

The background is a solid grey color. There are two prominent, thick, orange-colored lines that curve across the page. One line starts from the top left, curves downwards and to the right, and then curves back towards the bottom left. The other line starts from the top right, curves downwards and to the left, and then curves back towards the bottom right. These lines create a sense of movement and flow.

# THE HENLEY II

by HENDERSON LAND

售樓說明書  
SALES BROCHURE



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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

#### 01 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](http://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。

#### 02 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)。

#### 03 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<sup>1</sup>。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。

#### 04 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<sup>2</sup>。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。

#### 05 售樓說明書

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

#### 06 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。

#### 07 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。



### 08 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。

### 09 買賣合約

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

### 10 表達購樓意向

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

### 11 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名/ 名稱。
- 您可委託任何地產代理(不一定是賣方所指定的地產代理)，以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。
- 委託地產代理以物色物業前，您應該 —
  - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
  - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及

- 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁（網址：[www.eaa.org.hk](http://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<sup>3</sup>。
  - 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

# 一手住宅物業買家須知

## NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

- 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](http://www.srpa.gov.hk)  
電話： 2817 3313  
電郵： [enquiry\\_srpa@hd.gov.hk](mailto: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](http://www.consumer.org.hk)  
電話： 2929 2222  
電郵： [cc@consumer.org.hk](mailto:cc@consumer.org.hk)  
傳真： 2856 3611

**地產代理監管局**  
網址： [www.eaa.org.hk](http://www.eaa.org.hk)  
電話： 2111 2777  
電郵： [enquiry@eaa.org.hk](mailto:enquiry@eaa.org.hk)  
傳真： 2598 9596

**香港地產建設商會**  
電話： 2826 0111  
傳真： 2845 2521

- <sup>1</sup> 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。
- <sup>2</sup> 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。
- <sup>3</sup> 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。

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

**For all first-hand residential properties**

**01 Important information**

- Make reference to the materials available on the Sales of First-hand Residential Properties Electronic Platform (SRPE) ([www.srpe.gov.hk](http://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.

**02 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.

**03 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 plans<sup>1</sup> 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.

**04 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 property<sup>2</sup>. The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

**05 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.

#### 06 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.

#### 07 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.

#### 08 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.

#### 09 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](http://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 date<sup>3</sup> 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.

## 一手住宅物業買家須知

### NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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](http://www.srpa.gov.hk)  
Telephone: 2817 3313  
Email : [enquiry\\_srpa@hd.gov.hk](mailto:enquiry_srpa@hd.gov.hk)  
Fax : 2219 2220

Other useful contacts:

#### **Consumer Council**

Website : [www.consumer.org.hk](http://www.consumer.org.hk)  
Telephone: 2929 2222  
Email : [cc@consumer.org.hk](mailto:cc@consumer.org.hk)  
Fax : 2856 3611

#### **Estate Agents Authority**

Website : [www.eaa.org.hk](http://www.eaa.org.hk)  
Telephone: 2111 2777  
Email : [enquiry@eaa.org.hk](mailto:enquiry@eaa.org.hk)  
Fax : 2598 9596

#### **Real Estate Developers Association of Hong Kong**

Telephone: 2826 0111  
Fax : 2845 2521

<sup>1</sup> 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.

<sup>2</sup> 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.

<sup>3</sup> 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.



# 1 期數的資料

## INFORMATION ON THE PHASE

### 街道名稱及門牌號數

沐泰街7號

### 每幢多單位建築物的樓層總數

第1座：35層

(上述樓層數目並不包括地庫2樓、地庫1樓、庇護層、天台、位於水平基準133.75米的上層天台、位於水平基準137.30米的上層天台及頂層天台。)

### 期數的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數

第1座：地庫2樓、地庫1樓、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至40樓、天台、位於水平基準133.75米的上層天台、位於水平基準137.30米的上層天台及頂層天台

### 每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

第1座：不設4樓、13樓、14樓、24樓及34樓

### 每幢多單位建築物內的庇護層(如有的話)

第1座：11樓

### Name of the street and street number

7 Muk Tai Street

### Total number of storeys of each multi-unit building

Tower 1 : 35 storeys

(The above numbers of storeys have excluded B2/F, B1/F, refuge floor, roof, upper roof at 133.75 m.P.D., upper roof at 137.30 m.P.D. and top roof.)

### Floor numbering in each multi-unit building as provided in the approved building plans for the Phase

Tower 1 : B2/F, B1/F, G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 40/F, roof, upper roof at 133.75 m.P.D., upper roof at 137.30 m.P.D. and top roof

### Omitted floor numbers in each multi-unit building in which the floor numbering is not in consecutive order

Tower 1 : 4/F, 13/F, 14/F, 24/F and 34/F are omitted

### Refuge floor (if any) of each multi-unit building

Tower 1 : 11/F

## 2 賣方及有參與期數的其他人的資料

### INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE PHASE

#### 賣方

香港海島建設地產有限公司(亦為擁有人及其控權公司為恒基兆業有限公司、恒基兆業地產有限公司、謙耀置業有限公司、Good Time Limited、Broadwin Int'l Limited、Shibo Investment Limited及全茂控股有限公司)

#### 期數的認可人士

劉榮廣伍振民建築師有限公司的劉鏡釗先生  
(劉鏡釗先生為劉榮廣伍振民建築師有限公司的副董事總經理)

#### 期數的承建商

保華建造有限公司

#### 賣方的代表律師

胡關李羅律師行

#### 已為期數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

星展銀行(香港)有限公司

#### 已為期數的建造提供貸款的任何其他人

恒基兆業地產代理有限公司

#### Vendor

Hongkong Island Construction Properties Co., Limited (also as the owner and whose holding companies are Henderson Development Limited, Henderson Land Development Company Limited, Mightymark Investment Limited, Good Time Limited, Broadwin Int'l Limited, Shibo Investment Limited and Total Thrive Holdings Limited)

#### Authorized Person for the Phase

Mr. Henry Lau King Chiu of DLN Architects Limited  
(Mr. Henry Lau King Chiu is a Deputy Managing Director of DLN Architects Limited)

#### Building contractor for the Phase

Paul Y. Builders Limited

#### Vendor's solicitors

Woo, Kwan, Lee & Lo

#### Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase

DBS Bank (Hong Kong) Limited

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

Henderson Real Estate Agency Limited

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有參與期數的各方的關係

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE PHASE

(a)	賣方或有關期數的承建商屬個人，並屬該期數的認可人士的家人。	不適用
(b)	賣方或該期數的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。	不適用
(c)	賣方或該期數的承建商屬法團，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。	否
(d)	賣方或該期數的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	不適用
(e)	賣方或該期數的承建商屬合夥，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。	不適用
(f)	賣方或該期數的承建商屬法團，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。	否
(g)	賣方或該期數的承建商屬個人，並屬就該期數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。	不適用
(h)	賣方或該期數的承建商屬合夥，而該賣方或承建商的合夥人屬就該期數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。	不適用
(i)	賣方或該期數的承建商屬法團，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。	否
(j)	賣方、賣方的控權公司或有關期數的承建商屬私人公司，而該期數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。	否
(k)	賣方、賣方的控權公司或該期數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。	否

(l)	賣方或該期數的承建商屬法團，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。	否
(m)	賣方或該期數的承建商屬合夥，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。	不適用
(n)	賣方、賣方的控權公司或該期數的承建商屬私人公司，而就該期數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。	否
(o)	賣方、賣方的控權公司或該期數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。	否
(p)	賣方或該期數的承建商屬法團，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。	否
(q)	賣方或該期數的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。	不適用
(r)	賣方或該期數的承建商屬法團，而該期數的認可人士以其專業身分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。	否
(s)	賣方或該期數的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	否

### 3 有參與期數的各方的關係

#### RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE PHASE

(a)	The vendor or a building contractor for the phase is an individual, and that vendor or contractor is an immediate family member of an authorized person for the phase.	Not applicable
(b)	The vendor or a building contractor for the phase is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person.	Not applicable
(c)	The vendor or a building contractor for the phase 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.	No
(d)	The vendor or a building contractor for the phase is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not applicable
(e)	The vendor or a building contractor for the phase is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not applicable
(f)	The vendor or a building contractor for the phase 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.	No
(g)	The vendor or a building contractor for the phase 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 phase.	Not applicable
(h)	The vendor or a building contractor for the phase 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 phase.	Not applicable
(i)	The vendor or a building contractor for the phase 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.	No
(j)	The vendor, a holding company of the vendor, or a building contractor for the phase, is a private company, and an authorized person for the phase, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor.	No

(k)	The vendor, a holding company of the vendor, or a building contractor for the phase, 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.	No
(l)	The vendor or a building contractor for the phase 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.	No
(m)	The vendor or a building contractor for the phase is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor.	Not applicable
(n)	The vendor, a holding company of the vendor, or a building contractor for the phase, 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 phase holds at least 10% of the issued shares in that vendor, holding company or contractor.	No
(o)	The vendor, a holding company of the vendor, or a building contractor for the phase, 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.	No
(p)	The vendor or a building contractor for the phase 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.	No
(q)	The vendor or a building contractor for the phase is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor.	Not applicable
(r)	The vendor or a building contractor for the phase is a corporation, and the corporation of which an authorized person for the phase 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.	No
(s)	The vendor or a building contractor for the phase is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor.	No

4 期數的設計的資料

INFORMATION ON DESIGN OF THE PHASE

期數有構成圍封牆的一部分的非結構的預製外牆，每幢建築物的非結構的預製外牆的厚度為150毫米。  
There are non-structural prefabricated external walls forming part of the enclosing walls of the Phase. The thickness of the non-structural prefabricated external walls of each building is 150mm.

