

A. 噪音緩解措施

1. 噪音影響評估

發展項目鄰近香港哥爾夫球會，北面毗鄰青山公路及粉嶺公路。批地文件要求發展項目的設計須處理青山公路及附近道路的噪音影響和固定噪音源影響該地段的使用。根據批地文件的要求，賣方須進行噪音影響評估。

2. 噪音影響評估報告

根據批地文件特別條件第(39)條，環境保護署署長於2014年11月10日批准噪音影響評估報告(「噪音影響評估報告」)。噪音影響評估報告存放在售樓處供準買家免費查閱，並可在繳付費用後影印噪音影響評估報告。

3. 噪音緩解措施

根據噪音影響評估報告第4.5節，發展項目內將興建或安裝若干噪音緩解措施。該等噪音緩解措施已於以下噪音緩解措施的附表列出，其詳情可參閱噪音影響評估報告。

| 住宅大廈 / 洋房 | 樓層 ^[3] | 噪音緩解措施 |
|-----------|-------------------|---|
| 第1座 | 2樓至27樓 | 固定窗戶 ^[1] 設於B室睡房3的一邊(面向第2座) |
| | 2樓至27樓 | 0.3米長隔聲簷設於B室睡房3的一邊(面向第2座) |
| 第2座 | 2樓至27樓 | 固定窗戶 ^[1] 設於B室睡房3的一邊(面向第1座) |
| | 2樓至27樓 | 0.3米長隔聲簷設於B室睡房3的一邊(面向第1座) |
| 第3座 | 28樓 | 固定窗戶 ^[1] 設於A室睡房2的一邊(面向青山公路) |
| 第5座 | 28樓 | 固定窗戶 ^[1] 設於A室睡房2的一邊(面向青山公路) |
| 第6座 | 1樓至27樓 | 固定窗戶 ^[1] 設於A室主人睡房的兩邊(面向青山公路) |
| | 1樓至27樓 | 實心外牆設於A室睡房2的一邊(面向青山公路) |
| | 1樓至28樓 | 固定窗戶 ^[1] 設於A室門廳 |
| | 28樓 | 固定窗戶 ^[1] 設於A室主人睡房 ^[4] 的三邊(面向青山公路) |
| | 1樓至27樓 | 0.275米長隔聲簷(設有吸音物料)及0.675米長伸延實心牆(設有吸音物料)設於A室主人睡房面向A11洋房的一邊 |
| | 1樓至27樓 | 0.6米長隔聲簷設於A室睡房2面向A11洋房的一邊 |
| 第7座 | 1樓至28樓 | 固定窗戶 ^[1] 設於G室、H室、J室和K室的客廳/飯廳/睡房的一邊(面向青山公路) |
| | 1樓至28樓 | 固定窗戶 ^[1] 設於F室睡房1和睡房2的一邊(面向青山公路) |
| | 1樓至28樓 | 固定窗戶 ^[1] 設於A室睡房1的兩邊(面向青山公路) |
| | 1樓至28樓 | 隔聲露台 ^[2] 設於A室睡房1 |
| | 1樓至28樓 | 隔聲露台 ^[2] 設於設於J室和K室的客廳/飯廳/睡房 |
| | 1樓至12樓 | 隔聲露台 ^[2] 設於F室睡房1 |
| | 1樓至5樓 | 隔聲露台 ^[2] 設於H室的客廳/飯廳/睡房 |
| | 1樓至6樓 | 隔聲露台 ^[2] 設於G室的客廳/飯廳/睡房 |
| | 1樓至28樓 | 0.5米長隔聲簷設於A室睡房2面向香港哥爾夫球場的一邊 |
| | 1樓至28樓 | 1.8米長隔聲簷設於G室客廳/飯廳/睡房的露台，面向第6座的一邊 |
| | 1樓至28樓 | 1.8米長隔聲簷(設有吸音物料)設於H室客廳/飯廳/睡房的露台面向第6座的一邊 |
| | 1樓至28樓 | 2米長隔聲簷(設有吸音物料)設於J室客廳/飯廳/睡房的露台面向青山公路的一邊 |
| | 1樓至28樓 | 2.4米長隔聲簷(設有吸音物料)設於K室客廳/飯廳/睡房的露台面向青山公路的一邊 |
| | 1樓至28樓 | 0.825米長隔聲簷設於A室睡房1面向青山公路的一邊 |

| 住宅大廈 / 洋房 | 樓層 ^[3] | 噪音緩解措施 |
|-----------|-------------------|--|
| 第8座 | 1樓至27樓 | 固定窗戶 ^[1] 設於A室主人睡房面向青山公路的兩邊 ^[5] |
| | 1樓至27樓 | 實心外牆設於A室睡房2面向青山公路的一邊 |
| | 1樓至28樓 | 固定窗戶 ^[1] 設於A室門廳 |
| | 28樓 | 固定窗戶 ^[1] 設於A室主人睡房 ^[4] 面向青山公路的三邊 |
| | 1樓 | 1.8米長隔聲簷設於A室睡房2面向C8洋房的一邊 |
| | 2樓至27樓 | 1.5米長隔聲簷設於A室睡房2面向C8洋房的一邊 |
| | 1樓至27樓 | 0.675米長隔聲簷(設有吸音物料)及0.675米長伸延實心牆(設有吸音物料)設於A室主人睡房面向C8洋房的一邊 |
| 第9座 | 1樓至27樓 | 固定窗戶 ^[1] 設於B室睡房2的一邊(面向第8座) |
| | 28樓 | 固定窗戶 ^[1] 設於A室睡房2的一邊(面向青山公路) |
| C8洋房 | 地下至2樓 | 1.8米長隔聲簷設於睡房3和睡房4面向青山公路的一邊 |
| | 1樓 | 隔聲露台 ^[2] 設於睡房1和睡房2 |

備註：

- [1] 固定窗戶裝有0.5米闊可開啟窗扇。此可開啟窗扇僅作維修，不作通風之用，並用可移除的把手固定鎖上。
- [2] 詳情參見噪音影響評估報告附件4.2。
- [3] 本發展項目樓層號數，不設4樓、13樓、14樓及24樓。
- [4] 第6座28樓A室及第8座28樓A室主人睡房的位置，於本售樓說明書內住宅物業平面圖標示為同一單位的「睡房3」。
- [5] 於本售樓說明書內住宅物業平面圖，固定窗戶設於第8座1樓及2樓A室主人睡房面向青山公路的一邊。

4. 公契及管理協議第90(b)、(c)及(d)條規定：-

「(b) 除非根據以下第90(c)條的規定作出保養、更換或維修外，不准更改或干預構成該等住宅單位一部分的該噪音緩解措施。

(c) 有關住宅單位的業主須按照管理人批准的水平負責保養、更換或維修該噪音緩解措施。有關住宅單位的業主須使用管理人所批准的物料及承判商進行上述事宜。

(d) 首名業主須在本公契日期起計一個月內存備一份噪音影響評估的副本在屋苑管理處，以供業主及管理人免費參考。業主可在繳付合理費用後自費影印噪音影響評估。所有收費均撥入特別基金。」

5. 公契及管理協議附表三第45(a)及(b)條規定：-

「(a) 每位業主須符合噪音影響評估內構成該等住宅單位一部分的所有噪音緩解措施。

(b) 每位業主須自費檢查、保養及進行一切有關噪音影響評估內構成該等住宅單位一部分的所有噪音緩解措施的必要保養工程。」

B. 箱形暗渠及污水處理系統

1. 公契及管理協議第14(h)(xiv)條規定：-

「(h) 管理開支須包含為着所有業主的利益，或需要提供良好及有效率的管理和保養該地段及屋苑和該處的公用地方與設施而須花費的所有開支，在不限於前文的一般規定下，管理開支包括以下費用、收費及開支：-

...

