

期數中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE

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. 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) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
洋房編號 House Number		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
棕櫚徑 97號洋房 (亦稱為R1洋房) House No. 97, Palm Drive (Also known as House R1)	241.986 (2605) 露台 Balcony: -- 工作平台 Utility Platform : --	8.378 (90)	--	--	34.023 (366)	--	52.112 (561)	51.757 (557)	12.544 (135)	--	65.534 (705)
棕櫚徑 99號洋房 (亦稱為R2洋房) House No. 99, Palm Drive (Also known as House R2)	240.045 (2584) 露台 Balcony: -- 工作平台 Utility Platform : --	8.378 (90)	--	--	34.023 (366)	--	52.413 (564)	51.757 (557)	12.544 (135)	--	72.840 (784)
棕櫚徑 101號洋房 (亦稱為R3洋房) House No. 101, Palm Drive (Also known as House R3)	240.045 (2584) 露台 Balcony: -- 工作平台 Utility Platform : --	8.378 (90)	--	--	34.023 (366)	--	44.688(*) (481)	51.757 (557)	12.544 (135)	--	(*)
棕櫚徑 103號洋房 (亦稱為R4洋房) House No. 103, Palm Drive (Also known as House R4)	240.045 (2584) 露台 Balcony: -- 工作平台 Utility Platform : --	8.378 (90)	--	--	34.023 (366)	--	44.688(*) (481)	51.757 (557)	12.544 (135)	--	(*)
棕櫚徑 105號洋房 (亦稱為R5洋房) House No. 105, Palm Drive (Also known as House R5)	240.045 (2584) 露台 Balcony: -- 工作平台 Utility Platform : --	8.378 (90)	--	--	34.023 (366)	--	56.288 (606)	51.757 (557)	12.544 (135)	--	73.897 (795)
棕櫚徑 107號洋房 (亦稱為R6洋房) House No. 107, Palm Drive (Also known as House R6)	241.986 (2605) 露台 Balcony: -- 工作平台 Utility Platform : --	8.378 (90)	--	--	34.023 (366)	--	61.495 (662)	51.757 (557)	12.544 (135)	--	73.559 (792)
棕櫚徑 109號洋房 (亦稱為R7洋房) House No. 109, Palm Drive (Also known as House R7)	241.986 (2605) 露台 Balcony: -- 工作平台 Utility Platform : --	8.378 (90)	--	--	34.023 (366)	(*)	44.688(*) (481)	51.757 (557)	12.544 (135)	--	(*)
棕櫚徑 111號洋房 (亦稱為R8洋房) House No. 111, Palm Drive (Also known as House R8)	240.045 (2584) 露台 Balcony: -- 工作平台 Utility Platform : --	8.378 (90)	--	--	34.023 (366)	(*)	44.688(*) (481)	51.757 (557)	12.544 (135)	--	(*)
棕櫚徑 113號洋房 (亦稱為R9洋房) House No. 113, Palm Drive (Also known as House R9)	240.045 (2584) 露台 Balcony: -- 工作平台 Utility Platform : --	8.378 (90)	--	--	34.023 (366)	77.383 (833)	60.693 (653)	51.757 (557)	12.544 (135)	--	22.648 (244)
棕櫚徑 115號洋房 (亦稱為R10洋房) House No. 115, Palm Drive (Also known as House R10)	241.986 (2605) 露台 Balcony: -- 工作平台 Utility Platform : --	8.378 (90)	--	--	34.023 (366)	136.989 (1475)	59.829 (644)	51.757 (557)	12.544 (135)	--	58.087 (625)
棕櫚徑 117號洋房 (亦稱為R11洋房) House No. 117, Palm Drive (Also known as House R11)	241.986 (2605) 露台 Balcony: -- 工作平台 Utility Platform : --	8.378 (90)	--	--	34.023 (366)	--	44.688(*) (481)	51.757 (557)	12.544 (135)	--	(*)
棕櫚徑 119號洋房 (亦稱為R12洋房) House No. 119, Palm Drive (Also known as House R12)	240.045 (2584) 露台 Balcony: -- 工作平台 Utility Platform : --	8.378 (90)	--	--	34.023 (366)	--	44.688(*) (481)	51.757 (557)	12.544 (135)	--	(*)

住宅物業的實用面積以及構成住宅物業一部份的每個露台及工作平台 (如有)之樓面面積，是按照《一手住宅物業銷售條例》(第621章)第8條計算得出的。其他所有構成住宅物業一部份之每項指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》(第621章)附表2第2部計算得出的。

備註:
(#) 此項雖於此表描述為「天台」，但在本售樓說明書內的天台平面圖上被描述為「平台」。
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上述所列之面積以1平方米 = 10.764平方呎換算，並以四捨五入至整數。
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The saleable area of the residential property and the floor area of each of the balcony and utility platform (if any) forming part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap. 621). The areas of every one of the specified items to which it forms part of the residential property (not included in the saleable area) is calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance (Cap. 621).

Note:
(#) The item described as "Roof" in this table is described as "Flat Roof" on the Roof Floor Plan thereof in this sales brochure.
(*) The Vendor no longer keeps the information on the area of the uncovered portion of carport, garden and yard of the residential properties in this Phase which have been sold notwithstanding reasonable steps have been taken to obtain the said area.
The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded down or rounded up to the nearest integer.
There is no verandah in the residential properties of the Phase.

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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. 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) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
洋房編號 House Number		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
棕櫚徑 121號洋房 (亦稱為R13洋房) House No. 121, Palm Drive (Also known as House R13)	240.045 (2584) 露台 Balcony: -- 工作平台 Utility Platform : --	8.378 (90)	--	--	34.023 (366)	--	56.388 (607)	51.757 (557)	12.544 (135)	--	71.402 (769)
棕櫚徑 123號洋房 (亦稱為R14洋房) House No. 123, Palm Drive (Also known as House R14)	240.045 (2584) 露台 Balcony: -- 工作平台 Utility Platform : --	8.378 (90)	--	--	34.023 (366)	--	52.388 (564)	51.757 (557)	12.544 (135)	--	69.012 (743)
棕櫚徑 125號洋房 (亦稱為R15洋房) House No. 125, Palm Drive (Also known as House R15)	240.045 (2584) 露台 Balcony: -- 工作平台 Utility Platform : --	8.378 (90)	--	--	34.023 (366)	--	44.688(*) (481)	51.757 (557)	12.544 (135)	--	(*)
棕櫚徑 127號洋房 (亦稱為R16洋房) House No. 127, Palm Drive (Also known as House R16)	241.986 (2605) 露台 Balcony: -- 工作平台 Utility Platform : --	8.378 (90)	--	--	34.023 (366)	--	44.688(*) (481)	51.757 (557)	12.544 (135)	--	(*)

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洋房編號 House Number		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
棕櫚徑 56號洋房 (亦稱為P1洋房) House No. 56, Palm Drive (Also known as House P1)	274.002 (2949) 露台 Balcony: -- 工作平台 Utility Platform : --	--	--	--	22.280 (240)	(*)	(*)	85.916 (925)	--	--	(*)
棕櫚徑 58號洋房 (亦稱為P2洋房) House No. 58, Palm Drive (Also known as House P2)	274.002 (2949) 露台 Balcony: -- 工作平台 Utility Platform : --	--	--	--	22.280 (240)	(*)	(*)	85.916 (925)	--	--	(*)
棕櫚徑 60號洋房 (亦稱為P3洋房) House No. 60, Palm Drive (Also known as House P3)	274.002 (2949) 露台 Balcony: -- 工作平台 Utility Platform : --	--	--	--	22.280 (240)	127.277 (1370)	42.624 (459)	91.208 (982)	--	--	90.770 (977)
棕櫚徑 62號洋房 (亦稱為P4洋房) House No. 62, Palm Drive (Also known as House P4)	274.002 (2949) 露台 Balcony: -- 工作平台 Utility Platform : --	--	--	--	22.280 (240)	119.086 (1282)	44.592 (480)	93.160 (1003)	--	--	73.579 (792)
棕櫚徑 64號洋房 (亦稱為P5洋房) House No. 64, Palm Drive (Also known as House P5)	274.002 (2949) 露台 Balcony: -- 工作平台 Utility Platform : --	--	--	--	22.280 (240)	(*)	(*)	93.134 (1002)	--	--	(*)
棕櫚徑 66號洋房 (亦稱為P6洋房) House No. 66, Palm Drive (Also known as House P6)	274.002 (2949) 露台 Balcony: -- 工作平台 Utility Platform : --	--	--	--	22.280 (240)	(*)	(*)	87.696 (944)	--	--	(*)
棕櫚徑 68號洋房 (亦稱為P7洋房) House No. 68, Palm Drive (Also known as House P7)	274.002 (2949) 露台 Balcony: -- 工作平台 Utility Platform : --	--	--	--	22.280 (240)	114.408 (1231)	39.072 (421)	87.723 (944)	--	--	50.651 (545)
棕櫚徑 70號洋房 (亦稱為P8洋房) House No. 70, Palm Drive (Also known as House P8)	274.002 (2949) 露台 Balcony: -- 工作平台 Utility Platform : --	--	--	--	22.280 (240)	113.725 (1224)	38.316 (412)	86.806 (934)	--	--	48.737 (525)
棕櫚徑 72號洋房 (亦稱為P9洋房) House No. 72, Palm Drive (Also known as House P9)	274.002 (2949) 露台 Balcony: -- 工作平台 Utility Platform : --	--	--	--	22.280 (240)	(*)	(*)	86.010 (926)	--	--	(*)
棕櫚徑 74號洋房 (亦稱為P10洋房) House No. 74, Palm Drive (Also known as House P10)	274.002 (2949) 露台 Balcony: -- 工作平台 Utility Platform : --	--	--	--	22.280 (240)	(*)	(*)	99.355 (1069)	--	--	(*)
棕櫚徑 76號洋房 (亦稱為P11洋房) House No. 76, Palm Drive (Also known as House P11)	274.002 (2949) 露台 Balcony: -- 工作平台 Utility Platform : --	--	--	--	22.280 (240)	88.559 (953)	36.960 (398)	85.472 (920)	--	--	45.561 (490)
棕櫚徑 78號洋房 (亦稱為P12洋房) House No. 78, Palm Drive (Also known as House P12)	274.002 (2949) 露台 Balcony: -- 工作平台 Utility Platform : --	--	--	--	22.280 (240)	83.918 (903)	36.864 (397)	85.515 (920)	--	--	80.688 (869)

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		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
松柏徑 108號洋房 (亦稱為Qa1洋房) House No. 108, Cedar Drive (Also known as House Qa1)	257.613 (2773) 露台 Balcony: -- 工作平台 Utility Platform : --	--	--	--	8.100 (87)	62.975 (678)	27.120 (292)	116.534 (1254)	--	--	100.645 (1083)
松柏徑 110號洋房 (亦稱為Qa2洋房) House No. 110, Cedar Drive (Also known as House Qa2)	257.613 (2773) 露台 Balcony: -- 工作平台 Utility Platform : --	--	--	--	8.100 (87)	72.420 (780)	27.120 (292)	116.534 (1254)	--	--	65.910 (709)
松柏徑 112號洋房 (亦稱為Qa3洋房) House No. 112, Cedar Drive (Also known as House Qa3)	257.613 (2773) 露台 Balcony: -- 工作平台 Utility Platform : --	--	--	--	8.100 (87)	(*)	27.120(*) (292)	116.534 (1254)	--	--	(*)
松柏徑 114號洋房 (亦稱為Qa4洋房) House No. 114, Cedar Drive (Also known as House Qa4)	257.613 (2773) 露台 Balcony: -- 工作平台 Utility Platform : --	--	--	--	8.100 (87)	(*)	27.120(*) (292)	116.534 (1254)	--	--	(*)
松柏徑 116號洋房 (亦稱為Qa5洋房) House No. 116, Cedar Drive (Also known as House Qa5)	257.613 (2773) 露台 Balcony: -- 工作平台 Utility Platform : --	--	--	--	8.100 (87)	(*)	27.120(*) (292)	116.534 (1254)	--	--	(*)
松柏徑 118號洋房 (亦稱為Qa6洋房) House No. 118, Cedar Drive (Also known as House Qa6)	257.613 (2773) 露台 Balcony: -- 工作平台 Utility Platform : --	--	--	--	8.100 (87)	(*)	27.120(*) (292)	116.534 (1254)	--	--	(*)
松柏徑 120號洋房 (亦稱為Qb1洋房) House No. 120, Cedar Drive (Also known as House Qb1)	255.466 (2750) 露台 Balcony: -- 工作平台 Utility Platform : --	--	--	--	10.815 (116)	(*)	(*)	(*)	--	--	(*)
松柏徑 122號洋房 (亦稱為Qb2洋房) House No. 122, Cedar Drive (Also known as House Qb2)	255.466 (2750) 露台 Balcony: -- 工作平台 Utility Platform : --	--	--	--	10.815 (116)	(*)	(*)	(*)	--	--	(*)
松柏徑 124號洋房 (亦稱為Qb3洋房) House No. 124, Cedar Drive (Also known as House Qb3)	255.466 (2750) 露台 Balcony: -- 工作平台 Utility Platform : --	--	--	--	10.815 (116)	(*)	(*)	(*)	--	--	(*)
松柏徑 126號洋房 (亦稱為Qb4洋房) House No. 126, Cedar Drive (Also known as House Qb4)	255.466 (2750) 露台 Balcony: -- 工作平台 Utility Platform : --	--	--	--	10.815 (116)	(*)	(*)	(*)	--	--	(*)
松柏徑 128號洋房 (亦稱為Qa7洋房) House No. 128, Cedar Drive (Also known as House Qa7)	257.613 (2773) 露台 Balcony: -- 工作平台 Utility Platform : --	--	--	--	8.100 (87)	(*)	27.120(*) (292)	116.534 (1254)	--	--	(*)
松柏徑 130號洋房 (亦稱為Qa8洋房) House No. 130, Cedar Drive (Also known as House Qa8)	257.613 (2773) 露台 Balcony: -- 工作平台 Utility Platform : --	--	--	--	8.100 (87)	(*)	27.120(*) (292)	116.534 (1254)	--	--	(*)
松柏徑 132號洋房 (亦稱為Qa9洋房) House No. 132, Cedar Drive (Also known as House Qa9)	257.613 (2773) 露台 Balcony: -- 工作平台 Utility Platform : --	--	--	--	8.100 (87)	(*)	27.120(*) (292)	116.534 (1254)	--	--	(*)
松柏徑 134號洋房 (亦稱為Qa10洋房) House No. 134, Cedar Drive (Also known as House Qa10)	257.613 (2773) 露台 Balcony: -- 工作平台 Utility Platform : --	--	--	--	8.100 (87)	23.686 (255)	53.084 (571)	133.833 (1441)	--	--	125.171 (1347)

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備註:

(#) 此項雖於此表描述為「天台」，但在本售樓說明書內的天台平面圖上被描述為「平台」。

(*) 儘管賣方已採取了合理的行動，賣方沒有保留本期數已出售的住宅物業車庫的露天部分、花園及庭院的面積資料。

上述所列之面積以1平方米 = 10.764平方呎換算，並以四捨五入至整數。

期數的住宅物業並無陽台。

The saleable area of the residential property and the floor area of each of the balcony and utility platform (if any) forming part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap. 621). The areas of every one of the specified items to which it forms part of the residential property (not included in the saleable area) is calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance (Cap. 621).

Note:

(#) The item described as "Roof" in this table is described as "Flat Roof" on the Roof Floor Plan thereof in this sales brochure.

(*) The Vendor no longer keeps the information on the area of the uncovered portion of carport, garden and yard of the residential properties in this Phase which have been sold notwithstanding reasonable steps have been taken to obtain the said area.

The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded down or rounded up to the nearest integer.

There is no verandah in the residential properties of the Phase.

期數中的停車位的樓面平面圖
FLOOR PLANS OF PARKING SPACES IN THE PHASE

入口樓層(第一層)平面圖
Entrance Level (Level 1) Plan



期數中的停車位的樓面平面圖
FLOOR PLANS OF PARKING SPACES IN THE PHASE

入口樓層(第四層)平面圖
Entrance Level (Level 4) Plan



車庫 Carport

0 20 60 100米(M)

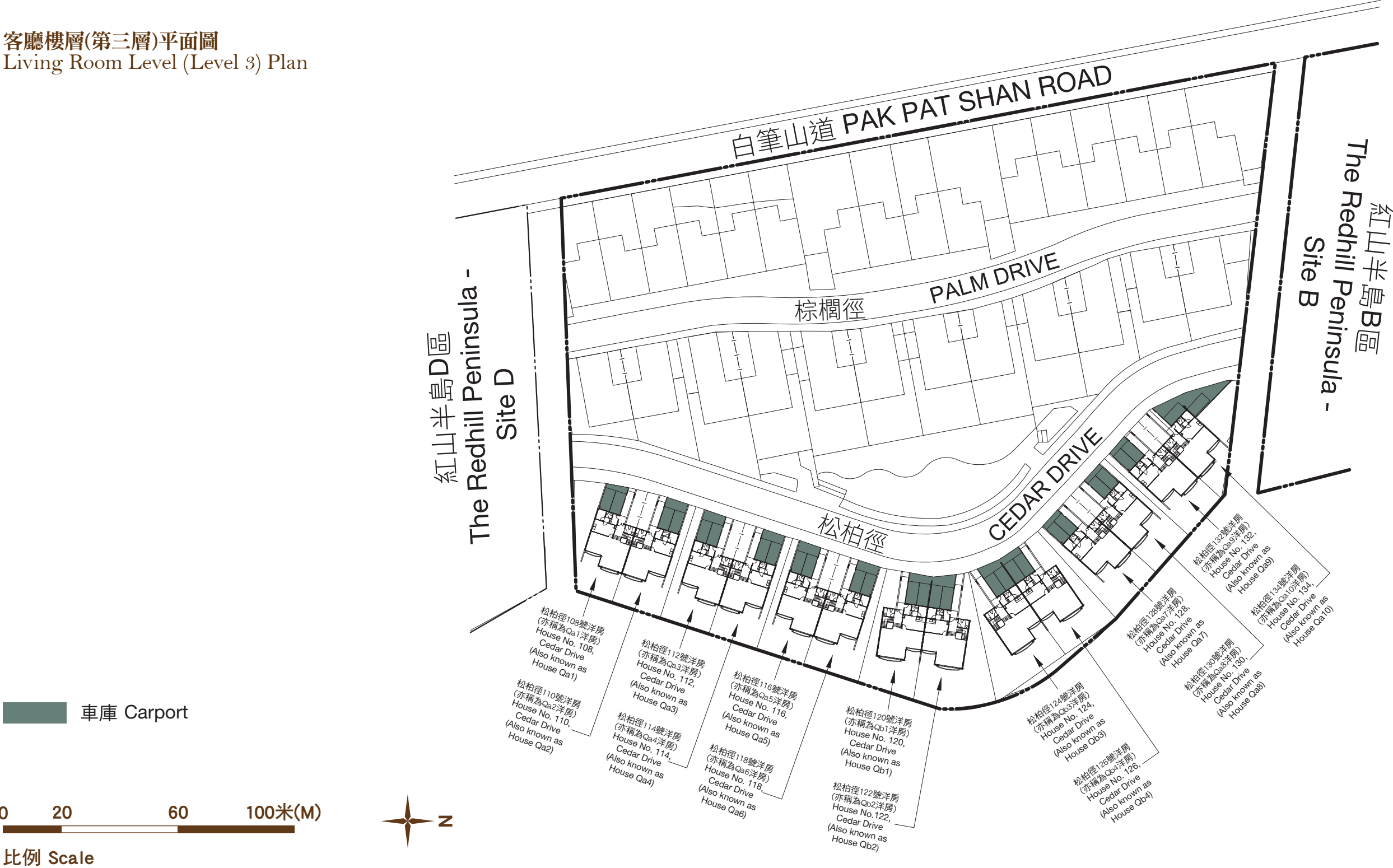
比例 Scale



期數中的停車位的樓面平面圖

FLOOR PLANS OF PARKING SPACES IN THE PHASE

客廳樓層(第三層)平面圖
Living Room Level (Level 3) Plan



期數中的停車位的樓面平面圖

FLOOR PLANS OF PARKING SPACES IN THE PHASE

屋號、停車位位置、數目、尺寸及面積 House Number, Parking Spaces Location, Number, Dimension and Area of Parking Spaces				
屋號 House Number	停車位位置 Parking Spaces Location	數目 Number	每個停車位尺寸 (寬 x 長) (米) Dimension of Each Parking Space (W x L) (m)	每個停車位面積 (平方米) Area of Each Parking Space (sq. m.)
棕櫚徑 97號洋房 (亦稱為R1洋房) House No. 97, Palm Drive (Also known as House R1)	入口樓層 (第一層) Entrance Level (Level 1)	2	4.8 x 2.4	11.52
棕櫚徑 99號洋房 (亦稱為R2洋房) House No. 99, Palm Drive (Also known as House R2)	入口樓層 (第一層) Entrance Level (Level 1)	2	4.8 x 2.4	11.52
棕櫚徑 101號洋房 (亦稱為R3洋房) House No. 101, Palm Drive (Also known as House R3)	入口樓層 (第一層) Entrance Level (Level 1)	2	4.8 x 2.4	11.52
棕櫚徑 103號洋房 (亦稱為R4洋房) House No. 103, Palm Drive (Also known as House R4)	入口樓層 (第一層) Entrance Level (Level 1)	2	4.8 x 2.4	11.52
棕櫚徑 105號洋房 (亦稱為R5洋房) House No. 105, Palm Drive (Also known as House R5)	入口樓層 (第一層) Entrance Level (Level 1)	2	4.8 x 2.4	11.52
棕櫚徑 107號洋房 (亦稱為R6洋房) House No. 107, Palm Drive (Also known as House R6)	入口樓層 (第一層) Entrance Level (Level 1)	2	4.8 x 2.4	11.52
棕櫚徑 109號洋房 (亦稱為R7洋房) House No. 109, Palm Drive (Also known as House R7)	入口樓層 (第一層) Entrance Level (Level 1)	2	4.8 x 2.4	11.52
棕櫚徑 111號洋房 (亦稱為R8洋房) House No. 111, Palm Drive (Also known as House R8)	入口樓層 (第一層) Entrance Level (Level 1)	2	4.8 x 2.4	11.52
棕櫚徑 113號洋房 (亦稱為R9洋房) House No. 113, Palm Drive (Also known as House R9)	入口樓層 (第一層) Entrance Level (Level 1)	2	4.8 x 2.4	11.52
棕櫚徑 115號洋房 (亦稱為R10洋房) House No. 115, Palm Drive (Also known as House R10)	入口樓層 (第一層) Entrance Level (Level 1)	2	4.8 x 2.4	11.52
棕櫚徑 117號洋房 (亦稱為R11洋房) House No. 117, Palm Drive (Also known as House R11)	入口樓層 (第一層) Entrance Level (Level 1)	2	4.8 x 2.4	11.52
棕櫚徑 119號洋房 (亦稱為R12洋房) House No. 119, Palm Drive (Also known as House R12)	入口樓層 (第一層) Entrance Level (Level 1)	2	4.8 x 2.4	11.52
棕櫚徑 121號洋房 (亦稱為R13洋房) House No. 121, Palm Drive (Also known as House R13)	入口樓層 (第一層) Entrance Level (Level 1)	2	4.8 x 2.4	11.52
棕櫚徑 123號洋房 (亦稱為R14洋房) House No. 123, Palm Drive (Also known as House R14)	入口樓層 (第一層) Entrance Level (Level 1)	2	4.8 x 2.4	11.52
棕櫚徑 125號洋房 (亦稱為R15洋房) House No. 125, Palm Drive (Also known as House R15)	入口樓層 (第一層) Entrance Level (Level 1)	2	4.8 x 2.4	11.52
棕櫚徑 127號洋房 (亦稱為R16洋房) House No. 127, Palm Drive (Also known as House R16)	入口樓層 (第一層) Entrance Level (Level 1)	2	4.8 x 2.4	11.52
棕櫚徑 56號洋房 (亦稱為P1洋房) House No. 56, Palm Drive (Also known as House P1)	入口樓層 (第四層) Entrance Level (Level 4)	2	4.8 x 2.4	11.52
棕櫚徑 58號洋房 (亦稱為P2洋房) House No. 58, Palm Drive (Also known as House P2)	入口樓層 (第四層) Entrance Level (Level 4)	2	4.8 x 2.4	11.52
棕櫚徑 60號洋房 (亦稱為P3洋房) House No. 60, Palm Drive (Also known as House P3)	入口樓層 (第四層) Entrance Level (Level 4)	2	4.8 x 2.4	11.52
棕櫚徑 62號洋房 (亦稱為P4洋房) House No. 62, Palm Drive (Also known as House P4)	入口樓層 (第四層) Entrance Level (Level 4)	2	4.8 x 2.4	11.52
棕櫚徑 64號洋房 (亦稱為P5洋房) House No. 64, Palm Drive (Also known as House P5)	入口樓層 (第四層) Entrance Level (Level 4)	2	4.8 x 2.4	11.52

期數中的停車位的樓面平面圖

FLOOR PLANS OF PARKING SPACES IN THE PHASE

屋號、停車位位置、數目、尺寸及面積 House Number, Parking Spaces Location, Number, Dimension and Area of Parking Spaces				
屋號 House Number	停車位位置 Parking Spaces Location	數目 Number	每個停車位尺寸 (寬 x 長) (米) Dimension of Each Parking Space (W x L) (m)	每個停車位面積 (平方米) Area of Each Parking Space (sq. m.)
棕櫚徑 66號洋房 (亦稱為P6洋房) House No. 66, Palm Drive (Also known as House P6)	入口樓層 (第四層) Entrance Level (Level 4)	2	4.8 x 2.4	11.52
棕櫚徑 68號洋房 (亦稱為P7洋房) House No. 68, Palm Drive (Also known as House P7)	入口樓層 (第四層) Entrance Level (Level 4)	2	4.8 x 2.4	11.52
棕櫚徑 70號洋房 (亦稱為P8洋房) House No. 70, Palm Drive (Also known as House P8)	入口樓層 (第四層) Entrance Level (Level 4)	2	4.8 x 2.4	11.52
棕櫚徑 72號洋房 (亦稱為P9洋房) House No. 72, Palm Drive (Also known as House P9)	入口樓層 (第四層) Entrance Level (Level 4)	2	4.8 x 2.4	11.52
棕櫚徑 74號洋房 (亦稱為P10洋房) House No. 74, Palm Drive (Also known as House P10)	入口樓層 (第四層) Entrance Level (Level 4)	2	4.8 x 2.4	11.52
棕櫚徑 76號洋房 (亦稱為P11洋房) House No. 76, Palm Drive (Also known as House P11)	入口樓層 (第四層) Entrance Level (Level 4)	2	4.8 x 2.4	11.52
棕櫚徑 78號洋房 (亦稱為P12洋房) House No. 78, Palm Drive (Also known as House P12)	入口樓層 (第四層) Entrance Level (Level 4)	2	4.8 x 2.4	11.52
松柏徑 108號洋房 (亦稱為Qa1洋房) House No. 108, Cedar Drive (Also known as House Qa1)	客廳樓層 (第三層) Living Room Level (Level 3)	2	4.8 x 2.4	11.52
松柏徑 110號洋房 (亦稱為Qa2洋房) House No. 110, Cedar Drive (Also known as House Qa2)	客廳樓層 (第三層) Living Room Level (Level 3)	2	4.8 x 2.4	11.52
松柏徑 112號洋房 (亦稱為Qa3洋房) House No. 112, Cedar Drive (Also known as House Qa3)	客廳樓層 (第三層) Living Room Level (Level 3)	2	4.8 x 2.4	11.52
松柏徑 114號洋房 (亦稱為Qa4洋房) House No. 114, Cedar Drive (Also known as House Qa4)	客廳樓層 (第三層) Living Room Level (Level 3)	2	4.8 x 2.4	11.52
松柏徑 116號洋房 (亦稱為Qa5洋房) House No. 116, Cedar Drive (Also known as House Qa5)	客廳樓層 (第三層) Living Room Level (Level 3)	2	4.8 x 2.4	11.52
松柏徑 118號洋房 (亦稱為Qa6洋房) House No. 118, Cedar Drive (Also known as House Qa6)	客廳樓層 (第三層) Living Room Level (Level 3)	2	4.8 x 2.4	11.52
松柏徑 120號洋房 (亦稱為Qb1洋房) House No. 120, Cedar Drive (Also known as House Qb1)	客廳樓層 (第三層) Living Room Level (Level 3)	2	4.8 x 2.4	11.52
松柏徑 122號洋房 (亦稱為Qb2洋房) House No. 122, Cedar Drive (Also known as House Qb2)	客廳樓層 (第三層) Living Room Level (Level 3)	2	4.8 x 2.4	11.52
松柏徑 124號洋房 (亦稱為Qb3洋房) House No. 124, Cedar Drive (Also known as House Qb3)	客廳樓層 (第三層) Living Room Level (Level 3)	2	4.8 x 2.4	11.52
松柏徑 126號洋房 (亦稱為Qb4洋房) House No. 126, Cedar Drive (Also known as House Qb4)	客廳樓層 (第三層) Living Room Level (Level 3)	2	4.8 x 2.4	11.52
松柏徑 128號洋房 (亦稱為Qa7洋房) House No. 128, Cedar Drive (Also known as House Qa7)	客廳樓層 (第三層) Living Room Level (Level 3)	2	4.8 x 2.4	11.52
松柏徑 130號洋房 (亦稱為Qa8洋房) House No. 130, Cedar Drive (Also known as House Qa8)	客廳樓層 (第三層) Living Room Level (Level 3)	2	4.8 x 2.4	11.52
松柏徑 132號洋房 (亦稱為Qa9洋房) House No. 132, Cedar Drive (Also known as House Qa9)	客廳樓層 (第三層) Living Room Level (Level 3)	2	4.8 x 2.4	11.52
松柏徑 134號洋房 (亦稱為Qa10洋房) House No. 134, Cedar Drive (Also known as House Qa10)	客廳樓層 (第三層) Living Room Level (Level 3)	2	4.8 x 2.4	11.52

臨時買賣合約的摘要

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

1. 在簽署臨時買賣合約(「**臨時合約**」)時須支付款額為售價之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：-
 - (a) 該臨時合約即告終止；
 - (b) 有關的臨時訂金即予沒收；及
 - (c) 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。

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:-
 - (a) the Preliminary Agreement is terminated;
 - (b) the preliminary deposit is forfeited; and
 - (c) the owner does not have any further claim against the purchaser for the failure.

公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

(a) 期數的公用部分：

根據主公契註冊摘要編號UB4579713(「**主公契**」)：

「**屋苑**」指整個地段(見批地文件內的定義)的項目(但不包括B分段及D分段保留系統)及現稱為「**紅山半島**」，以及包括但不限於在總綱發展藍圖上指明及標示的該等建築物、構築物、設施及其他建設及所有其加建或改動或對其的取締，以及大廈地基及「屋苑公用地方及設施」。

「**屋苑公用地方及設施**」指「屋苑公用地方」及「屋苑公用設施」的統稱。

「**屋苑公用地方**」指屋苑內沒有透過政府批地文件指明保留予公眾使用或沒有轉讓予任何一位或多位擁有人作獨立使用的該等部分，以及包括但不限於公共道路(如有)、排水庫及整體服務於發展項目的該等地方、服務及設施及由MIGHTYTON LIMITED(「**註冊擁有人**」)不定時指定作為屋苑公用地方的地方，包括但不限於康樂設施，但不包括鄉村公用地方。

「**屋苑公用設施**」指於屋苑之中、之上或之下，為屋苑整體利益及服務的，包括所有集電器及其他污水渠、排水管、雨水渠、水道、電纜管、電線、管道、地底箱形暗渠、沖廁海水(包括泵房、臺階及管道)引入總管道、食水總管道、管道、機器及機械，及其他類似的構築物、設施及/或服務，但不包括鄉村公用設施。

「**鄉村**」指A分段、B分段餘段、C分段或餘段，連同其內已興建或將會興建的宅院、建築物及大廈。

「**鄉村公用地方及設施**」指「鄉村公用地方」及「鄉村公用設施」的統稱。

「**鄉村公用地方**」指在相關附屬公契內位於鄉村內指定為鄉村公用地方的地方，或註冊擁有人不定時指定作為鄉村公用地方的其他地方。

「**鄉村公用設施**」指在相關附屬公契內位於鄉村內指定為鄉村公用設施的設施，或註冊擁有人不定時指定作為鄉村公用設施的其他設施。

根據附屬公契註冊摘要編號UB5080653(「**附屬公契**」)：

「**鄉村**」指該地段上按總綱發展藍圖已興建或正在興建的項目及稱為「**紅山半島C區**」。

「**鄉村公用地方及設施**」指「鄉村公用地方」及「鄉村公用設施」的統稱。

「**鄉村公用地方**」指註冊擁有人根據附屬公契條款不定時指定為此的鄉村的部分。

「**鄉村公用設施**」指在主公契提及的鄉村公用設施及包括：

(a) 污水渠、排水管、水道、管道、排水溝、氣井(如有)、電線及電纜，及其他於任何時間可能建於鄉村之中、之上、之下或通過其中(不論有否連接管道)去為鄉村或其任何部分供應食水、污水、煤氣、電力及其他服務的服務設施；

(b) 變壓器房、總配線架房(提供電話用途)、泵房、電制房、機械房及其他類似的設施作鄉村使用及受益，但不作特定單位或屋苑公用設施使用及受益；

(c) 燈柱及期數內的照明設備；

(d) 作期數共同使用及受益的公用電視天線；

(e) 所有其他安裝作鄉村共同使用及受益的設施，但不作特定單位或屋苑公用設施使用及受益。

(b) 分配予期數中的每個住宅物業的不分割份數的數目：

住宅物業	每個住宅物業獲分配的不分割份數的數目
棕櫚徑 97至127號洋房(單數)(共16座洋房)	60
棕櫚徑 56至78號洋房(雙數)(共12座洋房)	60
松柏徑 108至134號洋房(雙數)(共14座洋房)	60

(c) 有關期數管理人的委任年期：

根據主公契，**MIGHTYTON PROPERTY MANAGEMENT LIMITED**被委任為管理人，首屆任期由屋苑任何部分發行第一張佔用許可證[即 1990年11月23日]起計三年。除非及直至管理人或業主委員會(見主公契內的定義)發出三(3)個月的書面通知去終止，該委任將於首屆後延續。

(d) 管理開支按甚麼基準在期數中的住宅物業的擁有人之間分擔：

根據主公契，當任何支出只相關於任何鄉村或只使任何鄉村受益，則該支出的全額將由該鄉村的擁有人按相關附屬公契的條款承擔。

管理人將按比例，以鄉村已完成的部分的份數(見主公契內的定義)的數目相對屋苑已完成的部分的份數總數，分配每一鄉村的屋苑管理開支(見主公契內的定義)及管理人費用(見主公契內的定義)。「完成」指佔用許可證的發出。每一鄉村擁有人將按相關附屬公契的條款貢獻其被分配給其鄉村的數額。

根據附屬公契，每份鄉村管理預算將分為兩部分：

(a) 第一部分為僅供或僅作管理與維護鄉村及鄉村公用地方及設施的預算鄉村管理開支(見附屬公契內的定義)連同管理人費用，將由鄉村之業主根據分配予彼等各自己建成單位(見附屬公契內的定義)之份數數目按比例分攤；及

(b) 第二部分為按主公契第六部第G分部的條款分攤予鄉村的預算屋苑管理開支連同管理人費用，將由鄉村之業主根據分配予彼等各自己建成單位之份數數目，依照分攤當日的數目，按比例分攤。

(e) 計算管理費按金的基準：

根據主公契，各擁有人於完成其單位買賣時，須向管理人繳交相等於按首年預算管理開支計算出其單位三個月管理費用的金額，作為其可能根據主公契須要繳付費用的按金，以保證費用得以準時交付。

(f) 賣方在期數中保留作自用的範圍(如有)：

根據附屬公契，「鄉村保留地方」指沒有特定轉讓予任何一位或多位業主作獨立使用的鄉村之部分，或由註冊擁有人指定的鄉村公用地方及不屬於屋苑公用地方部分。

備註：請於售樓處免費參閱主公契及附屬公契以了解全部詳情。

公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

(a) The common parts of the Phase :

By the Principal Deed of Mutual Covenant Memorial Number UB4579713 (“the Principal DMC”):

“the Estate” means the entire development of the Lot (as defined in the Land Grant) (but excluding the Section B and Section D Reserve System) and now known as “THE REDHILL PENINSULA (紅山半島)” and shall include but not limited to such buildings, structures, facilities and other constructions as are specified and shown on the Master Plans and all alterations or additions thereto or replacements thereof as well as the building foundations and the Estate Common Areas and Facilities.

“Estate Common Areas and Facilities” means collectively the Estate Common Areas and the Estate Common Facilities.

“Estate Common Areas” means those parts of the Estate not otherwise specifically reserved for public use by the Crown Grant or assigned to or for the exclusive use of any one or more Owners and shall include but not limited to the Public Road (if any), the Drainage Reserves and such areas, services and facilities serving the Estate as a whole and designated as such Estate Common Areas by MIGHTYTON LIMITED (“the Registered Owner”) from time to time, including but not limited to the Recreational Facilities but shall exclude Village Common Areas.

“Estate Common Facilities” means and includes all collector and other sewers, drains, storm water drains, watercourses, cables pipes, wires, ducts, underground box culverts, sea water intake (including pump house, steps and pipes) flushing mains, fresh water mains, ducts, plant and machinery and other like structures, facilities and/or services being in under or above the Estate and for the benefit and service of the Estate as a whole but shall exclude Village Common Facilities.

“Village” means either Section A, The Remaining Portion of Section B, Section C or The Remaining Portion, together with the messuages, erections and buildings erected or to be erected therein.

“Village Common Areas and Facilities” means collectively the Village Common Areas and the Village Common Facilities.

“Village Common Areas” means those areas in a Village designated as Village Common Areas in the relevant Sub-Deed of Mutual Covenant or other areas designed Village Common Areas by the Registered Owner from time to time.