期數有構成圍封牆的一部分的幕牆，每幢建築物的幕牆的厚度為200毫米。  
There are curtain walls forming part of the enclosing walls of the Phase. The thickness of the curtain walls of each building is 200mm.

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

大廈名稱 Block Name	樓層 Floor	單位 Unit	每個住宅物業的非結構的預製外牆的總面積(平方米) Total area of non-structural prefabricated external walls of each residential property (sq.m.)	每個住宅物業的幕牆的總面積(平方米) Total area of curtain walls of each residential property (sq.m.)
第1座 Tower 1	1樓 1/F	D	-	1.267
		E	-	2.171
		F	-	0.520
		G	-	0.545
		H	-	0.545
		J	0.362	0.570
	2樓至3樓、5樓至10樓、 12樓、15樓至23樓、 25樓至33樓及35樓至39樓 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F and 35/F - 39/F	A	0.847	2.217
		B	-	0.955
		C	0.367	0.890
		D	-	1.267
		E	-	2.171
		F	-	0.520
		G	-	0.545
		H	-	0.545
		J	0.362	0.570

4

期數的設計的資料

INFORMATION ON DESIGN OF THE PHASE

大廈名稱 Block Name	樓層 Floor	單位 Unit	每個住宅物業的非結構的預製外牆的總面積(平方米) Total area of non-structural prefabricated external walls of each residential property (sq.m.)	每個住宅物業的幕牆的總面積(平方米) Total area of curtain walls of each residential property (sq.m.)
第1座 Tower 1	40樓 40/F	A	0.262	2.217
		D	-	1.267
		E	-	2.171
		F	-	0.520
		G	-	0.545
		H	-	0.545
		J	0.362	0.570



# 5 物業管理的資料

## INFORMATION ON PROPERTY MANAGEMENT

### 管理人

根據發展項目已簽立的公契，偉邦物業管理有限公司獲委任為期數的管理人。

### Manager

Well Born Real Estate Management Limited is appointed as the Manager of the Phase under the Deed of Mutual Covenant in respect of the development that has been executed.

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

檢視 / 修改日期：2025年5月26日  
Examination / Revision Date : 26th May 2025



## 圖例 NOTATION

-  發電廠(包括電力分站)  
Power plant (including electricity sub-stations)
-  公眾停車場(包括貨車停泊處)  
Public carpark (including lorry park)
-  公共交通總站(包括鐵路車站)  
Public transport terminal (including rail station)
-  公用事業設施裝置  
Public utility installation
-  污水處理廠及設施  
Sewage treatment works and facilities
-  香港鐵路通風井  
Ventilation shaft for the Mass Transit Railway
-  公園  
Public park
-  公廁  
Public convenience
-  體育設施(包括運動場及游泳池)  
Sports facilities (including sports ground and swimming pool)
-  發展項目的位置  
Location of the Development

此所在位置圖摘錄自地政總署測繪處於2025年4月26日出版之數碼地形圖，圖幅編號T11-NE-A及T11-NE-C，並在有需要處經修正處理。  
This location plan is adopted from part of the Digital Topographic Map Nos. T11-NE-A and T11-NE-C dated 26th April 2025 from the Survey and Mapping Office of Lands Department. Adjustment is made where necessary.

地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。  
The map is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.

備註：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。

Note : Due to technical reasons, this location plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

比例尺 Scale 0米(m) 250米(m)



## 7 期數的鳥瞰照片 AERIAL PHOTOGRAPH OF THE PHASE



摘錄自地政總署測繪處於2024年3月8日在啓德6,000呎飛行高度拍攝之鳥瞰照片，編號為E218544C。  
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,000 feet in Kai Tak. Photo No. E218544C, dated 8th March 2024.

備註：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。  
Note: Due to technical reasons, this aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

● 期數的位置  
Location of the Phase



# 7 期數的鳥瞰照片 AERIAL PHOTOGRAPH OF THE PHASE



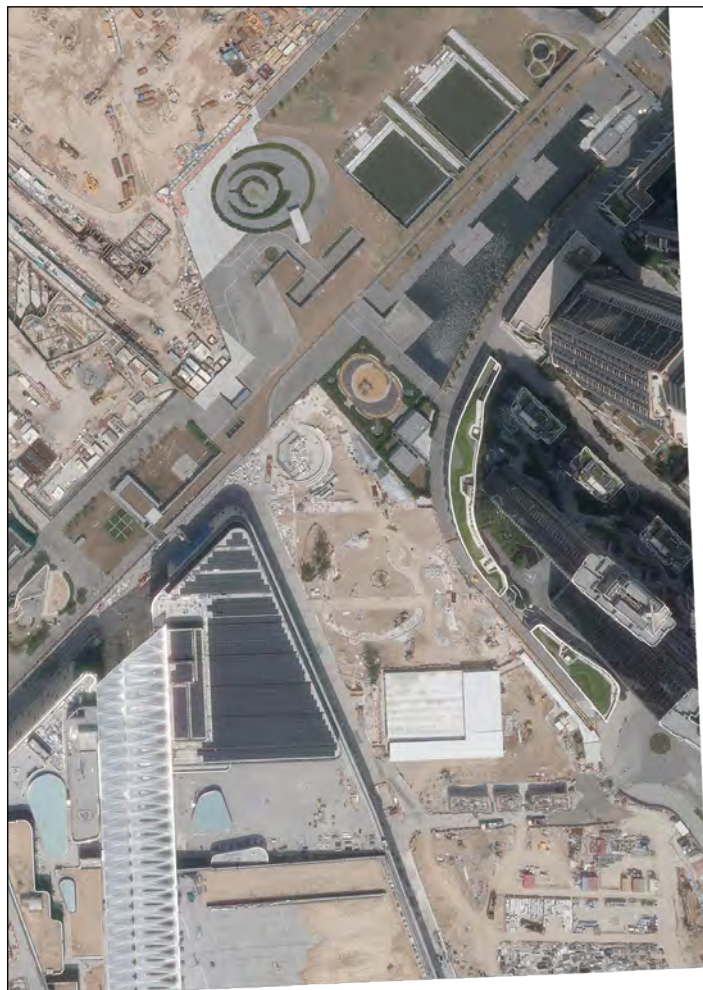
摘錄自地政總署測繪處於2024年3月20日在啓德2,000呎飛行高度拍攝之鳥瞰照片，編號為E220185C。  
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 2,000 feet in Kai Tak. Photo No. E220185C, dated 20th March 2024.

備註：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。  
Note: Due to technical reasons, this aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

● 期數的位置  
Location of the Phase

關乎期數的鳥瞰照片並不覆蓋本空白範圍  
This blank area falls outside the coverage of aerial photograph of the phase

## 7 期數的鳥瞰照片 AERIAL PHOTOGRAPH OF THE PHASE



關乎期數的鳥瞰照片並不覆蓋空白範圍  
This blank area falls outside the coverage of aerial photograph of the phase

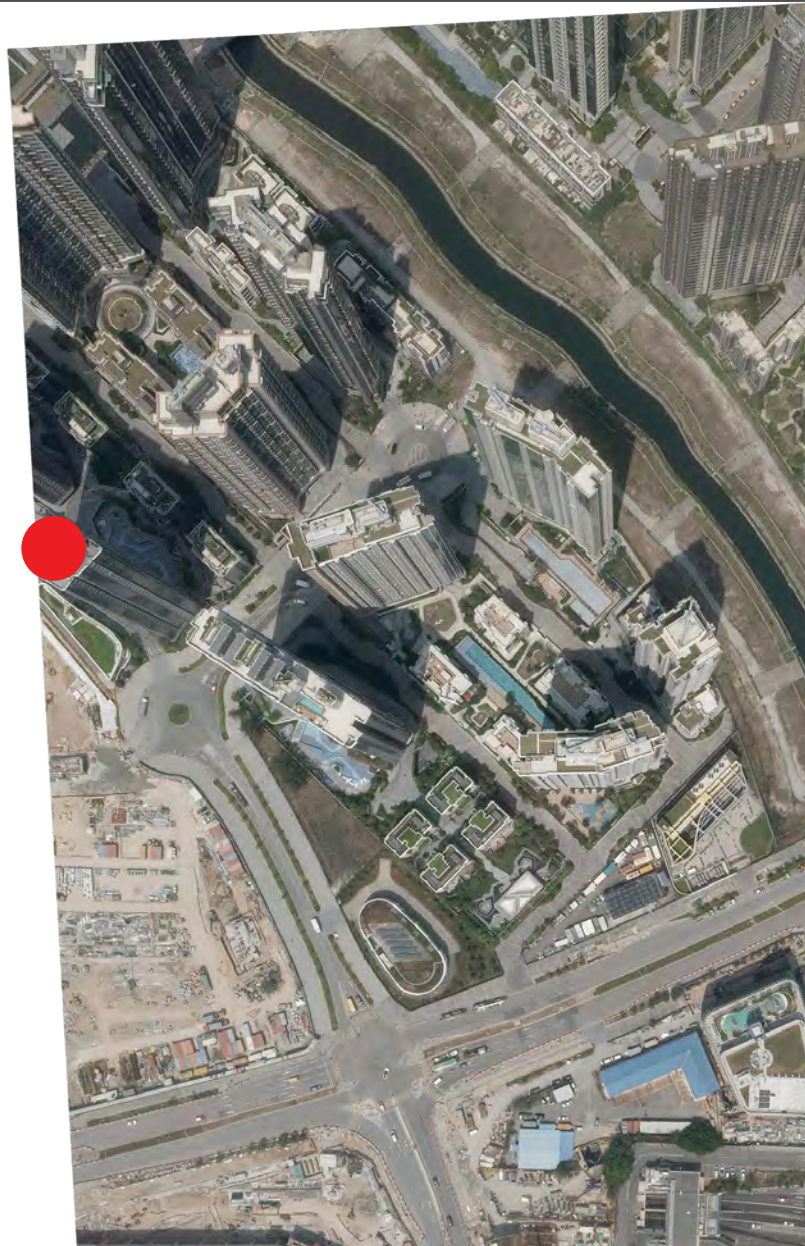
摘錄自地政總署測繪處於2024年3月20日在啓德2,000呎飛行高度拍攝之鳥瞰照片，編號為E220188C。  
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 2,000 feet in Kai Tak. Photo No. E220188C, dated 20th March 2024.