(xiv) 按照批地文件特別條件第(37)條及批地文件特別條件第(40)條的規定分別管理及保養整個箱型暗渠及整個污水處理系統的費用及開支。」

2. 公契及管理協議第 38(bw) 條規定：-

「38. 在批地文件、《建築物管理條例》(第 344 章)及本契約的條款約束下，每名業主現不可撤回地委任經理人為代理人，使該經理人在其被委任為該地段及屋苑的經理人期間，獲授全權針對其他一位或多位業主執行本契約的條款，以及按照本契約的條款規定妥為授權處理任何關乎公用地方與設施的事宜。在《建築物管理條例》(第 344 章)的條款約束下，並根據本契約明文規定的其他權力之外，經理人獲授全權須目的為或與該地段及屋苑妥善管理有關而作出必要或恰當的行為及行事，在不限於前文的一般規定下，特別包括但不限於：-

...

(bw) 按照批地文件特別條件第 (37) 條及批地文件特別條件第 (40) 條的規定分別管理及保養整個箱型暗渠及整個污水處理系統。」

3. 公契及管理協議第 91 條規定：-

「業主須按照批地文件條款及條件，自費保養整個箱型暗渠及整個污水處理系統，不論該箱型暗渠的部分或該污水處理系統的部分是否位於該地段以外的地方。管理人有責任保養及管理整個箱型暗渠及整個污水處理系統，猶如整個箱型暗渠及整個污水處理系統構成屋苑公用地方與設施的一部分。」

4. 根據公契及管理協議：-

「「箱形暗渠」指位於該地段或毗鄰地段(不論是否政府土地或其他土地)而根據批地文件特別條件第 (37) 條由業主負責保養的整個箱形暗渠及其相聯排水渠及渠道。僅為識別目的，箱形暗渠在附於本公契圖則編號 DMC-002 及 DMC-031 分別以黃色加黑點及黑點顯示出來，並由認可人士核證該等圖則的準確性。」

「污水處理系統」指環境保護署署長根據污水影響評估所要求或批准的污水處理系統，並在由首位業主的顧問制定的圖則編號 60314608/1301A 而名為「污水布局圖」的圖則特別顯示出來，包括但不限於在該地段或毗鄰地段(不論是否政府土地或其他土地)提供的任何附屬污水儲存缸及泵，而該等附屬污水儲存缸及泵須按照批地文件特別條件第 (40) 條由業主負責保養。部分污水處理系統(不論是否位於該地段界內或界外)，即加壓污水渠、位於地庫 1 樓及地庫 2 樓的污水泵站、雙子調升水管及排放室(沙井 DC01)。僅為識別目的，污水處理系統在附於本公契圖則編號 DMC-031 分別以 (i) 黃色加黑斜線及 (ii) 黑斜線顯示出來，並由認可人士核證該圖則的準確性。」

5. 有關箱形暗渠及污水處理系統的位置，請參閱本部最後部分的箱形暗渠及污水處理系統的圖則。

C. 吊船操作

1. 在公契管理人安排為發展項目的外牆(包括構成住宅單位一部分的玻璃幕牆結構、玻璃幕牆玻璃、窗戶、露台及工作平台)及公用地方與設施進行定期及特別安排的檢查、清潔、保養、維修、改動、翻新、重建、油漆或裝飾期間，吊船(不論是永久或臨時的吊船裝置)將會停泊在住宅單位的平台上，並在住宅單位的平台及天台上空操作，以及在住宅單位的窗外、露台及工作平台外操作。

2. 根據公契及管理協議，管理人有權進入住宅大廈建有平台及/或天台的住宅單位(不論是否連同管理人的代理、工人及職員，又或是否攜帶用具、工具及物料)操作吊船以清潔、保養及/或維修發展項目的公用地方與設施。

D. 通往位於第 7 座天台的綠化區域

所有住宅單位的業主如欲行使通往及/或使用位於第 7 座天台的綠化區域的權利，須向管理人預約。而管理人有權因安全理由或任何其他管理人認為合理的理由，向住宅單位業主附加合理條件，或限制又或拒絕業主通往及/或使用位於第 7 座天台的綠化區域部分。

E. 裝飾燈

1. 發展項目部分住宅單位的外牆裝置 LED 裝飾燈，該等裝飾燈可能於晚上開啟。
2. 毗連發展項目室外游泳池的花槽區域上，在高度達至 6.5 米的燈柱的頂部裝置泛光燈，以供室外游泳池黃昏及晚間照明。
3. LED 裝飾燈及泛光燈的照明(如有的話)可能對發展項目住宅物業的享用，諸如景觀、光或對周邊環境的其他方面造成影響。

F. 避雷針

在發展項目第 1 座及第 7 座的最高天台層分別提供及裝置兩支避雷針，其高度達香港主水平基準以上約 117.05 米及 116.75 米。避雷針可能對發展項目住宅物業的享用，諸如景觀或對周邊環境的其他方面造成影響。

G. 附近高爾夫球活動的影響

發展項目鄰近香港哥爾夫球會。高爾夫球活動可能對發展項目住宅物業的享用，諸如高爾夫球可能跌入發展項目或對周邊環境的其他方面造成影響。

H. 住宅單位最少數目的限制

1. 批地文件特別條件第 8(d) 條規定：-

「(d) 在該地段已建成或擬建的住宅單位數目須不少於 515，並就本 (d) 分條而言：

- (i) 一座擬作為單一家庭住宅的獨立屋、半獨立屋或排屋均被視為一個住宅單位；
- (ii) 署長就獨立屋、半獨立屋或排屋是否構成或擬作為單一家庭住宅所作的決定將為最終決定，並對買方構成約束力；及
- (iii) 署長就什麼構成一個住宅單位所作的決定將為最終決定，並對買方構成約束力。」

2. 公契及管理協議第 85 條規定：-

「管理人須在管理處備存一份由地政總署署長或任何其他不時替代其位的政府主管當局根據本公契附表三第 43 條所發出的同意的資料記錄，以供所有業主免費查閱及自費影印該資料記錄，並繳付合理費用。所有就此收取的費用一律撥入特別基金。」

3. 公契及管理協議附表三第 43 條規定：-

「43. 除非事先獲得地政總署署長或任何其他不時替代其位的政府主管當局的書面同意，否則任何業主不得進行或允許或容忍他人進行任何與住宅單位相關而可導致該住宅單位內部相連及通往任何毗連或毗鄰的住宅單位的工程，包括但不限於拆卸或更改任何分隔牆或任何樓板或天台樓板或任何間隔結構。而地政總署署長具有全權酌情給予同意或拒絕同意，倘若給予同意，業主須遵從地政總署署長按其全權酌情附加的任何條款及條件(包括支付費用)。」

4. 發展項目內所提供的住宅單位總數目為 590。

A. Noise Mitigation Measures

1. Noise Impact Assessment

The development is located next to The Hong Kong Golf Club and is bounded by Castle Peak Road and Fanling Highway to its north. The Land Grant requires that noise impact generated from Castle Peak Road and other nearby roads and fixed noise sources on the uses of the lot to be addressed in the design of the development. Noise impact assessment has been carried out by the vendor as required under the Land Grant.

