

# CAINE HILL

**SALES BROCHURE**

售 樓 說 明 書

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# 一手住宅物業買家須知

## NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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](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。

#### 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<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。

#### 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<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。

#### 5. 售樓說明書

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

#### 6. 政府批地文件和公契

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

#### 7. 售樓處內有關可供揀選住宅物業的資料

- 向賣方查詢清楚有哪些一手住宅物業可供揀選。若賣方在售樓處內展示「消耗表」，您可從該「消耗表」得悉在每個銷售日的銷售進度資料，包括在該個銷售日開始時有哪些住宅物業可供出售，以及在該個銷售日內有哪些住宅物業已獲揀選及售出。
- 切勿隨便相信有關發展項目銷情的傳言，倉卒簽立臨時買賣合約。

#### 8. 成交紀錄冊

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

# 一手住宅物業買家須知

## NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

### 9. 買賣合約

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

### 10. 表達購樓意向

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

### 11. 委託地產代理

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



一手住宅物業買家須知

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

- 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

- 1

按揭貸款計劃的資料包括有關按揭貸款計劃對借款人的最低收入的要求、就第一按揭連同第二按揭可獲得的按揭貸款金額上限、最長還款年期、整個還款期內的按揭利率變化，以及申請人須繳付的手續費。
- 2

根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項—  
(i) 每個住宅物業的外部尺寸；  
(ii) 每個住宅物業的內部尺寸；  
(iii) 每個住宅物業的內部間隔的厚度；  
(iv) 每個住宅物業內個別分隔室的外部尺寸。  
根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。
- 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。

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](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.

### 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 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.

### 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 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.

### 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](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.



# 一手住宅物業買家須知

## NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

### 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](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

Sales of First-hand Residential Properties Authority  
March 2023

- 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.
- 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.

街道名稱及門牌號數

堅道73號

Name of the street and the street number

No. 73 Caine Road

樓層總數

27層(地下至30樓、不包括地下低層及天台)

Total number of storeys

27 storeys (G/F to 30/F, excluding LG/F and Roof Floor)

樓層號數

地下低層、地下、1樓-3樓、5樓-12樓、15樓-23樓、25樓-30樓及天台

Floor numbering

LG/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-30/F and Roof Floor

被略去的樓層號數

4樓、13樓、14樓及24樓

Omitted floor numbers

4/F, 13/F, 14/F and 24/F

庇護層

天台

Refuge floor

Roof floor

## 2 賣方及有參與發展項目的其他人的資料

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

#### 賣方

樂晶有限公司(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及Broadwin Int'l Limited)

#### 發展項目的認可人士

創智建築師有限公司的吳永順先生  
(吳永順先生為創智建築師有限公司的董事)

#### 發展項目的承建商

顯利工程有限公司

#### 賣方代表律師

中倫律師事務所有限法律責任合夥

已為發展項目的建造提供貸款或已承諾為發展項目的建造提供融資的認可機構  
不適用

#### 已為發展項目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及Max-mercan Investment Limited

#### Vendor

Sun Crystal Limited (also as the owner and whose holding companies are Henderson Development Limited, Henderson Land Development Company Limited , Mightymark Investment Limited, Good Time Limited and Broadwin Int'l Limited)

#### Authorized person for the development

Mr. Ng Wing Shun Anthony Vincent of AGC Design Limited  
(Mr. Ng Wing Shun Anthony Vincent is a director of AGC Design Limited)

#### Building contractor for the development

Hien Lee Engineering Company Limited

#### Vendor's solicitors

Zhong Lun Law Firm LLP

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

Not applicable

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

Henderson Real Estate Agency Limited and Max-mercan Investment Limited

### 3 有參與發展項目的各方的關係

## RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

(a) 賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人；	不適用
(b) 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人；	不適用
(c) 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人；	否
(d) 賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人；	不適用
(e) 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人；	不適用
(f) 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人；	否
(g) 賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	不適用
(h) 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	不適用
(i) 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人；	否
(j) 賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份；	否
(k) 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份；	否
(l) 賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書；	否

(m) 賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員；	不適用
(n) 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；	否
(o) 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份；	否
(p) 賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書；	否
(q) 賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員；	不適用
(r) 賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身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。	否



### 3 有參與發展項目的各方的關係

## RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

(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;	Not applicable	(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;	No
(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;	Not applicable	(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;	No
(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;	No	(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;	Not applicable
(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;	Not applicable	(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;	No
(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;	Not applicable	(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;	No
(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;	No	(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;	No
(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;	Not applicable	(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;	Not applicable
(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;	Not applicable	(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;	No
(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;	No	(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.	No
(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;	No		

4

發展項目的設計的資料

INFORMATION ON DESIGN OF THE DEVELOPMENT

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

每幢建築物的非結構的預製外牆的厚度範圍為150毫米。  
The range of thickness of the non-structural prefabricated external walls of each block is 150mm.

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

每幢建築物的幕牆的厚度範圍為200毫米。  
The range of 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

樓層 Floor	單位 Flat	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 the 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) The total area of the curtain walls of each residential property (sq.m.)
3樓、5樓-12樓、 15樓-23樓及 25樓-28樓 3/F, 5/F-12/F, 15/F-23/F and 25/F-28/F	A	0.516	0.325
	B	-	0.349
	C	-	0.287
	D	0.450	0.323
	E	0.411	0.515
	F	-	0.209
	G	-	0.209
	H	0.413	0.571
樓層 Floor	單位 Flat	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 the 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) The total area of the curtain walls of each residential property (sq.m.)
29樓 29/F	A	0.516	0.325
	B	-	1.089
	E	0.411	0.515
	F	-	0.209
	G	-	0.209
	H	0.413	0.571
30樓 30/F	A	-	1.089
	E	0.246	0.515
	F	-	0.209
	G	-	0.209
	H	0.248	0.571

### 管理人

根據發展項目已簽立的公契，尊家管業有限公司獲委任為發展項目的管理人。

### Manager

H-Privilege Limited is appointed as the Manager of the development 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



發展項目的位置  
Location of the Development

比例：0M/米  
Scale: 250M/米

備註：因技術性問題，此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.



此所在位置圖參考測繪圖編號 T11-SW-A 及 T11-SW-B，經修正處理。  
This location plan is made with reference to Survey Sheet No. T11-SW-A and T11-SW-B with adjustments where necessary.

資料 / 地圖 / 鳥瞰照片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 Data/Map/Aerial Photograph is/are provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.

## 圖例 NOTATION

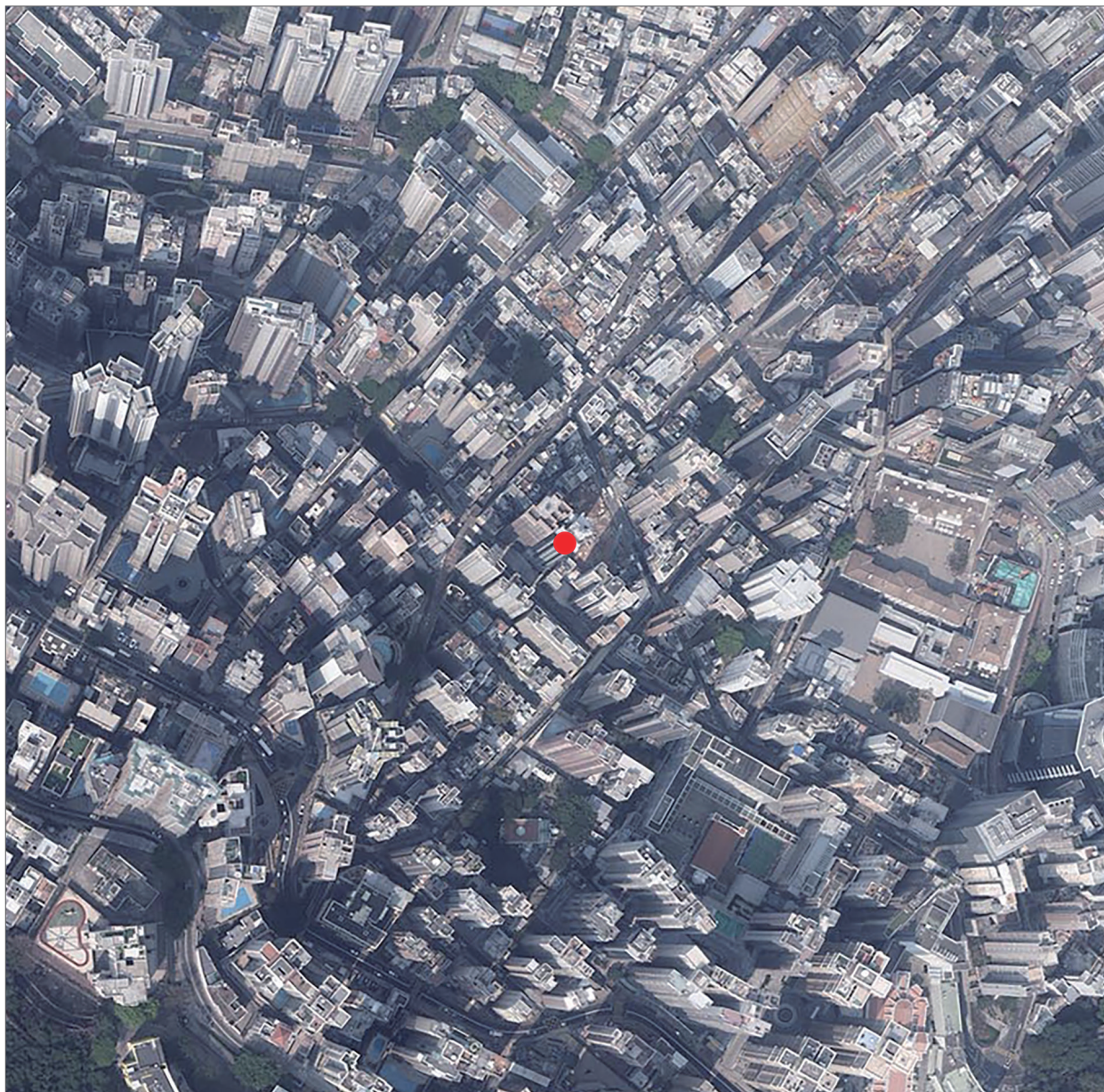
- 🏛 博物館 Museum
- ⚡ 發電廠 (包括電力分站) Power plant (including electricity sub-stations)
- ♻ 垃圾收集站 Refuse collection point
- 🏪 市場 (包括濕貨市場及批發市場) Market (including Wet Market and Wholesale Market)
- P 公眾停車場 (包括貨車停泊處) Public carpark (including lorry park)
- 🚻 公廁 Public convenience
- ⚙ 公用事業設施裝置 Public utility installation
- 🕌 宗教場所 (包括教堂、廟宇及祠堂) Religious institution (including church, temple and Tsz Tong)
- 🎓 學校 (包括幼稚園) School (including kindergarten)
- 🏠 社會福利設施 (包括老人中心及弱智人士護理院) Social welfare facilities (including elderly centre and home for the mentally disabled)
- 🌳 公園 Public park

