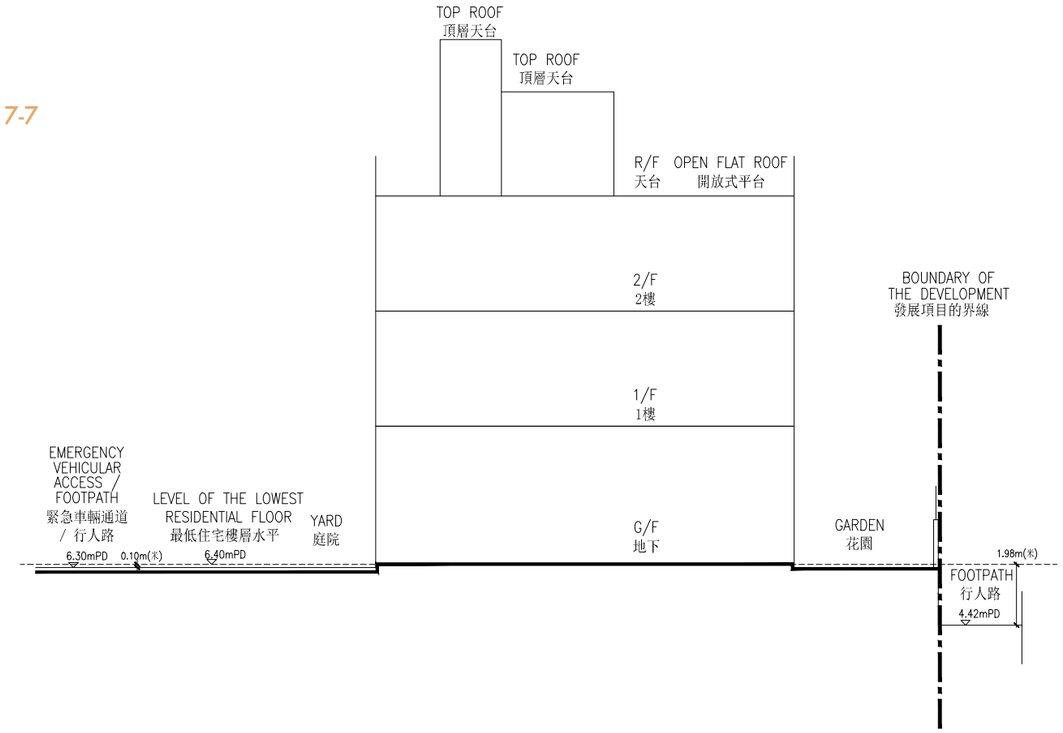
Villa 6
6號洋房

Cross-Section Plan 6-6
橫截面圖 6-6

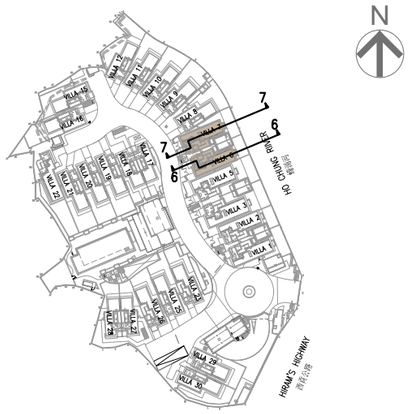


Villa 7
7號洋房

Cross-Section Plan 7-7
橫截面圖 7-7



Key Plan
索引圖



The part of Emergency Vehicular Access / Footpath adjacent to Villa 6 is 6.30 metres above the Hong Kong Principal Datum.

毗連6號洋房的一段緊急車輛通道 / 行人路為香港主水平基準以上6.30米。

The part of footpath adjacent to Villa 6 is 4.35 metres above the Hong Kong Principal Datum.

毗連6號洋房的一段行人路為香港主水平基準以上4.35米。

The part of Emergency Vehicular Access / Footpath adjacent to Villa 7 is 6.30 metres above the Hong Kong Principal Datum.

毗連7號洋房的一段緊急車輛通道 / 行人路為香港主水平基準以上6.30米。

The part of footpath adjacent to Villa 7 is 4.42 metres above the Hong Kong Principal Datum.

毗連7號洋房的一段行人路為香港主水平基準以上4.42米。

Notes:

1. Dotted line (----) denotes the lowest residential floor of the building.
2. (▽) denotes height (in metre) above Hong Kong Principal Datum.

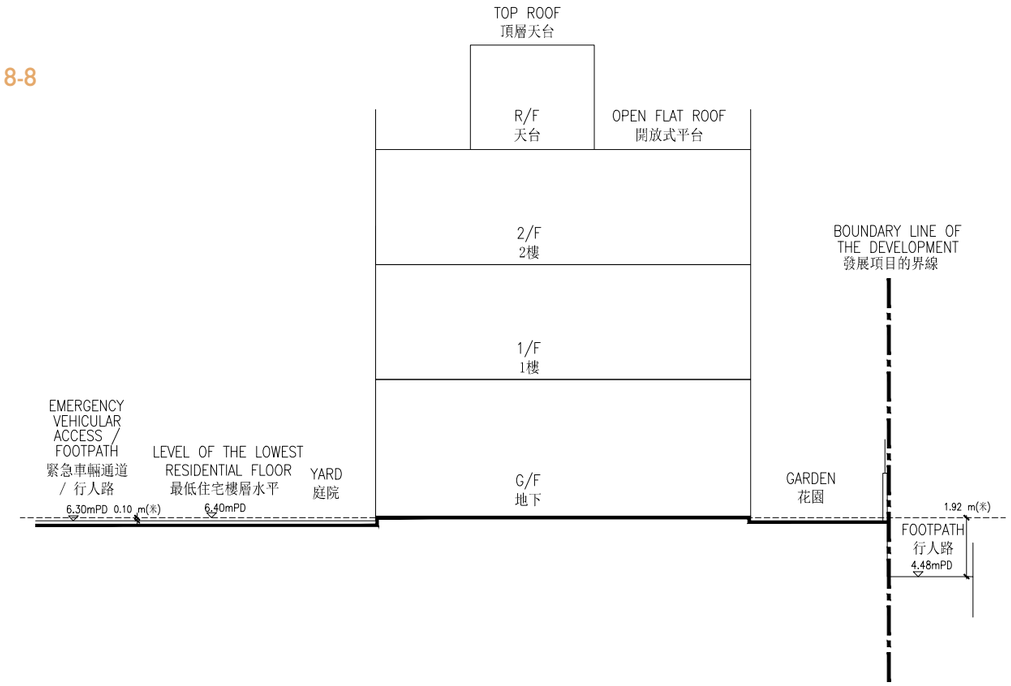
備註 :

1. 虛線 (----) 為該建築物最底住宅樓層水平。
2. (▽) 表示香港主水平基準以上高度(米)。

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

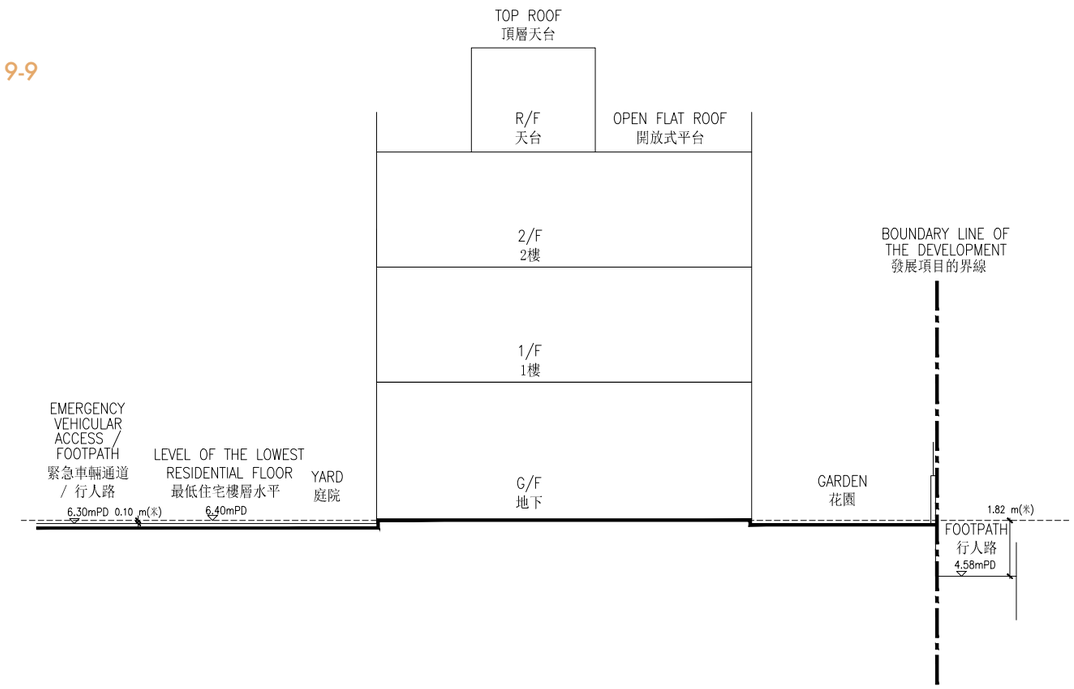
Villa 8
8號洋房

Cross-Section Plan 8-8
橫截面圖 8-8

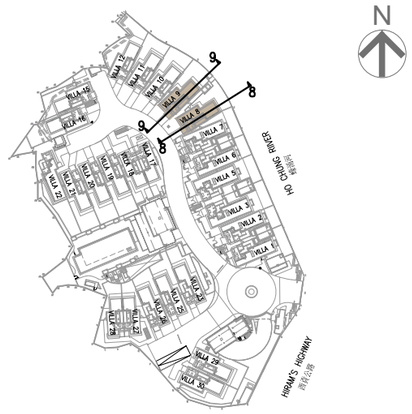


Villa 9
9號洋房

Cross-Section Plan 9-9
橫截面圖 9-9



Key Plan
索引圖



The part of Emergency Vehicular Access / Footpath adjacent to Villa 8 is 6.30 metres above the Hong Kong Principal Datum.

