



GARDEN CRESCENT

譽 林

Sales Brochure

售樓說明書

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

- 瀏覽一手住宅物業銷售資訊網(下稱「銷售資訊網」)(網址：www.srpe.gov.hk)，參考「銷售資訊網」內有關一手住宅物業的市場資料。
- 閱覽賣方就該發展項目所指定的互聯網網站內的有關資訊，包括售樓說明書、價單、載有銷售安排的文件，及成交紀錄冊。
- 發展項目的售樓說明書，會在該項目的出售日期前最少七日向公眾發布，而有關價單和銷售安排，亦會在該項目的出售日期前最少三日公布。
- 在賣方就有關發展項目所指定的互聯網網站，以及「銷售資訊網」內，均載有有關物業成交資料的成交紀錄冊，以供查閱。

2. 費用、按揭貸款和樓價

- 計算置業總開支，包括律師費、按揭費用、保險費，以及印花稅。
- 向銀行查詢可否取得所需的按揭貸款，然後選擇合適的還款方式，並小心計算按揭貸款金額，以確保貸款額沒有超出本身的負擔能力。
- 查閱同類物業最近的成交價格，以作比較。

- 向賣方或地產代理瞭解，您須付予賣方或該發展項目的管理人的預計的管理費、管理費上期金額（如有）、特別基金金額（如有）、補還的水、電力及氣體按金（如有），以及 / 或清理廢料的費用（如有）。

3. 價單、支付條款，以及其他財務優惠

- 賣方未必會把價單所涵蓋的住宅物業悉數推售，因此應留意有關的銷售安排，以了解賣方會推售的住宅物業為何。賣方會在有關住宅物業推售日期前最少三日公布銷售安排。
- 留意價單所載列的支付條款。倘買家可就購置有關住宅物業而連帶獲得價格折扣、贈品，或任何財務優惠或利益，上述資訊亦會在價單內列明。

- 如您擬選用由賣方指定的財務機構提供的各類按揭貸款計劃，在簽訂臨時買賣合約前，應先細閱有關價單內列出的按揭貸款計劃資料¹。如就該些按揭貸款計劃的詳情有任何疑問，應在簽訂臨時買賣合約前，直接向有關財務機構查詢。

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎 / 每平方米售價。根據《一手住宅物業銷售條例》(第 621 章)(下稱「條例」)，賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i) 露台；(ii) 工作平台；以及 (iii) 陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部 and 內部尺寸²。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

¹ 按揭貸款計劃的資料包括有關按揭貸款計劃對借款人的最低收入的要求、就第一按揭連同第二按揭可獲得的按揭貸款金額上限、最長還款年期、整個還款期內的按揭利率變化，以及申請人須繳付的手續費。

² 根據條例附表 1 第 1 部第 10(2)(d) 條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項—

- (i) 每個住宅物業的外部尺寸；
- (ii) 每個住宅物業的內部尺寸；
- (iii) 每個住宅物業的內部間隔的厚度；
- (iv) 每個住宅物業內個別分隔室的外部尺寸。

根據條例附表 1 第 1 部第 10(3) 條，如有關發展項目的經批准的建築圖則，提供條例附表 1 第 1 部第 10(2)(d) 條所規定的資料，樓面平面圖須述明如此規定的該資料。

5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 如屬未落成發展項目，賣方在認為有需要時可改動建築圖則（如有的話），因此應留意由賣方提供的任何經修改的售樓說明書，以了解有關未落成發展項目的最新資料。
- 閱覽售樓說明書，並須特別留意以下資訊：
 - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
 - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
 - 室內和外部的裝置、裝修物料和設備；
 - 管理費按甚麼基準分擔；
 - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
 - 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

- 閱覽政府批地文件和公契（或公契擬稿）。公契內載有天台和外牆業權等相關資料。賣方會在售樓處提供政府批地文件和公契（或公契擬稿）的複本，供準買家免費閱覽。
- 留意政府批地文件內所訂明小業主是否須要負責支付地稅。
- 留意公契內訂明有關物業內可否飼養動物。

7. 售樓處內有關可供揀選住宅物業的資料

- 向賣方查詢清楚有哪些一手住宅物業可供揀選。若賣方在售樓處內展示「消耗表」，您可從該「消耗表」得悉在每個銷售日的銷售進度資料，包括在該個銷售日開始時有哪些住宅物業可供出售，以及在該個銷售日內有哪些住宅物業已獲揀選及售出。

- 切勿隨便相信有關發展項目銷情的傳言，倉卒簽立臨時買賣合約。

8. 成交紀錄冊

- 留意發展項目的成交紀錄冊。賣方須於臨時買賣合約訂立後的 24 小時內，於紀錄冊披露該臨時買賣合約的資料，以及於買賣合約訂立後一個工作天內，披露該買賣合約的資料。您可透過成交紀錄冊得悉發展項目的銷售情況。
- 切勿將賣方接獲用作登記的購樓意向書或本票的數目視為銷情指標。發展項目的成交紀錄冊才是讓公眾掌握發展項目每日銷售情況的最可靠資料來源。

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 留意賣方有權改動未落成發展項目的建築圖則（如有的話）。如屬未落成發展項目，條例規定物業的買賣合約須載有強制性條文，列明如有關改動在任何方面對該物業造成影響，賣方須在改動獲建築事務監督批准後的 14 日內，將該項改動以書面通知買家。
- 訂立臨時買賣合約時，您須向擁有人（即賣方）支付樓價 5% 的臨時訂金。
- 如您在訂立臨時買賣合約後五個工作日（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的 5%）會被沒收，而擁有人（即賣方）不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人（即賣方）必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

- 留意在賣方（包括其獲授權代表）就有關住宅物業向公眾提供價單前，賣方不得尋求或接納任何對有關住宅物業的購樓意向（不論是否屬明確選擇購樓意向）。因此您不應向賣方或其授權代表提出有關意向。

- 留意在有關住宅物業的銷售開始前，賣方（包括其獲授權代表）不得尋求或接納任何對該物業的有明確選擇購樓意向。因此您不應向賣方或其授權代表提出有關意向。

11. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名 / 名稱。
- 您可委託任何地產代理（不一定是賣方所指定的地產代理），以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。
- 委託地產代理以物色物業前，您應該—
 - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
 - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及
 - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁（網址：www.eaa.org.hk），查閱牌照目錄。

12. 委聘律師

- 考慮自行委聘律師，以保障您的利益。該律師若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益。
- 比較不同律師的收費。

適用於一手未落成住宅物業

13. 預售樓花同意書

- 洽購地政總署「預售樓花同意方案」下的未落成住宅物業時，應向賣方確認地政總署是否已就該發展項目批出「預售樓花同意書」。

14. 示範單位

- 賣方不一定須設置示範單位供準買家或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。

- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。

- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。

- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期³。
 - 售樓說明書中有關發展項目的預計關鍵日期並不等同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。
- 收樓日期
 - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的 14 日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
 - 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
 - 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
 - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的 14 日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。

³ 一般而言，「關鍵日期」指該項目符合批地文件的條件的日期，或該項目在遵照經批准的建築圖則的情況下或按照豁免證明書的發出的條件在各方面均屬完成的日期。有關詳情請參閱條例第 2 條。

- 認可人士可批予在預計關鍵日期之後完成發展項目
 - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
 - 工人罷工或封閉工地；
 - 暴動或內亂；
 - 不可抗力或天災；
 - 火警或其他賣方所不能控制的意外；
 - 戰爭；或
 - 惡劣天氣。
 - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
 - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的 14 日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

網址：www.srpa.gov.hk
電話：2817 3313
電郵：enquiry_srpa@hd.gov.hk
傳真：2219 2220

其他相關聯絡資料：

消費者委員會
網址：www.consumer.org.hk
電話：2929 2222
電郵：cc@consumer.org.hk
傳真：2856 3611

地產代理監管局
網址：www.eaa.org.hk
電話：2111 2777
電郵：enquiry@eaa.org.hk
傳真：2598 9596

香港地產建設商會
電話：2826 0111
傳真：2845 2521

一手住宅物業銷售監管局
2023 年 3 月

適用於一手已落成住宅物業

16. 賣方資料表格

- 確保取得最近三個月內印製有關您擬購買的一手已落成住宅物業的「賣方資料表格」。

17. 參觀物業

- 購置住宅物業前，確保已獲安排參觀您打算購置的住宅物業。倘參觀有關物業並非合理地切實可行，則應參觀與有關物業相若的物業，除非您以書面同意賣方無須開放與有關物業相若的物業供您參觀。您應仔細考慮，然後才決定是否簽署豁免上述規定的書面同意。
- 除非有關物業根據租約持有，或為確保物業參觀者的人身安全而須設定合理限制，您可以對該物業進行量度、拍照或拍攝影片。

任何與賣方銷售受條例所規管的一手住宅物業有關的投訴和查詢，請與一手住宅物業銷售監管局聯絡。

You are advised to take the following steps before purchasing first-hand residential properties.

For all first-hand residential properties

1. Important information

- Make reference to the materials available on the Sales of First-hand Residential Properties Electronic Platform (SRPE) (www.srpe.gov.hk) on the first-hand residential property market.
- Study the information on the website designated by the vendor for the development, including the sales brochure, price lists, documents containing the sales arrangements, and the register of transactions of a development.
- Sales brochure for a development will be made available to the general public at least 7 days immediately before a date of sale while price list and sales arrangements will be made available at least 3 days immediately before the date of sale.
- Information on transactions can be found on the register of transactions on the website designated by the vendor for the development and the SRPE.

2. Fees, mortgage loan and property price

- Calculate the total expenses of the purchase, such as solicitors' fees, mortgage charges, insurance fees and stamp duties.
- Check with banks to find out if you will be able to obtain the needed mortgage loan, select the appropriate payment method and calculate the amount of the mortgage loan to ensure it is within your repayment ability.
- Check recent transaction prices of comparable properties for comparison.
- Check with the vendor or the estate agent the estimated management fee, the amount of management fee payable in advance (if any), special fund payable (if any), the amount of reimbursement of the deposits for water, electricity and gas (if any), and/or the amount of debris removal fee (if any) you have to pay to the vendor or the manager of the development.

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans¹ as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/ metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property

¹ The details of various mortgage loan plans include the requirements for mortgagors on minimum income level, the loan limit under the first mortgage and second mortgage, the maximum loan repayment period, the change of mortgage interest rate throughout the entire repayment period, and the payment of administrative fees.

- (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.

- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property². The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

- Ensure that the sales brochure you have obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.

² According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following—

- (i) the external dimensions of each residential property;
- (ii) the internal dimensions of each residential property;
- (iii) the thickness of the internal partitions of each residential property;
- (iv) the external dimensions of individual compartments in each residential property.

According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

- In respect of an uncompleted development, the vendor may alter the building plans (if any) whenever the vendor considers necessary. To know the latest information of an uncompleted development, keep paying attention to any revised sales brochures made available by the vendor.
- Read through the sales brochure and in particular, check the following information in the sales brochure -
 - whether there is a section on “relevant information” in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as “relevant information”;
 - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
 - interior and exterior fittings and finishes and appliances;
 - the basis on which management fees are shared;
 - whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
 - whether individual owners have responsibility to maintain slopes.

6. Government land grant and deed of mutual covenant (DMC)

- Read the Government land grant and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The vendor will provide copies of the Government land grant and the DMC (or the draft DMC) at the place where the sale is to take place for free inspection by prospective purchasers.
- Check the Government land grant on whether individual owners are liable to pay Government rent.
- Check the DMC on whether animals can be kept in the residential property.

7. Information on Availability of Residential Properties for Selection at Sales Office

- Check with the vendor which residential properties are available for selection. If a “consumption table” is displayed by the vendor at the sales office, you may check from the table information on the progress of sale on a date of sale, including which residential properties are offered for sale at the beginning of that date of sale and which of them have been selected and sold during that date of sale.
- Do not believe in rumours about the sales condition of the development and enter into a PASP rashly.

8. Register of Transactions

- Pay attention to the register of transactions for a development. A vendor must, within 24 hours after entering into a PASP with a purchaser, enter transaction information of the PASP in the register of transactions. The vendor must, within 1 working day after entering into an agreement for sale and purchase (ASP), enter transaction information of the ASP in the register of transactions. Check the register of transactions for the concerned development to learn more about the sales condition of the development.
- Never take the number of registrations of intent or cashier orders a vendor has received for the purpose of registration as an indicator of the sales volume of a development. The register of transactions for a development is the most reliable source of information

from which members of the public can grasp the daily sales condition of the development.

9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- Pay attention to the vendor’s right to alter the building plans (if any) for an uncompleted development. The mandatory provisions to be incorporated in an ASP for uncompleted development as required by the Ordinance include a provision requiring the vendor to notify the purchaser in writing of such alteration if the same affects in any way the property within 14 days after its having been approved by the Building Authority.
- A preliminary deposit of 5% of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
- If you do not execute the ASP within 5 working days (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5 % of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors’ firm responsible for stakeholding purchasers’ payments for the property.

10. Expression of intent of purchasing a residential property

- Note that vendors (including their authorized representative(s)) should not seek or accept any specific or general expression of intent of purchasing any residential property before the relevant price lists for such properties are made available to the public. You therefore should not make such an offer to the vendors or their authorized representative(s).
- Note that vendors (including their authorized representative(s)) should not seek or accept any specific expression of intent of purchasing a particular residential property before the sale of the property has commenced. You therefore should not make such an offer to the vendors or their authorized representative(s).

11. Appointment of estate agent

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.
- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.
- Before you appoint an estate agent to look for a property, you should -
 - find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;
 - find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and
 - note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

12. Appointment of solicitor

- Consider appointing your own solicitor to protect your interests. If the solicitor also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest.
- Compare the charges of different solicitors.

For first-hand uncompleted residential properties

13. Pre-sale Consent

- For uncompleted residential property under the Lands Department Consent Scheme, seek confirmation from the vendor whether the "Pre-sale Consent" has been issued by the Lands Department for the development.

14. Show flats

- While the vendor is not required to make any show flat available for viewing by prospective purchasers or the general public, if the vendor wishes to make available show flats of a specified residential property, the vendor must first of all make available an unmodified show flat of that residential property and that, having made available such unmodified show flat, the vendor may then make available a modified show flat of that residential property. In this connection, the vendor is allowed to make available more than one modified show flat of that residential property.
- If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.
- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.
- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

For first-hand uncompleted residential properties and completed residential properties pending compliance

15. Estimated material date and handing over date

- Check the estimated material date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is inevitably later than the former.

³ Generally speaking, "material date" means the date on which the conditions of the land grant are complied with in respect of the development, or the date on which the development is completed in all respects in compliance with the approved building plans or the conditions subject to which the certificate of exemption is issued. For details, please refer to section 2 of the Ordinance.

- Handing over date
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document / a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
 - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
 - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.

- The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
- The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
 - strike or lock-out of workmen;
 - riots or civil commotion;
 - force majeure or Act of God;
 - fire or other accident beyond the vendor's control;
 - war; or
 - inclement weather.
- The ATP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
- The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16. Vendor's information form

- Ensure that you obtain the "vendor's information form(s)" printed within the previous 3 months in relation to the residential property/properties you intend to purchase.

17. Viewing of property

- Ensure that, before you purchase a residential property, you are arranged to view the residential property that you would like to purchase or, if it is not reasonably practicable to view the property in question, a comparable property in the development, unless you agree in writing that the vendor is not required to arrange such a comparable property for viewing for you. You are advised to think carefully before signing any waiver.
- You may take measurements, take photographs or make video recordings of the property, unless the property is held under a tenancy or reasonable restriction(s) is/are needed to ensure safety of the persons viewing the property.

For complaints and enquiries relating to the sales of first-hand residential properties by the vendors which the Ordinance applies, please contact the Sales of First-hand Residential Properties Authority -

Website	: www.srpa.gov.hk
Telephone	: 2817 3313
Email	: enquiry_srpa@hd.gov.hk
Fax	: 2219 2220

Other useful contacts:

Consumer Council

Website	: www.consumer.org.hk
Telephone	: 2929 2222
Email	: cc@consumer.org.hk
Fax	: 2856 3611

Estate Agents Authority

Website	: www.eaa.org.hk
Telephone	: 2111 2777
Email	: enquiry@eaa.org.hk
Fax	: 2598 9596

Real Estate Developers Association of Hong Kong

Telephone	: 2826 0111
Fax	: 2845 2521

Sales of First-hand Residential Properties Authority
March 2023

發展項目名稱
譽林

街道名稱及門牌號數
窩打老道 93 號

發展項目包含一幢多單位建築物
樓層總數

共 18 層（不包括地庫 2 層、地庫 1 層、天台、上層天台及頂層天台）

樓層號數

地庫 2 層、地庫 1 層、地下、1 樓至 3 樓、5 樓至 12 樓、15 樓至 20 樓、天台、上層天台及頂層天台

被略去的樓層號數

4 樓、13 樓及 14 樓

庇護層

沒有庇護層

Name of the Development

Garden Crescent

Name of the street and street number

93 Waterloo Road

The Development consists of one multi-unit building

Total number of storeys

18 storeys (excluding B2/F, B1/F, Roof, Upper Roof and Top Roof)

Floor numbering

B2/F, B1/F, G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 20/F, Roof, Upper Roof and Top Roof

Omitted floor numbers

4/F, 13/F and 14/F

Refuge floors

No refuge floor

賣方：

環球商機控股有限公司

賣方的控權公司：

Good Year Ventures Limited

宇恆地產控股有限公司及

永義國際集團有限公司

發展項目的認可人士：

張文政先生

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團：

呂元祥建築師事務所 (香港) 有限公司

發展項目的承建商：

精進建築工程有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所：

孖士打律師行

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構的名稱：

恆生銀行有限公司

已為發展項目的建造提供貸款的任何其他人的姓名或名稱：

不適用

Vendor：

Global Chance Holdings Limited

Holding companies of the Vendor：

Good Year Ventures Limited

Yue Heng Real Estate Holdings Limited and

Easyknit International Holdings Limited

Authorized Person for the Development：

Mr. CHEUNG Man-Ching, Anthony

The firm or corporation of which an authorized person for the Development is a proprietor, director or employee in his professional capacity:

Ronald Lu & Partners (Hong Kong) Limited

Building contractor for the Development：

Aggressive Construction Engineering Limited

The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development:

Mayer Brown

Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development:

Hang Seng Bank Limited

Any other person who has made a loan for the construction of the Development:

Not applicable

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有參與發展項目的各方的關係

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

(a)	賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人； The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an Authorized Person for the Development;	不適用 Not applicable
(b)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人； The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an Authorized Person;	不適用 Not applicable
(c)	賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的家人； The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an Authorized Person;	否 No
(d)	賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人； The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an Authorized Person;	不適用 Not applicable
(e)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人； The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an Authorized Person;	不適用 Not applicable
(f)	賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的有聯繫人士的家人； The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an Authorized Person;	否 No
(g)	賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人； The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development;	不適用 Not applicable
(h)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人； The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development;	不適用 Not applicable
(i)	賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述律師事務所的經營人的家人； The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors;	否 No
(j)	賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少 10% 的已發行股份； The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and an Authorized Person for the Development, or an associate of such an Authorized Person, holds at least 10% of the issued shares in that Vendor, holding company or contractor;	否 No

4

有參與發展項目的各方的關係

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

(k)	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少 1% 的已發行股份； The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and such an Authorized Person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor;	否 No
(l)	賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書； The Vendor or a building contractor for the Development is a corporation, and such an Authorized Person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor;	否 No
(m)	賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員； The Vendor or a building contractor for the Development is a partnership, and such an Authorized Person, or such an associate, is an employee of that Vendor or contractor;	不適用 Not applicable
(n)	賣方、賣方的控權公司或該項目的承建商屬私人公司，而該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少 10% 的已發行股份； The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that Vendor, holding company or contractor;	否 No
(o)	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少 1% 的已發行股份； The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor;	否 No
(p)	賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書； The Vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor;	否 No
(q)	賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員； The Vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor;	不適用 Not applicable
(r)	賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身份擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團； The Vendor or a building contractor for the Development is a corporation, and the corporation of which an Authorized Person for the Development is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor;	否 No
(s)	賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。 The Vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor.	否 No



發展項目沒有構成圍封牆的一部份的非結構的預製外牆。

There are no non-structural prefabricated external walls forming part of the enclosing walls of the Development.

發展項目將會有構成圍封牆的一部份的幕牆。

There are curtain walls forming part of the enclosing walls of the Development.

建築物的幕牆的厚度範圍為 200 毫米。

The range of thickness of the curtain walls of the building is 200mm.

每個住宅物業的幕牆總面積表如下：

Schedule of total area of the curtain walls of each residential property are as follows:

物業的描述 Description of Residential Property		每個住宅物業的幕牆的總面積（平方米） Total area of the curtain walls of each residential property (sq.m.)
樓層 Floor	單位 Unit	
3 樓 3/F	A	1.656
	B	1.393
	C	1.191
5 樓至 7 樓 5/F – 7/F	A	1.928
	B	1.203
	C	0.658
	D	0.456
8 樓 8/F	A	1.928
	B	1.203
	C	0.658
	D	0.456
	E	1.928
9 樓 9/F	A	1.928
	B	1.203
	C	0.658
	D	0.456
	E	1.778

物業的描述 Description of Residential Property		每個住宅物業的幕牆的總面積（平方米） Total area of the curtain walls of each residential property (sq.m.)
樓層 Floor	單位 Unit	
10 樓至 16 樓 10/F – 16/F	A	1.928
	B	1.203
	C	0.658
	D	0.456
17 樓 17/F	E	1.778
	A	3.417
18 樓 18/F	B	3.478
	A	3.611
19 樓至 20 樓及天台 19/F- 20/F and Roof	B	3.652
	頂層單位（西） Penthouse West	8.350
	頂層單位（東） Penthouse East	7.752

備注：不設 4 樓、13 樓及 14 樓。

Note: 4/F, 13/F and 14/F are omitted.

根據公契的最新擬稿，永義物業管理有限公司將獲委任為發展項目的管理人。

Easyknit Properties Management Limited will be appointed as the manager of the Development under the latest draft of the deed of mutual covenant.





此位置圖是由賣方擬備並參考地政總署測繪處於 2024 年 7 月 4 日出版之數碼地形圖，圖幅編號 T11-NW-D，有需要處經修正處理。

This location plan is prepared by the Vendor with reference to the Digital Topographic Map No. T11-NW-D dated 4 July 2024 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

圖例 Notation

- 油站
Petrol Filling Station
- 發電廠 (包括電力分站)
Power Plant (including Electricity Sub-stations)
- 醫院
Hospital
- 公眾停車場 (包括貨車停泊處)
Public Carpark (including Lorry Park)
- 公用事業設施裝置
Public Utility Installation
- 宗教場所 (包括教堂、廟宇及祠堂)
Religious Institution (including Church, Temple and Tsz Tong)
- 學校 (包括幼稚園)
School (including Kindergarten)
- 社會福利設施 (包括老人中心及弱智人士護理院)
Social Welfare Facilities (including Elderly Centre and Home for the Mentally Disabled)
- 公園
Public Park

於發展項目的所在位置圖未能顯示之街道全名：

Street name(s) not shown in full on the Location Plan of the Development:

金巴倫道 CUMBERLAND ROAD 何東道 HO TUNG ROAD
公主道 PRINCESS MARGARET ROAD 聖約翰里 ST. JOHN'S LANE

備註：

- 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤、以及周邊地區環境及附近的公共設施有較佳了解。
- 因技術原因 (例如發展項目之形狀)，此位置圖所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。

Notes:

- The Vendor also advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
- Due to technical reasons (such as the shape of the Development), the location plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.

地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

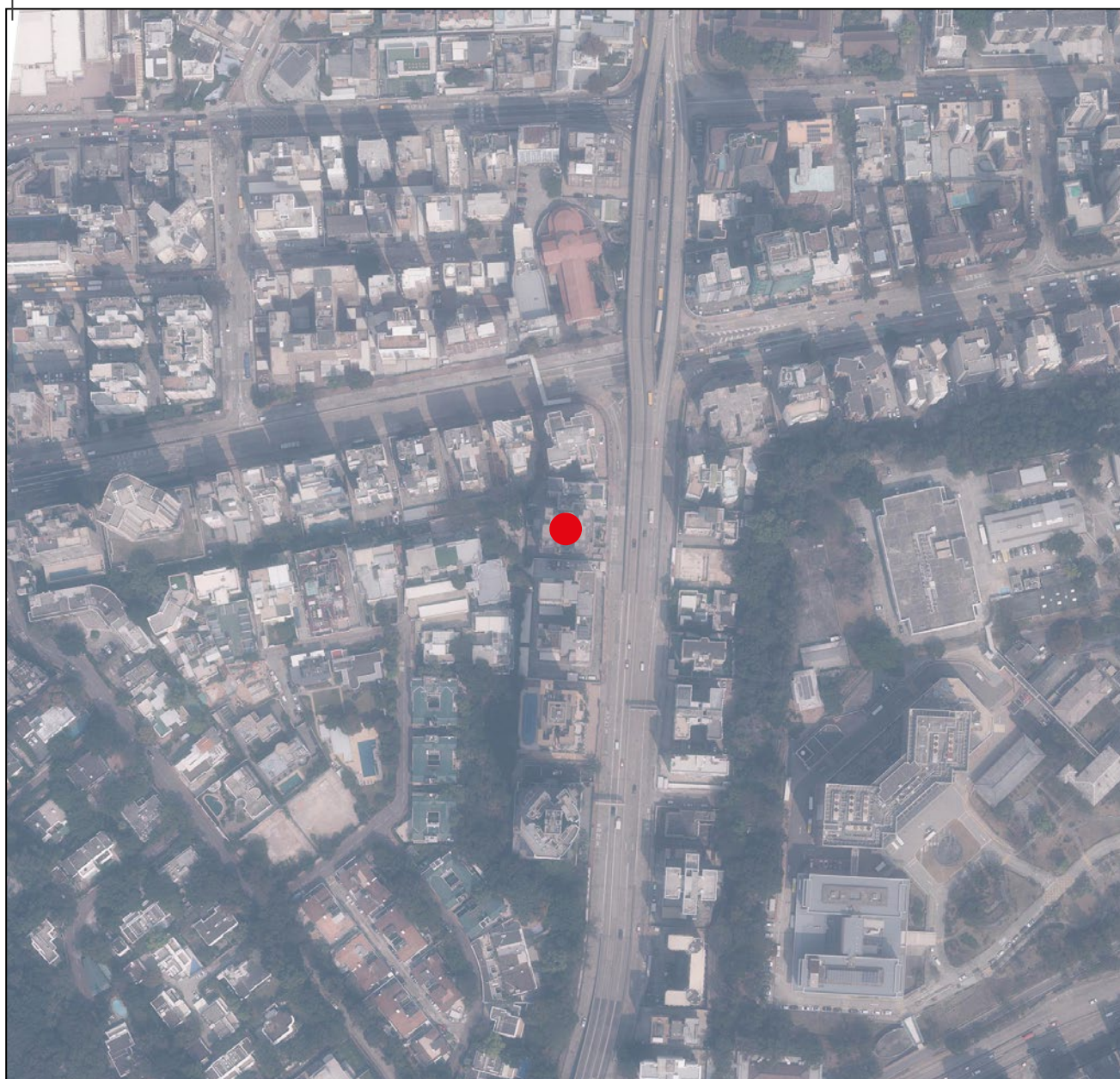
The Map is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.

8

發展項目的鳥瞰照片

AERIAL PHOTOGRAPH OF THE DEVELOPMENT

This blank area falls outside the coverage of the aerial photograph and exceeds 250 meters from the boundary of the Development
鳥瞰照片並不覆蓋本空白範圍及超出發展項目邊界250米外



● 發展項目的位置
Location of the Development

香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。

Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved - reproduction by permission only.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E196135C，飛行日期：2023年3月2日。

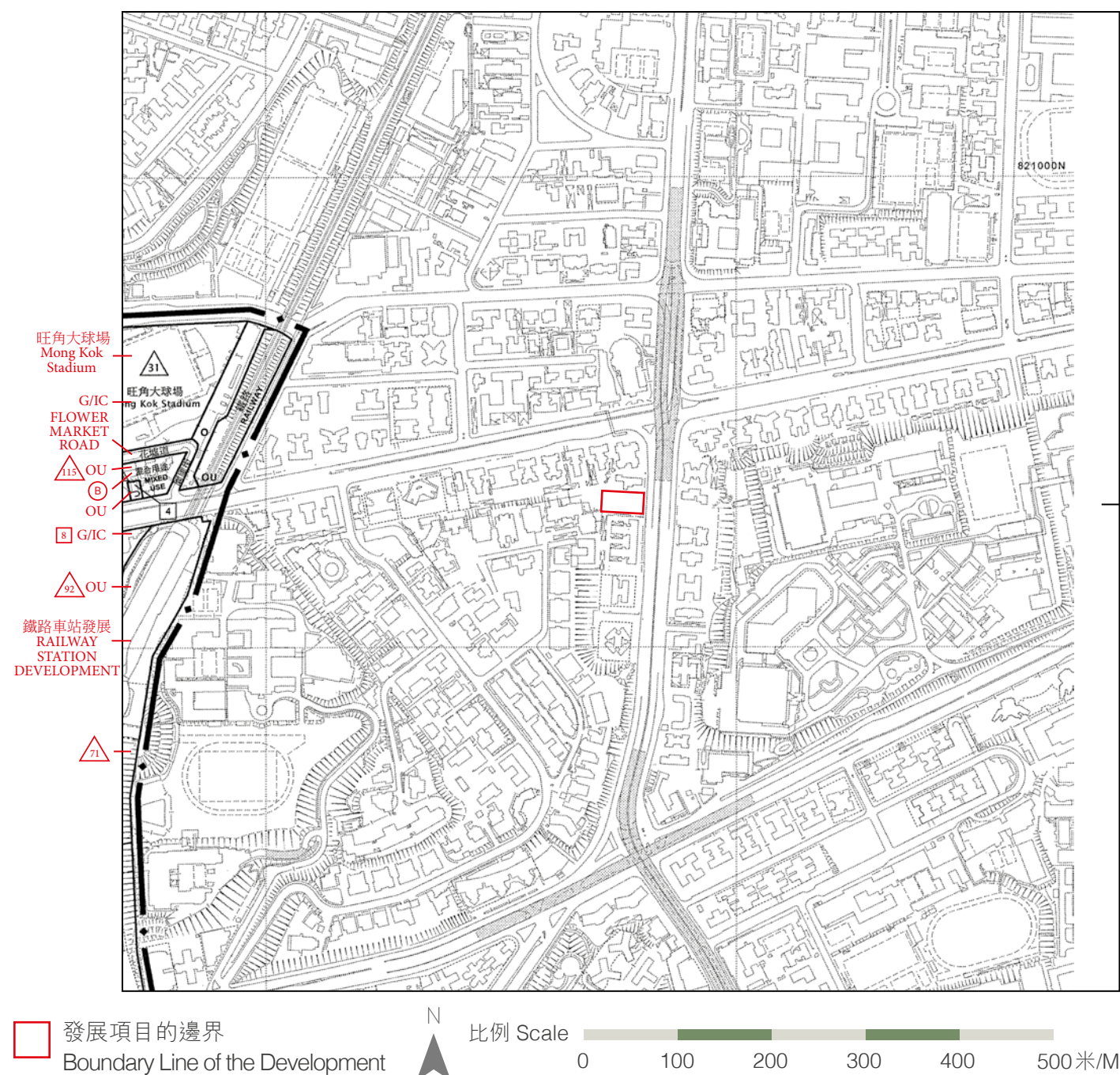
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E196135C, date of flight: 2 March 2023.

備註：

1. 發展項目的鳥瞰照片的副本可於開放時間內向售樓處免費查閱。
2. 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤、以及周邊地區環境及附近的公共設施有較佳了解。
3. 因技術原因(例如發展項目之形狀)，鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。

Notes:

1. Copy of the aerial photograph of the Development is available for free inspection at the sales office(s) during opening hours.
2. The Vendor also advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. Due to technical reasons (such as the shape of the Development), the aerial photographs has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.



This blank area falls outside the coverage of the relevant outline zoning plan.
當區分區計劃大綱圖並不覆蓋本空白範圍

圖例 Notation

地帶 Zones



休憩用地
Open Space

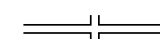


其他指定用途
Other Specified Uses



政府、機構或社區
Government, Institution or Community

交通 Communications



主要道路及路口
Major Road and Junction

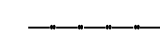


高架道路
Elevated Road

其他 Miscellaneous



規劃範圍界線
Boundary of Planning Scheme



建築物高度管制區界線
Building Height Control
Zone Boundary



最高建築物高度
(在主水平基準上若干米)
Maximum Building Height
(in metres above Principal Datum)



最高建築物高度 (樓層數目)
Maximum Building Height
(in number of storeys)

備註：

1. 上述分區計劃大綱圖可於開放時間內向售樓處免費查閱。
2. 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤、以及周邊地區環境及附近的公共設施有較佳了解。
3. 因技術原因 (例如發展項目之形狀)，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。

Notes:

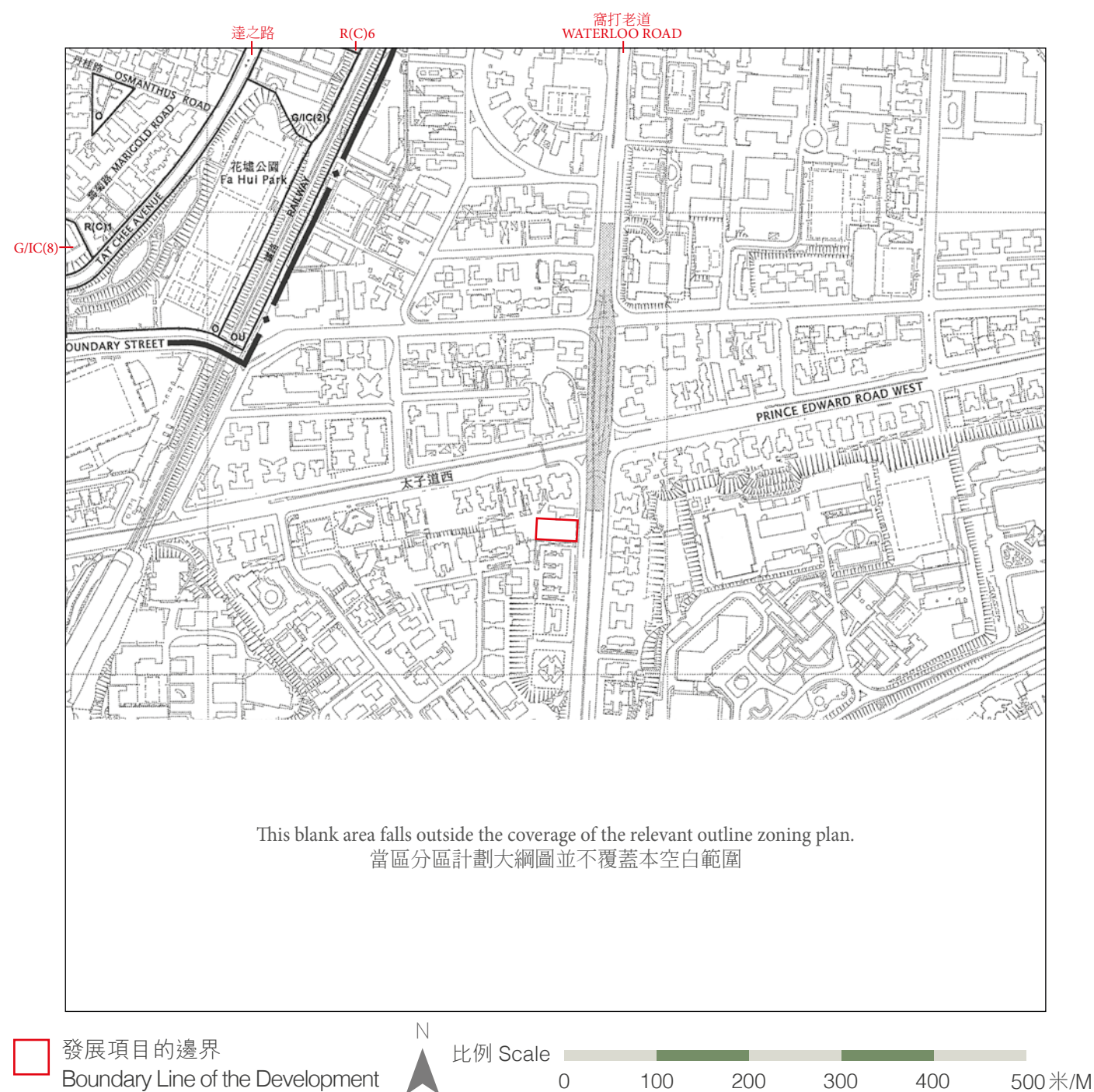
1. The above outline zoning plan is available for free inspection at the sales office(s) during opening hours.
2. The Vendor also advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. Due to technical reasons (such as the shape of the Development), the outline zoning plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.

