

No. 8515 Tai Po Road Sha Tin Heights
Section B of Lot No.525 in Demarcation District No.187

SALES BROCHURE
售樓說明書

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.

- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans¹ as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

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 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”;

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.

- 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.
- 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;

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- 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 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.

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

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- The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts:

Consumer Council

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

Estate Agents Authority

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

Real Estate Developers Association of Hong Kong

Telephone	: 2826 0111
Fax	: 2845 2521

Sales of First-hand Residential Properties Authority
March 2023

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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 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。
- 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；

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。

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。

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- 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。
- 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。

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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」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。
- 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」。

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。

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

INFORMATION ON THE DEVELOPMENT

發展項目的資料

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. 8515 Tai Po Road Sha Tin Heights

Total number of House
1

The House numbering as provided in the Approved Building Plans for the Development
Lot No. 525 S.B in D.D. 187

The omitted House numbers
Not applicable

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
大埔公路沙田嶺段8515號

獨立屋的總數
1

發展項目的經批准的建築圖則所規定的門牌號數
丈量約份第187約第525號地段B段

被略去的門牌號數
不適用

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
Mr SO Man Chun and Mr JONG Yat Kit of PricewaterhouseCoopers Limited acting in their capacity as joint and several receivers of the property appointed by Fubon Bank (Hong Kong) Limited pursuant to the terms of the Mortgage dated 4 September 2019 and registered in the Land Registry by Memorial No.19092601440039, without personal liability

Holding Company of the Vendor
Not applicable

Authorized Person for the Development
NG Kin Siu (From 1 November 2017 to 16 November 2023)
LAW Sheung Ping (From 29 September 2025 to current)

The firm or corporation of which an Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity
Fruit Design & Build Limited (From 1 November 2017 to 16 November 2023)
CBRE Limited (From 29 September 2025 to current)

Building contractor for the Development
Win Lee Building Engineering Limited

The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development
Johnson Stokes & Master
(Note:The firm of solicitors acts for the Vendor (in the capacity as receivers).)

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development
Fubon Bank (Hong Kong) Limited

Any other person who has made a loan for the construction of the Development
To the best of the receivers' knowledge, they are not aware of any other person who has made a loan for the construction of the Development

賣方
羅兵咸永道有限公司的蘇文俊先生和莊日杰先生，由富邦銀行(香港)有限公司根據日期為2019年9月4日並於香港土地註冊處登記為註冊摘要編號19092601440039的按揭契之條款，委任作為物業的共同及各別接管人的身份行事，無需承擔個人責任

賣方的控權公司
不適用

發展項目的認可人士
吳建韶 (由2017年11月1日至2023年11月16日)
羅尚平 (由2025年9月29日至現在)

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
豐展設計及營造有限公司 (由2017年11月1日至2023年11月16日)
世邦魏理仕有限公司 (由2025年9月29日至現在)

發展項目的承建商
榮利建造工程有限公司

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
孖士打律師行
(註：律師事務所代表賣方(以接管人身份)行事。)

已為發展項目的建造提供貸款或已承諾為該項目建造提供融資的認可機構
富邦銀行(香港)有限公司

已為發展項目的建造提供貸款的任何其他人
盡接管人能力所知，他們不知悉任何已為發展項目的建造提供貸款的其他人

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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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.	Not Applicable

Note: To the best of the receivers' knowledge, they are not aware of the existence of any of the above relationships.

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT
有參與發展項目的各方的關係

(a)	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；	不適用
(b)	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；	不適用
(c)	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；	不適用
(d)	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；	不適用
(e)	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；	不適用
(f)	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；	不適用
(g)	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；	不適用
(h)	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；	不適用
(i)	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；	不適用
(j)	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；	不適用
(k)	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；	不適用
(l)	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；	不適用
(m)	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；	不適用
(n)	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；	不適用
(o)	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；	不適用
(p)	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；	不適用
(q)	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；	不適用
(r)	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；	不適用
(s)	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。	不適用

註：盡接管人能力所知，他們不知悉任何以上關係存在。

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

There are no non-structural prefabricated external walls forming part of the enclosing walls of the Development.
There are no curtain walls forming part of the enclosing walls of the Development.

發展項目沒有構成圍封牆的一部分的非結構的預製外牆。
發展項目沒有構成圍封牆的一部分的幕牆。

INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

Not applicable

不適用

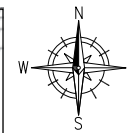
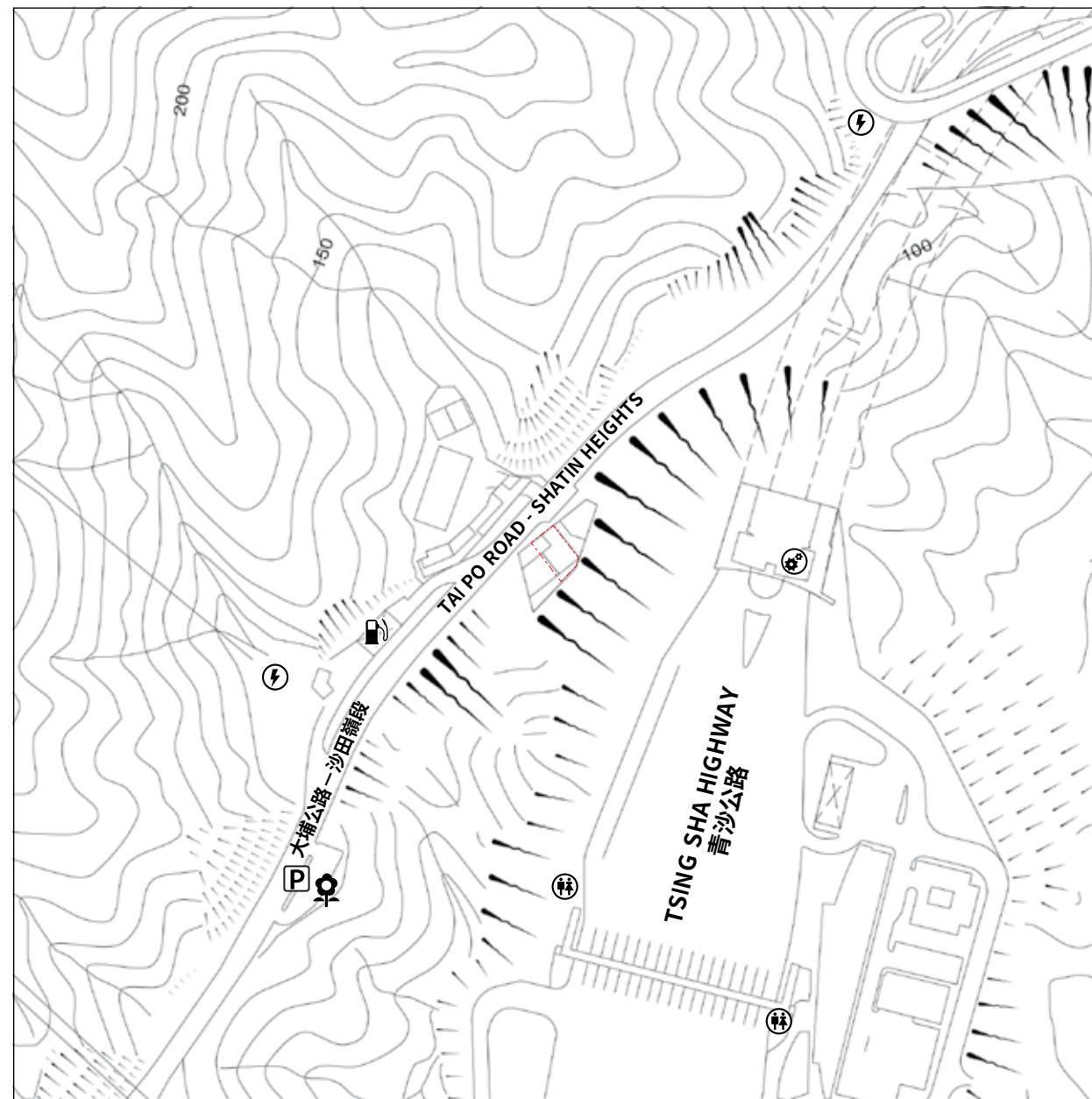
Note: There is no Deed of Mutual Covenant for the Development.

附註：發展項目沒有公契。

LOCATION PLAN OF THE DEVELOPMENT

發展項目的所在位置圖

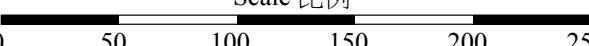
This Location Plan is prepared by the Vendor with reference to the Digital Topographic Map No. T7-SW-D dated 25 September 2025 from Survey and Mapping Office of the Lands Department, with adjustment where necessary.
此位置圖是參考2025年9月25日出版之地政總署測繪處之數碼地形圖，圖幅編號T7-SW-D，並由賣方擬備，有需要處經修正處理。



Notation 圖例：

-  Public utility installation
公用事業設施裝置
-  Power plant (including electricity sub-stations)
發電廠 (包括電力分站)
-  Public park
公園
-  Public carpark (including a lorry park)
公眾停車場 (包括貨車停泊處)
-  Public convenience
公廁
-  Petrol filling station
油站

 Location of the Development
發展項目的位置

Metre 米  Scale 比例
0 50 100 150 200 250

The map is provided by the Common Spatial Data Infrastructure (CSDI) Portal and intellectual property rights are owned by the Government of the HKSAR.
此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。

Notes:

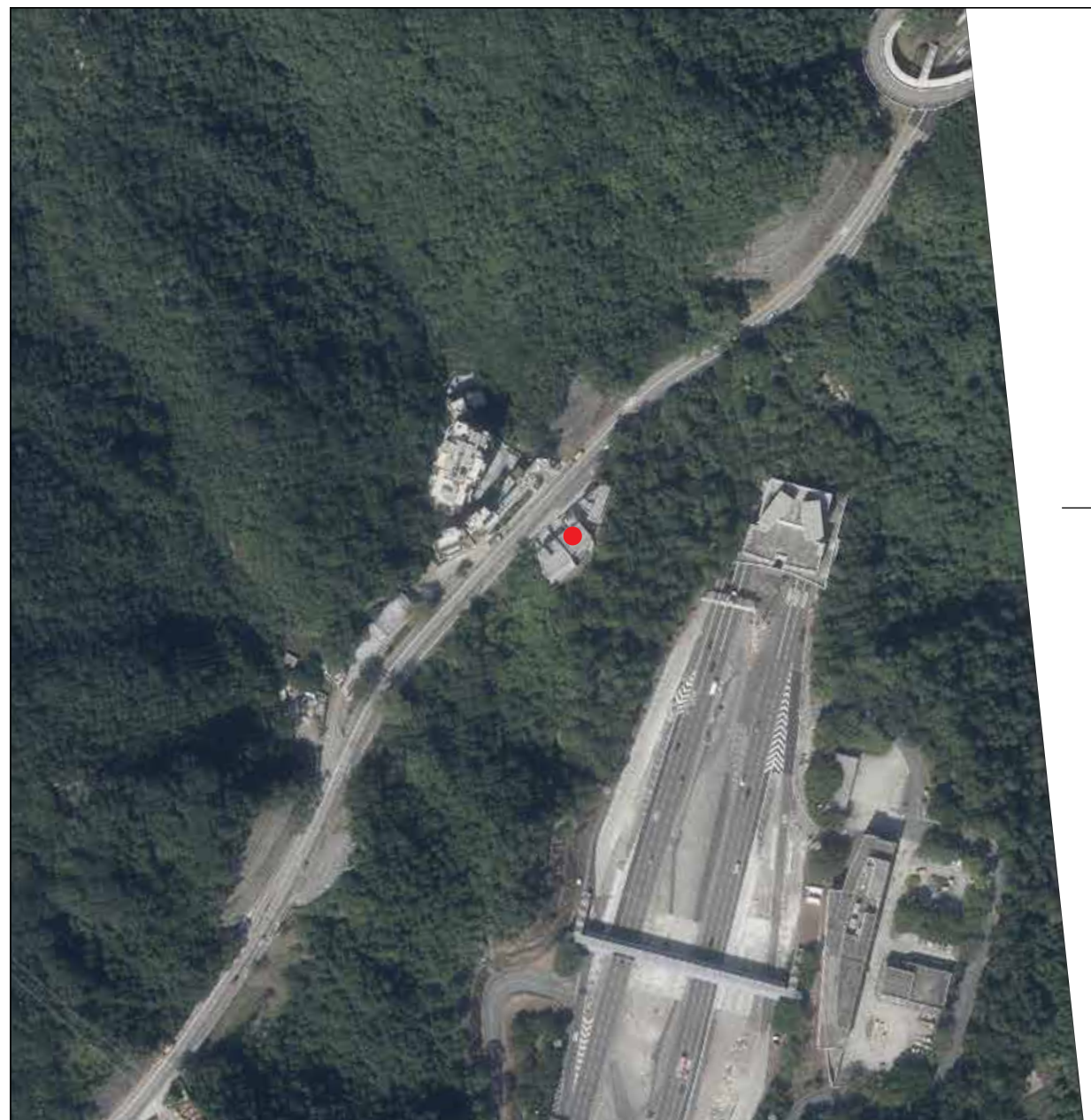
1. Due to technical reasons that the boundary of the Development is irregular, this Location Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

附註：

1. 因發展項目的邊界不規則的技術性問題，此所在位置圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
2. 賣方建議準買家到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

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

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. E241931C, dated 8 November 2024.
摘錄自地政總署測繪處於2024年11月8日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E241931C。



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

● Location of the Development
發展項目的位置

Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved – reproduction by permission only.

