



查詢熱線：6221 2388 傳真號碼：2862 7779

26/F MASSMUTUAL TOWER, 38 GLOUCESTER ROAD, WANCHAI, HONG KONG
香港灣仔告士打道三十八號美國萬通大廈廿六樓

<http://www.kwongsanghong.com.hk>
<http://www.greenville.com.hk>



元朗沙井路38號
38 Sha Tseng Road, Yuen Long.



第6座天台現場實景拍攝

GREENERY

擁有一片繽紛的自然色彩 懷抱翠綠的絕對個人空間

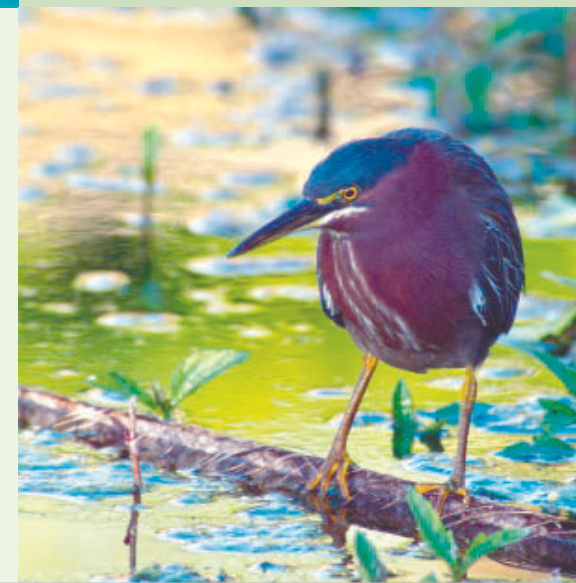


要在繁囂的都市中，擁有一片屬於自己的大自然，是所有都市人的夢想。

在逸翠軒夢想可以成真；獨立的私人花園令你盡享絕對的個人空間。

逸翠軒景觀開揚，四週翠綠美景盡收眼底，令人醉倒其中，生活怎能來得如此自然？

LEISURE





逸 緻 居 停 清 風 隱 隱 飄 香
翠 盈 滿 目 天 地 處 處 閒 適

MASTER LAYOUT PLAN



MASTER LAYOUT PLAN

ELEVATION





數分鐘直達市中心 社區消閒設施齊備
西鐵三號幹線匯聚 瞬間港九各區飛馳

逸翠軒直達元朗市中心只需數分鐘，更可即時接駁西鐵、輕鐵、巴士等交通設施。經

三號幹線往尖沙咀及港九各地均瞬間即達，方便快捷。

元朗是香港的西北中心地帶，區內消閒康樂設施齊備，更有大型商場，名店食肆林立，

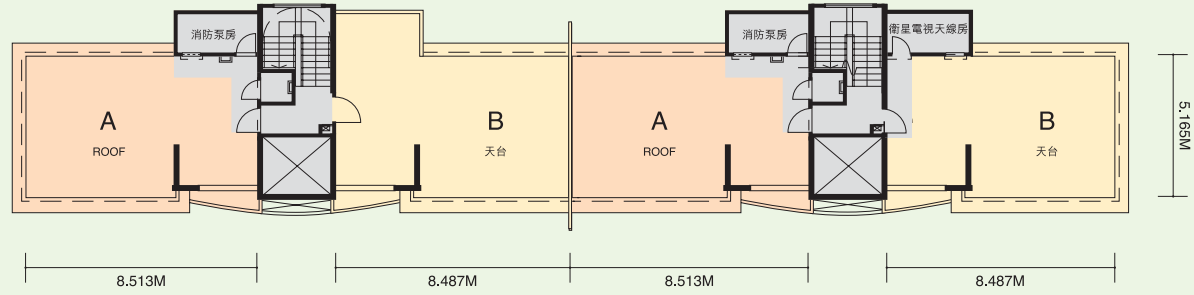
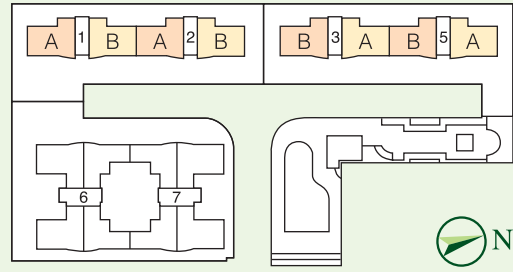
無論購物或消閒皆可隨心所欲。

