

11

A座1樓平面圖



圖例 NOTATION

BATH	浴室	Bathroom
ELECT. METER ROOM	電錶房	Electrical Meter Room
HR	消防喉轆	Hose Reel
KIT	廚房	Kitchen
LIV/DIN	客 / 飯廳	Living/Dining Room
RS & MRR	垃圾及物料回收室	Refuse Storage and Material Recovery Room
WMC	水錶櫃	Water Meter Cupboard
TELECOM ROOM	電訊機房	Telecommunications Room
	簷篷 / 平台	Canopy/Flat Roof
	有蓋設備維修通道	Services Opening with Cover

1.

每個住宅物業的層與層之間的高度為2.75米。
2.

每個住宅物業的樓板(不包括灰泥)的厚度為160毫米及215毫米。
3.

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。(不適用於該發展項目)

1.

The floor-to-floor height of each residential property is 2.75m.
2.

The thicknesses of the floor slabs (excluding plaster) of each residential property are 160mm and 215mm.
3.

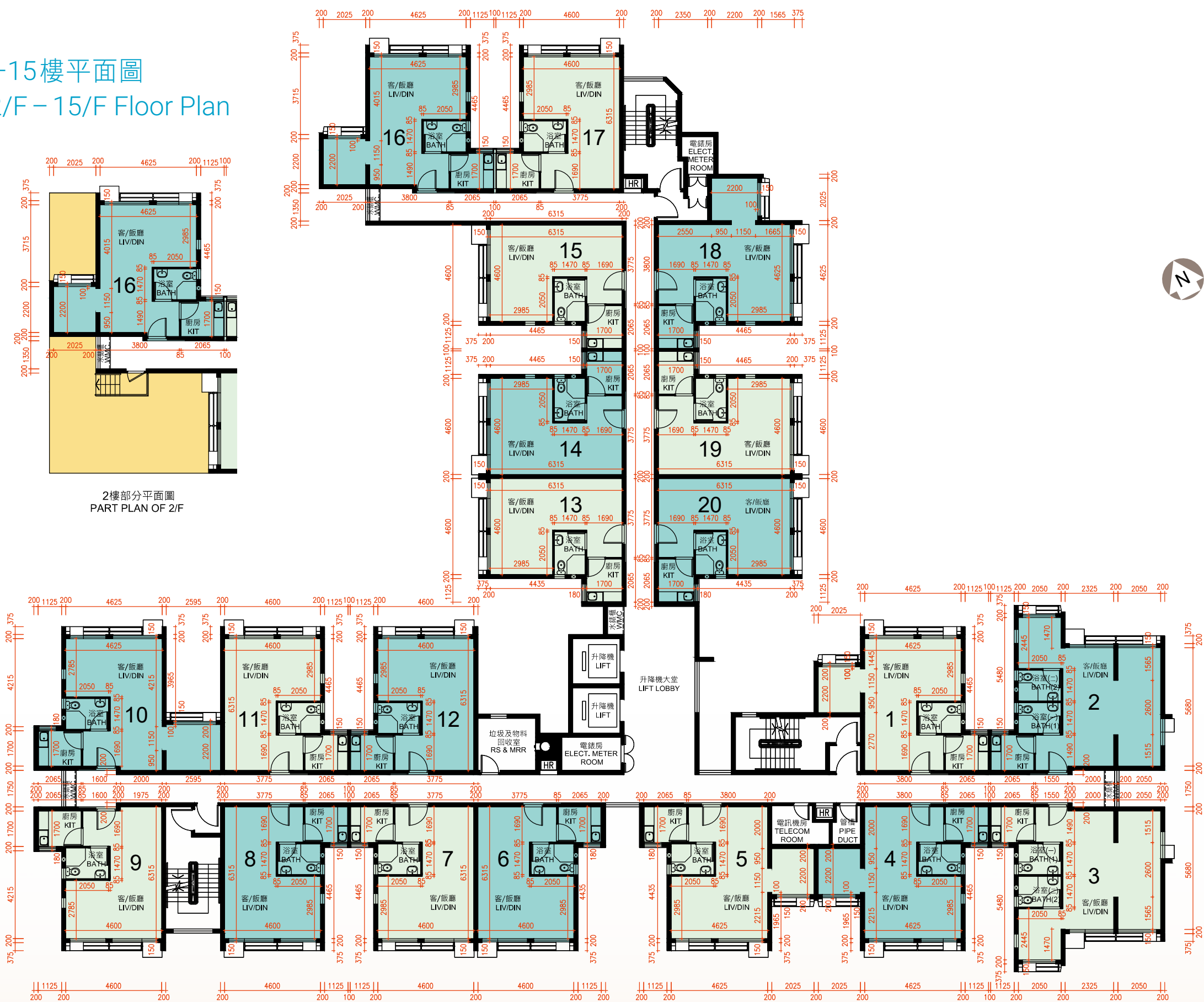
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
(Not applicable to the Development)

註：平面圖所列之數字為以毫米標示之建築結構尺寸。

Note: The dimensions on the floor plan are all structural dimensions in millimetre.