Notes:

1. Due to technical reasons that the boundary of the Development is irregular, this Aerial Photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
2. The Aerial Photograph is available for free inspection during normal office hours at sales office.
3. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

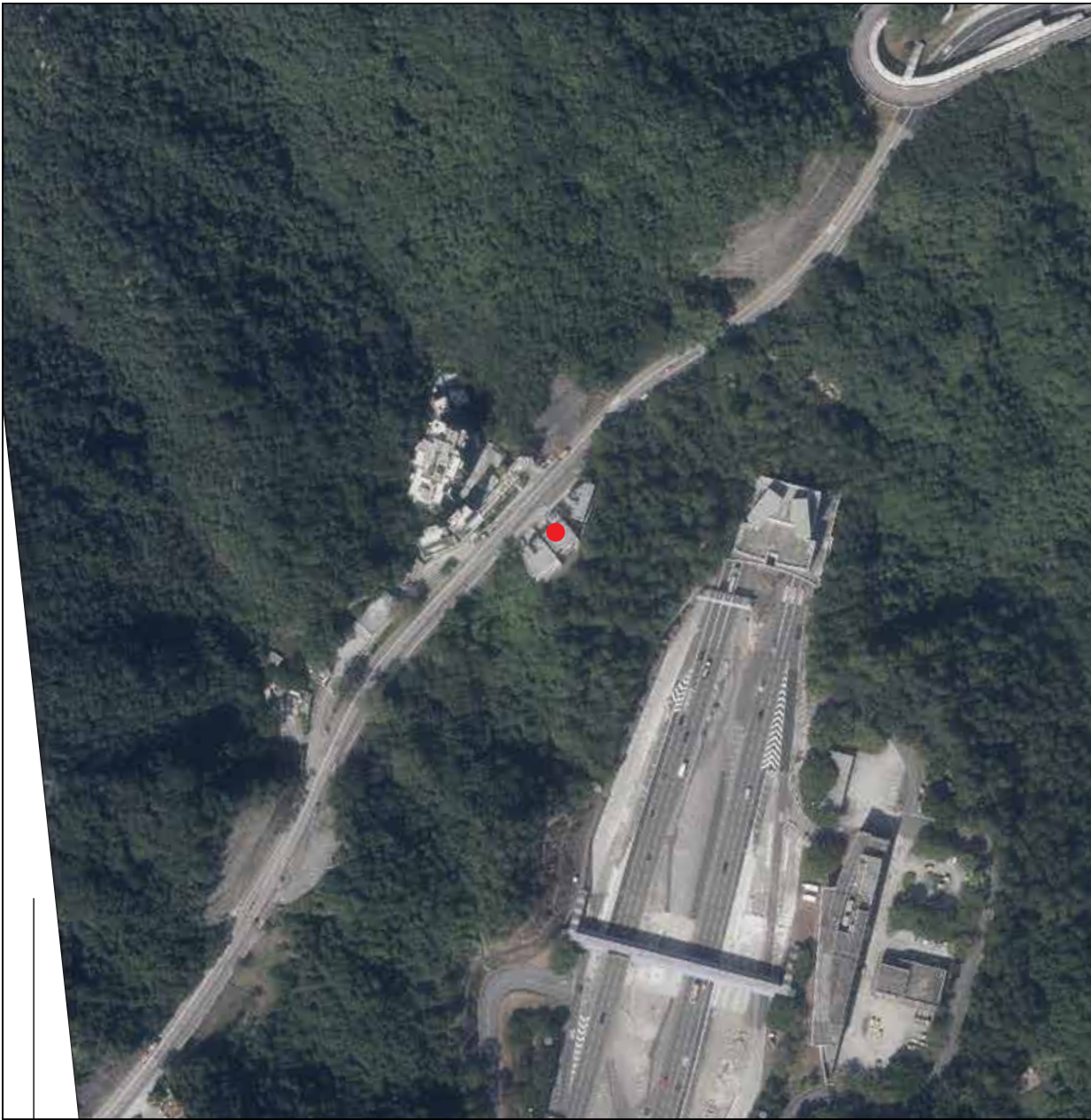
香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。

附註：

1. 因發展項目的邊界不規則的技術性問題，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》的規定。
2. 該鳥瞰照片存於售樓處，於正常辦公時間內供免費查閱。
3. 賣方建議準買家到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

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

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. E241930C, dated 8 November 2024.
摘錄自地政總署測繪處於2024年11月8日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E241930C。



● Location of the Development
發展項目的位置

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

Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved – reproduction by permission only.

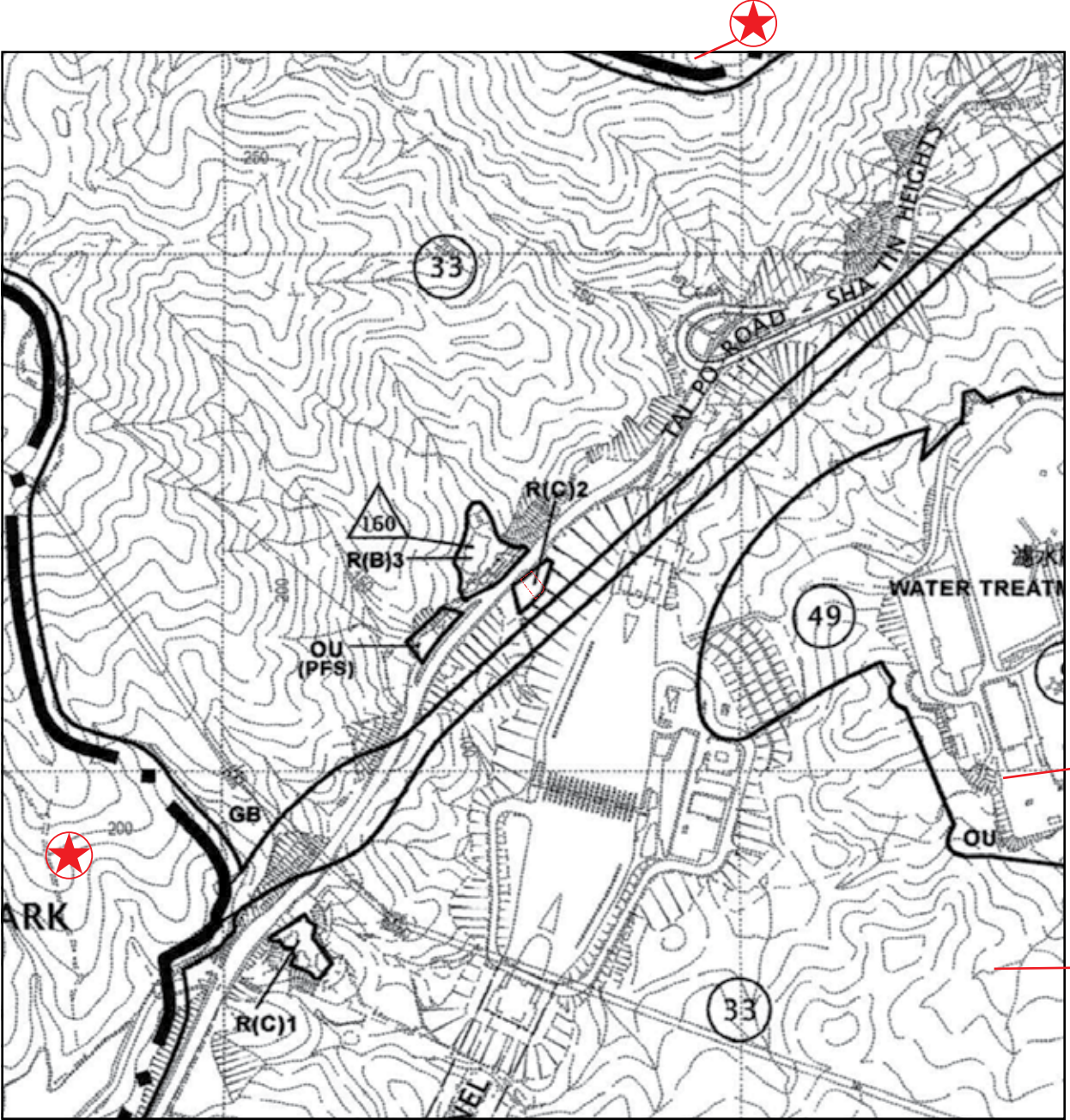
- Notes:
1. Due to technical reasons that the boundary of the Development is irregular, this Aerial Photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
 2. The Aerial Photograph is available for free inspection during normal office hours at sales office.
 3. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

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。

- 附註：
1. 因發展項目的邊界不規則的技術性問題，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》的規定。
 2. 該鳥瞰照片存於售樓處，於正常辦公時間內供免費查閱。
 3. 賣方建議準買家到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

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

Adopted from part of the Approved Sha Tin Outline Zoning Plan No. S/ST/38, gazetted on 7 June 2024, with adjustments where necessary as shown in red.
摘錄自2024年6月7日刊憲之沙田分區計劃大綱核准圖則編號S/ST/38，有需要處經修正處理，以紅色顯示。



Location of the Development
發展項目的位置

Metre 米 Scale 比例
0 100 200 300 400 500

Notation 圖例：

ZONES

RESIDENTIAL (GROUP B)

R(B)

住宅（乙類）

RESIDENTIAL (GROUP C)

R(C)

住宅（丙類）

OPEN SPACE

O

休憩用地

OTHER SPECIFIED USES

OU

其他指定用途

GREEN BELT

GB

綠化地帶

COMMUNICATIONS

交通

MAJOR ROAD AND JUNCTION

==|==

主要道路及路口

ELEVATED ROAD

|||||

高架道路

MISCELLANEOUS

其他

BOUNDARY OF
PLANNING SCHEME

— • —

規劃範圍界線

PLANNING AREA NUMBER

①

規劃區編號

MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)

△140

最高建築物高度
(在主水平基準上若干米)

PETROL FILLING STATION

PFS

加油站



The area is not covered under 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。

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。

Notes:

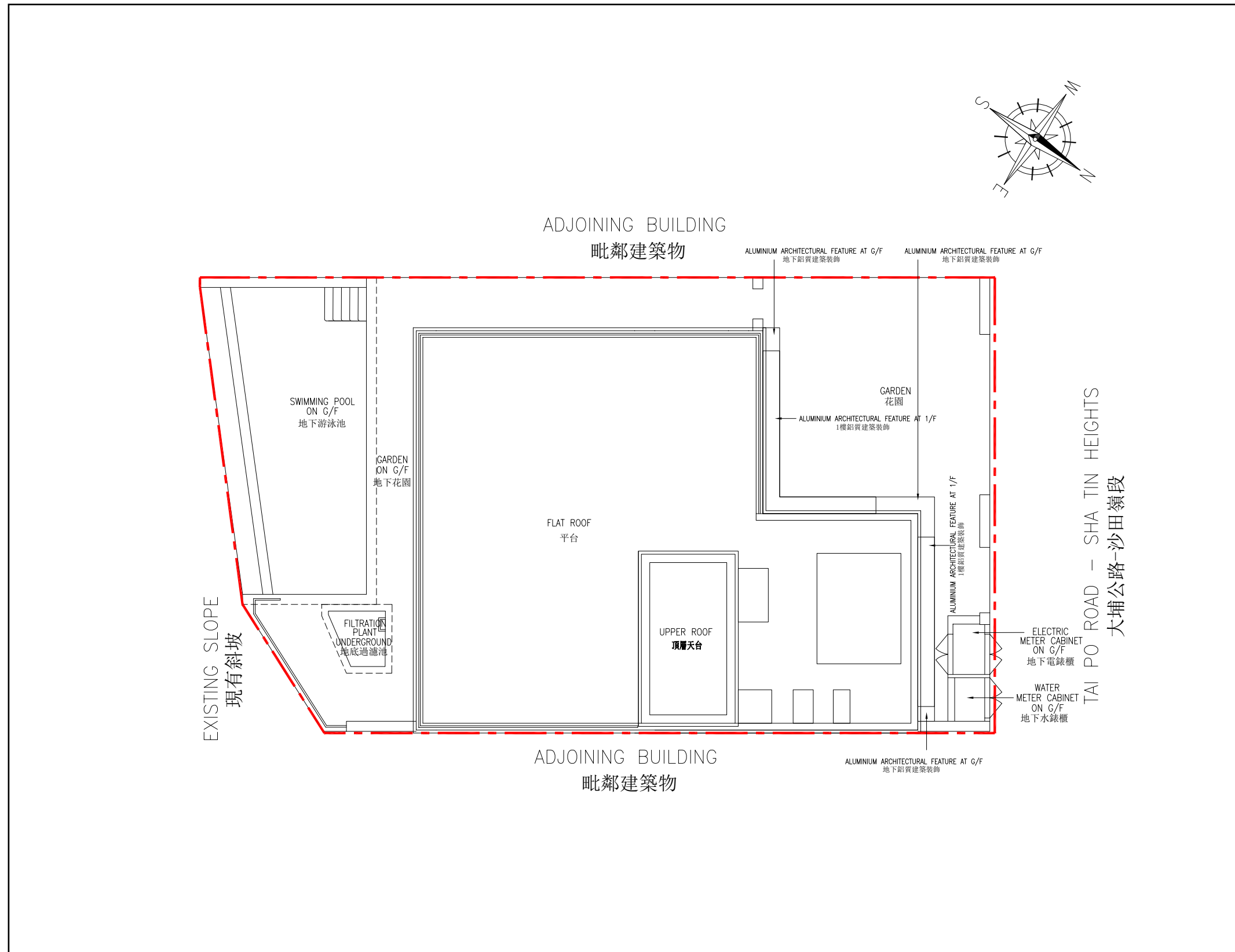
1. Due to technical reasons that the boundary of the Development is irregular, this Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance
2. The last updated version of the Outline Zoning Plan and the attached schedule as of the date of printing of the sales brochure are available for free inspection during normal office hours at the sales office.
3. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

附註：

1. 因發展項目的邊界不規則的技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
2. 在印製售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表存於售樓處，於正常辦公時間內供免費查閱。
3. 賣方建議準買家到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

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



--- Boundary Line of the Development
發展項目的界線

Scale 比例
Metre 米 0 5

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Legend of Terms And Abbreviations Used On Floor Plans:
平面圖中所使用名詞及簡稱之圖例：