摘錄自 2024 年 3 月 22 日刊憲之旺角分區計劃大綱草圖 (圖則編號 S/K3/37)，有需要處經修正處理，以紅色表示。

Extract from the draft Mong Kok Outline Zoning Plan (Plan no. S/K3/37), gazetted on 22 March 2024, with adjustments where necessary as shown in red.

地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

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圖例 Notation

地帶 Zones

G/IC

政府、機構或社區
Government, Institution or Community

OU

其他指定用途
Other Specified Uses

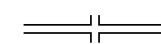
O

休憩用地
Open Space

R(C)

住宅（丙類）
Residential (Group C)

交通 Communications

主要道路及路口
Major Road and Junction高架道路
Elevated Road

其他 Miscellaneous

規劃範圍界線
Boundary of Planning Scheme

備註：

1. 上述分區計劃大綱圖可於開放時間內向售樓處免費查閱。
2. 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤、以及周邊地區環境及附近的公共設施有較佳了解。
3. 因技術原因（例如發展項目之形狀），分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。

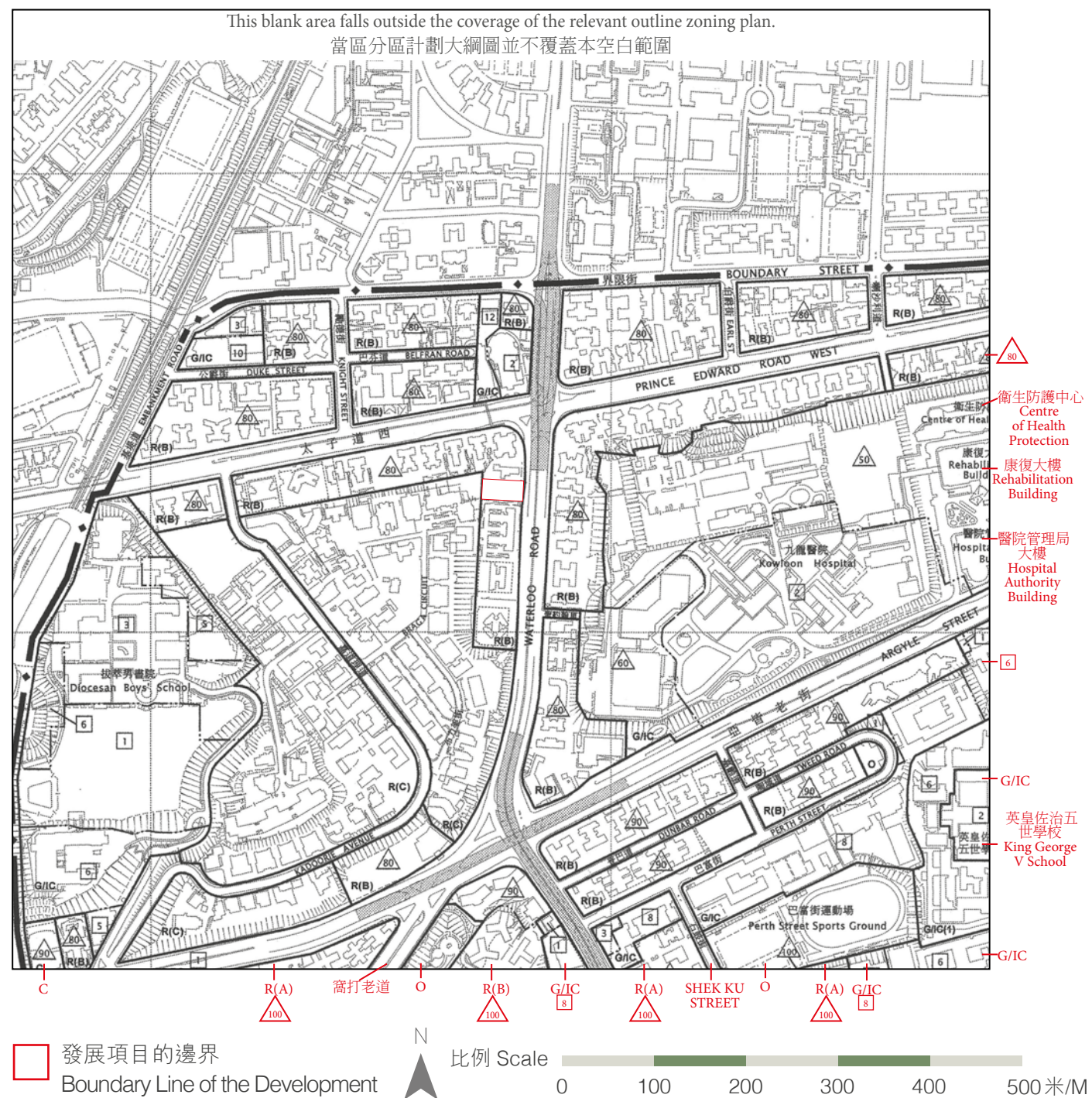
Notes:

1. The above outline zoning plan is available for free inspection at the sales office(s) during opening hours.
2. The Vendor also advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. Due to technical reasons (such as the shape of the Development), the outline zoning plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.

摘錄自 2022 年 9 月 23 日刊憲之石硤尾分區計劃大綱核准圖（圖則編號 S/K4/31），有需要處經修正處理，以紅色表示。
Extract from the approved Shek Kip Mei Outline Zoning Plan (Plan no. S/K4/31), gazetted on 23 September 2022, with adjustments where necessary as shown in red.

地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

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圖例 Notation

地帶 Zones

C	商業 Commercial	R(C)	住宅（丙類） Residential (Group C)
R(A)	住宅（甲類） Residential (Group A)	G/IC	政府、機構或社區 Government, Institution or Community
R(B)	住宅（乙類） Residential (Group B)	O	休憩用地 Open Space

交通 Communications

—+—	主要道路及路口 Major Road and Junction
-----	------------------------------------

—	高架道路 Elevated Road
---	-----------------------

其他 Miscellaneous

— • —	規劃範圍界線 Boundary of Planning Scheme
-------	---------------------------------------

— — —	建築物高度管制區界線 Building Height Control Zone Boundary
-------	---

△100	最高建築物高度 (在主水平基準上若干米) Maximum Building Height (in metres above Principal Datum)
8	最高建築物高度 (樓層數目) Maximum Building Height (in number of storeys)

備註：

1. 上述分區計劃大綱圖可於開放時間內向售樓處免費查閱。
2. 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤、以及周邊地區環境及附近的公共設施有較佳了解。
3. 因技術原因（例如發展項目之形狀），分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。

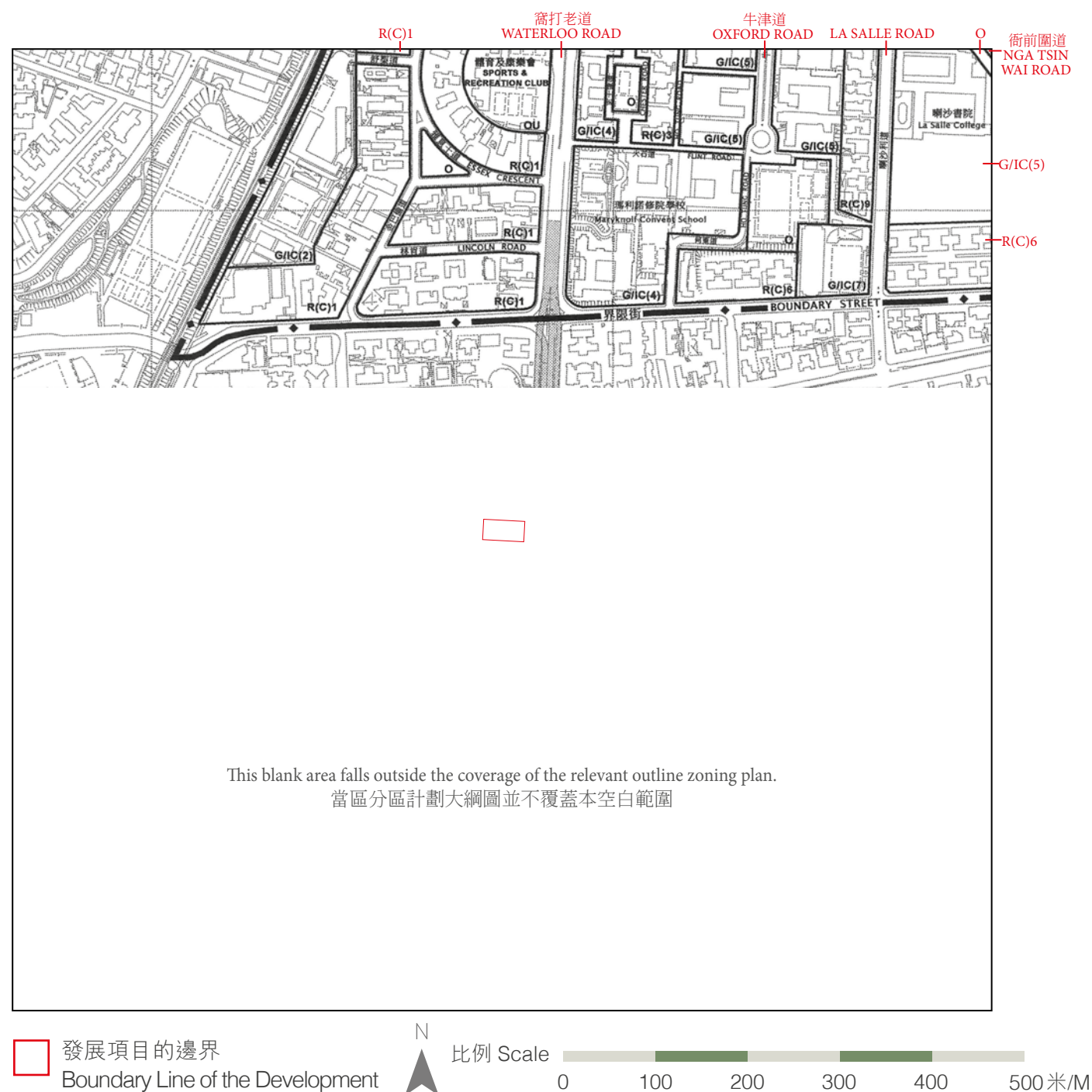
Notes:

1. The above outline zoning plan is available for free inspection at the sales office(s) during opening hours.
2. The Vendor also advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. Due to technical reasons (such as the shape of the Development), the outline zoning plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.

摘錄自 2015 年 9 月 18 日刊憲之何文田分區計劃大綱核准圖（圖則編號 S/K7/24），有需要處經修正處理，以紅色表示。
Extract from the approved Ho Man Tin Outline Zoning Plan (Plan no. S/K7/24), gazetted on 18 September 2015, with adjustments where necessary as shown in red.

地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

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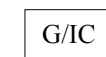


圖例 Notation

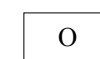
地帶 Zones



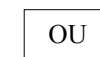
住宅（丙類）
Residential (Group C)



政府、機構或社區
Government, Institution or Community

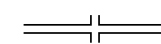


休憩用地
Open Space



其他指定用途
Other Specified Uses

交通 Communications



主要道路及路口
Major Road and Junction



高架道路
Elevated Road

其他 Miscellaneous



規劃範圍界線
Boundary of Planning Scheme

備註：

1. 上述分區計劃大綱圖可於開放時間內向售樓處免費查閱。
2. 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤、以及周邊地區環境及附近的公共設施有較佳了解。
3. 因技術原因（例如發展項目之形狀），分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。

Notes:

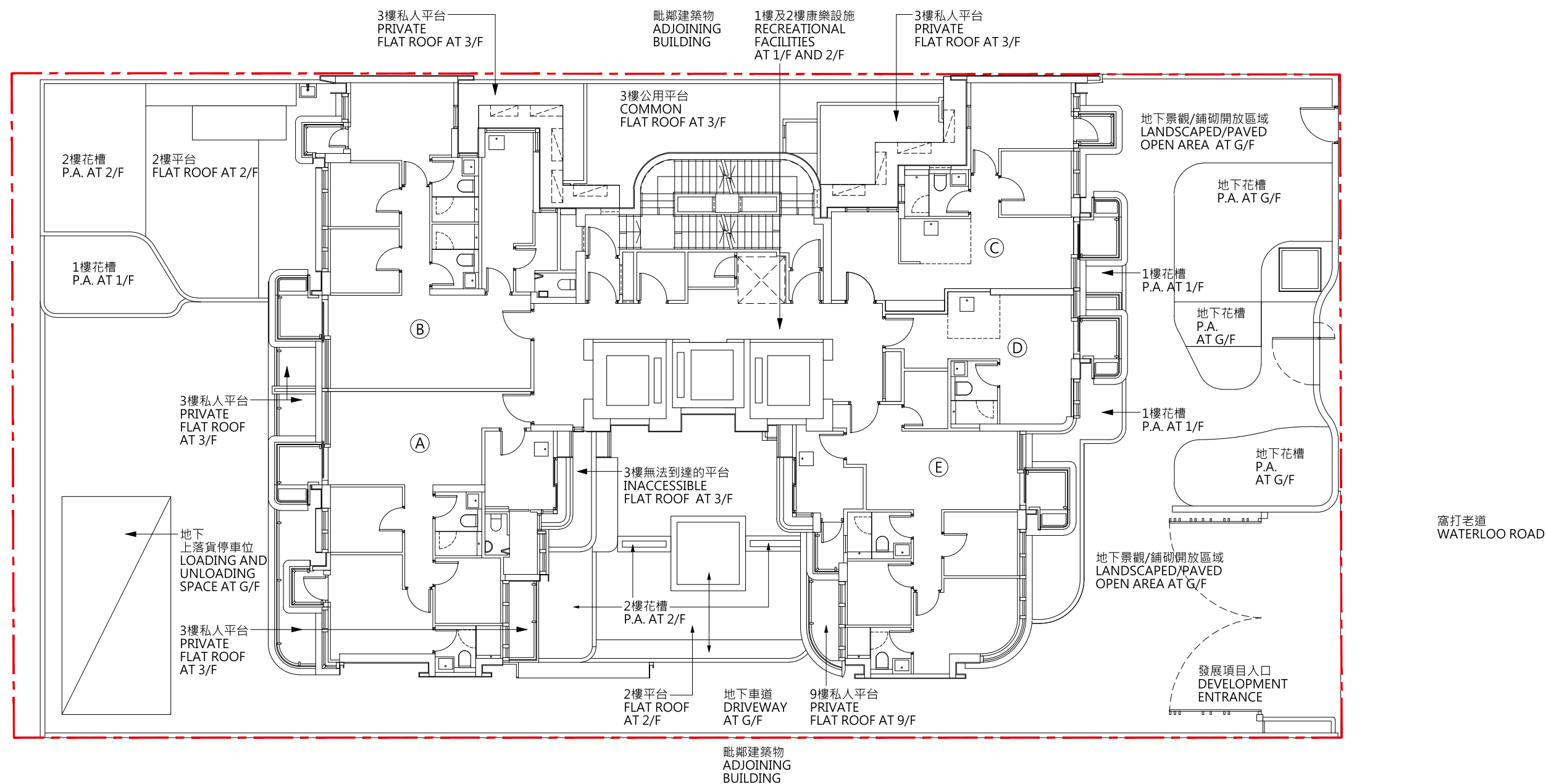
1. The above outline zoning plan is available for free inspection at the sales office(s) during opening hours.
2. The Vendor also advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. Due to technical reasons (such as the shape of the Development), the outline zoning plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.

摘錄自 2017 年 12 月 15 日刊憲之九龍塘分區計劃大綱核准圖（圖則編號 S/K18/21），有需要處經修正處理，以紅色表示。
Extract from the approved Kowloon Tong Outline Zoning Plan (Plan no. S/K18/21), gazetted on 15 December 2017, with adjustments where necessary as shown in red.

地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

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10 發展項目中的布局圖 LAYOUT PLAN OF THE DEVELOPMENT



P.A.= 花槽 Planter

—— 發展項目的界線
Boundary of the development

比例 Scale 0 5米/M

備注：圖中所示之發展項目住宅樓層布局是參照適用 10 樓的樓面平面圖。

Note: The layout of the residential floor of the development shown in this plan is based on floor plan of 10/F.

11 發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

在本頁上備註和圖例適用於全部的「發展項目的住宅物業的樓面平面圖」頁面。

樓面平面圖圖例 Legends of the Floor Plans

A.D.	=	風管槽 Air Duct
ARCH. FEATURE	=	建築裝飾 Architectural Feature
ARCH. FEATURE ABOVE	=	上層建築裝飾 Architectural Feature Above
A/C PLATFORM	=	空調機平台 Air-conditioner Platform
A/C UNIT FOR FLAT _ / PENTHOUSE _	=	_ 單位 / 頂層單位 _ 空調機 Air-conditioner Unit For Flat_ / Penthouse_
BAL.	=	露台 Balcony
BATH	=	浴室 Bathroom
BATH 1	=	浴室 1 Bathroom 1
BATH 2	=	浴室 2 Bathroom 2
B.R.1 / BED 1	=	睡房 1 Bedroom 1
B.R.2	=	睡房 2 Bedroom 2
BAL. ABOVE	=	上層位置為露台 Balcony Above
C.D.	=	電線槽 Cable Duct
CONS.	=	溫室 Conservatory
DIN.	=	飯廳 Dining Room
DN	=	落 Down
E.M.R.	=	電錶房 Electric Meter Room
ELE. RM.	=	電力機房 Electric Machine Room

備註：

1. 露台及工作平台為不可封閉的地方。
2. 部份單位的內部天花板高度可能會因結構、建築及 / 或裝修設計的變化而有所不同。
3. 住宅單位有幕牆。住宅單位的實用面積已包括圍封住宅單位的幕牆的面積，從幕牆的外部開始量度。
4. 部份住宅物業的露台、工作平台、平台、天台或外牆設有外露之公用喉管，或外牆飾板內藏之公用喉管。
5. 部份住宅物業內之部分天花或有跌級樓板，用以安裝上層之機電設備或配合上層之結構、建築設計及 / 或裝修設計上的需要。
6. 部份住宅物業內或設有假陣或假天花用以安裝冷氣喉管及 / 或其他機電設備。
7. 各住宅物業的樓面平面圖內所展示之裝置及設備的圖標如浴缸、洗面盆、座廁、淋浴間、洗滌盆、櫃（如有）等乃根據最新經批准的建築圖則擬備，其形狀、尺寸、比例或與實際提供的裝置及設備存在差異，僅供示意及參考之用。

The notes and legends on this page apply to all pages of "Floor Plans of Residential Properties in the Development".

ELE DUCT	=	電線管道 Electric Duct
E.H.	=	門廊 Entrance Hall
F.S. DUCT	=	消防管道 Fire Services Duct
H.R. AT H/L	=	消防喉轆在高位 Hose Reel at High Level
H.R.	=	消防喉轆 Hose Reel
KIT.	=	廚房 Kitchen
LIV.	=	客廳 Living Room
LAV.	=	洗手間 Lavatory
M.B.R.	=	主人房 Master Bedroom
M.BATH	=	主人浴室 Master Bathroom
OPEN KIT.	=	開放式廚房 Open Kitchen
P.D.	=	管道 Pipe Duct
R.S.M.R.R	=	垃圾及物料回收房 Refuse Storage And Material Recovery Room
T.R.S.	=	臨時庇護處 Temporary Refuge Space
U.P.	=	工作平台 Utility Platform
UT.	=	工作間 Utility Room
U.P. ABOVE	=	上層位置為工作平台 Utility Platform Above
W.M.C.	=	水錶櫃 Water Meter Cabinet
W.F.B.	=	花槽 Window Flower Box

Notes:

1. Balconies and utility platforms are non-enclosed areas.
2. The internal ceiling height within some units may vary due to structural, architectural and/or decoration design variations.
3. There are curtain walls in the residential properties. The saleable area of a residential property has included the area of curtain walls enclosing the residential properties, and is measured from the exterior of such curtain walls.
4. Common pipes exposed or enclosed in cladding may be located at the balcony, utility platform, flat roof, roof or external wall of some residential properties.
5. There may be sunken slabs at some parts of the ceiling inside some residential properties for the installation of mechanical and electrical services of the floor above or due to the structural, architectural and/or decoration design requirements of the floor above.
6. There may be ceiling bulkheads or false ceiling inside some residential properties for the installation of air-conditioning conduits and/or other mechanical and electrical services.
7. Those icons of fittings and appliances shown on the floor plans of residential properties like bathtubs, washbasins, water closets, shower cubicles, sink units, cabinets (if any) etc. are prepared in accordance with the latest approved building plans. Their shapes, dimensions, scales may be differed from the fittings and appliances actually provided and they are for indication and reference only.

11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

3樓
3/F



備註：

1. 平面圖所列的數字為毫米標示之建築結構尺寸，並以四捨五入至整數。
2. 不設 4 樓、13 樓及 14 樓。
3. 請參閱本售樓說明書第 21 頁為住宅物業樓面圖而設之備註和圖例。

Notes:

1. The dimensions in floor plans are all structural dimensions in millimeter and rounded off to nearest integer.
2. 4/F, 13/F, and 14/F are omitted.
3. Please refer to page 21 of this sales brochure for the notes and legends of the terms and abbreviations for the floor plans of residential properties.

11

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

每個住宅物業 Eash Residential Property	樓層 Floor	單位 Unit		
		A	B	C
每個住宅物業的樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) of each residential property (mm)	3 樓 3/F	100, 130, 150, 180	100, 150, 180	100, 150, 180
每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（米） The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (m)		3150, 3450, 3500	3150, 3450, 3500	3150, 3450, 3500

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註：

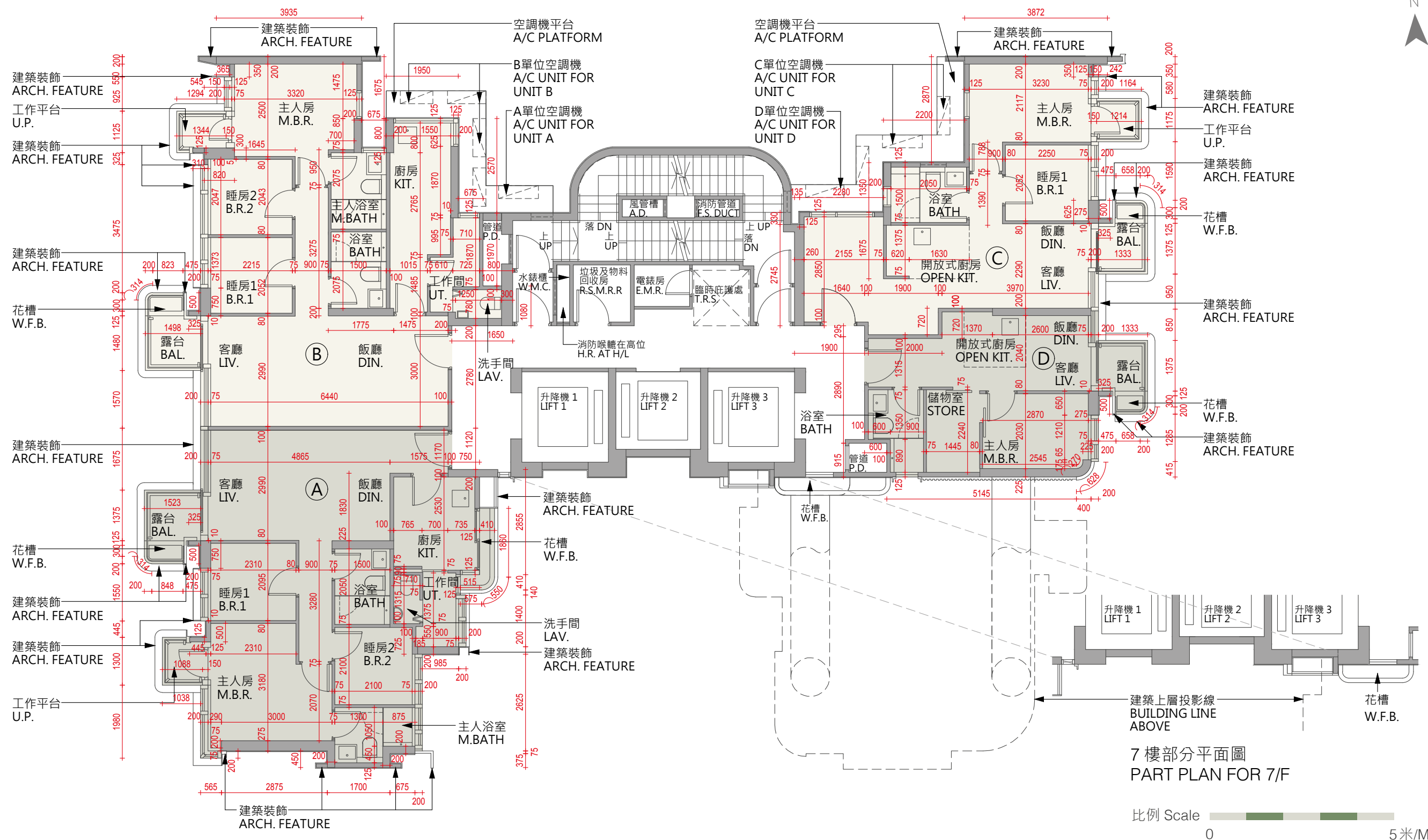
1. 不設 4 樓、13 樓及 14 樓。
2. 請參閱本售樓說明書第 21 頁為住宅物業樓面圖而設之備注和圖例。

The internal areas on the residential properties on the upper floors will generally be slightly larger than on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes:

1. 4/F, 13/F and 14/F are omitted.
2. Please refer to page 21 of this sales brochure for the notes and legends of the terms and abbreviations for the floors plans of residential properties.

5樓至7樓
5/F - 7/F



備註：

1. 平面圖所列的數字為毫米標示之建築結構尺寸，並以四捨五入至整數。
2. 不設4樓、13樓及14樓。
3. 請參閱本售樓說明書第21頁為住宅物業樓面圖而設之備註和圖例。

Notes:

1. The dimensions in floor plans are all structural dimensions in millimeter and rounded off to nearest integer.
2. 4/F, 13/F, and 14/F are omitted.
3. Please refer to page 21 of this sales brochure for the notes and legends of the terms and abbreviations for the floor plans of residential properties.

11

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

每個住宅物業 Eash Residential Property	樓層 Floor	單位 Unit			
		A	B	C	D
每個住宅物業的樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) of each residential property (mm)	5 樓 至 6 樓 5/F - 6/F	100, 130, 150, 180	100, 150, 180	100, 150, 180	130, 150, 180
每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（米） The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (m)		3150, 3450, 3500	3150, 3450, 3500	3150, 3450, 3500	3150, 3450, 3500
每個住宅物業的樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) of each residential property (mm)	7 樓 7/F	100, 130, 150, 180	100, 150, 180	100, 150, 600	130, 150, 600
每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（米） The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (m)		3150, 3450, 3500	3150, 3450, 3500	3150, 3450, 3500	3150, 3450, 3500

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註：

1. 不設 4 樓、13 樓及 14 樓。
2. 請參閱本售樓說明書第 21 頁為住宅物業樓面圖而設之備注和圖例。

The internal areas on the residential properties on the upper floors will generally be slightly larger than on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes:

1. 4/F, 13/F and 14/F are omitted.
2. Please refer to page 21 of this sales brochure for the notes and legends of the terms and abbreviations for the floors plans of residential properties.

11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

8 樓
8/F



備註：

1. 平面圖所列的數字為毫米標示之建築結構尺寸，並以四捨五入至整數。
2. 不設 4 樓、13 樓及 14 樓。
3. 請參閱本售樓說明書第 21 頁為住宅物業樓面圖而設之備註和圖例。

Notes:

1. The dimensions in floor plans are all structural dimensions in millimeter and rounded off to nearest integer.
2. 4/F, 13/F, and 14/F are omitted.
3. Please refer to page 21 of this sales brochure for the notes and legends of the terms and abbreviations for the floor plans of residential properties.

11

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

每個住宅物業 Eash Residential Property	樓層 Floor	單位 Unit				
		A	B	C	D	E
每個住宅物業的樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) of each residential property (mm)	8 樓 8/F	150, 180	150, 180	150, 180	150, 180	100, 130, 150, 180
每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（米） The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (m)		3150, 3450, 3500	3150, 3450, 3500	3150, 3450, 3500	3150, 3450, 3500	3150, 3450, 3500

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註：

1. 不設 4 樓、13 樓及 14 樓。
2. 請參閱本售樓說明書第 21 頁為住宅物業樓面圖而設之備注和圖例。

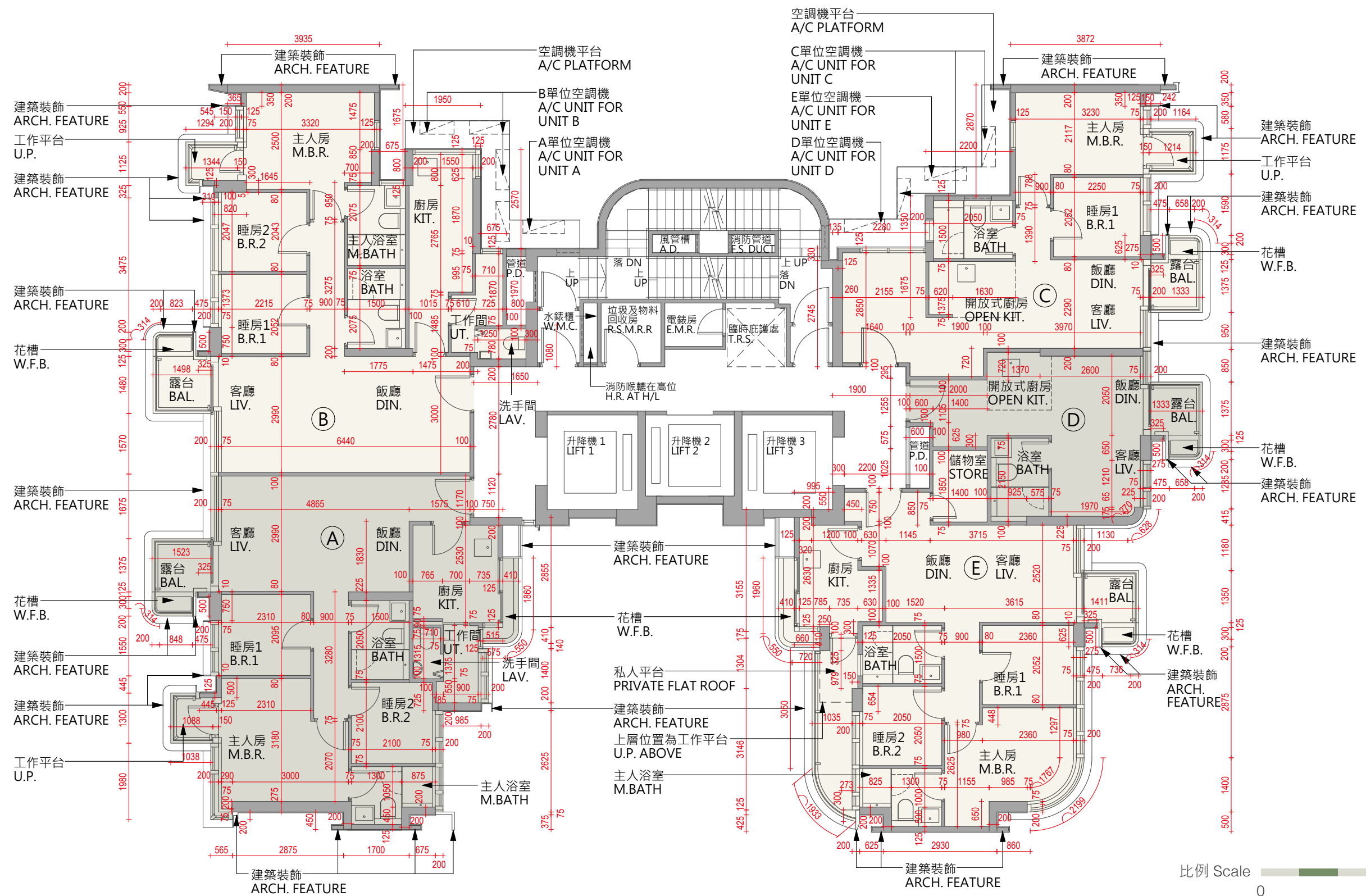
The internal areas on the residential properties on the upper floors will generally be slightly larger than on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes:

1. 4/F, 13/F and 14/F are omitted.
2. Please refer to page 21 of this sales brochure for the notes and legends of the terms and abbreviations for the floors plans of residential properties.

11 發展項目的住宅物業的樓面平面圖 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

9 樓
9/F



備註：

1. 平面圖所列的數字為毫米標示之建築結構尺寸，並以四捨五入至整數。
2. 不設 4 樓、13 樓及 14 樓。
3. 請參閱本售樓說明書第 21 頁為住宅物業樓面圖而設之備註和圖例。

Notes:

1. The dimensions in floor plans are all structural dimensions in millimeter and rounded off to nearest integer.
2. 4/F, 13/F, and 14/F are omitted.
3. Please refer to page 21 of this sales brochure for the notes and legends of the terms and abbreviations for the floor plans of residential properties.