9 分鐘	▶▶	荃灣
23 分鐘	▶▶	旺角
28 分鐘	▶▶	尖沙咀
38 分鐘	▶▶	銅鑼灣
30 分鐘	▶▶	中環

以上行車時間僅供參考

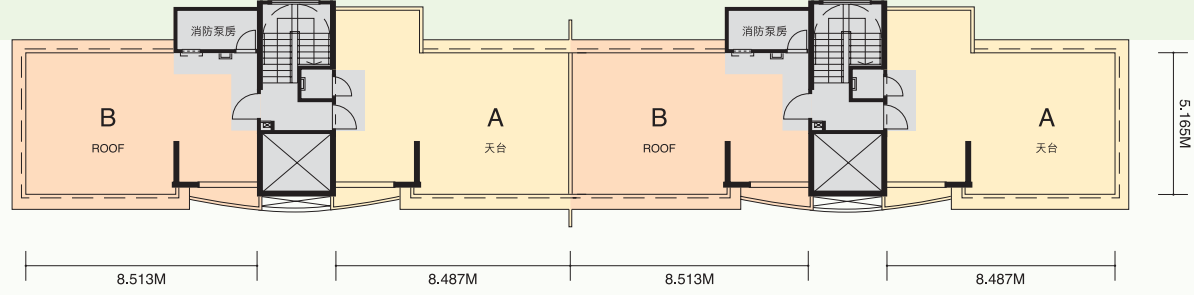


CONVENIENT
TRANSPORTATION
&
SOCIAL AMENITIES



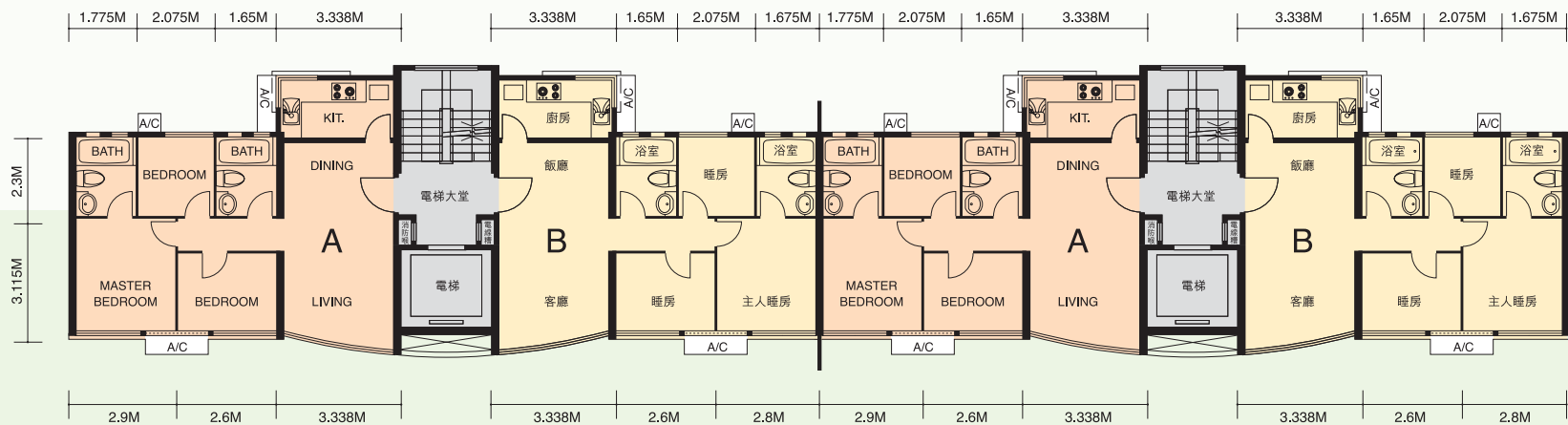
第1座天台平面圖

第2座天台平面圖



第3座天台平面圖

第5座天台平面圖

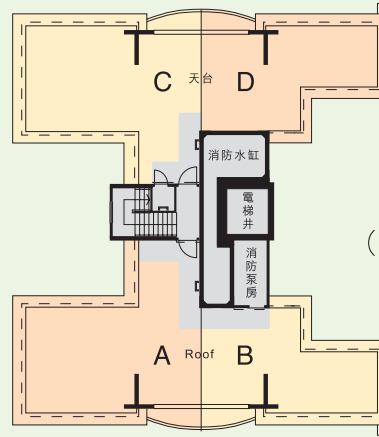


第1座平面圖
(第5座之平面圖與此圖相反)

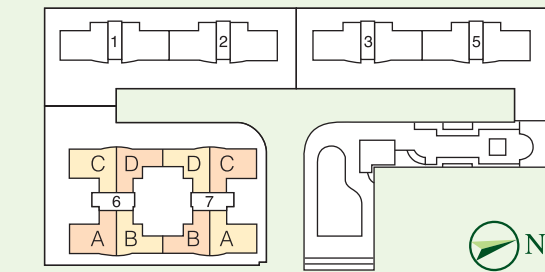
第2座平面圖
(第3座之平面圖與此圖相反)

SCALE 1.147 2.295 3.442 4.589M

- 附註：
1. 住宅層數為4層，各座樓宇不設4樓。
 2. 詳細訂定圖則以屋宇署及地政處最後批准之圖則為準。
 3. 平面圖之呎規所列之呎吋，僅供參考。
 4. 每座之5樓單位附設天台。



第6座天台平面圖
(第7座之平面圖與此圖相反)

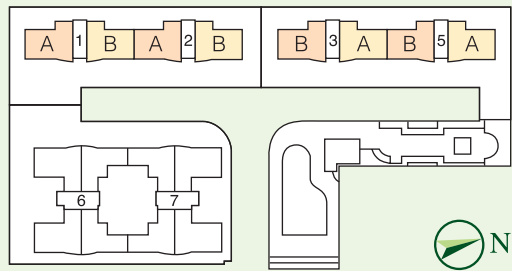


- 附註：
1. 住宅層數為4層，各座樓宇不設4樓。
 2. 詳細訂定圖則以屋宇署及地政處最後批准之圖則為準。
 3. 平面圖之呎規所列之呎吋，僅供參考。
 4. 每座之5樓單位附設天台。