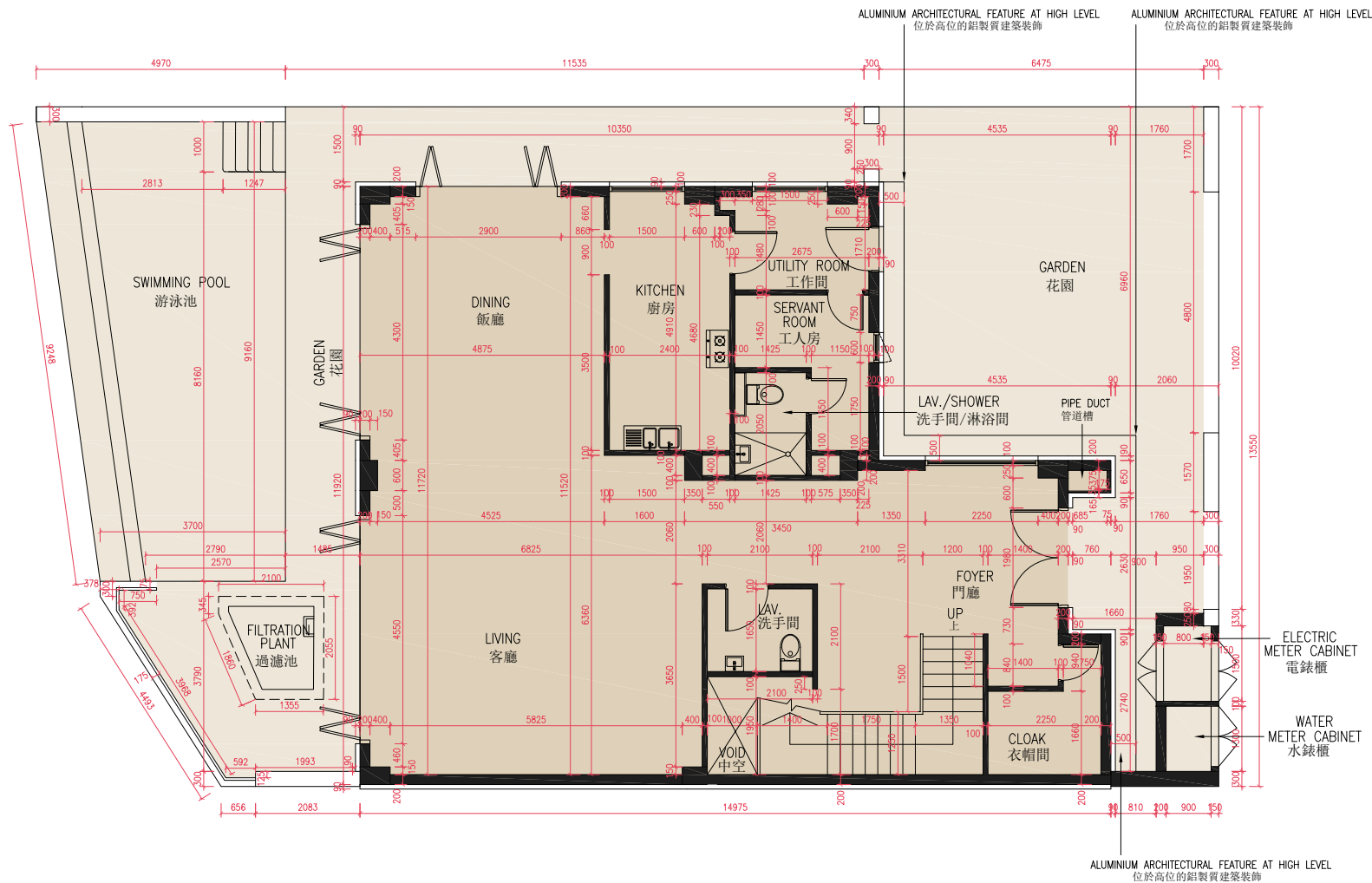
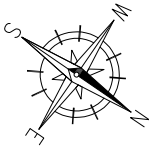
BATH	= 浴室	BATHROOM
BATH 2	= 浴室 2	BATHROOM 2
CLOAK	= 衣帽間	CLOAK ROOM
DINING	= 飯廳	DINING ROOM
DN.	= 落	DOWN
LAV.	= 洗手間	LAVATORY
LAV./SHOWER	= 洗手間/淋浴間	LAVATORY/SHOWER ROOM
LIVING	= 客廳	LIVING ROOM
MASTER BATH	= 主人浴室	MASTER BATHROOM
VRV PLINTH	= 可變冷媒流量冷氣機底座	VARIABLE REFRIGERANT VOLUME (VRV) AIR CONDITIONER PLINTH

- Notes:
- 1.The dimensions in floor plans are all structural dimensions in millimeter.
 - 2.There may be architectural features and/or exposed pipes/ductings and/or mechanical and electrical services on external walls of some floors and/or flat roof/roof/garden.
 3. There are false bulkheads at living room, dining room, utility room, bedrooms, kitchen, lavatories, bathroom and/or corridors for the installation of the air-conditioning system and/or mechanical and electrical services.
 - 4.Symbols of fittings and fitments shown on the floor plans, such as shower cubicle, sink, water closets, shower, sink counter etc. are architectural symbols retrieved from the latest approved building plans and are for general indication only, and are not indicative of their actual size, designs, shapes, dimensions and scales.
 5. The saleable area of the residential property includes areas of all the electrical and mechanical room(s) and plant room(s) (other than Filtration Plant, Sewage Treatment Plant, Electrical Meter Cabinet and Water Meter Cabinet).

- 備註：
- 1.平面圖所列之數字以毫米標示之建築結構呎吋。
 - 2.部分樓層外牆及/或平台/天台/花園或設有建築裝飾及/或外露喉管或管道及/或機電設備。
 - 3.客廳、飯廳、工作間、睡房、廚房、洗手間、浴室及/或走廊，設有假陣，內裝置有冷氣系統及/或其他機電設備。
 - 4.樓面平面圖上所顯示的形象裝置符號，例如淋浴間、洗滌盆、坐廁、花灑、洗滌盆櫃等乃摘自最新的經批准的建築圖則的建築符號，只作一般性標誌，而非展示其實際大小、設計、形狀、尺寸及比例。
 - 5.住宅物業的實用面積包括所有機電房及機房（過濾池、污水處理設施、電錶櫃及水錶櫃除外）的面積。

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

GROUND FLOOR FLOOR PLAN
地下樓面平面圖



Floor 樓層	Thickness of the Floor Slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	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) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與 上一層石屎地台面之高度距離) (毫米)
Ground 地下	125, 150, 200	4,150

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)
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。
(不適用於本發展項目)

- Notes:
1. The dimensions of the floor plans are all structural dimensions in millimeter.
 2. Please refer to page 19 of this sales brochure for the legend of the terms and abbreviations shown in the floor plan.
 3. The internal ceiling height within a residential property may vary due to structural, architectual and/or decoration design vaiations.

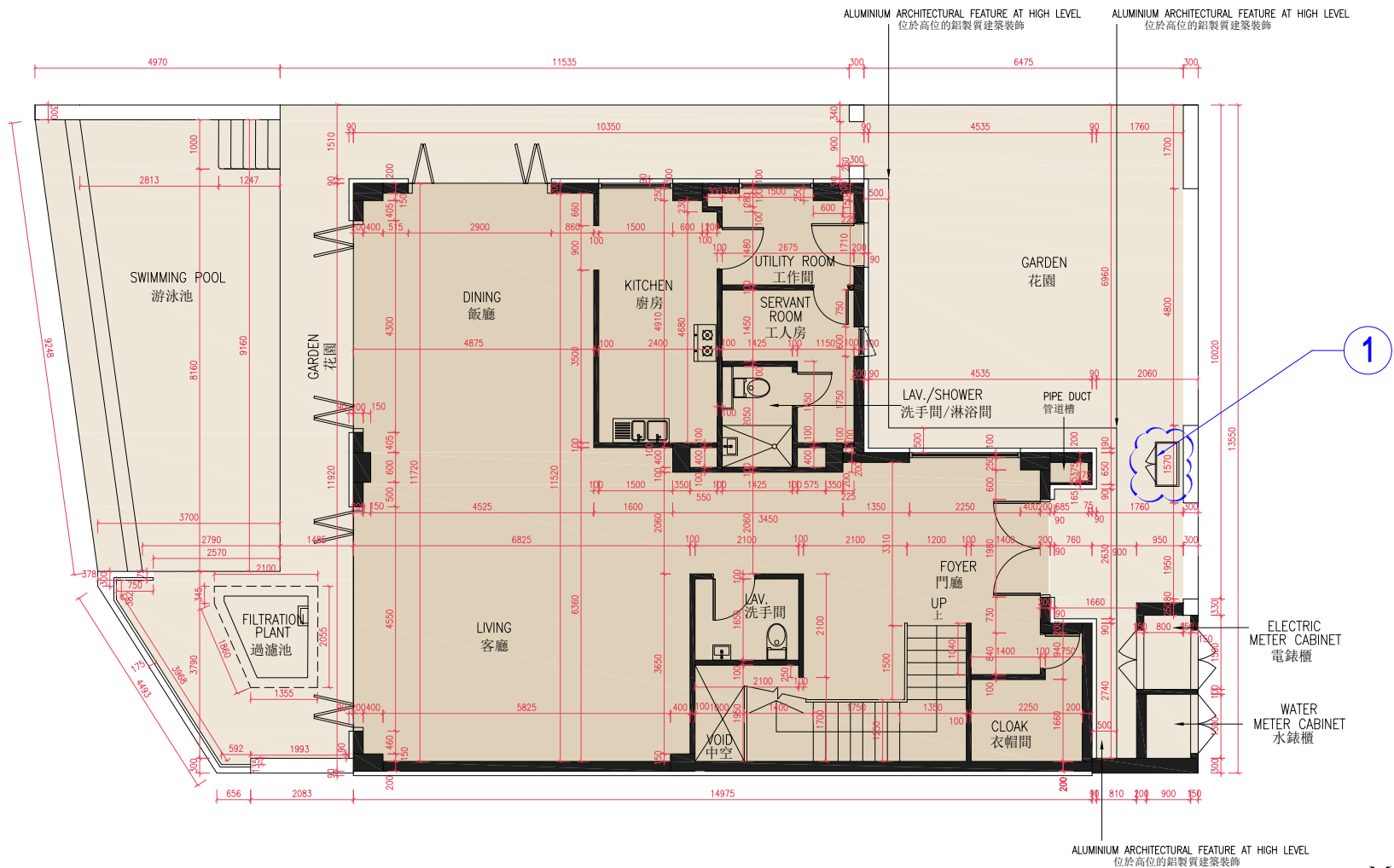
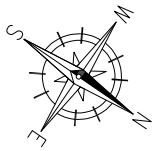
- 附註：
1. 樓面平面圖所列的數字為以毫米標示之建築結構尺寸。
 2. 有關樓面平面圖所顯示的名稱及簡稱的圖例請參考本售樓說明書第19頁。
 3. 住宅物業之天花高度會因應其結構、建築及/或裝修設計上的差異而有所不同。

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

LATEST LAYOUT PLAN OF GROUND FLOOR
地下現狀間隔平面圖

Floor 樓層	Thickness of the Floor Slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	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) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與 上一層石屎地台面之高度距離) (毫米)
Ground 地下	125, 150, 200	4,150

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)
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。
(不適用於本發展項目)



Notes:
Those parts of the House have been altered by way of minor works, designated exempted works, or exempted works under the Buildings Ordinance after completion of the Development, the latest condition of which is shown on the relevant latest layout plan. The alteration works are as follows:
1. Gas Meter Cabinet has been added.

備註：
獨立屋此部份因在發展項目落成後進行小型工程、指定豁免工程或獲《建築物條例》豁免的工程而有所改動，現狀請參閱有關現狀間隔平面圖。該等改動如下：
1. 加建新煤氣錶櫃。

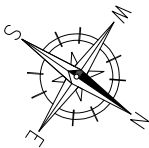
Notes:
1. The dimensions of the floor plans are all structural dimensions in millimeter.
2. Please refer to page 19 of this sales brochure for the legend of the terms and abbreviations shown in the floor plan.
3. The internal ceiling height within a residential property may vary due to structural, architectural and/or decoration design variations.

附註：
1. 樓面平面圖所列的數字為以毫米標示之建築結構尺寸。
2. 有關樓面平面圖所顯示的名稱及簡稱的圖例請參考本售樓說明書第19頁。
3. 住宅物業之天花高度會因應其結構、建築及/或裝修設計上的差異而有所不同。



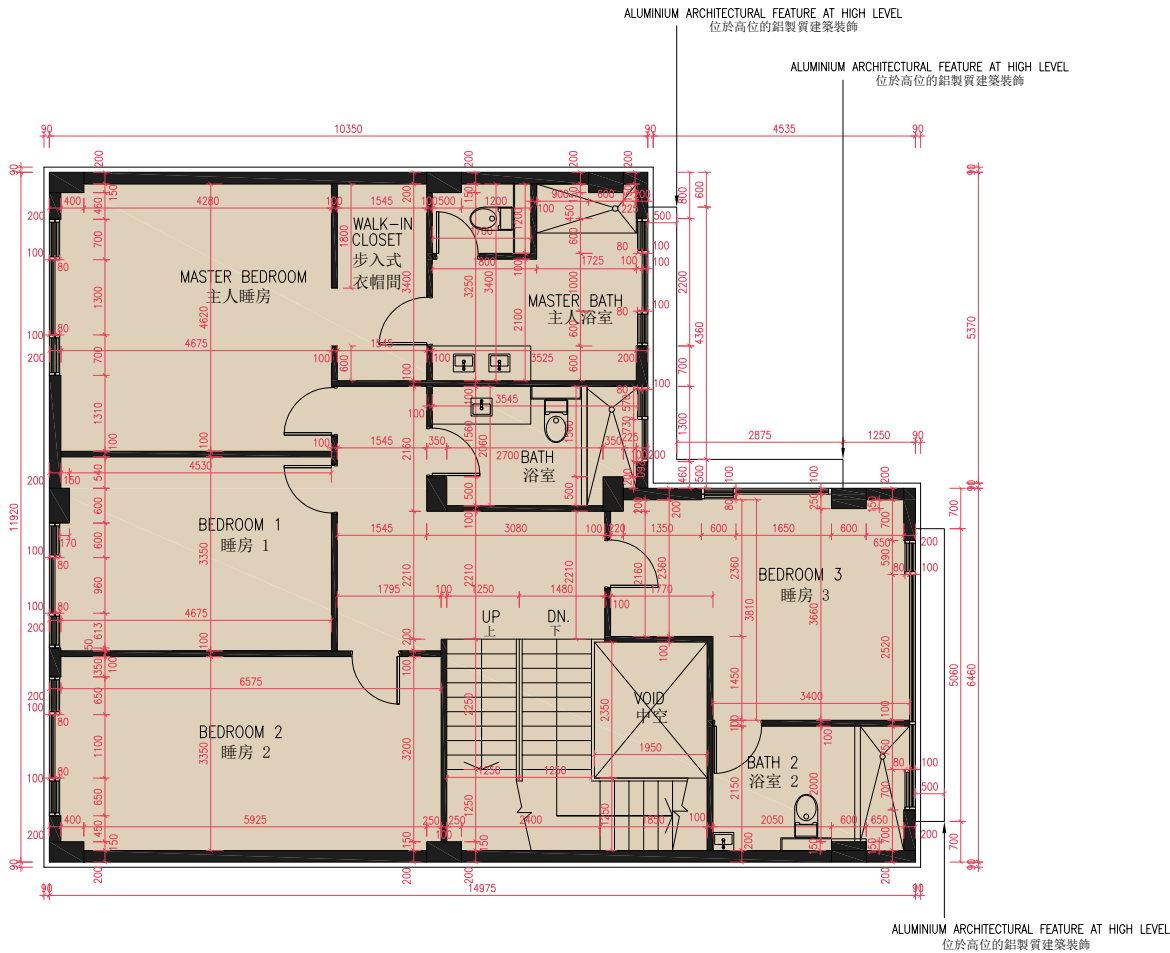
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

FIRST FLOOR FLOOR PLAN
1樓樓面平面圖



Floor 樓層	Thickness of the Floor Slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	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) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與 上一層石屎地台面之高度距離) (毫米)
First Floor 1樓	125, 150, 175, 200	3,320

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 to the Development)
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。
(不適用於本發展項目)

