

1. 租約情況

於本售樓說明書檢視日期，發展項目中賣方持有之1座5樓C單位及5號屋為連租約物業。

備註：以上資料或因應實際情況而不時更改，請參閱載有銷售安排的文件或由賣方提供的其他刊物述明連租約售賣的物業之最新資料。

2. 坐落毗鄰地段之仁安醫院擴建計劃

沙田市地段第168號餘段（「毗鄰地段」）之業主正計劃對坐落於該地段之仁安醫院進行擴建工程，並已獲得建築事務監督批准擴建一座27層高醫院綜合大樓之建築圖則（下面位置圖中灰色的位置），另外亦獲批准擴建地面層之行車平台（下面位置圖中綠色的位置），而毗鄰地段的業主日後或可能改變該擴建計劃，而最終之擴建計劃將以政府最後批准圖則為準，因此其落成日期於本售樓說明書檢視日期時仍未確定。任何於鄰近土地上不時進行之工程、使用、處理或發展可能對發展項目及/或其內住宅物業之享用，諸如景觀、噪音及/或周邊環境方面，造成重大影響。

1. Tenancy Information

As of the date of examination of this sales brochure, Flat C, 5/F, Block 1 and House 5 of the development held by the vendor are subject to tenancy agreements.

Note: The above information may be subject to change from time to time according to the actual circumstances. Please refer to documents containing the sales arrangement or other publications to be supplied by the vendor for the most up-to-date information regarding properties to be sold subject to tenancy.

2. Extension Proposal for Union Hospital at the Adjoining Lot

The owner of The Remaining Portion of Sha Tin Town Lot No. 168 (“the Adjoining Lot”) intends to carry out extension works to Union Hospital erected thereon. An extension scheme comprising a 27-storey hospital comprehensive building has been approved by the Building Authority (coloured “grey” on the location plan below). And another extension of vehicular deck on G/F (coloured “green” on the location plan below) has also been approved by the Building Authority. The said extension scheme may be subject to future change by the owner of the Adjoining Lot, The final extension scheme is subject to the approval of the Government so the date for completion is not yet confirmed at the date of examination of this sales brochure. Any works, use, disposal or development from time to time of the adjacent site may materially affect the enjoyment of the residential properties in the development and/or the development in terms of views, noise and/or other aspects of the surrounding environment.

仁安醫院擴建計劃位置圖

The location plan for the extension proposal for Union Hospital



賣方就該項目指定的互聯網網站的網址：

The address of the website designated by the vendor for the development:

www.hillparamount.com.hk

發展項目及其周邊地區日後可能出現改變。There may be future changes to the development and the surrounding areas.
本售樓說明書印製日期：2014年6月5日 Date of printing of this Sales Brochure: 5th June 2014