2. Noise Impact Assessment Report

A noise impact assessment report has been approved by the Director of Environmental Protection on 10th November 2014 (“the NIAR”) under Special Condition No. (39) of the Land Grant. The NIAR will be available in the sales office for inspection by prospective purchasers free of charge. Photocopy of the NIAR will be available on payment of photocopying charges.

3. Noise Mitigation Measures

According to section 4.5 of the NIAR, certain mitigation measures will be constructed or installed in the development. The said noise mitigation measures are listed in “Schedule of Noise Mitigation Measures” below and are more particularly described in the NIAR.

| Tower/ House | Floor [3] | Noise Mitigation Measures |
|--------------|------------|--|
| Tower 1 | 2/F - 27/F | Fixed window [1] applied for 1 side of B.R. 3 in Flat B (facing Tower 2) |
| | 2/F - 27/F | Acoustic fin of 0.3m long applied for 1 side of B.R. 3 in Flat B (facing Tower 2) |
| Tower 2 | 2/F - 27/F | Fixed window [1] applied for 1 side of B.R. 3 in Flat B (facing Tower 1) |
| | 2/F - 27/F | Acoustic fin of 0.3m long applied for 1 side of B.R. 3 in Flat B (facing Tower 1) |
| Tower 3 | 28/F | Fixed window [1] applied for 1 side of B.R. 2 in Flat A (facing Castle Peak Road) |
| Tower 5 | 28/F | Fixed window [1] applied for 1 side of B.R. 2 in Flat A (facing Castle Peak Road) |
| Tower 6 | 1/F - 27/F | Fixed window [1] applied for 2 sides of M.B.R. in Flat A (facing Castle Peak Road) |
| | 1/F - 27/F | Blank façade applied for 1 side of B.R. 2 in Flat A (facing Castle Peak Road) |
| | 1/F - 28/F | Fixed window [1] applied for Foyer in Flat A |
| | 28/F | Fixed window [1] applied for 3 sides of M.B.R. [4] in Flat A (facing Castle Peak Road) |
| | 1/F - 27/F | Acoustic fin (with acoustic absorptive material) of 0.275m long and extended solid wall of 0.675m long (with acoustic absorptive material) applied for 1 side of M.B.R. facing House A11 in Flat A |
| | 1/F - 27/F | Acoustic fin of 0.6m long applied for 1 side of B.R. 2 facing House A11 in Flat A |
| Tower 7 | 1/F - 28/F | Fixed window [1] applied for 1 side of LIV./DIN./B.R. in Flats G, H, J and K (facing Castle Peak Road) |
| | 1/F - 28/F | Fixed window [1] applied for 1 side of B.R.1 and B.R.2 in Flat F (facing Castle Peak Road) |
| | 1/F - 28/F | Fixed window [1] applied for 2 sides of B.R.1 in Flat A (facing Castle Peak Road) |
| | 1/F - 28/F | Acoustic balcony [2] applied for B.R. 1 in Flat A |
| | 1/F - 28/F | Acoustic balcony [2] applied for LIV./DIN./B.R. in Flats J and K |
| | 1/F - 12/F | Acoustic balcony [2] applied for B.R.1 in Flat F |
| | 1/F - 5/F | Acoustic balcony [2] applied for LIV./DIN./B.R. in Flat H |
| | 1/F - 6/F | Acoustic balcony [2] applied for LIV./DIN./B.R. in Flat G |
| | 1/F - 28/F | Acoustic fin of 0.5m long applied for 1 side of B.R.2 facing Hong Kong Golf Club in Flat A |
| | 1/F - 28/F | Acoustic fin of 1.8m long applied for 1 side of the balcony at LIV./ DIN./B.R. facing Tower 6 in Flat G |
| | 1/F - 28/F | Acoustic fin (with acoustic absorptive material) of 1.8m long applied for 1 side of the balcony at LIV./DIN./B.R. facing Tower 6 in Flat H |
| | 1/F - 28/F | Acoustic fin of 2m long (with acoustic absorptive material) applied for 1 side of the balcony at LIV./DIN./B.R. facing Castle Peak Road in Flat J |
| | 1/F - 28/F | Acoustic fin of 2.4m long (with acoustic absorptive material) applied for 1 side of the balcony at LIV./DIN./B.R. facing Castle Peak Road in Flat K |

| Tower/ House | Floor [3] | Noise Mitigation Measures |
|--------------|------------|---|
| Tower 7 | 1/F - 28/F | Acoustic fin of 0.825m long applied for 1 side of the balcony at B.R.1 facing Castle Peak Road in Flat A |
| Tower 8 | 1/F - 27/F | Fixed window [1] applied for 2 sides [5] of M.B.R. facing Castle Peak Road in Flat A |
| | 1/F - 27/F | Blank façade applied for 1 side of B.R. 2 facing Castle Peak Road in Flat A |
| | 1/F - 28/F | Fixed window [1] applied for Foyer in Flat A |
| | 28/F | Fixed window [1] applied for 3 sides of M.B.R. [4] facing Castle Peak Road in Flat A |
| | 1/F | Acoustic fin of 1.8m long applied for 1 side of B.R.2 facing House C8 in Flat A |
| | 2/F - 27/F | Acoustic fin of 1.5m long applied for 1 side of B.R.2 facing House C8 in Flat A |
| Tower 9 | 1/F - 27/F | Acoustic fin (with acoustic absorptive material) of 0.675m long and extended solid wall of 0.675m long (with acoustic absorptive material) applied for 1 side of M.B.R. facing House C8 in Flat A |
| | 1/F - 27/F | Fixed window [1] applied for 1 side of B.R.2 in Flat B (facing Tower 8) |
| Tower 9 | 28/F | Fixed window [1] applied for 1 side of B.R.2 in Flat A (facing Castle Peak Road) |
| | 28/F | Fixed window [1] applied for 1 side of B.R.2 in Flat A (facing Castle Peak Road) |
| House C8 | G/F - 2/F | Acoustic fin of 1.8m long applied for 1 side of B.R.3 and B.R.4 facing Castle Peak Road |
| | 1/F | Acoustic balcony [2] applied for B.R.1 and B.R.2 |

Notes:

- [1] Fixed window/glazing equipped with 500mm openable sash for maintenance only and not for ventilation. The sash will be lockable and fixed by removable handle.
- [2] Details refer to Appendix 4.2 of the Noise Impact Assessment Report.
- [3] There will be no 4/F, 13/F, 14/F and 24/F in the nomenclature system for numbering floors.
- [4] The area of "M.B.R." in Flat A on 28/F of Tower 6 and Flat A on 28/F of Tower 8 is marked "B.R.3" (i.e. Bedroom 3) in the Floor Plans of Residential Properties containing in this Sales Brochure.
- [5] In the Floor Plan of Residential Properties containing in this sales brochure, fixed window is applied for 1 side of M.B.R in Flat A on 1/F and 2/F of Tower 8.