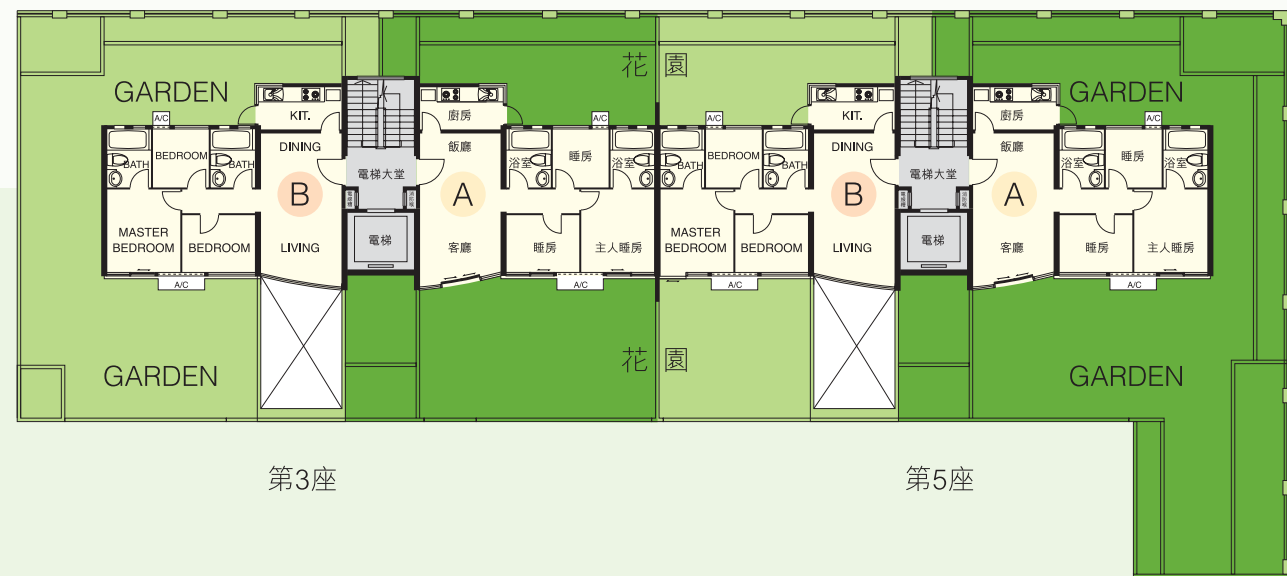
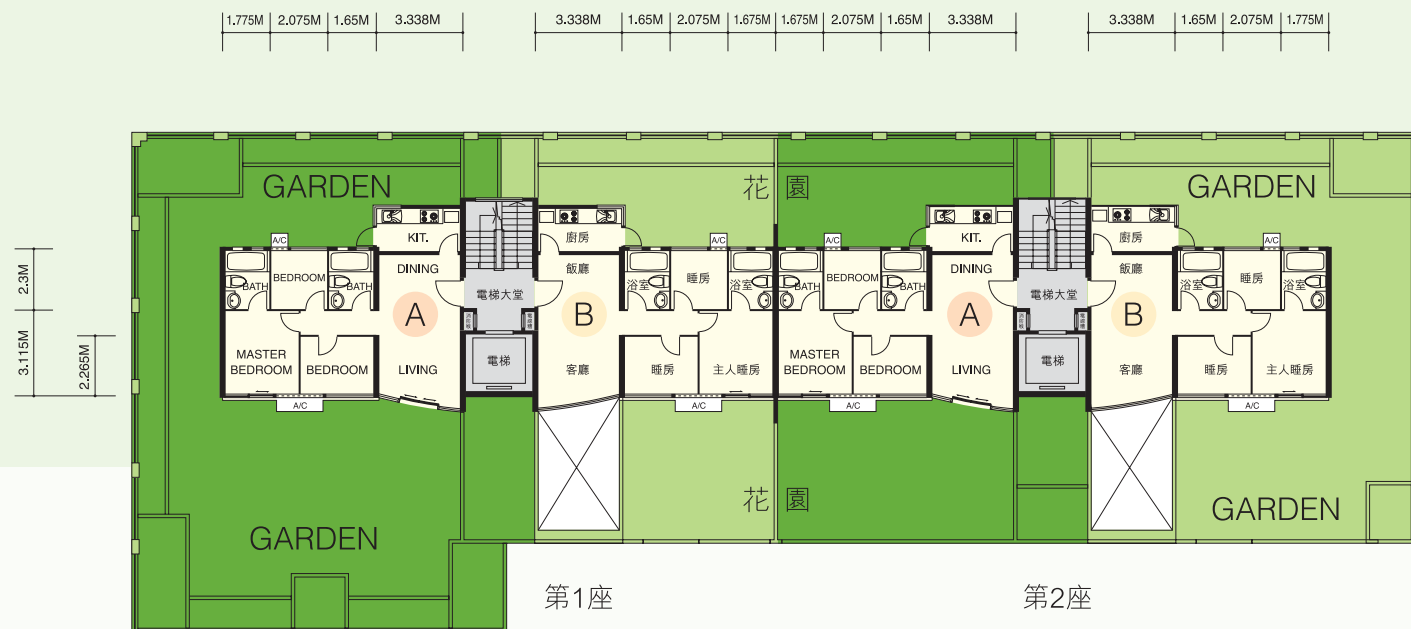


第6座平面圖
(第7座之平面圖與此圖相反)