11

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

每個住宅物業 Eash Residential Property	樓層 Floor	單位 Unit				
		A	B	C	D	E
每個住宅物業的樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) of each residential property (mm)	9 樓 9/F	150, 180	150, 180	150, 180	150, 180	100, 130, 150, 180
每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（米） The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (m)		3150, 3450, 3500	3150, 3450, 3500	3150, 3450, 3500	3150, 3450, 3500	3150, 3450, 3500

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註：

1. 不設 4 樓、13 樓及 14 樓。
2. 請參閱本售樓說明書第 21 頁為住宅物業樓面圖而設之備注和圖例。

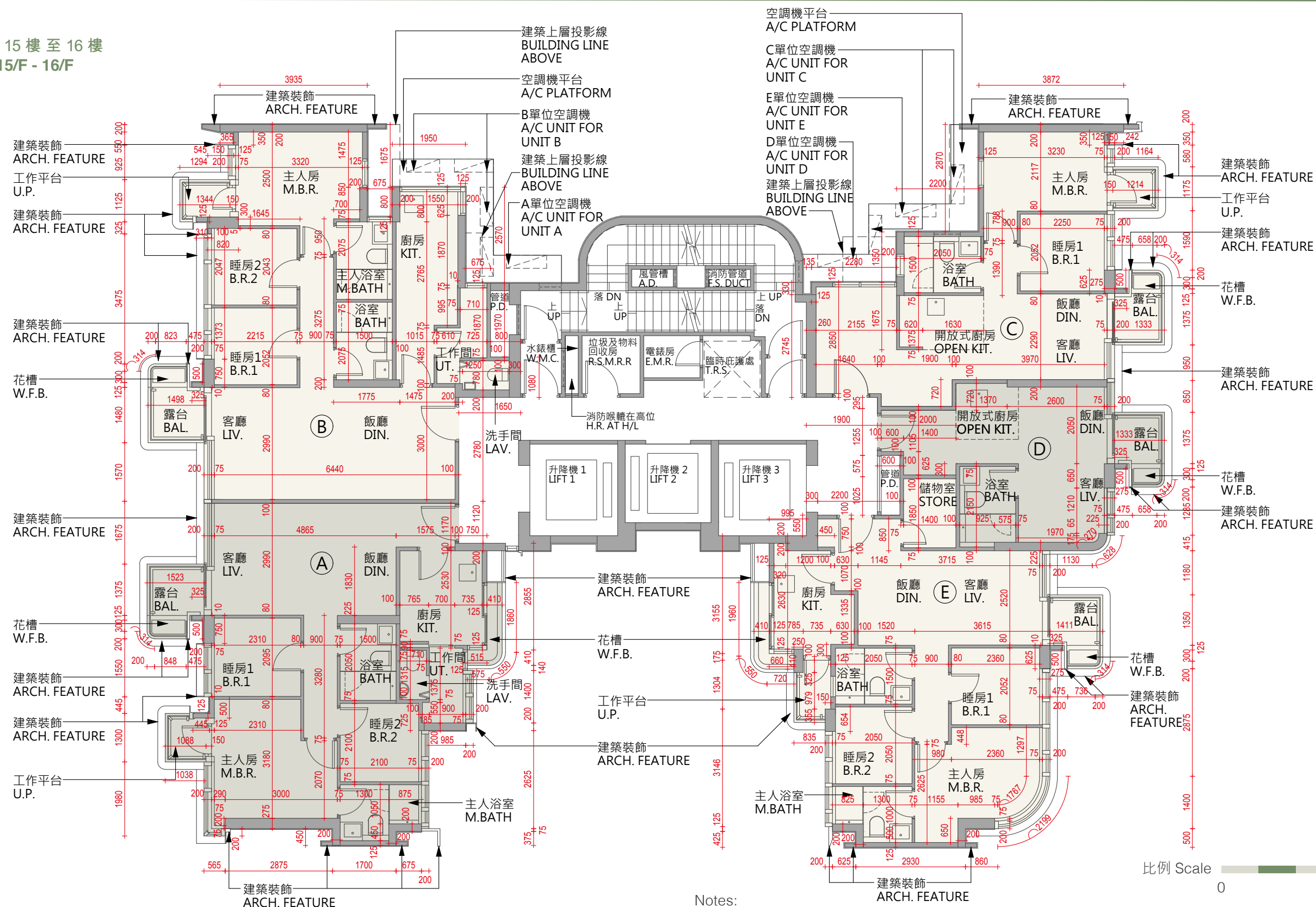
The internal areas on the residential properties on the upper floors will generally be slightly larger than on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes:

1. 4/F, 13/F and 14/F are omitted.
2. Please refer to page 21 of this sales brochure for the notes and legends of the terms and abbreviations for the floors plans of residential properties.

11 發展項目的住宅物業的樓面平面圖 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

10樓至12樓及15樓至16樓
10/F - 12/F and 15/F - 16/F



備註：

1. 平面圖所列的數字為毫米標示之建築結構尺寸，並以四捨五入至整數。
2. 不設4樓、13樓及14樓。
3. 請參閱本售樓說明書第21頁為住宅物業樓面圖而設之備註和圖例。

Notes:

1. The dimensions in floor plans are all structural dimensions in millimeter and rounded off to nearest integer.
2. 4/F, 13/F, and 14/F are omitted.
3. Please refer to page 21 of this sales brochure for the notes and legends of the terms and abbreviations for the floor plans of residential properties.

11

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

每個住宅物業 Eash Residential Property	樓層 Floor	單位 Unit				
		A	B	C	D	E
每個住宅物業的樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) of each residential property (mm)	10 樓 至 12 樓 及 15 樓 10/F - 12/F and 15/F	150, 180	150, 180	150, 180	150, 180	100, 130, 150, 180
每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（米） The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (m)		3150, 3450, 3500	3150, 3450, 3500	3150, 3450, 3500	3150, 3450, 3500	3150, 3450, 3500
每個住宅物業的樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) of each residential property (mm)	16 樓 16/F	150, 180	150, 180	150	150	150
每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（米） The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (m)		3150, 3400 3450, 3500	3150, 3450, 3500	3150, 3400 3450, 3500	3150, 3450, 3500	3150, 3450, 3500

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註：

1. 不設 4 樓、13 樓及 14 樓。
2. 請參閱本售樓說明書第 21 頁為住宅物業樓面圖而設之備注和圖例。

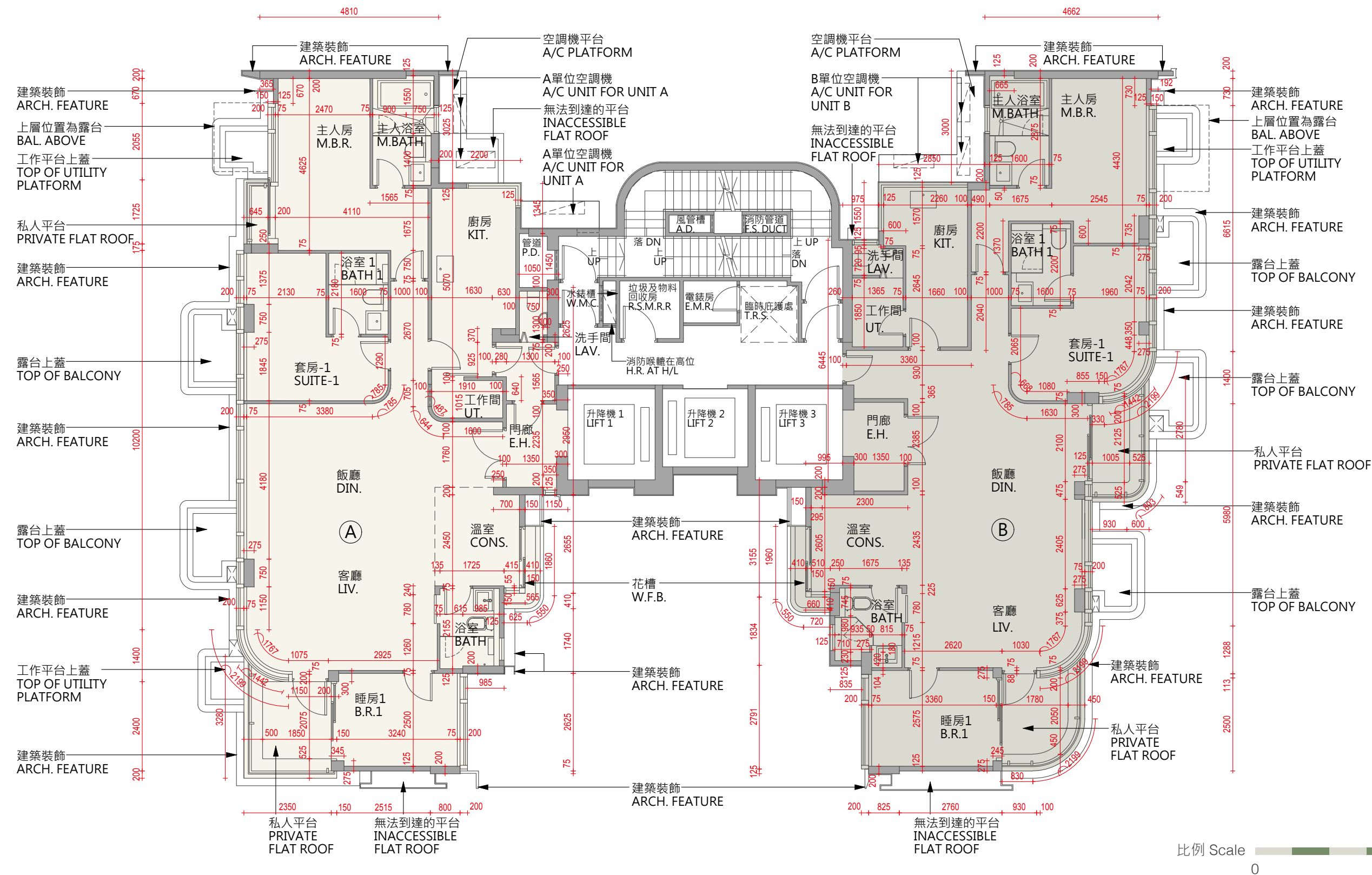
The internal areas on the residential properties on the upper floors will generally be slightly larger than on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes:

1. 4/F, 13/F and 14/F are omitted.
2. Please refer to page 21 of this sales brochure for the notes and legends of the terms and abbreviations for the floors plans of residential properties.

11 發展項目的住宅物業的樓面平面圖 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

17 樓
17/F



比例 Scale 0 5米/M

備註：

1. 平面圖所列的數字為毫米標示之建築結構尺寸，並以四捨五入至整數。
2. 不設 4 樓、13 樓及 14 樓。
3. 請參閱本售樓說明書第 21 頁為住宅物業樓面圖而設之備註和圖例。

Notes:

1. The dimensions in floor plans are all structural dimensions in millimeter and rounded off to nearest integer.
2. 4/F, 13/F, and 14/F are omitted.
3. Please refer to page 21 of this sales brochure for the notes and legends of the terms and abbreviations for the floor plans of residential properties.

11

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

每個住宅物業 Eash Residential Property	樓層 Floor	單位 Unit	
		A	B
每個住宅物業的樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) of each residential property (mm)	17 樓 17/F	150, 180, 200, 220	150, 180, 220
每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（米） The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor)		3150, 3400, 3450, 3500	3150, 3450, 3500

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註：

1. 不設 4 樓、13 樓及 14 樓。
2. 請參閱本售樓說明書第 21 頁為住宅物業樓面圖而設之備注和圖例。

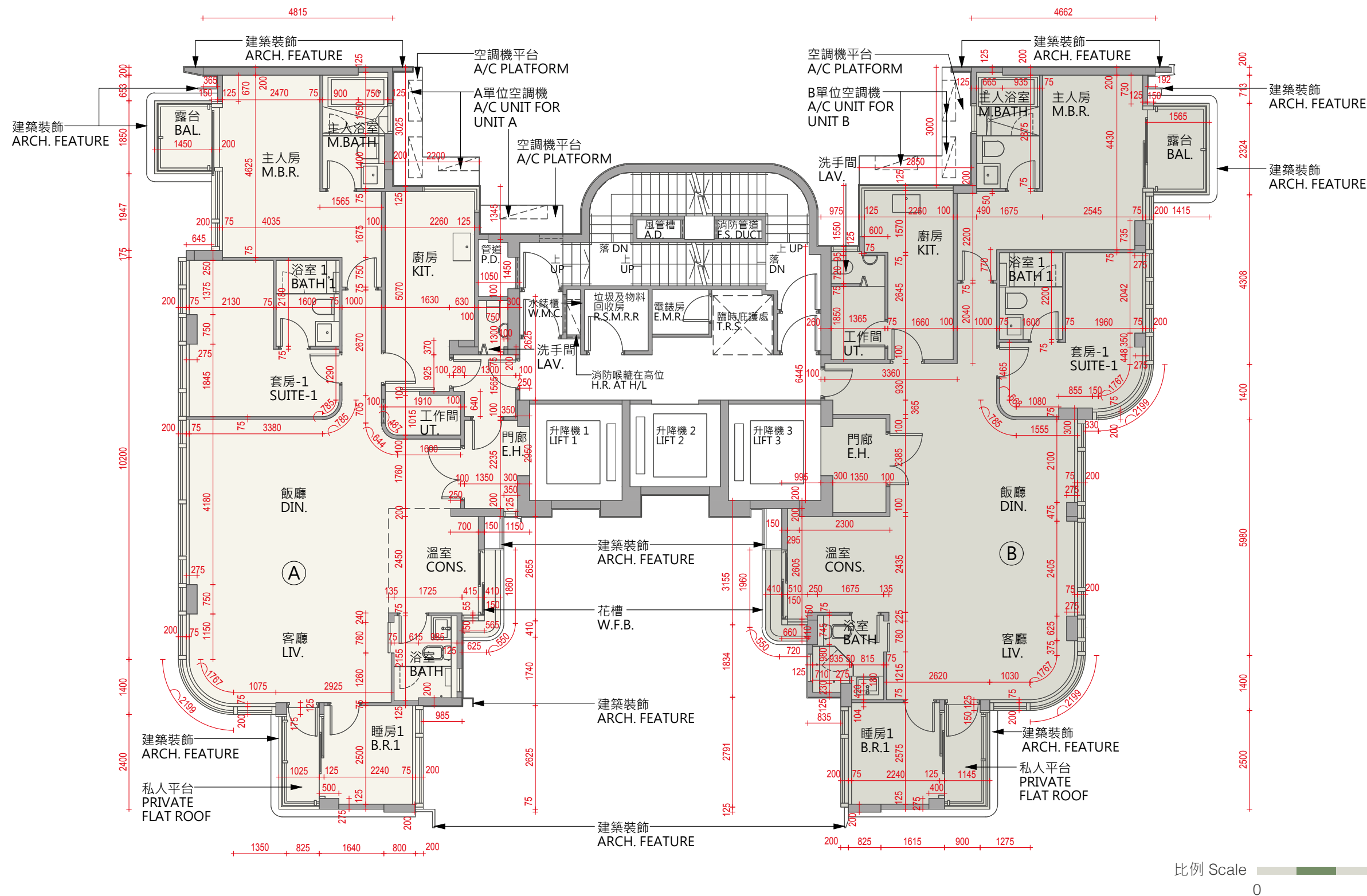
The internal areas on the residential properties on the upper floors will generally be slightly larger than on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes:

1. 4/F, 13/F and 14/F are omitted.
2. Please refer to page 21 of this sales brochure for the notes and legends of the terms and abbreviations for the floors plans of residential properties.

11 發展項目的住宅物業的樓面平面圖 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

18 樓
18/F



備註：

1. 平面圖所列的數字為毫米標示之建築結構尺寸，並以四捨五入至整數。
2. 不設 4 樓、13 樓及 14 樓。
3. 請參閱本售樓說明書第 21 頁為住宅物業樓面圖而設之備註和圖例。

Notes:

1. The dimensions in floor plans are all structural dimensions in millimeter and rounded off to nearest integer.
2. 4/F, 13/F, and 14/F are omitted.
3. Please refer to page 21 of this sales brochure for the notes and legends of the terms and abbreviations for the floor plans of residential properties.

11

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

每個住宅物業 Eash Residential Property	樓層 Floor	單位 Unit	
		A	B
每個住宅物業的樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) of each residential property (mm)	18 樓 18/F	150, 180, 230	150, 230
每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（米） The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (m)		3150, 3450, 3500	3150, 3450, 3500

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

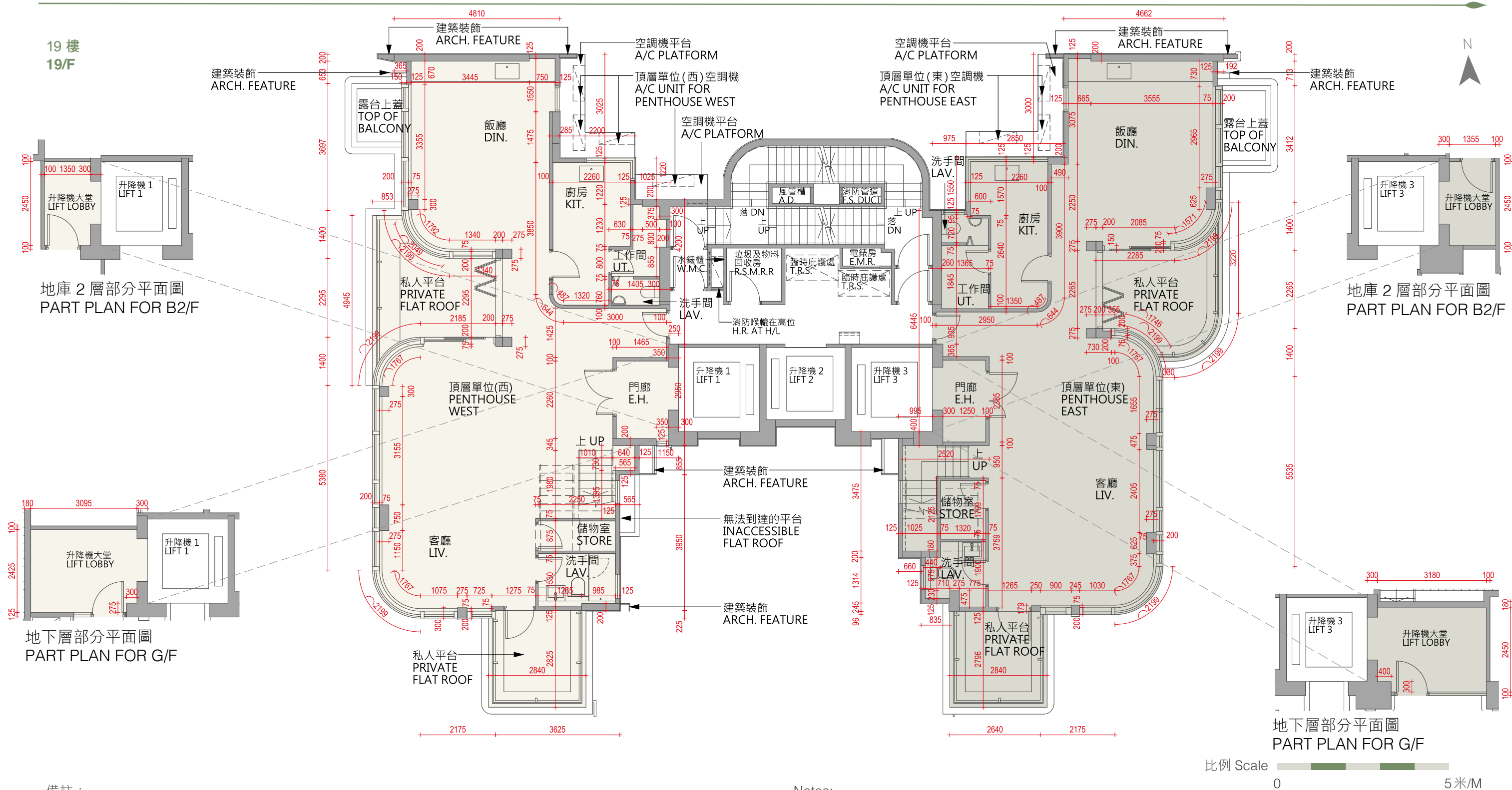
備註：

1. 不設 4 樓、13 樓及 14 樓。
2. 請參閱本售樓說明書第 21 頁為住宅物業樓面圖而設之備注和圖例。

The internal areas on the residential properties on the upper floors will generally be slightly larger than on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes:

1. 4/F, 13/F and 14/F are omitted.
2. Please refer to page 21 of this sales brochure for the notes and legends of the terms and abbreviations for the floors plans of residential properties.



備註：

1. 平面圖所列的數字為毫米標示之建築結構尺寸，並以四捨五入至整數。
2. 不設 4 樓、13 樓及 14 樓。
3. 請參閱本售樓說明書第 21 頁為住宅物業樓面圖而設之備註和圖例。
4. 頂層單位（東）包括位於地庫 2 層及地下層的升降機大堂。
5. 頂層單位（西）包括位於地庫 2 層及地下層的升降機大堂。

Notes:

1. The dimensions in floor plans are all structural dimensions in millimeter and rounded off to nearest integer.
2. 4/F, 13/F, and 14/F are omitted.
3. Please refer to page 21 of this sales brochure for the notes and legends of the terms and abbreviations for the floor plans of residential properties.
4. Penthouse East includes lift lobbies on B2/F and G/F.
5. Penthouse West includes lift lobbies on B2/F and G/F.

11

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

每個住宅物業 Eash Residential Property	樓層 Floor	單位 Unit	
		頂層單位 (西) Penthouse West	頂層單位 (東) Penthouse East
每個住宅物業的樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) of each residential property (mm)	19 樓 19/F	150, 180, 230	150, 180, 200
每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（米） The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (m)		3400, 3450, 3500	3400, 3450, 3500
每個住宅物業的樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) of each residential property (mm)	地下層 升降機大堂 G/F LIFT LOBBY	200	150, 200
每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（米） The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (m)		4950	4950
每個住宅物業的樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) of each residential property (mm)	地庫 2 層 升降機大堂 B2/F LIFT LOBBY	180	180
每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（米） The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (m)		3350	3350

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
備註：

1. 不設 4 樓、13 樓及 14 樓。
2. 請參閱本售樓說明書第 21 頁為住宅物業樓面圖而設之備注和圖例。
3. 頂層單位（東）包括位於地庫 2 層及地下層的升降機大堂。
4. 頂層單位（西）包括位於地庫 2 層及地下層的升降機大堂。

The internal areas on the residential properties on the upper floors will generally be slightly larger than on the lower floors because of the reducing thickness of the structural walls on the upper floors.

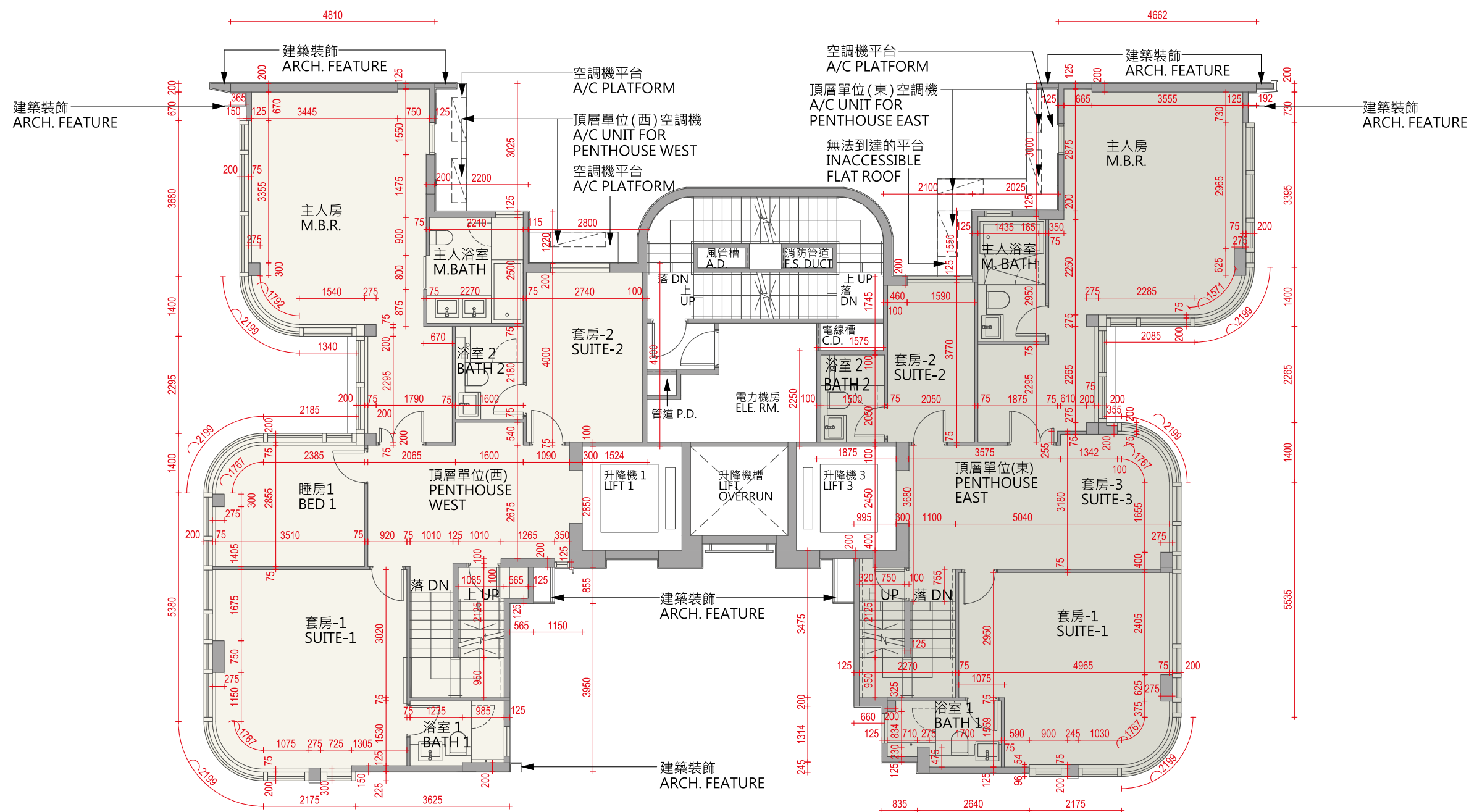
Notes:

1. 4/F, 13/F and 14/F are omitted.
2. Please refer to page 21 of this sales brochure for the notes and legends of the terms and abbreviations for the floors plans of residential properties.
3. Penthouse East includes lift lobbies on B2/F and G/F.
4. Penthouse West includes lift lobbies on B2/F and G/F.

11 發展項目的住宅物業的樓面平面圖 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

20 樓
20/F

N



比例 Scale 0 5米/M

備註：

1. 平面圖所列的數字為毫米標示之建築結構尺寸，並以四捨五入至整數。
2. 不設 4 樓、13 樓及 14 樓。
3. 請參閱本售樓說明書第 21 頁為住宅物業樓面圖而設之備註和圖例。
4. 頂層單位（東）包括位於地庫 2 層及地下層的升降機大堂。
5. 頂層單位（西）包括位於地庫 2 層及地下層的升降機大堂。

Notes:

1. The dimensions in floor plans are all structural dimensions in millimeter and rounded off to nearest integer.
2. 4/F, 13/F, and 14/F are omitted.
3. Please refer to page 21 of this sales brochure for the notes and legends of the terms and abbreviations for the floor plans of residential properties.
4. Penthouse East includes lift lobbies on B2/F and G/F.
5. Penthouse West includes lift lobbies on B2/F and G/F.

11

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

每個住宅物業 Eash Residential Property	樓層 Floor	單位 Unit	
		頂層單位 (西) Penthouse West	頂層單位 (東) Penthouse East
每個住宅物業的樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) of each residential property (mm)	20 樓 20/F	150, 180, 230	150, 180
每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（米） The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (m)		3500	3500

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
備註：

1. 不設 4 樓、13 樓及 14 樓。
2. 請參閱本售樓說明書第 21 頁為住宅物業樓面圖而設之備注和圖例。
3. 頂層單位（東）包括位於地庫 2 層及地下層的升降機大堂。
4. 頂層單位（西）包括位於地庫 2 層及地下層的升降機大堂。

The internal areas on the residential properties on the upper floors will generally be slightly larger than on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes:

1. 4/F, 13/F and 14/F are omitted.
2. Please refer to page 21 of this sales brochure for the notes and legends of the terms and abbreviations for the floors plans of residential properties.
3. Penthouse East includes lift lobbies on B2/F and G/F.
4. Penthouse West includes lift lobbies on B2/F and G/F.

11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

天台
Roof

— 建築裝飾
ARCH. FEATURE

比例 Scale

5米/M

備註：

1. 平面圖所列的數字為毫米標示之建築結構尺寸，並以四捨五入至整數。
2. 不設 4 樓、13 樓及 14 樓。
3. 請參閱本售樓說明書第 21 頁為住宅物業樓面圖而設之備註和圖例。

Notes:

1. The dimensions in floor plans are all structural dimensions in millimeter and rounded off to nearest integer.
2. 4/F, 13/F, and 14/F are omitted.
3. Please refer to page 21 of this sales brochure for the notes and legends of the terms and abbreviations for the floor plans of residential properties.

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發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

每個住宅物業 Eash Residential Property	樓層 Floor	單位 Unit	
		頂層單位 (西) Penthouse West	頂層單位 (東) Penthouse East
每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) of each residential property (mm)	天台 Roof	--	--
每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (米) The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (m)		--	--

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
備註：

1. 不設 4 樓、13 樓及 14 樓。
2. 請參閱本售樓說明書第 21 頁為住宅物業樓面圖而設之備注和圖例。

The internal areas on the residential properties on the upper floors will generally be slightly larger than on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes:

1. 4/F, 13/F and 14/F are omitted.
2. Please refer to page 21 of this sales brochure for the notes and legends of the terms and abbreviations for the floors plans of residential properties.

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發展項目中的住宅物業的面積
AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

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.)									
樓層 Floor	單位 Unit		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
3 樓 3/F	A	60.981(656) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	13.233 (142)	-	-	-	-	-	-
	B	66.262 (713) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	12.868 (139)	-	-	-	-	-	-
	C	81.655 (879) 露台 Balcony: 3.007 (32) 工作平台 Utility Platform: 1.500 (16)	-	-	-	12.134 (131)	-	-	-	-	-	-
5 樓至 7 樓 5/F – 7/F	A	64.874 (698) 露台 Balcony: 2.285 (25) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B	70.065 (754) 露台 Balcony: 2.405 (26) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	C	45.864 (494) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D	28.445 (306) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-

住宅物業的實用面積，以及露台、工作平台及陽台 (如有) 的樓面面積，是按照《一手住宅物業銷售條例》第 8 條計算得出的。其他指明項目的面積 (不計算入實用面積)，是按照《一手住宅物業銷售條例》附表 2 第 2 部計算得出的。

備註：

1. 上述以平方呎顯示之面積，均以 1 平方米 = 10.764 平方呎換算，並以四捨五入至整數平方呎。

2. 發展項目住宅物業不設陽台。

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes :

1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

2. There is no verandah in the residential properties of the Development.

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發展項目中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

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.)									
樓層 Floor	單位 Unit		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
8 樓 8/F	A	64.874 (698) 露台 Balcony: 2.285 (25) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B	70.065 (754) 露台 Balcony: 2.405 (26) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	C	45.864 (494) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D	24.193 (260) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	E	62.359 (671) 露台 Balcony: 2.081 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-

住宅物業的實用面積，以及露台、工作平台及陽台 (如有) 的樓面面積，是按照《一手住宅物業銷售條例》第 8 條計算得出的。其他指明項目的面積 (不計算入實用面積)，是按照《一手住宅物業銷售條例》附表 2 第 2 部計算得出的。

備註：

1. 上述以平方呎顯示之面積，均以 1 平方米 = 10.764 平方呎換算，並以四捨五入至整數平方呎。

2. 發展項目住宅物業不設陽台。

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes :

1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

2. There is no verandah in the residential properties of the Development.

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發展項目中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

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.)									
樓層 Floor	單位 Unit		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
9 樓 9/F	A	64.874 (698) 露台 Balcony: 2.285 (25) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B	70.065 (754) 露台 Balcony: 2.405 (26) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	C	45.864 (494) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D	24.193 (260) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	E	58.049 (625) 露台 Balcony: 2.081 (22) 工作平台 Utility Platform: -	-	-	-	3.844 (41)	-	-	-	-	-	-

住宅物業的實用面積，以及露台、工作平台及陽台 (如有) 的樓面面積，是按照《一手住宅物業銷售條例》第 8 條計算得出的。其他指明項目的面積 (不計算入實用面積)，是按照《一手住宅物業銷售條例》附表 2 第 2 部計算得出的。

備註：

1. 上述以平方呎顯示之面積，均以 1 平方米 = 10.764 平方呎換算，並以四捨五入至整數平方呎。

2. 發展項目住宅物業不設陽台。

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes :

1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

2. There is no verandah in the residential properties of the Development.

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發展項目中的住宅物業的面積
AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

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.)									
樓層 Floor	單位 Unit		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
10 樓至 16 樓 10/F – 16/F	A	64.874 (698) 露台 Balcony: 2.285 (25) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B	70.065 (754) 露台 Balcony: 2.405 (26) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	C	45.864 (494) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D	24.193 (260) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	E	59.549 (641) 露台 Balcony: 2.081 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
17 樓 17/F	A	128.718 (1386) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	4.531 (49)	-	-	-	-	-	-
	B	124.161 (1336) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	5.785 (62)	-	-	-	-	-	-

住宅物業的實用面積，以及露台、工作平台及陽台 (如有) 的樓面面積，是按照《一手住宅物業銷售條例》第 8 條計算得出的。其他指明項目的面積 (不計算入實用面積)，是按照《一手住宅物業銷售條例》附表 2 第 2 部計算得出的。

備註：

1. 上述以平方呎顯示之面積，均以 1 平方米 = 10.764 平方呎換算，並以四捨五入至整數平方呎。

2. 發展項目住宅物業不設陽台。

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes :

1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

2. There is no verandah in the residential properties of the Development.

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發展項目中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

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.)									
樓層 Floor	單位 Unit		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
18 樓 18/F	A	128.804 (1386) 露台 Balcony: 2.682 (29) 工作平台 Utility Platform: -	-	-	-	1.959 (21)	-	-	-	-	-	-
	B	124.533 (1340) 露台 Balcony: 3.586 (39) 工作平台 Utility Platform: -	-	-	-	2.309 (25)	-	-	-	-	-	-
19 樓至 20 樓及天台 19/F- 20/F and Roof	頂層單位 (西) Penthouse West	241.259 (2597) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	11.355 (122)	-	-	90.904 (978)	-	-	-
	頂層單位 (東) Penthouse East	227.485 (2449) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	12.318 (133)	-	-	84.673 (911)	-	-	-

住宅物業的實用面積，以及露台、工作平台及陽台 (如有) 的樓面面積，是按照《一手住宅物業銷售條例》第 8 條計算得出的。其他指明項目的面積 (不計算入實用面積)，是按照《一手住宅物業銷售條例》附表 2 第 2 部計算得出的。

備註：

1. 上述以平方呎顯示之面積，均以 1 平方米 = 10.764 平方呎換算，並以四捨五入至整數平方呎。
2. 發展項目住宅物業不設陽台。
3. 頂層單位 (東) 包括位於地庫 2 層及地下層的升降機大堂。
4. 頂層單位 (西) 包括位於地庫 2 層及地下層的升降機大堂。

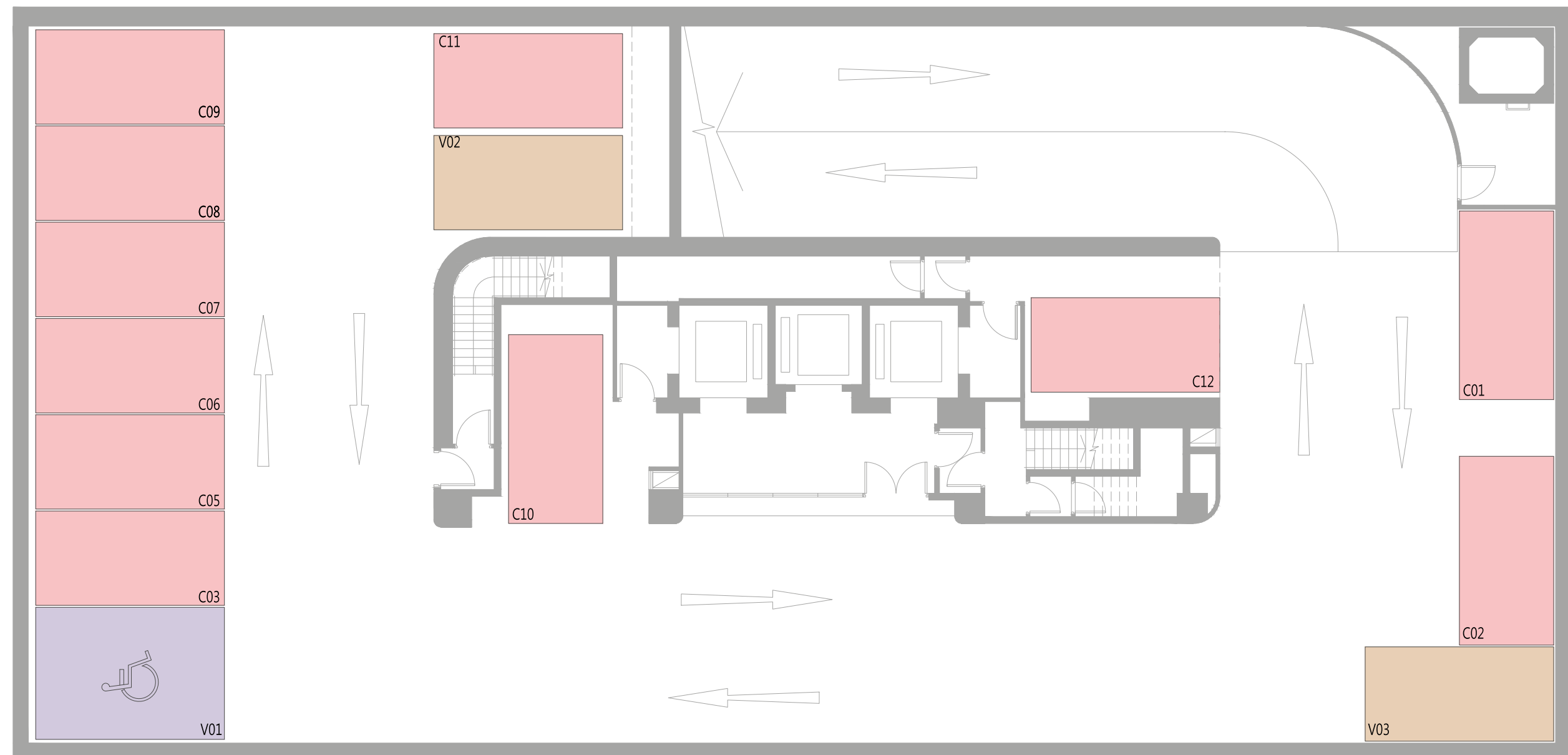
The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes :

1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.
2. There is no verandah in the residential properties of the Development.
3. Penthouse East includes lift lobbies on B2/F and G/F.
4. Penthouse West includes lift lobbies on B2/F and G/F.