毗連8號洋房的一段緊急車輛通道 / 行人路為香港主水平基準以上6.30米。

The part of footpath adjacent to Villa 8 is 4.48 metres above the Hong Kong Principal Datum.

毗連8號洋房的一段行人路為香港主水平基準以上4.48米。

The part of Emergency Vehicular Access / Footpath adjacent to Villa 9 is 6.30 metres above the Hong Kong Principal Datum.

毗連9號洋房的一段緊急車輛通道 / 行人路為香港主水平基準以上6.30米。

The part of footpath adjacent to Villa 9 is 4.58 metres above the Hong Kong Principal Datum.

毗連9號洋房的一段行人路為香港主水平基準以上4.58米。

Notes:

1. Dotted line (----) denotes the lowest residential floor of the building.
2. (▽) denotes height (in metre) above Hong Kong Principal Datum.

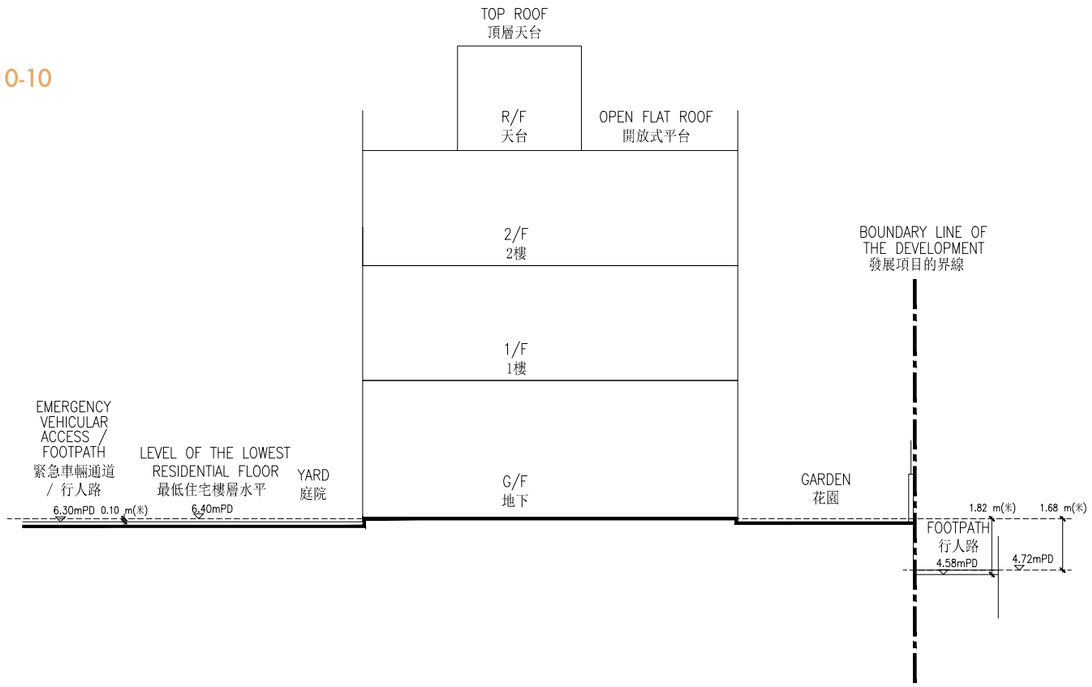
備註 :

1. 虛線 (----) 為該建築物最底住宅樓層水平。
2. (▽) 表示香港主水平基準以上高度(米)。

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

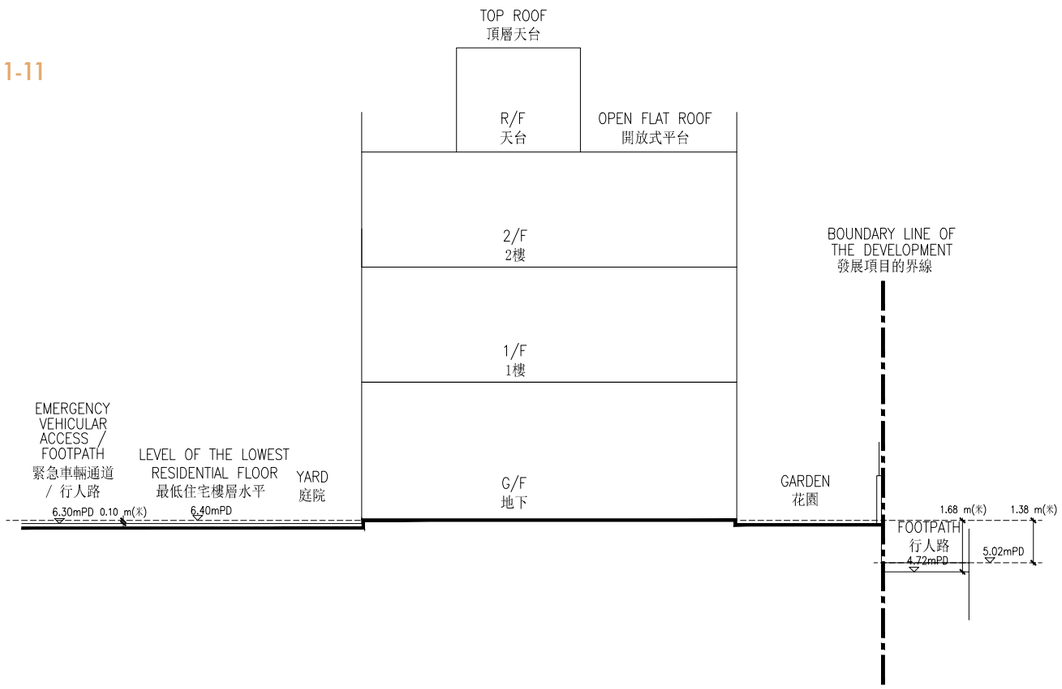
Villa 10
10號洋房

Cross-Section Plan 10-10
橫截面圖 10-10

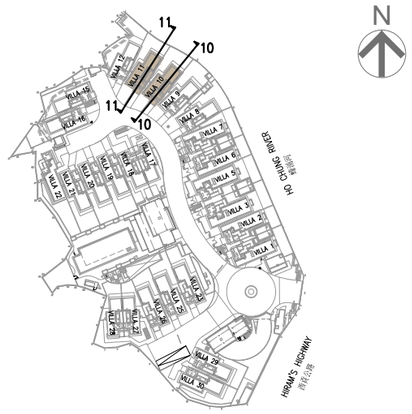


Villa 11
11號洋房

Cross-Section Plan 11-11
橫截面圖 11-11



Key Plan
索引圖



The part of Emergency Vehicular Access / Footpath adjacent to Villa 10 is 6.30 metres above the Hong Kong Principal Datum.

毗連10號洋房的一段緊急車輛通道 / 行人路為香港主水平基準以上6.30米。

The part of footpath adjacent to Villa 10 is 4.58 metres to 4.72 metres above the Hong Kong Principal Datum.

毗連10號洋房的一段行人路為香港主水平基準以上4.58米至4.72米。

The part of Emergency Vehicular Access / Footpath adjacent to Villa 11 is 6.30 metres above the Hong Kong Principal Datum.

毗連11號洋房的一段緊急車輛通道 / 行人路為香港主水平基準以上6.30米。

The part of footpath adjacent to Villa 11 is 4.72 metres to 5.02 metres above the Hong Kong Principal Datum.

毗連11號洋房的一段行人路為香港主水平基準以上4.72米至5.02米。

Notes:

1. Dotted line (----) denotes the lowest residential floor of the building.
2. (▽) denotes height (in metre) above Hong Kong Principal Datum.