“Village Common Facilities” means those facilities in a Village designated as Village Common Facilities in the relevant Sub-Deed of Mutual Covenant or other facilities designated Village Common Facilities by the Registered Owner from time to time.

By the Sub-Deed of Mutual Covenant Memorial Number UB5080653 in respect of the Phase (“the Sub-DMC”):

“the Village” means the development on the Section constructed or in the course of construction in accordance with the Master Plans and known as “THE REDHILL PENINSULA – SITE C”

“the Village Common Areas and Facilities” means collectively the Village Common Areas and the Village Common Facilities.

“the Village Common Areas” means all those parts of the Village as shall be designated as such by the Registered Owner from time to time in accordance with the provisions of the Sub-DMC.

“the Village Common Facilities” means the Village Common Facilities mentioned in the Principal DMC and shall include:-

- (a) such of the sewers, drains, water courses, pipes, gutters, wells (if any) wires and cables and other service facilities whether ducted or otherwise which are or at any time may be in, under or over or passing through the Village through which water, sewage, gas, electricity and any other services are supplied to the Village or any part or parts thereof;
- (b) transformer rooms, main distribution frame rooms (for telephone), pump houses, switch rooms, mechanical rooms and other similar facilities for the use and benefit of the Village and not for use or benefit of a particular Unit or Estate Common Facilities;
- (c) lamp posts and lighting within the Village;
- (d) communal television antennae for the use and benefit of the Village;
- (e) any other facilities installed for the use and benefit of the Village and not for the use and benefit of a particular Unit or Estate Common Facilities.

(b) The number of undivided shares assigned to each residential property in the Phase :

Residential Properties	Number of undivided shares allocated to each residential property
Houses No. 97 to 127 (odd numbers) Palm Drive (Totalling 16 Houses)	60
Houses No. 56 to 78 (even numbers) Palm Drive (Totalling 12 Houses)	60
Houses No. 108 to 134 (even numbers) Cedar Drive (Totalling 14 Houses)	60

c) The term of years for which the manager of the Phase is appointed :

By the Principal DMC, MIGHTYTON PROPERTY MANAGEMENT LIMITED was appointed as the manager initially for a term of 3 years commencing from the date of issue of the first Occupation Permit in respect of any part of the Estate [i.e. 23rd No. ember 1990] and such appointment shall continue thereafter until terminated by three (3) months’ written notice of termination given by either the Manager or the Estate Owners’ Committee (as defined in the Principal DMC) to the opposite party.

(d) The basis on which the management expenses are shared among the owners of the residential properties in the Phase :

By the Principal DMC, where any expenditure relates solely to or is solely for the benefit of any Village then the full amount of such expenditure shall be borne by the Owners of such Village in accordance with the provisions of the relevant Sub-Deed of Mutual Covenant.

The Manager shall allocate the Estate Management Expenses (as defined in the Principal DMC) and the Manager’s Fee (as defined in the Principal DMC) in respect thereof to each Village in the proportion which the number of Shares (as defined in the Principal DMC) in completed parts of the Village bears to the total number of Shares in completed parts of the Estate. “Completion” means the issue of an Occupation Permit. The Owners of each Village shall contribute towards the amount so allocated to their Village in accordance with the provisions of the relevant Sub-Deed of Mutual Covenant.

By the Sub-DMC, each Village Management Budget shall be divided into two parts:

- (a) the first part shall be the estimated Village Management Expenses (as defined in the Sub-DMC) which are attributable solely to or solely for the management and maintenance of the Village and the Village Common Areas and Facilities which expenses together with the Manager’s Fee thereon shall be apportioned between the Village Owners pro rata according to the number of Shares allocated to the completed Units (as defined in the Sub-DMC) owned by them respectively; and
- (b) the second part shall be the estimated Estate Management Expenses apportioned to the Village in accordance with the provisos of Sub-Section G of SECTION VI of the Principal DMC which expenses shall together with the Manager’s Fee thereon be apportioned between the Village Owners pro rata according to the number of Shares allocated to the completed Units owned by them respectively as at the date of apportionment.

(e) The basis on which the management fee deposit is fixed :

By the Principal DMC, each Owner, on completion of the sale and purchase of his Unit, shall deposit with the Manager as security for the due payment of all amounts which may be or become payable by him under the Principal DMC a sum equivalent to three (3) months’ Management Charges for his Unit calculated to be payable by him in accordance with the Management Budget for the first financial year.

(f) The area (if any) in the Phase retained by the owner for that owner’s own use :

By the Sub-DMC, “the Village Retained Areas” means those parts of the Village not otherwise specifically assigned to or for the exclusive use of any one or more Owners or otherwise designed Village Common Areas by the Registered Owner and which are not parts of the Estate Common Areas.

Remark:
For full details, please refer to the Principal DMC and Sub-DMC which are free for inspection at the sales office.

批地文件的摘要

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(a) 期數所位於的土地的地段編號：

鄉郊建屋地段第1050號B分段之餘段

(b) 有關租契規定的年期：

根據第11461號賣地條件（已由三份修訂書所修訂，日期分別為1987年6月16日、1989年5月18日及1989年9月27日，並於土地註冊處登記，其註冊摘要編號分別為UB3440104、UB4085116及UB4213795）（「**批地文件**」），年期自1981年1月2日起75年，有權續期75年。

(c) 適用於該土地的用途限制：

批地文件特別條件第(11)條規定，除批地文件中的條件另有規定外，鄉郊建屋地段第1050號(「**土地**」)或其中的任何部分，或其中任何已興建或即將興建的建築物，或建築物的任何部分，除用作私人住宅用途外，不可作任何其他用途。

批地文件特別條件第(20)條規定：-

- (a) 在符合批地文件特別條件第(12)(a)條的規定下，在土地內須提供作為停泊車輛的位置，以土地建築物或已興建或即將興建的建築物內每個住所或私人住宅單位為A區不少於1.5輛車和B、C及D區不少於兩輛車的比率去提供，並達致工務司[現為地政總署署長](以下簡稱為「**署長**」)滿意。提供的空間除用作停泊屬於建築物或已興建或即將興建的建築物住戶擁有的私人車輛用途外，不可作任何其他用途。
- (b) 在計算批地文件特別條件第(8)(b)條所指的最高樓層、總樓面面積及總地域覆蓋的用途內時均不計算：-
 - (i) 於A區建築物或已興建或即將興建的建築物地面層或地面層以上或以下的雙層停車場，惟有關停車場的總地域覆蓋率將不超過A區的百分之22.5; 和
 - (ii) 於B、C及D區建築物或已興建或即將興建的建築物地面層以上或頂層天台的單層停車場。

批地文件特別條件第(4)(b)條規定，除非事前得到署長發出的書面同意，買方不可把於批地文件所附圖則上以綠色及黃色所示的區域用作儲存目的或興建任何臨時結構。

(d) 按規定須興建並提供予政府或供公眾使用的設施：

不適用

(e) 有關承授人在該土地內外鋪設、塑造或作環境美化的任何範圍，或興建或維持任何構築物或設施的責任：

批地文件特別條件第(3)條規定：-

- (a) 買方須：-
 - (i) 在1987年7月31日或之前，以及在土地任何建設行動（不包括地盤平整工程）開始之前，自費並達致署長對各方面滿意下，以署長批准的使用材料、標準、位置、水平及設計去鋪設、平整、提供及建造部分未來的公共道路（於批地文件所附圖則上以綠色標示的道路，以下簡稱為「**公共道路**」），包括提供及建造署長全權決定要求的任何橋樑、隧道、地上通道、地下通道、高架橋、立交橋、或其他建築物和必要的防護工程，從而使建築物、車輛交通和行人得以坐落乘載；及

- (ii) 在1990年1月31日或之前，自費並達致署長對各方面滿意下，以署長批准的使用材料、標準、位置、水平及設計去鋪設、平整、提供及建造未來的排水儲備裝置（於批地文件所附圖則上以黃色標示），包括提供及建造署長全權決定要求的任何水管、陰溝、淡水和鹹水配水管、或其他結構和必要的防護及排水工程。

- (b) 在根據批地文件特別條件第(16)(b)(ii)條處置之前，買方須自費並達致署長對各方面滿意下，去鋪設、鋪面、鋪平及連接公共道路，及於該公共道路按署長要求提供街燈及街道設備（以署長批准的位置、使用材料、標準及設計），及按市政總署署長批准於公共道路兩側提供以灌木和樹木種植形式的園藝美化設施。買方在按照批地文件特別條件第16(a)(i)條規定將土地分成多個部分後，其根據批地文件特別條件第3(b)條下的責任只延伸到上述圖則所示的大潭道改善工作，將予處置部分前端的一部分公共道路，及連接現存已鋪設公共道路的一部分公共道路。

- (c) 買方須自費維持公共道路和排水儲水庫，及所有其內、其中及其以上的東西均處於良好狀態，並達致署長對各方面滿意，直至全部土地已按照這些條件開發，及直至買方按照批地文件特別條件第(4)(a)條規定交還綠色和黃色區域的管有權予政府。此後，公共道路和排水儲水庫，及所有其內、其中及其以上的東西應由政府的公共開支維持。

- (d) 若買方沒有在上述規定期限內，履行批地文件特別條件第(3)條第(a)、(b)及(c)分條所列舉責任的情況下，政府可能會進行必要的工程，而買方須按要求向政府繳付相等於工程成本的費用，該費用由署長決定，其決定將為最終決定及對於買方具有約束力。

- (e) 構成上述圖則綠色和黃色區域的方法和次序，及所有必要的臨時和永久性保護工程和雨水排水工程，均須經署長批准。

- (f) 上述圖則綠色和黃色地區的構成，連同該些有可能在土地內部和外部設立的保護及排水工程，均須配合署長對鄰接地區訂定的發展方案去進行。

- (g) 在進行批地文件特別條件第(3)條第(a)、(b)及(c)分條指明的必要工程時，買方應保持一條暢通無阻的行人及行車通道，前往於批地文件所附圖則所示的紅山處理工程，及前往紅山道及白筆山道毗鄰的私人地段。

批地文件特別條件第(4)(a)條規定只有在進行批地文件特別條件第(3)(a)、(b)及(c)分條指明必要工程的目的下，買方將於該協議備忘錄的日期 [即1981年1月2日] 獲授予於批地文件所附圖則上以綠色及黃色所示的區域的管有權。該些區域的管有權須按要求交還政府；與及在任何情況下，在表明條件已完成及達致署長滿意的信件上的日期當天，買方將被視為已交還該些區域予政府。當買方管有該些區域時，須在所有合理時間容許所有政府及公眾車輛及行人交通自由進出該些區域。

批地文件特別條件第5(a)(iii)條規定買方須於由上述協議備忘錄的日期 [即1981年1月2日] 起計六個月內，提交或使其授權人（按建築物條例定義）提交給署長予以批核：-

對土地任何未被建築的部分及於批地文件所附圖則所示的綠色區域

進行園藝美化計劃的詳細計劃書（以下稱為「**園藝美化計劃書**」）。園藝美化計劃書必須由合資格的園藝建築師擬備，及須包括插圖、草圖（按1:500或更大的比例），連同其他署長可能要求的資料，其中必須包括以下：

- (i) 在土地內提供小路，計劃種植樹木、花卉、灌木、矮樹、草和其他植物，及其後適當保養的詳細資料；
- (ii) 向園藝美化地區內及特別在園藝美化計劃書下種植的植物提供澆水及施肥系統建議保養的設計佈局及詳細資料；
- (iii) 向土地內所有露天地區、其鄰接地區及於批地文件所附圖則所示綠色區域，計劃進行防護、照明及維修的詳細資料，連同該計劃所建議的階段或步驟的資料。

批地文件特別條件第(6)條規定買方須以符合批地文件條件、根據任何時間在香港有效或許有效的關於建築物及衛生的全部法例、附例及規則條款興建建築物開發土地，該土地上即將興建的建築物整體須在 1986年3月31日或之前，按各張日期為1987年9月30日及1991年5月28日的備忘錄延長，建成並適宜居住。

批地文件特別條件第7(a)(i)條規定，在進行土地或其任何部分的發展或重建後，買方須按署長在其絕對酌情權下的要求，自費進行及完成在土地上及其鄰接地區的地基、平整、山泥傾瀉的預防及補救工程，並達致署長滿意。買方在上述工程完成前，不得在土地開展興建任何上層建築物。

批地文件特別條件第(8)條規定：-

- (a) 除了按照總綱發展規劃和園藝美化計劃外，土地不得進行開發或重建。不得豎立、建造或維持在土地內沒有顯示於總綱發展規劃和園藝美化計劃上的建築物或構築物。

- (b) 在進行土地或其任何部分的發展或重建後-
 - (i) 任何於土地的建築物、已興建或將會興建的建築物，須受此條件限制，並在各方面符合《建築物條例》、其下訂立的規例及任何修訂法例的規定；
 - (ii) 除了在地詳細項目中提及的A區內的建築物、已興建或將會興建的建築物可以興建不多於19層外，任何於土地的建築物、已興建或將會興建的建築物，不得興建多於3層；
 - (iii) 任何在土地詳細項目中提及地區上的建築物、已興建或將會興建的建築物的總樓面面積須符合以下：

區	總樓面面積
A	不得超過36,420平方米
B	不得超過15,773平方米
C	不得超過10,740平方米
D	不得超過38,310平方米
總計	101,243平方米

- (iv) 在A區的建築物、已興建或將會興建的建築物內，每個私人住宅單位總樓面面積不得少於80平方米；

- (v) 在土地詳細項目中所指的B、C及D區的建築物、已興建或將

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會興建的建築物內，每個私人住宅單位總樓面面積不得少於240平方米；

- (vi) 在A區的建築物、已興建或將會興建的建築物內，私人住宅單位的總數不得超過323；
- (vii) 在A區或其任何部分內，建築物、已興建或將會興建的建築物的總地域覆蓋不得超過A區百分之十五的面積；
- (viii) 在土地詳細項目中所指的B、C及D區或其任何部分內的建築物、已興建或將會興建的建築物的總地域覆蓋不得超過B、C及D區各自面積的百分之三十五；
- (ix) 任何建築物、已興建或將會興建的建築物的設計、位置、高度及立面須經署長書面批准；及
- (x) 任何性質的構築物、地區分界或建築物均不得建於被一般稱為「支撐物」類型的支柱上，除非買方能向署長證明沒有其他形式的結構適合興建（在此同意及聲明署長對任何支柱是否屬於批地文件特別條件第8(b)(x)定義為「支撐物」的決定將為最終決定，及對買方具有約束力）。

批地文件特別條件第(9)條規定：-

- (a) 應當在土地豎立、建造、提供並維持經署長書面批准的康樂設施（包括露天游泳池及壁球場）及其附屬設施，該些設施的大小、設計、高度和位置，均須要符合批地文件特別條件第5(a)(i)條署長書面批准所限制。該些設施不會納入計算批地文件特別條件第(8)(b)條總樓面面積及總地域覆蓋目的用途內；以及除了已建於或將建於土地的建築物居民及其訪客外，其他人均不得使用該些設施。
- (b) 買方須自費維持、維修、保養和管理根據批地文件特別條件第(9)(a)條提供的該些康樂設施，並達致署長滿意。

批地文件特別條件第(12)條規定：-

- (a) 任何構築物或構築物等或車位不得興建或建造於水務專用範圍（於批地文件所附圖則上粉紅底斜影黑線部分）及排水專用範圍（於批地文件所附圖則上粉紅底十字斜影黑線部分）。該水務專用範圍及排水專用範圍不得用作停泊車輛之用。
- (b) 買方須向水務署署長提交或促使提交關於在該水務專用範圍中心線以西12米內，以及在該排水專用範圍中心線以東12米內進行的地區平整及地基工程的計劃，以供水務署署長批核。
- (c) 除非事前得到署長發出的書面批核，土地邊界6.1米範圍其內、其中或其以上不得興建或建造非邊界圍牆及圍欄的構築物或構築物等（於批地文件所附圖則上以黑色幼虛線表示及標有「6.10米建築界線」的位置）。

批地文件特別條件第(13)條規定，署長、其官員、承辦商及其工人（不論有否工具、裝備、機器或車輛）均有權在任何時間自由進入、離開或歸回土地或其任何部分，於批地文件特別條件第(12)(a)條內指出的水務專用範圍及排水專用範圍內在批地文件批出的年期任何時間去履行檢查、維護、修理、翻新公共水管、喉管、下水道或其他公用服務設施和鋪設任何額外的一條或多條公共水管、喉管、下水道或任何其他公用服務設施的目的。署長、其官員、其承辦商及其工人將不會

承擔由批地文件特別條件第(13)條授予的進入、離開或歸回權所造成或引致買方遭受（或附帶造成或附帶使買方遭受）的任何損失、損害、滋擾或干擾，買方將不得向其就任何損失、損害、滋擾或干擾作出追討。

批地文件特別條件第(30)條規定，買方須自費建造及維修署長認為須要的水渠及渠道（無論是否位於土地範圍內或政府土地上），以將落在土地上的雨水收集並排去至就近的水道、水井、渠道、排水渠或海，達致署長滿意。買方將自行承擔並彌償政府及其官員，任何因暴風雨或雨水造成的損失或滋擾而引致的一切訴訟、索償和要求。

批地文件特別條件第(33)條規定，在土地任何建築物的排水系統須按署長要求運作，而且買方須自費進行所有安排處理及處置在土地內、在政府土地上或其它任何地方因建設、運作及維護合適工程而產生的骯髒水或污水，並達致署長滿意，及按署長要求的條件進行。買方須自行承擔因此造成的任何損害或滋擾。

(f) 對買方造成負擔的租用條件：

批地文件特別條件第(15)條規定，買方於批地文件批出的年期內須按要求向政府繳付在土地內或外，因買方或由其負責之人在土地進行的任何工程或其他活動而導致損害，從而對供水系統裝置進行必須的維修及修復的費用，買方亦須彌償政府因而蒙受的所有訴訟，索償和要求。

批地文件特別條件第(18)條規定，除非同一時間對土地或其根據該計劃劃出的獨立部分的不分割分數進行轉讓、按揭、押記、轉租、放棄管有權，並連同已興建或將會興建的建築物的一部分獨家使用權及佔用權，買方不得轉讓、按揭、押記、轉租、放棄管有權或以任何方式或訂立任何協議處置根據此條件被劃出或保留作停泊車輛用途部分的權益，包括在該計劃劃出的土地任何部分、或其任何部分的建築物或已興建或將會興建的建築物或構築物。惟批地文件特別條件第(18)條並不阻止向任何當時已是擁有土地或其部分不分割份數並連同已興建或將會興建的建築物的一部分獨家使用權及佔用權的人士，進行轉讓、按揭、押記、轉租任何該部分。

批地文件特別條件第(23)條規定，買方不得切割、去除或移後任何鄰接土地的政府土地，除非得到署長發出的特別書面批准（該署長可在其全權決定下，同意其認為合適的條款及細則，包括在其決定的地價下批出額外的政府土地作為土地的延伸）。

批地文件特別條件第(24)條規定，凡有任何根據批地文件特別條件第(23)條的同意下去切割、去除或移後山坡或河岸或其他建立或填充到土地內或任何政府土地上的建築物，以作構成、平整或發展土地或其任何部分的目的，買方須建造擋土牆或其他支撐物（不論有必要、之後或任何時候有須要去保護及支撐在土地內及任何毗連或鄰接政府土地或租地的山坡及河岸；及防止任何之後發生的下陷、山泥傾瀉或沉降）或負責其費用，並須在任何時間維持該擋土牆或其他支撐物以良好的和實質的修復及條件。若任何時間因構成、平整或發展而造成或引致山泥傾瀉、沉降或下陷，不論是在或從土地山坡或河岸，或從任何毗連或鄰接政府土地或租地，買方須自費將其恢復及修正，並須彌償政府所有將會或有機會透過山泥傾瀉、沉

降或下陷而造成、蒙受、承受或帶來的費用、支出、損害、索償、要求及申索。除了在此提及有關違反批地文件下的權益及賠償外，署長亦有權透過書面通知要求買方進行有關建築及/或維修或恢復原狀及予以修復所有下陷、山泥傾瀉及沉降。一旦買方在通知指定時間內，忽略或沒有依從通知，署長可立刻執行及進行工程，及買方須按要求向政府償還有關費用。

批地文件特別條件第(25)條規定，由土地或由其他受發展土地影響的區域，因侵蝕或沖刷至公共車道或道路上或進入到道路涵洞、污水渠、雨水渠、明渠或其他政府物業的廢物或碎屑，買方須負上責任及按要求向政府繳付清除在公共車道或道路或道路涵洞、污水渠、雨水渠、明渠或其他政府財產的廢物或碎屑的費用。買方須彌償政府因該等侵蝕或沖刷而對私有財產造成損害或滋擾所導致的一切訴訟、索償和要求。

批地文件特別條件第(28)條規定，買方須按要求，向政府繳付任何署長證明為用作修正買方、其承辦商、分包商、工人、車輛對鄰接公共道路造成的任何損害或任何土地的廢料的費用。

批地文件特別條件第(31)條規定，任何買方、其僱員或代理人對土地或鄰接地區的任何明渠、污水渠、雨水渠、水管或其他政府物業造成的損害或阻塞，政府將以買方支付費用下作出修正，買方須按要求向政府支付有關欠款。

批地文件特別條件第(32)條規定，買方須按要求向政府繳付連接土地的水管及污水渠至政府雨水渠及污水渠的費用。該些工程須由署長執行，署長將不會對買方承擔相關責任。

批地文件特別條件第(41)條規定，凡在此等條件下，政府或署長須要或可能在土地或其任何部分上或其以外的任何部分進行任何形式的工程（不論代表買方，或因買方未能成功執行該工程），均由買方負責；或買方須按要求繳付或償還政府或署長該些工程的費用，該費用須包括由署長訂定的監督及管理費用。

備註：請於售樓處免費參閱批地文件以了解全部詳情。

批地文件的摘要

SUMMARY OF LAND GRANT

(a) The lot number of the land on which the Phase is situated :

The Remaining Portion of Section B of Rural Building Lot No. 1050.

(b) The term of years under the lease :

75 years from 2nd January 1981 with an option of renewal for a further term of 75 years granted under Conditions of Sale No. 11461 as varied or modified by 3 Modification Letters dated 16th June 1987, 18th May 1989 and 27th September 1989 and registered in the Land Registry by Memorial No. .UB3440104, UB4085116 and UB4213795 respectively (“the Land Grant”).

(c) The user restrictions applicable to that land :

Special Condition No. (11) of the Land Grant provides that subject to the conditions under the Land Grant, Rural Building Lot No. 1050 (“the Land”) or any part thereof or any building or buildings erected or to be erected thereon shall not be used for any purpose other than private residential purposes.

Special Condition No. (20) of the Land Grant provides that:-

- (a) Subject to Special Condition No. (12)(a) of the Land Grant, space shall be provided within the Land to the satisfaction of the Director of Public Works [now replaced by the Director of Lands] (hereinafter referred to as “the said Director”) for the parking of motor vehicles at the rate of not less than 1.5 cars per flat or private residential unit in the building or buildings erected or to be erected on Site A and at the rate of not less than two cars per flat or private residential unit in the building or buildings erected or to be erected on Sites B, C and D. The space so provided shall not be used other than for the purpose of parking private motor vehicles belonging to the residents of the building or buildings erected or to be erected on the Land.
- (b) Account will not be taken of for the purpose of calculating the maximum number of storeys, the total gross floor area and the total site coverage referred to in Special Condition No. (8)(b) of the Land Grant:-
 - (i) two storeys of car ports on, at, above or below ground level and under the building or buildings erected or to be erected on Site A provided that the total site coverage of such car ports will not exceed 22.5 per centum of the area of Site A; and
 - (ii) single storey car ports at or above ground level or on the roof of the building or buildings erected or to be erected on Sites B, C and D.

Special Condition No. (4)(b) of the Land Grant provides that the Purchaser shall not without the prior written consent of the said Director use the areas shown coloured green and yellow on the plan annexed to the Land Grant for the purpose of storage or for the erection of any temporary structure.

(d) The facilities that are required to be constructed and provided for the Government, or for public use :

No. Applicable

(e) The grantee’s obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside that land :

Special Condition No. (3) of the Land Grant provides that:-

- (a) The Purchaser shall:-
 - (i) on or before the 31st day of July 1987 and before any building operations (excluding site formation works) commence on the Land, at his own expense and in all respects to the satisfaction of the said Director lay, form, provide and construct in such manner, with such materials and to such standards, alignment, levels and design as the said Director shall approve including the provision and construction of any bridges, tunnels, over-passes, under-passes, viaducts, flyovers, or such other structures and necessary protective works as the said Director in his sole discretion may require the portion of future public road (hereinafter referred to as “the public road”) shown coloured green on the plan annexed to the Land Grant so that building, vehicular and pedestrian traffic may be carried thereon; and
 - (ii) on or before the 31st day of January 1990 at his own expense and in all respects to the satisfaction of the said Director lay, form, provide and construct in such manner, with such materials and to such standards, alignment, levels and design as the said Director shall approve including the provision and construction of any water-mains, culverts, fresh and salt water distribution mains or such other structures and necessary protective and drainage works as the said Director in his sole discretion may require the future drainage reserves shown coloured yellow on the said plan.
- (b) The Purchaser shall, prior to any disposition in accordance with Special Condition No. (16)(b)(ii) of the Land Grant, at his own expense and in all respects to the satisfaction of the said Director, surface, pave, kerb and channel the public road and provide the same with street lights and such other street furniture as may be required by the said Director in such positions, with such materials and to such standards and design as shall be approved by the said Director, and provide such landscaping facilities to the sides of the public road in the form of shrubs and tree planting as shall be approved by the Director of Urban Services. Provided that the Purchaser having carved out the Land into sections in accordance with Special Condition No. 16(a)(i) of the Land Grant his obligations under Special Condition No. 3(b) of the Land Grant shall extend only to the Tai Tam Road

improvement as shown on the said plan, the portion of the public road which fronts upon the section to be disposed of and the portion of the public road which connects the section to existing surfaced public roads.

- (c) The Purchaser shall at his own expense maintain the public road and the said drainage reserves and everything thereon, therein or thereover in good condition and in all respects to the satisfaction of the said Director until the whole of the Land has been developed in accordance with these Conditions and possession of the said green and yellow areas have been redelivered up by the Purchaser to the Government in accordance with the provisions of Special Condition No. (4)(a) of the Land Grant, and thereafter the public road and the said drainage reserves and everything thereon, therein or thereover shall be maintained by the Government at the public expense.
- (d) In the event of the non-fulfilment of the Purchaser's obligations under sub-clauses (a), (b) and (c) of Special Condition No. (3) of the Land Grant within the prescribed period aforesaid, the Government may carry out the necessary works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the said Director whose determination shall be final and shall be binding upon the Purchaser.
- (e) The method and sequence of the formation of the said areas shown coloured green and yellow on the said plan and all necessary temporary and permanent protective and storm-water drainage works shall be subject to the approval of the said Director.
- (f) The formation of the said areas shown coloured green and yellow together with such necessary protective and drainage works as may be required both within and outside the Land shall be carried out to suit the programme of development of adjacent areas as laid down by the said Director.
- (g) The Purchaser shall maintain an unimpeded pedestrian and vehicular access to the Red Hill Treatment Works shown on the plan annexed to the Land Grant and to the private lots abutting on Red Hill Road and Pak Pat Shan Road during the carrying out of the necessary works specified in sub-clauses (a), (b) and (c) of Special Condition No. (3) of the Land Grant.

Special Condition No. (4)(a) of the Land Grant provides that for the purpose only of carrying out the necessary works specified in Special Condition No. (3)(a), (b) and (c) of the Land Grant,

批地文件的摘要

SUMMARY OF LAND GRANT

the Purchaser shall on the date of the said Memorandum of Agreement [i.e. 2nd January 1981] be granted possession of the areas shown coloured green and yellow on the plan annexed to the Land Grant. Possession of the said areas shall be re-delivered on demand and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the said Director indicating that these Conditions have been complied with to his satisfaction. The Purchaser shall at all reasonable times while he is in possession of the said areas allow free access over and along the same for all Government and public vehicular and pedestrian traffic.

Special Condition No. (5)(a)(iii) of the Land Grant provides that the Purchaser shall within six months from the date of the said Memorandum of Agreement [i.e. 2nd January 1981] submit or cause to be submitted by his authorized person (as defined in the Buildings Ordinance) to the said Director for his approval:-

detailed proposals for the landscaping (hereinafter referred to as “the Landscaping Proposals”) of any portion of the Land not built upon and the area shown coloured green on the plan annexed to the Land Grant. The Landscaping Proposals must be prepared by a qualified landscape architect and shall include illustrations, sketch drawings (at a scale of 1:500 or greater) together with such other information as the said Director may require, and in particular shall include the following:

- (i) details of the provision of footpaths within the Land and of schemes for the planting of trees, flowers, bushes, shrubs, grass and other vegetation and the subsequent proper maintenance thereof;
- (ii) a design layout and details of the proposed maintenance of a watering and fertilization system for the landscaped areas and in particular for any planters comprised in the Landscaping Proposals;
- (iii) details of a scheme for the protection, lighting and maintenance of all open spaces within the Land, any areas adjacent thereto and the area shown coloured green on the plan annexed to the Land Grant together with details of the proposed phasing or staging of such proposals.

Special Condition No. (6) of the Land Grant provides that the Purchaser shall develop the Land by the erection thereon of buildings complying with the conditions of the Land Grant and in accordance with the provision of all Ordinances, By laws and Regulations relating to building and sanitation which are or may at any time be in force in Hong Kong and such buildings to be erected on the Land as a whole shall be completed and fit for occupation on or before 31st March 1986 as extended by various memos dated 30th September 1987 and 28th May 1991.

Special Condition No. (7)(a)(i) of the Land Grant provides that upon development or redevelopment of the Land or any part

thereof the Purchaser shall at his own expense carry out and complete to the satisfaction of the said Director such foundation, formation and landslide preventive and remedial works on the Land and on such adjacent areas as the said Director in his absolute discretion shall require and shall not commence the construction of any superstructure on the Land before completion of the said works.

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

- (a) The Land shall not be developed or redeveloped except in accordance with the Master Plans and Landscaping Proposals and no building or structure which is not shown on the Master Plans and the Landscaping Proposals shall be erected, constructed or maintained on or within the Land.
- (b) Upon development or redevelopment of the Land or any part thereof –
 - (i) any building or buildings erected or to be erected thereon shall subject to these Conditions in all respects comply with the Buildings Ordinance, any Regulations made thereunder and any amending legislation;
 - (ii) any building or buildings erected or to be erected on the Land shall not contain more than three storeys except that the building or buildings erected or to be erected on Site A referred to in the Particulars of the Land may contain not more than nineteen storeys;
 - (iii) the total gross floor area of any building or buildings erected or to be erected on the sites referred to in the Particulars of the Land shall be in accordance with the following:

Site	Total Gross Floor Area
A	shall not exceed 36,420 square metres
B	shall not exceed 15,773 square metres
C	shall not exceed 10,740 square metres
D	shall not exceed 38,310 square metres
Total	101,243 square metres

- (iv) the gross floor area of each private residential unit in any building erected or to be erected on Site A shall not be less than 80 square metres;
- (v) the gross floor area of each private residential unit in any building erected or to be erected on Sites B, C and D referred to in the Particulars of the Land shall not be less than 240 square metres;
- (vi) the total number of private residential unit in the building or buildings erected or to be erected on Site A shall not be more than 323;
- (vii) the total site coverage of the building or buildings erected or to be erected on Site A or any part thereof shall not exceed 15 per centum of the area of Site A;

- (viii) the total site coverage of the building or buildings erected or to be erected on Sites B, C or D referred to in the Particulars of the Land or any part thereof shall not exceed 35 per centum of the respective site area of Sites B, C and D;
- (ix) the design, disposition, height and elevations of any building or buildings erected or to be erected thereon shall be subject to the approval in writing of the said Director; and
- (x) no building, site cutting or structure of any description resting upon supporting columns of the type commonly known as “stilts” shall be permitted unless the Purchaser satisfies the said Director that no other form of construction is suitable (it being agreed and declared that the said Director’s decision as to whether any supporting column is a “stilt” within the meaning of Special Condition No. (8)(b)(x) of the Land Grant shall be final and binding).

Special Condition No. (9) of the Land Grant provides that:-

- (a) Such recreational facilities (including open-air swimming pools, squash courts) and such ancillary facilities as may be approved in writing by the said Director shall be erected, constructed, provided and maintained upon the Land. The size, design, height and disposition of the said facilities shall also be subject to the written approval of the said Director in accordance with Special Condition No. 5(a)(i) of the Land Grant. The said facilities will not be taken into account for the purpose of calculating the total gross floor area and the total site coverage referred to in Special Condition No. (8)(b) of the Land Grant, and shall not be used other than by the residents of the buildings erected or to be erected on the Land and their visitors.
- (b) The Purchaser shall at his own expense maintain, repair, upkeep and manage to the satisfaction of the said Director such recreational facilities as may be provided in accordance with sub-clause (a) of Special Condition No. (9) of the Land Grant.

Special Condition No. (12) of the Land Grant provides that:-

- (a) No. structure or structures or car parking spaces shall be erected or constructed within the Waterworks Reserve shown coloured pink hatched black and the Drainage Reserve shown coloured pink cross-hatched black respectively on the plan annexed to the Land Grant and the said Waterworks Reserve and Drainage Reserve shall not be used for the purpose of parking of motor vehicles.
- (b) The Purchaser shall submit or cause to be submitted to Director of Water Supplies for his approval plans in respect of site formation and foundation works which are to be carried out within 12 metres of the west side of the centre line of the said Waterworks Reserve and within 12 metres of the east side of the centre line of the said Drainage Reserve.

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- (c) Except with the prior written approval of the said Director, no structure or structures other than boundary walls and fences shall be erected or constructed on or within or above 6.1 metres of the boundaries of the Land as indicated by a thin broken black line and marked “6.10 m Building Line” on the plan annexed to the Land Grant.

Special Condition No. (13) of the Land Grant provides that the said Director and his officers and contractors, his or their workmen with or without tools, equipment, machinery or motor vehicles shall have the right of free ingress, egress and regress at all times to and from the Land or any part thereof for the purpose of inspecting, maintaining, repairing, renewing the public water-main, pipes, sewer or other utility services and of laying any additional water-main or mains, pipes, sewer or other utility services at any time during the term granted by the Land Grant within the Waterworks Reserve and Drainage Reserve referred to in Special Condition No. (12)(a) of the Land Grant. The said Director and his officers and contractors, his or their workmen shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser arising out of or incidental to the exercise by him or them the right of ingress, egress and regress conferred under Special Condition No. (13) of the Land Grant, and no claim shall be made against him or them by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

Special Condition No. (30) of the Land Grant provides that the Purchaser shall construct and maintain at his own expense and to the satisfaction of the said Director such drains and channels, whether within the boundaries of the Land or on Government land, as the said Director may consider necessary to intercept and convey into the nearest stream-course, catch-pit, channel, storm-water drain or sea all storm-water or rain-water falling or flowing on to the Land, and the Purchaser shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.

Special Condition No. (33) of the Land Grant provides that the drainage of any building erected on the Land shall be effected as may be required by the said Director, and the Purchaser shall make all arrangements at his own expense and to the satisfaction of the said Director for the treatment and disposal of foul or contaminated water by the construction, operation and maintenance of suitable works either within the Land or on Government land or otherwise and on such terms as the said Director shall require, and the Purchaser shall be solely liable for any damage or nuisance caused thereby.

(f) The lease conditions that are onerous to a purchaser :

Special Condition No. (15) of the Land Grant provides that the Purchaser shall pay to the Government on demand the cost of repair and reinstatement to any Waterworks installation either within or outside the Land that shall or may be necessary at any time during the term granted by the Land Grant as a result of damage caused by any works or other activities carried out upon

the Land by the Purchaser or others under his charge, and shall indemnify the Government against any claim, action or demand arising therefrom.

Special Condition No. (18) of the Land Grant provides that the Purchaser shall not assign, mortgage, charge, underlet or part with the possession of or otherwise dispose of any section of the Land carved out under the said scheme or any part thereof or any part of any buildings or structures erected or to be erected thereon the use of which under these Conditions is or has been set aside or reserved for car parking or any interest therein or enter into any agreement so to do without also and at the same time assigning, mortgaging, charging, underletting or parting with the possession of therewith an undivided share of and in the Land or individual section of the Land carved out under the said scheme together with the right to the exclusive use and occupation of a part of the buildings erected or to be erected thereon Provided That nothing in Special Condition No. (18) of the Land Grant contained shall prevent the assignment, mortgage, charge or underletting of any such part on its own to any person who is already at that time the owner of an undivided share of and in the Land or such sections together with the right to the exclusive use and occupation of some other part of the buildings erected or to be erected thereon.

Special Condition No. (23) of the Land Grant provides that the Purchaser shall not cut away, remove or set back any Government land adjoining the Land except with the special written approval of the said Director who may at his sole discretion give such consent on such terms and conditions as he may see fit including the granting of an additional area of Government land as an extension to the Land at such premium as he may determine.

Special Condition No. (24) of the Land Grant provides that where any cutting away, removal or setting back of hillsides or banks or any building up or filling in within the Land or on any Government land where consent has been given pursuant to Special Condition No. (23) of the Land Grant, is required for the purpose of or in connection with the formation, levelling or development of the Land or any part thereof, the Purchaser shall construct or bear the cost of the construction of such retaining walls or other support as shall or may then or at any time thereafter be necessary to protect and support such hillsides and banks within the Land and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter, and shall at all times maintain the said retaining walls or other support in good and substantial repair and condition. In the event that as a result or arising out of any formation, levelling or development any landslip, subsidence or falling away occurs at any time, whether in or from the hillsides or banks within the Land or from any adjacent or adjoining Government or leased land, the Purchaser shall at his own expense reinstate and make good the same and shall indemnify the Government from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such landslip, subsidence or falling away. In addition to any other rights or remedies herein provided for breach of any of the

conditions of the Land Grant the said Director shall be entitled by a notice in writing to call upon the Purchaser to carry out such construction and/or maintenance or to reinstate and make good any falling away, landslip or subsidence, and if the Purchaser shall neglect or fail to comply with such notice within the period specified therein the said Director may forthwith execute and carry out the work and the Purchaser shall on demand repay to the Government the cost thereof.

