



GRAND Yoho

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) 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.

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

5. Sales brochure

- Ensure that the sales brochure you have obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- Read through the sales brochure and in particular, check the following information in the sales brochure -
 - Whether there is a section on "relevant information" in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as "relevant information";

- The cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
- interior and exterior fittings and finishes and appliances;
- the basis on which management fees are shared;
- whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
- whether individual owners have responsibility to maintain slopes.

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

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

7. Agreement for sale and purchase

- Ensure that the preliminary agreement for sale and purchase (PASP) and agreement for sale and purchase (ASP) include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.

- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

8. 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).

9. Appointment of estate agent

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.
- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.
- Before you appoint an estate agent to look for a property, you should -
 - find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;

- find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and
- note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

10. 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

11. Pre-sale Consent

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

12. 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

13. Estimated material date

- Check the estimated material date¹ for the development in the sales brochure.
- Please note that:
 - For development which is subject to the Lands Department Consent Scheme, the vendor shall notify the purchaser in writing that it 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.
 - For development which is not subject to the Lands Department Consent Scheme, the vendor shall notify the purchaser in writing that it is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.

For first-hand completed residential properties

14. 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.

15. 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 -

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

Other useful contacts:

	Telephone	Fax
Consumer Council	2929 2222	2590 6271
Estate Agents Authority	2111 2777	2598 9596
Real Estate Developers Association of Hong Kong	2826 0111	2845 2521

¹ 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.

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

- 瀏覽一手住宅物業銷售資訊網（下稱「銷售資訊網」），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，會在緊接該項目的出售日期前最少七日內向公眾發布，而有關價單和銷售安排，亦會在緊接該項目的出售日期前最少三日內公布。
- 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。

4. 物業的面積及四周環境

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

- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓說明書

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

6. 政府批地文件和公契

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

7. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 訂立臨時買賣合約時，您須向擁有人（即賣方）支付樓價**5%**的臨時訂金。

- 如您在訂立臨時買賣合約後**五個工作日**（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的5%）會被沒收，而擁有人（即賣方）不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人（即賣方）必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

8. 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。

9. 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。

10. 委聘律師

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

適用於一手未落成住宅物業

11. 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」。

12. 示範單位

- 賣方不一定須設置示範單位供準買方或公眾參觀，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

13. 預計的關鍵日期

- 查閱售樓說明書中有關發展項目的預計的關鍵日期¹。
- 請注意：
 - 就地政總署預售樓花同意方案規管的發展項目，賣方須在合格證明書或轉讓同意書發出後的一個月內（以何者較早為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買方。
 - 至於並非地政總署預售樓花同意方案規管的發展項目，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，以書面通知買方。

適用於一手已落成住宅物業

14. 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」。

15. 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。

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

其他相關聯絡資料：

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

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

INFORMATION ON THE PHASE

期數的資料

Name of the Phase of the Development (the “Phase”)

Phase 1(“the Phase”) of Grand YOHO Development (“the Development”) (Tower 1, 2, 9 and 10 (Tower 4 is omitted, and Towers 3, 5, 6, 7 & 8 are not in the Phase) of the residential development in the Phase are called “Grand YOHO”)

Name of the street and the street number

No. 9 Long Yat Road

The Phase consists of 4 multi-unit buildings

Towers 1, 2, 9 & 10 (Tower 4 is omitted and Tower 3, 5, 6, 7 & 8 are not in the Phase)

Total number of storeys

Tower 1 : 34 storeys

Tower 2 : 38 storeys

Tower 9 : 41 storeys

Tower 10: 41 storeys

The above number of storeys does not include podium floors (G/F to 5M/F), refuge floor, roof floor, lift machine room level and pump room level.

Floor numbering

Tower 1 : 6/F to 13/F, 15/F to 22/F, 25/F to 33/F, 35/F to 43/F

Tower 2 : 6/F to 13/F, 15/F to 22/F, 25/F to 33/F, 35/F to 43/F, 45/F to 48/F

Tower 9 : 6/F to 13/F, 15/F to 22/F, 25/F to 33/F, 35/F to 43/F, 45/F to 51/F

Tower 10 : 6/F to 13/F, 15/F to 22/F, 25/F to 33/F, 35/F to 43/F, 45/F to 51/F

Omitted floor numbers

4/F, 14/F, 24/F, 34/F & 44/F are omitted in each tower

Refuge floor

There is refuge floor at 23/F in each tower.

This Phase is an uncompleted development

- (a) The estimated material date for the Phase, as provided by the Authorized Person for the Phase is 15 MAR 2017.
- (b) The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.
- (c) For the purpose of the Agreement for Sale and Purchase, under the land grant, the consent of the Director of Lands is required to be given for the sale and purchase, without limiting any other means by which the completion of the Phase may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Phase has been completed or is deemed to be completed (as the case may be).

發展項目期數名稱(「期數」)

Grand YOHO Development(「發展項目」)的第一期(「期數」)(期數中住宅發展項目的第一、二、九及十座(不設第四座，及第三、五、六、七及八座不在本期數)稱為「Grand YOHO」)

街道名稱及門牌號數

朗日路9號

期數包含4幢多單位建築物

第1、2、9及10座(不設第4座及第3、5、6、7及8座不在本期數)

樓層總數

第1座 : 34層

第2座 : 38層

第9座 : 41層

第10座 : 41層

上述樓層數目不包括平台樓層(地下至5M樓)、隔火層、天台、升降機房層及泵房層。

樓層號數

第1座 : 6樓至13樓、15樓至22樓、25樓至33樓、35樓至43樓

第2座 : 6樓至13樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至48樓

第9座 : 6樓至13樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓

第10座 : 6樓至13樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓

被略去的樓層號數

每座均不設4樓、14樓、24樓、34樓及44樓

庇護層

項目設庇護層於每幢建築物的23樓

本期數屬未落成發展項目

- (a) 由期數的認可人士提供的期數的預計關鍵日期為2017年3月15日。
- (b) 預計關鍵日期，是受到買賣合約所允許的任何延期所規限的。
- (c) 為買賣合約的目的(根據批地文件，進行該項買賣，需獲地政總署署長同意)，在不局限任何其他可用以證明期數落成的方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為期數已落成或當作已落成(視屬何情況而定)的確證。

INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE PHASE

賣方及有參與期數的其他人的資料

Vendor

City Success Limited

Holding company of the Vendor

Sunrise Holdings Inc.
Ximston Finance S.A.
Sun Hung Kai Properties Limited

Authorized Person for the Phase, and the firm or corporation of which an authorized person for the Phase is appropriator, director or employee in his or her professional capacity

Mr. Ng Tze Kwan of Sun Hung Kai Architects and Engineers Limited

Building Contractor for the Phase

Sanfield Engineering Construction Limited

The Firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase

Winston Chu & Co.
Mayer Brown JSM
Wong & Poon

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

The Hongkong and Shanghai Banking Corporation Limited

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

Sun Hung Kai Properties Holding Investment Limited

賣方

兆盛有限公司

賣方的控權公司

Sunrise Holdings Inc.
Ximston Finance S.A.
新鴻基地產發展有限公司

期數的認可人士的姓名或名稱，如期數的認可人士以其專業身份擔任某商號或法團的經營人、董事或僱員、該商號或法團

新鴻基建築設計有限公司之吳梓坤

期數的承建商

新輝城建工程有限公司

就期數中的住宅物業的出售而代表擁有人行事的律師事務所

徐嘉慎律師事務所
孖士打律師行
王潘律師行

已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構

香港上海滙豐銀行有限公司

已為期數的建造提供貸款的任何其他人

Sun Hung Kai Properties Holding Investment Limited

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE PHASE

有參與期數的各方的關係

(a) The vendor or a building contractor for the Phase is an individual, and that vendor or contractor is an immediate family member of an authorized person for the Phase.	Not Applicable
(b) The vendor or a building contractor for the Phase is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person.	Not Applicable
(c) The vendor or a building contractor for the Phase is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person.	Not Applicable
(d) The vendor or a building contractor for the Phase is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not Applicable
(e) The vendor or a building contractor for the Phase is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not Applicable
(f) The vendor or a building contractor for the Phase is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person.	A director of Sun Hung Kai Properties Limited is an immediate family member of an associate of the Authorized Person
(g) The vendor or a building contractor for the Phase is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase.	Not Applicable
(h) The vendor or a building contractor for the Phase is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase.	Not Applicable
(i) The vendor or a building contractor for the Phase is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors.	Not Applicable
(j) The vendor, a holding company of the vendor, or a building contractor for the Phase, is a private company, and an authorized person for the Phase, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor.	Not Applicable
(k) The vendor, a holding company of the vendor, or a building contractor for the Phase, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor.	Not Applicable
(l) The vendor or a building contractor for the Phase is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	Not Applicable

(m) The vendor or a building contractor for the Phase is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor.	Not Applicable
(n) The vendor, a holding company of the vendor, or a building contractor for the Phase, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase holds at least 10% of the issued shares in that vendor, holding company or contractor.	Not Applicable
(o) The vendor, a holding company of the vendor, or a building contractor for the Phase, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor.	Not Applicable
(p) The vendor or a building contractor for the Phase is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	Not Applicable
(q) The vendor or a building contractor for the Phase is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor.	Not Applicable
(r) The vendor or a building contractor for the Phase is a corporation, and the corporation of which an authorized person for the Phase is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor.	The Authorized Person, Ng Tze Kwan is an employee of Sun Hung Kai Architects and Engineers Limited which is an associate corporation of the Vendor, the Building Contractor and the holding companies of the Vendor.
(s) The vendor or a building contractor for the Phase is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor.	The Building Contractor of the Phase, Sanfield Engineering Construction Limited, is an associate corporation of the Vendor and the holding companies of the Vendor.

(a) 賣方或有關期數的承建商屬個人，並屬該期數的認可人士的家人。	不適用
(b) 賣方或該期數的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。	不適用
(c) 賣方或該期數的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人。	不適用
(d) 賣方或該期數的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	不適用
(e) 賣方或該期數的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	不適用
(f) 賣方或該期數的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人。	新鴻基地產發展有限公司其中一位董事為認可人士的有聯繫人士的家人。
(g) 賣方或該期數的承建商屬個人，並屬就該期數內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(h) 賣方或該期數的承建商屬合夥，而該賣方或承建商的合夥人屬就該期數內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(i) 賣方或該期數的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人。	不適用
(j) 賣方、賣方的控權公司或有關期數的承建商屬私人公司，而該期數的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份。	不適用
(k) 賣方、賣方的控權公司或該期數的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份。	不適用
(l) 賣方或該期數的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。	不適用

(m) 賣方或該期數的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。	不適用
(n) 賣方、賣方的控權公司或該期數的承建商屬私人公司，而就該期數中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份。	不適用
(o) 賣方、賣方的控權公司或該期數的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份。	不適用
(p) 賣方或該期數的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。	不適用
(q) 賣方或該期數的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。	不適用
(r) 賣方或該期數的承建商屬法團，而該期數的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。	認可人士吳梓坤是新鴻基建築設計有限公司的僱員。新鴻基建築設計有限公司屬賣方及承建商及賣方的控權公司的有聯繫法團。
(s) 賣方或該期數的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	期數承建商新輝城建工程有限公司屬賣方及其控權公司的有聯繫法團。

INFORMATION ON DESIGN OF THE PHASE

期數的設計的資料

There will be non-structural prefabricated external walls forming part of the enclosing walls of the Phase.
期數將會有構成圍封牆的一部分的非結構的預製外牆。
The range of thickness of the non-structural prefabricated external walls of each block is 75mm and 150mm.
每幢建築物的非結構的預製外牆的厚度範圍為75毫米及150毫米。

Total Area of the Non-structural Prefabricated External Walls of each Residential Property
每個住宅物業的非結構的預製外牆的總面積