13 發展項目中的停車位的樓面平面圖 FLOOR PLAN OF PARKING SPACES IN THE DEVELOPMENT

地庫 2 層樓面平面圖
B2/F floor plan



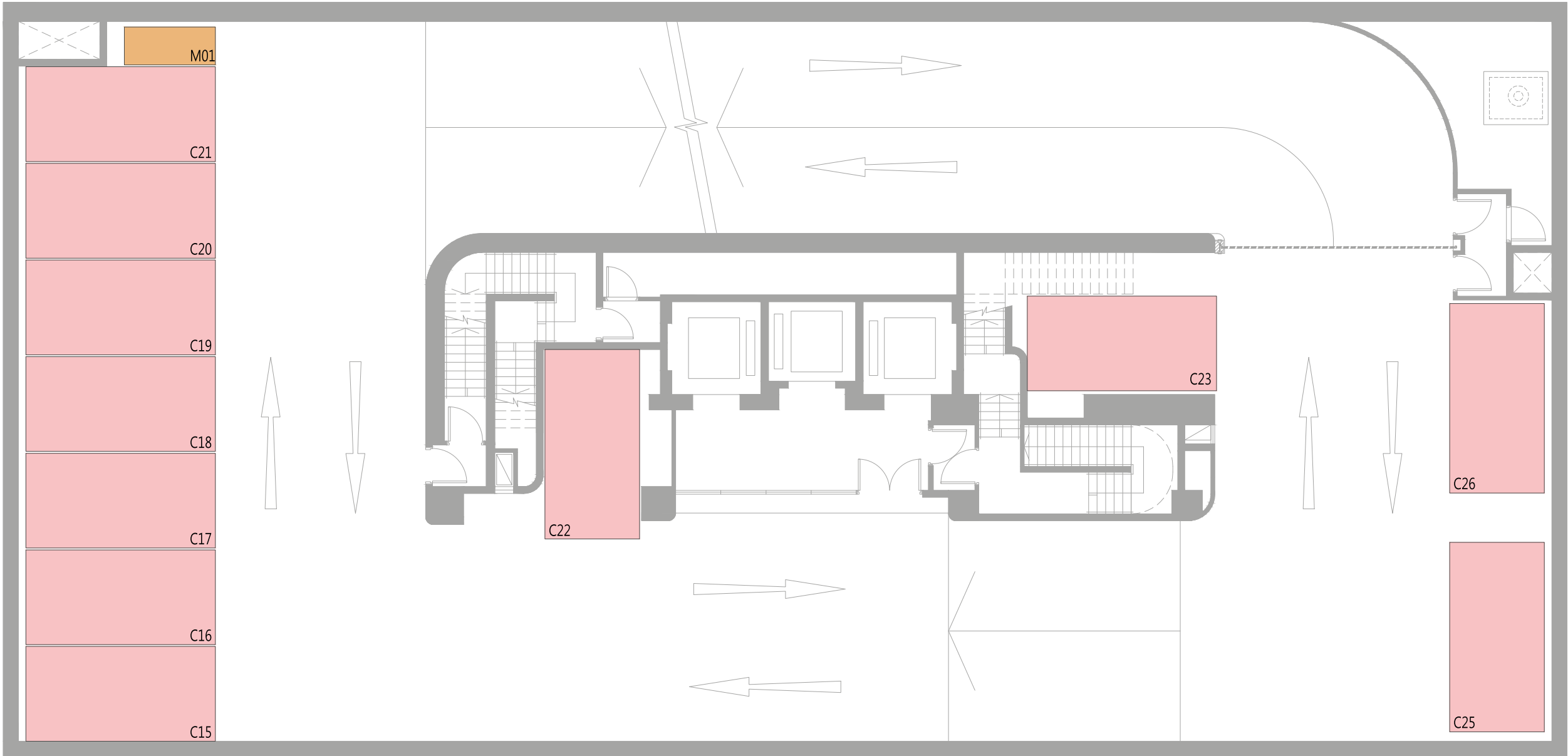
停車位類別 Type of parking spaces	數目 Number	尺寸 (長 x 闊) (米) Dimensions (L x W)(m)	每個停車位面積 (平方米) Area of each parking space (sq.m.)
停車位 Car Parking Spaces	11	5.0 x 2.5	12.5
訪客停車位 Visitor Parking Spaces	2	5.0 x 2.5	12.5
暢通易達停車位 Accessible Parking Space	1	5.0 x 3.5	17.5

N
比例 Scale 0 5米/M

13

發展項目中的停車位的樓面平面圖
FLOOR PLAN OF PARKING SPACES IN THE DEVELOPMENT

地庫 1 層樓面平面圖
B1/F floor plan

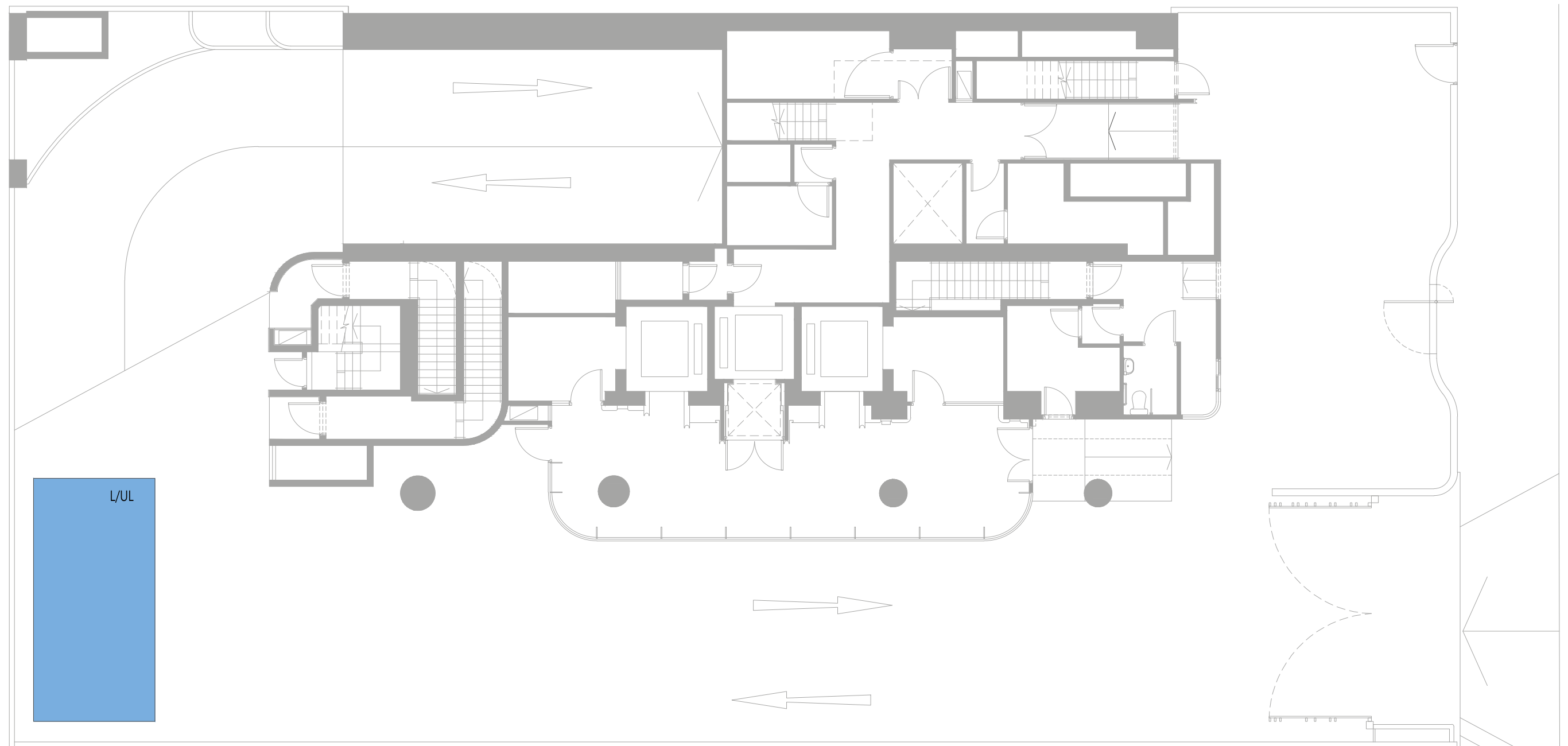


停車位類別 Type of parking spaces		數目 Number	尺寸 (長 x 闊)(米) Dimensions (L x W)(m)	每個停車位面積 (平方米) Area of each parking space (sq.m.)
	停車位 Car Parking Spaces	11	5.0 x 2.5	12.5
	電單車停車位 Motorcycle Parking Space	1	2.4 x 1.0	2.4



13 發展項目中的停車位的樓面平面圖 FLOOR PLAN OF PARKING SPACES IN THE DEVELOPMENT

地下樓面平面圖
G/F floor plan



停車位類別 Type of parking spaces	數目 Number	尺寸 (長 x 闊) (米) Dimensions (L x W)(m)	每個停車位面積 (平方米) Area of each parking space (sq.m.)
上落貨停車位 Loading and Unloading Space	1	7.0 x 3.5	24.5

N
比例 Scale 0 5米/M

14 臨時買賣合約的摘要

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

1. 買方須於簽署臨時買賣合約（“該臨時合約”）時支付相等於樓價 5% 之臨時訂金。
2. 買方在簽署臨時買賣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份持有。
3. 如買方沒有於訂立臨時合約的日期之後 5 個工作日內簽立買賣合約 -
 - (i) 該臨時合約即告終止；
 - (ii) 有關的臨時訂金即予沒收；及
 - (iii) 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 which is equal to 5% of the purchase price shall be paid by purchaser upon signing of the preliminary agreement for sale and purchase (“Preliminary Agreement”).
2. The preliminary deposit paid by the purchaser on the signing of the Preliminary Agreement shall 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 -
 - (i) the Preliminary Agreement is terminated;
 - (ii) the preliminary deposit is forfeited; and
 - (iii) the owner does not have any further claim against the purchaser for the failure.

15 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

發展項目的《公契及管理協議》（「公契」）訂明：

A. 發展項目的公用部分

「公用地方及設施」

統指發展項目公用地方及設施、住宅公用地方及設施和停車場公用地方及設施，現於公契圖則以綠色、黃色及靛藍色顯示，僅供識別；

「停車場公用地方及設施」

指：

(a) 停車場所有範圍（停車位及訪客停車位除外），包括行車道和樓梯；及

(b) 該土地及發展項目供停車場公用與共享的地方及設施，

現於公契圖則以靛藍色顯示，僅供識別，

但不包括發展項目公用地方及設施、住宅公用地方及設施和發展項目內由任何個別業主以專有權及特權持有、使用、佔用與享用的任何地方，以及發展項目內供任何個別業主專用的設施，

於適當情況下，如 (i) 停車場任何部分符合建管條例第 2 條中「公用部分」(a) 段的定義及/ 或 (ii) 建管條例附表 1 訂明而符合建管條例第 2 條中「公用部分」(b) 段定義的任何部分，亦被納入上述 (b) 段，此等部分將被視為停車場公用地方及設施，並屬於停車場公用地方及設施的一部分。

「發展項目公用地方及設施」

指：

(a) 排風管、電纜房、行車道、電動車電錶房、電氣房、風機房、現存圍牆、圍牆、消防員升降機大堂、消防控制室、消防及花灑泵房、平台、沖廁水上泵房、氣閥房、綠化區、保安護衛室及保安護衛室專用無障礙廁所、喉轆、總電掣房、水管槽、食水缸房、垃圾儲存房、樓梯、電訊及廣播室、電話線槽、變壓器房、變壓器房上部、水泵房、水錶櫃；及

(b) 該土地及發展項目內擬供發展項目整體公用與共享的地方及設施，

現於公契圖則以綠色及綠色加黑點顯示，僅供識別，

但不包括住宅公用地方及設施、停車場公用地方及設施和發展項目內由任何個別業主以專有權及特權持有、使用、佔用與享用的任何地方，以及發展項目內供任何個別業主專用的設施，

於適當情況下，如 (i) 發展項目任何部分符合建管條例第 2 條中「公用部分」(a) 段的定義及/ 或 (ii) 建管條例附表 1 訂明而符合建管條例第 2 條中「公用部分」(b) 段定義的任何部分，亦被納入上述 (b) 段，此等部分將被視為發展項目公用地方及設施，並屬於發展項目公用地方及設施的一部分。

「住宅公用地方及設施」

指：

(a) 上落貨停車位、康樂設施、訪客停車位、上層天台及頂層天台；

(b) 冷氣機平台、建築裝飾、排風管、電纜槽、簷篷（分別設於 16 樓及 18 樓）、有蓋園景、電氣房、緊急發電機房、消防管槽、平台（公共地方，只供維修）、沖廁水泵房、電錶房、喉轆、不可通達平台、公共有蓋地方（花槽）、不可通達天台、室外管道檢修井、升降機、升降機大堂、升降機槽、升降機門框、水管槽、垃圾及物料回收房、樓梯、水錶櫃；及

(c) 該土地及發展項目內擬供住宅單位整體公用與共享的地方及設施，

現於公契圖則以黃色及黃色間黑斜線顯示，僅供識別，

但不包括發展項目公用地方及設施、停車場公用地方及設施和發展項目內由任何個別業主以專有權及特權持有、使用、佔用與享用的任何地方，以及發展項目內供任何個別業主專用的設施，

於適當情況下，如 (i) 住宅樓宇任何部分符合建管條例第 2 條中「公用部分」(a) 段的定義及/ 或 (ii) 建管條例附表 1 訂明而符合建管條例第 2 條中「公用部分」(b) 段定義的任何部分，亦被納入上述 (c) 段，此等部分將被視為住宅公用地方及設施，並屬於住宅公用地方及設施的一部分。



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公契的摘要
SUMMARY OF DEED OF MUTUAL COVENANT

B. 分配予發展項目中每個住宅物業的不分割份數的數目

樓層	單位	每個單位的不分割份數
3 樓	A	62
	B	68
	C	83
5 樓 - 7 樓 (共 3 層)	A	65
	B	70
	C	46
	D	28
8 樓	A	65
	B	70
	C	46
	D	24
	E	62
9 樓	A	65
	B	70
	C	46
	D	24
	E	58
10 樓 - 12 樓、15 樓及 16 樓 (共 5 層)	A	65
	B	70
	C	46
	D	24
	E	60
17 樓	A	129
	B	125
18 樓	A	129
	B	125
19 樓 - 20 樓 (複式單位)	頂層單位 (西)	251
	頂層單位 (東)	237

備註：
不設 4 樓、13 樓及 14 樓。

C. 發展項目的管理人的委任年期

發展項目管理人的最初任期由公契訂立日起計兩（2）年，直至其任命按公契條文終止為止。

D. 發展項目中住宅物業的擁有人分擔管理開支的基準

每個住宅單位的業主須根據其住宅單位的不分割份數及按照公契指定的原則，以公契訂明的方式、金額及比例攤付發展項目的管理開支（根據管理人擬備的預算案計算）。

E. 計算管理費按金的基準

管理費按金相等於每個單位分擔的首個年度管理預算案所載管理開支的三（3）個月攤付金額。

F. 賣方在發展項目中保留作自用的範圍

不適用。

備註：
請查閱公契了解全部詳情。公契文本現備存於售樓處，於開放時間可供免費閱覽。公契文本全文可按要求供閱覽，並可在支付所需影印費用後索取公契的副本。

15 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

The Deed of Mutual Covenant and Management Agreement (“DMC”) in respect of the Development provides that :-

A. Common parts of the Development

“Common Areas and Facilities”

means, collectively, the Development Common Areas and Facilities, the Residential Common Areas and Facilities and the Carpark Common Areas and Facilities which are for the purposes of identification only shown coloured Green, Yellow and Indigo on the DMC Plans;

“Carpark Common Areas and Facilities”

means:-

- (a) the whole of the Carpark (except the Parking Spaces and the Visitor Parking Spaces) including driveways and staircases; and
- (b) such areas and facilities of and in the Land and the Development for the common use and benefit of the Carpark

which for identification purposes only are shown and coloured Indigo on the DMC Plans,

but shall exclude the Development Common Areas and Facilities and the Residential Common Areas and Facilities and such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner,

PROVIDED THAT, where appropriate, if (i) any parts of the Carpark covered by paragraph (a) of the definition of “common parts” set out in section 2 of the BMO and/or (ii) any parts specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of “common parts” set out in section 2 of the BMO, shall also be covered by paragraph (b) above, such parts shall be deemed to have been included as, and shall form part of, the Carpark Common Areas and Facilities.

“Development Common Areas and Facilities”

means:-

- (a) air ducts, cable room, driveway, electrical vehicle meter room, electricity rooms, fan room, existing fence walls, fence walls, fireman’s lift lobby, fire service control room, fire service and sprinkler pump room, flat roofs, flushing water upper pump room, gas valve room, the Greenery Area, guard house and accessible toilet for guard house, hose reels, main switch room, pipe ducts, potable water tank room, refuse storage chamber, staircases, telecommunications and broadcasting (T.B.E) room, telephone duct, transformer room, upper part of transformer room, water pump room, water meter cabinets; and
- (b) such areas and facilities of and in the Land and the Development intended for common use and benefit of the Development as a whole

which for the purpose of identification only are shown and coloured Green and Green Stippled Black on the DMC Plans

but shall exclude the Residential Common Areas and Facilities, the Carpark Common Areas and Facilities and such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner,

PROVIDED THAT, where appropriate, if (i) any parts of the Development covered by paragraph (a) of the definition of “common parts” set out in section 2 of the BMO and/or (ii) any parts specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of “common parts” set out in section 2 of the BMO, shall also be covered by paragraph (b) above, such parts shall be deemed to have been included as, and shall form part of, the Development Common Areas and Facilities.

“Residential Common Areas and Facilities”

means:-

- (a) the Loading and Unloading Space, the Recreational Facilities, the Visitor Parking Spaces, the Upper Roof and the Top Roof;
- (b) air-conditioner platforms, architectural features, air ducts, cable ducts, canopies (for the 16th Floor and the 18th Floor respectively), covered landscape, electrical duct, electricity room, emergency generator room, fire service ducts, flat roof (common area, maintenance only), flushing pump room, electric meter rooms, hose reels, inaccessible flat roofs, common covered area (planter) inaccessible roof, dog houses, lifts, lift lobbies, lift shafts, lift door frame, pipe ducts, refuse storage and material recovery rooms, staircases, water meter cabinets; and
- (c) such areas and facilities of and in the Land and the Development intended for common use and benefit of the Residential Units as a whole ;

which are for the purposes of identification only shown coloured Yellow and Yellow Hatched Black on the DMC Plans,

but shall exclude the Development Common Areas and Facilities, the Carpark Common Areas and Facilities and such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner,

PROVIDED THAT, where appropriate, if (i) any parts of the Residential Accommodation covered by paragraph (a) of the definition of “common parts” set out in section 2 of the BMO and/or (ii) any parts specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of “common parts” set out in section 2 of the BMO, shall also be covered by paragraph (c) above, such parts shall be deemed to have been included as, and shall form part of, the Residential Common Areas and Facilities.

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公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

B. Number of undivided shares assigned to each residential property in the Development

Floor	Unit	Undivided Shares per Unit
3/F	A	62
	B	68
	C	83
5/F - 7/F (3 storeys)	A	65
	B	70
	C	46
	D	28
8/F	A	65
	B	70
	C	46
	D	24
	E	62
9/F	A	65
	B	70
	C	46
	D	24
	E	58
10/F -12/F, 15/F and 16/F (5 storeys)	A	65
	B	70
	C	46
	D	24
	E	60
17/F	A	129
	B	125
18/F	A	129
	B	125
19/F - 20/F (duplex)	Penthouse West	251
	Penthouse East	237

Note:
4/F, 13/F and 14/F are omitted.

C. Terms of years for which the manager of the Development is appointed

The manager for the Development shall be appointed for an initial term of two (2) years commencing from the date of the DMC and shall continue thereafter until terminated as provided in the DMC.

D. Basis on which the management expenses are shared among the owners of the residential properties in the Development

Each Owner of a Residential Unit shall contribute towards the management expenses (which shall be based on the budget prepared by the Manager) of the Development in such manner, amount and proportion as provided in the DMC by reference to the Undivided Shares allocated to his Residential Unit and the principles provided in the DMC.

E. Basis on which the management fee deposit is fixed

A sum equivalent to three (3) months' contribution towards the management expenses payable in respect of a Unit based on the first annual management budget.

F. The area in the Development retained by the Vendor for the Vendor's own use

Not applicable.

Note:
For full details, please refer to the DMC which is free for inspection during opening hours at the sales office. Full script of the DMC is available for inspection upon request and copies of the DMC can be obtained upon paying necessary photocopying charges.

16 批地文件的摘要

SUMMARY OF LAND GRANT

A. 發展項目所位於的土地之地段編號

發展項目建於九龍內地段第 2145 號 C 段餘段。

B. 批地年期

根據 1937 年 3 月 17 日《九龍內地段第 2145 號政府租契》訂立的批租年期為 75 年之續訂年期（被視作於 1928 年 10 月 15 日開始 75 年之原批租年期屆滿後依據《政府租契條例》（第 40 章）授予），由 2003 年 10 月 15 日開始生效，其後於 2021 年 10 月 25 日以一份《批地條款修訂書》（「修訂書」）更改及 / 或修訂，並在土地註冊處註冊為註冊摘要第 21102901590013 號（統稱「批地文件」）。

C. 適用於該土地的用途限制

政府租契訂明：

『…於本批租期內，承租人或任何其他人士或人等不可在其承批的處所或其任何部分利用、經營或從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務或任何其他產生噪音、發出惡臭或令人厭惡的行業或業務，除非事前得到總督或就此獲妥為授權的其他人士以書面簽署表示英女皇已給予許可…』

修訂書第二附錄第（2）條訂明：

『除用作私人住宅外，該一幅或一塊土地或其任何部分或該處任何已建或擬建的建築物或建築物任何部分不可作任何其他用途。』

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. 承租人在該土地內或外鋪設、平整或作園景美化的任何範圍或興建或維修任何構築物或設施的責任

修訂書第二附錄第（1）條訂明：

『承租人須全面遵照本文所載的契諾與條件和香港特別行政區現時或無論何時生效的所有建築、衛生及規劃相關的條例、附例和規例，透過在該一幅或一塊土地興建一座或多座建築物以發展該一幅或一塊土地。上述一座或多座建築物應在 2025 年 12 月 31 日或之前建成並適宜佔用居住。』

修訂書第二附錄第（4）條訂明：

『受限於本文的契諾與條件規定，如該一幅或一塊土地或其任何部分進行發展或重建：

- （a）（i） 除非屋宇署署長另行同意，否則承租人須自費向屋宇署署長呈交一份或多份計劃書，說明現已或擬於該一幅或一塊土地地面以上水平興建或建造以便在該一幅或一塊土地邊界設置後移區的所有建築物、構築物、建築物或構築物的支承件和任何外突物的配置及布局，以供屋宇署署長書面批核。該呈交計劃書應全面符合屋宇署署長的規定，並須包括該後移區的地面鋪築及園景計劃書和屋宇署署長全權酌情要求或指定的其他相關資料。經屋宇署署長批核的上述呈交計劃書下稱「核准建築物後移建議書」，任何現已或擬於該一幅或一塊土地興建的建築物、構築物、建築物或構築物的支承件和任何外突物，必須全面遵從核准建築物後移建議書規定。於本款，屋宇署署長就是否依從核准建築物後移建議書所作的決定將作終論並對承租人約束。
- （ii） 如事前未獲屋宇署署長書面批准，不得修改、更改、改動、修正或取代核准建築物後移建議書。屋宇署署長如給予批准，可全權酌情制訂任何條款與條件。

- （b）（i） 除非屋宇署署長另行同意，否則承租人應自費向屋宇署署長呈交一份或多份計劃書，說明現已或擬於該一幅或一塊土地興建的所有建築物或建築群的配置及布局，以供屋宇署署長書面批核，包括但不限於連續建築面寬、各建築物或建築群之間的分隔距離和建築物透風度。上述呈交計劃書應全面符合屋宇署署長的建築物分隔距離規定和屋宇署署長全權酌情要求或指定的其他相關資料。
- （ii） 本條（b）（i）款所載經屋宇署署長批核的上述呈交計劃書下稱「核准建築物分隔建議書」。任何現已或擬於該一幅或一塊土地興建的建築物或建築群必須全面遵從核准建築物分隔建議書規定。於本款，屋宇署署長就是否依從核准建築物分隔建議書所作的決定將作終論並對承租人約束。
- （iii） 如事前未獲屋宇署署長書面批准，不得修改、更改、改動、修正或取代核准建築物分隔建議書。屋宇署署長如給予批准，可全權酌情制訂任何條款與條件。
- （c）（i） 承租人須自費向屋宇署署長呈交一份計劃書，指明該一幅或一塊土地或該處已建及擬建的一座或多座建築物將會提供和維持綠化設施（包括但不限於提供有泥土基層的活植物）的一個或多個部分（下稱「綠化區」）、綠化區的布局及面積，以及屋宇署署長全權酌情要求或指定的其他資料（包括但不限於綠化區建造工程的位置及資料），以供屋宇署署長書面批核（上述的呈交計劃書下稱「綠化建議書」）。屋宇署署長就何謂根據綠化建議書設置綠化設施以及該一幅或一塊土地或任何一座或多座建築物任何一個或多個部分構成綠化區所作的決定將作終論並對承租人約束。經屋宇署署長批核的上述呈交計劃書下稱「核准綠化建議書」。
- （ii） 承租人應自費按照核准綠化建議書實施和完成綠化區的建造工程，其後並須以屋宇署署長全面滿意的方式維修綠化區。如事前未獲屋宇署署長書面批准，不得修改、更改、改動、修正或取代核准綠化建議書或顯示綠化區的圖則。
- （iii） 除非事前獲屋宇署署長書面批准，否則核准綠化建議書註明的綠化區將指定為並構成本文第（13）（a）（v）條所訂的公用地方一部分，而除按照核准綠化建議書列明的布局、面積、位置及資料用作綠化區外，不得作任何其他用途。』

修訂書第二附錄第（5）條訂明：

『儘管有本文第（2）及（3）（c）條所訂的用途限制及許可最大樓面總面積，承租人仍可遵照本文的契諾與條件使用該一幅或一塊土地已建或擬建的一座或多座建築物的一個或多個部分並在該一幅或一塊土地的一個或多個部分興建獨立的臨時構築物，作為售樓處及示範單位和進行相關的市場推廣活動，以促銷依照本文的契諾與條件已建或擬建於該一幅或一塊土地的一座或多座建築物或其任何一個或多個部分，但售樓處及示範單位和相關的市場推廣活動之規模及運作期限須先經署長書面批准。』

修訂書第二附錄第（6）條訂明：

- 『（a） 承租人可在該一幅或一塊土地興建、建造和提供經署長書面批准的康樂設施及該處的附屬設施（下稱「該等設施」）。該等設施的類型、大小、設計、高度及布局同樣須先經署長書面批核。
- （b） 計算本文第（3）（c）條指定的整體樓面總面積時，受限於本文第（34）（d）條之規定，根據本條（a）款在該一幅或一塊土地提供的該等設施任何部分如供現已或將會建於該一幅或一塊土地的一座或多座住宅大廈住戶及彼等的真正訪客公用與共享，不會連計在內，而署長認為並非作此用途的該等設施其餘部分則會計算在內。
- （c） 如該等設施任何部分根據本條（b）款可豁免計入樓面總面積（下稱「豁免設施」）：
 - （i） 豁免設施將指定為本文第（13）（a）（v）條所訂的公用地方一部分；



16 批地文件的摘要

SUMMARY OF LAND GRANT

- (ii) 承租人須自費維修豁免設施，以保持其修繕妥當及狀況良好，同時妥善運作豁免設施，令署長滿意；及
- (iii) 豁免設施只可供現已或將會建於該一幅或一塊土地的一座或多座住宅大廈住戶及彼等的真正訪客使用，其他人士或人等不可使用。
- (d) 如該一幅或一塊土地發展成為單一家庭的住所，本條（b）及（c）款均不適用。署長就該一幅或一塊土地是否發展成為單一家庭住所所作的決定將作終論並對承租人約束。』

修訂書第二附錄第（8）條訂明：

『承租人應自費在該一幅或一塊土地和無建築物的平台（如有）的任何部分進行園景工程及種植樹木和灌叢，其後並須維修及保持此等環境安全、清潔、整齊、井然及健康，令署長滿意。』

修訂書第二附錄第（9）條訂明：

『(a) 該一幅或一塊土地可設有看守人或管理員（或兩者）的辦事處，但受限於以下條件：

- (i) 署長認為該辦事處是對該一幅或一塊土地已建及擬建的一座或多座建築物的安全、保安和良好管理而言必需的設施；
- (ii) 該辦事處除作完全及必要地受僱於該一幅或一塊土地工作的看守人或管理員（或兩者）的辦事處外，不可作任何其他用途；及
- (iii) 該辦事處的位置必須先經署長書面批准。

於本（a）款，任何辦事處均不可設於該一幅或一塊土地上任何擬作或改建用作單一家庭住所的建築物內。署長就任何建築物是否構成或擬作單一家庭住所所作的決定將作終論並對承租人約束。

- (b) (i) 計算本文第（3）（c）條所訂的整體樓面總面積時，受限於本文第（34）（d）條之規定，不會計入依照本條（a）款在該一幅或一塊土地提供而面積不超過以下（I）或（II）項當中較小者的辦事處：
 - (I) 該一幅或一塊土地已建或擬建的一座或多座建築物整體樓面總面積之 0.2%；
 - (II) 該一幅或一塊土地已建或擬建每 50 個住宅單位或不足此數 5 平方米，或該一幅或一塊土地已建或擬建每座住宅單位大廈 5 平方米，二者以計算所得的較大樓面面積為準。於本文的契諾與條件而言，署長就何謂住宅單位所作的決定將作終論並對承租人約束。任何超出以上（I）或（II）項的樓面總面積將會計算在內。
- (ii) 計算本條（b）（i）（I）款所述該一幅或一塊土地已建或擬建的一座或多座建築物之整體樓面總面積時，不會計入根據本文契諾與條件豁免計入該一幅或一塊土地已建或擬建的一座或多座建築物之樓面總面積的樓面面積。署長就此作出的決定將作終論並對承租人約束。

- (c) 於本條（b）款，任何擬作單一家庭住所的獨立屋、半獨立屋或排屋均不可視為住宅單位大廈，署長就任何房屋是否構成獨立屋、半獨立屋或排屋以及該房屋是否構成或擬作單一家庭住所所作的決定將作終論並對承租人約束。
- (d) 根據本條（a）款在該一幅或一塊土地提供的辦事處將指定為本文第（13）（a）（vi）條所載的公用地方並構成該處一部分。
- (e) 如該一幅或一塊土地發展成為單一家庭住所，本條（a）、（b）、（c）及（d）款均不適用。署長就該一幅或一塊土地是否發展成為單一家庭住所所作的決定將作終論並對承租人約束。』

修訂書第二附錄第（10）條訂明：

『(a) 該一幅或一塊土地可設有看守人或管理員（或兩者）的宿舍，但須受限於以下條件：

- (i) 該宿舍應設於該一幅或一塊土地其中一座已建住宅單位大廈或署長書面批准的其他地點；及
- (ii) 該宿舍除作完全及必要地受僱於該一幅或一塊土地工作的看守人或管理員（或兩者）的留宿設施外，不可作任何其他用途。

於本（a）款，宿舍不可設於該一幅或一塊土地上任何擬作或改建用作單一家庭住所的建築物內。署長就任何建築物是否構成或擬作單一家庭住所所作的決定將作終論並對承租人約束。

- (b) 計算本文第（3）（c）條所訂的樓面總面積時，不會計入依照本條（a）款在該一幅或一塊土地提供而整體樓面總面積不超過 25 平方米的宿舍。任何超出 25 平方米的樓面總面積則會計算在內。
- (c) 根據本條（a）款在該一幅或一塊土地提供的看守人或管理員（或兩者）的宿舍將指定為本文第（13）（a）（v）條所載的公用地方並構成該處一部分。
- (d) 如該一幅或一塊土地發展成為單一家庭住所，本條（b）及（c）款均不適用。署長就該一幅或一塊土地是否發展成為單一家庭住所所作的決定將作終論並對承租人約束。』