Legend:

- B.R. 2 = Bedroom 2
- B.R. 3 = Bedroom 3
- M.B.R. = Master Bedroom
- LIV./DIN./B.R. = Living Room / Dining Room / Bedroom

4. Clause 90(b), (c) and (d) of the Deed of Mutual Covenant and Management Agreement stipulates that: -

“(b) Alteration of or tampering with such Noise Mitigation Measures (save and except for the maintenance, replacement or repair in accordance with Clause 90(c) below) is prohibited.

(c) The maintenance, replacement or repair of such Noise Mitigation Measures forming part of any Residential Units shall be made by the relevant Owners of such Residential Units in accordance with the standards as approved by the Manager. The Owners of such Residential Units shall use such materials and appoint such contractors as approved by the Manager in relation thereto.

(d) The First Owner shall deposit a copy of the NIA in the management office of the Estate within one month of the date of this Deed for reference by the Owners and the Manager free of charge. The Owners may take copies of the NIA at their own expense and upon payment of a reasonable charge. All charges received shall be credited to the Special Fund.”

5. Clause 45(a) and (b) of the Third Schedule to the Deed of Mutual Covenant and Management Agreement stipulates that: -

“(a) An Owner has to comply with the NIA in respect of all Noise Mitigation Measures forming part of his Unit.

(b) An Owner has to, at his own expense, inspect, maintain and carry out all necessary works for the maintenance of all Noise Mitigation Measures forming part of his Unit in accordance with the NIA.”

B. Box Culvert and Sewage Disposal System

1. Clause 14(h)(xiv) of the Deed of Mutual Covenant incorporating Management Agreement stipulates that: -

“(h) The Management Expenses shall cover all expenditure which is to be expended for the benefit of all Owners or required for the good and efficient management and maintenance of the Lot and the Estate and the Common Areas and Facilities therein including but without prejudice to the generality of the foregoing the following costs charges and expenses: -

...

(xiv) the costs and expenses of management and maintenance of the whole of the Box Culvert and the whole of the Sewage Disposal System in accordance with Special Condition No.(37) of the Government Grant and Special Condition No.(40) of the Government Grant respectively.”

2. Clause 38(bw) of the Deed of Mutual Covenant incorporating Management Agreement stipulates that: -

“38. Subject to the provisions of the Government Grant, Building Management Ordinance (Cap.344) and this Deed, each Owner hereby irrevocably APPOINTS the Manager as agent for the period during the term of the Manager’s appointment as the Manager of the Lot and the Estate with full power to enforce the provisions of this Deed against the other Owner or Owners and in respect of any matter concerning the Common Areas and Facilities duly authorised in accordance with the provisions of this Deed. Subject to the provisions of the Building Management Ordinance (Cap.344) and in addition to the other powers expressly provided in this Deed, the Manager shall have full authority to do all such acts and things as may be necessary or expedient for or in connection with the proper management of the Lot and the Estate including in particular but without in any way limiting the generality of the foregoing: -

...

(bw) To manage and maintain the whole of the Box Culvert and the whole of the Sewage Disposal System in accordance with Special Condition No.(37) of the Government Grant and Special Condition No.(40) of the Government Grant respectively.”

3. Clause 91 of the Deed of Mutual Covenant and Management Agreement stipulates that: -

“The Owners shall at their own costs and expenses to maintain the whole of the Box Culvert and the whole of the Sewage Disposal System in accordance with the terms and conditions of the Government Grant, irrespective of whether such part of the Box Culvert or such part of the Sewage Disposal System are located on an area outside the Lot. The Manager shall have the duty to maintain and manage the whole of the Box Culvert and the whole of the Sewage Disposal System as if the whole of the same shall form part of the Estate Common Areas and Facilities.”

4. Under the Deed of Mutual Covenant and Management Agreement: -

“Box Culvert” means the entire box culvert and the associated drains and channels located within the Lot or the adjacent land (whether Government land or otherwise) which are required to be maintained by the Owners in accordance with Special Condition No.(37) of the Government Grant. The Box Culvert is for identification purpose only shown and coloured yellow stippled black and stippled black respectively on Plan Nos. DMC-002 and DMC-031 annexed to this Deed, the accuracy of which is certified by or on behalf of the Authorized Person.

“Sewage Disposal System” means the sewage disposal system as required or approved by the Director of Environmental Protection under the sewage impact assessment and more particularly shown in drawing no.60314608/1301A titled “Sewage Layout Plan” prepared by the First Owner’s consultant, including but not limited to any ancillary sewage holding tanks and pumps provided within the Lot or adjacent land (whether Government land or otherwise) which are required to be maintained by the Owners in accordance with Special Condition No.(40) of the Government Grant. Part of the Sewage Disposal System whether located within or outside the boundary of the Lot, namely, the pressurized sewers, the sewage pumping station on B1/F & B2/F, the twin raising mains and the discharge chamber (manhole DC01) is for identification purpose only shown and coloured (i) yellow hatched black and (ii) hatched black respectively on Plan No. DMC-031 annexed to this Deed, the accuracy of which is certified by or on behalf of the Authorized Person.”

5. For the locations of the Box Culvert and the Sewage Disposal System, please refer to the Plan of the Box Culvert and the Sewage Disposal System appended at the end of this section.

C. Operation of Gondola

1. During the regular and specially arranged inspection, cleaning, maintenance, repairing, altering, renewing, rebuilding, painting or decorating of the external walls (including the curtain wall structures, glass of curtain walls, windows, balconies and utility platforms forming part of a residential unit) and the Common Areas and Facilities of the development as arranged by the DMC Manager, gondola(s) (whether its installation is permanently or temporarily) will be parked on the flat roofs and operated in air space directly above the flat roofs and the roofs as well as outside the windows and the balconies and the utility platforms of the residential units.

2. Under the Deed of Mutual Covenant and Management Agreement, the Manager shall have the right to access into those flats in the Towers consisting flat roof(s) and/or roof(s) (with or without the Manager’s agents, workmen and staff and with or without other appliances, equipment and materials) for operating the gondola system for cleaning, maintaining and/or repairing the Common Areas and Facilities of the Development.

