

15. 批地文件的摘要

SUMMARY OF LAND GRANT

1. 發展項目位處於新九龍內地段第2866號第B段第1分段、新九龍內地段第2866號第B段餘段、新九龍內地段第2866號第C段第1分段、新九龍內地段第2866號第C段餘段、新九龍內地段第2866號第D段第1分段、新九龍內地段第2866號第D段餘段、新九龍內地段第2866號第E段第1分段及新九龍內地段第2866號第E段餘段（統稱「該等地段」）。
2. 該等地段是分別根據八份因政府租契協議第4201號批出的原有75年批租年期屆滿而發出，年期由1973年7月1日開始起計24年（減去其最後三日），並根據《新界土地契約（續期）條例》（香港法例第150章）續期至2047年6月30日，由政府租契持有。
3. 上述政府租契協議第4201號規定：「由該地段出售予買方的日期起計的二十四個公曆月內，買方須以良好、穩固和工匠的水準形式，以工務司批准的材料及在其他方面遵守香港現行或於任何時間生效而關乎建築物或衛生的所有法例、附例及規例之條文下，於該地段之部分上興建及完成至適合居住一棟或以上良好及永久的物業。如買方在該地段上興建工廠而非住宅，須支用不少於三萬元於可課稅的改善；如買方在該地段上興建工廠及住宅或只興建住宅，則須支用不少五萬元於可課稅的改善。」
4. 上述政府租契協議第4201號規定：「任何建成的後巷須免費交予政府。」
5. 上述政府租契協議第4201號規定：「當工務司滿意此政府租契協議下的條款已被滿足，買方將有權從政府獲得該地段之官契…及該官契將受及包涵現時加插入香港殖民地類似地段的官契之中的或可使此政府租契協議下的有關該地段或其業權之一般及特別條款生效的所有除外條款、保留條款、契諾、條文及條件。」
6. 上述政府租契協議第4201號規定：「由該地段出售予買方的日期起計的十二個月內，買方須自費在賣地圖則中所有以紅色及綠色標示之範圍填土至工務司批准之水平高度。如有需要，該等填土須有防護，至使工務司滿意。以綠色標示之範圍完成時須免費交予政府。」

1. The development is situated on Sub-Section 1 of Section B of New Kowloon Inland Lot No.2866, The Remaining Portion of Section B of New Kowloon Inland Lot No.2866, Sub-Section 1 of Section C of New Kowloon Inland Lot No.2866, The Remaining Portion of Section C of New Kowloon Inland Lot No.2866, Sub-Section 1 of Section D of New Kowloon Inland Lot No.2866, The Remaining Portion of Section D of New Kowloon Inland Lot No.2866, Sub-Section 1 of Section E of New Kowloon Inland Lot No.2866 and The Remaining Portion of Section E of New Kowloon Inland Lot No.2866 (collectively "the Lots").
2. The Lots are respectively held under eight Government leases granted upon the expiration of the original term of 75 years created by a Conditions of Sale No.4201 for the term of 24 years, less the last 3 days thereof, from 1st July 1973 which said term is extended until 30th June 2047 under and by virtue of the New Territories Leases (Extension) Ordinance Cap.150 of the Laws of Hong Kong.
3. The said Conditions of Sale No.4201 stipulates that "the Purchaser of the Lot shall build and finish, fit for occupation, before the expiration of 24 calendar months from the day of sale in a good, substantial and workman-like manner, one or more good and permanent buildings upon some part of the Lot with such materials as may be approved by the Director of Public Works, and in other respects in accordance with the provisions of all Ordinances, Byelaws and Regulations relating to Buildings or Sanitation as shall or may at any time be in force in the Colony and shall expend thereon a sum of not less than \$30,000.00 in the event of a factory and no residential premises being erected on the Lot or \$55,000.00 in the event of a factory and residential premises or residential premises only being erected on the Lot, in rateable improvements".
4. The said Conditions of Sale No.4201 stipulates that "any scavenging lanes formed to be handed over to Government free of cost".
5. The said Conditions of Sale No.4201 stipulates that "when the Conditions herein contained have been complied with to the satisfaction of the Director of Public Works, the Purchaser of the Lot shall be entitled to a Lease from the Crown...and such Crown Lease shall be subject to, and contain all Exceptions, Reservations, Covenants, Clauses and Conditions inserted in the Crown Leases of similar Lots in the Colony of Hong Kong or which may be required for the purpose of carrying out any of the General and Special Conditions herein contained affecting the said Lot or the title thereto".
6. The said Conditions of Sale No.4201 stipulates that "the whole of the areas coloured red and green on sale plan shall be formed by the purchaser at his own expense to such levels as the Director of Public Works may approve within 12 months from the day of sale. The filling in shall be protected where necessary to the satisfaction of the Director of Public Works. The area coloured green shall be handed over to Government free of cost on completion".

註：除非本售樓說明書另有規定，本批地文件摘要內所採用的詞彙與該詞彙在有關批地文件內的意思相同。

Remarks: Unless otherwise defined in this sales brochure, the capitalized terms used in this Summary of Land Grant shall have the same meaning of such terms in the relevant Land Grant.