備註：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。  
Note: Due to technical reasons, this aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

● 期數的位置  
Location of the Phase



# 7 期數的鳥瞰照片 AERIAL PHOTOGRAPH OF THE PHASE



關乎期數的鳥瞰照片  
並不覆蓋本空白範圍  
This blank area  
falls outside the coverage  
of aerial photograph of  
the phase

摘錄自地政總署測繪處於2024年3月20日在啓德2,000呎飛行高度拍攝之鳥瞰照片，編號為E220406C。  
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 in Kai Tak. Photo No. E220406C, dated 20th March 2024.

備註：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。  
Note: Due to technical reasons, this aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

● 期數的位置  
Location of the Phase



# 7 期數的鳥瞰照片 AERIAL PHOTOGRAPH OF THE PHASE



關乎期數的鳥瞰照片  
並不覆蓋本空白範圍  
This blank area  
falls outside the coverage  
of aerial photograph of  
the phase

摘錄自地政總署測繪處於2024年3月20日在啓德2,000呎飛行高度拍攝之鳥瞰照片，編號為E220408C。  
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 in Kai Tak. Photo No. E220408C, dated 20th March 2024.

備註：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。  
Note: Due to technical reasons, this aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

● 期數的位置  
Location of the Phase

# 7 期數的鳥瞰照片 AERIAL PHOTOGRAPH OF THE PHASE

此版乃特意留白

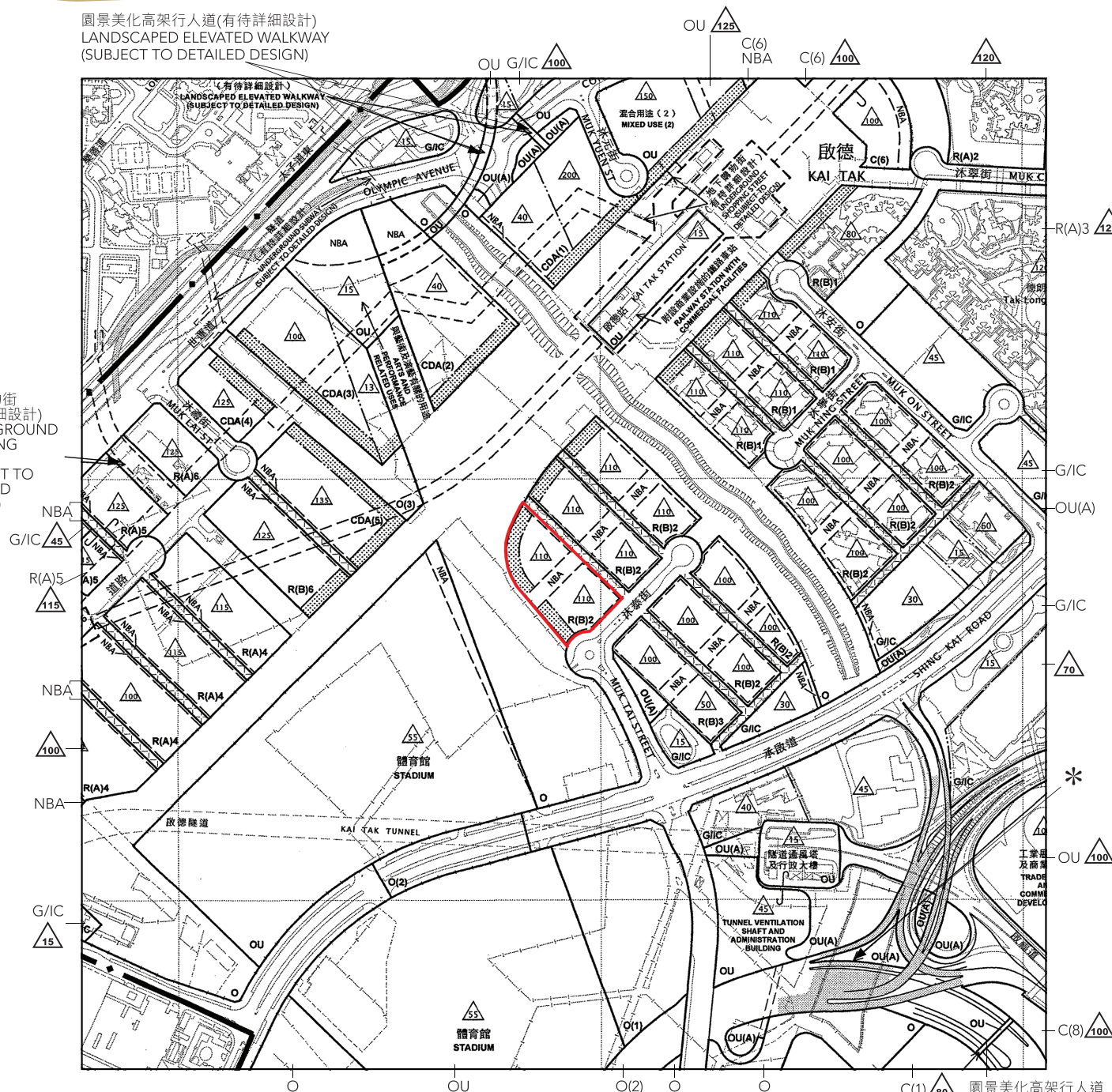
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# 8 關於發展項目的分區計劃大綱圖等 OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

園景美化高架行人道(有待詳細設計)  
LANDSCAPED ELEVATED WALKWAY  
(SUBJECT TO DETAILED DESIGN)

地下購物街  
(有待詳細設計)  
UNDERGROUND  
SHOPPING  
STREET  
(SUBJECT TO  
DETAILED  
DESIGN)



發展項目的位置  
Location of the Development

園景美化高架行人道  
(有待詳細設計)  
LANDSCAPED ELEVATED WALKWAY  
(SUBJECT TO DETAILED DESIGN)

## 圖例 NOTATION

**地帶**  
商業  
綜合發展區  
住宅(甲類)  
住宅(乙類)  
政府、機構或社區  
休憩用地  
其他指定用途  
其他指定用途(美化市容地帶)

## 交通

鐵路及車站(地下)  
主要道路及路口  
高架道路  
行人專用區或街道

## 其他

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)  
只限於指定為「商店及服務行業」  
和「食肆」用途的地區  
非建築用地

## ZONES

C COMMERCIAL  
CDA COMPREHENSIVE DEVELOPMENT AREA  
R(A) RESIDENTIAL (GROUP A)  
R(B) RESIDENTIAL (GROUP B)  
G/IC GOVERNMENT, INSTITUTION OR COMMUNITY  
O OPEN SPACE  
OU OTHER SPECIFIED USES  
OU(A) OTHER SPECIFIED USES (AMENITY AREA)

## COMMUNICATIONS

RAILWAY AND STATION (UNDERGROUND)  
MAJOR ROAD AND JUNCTION  
ELEVATED ROAD  
PEDESTRIAN PRECINCT/ STREET

## MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME  
BUILDING HEIGHT CONTROL ZONE BOUNDARY  
MAXIMUM BUILDING HEIGHT  
(IN METRES ABOVE PRINCIPAL DATUM)  
AREA DESIGNATED FOR 'SHOP AND SERVICES'  
AND 'EATING PLACE' USES ONLY  
NON-BUILDING AREA

比例尺 Scale 0米(m) 500米(m)

摘錄自2022年10月28日刊憲之啟德分區計劃大綱核准圖，圖則編號為S/K22/8。  
Adopted from the approved Kai Tak Outline Zoning Plan, Plan No. S/K22/8, gazetted on 28th October, 2022.