D. Access to Greenery Area at roof of Tower 7

All Owners of the residential units shall make prior appointment with the Manager in exercising the right of access and/or use of such part of the Greenery Areas located at the roof of Tower 7, and the Manager shall have the right to impose reasonable conditions or restrict or decline the Owners of the Residential Units from accessing and/or using such part of the roof of Tower 7 for safety reason or any other reasons as the Manager shall reasonably determine.

E. Lighting

1. The LED lighting is installed on the external walls of some residential units of the development and may be turned on during night time.

2. The floodlights are installed at the top of the lamp poles reaching a height of about 6.5 m above the planting areas adjoining the outdoor swimming pool of the development for lighting of the outdoor swimming pool during evenings and at nights.

3. The illumination (if any) of the LED lighting and the floodlights may affect the enjoyment of some residential units in the development in terms of the views, lighting and other aspects of the surrounding environment.

F. Lightning poles

Two lightning poles reaching a height of approximately 117.05 mPD and 116.75 mPD provided and installed at the top roof floor of Tower 1 and Tower 7 respectively of the development. The existence of the lightning poles may affect the enjoyment of some residential units in the development in terms of the views and other aspects of the surrounding environment.

Note: “mPD” means metre above the Hong Kong Principal Datum.

G. Impact of golfing nearby

The development is adjacent to The Hong Kong Golf Club. The enjoyment of some residential units in the development may be affected by golfing in terms of possible falling of golf balls into the development and other aspects of the surrounding environment.

H. Restriction on the minimum number of residential units

1. Special Condition No. (8)(d) of the Land Grant stipulates that: -

“(d) the total number of residential units erected or to be erected on the lot shall not be less than 515, and for the purposes of this sub-clause (d):

(i) a detached, semi-detached or terraced house which is intended for use as a single family residence shall be regarded as a residential unit;

(ii) the decision of the Director as to whether a detached, semi-detached or terraced house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser; and

(iii) the decision of the Director as to what constitutes a residential unit shall be final and binding on the Purchaser.”

2. Clause 85 of the Deed of Mutual Covenant incorporating Management Agreement stipulates that: -

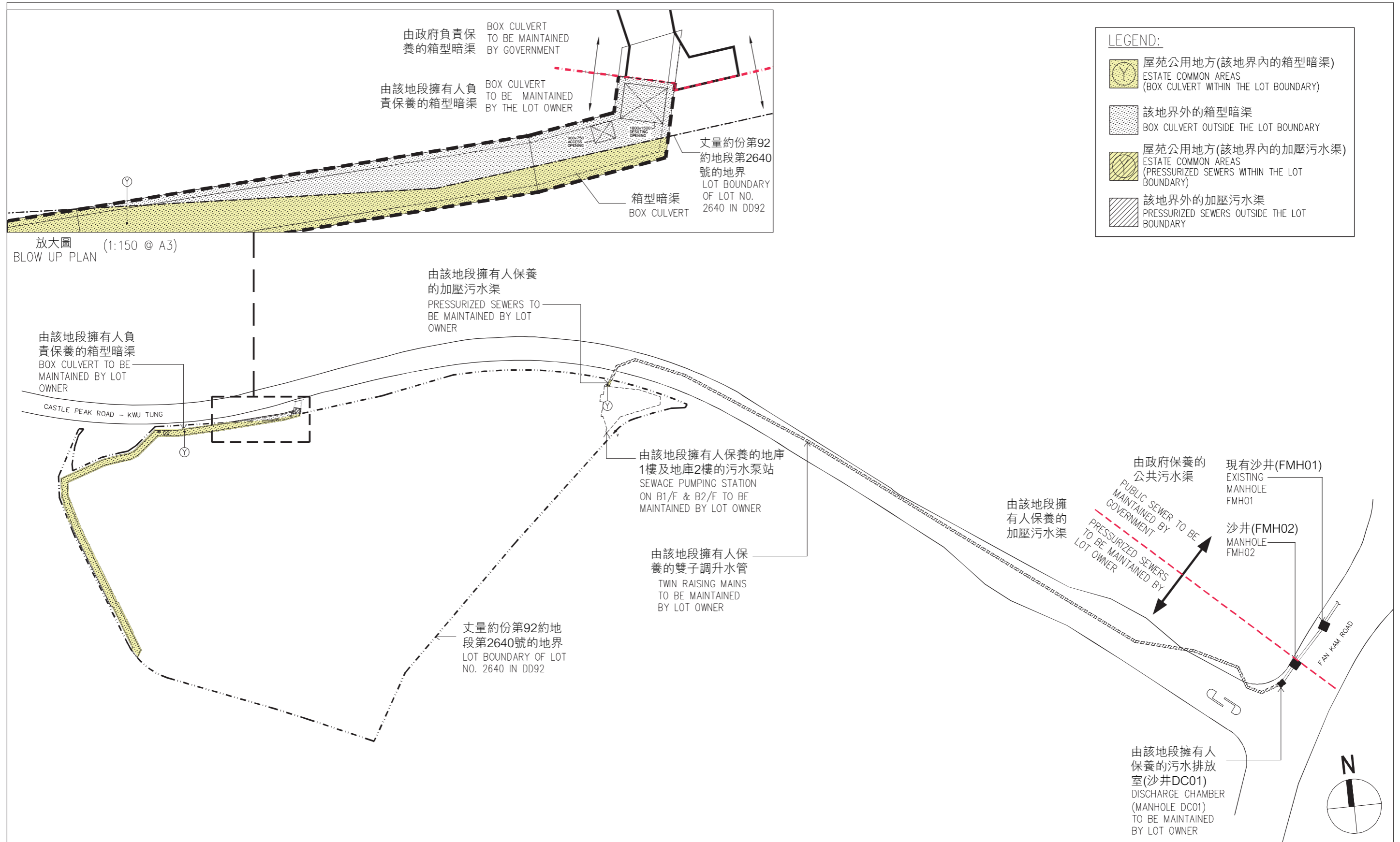
“85. The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under Clause 43 of the Third Schedule hereto for inspection by all Owners free of charge and taking copies at their own expense and on payment of a reasonable charge. All charges received shall be credited to the Special Fund.”

3. Clause 43 of the Third Schedule to the Deed of Mutual Covenant incorporating Management Agreement stipulates that: -

“43. No Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Residential Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit, except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.”