發展項目的住宅物業的樓面平面圖
Floor Plans of Residential Properties in the Development

A座2樓-15樓平面圖
Block A 2/F - 15/F Floor Plan



圖例 NOTATION

BATH	浴室	Bathroom
ELECT. METER ROOM	電錶房	Electrical Meter Room
HR	消防喉轆	Hose Reel
KIT	廚房	Kitchen
LIV/DIN	客 / 飯廳	Living/Dining Room
RS & MRR	垃圾及物料回收室	Refuse Storage and Material Recovery Room
WMC	水錶櫃	Water Meter Cupboard
TELECOM ROOM	電訊機房	Telecommunications Room
	平台	Flat Roof

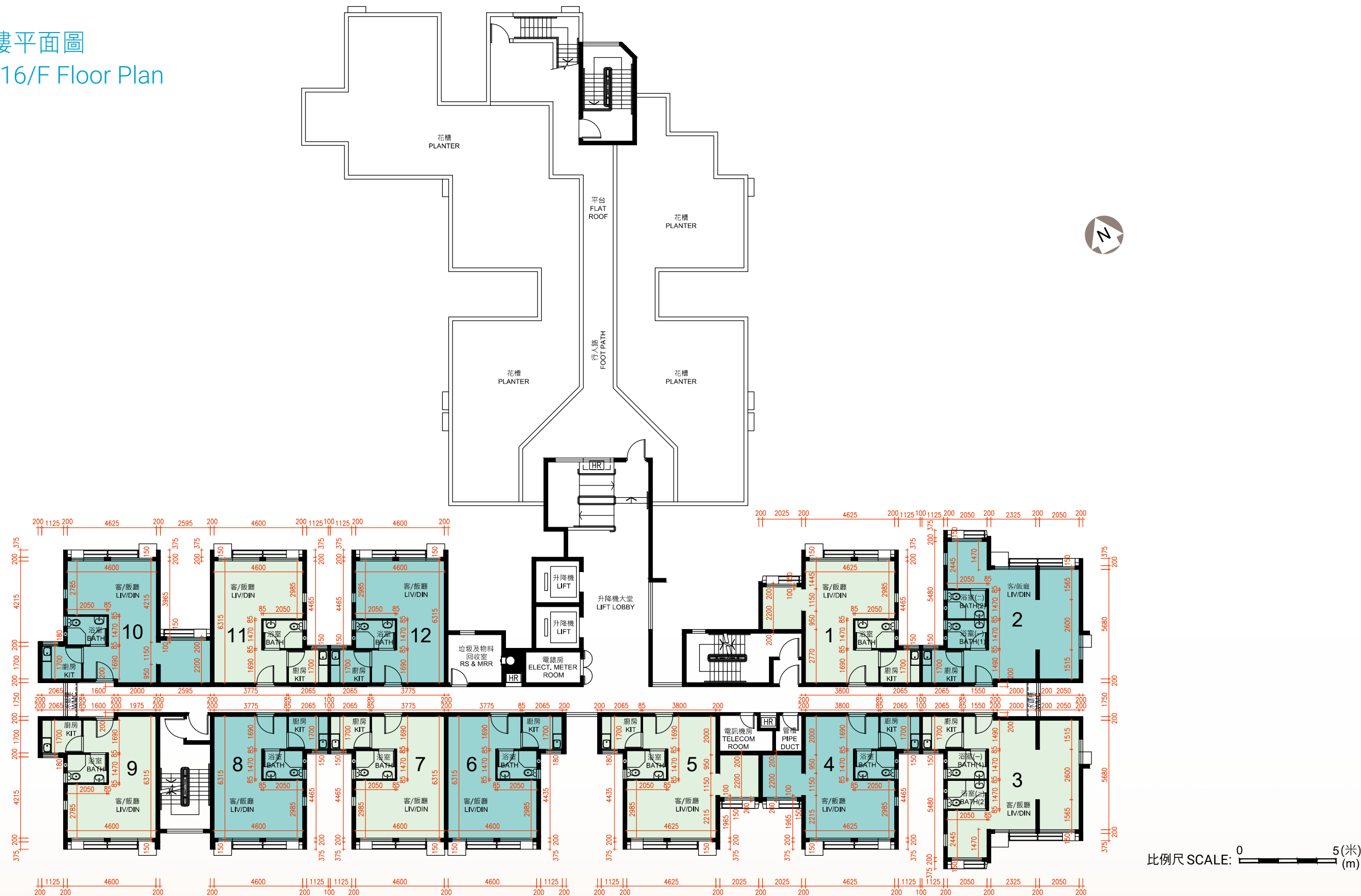
1. 每個住宅物業的層與層之間的高度為2.75米(15樓13號至20號單位除外)。15樓13號及20號單位的層與層之間的高度為2.75米、2.79米及2.965米。15樓14號至19號單位的層與層之間的高度為2.79米及2.965米。
2. 每個住宅物業的樓板(不包括灰泥)的厚度為160毫米及215毫米(15樓13號至20號單位除外)。15樓13號及20號單位的樓板(不包括灰泥)的厚度為160毫米、200毫米及375毫米。15樓14號至19號單位的樓板(不包括灰泥)的厚度為200毫米及375毫米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於該發展項目)

註：平面圖所列之數字為以毫米標示之建築結構尺寸。

1. The floor-to-floor height of each residential property is 2.75m (except Flats 13 to 20 on 15/F). The floor-to-floor heights of Flats 13 & 20 on 15/F are 2.75m, 2.79m and 2.965m. The floor-to-floor heights of Flats 14 to 19 on 15/F are 2.79m and 2.965m.
2. The thicknesses of the floor slabs (excluding plaster) of each residential property are 160mm and 215mm (except Flats 13 to 20 on 15/F). The thicknesses of the floor slabs (excluding plaster) of Flats 13 & 20 on 15/F are 160mm, 200mm and 375mm. The thicknesses of the floor slabs (excluding plaster) of Flats 14 to 19 on 15/F are 200mm and 375mm.
3. 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)

Note: The dimensions on the floor plan are all structural dimensions in millimetre.