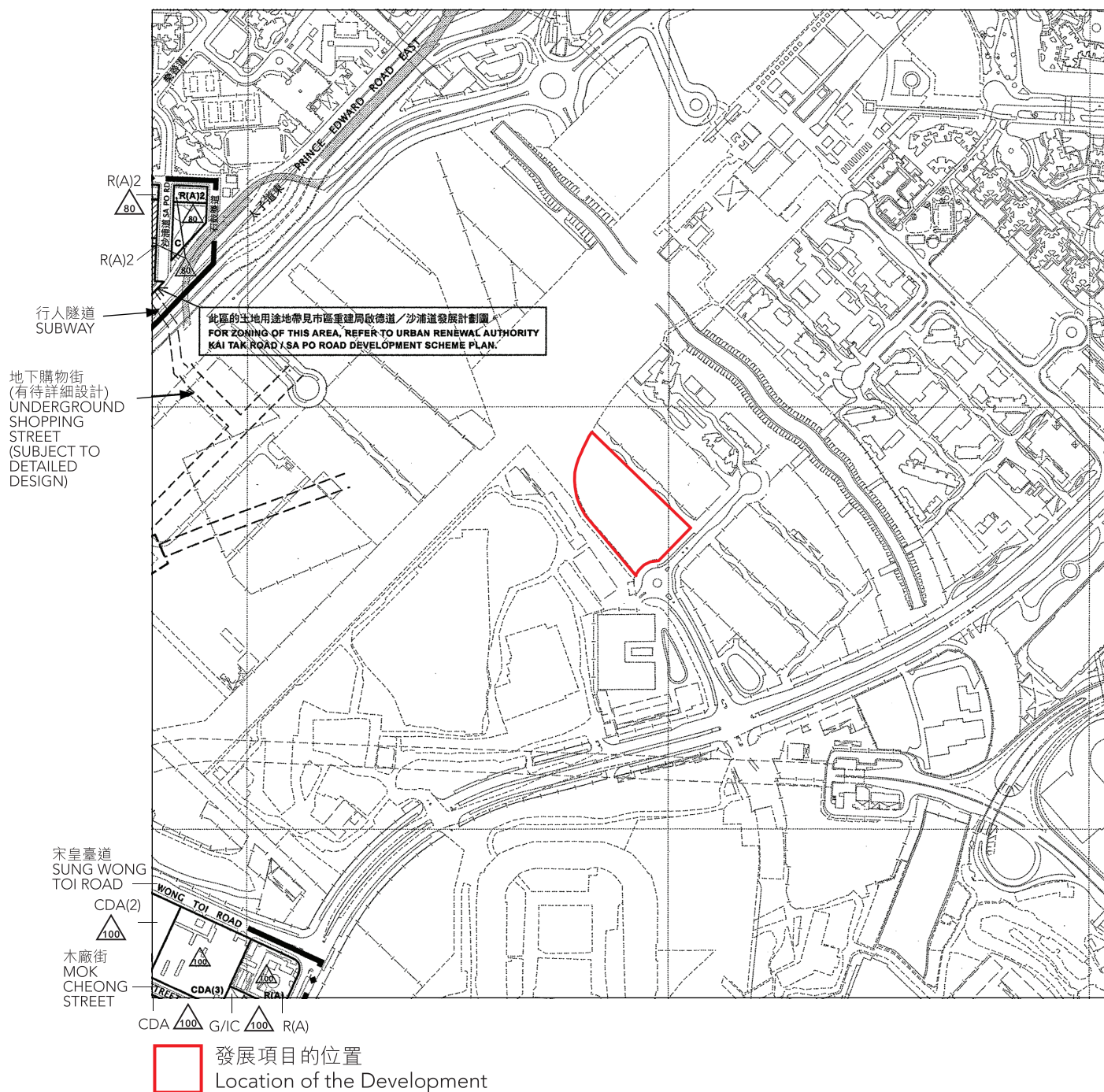
備註：因技術性問題，此分區計劃大綱核准圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。

Note: Due to technical reasons, this approved outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

\* 行政長官會同行政會議於2016年1月5日根據道路(工程、使用及補償)條例(第370章)批准的中九龍幹線，有關方案所述的道路顯示在這份圖則上，只供參考之用。  
THE ROAD AS DESCRIBED IN THE ROAD SCHEME FOR THE CENTRAL KOWLOON ROUTE AUTHORIZED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER THE ROADS (WORKS, USE AND COMPENSATION) ORDINANCE (CHAPTER 370) ON 5.1.2016 IS SHOWN ON THIS PLAN FOR INFORMATION ONLY.



# 8 關於發展項目的分區計劃大綱圖等 OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT



## 圖例 NOTATION

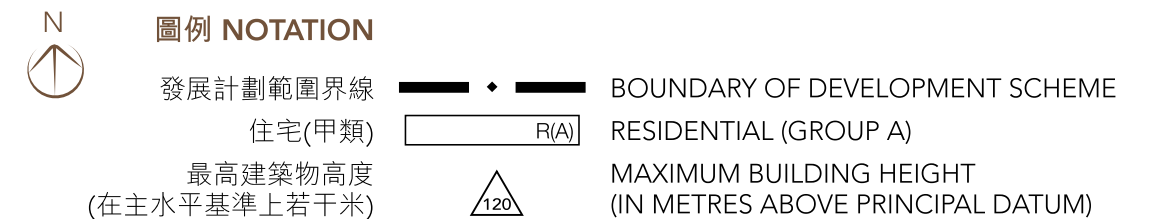
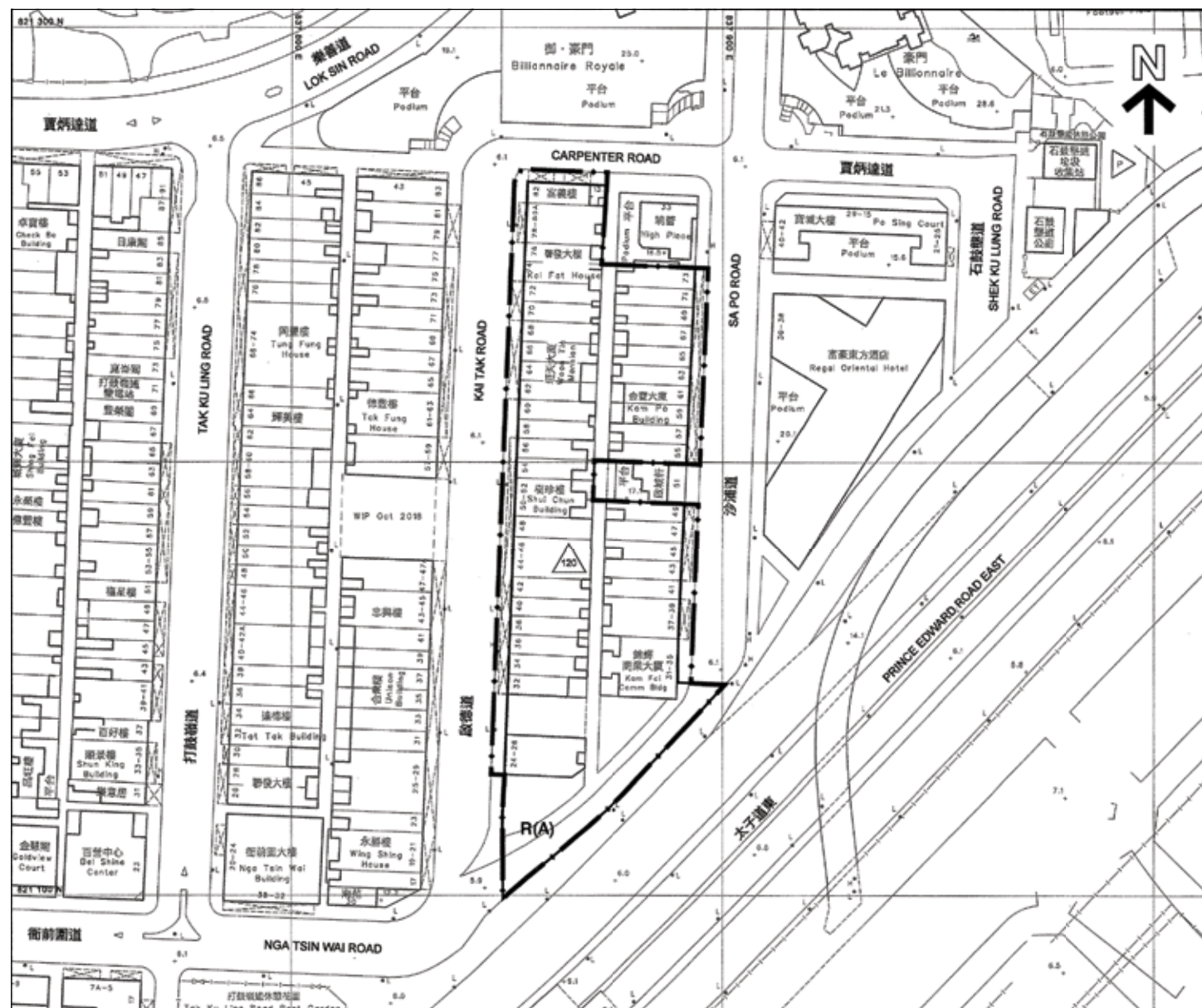
地帶	
商業	C
綜合發展區	CDA
住宅(甲類)	R(A)
政府、機構或社區	G/IC
交通	
鐵路及車站(地下)	STATION
主要道路及路口	
高架道路	
其他	
規劃範圍界線	
市區重建局發展計劃圖範圍	
最高建築物高度 (在主水平基準上若干米)	100
ZONES	
COMMERCIAL	C
COMPREHENSIVE DEVELOPMENT AREA	CDA
RESIDENTIAL (GROUP A)	R(A)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC
COMMUNICATIONS	
RAILWAY AND STATION (UNDERGROUND)	STATION
MAJOR ROAD AND JUNCTION	
ELEVATED ROAD	
MISCELLANEOUS	
BOUNDARY OF PLANNING SCHEME	
URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	100

比例尺 Scale 0米(m) 500米(m)

摘錄自2023年9月8日刊憲之馬頭角分區計劃大綱核准圖，圖則編號為S/K10/30。  
Adopted from the approved Ma Tau Kok Outline Zoning Plan, Plan No. S/K10/30, gazetted on 8th September 2023.

