



Sales Brochure
售樓說明書

No. 72 Repulse Bay Road, Hong Kong
香港淺水灣道72號



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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

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

5. Sales brochure

- Ensure that the sales brochure you have obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- Read through the sales brochure and in particular, check the following information in the sales brochure -
 - whether there is a section on “relevant information” in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as “relevant information”;
 - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
 - interior and exterior fittings and finishes and appliances;
 - the basis on which management fees are shared;

- whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
 - whether individual owners have responsibility to maintain slopes.
- 6. Government land grant and deed of mutual covenant (DMC)**
- Read the Government land grant and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The vendor will provide copies of the Government land grant and the DMC (or the draft DMC) at the place where the sale is to take place for free inspection by prospective purchasers.
 - Check the Government land grant on whether individual owners are liable to pay Government rent.
 - Check the DMC on whether animals can be kept in the residential property.
- 7. Information on Availability of Residential Properties for Selection at Sales Office**
- Check with the vendor which residential properties are available for selection. If a “consumption table” is displayed by the vendor at the sales office, you may check from the table information on the progress of sale on a date of sale, including which residential properties are offered for sale at the beginning of that date of sale and which of them have been selected and sold during that date of sale.
 - Do not believe in rumours about the sales condition of the development and enter into a PASP rashly.
- 8. Register of Transactions**
- Pay attention to the register of transactions for a development. A vendor must, within 24 hours after entering into a PASP with a purchaser, enter transaction information of the PASP in the register of transactions. The vendor must, within 1 working day after entering into an agreement for sale and purchase (ASP), enter transaction information of the ASP in the register of transactions. Check the register of transactions for the concerned development to learn more about the sales condition of the development.
 - Never take the number of registrations of intent or cashier orders a vendor has received for the purpose of registration as an indicator of the sales volume of a development. The register of transactions for a development is the most reliable source of information from which members of the public can grasp the daily sales condition of the development.
- 9. Agreement for sale and purchase**
- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
 - Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
 - Pay attention to the area plan annexed to the ASP which shows
- the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
 - If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5 % of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
 - If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
 - The deposit should be made payable to the solicitors’ firm responsible for stakeholding purchasers’ payments for the property.
- 10. Expression of intent of purchasing a residential property**
- Note that vendors (including their authorized representative(s)) should not seek or accept any specific or general expression of intent of purchasing any residential property before the relevant price lists for such properties are made available to the public. You therefore should not make such an offer to the vendors or their authorized representative(s).
 - Note that vendors (including their authorized representative(s)) should not seek or accept any specific expression of intent of purchasing a particular residential property before the sale of the property has commenced. You therefore should not make such an offer to the vendors or their authorized representative(s).

11. Appointment of estate agent

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

12. Appointment of solicitor

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

For first-hand uncompleted residential properties**13. Pre-sale Consent**

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

14. Show flats

- While the vendor is not required to make any show flat available for viewing by prospective purchasers or the general public, if the vendor wishes to make available show flats of a specified residential property, the vendor must first of all make available an unmodified show flat of that residential property and that, having made available such unmodified show flat, the vendor may then make available a modified show flat of that residential property. In this connection, the vendor is allowed to make available more than one modified show flat of that residential property.
- If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.

- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.
- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

For first-hand uncompleted residential properties and completed residential properties pending compliance**15. Estimated material date and handing over date**

- Check the estimated material date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is inevitably later than the former.
- Handing over date
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document / a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
 - > For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
 - > For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
 - > The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:

- > strike or lock-out of workmen;
 - > riots or civil commotion;
 - > force majeure or Act of God;
 - > fire or other accident beyond the vendor's control;
 - > war; or
 - > inclement weather
- The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
 - Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

For complaints and enquiries relating to the sales of first-hand residential properties by the vendors which the Ordinance applies, ty

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

Other useful contacts:

Consumer Council

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

Estate Agents Authority

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

Real Estate Developers Association of Hong Kong

Telephone	:	2826 0111
Fax	:	2845 2521

Sales of First-hand Residential Properties Authority
Transport and Housing Bureau
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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.

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.

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。
- 如您擬選任由賣方指定的財務機構提供的各類按揭貸款計劃，在簽訂臨時買賣合約前，應先細閱有關價單內列出的按揭貸款計劃資料¹。如就該些按揭貸款計劃的詳情有任何疑問，應在簽訂臨時買賣合約前，直接向有關財務機構查詢。

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎／每平方米售價。根據《一手住宅物業銷售條例》（第621章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i) 露台；(ii) 工作平台；以及 (iii) 陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。

- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部 and 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。
- 閱覽售樓說明書，並須特別留意以下資訊：
 - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享有有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
 - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
 - 室內和外部的裝置、裝修物料和設備；
 - 管理費按甚麼基準分擔；
 - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
 - 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 訂立臨時買賣合約時，您須向擁有人（即賣方）支付樓價5%的臨時訂金。
- 如您在訂立臨時買賣合約後五個工作日（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的5%）會被沒收，而擁有人（即賣方）不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人（即賣方）必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

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

11. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名／名稱。
- 您可委託任何地產代理（不一定是賣方所指定的地產代理），以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。
- 委託地產代理以物業物業前，您應該一
 - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；

- 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及
- 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁（網址：www.eaa.org.hk），查閱牌照目錄。

12. 委聘律師

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

適用於一手未落成住宅物業**13. 預售樓花同意書**

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業**15. 預計關鍵日期及收樓日期**

- 查閱售樓說明書中有關發展項目的預計關鍵日期³。
 - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」必定較發展項目的預計關鍵日期遲。
- 收樓日期
 - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
 - 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或

- > 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
- 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。
- 認可人士可批予在預計關鍵日期之後完成發展項目
 - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
 - > 工人罷工或封閉工地；
 - > 暴動或內亂；
 - > 不可抗力或天災；
 - > 火警或其他賣方所不能控制的意外；
 - > 戰爭；或
 - > 惡劣天氣。
- 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
- 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

消費者委員會

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

地產代理監管局

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

香港地產建設商會

電話	: 2826 0111
傳真	: 2845 2521

運輸及房屋局
一手住宅物業銷售監管局
2017年8月

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

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

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

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

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

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 發展項目所位於的街道名稱及由差餉物業估價署署長為識別發展項目的目的編配的門牌號數	72 Repulse Bay Road 淺水灣道72號
Total number of storeys 樓層總數	6 Storeys (excluding Roof and Top Roof) 6層 (不包括天台及頂層天台)
Flooring numbering 樓層號數	G/F, 1/F - 5/F 地下、一樓至五樓
Omitted floor numbers 被略去的樓層號數	There is no omitted floor 不設略去的樓層
Refuge floor 庇護層	There is no refuge floor 不設庇護層
Total number of house 獨立屋數目	1
House numbering 獨立屋號碼	Not Applicable 不適用
Estimated material date for the Development as provided by the Authorized Person 發展項目的認可人士提供的發展項目的預計關鍵日期	30 September 2019 2019年9月30日 The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase. 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

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 賣方	Hui Wai Yan 許威忍
Authorized Person for the Development 發展項目的認可人士	Fan Siu Kay 樊紹基
The firm or corporation of which and Authorized Person for the development is a proprietor, director or employee in his or her professional capacity 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	Keystone Design Consultants Limited 基匯設計顧問有限公司
Building Contractor for the Development 發展項目的承建商	Yeung Bor Kee Works Company Limited 楊波記工程有限公司
Firm of solicitors acting for the owner in relation to the sale of residential properties in the Development 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	Deacons 的近律師行
Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development 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	Hang Seng Bank Limited 恒生銀行有限公司
Any other person who has made a loan for the construction of the Development 已為發展項目的建造提供貸款的任何其他人的姓名或名稱	Not Applicable 不適用

4

RELATIONSHIP BETWEEN PARTIES INVOLVED
IN THE DEVELOPMENT

有參與發展項目的各方的關係

(a)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the development; 賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人；	No 否
(b)	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person; 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人；	No 否
(c)	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person; 賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的家人；	No 否
(d)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person; 賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人；	No 否
(e)	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person; 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人；	No 否
(f)	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person; 賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的有聯繫人士的家人；	No 否
(g)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development; 賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	No 否
(h)	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development; 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	No 否
(i)	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors; 賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述律師事務所的經營人的家人；	No 否
(j)	The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and an authorized person for the development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor; 賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份；	No 否

4

RELATIONSHIP BETWEEN PARTIES INVOLVED
IN THE DEVELOPMENT

有參與發展項目的各方的關係

(k)	The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor; 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份；	No 否
(l)	The vendor or a building contractor for the development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor; 賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書；	No 否
(m)	The vendor or a building contractor for the development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor; 賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員；	No 否
(n)	The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development holds at least 10% of the issued shares in that vendor, holding company or contractor; 賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份；	No 否
(o)	The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor; 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份；	No 否
(p)	The vendor or a building contractor for the development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor; 賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書；	No 否
(q)	The vendor or a building contractor for the development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor; 賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員；	No 否
(r)	The vendor or a building contractor for the development is a corporation, and the corporation of which an authorized person for the development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor; 賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團；	No 否
(s)	The vendor or a building contractor for the development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor. 賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	No 否

5

INFORMATION ON DESIGN OF THE DEVELOPMENT 發展項目的設計資料

Not Applicable.

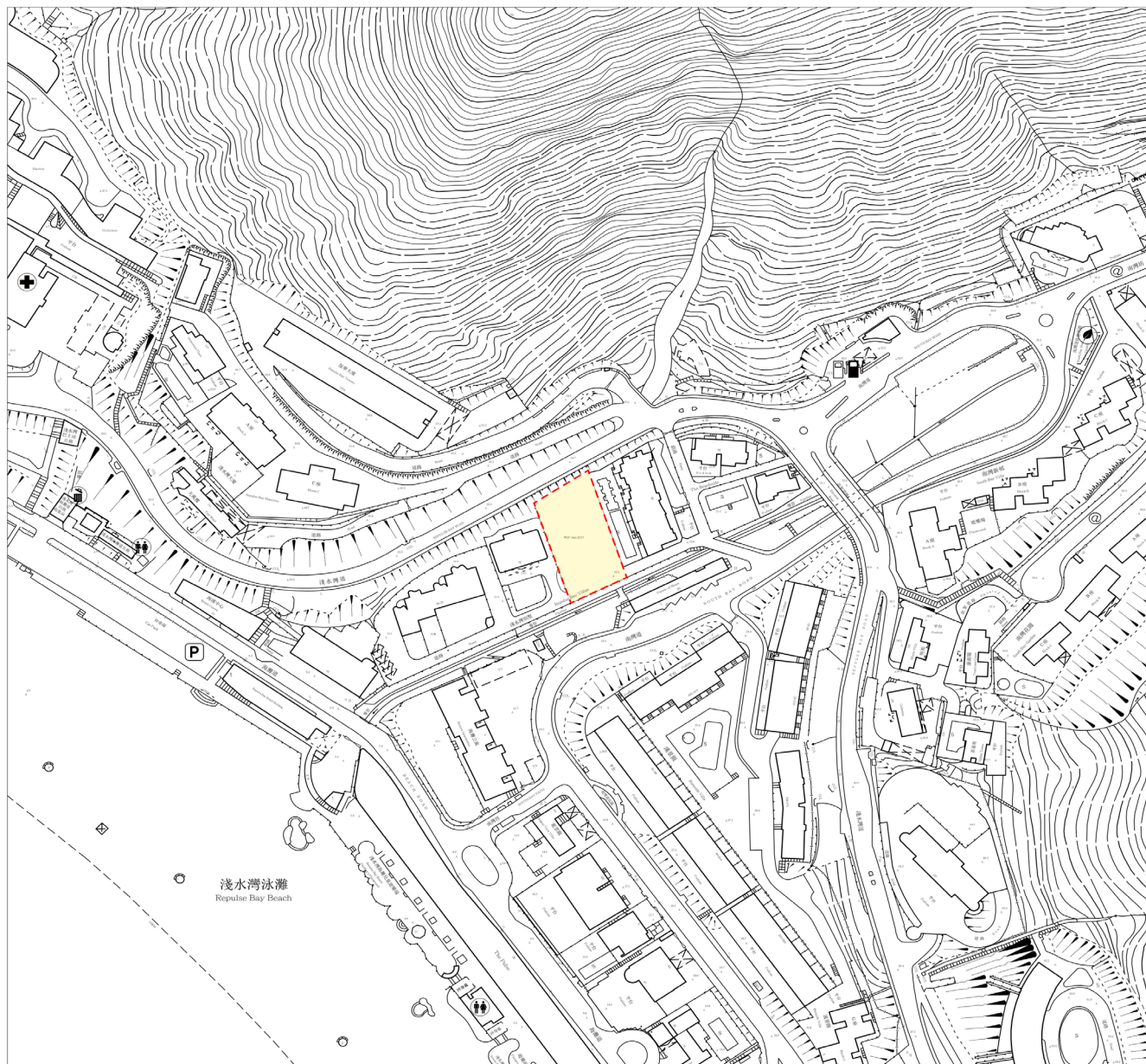
不適用。


6


INFORMATION ON PROPERTY MANAGEMENT 物業管理的資料

Not Applicable.

不適用。



Scale: 
 比例: 0 50 100 150 200 250
 (M/米)

 Location of the Development
 發展項目的位置

Street name not shown in full in the Location Plan of the Development:

於發展項目的所在位置圖未能顯示之行街道全名：

@ SOUTH BAY CLOSE 南灣坊

This Location Plan is prepared by the Vendor with reference to the Survey Sheet No. 15-NE-1C dated 5 July 2017, 15-NE-1D dated 26 January 2018 and 15-NE-6B dated 26 January 2018 published by Survey and Mapping Office of the Lands Department.