A 座16樓平面圖
Block A 16/F Floor Plan



圖例 NOTATION

BATH	浴室	Bathroom
ELECT. METER ROOM	電錶房	Electrical Meter Room
HR	消防喉轆	Hose Reel
KIT	廚房	Kitchen
LIV/DIN	客 / 飯廳	Living/Dining Room
RS & MRR	垃圾及物料回收室	Refuse Storage and Material Recovery Room
WMC	水錶櫃	Water Meter Cupboard
TELECOM ROOM	電訊機房	Telecommunications Room

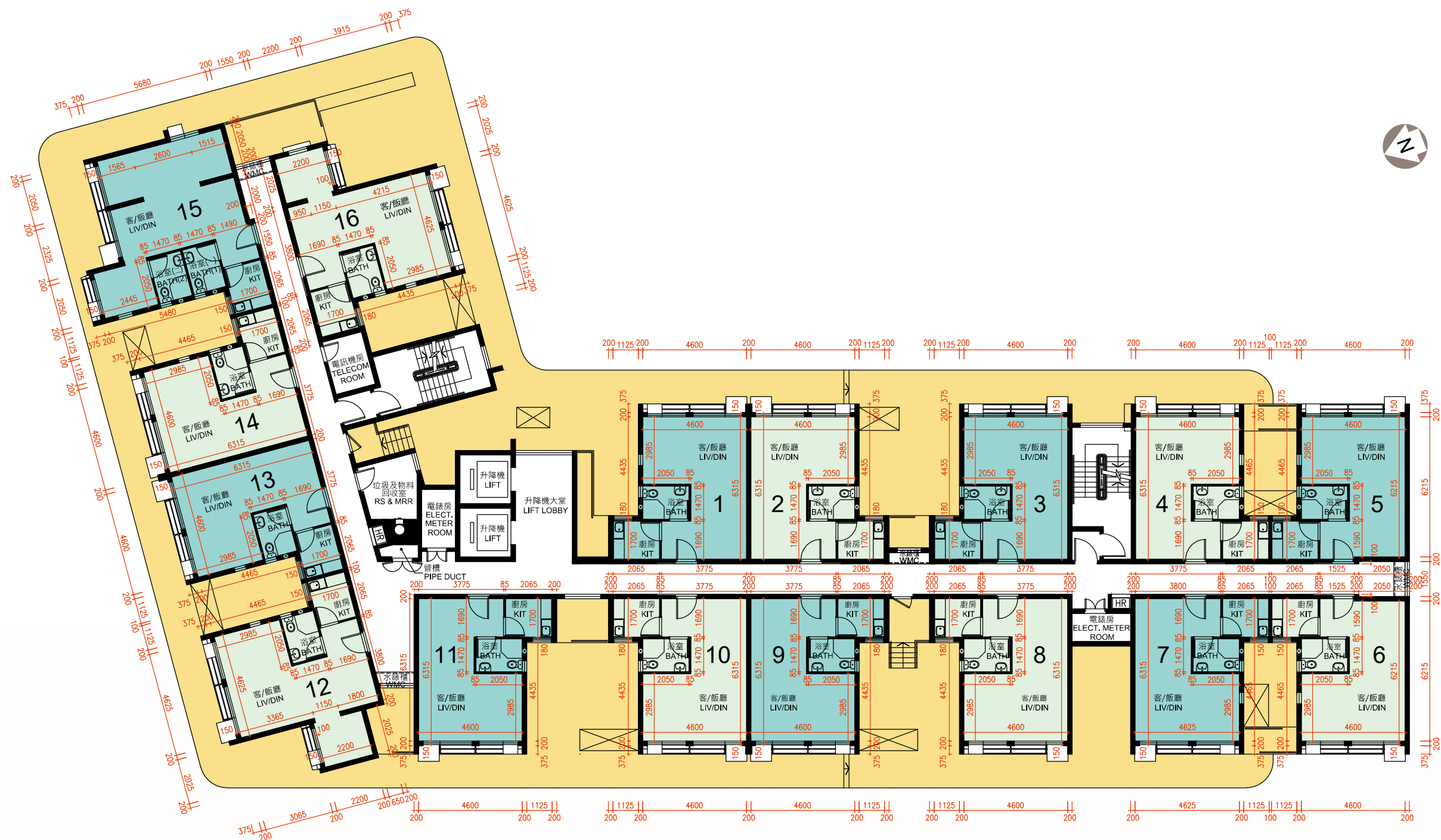
1. 每個住宅物業的層與層之間的高度為2.79米及2.965米。
- 2 每個住宅物業的樓板(不包括灰泥)的厚度為200毫米及375毫米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於該發展項目)

1. The floor-to-floor height of each residential property are 2.79m and 2.965m.
2. The thicknesses of the floor slabs (excluding plaster) of each residential property are 200mm and 375mm.
3. 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)

註：平面圖所列之數字為以毫米標示之建築結構尺寸。

Note: The dimensions on the floor plan are all structural dimensions in millimetre.

B 座1樓平面圖
Block B 1/F Floor Plan



比例尺 SCALE: 0 5(米)
(m)

圖例 NOTATION

BATH	浴室	Bathroom
ELECT. METER ROOM	電錶房	Electrical Meter Room
HR	消防喉轆	Hose Reel
KIT	廚房	Kitchen
LIV/DIN	客 / 飯廳	Living/Dining Room
RS & MRR	垃圾及物料回收室	Refuse Storage and Material Recovery Room
WMC	水錶櫃	Water Meter Cupboard
TELECOM ROOM	電訊機房	Telecommunications Room
	簷篷 / 平台	Canopy/Flat Roof
	有蓋設備維修通道	Services Opening with Cover

1.

