



SALES BROCHURE 售樓說明書



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 - (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

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.

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 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 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.
- 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 normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.
- 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 AP 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
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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.

01 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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。

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，關於相當可能對享有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。

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。

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。

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。

01 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

- 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。
- 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。

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。

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

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。

Name of the street at which the Development is situated and street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development
63 Soy Street

The Development consists of one multi-unit building

Total number of storeys of this multi-unit building
23 storeys (exclusive of roof, upper roof at 86.855 mPD, upper roof at 89.455 mPD and top roof)

Floor numbering in this multi-unit building as provided in the approved building plans for the Development
G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 26/F, roof, upper roof at 86.855 mPD, upper roof at 89.455 mPD and top roof

Omitted floor numbers in this multi-unit building in which the floor numbering is not in consecutive order
4/F, 13/F, 14/F & 24/F

Refuge floor (if any) of this multi-unit building
Not applicable

發展項目所位於的街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數
豉油街63號

發展項目包含一幢多單位建築物

該幢多單位建築物的樓層的總數
23層 (不包括天台、位於主水平基準以上86.855米的上層天台、位於主水平基準以上89.455米的上層天台及頂層天台)

發展項目的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數
地下、一樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至二十六樓、天台、位於主水平基準以上86.855米的上層天台、位於主水平基準以上89.455米的上層天台及頂層天台

該幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數
四樓、十三樓、十四樓及二十四樓

該幢多單位建築物內的庇護層(如有)
不適用

03 INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

賣方及有參與發展項目的其他人的資料

Vendor

Asia Hero (H.K.) Limited
Open Bright Limited

Holding companies of the Vendor

Rainbow Jasper Limited
Big Huge Holdings Limited
Earning Hero Limited

Authorized Person for the Development

Mr. Chau Tak Ho Kenneth

The firm or corporation of which the Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity

CYS Associates (Hong Kong) Limited

Building Contractor for the Development

Ching Lee Engineering Limited

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

Johnson Stokes & Master

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

Chong Hing Bank Limited

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

Not Applicable

賣方

興漢 (香港) 有限公司
開啟有限公司

賣方的控權公司

彩碧有限公司
Big Huge Holdings Limited
Earning Hero Limited

發展項目的認可人士

周德灝先生

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

周余石 (香港) 有限公司

發展項目的承建商

正利工程有限公司

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

創興銀行有限公司

已為發展項目的建造提供貸款的任何其他人

不適用

04 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(a) 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; 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；	Not Applicable 不適用
(b) 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; 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；	Not Applicable 不適用
(c) 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; 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；	No 否
(d) 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; 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；	Not Applicable 不適用
(e) 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; 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；	Not Applicable 不適用
(f) 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; 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；	No 否
(g) 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; 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；	Not Applicable 不適用
(h) 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; 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；	Not Applicable 不適用
(i) 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; 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；	No 否
(j) 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; 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；	No 否
(k) 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; 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；	Not Applicable 不適用
(l) 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; 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；	No 否
(m) 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; 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；	Not Applicable 不適用
(n) 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; 賣方、賣方的控權公司或該項目的承建商屬私人公司，而就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；	No 否

04 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(o) 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; 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；	Not Applicable 不適用
(p) 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; 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；	No 否
(q) 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; 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；	Not Applicable 不適用
(r) 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; 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；	No 否
(s) 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. 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。	No 否

05 INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

There are non-structural prefabricated external walls forming part of the enclosing walls of the Development.
發展項目有構成圍封牆的一部份的非結構的預製外牆。

The range of thickness of non-structural prefabricated external walls is 150mm.
非結構的預製外牆的厚度範圍為150毫米。

There are curtain walls forming part of the enclosing walls of the Development.
發展項目有構成圍封牆的一部份的幕牆。

The range of thickness of curtain walls is 175mm and 200mm.
幕牆的厚度範圍為175毫米及200毫米。

Schedule of total area of non-structural prefabricated external walls and curtain walls of each residential property
每個住宅物業的非結構的預製外牆及幕牆總面積表

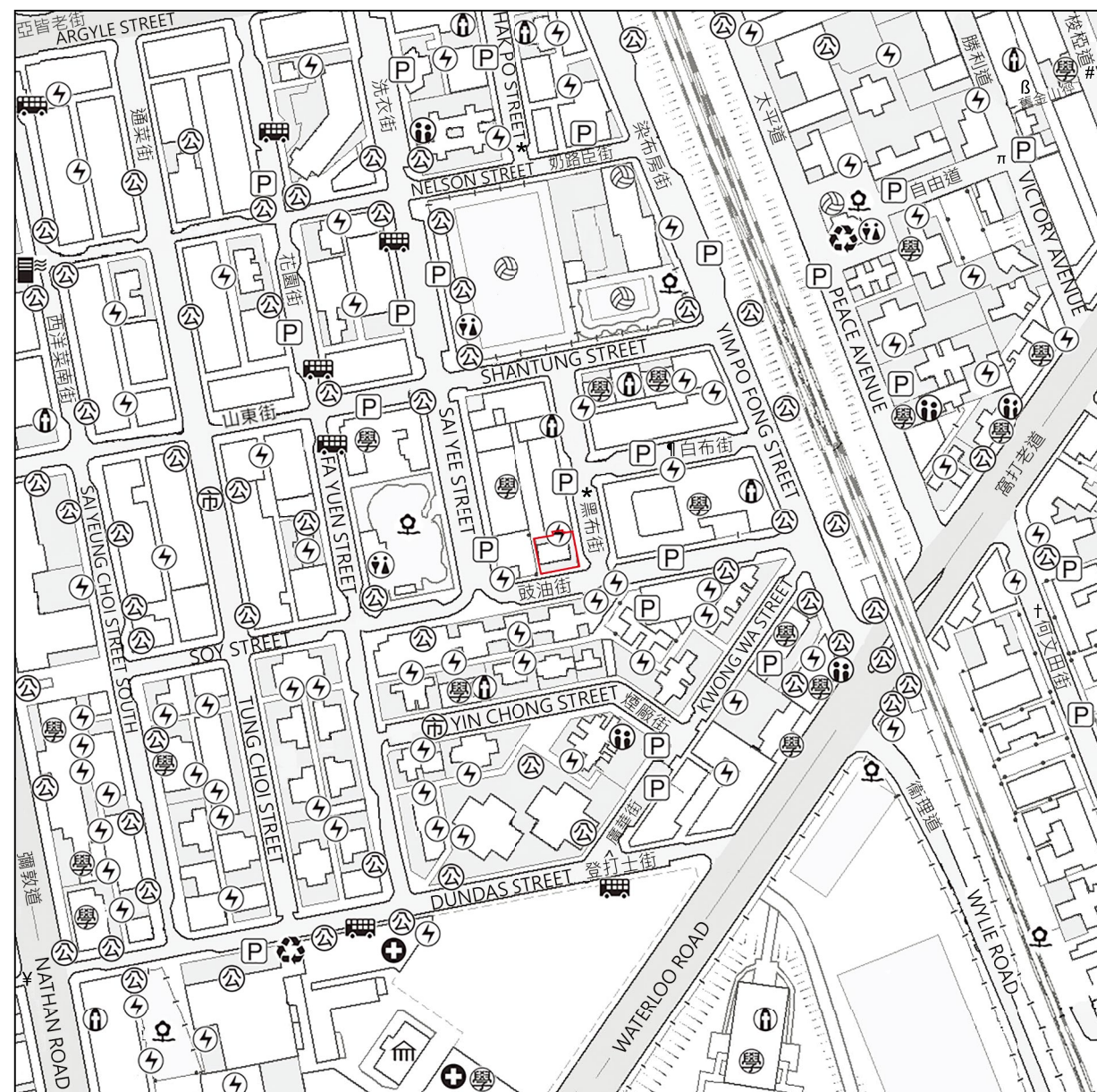
Floor 樓層	Flat 單位	The total area of non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)	The total area of curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
3/F 三樓	A	-	1.058
	B	-	0.586
	C	-	0.343
	D	-	0.242
	E	0.264	0.384
	F	0.150	0.621
5/F - 12/F, 15/F - 23/F and 25/F - 26/F 五樓至十二樓、十五樓至二十三樓及二十五樓至二十六樓	A	-	1.178
	B	-	0.706
	C	-	0.463
	D	-	0.362
	E	0.264	0.504
	F	0.150	0.736

The person appointed as the manager of the Development under the executed deed of mutual covenant

Cushman & Wakefield Property Management Limited

根據已簽立的公契，獲委任為發展項目管理人的人
戴德梁行物業管理有限公司

07 LOCATION PLAN OF THE DEVELOPMENT 發展項目的所在位置圖



NOTATION 圖例

	Ventilation shaft for the Mass Transit Railway 香港鐵路的通風井		Public transport terminal (including a rail station) 公共交通總站 (包括鐵路車站)
	Museum 博物館		Public utility installation 公用事業設施裝置
	Power plant (including electricity sub-stations) 發電廠 (包括電力分站)		Religious institution (including a church, a temple and a Tsz Tong) 宗教場所 (包括教堂、廟宇及祠堂)
	Refuse collection point 垃圾收集站		School (including a kindergarten) 學校 (包括幼稚園)
	Hospital 醫院		Social welfare facilities (including an elderly centre and a home for the mentally disabled) 社會福利設施 (包括老人中心及弱智人士護理院)
	Market (including a wet market and a wholesale market) 市場 (包括濕貨市場及批發市場)		Sports facilities (including a sports ground and a swimming pool) 體育設施 (包括運動場及游泳池)
	Public carpark (including a lorry park) 公眾停車場 (包括貨車停泊處)		Public park 公園
	Public convenience 公廁		

Street names in Chinese and English not shown in full in the location plan of the Development:
於發展項目的所在位置圖未能顯示之街道的中英文全名：

* HAK PO STREET 黑布街	# SOARES AVENUE 梭梭道	¶ PAK PO STREET 白布街
β SAN FRANCISCO PATH 舊金山徑	¥ DUNDAS STREET 登打士街	† HO MAN TIN STREET 何文田街
π LIBERTY AVENUE 自由道		

Location of the Development
發展項目的位置

Scale 比例尺
0 50 100 150 200 250M(米)

Notes :

1. Due to technical reasons, this location plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
2. The Map is provided by the CSDI Portal and the Public Sector Information Portal and intellectual property rights are owned by the Government of the HKSAR.
3. This location plan is made with reference to Survey Sheet No. T11-NW-D with adjustments where necessary.

備註：

1. 因技術性問題，此所在位置圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
2. 地圖由空間數據共享平台及資料一線通提供，香港特別行政區政府為知識產權擁有人。
3. 此所在位置圖參考測繪圖編號T11-NW-D，經修正處理。

08 AERIAL PHOTOGRAPH OF THE DEVELOPMENT 發展項目的鳥瞰照片



This blank area falls outside the coverage of the relevant aerial photograph
鳥瞰照片並不覆蓋本空白範圍

● Location of the Development
發展項目的位置

Notes :

1. Due to technical reasons, this aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
2. Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 2,000 feet, Photo No. E221108C, dated 20 March 2024.
3. The Aerial Photo is provided by the CSDI Portal and the Public Sector Information Portal and intellectual property rights are owned by the Government of the HKSAR.
4. Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved – reproduction by permission only.

備註：

1. 因技術性問題，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》的規定。
2. 摘錄自地政總署測繪處於2024年3月20日在2,000呎飛行高度拍攝之鳥瞰照片，編號為E221108C。
3. 航空照片由空間數據共享平台及資料一線通提供，香港特別行政區政府為知識產權擁有人。
4. 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。

08 AERIAL PHOTOGRAPH OF THE DEVELOPMENT 發展項目的鳥瞰照片



This blank area falls outside the coverage of the relevant aerial photograph
鳥瞰照片並不覆蓋本空白範圍

● Location of the Development
發展項目的位置

Notes :

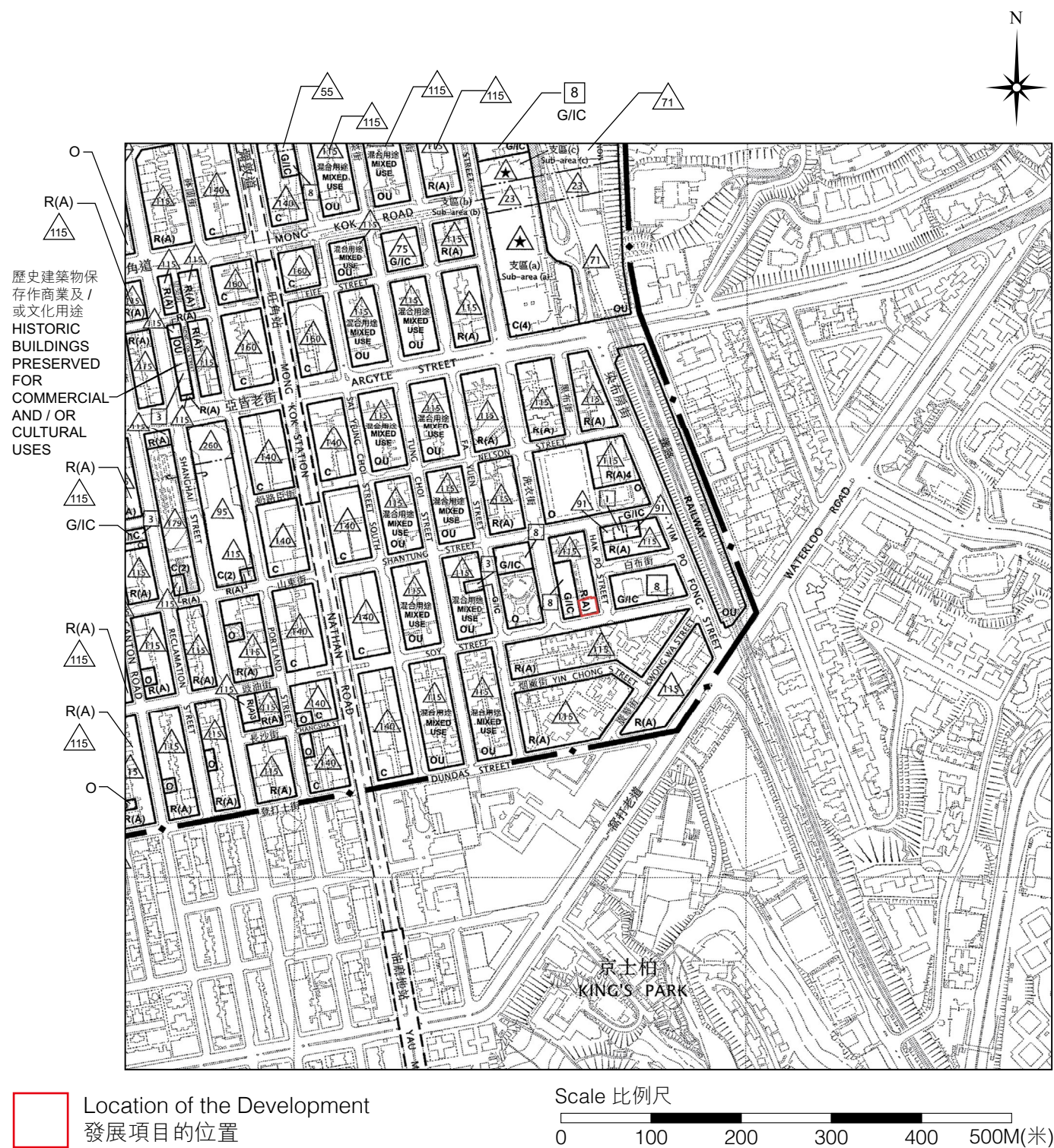
1. Due to technical reasons, this aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
2. Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 2,000 feet, Photo No. E221107C, dated 20 March 2024.
3. The Aerial Photo is provided by the CSDI Portal and the Public Sector Information Portal and intellectual property rights are owned by the Government of the HKSAR.
4. Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved – reproduction by permission only.