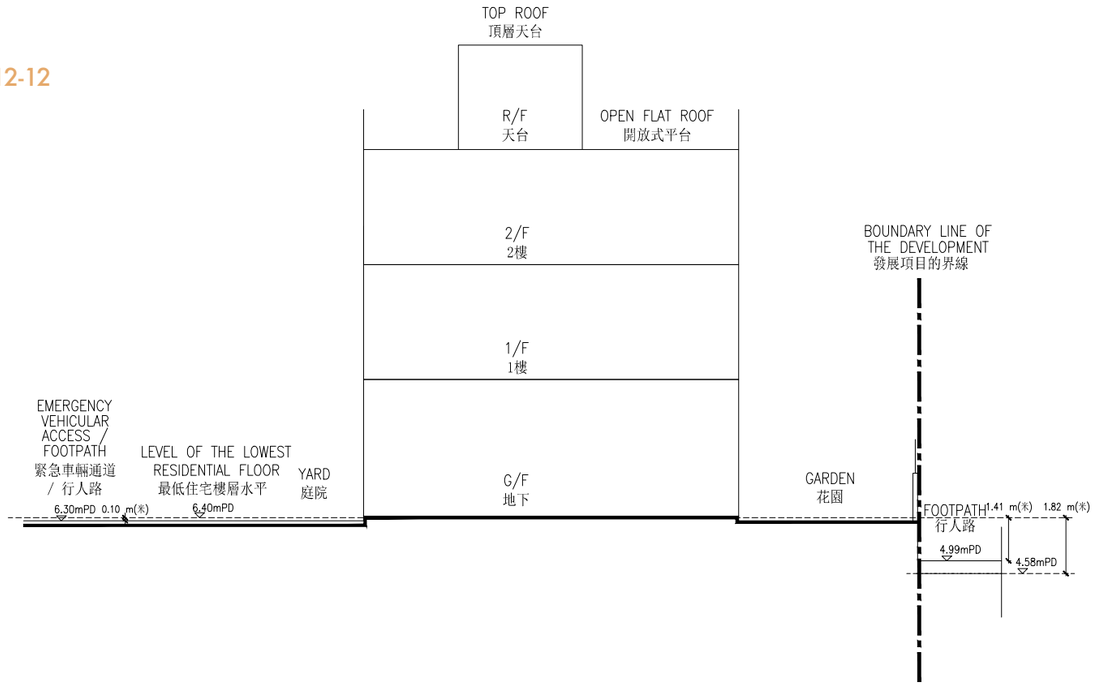
備註 :

1. 虛線 (----) 為該建築物最底住宅樓層水平。
2. (▽) 表示香港主水平基準以上高度(米)。

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

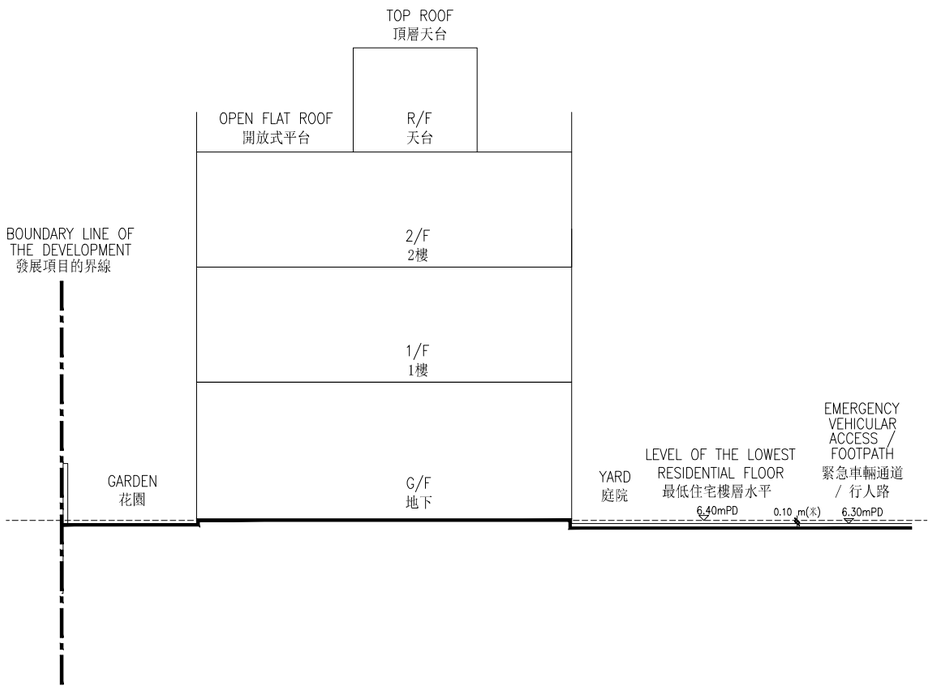
Villa 12
12號洋房

Cross-Section Plan 12-12
橫截面圖 12-12

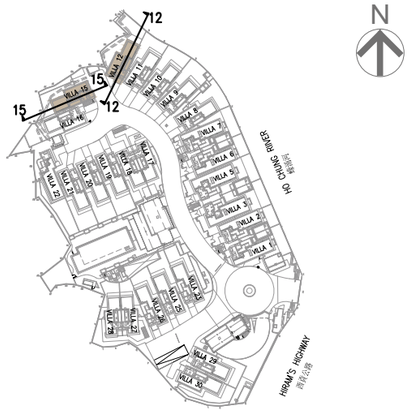


Villa 15
15號洋房

Cross-Section Plan 15-15
橫截面圖 15-15



Key Plan
索引圖



The part of Emergency Vehicular Access / Footpath adjacent to Villa 12 is 6.30 metres above the Hong Kong Principal Datum.

毗連12號洋房的一段緊急車輛通道 / 行人路為香港主水平基準以上6.30米。

The part of footpath adjacent to Villa 12 is 4.58 metres to 4.99 metres above the Hong Kong Principal Datum.

毗連12號洋房的一段行人路為香港主水平基準以上4.58米至4.99米。

The part of Emergency Vehicular Access / Footpath adjacent to Villa 15 is 6.30 metres above the Hong Kong Principal Datum.

毗連15號洋房的一段緊急車輛通道 / 行人路為香港主水平基準以上6.30米。

Notes:

1. Dotted line (----) denotes the lowest residential floor of the building.
2. (▽) denotes height (in metre) above Hong Kong Principal Datum.

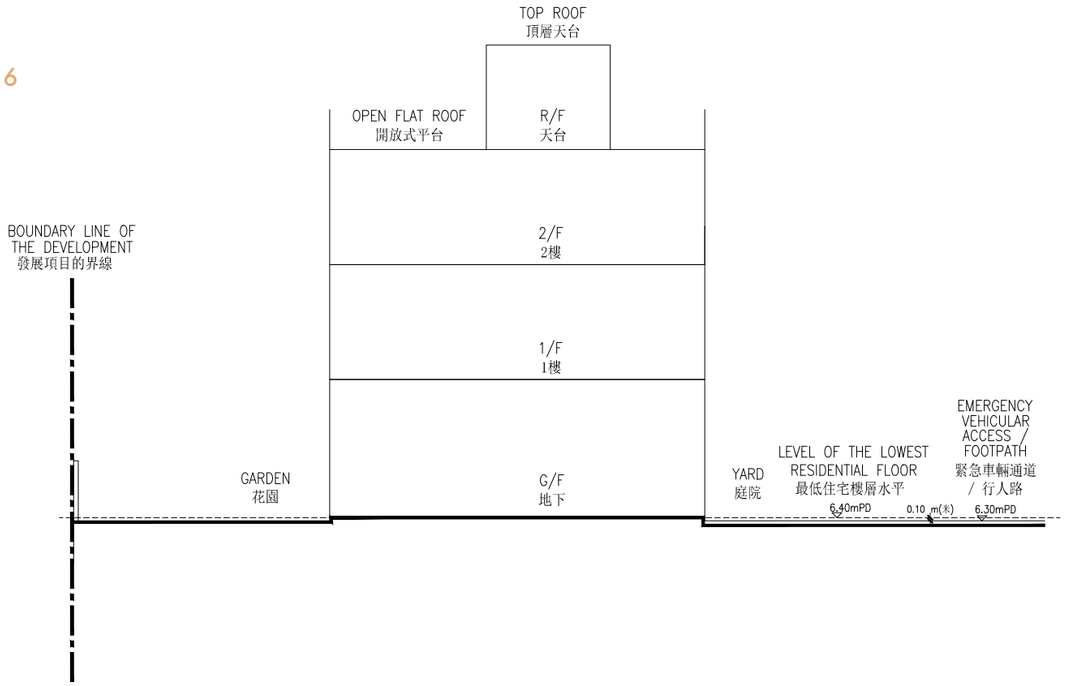
備註 :