修訂書第二附錄第（11）條訂明：

『(a) 該一幅或一塊土地可設有業主立案法團或業主委員會（或兩者）的一個辦事處，但須遵從以下條件：

- (i) 該辦事處除供現已或將會成立之該一幅或一塊土地和該處已建或擬建建築物的業主立案法團或業主委員會舉行會議及辦理行政工作外，不可作任何其他用途；及
- (ii) 該辦事處的位置必須先經署長書面批准。

- (b) 計算本文第（3）（c）條所訂的整體樓面總面積時，受限於本文第（34）（d）條之規定，不會計入依照本條（a）款在該一幅或一塊土地提供而面積不超過 20 平方米的辦事處。任何超出 20 平方米的樓面總面積將會計算在內。
- (c) 根據本條（a）款在該一幅或一塊土地提供的辦事處將指定為本文第（13）（a）（v）條所載的公用地方並構成該處一部分。
- (d) 如該一幅或一塊土地發展成為單一家庭住所，本條（a）、（b）及（c）款均不適用。署長就該一幅或一塊土地是否發展成為單一家庭住所所作的決定將作終論並對承租人約束。』

修訂書第二附錄第（17）條訂明：

- 『(a) (i) 該一幅或一塊土地內應按以下比例設立運輸署署長（下稱「運輸署署長」）滿意的車位，以供停泊根據《道路交通條例》、其任何附屬規例及相關修訂法例（下稱「道路交通條例」）持牌的車輛：
 - (I) 如在該一幅或一塊土地內提供一座或多座住宅單位大廈（擬作一個或多個單一家庭住所的獨立屋、半獨立屋或排屋除外），分配比例將按照下表所列該一幅或一塊土地已建或擬建住宅單位各自的面積計算：

每個住宅單位的面積	按照本（a）（i）（I）款提供的住宅停車位數目
少於 40 平方米	每 15 個住宅單位或不足此數一個車位
不少於 40 平方米但少於 70 平方米	每 8.6 個住宅單位或不足此數一個車位
不少於 70 平方米但少於 100 平方米	每 2.9 住宅單位或不足此數一個車位
不少於 100 平方米但少於 130 平方米	每 1.1 住宅單位或不足此數一個車位
不少於 130 平方米但少於 160 平方米	每 0.8 住宅單位或不足此數一個車位
不少於 160 平方米	每 0.6 個住宅單位或不足此數一個車位

（II） 如在該一幅或一塊土地內提供擬作一個或多個單一家庭住所的一個或多個獨立屋、半獨立屋或排屋，分配比例將如下計算：

- （A） 每座樓面總面積少於 160 平方米的房屋一個車位；
- （B） 每座樓面總面積不少於 160 平方米但少於 220 平方米的房屋 1.5 個車位。如本（a）（i）（II）（B）款指定分配的車位數額為小數位數，則四捨五入為最近之整數；及
- （C） 每座樓面總面積不少於 220 平方米的房屋兩個車位。

於本（a）（i）款，運輸署署長就何謂一座或多座住宅單位大廈、獨立屋、半獨立屋或排屋以及每座此等房屋是否構成或擬作單一家庭住所所作的決定將作終論並對承租人約束。擬依照本（a）（i）款規定提供的車位（可根據本文第（19）條更改）下稱「住宅停車位」。就本文所訂的契諾與條件而言，「車輛」一詞採用道路交通條例所載的定義。

（ii） 於本條（a）（i）（I）款，擬遵照本條（a）（i）（I）款提供的住宅停車位總數為根據本條（a）（i）（I）款列表中每個住宅單位的樓面總面積計算之每個住宅停車位數目的總數。就本文所訂的契諾與條件而言，每個住宅單位的樓面總面積指以下（I）及（II）項之和：

- （I） 由其住戶專用及專享的個別住宅單位之樓面總面積，即由該單位的圍牆或矮牆外部開始量度，但如屬以圍牆相隔的兩個毗連單位，則由圍牆中央開始量度，並包括單位內的內部間隔牆及柱。但為免存疑，不包括計算本文特別條款第（3）（c）條指定的整體樓面總面積時不會連計在內的單位內部所有樓面面積；及
- （II） 每個住宅單位按比例計算的住宅公用地方（定義以下文所訂為準）樓面總面積，即計算各住宅單位圍牆外供現已或將會建於該一幅或一塊土地的一座或多座住宅單位大廈住戶公用與共享的住宅公用地方整體樓面總面積。但為免存疑，不包括並未計入本文第（3）（c）條所指定整體樓面總面積的所有樓面面積（此等住宅公用地方下稱「住宅公用地方」），按照以下程式攤分予每個住宅單位：

住宅公用地方
整體樓面總面積

×

根據本條（a）（ii）（I）款計算的每個
住宅單位樓面總面積

根據本條（a）（ii）（I）款計算的所有
住宅單位整體樓面總面積

（iii） 該一幅或一塊土地應額外設置運輸署署長滿意的車位（本（a）（iii）款設置的車位下稱「訪客停車位」），以供停泊根據道路交通條例持牌的車輛，配置比例按照下表所列該一幅或一塊土地已建或擬建的任何一座住宅單位大廈的住宅單位數目計算，受限於該一幅或一塊土地最少須設有兩個訪客停車位之規定：

每座大廈的住宅單位數目	每座大廈的訪客停車位數目
45 或以下	2
46-60	3
61-75	4
75 以上	5

於本（a）（iii）款，擬供單一家庭作住所的獨立屋、半獨立屋或排屋不可視為一座住宅單位大廈。運輸署署長就何謂住宅單位大廈、獨立屋、半獨立屋或排屋和每座此等房屋是否構成或擬作單一家庭住所作出的決定將作終論並對承租人約束。

（iv） 分別根據本條（a）（i）及（a）（iii）款提供的住宅停車位及訪客停車位，除作上述條款分別訂明的用途外，不得作任何其他用途，其中特別禁止使用車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。

（b）（i） 承租人須依照建築事務監督規定和批准，從住宅停車位及訪客停車位中預留和指定多個車位，以供傷殘人士停泊車輛（此等預留及指定車位下稱「傷殘人士停車位」）。就本文所訂的契諾與條件而言，「傷殘人士」一詞採用道路交通條例所載的定義，而「建築事務監督」一詞採用建築物條例、其任何附屬規例及修訂法例所載的定義。

（ii） 傷殘人士停車位除供傷殘人士停泊根據道路交通條例持牌的車輛外，不可作任何其他用途，其中特別禁止使用車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。

（c）（i） 該一幅或一塊土地應設置運輸署署長滿意的車位，以供停泊根據道路交通條例持牌的電單車，配置比例為任何已建或擬建於該一幅或一塊土地的任何住宅單位大廈內每 100 個住宅單位或不足此數一個車位（依照本（c）（i）款提供的車位下稱電單車停車位）。於本（c）（i）款，任何擬作單一家庭住所用途的獨立屋、半獨立屋或排屋均不可視為住宅單位大廈，運輸署署長就任何住宅單位大廈、獨立屋、半獨立屋或排屋是否構成或擬作單一家庭住所所作的決定將作終論並對承租人約束。就本文所訂的契諾與條件而言，「電單車」一詞採用道路交通條例所載的定義。

（ii） 電單車停車位除作本（c）（i）款訂明的用途外，不得作任何其他用途，其中特別禁止使用車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。

（d）（i） 除傷殘人士停車位外，每個住宅停車位和訪客停車位應闊 2.5 米及長 5.0 米，最低淨空高度為 2.4 米。

（ii） 每個傷殘人士停車位的尺寸應以建築事務監督指定或批准為準。

（iii） 每個電單車停車位應闊 1.0 米及長 2.4 米，最低淨空高度為 2.4 米。』

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修訂書第二附錄第（18）條訂明：

- 『(a) 該一幅或一塊土地內應提供運輸署署長滿意的車位，以供貨車上落貨，分配比例為該一幅或一塊土地已建或擬建的一座或多座建築物內每 800 個住宅單位或不足此數配置一個車位，但該一幅或一塊土地每座已建或擬建住宅單位大廈最少須配置一個上落貨停車位，此等上落貨停車位應毗鄰或位於每座住宅單位大廈內。於本（a）款，擬供單一家庭作住所的獨立屋、半獨立屋或排屋不可視為一個住宅單位或一座住宅單位大廈。運輸署署長就何謂獨立屋、半獨立屋或排屋和每座房屋是否構成或擬供單一家庭作住所作出的決定將作終論並對承租人約束。就本文所訂的契諾與條件而言，「貨車」一詞採用道路交通條例所載的定義。
- (b) 根據本條（a）款提供的每個車位尺寸應為 3.5 米闊及 7.0 米長，最低淨空高度為 3.6 米。此等車位除供該一幅或一塊土地已建或擬建的一座或多座建築物相關的貨車上落貨外，不得作任何其他用途。』

修訂書第二附錄第（28）條訂明：

『如該一幅或一塊土地的發展或重建項目或其任何部分已安裝預應力地錨，承租人須自費在預應力地錨的整個使用周期內定期維修和定期監察，以令署長滿意，並且在署長不時全權酌情要求時提交上述監察工程的報告和資料。如承租人疏忽或不執行規定的監察工程，署長可即時執行及進行監察工程，承租人必須在接獲通知時向政府償還有關的費用。』

修訂書第二附錄第（31）條訂明：

- 『(a) 承租人應按署長視為需要，自費以署長滿意的方式在該一幅或一塊土地邊界範圍內或政府土地上建造和維修排水渠及渠道，以截流和輸送所有落下或流進該一幅或一塊土地的暴雨水或雨水至最鄰近的河溪、集水井、渠道或政府雨水渠。倘此等暴雨水或雨水造成任何損害或滋擾以致直接或間接引起任何責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序，承租人必須承擔全責，並向政府彌償和保持令其獲得彌償及免責。
- (b) 接駁該一幅或一塊土地任何排水渠及污水渠至已鋪設和啟用之政府雨水渠及污水管的工程可由署長負責執行，署長毋須就由此引致的任何損失或損害向承租人承擔責任，而承租人接獲政府通知時須向政府支付此等接駁工程的費用。此外，承租人亦可自費以署長滿意的方式執行上述接駁工程。於該情況下，位於政府土地範圍內的上述接駁工程部分將由承租人自費維修，如政府發出通知，承租人須將此等工程部分移交政府，日後由政府自費維修，承租人並須在政府通知時向政府繳付上述接駁工程的技術審核費用。如承租人不維修建於政府土地內的上述接駁工程任何部分，署長可執行其視為必要的維修工程，承租人須在政府通知時支付有關工程的費用。』

F. 對買方造成負擔的租用條件

政府租契訂明：

『…承租人…將不時及其後時刻和在需要時自費完善地修理、維護、支撐、維修、鋪飾、清洗、洗擦、清潔、騰空、改動及保養現時及其後任何時間建於該一幅或一塊土地的所有院宅或物業以及其上所有搭建物和建築物，連同所有屬於或從屬於該處的牆、堤、插枝、樹籬、溝渠、路軌、燈具、行人路、水廁、洗滌槽、排水渠及水道，以及全面執行所有必要和所需的修補、清潔及修改工程，以致整體令英女皇轄下的工務司滿意…』。

政府租契訂明：

『…承租人…將在本文批租年期內按需要承擔、支付和撥備以合理份數及比例計算的款項，以支付建造、建築、修理及修改位於或屬於批租處所或其任何部分的所有或任何必要道路、巷里、行人道、渠道、圍欄及共用牆、排氣管、私家或公共污水渠及排水渠，或其他與鄰近或毗鄰處所共用的部分的費用和

收費。付款比例由署長釐定及確實，並可當作欠繳地稅追討…』

修訂書第二附錄第（7）條訂明：

『如事前未獲署長書面同意，概不可移除或干預任何現於該一幅或一塊土地或毗連土地生長的樹木，而署長給予同意時可附加其視為恰當的移植、補償園景工程或再植條件。』

修訂書第二附錄第（20）條訂明：

- 『(a) 承租人在批租年期內時刻均須允許運輸署署長、政府及其人員、承辦商、代理、工人及經其授權的任何人等，不論攜帶工具、設備、機器、機械或駕車與否，可行使自由及不受限制的權利免費通行、進出、往返和行經該一幅或一塊土地或其任何部分和該處任何已建或擬建建築物，以便檢查、檢驗或核實承租人並無違反或不遵守第（17）、（18）及（19）條的規定。
- (b) 倘因運輸署署長、政府及其人員、承辦商、代理、工人及經其授權的任何人等行使本條（a）款賦予的任何權利，而直接或間接招致或連帶令承租人或任何其他人士招致或蒙受任何損失、損害、滋擾或騷擾，政府概不承擔任何責任或義務，承租人不得就任何此等損失、損害、滋擾或騷擾向政府索償。
- (c) 倘因運輸署署長、政府及其人員、承辦商、代理、工人或經其授權的任何人等行使本條（a）款賦予的任何權利，而直接或間接招致或連帶蒙受任何責任、索償、損失、損害、開支、收費、費用、索求、訴訟及法律程序，承租人須向政府作出彌償並保持令其獲得彌償及免責。』

修訂書第二附錄第（22）條訂明：

- 『(a) 於本文協定的批租年期內，不論在承租人以署長全面滿意的方式履行本文所載的契諾與條件之前或之後，住宅停車位及電單車停車位亦不得轉讓，除非：
- (i) 連同賦予專有權使用和佔用該一幅或一塊土地已建或擬建的一座或多座建築物內一個或多個住宅單位的該一幅或一塊土地不分割份數一併轉讓；或
- (ii) 承讓人現時已擁有專有權使用和佔用該一幅或一塊土地已建或擬建的一座或多座建築物內一個或多個住宅單位的該一幅或一塊土地的不分割份數。

於任何情況下，該一幅或一塊土地已建或擬建的一座或多座建築物內任何一個住宅單位的擁有人概不可承讓合共多於三個住宅停車位及電單車停車位。

- (b) 儘管有本條（a）款的規定，承租人仍可在事前獲得署長書面同意下以整體方式轉讓所有住宅停車位及電單車停車位，但承讓方必須為承租人的全資附屬公司。
- (c) 本條（a）款概不適用於以整體方式轉讓、分租、按揭或押記該一幅或一塊土地。
- (d) 本條（a）及（b）款概不適用於傷殘人士停車位。』

修訂書第二附錄第（27）條訂明：

『(a) 如該一幅或一塊土地或任何政府土地現時或以往曾經為配合或因應該一幅或一塊土地或其任何部分的平整、水準測量或發展事宜或本文契諾與條件規定承租人執行的任何其他工程，或為了任何其他目的而進行任何削土、移土或土地後移工程，或建造或填土工程，或任何性質的斜坡處理工程，不論事前是否獲署長書面同意，承租人亦須在當時或嗣後任何時間，按需要自費進行及建造斜坡處理工程、擋土牆或其他支承結構、防護結構、排水或輔助工程或其他工程，以保護及支撐該一幅或一塊土地內的土地和任何毗連或毗鄰政府土地或已批租土地，同時避免及防止其後發生任何滑土、山泥傾瀉或地陷。承租人應在本文協定的批租年期內時刻自費維修上述土地、斜坡處理工程、

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擋土牆或其他支承結構、防護結構、排水、輔助工程或其他工程，以保持其修繕妥當及狀況良好，令署長滿意。

- (b) 本條(a)款的規定概不妨礙政府行使本文的契諾與條件，其中尤以本文第(26)條所訂的權利為要。
- (c) 無論何時，如因承租人進行任何平整、水準測量、發展或其他工程或因其他事故導致或引起該一幅或一塊土地內的土地或任何毗連或毗鄰政府土地或已批租土地發生任何滑土、山泥傾瀉或地陷，承租人須自費還原並修葺該處，以令署長滿意，同時須就政府因為或由於該滑土、山泥傾瀉或地陷所直接或間接蒙受或招致之所有責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序作出彌償並保持令其獲得彌償及免責。
- (d) 除享有本文訂明可就違反任何本文契諾與條件追討之任何其他權利或補償權外，署長另有權向承租人發出書面通知，要求承租人進行、建造和維修上述土地、斜坡處理工程、擋土牆或其他支承結構、防護結構、排水或輔助工程或其他工程，又或還原並修葺任何滑土、山泥傾瀉或地陷範圍。如承租人忽視或未能在通知訂明的期限內以署長滿意的方式執行通知的指示，署長可即時執行及進行任何必要的工程。承租人必須在接獲通知時向政府償還有關的費用，連同任何行政及專業費用與收費。』

備註：

請查閱批地文件了解全部詳情。批地文件文本現備存於售樓處，於開放時間可按要求供免費閱覽，並可在支付所需影印費用後索取批地文件的副本。

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A. Lot number of the land on which the Development is situated

The Development is constructed on The Remaining Portion of Section C of Kowloon Inland Lot No. 2145.

B. Term of years

The lease term granted under the Government Lease of Kowloon Inland Lot No. 2145 dated 17 March 1937 is the further term of 75 years from 15 October 2003 (which is deemed to have been granted under and by virtue of the Government Leases Ordinance (Cap.40) upon the expiry of the original term of 75 years from 15 October 1928), as varied and/or modified by a Modification Letter (the “**Modification Letter**”) dated 25 October 2021 and registered in the Land Registry by Memorial No. 21102901590013 (collectively, the “**Land Grant**”).

C. User restrictions applicable to the Land

The Government Lease stipulates that:-

“... the said Lessees or any other person or persons shall not nor will during the continuance of this demise use exercise or follow in or upon the demised premises or any part thereof the trade or business of a Brazier Slaughterman Soap-maker Sugar-baker Fellmonger Melter of tallow Oilman Butcher Distiller Victualler or Tavern-keeper Blacksmith Nightman Scavenger or any other noisy noisome or offensive trade or business whatever without the previous licence of Her said Majesty signified in writing by the Governor or other person duly authorized in that behalf...”

Condition (2) of the Second Schedule to the Modification Letter stipulates that :-

“The said piece or parcel of ground 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 for private residential purposes.”

D. Facilities that are required to be constructed and provided for the Government, or for public use

Not applicable.

E. Grantee’s obligation to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside the Land

Condition (1) of the Second Schedule to the Modification Letter stipulates that :-

“The said Lessee shall develop the said piece or parcel of ground by the erection thereon of a building or buildings complying in all respects with the covenants and conditions herein contained and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in the Hong Kong Special Administrative Region, such building or buildings to be completed and made fit for occupation on or before the 31st day of December 2025.”

Condition (4) of the Second Schedule to the Modification Letter stipulates that :-

“Subject to the covenants and conditions herein contained, upon development or redevelopment of the said piece or parcel of ground or any part thereof:

- (a) (i) Unless the Director of Buildings (hereinafter referred to as “the D of B”) agrees otherwise, the said Lessee shall at his own expense submit to the D of B for his written approval a plan or plans demonstrating the configuration and layout of all the buildings, structures, supports for buildings or structures and any projections erected or constructed or to be erected or constructed at or above the ground level or levels of the said piece or parcel of ground for providing the setback areas from the boundaries of the said piece or parcel of ground, which submission shall in all respects be in compliance with the requirements of the D of B. The said submission shall include the paving and landscaping proposal of such setback areas and other relevant information as the D of B may require or specify at his sole discretion. The aforesaid submission as approved by the D of B is hereinafter referred to as “the Approved Building Setback Submission”. Any buildings, structures, supports for buildings or structures and any projections erected or to be erected on the said piece or parcel of ground shall in all respects comply with the Approved Building Setback Submission. For the purpose of this sub-clause, the decision of the D of B as to whether there has been compliance with the Approved Building Setback Submission shall be final and binding on the said Lessee.
- (ii) No amendment, variation, alteration, modification or substitution of the Approved Building Setback Submission shall be made without the prior written approval of the D of B, and if such approval is to be given, it shall be upon such terms and conditions as determined by the D of B at his sole discretion.
- (b) (i) Unless the D of B agrees otherwise, the said Lessee shall at his own expense submit to the D of B for his written approval a plan or plans demonstrating the configuration and layout of all the buildings or group of buildings erected or to be erected on the said piece or parcel of ground including but not limited to continuous projected façade length, separating distance amongst and permeability of such buildings or group of buildings, which submission shall in all respects be in compliance with the building separation requirements of the D of B and shall include such other relevant information as the D of B may require or specify at his sole discretion.
- (ii) The submission under sub-clause (b)(i) of this Clause as approved by the D of B is hereinafter referred to as “the Approved Building Separation Submission”. Any buildings or group of buildings erected or to be erected on the said piece or parcel of ground shall in all respects comply with the Approved Building Separation Submission. For the purpose of this sub-clause, the decision of the D of B as to whether there has been compliance with the Approved Building Separation Submission shall be final and binding on the said Lessee.
- (iii) No amendment, variation, alteration, modification or substitution of the Approved Building Separation Submission shall be made without the prior written approval of the D of B and if such approval is to be given, it shall be upon such terms and conditions as determined by the D of B at his sole discretion.

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- (c) (i) The said Lessee shall at his own expense submit to the D of B for his written approval a plan indicating such portion or portions of the said piece or parcel of ground or building or buildings erected or to be erected thereon at or within which greening (including but not limited to the provision of live plants with soil base) will be provided and maintained (hereinafter referred to as "the Greenery Area"), the layout and size of the Greenery Area and such other information (including but not limited to the location and particulars of the building works for the Greenery Area) as the D of B may require or specify at his sole discretion (which submission with plan is hereinafter referred to as "the Greenery Submission"). The decision of the D of B as to what constitutes the provision of greening under the Greenery Submission and which portion or portions of the said piece or parcel of ground or building or buildings constitute the Greenery Area shall be final and binding on the said Lessee. The aforesaid submission as approved by the D of B is hereinafter referred to as "the Approved Greenery Submission".
- (ii) The said Lessee shall at his own expense implement and complete the building works for the Greenery Area in accordance with the Approved Greenery Submission and shall thereafter maintain the same in all respects to the satisfaction of the D of B. No amendment, variation, alteration, modification or substitution of the Approved Greenery Submission or the plan indicating the Greenery Area shall be made without the prior written approval of the D of B.
- (iii) Except with the prior written approval of the D of B, the Greenery Area as shown in the Approved Greenery Submission shall be designated as and form part of the Common Areas referred to in Clause No. (13)(a)(v) hereof, and shall not be used for any purpose other than as the Greenery Area in accordance with the layout, size, location and particulars as set out in the Approved Greenery Submission."

Condition (5) of the Second Schedule to the Modification Letter stipulates that :-

"Notwithstanding the user restriction and the maximum gross floor area permitted under Clauses Nos. (2) and (3)(c) hereof, the said Lessee may use part or parts of the building or buildings erected or to be erected on the said piece or parcel of ground in accordance with the covenants and conditions herein contained and erect on part or parts of the said piece or parcel of ground separate temporary structures for the purposes of a sales office and show flats and related marketing activities to facilitate the sale of the building or buildings or any part or parts thereof erected or to be erected on the said piece or parcel of ground in accordance with the covenants and conditions herein contained, provided that the scale and period of operation of such sales office and show flats and related marketing activities shall be subject to the prior written approval of the Director."

Condition (6) of the Second Schedule to the Modification Letter stipulates that :-

- "(a) The said Lessee may erect, construct and provide within the said piece or parcel of ground such recreational facilities and facilities ancillary thereto (hereinafter referred to as "the Facilities") as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.
- (b) For the purpose of calculating the total gross floor area stipulated in Clause No. (3)(c) hereof, subject to Clause No. (34)(d) hereof, any part of the Facilities provided within the said piece or parcel of ground in accordance with sub-clause (a) of this Clause which are for the common use and benefit of the residents of the residential block or blocks erected or to be erected on

the said piece or parcel of ground and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, are not for such use shall be taken into account for such calculation.

- (c) In the event that any part of the Facilities is exempted from the gross floor area calculation pursuant to sub-clause (b) of this Clause (hereinafter referred to as "the Exempted Facilities"):
 - (i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Clause No. (13)(a)(v) hereof;
 - (ii) the said Lessee shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and
 - (iii) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected on the said piece or parcel of ground and their bona fide visitors and by no other person or persons.
- (d) In the event that the said piece or parcel of ground is developed for use as a single family residence, sub-clauses (b) and (c) of this Clause shall not apply. The decision of the Director as to whether the said piece or parcel of ground is developed for the use as a single family residence shall be final and binding on the said Lessee."

Condition (8) of the Second Schedule to the Modification Letter stipulates that :-

The said Lessee shall at his own expense landscape and plant with trees and shrubs any portion of the said piece or parcel of ground and podium (if any) not built upon and thereafter maintain and keep the same in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director."

Condition (9) of the Second Schedule to the Modification Letter stipulates that :-

- "(a) Office accommodation for watchmen or caretakers or both may be provided within the said piece or parcel of ground subject to the following conditions:
 - (i) such accommodation is in the opinion of the Director essential to the safety, security and good management of the building or buildings erected or to be erected on the said piece or parcel of ground;
 - (ii) such accommodation shall not be used for any purpose other than office accommodation for watchmen or caretakers or both, who are wholly and necessarily employed on the said piece or parcel of ground; and
 - (iii) the location of any such accommodation shall first be approved in writing by the Director.

For the purposes of this sub-clause (a), no office accommodation may be located within any building on the said piece or parcel of ground which is intended or adapted for use as a single family residence. The decision of the Director as to whether a building constitutes or is intended for use as a single family residence shall be final and binding on the said Lessee.

- (b) (i) For the purpose of calculating the total gross floor area stipulated in Clause No. (3)(c) hereof, subject to Clause No. (34)(d) hereof, there shall not be taken into account office accommodation provided within the said piece or parcel of ground in accordance with sub-clause (a) of this Clause not exceeding the lesser of (I) or (II) below:

- (I) 0.2% of the total gross floor area of the building or buildings erected or to be erected on the said piece or parcel of ground;
- (II) 5 square metres for every 50 residential units or part thereof erected or to be erected on the said piece or parcel of ground, or 5 square metres for every block of residential units erected or to be erected on the said piece or parcel of ground, whichever calculation provides the greater floor area of such accommodation, and for the purpose of the covenants and conditions herein contained, the decision of the Director as to what constitutes a residential unit shall be final and binding on the said Lessee.

Any gross floor area in excess of the lesser of (I) or (II) above shall be taken into account for such calculation.

- (ii) In calculating the total gross floor area of the building or buildings erected or to be erected on the said piece or parcel of ground referred to in sub-clause (b)(i)(I) of this Clause, there shall not be taken into account the floor spaces which are excluded from the calculation of the gross floor area of the building or buildings erected or to be erected on the said piece or parcel of ground in accordance with the covenants and conditions herein contained as to which the decision of the Director shall be final and binding on the said Lessee.
- (c) For the purposes of sub-clause (b) of this Clause, neither detached, semi-detached nor terraced house which is intended for use as a single family residence shall be regarded as a block of residential units. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the said Lessee.
- (d) Office accommodation provided within the said piece or parcel of ground in accordance with sub-clause (a) of this Clause shall be designated as and form part of the Common Areas referred to in Clause No. (13)(a)(v) hereof.
- (e) In the event that the said piece or parcel of ground is developed for use as a single family residence, sub-clauses (a), (b), (c) and (d) of this Clause shall not apply. The decision of the Director as to whether the said piece or parcel of ground is developed for use as a single family residence shall be final and binding on the said Lessee."

Condition (10) of the Second Schedule to the Modification Letter stipulates that :-

- "(a) Quarters for watchmen or caretakers or both may be provided within the said piece or parcel of ground subject to the following conditions:
 - (i) such quarters shall be located in one of the blocks of residential units erected on the said piece or parcel of ground or in such other location as may be approved in writing by the Director; and
 - (ii) such quarters shall not be used for any purpose other than the residential accommodation of watchmen or caretakers or both, who are wholly and necessarily employed within the said piece or parcel of ground.

For the purposes of this sub-clause (a), no quarters may be located within any building on the said piece or parcel of ground which is intended or adapted for use as a single family

residence. The decision of the Director as to whether a building constitutes or is intended for use as a single family residence shall be final and binding on the said Lessee.

- (b) For the purpose of calculating the total gross floor area stipulated in Clause No. (3)(c) hereof, quarters provided within the said piece or parcel of ground in accordance with sub-clause (a) of this Clause with a total gross floor area of not exceeding 25 square metres shall not be taken into account. Any gross floor area in excess of 25 square metres shall be taken into account for such calculation.
- (c) Quarters for watchmen or caretakers or both provided within the said piece or parcel of ground in accordance with sub-clause (a) of this Clause shall be designated as and form part of the Common Areas referred to in Clause No. (13)(a)(v) hereof.
- (d) In the event that the said piece or parcel of ground is developed for use as a single family residence, sub-clauses (b) and (c) of this Clause shall not apply. The decision of the Director as to whether the said piece or parcel of ground is developed for use as a single family residence shall be final and binding on the said Lessee."

Condition (11) of the Second Schedule to the Modification Letter stipulates that :-

- "(a) One office for the use of the Owners' Corporation or the Owners' Committee may be provided within the said piece or parcel of ground provided that:
 - (i) such office shall not be used for any purpose other than for meetings and administrative work of the Owners' Corporation or the Owners' Committee formed or to be formed in respect of the said piece or parcel of ground and the buildings erected or to be erected thereon; and
 - (ii) the location of any such office shall first be approved in writing by the Director.
- (b) For the purpose of calculating the total gross floor area stipulated in Clause No. (3)(c) hereof, subject to Clause No. (34)(d) hereof, office provided within the said piece or parcel of ground in accordance with sub-clause (a) of this Clause which does not exceed 20 square metres shall not be taken into account. Any gross floor area in excess of 20 square metres shall be taken into account for such calculations.
- (c) An office provided within the said piece or parcel of ground in accordance with sub-clause (a) of this Clause shall be designated as and form part of the Common Areas referred to in Clause No. (13)(a)(v) hereof.
- (d) In the event that the said piece or parcel of ground is developed as a single family residence, sub-clauses (a), (b) and (c) of this Clause shall not apply. The decision of the Director as to whether the said piece or parcel of ground is developed for use as a single family residence shall be final and binding on the said Lessee."

Condition (17) of the Second Schedule to the Modification Letter stipulates that :-

- "(a) (i) Spaces shall be provided within the said piece or parcel of ground to the satisfaction of the Commissioner for Transport (hereinafter referred to as "C for T") for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (hereinafter referred to as "the Road Traffic Ordinance") at the following rates:

- (I) where a block or blocks of residential units (other than a detached, semi-detached or terraced house or houses which is or are intended for use as single family residence or residences) is or are provided within the said piece or parcel of ground, a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the said piece or parcel of ground as set out in the table below:

Size of each residential unit	Number of the residential parking spaces to be provided under this sub-clause (a)(i)(I)
Less than 40 square metres	One space for every 15 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 8.6 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 2.9 residential units or part thereof
Not less than 100 square metres but less than 130 square metres	One space for every 1.1 residential units or part thereof
Not less than 130 square metres but less than 160 square metres	One space for every 0.8 residential unit or part thereof
Not less than 160 square metres	One space for every 0.6 residential unit or part thereof

- (II) where detached, semi-detached or terraced house or houses which is or are intended for use as single family residence or residences is or are provided within the said piece or parcel of ground, at the following rates:
- (A) one space for each such house where its gross floor area is less than 160 square metres;
- (B) 1.5 spaces for each such house where its gross floor area is not less than 160 square metres but less than 220 square metres, provided that if the number of spaces to be provided under this sub-clause (a)(i)(II)(B) is a decimal number, the same shall be rounded up to the next whole number; and
- (C) two spaces for each such house where its gross floor area is not less than 220 square metres.

For the purpose of this sub-clause (a)(i), the decision of the C for T as to what constitutes a block or blocks of residential units, a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the said Lessee. The spaces to be provided under this sub-clause (a)(i) (as may be varied under Clause No.

(19) hereof) are hereinafter referred to as “the Residential Parking Spaces”. For the purpose of the covenants and conditions herein contained, “motor vehicle” shall be as defined in the Road Traffic Ordinance.

- (ii) For the purpose of sub-clause (a)(i)(I) of this Clause, the total number of the Residential Parking Spaces to be provided under sub-clause (a)(i)(I) of this Clause shall be the aggregate of the respective number of the Residential Parking Spaces calculated by reference to the respective size of each residential unit in terms of gross floor area as set out in the table of sub-clause (a)(i)(I) of this Clause and for the purpose of the covenants and conditions herein contained, the term “size of each residential unit in terms of gross floor area” shall mean the sum of (I) and (II) below:

- (I) the gross floor area of a residential unit exclusively used and enjoyed by the resident of that unit, which shall be - 27 - measured from the exterior of the enclosing walls or parapet of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit, but, for the avoidance of doubt, shall exclude all floor area within such unit which is not taken into account for the calculation of the total gross floor area stipulated in Clause No. (3)(c) hereof; and
- (II) the pro-rata gross floor area of the Residential Common Area (as hereinafter defined) in respect of a residential unit, and in so calculating, the total gross floor area of residential common area, which is for common use and benefit of the residents of the block or blocks of residential units erected or to be erected on the said piece or parcel of ground, outside the enclosing walls of the residential units but, for the avoidance of doubt, excluding all floor area which is not taken into account for the calculation of the total gross floor area stipulated in Clause No. (3)(c) hereof (which residential common area is hereinafter referred to as “the Residential Common Area”) shall be apportioned to a residential unit by the following formula:

The total gross floor area of the Residential Common Area

x

The gross floor area of a residential unit as calculated under sub-clause (a)(ii)(I) of this Clause

The total gross floor area of all residential units as calculated under sub-clause (a)(ii)(I) of this Clause

- (iii) Additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance (the spaces to be provided under this sub-clause (a)(iii) are hereinafter referred to as “the Visitors’ Parking Spaces”) shall be provided within the said piece or parcel of ground to the satisfaction of the C for T at a rate to be calculated by reference to the number of residential units provided in any block of residential units erected or to be erected on the said piece or parcel of ground as set out in the table below subject to a minimum of two such spaces being provided within the said piece or parcel of ground:

16 批地文件的摘要

SUMMARY OF LAND GRANT

Number of Residential Units per Block	Number of Visitors' Parking Spaces per Block
45 or below	2
46-60	3
61-75	4
above 75	5

For the purpose of this sub-clause (a)(iii), a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a block of residential units, and the decision of the C for T as to what constitutes a block of residential units, a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the said Lessee.

- (iv) The Residential Parking Spaces and the Visitors' Parking Spaces shall not be used for any purpose other than those respectively stipulated in sub-clauses (a)(i) and (a)(iii) of this Clause and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services.
- (b) (i) Out of the Residential Parking Spaces and the Visitors' Parking Spaces, the said Lessee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons (which spaces to be so reserved and designated are hereinafter referred to as "the Parking Spaces for Disabled Persons") as the Building Authority may require or approve. For the purpose of the covenants and conditions herein contained, "disabled persons" shall be as defined in the Road Traffic Ordinance, and "Building Authority" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.
- (ii) The Parking Spaces for Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance by disabled persons and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services.
- (c) (i) Spaces shall be provided within the said piece or parcel of ground to the satisfaction of the C for T for the parking of motor cycles licensed under the Road Traffic Ordinance at a rate of one space for every 100 residential units or part thereof provided in any block of residential units erected or to be erected on the said piece or parcel of ground (the spaces to be provided under this sub-clause (c)(i) are hereinafter referred to as "the Motor Cycle Parking Spaces"). For the purpose of this sub-clause (c)(i), a detached, semi-detached and terraced house which is intended for use as a single family residence shall not be regarded as a block of residential units and the decision of the C for T as to what constitutes a block of residential units, a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single

family residence shall be final and binding on the said Lessee. For the purpose of the covenants and conditions herein contained, "motor cycle" shall be as defined in the Road Traffic Ordinance.