備註：因技術性問題，此分區計劃大綱核准圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。  
Note: Due to technical reasons, this approved outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

# 8 關於發展項目的分區計劃大綱圖等 OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT



摘錄自2020年10月9日刊憲之市區重建局啟德道/沙浦道發展計劃核准圖，圖則編號為 S/K10/URA1/2。

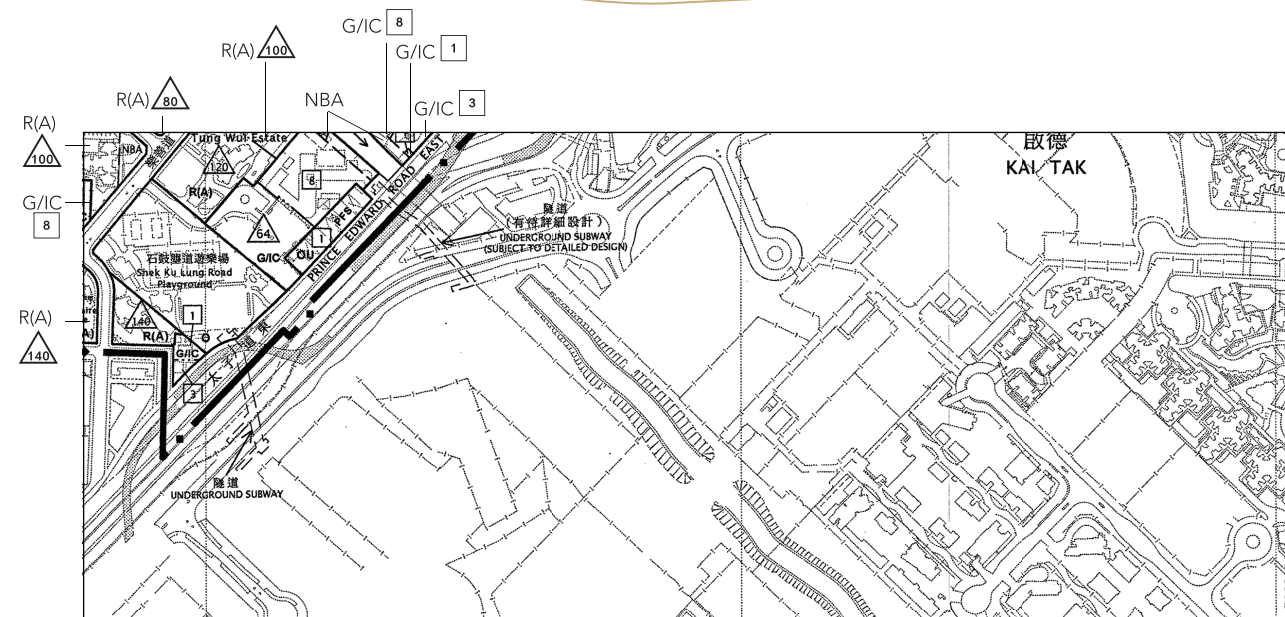
Adopted from the approved Urban Renewal Authority Kai Tak Road / Sa Po Road Development Scheme, Plan No. S/K10/URA1/2, gazetted on 9th October 2020.

備註：因技術性問題，此發展計劃圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。

Note: Due to technical reasons, this development scheme plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

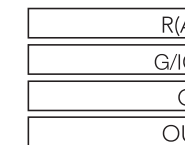


# 8 關於發展項目的分區計劃大綱圖等 OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT



## 圖例 NOTATION

**地帶**  
住宅(甲類)  
政府、機構或社區  
休憩用地  
其他指定用途



## ZONES

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

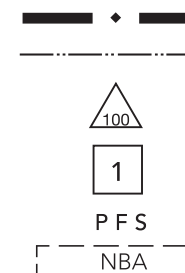
**交通**  
主要道路及路口  
高架道路



## COMMUNICATIONS

MAJOR ROAD AND JUNCTION  
ELEVATED ROAD

**其他**  
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)  
加油站  
非建築用地



## MISCELLANEOUS

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  
NON-BUILDING AREA

比例尺 Scale 0米(m) 500米(m)

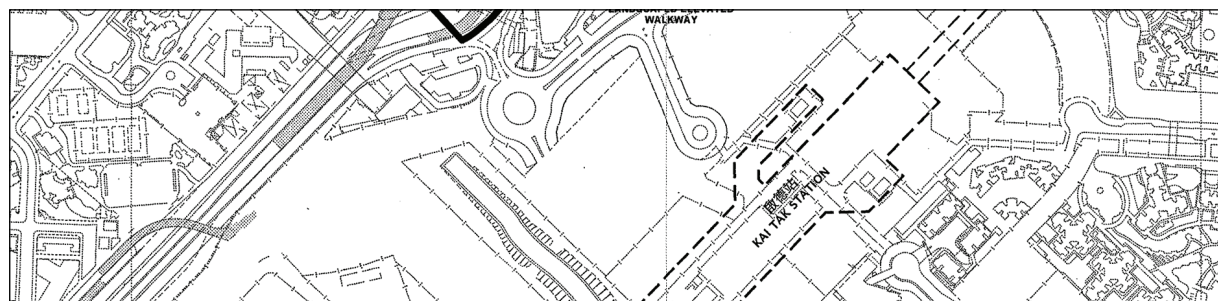
摘錄自2023年5月5日刊憲之橫頭磡及東頭分區計劃大綱核准圖，圖則編號為S/K8/25。  
Adopted from the approved Wang Tau Hom and Tung Tau Outline Zoning Plan, Plan No. S/K8/25, gazetted on 5th May 2023.

備註：因技術性問題，此分區計劃大綱核准圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。  
Note: Due to technical reasons, this approved outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

發展項目的位置  
Location of the Development



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



This blank area falls outside the coverage of the relevant Outline Zoning Plan  
當區分區計劃大綱圖並不覆蓋本空白範圍



## 圖例 NOTATION

交通 高架道路		COMMUNICATIONS ELEVATED ROAD
其他 規劃範圍界線		MISCELLANEOUS BOUNDARY OF PLANNING SCHEME

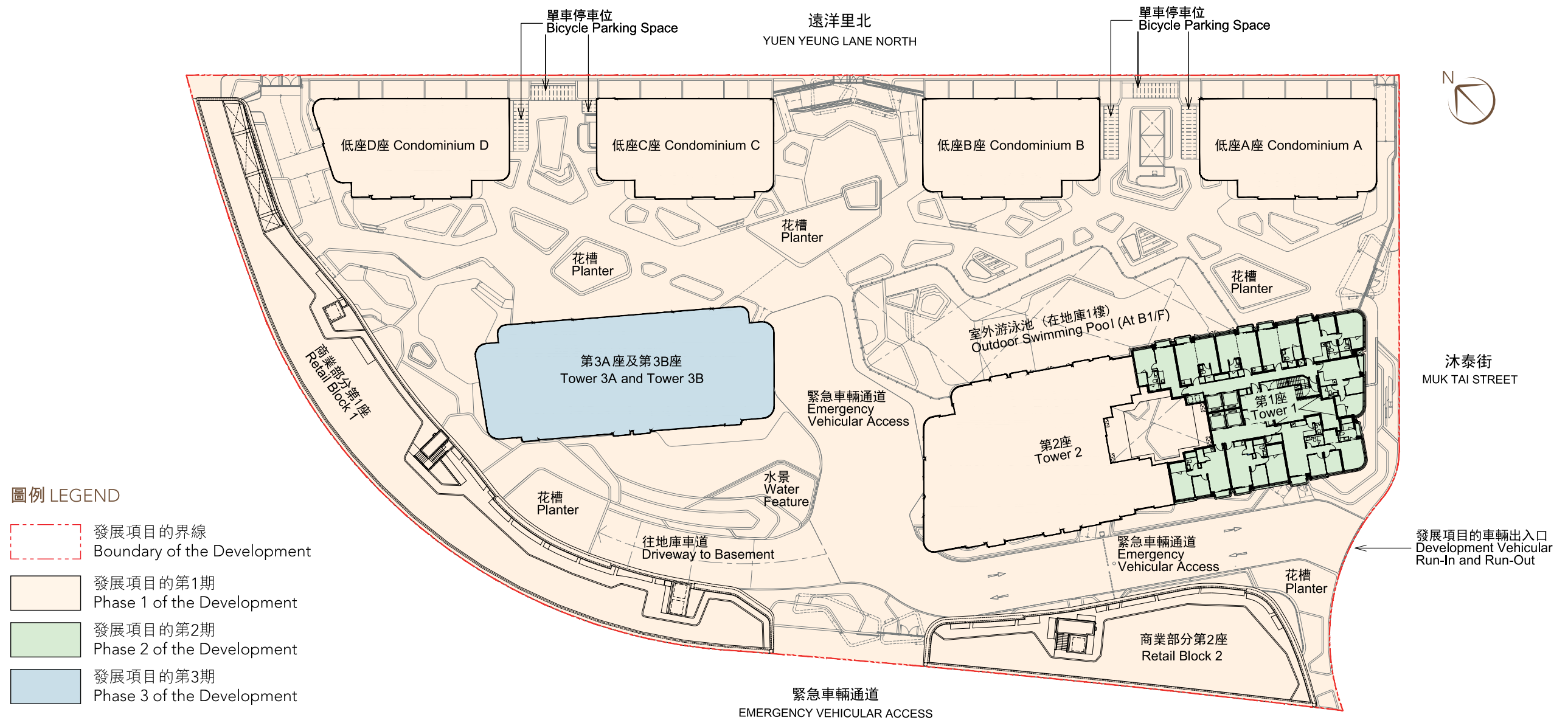
比例尺 Scale 0米(m) 500米(m)

摘錄自2023年5月5日刊憲之橫頭磡及東頭分區計劃大綱核准圖，圖則編號為S/K11/31。  
Adopted from the approved Wang Tau Hom and Tung Tau Outline Zoning Plan, Plan No. S/K11/31,  
gazetted on 5th May 2023.

備註：因技術性問題，此分區計劃大綱核准圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。  
Note: Due to technical reasons, this approved outline zoning plan has shown more than the area required  
under the Residential Properties (First-hand Sales) Ordinance.

發展項目的位置  
Location of the Development

# 9 發展項目的布局圖 LAYOUT PLAN OF THE DEVELOPMENT



備註：圖中所示之期數住宅物業布局是參照適用於2樓的住宅物業的樓面平面圖製作而成。

Note : The layout of the residential properties in the Phase shown in this plan is prepared based on the floor plan of residential properties applicable to 2/F.