備註：

1. 因技術性問題，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》的規定。
2. 摘錄自地政總署測繪處於2024年3月20日在2,000呎飛行高度拍攝之鳥瞰照片，編號為E221107C。
3. 航空照片由空間數據共享平台及資料一線通提供，香港特別行政區政府為知識產權擁有人。
4. 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。

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09 OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT 關乎發展項目的分區計劃大綱圖等



NOTATION 圖例

ZONES 地帶

COMMERCIAL
 RESIDENTIAL (GROUP A)
 GOVERNMENT, INSTITUTION OR COMMUNITY
 OPEN SPACE
 OTHER SPECIFIED USES

C	商業
R(A)	住宅 (甲類)
G/IC	政府、機構或社區
O	休憩用地
OU	其他指定用途

COMMUNICATIONS 交通

RAILWAY AND STATION (UNDERGROUND)
 MAJOR ROAD AND JUNCTION
 ELEVATED ROAD

車站	鐵路及車站 (地下)
主要道路及路口	主要道路及路口
高架道路	高架道路

MISCELLANEOUS 其他

BOUNDARY OF PLANNING SCHEME
 BUILDING HEIGHT CONTROL ZONE BOUNDARY
 MAXIMUM BUILDING HEIGHT
 (IN METRES ABOVE PRINCIPAL DATUM)
 MAXIMUM BUILDING HEIGHT
 RESTRICTION AS STIPULATED ON THE NOTES
 MAXIMUM BUILDING HEIGHT
 (IN NUMBER OF STOREYS)

規劃範圍界線	規劃範圍界線
建築物高度管制區界線	建築物高度管制區界線
最高建築物高度 (在主水平基準上若干米)	最高建築物高度 (在主水平基準上若干米)
《註釋》內訂明最高建築物 高度限制	《註釋》內訂明最高建築物 高度限制
最高建築物高度 (樓層數目)	最高建築物高度 (樓層數目)

Location of the Development
 發展項目的位置

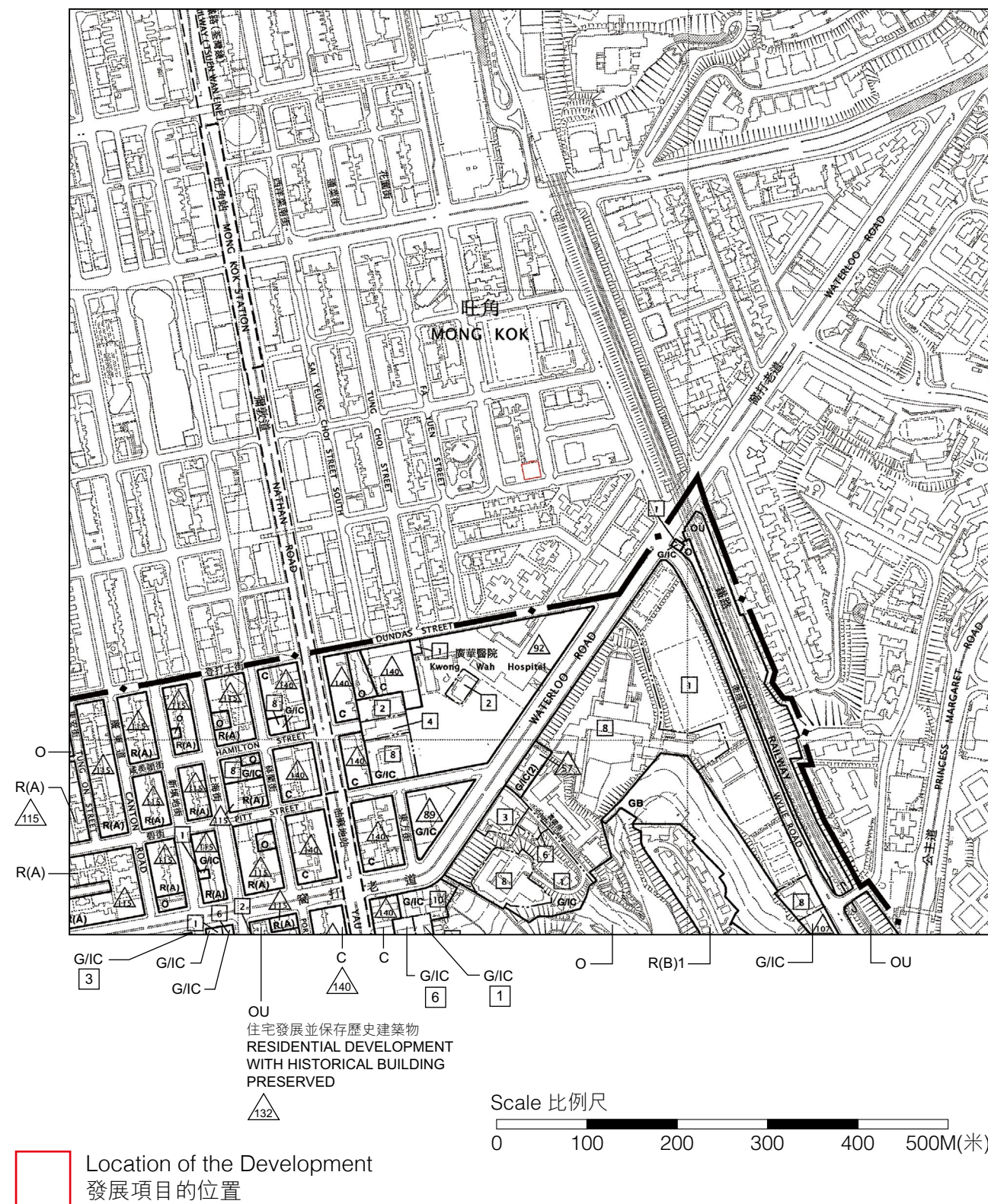
Scale 比例尺
 0 100 200 300 400 500M(米)

Notes :

1. Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
2. Extracted from the approved Mong Kok Outline Zoning Plan, Plan No. S/K3/38, gazetted on 8 November 2024, with adjustments where necessary.

備註 :

1. 因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
2. 摘錄自2024年11月8日刊憲之旺角分區計劃大綱核准圖，圖則編號為S/K3/38，經修正處理。



- Notes :
1. Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
 2. Extracted from the Approved Yau Ma Tei Outline Zoning Plan, Plan No. S/K2/26, gazetted on 26 July 2024, with adjustments where necessary.



NOTATION 圖例

ZONES 地帶

COMMERCIAL
RESIDENTIAL (GROUP A)
RESIDENTIAL (GROUP B)
GOVERNMENT, INSTITUTION OR COMMUNITY
OPEN SPACE
OTHER SPECIFIED USES
GREEN BELT

C	商業
R(A)	住宅(甲類)
R(B)	住宅(乙類)
G/IC	政府、機構或社區
O	休憩用地
OU	其他指定用途
GB	綠化地帶

COMMUNICATIONS 交通

RAILWAY AND STATION (UNDERGROUND)
MAJOR ROAD AND JUNCTION
ELEVATED ROAD

STATION	鐵路及車站(地下)
	主要道路及路口
	高架道路

MISCELLANEOUS 其他

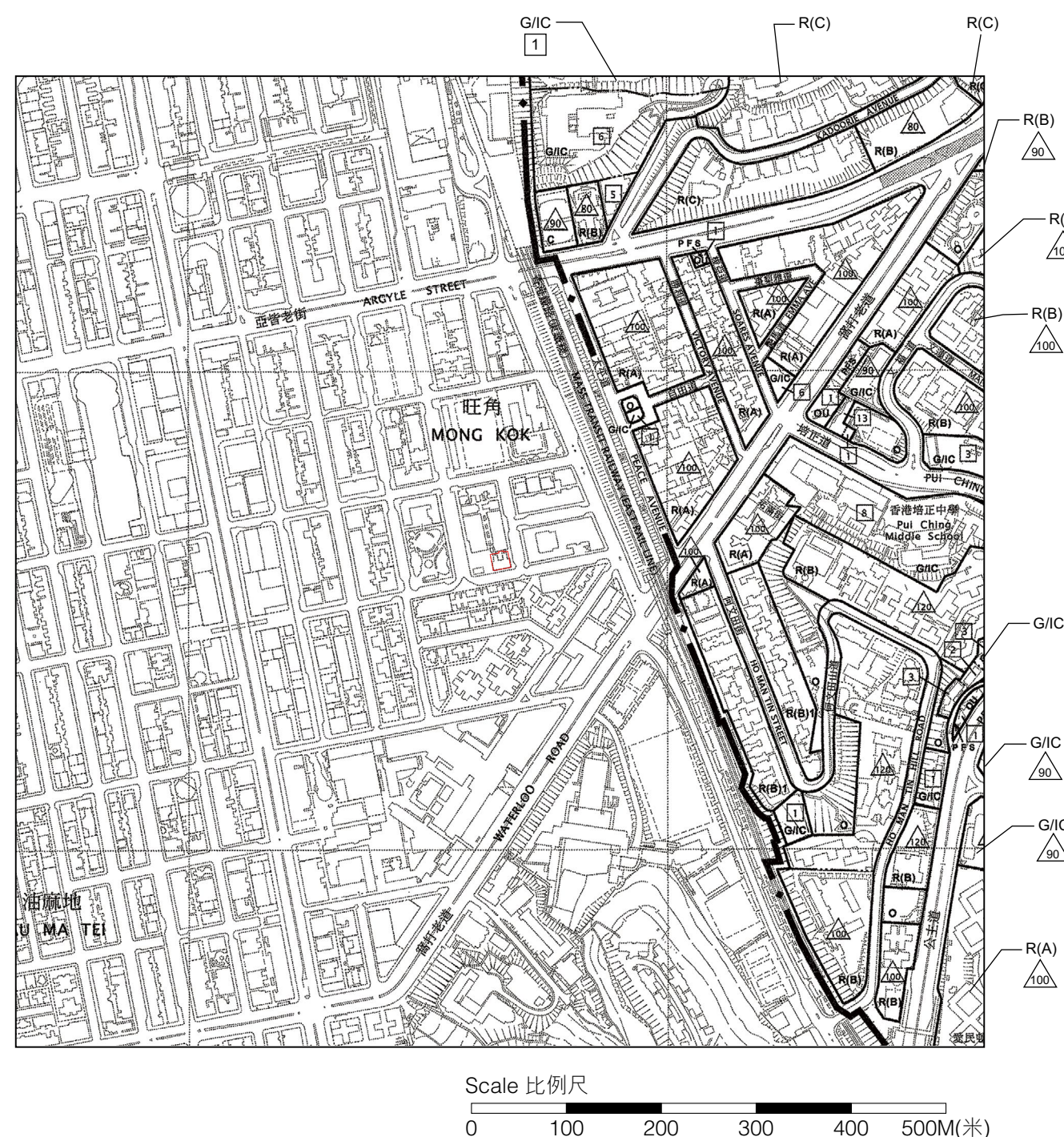
BOUNDARY OF PLANNING SCHEME
BUILDING HEIGHT CONTROL ZONE BOUNDARY
MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)
MAXIMUM BUILDING HEIGHT
(IN NUMBER OF STOREYS)

	規劃範圍界線
	建築物高度管制區界線
100	最高建築物高度 (在主水平基準上若干米)
1	最高建築物高度 (樓層數目)

備註：

1. 因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
2. 摘錄自2024年7月26日刊憲之油麻地分區計劃大綱核准圖，圖則編號為S/K2/26，經修正處理。

09 OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT 關乎發展項目的分區計劃大綱圖等



Location of the Development
 發展項目的位置

- Notes :
1. Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
 2. Extracted from the approved Ho Man Tin Outline Zoning Plan, Plan No. S/K7/24, gazetted on 18 September 2015, with adjustments where necessary.

NOTATION 圖例

ZONES 地帶

COMMERCIAL
 RESIDENTIAL (GROUP A)
 RESIDENTIAL (GROUP B)
 RESIDENTIAL (GROUP C)
 GOVERNMENT, INSTITUTION OR COMMUNITY
 OPEN SPACE
 OTHER SPECIFIED USES

C	商業
R(A)	住宅(甲類)
R(B)	住宅(乙類)
R(C)	住宅(丙類)
G/IC	政府、機構或社區
O	休憩用地
OU	其他指定用途

COMMUNICATIONS 交通

MAJOR ROAD AND JUNCTION
 ELEVATED ROAD

	主要道路及路口
	高架道路

MISCELLANEOUS 其他

BOUNDARY OF PLANNING SCHEME
 BUILDING HEIGHT CONTROL ZONE BOUNDARY
 MAXIMUM BUILDING HEIGHT
 (IN METRES ABOVE PRINCIPAL DATUM)
 MAXIMUM BUILDING HEIGHT
 (IN NUMBER OF STOREYS)
 PETROL FILLING STATION

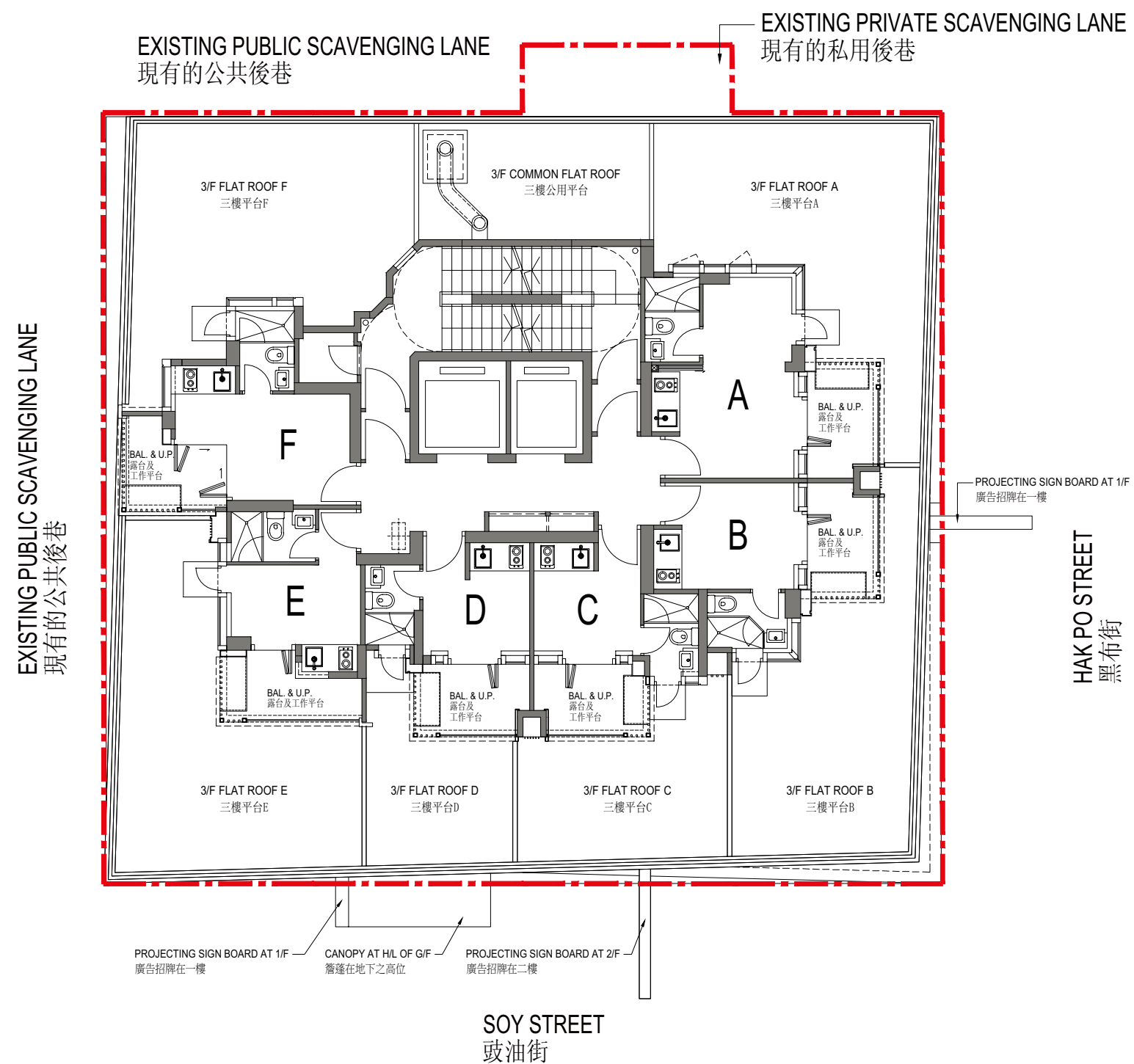
	規劃範圍界線
	建築物高度管制區界線
	最高建築物高度 (在主水平基準上若干米)
	最高建築物高度 (樓層數目)
P F S	加油站

備註 :

1. 因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
2. 摘錄自2015年9月18日刊憲之何文田分區計劃大綱核准圖，圖則編號為S/K7/24，經修正處理。

10 LAYOUT PLAN OF THE DEVELOPMENT

發展項目的布局圖



--- Boundary line of the Development
發展項目的地界線

BAL. & U.P. = Balcony and Utility Platform = 露台及工作平台
H/L = High level = 高位

Note:
The layout of the residential properties in the Development shown in this plan is prepared based on the floor plan of residential properties in the Development applicable to 3/F.