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

- |                              |                          |                             |
|------------------------------|--------------------------|-----------------------------|
| ① 皇后大道中 Queen's Road Central | ⑭ 樓梯街 Ladder Street      | ⑳ 華賢坊東 Wa In Fong East      |
| ② 士丹利街 Stanley Street        | ⑮ 敦和里 Tun Wo Lane        | ㉑ 寶華街 Po Wa Street          |
| ③ 威靈頓街 Wellington Street     | ⑯ 伊沙里 Ezra's Lane        | ㉒ 華賢坊西 Wa In Fong West      |
| ④ 閣麟街 Cochrane Street        | ⑰ 砵典乍街 Pottinger Street  | ㉓ 樓梯臺 Ladder Street Terrace |
| ⑤ 吉士笠街 Gutzlaff Street       | ⑱ 俊榮里 Tsun Wing Lane     | ㉔ 西摩臺 Seymour Terrace       |
| ⑥ 竹興里 Chuk Hing Lane         | ⑲ 文興里 Man Hing Lane      | ㉕ 活倫臺 Woodlands Terrace     |
| ⑦ 同德里 Tung Tak Lane          | ⑳ 百子里 Pak Tsz Lane       | ㉖ 衛城里 Castle Lane           |
| ⑧ 士他花利街 Staveley Street      | ㉑ 三家里 Sam Ka Lane        | ㉗ 英輝臺 Ying Fai Terrace      |
| ⑨ 乾秀里 Kin Sau Lane           | ㉒ 文社里 Man She Lane       | ㉘ 太子台 Prince's Terrace      |
| ⑩ 美輪街 Mee Lun Street         | ㉓ 佐治里 George's Lane      | ㉙ 列拿士地臺 Rednaxela Terrace   |
| ⑪ 善慶街 Shin Hing Street       | ㉔ 光漢臺 Kwong Hon Terrace  | ㉚ 芝古臺 Chico Terrace         |
| ⑫ 華興里 Wa Hing Lane           | ㉕ 加冕臺 Coronation Terrace | ㉛ 摩羅廟交加街 Mosque Junction    |
| ⑬ 平安里 Ping On Lane           | ㉖ 中和里 Chung Wo Lane      | ㉜ 梁輝臺 Leung Fai Terrace     |



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



資料 / 地圖 / 鳥瞰照片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。  
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摘錄自地政總署測繪處於2024年3月8日在6,000呎飛行高度拍攝之鳥瞰照片，編號為E219016C。  
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, Photo No. E219016C, dated 8 March 2024.

● 發展項目的位置  
Location of the Development

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.



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



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

資料 / 地圖 / 鳥瞰照片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。  
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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E221877C。  
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. E221877C, dated 20 March 2024.

● 發展項目的位置  
Location of the Development

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.

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



鳥瞰照片並不覆蓋本空白範圍。

This blank area falls outside the coverage of the relevant aerial photograph.

資料 / 地圖 / 鳥瞰照片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。

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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E221879C。

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. E221879C, dated 20 March 2024.

● 發展項目的位置  
Location of the Development

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.



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



資料 / 地圖 / 鳥瞰照片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。  
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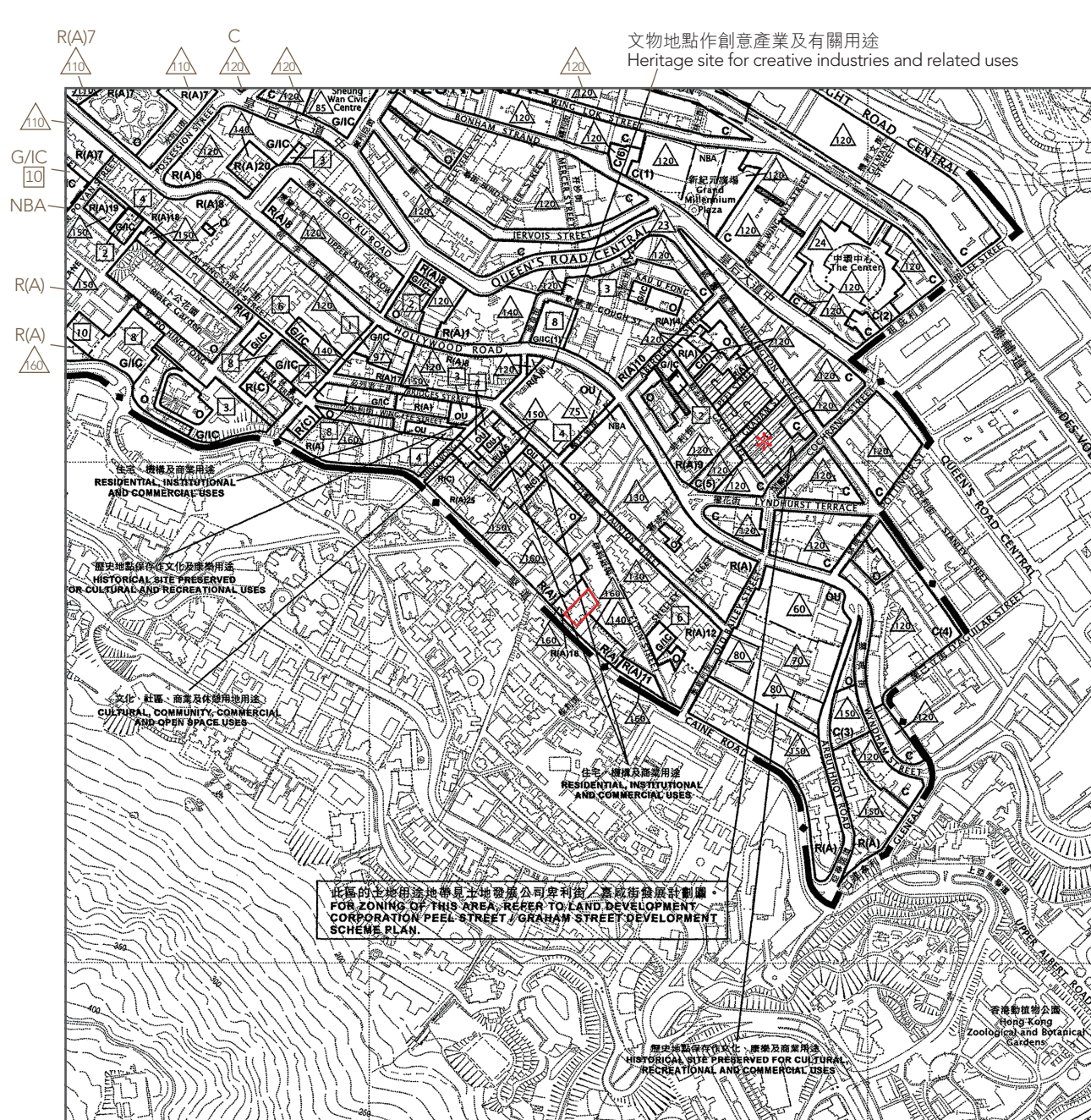
摘錄自地政總署測繪處於2024年8月7日在6,000呎飛行高度拍攝之鳥瞰照片，編號為E225810C。  
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,000 feet, Photo No. E225810C, dated 7 August 2024.

● 發展項目的位置  
Location of the Development

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.