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上述位置圖是參考地政總署測繪處之日期為測繪圖 / 編號 15-NE-1C (出版日期為 2017 年 7 月 5 日)、15-NE-1D (出版日期為 2018 年 1 月 26 日) 及 15-NE-6B (出版日期為 2018 年 1 月 26 日)，並由賣方擬備。
 地圖版權屬香港政府，經地政總署准許複印，版權特許編號 12/2018。

NOTATION 圖例:

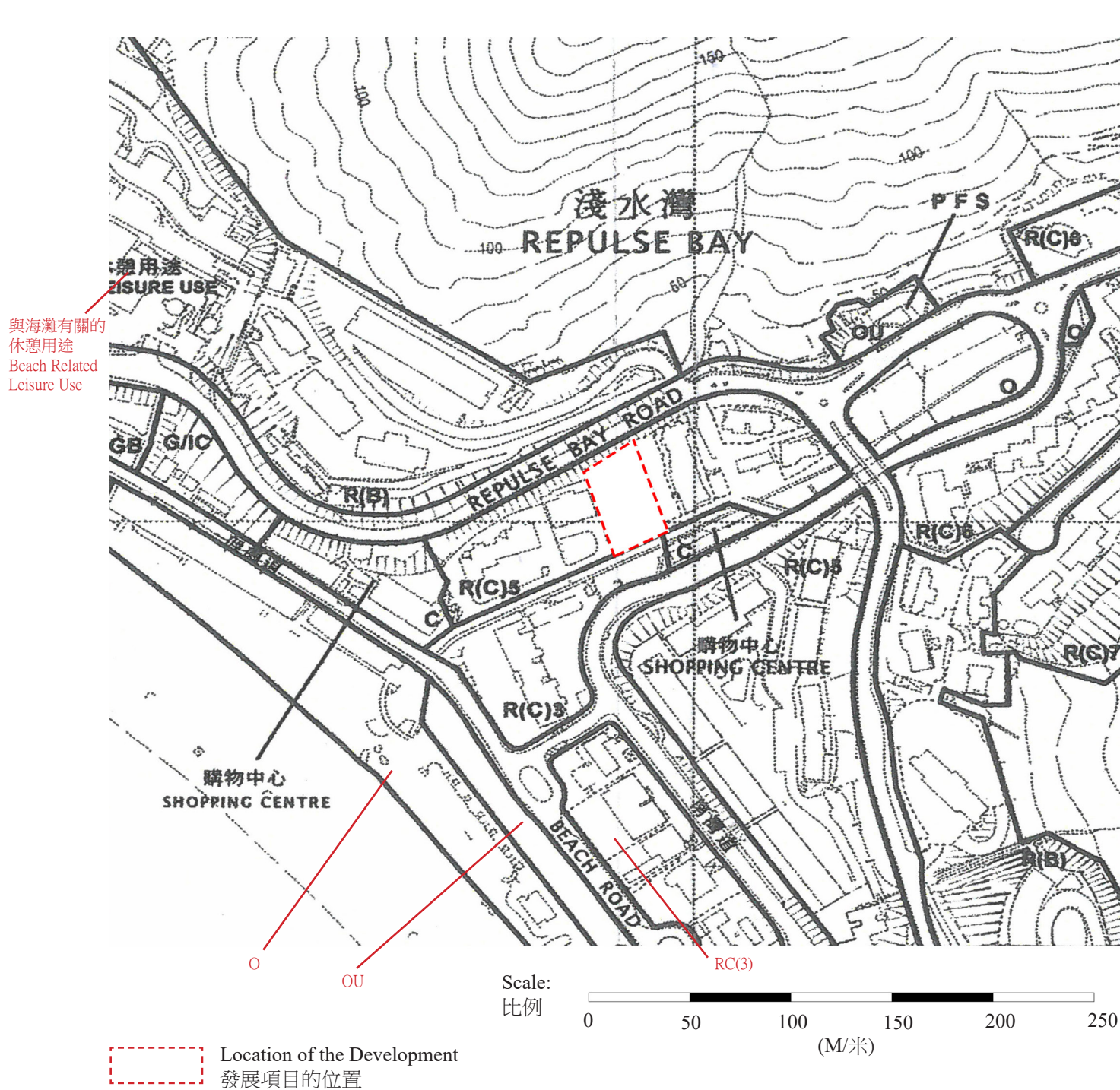
	A petrol filling station	油站
	A LPG filling station	石油氣加氣站
	A hospital	醫院
	A refuse collection point	垃圾收集站
	A public carpark (including a lorry park)	公眾停車場 (包括貨車停泊處)
	A public convenience	公廁
	A public park	公園

Note:

1. Due to the technical reason that the boundary of the Development is irregular, the Location Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance(Cap 621).

附註：

1. 由於發展項目邊界不規則的技術原因，所在位置圖所顯示之範圍多於《一手住宅物業銷售條例》（第621章）所要求的範圍。



Adopted from part of the approved Shouson Peak & Repulse Bay Outline Zoning Plan No. S/H17/13, gazetted on 15 November 2013 with adjustments to show the Development boundary and other information in red.

摘錄自 2013 年 11 月 15 日刊憲之壽臣山及淺水灣分區計劃大綱核准圖，圖則編號為 S/H17/13，有需要處經修正處理，經處理以紅色顯示項目邊界及其他資料。

Notes :

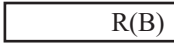






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2. The photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason.

附註：


1. 香港特別行政區政府地政總署測繪處©版權所有 未經許可 不得複製。
2. 由於技術原因，上述照片可能顯示多於《一手住宅物業銷售條例》所要求的範圍。

NOTATION 圖例:

ZONES

<u>ZONES</u>	<u>地帶</u>	
Residential (Group B)	住宅(乙類)	
Residential (Group C)	住宅(丙類)	
Open Space	休憩用地	
Green Belt	綠化地帶	
Government, Institution or Community	政府、機構或社區	
Commercial	商業	
Other Specified Uses	其他指定用途	

COMMUNICATIONS

<u>COMMUNICATIONS</u>	<u>交通</u>	
Major Road and Junction	主要道路及路口	

MISCELLANEOUS

<u>MISCELLANEOUS</u>	<u>其他</u>	
Petrol Filling Station	加油站	PFS

Adopted from part of the approved Shouson Peak & Repulse Bay Outline Zoning Plan No. S/H17/13, gazetted on 15 November 2013, with adjustments where necessary.

摘錄自 2013 年 11 月 15 日刊憲之壽臣山及淺水灣分區計劃大綱核准圖，圖則編號為 S/H17/13，有需要處經修正處理。


Notes :

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2. 由於技術原因，上述照片可能顯示多於《一手住宅物業銷售條例》所要求的範圍。



 Location of the Development
發展項目的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,000 feet, photo No. E013856C dated 25 January 2017.

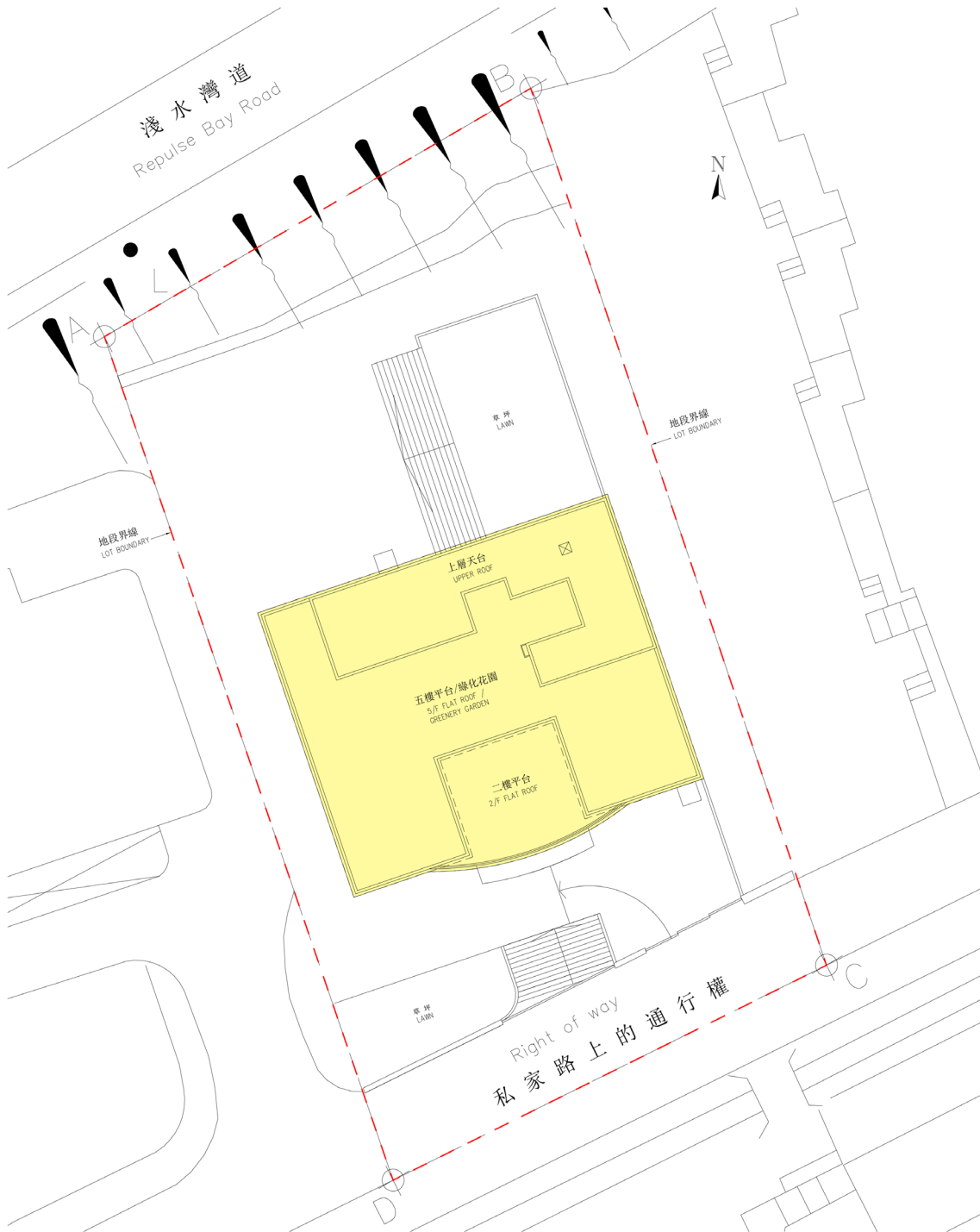
摘錄自地政總署測繪處在 6,000 呎的飛行高度拍攝之鳥瞰照片，照片編號 E013856C，飛行日期為 2017 年 1 月 25 日。


Notes :

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

附註：

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2. 由於技術原因，上述照片可能顯示多於《一手住宅物業銷售條例》所要求的範圍。



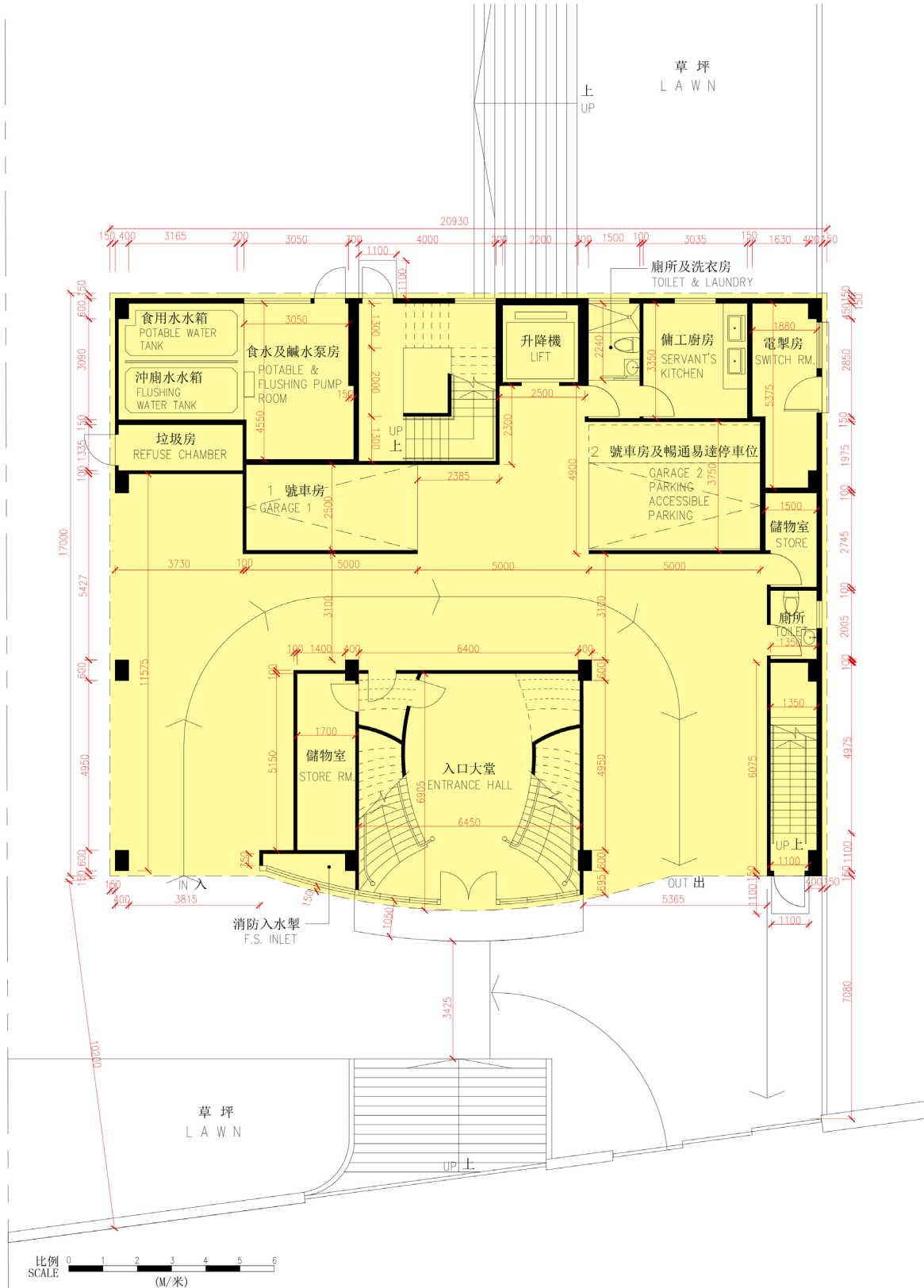
 Location of the Development
發展項目的位置

Estimated date of completion of the buildings and facilities, as provided by the Authorized Person for the Development is 30 September 2019.