1. 虛線 (----) 為該建築物最底住宅樓層水平。
2. (▽) 表示香港主水平基準以上高度(米)。

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

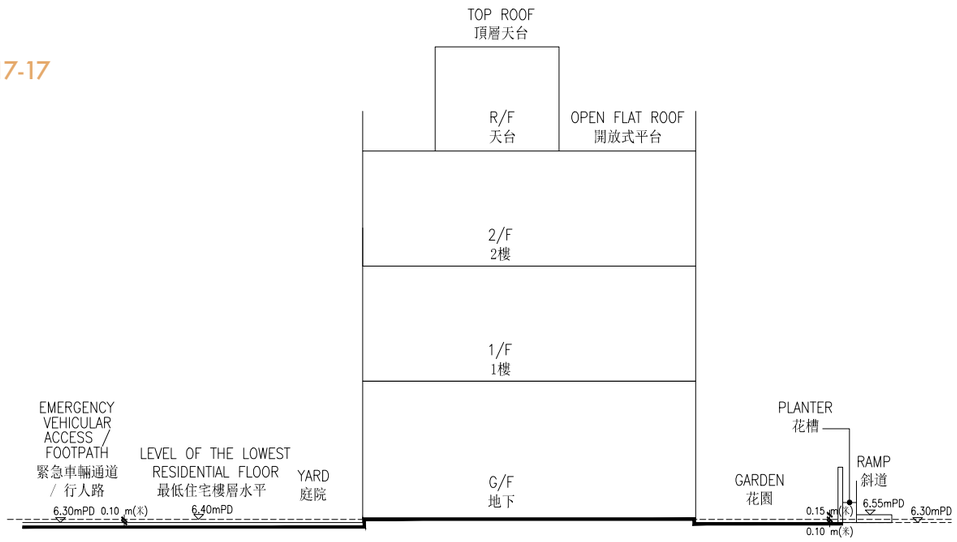
Villa 16
16號洋房

Cross-Section Plan 16-16
橫截面圖 16-16

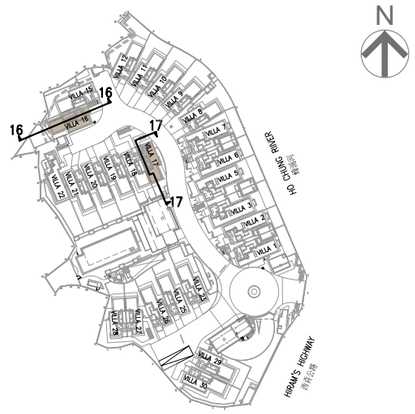


Villa 17
17號洋房

Cross-Section Plan 17-17
橫截面圖 17-17



Key Plan
索引圖



The part of Emergency Vehicular Access / Footpath adjacent to Villa 16 is 6.30 metres above the Hong Kong Principal Datum.

毗連16號洋房的一段緊急車輛通道 / 行人路為香港主水平基準以上6.30米。

The part of Emergency Vehicular Access / Footpath adjacent to Villa 17 is 6.30 metres above the Hong Kong Principal Datum.

毗連17號洋房的一段緊急車輛通道 / 行人路為香港主水平基準以上6.30米。

The part of ramp adjacent to Villa 17 is 6.30 metres to 6.55 metres above the Hong Kong Principal Datum.

毗連17號洋房的一段斜道為香港主水平基準以上6.30米至6.55米。

Notes:

1. Dotted line (----) denotes the lowest residential floor of the building.
2. (▽) denotes height (in metre) above Hong Kong Principal Datum.

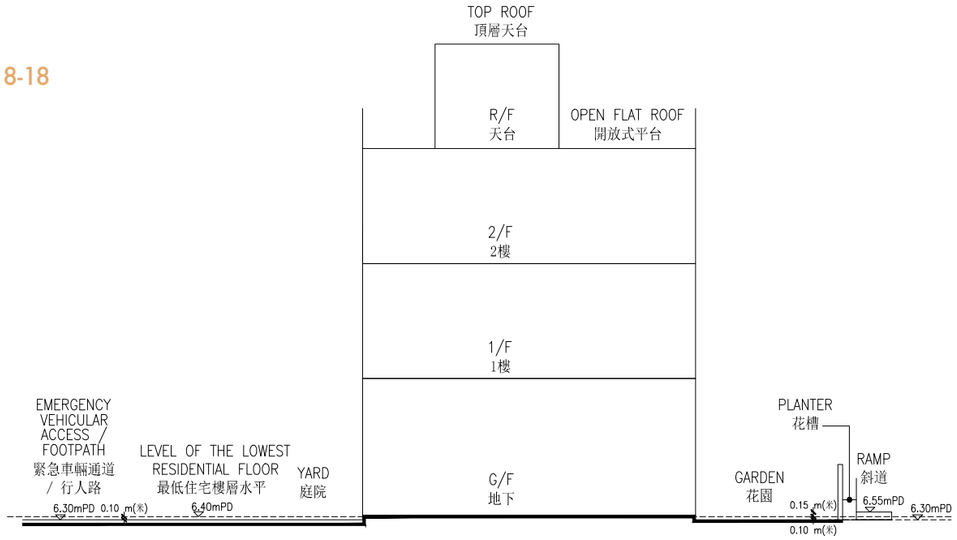
備註 :

1. 虛線 (----) 為該建築物最底住宅樓層水平。
2. (▽) 表示香港主水平基準以上高度(米)。

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

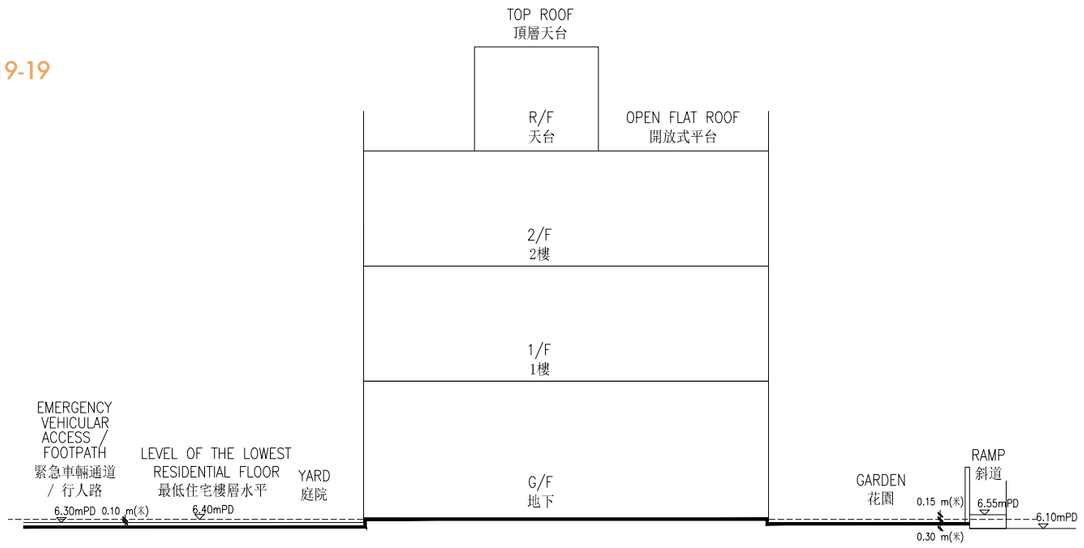
Villa 18
18號洋房

Cross-Section Plan 18-18
橫截面圖 18-18

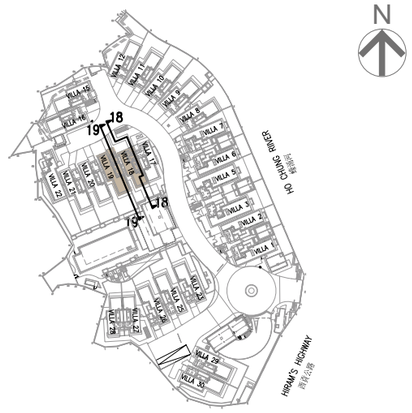


Villa 19
19號洋房

Cross-Section Plan 19-19
橫截面圖 19-19



Key Plan
索引圖



The part of Emergency Vehicular Access / Footpath adjacent to Villa 18 is 6.30 metres above the Hong Kong Principal Datum.

毗連18號洋房的一段緊急車輛通道 / 行人路為香港主水平基準以上6.30米。

The part of ramp adjacent to Villa 18 is 6.30 metres to 6.55 metres above the Hong Kong Principal Datum.

毗連18號洋房的一段斜道為香港主水平基準以上6.30米至6.55米。

The part of Emergency Vehicular Access / Footpath adjacent to Villa 19 is 6.30 metres above the Hong Kong Principal Datum.

毗連19號洋房的一段緊急車輛通道 / 行人路為香港主水平基準以上6.30米。

The part of ramp adjacent to Villa 19 is 6.10 metres to 6.55 metres above the Hong Kong Principal Datum.

毗連19號洋房的一段斜道為香港主水平基準以上6.10米至6.55米。

Notes:

1. Dotted line (----) denotes the lowest residential floor of the building.
2. (▽) denotes height (in metre) above Hong Kong Principal Datum.