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



發展項目的位置  
Location of the Development

比例：0M/米  
Scale：0 500M/米



摘錄自 2020 年 11 月 13 日刊憲之西營盤及上環 (港島規劃區第 3 區) 分區計劃大綱核准圖，圖則編號為 S/H3/34，經修正處理。

Extracted from the approved Sai Ying Pun & Sheung Wan (HPA 3) Outline Zoning Plan, Plan No. S/H3/34, gazetted on 13 November 2020, with adjustments where necessary.

## 圖例 NOTATION

### 地帶 ZONES

R(A) 住宅(甲類)  
Residential (Group A)

R(C) 住宅(丙類)  
Residential (Group C)

C 商業  
Commercial

G/IC 政府、機構或社區  
Government, Institution or Community

O 休憩用地  
Open Space

OU 其他指定用途  
Other Specified Uses

### 其他 MISCELLANEOUS

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

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

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

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

[ NBA ] 非建築用地  
Non-Building Area

▨ 土地發展公司/市區重建局發展計劃圖範圍  
Land Development Corporation/Urban Renewal Authority Development Scheme Plan Area

### 交通 COMMUNICATIONS

— [ STATION ] — 鐵路及車站(地下)  
Railway and Station (Underground)

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

— — — — — 行人專用區或街道  
Pedestrian Precinct / Street

\* 此區的土地用途地帶見土地發展公司卑利街/嘉咸街發展計劃圖  
FOR ZONING OF THIS AREA, REFER TO LAND DEVELOPMENT CORPORATION PEEL STREET / GRAHAM STREET DEVELOPMENT SCHEME PLAN

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





Adopted from Town Planning Ordinance, Hong Kong Town Planning Board Land Development Corporation Peel Street / Graham Street Development Scheme Plan No. S/H3/LDC4/2 approved by the Chief Executive in Council under Section 9(1)(a) of the Town Planning Ordinance on 9 November 1999.

## 地帶 ZONES

CDA

100 • 10





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

住宅發展並保存歷史建築物  
Residential development with historical building preserved



住宅發展並保存歷史建築物  
Residential development with historical building preserved

發展項目的位置  
Location of the Development

比例：0M/米  
Scale : 500M/米



摘錄自 2010 年 3 月 19 日刊憲之半山區西部 (港島規劃區第 11 區) 分區計劃大綱核准圖，圖則編號為 S/H11/15，經修正處理。

Extracted from the approved Mid-levels West (HPA 11) Outline Zoning Plan, Plan No. S/H11/15, gazetted on 19 March 2010, with adjustments where necessary.

## 圖例 NOTATION

### 地帶 ZONES

- R(A)** 住宅(甲類)  
Residential (Group A)
- R(B)** 住宅(乙類)  
Residential (Group B)
- R(C)** 住宅(丙類)  
Residential (Group C)
- GB** 綠化地帶  
Green Belt
- G/IC** 政府、機構或社區  
Government, Institution or Community
- O** 休憩用地  
Open Space
- OU** 其他指定用途  
Other Specified Uses

### 其他 MISCELLANEOUS

- • —** 規劃範圍界線  
Boundary of Planning Scheme
- — —** 建築物高度管制區界線  
Building Height Control Zone Boundary
- △ 140** 最高建築物高度(在主水平基準上若干米)  
Maximum Building Height (In metres above Principal Datum)
- 5** 最高建築物高度(樓層數目)  
Maximum Building Height (In number of storeys)

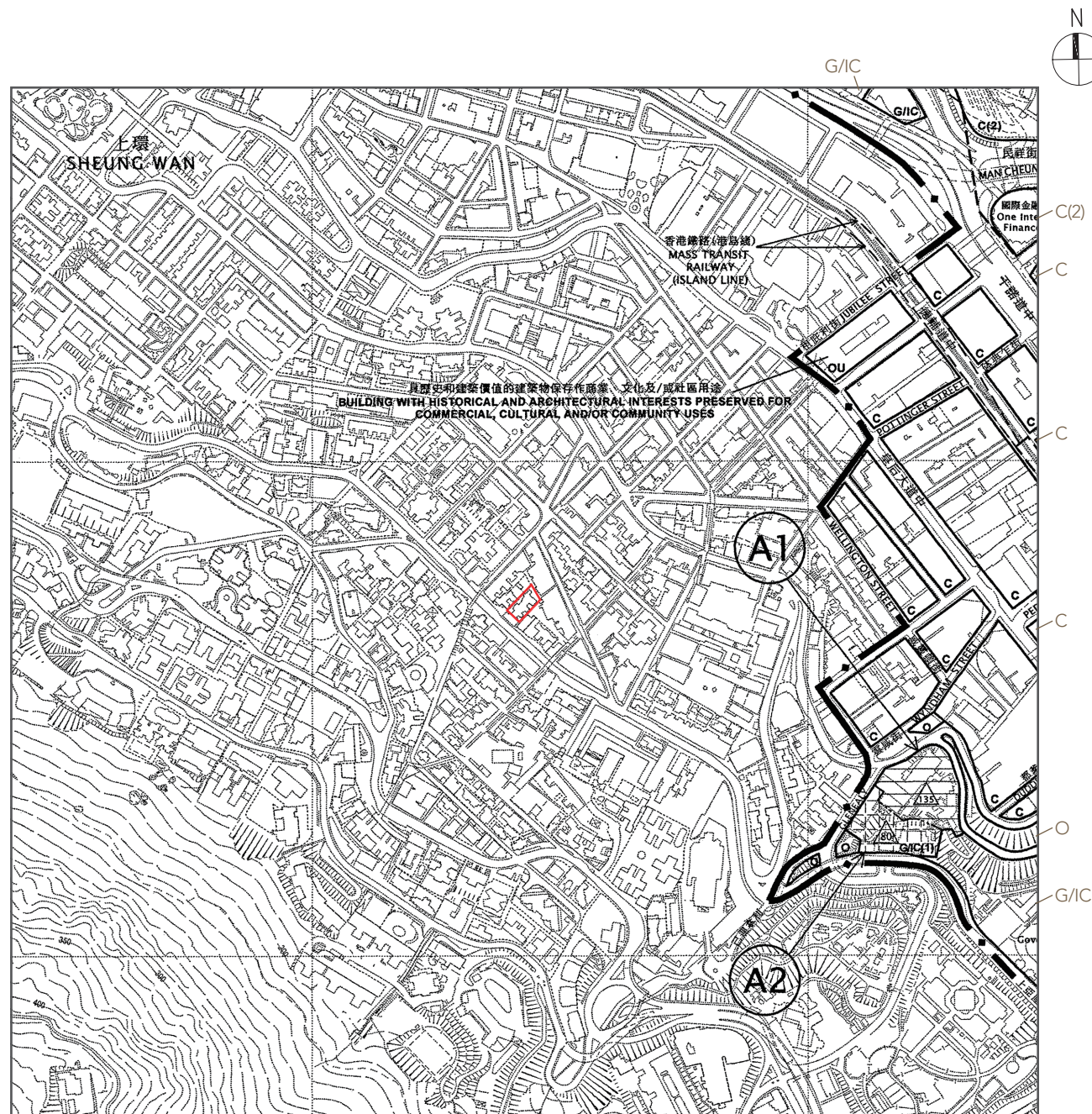
### 交通 COMMUNICATIONS

- ==+==** 主要道路及路口 Major Road and Junction
- ==** 高架道路 Elevated Road

備註：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。  
Note : Due to technical reasons, this 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



  發展項目的位置  
Location of the Development

比例：0M/米  
Scale：0 500M/米



摘錄自 2019 年 5 月 24 日刊憲之中區 (港島規劃區第 4 區) 分區計劃大綱草圖，圖則編號為 S/H4/17，經修正處理。

Extracted from the draft Central District (HPA 4) Outline Zoning Plan, Plan No. S/H4/17, gazetted on 24 May 2019, with adjustments where necessary.