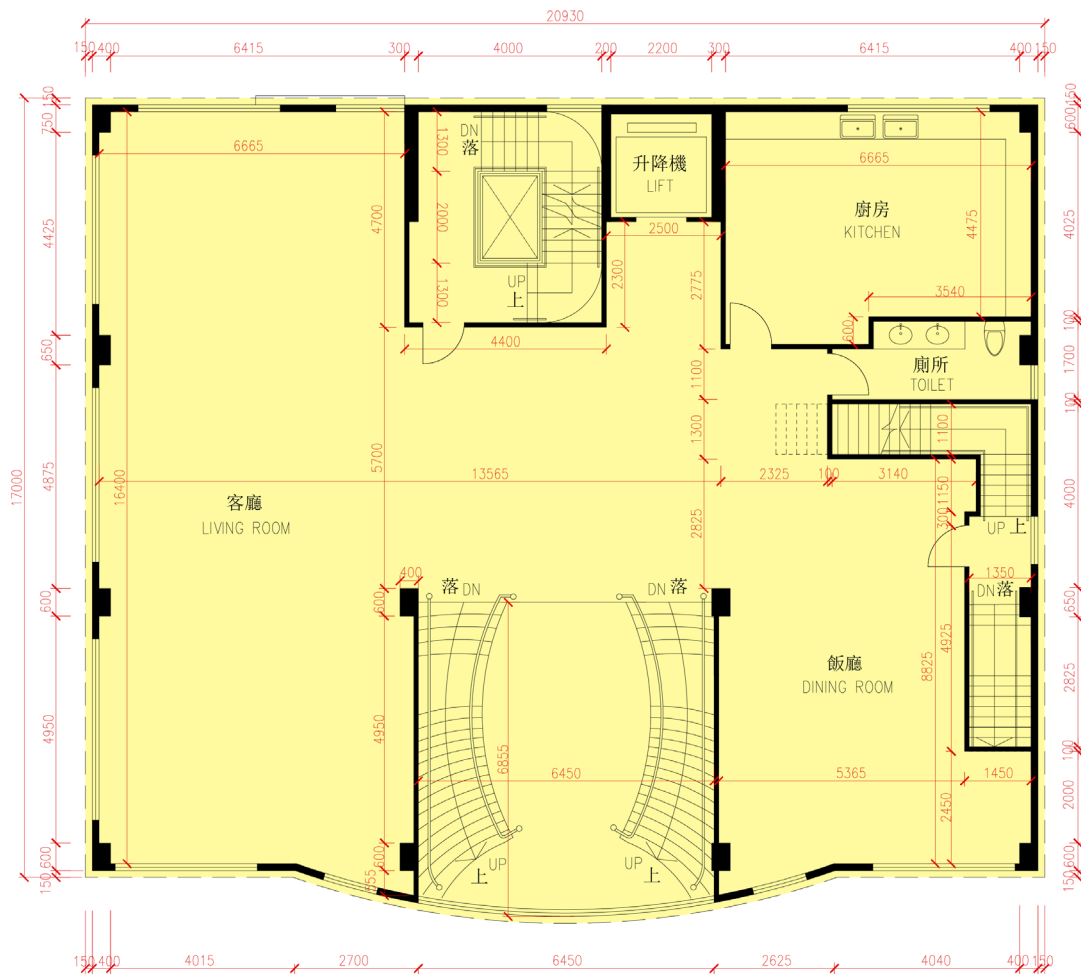
由發展項目的認可人士提供的建築物或設施的預計落成日期為2019年9月30日。

Legend of Terms and Abbreviations used on Floor Plans 樓面平面圖中所使用名詞及簡稱之圖例	
BATHROOM	浴室
BEDROOM	睡房
DINING ROOM	飯廳
ENTRANCE HALL	入口大堂
FAMILY ROOM	家庭室
FLAT ROOF	平台
FLUSHING WATER TANK	沖廁水水箱
F.S. INLET = FIRE SERVICE INLET	消防入水掣
F.S. PUMP RM. = FIRE SERVICE PUMP ROOM	消防泵房
F.S. WATER TANK = FIRE SERVICE WATER TANK	消防水箱
GAME ROOM	遊戲房
GARAGE 1	1號車房
GARAGE 2 PARKING ACCESSIBLE PARKING	2號車房及暢通易達停車位
GREENERY GARDEN	綠化花園
GYMNASIUM	健身室
HOME THEATRE	家庭影院
IN	入
KARAOKE ROOM	卡拉OK房
KITCHEN	廚房
LAWN	草坪
LIFT	升降機
LIVING ROOM	客廳
MASTER BATHROOM	主人浴室
MASTER BEDROOM	主人睡房
MULTI-FUNCTION RM.	多用途室
MUSIC RM.	音樂室
OUT	出
POTABLE & FLUSHING PUMP ROOM	食水及鹹水泵房
POTABLE WATER TANK	食用水水箱
REFUSE CHAMBER	垃圾房
RM.	房
ROOF	天台
SERVANT'S KITCHEN	傭工廚房
SHOWER	淋浴間
SNOOKER/POOL ROOM	英式桌球室
STORE	儲物室
STORE RM. = STORE ROOM	儲物室
STUDY RM. = STUDY ROOM	書房
SWITCH RM. = SWITCH ROOM	電掣房
TOILET & LAUNDRY	廁所及洗衣房
TOILET	廁所
UP	上

G/F Floor Plan
地下平面圖

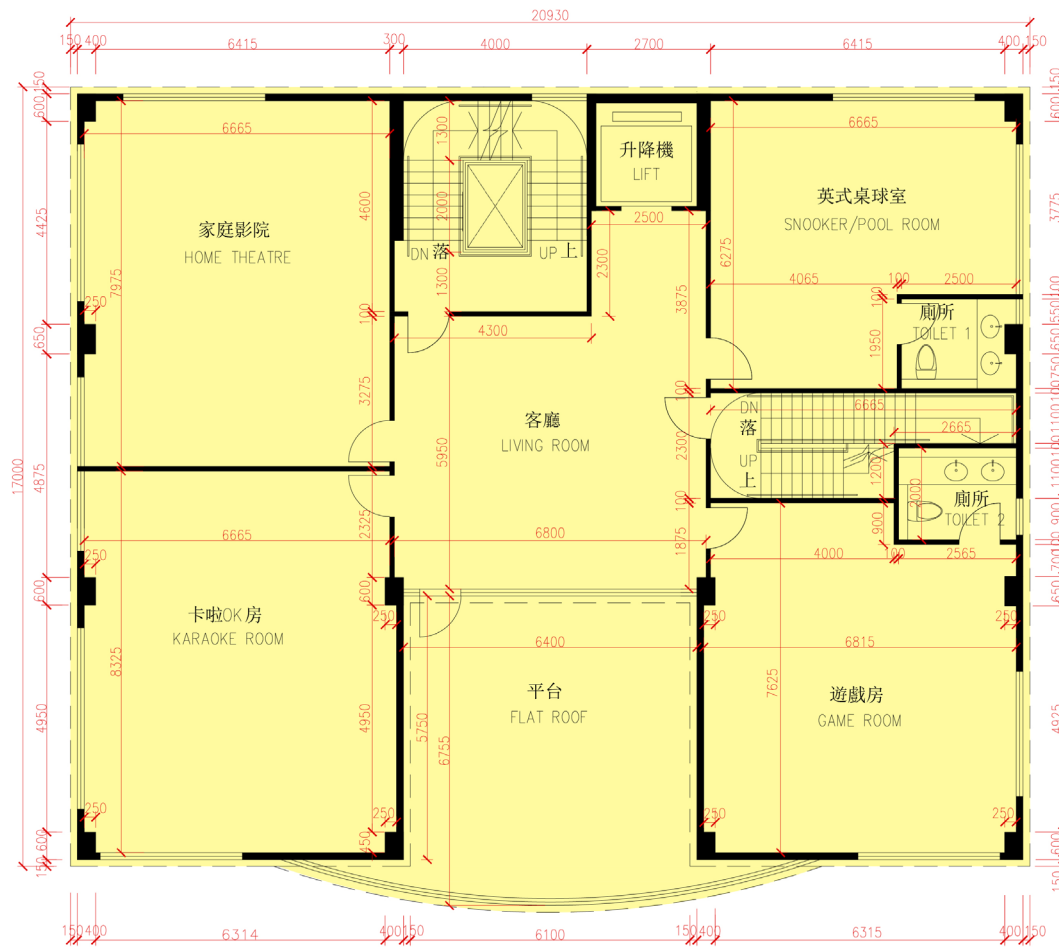


1/F Floor Plan
一樓平面圖



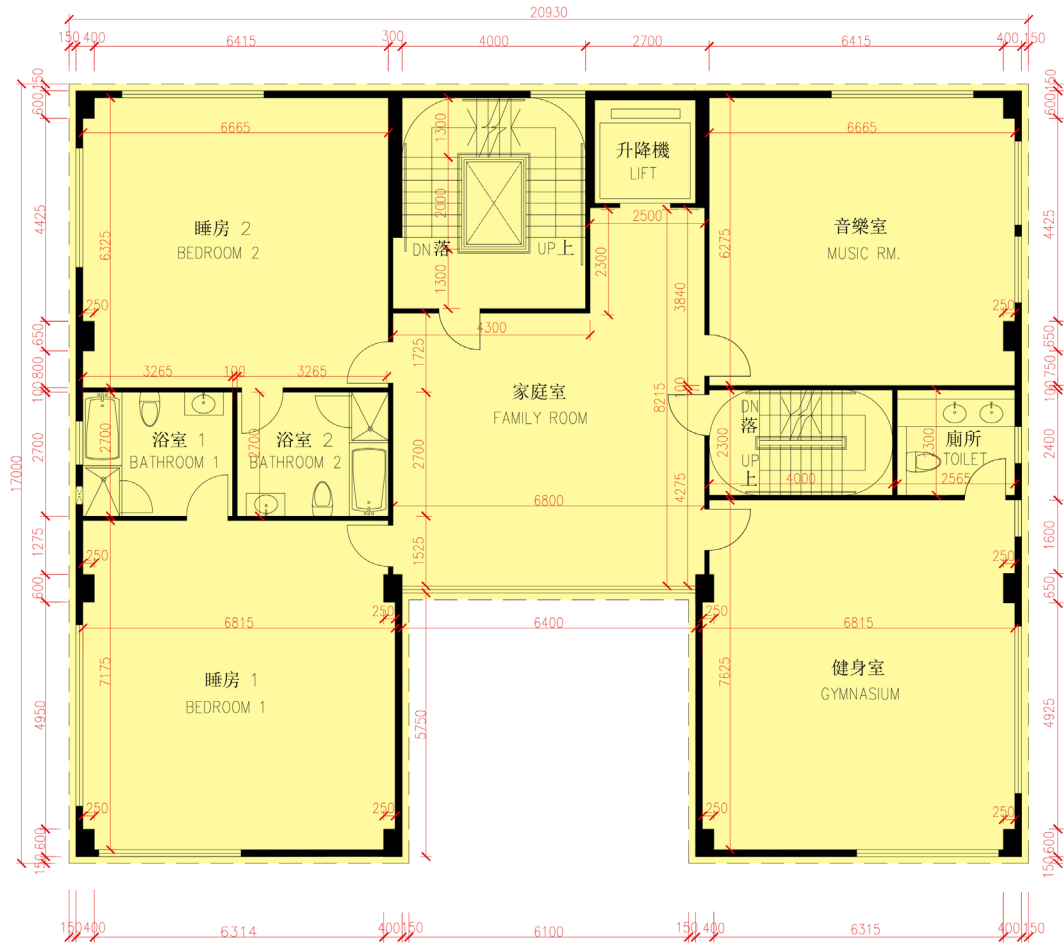
比例
SCALE 0 1 2 3 4 5 6
(M/米)

2/F Floor Plan 二樓平面圖



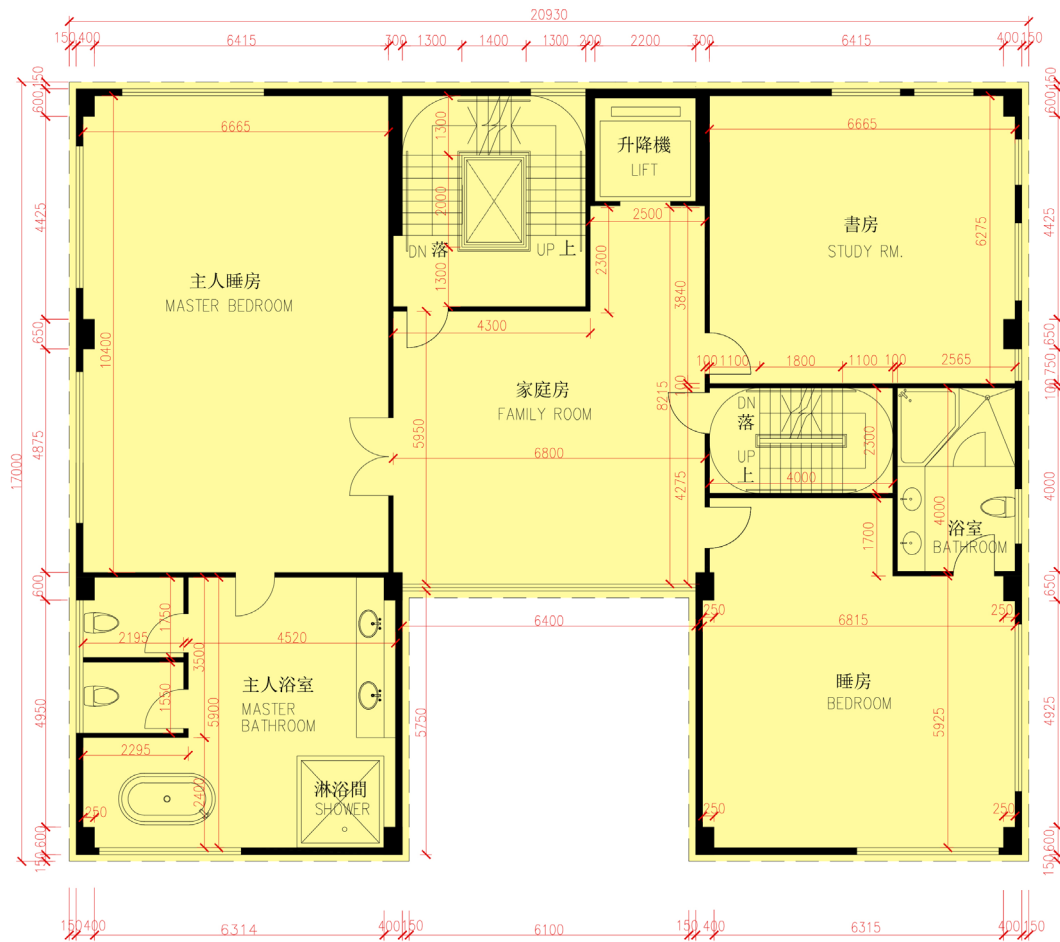
比例 SCALE 0 1 2 3 4 5 6 (M/米)