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2014年8月25日 25th August 2014	2 - 5	按一手住宅物業銷售監管局最新之一手住宅物業買家須知版本更新。 Update the notes to purchasers of first-hand residential properties as per the latest version issued by the Sales of First-hand Residential Properties Authority.
	12	更新發展項目的所在位置圖。 Update the location plan of the development.
	17 - 20, 26, 32, 33, 35, 42, 43	修訂發展項目的住宅物業的平面圖。 Revise the floor plans of residential properties in the development.
	48, 53, 58	修訂發展項目的住宅物業的平面圖的備註。 Revise the notes of the floor plans of residential properties in the development.
	71	修訂1,2,3及5號獨立屋有關停車位之面積。 Revise the area of parking space for houses 1, 2, 3 & 5.
	180	修訂有關資料中的“印刷日期”為“檢視日期”。 Revise the wording “date of printing” as “date of examination” under relevant information.
2014年11月10日 10th November 2014	12	更新發展項目的所在位置圖。 Update the location plan of the development.
	13-1, 13-2	增加發展項目的鳥瞰照片。 Add additional aerial photographs of the development.
	14	更新關於發展項目的分區計劃大綱圖等。 Update the outline zoning plan etc. relating to the development.
	49, 49-1,50, 50-1, 51, 51-1	因應1號屋完成內部裝修，更新及增加該部分的樓面平面圖。 Due to the completion of internal decoration in house 1, the relative floor plans have been updated and added.
	111, 113, 114-1, 114-2, 119, 120, 130 - 132, 161 - 164	因應1號屋完成內部裝修，更新及增加裝置、裝修物料及設備中的資料。 Due to the completion of internal decoration in house 1, the information in fittings, finishes and appliances have been updated and added.
	180	修訂有關資料中的第2項及取消第3項。 Revise item 2 and delete item 3 in the relevant information.
2015年2月9日 9th February 2015	14	修訂關於發展項目的分區大綱圖的“印製日期”為“本售樓說明書的檢視日期”。 Revise “ date of printing ” to “ date of examination of this sales brochure ” under the outline zoning plan etc. relating to the development.
	108, 110, 112, 114, 114-1, 114-2	修訂裝置、裝修物料及設備中的資料。 Revise the information in fittings, finishes and appliances.
2015年5月7日 7th May 2015	14	更新關於發展項目的分區計劃大綱圖等。 Update the outline zoning plan etc. relating to the development.
	180	修訂有關資料中的“仁安醫院擴建計劃位置圖”。 Revise “The location plan for the extension proposal for Union Hospital” under relevant information.
2015年8月6日 6th August 2015	13	更新發展項目的鳥瞰照片版本。 The aerial photograph in the development is replaced by a more updated version.
	13-1, 13-2	刪除發展項目的鳥瞰照片。 Delete the aerial photograph in the development.
2015年11月5日 5th November 2015	12	更新發展項目的所在位置圖。 Update the location plan of the development.

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2016年2月4日 4th February 2016	13-1, 13-2	增加發展項目的鳥瞰照片。 Add additional aerial photographs of the development.
	14	更新關於發展項目的分區計劃大綱圖等。 Update the outline zoning plan etc. relating to the development.
2016年5月3日 3rd May 2016	12	更新發展項目的所在位置圖。 Update the location plan of the development.
	13	更新發展項目的鳥瞰照片版本。 The aerial photograph of the development is replaced by a more updated version.
	13-1, 13-2	刪除發展項目的鳥瞰照片。 Delete the aerial photographs of the development.
	180	修訂有關資料中第二項及“仁安醫院擴建計劃位置圖”。 Revise item 2 and “The location plan for the extension proposal for Union Hospital” under relevant information.
2016年8月1日 1st August 2016	25, 25-1,25-2, 26, 26-1, 26-2	修訂及增加發展項目的住宅物業的平面圖及空白附頁。 Revise and add the floor plans of residential properties in the development and following blank pages.
2016年10月31日 31st October 2016	12	更新發展項目的所在位置圖。 Update the location plan of the development.
	141-143	修訂裝置、裝修物料及設備之機電裝置內容。 Revise the mechanical & electrical provisions under fittings, finishes and appliances.
2017年1月26日 26th January 2017	12	更新發展項目的所在位置圖及相關版權特許編號。 Update the location plan of the development and the relevant copyright licence number.
	14	更新關於發展項目的分區計劃大綱圖等。 Update the outline zoning plan etc. relating to the development.
	128, 143, 170	修訂裝置、裝修物料及設備之內容。 Revise the provisions under fittings, finishes and appliances.
2017年4月24日 24th April 2017	12	更新發展項目的所在位置圖。 Update the location plan of the development.
2017年7月21日 21st July 2017	12	更新發展項目的所在位置圖。 Update the location plan of the development.
	13	更新發展項目的鳥瞰照片版本。 The aerial photograph of the development is replaced by a more updated version.
2017年10月19日 19th October 2017	2 - 5	更改並改用一手住宅物業買家須知於2017年8月1日發出之最新版本。 Update with the latest version of the notes to purchasers of first-hand residential properties dated 1st August 2017.
	12	更新發展項目的所在位置圖。 Update the location plan of the development.
	13	更新發展項目的鳥瞰照片版本。 The aerial photograph of the development is replaced by a more updated version.
2018年1月17日 17th January 2018	13	更新發展項目的鳥瞰照片版本。 The aerial photograph of the development is replaced by a more updated version.
2018年4月16日 16th April 2018	12	更新發展項目的所在位置圖。 Update the location plan of the development.
	13	更新發展項目的鳥瞰照片。 Update the aerial photograph of the development.

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