SCALE 1.147 2.295 3.442 4.589M

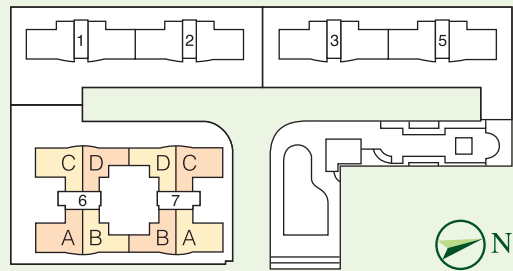


BLOCK 1 & 2 (1/F)
FLOOR PLAN
第1及第2座(1樓)平面圖



- 附註：
1. 住宅層數為4層，各座樓宇不設4樓。
 2. 詳細訂定圖則以屋宇署及地政處最後批准之圖則為標準。
 3. 平面圖之尺規所列之呎吋，僅供參考。
 4. 每座之1樓單位附設花園。

SCALE 2.75 5.5 8.25 11M



BLOCK 6 & 7 (1/F)
FLOOR PLAN
第6及第7座(1樓)平面圖



- 附註：
1. 住宅層數為4層，各座樓宇不設4樓。
 2. 詳細訂定圖則以屋宇署及地政處最後批准之圖則為標準。
 3. 平面圖之尺規所列之呎吋，僅供參考。
 4. 每座之1樓單位附設花園。

SCALE 3.025 6.05 9.075 12.1M





FURNITURE
& GARDEN LAYOUT
傢俬及花園佈置示範圖



此插圖僅供參考
For reference only

GROUND FLOOR
CAR PARK PLAN
地面停車位平面圖



附註：
1. 詳細訂定圖則以屋宇署及地政處最後批准之圖則為準。

參考資料

REFERENCE INFORMATION

物業資料

- 物業名稱：逸翠軒
- 地段：丈量約份第121約地段第2123號
- 用途限制：私人住宅
- 年期：由二零零一年二月十六日起計五十年
- 發展商：凌旋有限公司
- 律師行：薛馮勵孝律師行
- 建築師：馬梁建築師事務所
- 總承建商：永興聯合建築有限公司
- 結構工程師：黃柏林建築工程師有限公司
- 機電工程師：美邦機電顧問工程管理有限公司
- 住宅座數：共6座 (第1,2,3,5,6及7座)

物業住宅層數

住宅單位總數

住宅樓層高度

（兩地台間距離）

私家車位總數

電單車位總數

其他設施

買賣合約訂定之物業

預計完工日期

樓宇管理

物業管理公司

管理期限

管理費按金

管理費上期預繳

公共水電錶按金

設備基金

泥頭清理費

裝修按金

水電煤氣錶按金

公共契約及管理合約之部份重要條款

有關地段將有一份公共契約及管理合約。

公共地方及設施包括主要入口處、外牆、行車路、行人路、入口大堂、升降機大堂、樓梯、走廊及通道、擋土牆、滅火設施、警報系統、裝備及裝置、休憩及附屬設施（其定義載於公共契約及管理合約內）及供業主共用及得益的地方及設施，有關公共地方及設施之詳細定義載於公共契約及管理合約內。

下列條款包括在公共契約及管理合約內：

a. 業主不得更改其單位之樓宇結構或物業之樓宇結構或外觀、裝飾、外貌、顏色及正面。

b. 業主嚴禁容許或將其物業作非法或不道德之用途。

c. 每位業主當不再作為該地段物業的業主時，須通知管理公司及提供新業主的姓名、地址。

d. 所有業主不得於物業之平台及天台上加建任何永久性或臨時性之建築物。

e. 除獲管理公司的事先書面同意外，業主不得於窗戶外或大廈外牆安裝冷氣機或其他裝置（除於指定位置外）。

f. 業主不得允許或容許任何違反消防事務條例或其他有關主管機構規例的金屬柵欄、百葉窗或鐵閘門豎立、固定、安裝或附於任何單位的窗戶或一個或多個門戶或入口處。

g. 業主不能作出任何違反政府租契或公共契約及管理合約之行為。

4. 忠信物業管理有限公司將被委任為整個物業的首任物業管理公司（簡稱“管理公司”）。管理公司之任期由公共契約及管理合約簽署之日起計至兩年止。任期屆滿後，聘用條款將繼續直至根據公共契約及管理合約條款終結其委任為止。管理公司每年之管理費用不可多於全年管理總支出的百分之十五。