Special Condition No. (25) of the Land Grant provides that in the event of spoil or debris from the Land or from other areas affected by any development of the Land being eroded and washed down on to public lanes or roads or into road-culverts, sewers, storm-water drains or nullahs or other Government properties, the Purchaser shall be held responsible and shall pay to the Government on demand the cost of removal of the spoil and debris from or of damage to the public lanes or roads or road-culverts, sewers, storm-water drains or nullahs or other Government properties. The Purchaser shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion and washing down.

Special Condition No. (28) of the Land Grant provides that the Purchaser shall pay to the Government on demand any sum which the said Director shall certify to be the cost of making good any damage done to adjoining public roads by the Purchaser, his contractors or subcontractors or his or their workmen or vehicles or by any spoil from the Land.

Special Condition No. (31) of the Land Grant provides that any damage or obstruction caused by the Purchaser, his servants or agents to any nullah, sewer, storm-water drain, watermain or other Government properties within or adjoining the Land shall be made good by the Government at the cost of the Purchaser, and the amount due in respect thereof shall be paid on demand to the Government by the Purchaser.

Special Condition No. (32) of the Land Grant provides that the Purchaser shall pay to the Government on demand the cost of connecting any drains and sewers from the Land to the Government storm-water drains and sewers when laid. Such works shall be carried out by the said Director, who shall incur no liability to the Purchaser in respect thereof.

Special Condition No. (41) of the Land Grant provides that wherever in these Conditions it is provided that the Government or the said Director shall or may carry out works of any description on the Land or any part thereof or outside the Land (whether on behalf of the Purchaser or on the failure of the Purchaser to carry out such works or otherwise) at the cost of the Purchaser or that the Purchaser shall pay or repay to the Government or to the said Director on demand the cost of such works, such cost shall include such supervisory and overhead charges as may be fixed by the said Director.

Remark:

For full details, please refer to the Land Grant which is free for inspection at the sales office.

公共設施及公眾休憩用地的資料

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

(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； Any facilities that are required under the land grant to be constructed and provided for the Government, or for public use;	不適用 Not applicable
(b) 根據批地文件規定須由期數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； Any facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Phase;	不適用 Not applicable
(c) 根據批地文件規定須由該期數中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地； Any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Phase;	不適用 Not applicable
(d) 該期數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。 Any part of the land (on which the Phase 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).	不適用 Not applicable

對買方的警告

WARNING TO PURCHASERS

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

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

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

(i) 該律師事務所可能不能夠保障買方的利益；及

(ii) 買方可能要聘用一間獨立的律師事務所；及

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

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

3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser: -

(i) that firm may not be able to protect the purchaser's interests; and

(ii) the purchaser may have to instruct a separate firm of solicitors; and

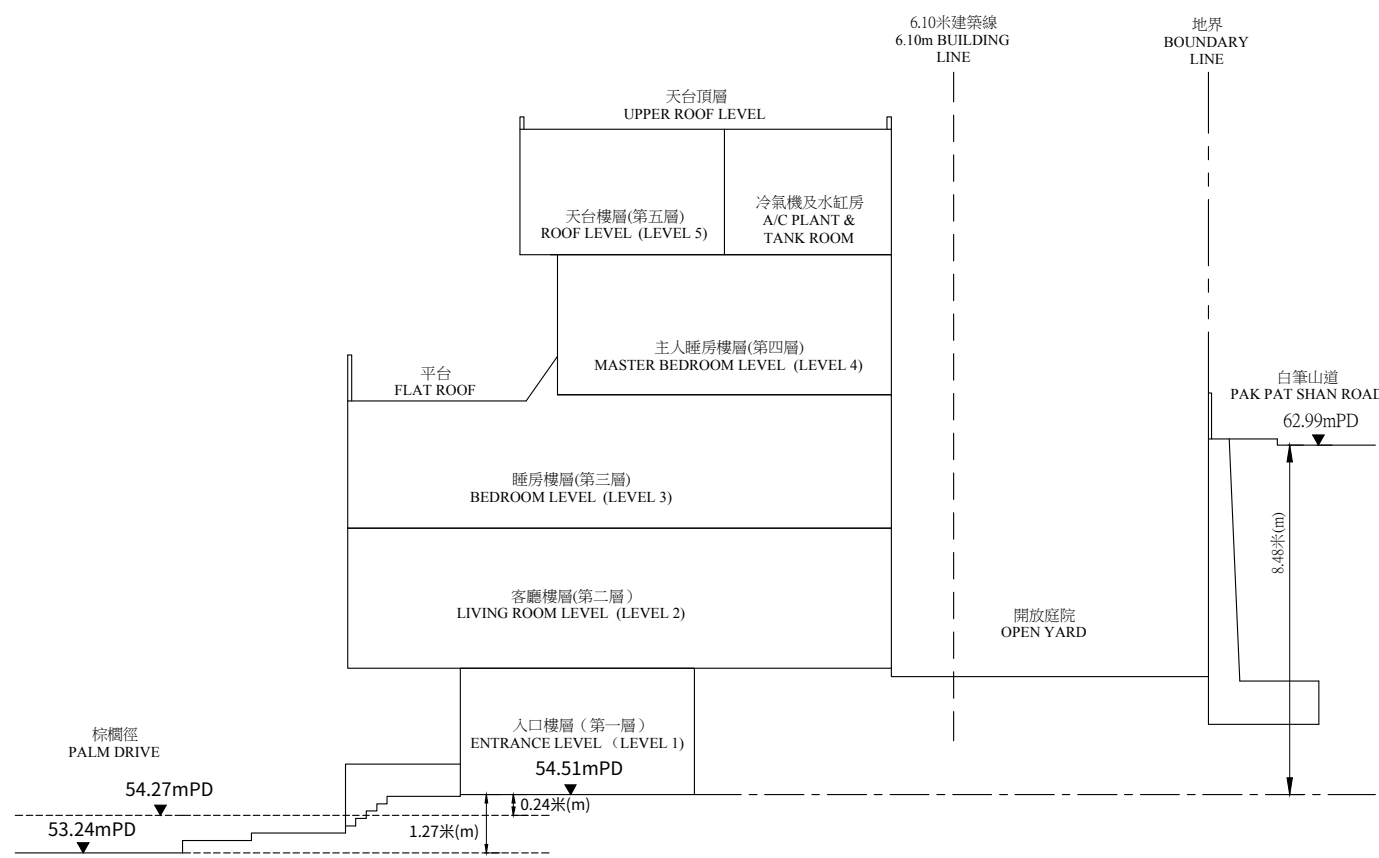
(iii) that in the case of paragraph 3.(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

期數中的建築物的橫截面圖

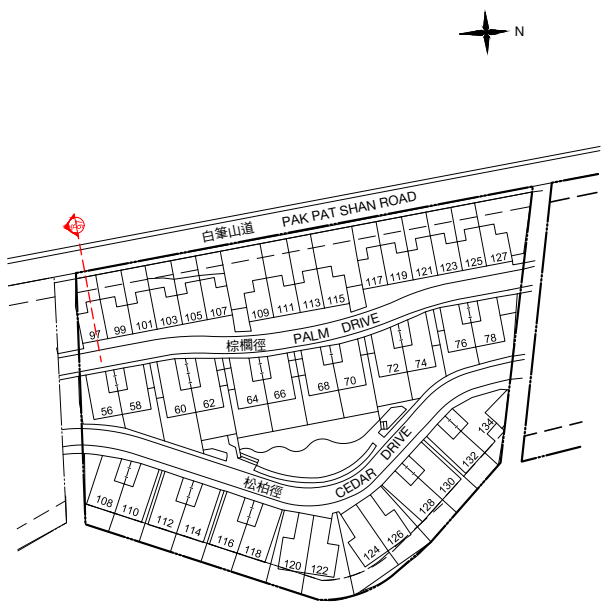
CROSS-SECTION PLAN OF BUILDING IN THE PHASE

棕櫚徑 97號洋房(亦稱為R1洋房)
House No. 97, Palm Drive (Also known as House R1)

橫截面圖 R1 Cross-Section Plan R1



指示圖 Key Plan



圖例 Legend

mPD - 米 (香港主水平基準以上)

Metres (Above the Hong Kong Principal Datum)

--- - 最低住宅樓層水平 Level of the lowest residential floor

1. 毗連建築物的一段棕櫚徑為香港主水平基準以上53.24米至54.27米。
2. 毗連建築物的一段白筆山道為香港主水平基準以上62.99米。

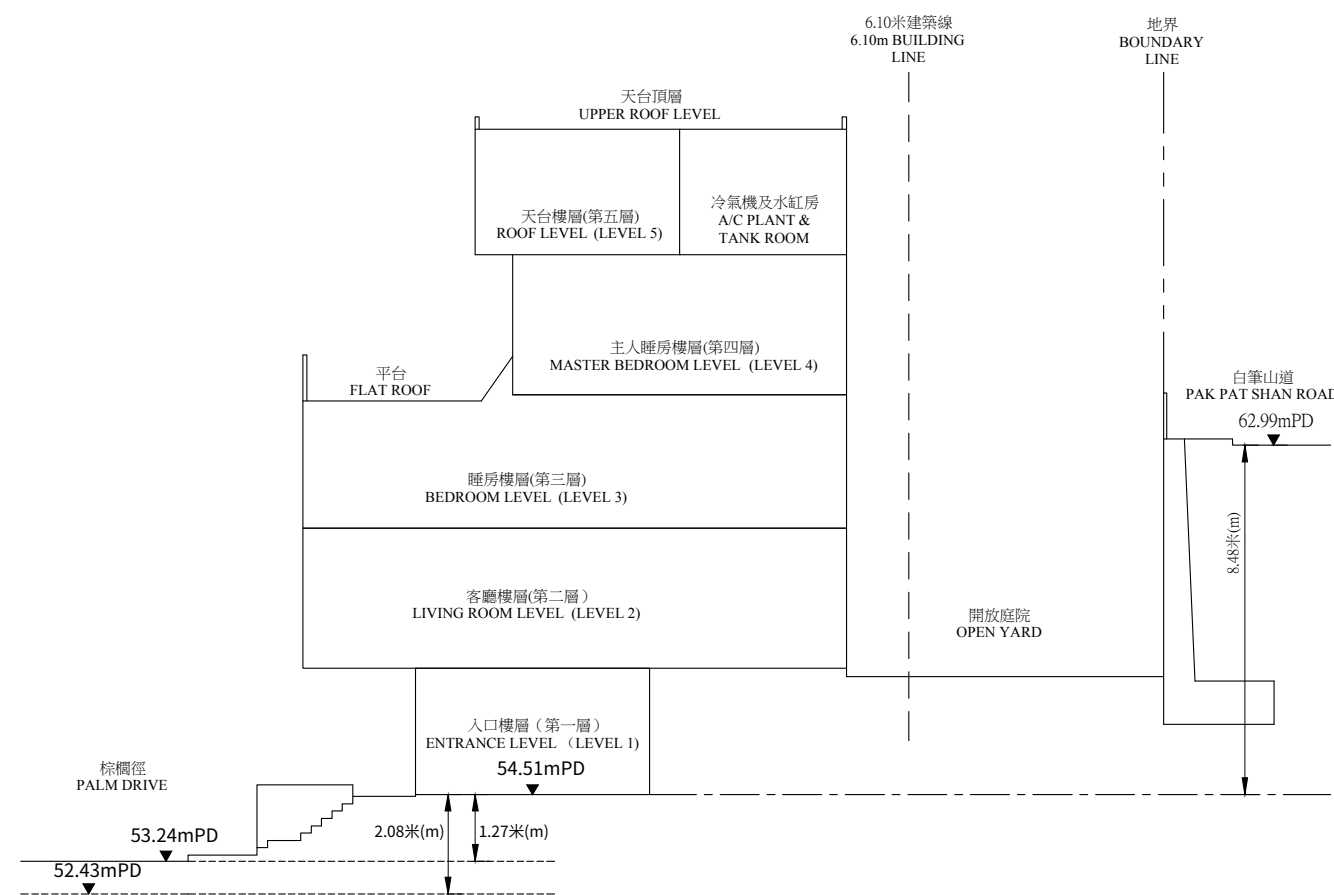
1. The part of Palm Drive adjacent to the building is 53.24 metres to 54.27 metres above the Hong Kong Principal Datum.
2. The part of Pak Pat Shan Road adjacent to the building is 62.99 metres above the Hong Kong Principal Datum.

期數中的建築物的橫截面圖

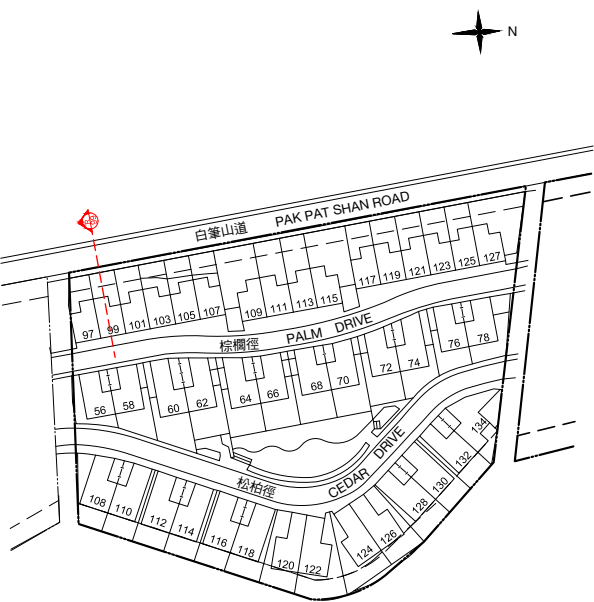
CROSS-SECTION PLAN OF BUILDING IN THE PHASE

棕櫚徑 99號洋房(亦稱為R2洋房)
House No. 99, Palm Drive (Also known as House R2)

橫截面圖 R2 Cross-Section Plan R2



指示圖 Key Plan



圖例 Legend

mPD - 米 (香港主水平基準以上)

Metres (Above the Hong Kong Principal Datum)

--- - 最低住宅樓層水平 Level of the lowest residential floor

- 毗連建築物的一段棕櫚徑為香港主水平基準以上52.43米至53.24米。
- 毗連建築物的一段白筆山道為香港主水平基準以上62.99米。

- The part of Palm Drive adjacent to the building is 52.43 metres to 53.24 metres above the Hong Kong Principal Datum.
- The part of Pak Pat Shan Road adjacent to the building is 62.99 metres above the Hong Kong Principal Datum.

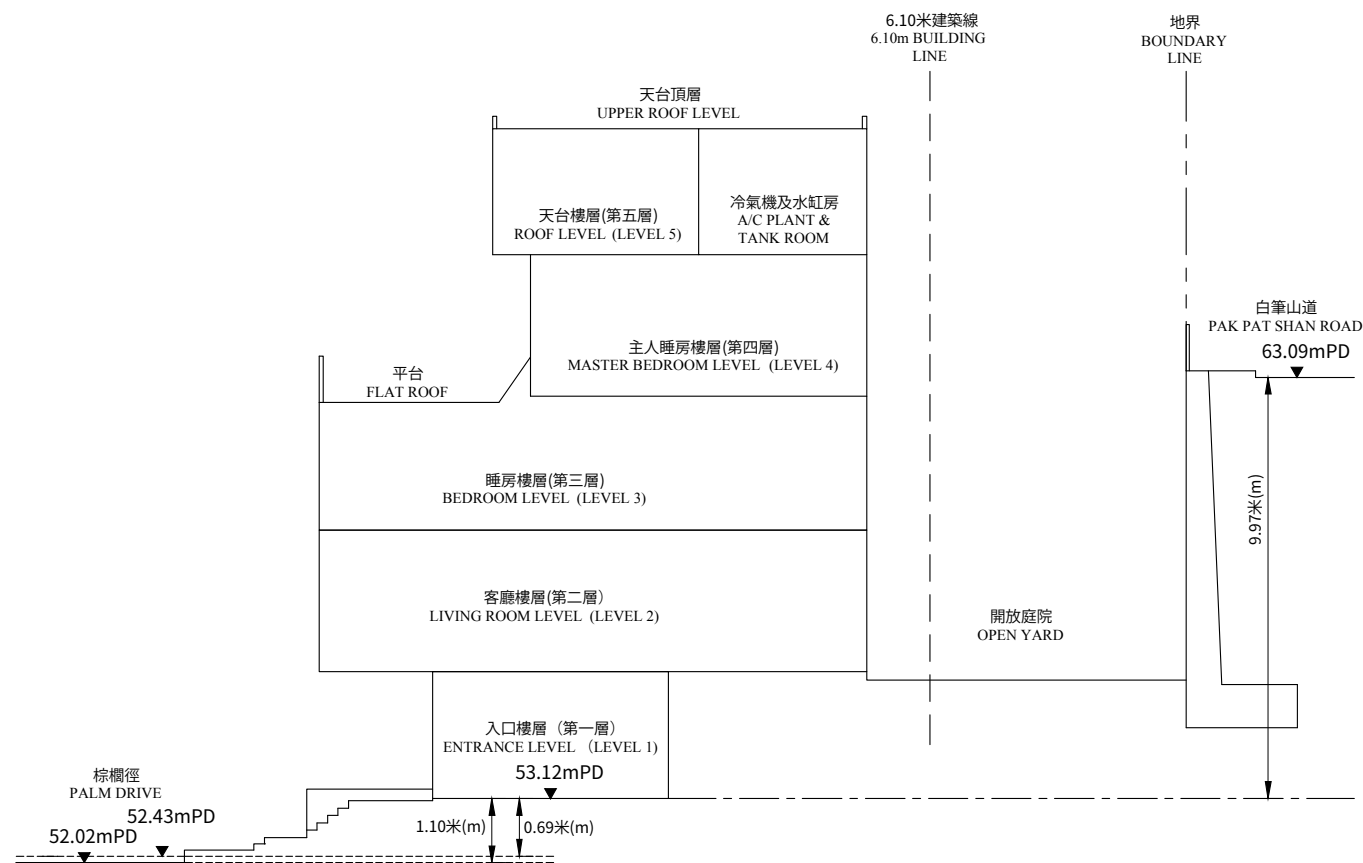
期數中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE PHASE

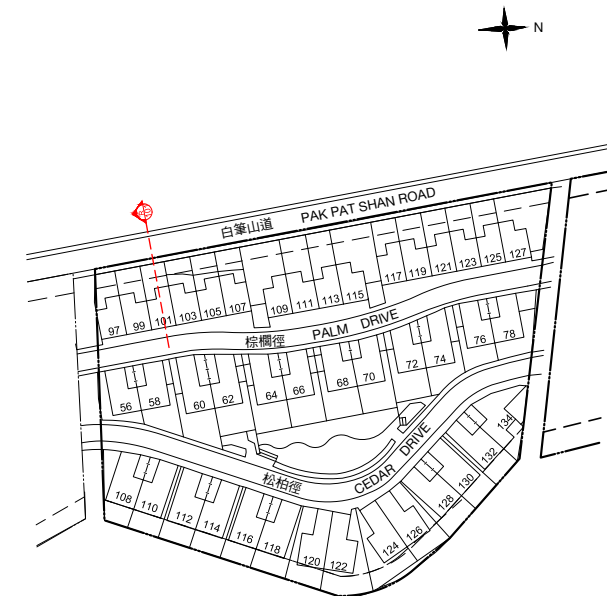
棕櫚徑 101號洋房(亦稱為R3洋房)

House No. 101, Palm Drive (Also known as House R3)

橫截面圖 R3 Cross-Section Plan R3



指示圖 Key Plan



圖例 Legend

mPD - 米 (香港主水平基準以上)

Metres (Above the Hong Kong Principal Datum)

--- - 最低住宅樓層水平 Level of the lowest residential floor

1. 毗連建築物的一段棕櫚徑為香港主水平基準以上52.02米至52.43米。
2. 毗連建築物的一段白筆山道為香港主水平基準以上63.09米。

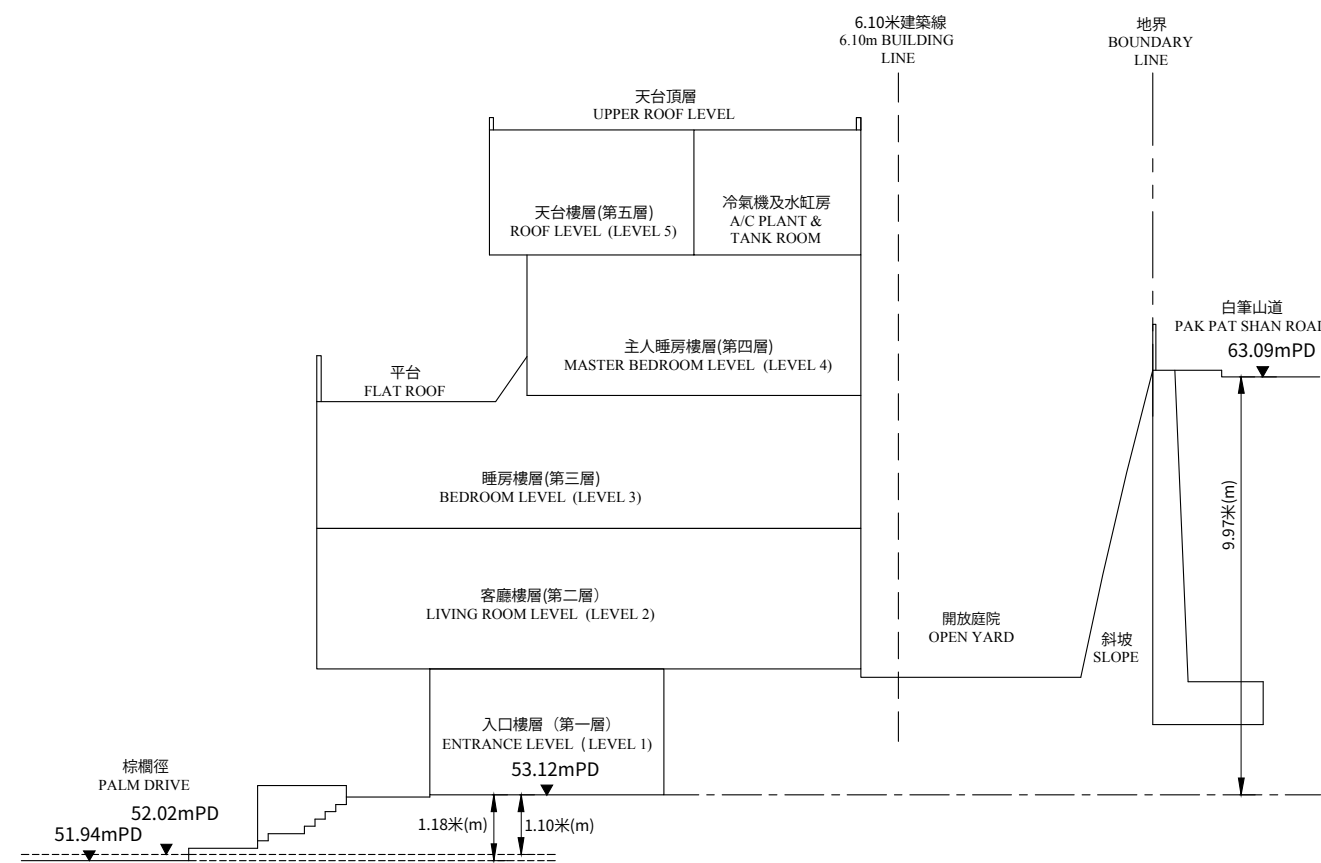
1. The part of Palm Drive adjacent to the building is 52.02 metres to 52.43 metres above the Hong Kong Principal Datum.
2. The part of Pak Pat Shan Road adjacent to the building is 63.09 metres above the Hong Kong Principal Datum.

期數中的建築物的橫截面圖

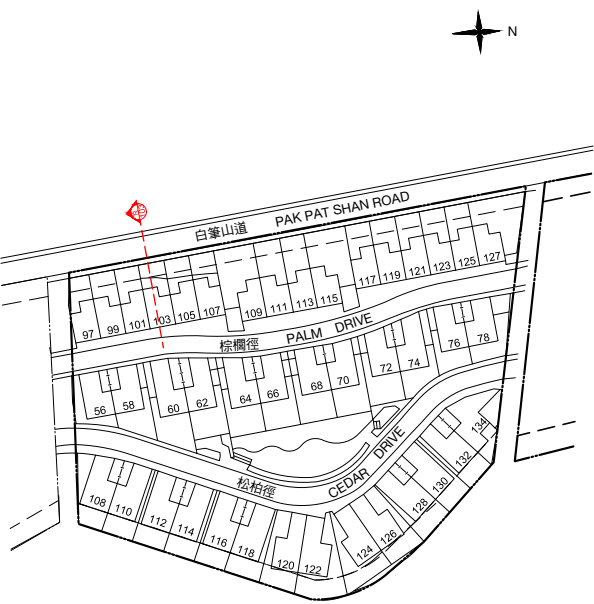
CROSS-SECTION PLAN OF BUILDING IN THE PHASE

棕櫚徑 103號洋房(亦稱為R4洋房)
House No. 103, Palm Drive (Also known as House R4)

橫截面圖 R4 Cross-Section Plan R4



指示圖 Key Plan



圖例 Legend

mPD - 米 (香港主水平基準以上)

Metres (Above the Hong Kong Principal Datum)

--- - 最低住宅樓層水平 Level of the lowest residential floor

1. 毗連建築物的一段棕櫚徑為香港主水平基準以上51.94米至52.02米。
2. 毗連建築物的一段白筆山道為香港主水平基準以上63.09米。

1. The part of Palm Drive adjacent to the building is 51.94 metres to 52.02 metres above the Hong Kong Principal Datum.
2. The part of Pak Pat Shan Road adjacent to the building is 63.09 metres above the Hong Kong Principal Datum.

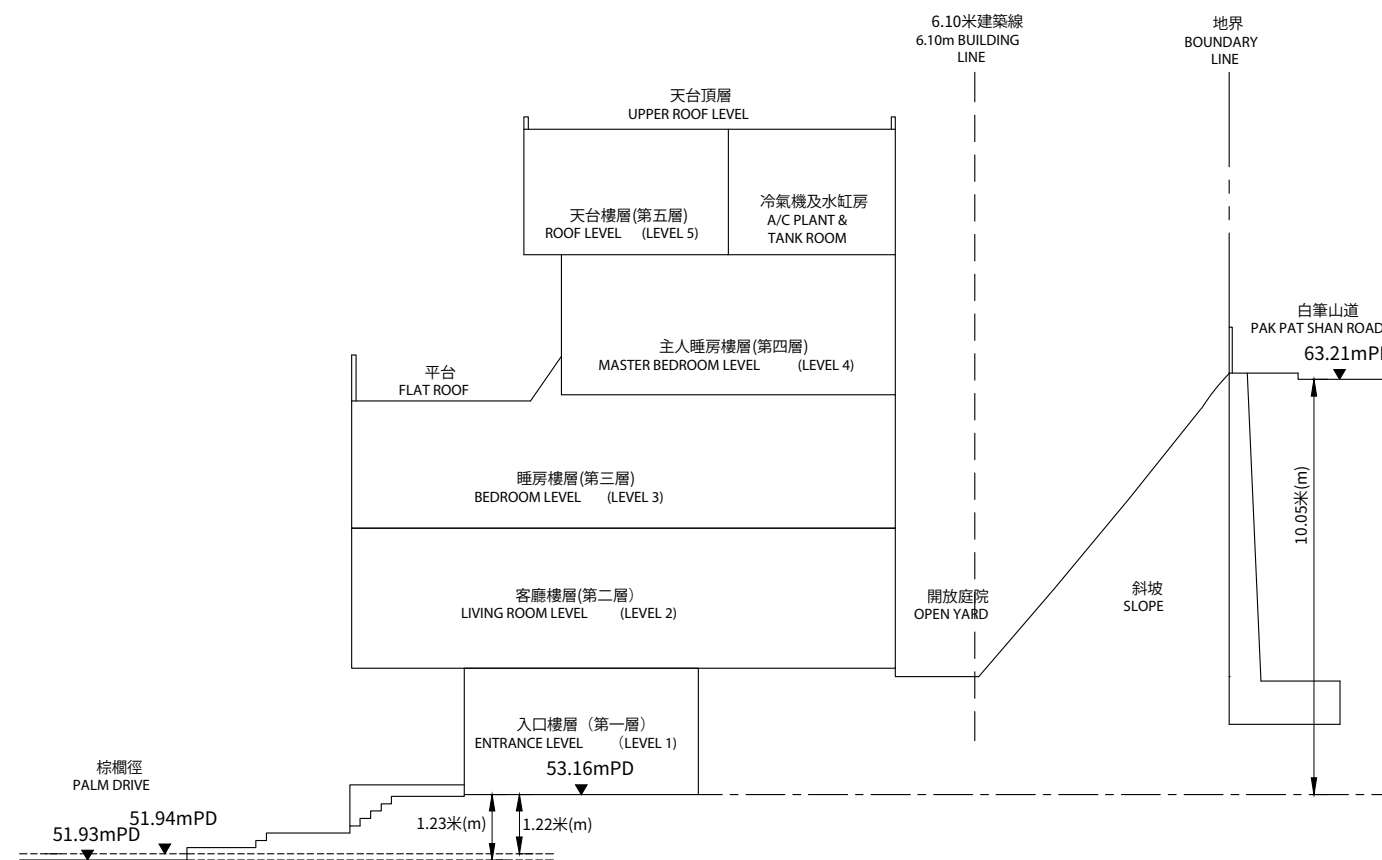
期數中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE PHASE

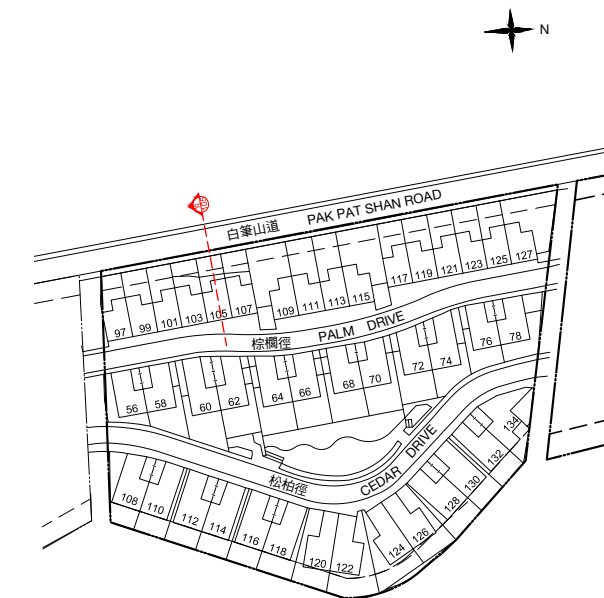
棕櫚徑 105號洋房(亦稱為R5洋房)

House No. 105, Palm Drive (Also known as House R5)

橫截面圖 R5 Cross-Section Plan R5



指示圖 Key Plan



圖例 Legend

mPD - 米 (香港主水平基準以上)

Metres (Above the Hong Kong Principal Datum)

--- 最低住宅樓層水平 Level of the lowest residential floor

1. 毗連建築物的一段棕櫚徑為香港主水平基準以上51.93米至51.94米。
2. 毗連建築物的一段白筆山道為香港主水平基準以上63.21米。

1. The part of Palm Drive adjacent to the building is 51.93 metres to 51.94 metres above the Hong Kong Principal Datum.
2. The part of Pak Pat Shan Road adjacent to the building is 63.21 metres above the Hong Kong Principal Datum.

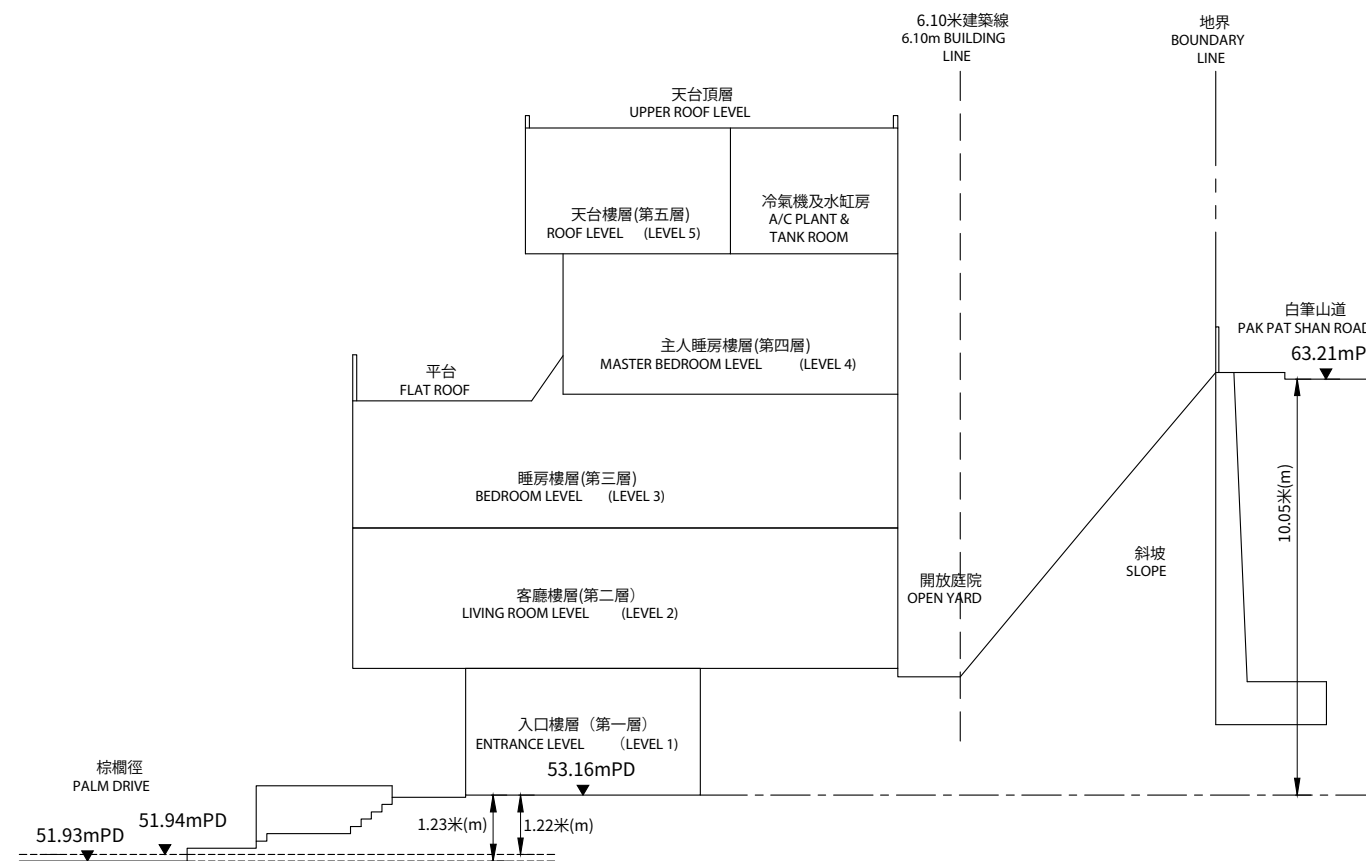
期數中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE PHASE

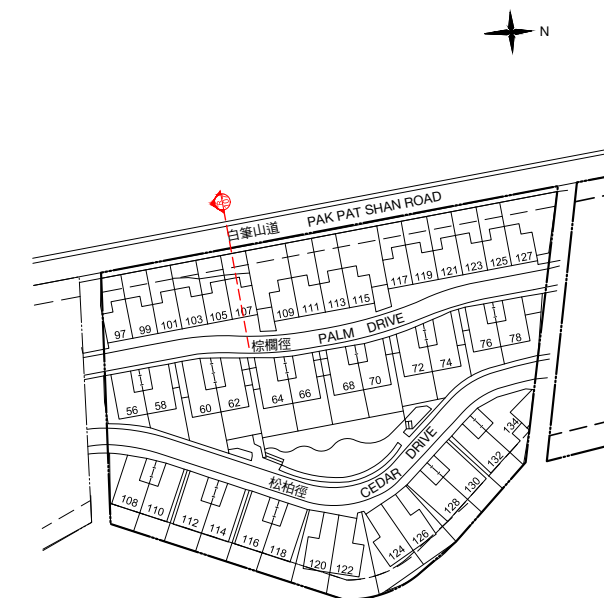
棕櫚徑 107號洋房(亦稱為R6洋房)

House No. 107, Palm Drive (Also known as House R6)

橫截面圖 R6 CROSS-SECTION PLAN R6



指示圖 Key Plan



圖例 Legend

mPD - 米 (香港主水平基準以上)

Metres (Above the Hong Kong Principal Datum)

--- - 最低住宅樓層水平 Level of the lowest residential floor

1. 毗連建築物的一段棕櫚徑為香港主水平基準以上51.93米至51.94米。
2. 毗連建築物的一段白筆山道為香港主水平基準以上63.21米。

1. The part of Palm Drive adjacent to the building is 51.93 metres to 51.94 metres above the Hong Kong Principal Datum.
2. The part of Pak Pat Shan Road adjacent to the building is 63.21 metres above the Hong Kong Principal Datum.