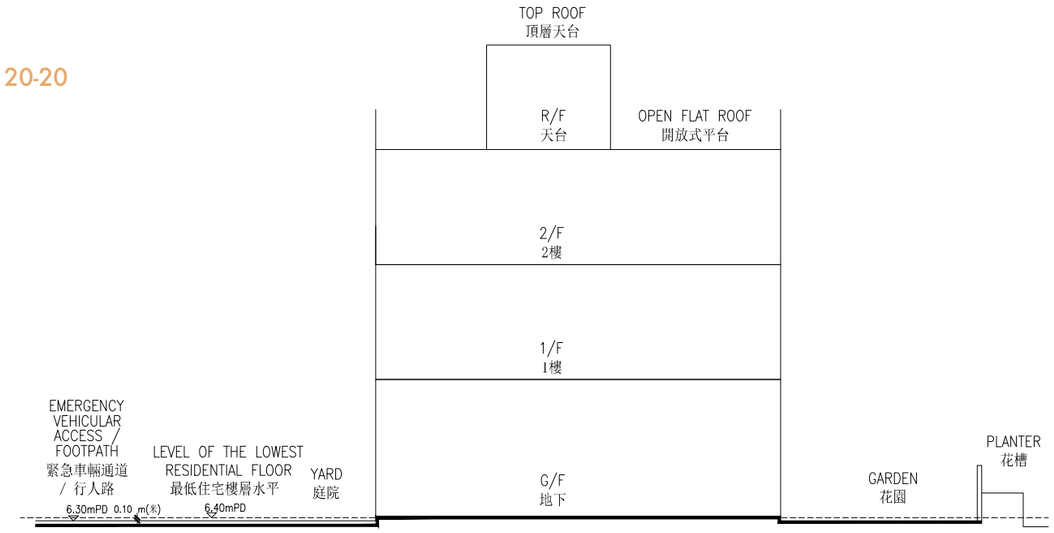
備註 :

1. 虛線 (----) 為該建築物最底住宅樓層水平。
2. (▽) 表示香港主水平基準以上高度(米)。

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

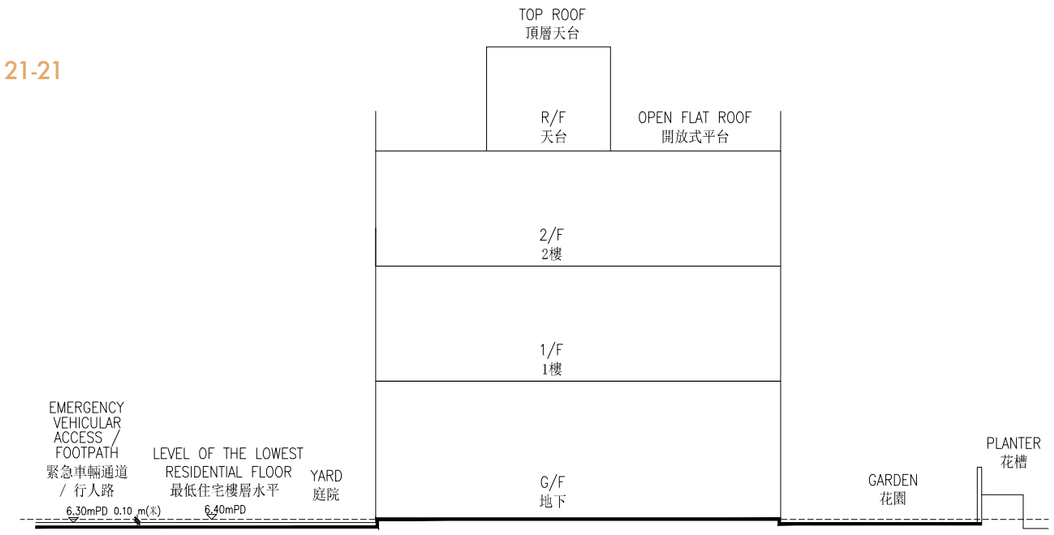
Villa 20
20號洋房

Cross-Section Plan 20-20
橫截面圖 20-20

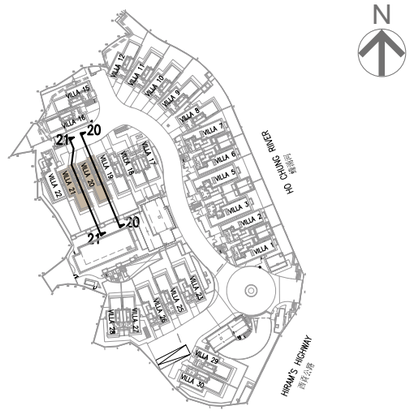


Villa 21
21號洋房

Cross-Section Plan 21-21
橫截面圖 21-21



Key Plan
索引圖



The part of Emergency Vehicular Access / Footpath adjacent to Villa 20 is 6.30 metres above the Hong Kong Principal Datum.

毗連20號洋房的一段緊急車輛通道 / 行人路為香港主水平基準以上6.30米。

The part of Emergency Vehicular Access / Footpath adjacent to Villa 21 is 6.30 metres above the Hong Kong Principal Datum.

毗連21號洋房的一段緊急車輛通道 / 行人路為香港主水平基準以上6.30米。

Notes:

1. Dotted line (----) denotes the lowest residential floor of the building.
2. (▽) denotes height (in metre) above Hong Kong Principal Datum.

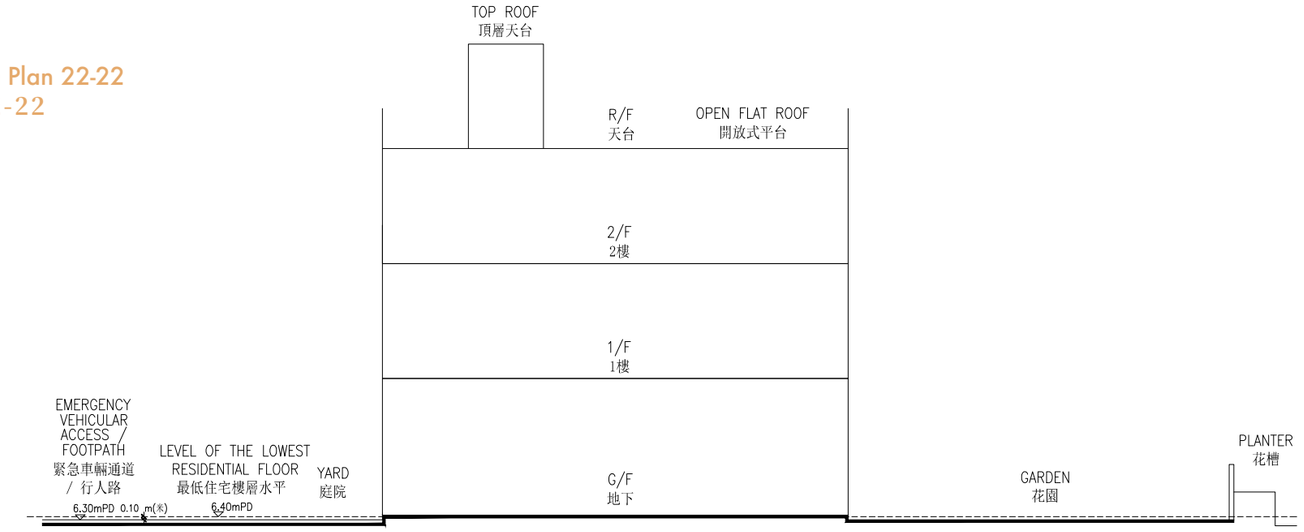
備註 :