3/F Floor Plan 三樓平面圖



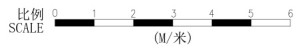
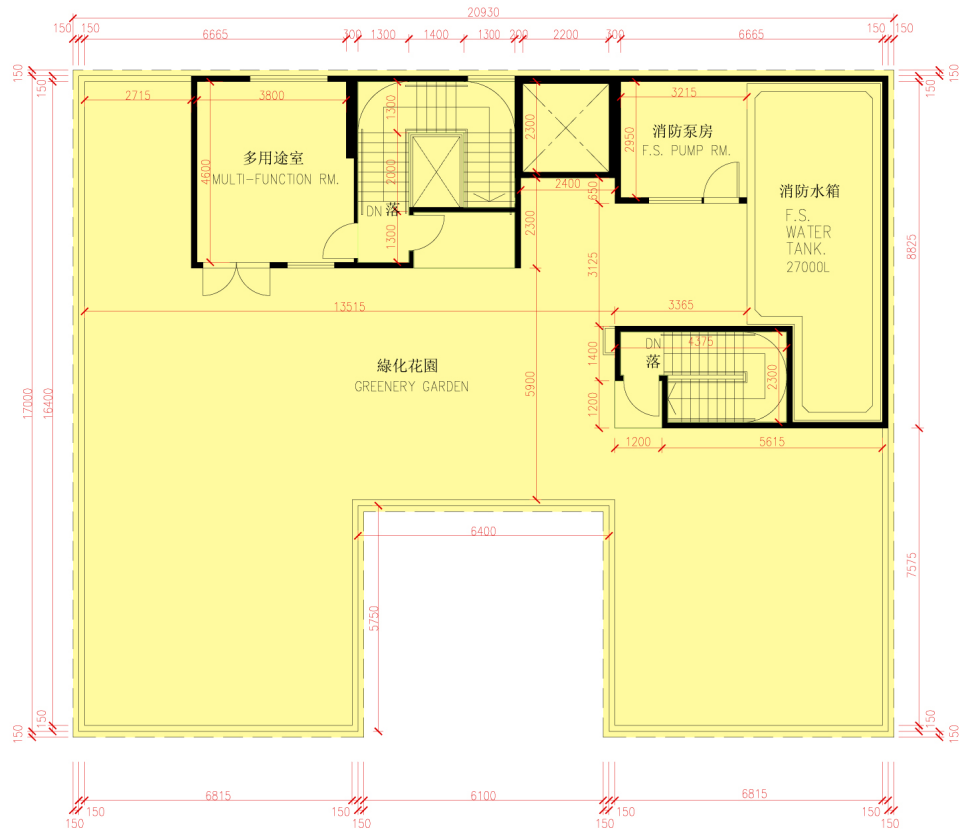
比例 SCALE 0 1 2 3 4 5 6 (M/米)

4/F Floor Plan 四樓平面圖

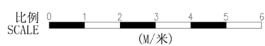
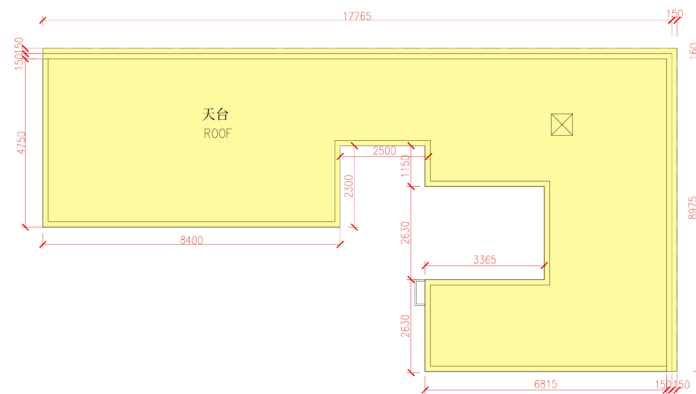


比例 SCALE 0 1 2 3 4 5 6 (M/米)

5/F Floor Plan
五樓平面圖



R/F Floor Plan
天台平面圖



House 洋房	Floor 樓層	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥） 厚度（毫米）	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高 度（毫米）
72 Repulse Bay Road 淺水灣道72號	G/F 地下	150	3000
	1/F 1樓	150	3900
	2/F 2樓	150	3000
	3/F 2樓	150	3000
	4/F 4樓	150	3000
	5/F 5樓	150	3000
	R/F 天台	N/A 不適用	N/A 不適用

Notes :

1. The dimensions of the floor plans are all structural dimensions in millimeter.
2. Please refer to page 22 of this sales brochure for legend of the terms and abbreviations shown on the floor plan above and the explanatory notes that are applicable thereto.

附註：

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. 以上平面圖中顯示之名詞、簡稱及其適用的附註，請參閱本售樓說明書第22頁。

Description of Residential Property 物業的描述	House 洋房	72 Repulse Bay Road 淺水灣道72號
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)		1697.29 (18270) Balcony 露台: -- Utility Platform 工作平台: --
Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)	Air conditioning Plant Room 空調機房	-
	Bay Window 窗台	-
	Cockloft 閣樓	-
	Flat Roof 平台	261.166 (2810)
	Garden 花園	396.231 (4263)
	Parking space 停車位	31.25 (336)
	Roof 天台	102.632 (1104)
	Stairhood 梯屋	33.48 (360)
	Terrace 前庭	243.486 (2619)
	Yard 庭院	102.901 (1107)

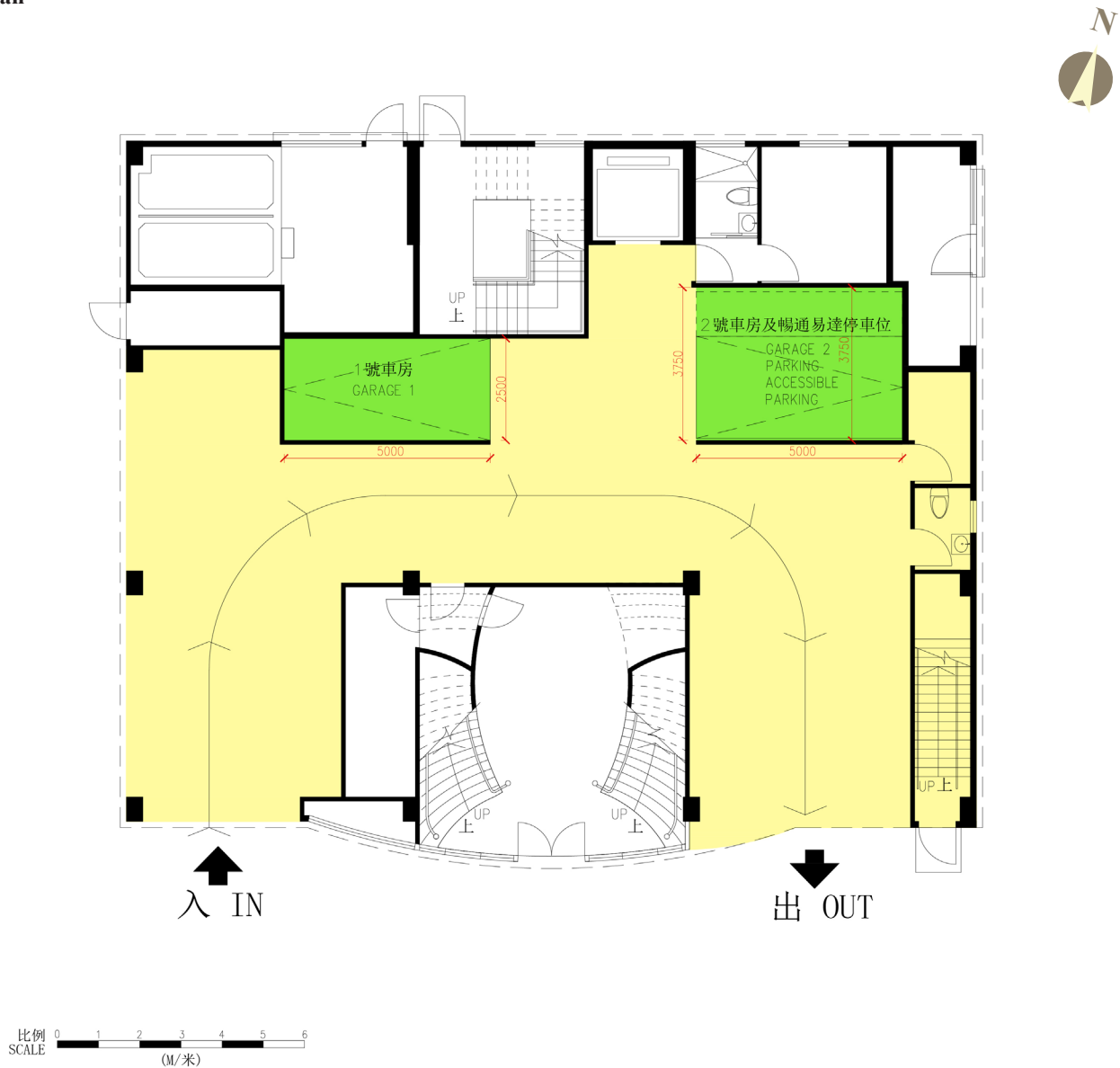
Notes :

- The saleable area and the floor areas 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.
- The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.

附註：

- 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；而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。
- 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並四捨五入至整數。

G/F Floor Plan
地下平面圖



Number, Dimensions and Areas of Parking Spaces:
停車位數目、尺寸及面積：

Floor 層數	Category of parking space 車位類別	Number 數目	Dimensions of Each of the Parking Space (W x L) (m.) 每個停車位的尺寸 (闊x長) (米)	Area of Each of the Parking Space (sq. m.) 每個停車位的面積 (平方米)
G/F	Garage 1 1號車房	1	5.0 x 2.5	12.5
	Garage 2 Parking Accessible Parking 2號車房及暢通易達停車位	1	5.0 x 3.75	18.75

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

Not Applicable.

不適用。

1. The Development is situated on Rural Building Lot No.707 (“**the lot**” or “**the said piece or parcel of ground**”).
2. The lot is held from the Government under the Government Lease of Rural Building Lot No.707 dated 8 September 1969 as varied or modified by a Modification Letter with Plan dated 13 January 2004 registered in the Land Registry by Memorial No.UB9105315 (collectively “**the Lease**”) for a term of 75 years from 12 January 1922 renewable for one further term of 75 years (term renewed by virtue of the Government Leases Ordinance, Cap. 40) (collectively “**the Term**”). The renewed term will expire on 11 January 2072.
3. User restrictions
 - a. The lessee of the Lease and its successors and assigns (“**the said Lessee**”) will not except with the consent of the Government erect or allow to be erected on the lot or any part thereof any building or buildings other than a single detached or semi-detached private residence of European type with garages and all proper outbuildings pertaining thereto.
 - b. The lot or any part thereof shall not be used for any trade or business of a Brazier, Slaughterman, Soap-maker, Sugar-baker, Fellmonger, Melter of tallow, Oilman, Butcher, Distiller, Victualler or Tavern-keeper, Blacksmith, Nightman, Scavenger or any other noisy noisome or offensive trade or business whatever without the previous licence of the Government signified in writing by the Government or other person duly authorized in that behalf.
4. The Lease further stipulates that:
 - a. The Government and the lessees of neighbouring lots licensed by the Government, their tenants, servants, visitors, workmen and other persons authorized by them in that behalf shall have a free and uninterrupted right from time to time and at all times during the continuance of the Term for all purposes connected with the proper use and enjoyment of such neighbouring lots to pass and repass on along over by and through that portion of the said piece or parcel of ground coloured pink hatched red on the plan annexed to the Lease.
 - b. The said Lessee shall from time to time and at all times after the date of the Lease when where and as often as need or occasion shall require at the said Lessee’s own proper costs and charges well and sufficiently Repair, Uphold, Support, Maintain, Pave, Purge, Scour, Cleanse, Empty, Amend and Keep the messuage or tenement, messuages or tenements and all other erections and buildings now or at any time after the date of the Lease standing upon the said piece or parcel of ground and all the Walls, Banks, Cuttings, Hedges, Ditches, Rails, Lights, Pavements, Privies, Sinks, Drains and Watercourses thereunto belonging and which shall in any-wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever the whole to be done to the satisfaction of the Government.
 - c. The said Lessee shall during the Term as often as need shall require bear pay and allow a reasonable share and proportion for and towards the costs and charges of making building repairing and amending all or any roads, lanes, pavements, channels, fences and party walls, draughts, private or public sewers and drains requisite for or in or belonging to the demised premises or any part thereof in common with other premises near or adjoining thereto and that such proportion shall be fixed and ascertained by the Government and shall be recoverable in the nature of rent in arrear.
 - d. It shall and may be lawful to and for the Government or other persons deputed to act for it twice or oftener in every year during the Term at all reasonable times in the day to enter into and upon the demised premises to view search and see the condition of the same and of all decays, defects and wants of reparation and amendment which upon every such view shall be found to give or leave notice in writing at or upon the demised premises or some part thereof unto or for the said Lessee to repair and amend the same within Three Calendar Months then next following within which time the said Lessee will repair and amend the same accordingly.
 - e. The said Lessee shall obtain the special approval of the Government to the design of the exterior, elevations, plans, height and disposition of any building or buildings erected or to be erected on the said piece or parcel of ground and shall not erect or allow to be erected on the said piece or parcel of ground any building or buildings save in accordance with such approval.
 - f. Where any cutting away, removal or setting back of adjoining adjacent or nearby hillside or banks or any building up or filling in is or has been required for the purpose of or in connection with the formation, levelling and development of the demised premises or any part thereof, the said Lessee shall construct or bear the cost of the construction of such retaining walls or other support as shall be or may at any time become necessary to protect and support such hillside and banks and the demised premises and to obviate and prevent any falling away, landslips or subsidence occurring thereafter, and shall at all times maintain the said retaining walls or other support in good and substantial repair and condition. In the event of any landslide, subsidence or falling away occurring at any time whether in or from adjoining hillside or banks or in or from the demised premises as a result of any default by the said Lessee under this covenant, the said Lessee shall at its own expense reinstate and make good the same and shall indemnify the Government from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made suffered or incurred through or by reason thereof, and shall, if required by the Government so to do by notice in writing, carry out such construction and/or maintenance or reinstate and make good any falling away, landslide or subsidence. If the said Lessee shall neglect or fail to comply with such notice within the period specified therein the Government may forthwith execute and carry out the same and the said Lessee shall on demand repay to the Government the cost thereof.