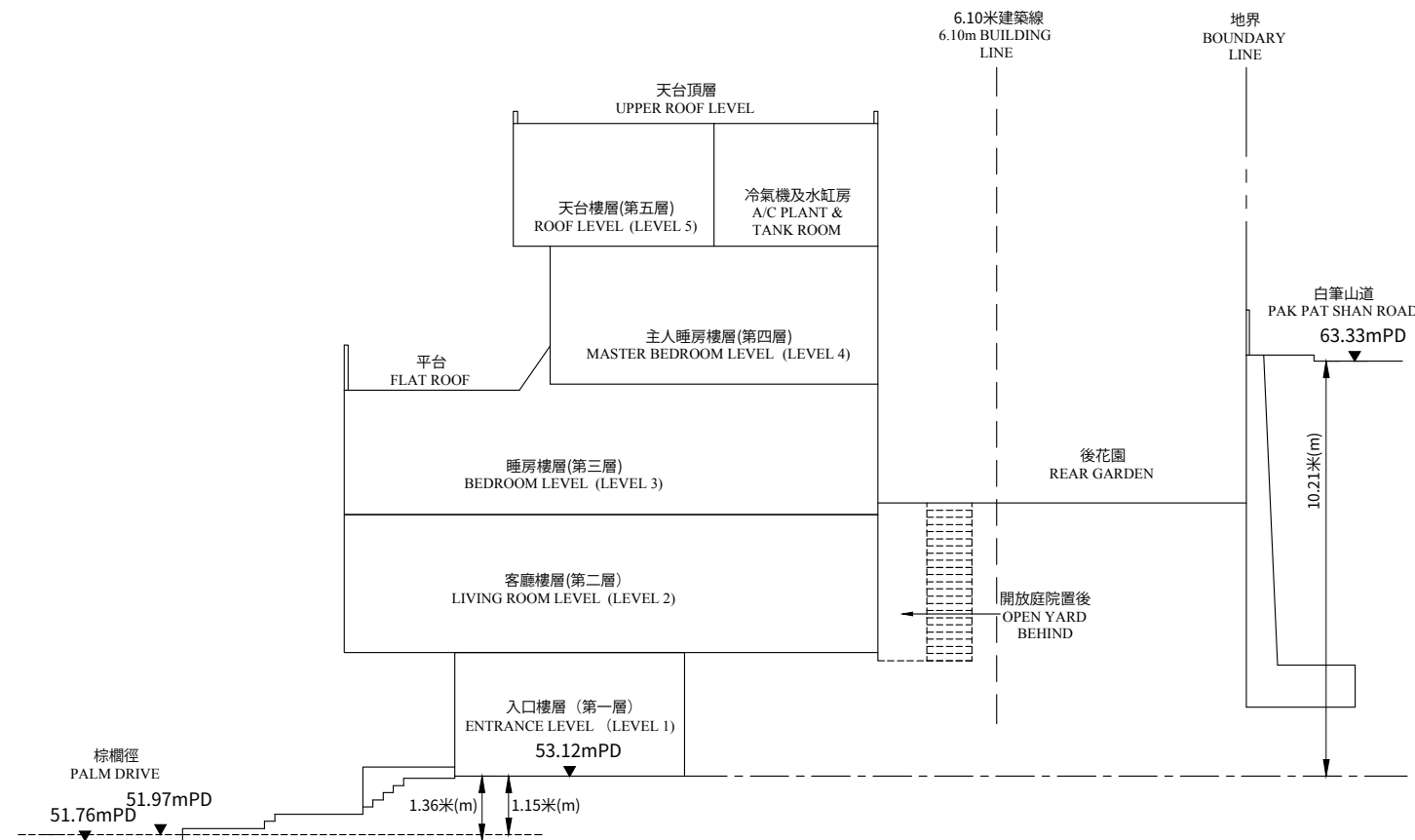
期數中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE PHASE

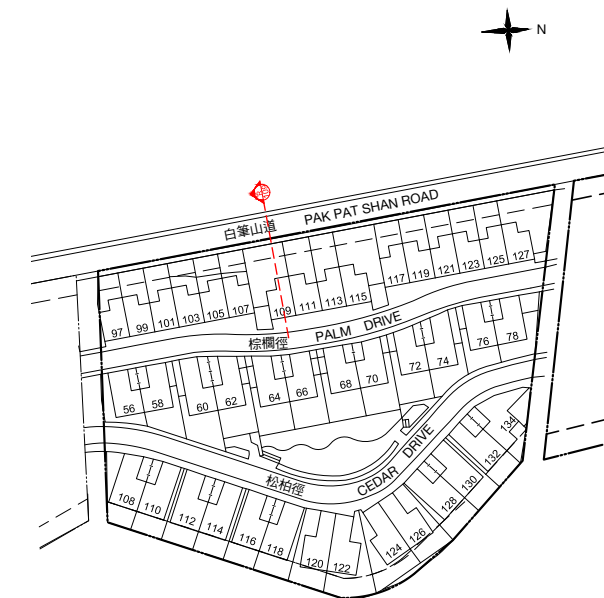
棕櫚徑 109號洋房(亦稱為R7洋房)

House No. 109, Palm Drive (Also known as House R7)

橫截面圖 R7 Cross-Section Plan R7



指示圖 Key Plan



圖例 Legend

mPD - 米 (香港主水平基準以上)

Metres (Above the Hong Kong Principal Datum)

--- - 最低住宅樓層水平 Level of the lowest residential floor

1. 毗連建築物的一段棕櫚徑為香港主水平基準以上51.76米至51.97米。
2. 毗連建築物的一段白筆山道為香港主水平基準以上63.33米。

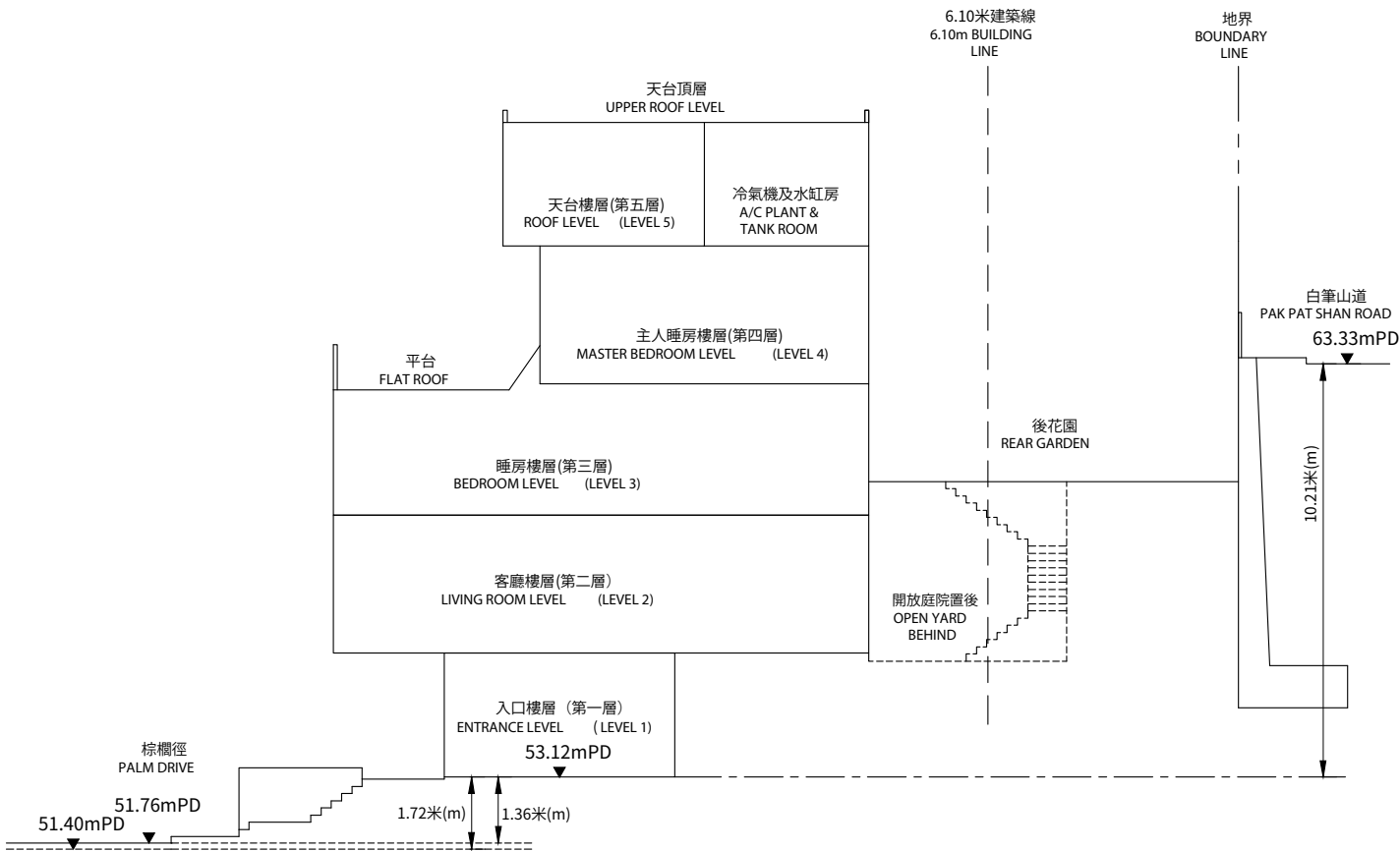
1. The part of Palm Drive adjacent to the building is 51.76 metres to 51.97 metres above the Hong Kong Principal Datum.
2. The part of Pak Pat Shan Road adjacent to the building is 63.33 metres above the Hong Kong Principal Datum.

期數中的建築物的橫截面圖

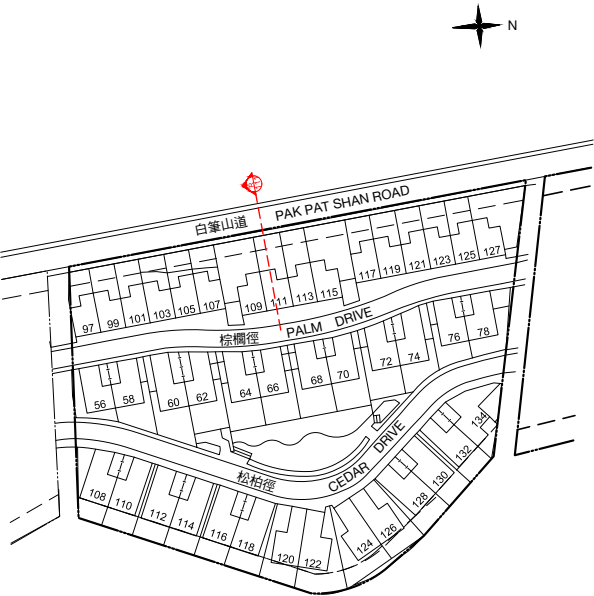
CROSS-SECTION PLAN OF BUILDING IN THE PHASE

棕櫚徑 111號洋房(亦稱為R8洋房)
House No. 111, Palm Drive (Also known as House R8)

橫截面圖 R8 Cross-Section Plan R8



指示圖 Key Plan



圖例 Legend

- mPD - 米 (香港主水平基準以上)
Metres (Above the Hong Kong Principal Datum)
- - 最低住宅樓層水平 Level of the lowest residential floor

- 毗連建築物的一段棕櫚徑為香港主水平基準以上51.40米至51.76米。
- 毗連建築物的一段白筆山道為香港主水平基準以上63.33米。

- The part of Palm Drive adjacent to the building is 51.40 metres to 51.76 metres above the Hong Kong Principal Datum.
- The part of Pak Pat Shan Road adjacent to the building is 63.33 metres above the Hong Kong Principal Datum.

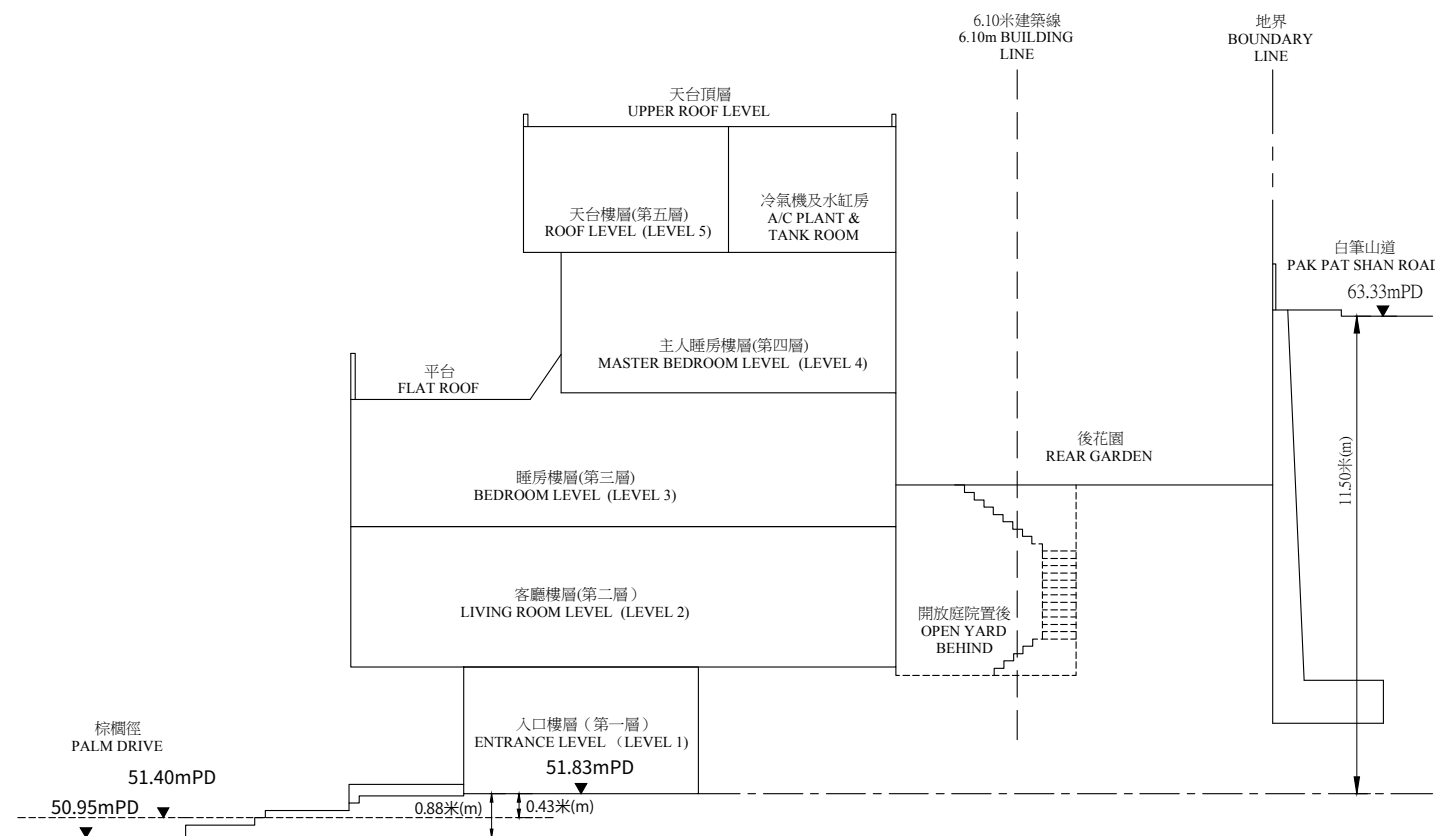
期數中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE PHASE

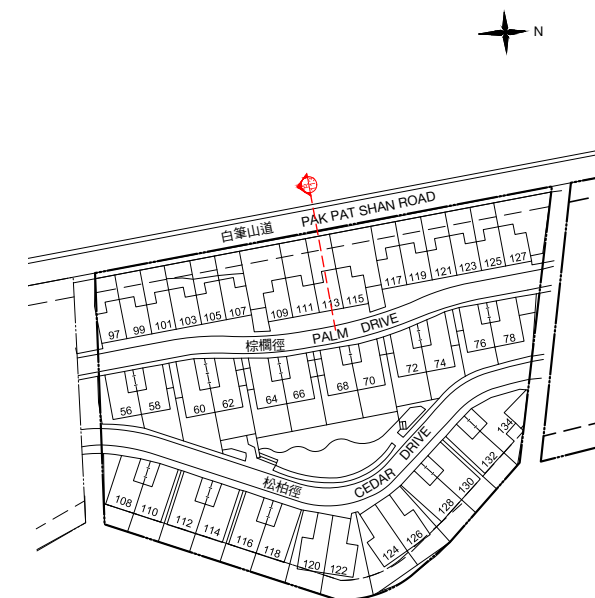
棕櫚徑 113號洋房(亦稱為R9洋房)

House No. 113, Palm Drive (Also known as House R9)

橫截面圖 R9 Cross-Section Plan R9



指示圖 Key Plan



圖例 Legend

mPD - 米 (香港主水平基準以上)

Metres (Above the Hong Kong Principal Datum)

--- - 最低住宅樓層水平 Level of the lowest residential floor

1. 毗連建築物的一段棕櫚徑為香港主水平基準以上50.95米至51.40米。
2. 毗連建築物的一段白筆山道為香港主水平基準以上63.33米。

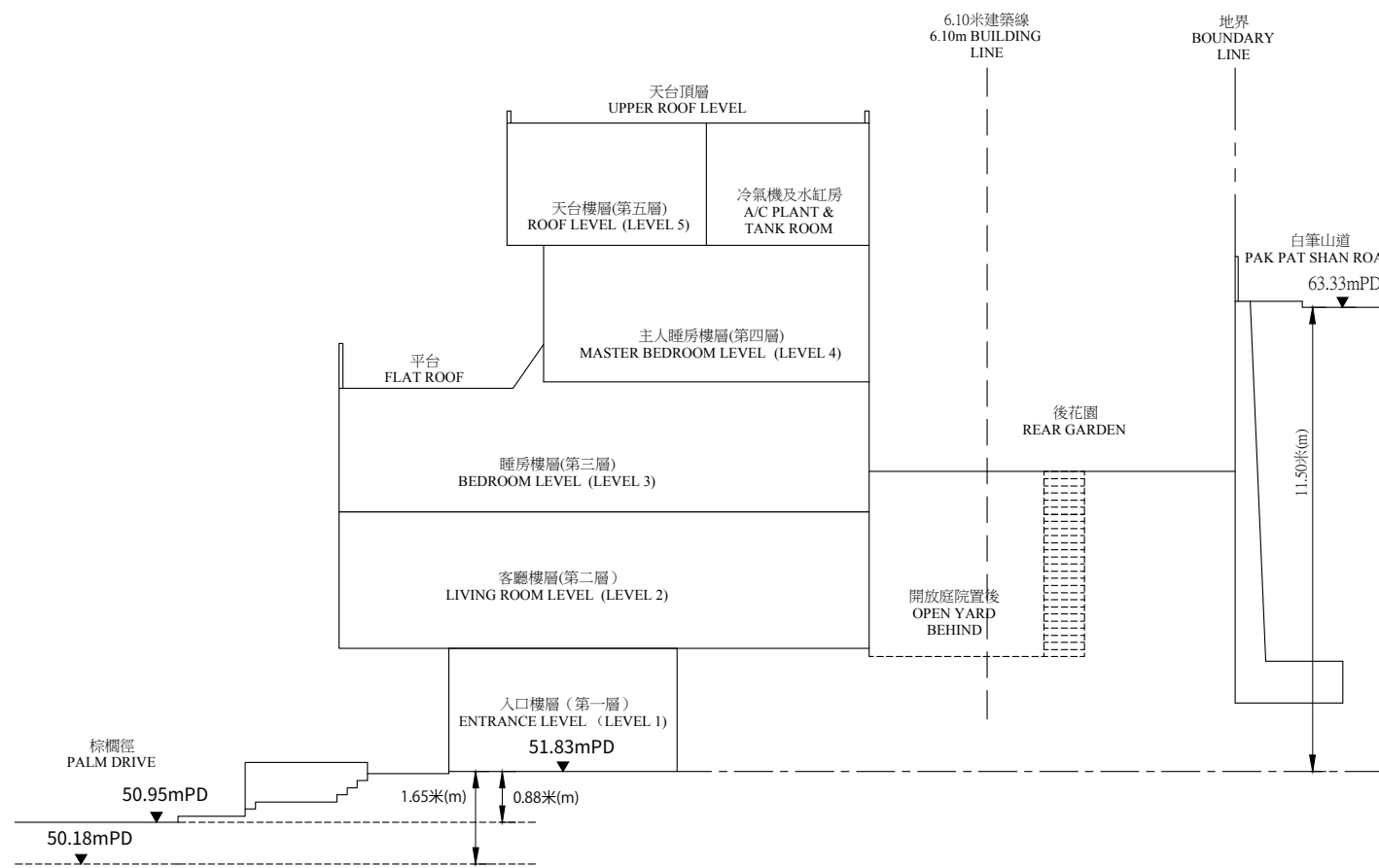
1. The part of Palm Drive adjacent to the building is 50.95 metres to 51.40 metres above the Hong Kong Principal Datum.
2. The part of Pak Pat Shan Road adjacent to the building is 63.33 metres above the Hong Kong Principal Datum.

期數中的建築物的橫截面圖

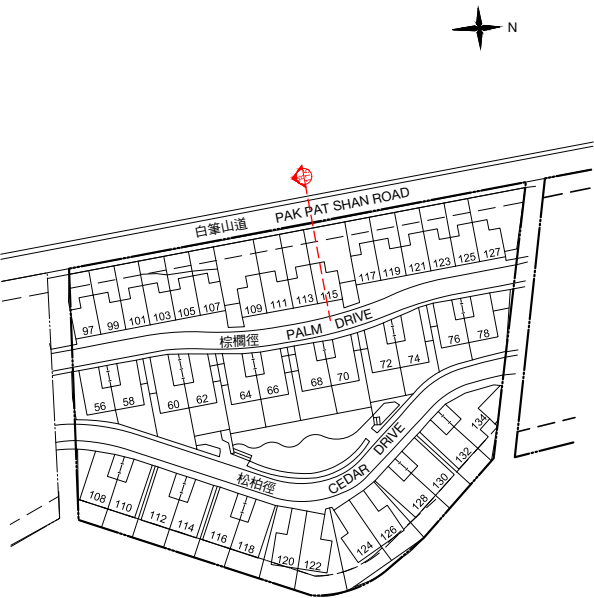
CROSS-SECTION PLAN OF BUILDING IN THE PHASE

棕櫚徑 115號洋房(亦稱為R10洋房)
House No. 115, Palm Drive (Also known as House R10)

橫截面圖 R10 Cross-Section Plan R10



指示圖 Key Plan



圖例 Legend

mPD - 米 (香港主水平基準以上)

Metres (Above the Hong Kong Principal Datum)

--- - 最低住宅樓層水平 Level of the lowest residential floor

1. 毗連建築物的一段棕櫚徑為香港主水平基準以上50.18米至50.95米。
2. 毗連建築物的一段白筆山道為香港主水平基準以上63.33米。

1. The part of Palm Drive adjacent to the building is 50.18 metres to 50.95 metres above the Hong Kong Principal Datum.
2. The part of Pak Pat Shan Road adjacent to the building is 63.33 metres above the Hong Kong Principal Datum.

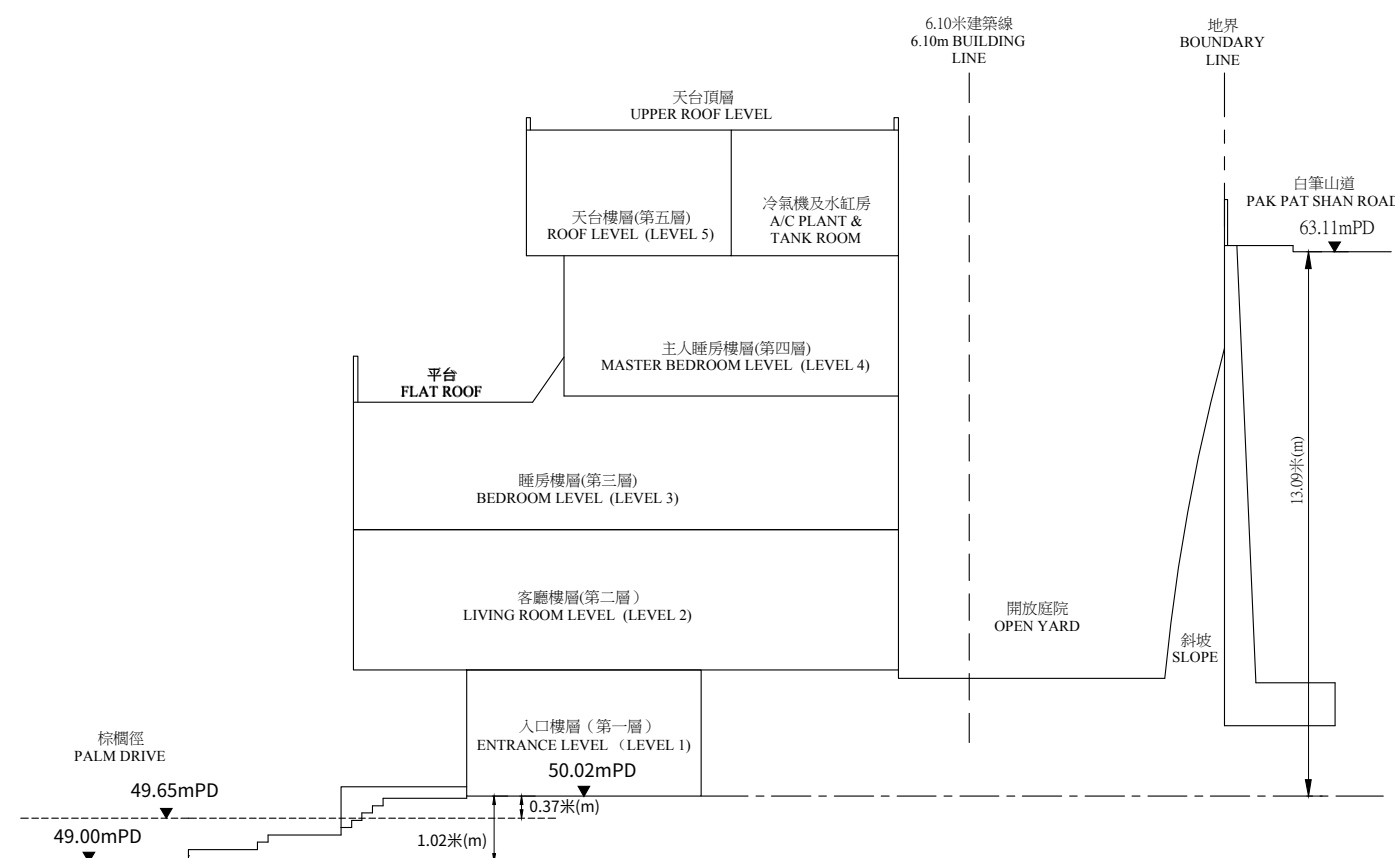
期數中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE PHASE

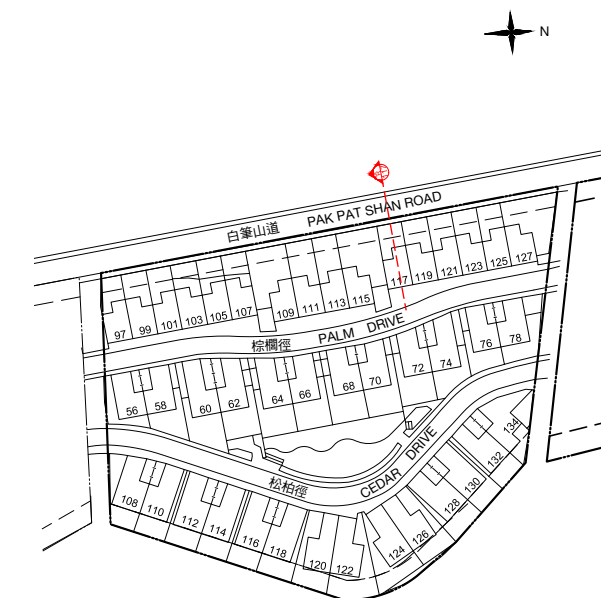
棕櫚徑 117號洋房(亦稱為R11洋房)

House No. 117, Palm Drive (Also known as House R11)

橫截面圖 R11 Cross-Section Plan R11



指示圖 Key Plan



圖例 Legend

mPD - 米 (香港主水平基準以上)

Metres (Above the Hong Kong Principal Datum)

--- - 最低住宅樓層水平 Level of the lowest residential floor

1. 毗連建築物的一段棕櫚徑為香港主水平基準以上49.00米至49.65米。
2. 毗連建築物的一段白筆山道為香港主水平基準以上63.11米。

1. The part of Palm Drive adjacent to the building is 49.00 metres to 49.65 metres above the Hong Kong Principal Datum.
2. The part of Pak Pat Shan Road adjacent to the building is 63.11 metres above the Hong Kong Principal Datum.

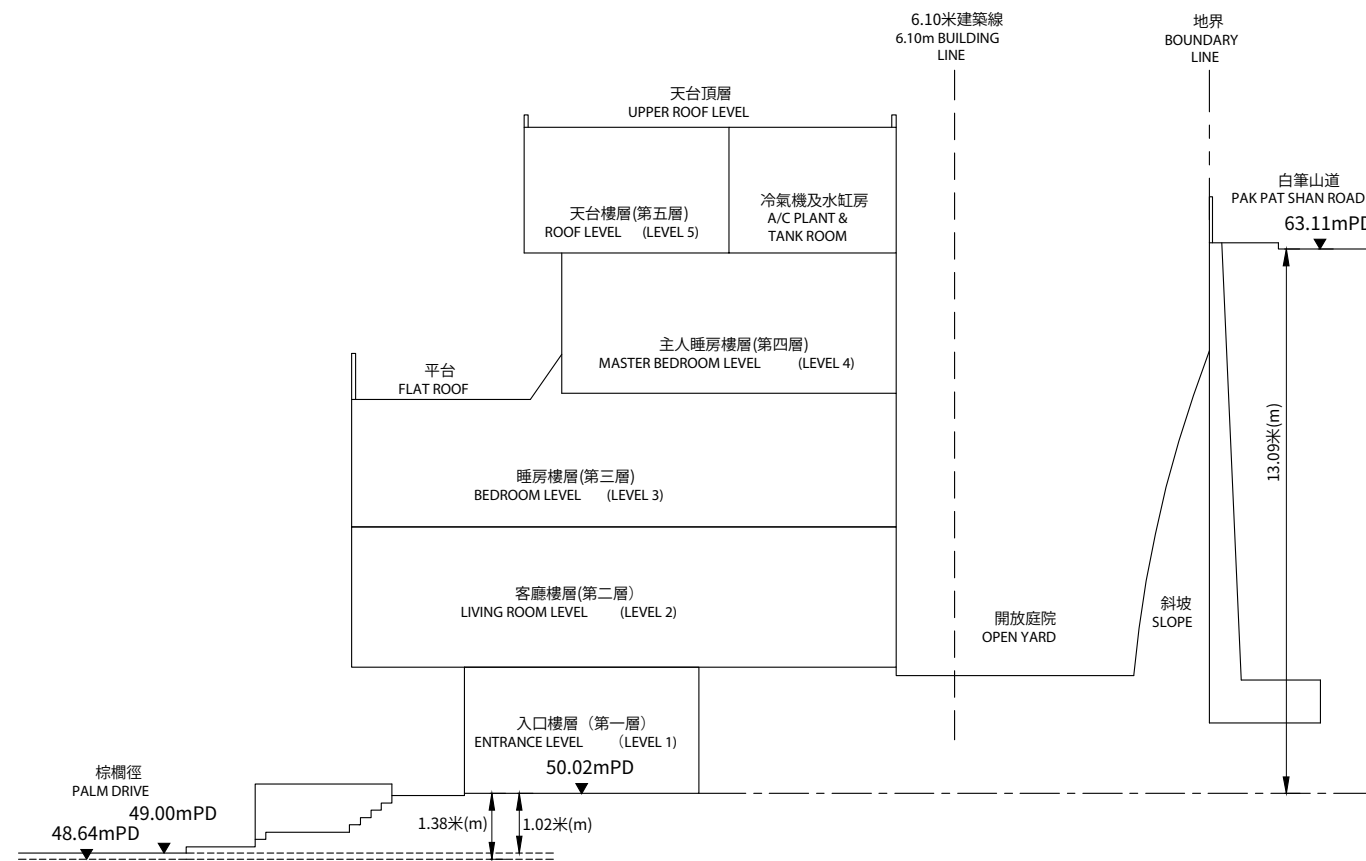
期數中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE PHASE

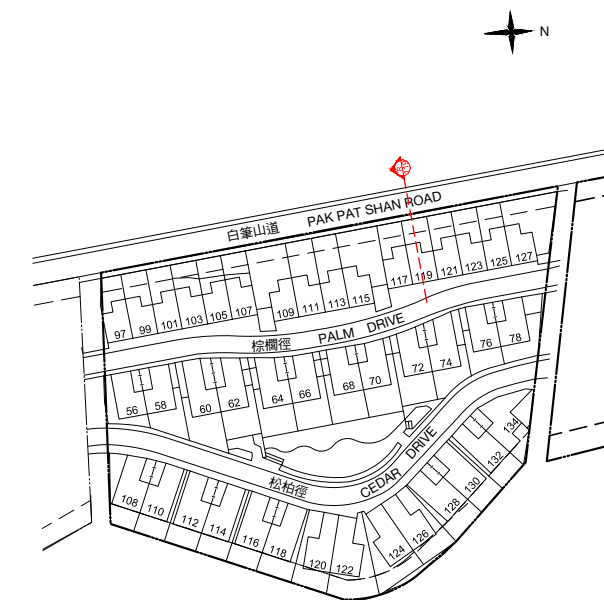
棕櫚徑 119號洋房(亦稱為R12洋房)

House No. 119, Palm Drive (Also known as House R12)

橫截面圖 R12 Cross-Section Plan R12



指示圖 Key Plan



圖例 Legend

mPD - 米 (香港主水平基準以上)

Metres (Above the Hong Kong Principal Datum)

--- - 最低住宅樓層水平 Level of the lowest residential floor

- 毗連建築物的一段棕櫚徑為香港主水平基準以上48.64米至49.00米。
- 毗連建築物的一段白筆山道為香港主水平基準以上63.11米。

- The part of Palm Drive adjacent to the building is 48.64 metres to 49.00 metres above the Hong Kong Principal Datum.
- The part of Pak Pat Shan Road adjacent to the building is 63.11 metres above the Hong Kong Principal Datum.