Tower 座數	Floor 樓層	Flat 單位	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積(平方米)
Tower 1 第1座	6/F 6樓	A	0.412
		B	1.275
		C	1.741
		D	0.401
		E	0.401
		F	1.286
		G	1.286
		H	0.412
	7/F to 13/F, 15/F to 22/F, 25/F to 33/F & 35/F to 40/F 7樓至13樓、15樓至22樓、25樓至33樓及35樓至40樓	A	0.813
		B	1.673
		C	1.741
		D	0.401
		E	0.401
		F	1.684
		G	1.684
		H	0.813
	41/F to 42/F 41樓至42樓	A	0.813
		B	1.673
		C	1.741
		D	0.401
		E	0.401
		F	1.684
		G	1.684
		H	0.813
	43/F 43樓	A	-
		B	-
		C	-
		D	-

Tower 座數	Floor 樓層	Flat 單位	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積(平方米)
Tower 2 第2座	6/F 6樓	A	0.401
		B	1.420
		C	1.420
		D	0.401
		E	0.401
		F	1.748
		G	0.904
		H	0.401
	7/F to 13/F, 15/F to 22/F, 25/F to 33/F , 35/F to 43/F & 45/F 7樓至13樓、15樓至22樓、25樓至33樓、35樓至43樓及45樓	A	0.401
		B	1.420
		C	1.848
		D	0.401
		E	0.401
		F	1.748
		G	0.904
		H	0.401
	46/F to 47/F 46樓至47樓	A	0.401
		B	1.420
		C	1.848
		D	0.401
		E	0.401
		F	1.748
		G	0.904
		H	0.401
	48/F 48樓	A	-
		B	-
		C	-
		D	-

Tower 座數	Floor 樓層	Flat 單位	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積(平方米)
Tower 9 第9座	6/F 6樓	A	1.992
		B	1.811
		C	0.390
		D	0.390
		E	1.811
		F	1.992
		G	0.593
	7/F to 13/F, 15/F to 22/F, 25/F to 33/F & 35/F to 42/F 7樓至13樓、15樓至22樓、 25樓至33樓及35樓至42樓	A	1.992
		B	1.811
		C	0.390
		D	0.390
		E	1.811
		F	1.992
		G	0.593
	43/F, 45/F to 48/F 43樓，45樓至48樓	A	1.992
		B	1.811
		C	0.390
		D	0.390
		E	1.811
		F	1.992
		G	0.593

Tower 座數	Floor 樓層	Flat 單位	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積(平方米)
Tower 9 第9座	49/F 49樓	A	-
		B	1.811
		C	0.390
		D	0.390
		E	1.811
		F	-
	50/F 50樓	A	-
		B	1.811
		C	0.390
		D	0.390
		E	1.811
		F	-
	51/F 51樓	B	-
		C	-

INFORMATION ON DESIGN OF THE PHASE

期數的設計的資料

Tower 座數	Floor 樓層	Flat 單位	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積(平方米)
Tower 10 第10座	6/F 6樓	A	0.593
		B	2.036
		C	2.122
		D	0.390
		E	0.390
		F	1.811
		G	1.992
	7/F to 13/F, 15/F to 22/F, 25/F to 33/F & 35/F to 42/F 7樓至13樓、15樓至22樓、25樓至33樓及35樓至42樓	A	0.593
		B	2.036
		C	2.625
		D	0.390
		E	0.390
		F	1.811
		G	1.992
	43/F, 45/F to 48/F 43樓、45樓至48樓	A	0.593
		B	2.036
		C	2.625
		D	0.390
		E	0.390
		F	1.811
		G	1.992

Tower 座數	Floor 樓層	Flat 單位	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積(平方米)
Tower 10 第10座	49/F 49樓	A	-
		B	2.625
		C	0.390
		D	0.390
		E	1.811
		F	-
		G	-
	50/F 50樓	A	-
		B	2.625
		C	0.390
		D	0.390
		E	1.811
		F	-
	51/F 51樓	B	-
		C	-

There will be curtain walls forming part of the enclosing walls of the Phase.
期數將會有構成圍封牆的一部分的幕牆。
The range of thickness of the curtain walls of each block is 250 mm.
每幢建築物的幕牆的厚度範圍為250毫米。

Total Area of the Curtain Walls of each Residential Property
每個住宅物業的幕牆的總面積

Tower 座數	Floor 樓層	Flat 單位	Total area of the curtain walls of each residential property (sq.m) 每個住宅物業的幕牆的 總面積(平方米)
Tower 1 第1座	6/F 6樓	A	-
		B	-
		C	-
		D	-
		E	-
		F	-
		G	-
		H	-
	7/F to 13/F, 15/F to 22/F, 25/F to 33/F & 35/F to 40/F 7樓至13樓、15樓至22樓、 25樓至33樓及35樓至40樓	A	-
		B	-
		C	-
		D	-
		E	-
		F	-
		G	-
		H	-
	41/F to 42/F 41樓至42樓	A	-
		B	-
		C	-
		D	-
		E	-
		F	-
		G	-
		H	-
	43/F 43樓	A	3.430
		B	3.100
		C	3.311
		D	3.430

Tower 座數	Floor 樓層	Flat 單位	Total area of the curtain walls of each residential property (sq.m) 每個住宅物業的幕牆的 總面積(平方米)
Tower 2 第2座	6/F 6樓	A	-
		B	-
		C	-
		D	-
		E	-
		F	-
		G	-
		H	-
	7/F to 13/F, 15/F to 22/F, 25/F to 33/F , 35/F to 43/F & 45/F 7樓至13樓、15樓至22樓、25樓 至33樓、35樓至43樓及45樓	A	-
		B	-
		C	-
		D	-
		E	-
		F	-
		G	-
		H	-
	46/F to 47/F 46樓至47樓	A	-
		B	-
		C	-
		D	-
		E	-
		F	-
		G	-
		H	-
	48/F 48樓	A	3.208
		B	3.233
		C	3.100
		D	3.286