備註:
圖中所示之發展項目住宅物業布局是參照用於三樓的住宅物業平面圖製作而成。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

LEGEND FOR FLOOR PLAN 平面圖圖例

A/C PLATFORM	= AIR CONDITIONER PLATFORM	= 空調機平台
ARCH. FEATURE	= ARCHITECTURAL FEATURE	= 建築裝飾
ARCH. FEATURE ABOVE	= ARCHITECTURAL FEATURE ABOVE	= 建築裝飾在上
B.	= BATHROOM	= 浴室
BAL. & U.P.	= BALCONY AND UTILITY PLATFORM	= 露台及工作平台
BAL. & U.P. COVER	= COVER OF BALCONY AND UTILITY PLATFORM	= 露台及工作平台上蓋
DN	= DOWN	= 落
E.M.C.	= ELECTRICAL METER CABINET	= 電錶櫃
H.R. AT H/L	= HOSE REEL AT HIGH LEVEL	= 消防喉轆在高位
LIV / DIN	= LIVING ROOM / DINING ROOM	= 客廳 / 飯廳
P.D.	= PIPE DUCT	= 管道
W.M.C.	= WATER METER CABINET	= 水錶櫃

Notes applicable to the floor plans of this section:

1. Exposed common pipes are located at / adjacent to the balcony and / or utility platform and / or flat roof and / or air conditioner platform and / or external wall of some residential properties. For details, please refer to the latest approved building plans and / or approved drainage plans.
2. There may be sunken slabs and / or bulkheads and / or false ceilings for the installation of mechanical and electrical services at some of the residential properties.
3. The dimensions on the floor plans are all structural dimensions in millimeter.
4. The indications of fittings such as windows, door leafs, kitchen cabinets, drain points, shower cubicles and the door leafs thereof, sinks, water closets, washbasins etc. shown on the floor plans are indications of their approximate locations only and not indications of their actual sizes, locations, designs and shapes.

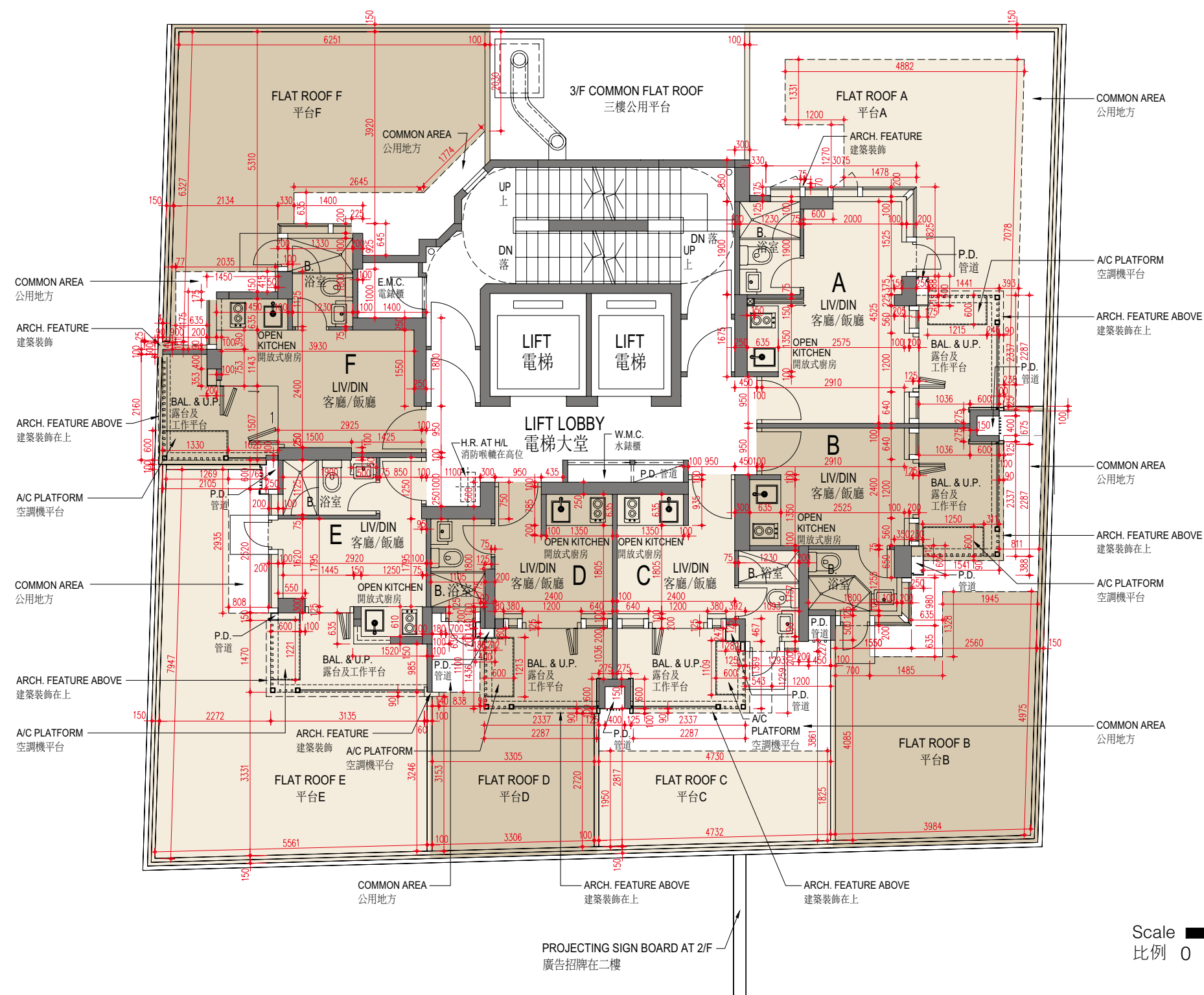
適用於本節各樓面平面圖之備註：

1. 部份住宅物業的露台及 / 或工作平台及 / 或平台及 / 或空調機平台及 / 或外牆上 / 附近設有外露公用喉管。請查閱最新之批准建築圖則及 / 或批准排水圖則以了解詳情。
2. 部份住宅物業有跌級樓板及 / 或裝飾橫樑及 / 或假天花，以安裝機電設備。
3. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
4. 樓面平面圖所示之裝置如窗、門葉、廚櫃、去水位、淋浴間及其門葉、洗滌盆、座廁、面盆等只供展示其大約位置而非展示其實際大小、位置、設計及形狀。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

3/F FLOOR PLAN 三樓平面圖



Notes:

- Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for the legend of the terms and abbreviations for the floor plans and notes that are applicable thereto.
- The dimensions of floor plans are all structural dimensions in millimetre.

備註：

- 以上樓面平面圖中顯示之名稱及簡稱之圖例及其適用的備註，請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁之說明。
- 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

3/F 三樓	Flat 單位					
	A	B	C	D	E	F
Thickness of Floor Slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	120	120	120	120	120	120
Floor-to-Floor Height (note: 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 (mm) 每個住宅物業的層與層之間的高度 (註：指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	2650, 3150	2650, 3150	2650, 3150	2650, 3150	2650, 3150	2650, 3150

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

Remarks :

1. Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for the legend of the terms and abbreviations for the floor plans.
2. The dimensions of floor plans are all structural dimensions in millimetre.

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：

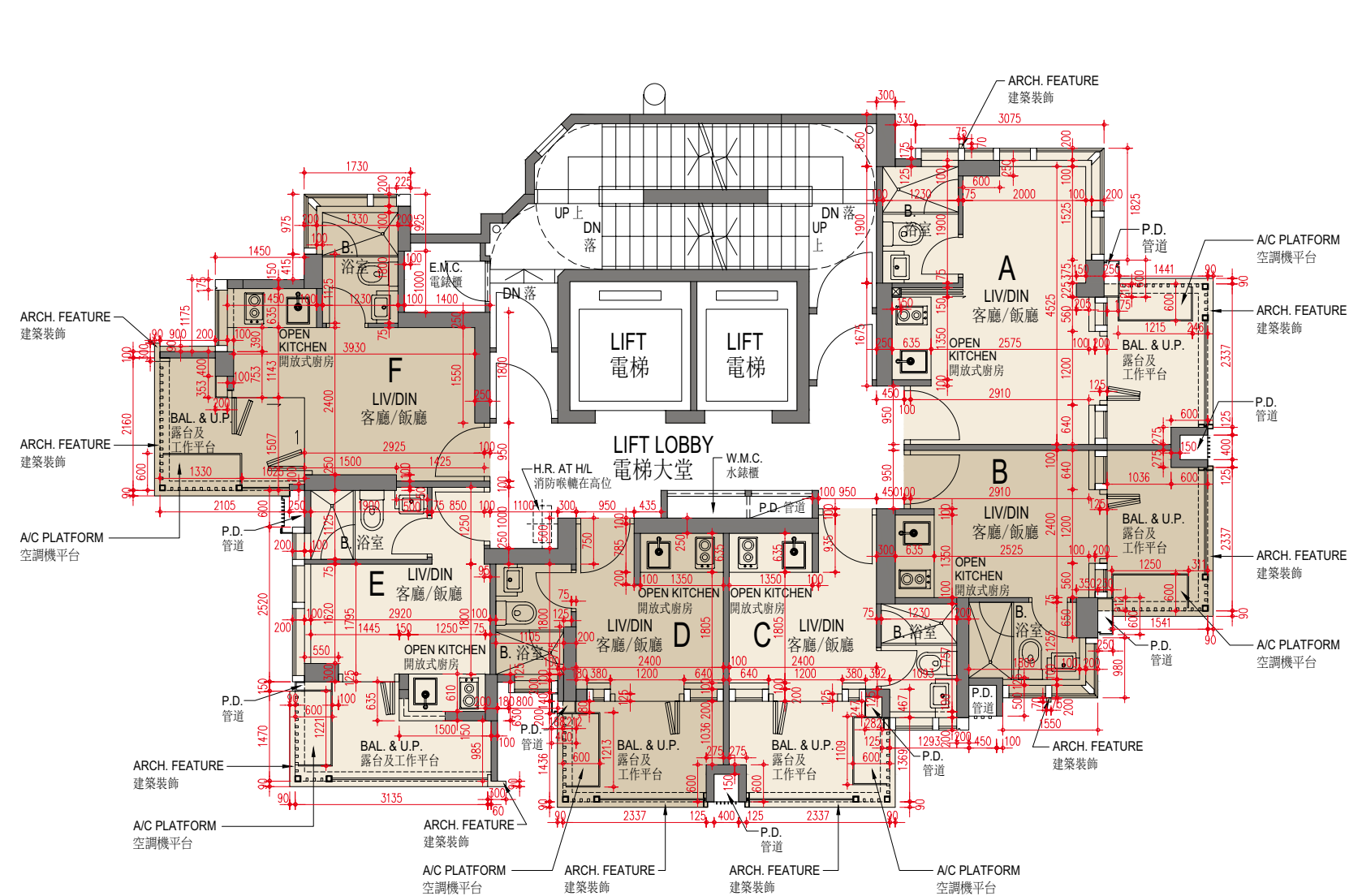
1. 以上樓面平面圖中顯示之名詞及簡稱之圖例，請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁之說明。
2. 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。

1 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

5/F - 12/F, 15/F - 23/F and 25/F - 26/F FLOOR PLAN

五樓至十二樓、十五樓至二十三樓及二十五樓至二十六樓平面圖



Scale 0 5M(米)
比例 0 5M(米)

Notes:

1. Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for the legend of the terms and abbreviations for the floor plans and notes that are applicable thereto.
2. The dimensions of floor plans are all structural dimensions in millimetre.

備註：

1. 以上樓面平面圖中顯示之名稱及簡稱之圖例及其適用的備註，請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁之說明。
2. 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

5/F - 12/F, 15/F - 23/F and 25/F 五樓至十二樓、十五樓至二十三樓及二十五樓	Flat 單位					
	A	B	C	D	E	F
Thickness of Floor Slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	120	120	120	120	120	120
Floor-to-Floor Height (note: 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 (mm) 每個住宅物業的層與層之間的高度 (註：指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	3150	3150	3150	3150	3150	3150
26/F 二十六樓	Flat 單位					
	A	B	C	D	E	F
Thickness of Floor Slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	150	150	150	150	150	150
Floor-to-Floor Height (note: 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 (mm) 每個住宅物業的層與層之間的高度 (註：指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	3150	3150	3150	3150	3150	3150

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

Remarks:

- Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for the legend of the terms and abbreviations for the floor plans.
- The dimensions of floor plans are all structural dimensions in millimetre.

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。

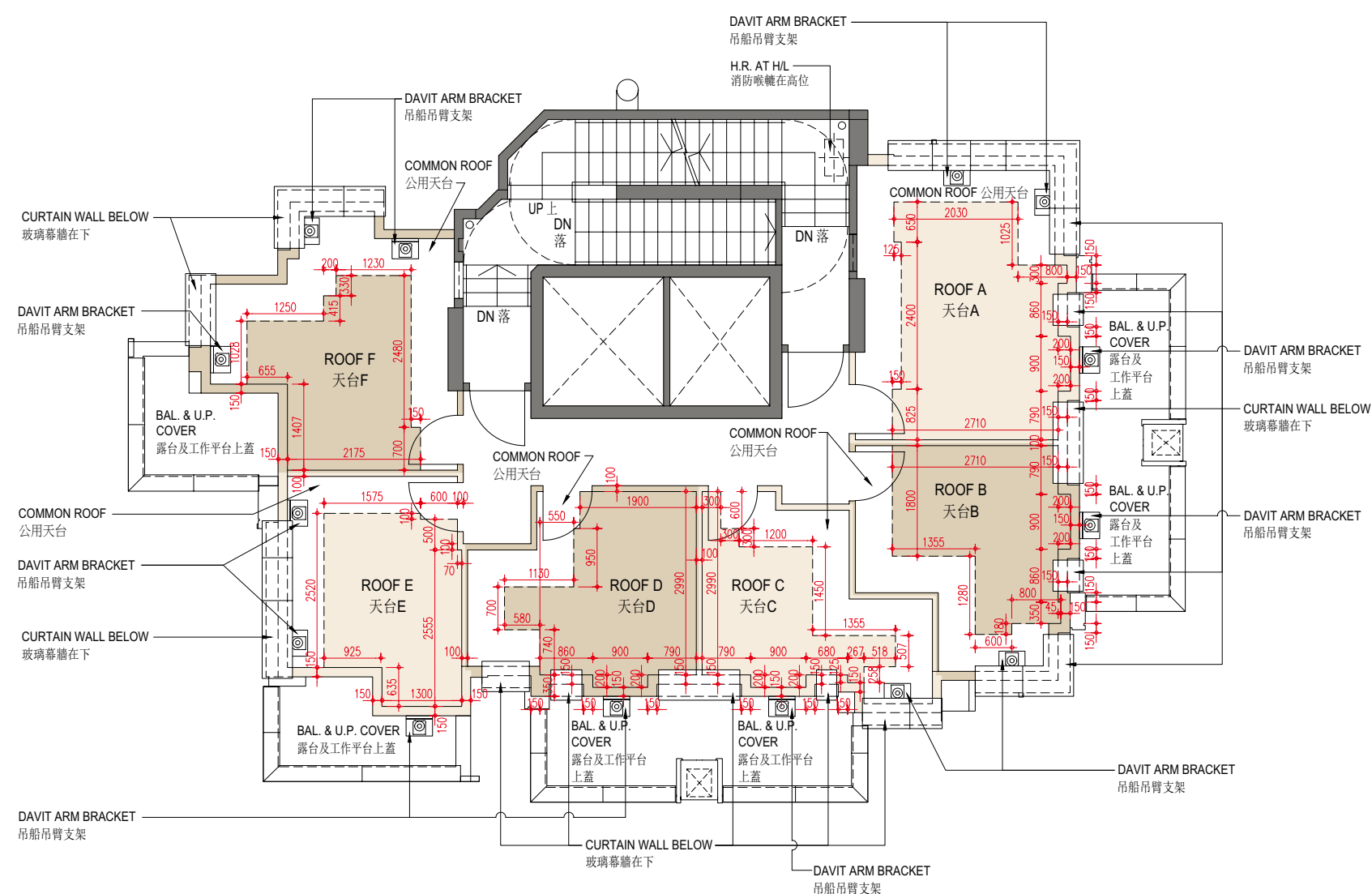
備註：

- 以上樓面平面圖中顯示之名詞及簡稱之圖例，請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁之說明。
- 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

ROOF FLOOR PLAN 天台平面圖



Scale 0 5M(米)
比例 0 5M(米)

Notes:

1. Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for the legend of the terms and abbreviations for the floor plans and notes that are applicable thereto.
2. The dimensions of floor plans are all structural dimensions in millimetre.
3. For the location of the roof, it was specified as flat roof in the general building plans of the Development approved by the Building Authority. In practice, it is a roof and its area is calculated under the roof.