1. 虛線 (----) 為該建築物最底住宅樓層水平。
2. (▽) 表示香港主水平基準以上高度(米)。

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

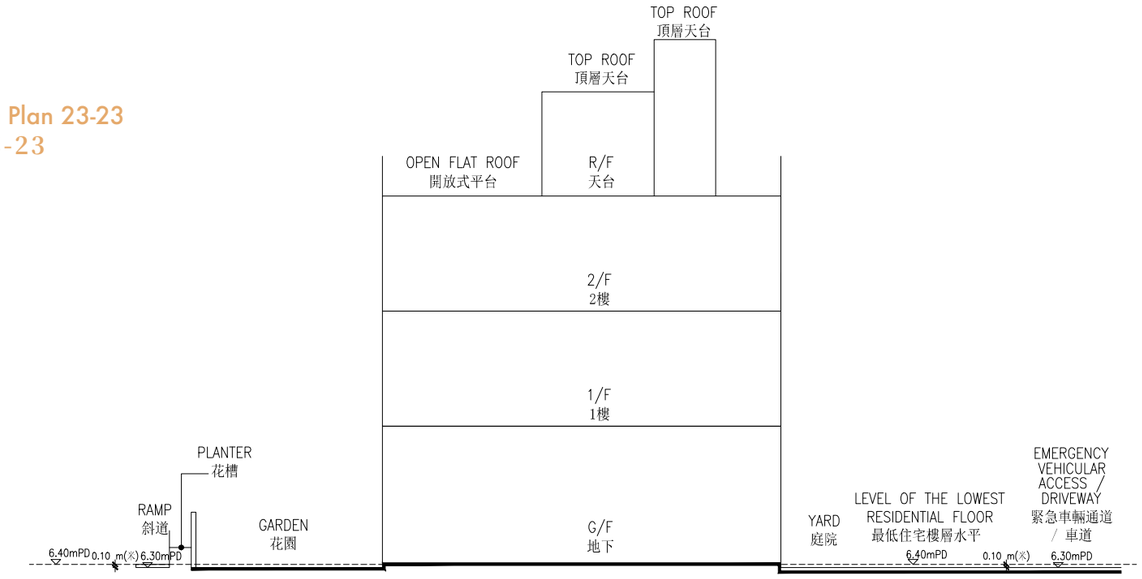
Villa 22
22號洋房

Cross-Section Plan 22-22
橫截面圖 22-22

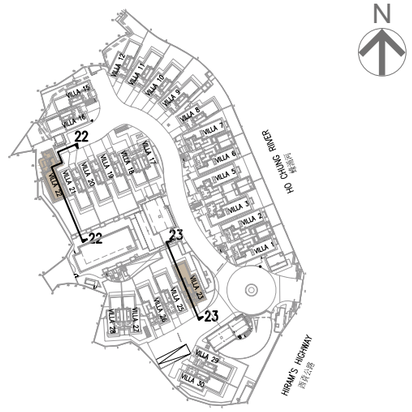


Villa 23
23號洋房

Cross-Section Plan 23-23
橫截面圖 23-23



Key Plan
索引圖



The part of Emergency Vehicular Access / Footpath adjacent to Villa 22 is 6.30 metres above the Hong Kong Principal Datum.

毗連22號洋房的一段緊急車輛通道 / 行人路為香港主水平基準以上6.30米。

The part of Emergency Vehicular Access / Driveway adjacent to Villa 23 is 6.30 metres above the Hong Kong Principal Datum.

毗連23號洋房的一段緊急車輛通道 / 車道為香港主水平基準以上6.30米。

The part of ramp adjacent to Villa 23 is 6.30 metres to 6.40 metres above the Hong Kong Principal Datum.

毗連23號洋房的一段斜道為香港主水平基準以上6.30米至6.40米。

Notes:

1. Dotted line (----) denotes the lowest residential floor of the building.
2. (▽) denotes height (in metre) above Hong Kong Principal Datum.

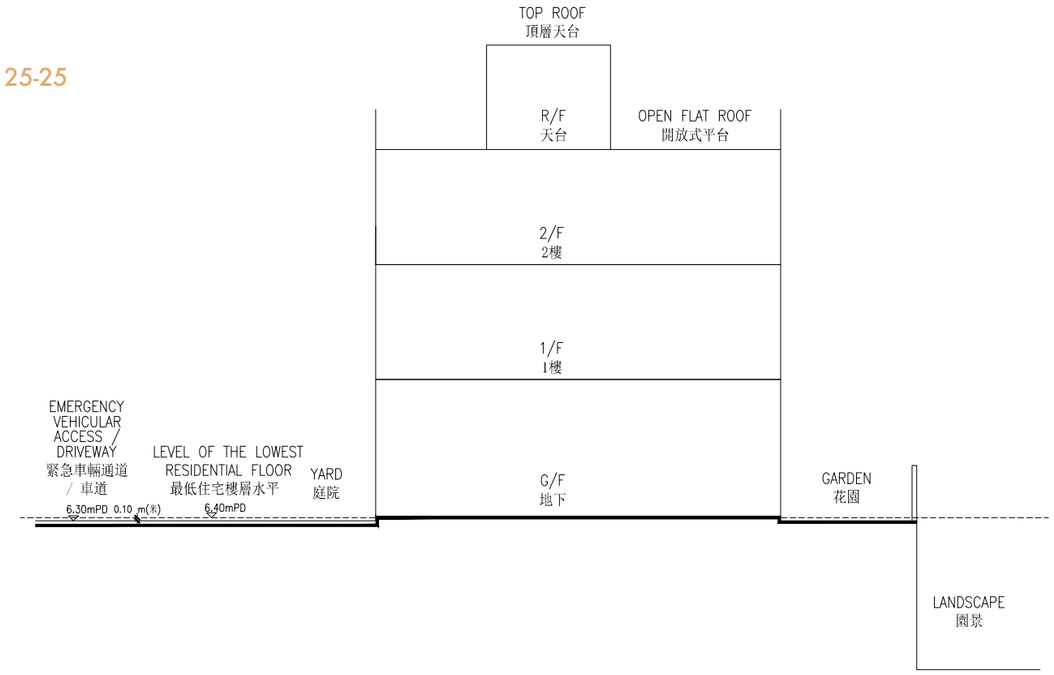
備註 :

1. 虛線 (----) 為該建築物最底住宅樓層水平。
2. (▽) 表示香港主水平基準以上高度(米)。

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

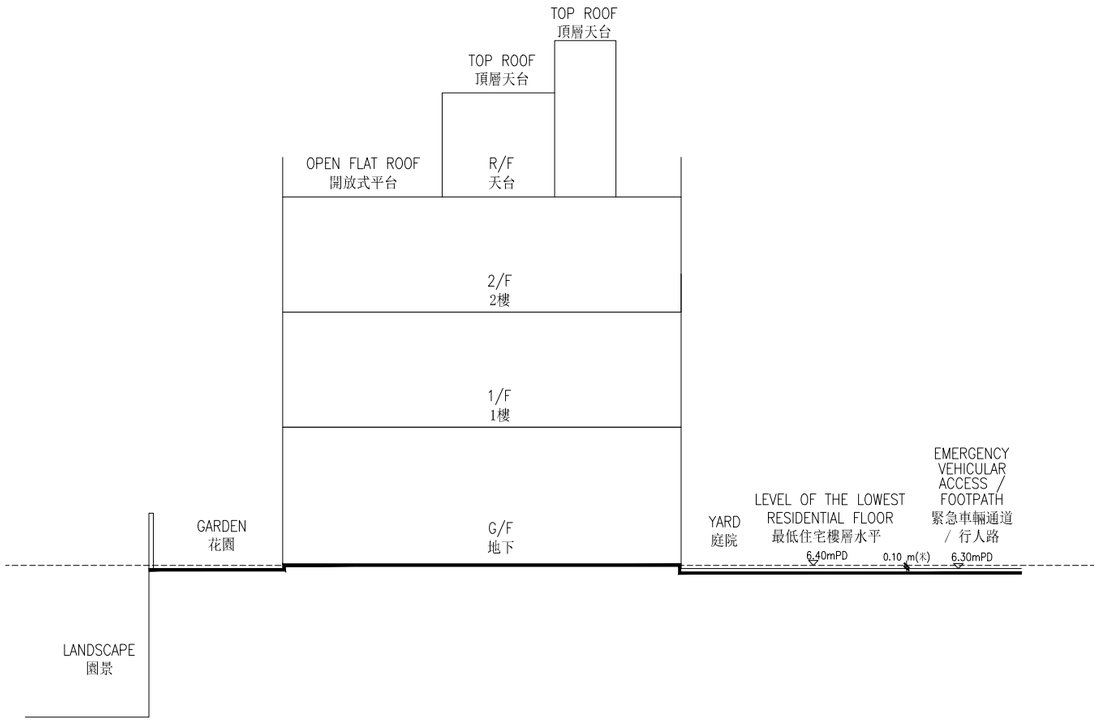
Villa 25
25號洋房

Cross-Section Plan 25-25
橫截面圖 25-25

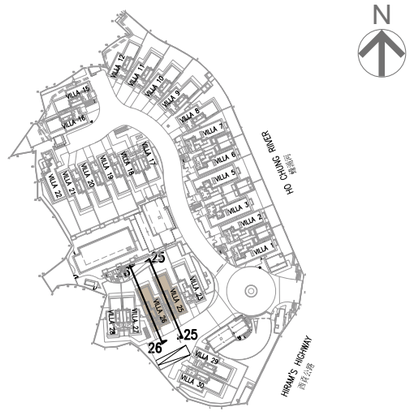


Villa 26
26號洋房

Cross-Section Plan 26-26
橫截面圖 26-26



Key Plan
索引圖



The part of Emergency Vehicular Access / Driveway adjacent to Villa 25 is 6.30 metres above the Hong Kong Principal Datum.

毗連25號洋房的一段緊急車輛通道 / 車道為香港主水平基準以上6.30米。

The part of Emergency Vehicular Access / Footpath adjacent to Villa 26 is 6.30 metres above the Hong Kong Principal Datum.

毗連26號洋房的一段緊急車輛通道 / 行人路為香港主水平基準以上6.30米。

Notes:

1. Dotted line (----) denotes the lowest residential floor of the building.
2. (▽) denotes height (in metre) above Hong Kong Principal Datum.