INFORMATION ON DESIGN OF THE PHASE
期數的設計的資料

Tower 座數	Floor 樓層	Flat 單位	Total area of the curtain walls of each residential property (sq.m) 每個住宅物業的幕牆的 總面積(平方米)
Tower 9 第9座	6/F 6樓	A	-
		B	-
		C	-
		D	-
		E	-
		F	-
		G	-
	7/F to 13/F, 15/F to 22/F, 25/F to 33/F & 35/F to 42/F 7樓至13樓、15樓至22樓、 25樓至33樓及35樓至42樓	A	-
		B	-
		C	-
		D	-
		E	-
		F	-
		G	-
	43/F, 45/F to 48/F 43樓、45樓至48樓	A	-
		B	-
		C	-
		D	-
		E	-
		F	-
		G	-

Tower 座數	Floor 樓層	Flat 單位	Total area of the curtain walls of each residential property (sq.m) 每個住宅物業的幕牆的 總面積(平方米)
Tower 9 第9座	49/F 49樓	A	4.126
		B	-
		C	-
		D	-
		E	-
		F	3.514
	50/F 50樓	A	8.008
		B	-
		C	-
		D	-
		E	-
		F	8.044
	51/F 51樓	B	3.734
		C	3.734

Tower 座數	Floor 樓層	Flat 單位	Total area of the curtain walls of each residential property (sq.m) 每個住宅物業的幕牆的 總面積(平方米)
Tower 10 第10座	6/F 6樓	A	-
		B	-
		C	-
		D	-
		E	-
		F	-
		G	-
	7/F to 13/F, 15/F to 22/F, 25/F to 33/F & 35/F to 42/F 7樓至13樓、15樓至22樓、 25樓至33樓及35樓至42樓	A	-
		B	-
		C	-
		D	-
		E	-
		F	-
		G	-
	43/F, 45/F to 48/F 43樓、45樓至48樓	A	-
		B	-
		C	-
		D	-
		E	-
		F	-
		G	-

Tower 座數	Floor 樓層	Flat 單位	Total area of the curtain walls of each residential property (sq.m) 每個住宅物業的幕牆的 總面積(平方米)
Tower 10 第10座	49/F 49樓	A	3.349
		B	-
		C	-
		D	-
		E	-
		F	4.095
	50/F 50樓	A	7.200
		B	-
		C	-
		D	-
		E	-
		F	7.538
	51/F 51樓	B	3.859
		C	3.734

INFORMATION ON PROPERTY MANAGEMENT

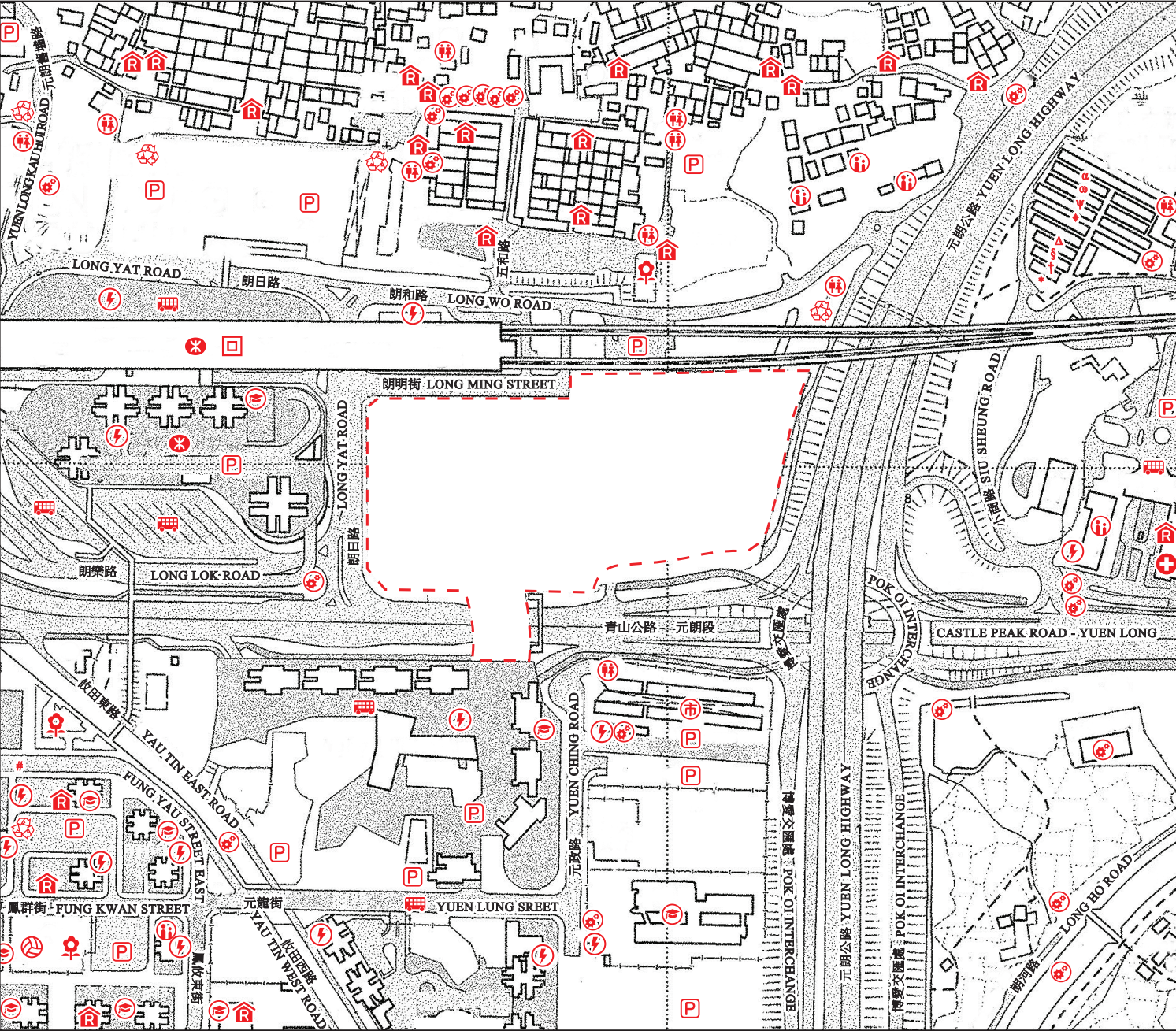
物業管理的資料

The Manager to be appointed under the latest
draft deed of mutual covenant
Kai Shing Management Services Limited