備註：

1. 以上樓面平面圖中顯示之名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁之說明。
2. 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。
3. 有關天台的位置在該發展項目經建築事務監督批准的建築圖則上列為平台，實際上其用途為天台，其面積將以天台計算。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Roof 天台	Flat 單位					
	A	B	C	D	E	F
Thickness of Floor Slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用
Floor-to-Floor Height (note: 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 (mm) 每個住宅物業的層與層之間的高度 (註：指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用

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

Remarks:

- Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for the legend of the terms and abbreviations for the floor plans.
- The dimensions of floor plans are all structural dimensions in millimetre.

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：

- 以上樓面平面圖中顯示之名詞及簡稱之圖例，請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁之說明。
- 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。

12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 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)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
SOYO 雋薈	3/F 三樓	A	21.137 (228) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	16.503 (178)	-	-	-	-	-	-
		B	15.583 (168) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	18.277 (197)	-	-	-	-	-	-
		C	14.156 (152) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	9.815 (106)	-	-	-	-	-	-
		D	14.163 (152) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	9.913 (107)	-	-	-	-	-	-
		E	14.889 (160) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	25.764 (277)	-	-	-	-	-	-
		F	17.895 (193) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	23.819 (256)	-	-	-	-	-	-

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部分別計算得出的。

Notes:

(1) The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the areas presented in square metres.

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

備註：

(1) 以平方呎列出的面積由以平方米列出的面積以1平方米 = 10.764平方呎換算，並以四捨五入至整數，與以平方米表述之面積可能有些微差異。

(2) 發展項目的住宅物業並無陽台。

12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 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)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
SOYO 雋薈	5/F - 12/F, 15/F - 23/F and 25/F 五樓至十二樓、十五樓 至二十三樓及二十五樓	A	21.137 (228) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	15.583 (168) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		C	14.156 (152) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		D	14.163 (152) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		E	14.889 (160) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		F	17.895 (193) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部分別計算得出的。

Notes:

(1) The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the areas presented in square metres.

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

備註：

(1) 以平方呎列出的面積由以平方米列出的面積以1平方米 = 10.764平方呎換算，並以四捨五入至整數，與以平方米表述之面積可能有些微差異。

(2) 發展項目的住宅物業並無陽台。

12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 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)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
SOYO 雋薈	26/F 二十六樓	A	21.137 (228) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	9.677 (104)	-	-	-
		B	15.583 (168) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	6.672 (72)	-	-	-
		C	14.156 (152) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	5.134 (55)	-	-	-
		D	14.163 (152) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	7.298 (79)	-	-	-
		E	14.889 (160) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	6.381 (69)	-	-	-
		F	17.895 (193) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	6.709 (72)	-	-	-

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部分別計算得出的。

Notes:

(1) The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the areas presented in square metres.

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

備註：

(1) 以平方呎列出的面積由以平方米列出的面積以1平方米 = 10.764平方呎換算，並以四捨五入至整數，與以平方米表述之面積可能有些微差異。

(2) 發展項目的住宅物業並無陽台。

13 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

Not Applicable

不適用

14 SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase (the “preliminary agreement”).
 2. The preliminary deposit paid by the purchaser on the signing of the preliminary agreement will 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.
1. 在簽署臨時買賣合約 (該 “臨時合約”) 時須支付款額為 5% 的臨時訂金。
 2. 買方在簽署該臨時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分持有。
 3. 如買方沒有於訂立該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。

A. Common parts of the Development

According to the executed Deed of Mutual Covenant and Management Agreement of the Development (the **"DMC"**):-

"Common Areas and Facilities" means, collectively, the Development Common Areas and Facilities, the Residential Common Areas and Facilities, the Commercial Common Areas and Facilities and all those parts and such of the areas and facilities (if any) of the Building designated as common areas and facilities by the First Owner (as defined in the DMC) in accordance with the provisions of the DMC or by the relevant Owners in any Sub-Deed(s) (as defined in the DMC) (if any);

"Commercial Common Areas and Facilities"

means and includes:-

- (a) electrical meter cabinets, water meter cabinet and which are (if and where capable of being shown on plans) for identification purposes only shown coloured Red on the DMC Plans (as defined in the DMC);
- (b) such parts of the external walls of the Building (including the wall tiles) which are (if and where capable of being shown on plans) for identification purposes only shown coloured Red on the DMC Plans;
- (c) such other areas and any other systems, services, devices and facilities provided for or installed in the Building intended for the common use and benefit of all the Commercial Units as a whole and not just any particular Commercial Unit; and
- (d) such other areas, systems, devices, services and facilities of and in the Land and the Building as may be designated as Commercial Common Areas and Facilities by the First Owner in accordance with the DMC or by the relevant Owners (as defined in the DMC) in any Sub-Deed (if any),

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

"Development Common Areas and Facilities"

means and includes :-

- (a) all foundations, columns and structures, architectural fins/features, claddings, A/C platform, accessible lavatory, canopy, cable risers ducts, caretaker area, check meter cabinet, corridors, emergency generator room, fireman's lift lobbies and any protected lobbies to a required staircase, flat roof, flushing water tank, fire control room, fire services inlet, fire services water tank, fire services & sprinkler pump & tank room, gas valve chamber, hoisting chamber, lift lobbies, lift machine room, lift shafts, low voltage switch room, pipe ducts, potable & flushing water pump room, potable & flushing water tank room, potable water tanks, refuse storage and material recovery chamber, sprinkler inlets, sprinkler water tank, staircase to transformer room, required staircases, water meter cabinets, TBE riser duct, telecommunications and broadcasting equipment rooms, transformer room

and ancillary installations and facilities, lighting fixtures, control panels, pipes, ducts, wires, cables, valves, switches and other facilities whether ducted or otherwise through which fresh or salt water, sewage, electricity, air-conditioning, mechanical ventilation and other services are supplied to the Building, pumps, sanitary fittings, electrical installations, refuse disposal equipment, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, security systems and apparatus and such other areas and any other systems, services, devices and facilities provided for or installed in the Building intended for the common use and benefit of the Building as a whole and not just any particular Unit and which are (if and where capable of being shown on plans) for identification purposes only shown coloured Orange on the DMC Plans;

- (b) such parts of the external walls of the Building (including the Curtain Wall and non-structural prefabricated external walls but excluding those external walls of the Building forming part of (i) the Residential Units; (ii) the Commercial Units; (iii) the Signage Areas; (iv) the Residential Common Areas and Facilities; and (v) the Commercial Common Areas and Facilities) which are (if and where capable of being shown on plans) for identification purposes only shown coloured Orange on the DMC Plans;
- (c) such other areas, systems, devices, services and facilities of and in the Land and the Building as may be designated as Development Common Areas and Facilities by the First Owner in accordance with the DMC or by the relevant Owners in any Sub-Deed; and
- (d) to the extent not specifically provided in paragraphs (a), (b), (c) and (d) above, such other parts of the Land and the Building as may fall within the definition of "common parts" as defined in the BMO,

but excludes the Residential Common Areas and Facilities, the Commercial Common Areas and Facilities and such areas within the Building the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Building serving only any particular Owner PROVIDED THAT, where appropriate, if

- (i) any parts of the Building 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 the 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 the provisions hereinbefore provided, 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 and includes :-

- (a) architectural fins/features, claddings, corridors, covers of combined balcony, utility platform and A/C platform, electrical meter cabinets, fireman's lift lobbies, flat roofs (for those not forming part of any Residential Unit), inaccessible flat roof, pipe ducts, roofs, staircases and any protected lobby to a required staircase which are (if and where capable of being shown on plans) for identification purposes only shown coloured Green on the DMC Plans;

- (b) such parts of the external walls of the Building (including the Curtain Wall but excluding the windows, sliding door, French door and balustrades of the Residential Units and those external walls of the Building forming part of (i) the Residential Units; (ii) the Commercial Units; (iii) Signage Areas; (iv) the Development Common Areas and Facilities; and (v) the Commercial Common Areas and Facilities) which are (if and where capable of being shown on plans) for identification purposes only shown coloured Green on the DMC Plans;
- (c) such other areas and any other systems, services, devices and facilities provided for or installed in the Building intended for the common use and benefit of all the Residential Units as a whole and not just any particular Residential Unit; and
- (d) such other areas, systems, devices, services and facilities of and in the Land and the Building as may be designated as Residential Common Areas and Facilities by the First Owner in accordance with the DMC or by the relevant Owners in any Sub-Deed (if any),

but excludes the Development Common Areas and Facilities and Commercial Common Areas and Facilities and such areas within the Building the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Building serving only any particular Owner.

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

Residential Units		Undivided Shares Per Residential Unit
Floor	Flat	
3/F	Flat A	23
	Flat B	17
	Flat C	15
	Flat D	15
	Flat E	17
	Flat F	20
5/F - 12/F, 15/F - 23/F, 25/F (18 storeys)	Flat A	21
	Flat B	16
	Flat C	14
	Flat D	14
	Flat E	15
	Flat F	18
26/F	Flat A	22
	Flat B	16
	Flat C	15
	Flat D	15
	Flat E	16
	Flat F	19

C. Term 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 by not less than three (3) calendar months' notice in writing in accordance with the terms of 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 as security equivalent to three (3) months' monthly management contribution and such security amount shall be non-refundable but transferable.

F. The area in the Development retained by the owner for that owner'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.

15 SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

A. 發展項目的公用部分

根據發展項目已簽立的公共契約及管理協議（「公契」）：-

「公用地方及設施」 合指發展項目公用地方及設施、住宅公用地方及設施、商業公用地方及設施以及第一名業主（在公契中定義）根據公契的條文或相關業主在任何副公契（在公契中定義）（如有）指定為公用地方及設施的大廈所有部分、地方及設施（如有）；

「商業公用地方及設施」

是指及包括：-

- (a) 電錶櫃、水錶櫃並在公契圖則（在公契中定義）上以紅色顯示（如果可以在圖則上顯示），僅作識別之用；
- (b) 大廈的外牆（包括牆磚）部分並在公契圖則上以紅色顯示（如果可以在圖則上顯示），僅作識別之用；
- (c) 在大廈提供或安裝擬供所有商業單位整體共用及享用而非僅供任何特定商業單位使用的其他地方及任何其他系統、服務、裝置及設施；及
- (d) 第一名業主根據公契或相關業主（在公契中定義）在任何副公契（如有）指定為商業公用地方及設施的該地段及大廈其他地方、系統、裝置、服務及設施，

但不包括住宅公用地方及設施、發展項目公用地方及設施，以及大廈內任何特定業主享有專屬權利及特權持有、使用、佔用及享用的地方，以及大廈內僅服務任何特定業主的設施；

「發展項目公用地方及設施」

是指及包括：-

- (a) 所有地基、支柱和構築物、建築裝飾鰭/裝飾、裝飾掛牆、冷氣機平台、無障礙洗手間、簷篷、電線管道、管理員區域、檢測錶櫃、走廊、緊急發電機房、消防員升降機大堂和防火大堂到規定的樓梯、平台、沖廁水水缸、消防控制室、消防入水掣、消防水缸、消防水及灑水器泵及水缸房、氣閥室、吊機室、升降機大堂、升降機機房、升降機槽、低壓電掣房、喉管槽、食水及沖廁水泵房、食水及沖廁水水缸房、食水水缸、垃圾儲存及物料回收房、花灑入水掣、消防灑水器水缸、樓梯去電力變壓房、規定的樓梯、水錶櫃、電訊設備上引管槽、電訊設備房、電力變壓房與附屬裝置及設施、照明裝置、控制板、管道、槽、電線、電纜、氣閥、開關掣以及為大廈供應食水或鹹水、污水排放、電力、空調、機械通風及其他服務的其他鋪管或非鋪管設施、泵、衛生配件、電力裝置、垃圾處置設備、配件、設備及器具、防火及滅火設備及器具、保安系統及器具，以及在大廈提供或安裝擬供大廈整體共用及享用而非僅供任何特定單位使用的其他地方及任何其他系統、服務、裝置及設施並在公契圖則上以橙色顯示（如果可以在圖則上顯示），僅作識別之用；
- (b) 大廈的外牆部分（包括幕牆及非結構性預製外牆但不包括構成 (i) 住宅單位；(ii) 商業單位；(iii) 指示牌範圍；(iv) 住宅公用地方及設施；及 (v) 商業公用地方及設施一部份的大廈外牆）並在公契圖則上以橙色顯示（如果可以在圖則上顯示），僅作識別之用；
- (c) 第一名業主根據公契或相關業主在任何副公契指定為發展項目公用地方及設施的該地段及大廈其他地方、系統、裝置、服務及設施；及

- (d) 若沒有特別在以上第 (a)、(b)、(c) 及 (d) 段規定，則為建築物管理條例的「公用部分」定義所涵蓋的該地段及大廈其他部分，

但不包括住宅公用地方及設施、商業公用地方及設施，以及大廈內任何特定業主享有專屬權利及特權持有、使用、佔用及享用的地方，以及大廈內僅服務任何特定業主的設施，但在適當情況下，如果

- (i) 大廈內任何被建築物管理條例第2條列明的「公用部分」定義第 (a) 段涵蓋的部分；及/ 或

- (ii) 該條例附表1指明及該條例第2條列明的「公用部分」定義第 (b) 段所包括的任何部分

也被上述條文涵蓋，該等部分也當作包括為及構成發展項目公用地方及設施的一部分；

「住宅公用地方及設施」

是指及包括：-

- (a) 建築鰭/裝飾、裝飾掛牆、走廊、露台、工作平台、冷氣機平台上蓋、電錶櫃、消防員升降機大堂、平台（不構成任何住宅單位的一部分）、不能到達的平台、喉管槽、天台、樓梯和防火大堂到規定的樓梯，並在公契圖則上以綠色顯示（如果可以在圖則上顯示），僅作識別之用；
- (b) 大廈的外牆部分（包括幕牆但不包括包住宅單位的窗戶、趟門、法式門與欄杆及構成 (i) 住宅單位；(ii) 商業單位；(iii) 指示牌範圍；(iv) 發展項目公用地方及設施；及 (v) 商業公用地方及設施一部份的大廈外牆）並在公契圖則上以綠色顯示（如果可以在圖則上顯示），僅作識別之用；
- (c) 在大廈提供或安裝擬供所有住宅單位整體共用及享用而非僅供任何特定住宅單位使用的其他地方及任何其他系統、服務、裝置及設施；及
- (d) 第一名業主根據公契或相關業主在任何副公契（如有）指定為住宅公用地方及設施的該地段及大廈其他地方、系統、裝置、服務及設施，

但不包括發展項目公用地方及設施、商業公用地方及設施，以及大廈內任何特定業主享有專屬權利及特權持有、使用、佔用及享用的地方，以及大廈內僅服務任何特定業主的設施。

B. 分配予發展項目中的每個住宅物業的不分割份數的數目

住宅單位		每個住宅單位的不分割份數
樓層	單位	
三樓	A單位	23
	B單位	17
	C單位	15
	D單位	15
	E單位	17
	F單位	20
五樓至十二樓、十五樓至二十三樓、二十五樓 (十八層)	A單位	21
	B單位	16
	C單位	14
	D單位	14
	E單位	15
	F單位	18
二十六樓	A單位	22
	B單位	16
	C單位	15
	D單位	15
	E單位	16
	F單位	19

C. 有關發展項目的管理人的委任年期

發展項目的管理人的初始任期為自公契之日起兩年，並隨後續任，直至按公契條款發出不少於3個月的書面通知終止委任。

D. 管理開支按甚麼基準在發展項目中的住宅物業擁有人之間分擔

每名住宅單位擁有人須按照公契訂明的方式、金額和比例，根據其住宅單位的不分割份數和公契列明的準則，分攤發展項目的管理開支(根據管理人編製的預算案釐定)。

E. 計算管理費按金的基準

相等於3個月的管理開支的分擔款項，該按金不可退還，但可轉讓。

F. 擁有人在發展項目中保留作自用的範圍

不適用。

備註：
請查閱公契以了解全部詳情。完整的公契現存於售樓處，於開放時間可供免費查閱，並可在支付所需影印費後取得公契之複印本。

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

The Development is constructed on The Remaining Portion of Section A of Kowloon Inland Lot No. 1693, The Remaining Portion of Section B of Kowloon Inland Lot No. 1693, Sub-section 1 of Section B of Kowloon Inland Lot No. 1693 and The Remaining Portion of Kowloon Inland Lot No. 1693 (collectively the **"Land"**).