## 圖例 NOTATION

### 地帶 ZONES

- C 商業  
Commercial
- G/IC 政府、機構或社區  
Government, Institution or Community
- O 休憩用地  
Open Space
- OU 其他指定用途  
Other Specified Uses

### 其他 MISCELLANEOUS

- 規劃範圍界線  
Boundary of Planning Scheme
- 建築物高度管制區界線  
Building Height Control Zone Boundary
- 26 最高建築物高度(在主水平基準上若干米)  
Maximum Building Height (In metres above Principal Datum)

### 交通 COMMUNICATIONS

- 鐵路及車站 (地下) Railway and Station (Underground)
- 主要道路及路口 Major Road and Junction

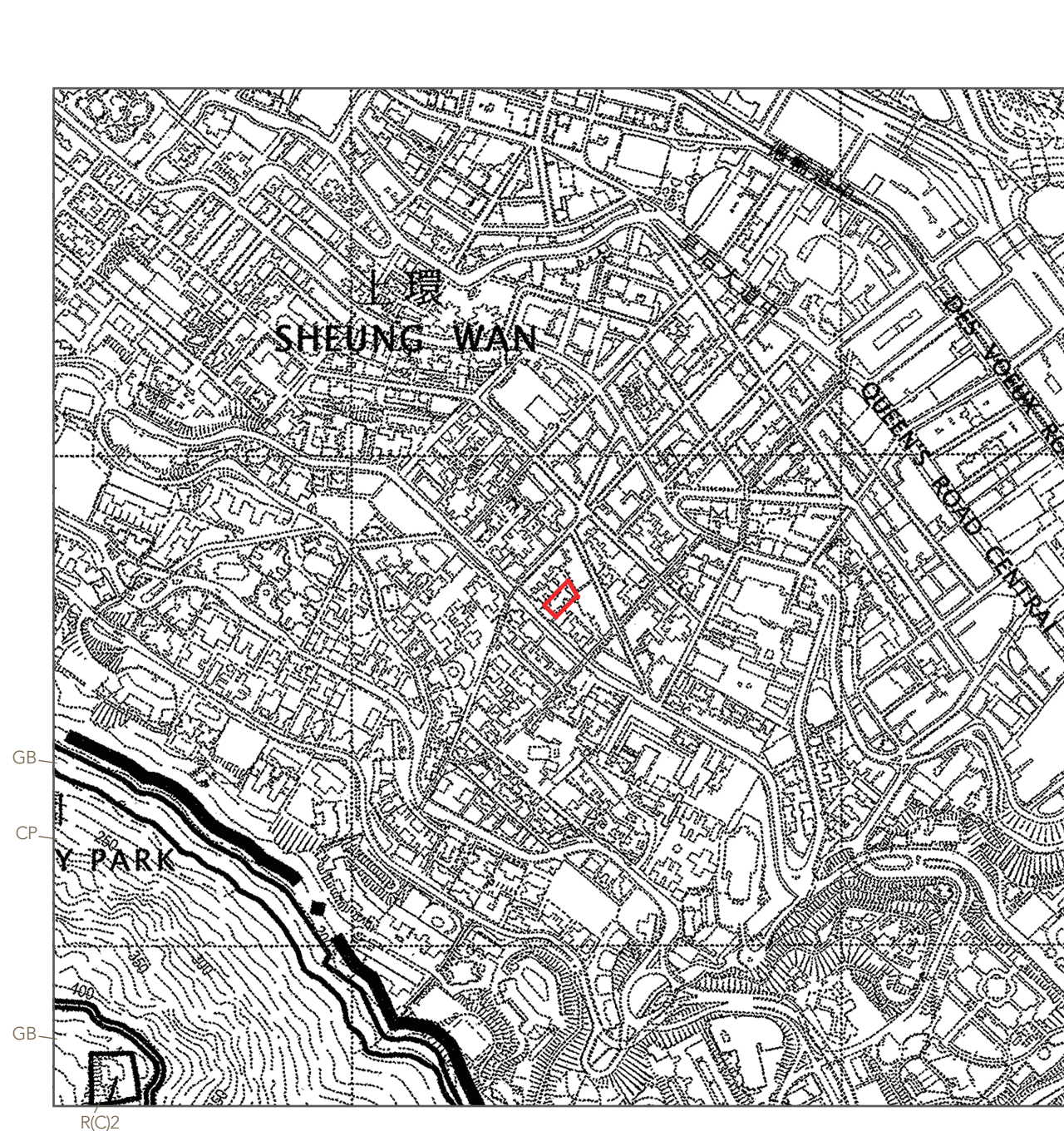
按照城市規劃條例第 5 條展示的修訂  
Amendments exhibited under Section 5 of the Town Planning Ordinance


- 修訂項目 A1 項  
AMENDMENT ITEM A1
- 修訂項目 A2 項  
AMENDMENT ITEM A2

備註：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。  
Note：Due to technical reasons, this 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



 發展項目的位置  
Location of the Development

比例：0M/米  
Scale :  500M/米



摘錄自 2018 年 4 月 6 日刊憲之山頂區 (港島規劃區第 14 區) 分區計劃大綱核准圖，圖則編號為 S/H14/13，經修正處理。

Extracted from the approved The Peak Area (HPA 14) Outline Zoning Plan, Plan No. S/H14/13, gazetted on 6 April 2018, with adjustments where necessary.

## 圖例 NOTATION

### 地帶 ZONES

 住宅(丙類)  
Residential (Group C)

 綠化地帶  
Green Belt

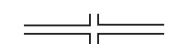
 郊野公園  
Country Park

### 其他 MISCELLANEOUS

 規劃範圍界線  
Boundary of Planning Scheme

 郊野公園界線  
Boundary of Country Park

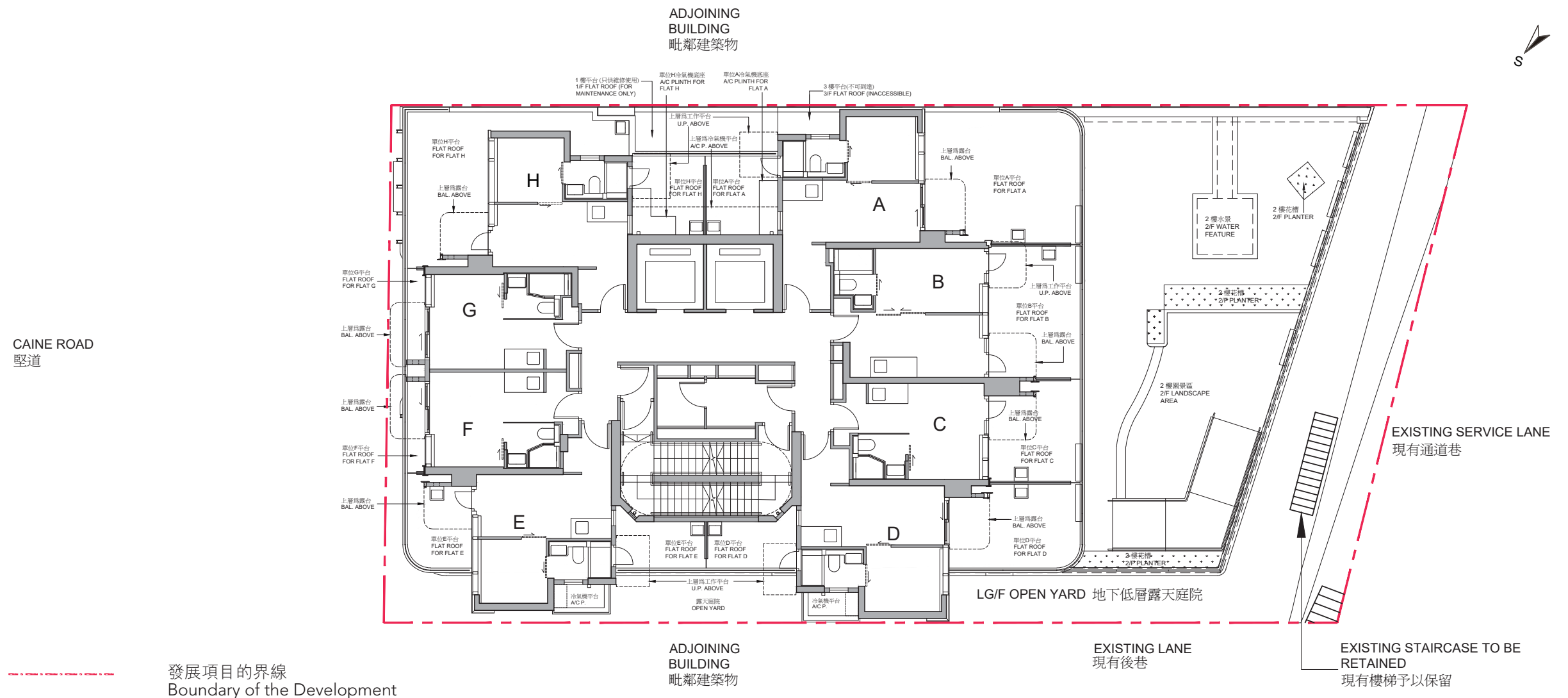
### 交通 COMMUNICATIONS

 主要道路及路口 Major Road and Junction

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



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



- A/C P. 冷氣機平台  
Air-conditioner Platform
- A/C PLINTH 冷氣機底座  
Air-conditioner Plinth
- BAL. 露台  
Balcony
- U.P. 工作平台  
Utility Platform

比例: 0米 / M 5米 / M  
Scale: 5米 / M

在本頁上之備註和圖例適用於全部的「發展項目的住宅物業的樓面平面圖」頁數。

The remarks and legends on this page apply to all pages of "Floor plans of residential properties in the development".