5. 根據公共契約及管理合約的定義和規定，管理公司將按照每戶之管理份數及管理費預算案，訂定每戶每月所需繳付之管理費。

6. 業主必須根據政府租契之要求及土力工程處出版的《斜坡維修指南（岩土指南第五冊）》（隨時修訂）及維修手冊的指引，為該地段範圍內外的斜坡、擋土牆及其他結構建築（統稱“斜坡結構”）進行維修保養工程。管理公司將獲業主授權根據政府有關部門不時發出之指引，進行所需之維修斜坡結構工程，各業主須分擔有關之維修費用。

7. 物業之休憩及附屬設施（其定義載於公共契約及管理合約內），只供本物業之住客及其訪客使用，惟須遵守管理公司隨時訂立之規則及規定。管理公司有權利用休憩及附屬設施之費用、規則及規定。

註：上述資料及位置圖僅供參考，詳細條款請參閱公共契約及管理合約。如有需要，業主可索取公共契約及管理合約的全文副本，影印費須由業主支付。以上資料的中、英文版本如有不符之處，應以英文版本為準。

建築材料及設備說明

外牆用料

1. 牆身

2. 窗戶

公用地方

1. 大廈入口大堂

2. 住宅各層電梯大堂

3. 保安系統

4. 電梯

5. 信箱

住宅單位

1. 客廳、飯廳及睡房

2. 門扇

門鎖；睡房及浴室選用名貴紅櫟木面木門並裝妥門鎖；廚房選用名貴紅櫟木面及防火板面實心木門並裝妥門鎖及氣鼓。

3. 廚房

牆身鋪砌高級瓷磚直至橫樑或天花底（廚櫃覆蓋之牆身及地台部份除外）；地台鋪砌優質高溫磚，天花髹上名廠乳膠漆，另配以進口廚櫃組合連Surrell檯面、洗滌盆及高級冷熱水龍頭。附送Philco雪櫃、TGC玻璃面煤氣三頭煮食爐，Philco抽油煙機及Xpelair抽氣扇。另裝妥TGC洗衣乾衣機及來去水喉位。

4. 主浴室及浴室

5. 冷氣

6. 電話/電視天線

7. 電力供應

8. 供水設備

註：發展商保留一切權利按實際情況需要以同等質素之建築材料及設備代替上述所列各項。

Development Information

1. Name of Development：Greenville Residence

2. Lot No.：Lot No. 2123 in Demarcation District No. 121

3. User：Private residential

4. Lease Term：Fifty (50) years commencing from 16th February 2001

5. Developer：Rich Century Limited

6. Solicitor：Sit Fung Kwong & Shum

7. Architect：Ma Leung & Associates

8. Main Contractor：W Hing Construction Co Ltd

9. Structural Engineer：Wong Pak Lam & Associates Consulting Engineers & Architects Ltd.

10. Building Services Engineer：Meprom Limited

11. Number of Residential Blocks：6 (Block 1,2,3,5,6 and 7)

12. Number of Residential Storeys：4 (1/F, 2/F, 3/F and 5/F)

13. Number of Flats：64

14. Ceiling Height：Approximately 2.8m (measured from floor to floor)

15. Car Parking Spaces：96

16. Motor Cycle Parking：10

Spaces

17. Other Facilities：Gymnasium, Landscape Garden and Swimming Pool

18. Anticipated Date of Completion of Development as stated in the Agreement for Sale & Purchase：31st May 2003

Property Management

1. Property Manager：Perfect World Company Limited

2. Term of Management：2 years from the date of the Deed of Mutual Covenant and Management Agreement of the Development and to be continued thereafter provided that the appointment may be terminated by Owners' Committee or resignation of the Manager.