B. Term of years under the lease

The lease term granted under the new Government Leases of the Land (which are deemed to have granted upon expiration of the original term of 75 years commencing from 5 January 1924 under the Government lease of Kowloon Inland Lot No. 1693 dated 11 March 1931 under and by virtue of the Government Leases Ordinance (Cap. 40)) (collectively the **"Government Lease"**) is 75 years commencing from 5 January 1999.

C. User restrictions applicable to the Land

The Government Lease contains restrictions against 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 the Government.

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

Not Applicable.

F. Lease conditions that are onerous to a purchaser

The Government Lease contains the following provisions:

- (a) "the Lessee ... will not let underlet mortgage assign or otherwise part with all or any part of the said premises hereby expressed to be demised for all or any part of the said term of Seventy-five years without at the same time registering such alienation in the Land Office, or in such other Office as may hereafter be instituted for the purpose of Land Registration in the said Colony and paying the prescribed fees therefor ...";
- (b) "... His Majesty shall have full power to resume enter into and re-take possession of all or any part of the premises hereby expressed to be demised if required for the improvement of the said Colony or for any other public purpose whatsoever Three Calendar Months' notice being given to the Lessee of its being so required and a full and fair Compensation for the said Land and the Buildings thereon being paid to the Lessee at a valuation to be fairly and impartially made by the said Director and upon the exercise of such power the term and estate hereby created shall respectively cease determine and be void ...";
- (c) "the Lessee ... will from time to time and at all times hereafter when where and as often as need or occasion shall be and require at his her or 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 erections and buildings now or at any time hereafter standing upon the said piece or parcel of ground hereby expressed to be demised and all the Walls Rails Lights Pavement 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 the said Director AND the said messuage or tenement messuages or tenements erections buildings and premises being so well and sufficiently repaired sustained and amended at the end or sooner determination of the said term hereby granted shall and will peaceably and quietly deliver up to His Majesty ...";

- (d) "the Lessee ... 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, pavements channels fences and party-walls draughts private or public sewers and drains requisite for or in or belonging to the said premises hereby expressed to be demised 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 ..."; and
- (e) "... it shall and may be lawful to and for His Majesty by His said Director or other persons deputed to act for Him twice or oftener in every year during the said term at all reasonable times in the day to enter and come into and upon the said premises hereby expressed to be demised to view search and see the condition of the same and of all decays defects and wants of reparation and amendment which upon every such view or views shall be found to give or leave notice or warning in writing at or upon the said premises or some part thereof unto or for the Lessee to repair and amend the same within Three Calendar Months then next following within which said time or space of Three Calendar Months after every such notice or warning shall be so given or left as aforesaid the Lessee will repair and amend the same accordingly ...".

Remark:

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

A. 發展項目所位於的土地的地段編號

發展項目建於九龍內地段 1693 號 A 段之餘段、九龍內地段 1693 號 B 段之餘段、九龍內地段 1693 號 B 段之第 1 小分段及九龍內地段 1693 號之餘段（以下統稱為「**該土地**」）。

B. 有關租契規定的年期

根據該土地的新政府租契（該等新政府租契於日期為 1931 年 3 月 11 日的九龍內地段 1693 號的政府租契下的原有 1924 年 1 月 5 日起計的 75 年期屆滿之後，根據香港法例第 40 章《政府租契條例》當作已批出）（以下統稱「**政府租契**」）批出的年期為自 1999 年 1 月 5 日起計 75 年。

C. 適用於該土地的用途限制

政府租契有以下行業或業務的限制：如非事先獲得政府的許可，不得進行黃銅匠、屠宰、製皂商、製糖商、皮革商、溶脂商、油商、肉商、釀酒商、食物供應或客棧旅舍、鐵匠、清糞商、清潔街道者，或任何其他嘈雜、惡臭或厭惡性行業或業務。

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. 有關承授人在該土地內外鋪設、塑造或作環境美化的任何範圍，或興建或維持任何構築物或設施的責任

不適用。

F. 對買方造成負擔的租用條件

政府租契載有以下條文：

- (a) 「承租人 ... 不會在上述七十五年租期內全部或任何部分期間，出租、分租、按揭、轉讓或以其他方式放棄本租契明示批租的處所之全部或任何部分而沒有同時於土地登記所或此後成立為了在香港辦理註冊的其他註冊處將上述轉讓進行註冊以及就此支付規定的費用 ...」；
- (b) 「... 陛下有全權在為了改善香港或任何其他公眾目的所需時收回、進入和接管本租契明示批租的處所之全部或任何部分，但須向承租人提前三個曆月發出通知說明該需要，並為該土地及其上的建築物向承租人支付充分和公平的賠償，估值將會由該局長公平地及不偏不倚地作出。此項權力一旦行使，本文所訂的年期及產業權將分別終止、終結及無效 ...」；
- (c) 「須不時和在本租契批租的租期內餘下時間的一切時候每當有需要或情況所需時及在有需要的地方，自行承擔恰當費用及收費妥善及充分地修理、維持、支持、維護、鋪設、清洗、洗刷、清潔、騰空、改動及保持現時或此後任何時間位於本租契明示批租的該片或該幅地塊上的宅院或樓宇、以及所有其他架設物與建築物，以及所有屬於並以任何形式屬於或關連該處的一切牆壁、欄杆、燈具、行人路、盥洗室、洗滌槽、排水渠及水道，並且全面執行需要及必須的任何修葺、清洗及修改工程，全部須達至該局長滿意程度；而且，當上述租期結束或提前終止時，按照上文妥善及充分地修理、維持和改動的上述宅院或樓宇、架設物、建築物及處所，須並且將會和平地與平靜地交給陛下 ...」；
- (d) 「承租人 ... 在本租契批租的租期內，須並且將會不時按需要承擔、支付及允許以合理份額和比例計算的費用及收費，以支付建造、建築、修葺及修改在本租契明示批租的處所或其任何部分所需的、或於其內的、或屬於該處所並且與其他鄰近或毗鄰處所共用的所有或任何道路、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溝。有關的付款比例由該局長釐

定及確定，並且可當作欠繳地租的性質追討 ...」；及

- (e) 「... 陛下以該局長或獲指派代表他行事的其他人有權在本租契批租的租期內，每年兩次或多次在日間所有合理時間進入本租契明示批租的處所，從而視察、搜查及查看其狀況。每當視察時發現有任何頹敗、損壞及需要維修及修正之處，將會發出或在上述處所或其任何部分留下書面通知或警告，要求承租人在其後三個曆月內進行維修及修正。承租人須於按照上文所述發出或留下每項通知或警告後三個曆月內就上述問題進行維修及修正 ...」。

註：

請查閱政府租契以了解全部詳情。完整的政府租契現存於售樓處，於開放時間可供免費查閱，並可在支付所需影印費後取得政府租契之複印本。

17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

Not Applicable

不適用

18 WARNING TO PURCHASERS

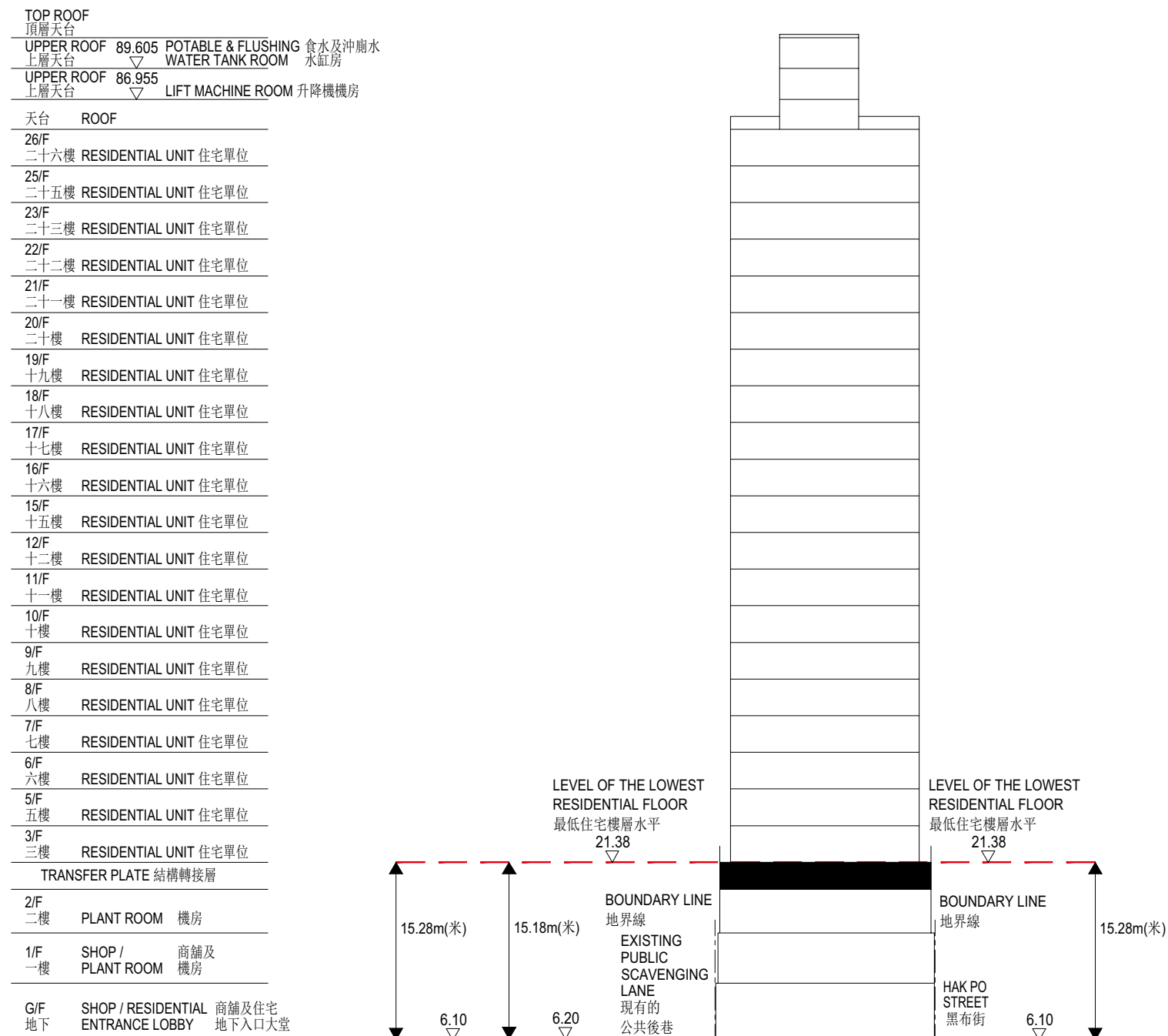
對買方的警告

- (a) The purchaser is 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.
- (b) 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.
- (c) 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: -
 - (i) that firm may not be able to protect the purchaser's interests; and
 - (ii) the purchaser may have to instruct a separate firm of solicitors; and
 - (iii) in the case of paragraph (c)(ii), 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.

- (a) 現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)，以在交易中代表買方行事。
- (b) 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。
- (c) 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—
 - (i) 該律師事務所可能不能夠保障買方的利益；及
 - (ii) 買方可能要聘用一間獨立的律師事務所；及
 - (iii) 如屬 (c)(ii) 段的情況，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便須支付的費用。

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

CROSS-SECTION PLAN A-A
橫截面圖 A-A

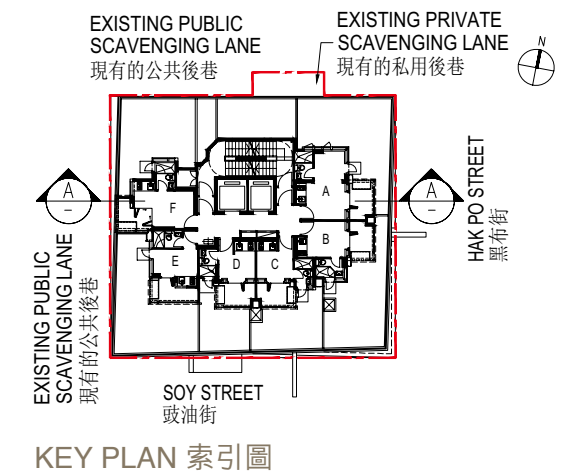


Notes:

1. The part of Existing Public Scavenging Lane adjacent to the building is 6.10 to 6.20 metres above the Hong Kong Principal Datum (mPD).
2. The part of Hak Po Street adjacent to the building is 6.10 metres above The Hong Kong Principal Datum (mPD).
3. --- Red dotted line denotes the lowest residential floor.
4. mPD - Height in metres above the Hong Kong Principal Datum (HKPD)

附註：

1. 毗連建築物的一段現有的公共後巷為香港主水平基準以上6.10至6.20米。
2. 毗連建築物的一段黑布街為香港主水平基準以上6.10米。
3. ---紅色虛線為最低住宅樓層水平。
4. mPD - 香港主水平基準以上的高度 (以米為單位)

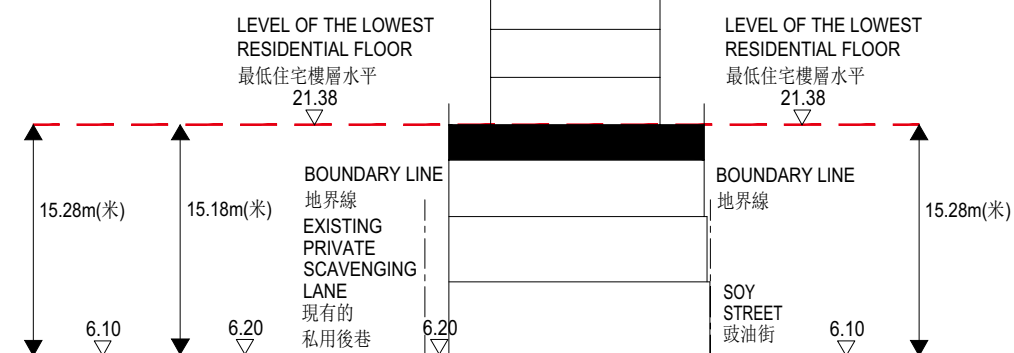


19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN B-B
橫截面圖 B-B

TOP ROOF		
頂層天台		
UPPER ROOF 89.605	POTABLE & FLUSHING WATER TANK ROOM	食水及沖廁水水缸房
上層天台		
UPPER ROOF 86.955	LIFT MACHINE ROOM	升降機機房
上層天台		
天台	ROOF	
26/F	RESIDENTIAL UNIT	住宅單位
二十六樓		
25/F	RESIDENTIAL UNIT	住宅單位
二十五樓		
23/F	RESIDENTIAL UNIT	住宅單位
二十三樓		
22/F	RESIDENTIAL UNIT	住宅單位
二十二樓		
21/F	RESIDENTIAL UNIT	住宅單位
二十一樓		
20/F	RESIDENTIAL UNIT	住宅單位
二十樓		
19/F	RESIDENTIAL UNIT	住宅單位
十九樓		
18/F	RESIDENTIAL UNIT	住宅單位
十八樓		
17/F	RESIDENTIAL UNIT	住宅單位
十七樓		
16/F	RESIDENTIAL UNIT	住宅單位
十六樓		
15/F	RESIDENTIAL UNIT	住宅單位
十五樓		
12/F	RESIDENTIAL UNIT	住宅單位
十二樓		
11/F	RESIDENTIAL UNIT	住宅單位
十一樓		
10/F	RESIDENTIAL UNIT	住宅單位
十樓		
9/F	RESIDENTIAL UNIT	住宅單位
九樓		
8/F	RESIDENTIAL UNIT	住宅單位
八樓		
7/F	RESIDENTIAL UNIT	住宅單位
七樓		
6/F	RESIDENTIAL UNIT	住宅單位
六樓		
5/F	RESIDENTIAL UNIT	住宅單位
五樓		
3/F	RESIDENTIAL UNIT	住宅單位
三樓		
	TRANSFER PLATE	結構轉接層
2/F	PLANT ROOM	機房
二樓		
1/F	SHOP / PLANT ROOM	商舖及機房
一樓		
G/F	SHOP / RESIDENTIAL ENTRANCE LOBBY	商舖及住宅地下入口大堂
地下		