- (ii) The Motor Cycle Parking Spaces shall not be used for any purpose other than for the purpose set out in sub-clause (c)(i) of this Clause and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services.
- (d) (i) Except for the Parking Spaces for Disabled Persons, each of the Residential Parking Spaces and the Visitors' Parking Spaces shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.
- (ii) The dimensions of each of the Parking Spaces for Disabled Persons shall be as the Building Authority may require or approve.
- (iii) Each of the Motor Cycle Parking Spaces shall measure 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres."

Condition (18) of the Second Schedule to the Modification Letter stipulates that :-

- "(a) Spaces shall be provided within the said piece or parcel of ground to the satisfaction of the C for T for the loading and unloading of goods vehicles at a rate of one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the said piece or parcel of ground subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the said piece or parcel of ground, such loading and unloading space to be located adjacent to or within each block of residential units. For the purpose of this sub-clause (a), a detached, semi-detached and terraced house which is intended for use as a single family residence shall not be regarded as a residential unit or a block of residential units and the decision of the C for T as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the said Lessee. For the purpose of the covenants and conditions herein contained, "goods vehicle" shall be as defined in the Road Traffic Ordinance.
- (b) Each of the spaces provided under sub-clause (a) of this Clause shall measure 3.5 metres in width and 7.0 metres in length with a minimum headroom of 3.6 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings erected or to be erected on the said piece or parcel of ground."

Condition (28) of the Second Schedule to the Modification Letter stipulates that :-

"Where prestressed ground anchors have been installed, upon development or redevelopment of the said piece or parcel of ground or any part thereof, the said Lessee shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director and shall supply to the Director such reports and information on all such monitoring works as the Director may from time to time in his absolute discretion require. If the said Lessee shall neglect or fail to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and the said Lessee shall on demand repay to the Government the cost thereof."

Condition (31) of the Second Schedule to the Modification Letter stipulates that :-

- “(a) The said Lessee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the said piece or parcel of ground or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the said piece or parcel of ground, and the said Lessee shall be solely liable for and shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with any damage or nuisance caused by such storm-water or rain-water.
- (b) The works of connecting any drains and sewers from the said piece or parcel of ground to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be liable to the said Lessee for any loss or damage thereby occasioned and the said Lessee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the said Lessee at his own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the said Lessee at his own cost and upon demand be handed over by the said Lessee to the Government for future maintenance thereof at the expense of the Government and the said Lessee shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the said Lessee to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the said Lessee shall pay to the Government on demand the cost of such works.”

F. Lease conditions that are onerous to a purchaser

The Government Lease stipulates that :-

“... the said Lessees... shall and will from time to time and at all times hereafter when where and as often as need or occasion shall be require at their own proper costs and charges well and sufficiently Repair Uphold Support Maintain Pave Purge Scour Cleanse Empty Amend and keep the messuage or tenement messuages or tenements and all other erections and buildings now or at any time hereafter standing upon the said piece or parcel or ground and all the Walls Banks Cuttings Hedges Ditches Rails Lights Pavements Privies Sinks Drains and Watercourses thereunto belonging and which shall in any-wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever the whole to be done to the satisfaction of Her said Majesty’s Director of Public Works...”

The Government Lease stipulates that :-

“... the said Lessees... will during the term hereby granted as often as need shall require bear pay and allow a reasonable share and proportion for and towards the costs and charges of making building repairing and amending all or any roads lanes pavements channels fences and party walls draughts private or public sewers and drains requisite for or in or belonging to the demised premises or any part thereof in common with other premises near or adjoining thereto and that such

proportion shall be fixed and ascertained by the said Director and shall be recoverable in the nature of rent in arrear...”

Condition (7) of the Second Schedule to the Modification Letter stipulates that :-

“No tree growing on the said piece or parcel of ground or adjacent thereto shall be removed or interfered with without the prior written consent of the Director who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.”

Condition (20) of the Second Schedule to the Modification Letter stipulates that :-

- “(a) The said Lessee shall at all times throughout the term hereby granted permit the C for T, the Government, their officers, contractors, agents, workmen and any other persons authorized by any of them, with or without tools, equipment, plant, machinery or motor vehicles, free of charge, the right of free and unrestricted ingress, egress and regress to, from and through the said piece or parcel of ground or any part thereof and any building erected or to be erected thereon for the purposes of inspecting, checking or ascertaining that there is no breach of or failure to comply with Clauses Nos. (17), (18) and (19) hereof by the said Lessee.
- (b) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the said Lessee or any other person arising whether directly or indirectly out of, in connection with or incidental to the exercise by the C for T, the Government, their officers, contractors, agents, workmen or any other persons authorized by any of them of the rights conferred under sub-clause (a) of this Clause, and no claim whatsoever shall be made against the Government by the said Lessee in respect of any such loss, damage, nuisance or disturbance.
- (c) The said Lessee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the exercise by the C for T, the Government, their officers, contractors, agents, workmen or any other persons authorized by any of them of the rights conferred under sub-clause (a) of this Clause.”

Condition (22) of the Second Schedule to the Modification Letter stipulates that :-

- “(a) Throughout the term hereby granted whether prior to or after compliance with the covenants and conditions herein contained in all respects to the satisfaction of the Director, the Residential Parking Spaces and the Motor Cycle Parking Spaces shall not be assigned except
 - (i) together with undivided shares in the said piece or parcel of ground giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the said piece or parcel of ground; or
 - (ii) to a person who is already the owner of undivided shares in the said piece or parcel of ground with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the said piece or parcel of ground.

Provided that in any event not more than three in number of the total of the Residential Parking Spaces and the Motor Cycle Parking Spaces shall be assigned to the owner of any one residential unit in the building or buildings erected or to be erected on the said piece or parcel of ground.

- (b) Notwithstanding sub-clause (a) of this Clause, the said Lessee may, with the prior written consent of the Director, assign all the Residential Parking Spaces and the Motor Cycle Parking Spaces as a whole, but only to a wholly-owned subsidiary company of the said Lessee.
- (c) Sub-clause (a) of this Clause shall not apply to an assignment, underletting, mortgage or charge of the said piece or parcel of ground as a whole.
- (d) Sub-clauses (a) and (b) of this Clause shall not apply to the Parking Spaces for Disabled Persons.”

Condition (27) of the Second Schedule to the Modification Letter stipulates that :-

- “(a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the said piece or parcel of ground or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the said piece or parcel of ground or any part thereof or any other works required to be done by the said Lessee under the covenants and conditions herein contained, or for any other purpose, the said Lessee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the said piece or parcel of ground and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The said Lessee shall at all times during the term hereby granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.
- (b) Nothing in sub-clause (a) of this Clause shall prejudice the Government’s rights under the covenants and conditions herein contained, in particular Clause No. (26) hereof.
- (c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the said Lessee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the said piece or parcel of ground or from any adjacent or adjoining Government or leased land, the said Lessee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with such falling away, landslip or subsidence.
- (d) In addition to any other rights or remedies herein provided for breach of any of the covenants and conditions herein contained, the Director shall be entitled by notice in writing to call upon the said Lessee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to

reinstate and make good any falling away, landslip or subsidence, and if the said Lessee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the said Lessee shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.”

Note:

For full details, please refer to the Land Grant. Full script of the Land Grant is available for free inspection upon request at the sales office during opening hours and copies can be obtained upon paying necessary photocopying charges.

17 公共設施及公眾休憩用地的資料

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

不適用。

Not applicable.

18 對買方的警告

WARNING TO PURCHASERS

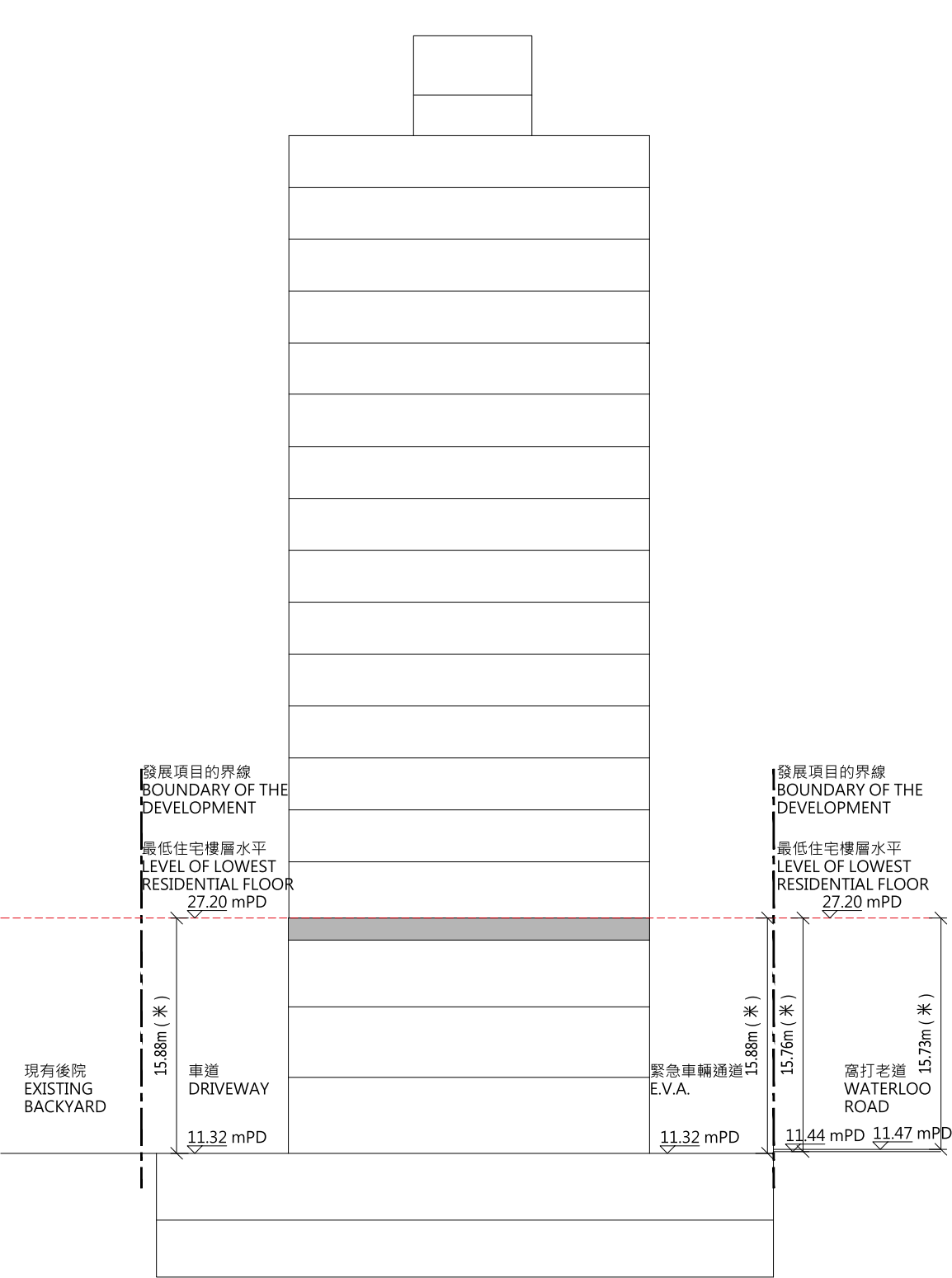
1. 謹此建議買方聘用一間獨立的律師事務所（代表擁有人行事者除外），以在此交易中代表買方行事。
2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突：
 - (a) 該律師事務所可能不能夠保障買方的利益；及
 - (b) 買方可能要聘用一間獨立的律師事務所。
4. 如屬上述 3(b) 的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所而須支付的費用。

1. The purchaser is hereby 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:
 - (a) That firm may not be able to protect the purchaser's interests; and
 - (b) The purchaser may have to instruct a separate firm of solicitors.
4. In case of paragraph 3(b), 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.

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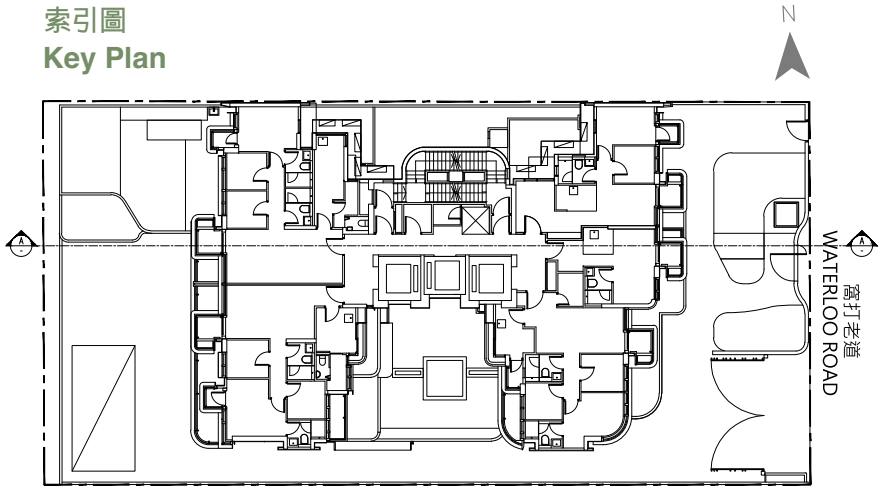
發展項目中的建築物的橫截面圖
CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

橫截面 A-A
CROSS-SECTION A-A



TOP ROOF		頂層天台
UPPER ROOF		上層天台
ROOF		天台
20/F RESIDENTIAL UNITS	20樓	住宅單位
19/F RESIDENTIAL UNITS	19樓	住宅單位
18/F RESIDENTIAL UNITS	18樓	住宅單位
17/F RESIDENTIAL UNITS	17樓	住宅單位
16/F RESIDENTIAL UNITS	16樓	住宅單位
15/F RESIDENTIAL UNITS	15樓	住宅單位
12/F RESIDENTIAL UNITS	12樓	住宅單位
11/F RESIDENTIAL UNITS	11樓	住宅單位
10/F RESIDENTIAL UNITS	10樓	住宅單位
9/F RESIDENTIAL UNITS	9樓	住宅單位
8/F RESIDENTIAL UNITS	8樓	住宅單位
7/F RESIDENTIAL UNITS	7樓	住宅單位
6/F RESIDENTIAL UNITS	6樓	住宅單位
5/F RESIDENTIAL UNITS	5樓	住宅單位
3/F RESIDENTIAL UNITS	3樓	住宅單位
TRANSFER PLATE		結構轉換層
2/F LIFT LOBBY/COVERED LANDSCAPE/ RESIDENTIAL RECREATIONAL FACILITIES/ E&M FLOOR	2樓	電梯大堂/有蓋園林/ 住宅康樂設施/ 機電樓層
1/F LIFT LOBBY/E&M FLOOR/ RESIDENTIAL RECREATIONAL FACILITIES	1樓	電梯大堂/機電樓層/ 住宅康樂設施
G/F LIFT LOBBY/E&M FLOOR/ COVERED LANDSCAPE/GUARD HOUSE	地下	電梯大堂/機電樓層/ 有蓋園林/警衛室
B1/F CARPARK/E&M FLOOR	地庫1層	停車場/機電樓層
B2/F CARPARK/E&M FLOOR	地庫2層	停車場/機電樓層

索引圖
Key Plan



發展項目的界線
BOUNDARY OF THE DEVELOPMENT

1. 毗連建築物的一段窩打老道為香港主水平基準以上 11.44 米至 11.47 米。

2. 毗連建築物的一段緊急車輛通道為香港主水平基準以上 11.32 米。

3. 毗連建築物的一段車道為香港主水平基準以上 11.32 米。

4. ----- 紅色虛線為最低住宅樓層水平。

5. (≡) 代表香港主水平基準以上的高度（米）。
1. The part of Waterloo Road adjacent to the building is 11.44 meters to 11.47 meters above Hong Kong Principal Datum (MPD).

2. The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 11.32 meters above Hong Kong Principal Datum (HKPD).

3. The part of Driveway adjacent to the building is 11.32 meters above Hong Kong Principal Datum (HKPD).

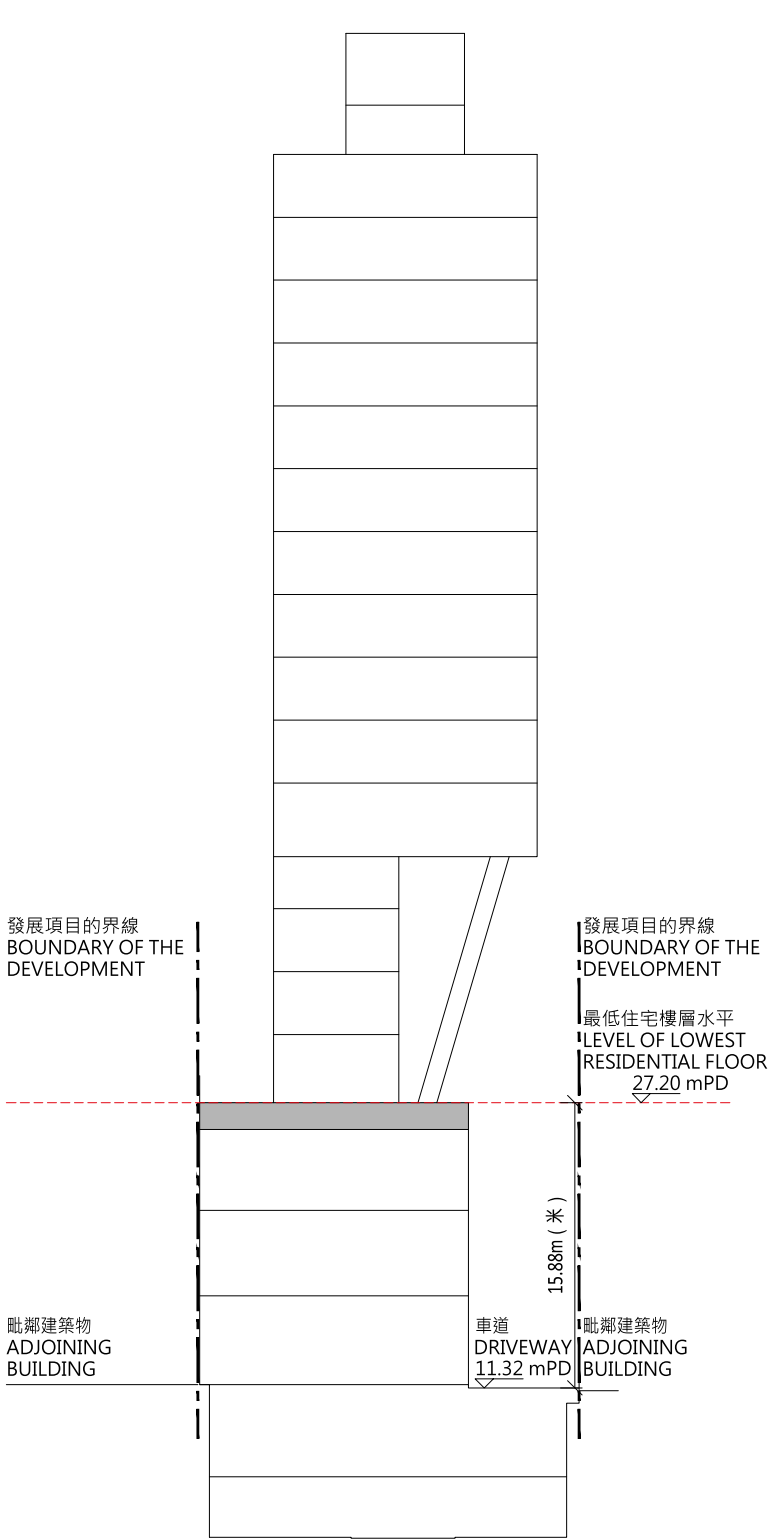
4. ----- Red Dotted line denotes the level of the lowest residential floor.

5. (≡) Denotes height (in metre) above the Hong Kong Principal Datum.

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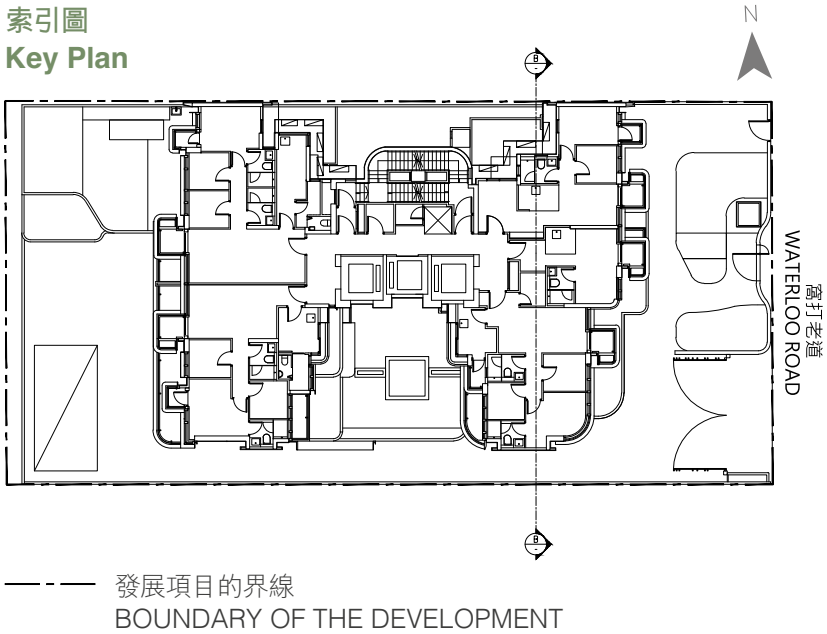
發展項目中的建築物的橫截面圖
CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

橫截面 B-B
CROSS-SECTION B-B



TOP ROOF		頂層天台
UPPER ROOF		上層天台
ROOF		天台
20/F RESIDENTIAL UNITS	20樓	住宅單位
19/F RESIDENTIAL UNITS	19樓	住宅單位
18/F RESIDENTIAL UNITS	18樓	住宅單位
17/F RESIDENTIAL UNITS	17樓	住宅單位
16/F RESIDENTIAL UNITS	16樓	住宅單位
15/F RESIDENTIAL UNITS	15樓	住宅單位
12/F RESIDENTIAL UNITS	12樓	住宅單位
11/F RESIDENTIAL UNITS	11樓	住宅單位
10/F RESIDENTIAL UNITS	10樓	住宅單位
9/F RESIDENTIAL UNITS	9樓	住宅單位
8/F RESIDENTIAL UNITS	8樓	住宅單位
7/F RESIDENTIAL UNITS	7樓	住宅單位
6/F RESIDENTIAL UNITS	6樓	住宅單位
5/F RESIDENTIAL UNITS	5樓	住宅單位
3/F RESIDENTIAL UNITS	3樓	住宅單位
TRANSFER PLATE		結構轉換層
2/F LIFT LOBBY/COVERED LANDSCAPE/RESIDENTIAL RECREATIONAL FACILITIES/E&M FLOOR	2樓	電梯大堂/有蓋園林/住宅康樂設施/機電樓層
1/F LIFT LOBBY/E&M FLOOR/RESIDENTIAL RECREATIONAL FACILITIES	1樓	電梯大堂/機電樓層/住宅康樂設施
G/F LIFT LOBBY/E&M FLOOR/COVERED LANDSCAPE/GUARD HOUSE	地下	電梯大堂/機電樓層/有蓋園林/警衛室
B1/F CARPARK/E&M FLOOR	地庫1層	停車場/機電樓層
B2/F CARPARK/E&M FLOOR	地庫2層	停車場/機電樓層

索引圖
Key Plan



1. 毗連建築物的一段車道為香港主水平基準以上 11.32 米。

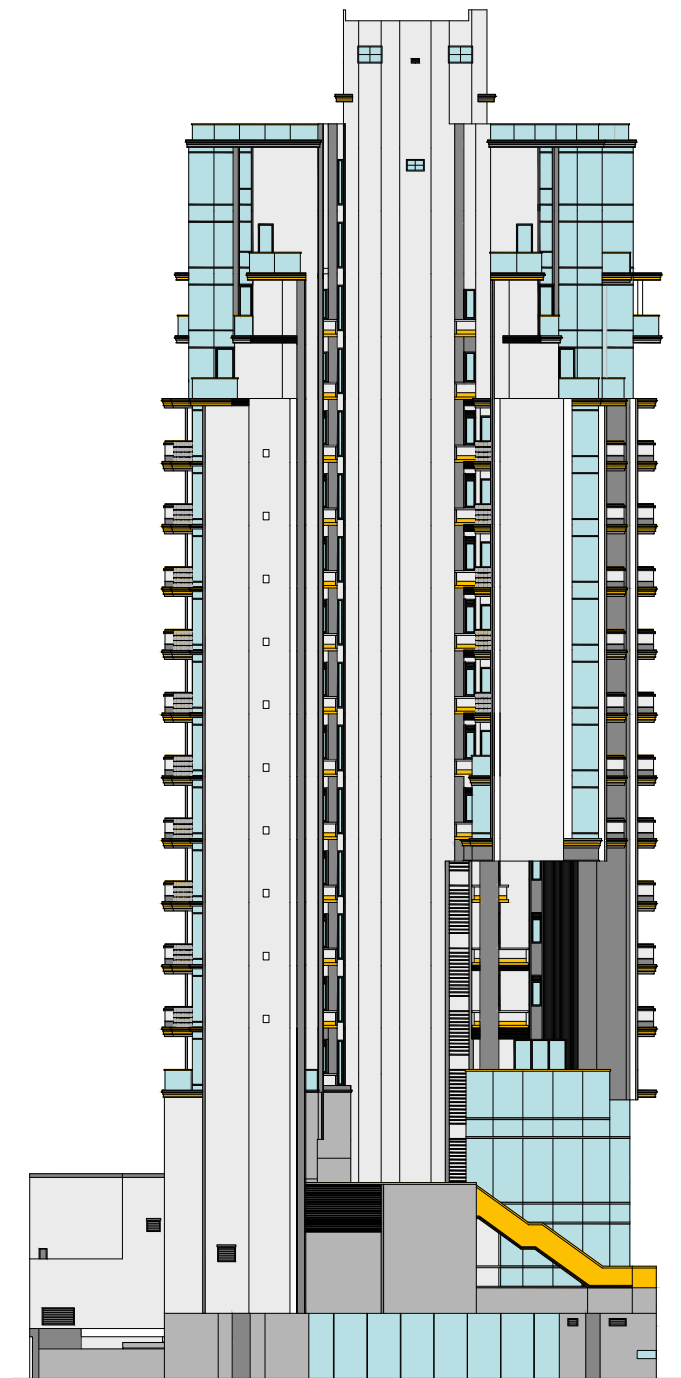
2. ----- 紅色虛線為最低住宅樓層水平。

3. (≡) 代表香港主水平基準以上的高度（米）。
1. The part of Driveway adjacent to the building is 11.32 meters above Hong Kong Principal Datum (HKPD).

2. ----- Red Dotted line denotes the level of the lowest residential floor.

3. (≡) Denotes height (in metre) above the Hong Kong Principal Datum.

20 立面圖 ELEVATION PLAN

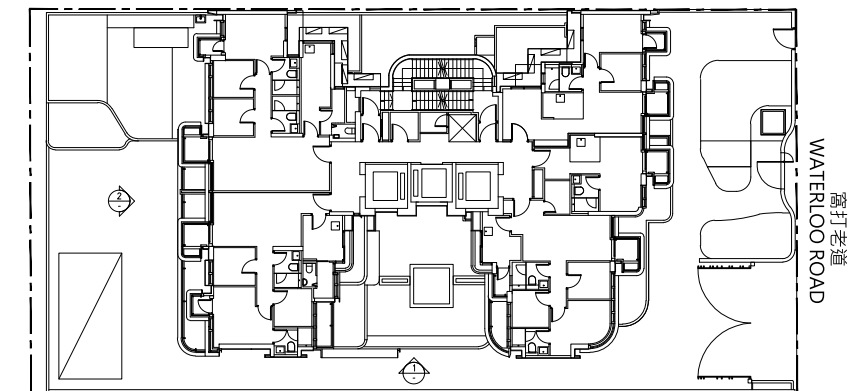


立面圖 1
ELEVATION 1



立面圖 2
ELEVATION 2

索引圖
Key Plan



—— 發展項目的界線
BOUNDARY OF THE DEVELOPMENT

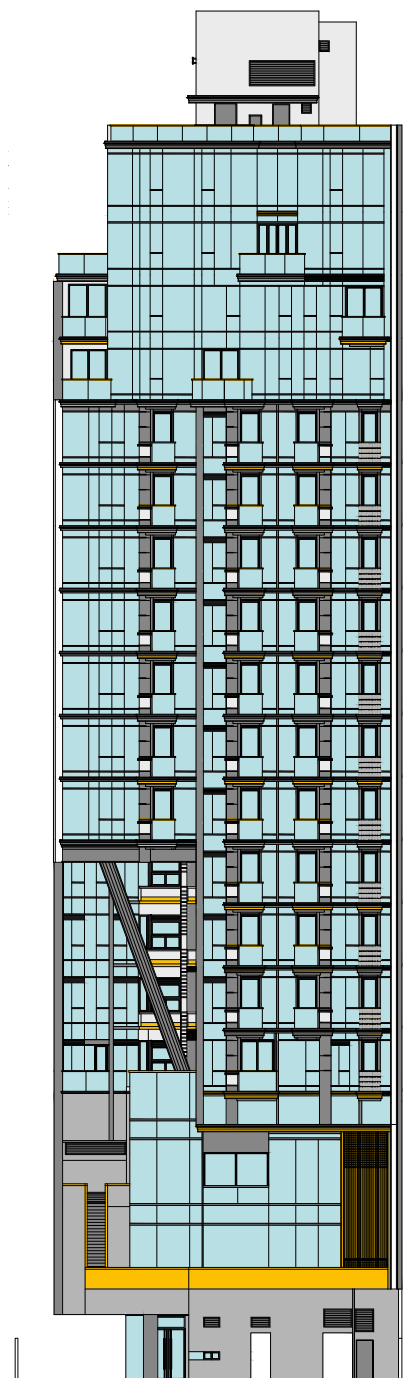
發展項目的認可人士證明本立面圖所顯示的立面：

1. 以 2022 年 10 月 31 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

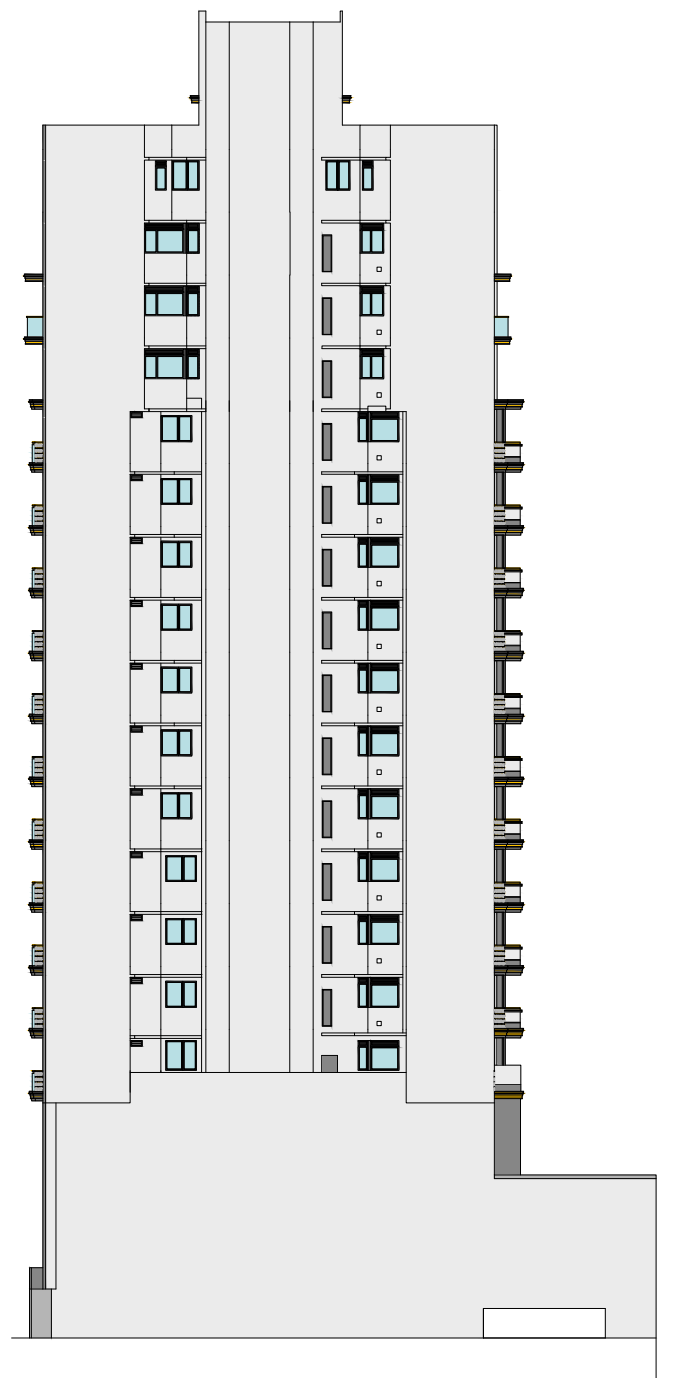
Authorized Person for the Development certified that the elevations shown on Development these elevation plans:

1. are prepared on the basis of the approved building plans for the Development as of 31 October 2022; and
2. are in general accordance with the outward appearance of the Development.

20 立面圖 ELEVATION PLAN

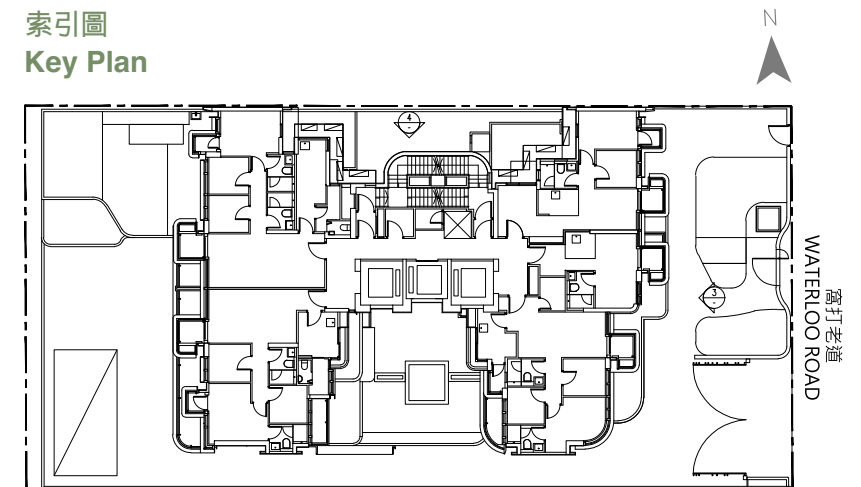


立面圖 3
ELEVATION 3



立面圖 4
ELEVATION 4

索引圖
Key Plan



—— 發展項目的界線
BOUNDARY OF THE DEVELOPMENT

發展項目的認可人士證明本立面圖所顯示的立面：

1. 以 2022 年 10 月 31 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

Authorized Person for the Development certified that the elevations shown on Development these elevation plans:

1. are prepared on the basis of the approved building plans for the Development as of 31 October 2022; and
2. are in general accordance with the outward appearance of the Development.