4. The total number of residential units provided in the development is 590.

顯示箱型暗渠及污水處理系統的圖則 A Plan of the Box Culvert and the Sewage Disposal System



1. 買方與賣方須在正式買賣合約內協議，述明除訂立按揭或押記外，買方在完成物業買賣及簽立轉讓契約之前，不可以任何方式提名任何人接受轉讓在正式買賣合約所指定的住宅物業或停車位，或轉售該住宅物業或停車位，或轉讓該住宅物業或停車位的正式買賣合約的權益，或就此訂立任何協議。
2. 如賣方根據正式買賣合約按照買方的要求，同意（按其自己的酌情決定）取消正式買賣合約或買方根據正式買賣合約所承擔的責任，賣方有權保留相等於該正式買賣合約所指定的住宅物業及停車位總售價的百分之五的款項。同時買方亦須額外付予賣方或付還賣方（視屬何情況而定）就取消該正式買賣合約須付的全部律師費、收費及代墊付費用（包括任何須繳付的印花稅）。
3. 賣方將支付或已經支付（視屬何情況而定）由批地文件的日期起計直至有關個別買方簽署轉讓契約的日期（包括簽署轉讓契約當日）為止的所有有關該正在興建的發展項目所處地段的所應付地稅。
4. 已簽署正式買賣合約的買方有權要求查閱及在要求時，獲提供一份有關完成興建發展項目所需的總建築費用及總專業費用的最新資料記錄，以及直至該要求提出時的上一個公曆月底為止已動用及支付的總建築費用及專業費用，並可就每項要求支付不超過港幣一百元的象徵式費用後，獲提供該資料的副本。
5. 批地文件特別條件第 8(d) 條規定：-
「(d) 在該地段已建成或擬建的住宅單位數目須不少於 515，並就本 (d) 分條而言：
 - (i) 一座擬作為單一家庭住宅的獨立屋、半獨立屋或排屋均被視為一個住宅單位；
 - (ii) 署長就獨立屋、半獨立屋或排屋是否構成或擬作為單一家庭住宅所作的決定將為最終決定，並對買方構成約束力；及
 - (iii) 署長就什麼構成一個住宅單位所作的決定將為最終決定，並對買方構成約束力。」
6. 公契及管理協議第 85 條規定：-
「管理人須在管理處備存一份由地政總署署長或任何其他不時替代其位的政府主管當局根據本公契附表三第 43 條所發出的同意的資料記錄，以供所有業主免費查閱及自費影印該資料記錄，並繳付合理費用。所有就此收取的費用一律撥入特別基金。」
7. 公契及管理協議附表三第 43 條規定：-
「43. 除非事先獲得地政總署署長或任何其他不時替代其位的政府主管當局的書面同意，否則任何業主不得進行或允許或容忍他人進行任何與住宅單位相關而可導致該住宅單位內部相連及通往任何毗連或毗鄰的住宅單位的工程，包括但不限於拆卸或更改任何分隔牆或任何樓板或天台樓板或任何間隔結構。而地政總署署長具有全權酌情給予同意或拒絕同意，倘若給予同意，業主須遵從地政總署署長按其全權酌情附加的任何條款及條件（包括支付費用）。」
8. 發展項目內所提供的住宅單位總數目為 590。
9. 有關批地文件特別條件第 (2)、(3) 及 (4) 條所提述的綠色範圍，請參閱本售樓說明書「批地文件的摘要」第 5、6 及 7 段，以及「公共設施及公眾休憩用地的資料」G 部第 1、2 及 3 段。
10. 批地文件特別條件第 (5) 條規定：-
「(a) 買方在管有綠色範圍期間須在合理時間內：
 - (i) 准許政府、署長、其人員、承建商及代理人，以及任何獲署長授權人員有權出入及再進入、再進出及穿越該地段及綠色範圍，目的是為了進行檢查、查察及監督任何工程須符合本賣地條件特別條件第 (2)(a) 條，及根據本賣地條件特別條件第 (2)(b) 條進行工程的檢查、查察及監督，以及署長認為任何其他在綠色範圍內必要的工程；
 - (ii) 准許政府及獲政府授權的有關公用事業公司有權出入及再進入、再進出及穿越該地段及綠色範圍，以便政府或有關公用事業公司需要時在綠色範圍或其毗連土地之內、之上或之下進行工程，包括但不限於擬向該地段或毗連或鄰近的土地或處所提供電話、電力、氣體（如有的話）而須鋪設所有必要的喉管、電線、導管及其他傳導媒體及輔助設備，以及其日後保養。當綠色範圍內進行任何有關上述的工程時，買方須在各種事情上充分配合政府及獲政府授權的相關公用事業公司進行工程；及
 - (iii) 准許水務監督人員及其他獲授權人員有權出入及再進入、再進出及穿越該地段及綠色範圍，以便水務監督人員及其他獲授權人員需要時在綠色範圍內進行有關操作、保養、維修、更換及更改任何其他水務裝置。
- (b) 政府、署長及其人員、承建商及代理人，以及任何人或根據本賣地條件 (a) 分條獲妥為授權的公用事業公司概不就買方或其他人因政府、署長及其人員、承建商及代理人，以及任何人或根據本賣地條件 (a) 分條獲妥為授權的公用事業公司行使權利而招致或蒙受任何形式的損失、損害、滋擾或騷擾而承擔法律責任。」
11. 有關批地文件特別條件第 (37) 條所提述建造及保養排水渠及渠道，請參閱本售樓說明書「批地文件的摘要」第 26 段，以及「公共設施及公眾休憩用地的資料」G 部第 4 段。

1. The purchaser is required to agree with the Vendor in the agreement for sale and purchase to the effect that other than entering into a mortgage or charge, the purchaser will not nominate any person to take up the Assignment of the Residential Unit or the Parking Space specified in the agreement for sale and purchase, sub-sell that Residential Unit or Parking Space or transfer the benefit of the agreement for sale and purchase of that Residential Unit or Parking Space in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.
2. If the Vendor, at the request of the purchaser under an agreement for sale and purchase, agrees (at its own discretion) to cancel the agreement for sale and purchase or the obligations of the purchaser under the agreement for sale and purchase, the Vendor is entitled to retain the sum of five percent (5%) of the total purchase price of the Residential Unit and the Parking Space specified in the agreement for sale and purchase and the purchaser will in addition pay or reimburse (as the case may be) to the Vendor all legal costs, charges and disbursements (including any stamp duty) in connection with the cancellation of the agreement for sale and purchase.
3. The Vendor will pay or has paid (as the case may be) all outstanding Government rent in respect of the land on which the Development is in the course of being erected, from the date of the Government Grant up to and including the date of the respective Assignments to the purchasers.
4. The purchaser who has signed an agreement for sale and purchase has the right of access to and will, upon his request, be provided with a hard copy of an updated record of information as to the total construction costs and the total professional fees to complete the Development as well as the total construction costs and the total professional fees expended and paid as at the end of the calendar month preceding the month at which the request is made subject to payment of a nominal fee of not more than HK\$100 per request.
5. Special Condition No. (8)(d) of the Land Grant stipulates that: -
“(d) the total number of residential units erected or to be erected on the lot shall not be less than 515, and for the purposes of this sub-clause (d):
 - (i) a detached, semi-detached or terraced house which is intended for use as a single family residence shall be regarded as a residential unit;
 - (ii) the decision of the Director as to whether a detached, semi-detached or terraced house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser; and
 - (iii) the decision of the Director as to what constitutes a residential unit shall be final and binding on the Purchaser.”
6. Clause 85 of the Deed of Mutual Covenant incorporating Management Agreement stipulates that: -
“85. The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under Clause 43 of the Third Schedule hereto for inspection by all Owners free of charge and taking copies at their own expense and on payment of a reasonable charge. All charges received shall be credited to the Special Fund.”
7. Clause 43 of the Third Schedule to the Deed of Mutual Covenant incorporating Management Agreement stipulates that: -
“43. No Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Residential Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit, except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.”
8. The total number of residential units provided in the development is 590.
9. For the Green Area as referred to in Special Conditions Nos. (2), (3) and (4) of the Land Grant, please refer to paragraphs 5, 6 and 7 of “Summary of Land Grant” and paragraphs 1, 2 and 3 of Section G of “Information on Public Facilities and Public Open Spaces” in this sales brochure.
10. Special Condition No. (5) of the Land Grant in relation to the Green Area stipulates that: -
 - “(a) The Purchaser shall at all reasonable times while he is in the possession of the Green Area:
 - (i) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (2)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (2)(b) hereof and any other works which the Director may consider necessary in the Green Area;
 - (ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the lot and the Green Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighboring land or premises, and the Purchaser shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Area; and
 - (iii) permit the officers of the Water Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the lot and the Green Area as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Green Area.
 - (b) The Government, the Director and his officers, contractors, and agents and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors and agents, and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition.”
11. For the construction and maintenance of drains and channels as referred to in Special Condition No. (37) of the Land Grant, please refer to paragraph 26 of “Summary of Land Grant” and paragraph 4 of Section G of “Information on Public Facilities and Public Open Spaces” in this sales brochure.