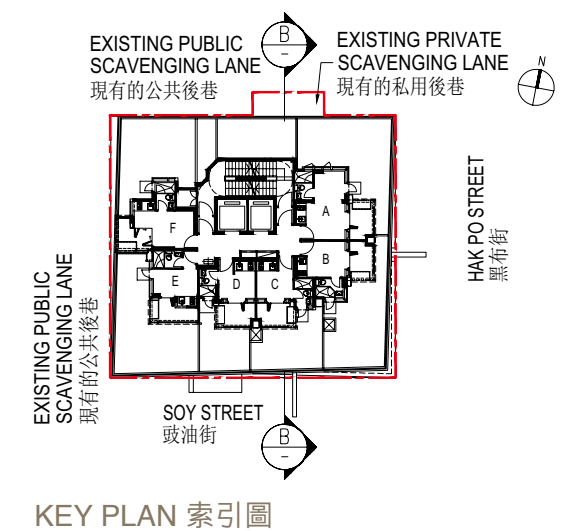


Notes:

1. The part of Existing Private Scavenging Lane adjacent to the building is 6.10 to 6.20 metres above the Hong Kong Principal Datum (mPD).
2. The part of Soy Street adjacent to the building is 6.10 metres above the Hong Kong Principal Datum (mPD).
3. --- Red dotted line denotes the lowest residential floor.
4. mPD - Height in metres above the Hong Kong Principal Datum (HKPD)

附註：

1. 毗連建築物的一段現有的私用後巷為香港主水平基準以上6.10至6.20米。
2. 毗連建築物的一段豉油街為香港主水平基準以上6.10米。
3. --- 紅色虛線為最低住宅樓層水平。
4. mPD - 香港主水平基準以上的高度 (以米為單位)

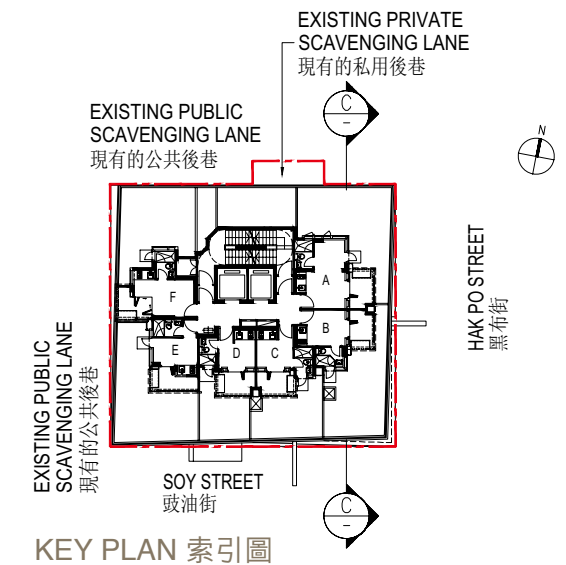
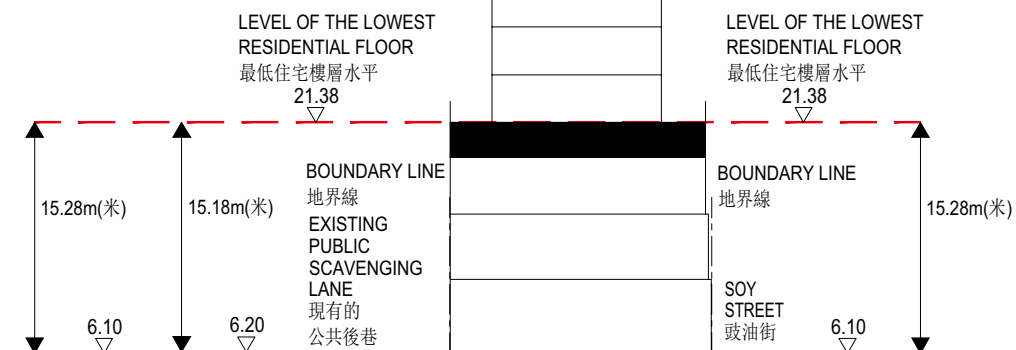


19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN C-C
橫截面圖 C-C

TOP ROOF 頂層天台		
UPPER ROOF 89.605	POTABLE & FLUSHING WATER TANK ROOM	食水及沖廁水水缸房
UPPER ROOF 86.955	LIFT MACHINE ROOM	升降機機房
天台	ROOF	
26/F	RESIDENTIAL UNIT	住宅單位
25/F	RESIDENTIAL UNIT	住宅單位
23/F	RESIDENTIAL UNIT	住宅單位
22/F	RESIDENTIAL UNIT	住宅單位
21/F	RESIDENTIAL UNIT	住宅單位
20/F	RESIDENTIAL UNIT	住宅單位
19/F	RESIDENTIAL UNIT	住宅單位
18/F	RESIDENTIAL UNIT	住宅單位
17/F	RESIDENTIAL UNIT	住宅單位
16/F	RESIDENTIAL UNIT	住宅單位
15/F	RESIDENTIAL UNIT	住宅單位
12/F	RESIDENTIAL UNIT	住宅單位
11/F	RESIDENTIAL UNIT	住宅單位
10/F	RESIDENTIAL UNIT	住宅單位
9/F	RESIDENTIAL UNIT	住宅單位
8/F	RESIDENTIAL UNIT	住宅單位
7/F	RESIDENTIAL UNIT	住宅單位
6/F	RESIDENTIAL UNIT	住宅單位
5/F	RESIDENTIAL UNIT	住宅單位
3/F	RESIDENTIAL UNIT	住宅單位
TRANSFER PLATE 結構轉接層		
2/F	PLANT ROOM	機房
1/F	SHOP / PLANT ROOM	商舖及機房
G/F 地下	SHOP / RESIDENTIAL ENTRANCE LOBBY	商舖及住宅地下入口大堂

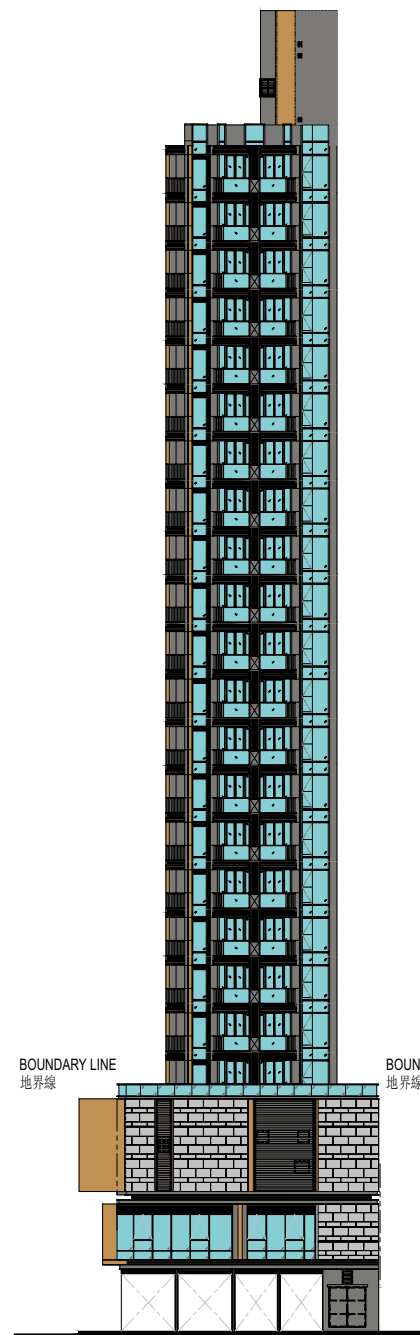


Notes:

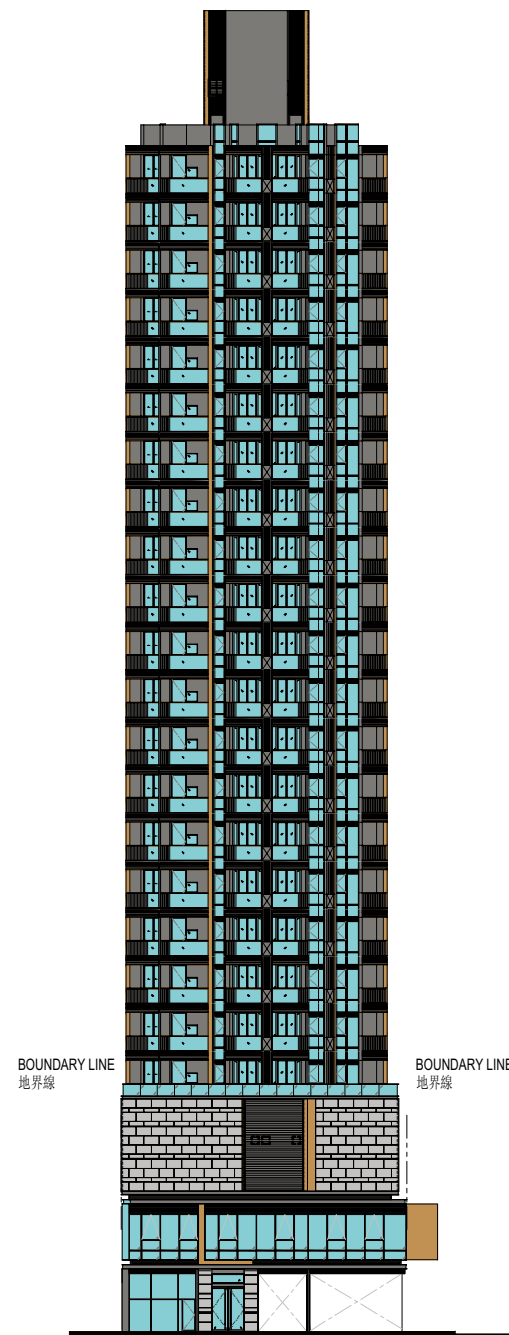
1. The part of Existing Public Scavenging Lane adjacent to the building is 6.10 to 6.20 metres above the Hong Kong Principal Datum (mPD).
2. The part of Soy Street adjacent to the building is 6.10 metres above the Hong Kong Principal Datum (mPD).
3. --- Red dotted line denotes the lowest residential floor.
4. mPD - Height in metres above the Hong Kong Principal Datum (HKPD)

附註：

1. 毗連建築物的一段現有的公共後巷為香港主水平基準以上6.10至6.20米。
2. 毗連建築物的一段豉油街為香港主水平基準以上6.10米。
3. --- 紅色虛線為最低住宅樓層水平。
4. mPD - 香港主水平基準以上的高度(以米為單位)



NORTH EAST ELEVATION
東北立面圖



SOUTH EAST ELEVATION
東南立面圖



SOUTH WEST ELEVATION
西南立面圖



NORTH WEST ELEVATION
西北立面圖

Authorized Person for the development certified that the elevations shown on these elevation plans:
(a) are prepared on the basis of the approved building plans for the Development as of 17 June 2024; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本立面圖所顯示的立面：
(a) 以2024年6月17日的情況為準的本項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

21 INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT 發展項目中的公用設施的資料

Not Applicable

不適用

22 INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT 閱覽圖則及公契

1. Copies of the outline zoning plans relating to the Development are available at www.ozp.tpb.gov.hk
2. A copy of 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 specified residential property is offered to be sold.
3. The inspection is free of charge.

1. 備有關於本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 www.ozp.tpb.gov.hk
2. 關於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的文本存放在指明住宅物業的售樓處，以供閱覽。
3. 無須為閱覽付費。

1. EXTERIOR FINISHES 外部裝修物料

Item 細項		Description 描述			
a.	External wall 外牆	Type of finishes 裝修物料的類型	Podium: with ceramic tile, curtain wall, aluminium cladding, aluminium feature, metal louvre and natural stone. 基座：配以瓷磚、鋪砌玻璃幕牆、鋁飾板、鋁飾條、金屬百葉及天然石。 Residential tower: with curtain wall, aluminium windows, ceramic tile, metal grille, glass balustrade, aluminium cladding, aluminium feature and metal louvre . 住宅大樓：配以鋪砌玻璃幕牆、鋁窗、瓷磚、金屬格柵、玻璃欄河、鋁飾板、鋁飾條及金屬百葉。		
b.	Window 窗	Material of frame 框的用料	Fluorocarbon coated aluminium frame. 氟化碳噴塗層鋁質窗框。		
		Material of glass 玻璃的用料	Window at living room and dining room 客廳及飯廳之窗戶	All flats 所有單位	Insulated Glazing Unit (IGU) with low-e coating glass. 低輻射鍍膜雙層中空玻璃。
			Window at bathroom 浴室之窗戶	All flats at 5/F to 12/F, 15/F to 23/F and 25/F to 26/F 五樓至十二樓、十五樓至二十三樓及二十五樓至二十六樓所有單位	Insulated Glazing Unit (IGU) with low-e coating glass. 低輻射鍍膜雙層中空玻璃。
				Flats A, B, C, E & F at 3/F 三樓 A、B、C、E 及 F 單位	
			Window at open kitchen 開放式廚房之窗戶	All Flats E & F 所有E及F單位	Insulated Glazing Unit (IGU) with low-e coating glass. 低輻射鍍膜雙層中空玻璃。
c.	Bay window 窗台	Material of bay window 窗台的用料	Not applicable. 不適用。		
		Window sill finishes 窗台板的裝修物料	Not applicable. 不適用。		
d.	Planter 花槽	Type of finishes 裝修物料的類型	Not applicable. 不適用。		

1. EXTERIOR FINISHES 外部裝修物料

Item 細項		Description 描述		
e.	Verandah or balcony 陽台或露台	Type of finishes 裝修物料的類型	Balcony is fitted with: 露台採用：	
			Floor 地板	All flats 所有單位
			Wall 牆身	
			Ceiling 天花	
			Balustrade 欄杆	All Flats A, B, C, D & E 所有A、B、C、D及E單位
				All Flats F 所有F單位
		Whether it is covered 是否有蓋	Balcony is covered. 露台設有上蓋。	
f.	Drying facilities for clothing 乾衣設施	Verandah 陽台	Not applicable. 不適用。	
		Type and material 類型及用料	Not applicable. 不適用。	

2. INTERIOR FINISHES 室內裝修物料

Item 細項		Description 描述				
a.	Lobby 大堂	Type of finishes 裝修物料的類型	Wall 牆壁	Floor 地板	Ceiling 天花板	
		Residential entrance lobby on G/F 地下住宅入口大堂	Mirror, plastic laminate, stainless steel and stone to exposed surface. 外露部分以鏡、膠板飾面、不銹鋼及石鋪砌。	Stone. 石。	Gypsum board false ceiling finished with emulsion paint and stainless steel. 石膏板假天花髹乳膠漆及不銹鋼。	
		Lift lobby on Residential Floors 住宅樓層升降機大堂	Glass, stainless steel and plastic laminate to exposed surface. 外露部分以玻璃、不銹鋼及膠板飾面鋪砌。	Ceramic tile . 瓷磚。	Gypsum board false ceiling finished with emulsion paint and stainless steel. 石膏板假天花髹乳膠漆及不銹鋼。	
b.	Internal wall and ceiling 內牆及天花板	Type of finishes 裝修物料的類型	Wall 牆壁	Ceiling 天花板		
		Living room and dining room 客廳及飯廳	Emulsion paint on exposed surface. 外露部分髹上乳膠漆。	Emulsion paint where exposed and gypsum board false ceiling and bulkhead finished with emulsion paint. 外露部分、石膏板假天花及假陣髹乳膠漆。		
		Bedroom 睡房	Not applicable. 不適用。			
c.	Internal floor 內部地板	Type of material 用料的類型	Floor 地板	Skirting 牆腳線		
		Living room and dining room 客廳及飯廳	Porcelain tile and reconstituted stone on exposed surface. 外露部分以瓷磚及人造石鋪砌。	Timber skirting. 木腳線。		
		Bedroom 睡房	Not applicable. 不適用。			
d.	Bathroom 浴室	Type of finishes 裝修物料的類型	Wall 牆壁	Floor 地板	Ceiling 天花板	
			Porcelain tile on exposed surface. 外露部分以瓷磚鋪砌。	Reconstituted stone and porcelain tile on exposed surface. 外露部分以人造石及瓷磚鋪砌。	Gypsum board false ceiling finished with emulsion paint and stainless steel. 石膏板假天花髹乳膠漆及不銹鋼。	
		Whether the wall finishes run up to the ceiling 牆壁的裝修物料是否鋪至天花板	Run up to false ceiling level. 鋪至假天花水平。			
e.	Kitchen 廚房	Type of finishes 裝修物料的類型	Wall 牆壁	Floor 地板	Ceiling 天花板	Cooking Bench 灶台
			Stainless steel on exposed surface and ceramic tile behind kitchen cabinet. 外露部分以不銹鋼鋪砌及廚櫃背後以瓷磚鋪砌。	Porcelain tile on exposed surface. 外露部分以瓷磚鋪砌。	Gypsum board false ceiling with emulsion paint. 石膏板假天花髹乳膠漆。	Reconstituted stone. 人造石。
		Whether the wall finishes run up to the ceiling 牆壁的裝修物料是否鋪至天花板	Ceramic tile behind lower kitchen cabinet. 廚櫃下背後以瓷磚鋪砌。			