### 樓面平面圖圖例

#### Legends of the Floor Plans

A/C P. = Air-conditioner Platform 冷氣機平台

A/C Plinth = Air-conditioner Plinth 冷氣機底座

A/C Unit = Air-conditioning Unit 冷氣機

A.F. = Architectural Feature 建築裝飾

B.R. = Bedroom 睡房

BAL. = Balcony 露台

BATH. = Bathroom 浴室

C.D. = Cable Duct 電線槽

DN = Down 落

E.M.C. = Electric Meter Cabinet 電錶櫃

ELV/ELVD = Electrical/Extra-low Voltage Duct 電/弱電電線槽

F.H. = Fire Hydrant 消防栓

H.R. = Hose Reel 消防喉轆

LIV./DIN. = Living / Dining Room 客/飯廳

OPEN KIT. = Open Kitchen 開放式廚房

P.D. = Pipe Duct 管槽

S.D. = Service Duct 管槽

Top of BAL. = Top of Balcony 露台上蓋

Top of U.P. = Top of Utility Platform 工作平台上蓋

U.P. = Utility Platform 工作平台

W.M.C. = Water Meter Cabinet 水錶櫃

 = Built-in fittings provided in the flats 隨樓附送嵌入式裝置

備註：

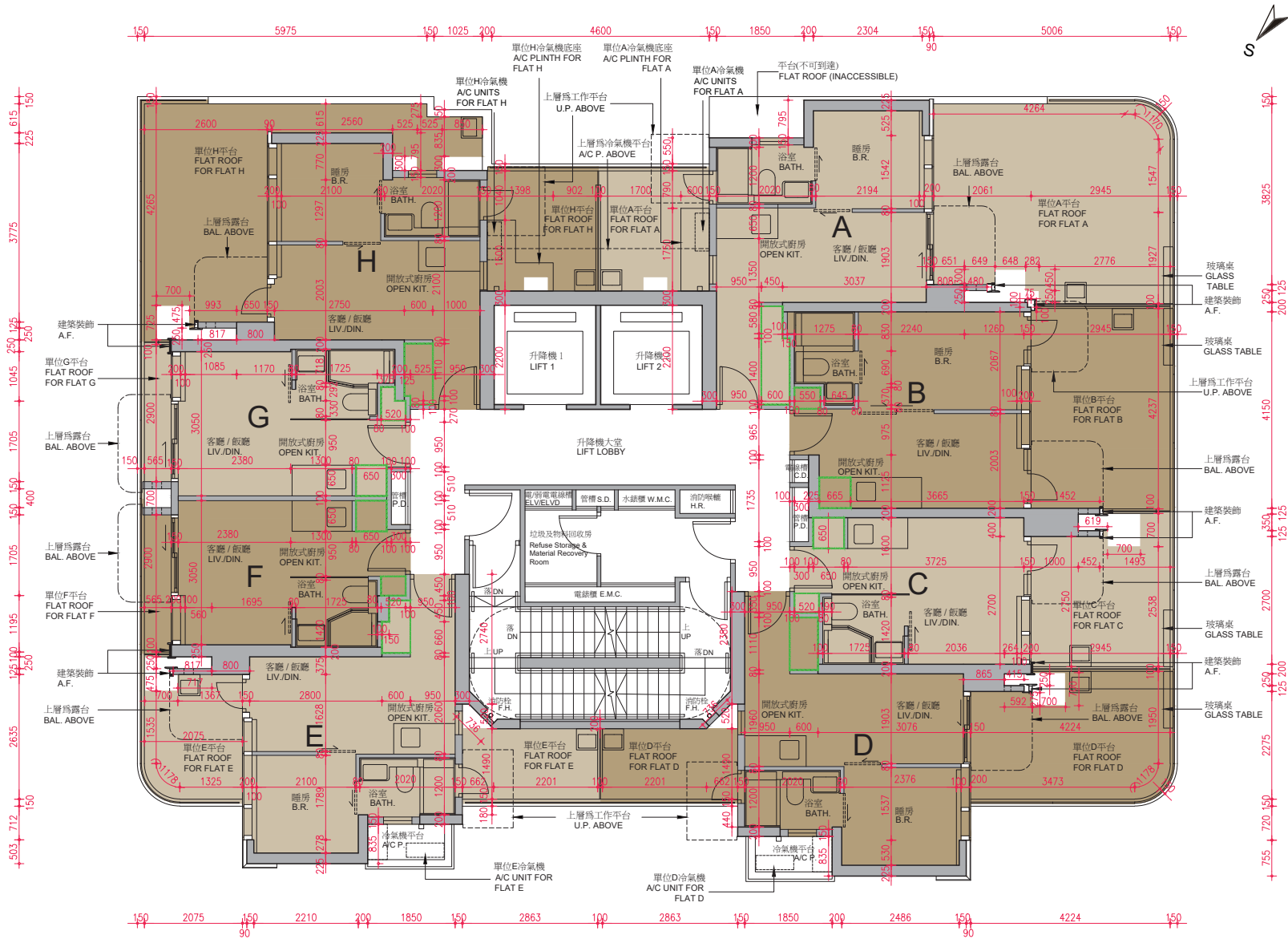
1. 部分住宅物業的露台、工作平台、平台或外牆或設有外露之公用喉管，或外牆裝飾板內藏之公用喉管。
2. 部分住宅物業內之部分天花或有跌級樓板，用以安裝上層之機電設備或配合上層之結構、建築設計及/或裝修設計上的需要。
3. 部分住宅物業內或設有假陣或假天花用以安裝冷氣喉管及/或其他機電設備。
4. 平面圖所列之數字為以毫米標示之建築結構尺寸。
5. 各住宅物業的樓面平面圖內所展示之裝置及設備的圖標如浴缸、洗手盆、座廁、淋浴間、洗滌盆、櫃(如有)等乃根據最新經批准的建築圖則擬備，其形狀、尺寸、比例或與實際提供的裝置及設備存在差異，僅供示意及參考之用。

Remarks:

1. Common pipes exposed or enclosed in cladding may be located at the balcony, utility platform, flat 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. The dimensions of the floor plans are all structural dimensions in millimeter.
5. 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.

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

3樓平面圖  
3/F Floor Plan



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。

請參閱本售樓說明書第25頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

- 備註：
- 1. 平面圖所列的數字為以毫米標示之建築結構尺寸。
  - 2. 平台空白位置為供維修大廈設備使用的公用地方。

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.

Please refer to page 25 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

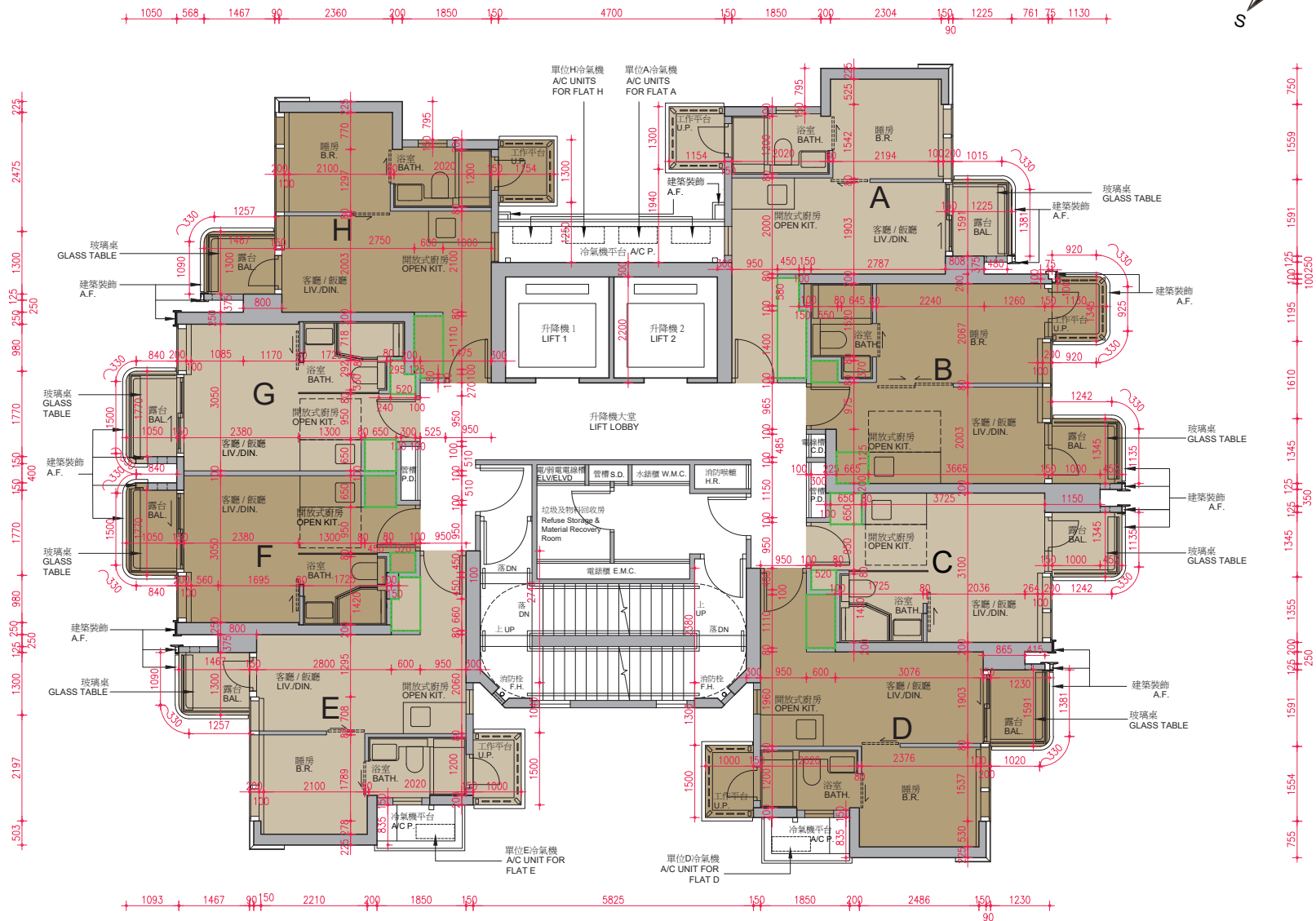
- Note:
- 1. The dimensions in floor plans are all structural dimensions in millimeter.
  - 2. Blank areas on the flat roof are common areas for building facility maintenance.