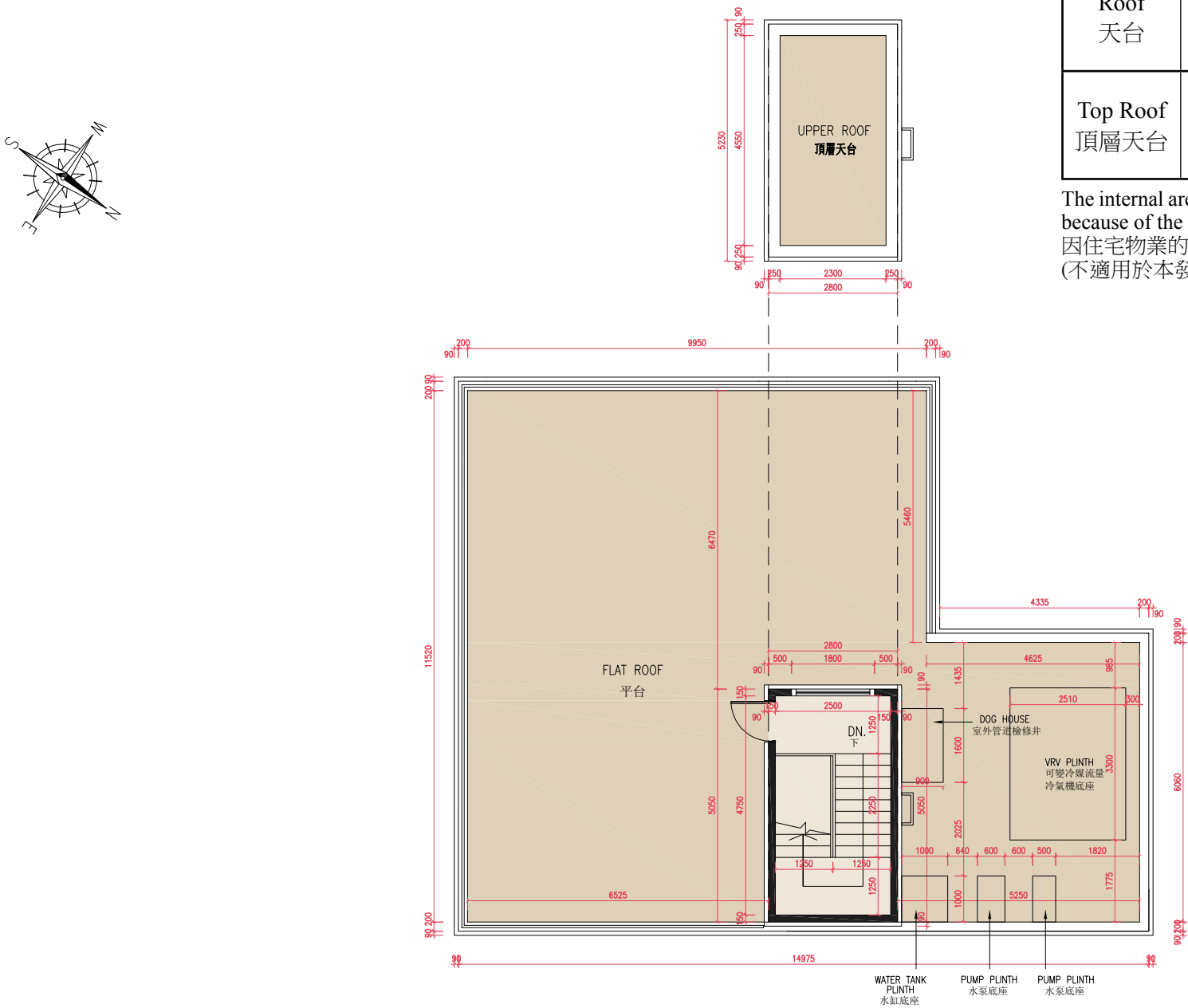


- Notes:
- 1. The dimensions of the floor plans are all structural dimensions in millimeter.
 - 2. Please refer to page 19 of this sales brochure for the legend of the terms and abbreviations shown in the floor plan.
 - 3. The internal ceiling height within a residential property may vary due to structural, architectual and/or decoration design vaiations.

- 附註：
- 1. 樓面平面圖所列的數字為以毫米標示之建築結構尺寸。
 - 2. 有關樓面平面圖所顯示的名稱及簡稱的圖例請參考本售樓說明書第19頁。
 - 3. 住宅物業之天花高度會因應其結構、建築及/或裝修設計上的差異而有所不同。

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

ROOF AND TOP ROOF FLOOR PLAN
天台及頂層天台樓面平面圖



Floor 樓層	Thickness of the Floor Slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	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) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與 上一層石屎地台面之高度距離) (毫米)
Roof 天台	150	2,800
Top Roof 頂層天台	Not Applicable 不適用	Not Applicable 不適用

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)
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。
(不適用於本發展項目)

- Notes:
1. The dimensions of the floor plans are all structural dimensions in millimeter.
 2. Please refer to page 19 of this sales brochure for the legend of the terms and abbreviations shown in the floor plan.
 3. The internal ceiling height within a residential property may vary due to structural, architectual and/or decoration design vaiations.

- 附註：
1. 樓面平面圖所列的數字為以毫米標示之建築結構尺寸。
 2. 有關樓面平面圖所顯示的名稱及簡稱的圖例請參考本售樓說明書第19頁。
 3. 住宅物業之天花高度會因應其結構、建築及/或裝修設計上的差異而有所不同。

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
No. 8515 Tai Po Road Sha Tin Heights Section B of Lot No.525 in Demarcation District No.187 大埔公路－沙田嶺段 8515號 丈量約份第187約第525號 地段B段	304.111 (3,273) Balcony 露台 : -- Utility Platform 工作平台 : -- Verandah 陽台 : --	--	--	--	--	139.093 (1,497)	--	137.880 (1,484)	12.010 (129)	--	--

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(不計算入實用面積內，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 附註：

1. The above areas 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 and may be slightly different from that shown in square metre.

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

1. 上述所列之面積則以1平方米 = 10.764平方呎換算並四捨五入至整數平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。

2. 上表「-」代表「不提供」。

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

Not Applicable

不適用

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

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”）時須支付款額為售價5%的臨時訂金；

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

3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約—

(i) 該臨時合約即告終止；
(ii) 有關的臨時訂金即予沒收；及
(iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

There is no deed of mutual covenant for the Development.

發展項目沒有公契。

1. The Development is constructed on Section B of Lot No.525 in Demarcation District No.187 (“Lot”).
2. The Lot is held under the Government Lease deemed to have been issued upon compliance with the conditions precedent contained in certain Agreement and Conditions of Grant deposited and registered in the Land Registry as New Grant No. ST7954 dated 21 February 1951 (which terms and conditions are set out in the Government Notification No.364 of 1934 as amended by the Government Notification No.50 of 1940) (“Land Grant”), for the term of 75 years commencing from 1 July 1898 renewable for a further term of 24 years less the last 3 days thereof, and extended until 30 June 2047 pursuant to section 6 of the New Territories Leases (Extension) Ordinance (Cap.150).
3. General Condition No.(6) of the Land Grant stipulates that “No sewage or refuse water will be allowed to flow from the Lot on to any of the adjoining lands whether belonging to the Crown or to private persons; neither shall any decaying, noisome, noxious, excrementitious, or other refuse matter be deposited on any portion of any Lot, and in carrying out any works of excavation on any Lot no excavated earth shall be deposited on such lot or on Crown Land adjoining in such manner as shall expose the slopes of such excavated earth to be eroded and washed down by the rains. The Purchaser of each lot shall see that all refuse matters are properly removed daily from off the premises.”.
4. General Condition No.(9) of the Land Grant stipulates that “...If the Purchaser shall neglect or fail to comply with any other of these conditions, His Majesty may re-enter and resume the property as if no sale had ever taken place in which case the premium paid by the Purchaser shall be wholly forfeited to His Majesty.

In the event of any such cancellation or re-entry as aforesaid His Majesty shall be at full liberty to sell the property at such time and place and in such manner as to His Majesty shall seem fit and in case of a re-sale the increase, if any, of the premium or purchase money shall be retained by His Majesty, and the deficiency, if any, and all costs and expenses shall be made good by the purchaser and be recoverable as liquidated damages.”.
5. General Condition No.(11) of the Land Grant stipulates that “No verandah shall be constructed so as to project over Crown Land.”
6. General Condition No.(12) of the Land Grant stipulates that “Except with the consent of the Governor, no house erected on the said Lot shall be more than two storeys in height.”
7. General Condition No.(15) of the Land Grant stipulates that “Without the consent of the District Officer no grave shall be made on, nor shall any human remains be interred in, or deposited on the lot sold either in earthenware jars or otherwise.”
8. General Condition No.(17) of the Land Grant stipulates that “Unless otherwise stated in the Special Conditions relating to the sale of the lot the Purchaser shall not have or be entitled to any right of access to the sea or to any right of access to any water which may be near to the lot or on which the same abuts or to any compensation whatever in the event of any reclamation being made between any part of the lot and such sea or water.”

9. Special Condition No.(2) of the Land Grant stipulates that:

- “2(a) Except with the written permission of the District Officer, no building erected on the lot shall be used as a “Chai Tong” or for any other purpose of a similar nature.
- (b) No building or site development shall be commenced on the Lot until plans in duplicate of such work and a block plan in duplicate showing the position of such work on the lot shall have been submitted to the District Officer. Plans submitted for a new building must be prepared by an authorised architect. Such building shall furthermore be subject to the following rules:–
- (1) the street or open space in front of any new building shall be at least 25 feet wide.
 - (2) Open space belonging to the owner shall be provided at the rear of every new building and such open space shall have an area at least equal to half the roofed-over area of the building.
 - (3) In addition to such open space a scavenging lane shall be provide having a width of 6 feet.
 - (4) The depth of any new building shall not exceed 35 feet unless sufficient lateral windows are provided.
 - (5) Without the consent of the District Officer in writing the height of any building shall not exceed 25 feet nor shall any building exceed 2 storeys in height. No storey shall be less than 10 feet in height.
 - (6) The ground floor of any new building shall be at such a level above the adjoining ground as may in the opinion of the District Officer be necessary to ensure proper drainage, and shall in every case be at least 6 inches above such adjoining ground.
 - (7) Arrangements in connection with the disposal of sullage sewage and storm-water from the lot to be to the satisfaction of the District Officer and approved by him.”

10.Special Condition No.(3) of the Land Grant stipulates that “No addition or alternation to any building erected on the lot in accordance with these conditions shall be made until plans which comply with Special Condition 2 hereof have been submitted and approved by the District Officer but such plans need not be prepared by an authorised architect unless the alteration or addition is such as to render the whole building a new building within the definition contained in Section 6 (39) of the Public Health and Buildings Ordinance, 1903, or unless such addition or alternation involves the use of reinforced concrete.”

11.Special Condition No.(4) of the Land Grant stipulates that “The Purchaser shall pay into the District Office, on demand, the cost of removing any water main, gas main or service pipe, cable, telegraph or telephone line, sewer or culvert, which the Director of Public Works may consider it necessary to have removed.”

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

SUMMARY OF LAND GRANT

批地文件的摘要

1. 發展項目建於：丈量約份第187約第525號地段B段（「該地段」）。
2. 該地段根據政府租契持有，該租契被視為於遵從某份協議及批地條件所載之先決條件後發出，該協議及批地條件已存放及於土地註冊處註冊為新批地條件第ST7954號，日期為1951年2月21日（該等條款及條件載於1934年第364號政府公告，並經1940年第50號政府公告修訂）（「批地文件」），租期由1898年7月1日起計75年，可續期24年減去最後3天，並根據新界土地契約（續期）條例（第150章）第6條延長至2047年6月30日。
3. 批地文件一般條款第(6)條規定：「不得允許污水或廢水由該地段流入任何相鄰地段，不論該地段屬於政府或私人；亦不得將任何腐爛、惡臭、有害、排泄物或其他廢物堆放於地段的任何部分上。在任何地段進行任何挖掘工程時，所挖出的土壤不得堆放於該地段或相鄰政府土地上，引致挖出土壤的斜坡暴露在外，而受雨水侵蝕及沖刷。每個地段的買方須確保每天從處所外妥善清理所有垃圾。」
4. 批地文件一般條款第(9)條規定：「…若買方疏忽或未能遵守任何其他這些條款，陛下有權重新收回該物業，如同未曾出售，在此情況下，且買方已繳付的地價將全數沒收歸陛下所有。

如發生上述任何取消或重新收回的情況，陛下可全權按其認為合適的時間、地點及方式出售該物業重新出售，如有溢價或購買款項的增加情況（如有）則由陛下保留，差額（如有）及所有費用及開支由買方補償，並可作為違約金追討。」
5. 批地文件一般條款第(11)條規定：「嚴禁建造任何陽台伸出至政府土地上方。」
6. 批地文件一般條款第(12)條規定：「除非獲得總督同意，該地段上所建的房屋高度不得超過兩層。」
7. 批地文件一般條款第(15)條規定，「除非獲得民政事務專員同意，不得在出售的地段上建造墳墓，也不得在該地段上埋葬或以陶罐或其他方式存放人類遺骸。」
8. 批地文件一般條款第(17)條規定：「除非有關出售該地段的特別條款另有說明，否則買方不得擁有或有權獲得任何入海權或進入該地段附近或該地段毗鄰的任何水域的權利，或在該地段任何部分與該等海洋或水域之間進行任何填海工程的情況下獲得任何補償。」

9. 批地文件特別條款第(2)條規定：

「2(a) 除非獲得民政事務專員的書面許可，否則該地段上搭建的任何建築物均不得用作該「齋堂」或任何其他類似性質。

- (b) 在向民政事務專員提交有關工程的一式兩份圖則及顯示有關工程在地段上位置的一式兩份位置圖前，不得在地段上展開建築或地盤發展工程。就新建築物提交的圖則必須由認可的建築師繪製。該建築物須符合以下規定：

(1) 任何新建築物前的街道或空地至少25英尺寬度。

(2) 每座新建築物後方須設有應提供屬於業主的空地，且空地的面積至少應相等於建築物屋頂面積的一半。

(3) 除上述空地外，還應提供寬6英尺的污物清掃巷。

(4) 除非提供足夠的側窗戶，否則任何新建築物的深度不得超過35呎。

(5) 未經民政事務專員書面同意，任何建築物的高度不得超過25呎，亦不得超過兩層。任何樓層的高度均不得少於10呎。

(6) 任何新建築物的地下須高於民政事務專認為確保妥善排水所需的毗鄰地面，而在任何情況下，均須高於該毗鄰地面至少6英寸。

(7) 有關地段的污水及暴雨處理安排，須令民政事務專員滿意，並獲其批准

10. 批地文件的特別條款第(3)條規定：「在符合特別條款第2條的圖則提交並獲民政事務專員批准之前，不得對根據這些條款在該地段上興建的任何建築物進行改建或改建，但這些圖則無需由認可的建築師繪製，除非改建或改建工程會使整幢建築物成為1903年《公眾衛生及建築物條例》第6(39)條所載定義內的新建築物，或該改建或改建工程涉及使用鋼筋混凝土」。

11. 批地文件特別條款第(4)條規定，「買方應按要求向政務處支付工務司認為有必要拆除的任何水管、煤氣管或供氣管道、電纜、電報或電話線、污水渠或涵洞的拆除費用」。

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

A. Any facilities that are required under the land grant to be constructed and provided for the Government, or for public use

Not applicable.