3. INTERIOR FITTINGS 室內裝置

Item 細項		Description 描述			
a.	Doors 門		Material, finishes and accessories 用料、裝修物料及配件		
		Main entrance door 單位大門	Fire-rated solid core timber door with wood veneer and stainless steel, fitted with digital door lock with handle, door closer, door stopper and eye viewer. 實心防火木門配以木皮飾面及不銹鋼，配以電子門鎖連拉手、門鼓、門擋及防盜眼。		
		Balcony and utility platform door 露台及工作平台門	Fluorocarbon coated aluminium frame folding door with tinted tempered glass fitted with lockset with handle. 氟碳噴塗鋁框摺門配以強化有色玻璃，配以門鎖連拉手。		
		Living room and dining room door (Flat A only) 客廳及飯廳門（只限A單位）	Hollow core timber sliding door with wood veneer fitted with handle, lockset and door stopper. 中空趟路木門配以木皮飾面，配以拉手、門鎖及門擋。		
		Bathroom door 浴室門	Hollow core timber door with wood veneer fitted with handle, lockset and door stopper. 中空木門配以木皮飾面，配以拉手、門鎖及門擋。		
		Flat roof door 平台門	Living room and dining room to flat roof (Flat A only) Living room and dining room to common area (Flat E only) Bathroom to flat roof (Flats B, C & F only) Bathroom to common area (Flat D only) 客廳及飯廳往平台 (只限A單位) 客廳及飯廳往公用地方 (只限E單位) 浴室往平台 (只限B、C及F單位) 浴室往公用地方 (只限D單位)	Fluorocarbon coated aluminium frame door with tinted tempered glass fitted with lockset with handle and door stopper. 氟碳噴塗鋁框門配以強化有色玻璃，配以門鎖連拉手及門擋。	
		Roof door 天台門	To common roof and roof (All flats at 26/F) 往公用天台及天台 (只限二十六樓所有單位)	Galvanized steel door fitted with door lock and handle. 鍍鋅鋼門，配以門鎖及拉手。	
b.	Bathroom 浴室	(i) Type and material of fittings and equipment 裝置及設備的類型及用料	Fittings and equipment 裝置及設備	Type 類型	Material 用料
			Vanity cabinet 浴室櫃	Basin countertop 洗手盆枱面	Reconstituted stone 人造石
				Mirror cabinet 鏡櫃	Wooden cabinet with mirror and plastic laminate and stainless steel 配以鏡及膠板飾面之木櫃及不銹鋼
				Basin cabinet 洗手盆櫃	Wooden cabinet with plastic laminate and stainless steel 配以膠板飾面之木櫃及不銹鋼
			Bathroom fittings 潔具	Wash basin mixer 洗手盆水龍頭	Chrome plated 鍍鉻
				Wash basin 洗手盆	Reconstituted stone 人造石
				Water closet 座廁	Vitreous China 搪瓷
				Towel rack 浴巾架	Chrome plated 鍍鉻
				Robe hook 掛勾	Chrome plated 鍍鉻
				Paper holder 廁紙架	Chrome plated 鍍鉻
		For the appliances provision and brand name, please refer to the "Appliances Schedule". 隨樓附送之設備及品牌，請參閱「設備說明表」。			

3. INTERIOR FITTINGS 室內裝置

Item 細項		Description 描述			
b.	Bathroom 浴室	(ii) Type and material of water supply system 供水系統的類型及用料		Copper pipes for cold water supply and copper pipes with thermal insulation for hot water supply. 冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉。	
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable) 沐浴設施(包括花灑或浴缸(如適用的話))	Shower 花灑	Shower compartment 淋浴間	Clear crystal tempered glass 水晶強化玻璃
				Shower mixer and shower set 花灑龍頭及花灑套裝	Chrome plated 鍍鉻
		(iv) Size of bath tub, if applicable 浴缸大小(如適用的話)		Not applicable. 不適用。	
c.	Kitchen 廚房		Material 用料		
		(i) Sink unit 洗滌盆	Stainless steel 不銹鋼		
		(ii) Water supply system 供水系統	Copper pipes for cold water supply and copper pipes with thermal insulation for hot water supply. 冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉。		
			Material 用料	Finishes 裝修物料	
		(iii) Kitchen cabinet 廚櫃	Timber cabinet with door panels 木櫃配門板	Plastic laminate and stainless steel 膠板飾面及不銹鋼	
		(iv) Type of all other fittings and equipment 所有其他裝置及設備的類型	Chrome plated sink mixer 鍍鉻洗滌盆水龍頭 Sprinkler head(s) and sounder-base smoke detector are fitted in or near open kitchen for all flats. 所有單位之開放式廚房內或附近安裝消防花灑頭及設有聲響報警基座的煙霧感應器。 For the appliances provision and brand name, please refer to the "Appliances Schedule". 隨樓附送之設備及品牌，請參閱「設備說明表」。		
d.	Bedroom 睡房	Type and material of fittings (including built - in wardrobe) 裝置(包括嵌入式衣櫃)的類型及用料	Not applicable. 不適用。		
e.	Telephone 電話	Location and number of connection points 接駁點的位置及數目	Please refer to “Schedule of Mechanical & Electrical Provisions of Residential Units”. 請參閱「住宅單位機電裝置說明表」。		
f.	Aerials 天線	Location and number of connection points 接駁點的位置及數目	Please refer to “Schedule of Mechanical & Electrical Provisions of Residential Units”. 請參閱「住宅單位機電裝置說明表」。		

3. INTERIOR FITTINGS 室內裝置

Item 細項		Description 描述		
g.	Electrical installations 電力裝置	(i) Electrical fittings (including safety devices) 供電附件 (包括安全裝置)	Electrical fittings 供電附件	Faceplate for all switches and power sockets. 提供電掣及插座之面板。
			Safety devices 安全裝置	Three phase electricity supply distribution board completed with miniature circuit breaker and residual current device. 三相電力配電箱配置微型斷路器及漏電斷路器。
		(ii) Whether conduits are concealed or exposed 導管是隱藏或外露	Conduits are partly concealed and partly exposed ^① . 導管是部份隱藏及部份外露 ^① 。	
		(iii) Location and number of power points and air-conditioner points 電插座及空調機接駁點的位置及數目	Please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units". 請參閱「住宅單位機電裝置說明表」。	
h.	Gas supply 氣體供應	Type, system and location 類型、系統及位置	Not applicable. 不適用。	
i.	Washing machine connection point 洗衣機接駁點	Location 位置	Please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units". 請參閱「住宅單位機電裝置說明表」。	
		Design 設計	50mm diameter drain point and 22mm diameter water point are provided for washing machine. 設有直徑 50 毫米的洗衣機去水接駁喉位及直徑 22 毫米的來水接駁喉位。	
j.	Water supply 供水	(i) Material of water pipes 水管的用料	Copper pipes for cold water supply and copper pipes with thermal insulation for hot water supply. 冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉。	
		(ii) Whether water pipes are concealed or exposed 水管是隱藏或外露	Water pipes are partly concealed and partly exposed ^② . 水管是部份隱藏及部份外露 ^② 。	
		(iii) Whether hot water is available 有否熱水供應	Yes 有	

Notes:

- ① Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.
- ② Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.

備註：

- ① 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料覆蓋或掩藏。
- ② 除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料覆蓋或掩藏。

4. MISCELLANEOUS 雜項

Item 細項		Description 描述			
a.	Lifts 升降機	(i) Brand name and model number 品牌名稱及產品型號	Brand name 品牌名稱	Otis 奧的斯	
			Model number 產品型號	GEN3 MR	
		(ii) Number and floors served by them 升降機的數目及到達的樓層	Number of lifts 升降機的數目	2	
			Floors served by the lifts 升降機到達的樓層	G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 26/F. 地下、一樓至三樓、五樓至十二樓、十五樓至二十三樓及二十五樓至二十六樓。	
b.	Letter box 信箱	Material 用料	Stainless steel 不銹鋼		
c.	Refuse collection 垃圾收集	(i) Means of refuse collection 垃圾收集的方法	Collected by cleaners. 由清潔工人收集垃圾。		
		(ii) Location of refuse room 垃圾房的位置	Refuse Storage and Material Recovery Chamber is located on G/F. 垃圾及物料回收房設於地下。		
d.	Water meter, electricity meter and gas meter 水錶、電錶及氣體錶		Water meter 水錶	Electricity meter 電錶	Gas meter 氣體錶
		(i) Location 位置	Inside water meter cabinet located at the common area on each residential floor. 每層住宅層公用部分之水錶櫃內。	Inside electrical meter cabinet located at the common area on each residential floor. 每層住宅層公用部分之電錶櫃內。	Not applicable. 不適用。
		(ii) Whether they are separate or communal meters for residential properties 就住宅單位而言是獨立抑或公用的錶	Separate meter. 獨立錶。	Separate meter. 獨立錶。	

5. SECURITY FACILITIES 保安設施

Security system and equipment (including details of built-in provisions and their locations) 保安系統及設備 (包括嵌入式的裝備的細節及其位置)	Access control and security system 入口通道控制及保安系統	a. Visitor doorphone is installed at the G/F residential entrance lobby. 地下住宅入口大堂設有訪客對講機。
		b. Card reader is provided for access control to the G/F residential entrance lobby and residential lifts. 地下住宅入口大堂及住宅升降機裝有讀卡器。
	CCTV 閉路電視	CCTVs are installed at G/F residential entrance lobby, 1/F lift lobby and R/F staircase exit and all the residential lifts connecting directly to the caretaker counter. 地下住宅入口大堂、一樓升降機大堂及天台樓梯出口及所有住宅升降機內均裝有閉路電視，並直接連接管理處。

6. APPLIANCES 設備

Please refer to the "Appliances Schedule".
請參閱「設備說明表」。

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.
賣方承諾如發展項目中沒有安裝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。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表

Location 位置	Description 描述		3/F, 5/F-12/F, 15/F-23/F & 25/F-26/F 三樓、五樓至十二樓、十五樓至二十三樓及二十五樓至二十六樓					
			Flat A 單位 A	Flat B 單位 B	Flat C 單位 C	Flat D 單位 D	Flat E 單位 E	Flat F 單位 F
Living Room / Dining Room 客廳 / 飯廳	TV / FM outlet 電視 / 電台天線插座		3	1	1	1	1	1
	Telephone and broadband outlet 電話及寬頻插座		1	1	1	1	1	1
	13A twin socket outlet 13A雙位插座		1	1	1	1	1	1
	13A single socket outlet 13A單位插座		4	1	1	1	3	3
	Lighting switch 燈掣	For Living Room / Dining Room and Open Kitchen 供客廳/飯廳及開放式廚房	3	2	2	2	2	2
	Lighting switch 燈掣	For Bathroom 供浴室	1	1	1	1	1	1
	Smart film switch 智能電膜開關掣	For Bathroom 供浴室	1	1	1	1	1	1
	Lighting switch 燈掣	For Balcony and Utility Platform 供露台及工作平台	1	1	1	1	1	1
	Lighting point 燈位		4	3	3	3	3	2
	Water heater switch 熱水爐開關掣	For Bathroom 供浴室	1	1	1	1	1	1
	Connection point for A/C indoor unit 室內冷氣機接駁點	For air-conditioning indoor unit 供室內冷氣機	2	1	1	1	1	1
	Smoke detector 煙霧感應器		1	1	1	1	1	1
	Thermal ventilator switch 浴室寶開關掣		1	1	1	1	1	1

Remark:
The symbol “-” as shown in the above table denotes “Not provided” or “Not Applicable”.

備註：
上表「-」代表不提供或不適用。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表

Location 位置	Description 描述		3/F, 5/F-12/F, 15/F-23/F & 25/F-26/F 三樓、五樓至十二樓、十五樓至二十三樓及二十五樓至二十六樓					
			Flat A 單位 A	Flat B 單位 B	Flat C 單位 C	Flat D 單位 D	Flat E 單位 E	Flat F 單位 F
Open Kitchen 開放式廚房	13A single socket 13A單位插座	For electrical appliance installed 供已安裝電器	3	4	4	4	4	3
			1	1	1	1	1	1
	Miniature circuit breakers distribution board 總電掣箱	(Non-exposed type) (非外露型)	1	1	1	1	1	1
	Connection unit 接線位	For Induction Hob (Non-exposed type) 供電磁爐 (非外露型)	1	1	1	1	1	1
	Sprinkler head 消防花灑頭		2	2	2	2	2	2
	Door bell 門鈴		1	1	1	1	1	1
Bathroom 浴室	Lighting point 燈位		3	3	3	3	3	3
	13A single socket 13A單位插座	(Non-exposed type) (非外露型)	1	1	1	1	1	1
	Connection unit 接線位	For Thermo Ventilator (Non-exposed type) 供浴室寶 (非外露型)	1	1	1	1	1	1
	40A triple pole isolator switch 40A三極電路隔離開關掣	For Electrical Water Heater (Non-exposed type) 供電熱水爐 (非外露型)	1	1	1	1	1	1
Balcony and Utility Platform 露台及工作平台	Lighting point 燈位		2	2	2	2	2	2
	Water and drain point 來水及去水位	For Washing Machine 供洗衣機	1	1	1	1	1	1
	Weatherproof type 13A single socket 防水13A單位插座	For electrical appliance installed 供已安裝電器	1	1	1	1	1	1
			2	2	2	2	2	2
Air-Conditioner Platform 空調機平台	Weatherproof type double pole isolator switch 防水雙極電路隔離開關掣	For air-conditioning outdoor unit 供室外冷氣機	1	1	1	1	1	1

Remark:
The symbol “-” as shown in the above table denotes “Not provided” or “Not Applicable”.

備註：
上表「-」代表不提供或不適用。

APPLIANCES SCHEDULE 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌	Model No. 型號	3/F, 5/F-12/F, 15/F-23/F & 25/F-26/F 三樓、五樓至十二樓、十五樓至二十三樓及二十五樓至二十六樓					
				Flat A 單位 A	Flat B 單位 B	Flat C 單位 C	Flat D 單位 D	Flat E 單位 E	Flat F 單位 F
Living Room / Dining Room 客廳 / 飯廳	Split-type Air-Conditioner (Indoor Unit) 分體式冷氣機 (室內機)	Mitsubishi Heavy 三菱重工	SRK25ZSH-S	-	1	1	1	-	-
		Mitsubishi Heavy 三菱重工	SRK35ZSH-S	-	-	-	-	1	1
		Mitsubishi Heavy 三菱重工	SRK25ZS-W	2	-	-	-	-	-
Air-Conditioner Platform 空調機平台	Split-type Air-Conditioner (Outdoor Unit) 分體式冷氣機 (室外機)	Mitsubishi Heavy 三菱重工	SRC25ZSH-S	-	1	1	1	-	-
		Mitsubishi Heavy 三菱重工	SRC35ZSH-S	-	-	-	-	1	1
		Mitsubishi Heavy 三菱重工	SCM45ZS-S	1	-	-	-	-	-
Open Kitchen 開放式廚房	Induction Hob 電磁爐	DE DIETRICH	DPI7360X	1	1	1	1	1	1
	Cooker Hood 抽油煙機	Rosieres	RHT680IN	1	1	1	1	1	1
	Microwave Oven with Grill 微波燒烤爐	DE DIETRICH	DMG2507X	1	1	1	1	1	1
	Refrigerator 雪櫃	DE DIETRICH	DRS604MU1	1	1	1	1	1	1
	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	-	1	1	1	1	-
Bathroom 浴室	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DB-E21Si	1	1	1	1	1	1
	Thermo Ventilator 浴室寶	Panasonic	FV-30BG3H	1	1	1	1	1	1
Balcony and Utility Platform 露台及工作平台	Washer Dryer 洗衣乾衣機	Rosieres	RILS14853TH1-UK	1	1	1	1	1	1

Remark:
The symbol “-” as shown in the above table denotes “Not provided” or “Not Applicable”.

備註：
上表「-」代表不提供或不適用。

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.
賣方承諾如發展項目中沒有安裝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。

24 SERVICE AGREEMENTS 服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

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。

25 GOVERNMENT RENT 地稅

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

賣方有法律責任繳付住宅物業的地稅直至住宅物業買賣完成日(包括該日)為止。

26 MISCELLANEOUS PAYMENTS BY PURCHASER 買方的雜項付款

1. On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water and electricity.
2. On that delivery, the purchaser is not liable to pay to the owner a debris removal fee.