比例: 0米 /M 5米 /M  
Scale: 0m /M 5m /M

每個住宅物業 Each Residential Property	單位 Flat							
	A	B	C	D	E	F	G	H
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	2850, 3150	2850, 2965, 3150	2850, 3150	2850, 3150	2850, 3150	2850, 3150	2850, 3150	2850, 3150
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	150	150	150	150	150	150	150	150

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

5樓-12樓、15樓-23樓及25樓-28樓平面圖  
5/F-12/F, 15/F-23/F & 25/F-28/F Floor Plan



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。

請參閱本售樓說明書第25頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

備註：  
平面圖所列的數字為以毫米標示之建築結構尺寸。

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.

Please refer to page 25 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

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

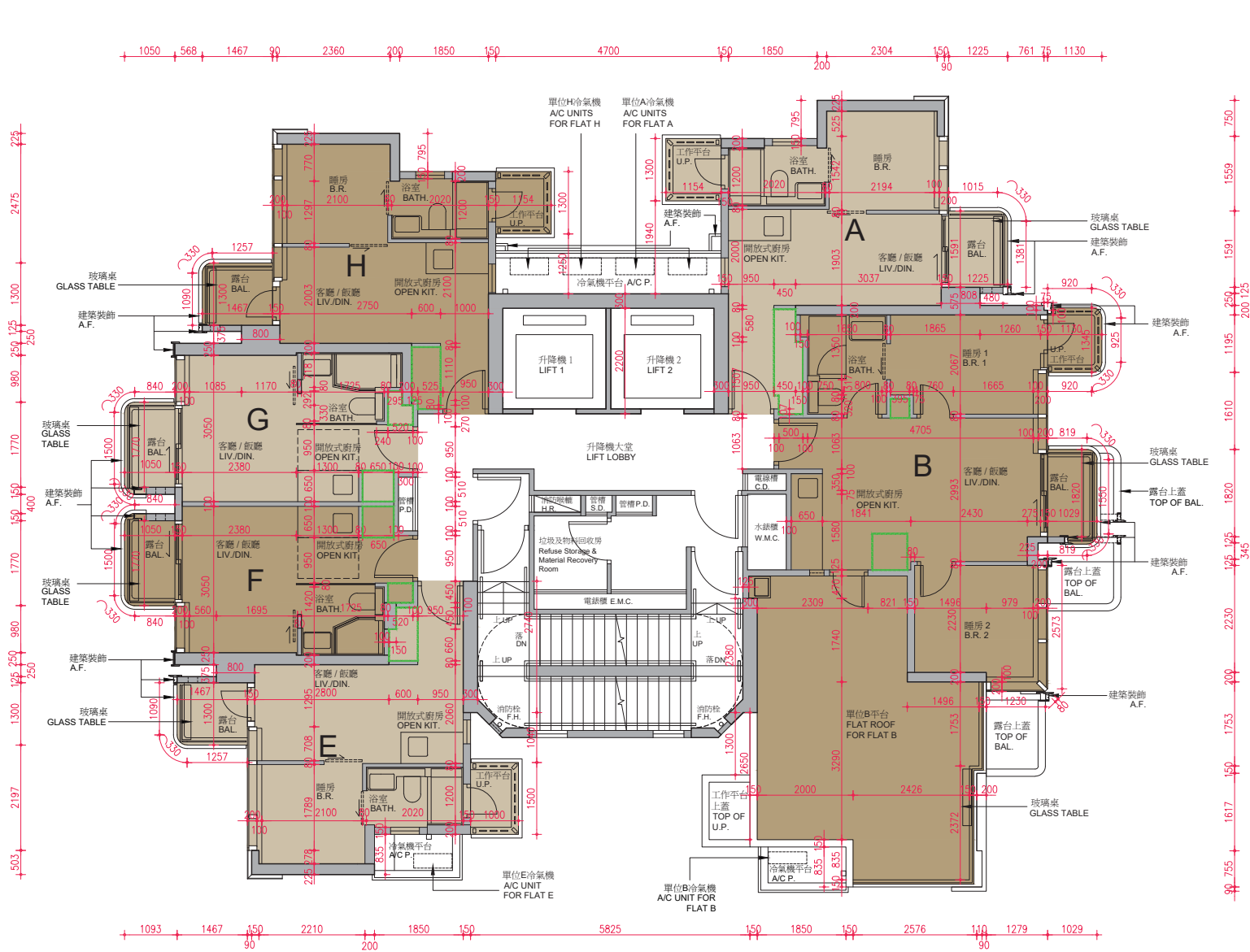
比例: 0米/M 5米/M  
Scale: 0m/M 5m/M

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat							
		A	B	C	D	E	F	G	H
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	5樓 -12樓、15樓 -23樓及25樓 -27樓 5/F-12/F, 15/F-23/F & 25/F-27/F	3150	3150	3150	3150	3150	3150	3150	3150
	28樓 28/F	3350	3050, 3150, 3250, 3350	3050, 3150, 3350	3150	3350	3350	3350	3350
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	5樓 -12樓、15樓 -23樓及25樓 -28樓 5/F-12/F, 15/F-23/F & 25/F-28/F	150	150	150	150	150	150	150	150

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

29樓平面圖  
29/F Floor Plan



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。

請參閱本售樓說明書第25頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

備註：  
平面圖所列的數字為以毫米標示之建築結構尺寸。

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.

Please refer to page 25 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

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

比例: 0米/1M  
Scale: 0 5米

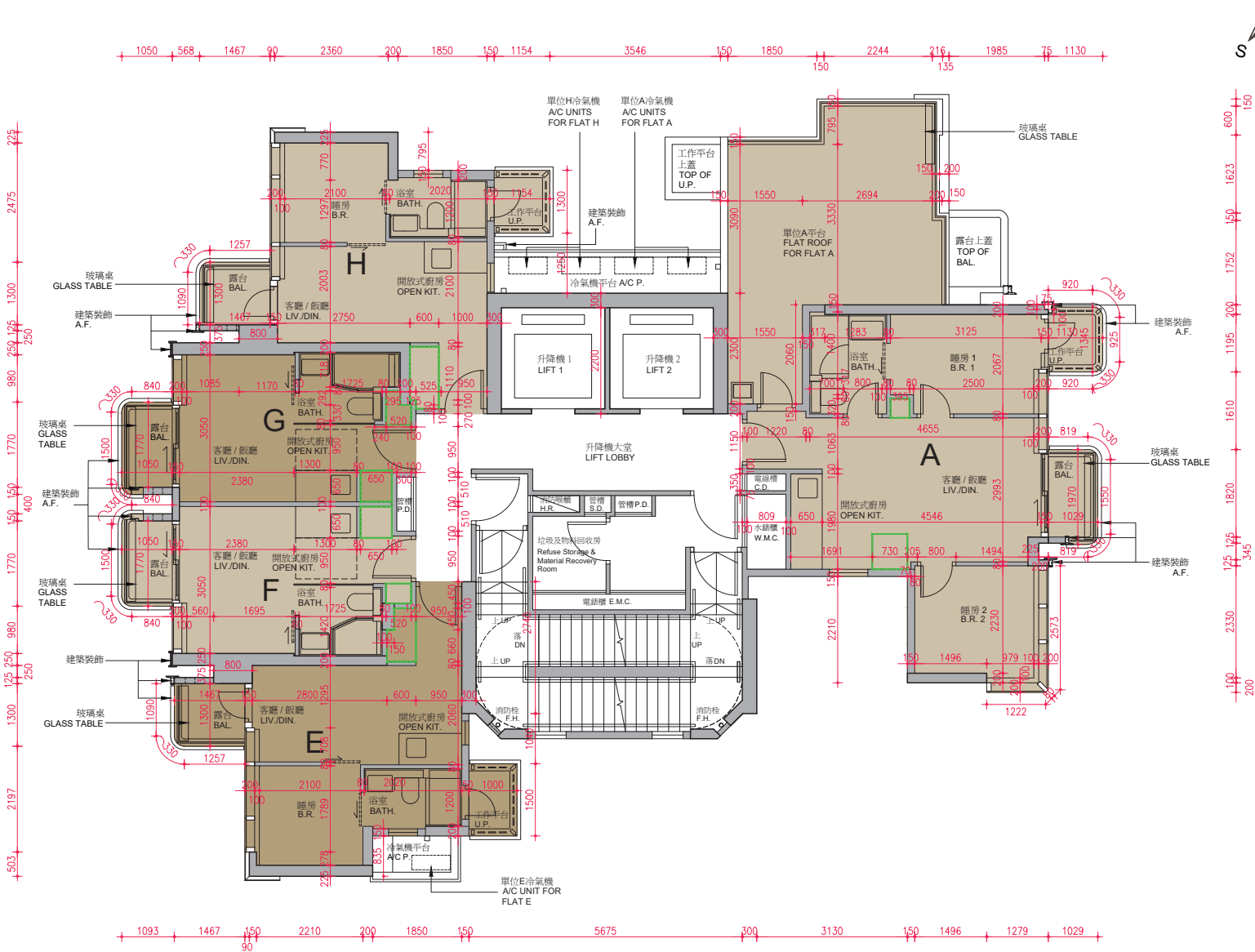
每個住宅物業 Each Residential Property	單位 Flat					
	A	B	E	F	G	H
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	3150	3050, 3150, 3350	3350	3350	3350	3350
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	150	150	150	150	150	150



10

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

30樓平面圖  
30/F Floor Plan



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。

請參閱本售樓說明書第25頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

備註：  
平面圖所列的數字為以毫米標示之建築結構尺寸。

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.