根據公契的最新擬稿獲委任的管理人
啟勝管理服務有限公司

LOCATION PLAN OF THE DEVELOPMENT

發展項目的所在位置圖



SCALE 比例尺:



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

- # 鳳攸北街 FUNG YAU STREET NORTH
- * 小商新村一街 SMALL TRADERS NEW VILLAGE STREET 1
- † 小商新村二街 SMALL TRADERS NEW VILLAGE STREET 2
- \$ 小商新村三街 SMALL TRADERS NEW VILLAGE STREET 3
- △ 小商新村四街 SMALL TRADERS NEW VILLAGE STREET 4
- ◆ 小商新村五街 SMALL TRADERS NEW VILLAGE STREET 5
- ψ 小商新村六街 SMALL TRADERS NEW VILLAGE STREET 6
- ω 小商新村七街 SMALL TRADERS NEW VILLAGE STREET 7
- α 小商新村八街 SMALL TRADERS NEW VILLAGE STREET 8
- 五和路 NG WO ROAD



The Location Plan is made with reference to the Survey Sheet (Series HP5C) Sheet No. 6-NW-B dated 16th December 2016 from Survey and Mapping Office of the Lands Department with adjustments where necessary.
此位置圖是參考於2016年12月16日出版之地政總署測繪處之測繪圖(組別編號HP5C)，圖幅編號6-NW-B編製，有需要處經修正處理。

NOTATION 圖例

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

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Note:

1. 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.
2. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
3. The "LONG MING STREET" indicated in the plan is now private street, which will be open to public when completed and gazetted.

備註:

1. 賣方建議準買家到有關發展項目地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
2. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
3. 圖中所指之“朗明街”現為私家街，須待完成及刊憲後方供公眾使用。

AERIAL PHOTOGRAPH OF THE PHASE

期數的鳥瞰照片



This blank area falls outside the coverage of the relevant aerial photograph

鳥瞰照片並不覆蓋本空白範圍

● Location of the Phase
期數的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,000 feet, photo No. CS61915, date of flight: 18 December 2015.

摘錄自地政總署測繪處在6,000呎的飛行高度拍攝之鳥瞰照片，照片編號CS61915，飛行日期：2015年12月18日。

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Note:

1. Copy of the aerial photograph of the Phase is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Phase is irregular.

備註：

1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於期數的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

This blank area falls outside the coverage of the relevant aerial photograph

鳥瞰照片並不覆蓋本空白範圍



● Location of the Phase
期數的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,000 feet, photo No. CS61955, date of flight: 18 December 2015.

摘錄自地政總署測繪處在6,000呎的飛行高度拍攝之鳥瞰照片，照片編號CS61955，飛行日期：2015年12月18日。

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Note:

1. Copy of the aerial photograph of the Phase is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Phase is irregular.

備註：

1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於期數的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

AERIAL PHOTOGRAPH OF THE PHASE

期數的鳥瞰照片



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

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

● Location of the Phase
期數的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,000 feet, photo No. CS61317, date of flight: 19 November 2015.

摘錄自地政總署測繪處在6,000呎的飛行高度拍攝之鳥瞰照片，照片編號CS61317，飛行日期：2015年11月19日。

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Note:

1. Copy of the aerial photograph of the Phase is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Phase is irregular.

備註：

1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於期數的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。



● Location of the Phase
期數的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,000 feet, photo No. CS61347, date of flight: 19 November 2015.

摘錄自地政總署測繪處在6,000呎的飛行高度拍攝之鳥瞰照片，照片編號CS61347，飛行日期：2015年11月19日。

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Note:

1. Copy of the aerial photograph of the Phase is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Phase is irregular.

備註：

1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於期數的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

AERIAL PHOTOGRAPH OF THE PHASE

期數的鳥瞰照片



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

Location of the Phase
期數的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 2,500 feet, photo No. CW116081, date of flight: 3 August 2015.
摘錄自地政總署測繪處在2,500呎的飛行高度拍攝之鳥瞰照片，照片編號CW116081，飛行日期：2015年8月3日。