3. Management Fee Deposit：A sum equivalent to 3 months' Budgeted Management Fee.

4. Advance Payment of Management Fee：A sum equivalent to 2 months' Budgeted Management Fee.

5. Public, Electricity & Water Meters Deposit：Residential Unit - A sum of not exceeding HK\$4,000.00 for each unit.

6. Capital Equipment Fund：A sum equivalent to 2 months' Budgeted Management Fee.

7. Debris Removal Fee：A sum equivalent to not more than 1 month's Budgeted Management Fee.

8. Decoration Deposit：Not more than HK\$5,000.00 per unit.

9. Water/Electricity/Gas Meter Deposits：In accordance with the requirements of the relevant Government authorities/utility companies.

Salient Points on Deed of Mutual Covenant and Management Agreement

1. A Deed of Mutual Covenant and Management Agreement will be entered into in respect of the Lot.

2. Common Areas and Facilities shall include, among others, the main entrance, external walls, driveways, pavements, entrance halls, lift lobbies, staircases, corridors and passages, retaining walls, fire fighting systems, security systems, equipment and apparatus, the Recreational and Ancillary Facilities (as defined in the Deed of Mutual Covenant and Management Agreement) and those areas and facilities intended for the common use and benefit of the owners of the Lot, as more particularly defined in the Deed of Mutual Covenant and Management Agreement.

3. The following covenants and restrictions, among others, are to be included :-

a. No Owner shall make any structural alteration to his unit or alter the structure or the external appearance, finishes, features,

colour and facade of the Development.

b. No Owner shall use or permit or suffer his unit to be used for any illegal or immoral purpose.

c. Each Owner shall on ceasing to be the Owner of any undivided share and the unit held therewith notify the Manager of such cessation and of the name and the address of the new Owner.

d. No Owner shall erect or build or suffer to be erected or built on or upon the flat roofs, upper roofs and top roofs of the Development any structure whatsoever either of a permanent or temporary nature.

e. No air-conditioning units or plants or any other fixture shall be installed through the windows or the external walls of the Development without the prior written consent of the Manager, other than at the spaces designated for such purpose.

f. No Owner shall permit or suffer to be erected affixed installed or attached in on or at the window of any unit or the door or doors or entrance or entrances of any unit any metal grille or shutter or gate which shall in any way contravene the regulations of the Fire Services Ordinance or other competent authority.

g. No Owner shall do anything which will amount to a breach of the Government Grant or the Deed of Mutual Covenant and Management Agreement.

4. Perfect World Company Limited will be appointed as the first manager ("the Manager") of the Development. The initial term of appointment of the Manager will be two years from the date of the Deed of Mutual Covenant and Management Agreement which shall continue until terminated under the provisions of the Deed of Mutual Covenant and Management Agreement. The annual remuneration of the Manager shall not be more than 15% of the total annual expenditure necessarily and reasonably incurred.

5. The amount of management fee payable is fixed in accordance with the Budget as more particularly defined in the Deed of Mutual Covenant and Management Agreement. Each Owner shall contribute towards the management expenses monthly in advance according to the number of management shares allocated to his unit as set out in the Deed of Mutual Covenant and Management Agreement.

6. The Owners shall at their own expense maintain repair and carry out all works in respect of any slope, slope treatment works, retaining walls or other structures (collectively referred to as "the slope structures") within or outside the Lot or the Development as required by the Government Grant and in accordance with the "Geoguide 5 - Guide to slope Maintenance "issued by the Geotechnical Engineering Office (as amended from time to time) and the Maintenance Manual(s) for the slope structures. The Manager is to be given full authority by all the Owners to carry out the necessary works in respect of the slope structures in accordance with all guidelines issued from time to time by the appropriate government authorities and each Owner will be obliged to make contributions towards the costs of such works.

7. The Recreational and Ancillary Facilities (as defined in the Deed of Mutual Covenant and Management Agreement) of the Development shall only be used and enjoyed by the residents of the Development and their bona fide visitors subject to such rules and regulations as may be stipulated by the Manager. The Manager shall be entitled to impose charges and stipulate rules and regulations for the use of the Recreational and Ancillary Facilities.

Note：The above information and plan are for reference only. For full details please refer to the Deed of Mutual Covenant and Management Agreement. A full script of the Deed of Mutual Covenant and Management Agreement is available upon request and on paying necessary photocopying charges. In case of inconsistency between the English and the Chinese versions of the above information, the English version thereof shall prevail.