B. Any facilities or open space 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

Not applicable.

C. Size of any facilities or open space 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

Not applicable.

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

Not applicable.

A. 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

不適用。

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

不適用。

C. 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或休憩用地的大小

不適用。

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

不適用。

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.

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

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

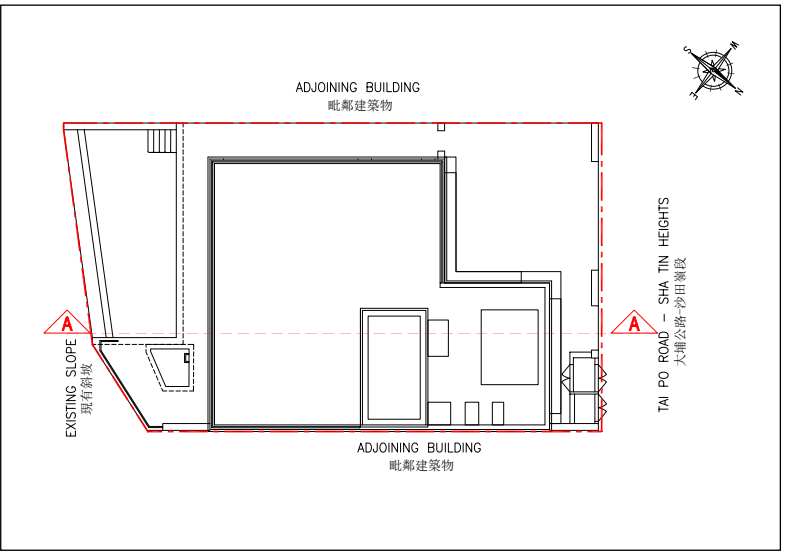
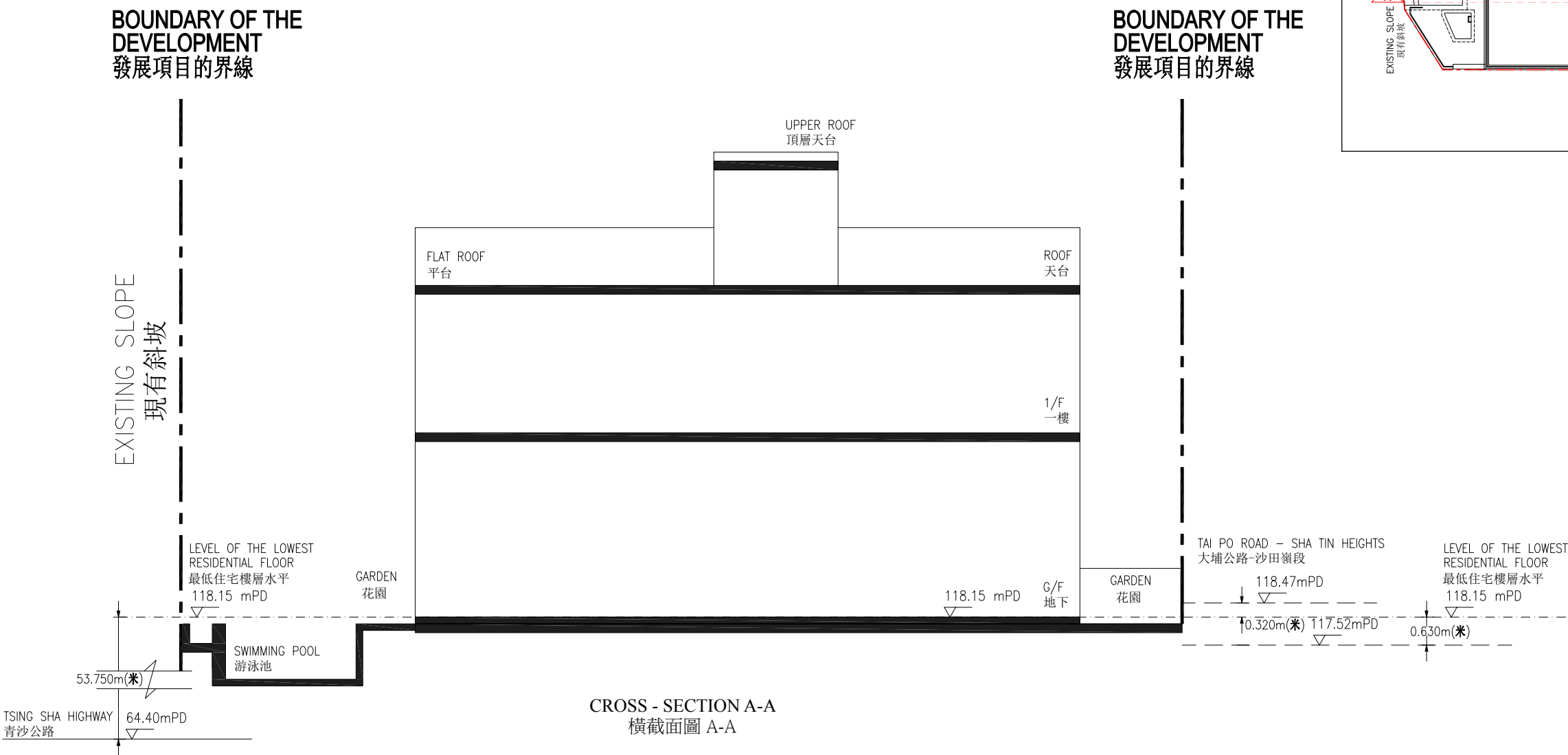
3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突：—

- (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。

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

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

CROSS-SECTION A-A
橫截面圖 A-A



KEY PLAN
示意圖

Scale 比例
Metre 米 0 5

1. The part of Tai Po Road - Sha Tin Heights adjacent to the building is 117.52 to 118.47 metres above the Hong Kong Principal Datum.
2. The part of Tsing Sha Highway adjacent to the building is 64.40 metres above the Hong Kong Principal Datum.
3. Dotted line denotes the level of the lowest residential floor.
4. ▽ denotes height (in metre) above the Hong Kong Principal Datum.

1. 毗連建築物的一段大埔道 — 沙田嶺段為香港主水平基準以上117.52至118.47米。
2. 毗連建築物的一段青沙公路為香港主水平基準以上64.40米。
3. 虛線為最低住宅樓層水平。
4. ▽ 代表香港主水平基準以上的高度（米）。

ELEVATION A
立面圖 A

As Per Approved General Building Plan
根據批准建築圖則

Latest Elevation Plan
現狀立面圖

BOUNDARY OF THE
DEVELOPMENT
發展項目的界線

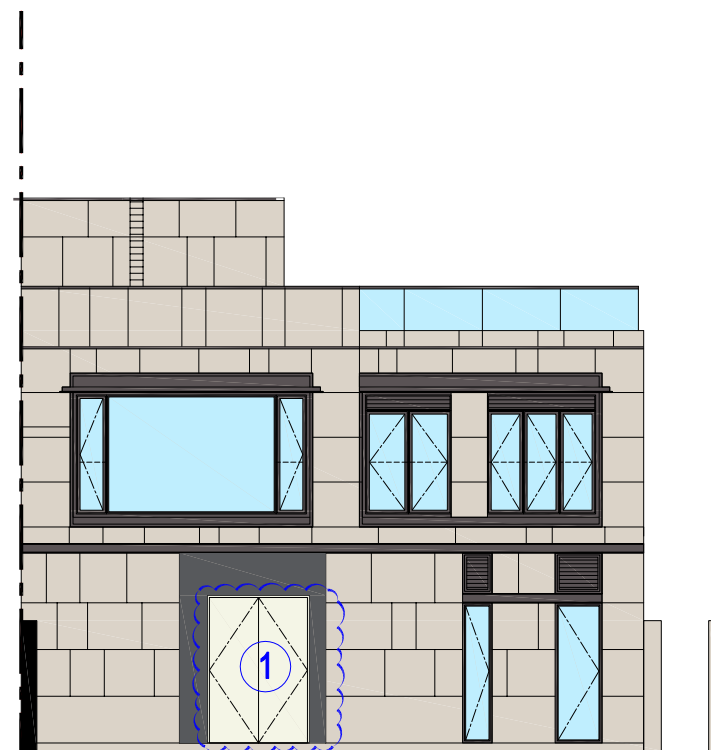
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DEVELOPMENT
發展項目的界線

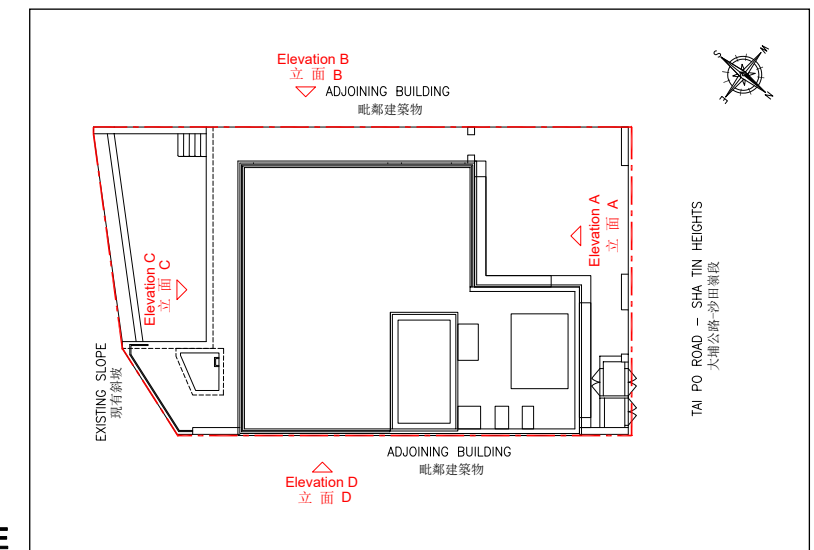
BOUNDARY OF THE
DEVELOPMENT
發展項目的界線



ELEVATION A
立面圖 A



ELEVATION A
立面圖 A



KEY PLAN
示意圖

1. Authorized Person for the Development has certified that the elevations shown on the plan:
 - (a) are prepared on the basis of the approved Building Plans for the Development as of 15 November 2023; and
 - (b) are in general accordance with the outward appearance of the Development.
2. This part of House has been altered by way of minor works, designated exempted works, or exempted works under the Buildings Ordinance after completion of the Development, the latest condition of which is shown on the relevant elevation plan showing latest elevation. The alteration works are as follows:
 1. Alteration of main door size.
3. Please refer to same page of this sales brochure in studying items of minor works, designated exempted works or exempted works under the Buildings Ordinance made in this unit as indicated with blue wavy line ().

1. 發展項目的認可人士已證明本圖顯示的立面：
 - (a) 以2023年11月15日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
 - (b) 大致上與發展項目的外觀一致。
2. 獨立屋此部分因在發展項目落成後進行小型工程、指定豁免工程或獲《建築物條例》豁免的工程而有所改動，現狀請參閱有關現狀立面圖。該等改動如下：
 1. 改動大門尺寸。
3. 請參閱本售樓說明書本頁以協助閱讀本單位以藍色曲線()顯示之有關已完成的小型工程、指定豁免工程或獲《建築物條例》豁免的工程。