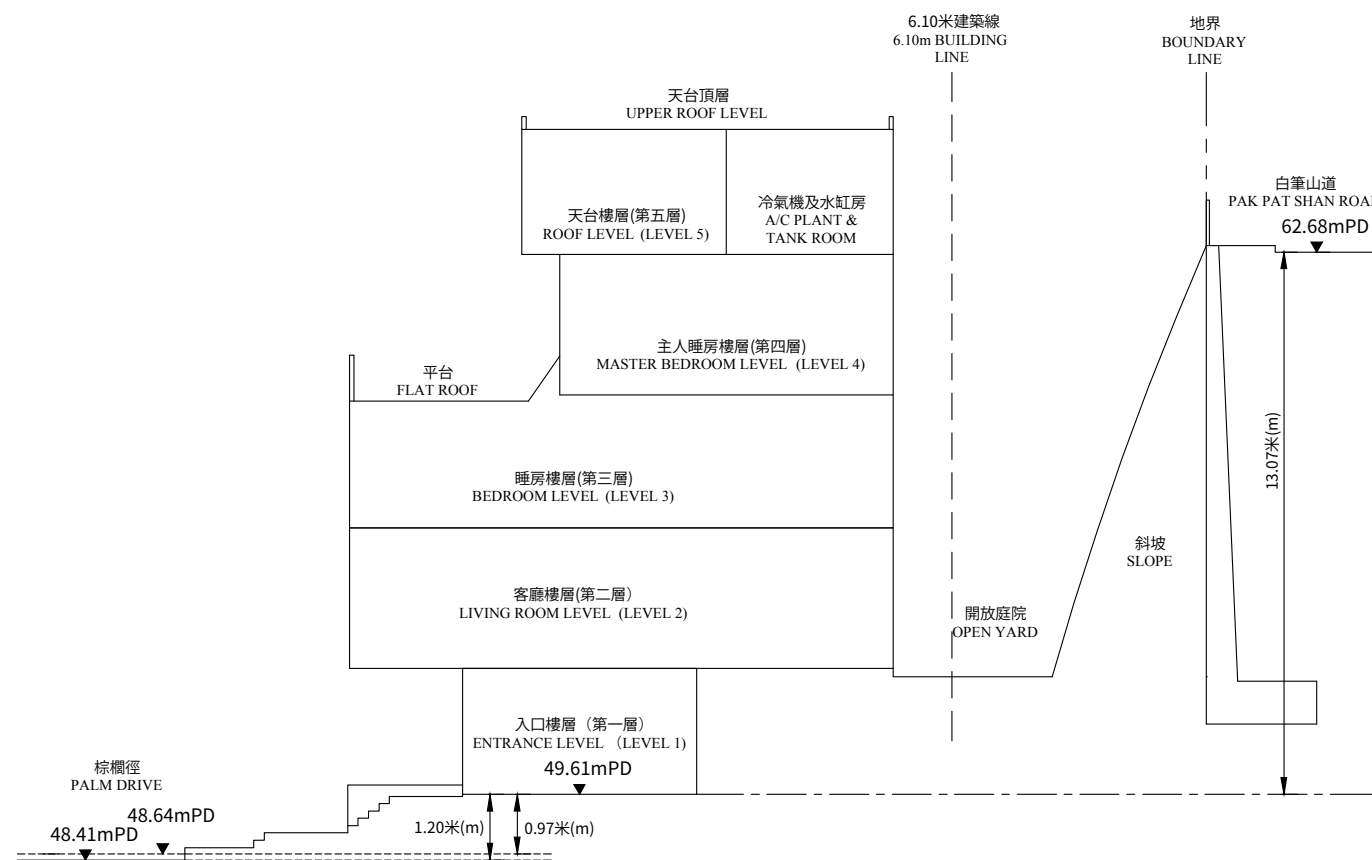
期數中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE PHASE

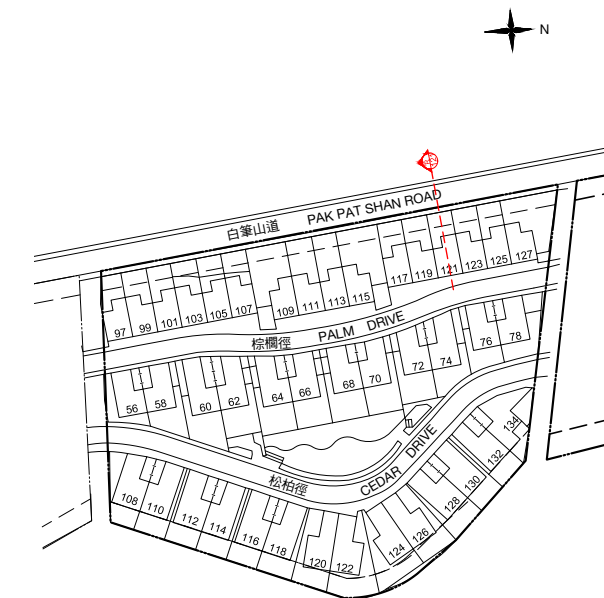
棕櫚徑 121號洋房(亦稱為R13洋房)

House No. 121, Palm Drive (Also known as House R13)

橫截面圖 R13 Cross-Section Plan R13



指示圖 Key Plan



圖例 Legend

mPD - 米 (香港主水平基準以上)

Metres (Above the Hong Kong Principal Datum)

--- - 最低住宅樓層水平 Level of the lowest residential floor

1. 毗連建築物的一段棕櫚徑為香港主水平基準以上48.41米至48.64米。
2. 毗連建築物的一段白筆山道為香港主水平基準以上62.68米。

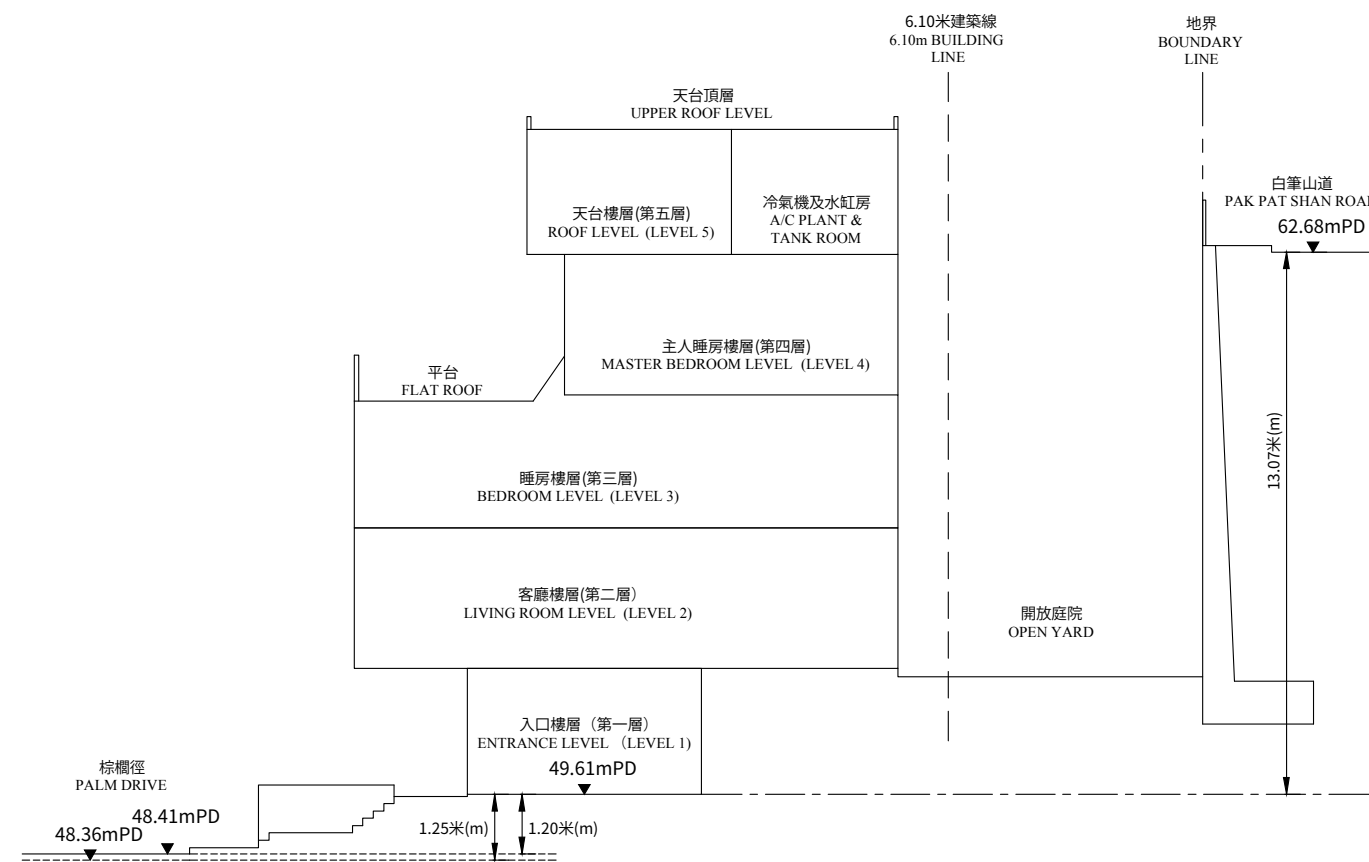
1. The part of Palm Drive adjacent to the building is 48.41 metres to 48.64 metres above the Hong Kong Principal Datum.
2. The part of Pak Pat Shan Road adjacent to the building is 62.68 metres above the Hong Kong Principal Datum.

期數中的建築物的橫截面圖

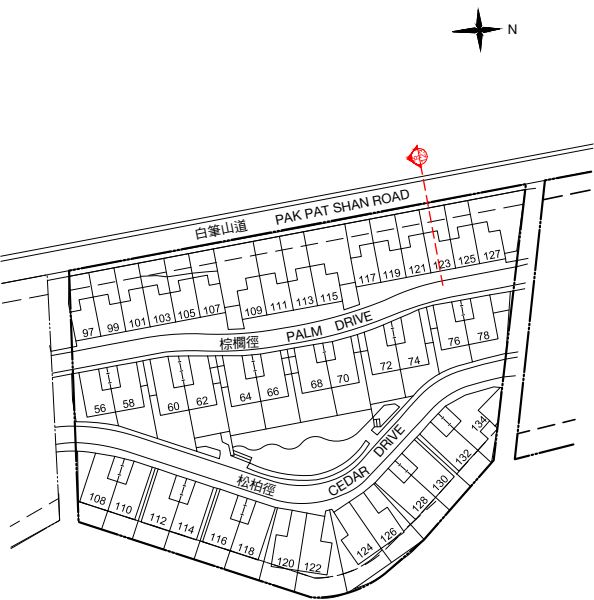
CROSS-SECTION PLAN OF BUILDING IN THE PHASE

棕櫚徑 123號洋房(亦稱為R14洋房)
House No. 123, Palm Drive (Also known as House R14)

橫截面圖 R14 Cross-Section Plan R14



指示圖 Key Plan



圖例 Legend

mPD - 米 (香港主水平基準以上)

Metres (Above the Hong Kong Principal Datum)

--- - 最低住宅樓層水平 Level of the lowest residential floor

- 毗連建築物的一段棕櫚徑為香港主水平基準以上48.36米至48.41米。
- 毗連建築物的一段白筆山道為香港主水平基準以上62.68米。

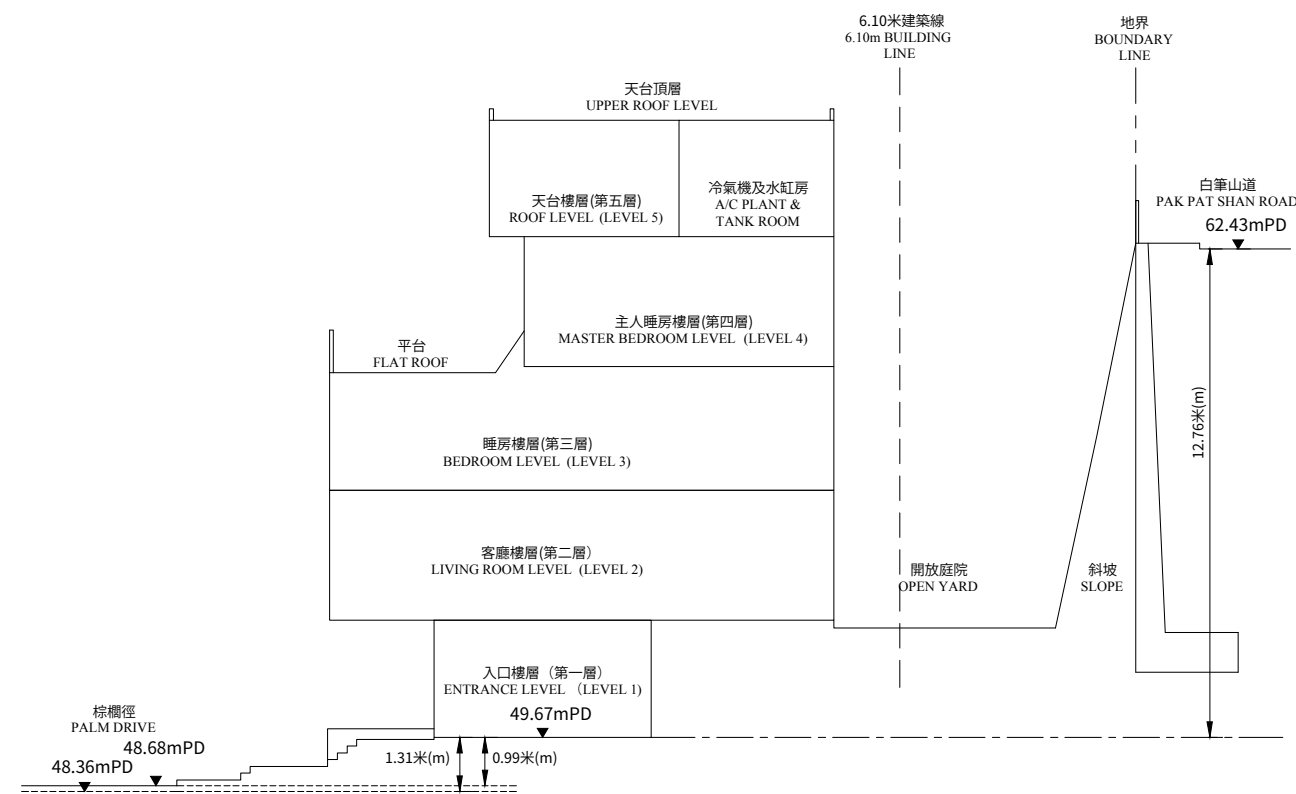
- The part of Palm Drive adjacent to the building is 48.36 metres to 48.41 metres above the Hong Kong Principal Datum.
- The part of Pak Pat Shan Road adjacent to the building is 62.68 metres above the Hong Kong Principal Datum.

期數中的建築物的橫截面圖

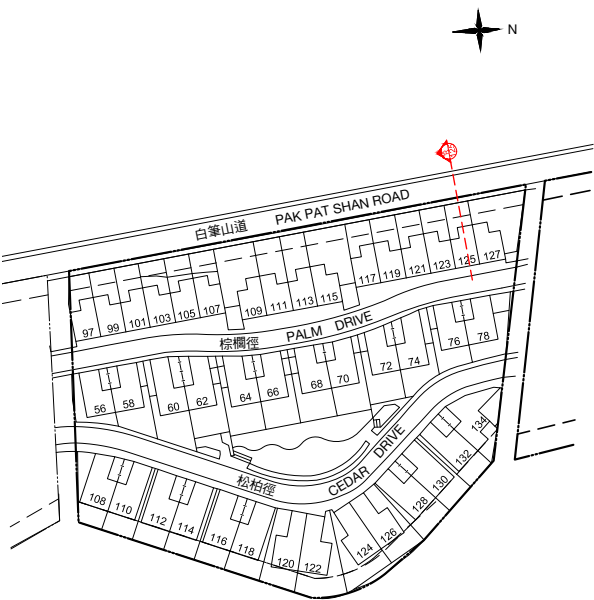
CROSS-SECTION PLAN OF BUILDING IN THE PHASE

棕櫚徑 125號洋房(亦稱為R15洋房)
House No. 125, Palm Drive (Also known as House R15)

橫截面圖 R15 Cross-Section Plan R15



指示圖 Key Plan



圖例 Legend

mPD - 米 (香港主水平基準以上)

Metres (Above the Hong Kong Principal Datum)

--- - 最低住宅樓層水平 Level of the lowest residential floor

1. 毗連建築物的一段棕櫚徑為香港主水平基準以上48.36米至48.68米。
2. 毗連建築物的一段白筆山道為香港主水平基準以上62.43米。

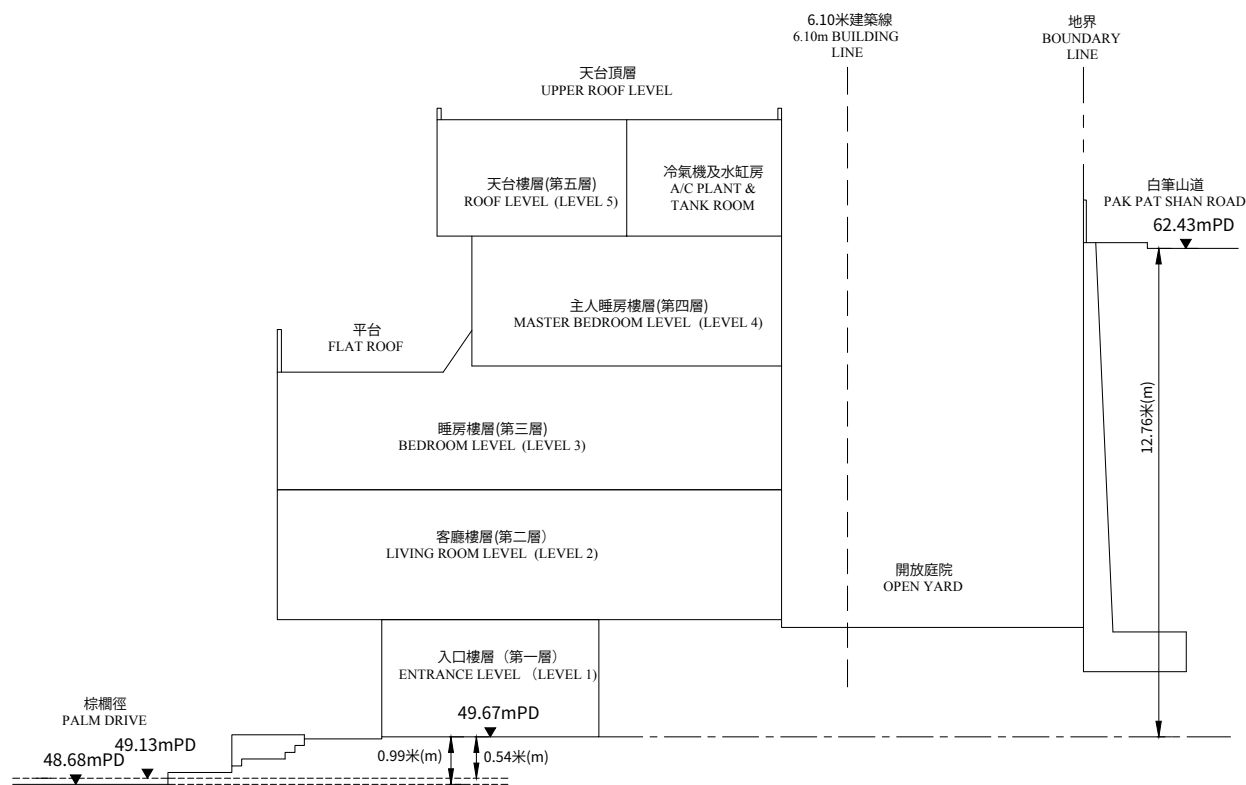
1. The part of Palm Drive adjacent to the building is 48.36 metres to 48.68 metres above the Hong Kong Principal Datum.
2. The part of Pak Pat Shan Road adjacent to the building is 62.43 metres above the Hong Kong Principal Datum.

期數中的建築物的橫截面圖

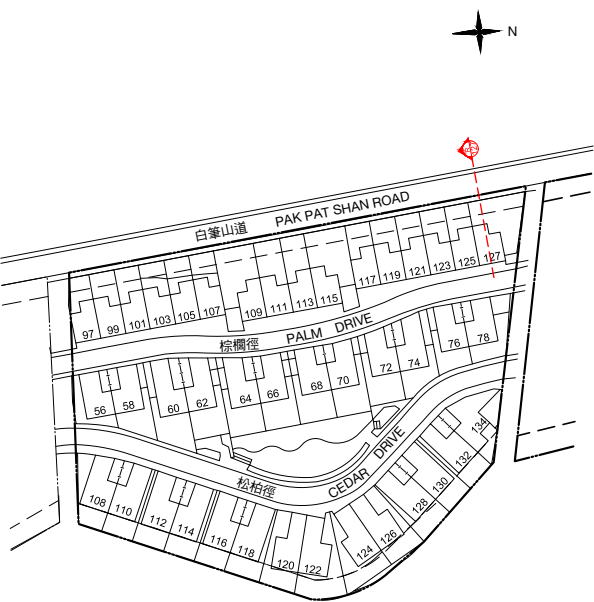
CROSS-SECTION PLAN OF BUILDING IN THE PHASE

棕櫚徑 127號洋房(亦稱為R16洋房)
House No. 127, Palm Drive (Also known as House R16)

橫截面圖 R16 Cross-Section Plan R16



指示圖 Key Plan



圖例 Legend

mPD - 米 (香港主水平基準以上)

Metres (Above the Hong Kong Principal Datum)

--- - 最低住宅樓層水平 Level of the lowest residential floor

1. 毗連建築物的一段棕櫚徑為香港主水平基準以上48.68米至49.13米。
2. 毗連建築物的一段白筆山道為香港主水平基準以上62.43米。

1. The part of Palm Drive adjacent to the building is 48.68 metres to 49.13 metres above the Hong Kong Principal Datum.
2. The part of Pak Pat Shan Road adjacent to the building is 62.43 metres above the Hong Kong Principal Datum.

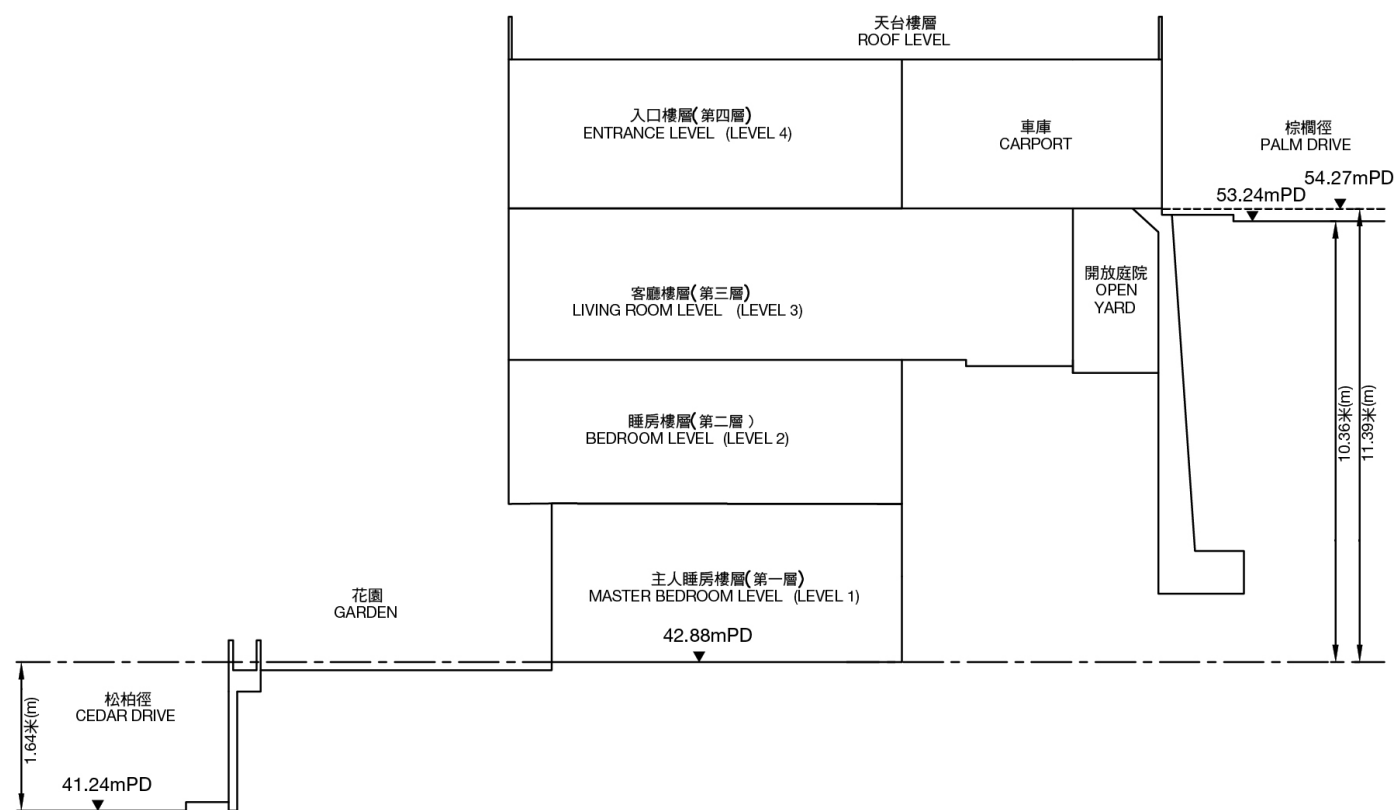
期數中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE PHASE

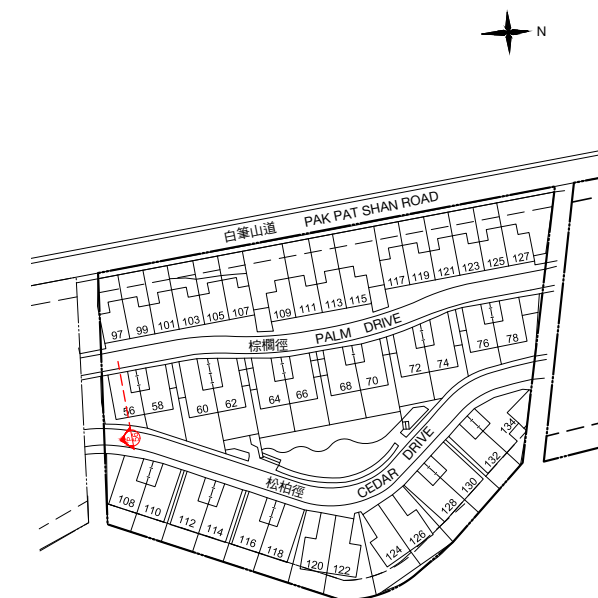
棕櫚徑 56號洋房(亦稱為P1洋房)

House No. 56, Palm Drive (Also known as House P1)

橫截面圖 P1 Cross-Section Plan P1



指示圖 Key Plan



圖例 Legend

mPD - 米 (香港主水平基準以上)

Metres (Above the Hong Kong Principal Datum)

--- - 最低住宅樓層水平 Level of the lowest residential floor

1. 毗連建築物的一段棕櫚徑為香港主水平基準以上53.24米至54.27米。
2. 毗連建築物的一段松柏徑為香港主水平基準以上41.24米。

1. The part of Palm Drive adjacent to the building is 53.24 metres to 54.27 metres above the Hong Kong Principal Datum.
2. The part of Cedar Drive adjacent to the building is 41.24 metres above the Hong Kong Principal Datum.

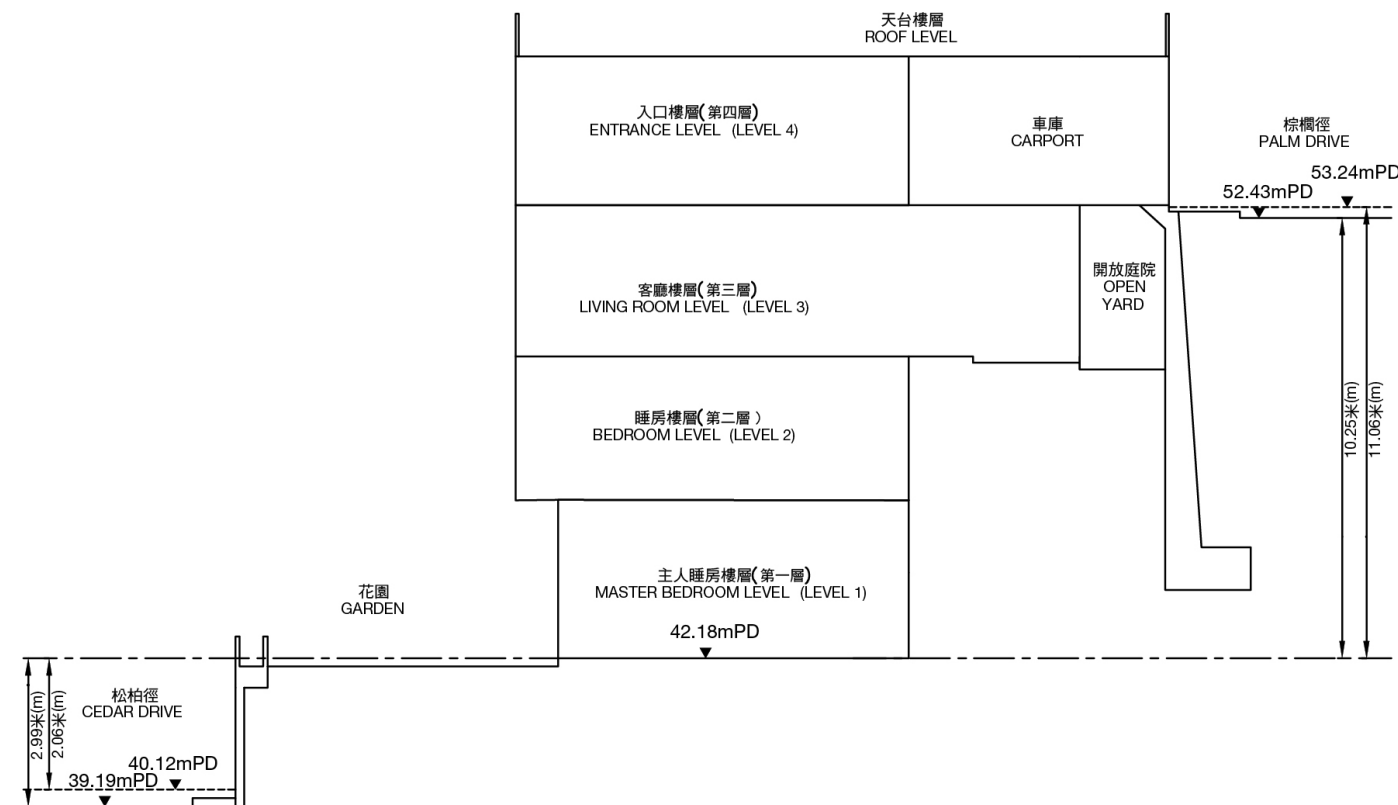
期數中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE PHASE

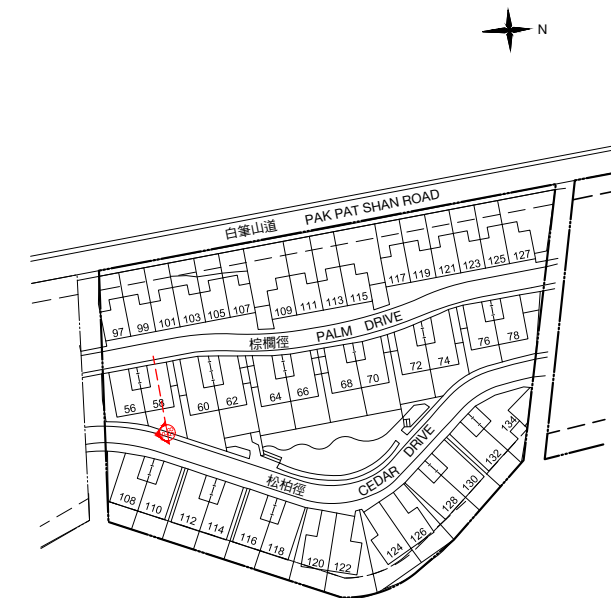
棕櫚徑 58號洋房(亦稱為P2洋房)

House No. 58, Palm Drive (Also known as House P2)

橫截面圖 P2 Cross-Section Plan P2



指示圖 Key Plan



圖例 Legend

mPD - 米 (香港主水平基準以上)

Metres (Above the Hong Kong Principal Datum)

--- - 最低住宅樓層水平 Level of the lowest residential floor

1. 毗連建築物的一段棕櫚徑為香港主水平基準以上52.43米至53.24米。
2. 毗連建築物的一段松柏徑為香港主水平基準以上39.19米至40.12米。

1. The part of Palm Drive adjacent to the building is 52.43 metres to 53.24 metres above the Hong Kong Principal Datum.
2. The part of Cedar Drive adjacent to the building is 39.19 metres to 40.12 metres above the Hong Kong Principal Datum.

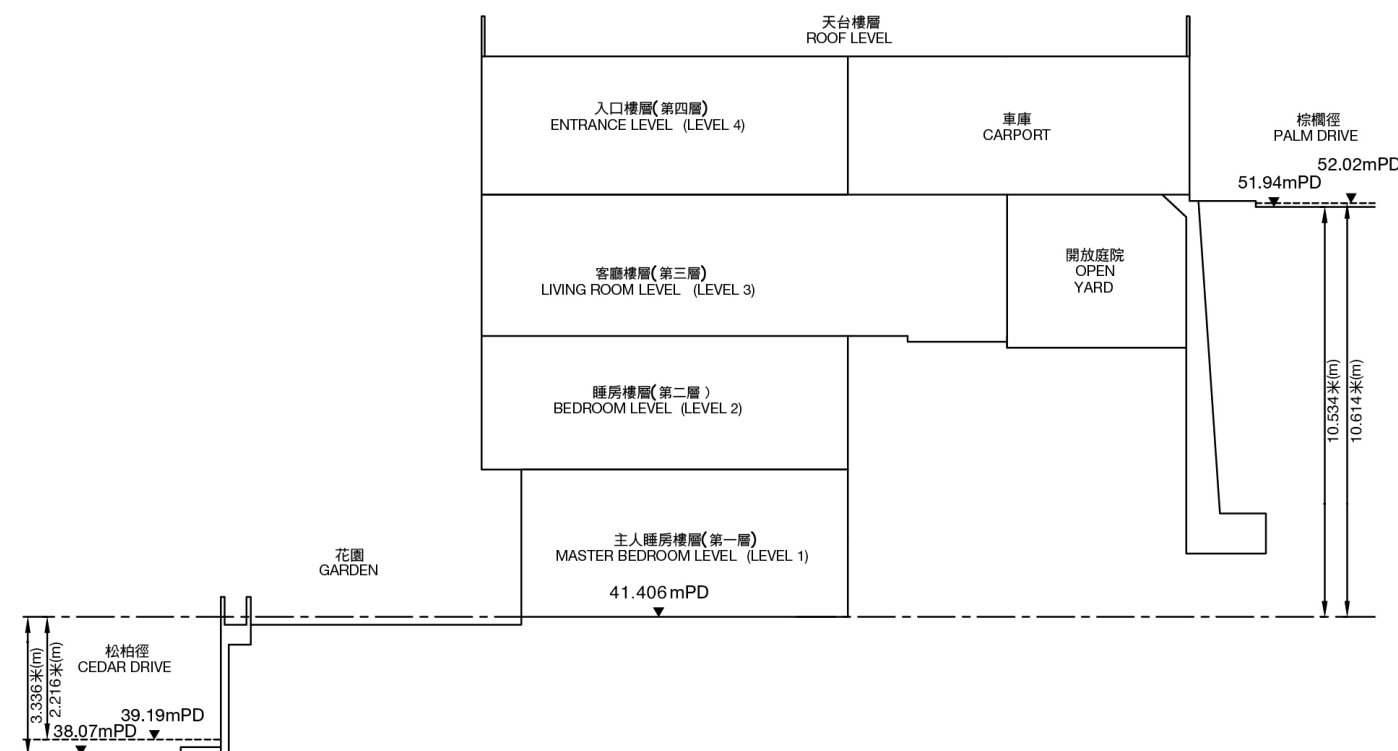
期數中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE PHASE

棕櫚徑 60號洋房(亦稱為P3洋房)

House No. 60, Palm Drive (Also known as House P3)

橫截面圖 P3 Cross-Section Plan P3



指示圖 Key Plan



圖例 Legend

mPD - 米 (香港主水平基準以上)

Metres (Above the Hong Kong Principal Datum)

--- - 最低住宅樓層水平 Level of the lowest residential floor

1. 毗連建築物的一段棕櫚徑為香港主水平基準以上51.94米至52.02米。
2. 毗連建築物的一段松柏徑為香港主水平基準以上38.07米至39.19米。

1. The part of Palm Drive adjacent to the building is 51.94 metres to 52.02 metres above the Hong Kong Principal Datum.
2. The part of Cedar Drive adjacent to the building is 38.07 metres to 39.19 metres above the Hong Kong Principal Datum.

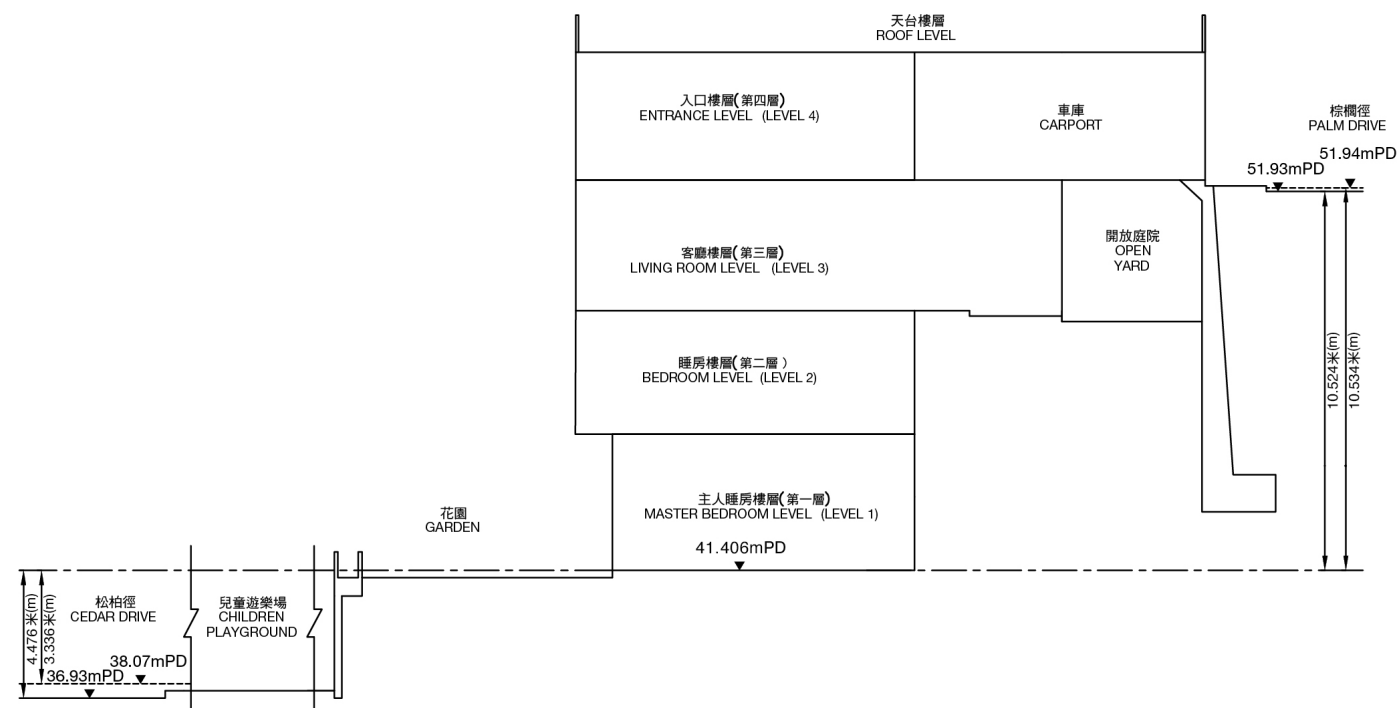
期數中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE PHASE

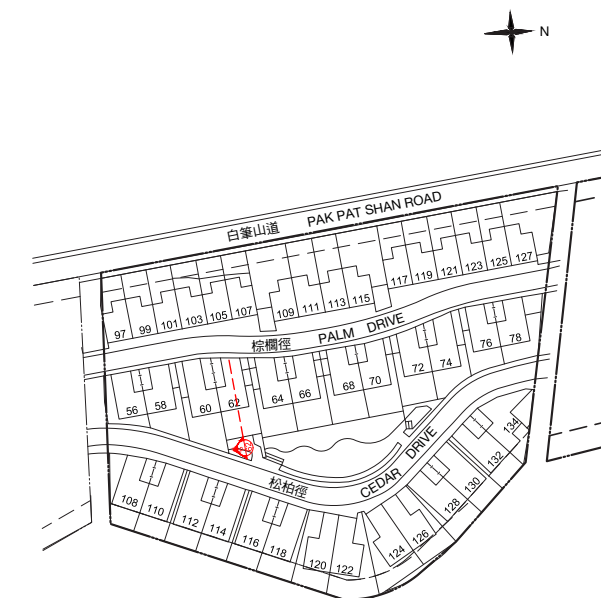
棕櫚徑 62號洋房(亦稱為P4洋房)

House No. 62, Palm Drive (Also known as House P4)

橫截面圖 P4 Cross-Section Plan P4



指示圖 Key Plan



圖例 Legend

mPD - 米 (香港主水平基準以上)

Metres (Above the Hong Kong Principal Datum)

--- - 最低住宅樓層水平 Level of the lowest residential floor

1. 毗連建築物的一段棕櫚徑為香港主水平基準以上51.93米至51.94米。
2. 毗連建築物的一段松柏徑為香港主水平基準以上36.93米至38.07米。

1. The part of Palm Drive adjacent to the building is 51.93 metres to 51.94 metres above the Hong Kong Principal Datum.
2. The part of Cedar Drive adjacent to the building is 36.93 metres to 38.07 metres above the Hong Kong Principal Datum.