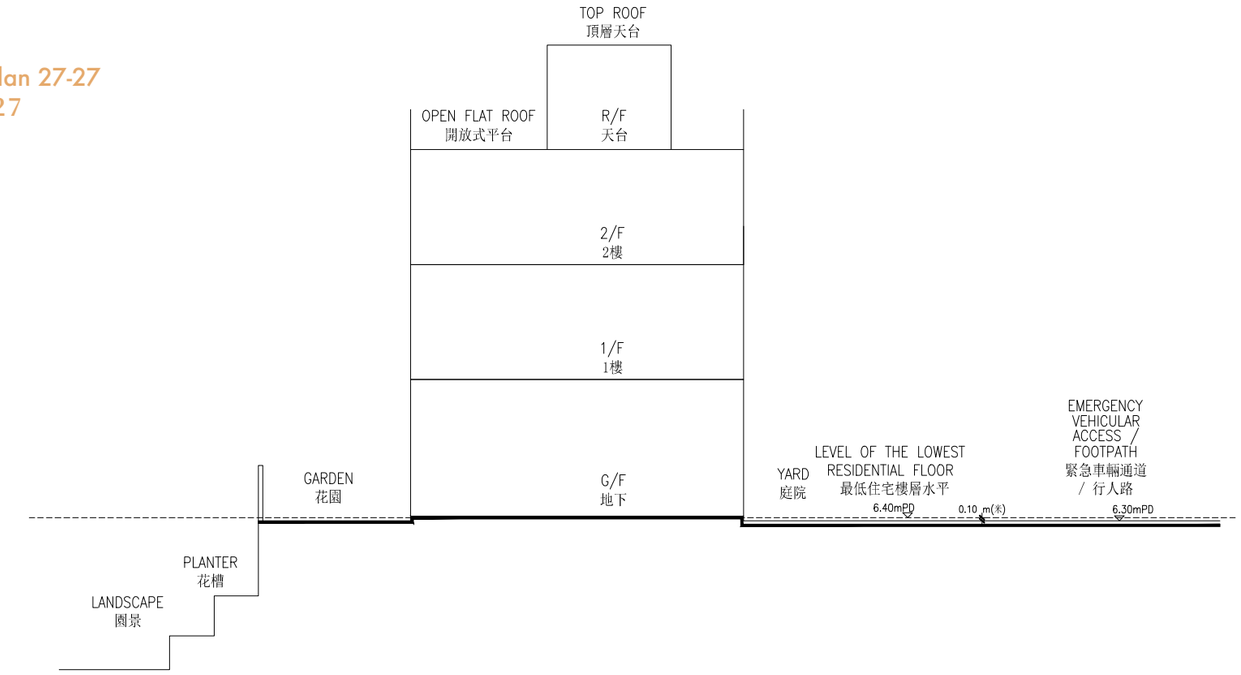
備註 :

1. 虛線 (----) 為該建築物最底住宅樓層水平。
2. (▽) 表示香港主水平基準以上高度(米)。

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

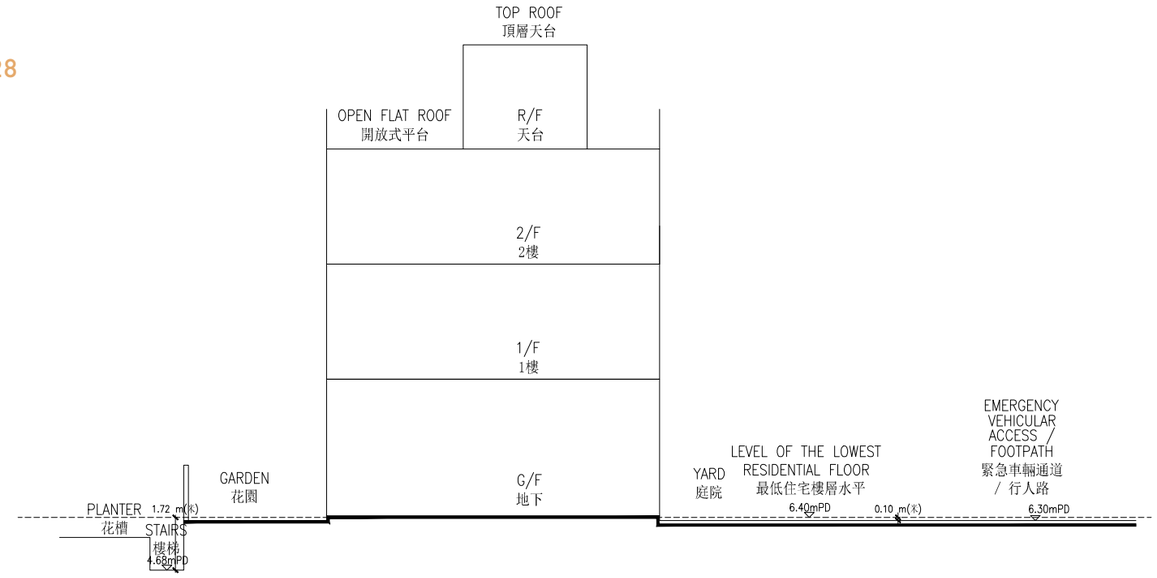
Villa 27
27號洋房

Cross-Section Plan 27-27
橫截面圖 27-27

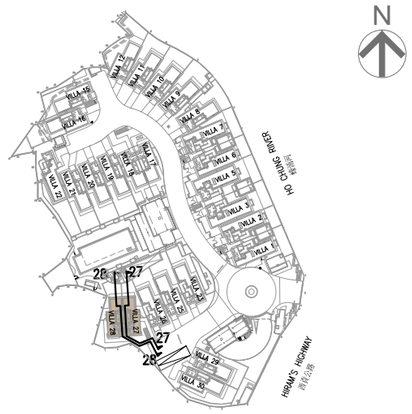


Villa 28
28號洋房

Cross-Section Plan 28-28
橫截面圖 28-28



Key Plan
索引圖



The part of Emergency Vehicular Access / Footpath adjacent to Villa 27 is 6.30 metres above the Hong Kong Principal Datum.

毗連27號洋房的一段緊急車輛通道 / 行人路為香港主水平基準以上6.30米。

The part of Emergency Vehicular Access / Footpath adjacent to Villa 28 is 6.30 metres above the Hong Kong Principal Datum.

毗連28號洋房的一段緊急車輛通道 / 行人路為香港主水平基準以上6.30米。

The part of stairs adjacent to Villa 28 is 4.68 metres above Hong Kong Principal Datum.

毗連28號洋房的一段樓梯為香港主水平基準以上4.68米。

Notes:

1. Dotted line (----) denotes the lowest residential floor of the building.
2. (▽) denotes height (in metre) above Hong Kong Principal Datum.

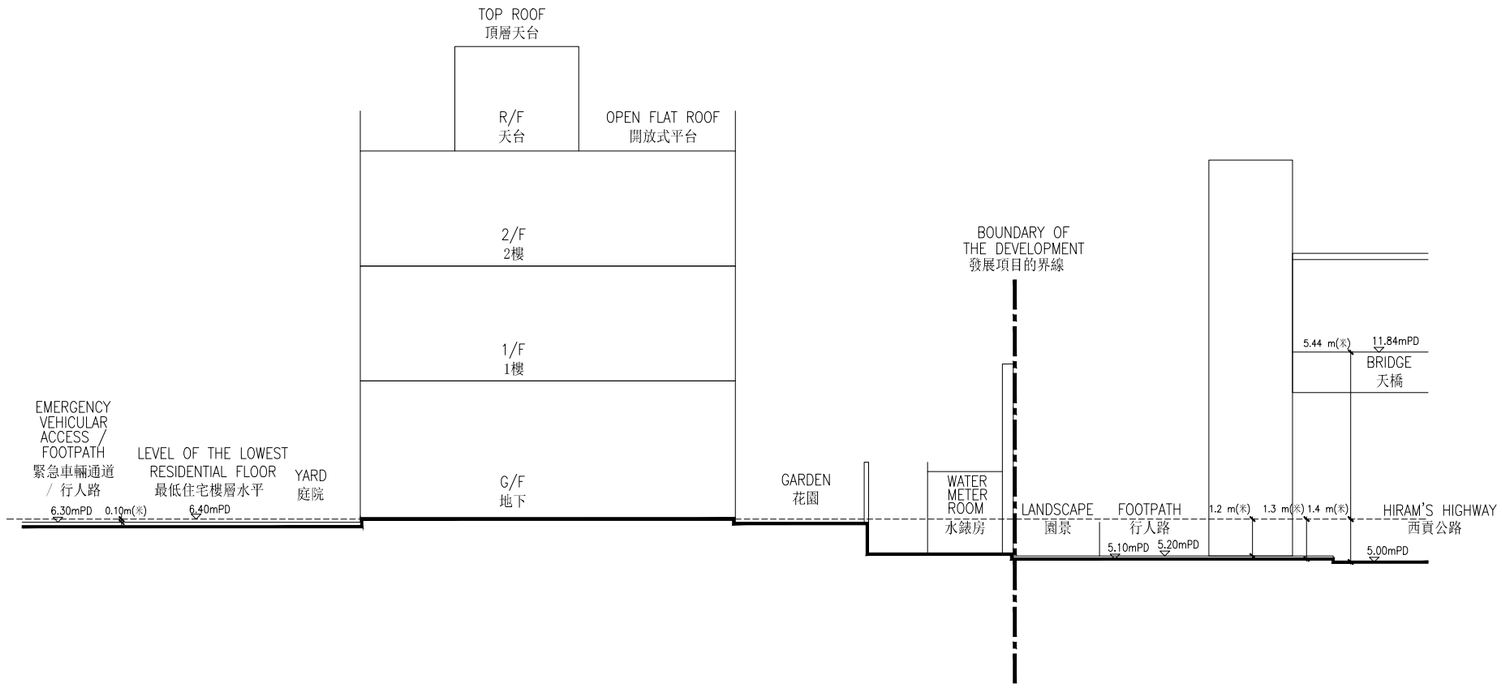
備註 :