ELEVATION PLAN 立面圖

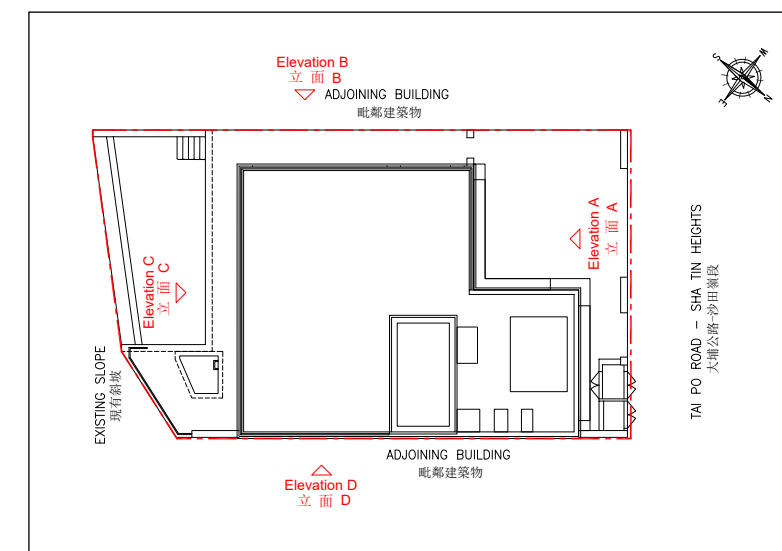
ELEVATION B 立面圖 B

BOUNDARY OF THE
DEVELOPMENT
發展項目的界線



ELEVATION B
立面圖 B

BOUNDARY OF THE
DEVELOPMENT
發展項目的界線



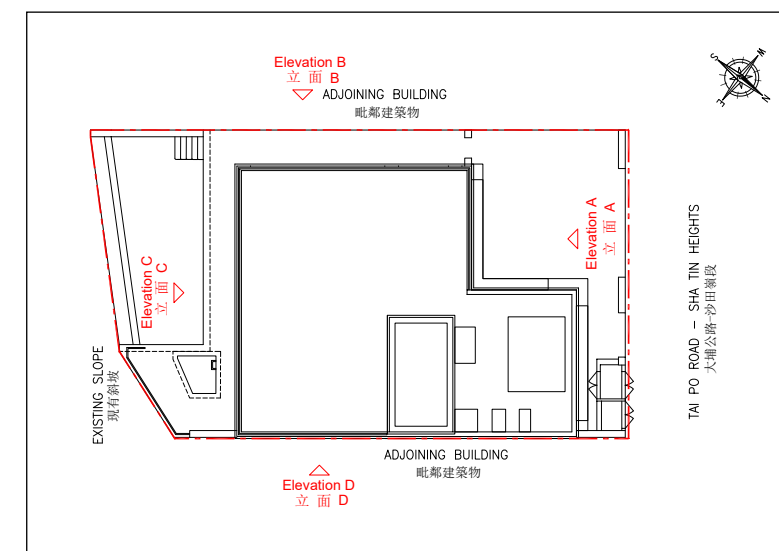
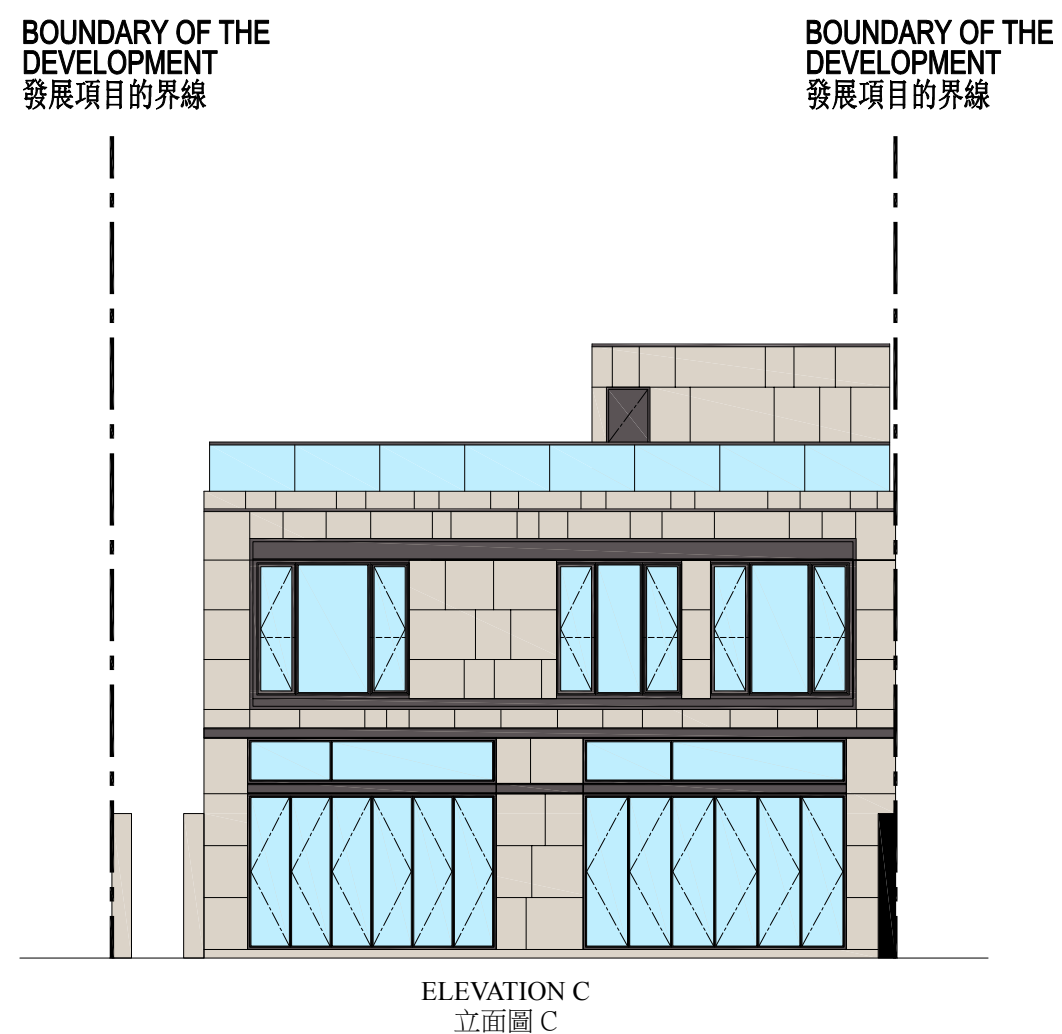
KEY PLAN
示意圖

Authorized Person for the Development has certified that the elevations shown on the plan:
(a) are prepared on the basis of the approved building plans for the Development as of 15 November 2023; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖顯示的立面：
(a) 以2023年11月15日的情況為準的本項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與本項目的外觀一致。

ELEVATION PLAN 立面圖

ELEVATION C 立面圖 C



KEY PLAN
示意圖

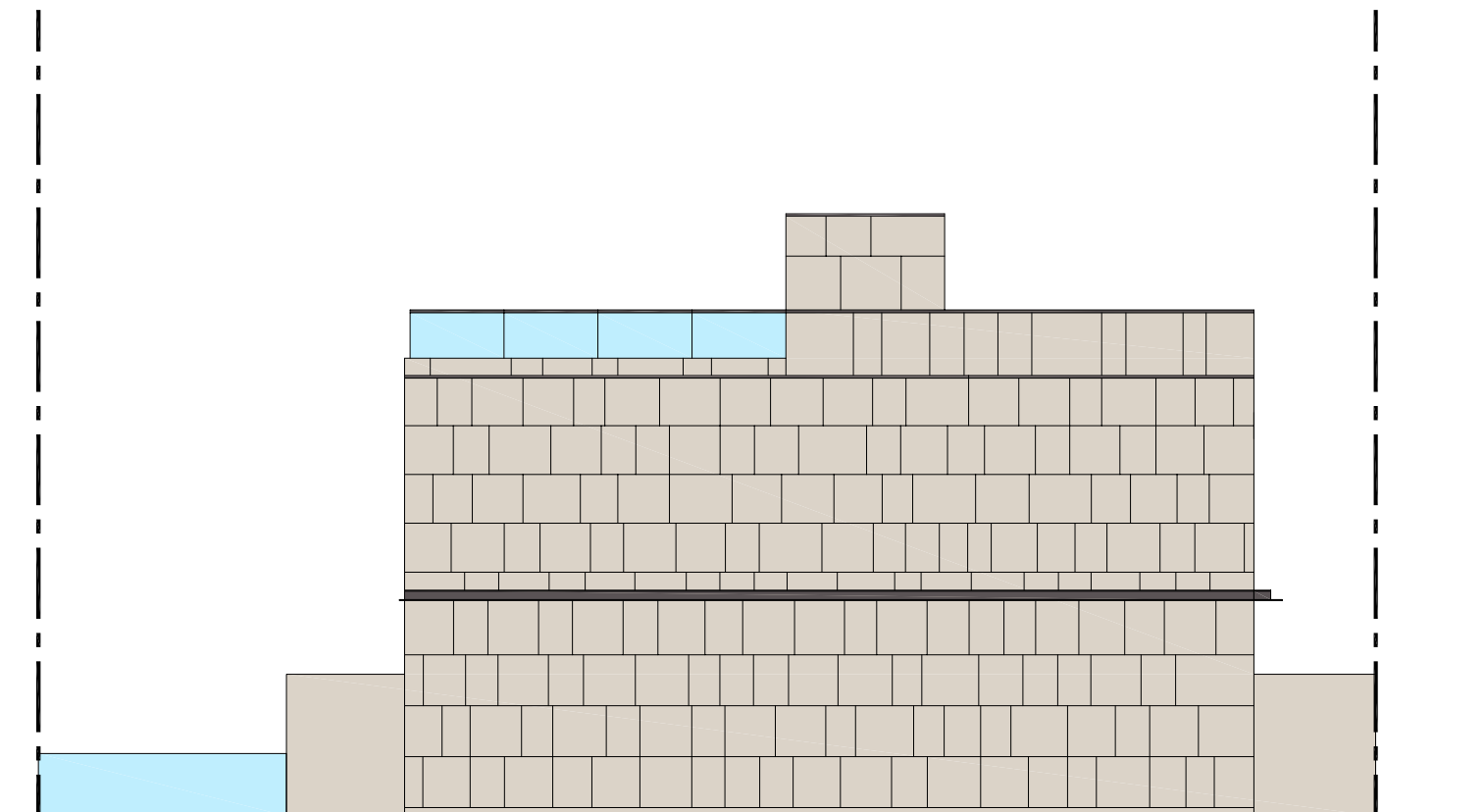
Authorized Person for the Development has certified that the elevations shown on the plan:
(a) are prepared on the basis of the approved building plans for the Development as of 15 November 2023; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖顯示的立面：
(a) 以2023年11月15日的情況為準的本項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與本項目的外觀一致。

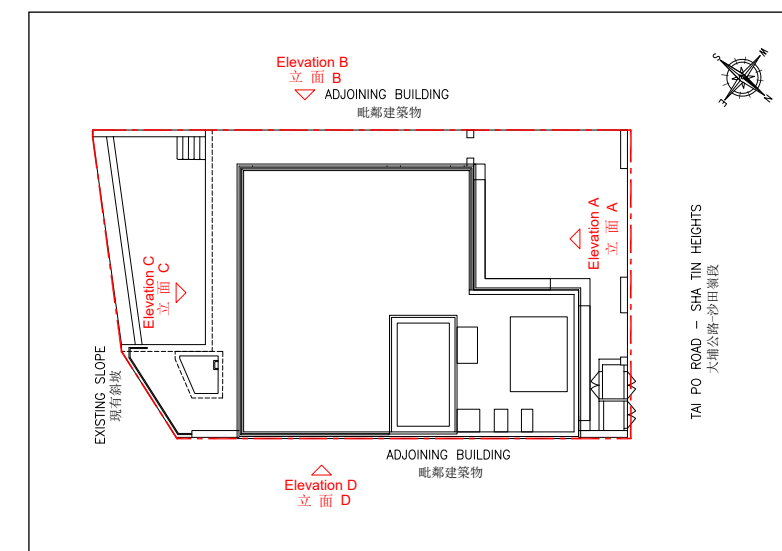
ELEVATION PLAN 立面圖

ELEVATION D 立面圖 D

BOUNDARY OF THE
DEVELOPMENT
發展項目的界線



ELEVATION D
立面圖 D



KEY PLAN
示意圖

Authorized Person for the Development has certified that the elevations shown on the plan:
(a) are prepared on the basis of the approved building plans for the Development as of 15 November 2023; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖顯示的立面：
(a) 以2023年11月15日的情況為準的本項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與本項目的外觀一致。

INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT
發展項目中的公用設施的資料

Common Facilities 公用設施	Covered 有上蓋遮蓋		Uncovered 無上蓋遮蓋		Total Area 總面積
	Area (sq. m.) 面積（平方米）	Area (sq. ft.) 面積（平方呎）	Area (sq. m.) 面積（平方米）	Area (sq. ft.) 面積（平方呎）	
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所 （包括供住客使用的任何康樂設施）	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱)	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方 (不論是稱為有蓋及園景的遊樂場或有其他名稱)	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT
閱覽圖則及公契

1. Copies of outline zoning plans relating to the Development are available for inspection at www.ozp.tpb.gov.hk

2. (a) A copy of every Deed of Mutual Covenant in respect of the specified residential property that has been executed or the latest draft thereof as at the date on which the specified residential property is offered to be sold, is available for inspection at the place at which the residential property is offered to be sold.

(b) The inspection is free of charge.
1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 www.ozp.tpb.gov.hk

2. (a) 關於住宅物業的已簽定的每一公契的副本或其最新擬稿在將指明住宅物業提供出售的日期存放在住宅物業的售樓處，以供閱覽。

(b) 無須為閱覽付費。

Note: There is no Deed of Mutual Covenant for the Development.

附註：發展項目沒有公契。

1. Exterior finishes			
Item		Description	
(a)	External wall	Type of finishes	External wall is finished with stone cladding and aluminium strips
(b)	Window	Material of frame	Aluminium frame
		Material of glass	Insulated Glazing Unit (IGU)
(c)	Bay window	Material of bay window	Not applicable
		Window sill finishes	Not applicable
(d)	Planter	Type of finishes	Not applicable
(e)	Verandah or balcony	Type of finishes	Not applicable
		Whether it is covered	Not applicable
(f)	Drying facilities for clothing	Type	Not applicable
		Material	Not applicable

2. Interior finishes					
Item		Description			
(a)	Lobby	Not applicable			
(b)	Internal wall and ceiling	Type of finishes	Wall	Ceiling	
		Living Room, Dining Room and Bedroom	Finished with cement sand screeding	Finished with cement sand screeding	
(c)	Internal floor	Material	Floor	Skirting	
		Living Room, Dining Room and Bedroom	Finished with cement sand screeding	Not provided	
(d)	Bathroom	(i) Type of finishes	Wall	Floor	Ceiling
			Finished with cement sand screeding	Finished with cement sand screeding	Finished with cement sand screeding
		(ii) Whether the wall finishes run up to the ceiling		Cement sand screedings are finished up to the ceiling	
(e)	Kitchen	(i) Type of finishes	Wall	Floor	Ceiling
			Finished with cement sand screeding	Finished with cement sand screeding	Finished with cement sand screeding
		(ii) Whether the wall finishes run up to the ceiling		Cement sand screedings are finished up to the ceiling	
				Ceiling	Cooking Bench
				Finished with cement sand screeding	Not provided
				Cement sand screedings are finished up to the ceiling	

1. 外部裝修物料			
細項		描述	
(a)	外牆	裝修物料的類型	外牆鋪砌石覆蓋層板及鋁質裝飾條
(b)	窗	框的用料	鋁質窗框
		玻璃的用料	雙層中空玻璃
(c)	窗台	窗台的用料	不適用
		窗台板的裝修物料	不適用
(d)	花槽	裝修物料的類型	不適用
(e)	陽台或露台	裝修物料的類型	不適用
		是否有蓋	不適用
(f)	乾衣設施	類型	不適用
		用料	不適用

2. 室內裝修物料					
細項		描述			
(a)	大堂	不適用			
(b)	內牆及天花板	裝修物料的類型	牆壁	天花板	
		客廳、飯廳及睡房	英泥沙批盪	英泥沙批盪	
(c)	內部地板	用料	地板	牆腳線	
		客廳、飯廳及睡房	英泥沙批盪	不提供	
(d)	浴室	(i) 裝修物料的類型	牆壁	地板	天花板
			英泥沙批盪	英泥沙批盪	英泥沙批盪
		(ii) 牆壁的裝修物料是否鋪至天花板		英泥沙批盪鋪砌至天花板	
(e)	廚房	(i) 裝修物料的類型	牆壁	地板	天花板
			英泥沙批盪	英泥沙批盪	英泥沙批盪
		(ii) 牆壁的裝修物料是否鋪至天花板		英泥沙批盪鋪砌至天花板	
				天花板	灶台
				英泥沙批盪	不提供
				英泥沙批盪鋪砌至天花板	