Please refer to page 25 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

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

每個住宅物業 Each Residential Property	單位 Flat				
	A	E	F	G	H
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	3400	3400	3400	3400	3400
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	150	150	150	150	150

11

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

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.)	其他指明項目的面積(不計算入實用面積) 平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Caine Hill	3樓 3/F	A	23.338 (251) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	25.646 (276)	-	-	-	-	-	-
		B	22.316 (240) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	12.455 (134)	-	-	-	-	-	-
		C	16.326 (176) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	8.260 (89)	-	-	-	-	-	-
		D	22.937 (247) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	14.497 (156)	-	-	-	-	-	-
		E	22.263 (240) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	9.370 (101)	-	-	-	-	-	-
		F	15.661 (169) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	1.631 (18)	-	-	-	-	-	-
		G	16.190 (174) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	1.631 (18)	-	-	-	-	-	-
		H	22.279 (240) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	21.118 (227)	-	-	-	-	-	-

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。  
備註：上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米 =10.764平方呎換算，並四捨五入至整數。  
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.  
Notes: Areas in square metre as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

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發展項目中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.)	其他指明項目的面積(不計算入實用面積) 平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Caine Hill	5樓-12樓、 15樓-23樓 及 25樓-28樓 5/F-12/F, 15/F-23/F and 25/F-28/F	A	26.838 (289) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	25.816 (278) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		C	18.326 (197) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		D	26.437 (285) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		E	25.763 (277) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		F	17.661 (190) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		G	18.190 (196) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		H	25.779 (277) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	29樓 29/F	A	26.865 (289) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

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。

備註：上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米 =10.764平方呎換算，並四捨五入至整數。

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.

Notes: Areas in square metre as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

11

發展項目中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.)	其他指明項目的面積(不計算入實用面積) 平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Caine Hill	29樓 29/F	B	40.129 (432) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)				23.937 (258)						
		E	25.763 (277) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		F	17.661 (190) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		G	18.190 (196) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		H	25.779 (277) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	30樓 30/F	A	41.472 (446) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	19.461 (209)	-	-	-	-	-	-
		E	25.763 (277) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		F	17.661 (190) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		G	18.190 (196) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		H	25.779 (277) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

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。

備註：上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米 =10.764平方呎換算，並四捨五入至整數。

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.

Notes: Areas in square metre as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.



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

不適用

Not applicable

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臨時買賣合約的摘要  
SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

1.

買方在簽立臨時買賣合約時向賣方 (擁有人 )繳付相等於樓價 5%之臨時訂金。

2.

買方在簽署臨時買賣合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有。

3.

如買方沒有在訂立該臨時買賣合約之後的 5個工作日內簽立正式買賣合約 —

i.

該臨時買賣合約即告終止；及

ii.

買方支付的臨時訂金，即予沒收；及

iii.

賣方 (擁有人 )不得就買方沒有簽立正式買賣合約，而對買方提出進一步申索。

1.

A preliminary deposit which is equal to 5% of the purchase price is payable by the purchaser to the vendor (the owner) upon signing of the preliminary agreement for sale and purchase.

2.

The preliminary deposit paid by the purchaser on the signing of that preliminary agreement for sale and purchase will be held by a firm of solicitors acting for the owner, as stakeholders.

3.

If the purchaser fails to sign the formal agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement for sale and purchase -

i.

that preliminary agreement for sale and purchase is terminated; and

ii.

the preliminary deposit paid by the purchaser is forfeited; and

iii.

the vendor (the owner) does not have any further claim against the purchaser for the failure.
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# 14 公契的摘要

## SUMMARY OF DEED OF MUTUAL COVENANT

### A. 發展項目的公用部分

1. 「**公用地方與設施**」統指「公用地方」及「公用設施」。

2. 「**公用地方**」統指屋苑公用地方及住宅公用地方，每類公用地方在適用的情況下包括在《建築物管理條例》第2條所列出「公用部分」的定義所包含的適當及有關公用部分，及如商業發展項目的單位個別出售，將包括商業發展項目有關的副公契或契約內所定義的商業發展項目公用地方(如有的話)。

3. 「**公用設施**」統指屋苑公用設施及住宅公用設施，及如商業發展項目的單位個別出售，將包括商業發展項目有關的副公契或契約內所定義的商業發展項目公用設施(如有的話)。

4. 「**屋苑公用地方**」指擬供屋苑整體共用及共享而並非只供任何個別單位或其任何部分使用及享用的屋苑部分，受公契的條款所約束及所有現存的權利及通行權所規限，每位擁有人及佔用人可與所有其他屋苑的擁有人及佔用人共用該等部分，當中包括但不限於：-

- (a) 不屬於或構成商業發展項目或住宅發展項目一部分的地基、柱、樑、樓板及其他結構性支承物及元素；
- (b) 斜坡及護土牆；
- (c) 供安裝或使用天線廣播分導或電訊網絡設施的地方；
- (d) 在附於公契的圖則上顯示為屋苑公用地方(僅作識別之用)而非構成商業發展項目或住宅發展項目一部分的屋苑外牆部分(包括其玻璃幕牆及簷篷、建築鱗片及在其上的特色)；
- (e) 黃色加黑交叉斜線範圍；
- (f) 所有在附於公契的圖則上顯示為屋苑公用地方(僅作識別之用)的屋苑地方；
- (g) 位於屋苑地下及地下低層的排水渠、表面溝道、沙井或進出口蓋下供屋苑整體而並非只供其任何個別單位或其任何部分使用的溝槽、污水管、排水渠、喉管及沙井；及
- (h) 由首位擁有人按照公契的條款可能在任何時候指定為屋苑公用地方的額外屋苑地方。

惟倘若情況適當，如(i)《建築物管理條例》第2條所列出「公用部分」的定義之(a)段所包含的任何屋苑部分或(ii)《建築物管理條例》附表1所指明並包含於《建築物管理條例》第2條所列出「公用部分」的定義之(b)段的任何部分也應被上文提供之條款所涵蓋，該等部分將被視作已被包括為及構成屋苑公用地方一部分。

5. 「**屋苑公用設施**」指所有擬供屋苑整體共用及共享而並非只供任何個別單位或其任何部分使用及享用的屋苑設施，受公契的條款所約束，每位擁有人及佔用人可與所有其他屋苑的擁有人及佔用人共用該等設施，當中包括但不限於公共天線、所有訊號接收器、污水管、排水渠、雨水渠、水道(特別是位於屋苑地下及地下低層的排水渠、表面溝道、沙井或進出口蓋下供屋苑整體而並非只供任何個別單位或其任何部分使用的溝槽、污水管、排水渠、喉管及沙井)、電纜、喉管、電線、導管、總沖廁水管、總食水管、基於保安理由而安裝於屋苑公共地方的閉路電視及其他設施及設備、屋苑的機器及機械設備和其他類似的裝置、設施或服務、電力變壓房、電纜設施及為屋苑提供電力的所有關連設施及輔助電力裝置、設備和設施，以及由首位擁有人按照公契的條款可能在任何時候指定為屋苑公用設施的額外屋苑裝置及設施。

6. 「**住宅公用地方**」指擬供住宅發展項目整體共用及共享而並非只供任何個別住宅單位使用及享用的住宅發展項目部分，受公契的條款所約束，每位住宅單位的擁有人及佔用人可與所有其他住宅單位的擁有人及佔用人共用該等部分，當中包括但不限於：-

- (a) 在附於公契的圖則上顯示為住宅公用地方(僅作識別之用)而非構成商業發展項目或屋苑公用地方一部分，位於3樓及以下的屋苑外牆部分；
- (b) 非構成商業發展項目、屋苑公用地方或住宅單位一部分，位於3樓及以上的屋苑外牆部分，當中包括但不限於：-
  - (1) 在其上的建築鱗片及特色；
  - (2) 毗連住宅單位的冷氣機平台(包括其百葉窗及/或金屬支架(如有的話))，或可能指定用作該用途的其他地方(如有的話)；
  - (3) 屋苑的玻璃幕牆結構，包括但不限於豎框及面版(但不包括(i)玻璃幕牆結構可開啟的部分；及(ii)完全包圍或面向一個住宅單位的玻璃嵌板，而上述可開啟部分及玻璃嵌板則構成有關住宅單位的部分)。為免生疑問，任何構成屋苑玻璃幕牆結構一部分而非完全包圍一個住宅單位，反而伸延跨越兩個或以上住宅單位的玻璃嵌板則構成住宅公用地方一部分；及
  - (4) 位於天台及各上層天台的屋苑外牆，該等樓層均在附於公契的圖則上顯示(僅作識別之用)；