21

發展項目中的公共設施的資料

INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

公用設施的類別 Category of Common Facilities	有蓋範圍 Covered Area		無蓋範圍 Uncovered Area		總面積 Total Area	
	面積 (平方米) Area (sq.m.)	面積 (平方呎) Area (sq.ft.)	面積 (平方米) Area (sq.m.)	面積 (平方呎) Area (sq.ft.)	面積 (平方米) Area (sq.m.)	面積 (平方呎) Area (sq.ft.)
住客會所（包括供住客使用的任何康樂設施） Residents' Clubhouse (including any recreational facilities for residents' use)	231.763	2495	134.126	1444	365.889	3938
位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方（不論是稱為公用空中花園或其他名稱） Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor of a building in the Development (whether known as communal sky garden or otherwise)	32.414	349	--	--	32.414	349
位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方（不論是稱為有蓋及園景的遊樂場或有其他名稱） Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise)	15.600	168	143.317	1543	158.917	1711

備註：以平方米列出的面積以 1 平方米 = 10.764 平方呎換算至平方呎，並以四捨五入至整數。

Note: Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest integer.

22 閱覽圖則及公契

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網站的網址為 www.ozp.tpb.gov.hk
2. 指明住宅物業每一已簽立的公契及 / 或指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿存放在發售住宅物業的地方，以供閱覽。
3. 無須為閱覽付費。

1. Copies of outline zoning plans relating to the Development are available at www.ozp.tpb.gov.hk.
2. A copy of every deed of mutual covenant in respect of the specified residential property that has been excuted and/or the latest draft of every deed of mutual covenant in respect of the specified residential property as at the date on which the specified residential property is offered to be sold is available for inspection at the place at which the residential property is offered to be sold.
3. The inspection fee is free of charge.

23 室內裝置，裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

1. 外部裝修物料

細項		描述
a. 外牆	裝修物料的類型	平台：玻璃牆、瓷磚、鋁飾面、石飾面及鋁格柵 大廈：幕牆、瓷磚、油漆、鋁飾面及鋁格柵
b. 窗	框的用料	採用氟碳噴塗鋁質窗框。
	玻璃的用料	客廳 / 飯廳、睡房、及工作間窗 (如有) 為中空玻璃 浴室及洗手間窗 (如有) 為鋼化玻璃。以下單位除外： 5 樓至 16 樓 A 單位的主浴室窗為中空玻璃 廚房、工作間及溫室窗 (如有) 為鋼化玻璃
c. 窗台	用料	不適用
	窗台板的裝修物料	不適用
d. 花槽	裝修物料的類型	瓷磚及鋁金屬飾面
e. 陽台或露台	類型	露台配設玻璃圍欄並裝設金屬扶手 牆身：瓷磚及鋁金屬飾面 3 樓 C 單位 5-7 樓 A,B,C,D 單位 8 樓 A,B,C,D,E 單位 9-16 樓 A,B,C,D,E 單位 牆身：瓷磚 18 樓 A,B 單位 地台：瓷磚 天花：髹外牆漆 沒有陽台
	是否有蓋	露台設有蓋
f. 乾衣設施	類型	不適用
	用料	不適用

1. Exterior Finishes

Items		Description
a. External wall	Type of finishes	Podium: Glass wall, tiles, aluminum cladding, stone cladding and aluminum louver Tower: Curtian wall, tiles, paint, aluminum cladding and aluminum louver
b. Window	Material of frame	Aluminium frame finished with fluorocarbon coating
	Material of glass	Insulated-Glass-Unit (IGU) for windows (if any) in living room/dining room, bedroom and utility room Tempered glass for windows (if any) in bathroom and lavatory. Except the following unit: IGU for windows in master bathroom of Unit A on 5/F to 16/F Tempered glass for windows (if any) in kitchen, utility room and conservatory.
c. Bay window	Material of bay window	Not applicable
	Window sill finishes	Not applicable
d. Planter	Type of finishes	Tiles and aluminum cladding
e. Verandah or Balcony	Type of finishes of balcony	All balconies are fitted with glass balustrade and metal rail. Wall: Tiles and Aluminum cladding 3/F Unit C 5-7/F Unit A,B,C,D 8/F Unit A,B,C,D,E 9/F-16/F Unit A,B,C,D,E Wall: tiles 18/F Unit A,B Floor: tiles Ceiling: external paint There is no verandah
	Whether the balcony it is covered	Balconies are covered
f. Drying facilities for clothing	Type	Not applicable
	Material	Not applicable

賣方承諾如發展項目中沒有安裝於所指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

The Vendor undertakes that if lifts or appliances of the specified brand name or model name are not installed in the Development, lifts or appliances of comparable quality will be installed.

23 室內裝置，裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

2. 室內裝修物料

細項		描述		
		牆壁	地板	天花板
a. 大堂	地下住宅入口大堂裝修物料的類型	天然石、不銹鋼、玻璃及鏡	天然石	鋁質假天花
	住宅樓層升降機大堂裝修物料的類型	瓷磚、木皮裝飾面板、不銹鋼、玻璃及鏡	瓷磚	石膏板假天花髹乳膠漆
		牆壁	天花板	
b. 內牆及天花板	客廳裝修物料的類型	乳膠漆	髹乳膠漆及石膏板假天花髹乳膠漆	
	飯廳裝修物料的類型			
	睡房裝修物料的類型			
		地板	牆腳線	
c. 內部地板	客廳的用料	瓷磚 (只適用於 3 樓、5 樓至 12 樓及 15 樓至 16 樓所有單位) 橡木複合地板 (只適用於 17 樓及 18 樓的 A 單位及 B 單位及頂層單位 (西) 及頂層單位 (東)) 沿露台、工作平台及平台鋪切天然石材	木腳線	
	飯廳的用料			
	睡房的用料			
		牆壁	地板	天花板
d. 浴室	裝修物料的類型	瓷磚	瓷磚及石材	石膏板假天花髹乳膠漆
	牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底		

2. Interior Finishes

Items		Description		
		Wall	Floor	Ceiling
a. Lobby	Type of finishes of G/F residential entrance lobby	Natural stone, stainless steel, glass and mirror	Natural stone	Aluminum false ceiling
	Type of finishes of residential floor lift lobby	Tiles, wood veneered panel, stainless steel, glass and mirror	Tiles	Gypsum board false ceiling with emulsion paint
		Wall	Ceiling	
b. Internal wall and ceiling	Type of finishes of living room	Emulsion paint	Emulsion paint and gypsum board false ceiling with emulsion paint	
	Type of finishes of dining room			
	Types of finishes of bedroom			
		Floor	Skirting	
c. Internal floor	Material of living room	Tiles (Applicable to all Units on 3/F, 5/F-12/F and 15-16/F only) Oak engineered timber flooring (Applicable to Unit A and Unit B on 17/F, and 18/F and Penthouse West and Penthouse East only) Flooring adjoining the balcony, utility platform and flat roof is finished with natural stone	Timber skirting	
	Material of dining room			
	Material of bedroom			
		Wall	Floor	Ceiling
d. Bathroom	Types of finishes	Tiles	Tiles and stone	Gypsum board false ceiling with emulsion paint
	Whether the wall finishes run up to the ceiling	Up to the bottom of false ceiling		

賣方承諾如發展項目中沒有安裝於所指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

The Vendor undertakes that if lifts or appliances of the specified brand name or model name are not installed in the Development, lifts or appliances of comparable quality will be installed.

23

室內裝置，裝修物料及設備
FITTINGS, FINISHES AND APPLIANCES

2. 室內裝修物料

細項		描述			
		牆壁	地板	天花板	灶台
e. 廚房 / 開放式廚房	裝修物料的類型	瓷磚、金屬及玻璃	瓷磚	石膏板假天花 髹乳膠漆 (適用於廚房 / 開放式廚房) 及髹乳膠漆 (只適用於開放式廚房除 3 樓 C 單位)	鋪砌實體面材
	牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			

2. Interior Finishes

Items		Description			
		Wall	Floor	Ceiling	Cooking bench
e. Kitchen/ Open Kitchen	Types of finishes	Tiles, metal and glass	Tiles	Gypsum board false ceiling with emulsion paint (applicable to all Kitchen and Open Kitchen) and emulsion paint (applicable to Open Kitchen only except for unit C on 3/F)	Solid surfacing material.
	Whether the wall finishes run up to the ceiling	Up to the bottom of false ceiling			

賣方承諾如發展項目中沒有安裝於所指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

The Vendor undertakes that if lifts or appliances of the specified brand name or model name are not installed in the Development, lifts or appliances of comparable quality will be installed.

23

室內裝置，裝修物料及設備
FITTINGS, FINISHES AND APPLIANCES

3. 室內裝置

細項		描述		
		用料	裝修物料	配件
a. 門	單位大門	防火實心木門	木皮飾面	電子門鎖、防盜眼、門鼓及門擋
	露台門	鋁框玻璃門	玻璃	門鎖及門擋
	工作平台門	鋁框玻璃門	鋼化玻璃	門鎖
	平台門	鋁框玻璃門	鋼化玻璃	門鎖
	睡房門	中空木門	木皮飾面	拉手、門鎖及門擋
	浴室門	中空木門	木皮飾面	拉手、門鎖、門擋及掛鉤
				拉手、門鎖及路軌 (只適用於 17 樓及 18 樓的浴室及頂層單位 (西) 之主人浴室)
	廚房門	防火實心木門配防火玻璃視窗	木皮飾面、金屬及玻璃	拉手、門擋及門鼓
	儲物房門	中空木門	木皮飾面	拉手、門鎖及門擋
				拉手、門鎖及路軌 (只適用於 5 樓至 7 樓 D 單位)

3. Interior Fittings

Items		Description		
		Material	Finishes	Accessories
a. Doors	Main entrance door	Fire-rated solid core timber door	Timber veneer	Electrical lockset, eye viewer, door closer and door stopper
	Balcony door	Aluminium frame glass door	Glass	Lockset and door stopper
	Utility platform door	Aluminium frame glass door	Tempered glass	Lockset
	Flat roof door	Aluminium frame door	Tempered glass	Lockset
	Bedroom door	Hollow core timber door	Timber veneer	Handle, lockset and door stopper
	Bathroom door	Hollow core timber door	Timber veneer	Handle, lockset, door stopper and hook
				Handle, lockset and sliding track (Applicable to Bathroom on 17/F and 18/F and Master Bathroom of Penthouse West only)
	Kitchen door	Solid core fire rated timber door with fire rated glass vision panel	Timber veneer, metal and glass	Handle, door stopper and door closer
	Store door	Hollow core timber door	Timeber veneer	Handle, lockset and door stopper
				Handle, lockset and sliding track (Applicable to Unit D on 5/F-7/F only)

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The Vendor undertakes that if lifts or appliances of the specified brand name or model name are not installed in the Development, lifts or appliances of comparable quality will be installed.

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室內裝置，裝修物料及設備
FITTINGS, FINISHES AND APPLIANCES

3. 室內裝置

細項		描述		
		用料	裝修物料	配件
a. 門	工作間	中空木門	木皮飾面	拉手及門擋 拉手及路軌 (只適用於 3 樓、5 樓至 12 樓及 15 樓至 18 樓的 A 單位)
	電梯大堂門	中空木門 (只適用於地庫 2 層)	鋁飾面	門鎖
		鋁框玻璃門 (只適用於地下)	鋼化玻璃	門鎖
	樓梯門 (只適用於頂層單位 (西) 及頂層單位 (東))	鋁框玻璃門	鋼化玻璃	門鎖
	天台門	鋁框玻璃門	鋼化玻璃	門鎖
	門廊門	防火實心木門	木皮飾面	電子門鎖、防盜眼及門鼓
	洗手間門	鋁趟疊門	氟化碳噴塗	門鎖
	門廊往入口門 (只適用於 17 樓至 18 樓 A 單位)	防火實心大門	木皮飾面	門鎖、門檔及門鼓
	廚房往入口門 (只適用於 17 樓至 18 樓 A 單位)	中空木門	木皮飾面	拉手及門檔

3. Interior Fittings

Items		Description		
		Material	Finishes	Accessories
a. Doors	Utility door	Hollow core timber door	Timber veneer	Handle and door stopper
				Handle and sliding track (Applicable to Unit A on 3/F, 5/F-12/F and 15/F-18/F only)
	Lift Lobby door	Hollow core timber door (Applicable to B2/F only)	Aluminium cladding	Lockset
		Aluminium frame glass door (Applicable to G/F only)	Temper glass	Lockset
	Staircase door (Applicable to Penthouse West and Penthouse East only)	Aluminium frame glass door	Tempered glass	Lockset
	Roof door	Aluminium frame glass door	Tempered glass	Lockset
	Entrance hall door	Solid core fire rated timber door	Timber veneer	Electrical lockset, eye viewer and door closer
	Lavatory door	Alminium bi-folding door	Flurocarbon coating	Lockset
	Entrance hall to main entrance door (Applicable to Unit A on 17/F - 18/F only)	Fire-rated solid core timber door	Timber veneer	Lockset, door stopper and door closer
	Kitchen to main entrance door (Applicable to Unit A on 17/F - 18/F only)	Hollow core timber door	Timber veneer	Handle and door stopper

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室內裝置，裝修物料及設備
FITTINGS, FINISHES AND APPLIANCES

3. 室內裝置

細項		描述	
		類型	用料
b. 浴室	裝置及設備的類型及用料	櫃台面	石英石
		木櫃	聚丙烯裝飾及膠板飾面
		木鏡櫃	聚丙烯裝飾、膠板、玻璃及金屬包邊
		洗面盆水龍頭	鍍鉻
		座廁	搪瓷
		洗面盆	搪瓷
		廁紙架	粉末塗層
		掛鉤	鍍鉻
		毛巾架	鍍鉻
	供水系統的類型及用料	冷熱水喉	膠層保護之銅喉
	沐浴設施 (包括花灑或浴缸(如適用))	花灑龍頭	鍍鉻
		浴缸水龍頭	鍍鉻
		浴缸	鋼瓷釉
		淋浴間	強化玻璃淋浴間隔
	浴缸大小 (如適用)	1500 毫米 (長) x 700 毫米 (闊) x 410 毫米 (高)	

3. Interior Fittings

Items		Description	
		Type	Material
b. Bathroom	Type and material of fittings and equipment	Counter Top	Quartz stone
		Timber Cabinet	Polypropylene decorative panel and plastic laminate finish
		Timber Mirror Cabinet	Polypropylene decorative panel, plastic laminate, glass and metal trimming
		Wash Basin Mixer	Chrome plated
		Water Closet	Vitreous china
		Basin	Vitreous china
		Paper Holder	Powder coated
		Hook	Chrome plated
		Towel Bar	Chrome plated
	Type and material of water supply system	Hot & Cold water supply	Copper water pipes with glue layer protection
	Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower set	Chrome plated
		Bath mixer	Chrome plated
		Bath tub	Steel enamel
		Shower compartment	Tempered glass shower cubicle
	Size of Bath Tub, if applicable	1500mm(L) x 700mm(W) x 410mm(H)	

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室內裝置，裝修物料及設備
FITTINGS, FINISHES AND APPLIANCES

3. 室內裝置

細項		描述		
		用料		
c. 廚房 / 開放式廚房	洗滌盆	不銹鋼		
	供水系統	冷水供水系統採用銅喉管，熱水供水系統採用配有隔熱保護之銅喉		
		用料	裝修物料	
	廚櫃的用料及裝修物料	木製廚櫃	膠板飾面連鋁手抽	
			亮漆、木皮飾面連鋁手抽及鋁框連強化玻璃門 (只適用於 17 樓及 18 樓的 A 單位及 B 單位及頂層單位 (西) 及頂層單位 (東))	
	所有其他裝置的類型及設備的類型	其他裝置的類型	鍍鉻水龍頭	
消防裝置及設備		開放式廚房內或附近的天花裝置煙霧探測器及消防花灑頭		
		裝置	類型	用料
d. 睡房	裝置 (包括嵌入式衣櫃) 的類型及用料	不適用	不適用	不適用
e. 電話	接駁點之位置及數目	裝設有電話天線接線插座。有關接駁點的位置及數目，請參閱「機電裝置數量說明表」		
f. 天線	接駁點之位置及數目	裝設本地電視及電台接駁點。有關接駁點的位置及數目，請參閱「機電裝置數量說明表」		

3. Interior Fittings

Items		Description		
		Material		
c. Kitchen/ Open Kitchen	Sink unit	Stainless Steel		
	Water supply system	Copper water pipes are provided for cold water supply. Copper water pipes with thermal insulation are provided for hot water supply.		
		Material	Finishes	
	Material and finishes of kitchen cabinet	Wooden cabinet	Plastic laminate finish with aluminum handles	
			Lacquer paints, timber veneer finish with aluminum handles and aluminum frame with tempered glass (Applicable to Unit A and Unit B on 17/F and 18/F and Penthouse West and Penthouse East only)	
	Type of other Fittings & Equipments	Other fittings	Chrome plated sink mixer	
Fire service installations and eqitment		Ceiling-mounted smoke detector and sprinkler head are fitted in or near open kitchen		
		Fittings	Type	Material
d. Bedroom	Built-in Wardrobe & Other fittings	Not applicable	Not applicable	Not applicable
e. Telephone	Location and number of connection points	Telephone connection points are provided. For the location and number of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions”		
f. Aerials	Location and number of connection points	TV/FM outlets for local TV/FM radio programmes are provided. For the location and number of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions”		

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室內裝置，裝修物料及設備
FITTINGS, FINISHES AND APPLIANCES

3. 室內裝置

細項		描述	
		裝置	類型
g. 電力裝置	供電附件 (包括安全裝置)	供電附件	所有開關掣及插座之面板
		安全裝置	所有單位提供三相電力配電箱連微型斷路器
	導管是隱藏或外露	導管部份隱藏及部份外露。除部份隱藏於混凝土內之導管外，其他部份的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、非混凝土間隔牆，指定之管道或其他物料遮蓋或掩護	
	電插座及空調機接駁點的位置及數目	有關電插座及空調機接駁點之數目及位置，請參考「機電裝置數量說明表」	
h. 氣體供應	類型	以下單位均裝置煤氣喉管及接駁至住宅單位廚房之煤氣設備： 17 樓及 18 樓的 A 單位及 B 單位及頂層單位 (西) 及頂層單位 (東) 其他單位無安裝氣體錶	
	系統		
	位置		
i. 洗衣機接駁點	位置	廚櫃內設有洗衣機來水接駁喉位 (其設計為直徑 22 毫米) 及去水接駁喉位 (其設計為直徑 40 毫米)	
	設計		
j. 供水	水管的用料	冷熱水供水系統採用銅喉管，沖水供水系統採用膠喉管	
	水管是隱藏或外露	水管部份隱藏及部份外露。除部份隱藏於混凝土內之水管外，其他部份的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、非混凝土間隔牆，指定之管道或其他物料遮蓋或掩藏。	
	有否熱水供應	有熱水供應	

3. Interior Fittings

Items		Description	
		Fittings	Type
g. Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets
		Safety devices	Three-phase electricity supply with miniature circuit breaker distribution board is provided for all units
	(ii) Whether conduits are concealed or exposed	Conduits are concealed in part and exposed in part. Other than those parts of the conduit concealed with concrete, the rest of the conduits are exposed. The exposed conduits and may be covered or hidden by false ceiling, bulkheads, cabinets, non-concrete partition walls, designated pipe ducts or other materials	
	(iii) Location and number of power points and air-conditioner points	For the number and location of power points and air-conditioner points, please refer to the “Schedule of Mechanical & Electrical Provisions”	
h. Gas supply	Type	Towngas pipes are installed and connected to gas appliances at kitchen of the following units: Unit A and Unit B on 17/F, and 18/F, Penthouse West and Penthouse East; gas meters are not installed for remaining units	
	System		
	Location		
i. Washing machine connection point	Location	Water inlet connection point of a design of 22mm in diameter and water outlet connection point of a design of 40mm in diameter are provided for washing machine inside kitchen cabinet	
	Design		
j. Water supply	Material of water pipes	Copper pipes are used for cold and hot water supply system. UPVC pipes are used for flushing water system	
	Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed. Other than those parts of the water pipes concealed within concrete, the rest of the water pipes are exposed. The exposed water pipes may be covered or hidden by false ceiling, bulkheads, cabinets, non-concrete partition walls, designated pipe ducts or other materials	
	Whether hot water is available	Hot water is available	

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室內裝置，裝修物料及設備
FITTINGS, FINISHES AND APPLIANCES

4. 雜項

細項	描述			
a. 升降機	品牌名稱及產品型號	品牌名稱	安力	
		產品型號	MRL 1600	
	升降機的數目及到達的樓層	升降機的數目	3	
		到達的樓層	L1 - 地庫 2 樓、地庫 1 樓、地下、3 樓、5 樓至 12 樓、15 樓至天台	
			L2 - 地庫 2 樓、地庫 1 樓、地下、1 樓至 3 樓、5 樓至 12 樓、15 樓至 19 樓	
		L3 - 地庫 2 樓、地庫 1 樓、地下、3 樓、5 樓至 12 樓、15 樓至天台		
b. 信箱	用料	金屬		
c. 垃圾收集	垃圾收集的方法	由清潔工人收集垃圾		
	垃圾房的位置	垃圾及物料回收室位於每層住宅樓層之公用地方。垃圾收集及物料回收房設於地下		
		水錶	電錶	氣體錶
d. 水錶、電錶及氣體錶	位置	每戶住宅單位之獨立水錶安裝於每層住宅樓層之水錶櫃內。頂層單位（西）及頂層單位（東）之水錶則安裝於該單位入口樓層之水錶櫃內	每戶住宅單位之獨立電錶安裝於每層住宅樓層之電錶房內。複式單位之獨立電錶則安裝於該單位入口樓層之電錶房內	獨立煤氣錶安置於以下單位之廚房內： 17 樓及 18 樓的 A 單位及 B 單位及頂層單位（西）及頂層單位（東）
	就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	獨立錶

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4. Miscellaneous

Items		Description		
a. Lifts	Brand name and model number	Brand Name	Anlev	
		Model Number	MRL 1600	
	Number and floors served by them	Number of lifts	3	
		Floors served by the lifts	L1 - B2/F, B1/F, G/F, 3/F, 5/F to 12/F and 15/F to Roof	
			L2 - B2/F, B1/F, G/F, 1/F to 3/F, 5/F to 12/F and 15/F to 19/F	
		L3 - B2/F, B1/F, G/F, 3/F, 5/F to 12/F and 15/F to Roof		
b. Letter Box	Material	Metal		
c. Refuse collection	(i) Means of refuse collection	Collected by cleaners		
	(ii) Location of refuse room	Refuse storage and material recovery room is located at common area of each residential floor. Refuse storage and material recovery chamber is located at G/F		
		Water meter	Electricity meter	Gas meter
d. Water meter, electricity meter and gas meter	Location	Water meter for each individual residential unit is provided in the water meter cabinet on each residential floor. For Penthouse West and Penthouse East water meter is provided in water meter cabinet on the unit entrance floor of that unit	Electricity meter for individual residential unit is provided in the electrical meter room on each residential floor. For Penthouse West and Penthouse East separate electricity meter for individual residential unit is provided in electrical meter room on the unit entrance floor of that unit	Town gas meter is located in the kitchen of the following units: Unit A and Unit B on 17/F, and 18/F and Penthouse West and Penthouse East
	Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

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室內裝置，裝修物料及設備
FITTINGS, FINISHES AND APPLIANCES

5. 保安設施

細項	描述	
保安設施 (包括嵌入式的裝備的細節及其位置)	入口通道控制及保安系統	智能卡出入系統設於主出入口及大堂，每個住宅單位均備有視像對講機
	閉路電視	停車場、主入口及大堂、所有升降機及部分公共位置均裝有閉路電視。該閉路電視系統監視螢幕設於地下保安室
	視像對講機及訪客對講機	地下住宅入口大堂的視像對講機連接到每個單位的視像對講機。 於入口大堂裝有視像對講機並連接到警衛室

6. 設備

細項	描述
設備	有關品牌名稱及產品型號，請參閱相關的「設備說明表」

5. Security Facilities

Items	Description	
Security system & equipment (including details of built-in provisions and their locations)	Access control and security system	Smart card system is provided at main entrance and lobby. Video Door Phone is provided for each residential unit
	CCTV	CCTV are installed at carpark, main entrance and lobby, lift and part of the common areas. CCTV system monitor located in guard house on G/F
	Video door phone and visitor panel	Visitor Panel at G/F Residential entrance lobby is connected to the Video door phone in each residential unit. Visitor Panel at Main Entrance is provided, which connected to the guard house

6. Appliances

Items	Description
Appliances	For the brand name and model number, please refer to the relevant “Appliances Schedule”

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室內裝置，裝修物料及設備
FITTINGS, FINISHES AND APPLIANCES

設備說明表 Appliances Schedule

設備 Appliances	品牌 Brand	產品型號 Model No.	3 樓 3/F			5 樓至 7 樓 5/F-7/F				8 樓至 12 樓及 15 樓至 16 樓 8/F-12/F & 15/F-16/F					17 樓至 18 樓 17/F-18/F		19 樓至 20 樓 19/F-20/F	
			A	B	C	A	B	C	D	A	B	C	D	E	A	B	頂層單位 (西) Penthouse West	頂層單位 (東) Penthouse East
Split Type Heat Pump Air-Conditioner (Indoor Unit) 分體式空調機 (室內機)	Panasonic 樂聲	CS-YE12UKA1	-	✓	✓	-	✓	-	-	-	✓	-	-	-	-	-	-	-
		CS-Z25TKEW	-	✓	✓	-	✓	-	✓	-	✓	-	-	-	-	-	✓	✓
		CS-Z35TKEW	-	✓	✓	-	✓	✓	✓	-	✓	✓	✓	-	✓	✓	✓	✓
		CS-Z42TKEW	-	-	-	-	-	✓	-	-	-	✓	-	-	-	-	✓	✓
		CS-Z50TKEW	-	✓	-	-	✓	-	✓	-	✓	-	-	-	✓	✓	✓	✓
		CS-Z71TKEW	-	-	✓	-	-	✓	-	-	-	✓	-	-	-	-	-	-
		CS-Z35UD3EAW	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	✓
		CS-F18DD3E5	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-
Split Type Heat Pump Air-Conditioner (Outdoor Unit) 分體式空調機 (室外機)	Panasonic 樂聲	CU-YE12UKA1	-	✓	✓	-	✓	-	-	-	✓	-	-	-	-	-	-	-
		CU-5E34PBE	-	✓	✓	-	✓	✓	✓	-	✓	✓	✓	-	✓	✓	✓	✓
		CU-J18DBE5	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-
VRF Type Heat Pump Air-Conditioner 變頻多聯式空調機	Panasonic 樂聲	S-28MK2E5A	✓	-	-	✓	-	-	-	✓	-	-	-	✓	✓	✓	-	-
		S-36MK2E5A	✓	-	-	✓	-	-	-	✓	-	-	-	✓	✓	✓	-	-
		S-45MK2E5A	✓	-	-	✓	-	-	-	✓	-	-	-	✓	-	-	✓	✓
		S-56MK2E5A	✓	-	-	✓	-	-	-	✓	-	-	-	-	-	-	✓	✓
		S-73MK2E5A	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	✓
		S-90MF2E5A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓
		U-8LE1H7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓
		U-10LE1H7	✓	-	-	✓	-	-	-	✓	-	-	-	✓	✓	✓	✓	✓

賣方承諾如發展項目中沒有安裝指明品牌名稱或產品型號的設備，便會安裝品質相若的設備。

備註：

1. 上表 "-" 代表不提供。

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

Notes:

1. The symbol "-" as shown in the above table denotes "Not provided".

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室內裝置，裝修物料及設備
FITTINGS, FINISHES AND APPLIANCES

設備說明表 Appliances Schedule

設備 Appliances	品牌 Brand	產品型號 Model No.	3 樓 3/F			5 樓至 7 樓 5/F-7/F				8 樓至 12 樓及 15 樓至 16 樓 8/F-12/F & 15/F-16/F					17 樓至 18 樓 17/F-18/F		19 樓至 20 樓 19/F-20/F	
			A	B	C	A	B	C	D	A	B	C	D	E	A	B	頂層單位 (西) Penthouse West	頂層單位 (東) Penthouse East
電熱水爐 Electric Water Heater	Stiebel Eltron	DHM-6	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
單頭氣體煮食爐 Single Gas Hob	VZUG	GAS411GSBZ	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	✓
雙頭氣體煮食爐 Double Gas Hob	VZUG	GAS421GSBZ	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	✓
電磁爐 Induction hob	VZUG	GK27TIMSZ	-	-	-	-	-	-	✓	-	-	-	✓	-	-	-	✓	✓
		CTI4T64MMSOLD	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	-	✓	-	-	-	-
抽油煙機 Cooker hood	VZUG	DFPQSL6g	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	-
		DWPQ12g	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	✓
酒櫃 Wine Cooler	VZUG	KWUCSL60	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-	-
洗衣乾衣機 Washing & Drying Machine	VZUG	WAKANCS	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
洗衣機 Washing Machine	VZUG	AW4T-11023	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
乾衣機 Drying Machine	VZUG	AT6T-12013	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
雪櫃 Refrigerator	VZUG	CCO4T-51087	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-
蒸焗爐 Combine Steam Oven	VZUG	CSTXSL60HYg	✓	✓	✓	✓	✓	-	-	✓	✓	-	-	✓	✓	✓	✓	✓
微波焗爐 Microwave Oven	VZUG	MWCXSL60g	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	✓
微波爐 Microwave	Cristal	C20L-800B	-	-	-	-	-	✓	✓	-	-	✓	✓	-	-	-	-	-
雪櫃 Refrigerator	Subzero	ICBBI-36UFDID/S/TH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓

賣方承諾如發展項目中沒有安裝指明品牌名稱或產品型號的設備，便會安裝品質相若的設備。
備註：
1. 上表 "-" 代表不提供。

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
Notes:
1. The symbol "-" as shown in the above table denotes "Not provided".

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室內裝置，裝修物料及設備
FITTINGS, FINISHES AND APPLIANCES

設備說明表 Appliances Schedule

設備 Appliances	品牌 Brand	產品型號 Model No.	3 樓 3/F			5 樓至 7 樓 5/F-7/F				8 樓至 12 樓及 15 樓至 16 樓 8/F-12/F & 15/F-16/F					17 樓至 18 樓 17/F-18/F		19 樓至 20 樓 19/F-20/F	
			A	B	C	A	B	C	D	A	B	C	D	E	A	B	頂層單位 (西) Penthouse West	頂層單位 (東) Penthouse East
抽氣扇 Ventilation Fan	Systemair	CBF 160M	✓	-	-	✓	-	-	-	✓	-	-	-	✓	-	-	-	-
		CBF 200L	-	✓	-	-	✓	-	-	-	✓	-	-	-	✓	✓	✓	✓
視像對講機 Video Doorphone	Urmet	1717/41	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
酒櫃 Wine Cooler	Subzero	ICBIW-24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓
咖啡機 Coffee Machine	VZUG	CCSXSL60g	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓
暖碟櫃 Warming Drawer	VZUG	WS60144g	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓
雪櫃 Refrigerator	VZUG	KK60i	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓
電熱水爐 Electric Water Heater	Stiebel Eltron	HDB-E 18 Si	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
換氣暖風機 Thermo Ventilator	Panasonic 樂聲	FV-40BE3H2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
抽氣扇 Ventilation Fan	Systemair	CBF 125M	✓	✓	-	✓	✓	-	-	✓	✓	-	-	-	✓	✓	✓	✓

賣方承諾如發展項目中沒有安裝指明品牌名稱或產品型號的設備，便會安裝品質相若的設備。

備註：

1. 上表 "-" 代表不提供。

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

Notes:

1. The symbol "-" as shown in the above table denotes "Not provided".

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室內裝置，裝修物料及設備
FITTINGS, FINISHES AND APPLIANCES

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

位置 Location	設備 Appliances	3 樓 3/F			5 樓至 7 樓 5/F-7/F				8 樓至 9 樓 8/F-9/F					10 樓至 12 樓及 15 樓至 16 樓 10/F-12/F & 15/F-16/F					17 樓 17/F		18 樓 18/F		19 樓至 20 樓 19/F-20/F	
		A	B	C	A	B	C	D	A	B	C	D	E	A	B	C	D	E	A	B	A	B	頂層單位 (西) Penthouse West	頂層單位 (東) Penthouse East
客飯廳 Living / Dining Room	13 安培單位電插座 13A Single Socket Outlet	1	2	-	1	2	3	1	1	2	3	4	-	1	2	3	4	-	1	-	2	1	4	4
	13 安培雙位電插座 13A Twin Socket Outlet	2	1	3	2	1	2	2	2	1	2	2	3	2	1	2	2	3	5	6	5	5	8	7
	曲架掣 Cooker Switch	1	1	-	1	1	-	-	1	1	-	-	1	1	1	-	-	1	1	1	1	1	1	1
	門鐘 Door Bell	-	-	-	-	-	1	1	-	-	1	1	-	-	-	1	1	-	-	-	-	-	-	-
	三相配電箱 MCB Distribution Board	-	-	-	-	-	1	1	-	-	1	1	-	-	-	1	1	-	-	0	-	0	-	-
	電視 / 電台天線插座 TV/FM Outlet	1	1	2	1	1	2	1	1	1	2	2	1	1	1	2	2	1	3	3	3	3	3	4
	電話插座 Telephone Outlet	1	1	2	1	1	2	1	1	1	2	2	1	1	1	2	2	1	3	3	3	3	3	4
	上網插座 Data Outlet	1	1	2	1	1	2	1	1	1	2	2	1	1	1	2	2	1	3	3	3	3	3	4
	上網插座 (4 位) Data Outlet (4 Port)	-	-	-	-	-	1	1	-	-	1	1	-	-	-	1	1	-	-	-	-	-	-	-
	光纖線 Fiber Inlet	-	-	-	-	-	1	1	-	-	1	1	-	-		1	1	-	-	-	-	-	-	-
	室內冷氣機接線掣 Switch for AC Indoor Unit	2	2	2	2	2	2	1	2	2	2	2	2	2	2	2	2	2	3	3	3	3	6	5
	視像對講機 Video Doorphone	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

備註：

1. * = 已用作連接電燈或設備。

2. “1, 2, ……” 表示提供於住宅單位的裝置數量。

3. “-” 表示不適用。

Notes:

1. *= has connected with lights and devices.

2. “1,2, …” denotes the quantity of such provision(s) provided in the residential units.

3. “-” denotes “not applicable”.