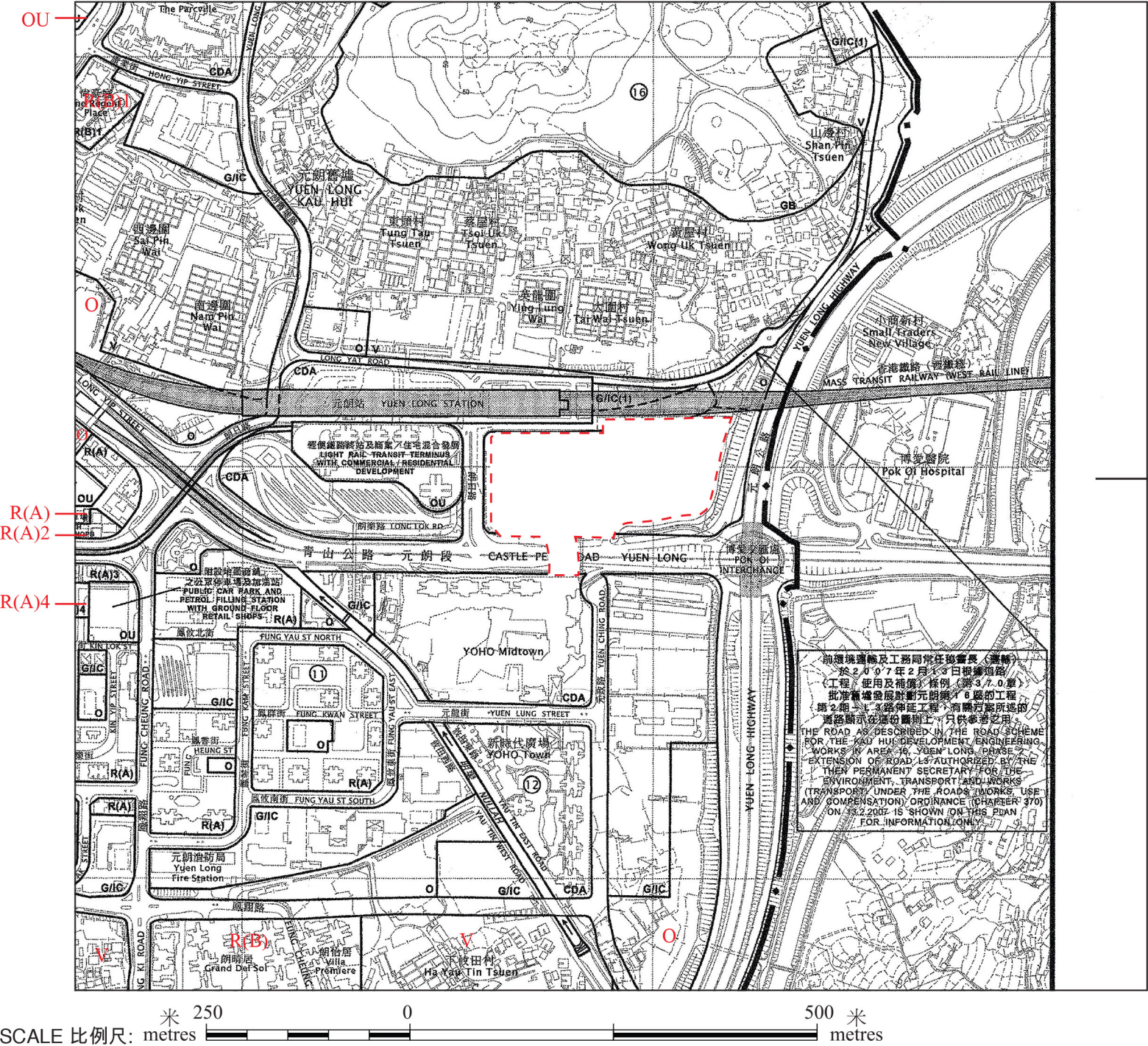
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Note:
1. Copy of the aerial photograph of the Phase is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Phase is irregular.

備註：
1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於期數的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖



Location of the Development
發展項目的位置

Adopted from part of the Draft Yuen Long Outline Zoning Plan No. S/YL/23 gazetted on 28th October 2016, with adjustments where necessary as shown in red.
摘錄自2016年10月28日刊憲之元朗分區計劃大綱草圖，圖則編號為S/YL/23，有需要處經修正處理，以紅色顯示。

NOTATION 圖例

ZONES

COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅(甲類)
RESIDENTIAL (GROUP B)	R(B)	住宅(乙類)
VILLAGE TYPE DEVELOPEMNT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
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

RAILWAY AND STATION (ELEVATION)	鐵路及車站(高架)
LIGHT RAIL AND STOP	輕鐵及車站
MAJOR ROAD AND JUNCTION	主要道路及路口
ELEVATED ROAD	高架道路

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME	規劃範圍界線
PLANNING AREA NUMBER	1

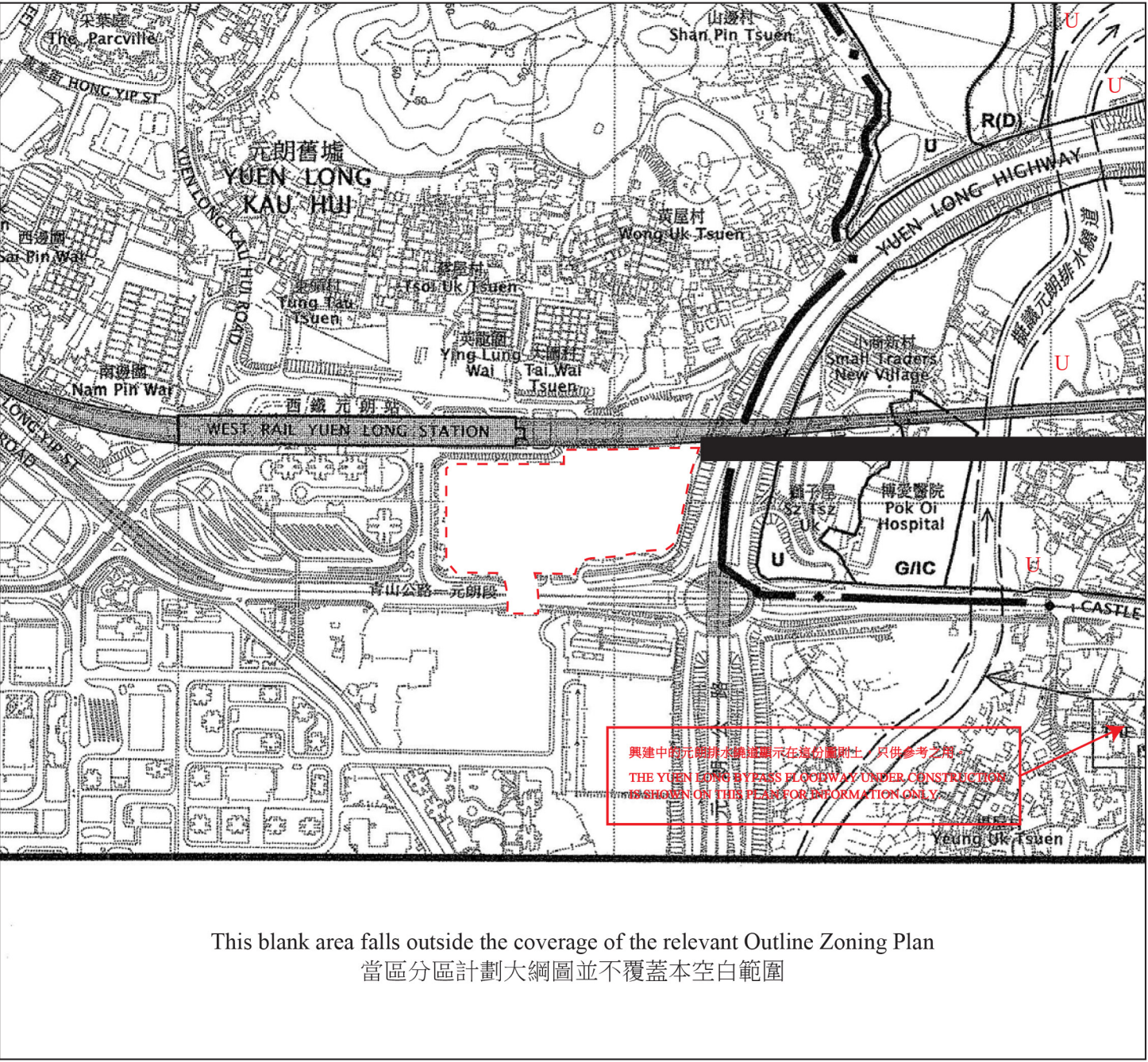
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大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特區政府，經地政總署准許複印。