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

賣方就該項目指定的互聯網網站的網址：

www.edenmanor.com.hk

1. 發展項目及其周邊地區日後可能出現改變。
2. 本售樓說明書印製日期：2017年1月27日

1. There may be future changes to the development and the surrounding areas.
2. Date of printing of this Sales Brochure: 27th January 2017

| 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 |
| 2017年2月15日 15 February 2017 | P. 96, 98, 100, 102, 106, 108, 110, 112 | 修改發展項目的住宅物業的樓面平面圖 Floor plans of residential properties in the development is revised |
| 2017年5月15日 15 May 2017 | P. 14 | 修改發展項目的所在位置圖 Location plan of the development is revised |
| | P. 15-15-3 | 修改發展項目的鳥瞰照片 Aerial photograph of the development is revised |
| | P. 18 | 修改關乎發展項目的分區計劃大綱圖等 Outline zoning plan etc. relating to the development is revised |
| | P. 22, 25, 28, 31,34, 37, 40, 43, 46, 54, 55, 58, 61, 64, 67, 70, 73, 76, 79, 82, 85, 88, 91, 94, 154, 156 | 修改發展項目的住宅物業的樓面平面圖 Floor plans of residential properties in the development are revised |
| | P. 170-172 | 修改發展項目中的停車位的樓面平面圖 Floor plans of parking spaces in the development are revised |
| | P. 215, 216, 218 | 修改立面圖 Elevation plans are revised |

| 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 |
| 2017年8月15日 15 August 2017 | P. 14 | 修改發展項目的所在位置圖 Location plan of the development is revised |
| | P. 19 | 修改發展項目的布局圖 Layout plan of the development is revised |
| | P. 20, 22, 25, 28, 31, 34, 37, 40, 43, 46, 49, 52, 55, 58, 61, 64, 67, 70, 73, 76, 79, 82, 85, 88, 91, 94, 96, 102, 104, 112, 114, 116, 122, 124, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 160 | 修改發展項目的住宅物業的樓面平面圖 Floor plans of residential properties in the development are revised |
| | P. 170-172 | 修改發展項目中的停車位的樓面平面圖 Floor plans of parking spaces in the development are revised |
| | P. 207-215, 217-218 | 修改立面圖 Elevation plans are revised |
| | P. 221, 222, 229, 230, 244 | 修改裝置、裝修物料及設備 Fittings, finishes and appliances are revised |

| 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 |
| 2017 年 11 月 15 日 15 November 2017 | P. 2-6 | 根據一手住宅物業銷售監管局最新發出的版本更新“一手住宅物業買家須知” “Notes to Purchasers of First-hand Residential Properties” is updated according to the latest version issued by the Sales of First-hand Residential Properties Authority |
| | P. 6A-6B | 根據一手住宅物業銷售監管局最新發出的版本更新 “一手住宅物業買家須知”及增添至此頁 “Notes to Purchasers of First-hand Residential Properties” is updated according to the latest version issued by the Sales of First-hand Residential Properties Authority and is added in this page |
| | P. 15-15-2 | 修改發展項目的鳥瞰照片 Aerial photograph of the development is revised |
| | P. 15-3 | 刪除發展項目的鳥瞰照片 Aerial photograph of the development is deleted |
| | P. 253-279 | 修改裝置、裝修物料及設備 Fittings, finishes and appliances are revised |

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| | 頁次 Page Number | 所作修改 Revision Made |
| 2018年2月13日 13 February 2018 | P. 14 | 修改發展項目的所在位置圖 Location plan of the development is revised |
| | P. 18 | 修改關於發展項目的分區計劃大綱圖等 Outline zoning plan etc. relating to the development is revised |
| | P. 19 | 修改發展項目的布局圖 Layout plan of the development is revised |
| | P. 21, 22, 24, 25, 27, 28, 30, 31, 33, 34, 36, 37, 39, 40, 42, 43, 45, 46, 48, 49, 51, 52, 54, 55, 57, 58, 60, 61, 63, 64, 66, 67, 69, 70, 72, 73, 75, 76, 78, 79, 81, 82, 84, 85, 87, 88, 90, 91, 93, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, | 修改發展項目的住宅物業的樓面平面圖 Floor plans of residential properties in the development are revised |
| | P. 170-172 | 修改發展項目中的停車位的樓面平面圖 Floor plans of parking spaces in the development are revised |
| | P. 196-206 | 修改展項目中的建築物的橫截面圖 Cross-section plan of building in the development are revised |
| | P. 207-218 | 修改立面圖 Elevation plans are revised |
| | P. 220, 227 | 修改裝置、裝修物料及設備 Fittings, finishes and appliances are revised |
| | P. 290 | 修改有關資料 Relevant information are revised |

| 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 |
| 2018年5月11日 11 May 2018 | P. 27, 33, 36, 39, 42, 54, 69, 90 | 修改發展項目的住宅物業的樓面平面圖 Floor plans of residential properties in the development are revised |
| | P. 216 | 修改立面圖 Elevation plans are revised |
| | P. 244 | 修改裝置、裝修物料及設備 Fittings, finishes and appliances are revised |

| 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 |
| 2018年8月10日 10 August 2018 | P. 14 | 修改發展項目的所在位置圖 Location plan of the development is revised |
| | P. 15-3, 15-4 (additional pages) (加頁) | 新增發展項目的鳥瞰照片 Aerial photographs of the development are added |
| | P. 223, 225, 231, 232 | 更新裝置、裝修物料及設備 Fittings, finishes and appliances are updated |