- g. The said Lessee shall at its own expense construct and maintain to the satisfaction of the Government such drains or channels as may be necessary to intercept and carry off storm or rain water falling on or flowing from the hillside on to the demised premises and shall be solely liable for and shall indemnify the Government and its Officers from and against all actions claims and demands arising out of any damage or nuisance caused by such storm or rain water and shall at all times during the continuance of the Term maintain and repair such drains or channels whether within the boundaries of the said piece or parcel of ground or on Government Land.
- h. The said Lessee shall uphold maintain and repair the road or path on the portion of Crown Reserve coloured brown on the key plan annexed to the Lease and everything forming portion of or appertaining to such road or path to the satisfaction of the Government and shall be responsible for the whole as if the said Lessee were absolute owner thereof and shall not make any claim or demand of any kind whatsoever against the Government in respect of any alteration to Repulse Bay Road to which the rights-of-way granted in the Lease give access which absorbs a portion of such road or path or affects the gradient thereof or makes necessary any alteration thereto and shall carry out at its own expense any such alteration to the said road or path necessitated by any such alteration to Repulse Bay Road.
- i. The piece of ground marked Crown Reserve on the key plan annexed to the Lease between the said piece or parcel of ground and Repulse Bay Road may be used for such purpose or purposes as the Government may think fit and may for such purpose or purposes be cut away or filled in or the level thereof be altered. The said Lessee shall not be entitled to any compensation in respect of any damage resulting from any such user, cutting away, filling in or alteration of level as aforesaid.
- j. The said Lessee or any other persons authorized by it shall not have an exclusive right to pass and repass on along over by and through the said road or path on the said portion of Crown Reserve coloured brown on the key plan annexed to the Lease and the Government shall have the right at any time to grant to the Lessees of other lots in the vicinity a like right and shall have the right at any time to take over the whole or any portion of the said road or path for the purpose of a public road without payment of any compensation to the said Lessee or other Lessees to whom rights-of-way over the whole or any portion of the said road or path shall have been granted.
- k. The said Lessee shall not assign, mortgage, charge, underlet or otherwise alienate all or any part of the demised premises for all or any part of the Term without at the same time registering such alienation in the Land Registry and paying the prescribed fees therefor.
- l. The said Lessee shall at its own expense carry out and complete to the satisfaction of the Director of Lands (“**the Director**”) such geotechnical investigations and such slope treatment, landslide preventive and remedial works on the area shown coloured green hatched black (“**the**

Green Hatched Black Area”) on the plan marked “PLAN A” annexed to the Lease as the Director in his absolute discretion shall require and shall at all times during the Term at its own expense maintain in good substantial repair and condition to the satisfaction of the Director the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslip, subsidence or falling away occurs within the Green Hatched Black Area at any time during the Term, the said Lessee shall at its own expense reinstate and make good the same to the satisfaction of the Director and any adjacent or adjoining areas which in the opinion of the Director have been affected, and shall indemnify the Government, its agents and contractors against all claims, proceedings, costs, damages and expenses whatsoever incurred by reason of such landslip, subsidence or falling away. The said Lessee will ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Area, and subject to the approval of the Director, the said Lessee may erect fences or other barriers for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies provided in the Lease for breach of any of the terms and covenants therein contained, the Director shall be entitled by a notice in writing to call upon the said Lessee to carry out such geotechnical investigations, slope treatment, landslip preventive and remedial works and to maintain or reinstate and make good any land, structure or works affected by such landslip, subsidence or falling away. If the said Lessee shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein the Director may after the expiry of such period execute and carry out the required works and the said Lessee will on demand repay to the Government the cost thereof.

1. 發展項目位於鄉郊建屋地段第707號（「該地段」或「該塊土地」）。
 2. 根據訂立於1969年9月8日的鄉郊建屋地段第707號的政府租契，並經一份日期為2004年1月13日以註冊摘要編號UB9105315登記於土地註冊處的附圖則的修訂書更改或修訂（統稱「租契」），該地段的批地年期由1922年1月12日起計75年，並可續期75年（統稱「租期」）。租契已憑藉政府租契條例（第40章）續期，已續期之年期將於2072年1月11日屆滿。
 3. 用途限制
 - a. 除非得到政府的同意，租契的承租人及其繼承人及受讓人（統稱「該承租人」）不得在該地段或其任何部分上搭建或容許他人搭建一幢獨立或半獨立歐洲式私人住宅（連同車庫及所有適當的附屬建築物）以外的一幢或多於一幢的建築物；及
 - b. 未有香港政府或其授權人士預先簽發的許可證下，該地段或其任何部份不得用作從事任何銅工、屠宰、製皂、製糖、製造皮革、化油、製油、販肉、釀酒、食品供應或旅館、打鐵、掏糞、垃圾處理的行業或業務，或任何其他產生噪音、發出惡臭或令人厭惡的行業或業務。
 4. 租契亦規定：
 - a. 政府及獲政府許可的鄰近地段的承租人及其租客、傭工、訪客、工人及其他獲其授權之人士將有權自由及不受阻礙地不時及在租期的所有時間內，為任何與適當使用及享用該等鄰近地段有關之所有用途，經過及通過該塊土地在租契附圖以粉紅色加紅色斜線顯示的部分。
 - b. 該承租人須不時及在租契日期後的所有時間內，在每遇需要及情況時適當地自費妥善及足夠地維修、保護、承托、保養、鋪設、清除、沖刷、清洗、清理、改善及保持該塊土地上現有或將來的院宅或物業及所有其他建築物或建築物，及其所屬及以任何形式與之有關或毗連之所有牆壁、堤壩、路塹、圍欄、溝渠、堤壩、路塹、圍欄、溝渠、扶手、照明、行人道、廁所、水槽、排水渠及水道，並以所有及必須的方式進行修理、清洗及修改，致使政府對此整體上滿意。
 - c. 該承租人須在租期內不時按需要時承擔、支付及扣除用以建築、維修及改善為該批租的處所或其任何部分所需、或在批租的處所或其任何部分內、或屬於該批租的處所或其任何部分、而與其他鄰近或毗連物業共用之所有或任何之道路、小巷、行人路、渠道、圍欄及分界牆、通風裝置、私人或公共污水渠及排水渠的費用的合理分攤及比例，該比例將由政府釐定及確定，並可當作欠繳地租作追討。
 - d. 政府及代其行事者在法律上有權在租期內每年兩次或更頻密地於日間進入批租的處所內或以上以觀察、搜查及檢視其狀況。若在檢視期間發現任何頹敗、損壞及需要修理及修改之處，政府或代其行事者在法律上有權給予或在批租的處所留下書面通知要求該承租人於三個曆月內就此進行修理及修改。
 - e. 該承租人須就任何已建或將建於該塊土地上的一幢或多幢建築物之外部設計、立面、圖則、高度及布局取得政府的特別批准。除依此批准外，該承租人不得在該塊土地上搭建或容許他人搭建一幢或多幢建築物。
 - f. 如為構建、平整或開發批租的處所或其任何部分而有
- 需要對毗連、毗鄰或附近的山坡及堤壩進行任何分割、移走或退讓或有需要進行任何堆積或堆填工程，該承租人須建造為保護及承托該等山坡及堤壩及批租的處所及為避免及防止其後發生任何塌方、山泥傾瀉或地陷而在任何時間需要的擋土牆或其他承托物或承擔有關建造費用，並須在所有時間保養該擋土牆或其他承托物至修葺妥當的狀態。若在任何時候發生塌方、山泥傾瀉或地陷，不論是否位於或源於毗連山坡或堤壩或批租的處所或因該承租人違反本契諾所致，該承租人須自費進行修復與修補，並彌償政府一切因此蒙受或衍生之開支、費用、損害賠償、要求及索償。若政府發出書面通知要求進行上述之建造及/或保養或塌方、山泥傾瀉或地陷修復與修補工程，而該承租人在通知指定的時間內沒有理會或沒有執行該通知，政府可即時展開及進行該等工程，該承租人須在要求時付還有關費用予政府。
- g. 該承租人須自費建造及保養為截斷與引導降至批租的處所或從山坡流至該塊土地的一切暴雨或雨水所需的排水渠及渠道，以使政府滿意。該承租人須獨力為所有因該等暴雨或雨水引致的任何破壞或滋擾而衍生的訴訟、索償及要求負責及彌償政府及其人員，並須在租期內的所有時間保養及維修該等排水渠及渠道（不論是否位於該塊土地之邊界內或位於任何政府土地上）。
 - h. 該承租人須保護、保養及維修在租契附夾的位置圖（Key Plan）內以啡色顯示的「官地留用區」（Crown Reserve）部分上的道路或行人徑及所有構成或附屬於該道路或行人徑之一切物件，以使政府滿意。該承租人須就此負上全責，猶如其絕對擁有人一樣。如在租契給予的通行權下可通往的淺水灣道出現任何改動，令該道路或行人徑之部分被吞併、其坡度受影響或須要對其進行任何改動，承租人不得因此向政府作出任何形式的索償或要求，並須自費進行一切配合淺水灣道改動而於該道路或行人徑進行的改動工程。
 - i. 連接該塊土地與淺水灣道並在租契附夾的位置圖內標示為「官地留用區」的土地可被用作任何政府認為合適的用途，並可因該等用途被分割或堆填或被改動其水平。該承租人將不會因該等用途或上述分割或堆填或水平改動所引致的損害獲得任何賠償。
 - j. 該承租人或其授權者不會獨有經過或通過該位於租契附夾的位置圖內以啡色顯示的「官地留用區」部分上的該道路或行人徑的權利，政府有權隨時向附近其他地段的承租人授予相似的權利及有權隨時收回該道路或行人徑的全部或其任何部分作公共道路而不須向該承租人或被授予在該道路或行人徑的全部或其任何部分的通行權的其他承租人作出賠償。
 - k. 該承租人不得轉讓、按揭、抵押、出租或以其他任何方式讓與批租的處所的全部或部分租期予他人，除非同時在土地註冊處登記有關的轉讓文件並支付訂明的費用。

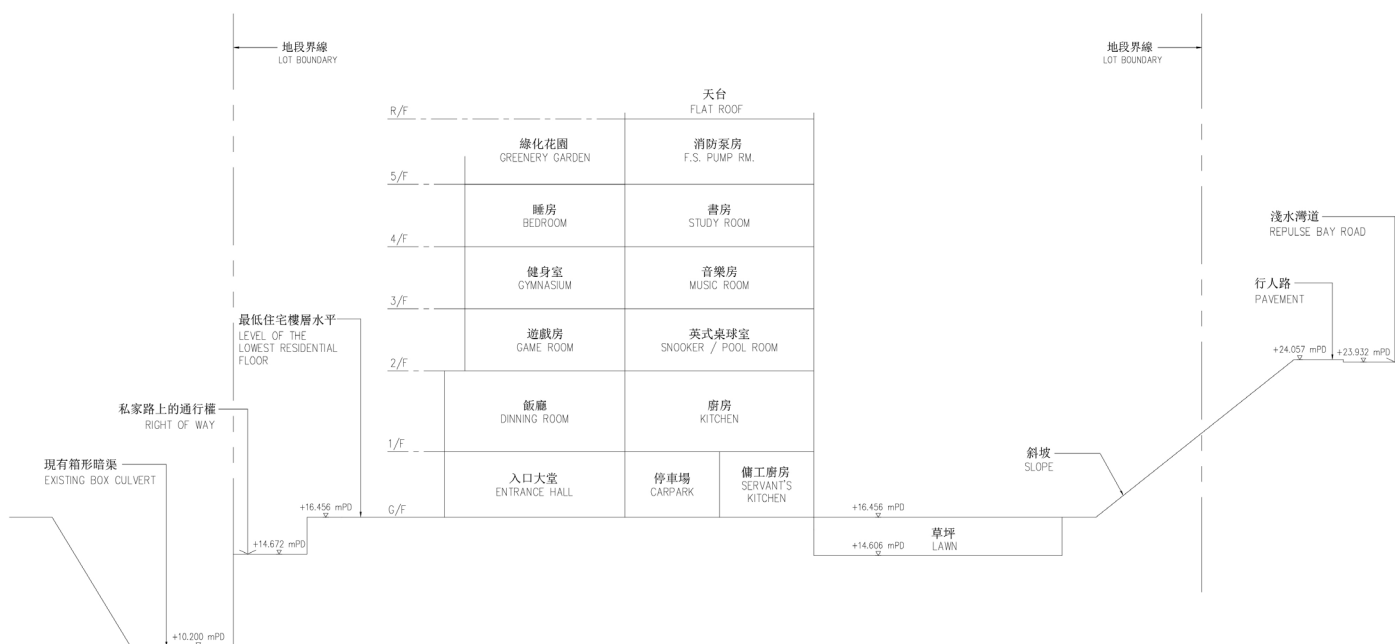
1. 該承租人須自費對附夾於租契並標示為“PLAN A”的圖則上用綠色加黑斜線顯示的區域（「綠色加黑斜線區域」）進行及完成按地政總署署長（「署長」）絕對酌情要求的土力勘測及斜坡處理、山泥傾瀉預防及修補工程，並在租期內自費保養綠色加黑斜線區域（包括一切土地、斜坡處理工程、護土構築物、排水渠及其內或其上的任何其他工程）至修葺妥當的狀態，以使署長滿意。若在租期內綠色加黑斜線區域發生任何山泥傾瀉、地陷或塌方，該承租人須自費修復與修補該區域及署長認為受影響的任何毗鄰或毗連區域，使署長滿意，並彌償政府、其代理人及承建商因上述山泥傾瀉、地陷及塌方而造成的一切索償、司法程序、費用、損害賠償及開支。該承租人須確保綠色加黑斜線區域在任何時候不得有任何非法挖掘或棄置垃圾。在署長的批准下，買方可搭建圍欄或其他障礙物，以防止非法挖掘或棄置垃圾。除租契內對違反其條款與契諾所提供的任何其他權利或濟助外，署長有權以書面通知該承租人進行上述土力勘測、斜坡處理、山泥傾瀉預防及修補工程，及保養、修復及修補受到上述山泥傾瀉、地陷或塌方影響的任何土地、構築物或工程。若該承租人在通知指定的時間內沒有理會或沒有執行該通知，署長有權在上述通知期完結後展開及進行所要求的工程，而該承租人須在要求時付還有關費用予政府。

Not Applicable.