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

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

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖



SCALE 比例尺: metres 0 250 500 metres

Location of the Development
發展項目的位置

Adopted from part of the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8 gazetted on 27th October 2006, with adjustments where necessary as shown in red.
摘錄自2006年10月27日刊憲之南生圍分區計劃大綱核准圖，圖則編號為S/YL-NSW/8，有需要處經修正處理，以紅色顯示。

NOTATION 圖例 ZONES

RESIDENTIAL (GROUP D)	R(D)	住宅(丁類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
UNDETERMINED	U	未決定用途

COMMUNICATIONS

WEST RAIL AND STATION (ELEVATION)	車站 STATION	西鐵及車站(高架)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路

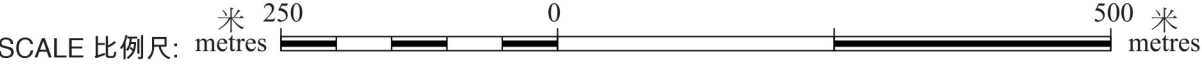
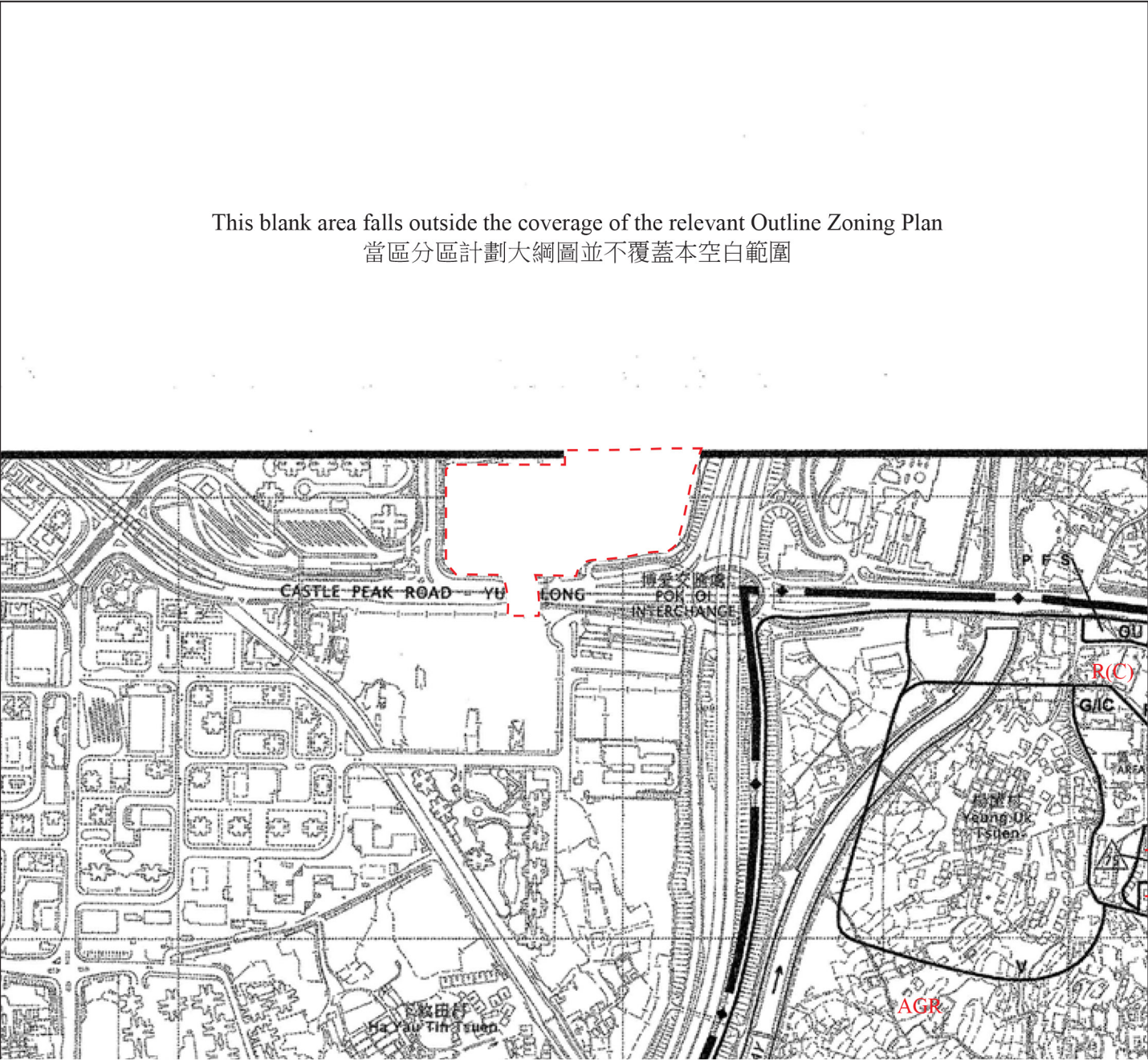
MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME		規劃範圍界線
DRAINAGE RESERVE	DR	排水專用範圍