比例尺 Scale 0米(m) 25米(m)

10

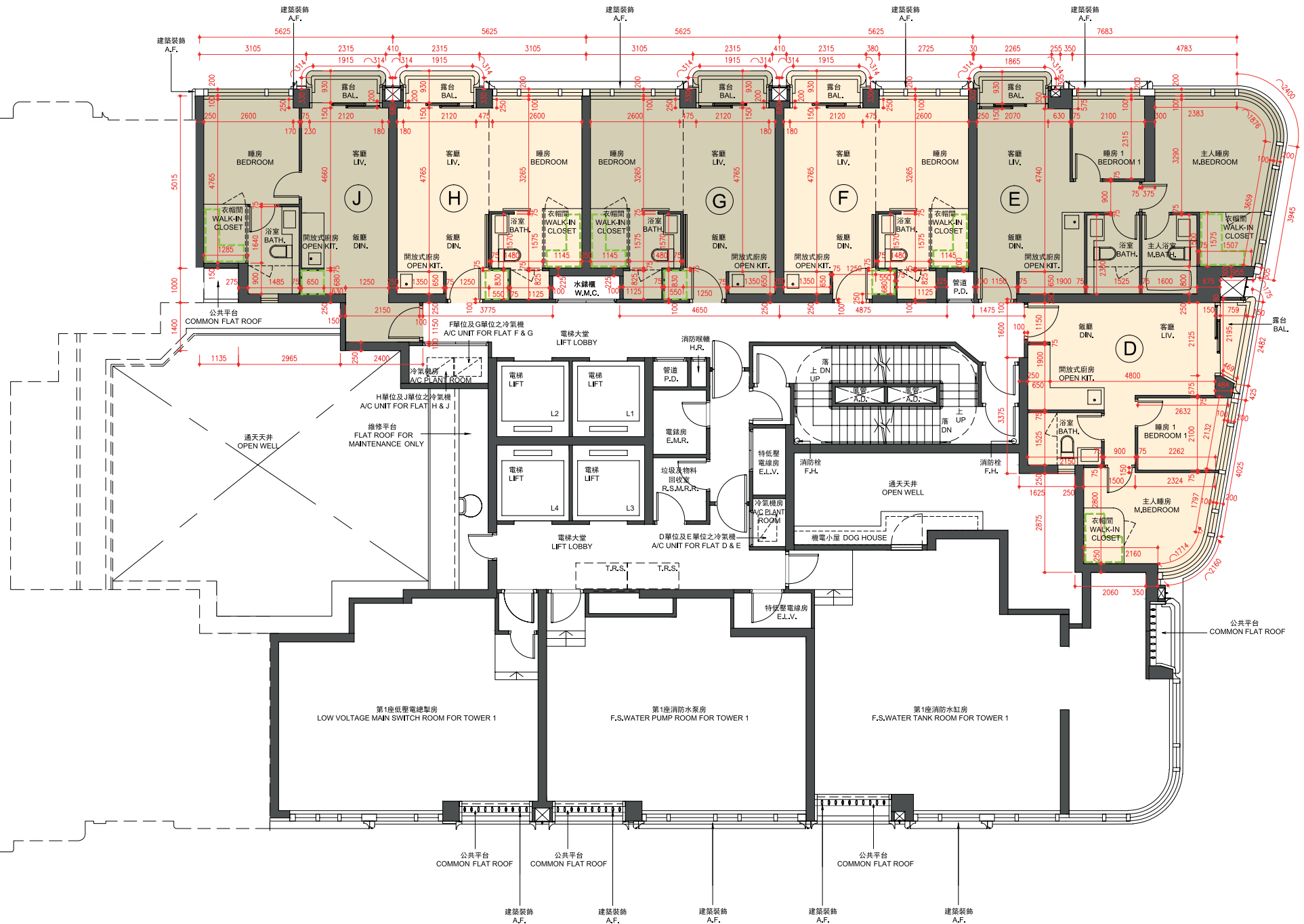
期數的住宅物業的樓面平面圖  
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

## 第1座 TOWER 1

1樓  
1/F



發展項目第1期  
PHASE 1 OF  
THE DEVELOPMENT



備註：平面圖所列數字為以毫米標示之建築結構尺寸。  
Note : The dimensions of floor plans are all structural dimensions in millimeter.

比例尺 Scale   
0米(m) 5米(m)

10期數的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

每個住宅物業 Each Residential Property	樓層 FLOOR	第1座 TOWER 1					
		單位 FLAT					
		D	E	F	G	H	J
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	1樓 1/F	150	150	150	150	150	150
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3060, 3110, 3310	3010, 3060, 3310	3010, 3060, 3260, 3310	3010, 3060, 3260, 3310	3010, 3060, 3260, 3310	3060, 3260, 3310

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。  
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.

請參閱本售樓說明書第35頁為住宅物業的樓面平面圖而設之備註和圖例。  
Please refer to page 35 of this sales brochure for the remarks and legends for the floor plans of residential properties.



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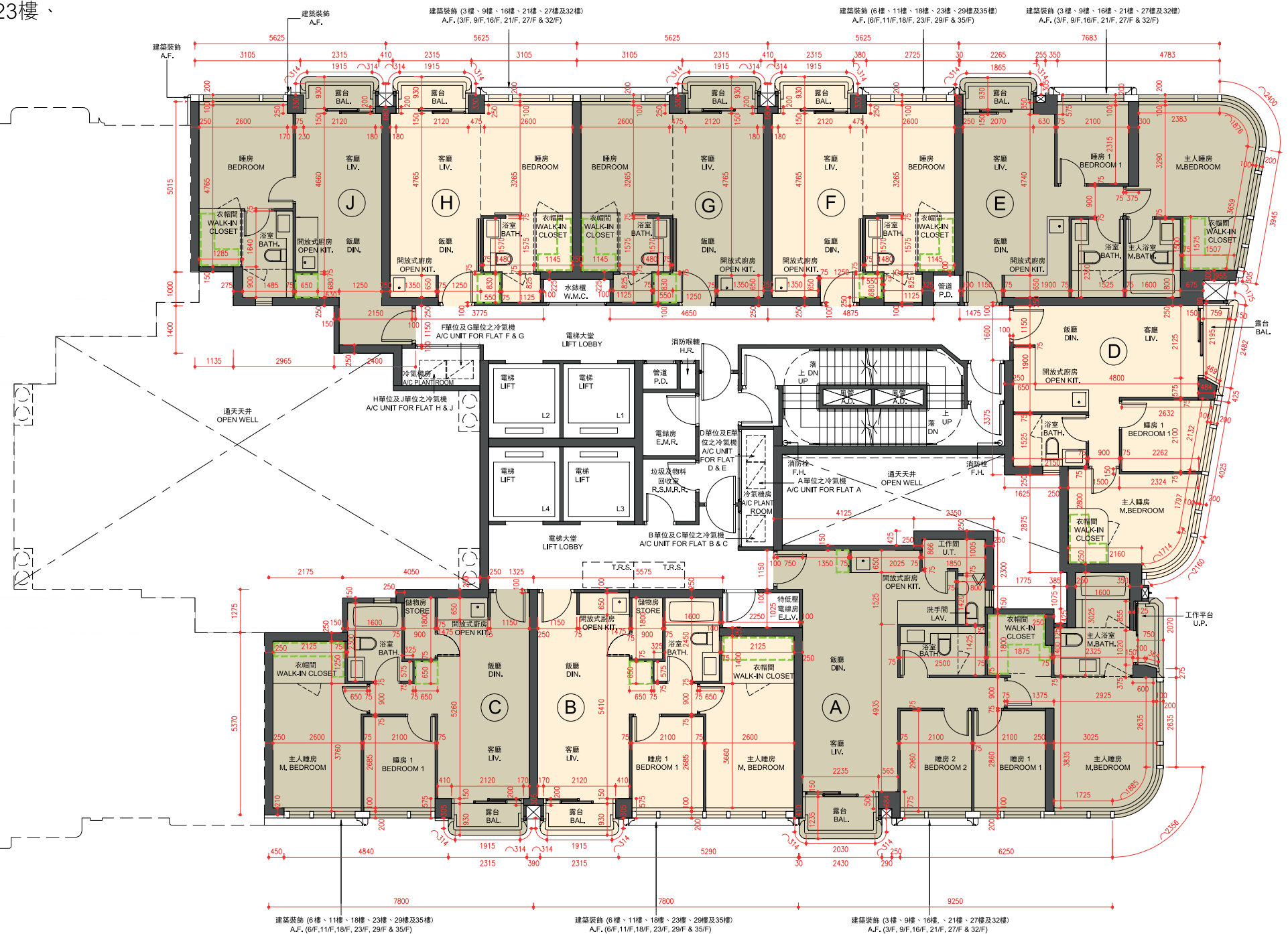
## 第1座 TOWER 1

2樓至3樓、5樓至10樓、12樓、15樓至23樓、  
25樓至33樓及35樓至37樓

2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F,  
25/F - 33/F and 35/F - 37/F



發展項目第1期  
PHASE 1 OF  
THE DEVELOPMENT



備註：平面圖所列數字為以毫米標示之建築結構尺寸。

Note : The dimensions of floor plans are all structural dimensions in millimeter.

比例尺 Scale  0米(m) 5米(m)

10期數的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

每個住宅物業 Each Residential Property	樓層 FLOOR	第1座 TOWER 1								
		單位 FLAT								
		A	B	C	D	E	F	G	H	J
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	2樓至3樓、5樓至10樓、 12樓、15樓至23樓、 25樓至33樓及35樓至37樓	150	150	150	150	150	150	150	150	150
層與層之間的高度(毫米) Floor-to-Floor Height (mm)	2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F and 35/F - 37/F	3310	3310	3310	3310	3310	3310	3310	3310	3310

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。  
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.

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Please refer to page 35 of this sales brochure for the remarks and legends for the floor plans of residential properties.