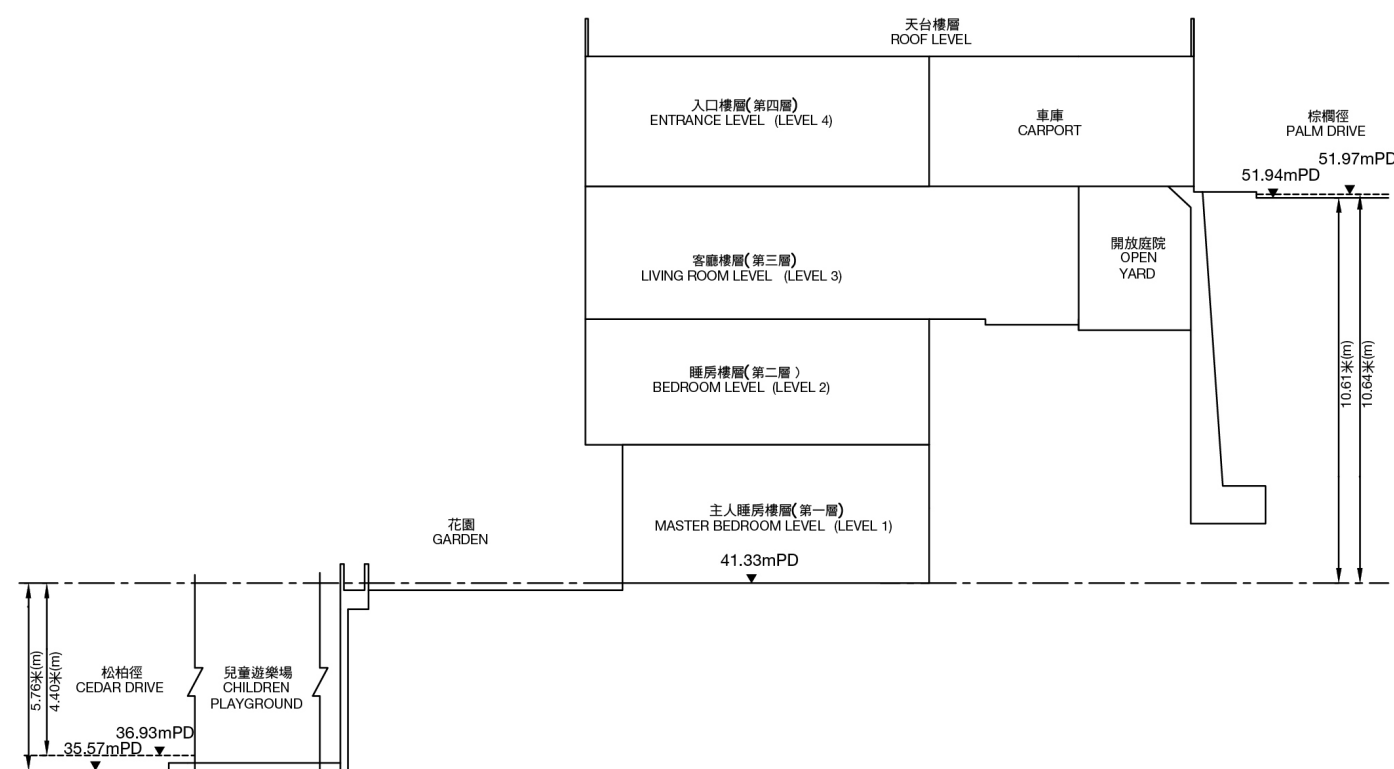
期數中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE PHASE

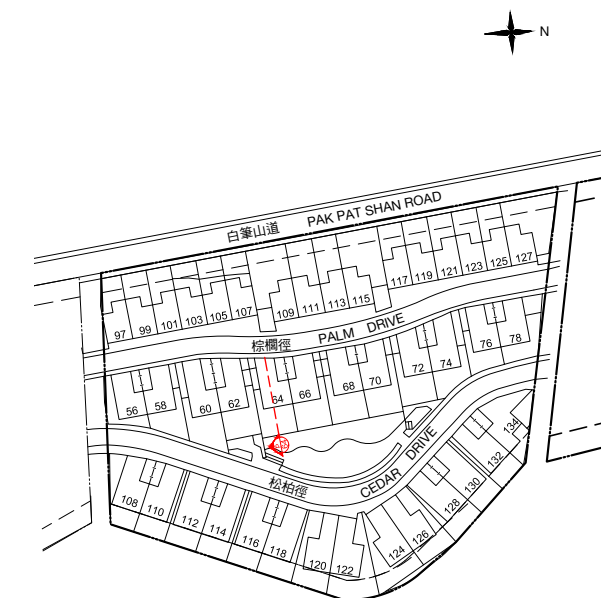
棕櫚徑 64號洋房(亦稱為P5洋房)

House No. 64, Palm Drive (Also known as House P5)

橫截面圖 P5 Cross-Section Plan P5



指示圖 Key Plan



圖例 Legend

mPD - 米 (香港主水平基準以上)

Metres (Above the Hong Kong Principal Datum)

--- - 最低住宅樓層水平 Level of the lowest residential floor

1. 毗連建築物的一段棕櫚徑為香港主水平基準以上51.94米至51.97米。
2. 毗連建築物的一段松柏徑為香港主水平基準以上35.57米至36.93米。

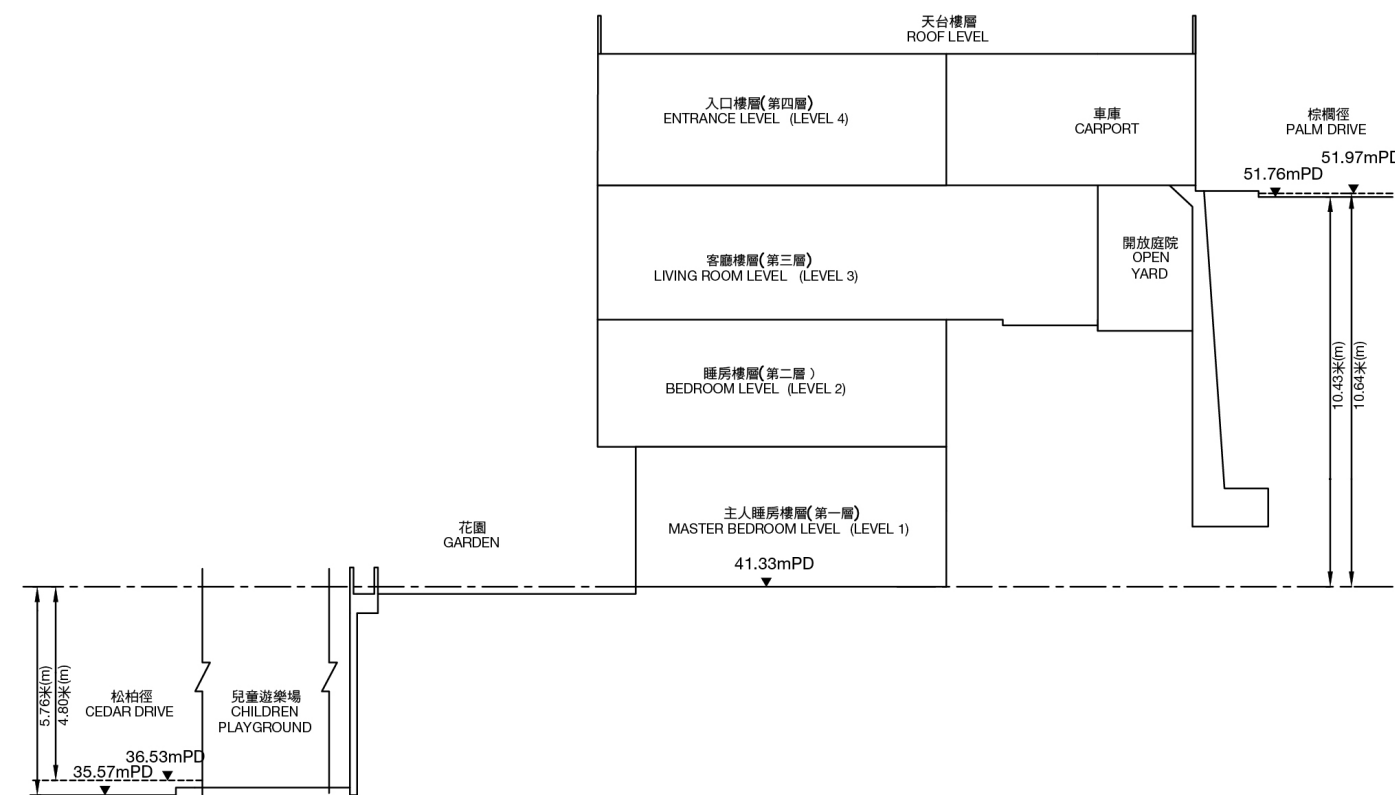
1. The part of Palm Drive adjacent to the building is 51.94 metres to 51.97 metres above the Hong Kong Principal Datum.
2. The part of Cedar Drive adjacent to the building is 35.57 metres to 36.93 metres above the Hong Kong Principal Datum.

期數中的建築物的橫截面圖

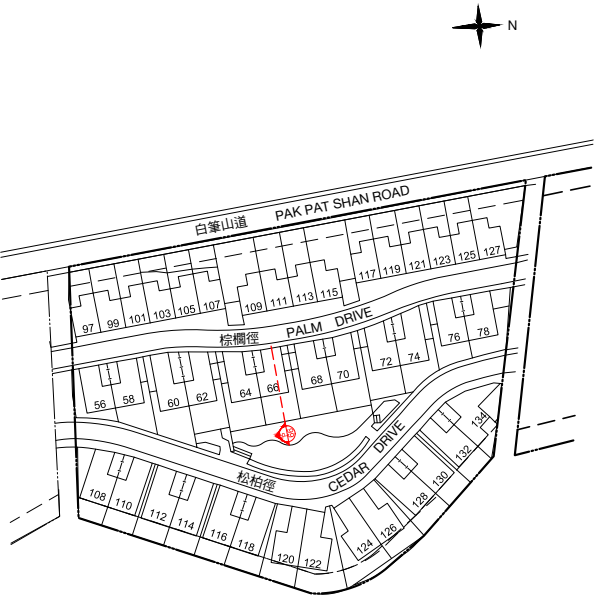
CROSS-SECTION PLAN OF BUILDING IN THE PHASE

棕櫚徑 66號洋房(亦稱為P6洋房)
House No. 66, Palm Drive (Also known as House P6)

橫截面圖 P6 Cross-Section Plan P6



指示圖 Key Plan



圖例 Legend

mPD - 米 (香港主水平基準以上)

Metres (Above the Hong Kong Principal Datum)

--- - 最低住宅樓層水平 Level of the lowest residential floor

1. 毗連建築物的一段棕櫚徑為香港主水平基準以上51.76米至51.97米。
2. 毗連建築物的一段松柏徑為香港主水平基準以上35.57米至36.53米。

1. The part of Palm Drive adjacent to the building is 51.76 metres to 51.97 metres above the Hong Kong Principal Datum.
2. The part of Cedar Drive adjacent to the building is 35.57 metres to 36.53 metres above the Hong Kong Principal Datum.

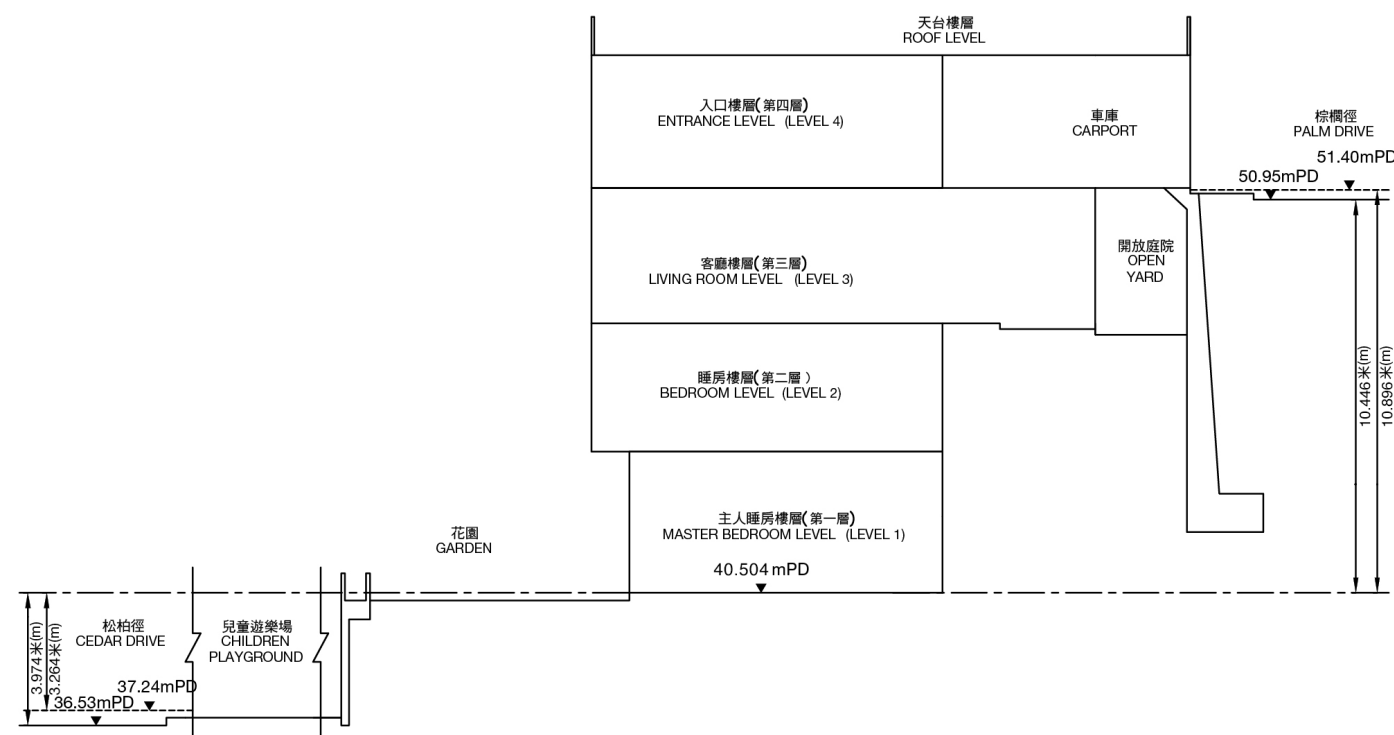
期數中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE PHASE

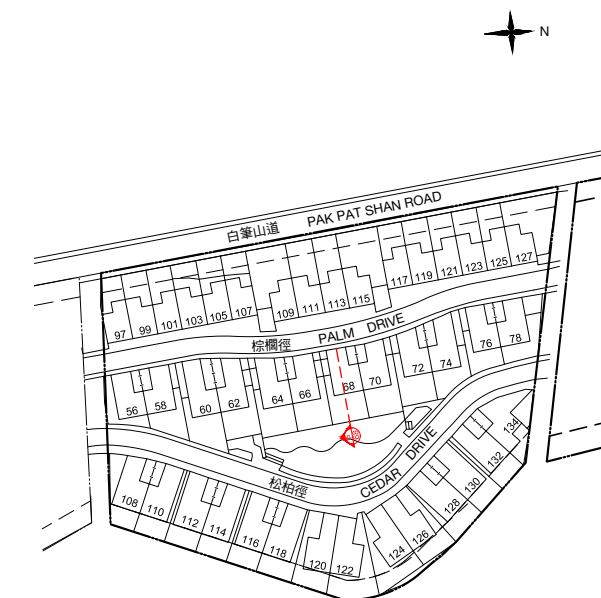
棕櫚徑 68號洋房(亦稱為P7洋房)

House No. 68, Palm Drive (Also known as House P7)

橫截面圖 P7 Cross-Section Plan P7



指示圖 Key Plan



圖例 Legend

mPD - 米 (香港主水平基準以上)

Metres (Above the Hong Kong Principal Datum)

--- - 最低住宅樓層水平 Level of the lowest residential floor

1. 毗連建築物的一段棕櫚徑為香港主水平基準以上50.95米至51.40米。
2. 毗連建築物的一段松柏徑為香港主水平基準以上36.53米至37.24米。

1. The part of Palm Drive adjacent to the building is 50.95 metres to 51.40 metres above the Hong Kong Principal Datum.
2. The part of Cedar Drive adjacent to the building is 36.53 metres to 37.24 metres above the Hong Kong Principal Datum.

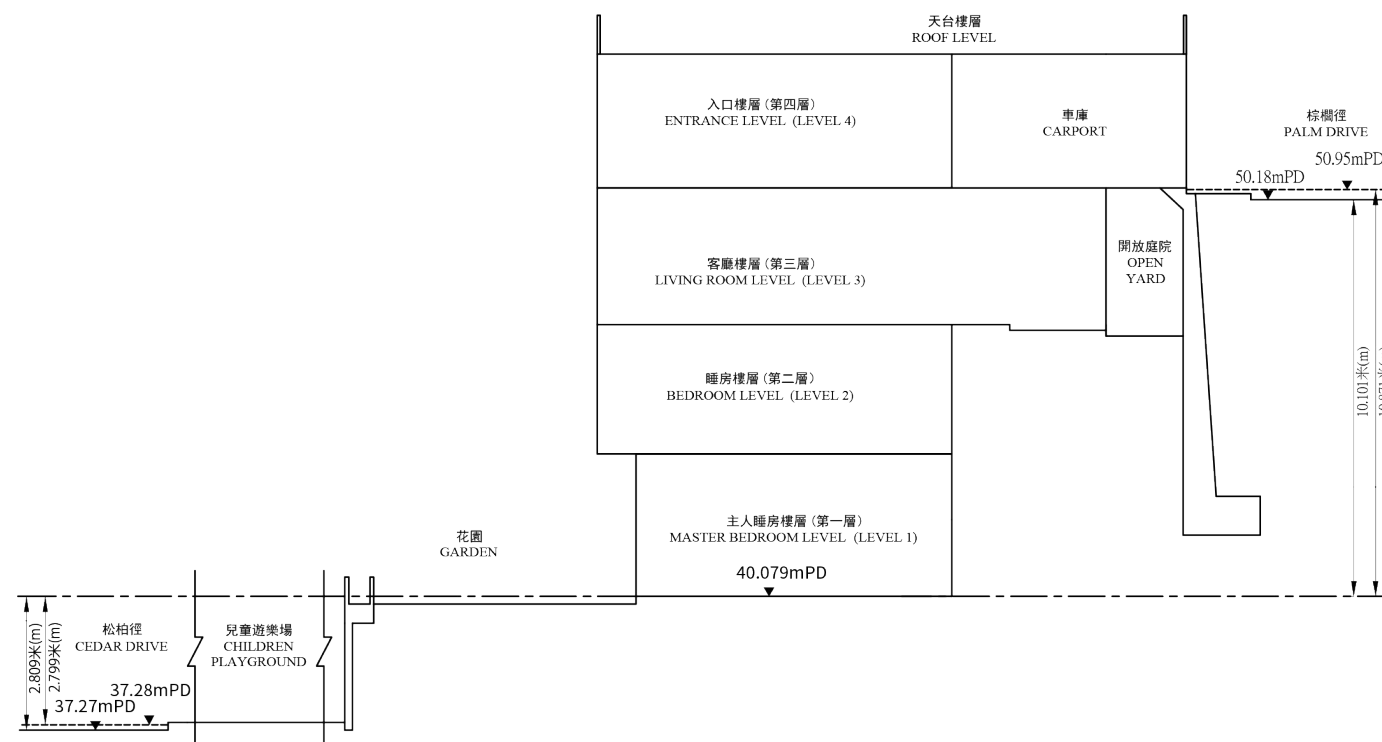
期數中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE PHASE

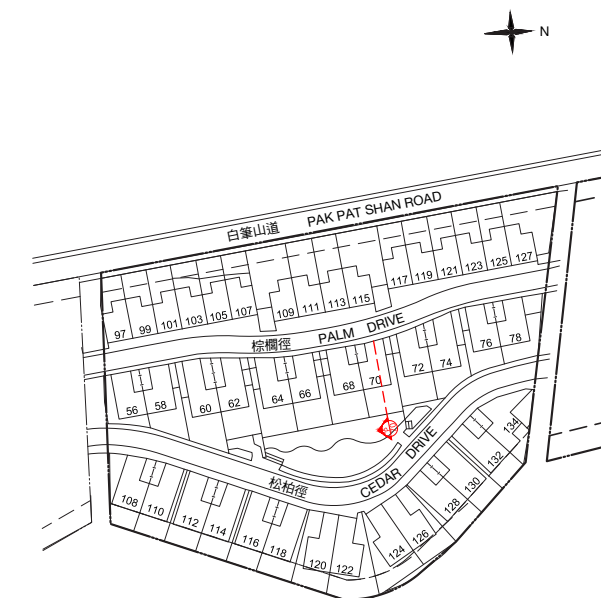
棕櫚徑 70號洋房(亦稱為P8洋房)

House No. 70, Palm Drive (Also known as House P8)

橫截面圖 P8 Cross-Section Plan P8



指示圖 Key Plan



圖例 Legend

mPD - 米 (香港主水平基準以上)

Metres (Above the Hong Kong Principal Datum)

--- - 最低住宅樓層水平 Level of the lowest residential floor

1. 毗連建築物的一段棕櫚徑為香港主水平基準以上50.18米至50.95米。
2. 毗連建築物的一段松柏徑為香港主水平基準以上37.27米至37.28米。

1. The part of Palm Drive adjacent to the building is 50.18 metres to 50.95 metres above the Hong Kong Principal Datum.
2. The part of Cedar Drive adjacent to the building is 37.27 metres to 37.28 metres above the Hong Kong Principal Datum.

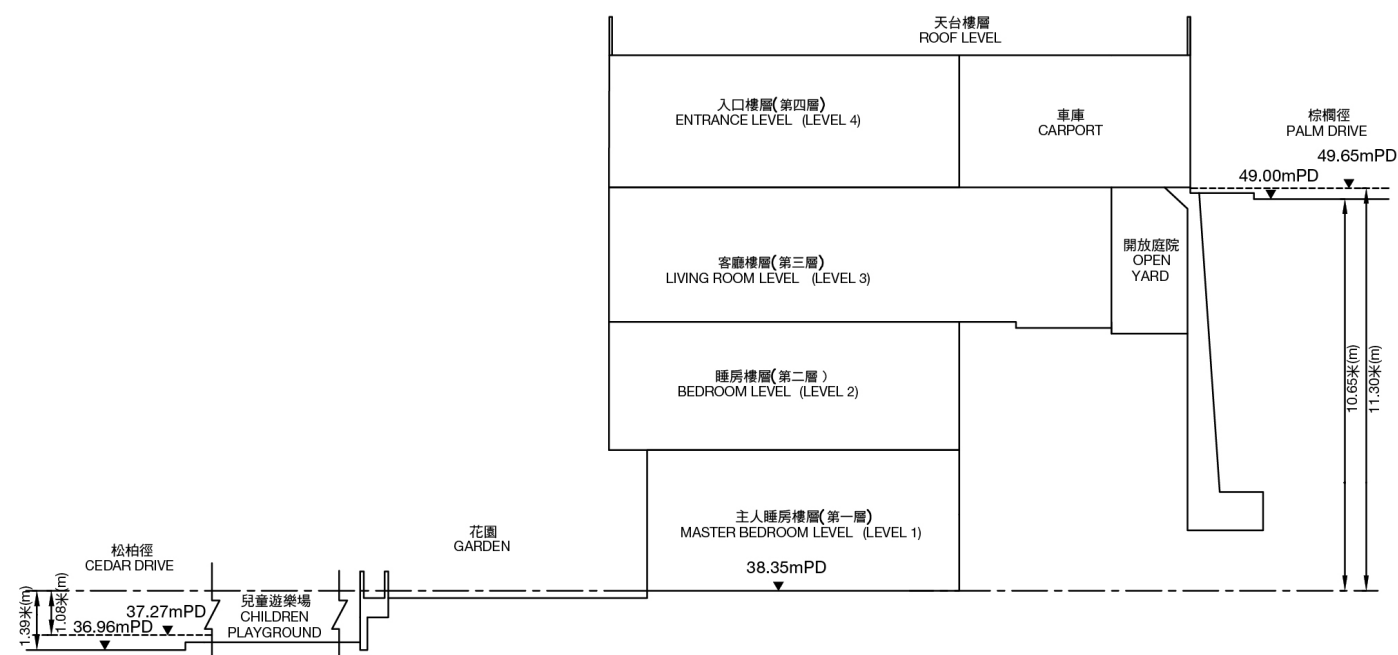
期數中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE PHASE

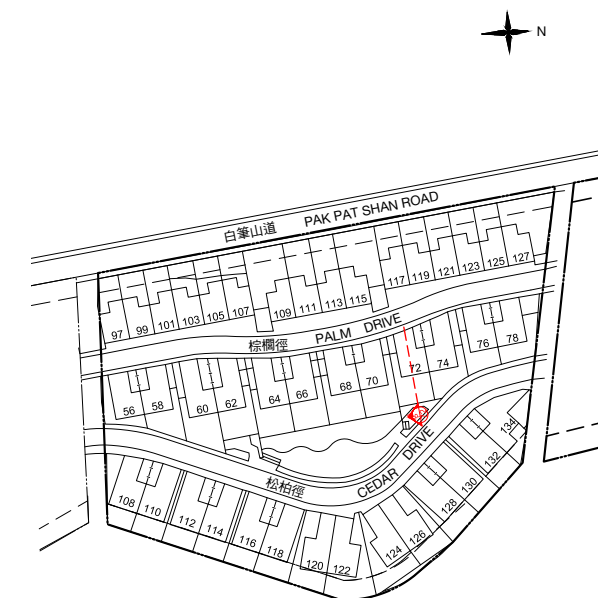
棕櫚徑 72號洋房(亦稱為P9洋房)

House No. 72, Palm Drive (Also known as House P9)

橫截面圖 P9 Cross-Section Plan P9



指示圖 Key Plan



圖例 Legend

mPD - 米 (香港主水平基準以上)

Metres (Above the Hong Kong Principal Datum)

--- - 最低住宅樓層水平 Level of the lowest residential floor

1. 毗連建築物的一段棕櫚徑為香港主水平基準以上49.00米至49.65米。
2. 毗連建築物的一段松柏徑為香港主水平基準以上36.96米至37.27米。

1. The part of Palm Drive adjacent to the building is 49.00 metres to 49.65 metres above the Hong Kong Principal Datum.
2. The part of Cedar Drive adjacent to the building is 36.96 metres to 37.27 metres above the Hong Kong Principal Datum.

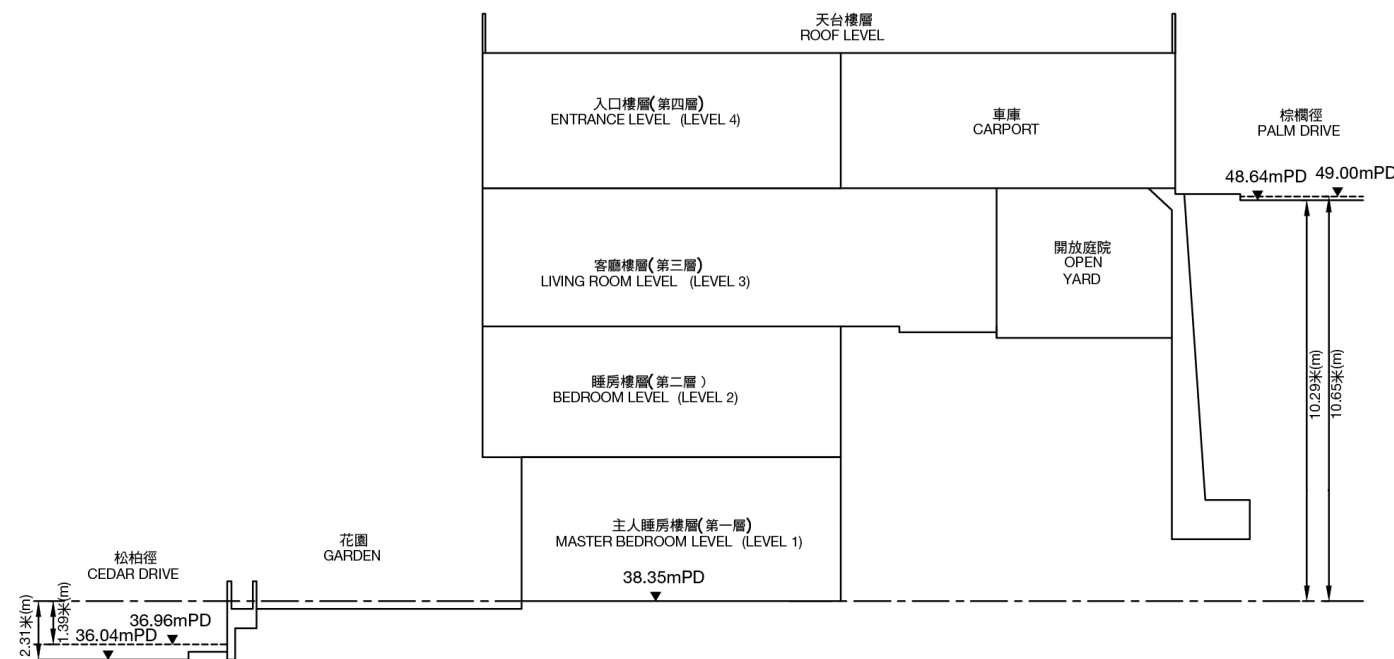
期數中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE PHASE

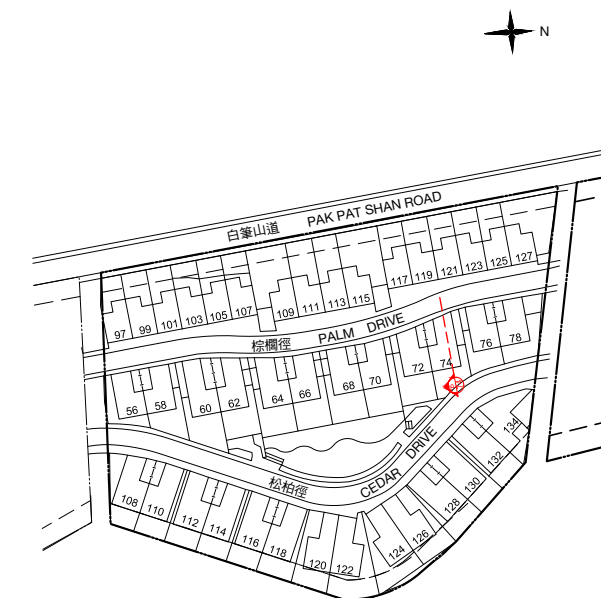
棕櫚徑 74號洋房(亦稱為P10洋房)

House No. 74, Palm Drive (Also known as House P10)

橫截面圖 P10 Cross-Section Plan P10



指示圖 Key Plan



圖例 Legend

mPD - 米 (香港主水平基準以上)

Metres (Above the Hong Kong Principal Datum)

--- - 最低住宅樓層水平 Level of the lowest residential floor

- 毗連建築物的一段棕櫚徑為香港主水平基準以上48.64米至49.00米。
- 毗連建築物的一段松柏徑為香港主水平基準以上36.04米至36.96米。

- The part of Palm Drive adjacent to the building is 48.64 metres to 49.00 metres above the Hong Kong Principal Datum.
- The part of Cedar Drive adjacent to the building is 36.04 metres to 36.96 metres above the Hong Kong Principal Datum.

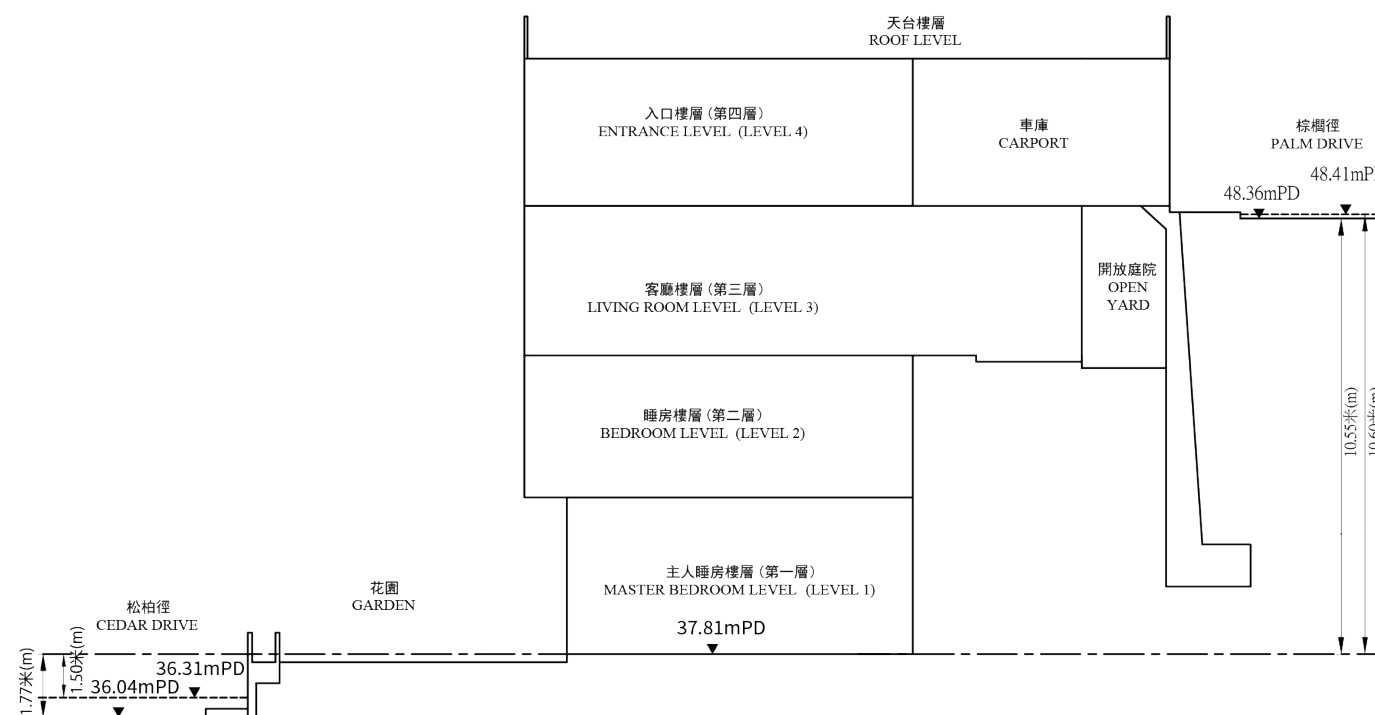
期數中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE PHASE

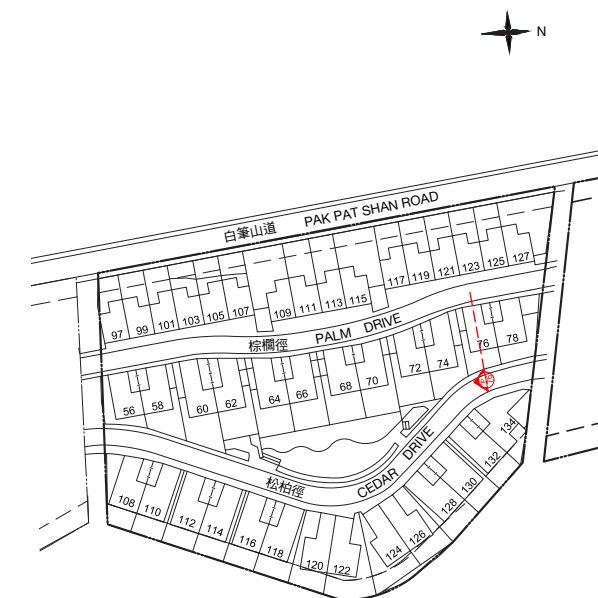
棕櫚徑 76號洋房(亦稱為P11洋房)

House No. 76, Palm Drive (Also known as House P11)

橫截面圖 P11 Cross-Section Plan P11



指示圖 Key Plan



圖例 Legend

mPD - 米 (香港主水平基準以上)

Metres (Above the Hong Kong Principal Datum)

--- - 最低住宅樓層水平 Level of the lowest residential floor

1. 毗連建築物的一段棕櫚徑為香港主水平基準以上48.36米至48.41米。
2. 毗連建築物的一段松柏徑為香港主水平基準以上36.04米至36.31米。

1. The part of Palm Drive adjacent to the building is 48.36 metres to 48.41 metres above the Hong Kong Principal Datum.
2. The part of Cedar Drive adjacent to the building is 36.04 metres to 36.31 metres above the Hong Kong Principal Datum.