每個住宅物業的層與層之間的高度為2.75米。
- 2

每個住宅物業的樓板(不包括灰泥)的厚度為160毫米及215毫米。
3.

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。(不適用於該發展項目)

1.

The floor-to-floor height of each residential property is 2.75m.
2.

The thicknesses of the floor slabs (excluding plaster) of each residential property are 160mm and 215mm.
3.

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)

註：平面圖所列之數字為以毫米標示之建築結構尺寸。

Note: The dimensions on the floor plan are all structural dimensions in millimetre.

B 座2樓-13樓平面圖
Block B 2/F – 13/F Floor Plan



比例尺 SCALE: 0 5(米)
(m)

圖例 NOTATION

BATH	浴室	Bathroom
ELECT. METER ROOM	電錶房	Electrical Meter Room
HR	消防喉轆	Hose Reel
KIT	廚房	Kitchen
LIV/DIN	客 / 飯廳	Living/Dining Room
RS & MRR	垃圾及物料回收室	Refuse Storage and Material Recovery Room
WMC	水錶櫃	Water Meter Cupboard
TELECOM ROOM	電訊機房	Telecommunications Room

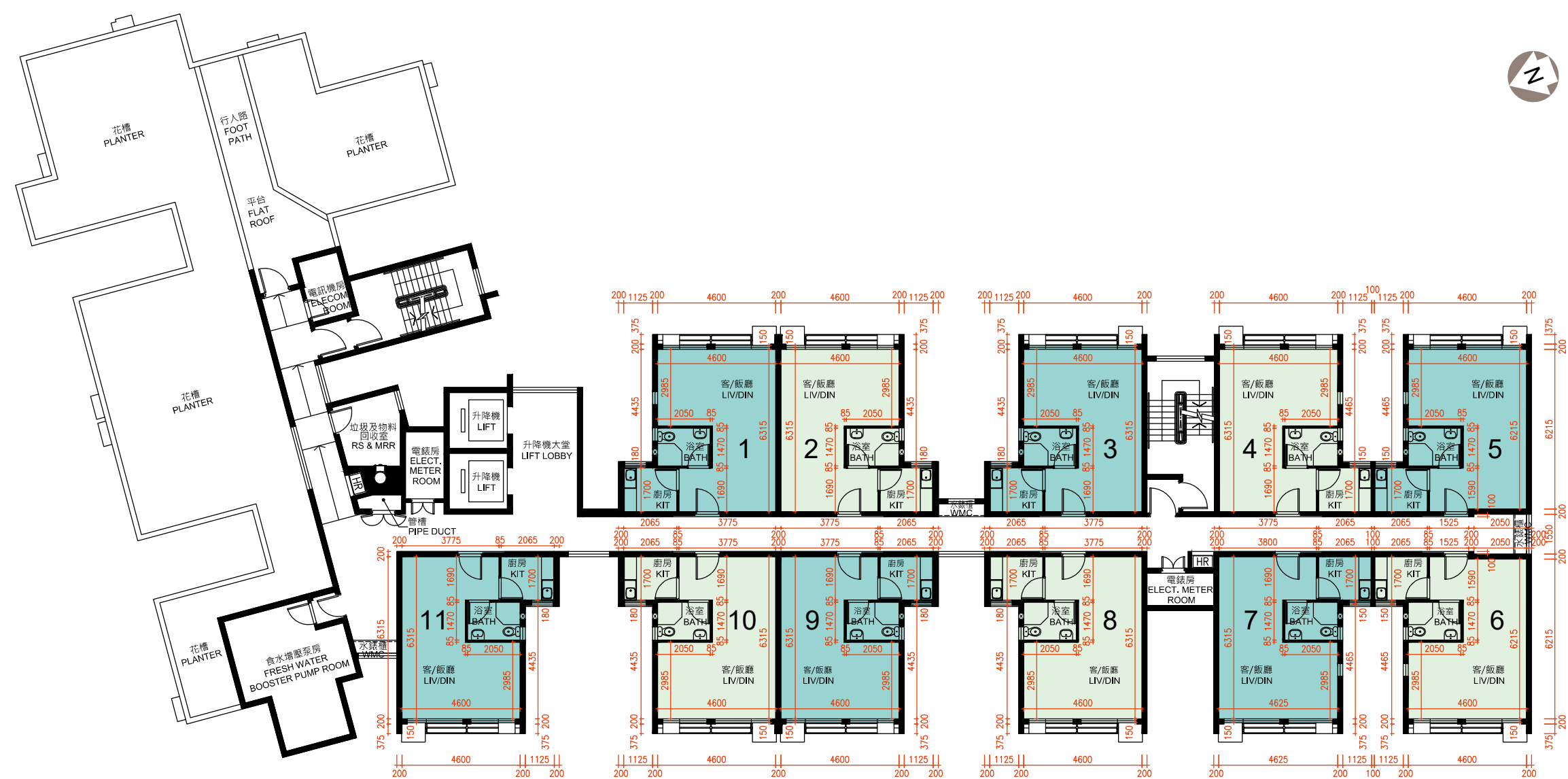
1. 每個住宅物業的層與層之間的高度為2.75米(13樓12號至16號單位除外)。13樓12號至16號單位的層與層之間的高度為2.79米及2.965米。
2. 每個住宅物業的樓板(不包括灰泥)的厚度為160毫米及215毫米(13樓12號至16號單位除外)。13樓12號至16號單位的樓板(不包括灰泥)的厚度為200毫米及375毫米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減,較高樓層的內部面積,一般比較低樓層的內部面積稍大。(不適用於該發展項目)