| 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 |
| 2018年11月9日 9 November 2018 | P. 14 | 修改發展項目的所在位置圖 Location plan of the development is revised |
| | P. 15-1-15-2 | 更新發展項目的鳥瞰照片 Aerial photographs of the development are updated |

| 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 |
| 2018年12月27日 27 December 2018 | P. 7 | 修改發展項目高爾夫·御苑的資料 Information on the development, Eden Manor is revised |
| | P. 19 | 修改發展項目的布局圖 Layout plan of the development is revised |
| | P. 21, 24, 27, 30, 33, 36, 39, 42, 45, 48, 51, 54, 57, 60, 63, 66, 69, 72, 75, 78, 81, 84, 87, 90, 93, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160 | 修改發展項目的住宅物業的樓面平面圖 Floor plans of residential properties in the development are revised |
| | P. 170-172 | 修改發展項目中的停車位的樓面平面圖 Floor plans of parking spaces in the development are revised |
| | P. 196-206 | 修改發展項目中的建築物的橫截面圖 Cross-section plan of building in the development is revised |
| | P. 207-218 | 修改立面圖 Elevation plan is revised |

| 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 |
| 2019年3月27日 27 March 2019 | P. 14 | 修改發展項目的所在位置圖 Location plan of the development is revised |
| | P. 116, 124, 132, 146, 154 | 修改發展項目的住宅物業的樓面平面圖 Floor plans of residential properties in the development are revised |
| | P. 162-163, 165-166, 169 | 修改發展項目中的住宅物業的面積 Area of residential properties in the development is revised |
| | P. 250 | 更新裝置、裝修物料及設備 Fittings, finishes and appliances are updated |

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| | 頁次 Page Number | 所作修改 Revision Made |
| 2019年4月8日 8 April 2019 | P. 16 | 修改關於發展項目的分區計劃大綱圖等 Outline zoning plan etc. relating to the development is revised |
| | P. 19 | 修改發展項目的布局圖 Layout plan of the development is revised |

| 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 |
| 2019年6月3日 3 June 2019 | P. 19 | 修改發展項目的布局圖 Layout plan of the development is revised |
| | P. 21, 22, 24, 25, 27, 28, 30, 31, 33, 34, 36, 37, 39, 40, 42, 43, 45, 46, 54, 55, 57, 58, 60, 61, 63, 64, 66, 67, 69, 70, 72, 73, 75, 76, 78, 79, 81, 82, 84, 85, 87, 88, 90, 91, 93, 94, 96, 98, 100, 104, 106, 108, 110, 114, 120, 122, 128, 130, 136, 138, 140, 142, 144, 150, 152, 158, 160 | 修改發展項目的住宅物業的樓面平面圖 Floor plans of residential properties in the development are revised |
| | P. 170-172 | 修改發展項目中的停車位的樓面平面圖 Floor plans of parking spaces in the development are revised |
| | P. 207-218 | 修改立面圖 Elevation plan is revised |
| | P. 219 | 修改發展項目中的公用設施的資料 Information on Common Facilities in the development is revised |
| | P. 283-284 | 修改申請建築物總樓面面積寬免的資料 Information in Application for Concession on Gross Floor Area of Building is revised |
| | P. 292 | 修改有關資料 Relevant information is revised |

| 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 |
| 2019 年 8 月 6 日 6 August 2019 | P.7 | 更新發展項目高爾夫. 御苑的資料 Information on the Development, Eden Manor is updated |
| | P. 8 | 更新賣方及有參與發展項目的其他人的資料 Information on Vendor and Others involved in the Development is updated |
| | P. 11 | 更新發展項目的設計的資料 Information on Design of the Development is updated |
| | P. 102, 112 | 修改發展項目的住宅物業的樓面平面圖 Floor plans of residential properties in the development are revised |

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|--|--|--|
| | 頁次 Page Number | 所作修改 Revision Made |
| 2019 年 9 月 18 日 18 September 2019 | P. 13 | 更新物業管理的資料 Information on property management is updated |
| | P. 134-1, 134-2, 156-1, 156-2 (additional pages) (加頁) | 因應第 6 及 9 座 25 樓 A 單位的改動工程, 更新相應的樓面平面圖 Due to the alteration works for Flat A on 25/F, Tower 6 and 9, the corresponding floor plans are updated |
| | P. 219 | 更新閱覽圖則及公契 Inspection of plans and deed of mutual covenant is updated |
| | P. 221, 221-1, 224, 225, 228, 231, 231-1, 232, 232-1, 236, 240, 243, 257, 269, 277 | 更新裝置、裝修物料及設備 Fittings, finishes and appliances are updated |
| | P.281 | 更新買方的雜項付款 Miscellaneous payments by purchaser is updated |

| 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 |
| 2019 年 12 月 13 日 13 December 2019 | P. 15 | 更新發展項目的鳥瞰照片 Aerial photographs of the development are updated |
| | P. 15-1 - 15-4 | 刪除發展項目的鳥瞰照片 Aerial photographs of the development are deleted |
| | P.20 | 更新發展項目的住宅物業的樓面平面圖 Floor plans of residential properties in the development are updated |
| | P. 39-1, 39-2, 40-1, 40-2, 75-1, 75-2, 76-1, 76-2 (additional pages) (加頁) | 因應 A8 洋房及 C1 洋房的改動工程，更新相應的樓面平面圖 Due to the alteration works for House A8 and House C1, the corresponding floor plans are updated |
| | P. 220, 220-1, 221-1, 222, 227, 227-1, 229, 230, 235, 253, 254, 256 | 更新裝置、裝修物料及設備 Fittings, finishes and appliances are updated |

| 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 |
| 2019 年 12 月 19 日 19 December 2019 | P. 75-1, 75-2, 76-1, 76-2 | 更新發展項目的住宅物業的樓面平面圖 Floor plans of residential properties in the development are updated |

| 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 |
| 2020 年 3 月 19 日 19 March 2020 | P. 14 | 更新發展項目的所在位置圖 Location plan of the development is updated |
| | P. 15-1 - 15-2 (additional pages) (加頁) | 新增發展項目的鳥瞰照片 Aerial photograph of the development is added |
| | P. 16 | 更新關乎發展項目的分區計劃大綱圖等 Outline zoning plan etc. relating to the development is updated |

| 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 |
| 2020年6月19日 19 June 2020 | P. 14 | 更新發展項目的所在位置圖 Location plan of the development is updated |
| | P. 15 - 15-1 | 更新發展項目的鳥瞰照片 Aerial photograph of the development is updated |
| | P. 15-2 | 刪除發展項目的鳥瞰照片 Aerial photograph of the development is deleted |
| | P. 170 | 更新發展項目中的停車位的樓面平面圖 Floor plans of parking spaces in the development is updated |

| 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 |
| 2020年6月26日 26 June 2020 | P. 221-1 - 222, 229 - 230 | 更新裝置、裝修物料及設備 Fittings, finishes and appliances are updated |