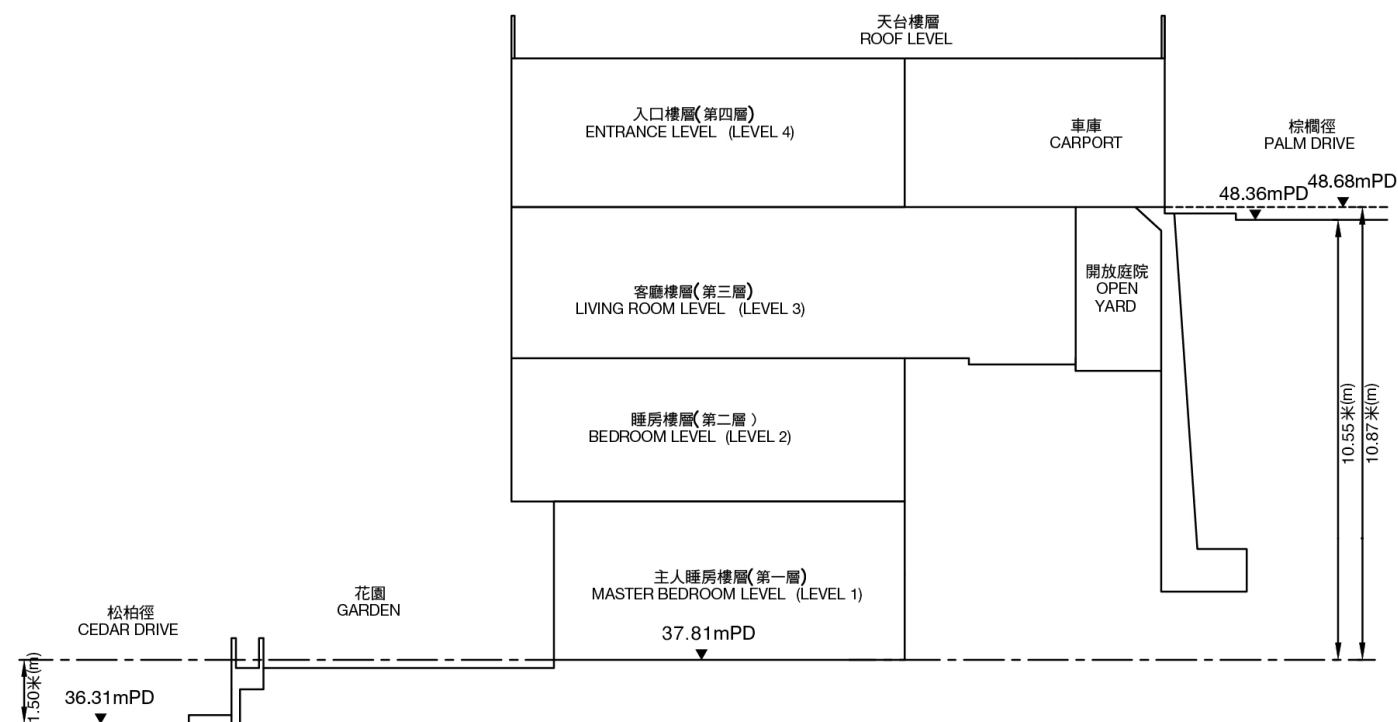
期數中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE PHASE

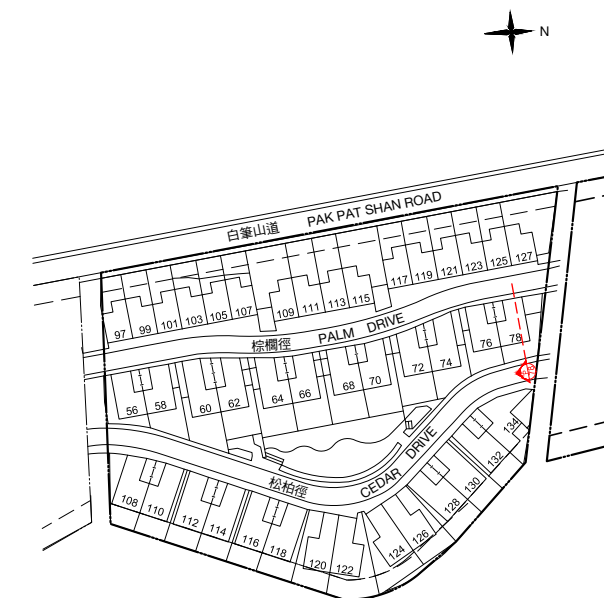
棕櫚徑 78號洋房(亦稱為P12洋房)

House No. 78, Palm Drive (Also known as House P12)

橫截面圖 P12 Cross-Section Plan P12



指示圖 Key Plan



圖例 Legend

mPD - 米 (香港主水平基準以上)

Metres (Above the Hong Kong Principal Datum)

--- - 最低住宅樓層水平 Level of the lowest residential floor

1. 毗連建築物的一段棕櫚徑為香港主水平基準以上48.36米至48.68米。
2. 毗連建築物的一段松柏徑為香港主水平基準以上36.31米。

1. The part of Palm Drive adjacent to the building is 48.36 metres to 48.68 metres above the Hong Kong Principal Datum.
2. The part of Cedar Drive adjacent to the building is 36.31 metres above the Hong Kong Principal Datum.

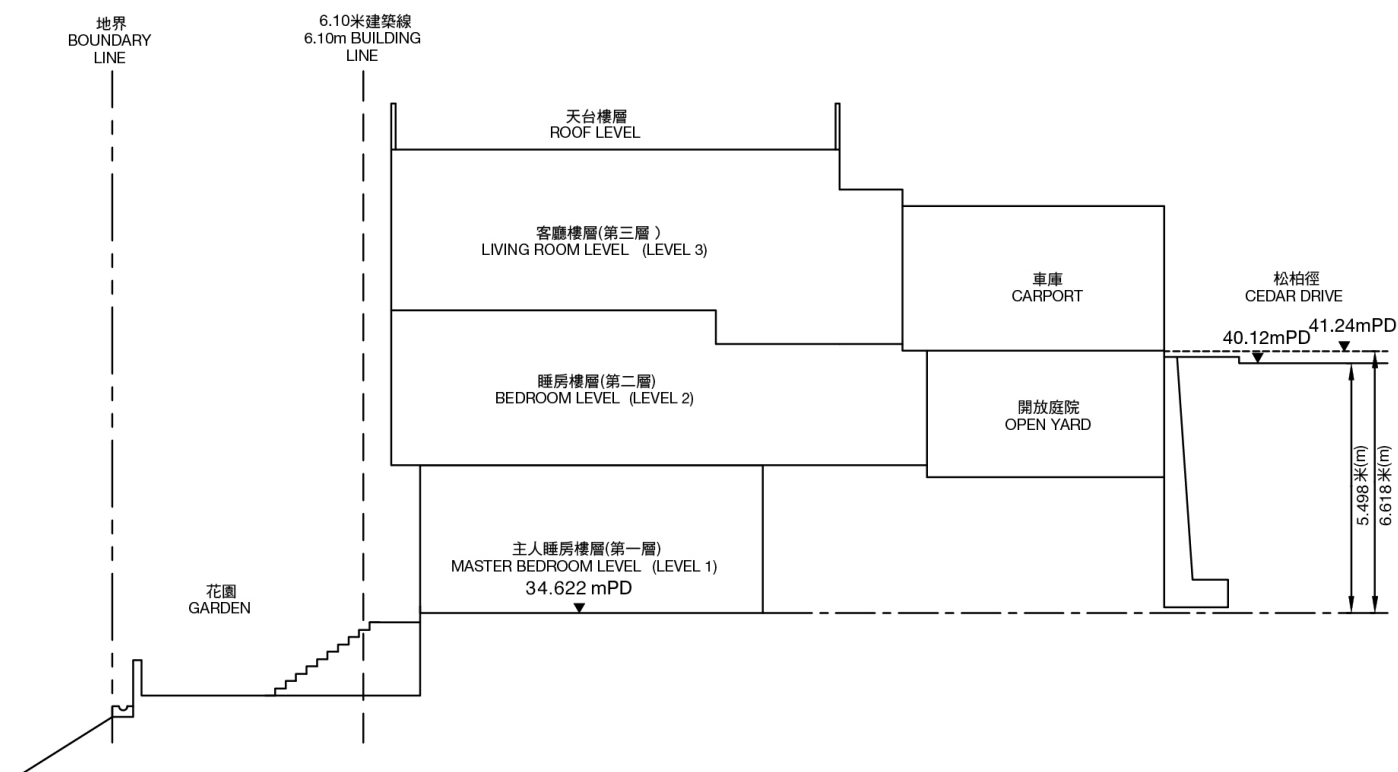
期數中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE PHASE

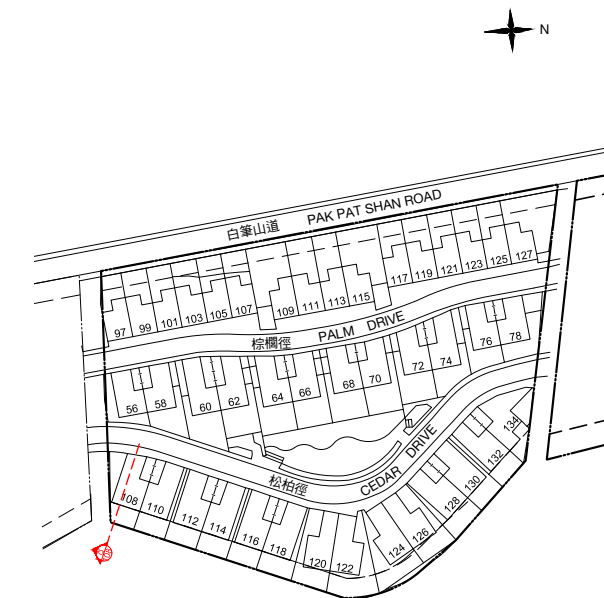
松柏徑 108號洋房(亦稱為Qa1洋房)

House No. 108, Cedar Drive (Also known as House Qa1)

橫截面圖 Qa1 Cross-Section Plan Qa1



指示圖 Key Plan



圖例 Legend

mPD - 米 (香港主水平基準以上)

Metres (Above the Hong Kong Principal Datum)

--- - 最低住宅樓層水平 Level of the lowest residential floor

1. 毗連建築物的一段松柏徑為香港主水平基準以上40.12米至41.24米。
The part of Cedar Drive adjacent to the building is 40.12 metres to 41.24 metres above the Hong Kong Principal Datum.

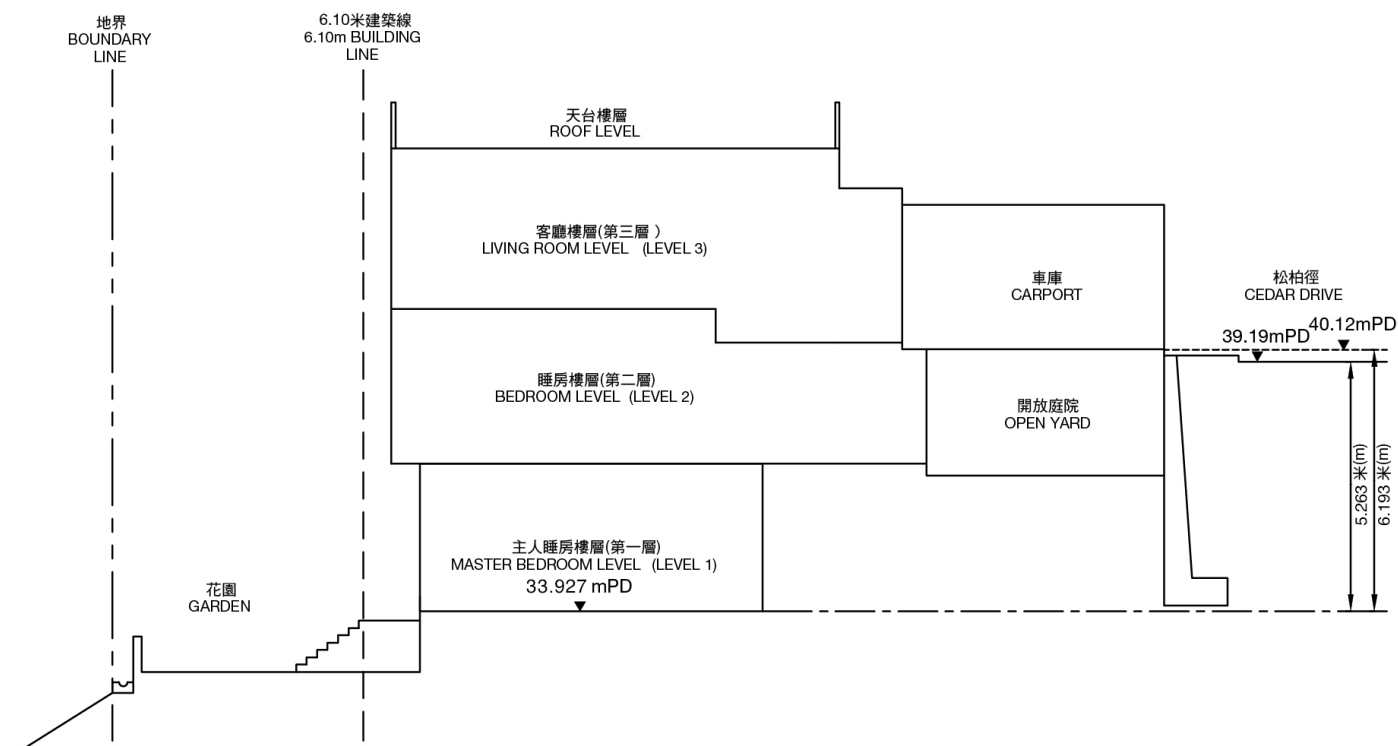
期數中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE PHASE

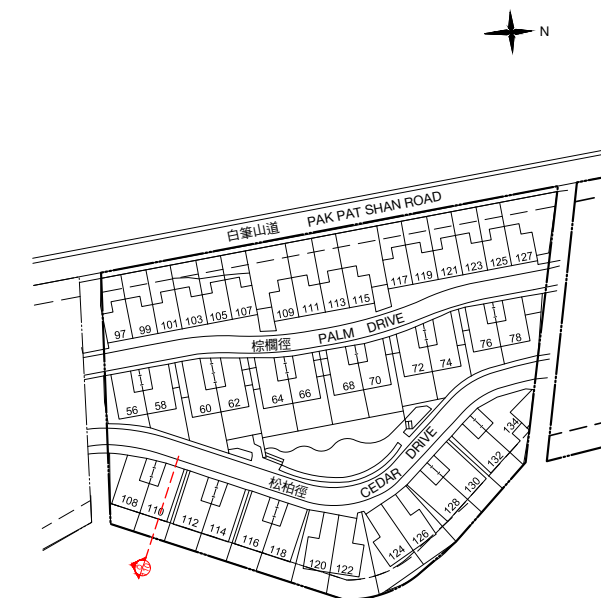
松柏徑 110號洋房(亦稱為Qa2洋房)

House No. 110, Cedar Drive (Also known as House Qa2)

橫截面圖 Qa2 Cross-Section Plan Qa2



指示圖 Key Plan



圖例 Legend

mPD - 米 (香港主水平基準以上)

Metres (Above the Hong Kong Principal Datum)

--- - 最低住宅樓層水平 Level of the lowest residential floor

1. 毗連建築物的一段松柏徑為香港主水平基準以上39.19米至40.12米。
The part of Cedar Drive adjacent to the building is 39.19 metres to 40.12 metres above the Hong Kong Principal Datum.

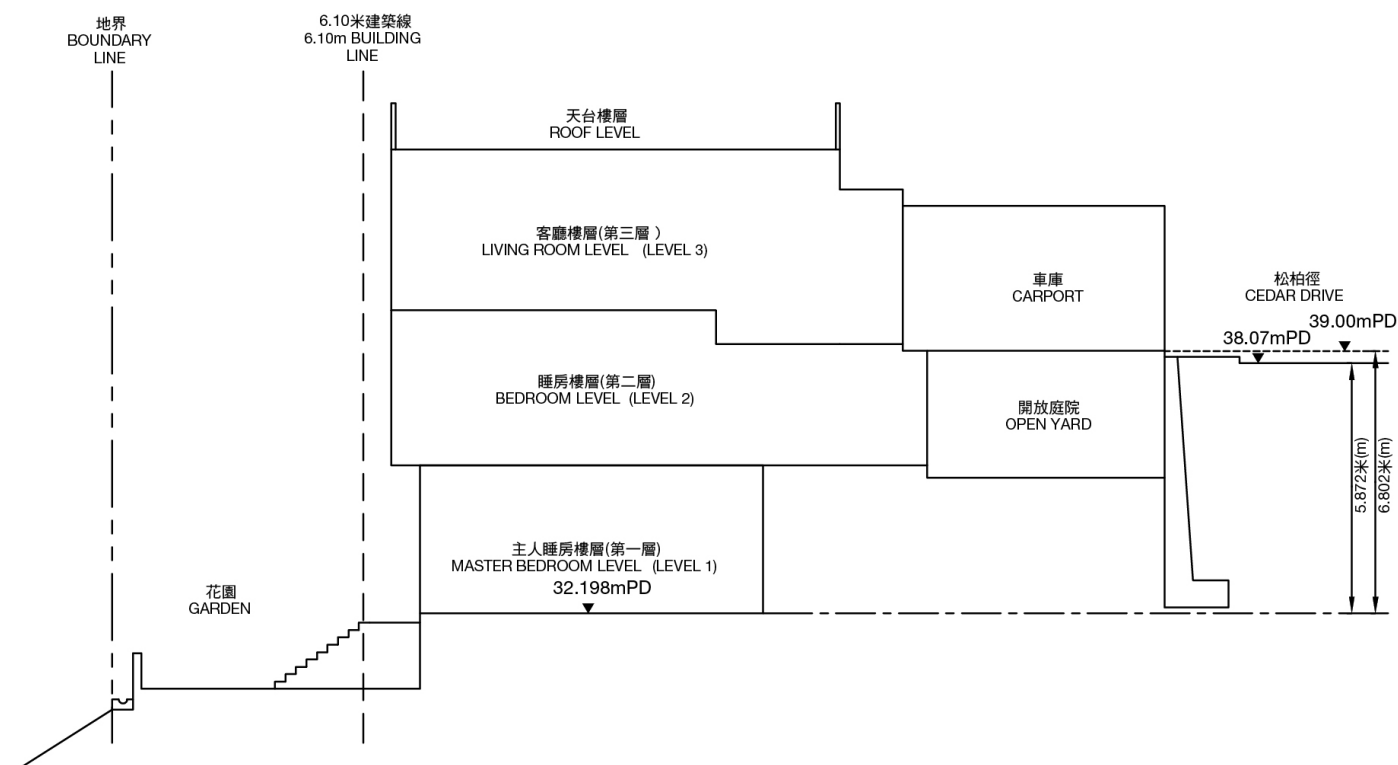
期數中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE PHASE

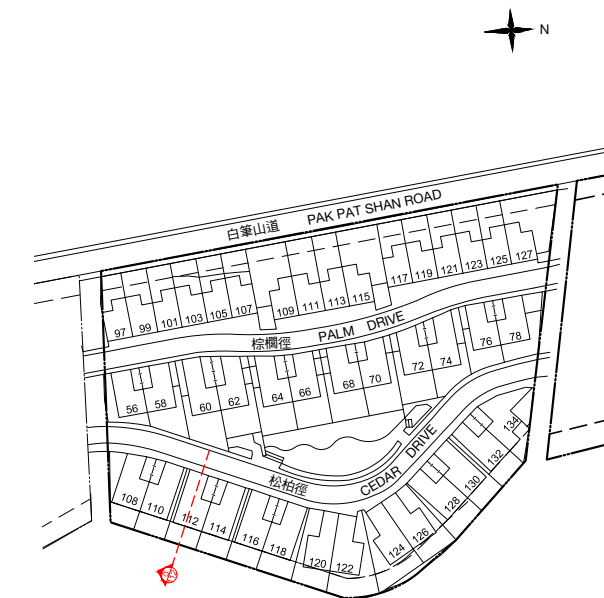
松柏徑 112號洋房(亦稱為Qa3洋房)

House No. 112, Cedar Drive (Also known as House Qa3)

橫截面圖 Qa3 Cross-Section Plan Qa3



指示圖 Key Plan



圖例 Legend

mPD - 米 (香港主水平基準以上)

Metres (Above the Hong Kong Principal Datum)

--- - 最低住宅樓層水平 Level of the lowest residential floor

1. 毗連建築物的一段松柏徑為香港主水平基準以上38.07米至39.00米。
The part of Cedar Drive adjacent to the building is 38.07 metres to 39.00 metres above the Hong Kong Principal Datum.

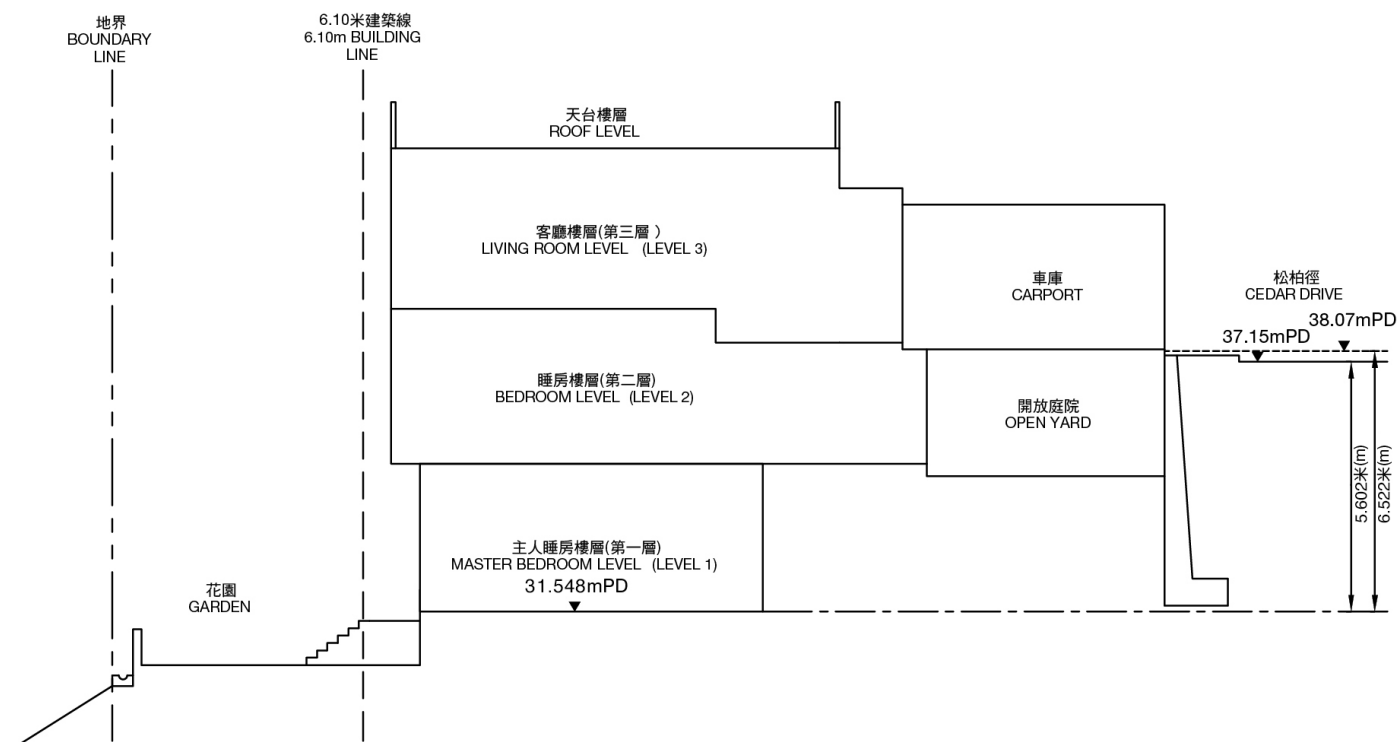
期數中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE PHASE

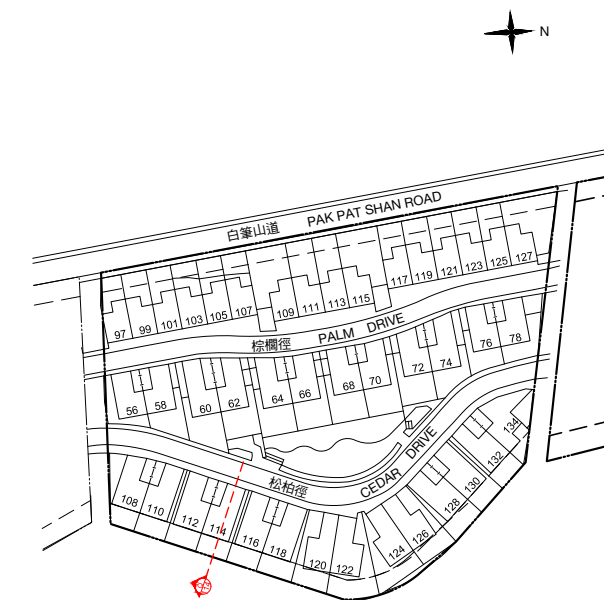
松柏徑 114號洋房(亦稱為Qa4洋房)

House No. 114, Cedar Drive (Also known as House Qa4)

橫截面圖 Qa4 Cross-Section Plan Qa4



指示圖 Key Plan



圖例 Legend

mPD - 米 (香港主水平基準以上)

Metres (Above the Hong Kong Principal Datum)

--- - 最低住宅樓層水平 Level of the lowest residential floor

1. 毗連建築物的一段松柏徑為香港主水平基準以上37.15米至38.07米。
The part of Cedar Drive adjacent to the building is 37.15 metres to 38.07 metres above the Hong Kong Principal Datum.

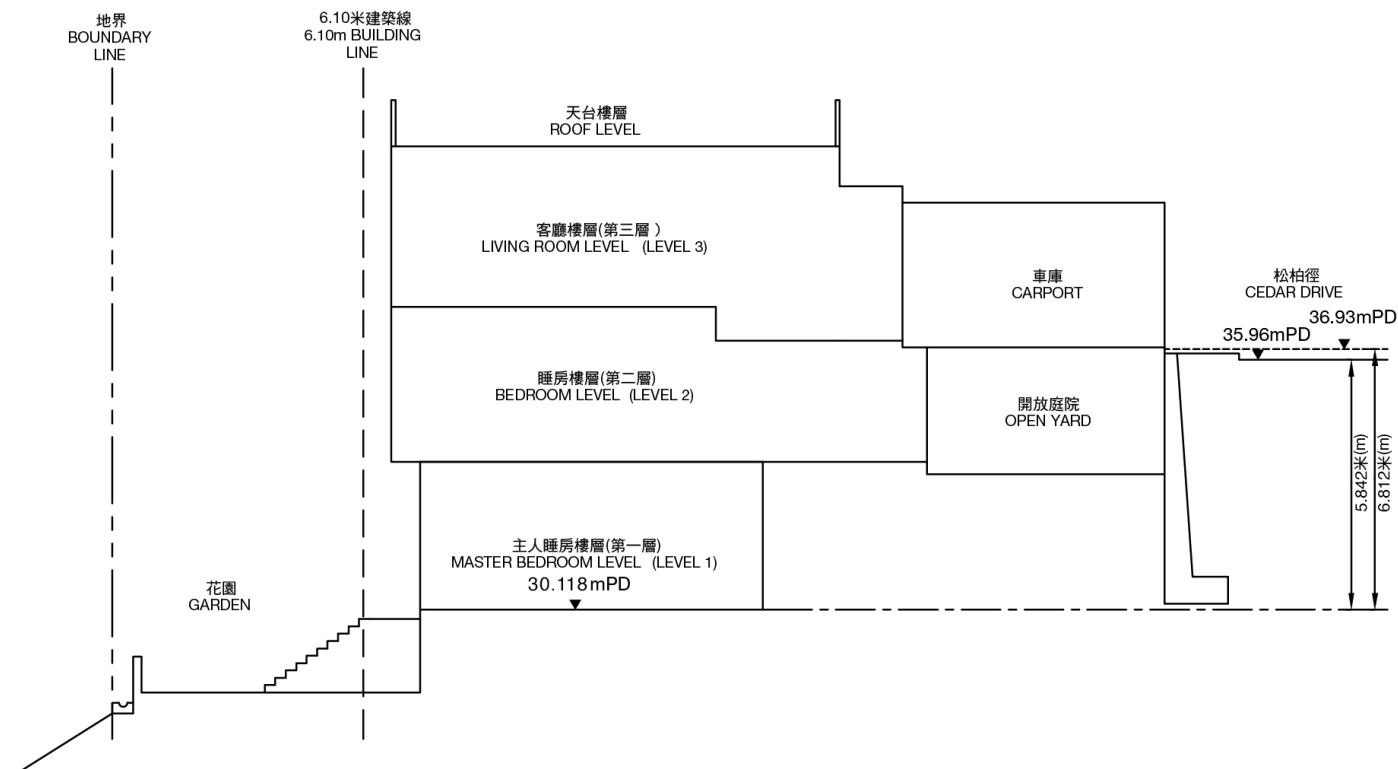
期數中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE PHASE

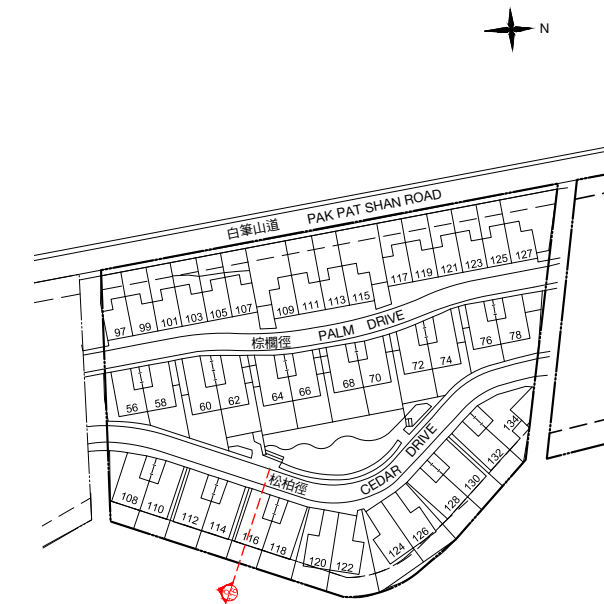
松柏徑 116號洋房(亦稱為Qa5洋房)

House No. 116, Cedar Drive (Also known as House Qa5)

橫截面圖 Qa5 Cross-Section Plan Qa5



指示圖 Key Plan



圖例 Legend

mPD - 米 (香港主水平基準以上)

Metres (Above the Hong Kong Principal Datum)

--- - 最低住宅樓層水平 Level of the lowest residential floor

1. 毗連建築物的一段松柏徑為香港主水平基準以上35.96米至36.93米。
The part of Cedar Drive adjacent to the building is 35.96 metres to 36.93 metres above the Hong Kong Principal Datum.

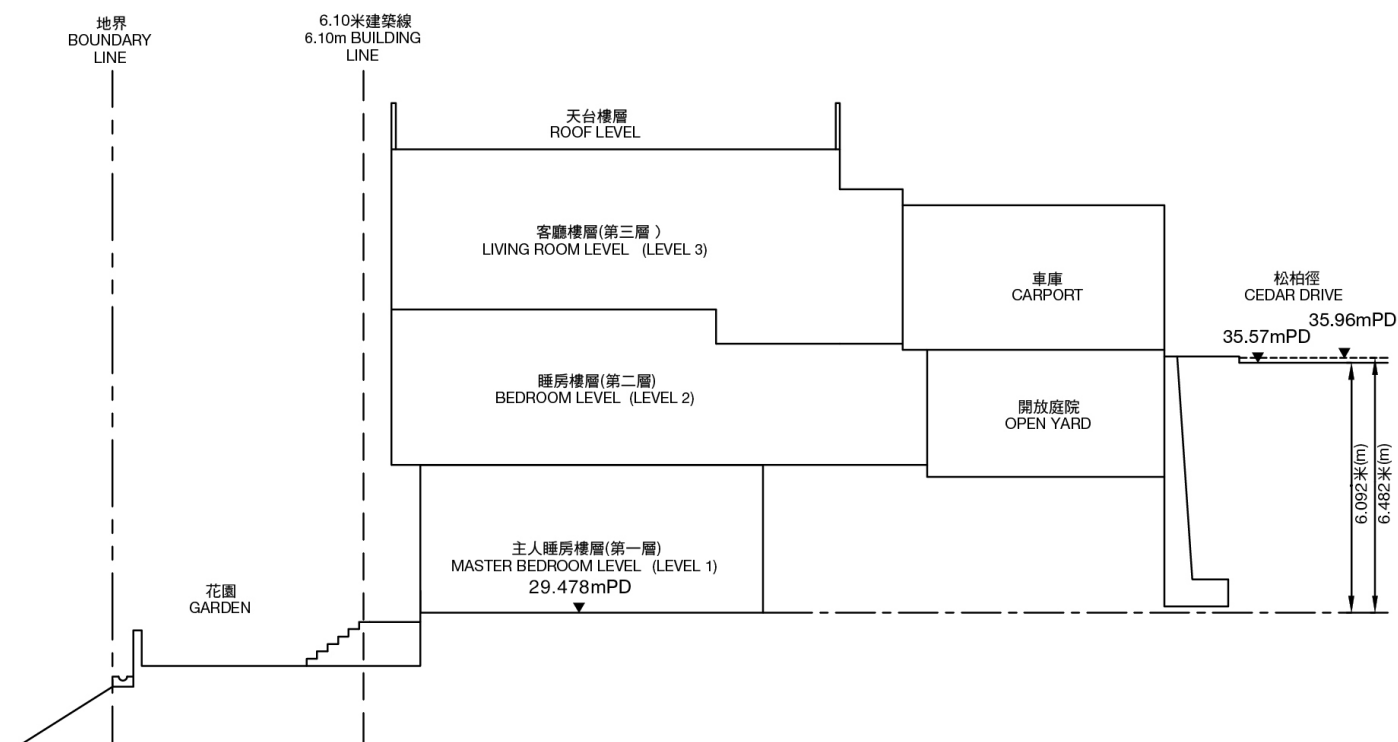
期數中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE PHASE

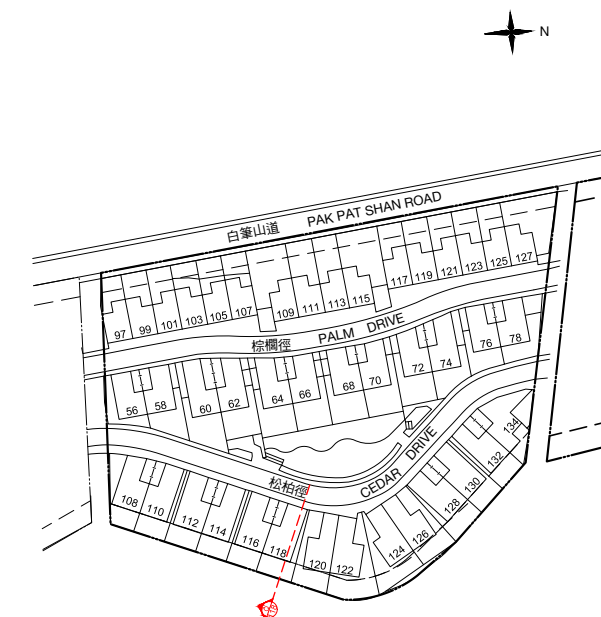
松柏徑 118號洋房(亦稱為Qa6洋房)

House No. 118, Cedar Drive (Also known as House Qa6)

橫截面圖 Qa6 Cross-Section Plan Qa6



指示圖 Key Plan



圖例 Legend

mPD - 米 (香港主水平基準以上)

Metres (Above the Hong Kong Principal Datum)

--- - 最低住宅樓層水平 Level of the lowest residential floor

1. 毗連建築物的一段松柏徑為香港主水平基準以上35.57米至35.96米。
The part of Cedar Drive adjacent to the building is 35.57 metres to 35.96 metres above the Hong Kong Principal Datum.

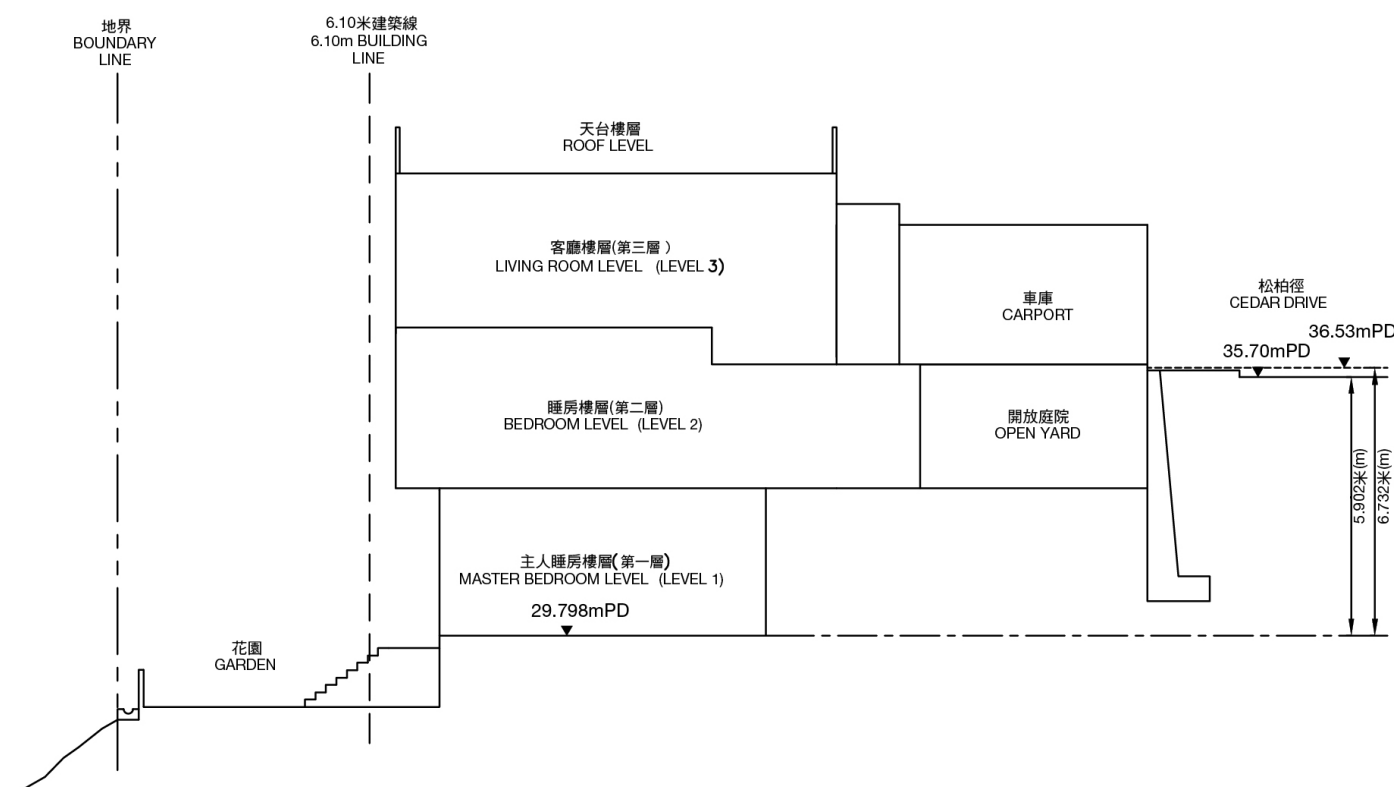
期數中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE PHASE

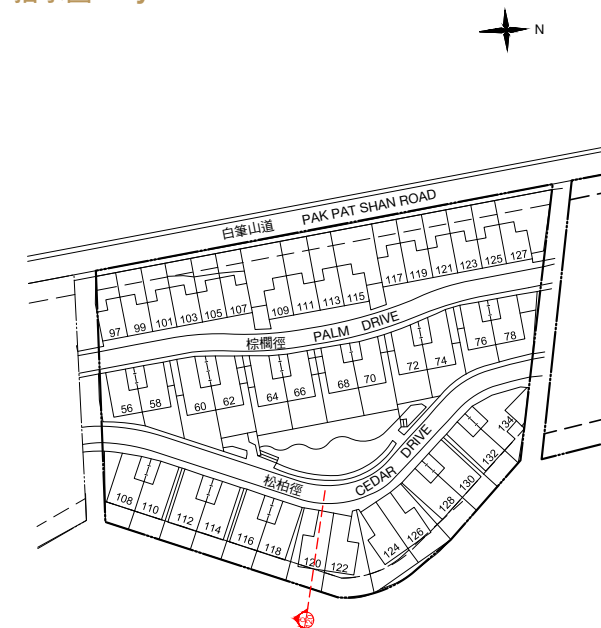
松柏徑 120號洋房(亦稱為Qb1洋房)

House No. 120, Cedar Drive (Also known as House Qb1)

橫截面圖 Qb1 Cross-Section Plan Qb1



指示圖 Key Plan



圖例 Legend

mPD - 米 (香港主水平基準以上)

Metres (Above the Hong Kong Principal Datum)

--- - 最低住宅樓層水平 Level of the lowest residential floor

1. 毗連建築物的一段松柏徑為香港主水平基準以上35.70米至36.53米。
The part of Cedar Drive adjacent to the building is 35.70 metres to 36.53 metres above the Hong Kong Principal Datum.