1. 虛線 (----) 為該建築物最底住宅樓層水平。
2. (▽) 表示香港主水平基準以上高度(米)。

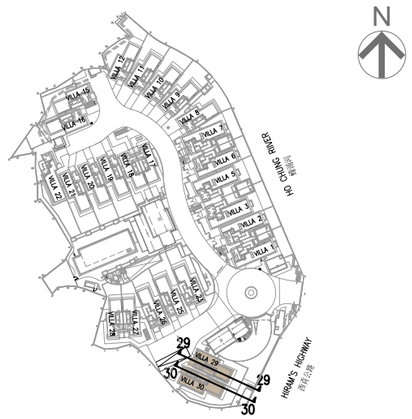
19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT
發展項目中的建築物的橫截面圖

Villa 29
29號洋房

Cross-Section Plan 29-29
橫截面圖 29-29



Key Plan
索引圖



The part of Emergency Vehicular Access / Footpath adjacent to Villa 29 is 6.30 metres above the Hong Kong Principal Datum.

毗連29號洋房的一段緊急車輛通道 / 行人路為香港主水平基準以上6.30米。

The part of footpath adjacent to Villa 29 is 5.10 metres to 5.20 metres above the Hong Kong Principal Datum.

毗連29號洋房的一段行人路為香港主水平基準以上5.10米至5.20米。

The part of Hiram's Highway adjacent to Villa 29 is 5.00 metres above the Hong Kong Principal Datum.

毗連29號洋房的一段西貢公路為香港主水平基準以上5.00米。

The part of bridge at Hiram's Highway adjacent to Villa 29 is 11.84 metres above the Hong Kong Principal Datum.

毗連29號洋房位於西貢公路的一段橋樑為香港主水平基準以上11.84米。

Notes:

1. Dotted line (----) denotes the lowest residential floor of the building.
2. (▽) denotes height (in metre) above Hong Kong Principal Datum.

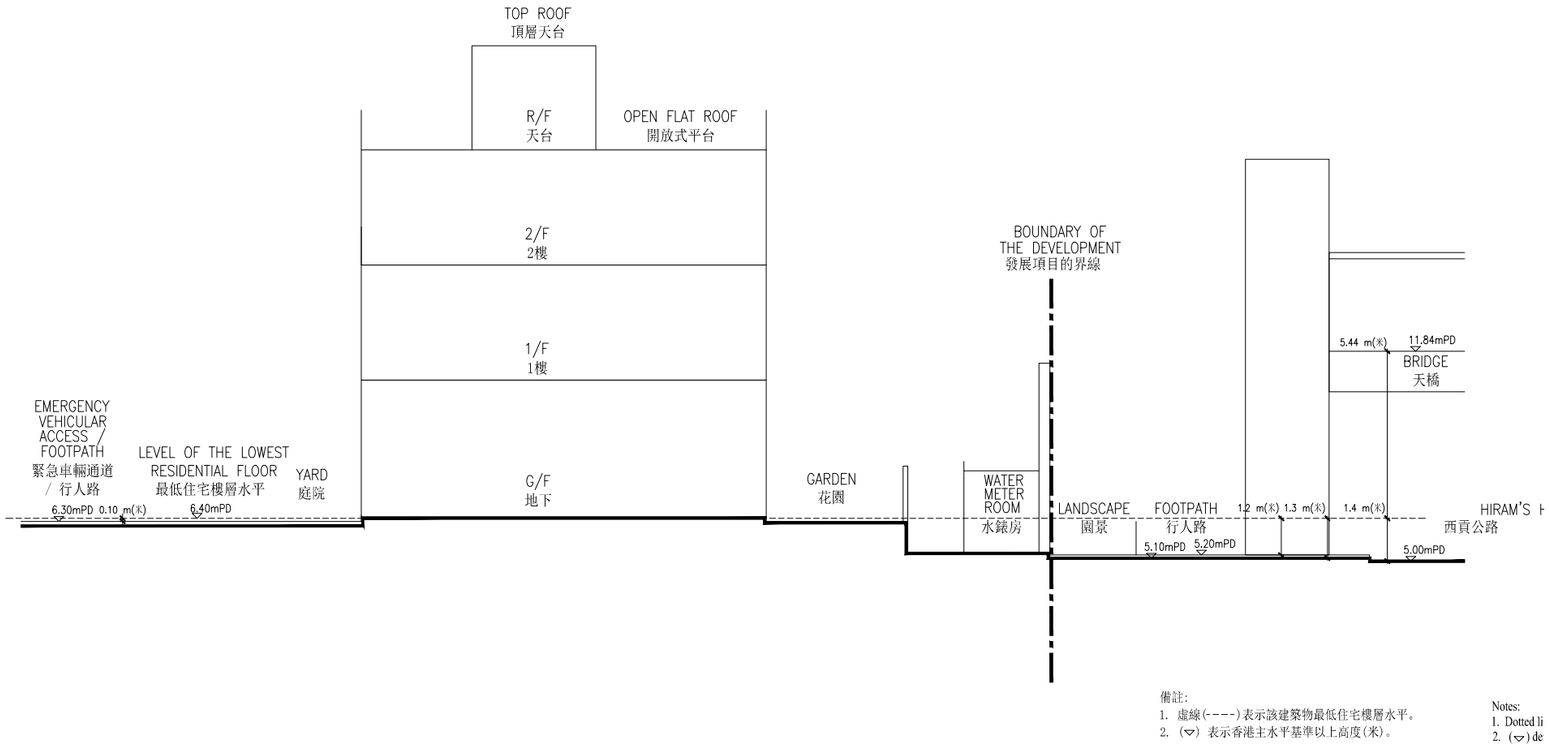
備註 :

1. 虛線 (----) 為該建築物最底住宅樓層水平。
2. (▽) 表示香港主水平基準以上高度(米)。

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

Villa 30
30號洋房

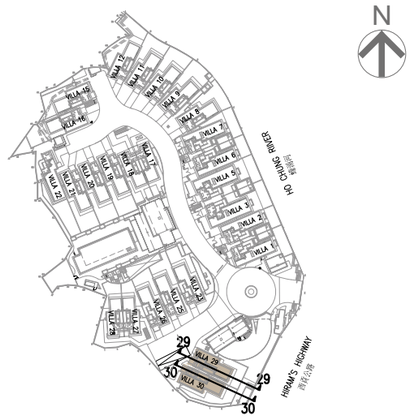
Cross-Section Plan 30-30
橫截面圖 30-30



備註:
1. 虛線(----)表示該建築物最低住宅樓層水平。
2. (▽) 表示香港主水平基準以上高度(米)。

Notes:
1. Dotted li
2. (▽) de

Key Plan
索引圖



The part of Emergency Vehicular Access / Footpath adjacent to Villa 30 is 6.30 metres above the Hong Kong Principal Datum.

毗連30號洋房的一段緊急車輛通道 / 行人路為香港主水平基準以上6.30米。

The part of footpath adjacent to Villa 30 is 5.10 metres to 5.20 metres above the Hong Kong Principal Datum.

毗連30號洋房的一段行人路為香港主水平基準以上5.10米至5.20米。

The part of Hiram's Highway adjacent to Villa 30 is 5.00 metres above the Hong Kong Principal Datum.

毗連30號洋房的一段西貢公路為香港主水平基準以上5.00米。

The part of bridge at Hiram's Highway adjacent to Villa 30 is 11.84 metres above the Hong Kong Principal Datum.

毗連30號洋房位於西貢公路的一段橋樑為香港主水平基準以上11.84米。

Notes:

1. Dotted line (----) denotes the lowest residential floor of the building.
2. (▽) denotes height (in metre) above Hong Kong Principal Datum.

備註 :

1. 虛線 (----) 為該建築物最底住宅樓層水平。
2. (▽) 表示香港主水平基準以上高度(米)。