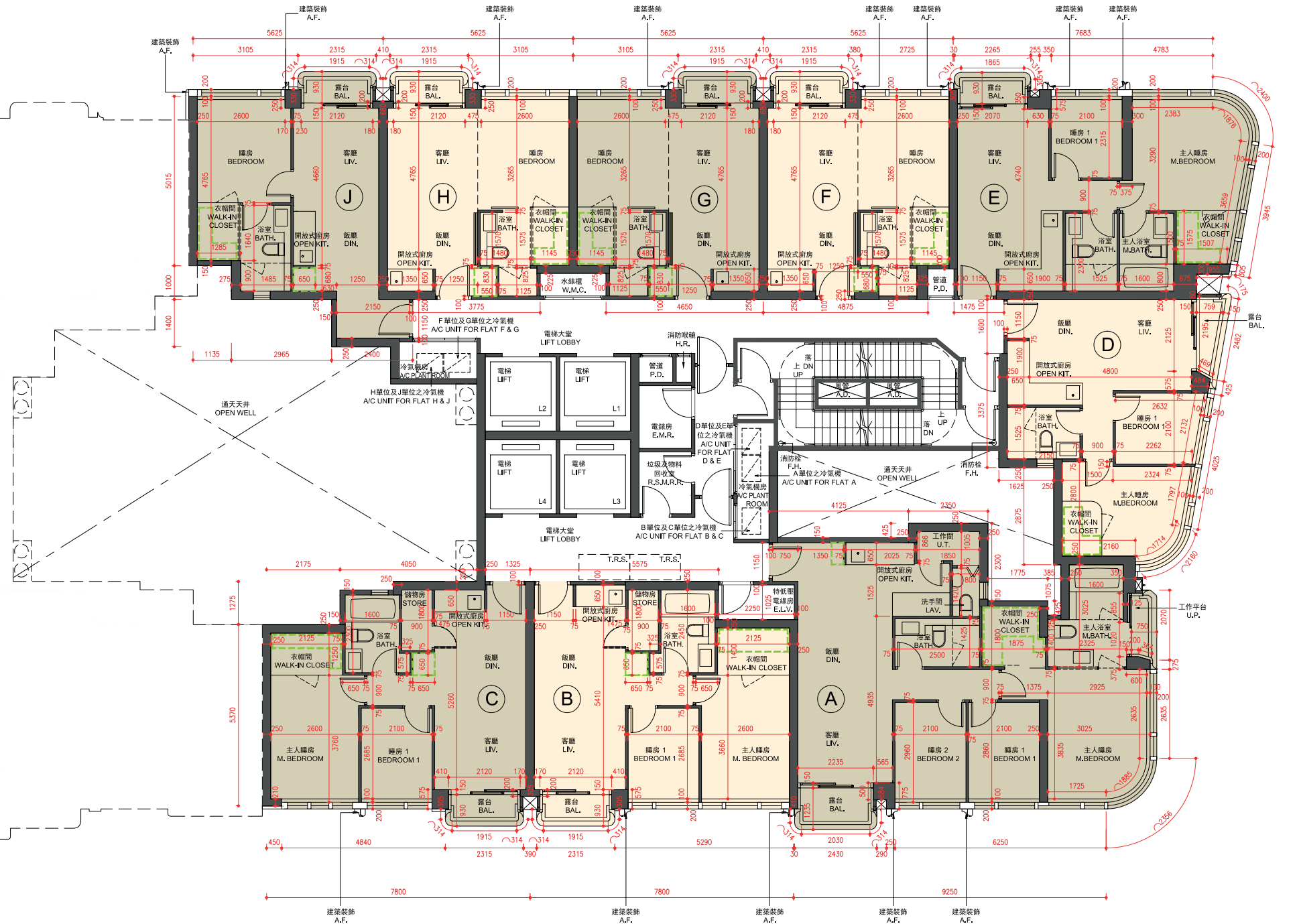
# 10 期數的住宅物業的樓面平面圖 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

## 第1座 TOWER 1

38樓至39樓  
38/F - 39/F



發展項目第1期  
PHASE 1 OF  
THE DEVELOPMENT



備註：平面圖所列數字為以毫米標示之建築結構尺寸。  
Note: The dimensions of floor plans are all structural dimensions in millimeter.

比例尺 Scale 0米(m) 5米(m)

10期數的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

每個住宅物業 Each Residential Property	樓層 FLOOR	第1座 TOWER 1								
		單位 FLAT								
		A	B	C	D	E	F	G	H	J
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	38樓 38/F	150	150	150	150	150	150	150	150	150
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3310	3310	3310	3310	3310	3310	3310	3310	3310

每個住宅物業 Each Residential Property	樓層 FLOOR	第1座 TOWER 1								
		單位 FLAT								
		A	B	C	D	E	F	G	H	J
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	39樓 39/F	150	150, 340*	150, 340*	150	150	150	150	150	150
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3200, 3250, 3275, 3300, 3325, 3450, 3500	3310, 3500*	3310, 3500*	3500	3500	3500	3500	3500	3500

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

請參閱本售樓說明書第35頁為住宅物業的樓面平面圖而設之備註和圖例。  
Please refer to page 35 of this sales brochure for the remarks and legends for the floor plans of residential properties.

\*包括結構層上之混凝土填充層厚度(190毫米)  
\*Inclusive of the thickness of mass concrete fill on slab (190mm)

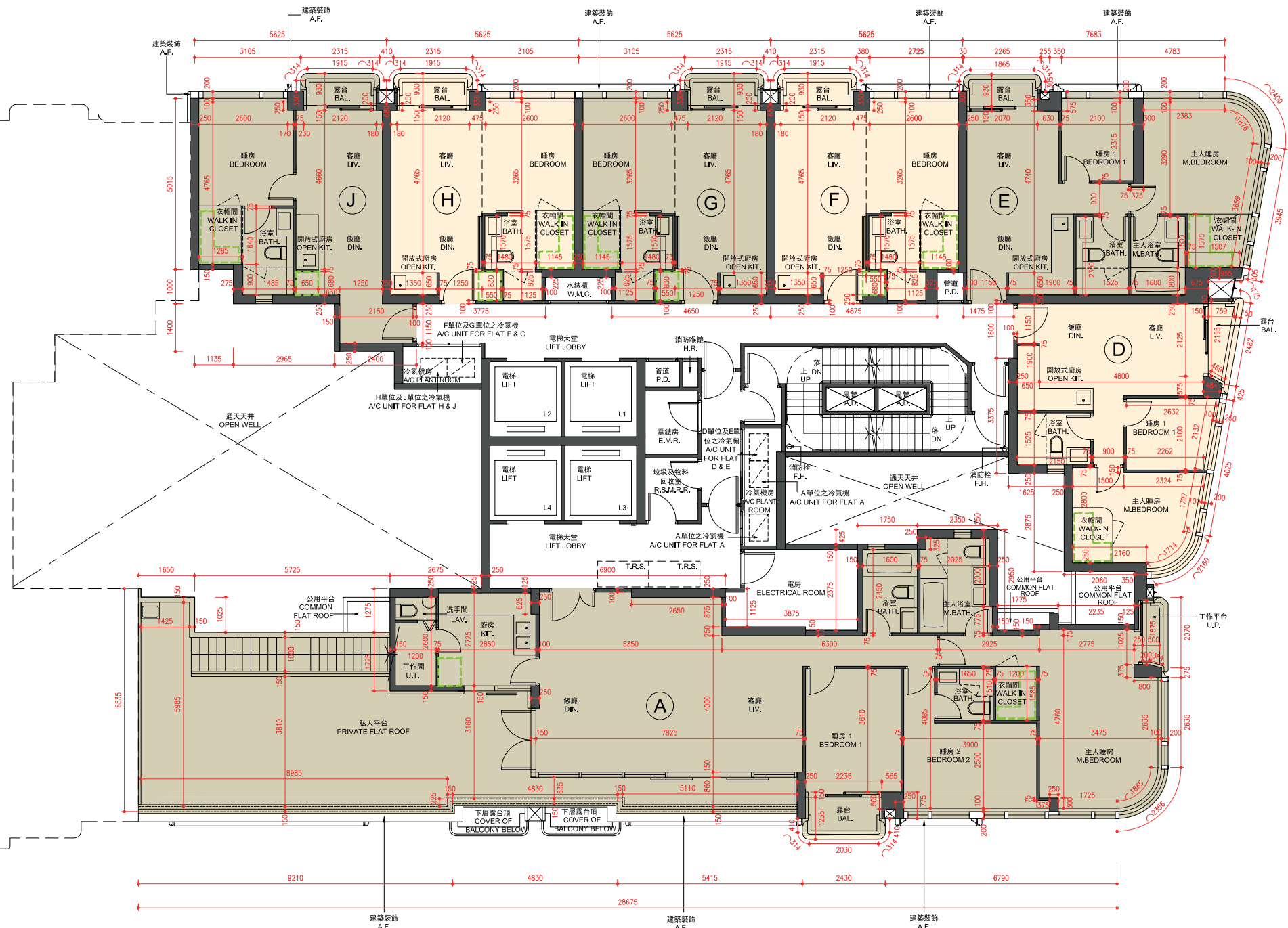
# 10 期數的住宅物業的樓面平面圖 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

## 第1座 TOWER 1

40樓  
40/F



發展項目第1期  
PHASE 1 OF  
THE DEVELOPMENT



備註：平面圖所列數字為以毫米標示之建築結構尺寸。  
Note: The dimensions of floor plans are all structural dimensions in millimeter.