不適用。

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

CROSS SECTION PLAN 橫截面圖



Notes :

1. The part of Footpath adjacent to the building is 14.672 metres above the Hong Kong Principal Datum.
2. (▽) denotes height (in metres) above the Hong Kong Principal Datum.

附註 :

1. 毗連建築物的一段小徑為香港主水平基準以上14.672米。
2. (▽) 代表香港主水平基準以上的高度(米)。

ELEVATION 1

立面圖 1



Notes :

Authorized Person for the Development certified that the elevations shown on this plan.

1. are prepared on the basis of the approved building plans for the Development as of 3 October 2017; and
2. are in general accordance with the outward appearance of the Development.

附註：

發展項目的認可人士證明本圖顯示的立面

1. 以 2017 年 10 月 3 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

ELEVATION 2
立面圖 2

Notes :

Authorized Person for the Development certified that the elevations shown on this plan.

1. are prepared on the basis of the approved building plans for the Development as of 3 October 2017; and
2. are in general accordance with the outward appearance of the Development.

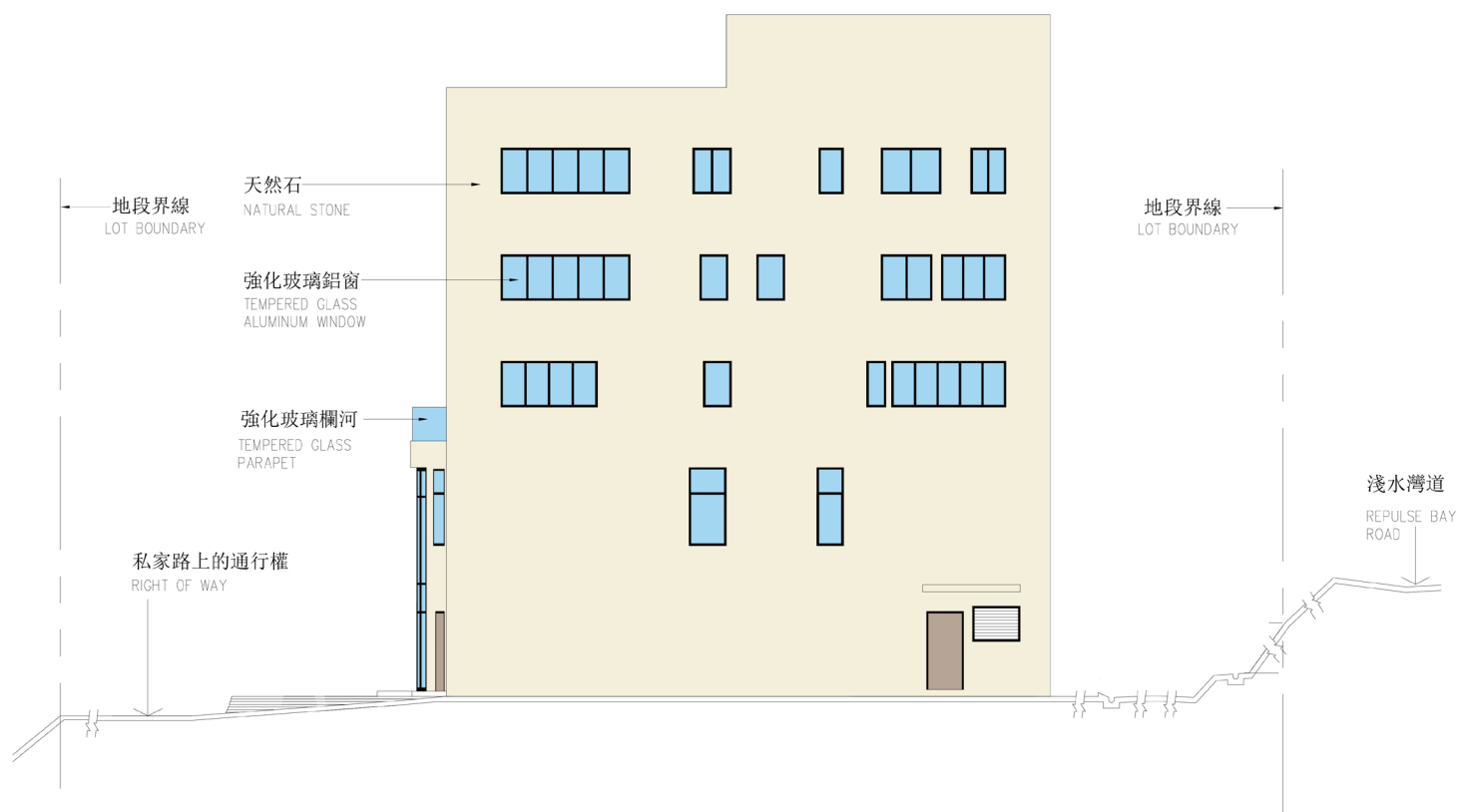
附註：

發展項目的認可人士證明本圖顯示的立面

1. 以 2017 年 10 月 3 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

ELEVATION 3

立面圖 3



Notes :

Authorized Person for the Development certified that the elevations shown on this plan.

1. are prepared on the basis of the approved building plans for the Development as of 3 October 2017; and
2. are in general accordance with the outward appearance of the Development.

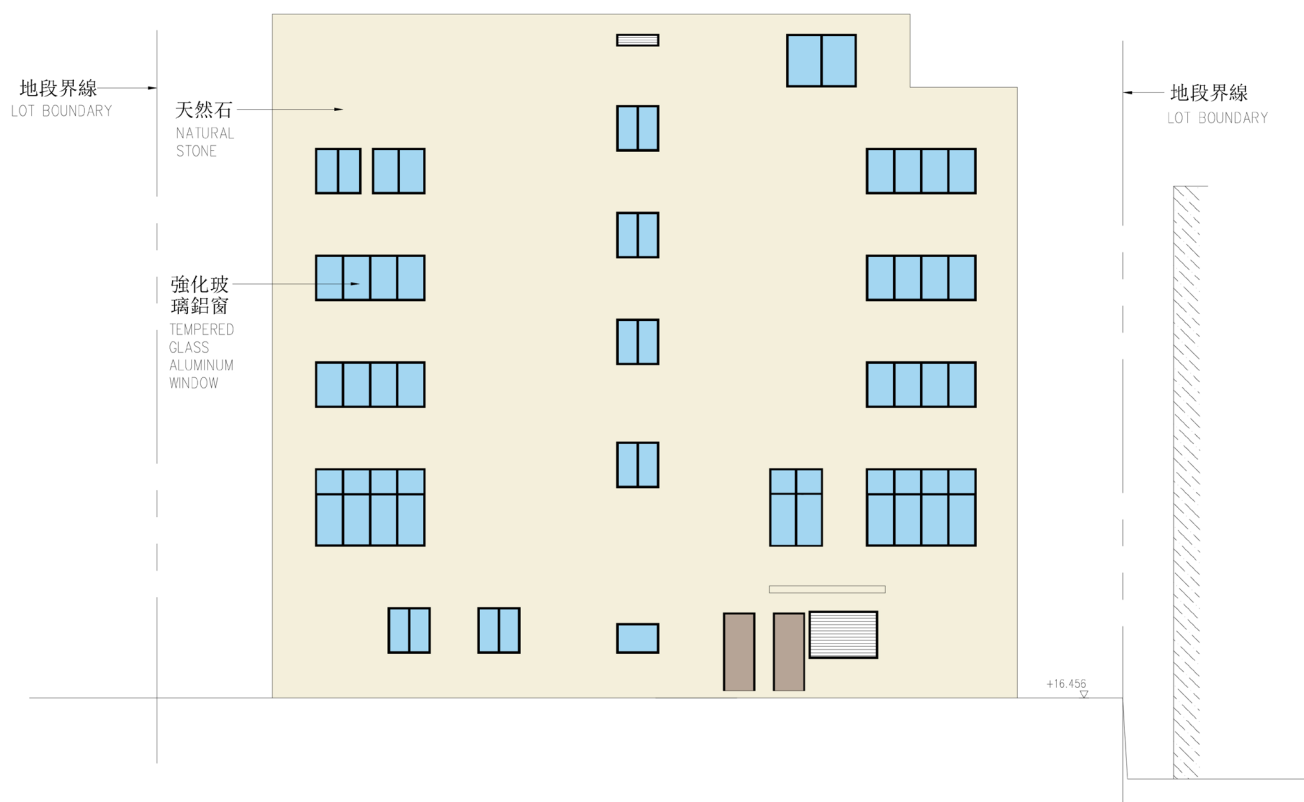
附註：

發展項目的認可人士證明本圖顯示的立面

1. 以 2017 年 10 月 3 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

ELEVATION 4

立面圖 4



Notes :

Authorized Person for the Development certified that the elevations shown on this plan.

1. are prepared on the basis of the approved building plans for the Development as of 3 October 2017; and
2. are in general accordance with the outward appearance of the Development.

附註：

發展項目的認可人士證明本圖顯示的立面

1. 以 2017 年 10 月 3 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

Not Applicable.

不適用。

1. Copies of outline zoning plan relating to the Development are available at www.ozp.tpb.gov.hk
2. The inspection is free of charge.

1. 備有關於本發展項目的分區計劃大綱圖的副本供閱覽的網址為 www.ozp.tpb.gov.hk。
2. 無須為閱覽付費。

Exterior Finishes 外部裝修物料		
Item 細項		Description 描述
(a)	External Wall 外牆	External wall mainly finished with natural stone 外牆主要鋪砌天然石
(b)	Window 窗	Aluminium window frame and tempered glass 鋁窗框及強化玻璃
(c)	Bay Window 窗台	Not Applicable 不適用
(d)	Planter 花槽	Finished with natural stone 鋪砌天然石
(e)	Verandah or Balcony 陽台及露台	2/F Balcony: (Glass balustrade) Uncovered 2樓露台: (玻璃欄河) 沒有蓋
(f)	乾衣設施 Drying Facilities for Clothing	不適用 Not Applicable

Interior Finishes 內部裝修物料		
Item 細項		Description 描述
(a)	Lobby 大堂	Not Applicable 不適用
(b)	Internal Wall and Ceiling 內牆及天花板	Not Applicable 不適用
(c)	Internal Floor 內部地板	Not Applicable 不適用
(d)	Bathroom 浴室	Not Applicable 不適用
(e)	Kitchen 廚房	Not Applicable 不適用

Interior Fittings 室內裝置		
Item 細項		Description 描述
(a)	Door 門	<p>Main Entrance Door Fire-rated solid core timber veneered door and wooden doorframe, fitted with door lockset, eye viewer and door closer. 大門 木紋飾面防火實心木門及木門框，裝妥門鎖、防盜眼及門鼓。</p> <p>Balcony Door Aluminium doorframe with tempered glass, fitted with door lockset. 露台門 鋁門框連強化玻璃，裝妥門鎖。</p>

Interior Fittings 室內裝置		
Item 細項		Description 描述
(a)	Door 門	<p>Door Hollow core timber veneered door, fitted with lockset. 房門 木紋飾面中空木門及木門框，裝妥門鎖。</p> <p>Bathroom Door Hollow core timber veneered door, fitted with lockset. 浴室 木紋飾面中空木門及木門框，裝妥門鎖。</p>

Interior Fittings 室內裝置		
Item 細項		Description 描述
(b)	External Wall 浴室	<p>Fitted with chrome plated wash basin mixer, chrome plated bath mixer, fiber show tray, stainless steel wash basin, vitreous china water closet, chrome plated shower mixer and fiber bathtub. Fiber bathtub : 1600mm (L) x 850mm (W) x 380mm (D) (3/F) 裝設鍍鉻洗手盤水龍頭，鍍鉻浴缸水龍頭，纖維企缸及不銹鋼洗滌盆及搪瓷座廁，鍍鉻花灑套裝及浴缸 - 纖維缸 1600毫米 (長) x 850毫米 (闊) x 380毫米 (高) (3樓)。</p> <p>Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply. 冷水喉採用銅喉及熱水喉採用隔熱絕緣銅喉。</p>
(c)	Kitchen 廚房	<p>Fitted with stainless steel sink, copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply. 裝設不銹鋼洗滌盆，冷水喉採用銅喉及熱水喉採用隔熱絕緣銅喉。</p>
(d)	Bedroom 睡房	Not Applicable 不適用
(e)	Telephone 電話	For the location and number of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions”. 請參閱「機電裝置位置及數量說明表」
(f)	Aerials 天線	For the location and number of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions”. 請參閱「機電裝置位置及數量說明表」
(g)	Electrical Installations 電子裝置	3-phase power supply is installed. All installations are in conceal conduit or metal trunking. 裝妥三相電力供應。 電力裝置於隱藏導管或金屬線槽內。