1. The floor-to-floor height of each residential property is 2.75m (except Flats 12 to 16 on 13/F). The floor-to-floor heights of Flats 12 to 16 on 13/F are 2.79m and 2.965m.
2. The thicknesses of the floor slabs (excluding plaster) of each residential property are 160mm and 215mm (except Flats 12 to 16 on 13/F). The thicknesses of the floor slabs (excluding plaster) of Flats 12 to 16 on 13/F are 200mm and 375mm.
3. 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)

註：平面圖所列之數字為以毫米標示之建築結構尺寸。

Note: The dimensions on the floor plan are all structural dimensions in millimetre.

B 座14樓平面圖
Block B 14/F Floor Plan



比例尺 SCALE: 0 5(米)
(m)

圖例 NOTATION

BATH	浴室	Bathroom
ELECT. METER ROOM	電錶房	Electrical Meter Room
HR	消防喉轆	Hose Reel
KIT	廚房	Kitchen
LIV/DIN	客 / 飯廳	Living/Dining Room
RS & MRR	垃圾及物料回收室	Refuse Storage and Material Recovery Room
WMC	水錶櫃	Water Meter Cupboard
TELECOM ROOM	電訊機房	Telecommunications Room

1. 每個住宅物業的層與層之間的高度為2.79米及2.965米(1號及2號單位除外)。1號及2號單位的層與層之間的高度為2.79米及2.915米。
2. 每個住宅物業的樓板(不包括灰泥)的厚度為200毫米及375毫米(1號及2號單位除外)。1號及2號單位的樓板(不包括灰泥)的厚度為200毫米及325毫米。
3. 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。(不適用於該發展項目)

1. The floor-to-floor height of each residential property are 2.79m and 2.965m (except Flats 1 & 2). The floor-to-floor heights of Flats 1 & 2 are 2.79m and 2.915m.
2. The thicknesses of the floor slabs (excluding plaster) of each residential property are 200mm and 375mm (except Flats 1 & 2). The thicknesses of the floor slabs (excluding plaster) of Flats 1 & 2 are 200mm and 325mm.
3. 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)

註：平面圖所列之數字為以毫米標示之建築結構尺寸。

Note: The dimensions on the floor plan are all structural dimensions in millimetre.

12 發展項目中的住宅物業的面積

Area of Residential Properties in the Development

物業的描述 Description of Residential Property			實用面積(包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq.m. (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) Area of other specified items (Not included in the Saleable Area) sq.m. (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
A座 Block A	1樓 – 16樓 1/F – 16/F	1	41.8 (450) 露台 Balcony: – 工作平台 Utility Platform: – 陽台 Verandah: –	–	–	–	–	–	–	–	–	–	–
		2, 3	50.4 (543) 露台 Balcony: – 工作平台 Utility Platform: – 陽台 Verandah: –	–	–	–	–	–	–	–	–	–	–
		4	41.6 (448) 露台 Balcony: – 工作平台 Utility Platform: – 陽台 Verandah: –	–	–	–	–	–	–	–	–	–	–
		5	41.9 (451) 露台 Balcony: – 工作平台 Utility Platform: – 陽台 Verandah: –	–	–	–	–	–	–	–	–	–	–
		6	35.6 (383) 露台 Balcony: – 工作平台 Utility Platform: – 陽台 Verandah: –	–	–	–	–	–	–	–	–	–	–
		7	35.3 (380) 露台 Balcony: – 工作平台 Utility Platform: – 陽台 Verandah: –	–	–	–	–	–	–	–	–	–	–
		8, 12	36.0 (388) 露台 Balcony: – 工作平台 Utility Platform: – 陽台 Verandah: –	–	–	–	–	–	–	–	–	–	–

上述每個住宅物業的實用面積是按照《一手住宅物業銷售條例》第8條計算得出。

The saleable area of each residential property listed above is calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.

註： 上述以平方呎列明之面積是以1平方米=10.764平方呎換算，並四捨五入至整數平方呎。

Note: The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot.

物業的描述 Description of Residential Property			實用面積(包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq.m. (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) Area of other specified items (Not included in the Saleable Area) sq.m. (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
A座 Block A	1樓-16樓 1/F - 16/F	9	35.8 (385) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
		10	42.9 (462) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
		11	35.7 (384) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
	1樓-15樓 1/F - 15/F	13	35.6 (383) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
		18	41.8 (450) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
		19	35.3 (380) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
		20	35.6 (383) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-

上述每個住宅物業的實用面積是按照《一手住宅物業銷售條例》第8條計算得出。

The saleable area of each residential property listed above is calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.

註： 上述以平方呎列明之面積是以1平方米=10.764平方呎換算，並四捨五入至整數平方呎。

Note: The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot.

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

物業的描述 Description of Residential Property			實用面積(包括露台、工作平台 及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq.m. (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) Area of other specified items (Not included in the Saleable Area) sq.m. (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
A座 Block A	1樓 1/F	14	35.6 (383) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
		17	36.3 (391) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
	2樓-15樓 2/F-15/F	14	35.3 (380) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
		15	35.9 (386) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
		16	41.4 (446) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
		17	36.0 (388) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-

上述每個住宅物業的實用面積是按照《一手住宅物業銷售條例》第8條計算得出。
The saleable area of each residential property listed above is calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.