Salient Points on Government Grant

1. The Government Grant in respect of Lot No.2123 in Demarcation District No.121 ("the Lot") is New Grant No.4587 ("the Government Grant").

2. The term of the Government Grant is 50 years commencing from the 16th day of February 2001.

3. The annual Government rent of the Lot is 3% of the rateable value from time to time of the Lot.

4. Special Condition No.(5) requires the Developer to complete the Development in compliance with the Government Grant and all Ordinances, byelaws and regulations relating to building, sanitation and planning and to make the Development fit for occupation on or before the 31st day of March 2004.

5. Special Condition No.(6) provides that the Lot or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than private residential purposes.

6. Special Condition No.(9)(b)(ii) provides that the recreational facilities and facilities ancillary thereto provided within the Lot shall only be used by the residents of the building or buildings erected or to be erected within the Lot and their bona fide visitors and by no other person or persons whatsoever.

7. Special Conditions Nos.(23)(a) and (b) provide that the car parking spaces and motor cycle parking spaces provided within the Lot shall only be used for the parking of motor vehicles and motor cycles respectively belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide visitors or invitees.

Note：The above information is for reference only. For full details please refer to the Government Grant. A copy of the full script of the Government Grant is available upon request and on paying necessary photocopying charges.

Fittings and Finishes Schedule

Exterior Finishes

1. External Walls：High quality textured sprayed paint.

2. Window：Champagne gold aluminum window frames with clear glass.

Common Areas

1. Entrance Lobby：Floors finished with homogeneous tiles;

2. Typical Lift Lobby：Floors finished with homogeneous tiles;

3. Security System：CCTV cameras installed in lifts, at main entrance and carpark area. Combination lock intercom/visitor panel installed at main entrance and entrance lobby and connected to a built-in alarm system of door phone handset in each flat. Panic alarm point provided in master bedrooms of flat unit.

4. Lift：1 passenger lift serving each residential block.

5. Letter Box：Letter box for each flat provided in entrance lobby.

Flats

1. Living/ Dining Room & Bedrooms

2. Door

3. Kitchen

4. Master and Secondary Bathrooms

All walls and ceiling of living/dining rooms and bedrooms are finished with emulsion paint, floors are finished with long strip solid beech wood flooring with beech skirting.

Solid core flush door with beech veneer finish, magic eye viewer, concealed door closer and Mariani lockset for flatentrance; hollow core flush door with beech veneer finish and fitted with lockset for bedrooms and bathrooms; solid core flush door with beech veneer/plastic laminate finish and fitted with lockset and door closer for kitchen.

Walls finished with ceramic tiles up to ceiling level or beam soffit (except for walls and floor at kitchen cabinet area) ; floor finished with homogenous tiles; ceiling finished with emulsion paint; imported kitchen cabinet with Surell counter top, sink fitted with sink mixer, Philco refrigerator, Philco exhaust hood, TGC 3-head glass top gas hob, TGC washing and drying machine, Xpelari exhaust fan, water supply and drainage point for washing and drying machine.

Walls finished with ceramic tiles up to false ceiling level or beam soffit (except for walls and floor at bathtub, wall mounted mirror and storage cabinet area); floor finished with ceramic tiles; aluminum false ceiling; wall mounted mirror; marble counter top storage cabinet; high quality sanitary wares, fittings and accessories includes:

Roca bathtub fitted with mixer and shower set, Roca water closet, Roca wash basin fitted with mixer, towel ring/bar, paper holder, soap holder, clothes line, Xpelari exhaust fan and TGC gas water heater.

Air-conditioners：Philco split type air-conditioner in living/dining room, Philco window type air conditioners in all bedrooms.

Telephone & Aerial：Communal TV/FM and satellite TV points and telephone points in living/dining room and all bedrooms.

Electrical Installation: Lighting points and socket outlets in all rooms.

Water Supply & Pipes：Copper pipes for hot and cold water.

Note：The Developer reserves the right to substitute other materials of comparable quality and standard for the intended materials as listed in the above Fitting & Finishes Schedule.

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