Interior Fittings 室內裝置		
Item 細項		Description 描述
(h)	Gas Supply 氣體供應	Town gas supply are installed 設有煤氣供應。
(i)	Washing Machine Connection Point 洗衣機接駁點	Not Applicable 不適用
(j)	供水 Water Supply	Exposed copper water pipes are used. Hot water supply is available. 水喉管為銅喉，均外露。 備有熱水供應。

Miscellaneous 雜項		
Item 細項		Description 描述
(a)	Lift 升降機	One "Schindler" lift serving from G/F to 4/F. 一部品牌為Schindler的升降機，可來往地下至四樓。
(b)	Letter Box 信箱	Not Applicable 不適用
(c)	Refuse Collection 垃圾收集	Refuse storage room is provided at G/F. 於地下設有垃圾房。
(d)	Water Meter, Electricity Meter and Gas Meter 水錶、電錶及氣體錶	Water Meter, Electricity Meter and Gas Meter are provided at G/F. 於地下設有獨立水錶、電錶及氣體錶。

Schedule of Mechanical & Electrical Provisions

機電裝置位置及數量說明表

Location 位置	Provisions 裝置	Quantity 數量
G/F Main Entrance 地下主入口	20A TPN isolator for metal gate 20安培三相四線隔離器供閘門用	2
G/F Front Staircase 地下前樓梯入口	1 way 1 gang lighting switch 單位單控燈掣	1
G/F Lawn 地下草坪	13A switched weatherproof single socket outlet 13安培防水單位電插座連開關	1
G/F Driveway 地下行車路	2 way 2 gang lighting switch 雙位雙控燈掣	2
	1 way 2 gang lighting switch 雙位單控燈掣	1
	13A switched single socket outlet 13安培單頭插座連開關	1
G/F Garage 1 地下1號車房	1 gang 20A DP switch 單位20安培雙極開關掣	1
G/F Garage 2 地下2號車房及暢通易達停車位	1 gang 20A DP switch 單位20安培雙極開關掣	1
	13A switched single socket outlet 13安培單頭插座連開關	1
G/F Entrance Hall 地下入口大堂	2 way 1 gang lighting switch 單位雙控燈掣	1
G/F corridor between Entrance Hall & Store Room 地下入口大堂與儲物房之間之走廊	1 way 1 gang lighting switch 單位單控燈掣	1
G/F Store Room next to Entrance Hall 地下入口大堂相連之儲物房	1 way 1 gang lighting switch 單位單控燈掣	1
	1 gang 20A DP switch 單位20安培雙極開關掣	1
	13A switched single socket outlet 13安培單頭插座連開關	1
G/F Refuse Chamber 地下垃圾房	1 way 1 gang lighting switch 單位單控燈掣	1
	1 gang 20A DP switch 單位20安培雙極開關掣	1
G/F Water Pump Room 地下水泵房	1 way 1 gang lighting switch 單位單控燈掣	1
	1 gang 20A DP switch 單位20安培雙極開關掣	1
	63A TPN isolator for water pumps 63安培三相四線隔離器供水泵用	1
	13A switched weatherproof single socket outlet 13安培防水單位電插座連開關	1

Schedule of Mechanical & Electrical Provisions

機電裝置位置及數量說明表

Location 位置	Provisions 裝置	Quantity 數量
G/F Rear Staircase 地下後樓梯入口	2 way 1 gang lighting switch 單位雙控燈掣	1
	1 way 2 gang lighting switch 雙位單控燈掣	1
	13A switched twin socket outlet 13安培雙頭插座連開關	1
G/F Servant's Kitchen Entrance 地下傭人廚房入口	1 way 1 gang lighting switch 單位單控燈掣	1
G/F Servant's Kitchen Toilet 地下傭人廚房廁所	1 way 2 gang lighting switch 雙位單控燈掣	1
	1 gang 20A DP switch 單位20安培雙極開關掣	1
	13A switched single socket outlet 13安培單頭插座連開關	1
G/F Servant's Kitchen 地下傭人廚房	1 way 2 gang lighting switch 雙位單控燈掣	1
	1 gang 20A DP switch 單位20安培雙極開關掣	2
	13A switched single socket outlet 13安培單頭插座連開關	3
	13A switched twin socket outlet 13安培雙頭插座連開關	1
G/F Switch Room 地下總制房	1 way 1 gang lighting switch 單位單控燈掣	1
	1 gang 20A DP switch 單位20安培雙極開關掣	1
	13A switched single socket outlet 13安培單頭插座連開關	1
G/F Store Room next to Driveway 地下車路相連之儲物房	1 way 1 gang lighting switch 單位單控燈掣	1
	13A switched single socket outlet 13安培單頭插座連開關	1
G/F Toilet 地下廁所	1 way 2 gang lighting switch 雙位單控燈掣	1
	1 gang 20A DP switch 單位20安培雙極開關掣	1
	13A switched single socket outlet 13安培單頭插座連開關	1
1/F Living Room 一樓客廳	1 way 1 gang lighting switch 單位單控燈掣	2
	2 way 1 gang lighting switch 單位雙控燈掣	1
	TV/FM outlet 電視/電台天線插	2

Schedule of Mechanical & Electrical Provisions

機電裝置位置及數量說明表

Location 位置	Provisions 裝置	Quantity 數量
1/F Living Room 一樓客廳	Telephone outlet 電話插座	3
	Data outlet 數據插座	3
	13A switched twin socket outlet 13安培雙頭插座連開關	8
1/F Dining Room 一樓飯廳	TV/FM outlet 電視/電台天線插	2
	Telephone outlet 電話插座	2
	Data outlet 數據插座	2
	13A switched twin socket outlet 13安培雙頭插座連開關	5
1/F Kitchen 一樓廚房	1 way 2 gang lighting switch 雙位單控燈掣	1
	1 gang 20A DP switch 單位20安培雙極開關掣	2
	13A switched single socket outlet 13安培單頭插座連開關	6
	13A switched twin socket outlet 13安培雙頭插座連開關	3
1/F Toilet 一樓廁所	1 way 2 gang lighting switch 雙位單控燈掣	1
	1 gang 20A DP switch 單位20安培雙極開關掣	1
	13A switched single socket outlet 13安培單頭插座連開關	1
1/F Front Staircase 一樓前樓梯	2 way 2 gang lighting switch 雙位雙控燈掣	1
1/F Rear Staircase 一樓後樓梯	2 way 2 gang lighting switch 雙位雙控燈掣	1
2/F Living Room 二樓客廳	1 way 1 gang lighting switch 單位單控燈掣	2
	2 way 1 gang lighting switch 單位雙控燈掣	2
	TV/FM outlet 電視/電台天線插	1
	Telephone outlet 電話插座	1
	Data outlet 數據插座	1
	13A switched twin socket outlet 13安培雙頭插座連開關	2

Schedule of Mechanical & Electrical Provisions

機電裝置位置及數量說明表

Location 位置	Provisions 裝置	Quantity 數量
2/F Flat Roof 二樓平台	13A switched weatherproof single socket outlet 13安培防水單位電插座連開關	1
2/F Home Theatre 二樓家庭影院	1 way 1 gang lighting switch 單位單控燈掣	1
	TV/FM outlet 電視/電台天線插	1
	Telephone outlet 電話插座	1
	Data outlet 數據插座	1
	13A switched twin socket outlet 13安培雙頭插座連開關	4
2/F Karaoke Room 二樓卡拉OK房	1 way 1 gang lighting switch 單位單控燈掣	1
	TV/FM outlet 電視/電台天線插	1
	Telephone outlet 電話插座	1
	Data outlet 數據插座	1
	13A switched twin socket outlet 13安培雙頭插座連開關	4
2/F Snooker/Pool Room 二樓英式桌球室	1 way 1 gang lighting switch 單位單控燈掣	1
	TV/FM outlet 電視/電台天線插	1
	Telephone outlet 電話插座	1
	Data outlet 數據插座	1
	13A switched twin socket outlet 13安培雙頭插座連開關	3
2/F Toilet 1 二樓廁所1	1 way 2 gang lighting switch 雙位單控燈掣	1
	1 gang 20A DP switch 單位20安培雙極開關掣	1
	13A switched single socket outlet 13安培單頭插座連開關	1
2/F Game Room 二樓遊戲房	1 way 1 gang lighting switch 單位單控燈掣	1
	TV/FM outlet 電視/電台天線插	1
	Telephone outlet 電話插座	1

Schedule of Mechanical & Electrical Provisions

機電裝置位置及數量說明表

Location 位置	Provisions 裝置	Quantity 數量
2/F Game Room 二樓遊戲身房	Data outlet 數據插座	1
	13A switched twin socket outlet 13安培雙頭插座連開關	4
2/F Toilet 2 二樓廁所 2	1 way 2 gang lighting switch 雙位單控燈掣	1
	1 gang 20A DP switch 單位20安培雙極開關掣	1
	13A switched single socket outlet 13安培單頭插座連開關	1
3/F Family Room 三樓家庭室	1 way 1 gang lighting switch 單位單控燈掣	1
	2 way 1 gang lighting switch 單位雙控燈掣	2
	TV/FM outlet 電視/電台天線插	1
	Telephone outlet 電話插座	1
	Data outlet 數據插座	1
	13A switched twin socket outlet 13安培雙頭插座連開關	2
3/F Music Room 三樓音樂室	1 way 1 gang lighting switch 單位單控燈掣	1
	TV/FM outlet 電視/電台天線插	1
	Telephone outlet 電話插座	1
	Data outlet 數據插座	1
	13A switched twin socket outlet 13安培雙頭插座連開關	4
3/F Gymnasium 三樓健身室	1 way 1 gang lighting switch 單位單控燈掣	1
	TV/FM outlet 電視/電台天線插	3
	Data outlet 數據插座	3
	13A switched twin socket outlet 13安培雙頭插座連開關	4
3/F Gymnasium Toilet 三樓健身室廁所	1 way 2 gang lighting switch 雙位單控燈掣	1
	1 gang 20A DP switch 單位20安培雙極開關掣	1

Schedule of Mechanical & Electrical Provisions

機電裝置位置及數量說明表

Location 位置	Provisions 裝置	Quantity 數量
3/F Gymnasium Toilet 三樓健身室廁所	13A switched single socket outlet 13安培單頭插座連開關	1
3/F Bedroom 1 三樓睡房1	1 way 1 gang lighting switch 單位單控燈掣	1
	TV/FM outlet 電視/電台天線插	1
	Telephone outlet 電話插座	2
	Data outlet 數據插座	2
	13A switched twin socket outlet 13安培雙頭插座連開關	4
3/F Bathroom 1 三樓浴室1	1 way 2 gang lighting switch 雙位單控燈掣	1
	1 gang 20A DP switch 單位20安培雙極開關掣	1
	13A switched single socket outlet 13安培單頭插座連開關	1
3/F Bedroom 2 三樓睡房2	1 way 1 gang lighting switch 單位單控燈掣	1
	TV/FM outlet 電視/電台天線插	1
	Telephone outlet 電話插座	2
	Data outlet 數據插座	2
	13A switched twin socket outlet 13安培雙頭插座連開關	5
3/F Bathroom 2 三樓浴室2	1 way 2 gang lighting switch 雙位單控燈掣	1
	1 gang 20A DP switch 單位20安培雙極開關掣	1
	13A switched single socket outlet 13安培單頭插座連開關	1
3/F Front Staircase 三樓前樓梯	2 way 2 gang lighting switch 雙位雙控燈掣	1
3/F Rear Staircase 三樓後樓梯	2 way 2 gang lighting switch 雙位雙控燈掣	1
4/F Family Room 四樓家庭房	1 way 1 gang lighting switch 單位單控燈掣	1
	2 way 1 gang lighting switch 單位雙控燈掣	2
	TV/FM outlet 電視/電台天線插	1

Schedule of Mechanical & Electrical Provisions

機電裝置位置及數量說明表

Location 位置	Provisions 裝置	Quantity 數量
4/F Family Room 四樓家庭房	Telephone outlet 電話插座	1
	Data outlet 數據插座	1
	13A switched twin socket outlet 13安培雙頭插座連開關	2
	32A SPN isolator for Lift 32安培單相隔離器供升降機用	1
	63A TPN isolator for Lift 63安培三相四線隔離器供升降機用	1
4/F Study Room 四樓書房	1 way 1 gang lighting switch 單位單控燈掣	1
	TV/FM outlet 電視/電台天線插	1
	Telephone outlet 電話插座	1
	Data outlet 數據插座	1
	13A switched twin socket outlet 13安培雙頭插座連開關	4
4/F Bedroom 四樓睡房	1 way 1 gang lighting switch 單位單控燈掣	1
	TV/FM outlet 電視/電台天線插	1
	Telephone outlet 電話插座	2
	Data outlet 數據插座	2
	13A switched twin socket outlet 13安培雙頭插座連開關	4
4/F Bathroom 四樓浴室	1 way 2 gang lighting switch 雙位單控燈掣	1
	1 gang 20A DP switch 單位20安培雙極開關掣	1
	13A switched single socket outlet 13安培單頭插座連開關	1
4/F Master Bedroom 四樓主人睡房	1 way 1 gang lighting switch 單位單控燈掣	1
	TV/FM outlet 電視/電台天線插	2
	Telephone outlet 電話插座	3
	Data outlet 數據插座	3

Schedule of Mechanical & Electrical Provisions

機電裝置位置及數量說明表

Location 位置	Provisions 裝置	Quantity 數量
4/F Master Bedroom 四樓主人睡房	13A switched single socket outlet 13安培單頭插座連開關	7
4/F Master Bathroom 四樓主人睡房浴室	1 way 2 gang lighting switch 雙位單控燈掣	1
	1 gang 20A DP switch 單位20安培雙極開關掣	1
	13A switched single socket outlet 13安培單頭插座連開關	1
4/F Front Staircase 四樓前樓梯	2 way 2 gang lighting switch 雙位雙控燈掣	1
4/F Rear Staircase 四樓後樓梯	2 way 2 gang lighting switch 雙位雙控燈掣	1
5/F Multi-function Room 五樓多用途室	1 way 1 gang lighting switch 單位單控燈掣	1
	TV/FM outlet 電視/電台天線插	1
	Telephone outlet 電話插座	1
	Data outlet 數據插座	1
	13A switched twin socket outlet 13安培雙頭插座連開關	2
5/F Fire Service Pump Room 五樓消防泵房	1 way 1 gang lighting switch 單位單控燈掣	1
	1 gang 20A DP switch 單位20安培雙極開關掣	1
	13A switched weatherproof single socket outlet 13安培防水單位電插座連開關	1
	160A TPN isolator for FS pump 160安培三相四線隔離器供消防泵用	1
5/F Front Staircase 五樓前樓梯	2 way 2 gang lighting switch 雙位雙控燈掣	1
5/F Rear Staircase 五樓後樓梯	2 way 2 gang lighting switch 雙位雙控燈掣	1
Roof 天台	63A TPN isolator for A/C unit 63安培三相四線隔離器供冷氣機用	3

Potable and flushing water is supplied by Water Supplies Department.
Electricity is supplied by The Hongkong Electric Company Limited.
Towngas is supplied by The Hong Kong and China Gas Company Limited.