註： 上述以平方呎列明之面積是以1平方米=10.764平方呎換算，並四捨五入至整數平方呎。
Note: The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot.

物業的描述 Description of Residential Property			實用面積(包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq.m. (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) Area of other specified items (Not included in the Saleable Area) sq.m. (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
B座 Block B	1樓-14樓 1/F-14/F	1, 2, 9 10	35.6 (383) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
		3, 8, 11	36.3 (391) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
		4	36.0 (388) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
		5, 6	35.7 (384) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
		7	36.1 (389) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
	1樓-13樓 1/F-13/F	12	41.8 (450) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
		13, 14	35.3 (380) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
		15	50.4 (543) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
		16	42.2 (454) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-

上述每個住宅物業的實用面積是按照《一手住宅物業銷售條例》第8條計算得出。

The saleable area of each residential property listed above is calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.

註： 上述以平方呎列明之面積是以1平方米=10.764平方呎換算，並四捨五入至整數平方呎。

Note: The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot.

13 發展項目中的停車位的樓面平面圖









Floor Plan of Parking Spaces in the Development

地下停車位平面圖

Floor Plan of Parking Spaces on Ground Floor



圖例 NOTATION

停車位類別 Category of Parking Space		數目 Number	每個停車位的尺寸(長x寬)(米) Dimensions of Each Parking Space (L x W)(m.)	每個停車位的面積(平方米) Area of Each Parking Space (sq.m.)
	有蓋汽車停車位 Covered Car Parking Spaces	4	5.0 X 2.5	12.50
	露天汽車停車位 Open Car Parking Spaces	34	5.0 X 2.5	12.50
	露天汽車停車位(暢通易達停車位) Open Car Parking Spaces (Accessible Parking Spaces)	2	5.0 X 2.5	12.50
	露天電單車停車位 Open Motorcycle Parking Spaces	3	2.4 X 1.0	2.40
	有蓋電單車停車位 Covered Motorcycle Parking Spaces	2	2.4 X 1.0	2.40
	有蓋單車停車位 Covered Bicycle Parking Spaces	71	1.8 X 0.25	0.45
	露天上落客貨停車位 Open Loading / Unloading Bays	2	11.0 X 3.5	38.50
	有蓋垃圾收集車停車位 Covered Parking Space for Refuse Collection Vehicle	1	12.0 X 5.0	60.00

不適用 Not applicable

15 公契的摘要

Summary of Deed of Mutual Covenant

處理以下各項的條文的摘要：

除在售楼說明書另有定義外，下述用詞的意義將等同於「公契」內該用詞的意義。請參閱「公契」。

A 發展項目的公用部分

「**公用地方與設施**」指全部或任何一項(視乎上下文意而定)：(i)「屋苑公用地方與設施」；(ii)「住宅大廈公用地方與設施」；及(iii)所有根據「副公契」(如有者)之條款指定為公用地方與設施的「屋苑」的部分與其設施。如情況適用，所有「公用地方與設施」均包括《建築物管理條例》(第344章)附表1指定的恰當及相關公用部分。

「**屋苑公用地方與設施**」指擬供「屋苑」整體而非其中任何個別部分公用與共享的「該土地」及「屋苑」的地方、系統、裝置與設施，包括但不限於消防喉轆、金屬平台、總水錶房、電櫃、總水錶房天面、特低電壓電櫃、垃圾收集站、垃圾收集站的上面部分、垃圾收集車停車位、物料回收站、潔淨服務承辦商辦事處、緊急車輛通道/行車道、技工工作房、「屋苑」管理處、「業主立案法團」辦事處、休憩空間、「斜坡結構」、「屋苑」入口柵欄、閉路電視及相關設備(「停車場」部分除外)、外牆(附屬於「住宅大廈」(如有者)除外)、樓梯，以及在「屋苑」內提供或安裝並擬供「屋苑」整體而非其中任何個別部分提供服務的其他地方與任何其他系統、裝置與設施，即現於「公契」所夾附圖則以綠色、橙色及橙色間黑十字線顯示(只要該等地方、系統、裝置及設施可在圖則辨識)以資識別的範圍，以及香港房屋委員會(下稱「房委會」)可隨時按照「公契」之條款指定為「屋苑公用地方與設施」並且擬供「屋苑」整體而非其中任何個別部分公用與共享的「該土地」及「屋苑」的附加地方、系統、裝置及設施，但(「公契」另有明文定義及規定者除外)不包括「住宅大廈公用地方與設施」、該等屬任何「公共事業公司」、「石油氣供應公司」及電訊及廣播服務供應商的裝置和「屋苑」內由個別「業主」擁有獨有和專有權持有、使用、佔用與享用的地方和「屋苑」內只為任何個別「業主」提供服務的設施。

Summary of Provisions that Deal with the Following Matters:

Unless otherwise defined in this sales brochure, capitalised and other terms used in the following shall have the same meaning of such terms used in the Deed of Mutual Covenant ("DMC"). Please refer to the DMC for reference.

A The Common Parts of the Development

"Common Areas and Facilities" shall mean (as the context may require) all or any of (i) the Estate Common Areas and Facilities; (ii) the Residential Block Common Areas and Facilities and (iii) all those parts and such of the facilities of the Estate designated as common areas and facilities in accordance with the provisions of Sub-Deed (if any), each of which Common Areas and Facilities shall, where applicable, include those appropriate and relevant common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344).