3. Interior fittings					
Item		Description			
(a)	Doors	Location	Material	Finishes	Accessories
		Main Entrance Door	Solid core timber door	Plastic laminate	Lockset with handle
		Living Room Glass Door to Garden	Aluminum door frame glass door	Insulated Glazing Unit (IGU)	Sliding door system
		Dining Room Glass Door to Garden	Aluminum door frame glass door	Insulated Glazing Unit (IGU)	Sliding door system
		Master Bedroom Door	Solid core timber door	Plastic laminate	Lockset with handle
		Bedroom 1 Door	Solid core timber door	Plastic laminate	Lockset with handle
		Bedroom 2 Door	Solid core timber door	Plastic laminate	Lockset with handle
		Bedroom 3 Door	Solid core timber door	Plastic laminate	Lockset with handle
		Lavatory Door	Solid core timber door	Plastic laminate	Lockset with handle
		Lavatory / Shower Door	Solid core timber door	Plastic laminate	Lockset with handle
		Bathroom Door	Solid core timber door	Plastic laminate	Lockset with handle
		Bathroom 2 Door	Solid core timber door	Plastic laminate	Lockset with handle
		Master Bathroom Door	Solid core timber door	Plastic laminate	Lockset with handle
		Utility Room Door	Solid core timber door	Plastic laminate	Lockset with handle
		Utility Room Glass Door to Garden	Glass door	Insulated Glazing Unit (IGU)	Lockset with handle
		Servant Room Door	Solid core timber door	Plastic laminate	Lockset with handle
		Servant Room Glass Door to Garden	Glass door	Insulated Glazing Unit (IGU)	Lockset with handle
		Cloak Room Door	Solid core timber door	Plastic laminate	Lockset with handle
		Roof Door	Stainless steel door	Stainless steel	Lockset with handle

3. 室內裝置				
細項		描述		
(a)	門	位置	用料	裝修物料
		單位入口大門	實心木門	膠板
		客廳玻璃門出花園	鋁門框玻璃門	雙層中空玻璃
		飯廳玻璃門出花園	鋁門框玻璃門	雙層中空玻璃
		主人睡房門	實心木門	膠板
		睡房門 1	實心木門	膠板
		睡房門 2	實心木門	膠板
		睡房門 3	實心木門	膠板
		洗手間門	實心木門	膠板
		洗手間/淋浴間門	實心木門	膠板
		浴室門	實心木門	膠板
		浴室2門	實心木門	膠板
		主人浴室門	實心木門	膠板
		工作間門	實心木門	膠板
		工作間玻璃門出花園	玻璃門	雙層中空玻璃
		工人房門	實心木門	膠板
		工人房玻璃門出花園	玻璃門	雙層中空玻璃
		衣帽間門	實心木門	膠板
		天台門	不銹鋼門	不銹鋼

3. Interior fittings				
Item		Description		
(b)	Bathroom	(i) Type and material of fittings and equipment	Type	Material
			Wash basin mixer	Chrome plated
			Water closet	Vitreous china
			Wash basin	Vitreous china
		(ii) Type and material of water supply system	Type	Material
			Cold Water Supply	Copper water pipes with thermal insulation
			Hot Water Supply	Copper water pipes with thermal insulation
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Not applicable	
		(iv) Size of bath tub (if applicable)	Not applicable	

3. 室內裝置				
細項		描述		
(b)	浴室	(i) 裝置及設備的類型及用料	類型	用料
			洗手盆水龍頭	鍍鉻
			坐廁	陶瓷
			洗手盆	陶瓷
		(ii) 供水系統的類型及用料	類型	用料
			冷水供應	配有隔熱層之銅喉
			熱水供應	配有隔熱層之銅喉
		(iii) 沐浴設施的類型及用料 (包括花灑或浴缸、如適用)	不適用	
		(iv) 浴缸大小 (如適用)	不適用	

3. Interior fittings			
Item	Description		
(c)	Kitchen	Location	Material
		(i) Material of sink unit	Stainless steel
		(ii) Material of water supply system	Copper water pipes with thermal insulation for cold water supply and hot water supply
		(iii) Material and finishes of kitchen cabinet	Not applicable
		(iv) Type of all other fittings and equipment	Not applicable
(d)	Bedroom	Type and material of fitting (including built-in wardrobe)	Not applicable
(e)	Telephone	Location and number of connection points	Not provided
(f)	Aerials	Location and number of connection points	Not provided
(g)	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical Fittings
			Faceplate for all switches and power sockets
		(ii) Whether conduits are concealed or exposed	Safety devices
			Three-phase electricity supply with distribution boards are provided
(h)	Gas supply	(ii) Whether conduits are concealed or exposed	Conduits are concealed in part and exposed in part. Other than those parts of the conduits are concealed within concrete, the rest of the conduits are exposed. The exposed conduits may be covered or hidden by claddings, non-concrete partition walls, designated pipe ducts or other materials.
		(iii) Location and number of power points and air-conditioner points	Please refer to the “Schedule of Mechanical and Electrical Provisions”
		(iii) Location and number of power points and air-conditioner points	
(i)	Washing machine connection point	Type	Towngas
		System	Gas supply pipe connected to Gas Water Heater
		Location	Inside Utility Room
(j)	Water supply	Location	Not provided
		Design	Not provided
(k)	Water supply	(i) Material of water pipes	Copper water pipes with thermal insulation
		(ii) Whether water pipes are concealed or exposed	Water pipes are concealed in part and exposed in part. Other than those parts of the water pipes are concealed within concrete, the rest of the water pipes are exposed. The exposed water pipes may be covered or hidden by claddings, non-concrete partition walls, designated pipe ducts or other materials.
		(iii) Whether hot water is available	Hot water supply is available

3. 室內裝置			
細項	描述		
(c)	廚房	位置	用料
		(i) 洗滌盆的用料	不銹鋼
		(ii) 供水系統的用料	冷水供應及熱水供應均採用配有隔熱層之銅喉
		(iii) 廚櫃的用料及裝修物料	不適用
		(iv) 所有其他裝置及設備的類型	不適用
(d)	睡房	裝置的類型及用料 (包括嵌入式衣櫃)	不適用
(e)	電話	接駁點的位置及數目	不提供
(f)	天線	接駁點的位置及數目	不提供
(g)	電力裝置	(i) 供電附件 (包括安全裝置)	供電附件
			提供所有開關掣及插座之面板
		(ii) 導管是隱藏或外露	安全裝置
			提供三相供電並裝妥配電箱
(h)	氣體供應	(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露。除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被覆蓋層板、非混凝土間隔牆、指定之管道槽位或其他物料遮蓋或暗藏。
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「機電裝置數量說明表」
		(iii) 電插座及空調機接駁點的位置及數目	
(i)	洗衣機接駁點	類型	煤氣
		系統	煤氣供應喉接駁煤氣熱水爐
		位置	工作間內
(j)	供水	位置	不提供
		設計	不提供
(k)	供水	(i) 水管的用料	配有隔熱層之銅喉
		(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露。除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被覆蓋層板、非混凝土間隔牆、指定之管道槽位或其他物料遮蓋或暗藏。
		(iii) 有否熱水供應	有熱水供應

4. Miscellaneous					
Item		Description			
(a)	Lifts	(i) Brand name and model number	Not applicable		
		(ii) Number of lifts and floors served by the lifts	Not applicable		
(b)	Letter box	Material	Not provided		
(c)	Refuse collection	(i) Means of refuse collection	The Purchaser will need to make his own arrangements for refuse collection.		
		(ii) Location of refuse room	Not provided		
(d)	Water meter, electricity meter and gas meter	(i) Location	Water meter	Electricity meter	Gas meter
			Water Meter Cabinet in Garden	Electric Meter Cabinet in Garden	Towngas Meter Cabinet in Garden
		(ii) Whether they are separate or communal meters for residential properties	Separate	Separate	Separate

5. Security Facilities	
Item	Description
Security system and equipment (including details of built-in provisions and their locations)	Not applicable

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

4. 雜項					
細項		描述			
(a)	升降機	(i) 品牌名稱及產品型號	不適用		
		(ii) 升降機的數目及到達的樓層	不適用		
(b)	信箱	用料	不提供		
(c)	垃圾收集	(i) 垃圾收集的方法	買方須自行就垃圾收集作出安排。		
		(ii) 垃圾房的位置	不提供		
(d)	水錶、電錶及氣體錶	(i) 位置	水錶	電錶	氣體錶
			水錶櫃於花園	電錶櫃於花園	煤氣櫃於花園
		(ii) 就住宅單位而言是獨立或公用的錶	獨立	獨立	獨立

5. 保安設施				
細項		描述		
保安系統及設備 (包括嵌入式的裝備的細節及其位置)		不適用		

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

Appliances Schedule 設備說明表

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號	Quantity 數量
Underground Filtration Plant 地底過濾池	D.E. (Diatomaceous Earth) Filter 過濾器	Waterway	FD18	1
	1 H.P. Pool Water Circulation Pump 1匹泳池用運水泵	Astral	65562	1
	Pool System Control Panel 泳池系統控制箱	Astral	25719	1
	Auto Chlorinator 氯氣丸混和瓶	Pentair 濱特爾	Rainbow 320	1
	3 H.P. Infinity Edge Water Effect Circulation Pump 3匹無邊際水景用運水泵	Astral	65570	1
	Submersible Pump 水下泵	TSURUMI 鶴見	HSZ 2.75S	2
Underground Sewage Treatment Plant 地底污水處理設施	UV Disinfection System 紫外線消毒系統	Sanitron	S37C Purifier	1
	Submersible Pumps 潛水泵	Kaiquan 凱泉	50WQ/E15-20-2.2	2
	Effluent Pumps 污水泵	Kaiquan 凱泉	50WQ/E12-12-1.1	2
	Recycling Pump 循環泵	Kaiquan 凱泉	50WQ/E15-20-2.2	1
Kitchen 廚房	Exhaust Fan 抽氣扇	Panasonic	FV-25NS3H	1
Lavatory 洗手間	Exhaust Fan 抽氣扇	Panasonic	FV-18NS3H	1
Utility Room 工作間	Gas Water Heater 煤氣熱水器	TGC 煤氣公司	TN JW22TFQL	3
Cloak Room 衣帽間	12 WAY 63A TPN Miniature Circuit Breaker Board 12 位63A配電箱保險掣	Schneider 施耐德	Not applicable 不適用	1
	12 WAY 100A TPN Miniature Circuit Breaker Board 12 位100A配電箱保險掣	Schneider 施耐德	Not applicable 不適用	1
Master Barhroom 主人浴室	Exhaust Fan 抽氣扇	Panasonic	FV-23NF3H	1
Bathroom 浴室	Exhaust Fan 抽氣扇	Panasonic	FV-18NF3H	1
Bathroom 2 浴室 2	Exhaust Fan 抽氣扇	Panasonic	FV-23NF3H	1

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Appliances Schedule - Air-conditioner 設備說明表 - 冷氣機

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號	Quantity 數量
Kitchen 廚房	Split Type Air-conditioner 分體式冷氣機	DAIKIN 大金	FXDP45QPVC	1
Living Room, Dining Room and Foyer 客廳、飯廳及門廳	Split Type Air-conditioner 分體式冷氣機		FXDP45QPVC	2
	Split Type Air-conditioner 分體式冷氣機		FXDP56QPVC	1
	Split Type Air-conditioner 分體式冷氣機		FXDP71QPVC	3
Servant Room 工人房	Split Type Air-conditioner 分體式冷氣機		FTKA25BV1H	1
Master Bedroom 主人睡房	Split Type Air-conditioner 分體式冷氣機		FXDP45QPVC	2
Bedroom 1 睡房1	Split Type Air-conditioner 分體式冷氣機		FXAQ50A	1
Bedroom 2 睡房2	Split Type Air-conditioner 分體式冷氣機		FXAQ63A	1
Bedroom 3 睡房3	Split Type Air-conditioner 分體式冷氣機		FXAQ50A	1
Flat Roof 平台	Outdoor Unit 室外機		RUXYQ18BB	2
	Outdoor Unit 室外機		RKA25BV1H	1

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

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

Location 位置	Description 描述	Quantity 數量
Kitchen 廚房	Lighting Switch 燈掣	1
	Lighting Point 燈位	1
	Twin Socket Outlet 雙腳電插座	1
	Single Socket Outlet 單腳電插座	3
	Double Pole Switch For Exhaust Fan 抽氣扇雙極開關制	1
	Thermostat for Air-conditioner 冷氣機溫度制	1
Living Room, Dining Room and Foyer 客廳、飯廳及門廳	Lighting Switch 燈掣	10
	Lighting Point 燈位	6
	Twin Socket Outlet 雙腳電插座	1
	Single Socket Outlet 單腳電插座	6
	Thermostat for Air-conditioner 冷氣機溫度制	4
	Double Pole Switch For Exhaust Fan 抽氣扇雙極開關制	1
Servant Room 工人房	Lighting Switch 燈掣	1
	Lighting Point 燈位	1
	Single Socket Outlet 單腳電插座	1
Utility Room 工作間	Lighting Switch 燈掣	2
	Lighting Point 燈位	1
	Twin Socket Outlet 雙腳電插座	1
	Double Pole Switch For Exhaust Fan 抽氣扇雙極開關制	1
Lavatory 洗手間	Lighting Point 燈位	1
Lavatory/Shower Room 洗手間/淋浴間	Lighting Point 燈位	1
Cloak Room 衣帽間	Lighting Switch 燈掣	1
	Lighting Point 燈位	1
	Twin Socket Outlet 雙腳電插座	1
	Single Socket Outlet 單腳電插座	2
Garden 花園	Lighting Point 燈位	10
	Waterproof Single Socket Outlet 防水單腳插座	1
	Gas Meter Cabinet 氣體錶櫃	1
	Water Meter Cabinet 水錶櫃	1
	Electrical Meter Cabinet 電錶櫃	1
Staircase (including G/F, 1/F and R/F) 樓梯 (包括地下、1樓及天台)	Lighting Point 燈位	4
	Lighting Switch 燈掣	3

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

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

Location 位置	Description 描述	Quantity 數量
Master Bedroom 主人睡房	Lighting Switch 燈掣	3
	Lighting Point 燈位	2
	Twin Socket Outlet 雙腳電插座	1
	Single Socket Outlet 單腳電插座	4
	Thermostat for Air-conditioner 冷氣機溫度制	2
	Double Pole Switch For Exhaust Fan 抽氣扇雙極開關制	1
Bedroom 1 睡房1	Lighting Switch 燈掣	1
	Lighting Point 燈位	1
	Twin Socket Outlet 雙腳電插座	1
	Single Socket Outlet 單腳電插座	2
Bedroom 2 睡房2	Lighting Switch 燈掣	1
	Lighting Point 燈位	1
	Twin Socket Outlet 雙腳電插座	1
	Single Socket Outlet 單腳電插座	2
Bedroom 3 睡房3	Lighting Switch 燈掣	2
	Lighting Point 燈位	1
	Single Socket Outlet 單腳電插座	3
	Double Pole Switch For Exhaust Fan 抽氣扇雙極開關制	1
Master Bathroom 主人浴室	Lighting Point 燈位	3
Bathroom 浴室	Lighting Point 燈位	1
Bathroom 2 浴室 2	Lighting Point 燈位	1
1/F Corridor outside Bedrooms and Bathrooms 1樓睡房及浴室外的走廊	Lighting Switch 燈掣	3
	Lighting Point 燈位	2
	Double Pole Switch For Exhaust Fan 抽氣扇雙極開關制	1
	Single Socket Outlet 單腳電插座	1
Walk in Closet 步入式衣帽間	Lighting Point 燈位	1
	Single Socket Outlet 單腳電插座	2
Flat Roof 平台	Lighting Point 燈位	2
	Waterproof Single Socket Outlet 防水單腳插座	1

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

SERVICE AGREEMENTS

服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

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

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

煤氣由香港中華煤氣有限公司供應。

GOVERNMENT RENT

地稅

The Vendor is liable for the Government rent of a residential property up to and including the date of completion of the sale and purchase of that residential property.