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

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



Location of the Development
發展項目的位置



Adopted from part of the Approved Tai Tong Outline Zoning Plan No. S/YL-TT/16 gazetted on 23rd March 2012, with adjustments where necessary as shown in red.
摘錄自2012年3月23日刊憲之大棠分區計劃大綱核准圖，有需要處經修正處理，以紅色顯示。

NOTATION 圖例

ZONES

RESIDENTIAL (GROUP A)

RESIDENTIAL (GROUP C)

VILLAGE TYPE DEVELOPEMNT

GOVERNMENT, INSTITUTION OR COMMUNITY

OTHER SPECIFIED USES

AGRICULTURE

R(A)

R(C)

V

G/IC

OU

AGR

地帶

住宅(甲類)

住宅(丙類)

鄉村式發展

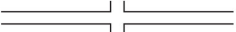
政府、機構或社區

其他指定用途

農業

COMMUNICATIONS

MAJOR ROAD AND JUNCTION



交通

主要道路及路口

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME



其他

規劃範圍界線

MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)



最高建築物高度
(在主水平基準上若干米)

PETROL FILLING STATION



加油站

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Note:

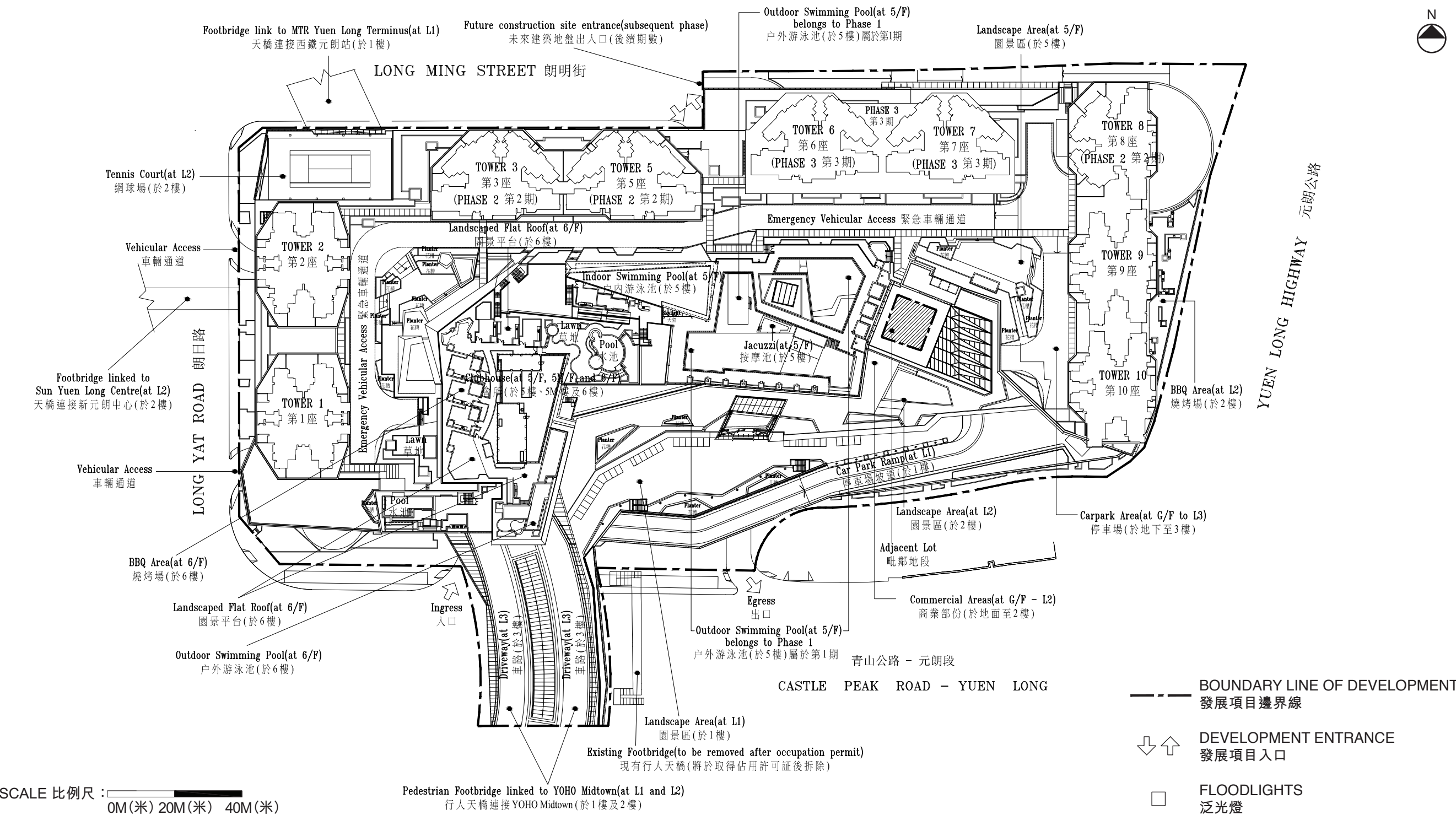
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the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

備註：

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

LAYOUT PLAN OF THE DEVELOPMENT

發展項目的布局圖



The estimated date of completion of the building and facilities within Phase 1, Phase 2 and Phase 3 as provided by Authorized Person for the relevant Phase:

Phase	Towers	Estimated Completion Date
1	Tower 1, Tower 2, Tower 9 and Tower 10	30 th December 2016
2	Tower 3, Tower 5 and Tower 8	28 th February 2017
3	Tower 6 and Tower 7	31 st December 2021

Note: The “LONG MING STREET” indicated in the plan is now private street, which will be open to public when completed and gazetted.

由有關期數的認可人士提供的位於第1期、第2期及第3期內的建築物及設施的預計落成日期：

期數	高樓	預計落成日期
1	第1座、第2座、第9座及第10座	2016年12月30日
2	第3座、第5座及第8座	2017年2月28日
3	第6座及第7座	2021年12月31日

備註：圖中所指之“朗明街”現為私家街，須待完成及刊憲後方供公眾使用。