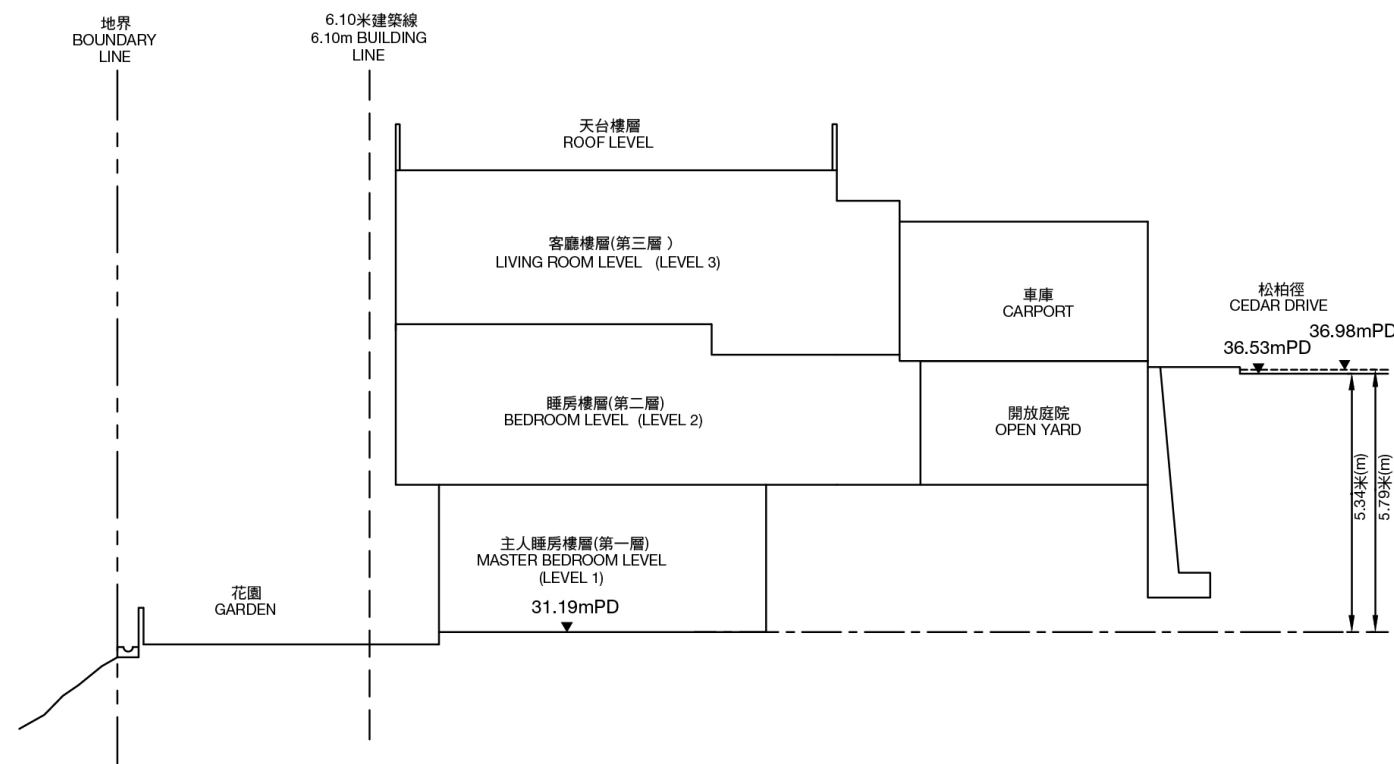
期數中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE PHASE

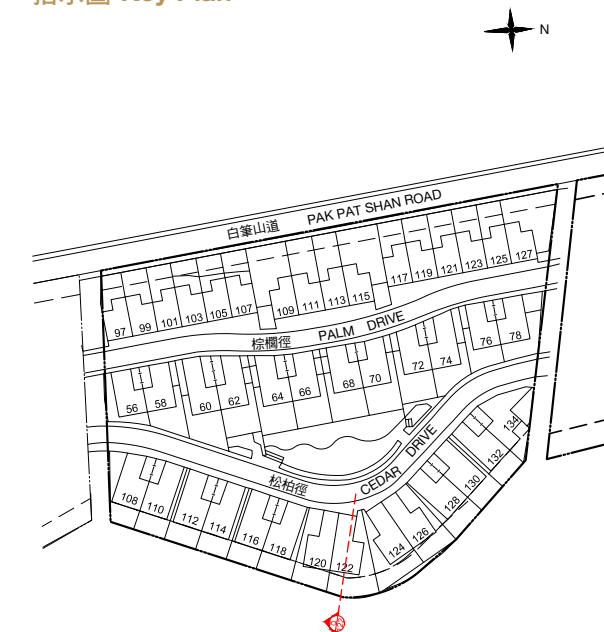
松柏徑 122號洋房(亦稱為Qb2洋房)

House No. 122, Cedar Drive (Also known as House Qb2)

橫截面圖 Qb2 Cross-Section Plan Qb2



指示圖 Key Plan



圖例 Legend

mPD - 米 (香港主水平基準以上)

Metres (Above the Hong Kong Principal Datum)

--- - 最低住宅樓層水平 Level of the lowest residential floor

1. 毗連建築物的一段松柏徑為香港主水平基準以上36.53米至36.98米。
The part of Cedar Drive adjacent to the building is 36.53 metres to 36.98 metres above the Hong Kong Principal Datum.

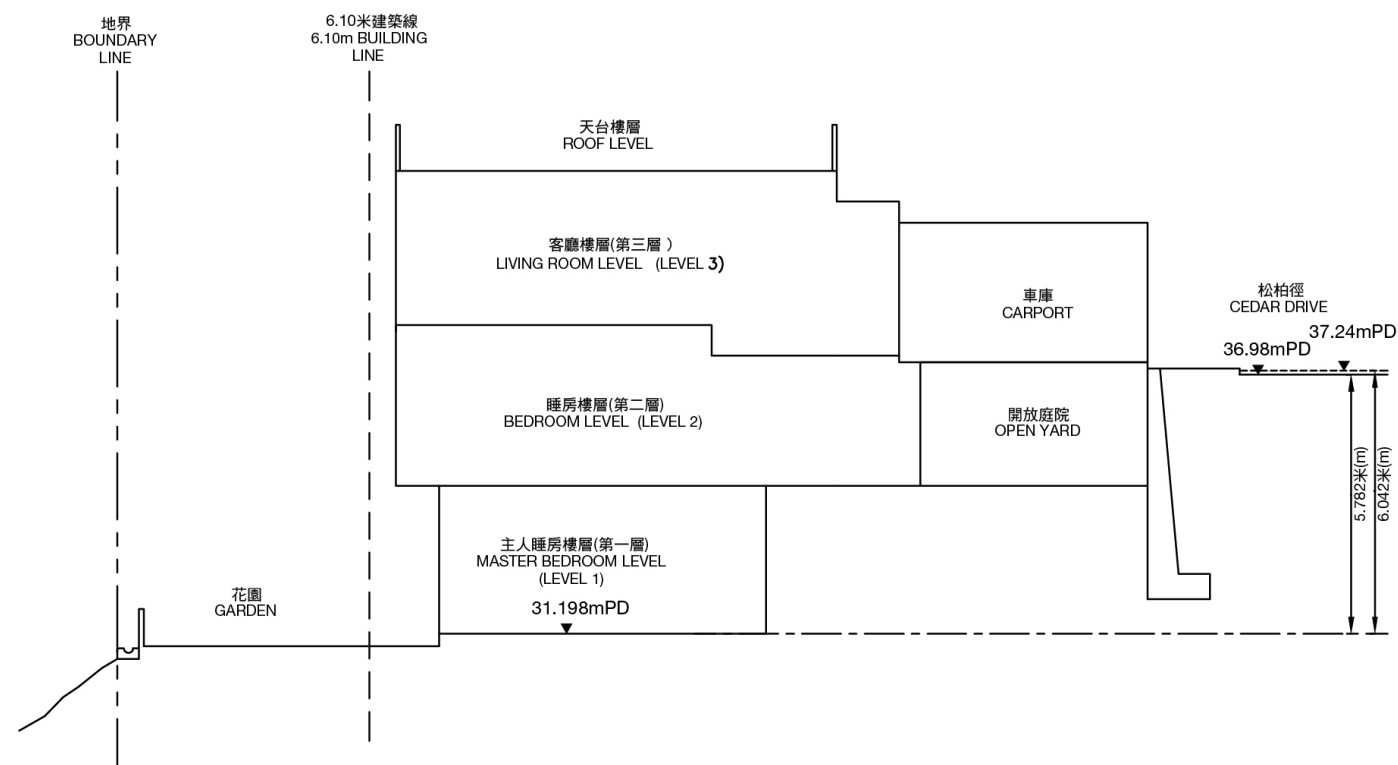
期數中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE PHASE

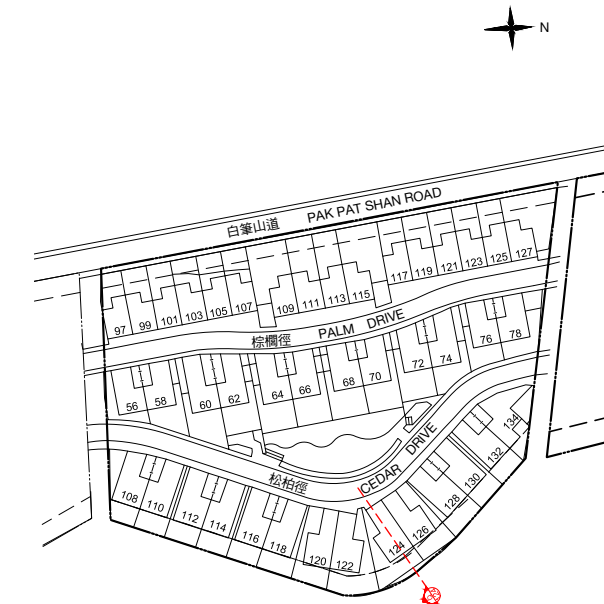
松柏徑 124號洋房(亦稱為Qb3洋房)

House No. 124, Cedar Drive (Also known as House Qb3)

橫截面圖 Qb3 Cross-Section Plan Qb3



指示圖 Key Plan



圖例 Legend

mPD - 米 (香港主水平基準以上)

Metres (Above the Hong Kong Principal Datum)

--- - 最低住宅樓層水平 Level of the lowest residential floor

1. 毗連建築物的一段松柏徑為香港主水平基準以上36.98米至37.24米。
The part of Cedar Drive adjacent to the building is 36.98 metres to 37.24 metres above the Hong Kong Principal Datum.

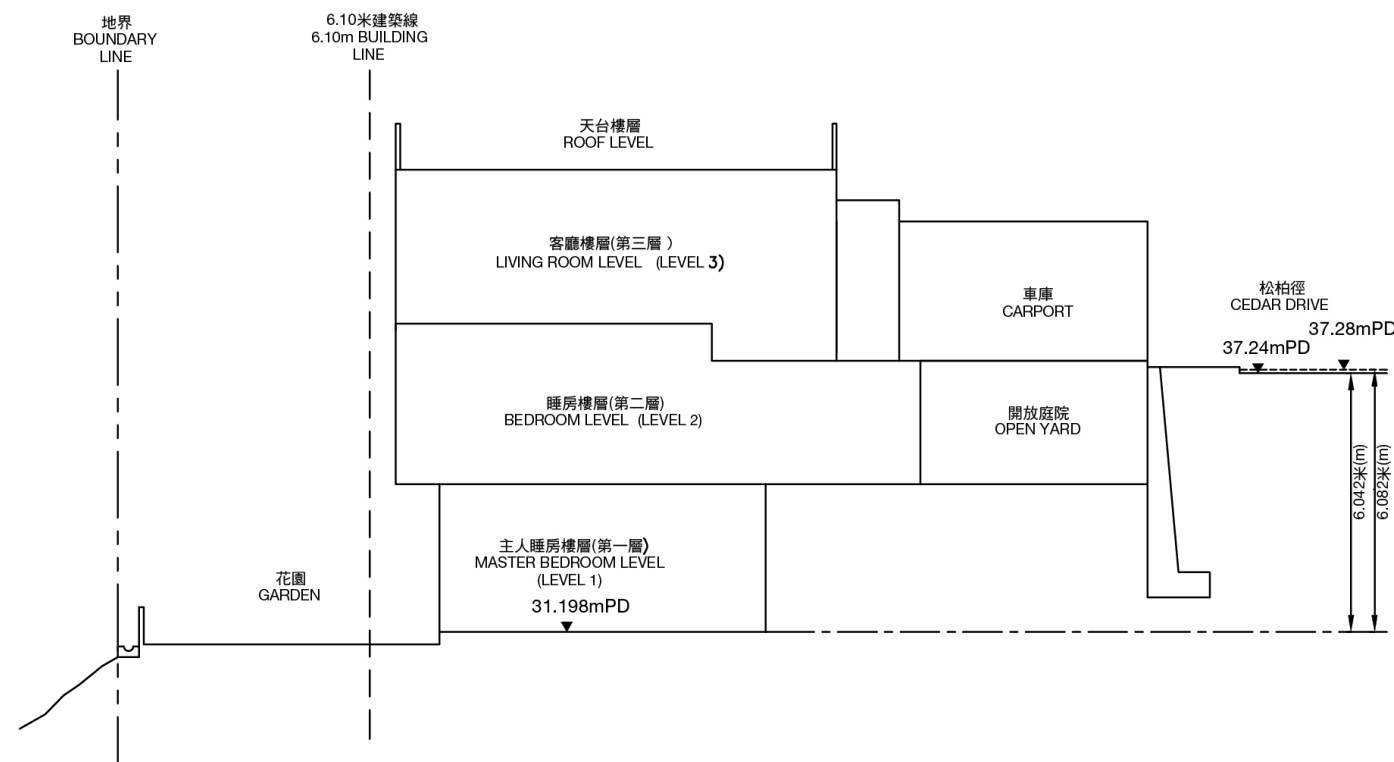
期數中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE PHASE

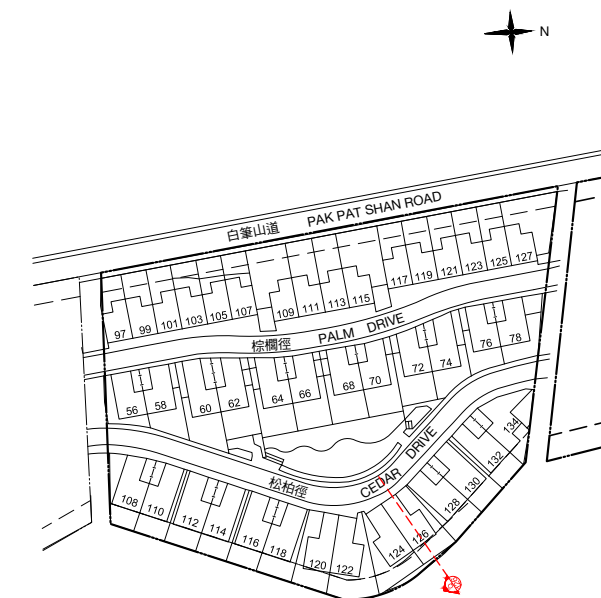
松柏徑 126號洋房(亦稱為Qb4洋房)

House No. 126, Cedar Drive (Also known as House Qb4)

橫截面圖 Qb4 Cross-Section Plan Qb4



指示圖 Key Plan



圖例 Legend

mPD - 米 (香港主水平基準以上)

Metres (Above the Hong Kong Principal Datum)

--- - 最低住宅樓層水平 Level of the lowest residential floor

1. 毗連建築物的一段松柏徑為香港主水平基準以上37.24米至37.28米。
The part of Cedar Drive adjacent to the building is 37.24 metres to 37.28 metres above the Hong Kong Principal Datum.

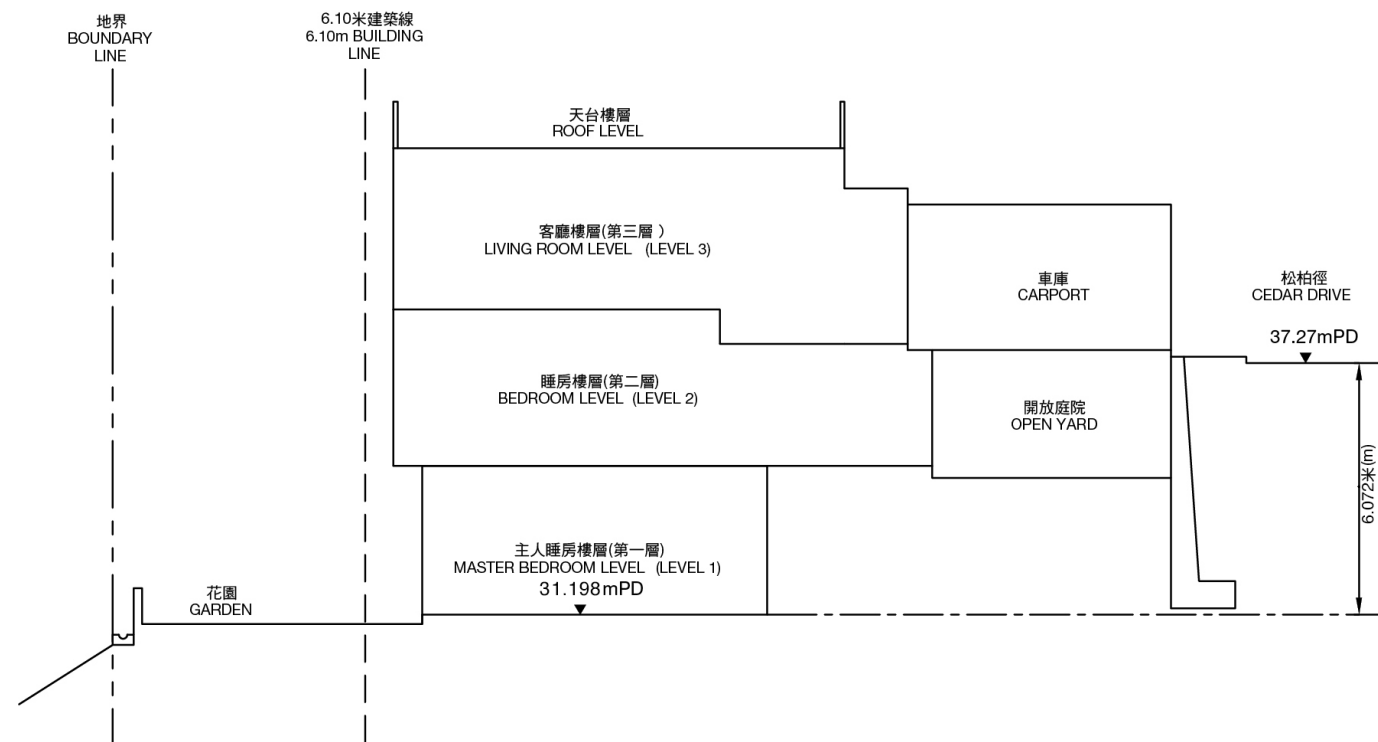
期數中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE PHASE

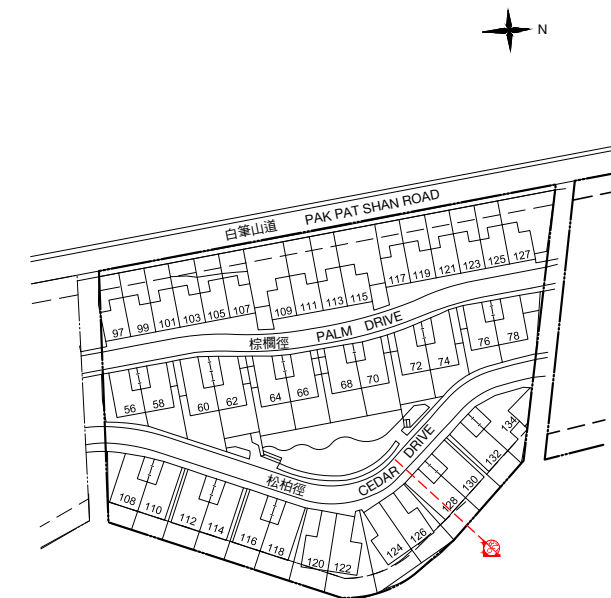
松柏徑 128號洋房(亦稱為Qa7洋房)

House No. 128, Cedar Drive (Also known as House Qa7)

橫截面圖 Qa7 Cross-Section Plan Qa7



指示圖 Key Plan



圖例 Legend

mPD - 米 (香港主水平基準以上)

Metres (Above the Hong Kong Principal Datum)

--- - 最低住宅樓層水平 Level of the lowest residential floor

1. 毗連建築物的一段松柏徑為香港主水平基準以上37.27米。

The part of Cedar Drive adjacent to the building is 37.27 metres above the Hong Kong Principal Datum.

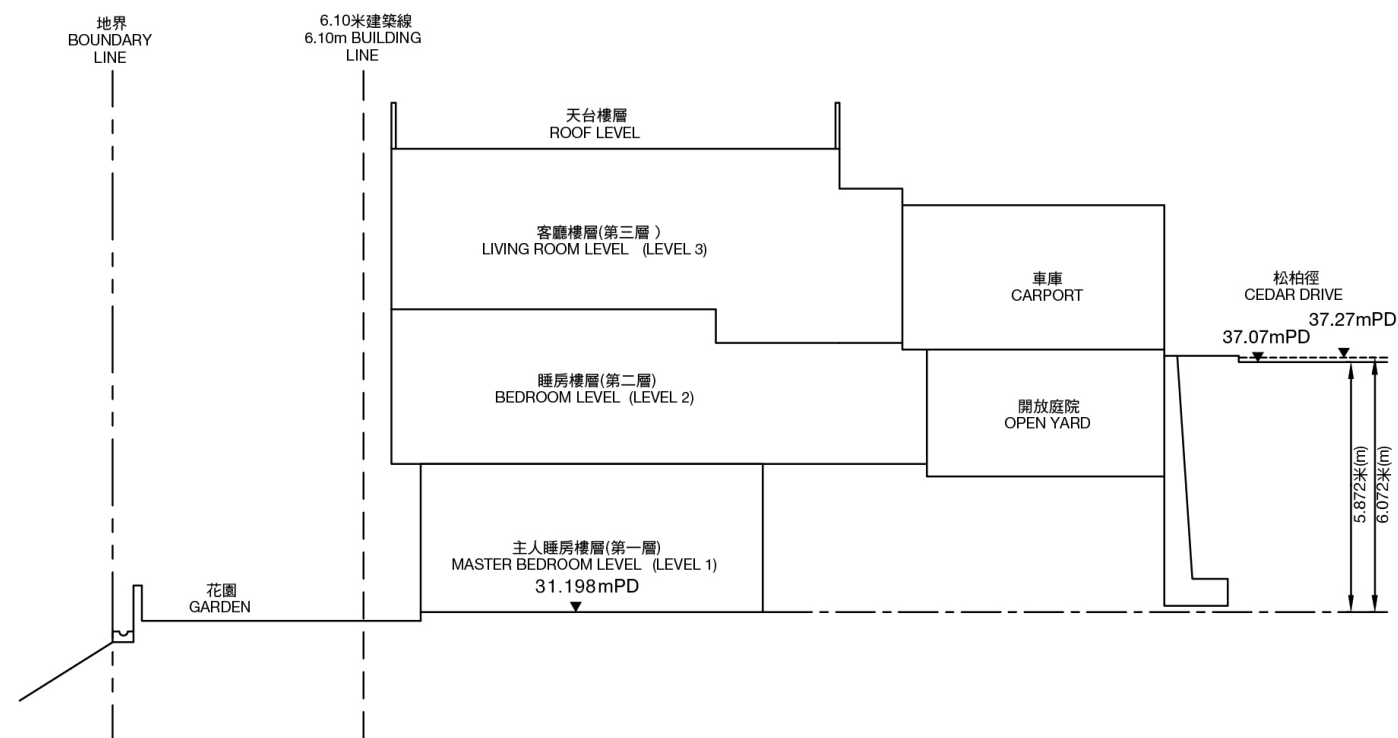
期數中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE PHASE

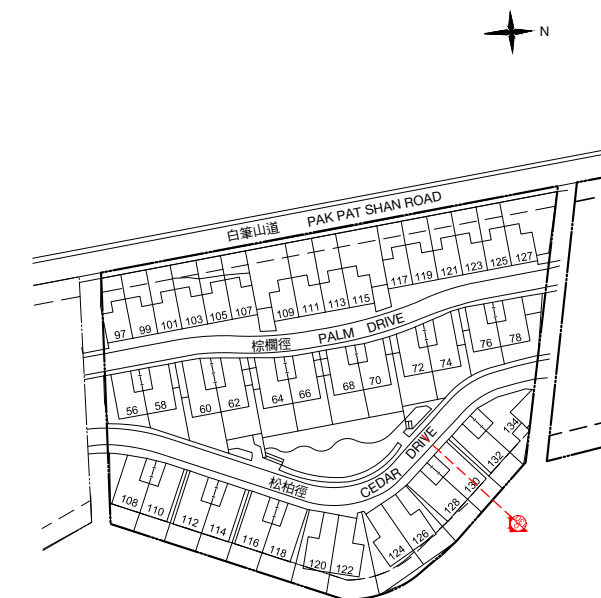
松柏徑 130號洋房(亦稱為Qa8洋房)

House No. 130, Cedar Drive (Also known as House Qa8)

橫截面圖 Qa8 Cross-Section Plan Qa8



指示圖 Key Plan



圖例 Legend

mPD - 米 (香港主水平基準以上)

Metres (Above the Hong Kong Principal Datum)

--- - 最低住宅樓層水平 Level of the lowest residential floor

1. 毗連建築物的一段松柏徑為香港主水平基準以上37.07米至37.27米。
The part of Cedar Drive adjacent to the building is 37.07 metres to 37.27 metres above the Hong Kong Principal Datum.

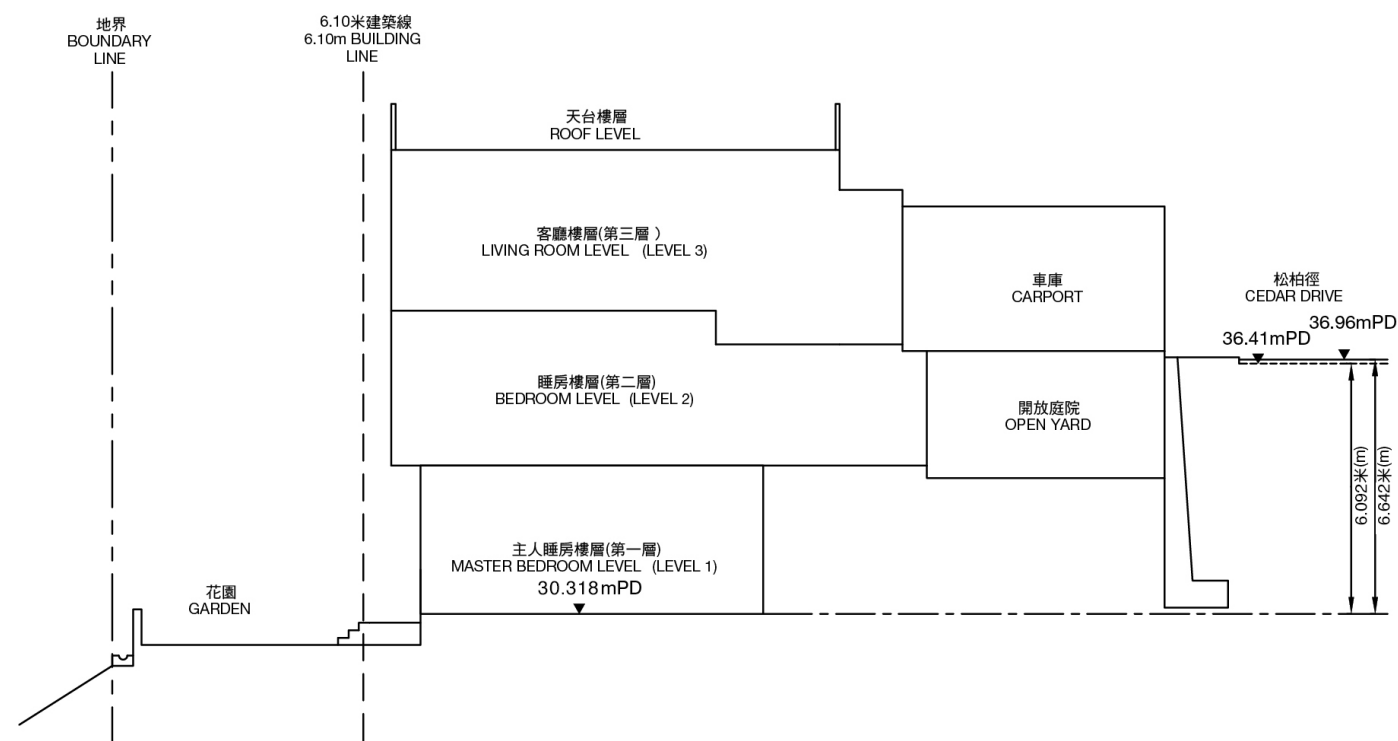
期數中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE PHASE

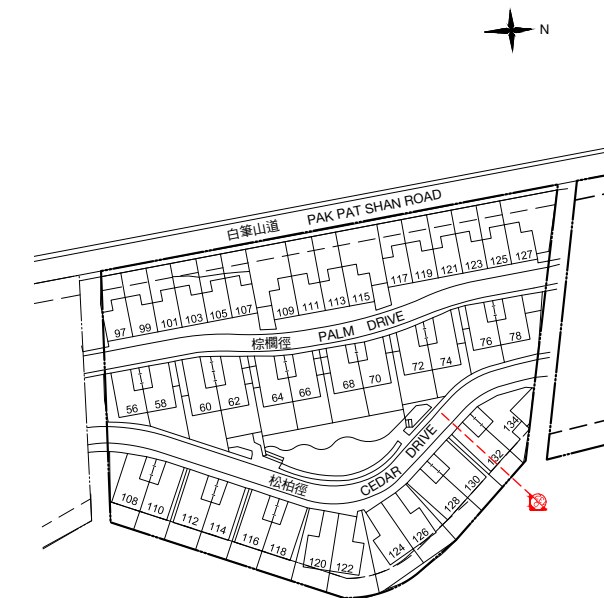
松柏徑 132號洋房(亦稱為Qa9洋房)

House No. 132, Cedar Drive (Also known as House Qa9)

橫截面圖 Qa9 Cross-Section Plan Qa9



指示圖 Key Plan



圖例 Legend

mPD - 米 (香港主水平基準以上)

Metres (Above the Hong Kong Principal Datum)

--- - 最低住宅樓層水平 Level of the lowest residential floor

1. 毗連建築物的一段松柏徑為香港主水平基準以上36.41米至36.96米。
The part of Cedar Drive adjacent to the building is 36.41 metres to 36.96 metres above the Hong Kong Principal Datum.

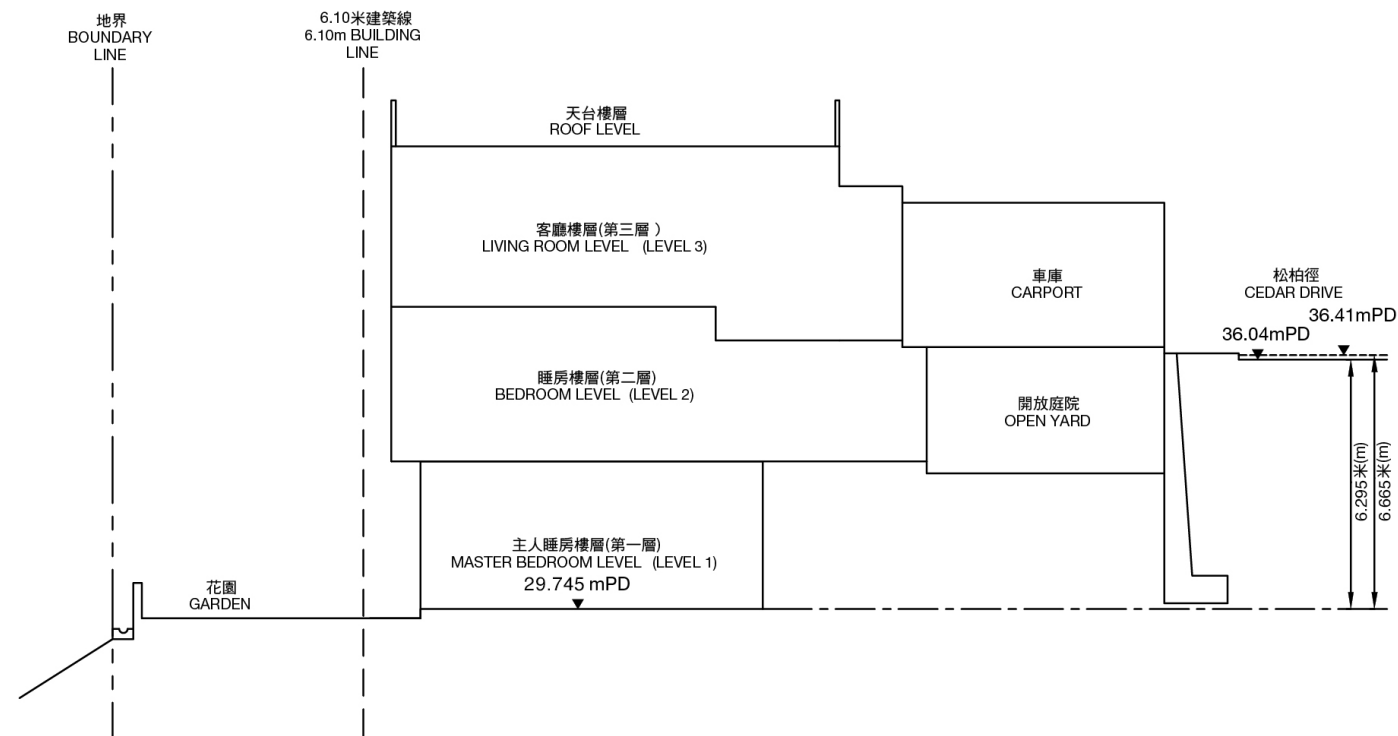
期數中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE PHASE

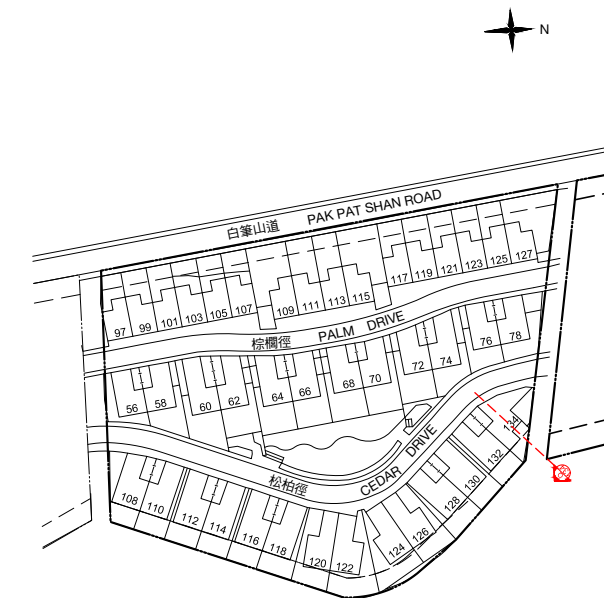
松柏徑 134號洋房(亦稱為Qa10洋房)

House No. 134, Cedar Drive (Also known as House Qa10)

橫截面圖 Qa10 Cross-Section Plan Qa10



指示圖 Key Plan



圖例 Legend

mPD - 米 (香港主水平基準以上)

Metres (Above the Hong Kong Principal Datum)

--- - 最低住宅樓層水平 Level of the lowest residential floor

1. 毗連建築物的一段松柏徑為香港主水平基準以上36.04米至36.41米。
The part of Cedar Drive adjacent to the building is 36.04 metres to 36.41 metres above the Hong Kong Principal Datum.