食水及沖廁水由水務署供應。
電力由香港電燈有限公司供應。
煤氣由香港中華煤氣有限公司供應。

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

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

Not Applicable.

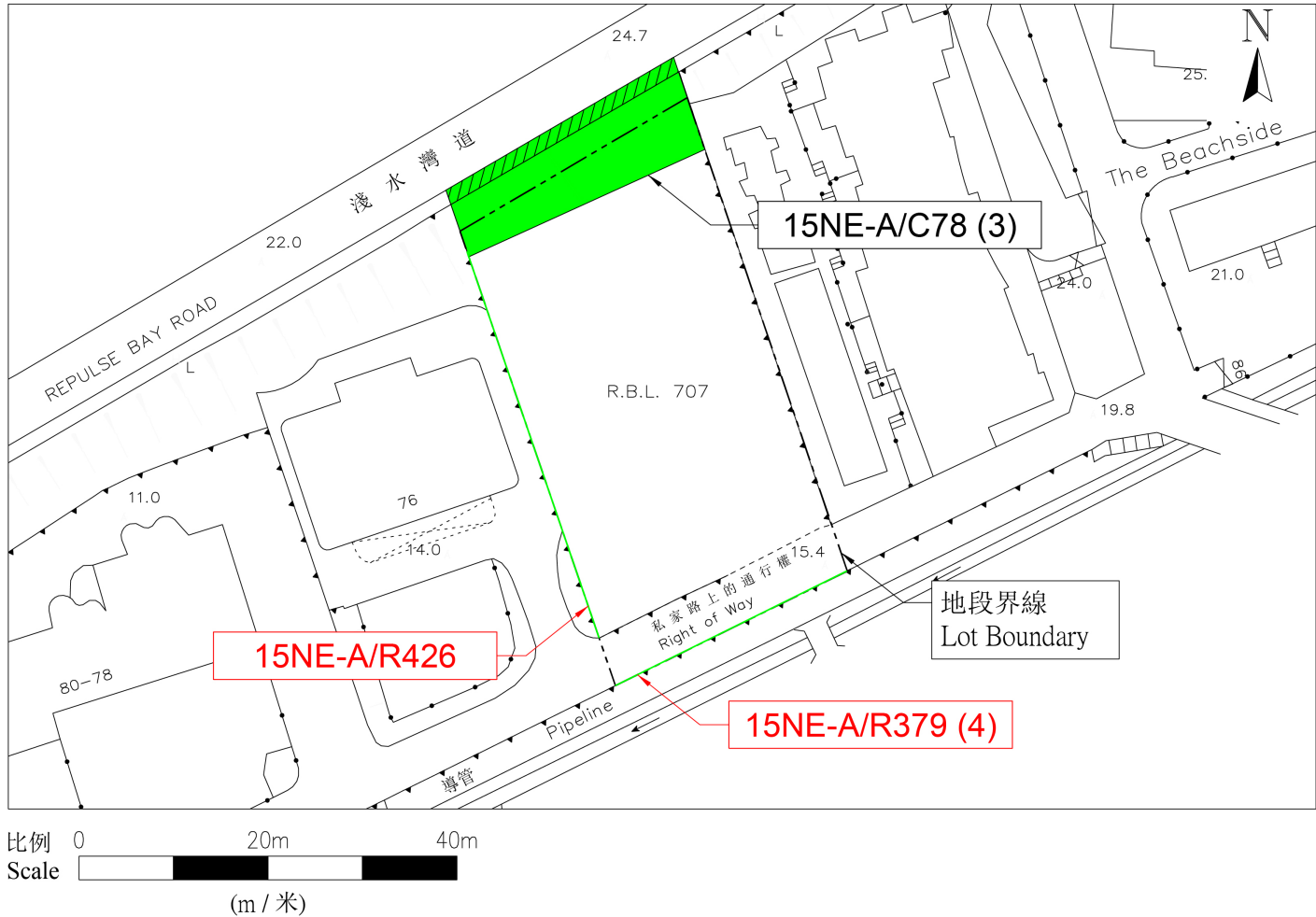
不適用。

Defect liability warranty period for the residential property and the fittings, finishes and appliances as provided in the agreement for sale and purchase is within six (6) months from the date of completion of the sale and purchase.

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

SLOPES AND RETAINING WALLS PLAN

斜坡及護土牆示意圖



NOTATION 圖例:

ZONES

Slope, Retaining Wall or Related Structures to be maintained by owners of rural building lot no. 707 and extension thereto as contained in the SIMAR Register of Lands Department.

Green Hatched Black Area

Slope

Retaining wall or related structures

Lot Boundary

地帶

載於地政總署「系統性鑑辨本港斜坡維修責任」記錄冊內鄉郊建屋地段第707號及增批部分擁有人須負責維修的斜坡、護土牆或有關構築物。

綠色加黑斜線區域

斜坡

護土牆或有關構築物

地段界線



1. Residential owners is obliged to contribute towards the costs of the slope and retaining walls maintenance work.
2. The Land Grant requires the said Lessee shall at its own expense carry out and complete to the satisfaction of the Director of Lands (“the Director”) such geotechnical investigations and such slope treatment, landslide preventive and remedial works on the area shown coloured green hatched black (“the Green Hatched Black Area”) on the plan marked as the Director in his absolute discretion shall require and shall at all times during the Term at its own expense maintain in good substantial repair and condition to the satisfaction of the Director the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslide, subsidence or falling away occurs within the Green Hatched Black Area at any time during the Term, the said Lessee shall at its own expense reinstate and make good the same to the satisfaction of the Director and any adjacent or adjoining areas which in the opinion of the Director have been affected, and shall indemnify the Government, its agents and contractors against all claims, proceedings, costs, damages and expenses whatsoever incurred by reason of such landslide, subsidence or falling away. The said Lessee will ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Area, and subject to the approval of the Director, the said Lessee may erect fences or other barriers for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies provided in the Lease for breach of any of the terms and covenants therein contained, the Director shall be entitled by a notice in writing to call upon the said Lessee to carry out such geotechnical investigations, slope treatment, landslide preventive and remedial works and to maintain or reinstate and make good any land, structure or works affected by such landslide, subsidence or falling away. If the said Lessee shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein the Director may after the expiry of such period execute and carry out the required works and the said Lessee will on demand repay to the Government the cost thereof.
3. Where any cutting away, removal or setting back of adjoining adjacent or nearby hillside or banks or any building up or filling in is or has been required for the purpose of or in connection with the formation, levelling and development of the demised premises or any part thereof, the said Lessee shall construct or bear the cost of the construction of such retaining walls or other support as shall be or may at any time become necessary to protect and support such hillside and banks and the demised premises and to obviate and prevent any falling away, landslips or subsidence occurring thereafter, and shall at all times maintain the said retaining walls or other support in good and substantial repair and condition. In the event of any landslide, subsidence or falling away occurring at any time whether in or from adjoining hillside or banks or in or from the demised premises as a result of any default by the said Lessee under this covenant, the said Lessee shall at its own expense reinstate and make good the same and shall indemnify the Government from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made suffered or incurred through or by reason thereof, and shall, if required by the Government so to do by notice in writing, carry out such construction and/or maintenance or reinstate and make good any falling away, landslip or subsidence. If the said Lessee shall neglect or fail to comply with such notice within the period specified therein the Government may forthwith execute and carry out the same and the said Lessee shall on demand repay to the Government the cost thereof.
4. The said Lessee shall at its own expense construct and maintain to the satisfaction of the Government such drains or channels as may be necessary to intercept and carry off storm or rain water falling on or flowing from the hillside on to the demised premises and shall be solely liable for and shall indemnify the Government and its Officers from and against all actions claims and demands arising out of any damage or nuisance caused by such storm or rain water and shall at all times during the continuance of the Term maintain and repair such drains or channels whether within the boundaries of the said piece or parcel of ground or on Government Land.
5. The plan for the slopes (Slope Number : 15NE-A/C78(3)), retaining walls (Slope Number : 15NE-A/R426 and 15NE-A/R379(4)) and related structures (“Slope Structures”) constructed or to be constructed, within or outside the land on which the Development is situated is set out on page 57 of this sales brochure. Residential owners is obliged to engage suitable qualified personnel to inspect, keep and maintain in good substantial repair and condition and carry out any necessary works in respect of the Slopes and Retaining Walls in compliance with the Land Grant, the Slope Maintenance Manual and all guidelines issued from time to time by the appropriate government department regarding the maintenance of slopes, retaining walls and related structures.

1. 住宅物業擁有人均須分擔維修斜坡及護土牆工程的費用。
2. 批地文件規定，該承租人須自費對圖則上用綠色加黑斜線顯示的區域（「綠色加黑斜線區域」）進行及完成按地政總署署長（「署長」）絕對酌情要求的土力勘測及斜坡處理、山泥傾瀉預防及修補工程，並在租期內自費保養綠色加黑斜線區域（包括一切土地、斜坡處理工程、護土構築物、排水渠及其內或其上的任何其他工程）至修葺妥當的狀態，以使署長滿意。若在租期內綠色加黑斜線區域發生任何山泥傾瀉、地陷或塌方，該承租人須自費修復與修補該區域及署長認為受影響的任何毗鄰或毗連區域，使署長滿意，並彌償政府、其代理人及承建商因上述山泥傾瀉、地陷及塌方而造成的一切索償、司法程序、費用、損害賠償及開支。該承租人須確保綠色加黑斜線區域在任何時候不得有任何非法挖掘或棄置垃圾。在署長的批准下，買方可搭建圍欄或其他障礙物，以防止非法挖掘或棄置垃圾。除租契內對違反其條款與契諾所提供的任何其他權利或濟助外，署長有權以書面通知該承租人進行上述土力勘測、斜坡處理、山泥傾瀉預防及修補工程，及保養、修復及修補受到上述山泥傾瀉、地陷或塌方影響的任何土地、構築物或工程。若該承租人在通知指定的時間內沒有理會或沒有執行該通知，署長有權在上述通知期完結後展開及進行所要求的工程，而該承租人須在要求時付還有關費用予政府。
3. 如為構建、平整或開發批租的處所或其任何部分而有需要對毗連、毗鄰或附近的山坡及堤壩進行任何分割、移走或退讓或有需要進行任何堆積或堆填工程，該承租人須建造為保護及承托該等山坡及堤壩及批租的處所及為避免及防止其後發生任何塌方、山泥傾瀉或地陷而在任何時間需要的擋土牆或其他承托物或承擔有關建造費用，並須在所有時間保養該擋土牆或其他承托物至修葺妥當的狀態。若在任何時候發生塌方、山泥傾瀉或地陷，不論是否位於或源於毗連山坡或堤壩或批租的處所或因該承租人違反本契諾所致，該承租人須自費進行修復與修補，並彌償政府一切因此蒙受或衍生之開支、費用、損害賠償、要求及索償。若政府發出書面通知要求進行上述之建造及/或保養或塌方、山泥傾瀉或地陷修復與修補工程，而該承租人在通知指定的時間內沒有理會或沒有執行該通知，政府可即時展開及進行該等工程，該承租人須在要求時付還有關費用予政府。
4. 該承租人須自費建造及保養為截斷與引導降至批租的處所或從山坡流至該塊土地的一切暴雨或雨水所需的排水渠及渠道，以使政府滿意。該承租人須獨力為所有因該等暴雨或雨水引致的任何破壞或滋擾而衍生的訴訟、索償及要求負責及彌償政府及其人員，並須在租期內的所有時間保養及維修該等排水渠及渠道（不論是否位於該塊土地之邊界內或位於任何政府土地上）。
5. 本售樓說明書第57頁之圖則顯示已經或將會在發展項目所位於的土地之內或之外建造的斜坡（斜坡編號為15NE-A/C78(3)）、護土牆（斜坡編號為15NE-A/R426及 15NE-A/R379(4)）及有關構築物（「斜坡構築物」）。住宅物業擁有人需按政府批地文件、斜坡維修手冊，以及不時由適當的政府部門就維修斜坡、護土牆及有關的構築物而發出的指引，聘請適合及具資格的人員檢查、維持及維修「斜坡及護土牆」，使其處於良好修葺的狀況，並就其進行必需的工程。

Not Applicable.

不適用。

Not Applicable.

不適用。

Not Applicable.

不適用。

The website address designated by the Vendor for the Development for purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: 72rbr.firsthk.com

賣方為施行《一手住宅物業銷售條例》第2部就發展項目指定的互聯網網站的網址：72rbr.firsthk.com

Not Applicable.

不適用。

Date on which this Sales Brochure is Printed : 14 March 2018

本售樓說明書印製日期: 2018年3月14日

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

發展項目及其周邊地區日後可能出現改變。