賣方有法律責任繳付住宅物業的地稅直至住宅物業買賣完成日(包括該日)為止。

MISCELLANEOUS PAYMENTS BY PURCHASER

買方的雜項付款

1. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the Vendor for the deposits for water, electricity and gas. .
2. On that delivery, the purchaser is not liable to pay to the Vendor a debris removal fee.

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須向賣方補還水、電力及氣體的按金。
2. 在交付時，買方不須向賣方支付清理廢料的費用。

DEFECT LIABILITY WARRANTY PERIOD

欠妥之處的保養責任期

The Vendor shall, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the purchaser within 6 months after the date of completion of the sale and purchase of the specified residential property, remedy any defects to the residential property, or the fittings, finishes or appliances incorporated into the residential property as set out in the agreement for sale and purchase, caused otherwise than by the act or neglect of the purchaser.

凡住宅物業或於買賣合約列出裝設於住宅物業內的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在指明住宅物業之買賣成交日期後的6個月內送達的書面通知後，須於合理地切實可行的範圍內，盡快自費作出補救。

MAINTENANCE OF SLOPES

斜坡維修

Not Applicable

不適用

MODIFICATION

修訂

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

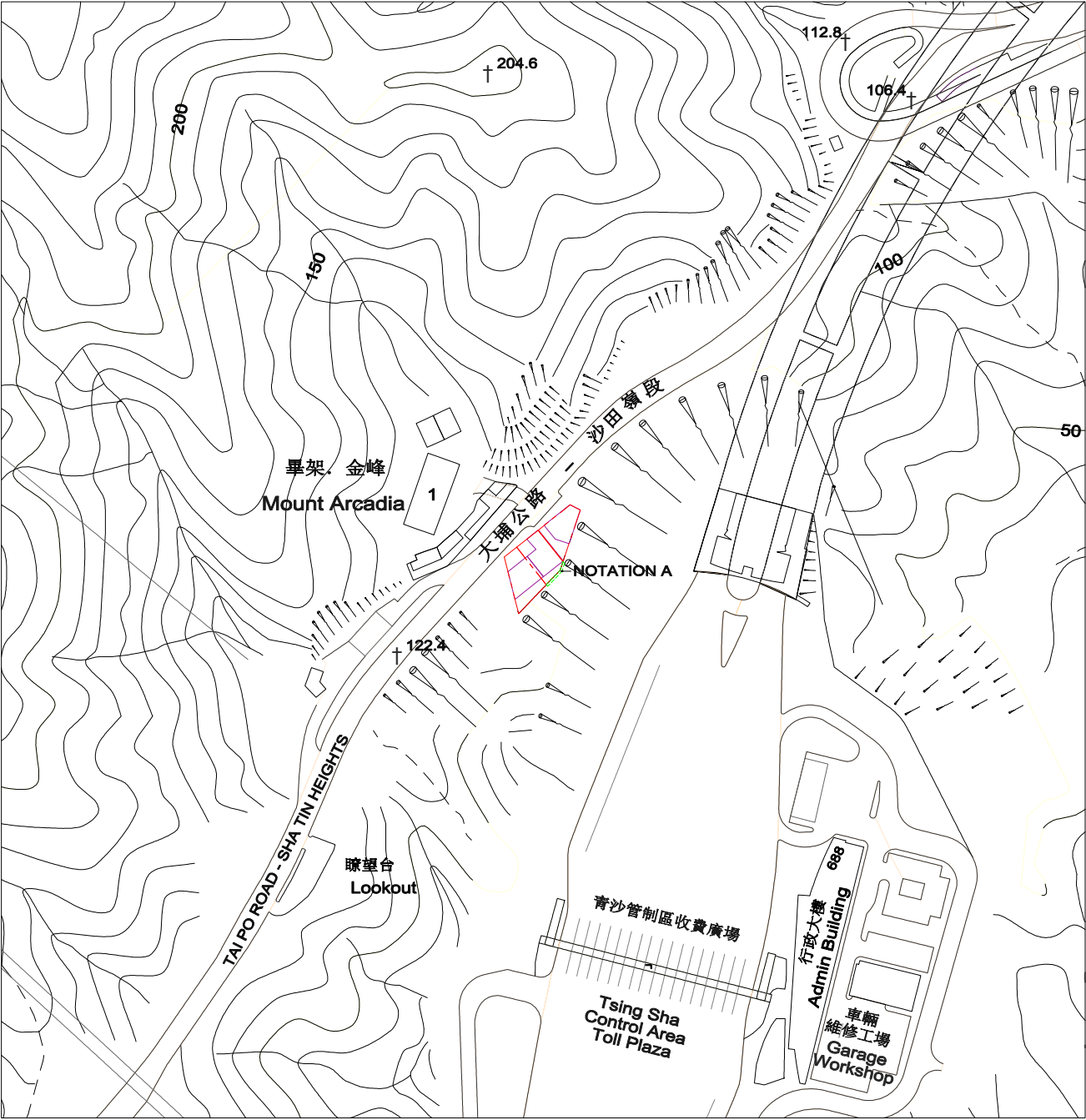
發展項目現時沒有向政府提出申請修訂批地文件。

1. Maintenance of Slope(s) and/or Retaining Wall(s)

According to the information on the Slope Maintenance Responsibility Information System maintained by Lands Department and information provided by the authorized person for the Development, there is/are slope(s) and/or retaining wall(s) within the land on which the Development is situate that require(s) the owner to maintain at his/her/its/their own cost. The plan showing the slope(s) and/or retaining wall(s) is appended below (as shown edged Green). Information on the Slope Maintenance Responsibility Information System may be reviewed or updated from time to time and may change later. The owner is recommended to carry out all maintenance inspection and maintenance works in respect of the slope(s) and/or retaining walls in accordance with the “Geoguide 5 - Guide to Slope Maintenance” produced by the Geotechnical Engineering Office of the Civil Engineering and Development Department (as amended or substituted from time to time).

1. 斜坡及/或護土牆維修

根據地政總署維護的斜坡維修責任信息系統內的資料及發展項目的認可人士提供的資料，發展項目所位於的土地範圍內有斜坡及/或護土牆需要業主自費維修。以下的圖則顯示該等斜坡及/或護土牆（以綠色邊框顯示）。斜坡維修責任信息系統內的資料可能會不時複查或更新，並可能會改變。建議業主根據土木工程拓展署土力工程處編製的《岩土指南第五冊 — 斜坡維修指南》（經不時修訂或取代），進行所有有關斜坡及/或護土牆的維修檢查及維修工程。



Notation 標記	Slope No. 斜坡編號	Type 類型
A	7SW-D/R 257(2)	Retaining wall 護土牆

RELEVANT INFORMATION

有關資料

2. Sewage Treatment Plant

- When ownership of the premises changes, the new owner has to submit an application to the Environmental Protection Department (EPD) to transfer the existing sewage treatment plant licence from the previous owner for the discharge of effluent from the premises. This application must be completed and the new licence has to be obtained before any domestic sewage is discharged into sewers or water bodies.
- The licence has a specified expiry date, and the licensee is responsible for renewing it periodically to maintain continuous and lawful sewage discharge. The EPD may request access to the premises for inspections as needed.
- Additionally, the ventilation duct openings currently terminate at ground level in the Garden . It is recommended that these ventilation duct openings be raised to 2.5 meters above the finished floor level to minimize odour nuisance for the premises owner.

3. Run-In/Out Access

- The use of the run-in/out access is shared between the owners of Section B of Lot No.525 in Demarcation District No.187 (No.8515 Tai Po Road Sha Tin Heights) and The Remaining Portion of Lot No.525 in Demarcation District No.187 (No.8517 Tai Po Road Sha Tin Heights).

2. 污水處理設施

- 當物業業權轉讓時，新業主須向環境保護署（環保署）提交申請，將現有的污水處理設施排放許可證由前業主轉移至其名下，以合法排放物業產生的污水。該申請必須完成，並須取得新的許可證，方可將任何住宅污水排放至污水渠或水體。
- 該許可證設有指定的到期日，持證人有責任定期續證，以確保污水排放持續合法。環保署可按需要要求進入物業進行檢查。
- 此外，目前通風管道的開口設於地面高度，位於花園內。建議將該等通風管道開口提升至高於裝修完成地面高度2.5米，以減低對業主造成的氣味滋擾。

3. 車輛進出口通道

- 車輛進出口通道由丈量約份第187約第525號地段B段(大埔公路沙田嶺段8515號)及丈量約份第187約第525號地段餘段(大埔公路沙田嶺段8517號)的業主共同使用。

WEBSITE OF THE DEVELOPMENT 發展項目的互聯網網站

The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance is:

www.8513-17taiporoad.com/eng/2

賣方為施行《一手住宅物業銷售條例》第2部而就發展項目指定的互聯網網站的網址為：
www.8513-17taiporoad.com/eng/2

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

Breakdown of GFA Concessions Obtained for All Features

Latest information on breakdown of GFA concessions as shown on the general building plans submitted to and approved by the Building Authority (BA) prior to the printing of the sales brochure is tabulated below. Information marked (*) may be based on information provided by the authorized person if the sales brochure is printed prior to submission of the final amendment plans to the BA. The breakdown of GFA concessions may be subject to further changes until final amendment plans are submitted to and approved by the BA prior to the issuance of the occupation permit for the development.

獲寬免總樓面面積的設施分項

於印製售樓說明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。如印製售樓說明書時尚未呈交最終修訂圖則予建築事務監督，則有(*)號的資料可以由認可人士提供的資料作為基礎。直至最終修訂圖則於發出佔用許可證前呈交予並獲建築事務監督批准前，以下分項資料仍可能有所修改。

	Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積	Area (sq. m.) 面積(平方米)
1.	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方(公共交通總站除外)	Not Applicable 不適用
2.	Plant rooms and similar services 機房及相類設施	Area (sq. m.) 面積(平方米)
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate tele-communications equipment room, refuse storage chamber, etc. . 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》)或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室（訊播室）、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等	Not Applicable 不適用
2.2	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	24.010
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、送風櫃房等	Not Applicable 不適用
	Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施	Area (sq. m.) 面積(平方米)
3.	Balcony 露台	Not Applicable 不適用
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not Applicable 不適用
5.	Communal sky garden 公用空中花園	Not Applicable 不適用
6.	Acoustic fin 隔聲鰭	Not Applicable 不適用
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not Applicable 不適用
8.	Non-structural prefabricated external wall 非結構預製外牆	Not Applicable 不適用
9.	Utility platform 工作平台	Not Applicable 不適用
10.	Noise barrier 隔音屏障	Not Applicable 不適用
	Amenity Features 適意設施	Area (sq. m.) 面積(平方米)
11.	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office 管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所， 以及業主立案法團辦事處	Not Applicable 不適用
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities 住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	Not Applicable 不適用
13.	Covered landscaped and play area 有蓋園景區及遊樂場地	Not Applicable 不適用

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING
申請建築物總樓面面積寬免的資料

14.	Horizontal screen/covered walkway and trellis 橫向屏障/有蓋人行道及花棚	Not Applicable 不適用
15.	Larger lift shaft 擴大升降機槽	Not Applicable 不適用
16.	Chimney shaft 煙囪管道	Not Applicable 不適用
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	Not Applicable 不適用
18.	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽及垂直立管	Not Applicable 不適用
19.	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽及氣槽	Not Applicable 不適用
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Not Applicable 不適用
21.	Void in duplex domestic flat and house 複式住宅單位及洋房的中空空間	Not Applicable 不適用
22.	Sunshade and reflector 遮陽篷及反光罩	Not Applicable 不適用
23.	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window 伸出式花槽及小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	Not Applicable 不適用
24.	Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway 《作業備考》APP-19第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台，及維修通道	Not Applicable 不適用
	Other Exempted Items 其他項目	Area (sq. m.) 面積(平方米)
25.	Refuge floor including refuge floor cum sky garden 底護層，包括底護層兼空中花園	Not Applicable 不適用
26.	Covered area under large projecting/overhanging feature 大型伸出/外懸設施下的有蓋地方	Not Applicable 不適用
27.	Public transport terminus 公共交通總站	Not Applicable 不適用
28.	Party structure and common staircase 共用構築物及公用樓梯	Not Applicable 不適用
29.	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	Not Applicable 不適用
30.	Public passage 公眾通道	Not Applicable 不適用
31.	Covered set back area 有蓋的後移部分	Not Applicable 不適用
	Bonus GFA 額外總樓面面積	Area (sq. m.) 面積(平方米)
32.	Bonus GFA 額外總樓面面積	Not Applicable 不適用
	Additional Green Features under Joint Practice Note (No. 8) 根據聯合作業備考(第8號)提供的額外環保設施	Area (sq. m.) 面積(平方米)
33.	Buildings adopting Modular Integrated Construction 採用「組裝合成」建築法的樓宇	Not Applicable 不適用

Note: The above table is based on the requirements as stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ADM-2 issued by the Buildings Department. The Buildings Department may revise such requirements from time to time as appropriate.
註：上述表格是根據屋宇署所發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》ADM-2 規定的要求而制訂的。屋宇署會按實際需要不時更改有關要求。

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

The Environmental Assessment of the Building and Estimated Energy Performance or Consumption for the Development

The approved general building plans of this development are not subject to the requirements stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-151 issued by the Building Authority. Environmental assessment and information on the estimated energy performance or consumption for the common parts of this development were not required to be submitted to the Building Authority as a prerequisite for the granting of gross floor area concessions.

有關建築物的環境評估及發展項目的預計能量表現或消耗

本發展項目的經批准一般建築圖則不受由建築事務監督發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》APP-151規定規限。本發展項目的環境評估及公用部分的預計能量表現或消耗的資料無須呈交建築事務監督，以作為批予總樓面面積寬免的先決條件。

POSSIBLE FUTURE CHANGES

日後可能出現的改變

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

發展項目及其周邊地區日後可能出現改變。

DATE OF PRINTING

印製日期

Date of printing of this Sales Brochure: 22 October 2025

本售樓說明書印製日期：2025年10月22日