Note :

1. The purchaser should pay to the manager and not the owner of the Development the deposits for water and electricity and the debris removal fee and where the owner has paid that debris removal fee, the purchaser shall reimburse the owner for the same.
2. The amount of deposits for water and electricity and debris removal fee is yet to be ascertained at the date on which the sales brochure is printed.

1. 在向買方交付指明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及電力的按金。
2. 在交付時，買方不須向擁有人支付清理廢料的費用。

備註：

1. 買方須向發展項目管理人及不須向擁有人繳付水及電力的按金及清理廢料的費用，而如擁有人已支付清理廢料的費用，買方須向擁有人補還清理廢料的費用。
2. 水及電力的按金及清理廢料的費用的款額於售樓說明書印製日期尚未決定。

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

The Vendor shall, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the purchaser within 6 months after the date of completion of the sale and purchase of the specified residential property, remedy any defects to the residential property, or the fittings, finishes or appliances incorporated into the residential property as set out in the agreement for sale and purchase, caused otherwise than by the act or neglect of the purchaser.

凡住宅物業或於買賣合約列出裝設於住宅物業內的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在指明住宅物業之買賣成交日期後的 6 個月內送達的書面通知後，須於合理地切實可行的範圍內，盡快自費作出補救。

28 MAINTENANCE OF SLOPES 斜坡維修

Not Applicable

不適用

29 MODIFICATION 修訂

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

本發展項目現時並沒有向政府提出申請修訂批地文件。

1. Operation of gondola

During the regular and specially arranged inspection, cleaning, maintenance, repairing, altering, renewing, rebuilding, painting or decorating of the external walls (including the curtain wall structures, glass of curtain walls, windows, balconies and utility platforms forming part of a residential unit) and the Common Areas and Facilities of the Development, and during the inspection, repairing, cleaning or change of the air-conditioners of residential flats placed on the air-conditioner platforms, as arranged by the DMC Manager, gondola(s) (whether its installation is permanently or temporarily) will be parked on the flat roofs and operated in air space directly above the flat roofs and the roofs as well as outside the windows and the balconies and the utility platforms of the residential units. The DMC manager shall have an access to all flats on 3/F and Roofs A, B, C, D, E and F of the Development to carry out the relative operation work of gondola.

2. Placement of outdoor air-conditioning units on air-conditioner platforms

All air-conditioning outdoor units (served for its own residential unit) are placed on the air-conditioner platform (adjacent to balcony and utility platform) adjoining to respective residential units of the Development. The placement of these outdoor air-conditioning units may affect the enjoyment of these residential units in terms of heat and noise or other aspects. For the locations of these air-conditioning outdoor units, please refer to the "Floor Plans of Residential Properties in the Development".

3. The views of some residential properties in the Development may be affected by architectural features installed outside such residential properties. For locations of the architectural features, please refer to the "Floor Plans of Residential Properties in the Development".

4. No gas supply

The Development will not be installed gas pipes for the supply of town gas to residential properties. Flame cooking is not allowed in residential properties of the Development.

5. Exhaust louvers

There may be exhaust louvers connecting from the shops on G/F and 1/F for exhaust from air-conditioning system and business operations (including restaurant (if any)). The alignment and position of the exhaust louvers may be changed from time to time and are subject to compliance with the relevant statutory requirements and the directions from the relevant governmental authorities. Prospective purchasers should note the possible effect (if any) of such exhaust louvers on individual residential properties.

6. Lighting at the external wall of the Development

There may be decorative lighting and illuminated signs at the external wall of the shops on G/F and 1/F and at the signboards of the Development. Prospective purchasers should note the possible impact (if any) of the said features on the individual residential properties.

7. Residential building in the vicinity

The residents of the residential building on the adjoining lot(s) may have to use part of the Development on G/F to gain access to the entrance of their building.

8. Location of washing machine connection point

The washing machine connection point is located at the balcony and utility platform of the residential properties.

1. 吊船操作

在公契管理人安排為發展項目的外牆（包括構成住宅單位一部分的玻璃幕牆結構、玻璃幕牆玻璃、窗戶、露台及工作平台）及公用地方與設施而需進行定期及特別安排的檢查、清潔、保養、維修、改動、翻新、重建、油漆或裝飾期間，以及為住宅單位檢查、維修、清潔或更換安放空調機平台上的冷氣機期間，吊船（不論是永久或臨時的吊船位置）將會停泊在住宅單位的平台上，並在住宅單位的平台及天台上空操作，以及在住宅單位的窗外、露台及工作平台外操作。公契管理人有權進入發展項目的3樓所有單位，以及天台A、B、C、D、E及F進行相關的吊船操作。

2. 空調機平台上放置室外冷氣機

所有室外冷氣機（為該住宅單位而設）放置在毗連發展項目的住宅單位的空調機平台上（毗鄰露台及工作平台）。該等被放置於空調機平台上的室外冷氣機可能對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「發展項目的住宅物業的樓面平面圖」。

3. 發展項目內有些住宅物業的景觀可能受安裝於該住宅物業外的建築裝飾影響。有關該等建築裝飾的位置，請參閱「發展項目的住宅物業的樓面平面圖」。

4. 沒有氣體燃料供應

發展項目沒有安裝供應煤氣至住宅物業的氣體喉。發展項目中的住宅物業內不能明火煮食。

5. 排氣口

位於地下及一樓的商舖會安裝排氣口以給空調系統及經營之業務（包括餐廳（如有））作出排氣。排氣口的排列及位置或會不時更改，並須符合相關法例要求及有關政府部門的指引。準買家請注意上述排氣口對個別住宅物業可能造成的影響（如有）。

6. 發展項目的外牆設有外牆裝飾燈

發展項目地下及一樓的商舖的外牆及招牌可能設有裝飾照明及發光的招牌。準買家請注意上述特色裝置對個別住宅物業造成之影響（如有）。

7. 附近的住宅大廈

毗鄰地段的住宅大廈的居民需要使用發展項目的地下一部分來進出他們的大廈的入口。

8. 洗衣機接駁點的位置

洗衣機接駁點位於住宅物業的露台及工作平台。

31 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

Breakdown of GFA Concessions Obtained for All Features

Latest information on breakdown of GFA 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 final amendment plans are submitted to and approved by the BA prior to the issuance of the occupation permit for the development.

獲寬免總樓面面積的設施分項

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。

		Area (m ²) 面積 (平方米)
Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物（規劃）規例》第 23(3)(b) 條不計算的總樓面面積		
1	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方（公共交通總站除外）	N/A 不適用
2	Plant rooms and similar services 機房及相類設施	
2.1 ^(#)	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, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc. 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（訊播室）、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等	46.566
2.2 ^(#)	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. 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	400.170
2.3 ^(#)	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、送風櫃房等	N/A 不適用

		Area (m ²) 面積 (平方米)
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第 1 及第 2 號提供的環保設施		
3 ^(#)	Balcony 露台	120.000
4	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	N/A 不適用
5	Communal sky garden 公用空中花園	N/A 不適用
6	Acoustic fin 隔聲鰭	N/A 不適用
7	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	N/A 不適用
8 ^(#)	Non-structural prefabricated external wall 非結構預製外牆	25.720
9 ^(#)	Utility platform 工作平台	90.000
10	Noise barrier 隔音屏障	N/A 不適用
Amenity Features 適意設施		
11	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office 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	4.622
12	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities 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	N/A 不適用
13	Covered landscaped and play area 有蓋園景區及遊樂場地	N/A 不適用
14	Horizontal screen/covered walkway and trellis 橫向屏障/有蓋人行道及花棚	N/A 不適用
15 ^(#)	Larger lift shaft 擴大升降機槽	9.323
16	Chimney shaft 煙肉管道	1.920
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 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	N/A 不適用

31 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

		Area (m ²) 面積(平方米)
Amenity Features 適意設施		
18 ^(#)	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽及垂直立管	9.586
19	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽及氣槽	N/A 不適用
20	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	N/A 不適用
21	Void in duplex domestic flat and house 複式住宅單位及洋房的中空空間	N/A 不適用
22	Sunshade and reflector 遮陽篷及反光罩	N/A 不適用
23	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window 伸出式花槽及小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	N/A 不適用
24	Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway 《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，及維修通道	N/A 不適用
Other Exempted Items 其他項目		
25	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	N/A 不適用
26	Covered area under large projecting/ overhanging feature 大型伸出/外懸設施下的有蓋地方	N/A 不適用
27	Public transport terminus 公共交通總站	N/A 不適用
28	Party structure and common staircase 共用構築物及公用樓梯	N/A 不適用
29 ^(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 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	N/A 不適用
30	Public passage 公眾通道	N/A 不適用
31	Covered set back area 有蓋的後移部分	N/A 不適用

		Area (m ²) 面積(平方米)
Bonus GFA 額外總樓面面積		
32	Bonus GFA 額外總樓面面積	N/A 不適用
Additional Green Features under Joint Practice Note (No. 8) 根據聯合作業備考(第8號)提供的額外環保設施		
33	Buildings adopting Modular Integrated Construction 採用「組裝合成」建築法的樓宇	N/A 不適用

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.

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。

31 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

The Environmental Assessment of the Building 有關建築物的環境評估

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 Assessment Status

This project has completed the project registration application acknowledged by the HKGBC, but not yet gone through the whole Assessment process.

Application no.: REG0008/21



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。

初步評級註冊

此項目已註冊登記作香港綠色建築議會有限公司認受的綠建環評認證，但尚未完成評估程序。

申請編號: REG0008/21



Estimated Energy Performance or Consumption for the Common Parts of the Development 發展項目的公用部分的預計能量表現或消耗

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: 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：

Part I 第I部份	
Provision of Central Air Conditioning 提供中央空調	NO 否
Provision of Energy Efficient Features 提供具能源效益的設施	YES 是
Energy Efficient Features proposed: 擬安裝的具能源效益的設施	1. High Performance Variable Refrigerant Volume (VRV) AC System 高效能變製冷劑流量空調系統 2. High Performance Variable Voltage Variable Frequency (VVVF) Lift 高效能變壓變頻升降機

Part II: The predicted annual energy use of the proposed building / part of building ^(Note 1) 第II部分：擬興建樓宇/部分樓宇預計每年能源消耗量 ^(註腳1) ：					
Location 位置	Internal Floor Area Served (m ²) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Baseline Building ^(Note 2) 基線樓宇 ^(註腳2) 每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity kWh/ m ² /annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/ m ² /annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh/ m ² /annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/ m ² /annum 煤氣/石油氣 用量單位/平方米/年
Area served by central building services installation ^(Note 3) 有使用中央屋宇裝備裝置 ^(註腳3) 的部份	2526.068	214	N/A 不適用	210.67	N/A 不適用

31 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

Part III: The following installation(s) are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD) 第 III 部分：以下裝置乃按機電工程署公布的相關實務守則設計：			
Type of Installations 裝置類型	YES 是	NO 否	Not Applicable 不適用
Lighting Installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Lift & Escalator Installations 升降機及自動梯的裝置	✓		
Performance-based Approach 以總能源為本的方法			✓

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.

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。

32 WEBSITE ADDRESS DESIGNATED BY THE VENDOR FOR THE DEVELOPMENT 賣方就發展項目指定的互聯網網址

The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance:
www.soyo.hk

賣方為施行《一手住宅物業銷售條例》第2部而就發展項目指定的互聯網網站的網址：

www.soyo.hk

33 POSSIBLE FUTURE CHANGES 日後可能出現的改變

There may be future changes to the Development and the surrounding areas.

發展項目及其周邊地區日後可能出現改變。

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

Date of printing of this sales brochure: 14 December 2021

本售樓說明書印製日期：2021年12月14日

EXAMINATION RECORD

檢視紀錄

Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
10 th March 2022 2022年3月10日	13	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	15	Outline Zoning Plan etc. Relating to the Development is updated. 更新關乎發展項目的分區計劃大綱圖等。
26 th May 2022 2022年5月26日	13	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
25 th August 2022 2022年8月25日	13	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	14	Aerial Photograph of the Development is updated. 更新發展項目的鳥瞰照片。
	15	Outline Zoning Plan etc. Relating to the Development is updated. 更新關乎發展項目的分區計劃大綱圖等。
24 th November 2022 2022年11月24日	8	Information on Vendor and Others Involved in the Development is updated. 更新賣方及有參與發展項目的其他人的資料。
	11	Information on Design of the Development is updated. 更新發展項目的設計的資料。
	13	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	16	Outline Zoning Plan etc. Relating to the Development is updated. 更新關乎發展項目的分區計劃大綱圖等。
	18	Layout Plan of the Development is updated. 更新發展項目的布局圖。
	20, 22, 24	Floor Plans of Residential Properties in the Development is updated. 更新發展項目的住宅物業的樓面平面圖。
	41	Elevation Plan is updated. 更新立面圖。
	45	Fittings, Finishes and Appliances is updated. 更新裝置、裝修物料及設備。
	56, 57	Information in Application for Concession on Gross Floor Area of Building is updated. 更新申請建築物總樓面面積寬免的資料。

EXAMINATION RECORD

檢視紀錄

Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
21 st June 2023 2023年6月21日	4, 6	Notes to Purchasers of First-Hand Residential Properties is updated. 更新一手住宅物業買家須知。
	13	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	14, 14a	Aerial Photograph of the Development is updated. 更新發展項目的鳥瞰照片。
	15	Outline Zoning Plan etc. Relating to the Development is updated. 更新關乎發展項目的分區計劃大綱圖等。
	20, 22, 24	Floor Plans of Residential Properties in the Development is updated. 更新發展項目的住宅物業的樓面平面圖。
	41	Elevation Plan is updated. 更新立面圖。
	49, 52	Fittings, Finishes and Appliances is updated. 更新裝置、裝修物料及設備。
	56, 57	Information in Application for Concession on Gross Floor Area of Building is updated. 更新申請建築物總樓面面積寬免的資料。
21 st September 2023 2023年9月21日	13	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	14, 14a	Aerial Photograph of the Development is updated. 更新發展項目的鳥瞰照片。
	16	Outline Zoning Plan etc. Relating to the Development is updated. 更新關乎發展項目的分區計劃大綱圖等。
20 th December 2023 2023年12月20日	13	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	18	Layout Plan of the Development is updated. 更新發展項目的布局圖。
	20, 22, 24	Floor Plans of Residential Properties in the Development is updated. 更新發展項目的住宅物業的樓面平面圖。
	41	Elevation Plan is updated. 更新立面圖。
	56, 57, 58, 59	Information in Application for Concession on Gross Floor Area of Building is updated. 更新申請建築物總樓面面積寬免的資料。

Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
15 th February 2024 2024 年 2 月 15 日	7	Information on the Development is updated. 更新發展項目的資料。
	18	Layout Plan of the Development is updated. 更新發展項目的布局圖。
	20, 22, 24	Floor Plans of Residential Properties in the Development is updated. 更新發展項目的住宅物業的樓面平面圖。
	41	Elevation Plan is updated. 更新立面圖。
	56, 57	Information in Application for Concession on Gross Floor Area of Building is updated. 更新申請建築物總樓面面積寬免的資料。
9 th May 2024 2024 年 5 月 9 日	13	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	14	Aerial Photograph of the Development is updated. 更新發展項目的鳥瞰照片。
	14a	Aerial Photograph of the Development is deleted. 刪除發展項目的鳥瞰照片。
	15	Outline Zoning Plan etc. Relating to the Development is updated. 更新關乎發展項目的分區計劃大綱圖等。

Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
15 th May 2025 2025年5月15日	7	Information on the Development is updated. 更新發展項目的資料。
	8	Information on Vendor and others Involved in the Development is updated. 更新賣方及有參與發展項目的其他人的資料。
	11	Information on design of the Development is updated. 更新發展項目的設計的資料。
	12	Information on property management is updated. 更新物業管理的資料。
	13	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	14	Aerial Photograph of the Development is updated. 更新發展項目的鳥瞰照片。
	14a	Aerial Photograph of the Development is added. 新增發展項目的鳥瞰照片。
	15, 16	Outline Zoning Plan etc. Relating to the Development is updated. 更新關乎發展項目的分區計劃大綱圖等。
	18	Layout Plan of the Development is updated. 更新發展項目的布局圖。
	20, 22	Floor Plans of Residential Properties in the Development is updated. 更新發展項目的住宅物業的樓面平面圖。
	31, 33	Summary of Deed of Mutual Covenant is updated. 更新公契的摘要。
	38, 39, 40	Cross-Section Plan of Building in the Development is updated. 更新發展項目中的建築物的橫截面圖。
	41	Elevation Plan is updated. 更新立面圖。
	56, 57, 58, 59	Information in Application for Concession on Gross Floor Area of Building is updated. 更新申請建築物總樓面面積寬免的資料。