"Estate Common Areas and Facilities" shall mean the areas, systems, devices and facilities of the said land and the Estate intended for the common use and benefit of the Estate as a whole and not just any particular part thereof, and shall include but not limited to hose reel, metal platforms, master water meter room, electrical cabinet, roof of master water meter room, extra low voltage cabinet, refuse collection point, upper part of refuse collection point, refuse collection vehicle parking space, material recovery point, cleansing contractor office, emergency vehicular access/driveway, workshop for artisans, estate management office, Owners' Corporation office, open space, the Slope Structures, the drop gate at the entrance of the Estate, CCTV system and associated equipment (excluding any parts forming part of the Car Parks), external walls (other than those pertaining to the Residential Block (if any)), staircases and such other areas and any other systems, devices and facilities provided or installed in the Estate and intended to serve the Estate as a whole and not just any particular part thereof which, for the purpose of identification only, are shown coloured green, orange and orange cross hatched black (insofar as such areas, systems, devices and facilities are identifiable on such plans) on the plans annexed to the DMC and such additional areas, systems, devices and facilities of the said land and the Estate intended for the common use and benefit of the Estate as a whole and not just any particular part thereof as may at any time be designated as Estate Common Areas and Facilities by the Hong Kong Housing Authority ("HA") in accordance with the provisions of the DMC but (unless otherwise expressly defined and provided under the DMC) shall exclude the Residential Block Common Areas and Facilities, those installations belonging to any Utility Company, the Liquefied Petroleum Gas Supply Company and telecommunications and broadcasting services providers and such areas within the Estate in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Estate serving only any particular Owner.

「住宅大廈公用地方與設施」指及包括但不限於「石油氣綜合範圍」、石油氣櫃、綠化地方、休憩空間、公共社區遊樂區、有蓋園景區、廢物收集站、特低電壓電櫃、水錶房、簷篷、走廊、花槽、草坪、水錶櫃、檢測錶櫃、管槽、上落客貨停車位、單車停車位、保安護衛員櫃位、升降機大堂、郵件分發室、溢流去水井、垃圾及物料回收房、電錶房、變壓器房、有蓋行人通道、食水/沖廁水缸及泵房、消防入水位、消防水泵房、電訊及廣播設備室、消防給水泵房、總電掣房、電纜管槽、平台、管道房、建築鰭、電房、電訊機房、電話管槽、垃圾及物料回收室、消防喉轆、通風管道房、食水增壓泵房、緩衝水缸、消防水缸、升降機機房、升降機井、升降機、樓梯、食水水缸、沖廁水水缸、應急發電機房、服務走廊、樓梯天面、長凳、洗手間、防護廊、行人道、防風板、抽氣保護罩、附屬於「住宅大廈」的外牆(包括突出物如「住宅單位」外的空調機罩)、電纜裝置及附屬設施、「住宅大廈」內保安系統與器具和公共天線廣播分導系統，即現於「公契」所夾附圖則以棕色、棕色間黑十字線和棕色間黑斜線顯示(只要該等地方、系統、裝置與設施可在圖則辨識)以資識別的範圍，以及「房委會」可隨時按照「公契」之條款指定為「住宅大廈公用地方與設施」的附加地方、系統、裝置與設施，但(「公契」另有明文定義及規定者除外)並不包括「屋苑公用地方與設施」、該等屬任何「公共事業公司」、「石油氣供應公司」及電訊及廣播服務供應商的裝置及「住宅大廈」內由個別「業主」擁有獨有和專有權持有、使用、佔用與享用的地方，以及「住宅大廈」內只為個別「業主」提供服務的設施。

“Residential Block Common Areas and Facilities” shall mean and include but not limited to the LPG Compound Area, liquefied petroleum gas riser cabinets, greenery areas, open space, communal play area, covered landscaped areas, junk collection point, extra low voltage room, water meter chamber, canopies, corridors, planters, lawn, water meter cupboards, check meter cabinets, pipe ducts, loading/unloading bays, parking spaces for bicycles, guard counters, lift lobbies, mail delivery rooms, overflow pits, refuse storage and material recovery chambers, electrical meter rooms, transformer rooms, covered walkway, fresh/flush water tank and pump room, fire service inlets, fire services pump rooms, telecommunications and broadcasting equipments rooms, fire services feed pump rooms, main switch rooms, cable ducts, flat roofs, dog house, architectural fins, electrical room, telecommunications rooms, telephone duct, refuse storage and material recovery rooms, hose reels, vent duct room, fresh water booster pump rooms, buffer tanks, fire services water tanks, lift machine rooms, lift shafts, lifts, staircases, fresh water tanks, flush water tanks, emergency generator rooms, service corridors, roofs of staircases, bench, toilets, protected lobby, footpaths, typhoon guard, concrete hood, the external walls pertaining to the Residential Block including projections such as air-conditioner hoods outside the Residential Units, cable accommodations and associated facilities, security system and apparatus and communal aerial broadcast distribution system within the Residential Block, which for the purpose of identification only, are shown coloured brown, brown cross hatched black and brown hatched black (insofar as such areas, systems, devices and facilities are identifiable on such plans) on the plans annexed to the DMC and such additional areas, systems, devices and facilities as may at any time be designated as Residential Block Common Areas and Facilities by the HA in accordance the provisions of the DMC but (unless otherwise expressly defined and provided under the DMC) shall exclude the Estate Common Areas and Facilities, those installations belonging to any Utility Company, the Liquefied Petroleum Gas Supply Company and telecommunications and broadcasting services providers and such areas within the Residential Block in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Residential Block serving only any particular Owner.