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FITTINGS, FINISHES AND APPLIANCES

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

位置 Location	設備 Appliances	3 樓 3/F			5 樓至 7 樓 5/F-7/F				8 樓至 9 樓 8/F-9/F					10 樓至 12 樓及 15 樓至 16 樓 10/F-12/F & 15/F-16/F					17 樓 17/F		18 樓 18/F		19 樓至 20 樓 19/F-20/F	
		A	B	C	A	B	C	D	A	B	C	D	E	A	B	C	D	E	A	B	A	B	頂層單位 (西) Penthouse West	頂層單位 (東) Penthouse East
主人房 Master Bedroom	13 安培單位電插座 13A Single Socket Outlet	3	1	1	3	1	2	2	3	1	2	-	2	3	2	2	-	2	1	2	1	2	2	2
	13 安培雙位電插座 13A Twin Socket Outlet	1	2	2	1	2	1	1	1	2	1	-	1	1	1	1	-	1	3	3	3	3	5	3
	電視 / 電台天線插座 TV/FM Outlet	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	-	1	2	2	2	2	3	2
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	-	1	2	2	2	2	3	2
	上網插座 Data Outlet	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	-	1	2	2	2	2	3	2
	室內冷氣機接線掣 Switch for AC Indoor Unit	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	-	1	2	2	2	2	3	3
睡房 1 Bedroom 1	13 安培單位電插座 13A Single Socket Outlet	1	1	1	1	1	1	-	1	1	1	-	1	1	1	1	-	1	2	2	0	1	-	-
	13 安培雙位電插座 13A Twin Socket Outlet	1	1	1	1	1	1	-	1	1	1	-	1	1	1	1	-	1	2	3	2	3	3	-
	電視 / 電台天線插座 TV/FM Outlet	1	1	1	1	1	1	-	1	1	1	-	1	1	1	1	-	1	2	2	1	1	1	-
	電話插座 Telephone Outlet	1	1	1	1	1	1	-	1	1	1	-	1	1	1	1	-	1	2	2	1	1	1	-
	上網插座 Data Outlet	1	1	1	1	1	1	-	1	1	1	-	1	1	1	1	-	1	2	2	1	1	1	-
	室內冷氣機接線掣 Switch for AC Indoor Unit	1	1	1	1	1	1	-	1	1	1	-	1	1	1	1		1	1	1	1	1	1	-

備註：

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FITTINGS, FINISHES AND APPLIANCES

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

位置 Location	設備 Appliances	3 樓 3/F			5 樓至 7 樓 5/F-7/F				8 樓至 9 樓 8/F-9/F					10 樓至 12 樓及 15 樓至 16 樓 10/F-12/F & 15/F-16/F					17 樓 17/F		18 樓 18/F		19 樓至 20 樓 19/F-20/F	
		A	B	C	A	B	C	D	A	B	C	D	E	A	B	C	D	E	A	B	A	B	頂層單位 (西) Penthouse West	頂層單位 (東) Penthouse East
睡房 2 Bedroom 2	13 安培單位電插座 13A Single Socket Outlet	1	1	-	1	1	-	-	1	1	-	-	1	1	1	-	-	1	-	-	-	-	-	-
	13 安培雙位電插座 13A Twin Socket Outlet	1	1	-	1	1	-	-	1	1	-	-	1	1	1	-	-	1	-	-	-	-	-	-
	電視 / 電台天線插座 TV/FM Outlet	1	1	-	1	1	-	-	1	1	-	-	1	1	1	-	-	1	-	-	-	-	-	-
	電話插座 Telephone Outlet	1	1	-	1	1	-	-	1	1	-	-	1	1	1	-	-	1	-	-	-	-	-	-
	上網插座 Data Outlet	1	1	-	1	1	-	-	1	1	-	-	1	1	1	-	-	1	-	-	-	-	-	-
	室內冷氣機接線掣 Switch for AC Indoor Unit	1	1	-	1	1	-	-	1	1	-	-	1	1	1	-	-	1	-	-	-	-	-	-
套房 1 Suit 1	13 安培單位電插座 13A Single Socket Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	2	1	2	1	2
	13 安培雙位電插座 13A Twin Socket Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	1	3	2	3	2
	電視 / 電台天線插座 TV/FM Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	1	2	2	2	2
	上網插座 Data Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	1	2	2	2	2
	電話插座 Telephone Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	1	2	2	2	2
	室內冷氣機接線掣 Switch for AC Indoor Unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	2	2

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		A	B	C	A	B	C	D	A	B	C	D	E	A	B	C	D	E	A	B	A	B	頂層單位 (西) Penthouse West	頂層單位 (東) Penthouse East
套房 2 Suit 2	13 安培單位電插座 13A Single Socket Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	3
	13 安培雙位電插座 13A Twin Socket Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4	2
	電視 / 電台天線插座 TV/FM Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2
	上網插座 Data Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2
	電話插座 Telephone Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2
	室內冷氣機接線掣 Switch for AC Indoor Unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
套房 3 Suit 3	13 安培雙位電插座 13A Twin Socket Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2
	電視 / 電台天線插座 TV/FM Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
	上網插座 Data Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
	電話插座 Telephone Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
	室內冷氣機接線掣 Switch for AC Indoor Unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1

備註：

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		A	B	C	A	B	C	D	A	B	C	D	E	A	B	C	D	E	A	B	A	B	頂層單位 (西) Penthouse West	頂層單位 (東) Penthouse East
儲物室 Store	13 安培單位電插座 13A Single Socket Outlet	-	-	2	-	-	-	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-	-
	13 安培雙位電插座 13A Twin Socket Outlet	-	-	1	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	三相配電箱 MCB Distribution Board	-	-	1	-	-	-	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-	-
	電視 / 電台天線插座 TV/FM Outlet	-	-	1	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	電話插座 Telephone Outlet	-	-	1	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	上網插座 Data Outlet	-	-	1	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	室內冷氣機接線掣 Switch for AC Indoor Unit	-	-	1	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-	-
	門鐘 Door Bell	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-	-
主人浴室 Master Bathroom	13 安培單位電插座 13A Single Socket Outlet	1	1	1	1	1	-	-	1	1	-	-	1	1	1	-	-	1	1	1	1	1	1	1
	13 安培雙位電插座 13A Twin Socket Outlet	1	1	1	1	1	-	-	1	1	-	-	1	1	1	-	-	1	1	1	1	1	2	1
	曲架掣 Cooker Switch	1	1	1	1	1	-	-	1	1	-	-	1	1	1	-	-	1	1	1	1	1	1	1
	32 安培單位三極開關 (*) 32A TPN ISOLATOR / SWITCH (*)	1	1	1	1	1	-	-	1	1	-	-	1	1	1	-	-	1	1	1	1	1	1	1
	13 安培菲士蘇連掣及指示燈 (*) 13A Switched Fused Connection Unit with Flex Outlet (*)	2	2	2	2	2	-	-	2	2	-	-	2	2	2	-	-	2	2	2	2	2	1	2
	熱水爐控制器 Water Heater Controller	1	1	1	1	1	-	-	1	1	-	-	1	1	1	-	-	1	1	1	1	1	1	1

備註：

1. * = 已用作連接電燈或設備。

2. “1, 2, ……” 表示提供於住宅單位的裝置數量。

3. “-” 表示不適用。

Notes:

1. *= has connected with lights and devices.

2. “1,2, …” denotes the quantity of such provision(s) provided in the residential units.

3. “-” denotes “not applicable”.

23

室內裝置，裝修物料及設備
FITTINGS, FINISHES AND APPLIANCES

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

位置 Location	設備 Appliances	3 樓 3/F			5 樓至 7 樓 5/F-7/F				8 樓至 9 樓 8/F-9/F					10 樓至 12 樓及 15 樓至 16 樓 10/F-12/F & 15/F-16/F					17 樓 17/F		18 樓 18/F		19 樓至 20 樓 19/F-20/F	
		A	B	C	A	B	C	D	A	B	C	D	E	A	B	C	D	E	A	B	A	B	頂層單位 (西) Penthouse West	頂層單位 (東) Penthouse East
浴室 2 Bathroom 2	13 安培單位電插座 13A Single Socket Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	13 安培雙位電插座 13A Twin Socket Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	曲架掣 Cooker Switch	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	32 安培單位三極開關 (*) 32A TPN ISOLATOR / SWITCH (*)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	13 安培菲士蘇連掣及指示燈 (*) 13A Switched Fused Connection Unit with Flex Outlet (*)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2
	熱水爐控制器 Water Heater Controller	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
浴室 1 Bathroom 1	13 安培單位電插座 13A Single Socket Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1
	13 安培雙位電插座 13A Twin Socket Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1
	曲架掣 Cooker Switch	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1
	32 安培單位三極開關 (*) 32A TPN ISOLATOR / SWITCH (*)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1
	13 安培菲士蘇連掣及指示燈 (*) 13A Switched Fused Connection Unit with Flex Outlet (*)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2	2	2	2	2
	熱水爐控制器 Water Heater Controller	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1

備註：

1. * = 已用作連接電燈或設備。

2. “1, 2, ……” 表示提供於住宅單位的裝置數量。

3. “-” 表示不適用。

Notes:

1. *= has connected with lights and devices.

2. “1,2, …” denotes the quantity of such provision(s) provided in the residential units.

3. “-” denotes “not applicable”.

23

室內裝置，裝修物料及設備
FITTINGS, FINISHES AND APPLIANCES

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

位置 Location	設備 Appliances	3 樓 3/F			5 樓至 7 樓 5/F-7/F				8 樓至 9 樓 8/F-9/F					10 樓至 12 樓及 15 樓至 16 樓 10/F-12/F & 15/F-16/F					17 樓 17/F		18 樓 18/F		19 樓至 20 樓 19/F-20/F	
		A	B	C	A	B	C	D	A	B	C	D	E	A	B	C	D	E	A	B	A	B	頂層單位 (西) Penthouse West	頂層單位 (東) Penthouse East
浴室 Bathroom	13 安培單位電插座 13A Single Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	
	13 安培雙位電插座 13A Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	
	曲架掣 Cooker Switch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	
	32 安培單位三極開關 (*) 32A TPN ISOLATOR / SWITCH (*)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	
	13 安培菲士蘇連掣及指示燈 (*) 13A Switched Fused Connection Unit with Flex Outlet (*)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	-	-	
	熱水爐控制器 Water Heater Controller	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	

備註：

1. * = 已用作連接電燈或設備。

2. “1, 2, ……” 表示提供於住宅單位的裝置數量。

3. “-” 表示不適用。

Notes:

1. *= has connected with lights and devices.

2. “1,2, …” denotes the quantity of such provision(s) provided in the residential units.

3. “-” denotes “not applicable”.

23

室內裝置，裝修物料及設備
FITTINGS, FINISHES AND APPLIANCES

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

位置 Location	設備 Appliances	3 樓 3/F			5 樓至 7 樓 5/F-7/F				8 樓至 9 樓 8/F-9/F					10 樓至 12 樓及 15 樓至 16 樓 10/F-12/F & 15/F-16/F					17 樓 17/F		18 樓 18/F		19 樓至 20 樓 19/F-20/F	
		A	B	C	A	B	C	D	A	B	C	D	E	A	B	C	D	E	A	B	A	B	頂層單位 (西) Penthouse West	頂層單位 (東) Penthouse East
廚房 / 開放式廚房 Kitchen / Open Kitchen	13 安培單位電插座 13A Single Socket Outlet	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	6	6	6	6	5	4
	13 安培雙位電插座 13A Twin Socket Outlet	2	2	2	2	2	1	1	2	2	1	1	1	2	2	1	1	1	4	2	4	2	2	3
	20 安培單位單極開關 (*) 20A SPN ISOLATOR / SWITCH (*)	2	2	2	2	2	1	1	2	2	1	1	3	2	2	1	1	3	3	3	3	3	3	3
	32 安培單位單極開關 + 32 安培 蘇連掣及指示燈 (*) 32A SPN ISOLATOR + 32A Switched Fused Connection Unit with Flex Outlet (*)	1	-	1	1	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	曲架掣 Cooker Switch	-	2	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	2	-	2	-	-	-
	三相配電箱 MCB Distribution Board	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	1	-	-	-
	20 安培 菲士接線座 (*) 20A Connection Unit (*)	2	2	2	2	2	1	1	2	2	1	1	2	2	2	1	1	2	4	4	4	4	4	4
	13 安培菲士蘇連掣及指示燈 (*) 13A Switched Fused Connection Unit with Flex Outlet (*)	1	1	1	1	1	-	-	1	1	-	1	1	1	1	-	1	1	1	1	1	1	1	2
	上網插座 (四位) Data Outlet (4 Port)	1	1	1	1	1	-	-	1	1	-	-	1	1	1	-	-	1	1	1	1	1	2	1
	光纖線 Fiber Inlet	1	1	1	1	1	-	-	1	1	-	-	1	1	1	-	-	1	1	1	1	1	1	1
	門鐘 Door Bell	1	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	1	-	-	-
	熱水爐控制器 Water Heater Controller	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	1	-	-	-
	視像對講機 Video Doorphone	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1

備註：

1. * = 已用作連接電燈或設備。

2. “1, 2, ……” 表示提供於住宅單位的裝置數量。

3. “-” 表示不適用。

Notes:

1. *= has connected with lights and devices.

2. “1,2, …” denotes the quantity of such provision(s) provided in the residential units.

3. “-” denotes “not applicable”.

23 室內裝置，裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

位置 Location	設備 Appliances	3 樓 3/F			5 樓至 7 樓 5/F-7/F				8 樓至 9 樓 8/F-9/F					10 樓至 12 樓及 15 樓至 16 樓 10/F-12/F & 15/F-16/F					17 樓 17/F		18 樓 18/F		19 樓至 20 樓 19/F-20/F	
		A	B	C	A	B	C	D	A	B	C	D	E	A	B	C	D	E	A	B	A	B	頂層單位 (西) Penthouse West	頂層單位 (東) Penthouse East
工作間 Utility Room	13 安培單位電插座 13A Single Socket Outlet	1	1	-	1	1	-	-	1	1	-	-	-	1	1	-	-	-	1	1	1	1	2	2
	13 安培雙位電插座 13A Twin Socket Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
	曲架掣 Cooker Switch	2	2	-	2	2	-	-	2	2	-	-	-	2	2	-	-	-	-	2	-	2	2	2
	三相配電箱 MCB Distribution Board	1	1	-	1	1	-	-	1	1	-	-	-	1	1	-	-	-	-	1	-	1	1	1
	室內冷氣機接線掣 Switch for AC Indoor Unit	1	1	-	1	1	-	-	1	1	-	-	-	1	1	-	-	-	1	1	1	1	1	1
	門鐘 Door Bell	-	1	-		1	-	-	-	1	-	-	-	-	1	-	-	-	-	-	-	-	1	1
	熱水爐控制器 Water Heater Controller	1	1	-	1	1	-	-	1	1	-	-	-	1	1	-	-	-	-	1	-	1	1	-
	廚房冷氣有線遙控器 Kitchen A/C Wired Remote Controller	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
電梯大堂 Lift Lobby	13 安培雙位電插座 13A Twin Socket Outlet	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	
	電視 / 電台天線插座 TV/FM Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	
	電話插座 Telephone Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	
	上網插座 Data Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	
	室內冷氣機接線掣 Switch for AC Indoor Unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2	
	冷氣有線遙控器 A/C Wired Remote Controller	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1

備註：

- * = 已用作連接電燈或設備。
- “1, 2, ……”表示提供於住宅單位的裝置數量。
- “-”表示不適用。
- 頂層單位（東）包括位於地庫 2 層及地下層的升降機大堂。
- 頂層單位（西）包括位於地庫 2 層及地下層的升降機大堂。

Notes:

- * = has connected with lights and devices.
- “1, 2, …” denotes the quantity of such provision(s) provided in the residential units.
- “-” denotes “not applicable”.
- Penthouse East includes lift lobbies on B2/F and G/F.
- Penthouse West includes lift lobbies on B2/F and G/F.

23

室內裝置，裝修物料及設備
FITTINGS, FINISHES AND APPLIANCES

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

位置 Location	設備 Appliances	3 樓 3/F			5 樓至 7 樓 5/F-7/F				8 樓至 9 樓 8/F-9/F					10 樓至 12 樓及 15 樓至 16 樓 10/F-12/F & 15/F-16/F					17 樓 17/F		18 樓 18/F		19 樓至 20 樓 19/F-20/F	
		A	B	C	A	B	C	D	A	B	C	D	E	A	B	C	D	E	A	B	A	B	頂層單位 (西) Penthouse West	頂層單位 (東) Penthouse East
洗手間 Lavatory	13 安培單位電插座 13A Single Socket Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	13 安培雙位電插座 13A Twin Socket Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	曲架掣 Cooker Switch	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	32 安培單位三極開關 (*) 32A TPN ISOLATOR / SWITCH (*)	1	1	-	1	1	-	-	1	1	-	-	-	1	1	-	-	-	1	1	1	1	2	2
	13 安培菲士蘇連掣及指示燈 (*) 13A Switched Fused Connection Unit with Flex Outlet (*)	1	1	-	1	1	-	-	1	1	-	-	-	1	1	-	-	-	1	1	1	1	3	3
	熱水爐控制器 Water Heater Controller	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
私人平台 Private Flat Roof	20 安培單位單極開關 (*) 20A SPN ISOLATOR / SWITCH (*)	-	3	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
天台 Roof	13 安培單位防水電插座 13A Single Waterproof Socket Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2

備註：

1. * = 已用作連接電燈或設備。

2. “1, 2, ……” 表示提供於住宅單位的裝置數量。

3. “-” 表示不適用。

4. 頂層單位（東）包括位於地庫 2 層及地下層的升降機大堂。

5. 頂層單位（西）包括位於地庫 2 層及地下層的升降機大堂。

Notes:

1. *= has connected with lights and devices.

2. “1,2, …” denotes the quantity of such provision(s) provided in the residential units.

3. “-” denotes “not applicable”.

4. Penthouse East includes lift lobbies on B2/F and G/F.

5. Penthouse West includes lift lobbies on B2/F and G/F.

24 服務協議 SERVICE AGREEMENTS

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

煤氣由香港中華煤氣有限公司供應。

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

Gas is supplied by The Hong Kong and China Gas Company Limited.



25 地稅

GOVERNMENT RENT

住宅物業擁有人有法律責任繳付住宅物業之地稅直至住宅物業買賣完成日（包括該日）為止。

The owner of a residential property is liable for the Government rent payable in respect of the residential property up to and including the date of completion of the sale and purchase of that residential property.

26 買方的雜項付款

MISCELLANEOUS PAYMENTS BY PURCHASER

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金。
2. 交付住宅單位時，買方須向擁有人支付廢料清理費。

1. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water, electricity and gas.
2. On that delivery, the purchaser is also required to pay to the owner a debris removal fee.

備註：

1. 由於住宅物業並無氣體供應，買方無須向有擁有人補還氣體按金。
2. 買方應該將清理廢料的費用支付給管理人而非擁有人。
3. 水、電力及氣體的按金及清理廢料的費用的款額於售樓說明書印製日尚未決定。

Notes:

1. The purchaser is not liable to reimburse the owner for the deposit for gas as there will be no gas supply to the residential property.
2. The purchaser should pay to the manager and not the owner the debris removal fee.
3. The amount of deposits for water, electricity and gas and debris removal fee is yet to be ascertained at the date on which the sales brochure is printed.

27 欠妥之處的保養責任期 DEFECT LIABILITY WARRANTY PERIOD

按買賣合約的規定，住宅單位及住宅單位內裝置、裝修物料及設備之欠妥之處的保養責任期為住宅單位之成交日期起計為期六 (6) 個月內。

Defects liability warranty period for the residential properties and the fittings, finishes and appliances as provided in the agreement for sale and purchase is within and six (6) months from the date of completion of the sale and purchase.



28 斜坡維修

MAINTENANCE OF SLOPES

不適用。

Not applicable.



29 修訂 MODIFICATION

本發展項目現時並沒有向政府提出申請中的修訂批地文件。

No application to the Government for a modification of the Land Grant for this Development is underway.

1. 放置室外冷氣機

室外冷氣機（不論是為該住宅單位而設或是為其他住宅單位而設）放置在毗鄰 / 毗連部分住宅單位的冷氣機平台上或部分住宅單位的私人平台的高位或樓層面。該等被放置於冷氣機平台上及私人平台的室外冷氣機可能對發展項目內有關的住宅單位的享用，諸如熱氣及噪音或其他方面造成影響。有關室外冷氣機的位置，請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」。

2. 建築裝飾、招牌及招牌板

發展項目部分住宅單位外的外牆裝有一些建築裝飾。建築裝飾、招牌及招牌板的燈光可能對住宅單位的享用造成影響。

3. 喉管

發展項目部分住宅單位的私人天台、私人平台、露台及 / 或工作平台的外牆或毗鄰其的外牆上裝有公用喉管及 / 或外露喉管，部分住宅單位的景觀可能因此受到影響。有關公用喉管及外露喉管的位置，請參閱發展項目最新批准建築圖則。

4. 大廈保養系統操作

- 在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、油漆或裝飾的期間，大廈保養系統包括但不限於吊船或其他類似裝置（不論是永久或臨時裝置）可能會被安裝及 / 或停泊在私人平台及 / 或私人天台上，並在私人平台及私人天台上空操作，以及在住宅單位的窗外，露台及工作平台外操作。
- 根據公契，管理人有權進入在發展項目建有私人天台及 / 或私人平台的住宅單位（不論是否連同管理人的代理、工人及職員，及是否攜帶其他用具、工具及物料）操作大廈保養系統，包括但不限於為毗鄰構成住宅單位一部分的私人天台及 / 或私人平台的發展項目的公用地方與設施周邊外牆的托架錨固吊船或其他類似裝置及 / 或於構成任何住宅單位一部分的私人天台及 / 或私人平台上停泊吊船或其他類似裝置，以便清潔、保養及 / 或維修發展項目的外牆及公用地方與設施。

1. Placing of Outdoor Air-Conditioning Units

Outdoor air-conditioning units (either serving its own residential properties or for other residential property(ies)) are placed on the air-conditioner platform(s) adjacent to / adjoining some residential properties or the high level or floor level of the private flat roof(s) of the some residential properties. The placing of outdoor air-conditioning units on the air-conditioning platform(s) and private flat roof(s) may affect the enjoyment of these residential properties of the Development in terms of heat and noise or other aspects. For the locations outdoor of the air-conditioning units, please refer to "Floor Plans of Residential Properties in the Development" in this sales brochure.

2. Architectural Features, Signage and Signage Boards

Some architectural features will be installed outside the external walls of some residential properties of the Development. The illumination of the architectural features, signage and signage boards may affect the enjoyment of some properties units.

3. Pipes

Some common pipes and/or exposed pipes are located on the external walls at or adjacent to the private roofs, private flat roofs, balconies and/or utility platforms some residential properties of the Development. It is possible that the views of some residential properties may be affected by these pipes. For the locations of the common pipes and the exposed pipes, please refer to the latest approved building plans of the Development.

4. Operation of Building Maintenance System

- During the regular and specially arranged inspection, cleaning, maintenance, repairing, altering, renewing, rebuilding, painting or decorating of the external walls (including the curtain wall structure, 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 Manager, the building maintenance system including but not limited to gondola(s) or likewise equipment (whether its installation is permanent or temporary) may be installed and/or parked on the private flat roofs and/or private roofs and operated in air space directly above the private flat roofs and the private roofs as well as outside the windows, the balconies and the utility platforms of the residential units.
- Under the Deed of Mutual Covenant the Manager shall have the right to access into those residential units consisting of private flat roof(s) and/or private roof(s) in the Development (with or without the Manager's agents, workmen and staff and with or without other appliances, equipment and materials) for operating the building maintenance system, including but not limited to the anchoring of the gondola or likewise equipment at the brackets located at the building perimeter along such part of the Common Areas and Facilities of the Development adjacent to the private roof and/or private flat roof forming part of a residential unit and/or the resting of the gondola or likewise equipment on the private roofs and/or the private flat roofs forming part of any residential unit for cleaning, maintaining and/or repairing the external wall and the Common Areas and Facilities of the Development.

5. 綠化區

根據發展項目的公契，位於發展項目地下、1樓、2樓、3樓、天台層及外牆的綠化區被指定為並構成項目公用地方及設施一部分。因此，發展項目的所有擁有人均須分擔管理及維修的費用。

6. 僅於相關單位提供的傢俱及擺設

賣方將在成交時於發展項目 15 樓 B, C, E 單位(「相關單位」)提供現於相關單位所展示的傢俱及擺設(「該傢俱及擺設」)予其買方。該傢俱及擺設之提供將受相關單位的銷售文件所約束。為免存疑，發展項目的其他住宅物業將不會獲提供該傢俱及擺設。

5. Greenery Areas

Under the Deed of Mutual Covenant of the Development, greenery areas on G/F, 1/F, 2/F, 3/F, the roof and the external walls of the Development are designated as and form part of Development Common Areas and Facilities. Thus, all owners of the Development are obliged to contribute towards the cost of management and maintenance of the portion of such greenery areas.

6. Furniture and Decoration to be Provided Only in the Relevant Flat

The Vendor will on completion provide in Units B, C, E on 15/F of the Development (the "Relevant Flat") such furniture and decoration as shown in the Relevant Flat (the "Furniture and Decoration") to the purchaser thereof. The provision of the Furniture and Decoration will be subject to and upon the terms of the sales documents of the Relevant Flat. For the avoidance of doubt, the Furniture and Decoration will not be provided in the other residential properties of the Development.



31 發展項目的指定互聯網網站的網址

THE ADDRESS OF WEBSITE DESIGNATED FOR THE DEVELOPMENT

賣方就本發展項目指定的互聯網網址：
www.gardencrescent.hk

The address of the website designated by the Vendor for the Development:
www.gardencrescent.hk

32

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

獲寬免總樓面面積的設施分項

Breakdown of Gross Floor Area Concessions Obtained for All Features

於印製售樓說明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。如印製售樓說明書時尚未呈交最終修訂圖則予建築事務監督，則有（#）號的資料可以由認可人士提供的資料作為基礎。直至最終修訂圖則於發出佔用許可證前呈交予並獲建築事務監督批准前，以下分項 資料仍可能有所修改。

Latest information on breakdown of Gloss Floor Area concessions as shown on the general building plans submitted to and approved by the Building Authority (BA) prior to the printing of the sales brochure is tabulated below. Information marked (#) may be based on information provided by the authorized person if the sales brochure is printed prior to submission of the final amendment plans to the BA. The breakdown of GFA concessions may be subject to further changes until the final amendment plans are submitted to and approved by the BA prior to the issuance of the occupation permit for the Development.

		面積（平方米） Area (m ²)
根據《建築物（規劃）》規例第 23（3）（b）條不計算的總樓面面積 Disregarded GFA under Building (Planning) Regulation 23(3)(b)		
1(#)	停車場及上落客貨地方（公共交通總站除外） Carpark and loading/unloading area excluding public transport terminus	1497.210
2	機房及相類設施 Plant rooms and similar services	
2.1	所佔面積受相關《認可人士 註冊結構工程師及註冊岩土工程 師作業備考》（《作業備考》）或規例限制的強制性設施或必要 機房，例如升降機機房、電訊及廣播設備室、垃圾及物 回收房等 Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	65.505
2.2(#)	所佔面積 不 受任何《作業備考》或規例限制的強制性設施或必 要機房，例如 僅由消防裝置及設備佔用的房間、電錶房、電力 變壓房、食水及鹹水缸等 Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc.	653.624
2.3	非強制性或非必要機房，例如空調機房、送風櫃房等 Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	不適用 Not Applicable

根據聯合作業備考第 1 及 2 號提供的環保設施 Green Features under Joint Practice Notes 1 and 2		面積（平方米） Area (m ²)
3	露台 Balcony	60.075
4	加闊的公用走廊及升降機大堂 Wider common corridor and lift lobby	不適用 Not Applicable
5	公用空中花園 Communal sky garden	不適用 Not Applicable
6	隔聲鰭 Acoustic fin	不適用 Not Applicable
7	翼牆、捕風器及風斗 Wing wall, wind catcher and funnel	不適用 Not Applicable
8	非結構預製外牆 Non-structural prefabricated external wall	不適用 Not Applicable
9	工作平台 Utility platform	28.500
10	隔音屏障 Noise barrier	不適用 Not Applicable
適意設施 Amenity Features		
11	管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處 Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	5.095
12	住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等 Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	231.763

註：
上述表格是根據屋宇署所發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》ADM-2 規定 的要求而制訂的。屋宇署會按實際需要不時更改有關要求。

Note:
The above table is based on the requirements as stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ADM-2 issued by the Buildings Department. The Buildings Department may revise such requirements from time to time as appropriate.

32 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

		面積（平方米） Area (m ²)
適意設施 Amenity Features		
13	有蓋園景區及遊樂場地 Covered landscaped and play area	74.676
14	橫向屏障/ 有蓋人行道及花棚 Horizontal screen/covered walkway and trellis	不適用 Not Applicable
15	擴大升降機槽 Larger lift shaft	144.075
16	煙囪管道 Chimney shaft	不適用 Not Applicable
17	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房 Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	不適用 Not Applicable
18 (#)	強制性設施或必要機房所需的管槽及氣槽 Pipe duct, air duct for mandatory feature or essential plant room	66.603
19	非強制性設施或非必要機房所需的管槽及氣槽 Pipe duct, air duct for non-mandatory or non-essential plant room	不適用 Not Applicable
20	環保系統及設施所需的機房、管槽及氣槽 Plant room, pipe duct, air duct for environmentally friendly system and feature	不適用 Not Applicable
21	複式住宅單位及洋房的中空空間 Void in duplex domestic flat and house	不適用 Not Applicable
22	遮陽篷及反光罩 Sunshade and reflector	不適用 Not Applicable
23(#)	小型伸出物，如空調機箱、空調機平台、窗檻及伸出的窗台 Minor projection such as A/C box, A/C platform, window cill and projecting window	不適用 Not Applicable
24	《作業備考》APP-19 第 3(b) 及 (c) 段沒有涵蓋的其他伸出物，如空調機箱及空調機平台 Other projection such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19	不適用 Not Applicable

		面積（平方米） Area (sq.m)
其他項目 Other Exempted Items		
25(#)	庇護層，包括庇護層兼空中花園 Refuge floor including refuge floor cum sky garden	不適用 Not Applicable
26	大型伸出 / 外懸設施下的有蓋地方 Covered area under large projecting / overhanging feature	不適用 Not Applicable
27	公共交通總站 Public transport terminus	不適用 Not Applicable
28(#)	共用構築物及公用樓梯 Party structure and common staircase	不適用 Not Applicable
29(#)	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積 Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	126.772
30	公眾通道 Public Passage	不適用 Not Applicable
31	有蓋的後移部分 Covered set back area	不適用 Not Applicable
額外總樓面面積 Bonus GFA		
32	額外總樓面面積 Bonus GFA	不適用 Not Applicable
根據聯合作業備考 (第 8 號) 提供的額外環保設施 Additional Green Features under Joint Practice Note (No.8)		
33	採用「組裝合成」建築法的樓宇 Buildings adopting Modular Integrated Construction	不適用 Not Applicable

註：

上述表格是根據屋宇署所發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》ADM-2 規定 的要求而制訂的。屋宇署會按實際需要不時更改有關要求。

Note:

The above table is based on the requirements as stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ADM-2 issued by the Buildings Department. The Buildings Department may revise such requirements from time to time as appropriate.

32

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

有關建築物的環境評估

The Environmental Assessment of the Building

綠色建築認證

在印刷此售樓說明書或其附頁前，本物業根據香港綠色建築議會有限公司頒授 / 發出的綠建環評認證評級。

暫定評級

不予評級

申請編號: PAU0088/23

Green Building Certification

Assessment result under the **BEAM Plus** certification conferred / issued by Hong Kong Green Building Council Limited (HKGBC) for the building prior to the printing of the sales brochure or its addenda.

Provisional

UNCLASSIFIED

Application no.: PAU0088/23

發展項目的公用部分的預計能量表現或消耗

Estimated Energy Performance or Consumption for the Common Parts of the Development

於印製售樓說明書前呈交予建築事務監督發展項目的公用部份的預計能量表現或消耗的最近期資料：

Latest information on the estimated energy performance or consumption for the common parts of the development as submitted to the Building Authority prior to the printing of the sales brochures:

第 I 部份	
Part I	
提供中央空調 Provision of Central Air Conditioning	不適用 Not applicable
提供具能源效益的設施 Provision of Energy Efficient Features	不適用 Not applicable
擬安裝的具能源效益的設施 Energy Efficient Features proposed	不適用 Not applicable

第 II 部份：擬興建樓宇 / 部分樓宇預計每年能源消耗量 (註腳 1)					
Part II : The predicted annual energy use of the proposed building / part of building (Note 1)					
位置 Location	使用有關裝置的 內部樓面面積 (平方米) Internal Floor Area Served (m ²)	基線樓宇每年能源消耗量 (註腳 2) Annual Energy Use of Baseline Building (Note 2)		擬興建樓宇每年能源消耗量 Annual Energy Use of Proposed Building	
		電力 千瓦小時 / 平方米 / 年 Electricity kWh/m ² /annum	煤氣 / 石油氣 用量單位 / 平方米 / 年 Town Gas/LPG unit/m ² /annum	電力 千瓦小時 / 平方米 / 年 Electricity kWh/m ² /annum	煤氣 / 石油氣 用量單位 / 平方米 / 年 Town Gas/LPG unit/m ² /annum
有使用中央屋宇 裝備裝置的部份 (註腳 3) Areas served by Central building services installation (Note 3)	2255.357	1752.1	不適用 Not applicable	1576.92	不適用 Not applicable

第 III 部份：以下裝置乃按機電工程署公布的相關實務守則設計			
Part III : The following installation(s) is/are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)			
裝置類型 Type of Installations	是 Yes	否 No	不適用 N/A
照明裝置 Lighting Installations	✓		
空調裝置 Air Conditioning Installations	✓		
電力裝置 Electrical Installations	✓		
升降機及自動梯的裝置 Lift & Escalator Installations	✓		
以總能源為本的方法 Performance-based Approach		✓	

註腳：

1. 一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。預計每年能源消耗量 [以耗電量 (千瓦小時 / 平方米 / 年) 及煤氣 / 石油氣消耗量 (用量單位 / 平方米 / 年) 計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-

(a) “每年能源消耗量”與新建樓宇 BEAM Plus 標準（現行版本）中的「年能源消耗」具有相同涵義；及

(b) 樓宇、空間或單位的“內部樓面面積”，指外牆及 / 或共用牆的內壁之內表面起量度出來的樓面面積。

2. “基準樓宇”與新建樓宇 BEAM Plus 標準（現行版本）中的“基準建築物模式（零分標準）”具有相同涵義。

3. “中央屋宇裝備裝置”與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。

Notes:

1. In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency. The predicted annual energy use, in terms of electricity consumption (kWh/m2/annum) and town gas/LPG consumption (unit/m2/annum), of the development by the internal floor area served, where:

(a) “total annual energy use” has the same meaning of “annual energy use” in the BEAM Plus New Buildings (current version); and

(b) “internal floor area”, in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.

2. “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” in the BEAM Plus New Buildings (current version).

3. Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.

33 售樓說明書印製日期 DATE OF PRINTING OF SALES BROCHURE

本售樓說明書印製日期：2023 年 10 月 16 日

Date of printing of this sales brochure: 16 October 2023

34 日後可能出現的改變 POSSIBLE FUTURE CHANGES

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.

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
2023 年 11 月 6 日 6 November 2023	13	更新物業管理的資料 Information on Property Management is updated
	14	更新發展項目的所在位置圖 Location Plan of the Development is updated
	17	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
2024 年 2 月 2 日 2 February 2024	14	更新發展項目的所在位置圖 Location Plan of the Development is updated
	15	更新發展項目的鳥瞰照片 Aerial Photograph of the Development is updated
	16, 19	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
	21, 36	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 is updated
	45	更新發展項目中的住宅物業的面積 Arera of Residential Properties in the Development is updated
	78-80, 88-97	更新室內裝置，裝修物料及設備 Fittings, Finishes and Appliances is updated
2024 年 5 月 2 日 2 May 2024	14	更新發展項目的所在位置圖 Location Plan of the Development is updated
	15	更新發展項目的鳥瞰照片 Aerial Photograph of the Development is updated
	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
2024 年 8 月 2 日 2 August 2024	14	更新發展項目的所在位置圖 Location Plan of the Development is updated