比例尺 Scale  
0米(m) 5米(m)

10期數的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

每個住宅物業 Each Residential Property	樓層 FLOOR	第1座 TOWER 1						
		單位 FLAT						
		A	D	E	F	G	H	J
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	40樓 40/F	150, 175, 450 <sup>#</sup> , 475 <sup>#</sup>	150, 300 <sup>^</sup> , 450 <sup>#</sup>	150, 250 <sup>~</sup> , 300 <sup>^</sup> , 450 <sup>#</sup>	150, 250 <sup>~</sup> , 450 <sup>#</sup>	150, 250 <sup>~</sup> , 450 <sup>#</sup>	150, 250 <sup>~</sup> , 300 <sup>^</sup> , 450 <sup>#</sup>	150, 300 <sup>^</sup>
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3500, 3800 <sup>#</sup>	3500, 3650 <sup>^</sup> , 3800 <sup>#</sup>	3500, 3600 <sup>~</sup> , 3650 <sup>^</sup> , 3800 <sup>#</sup>	3500, 3600 <sup>~</sup> , 3800 <sup>#</sup>	3500, 3600 <sup>~</sup> , 3800 <sup>#</sup>	3500, 3600 <sup>~</sup> , 3650 <sup>^</sup> , 3800 <sup>#</sup>	3500, 3650 <sup>^</sup>

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。  
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.

請參閱本售樓說明書第35頁為住宅物業的樓面平面圖而設之備註和圖例。  
Please refer to page 35 of this sales brochure for the remarks and legends for the floor plans of residential properties.

- ~包括結構層上之混凝土填充層厚度(100毫米)  
~Inclusive of the thickness of mass concrete fill on slab (100mm)
- ^包括結構層上之混凝土填充層厚度(150毫米)  
^Inclusive of the thickness of mass concrete fill on slab (150mm)
- <sup>#</sup>包括結構層上之混凝土填充層厚度(300毫米)  
<sup>#</sup>Inclusive of the thickness of mass concrete fill on slab (300mm)



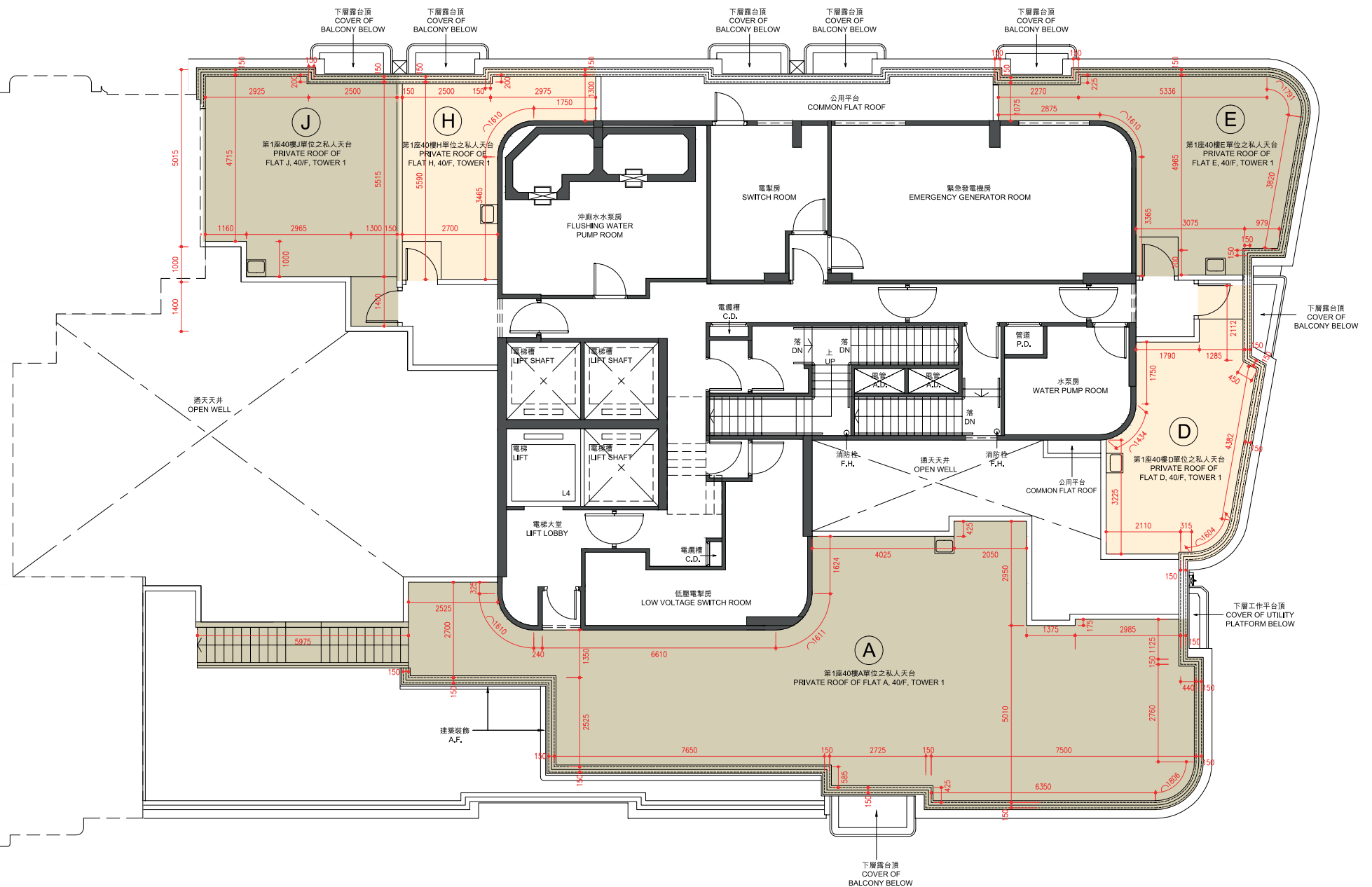
# 10 期數的住宅物業的樓面平面圖 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

## 第1座 TOWER 1

天台  
Roof



發展項目第1期  
PHASE 1 OF  
THE DEVELOPMENT



備註：平面圖所列數字為以毫米標示之建築結構尺寸。  
Note: The dimensions of floor plans are all structural dimensions in millimeter.

比例尺 Scale 0米(m) 5米(m)

10期數的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

每個住宅物業 Each Residential Property	樓層 FLOOR	第1座 TOWER 1				
		單位 FLAT				
		A	D	E	H	J
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	天台 Roof	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable

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。  
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.

請參閱本售樓說明書第35頁為住宅物業的樓面平面圖而設之備註和圖例。  
Please refer to page 35 of this sales brochure for the remarks and legends for the floor plans of residential properties.

# 10 期數的住宅物業的樓面平面圖

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

在本頁上之備註和圖例適用於全部的「期數的住宅物業的樓面平面圖」的頁數。  
The remarks and legends on this page apply to all pages of "Floor plans of residential properties in the Phase".

備註：


1. 部分住宅物業的露台、工作平台、私人平台、私人天台或外牆或設有外露之公用喉管，或外牆裝飾板內藏之公用喉管。
2. 部分住宅物業內之部分天花或有跌級樓板，用以安裝上層之機電設備或配合上層之結構、建築設計及/或裝修設計上的需要。
3. 部分住宅物業內或設有假陣或假天花用以安裝冷氣喉管及/或其他機電設備。
4. 各住宅物業的樓面平面圖內所展示之裝置及設備的圖標如浴缸、洗面盆、座廁、淋浴間、洗滌盤、櫃(如有)等乃根據最新經批准的建築圖則擬備，其形狀、尺寸、比例或與實際提供的裝置及設備存在差異，僅供示意及參考之用。

Notes:

1. Common pipes exposed or enclosed in cladding may be located at the balcony, utility platform, private flat roof, private roof or external wall of some residential properties.
2. There may be sunken slabs at some parts of the ceiling inside some residential properties for the installation of mechanical and electrical services of the floor above or due to the structural, architectural and/or decoration design requirements of the floor above.
3. There may be ceiling bulkheads or false ceiling inside some residential properties for the installation of air-conditioning conduits and/or other mechanical and electrical services.
4. Those icons of fittings and fitments shown on the floor plans of residential properties like bathtubs, wash basins, water closets, shower cubicles, sink units, cabinets (if any) etc. are prepared in accordance with the latest approved building plans. Their shapes, dimensions, scales may be differed from the fittings and fitments actually provided and they are for indication and reference only.

### 樓面平面圖之圖例

#### Legends of Floor Plans

A.D.	= 風管 Air duct
A/C PLANT ROOM	= 冷氣機房 Air-conditioning plant room
A.F.	= 建築裝飾 Architectural features
BAL.	= 露台 Balcony
BATH.	= 浴室 Bathroom
C.D.	= 電纜槽 Cable duct
DIN.	= 飯廳 Dining room
DN	= 落 Down
E.L.V.	= 特低壓電線房 Extra-low voltage room
E.M.R.	= 電錶房 Electrical meter room
F.H.	= 消防栓 Fire hydrant
F.S. WATER PUMP ROOM FOR TOWER 1	= 第1座消防水泵房 Fire service water pump room for Tower 1
F.S. WATER TANK ROOM FOR TOWER 1	= 第1座消防水缸房 Fire service water tank room for Tower 1
H.R.	= 消防喉轆 Hose reel
KIT.	= 廚房 Kitchen
LAV.	= 洗手間 Lavatory
LIV.	= 客廳 Living room
M. BATH.	= 主人浴室 Master bathroom
M. BEDROOM	= 主人睡房 Master bedroom
OPEN KIT.	= 開放式廚房 Open kitchen
P.D.	= 管道 Pipe duct
R.S.M.R.R.	= 垃圾及物料回收室 Refuse storage and material recovery room
STORE	= 儲物房 Store room
T.R.S.	= 臨時庇護處 Temporary refuge space
U.P.	= 工作平台 Utility platform
U.T.	= 工作間 Utility room
W.M.C.	= 水錶櫃 Water meter cabinet
	= 隨樓附送之嵌入式裝置 Built-in fittings provided in the flats