B 分配予發展項目中的每個住宅物業的不分割份數的數目

B The Number of Undivided Shares Assigned to Each Residential Property in the Development

座數 Block	樓層 Floor	單位 Flat	每一單位佔整體業權之不分割份數 Undivided Shares for Each Flat
A	1樓 – 16樓 1/F – 16/F	1, 4, 5	63 / 31,304
		2, 3	76 / 31,304
		6, 8, 9, 11, 12	54 / 31,304
		7	53 / 31,304
		10	65 / 31,304
	1樓 – 15樓 1/F – 15/F	13, 20	54 / 31,304
		18	63 / 31,304
		19	53 / 31,304
	1樓 1/F	14	54 / 31,304
		17	55 / 31,304
	2樓 – 15樓 2/F – 15/F	14	53 / 31,304
		15, 17	54 / 31,304
		16	63 / 31,304
B	1樓 – 14樓 1/F – 14/F	1, 2, 4, 5, 6, 9, 10	54 / 31,304
		3, 7, 8, 11	55 / 31,304
	1樓 – 13樓 1/F – 13/F	12	63 / 31,304
		13, 14	53 / 31,304
		15	76 / 31,304
		16	64 / 31,304

C 發展項目的管理人的委任年期

遵從《建築物管理條例》(第344章)及「該租契」各契諾、條件和但書之規定，「房委會」應負責「該土地」及「屋苑」之管理，首屆任期為「屋苑」的「完工證明書」(或如有多份「完工證明書」則以最後一份為準)簽發日起計二十四(24)個曆月或直至「業主立案法團」成立為止(以較早者為準)及必須繼續擔任「經理人」，直至「房委會」的任命按照「公契」條款終止為止。

D 發展項目中的住宅物業的擁有人之間分擔管理開支的基準

- (1) 每名「業主」均須繳付「經理人」釐定的月費，以分擔管理「屋苑」所招致的必要及合理費用、收費及開支，攤付金額乃根據每名「業主」以專有權持有、使用、佔用和享用的「屋苑」部分之「管理份數」按比例計算，並由「經理人」按照「公契」條文制訂的周年財政預算訂定。
- (2) 分配予發展項目中的每個住宅物業的「管理份數」的數目：

C The Term of Years for which the Manager of the Development is Appointed

Subject to the provisions of the Building Management Ordinance (Cap.344), the covenants, conditions and provisos of the said lease, the HA shall undertake the management of the said land and the Estate for an initial term expiring 24 calendar months from the date of issue of the Completion Certificate (or if more than one Completion Certificate the latest thereof) of the Estate or until an Owners' Corporation is formed, whichever is the earlier and shall continue to be the Manager for such further period until the termination of the HA's appointment in accordance with the provisions of the DMC.

D The Basis on which the Management Expenses are Shared Among the Owners of the Residential Properties in the Development

- (1) Each of the Owners shall pay a monthly sum as determined by the Manager being the due proportion of the costs, charges and expenses necessarily and reasonably incurred in the management of the Estate in proportion to the number of Management Shares allocated to such part of the Estate of which he has the exclusive right to hold use occupy and enjoy. The amount of such monthly sum shall be determined by the Manager based on the annual budget made in accordance with the provisions of the DMC.
- (2) The number of Management Shares allocated to each residential property in the Development is as follows:

座數 Block	樓層 Floor	單位 Flat	每一單位佔整體管理份數 Management Shares for Each Flat
A	1樓 – 16樓 1/F – 16/F	1, 4, 5	63 / 31,294
		2, 3	76 / 31,294
		6, 8, 9, 11, 12	54 / 31,294
		7	53 / 31,294
		10	65 / 31,294
	1樓 – 15樓 1/F – 15/F	13, 20	54 / 31,294
		18	63 / 31,294
		19	53 / 31,294

座數 Block	樓層 Floor	單位 Flat	每一單位佔整體管理份數 Management Shares for Each Flat
A	1樓 1/F	14	54 / 31,294
		17	55 / 31,294
	2樓 – 15樓 2/F – 15/F	14	53 / 31,294
		15, 17	54 / 31,294
		16	63 / 31,294
B	1樓 – 14樓 1/F – 14/F	1, 2, 4, 5, 6, 9, 10	54 / 31,294
		3, 7, 8, 11	55 / 31,294
	1樓 – 13樓 1/F – 13/F	12	63 / 31,294
		13, 14	53 / 31,294
		15	76 / 31,294
		16	64 / 31,294

E 計算管理費按金的基準

每「單位」的「業主」均須向「經理人」繳付一筆按金，金額不超過「經理人」不時就每個「單位」按照「公契」條文制訂的周年財政預算訂定的「業主」應繳的管理月費的三倍。

E The Basis on which the Management Fee Deposit is Fixed

The amount of management fee deposit is a sum not exceeding 3 times the monthly management fee payable by the Owner in respect of each Unit as may be determined from time to time by the Manager based on the annual budget made in accordance with the provisions of the DMC.

F 賣方在發展項目中保留作自用的範圍

不適用

F The Area in the Development Retained by the Vendor for the Vendor's Own Use

Not applicable

註：請查閱「公契」全文以了解上述條款及「公契」中其他條款的全部詳情。「公契」的全文可於房委會客務中心內之居屋銷售小組開放時間內免費查閱，並可於房委會就出售銀河苑所指定的互聯網網站內閱覽。

Note: For full details of the above provisions and other provisions in the DMC, please refer to the DMC. Full script of the DMC is available for inspection free of charge during opening hours at the HOS Sales Unit at the HA Customer Service Centre and is also available on the website designated by the HA for the sale of Ngan Ho Court.