但不包括構成相關住宅單位一部分的露台、工作平台、私人平台或私人天台(如有的話)的玻璃欄杆、金屬欄杆或欄杆；

(c) 康樂設施；

(d) 管理員、看守員及管理公司職員的辦公室及/或櫃台(如有的話)，包括但不限於位於地下的管理員櫃枱；

(e) 所有在附於公契的圖則上顯示為住宅公用地方(僅作識別之用)的屋苑地方；及

(f) 由首位擁有人按照公契的條款可能在任何時候指定為住宅公用地方的額外屋苑地方。

惟倘若情況適當，如(i)《建築物管理條例》第2條所列出「公用部分」的定義之(a)段所包含的任何屋苑部分或(ii)《建築物管理條例》附表1所指明並包含於《建築物管理條例》第2條所列出「公用部分」的定義之(b)段的任何部分也應被上文提供之條款所涵蓋，該等部分將被視作已被包括為及構成住宅公用地方一部分。

7. 「**住宅公用設施**」指所有擬供住宅發展項目整體共用及共享而並非只供任何個別住宅單位使用及享用的屋苑設施，受公契的條款所約束，每位住宅單位的擁有人及佔用人可與所有其他住宅單位的擁有人及佔用人共用該等設施，當中包括但不限於所有設於住宅公用地方指定的升降機、電線、電纜、導管、喉管、排水渠、基於保安理由而安裝於住宅公用地方的閉路電視及其他設施及設備、位於康樂設施的運動及康樂設施、及專屬住宅發展項目的所有機電裝置及設備，以及由首位擁有人按照公契的條款可能在任何時候指定為住宅公用設施的額外屋苑裝置及設施。

8. 「**黃色加黑交叉斜線範圍**」指構成屋苑公用地方一部分並在附於公契的圖則上以黃色加黑交叉斜線顯示(僅作識別之用)的範圍。

# 14 公契的摘要

## SUMMARY OF DEED OF MUTUAL COVENANT

### 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

樓層	單位							
	A	B	C	D	E	F	G	H
3樓	258/52000	235/52000	171/52000	243/52000	231/52000	157/52000	162/52000	243/52000
5樓 -28樓	268/52000	258/52000	183/52000	264/52000	257/52000	176/52000	181/52000	257/52000
29樓	268/52000	424/52000			257/52000	176/52000	181/52000	257/52000
30樓	433/52000				257/52000	176/52000	181/52000	257/52000

\*備註：不設 4樓、13樓、14樓及 24樓。

### C. 發展項目的管理人的委任年期

管理人首屆任期由公契日期起計兩年，其後繼續留任至其委任按公契的條文終止為止。

### D. 發展項目中的住宅物業的擁有人之間分擔管理開支的計算基準

每個住宅單位的擁有人應在每個曆月首日預繳按住宅管理預算案其應繳的年度開支份額的十二份之一的管理費，以分擔屋苑的管理費(包括管理人費用)。該應繳的份額比例應與分配給該擁有人的住宅單位的管理份數佔分配給屋苑內所有住宅單位的總管理份數的比例相同。

### E. 計算管理費按金的基準

管理費按金的金額相等於擁有人就其住宅單位按首個住宅管理預算案釐定而須繳交的三個月管理費。

### F. 擁有人在發展項目中保留作自用的範圍(如有的話)

不適用。

註：

- 詳情請參考公契最新擬稿。公契最新擬稿已備於售樓處，在開放時間可供免費查閱，並可在支付必要的影印費用後獲取副本。
- 除非本售樓說明書另有規定，本公契的摘要內所採用的詞彙與該詞彙在公契內的意思相同。

### A. The common parts of the development

1. **"Common Areas and Facilities"** means collectively the "Common Areas" and the "Common Facilities".
2. **"Common Areas"** means collectively the Estate Common Areas and the Residential Common Areas, each of which Common Areas shall, where applicable, include those appropriate and relevant common parts covered by the definition of "common parts" set out in section 2 of the BMO and in the event Units in the Commercial Development are disposed of individually, such Commercial Development common areas (if any) as shall be defined in the relevant Sub-Deed or Deeds in respect of the Commercial Development.
3. **"Common Facilities"** means collectively the Estate Common Facilities and the Residential Common Facilities, and in the event Units in the Commercial Development are disposed of individually, such Commercial Development common facilities (if any) as shall be defined in the relevant Sub-Deed or Deeds in respect of the Commercial Development.
4. **"Estate Common Areas"** means those parts of the Estate intended for the common use and benefit of the Estate as a whole and not just any particular Unit or any particular part thereof and which are, subject to the provisions of the Deed of Mutual Covenant and all subsisting rights and rights of way, to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate which said parts include but not limited to: -
  - (a) such foundations, columns, beams, slabs and other structural supports and elements that do not belong to or form part of the Commercial Development or the Residential Development;
  - (b) the Slopes and Retaining Walls;
  - (c) the areas for the installation or use of aerial broadcast distribution or telecommunications network facilities;
  - (d) those parts of the external walls of the Estate (including the curtain walls and canopies thereof, architecture fins and features thereon) not forming part of the Commercial Development or the Residential Development, and for the purpose of identification only shown as the Estate Common Areas on the plans annexed to the Deed of Mutual Covenant;
  - (e) the Yellow Cross-hatched Black Area;
  - (f) all those areas of the Estate for the purpose of identification only shown as the Estate Common Areas on the plans annexed to the Deed of Mutual Covenant;
  - (g) the trenches, sewers, drains, pipes and manholes underneath the drain, surface channel, manhole or access covers on the ground floor and lower ground floor of the Estate and serving the Estate as a whole and not just any particular Unit or any particular part thereof; and;
  - (h) such additional areas of the Estate as may at any time be designated as the Estate Common Areas by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

PROVIDED THAT, where appropriate, if (i) any parts of the Estate covered by paragraph (a) of the definition of "common parts" set out in section 2 of the BMO or (ii) any parts specified in Schedule 1 to the BMO and



included under paragraph (b) of the definition of “common parts” set out in section 2 of the BMO shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Estate Common Areas.

5. “**Estate Common Facilities**” means all those facilities of the Estate intended for the common use and benefit of the Estate as a whole and not just any particular Unit or any particular part thereof which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate and includes but not limited to the communal aerial, all signal receivers, sewers, drains, storm water drains, water courses (in particular the trenches, sewers, drains, pipes and manholes underneath the drain, surface channel, manhole or access covers on the ground floor and lower ground floor of the Estate serving the Estate as a whole and not just any particular Unit or any particular part thereof), cables, pipes, wires, ducts, flushing mains, fresh water mains, CCTV and other facilities and equipment installed in the Estate Common Areas for security purposes, plant and machinery and other like installations, facilities or services of the Estate, the transformer room, cable accommodations and all associated facilities and ancillary electricity installation equipment and facilities for the supply of electricity to the Estate and such additional devices and facilities of the Estate as may at any time be designated as Estate Common Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

6. “**Residential Common Areas**” means those parts of the Residential Development intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit and which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier of the Residential Units in common with all other Owners and Occupiers of the Residential Units which said parts include but not limited to: -

- (a) those parts of the external walls of the Estate at and below the 3rd floor not forming part of the Commercial Development or the Estate Common Areas and for the purpose of identification only shown as the Residential Common Areas on the plans annexed to the Deed of Mutual Covenant;
- (b) those parts of the external walls of the Estate at and above the 3rd floor not forming part of the Commercial Development, the Estate Common Areas or the Residential Units including but not limited to: -
  - (1) the architecture fins and features thereon;
  - (2) the air-conditioning platforms (including the louvers and/or metal supporting frames thereof (if any)) adjacent to the Residential Units, or such other area(s), if any, as may be designated for that purpose;
  - (3) the curtain wall structures of the Estate including but not limited to the mullions and cladding (except: (i) the openable parts of the curtain wall structures; and (ii) such pieces of glass panels wholly enclosing or fronting a Residential Unit, which said openable parts and glass panels shall form parts of the relevant Residential Units). For the avoidance of doubt, any glass panel forming part of the curtain wall structures of the Estate that does not wholly enclose a Residential Unit but extends across two or more Residential Units shall form part of the Residential Common Areas; and
  - (4) the external walls of the Estate at the roof and upper roofs levels, which levels are for the purpose of identification only shown on the plan annexed to the Deed of Mutual Covenant;

BUT excluding the glass balustrades, metal balustrades or railings of the balconies, utility platforms, private flat roofs or private roofs (if any) which form parts of the relevant Residential Units;

- (c) the Recreational Facilities;
- (d) office and/or counter for caretakers, watchmen and management staff (if any) including but not limited to the caretaker’s counter on the ground floor;
- (e) all those areas of the Estate for the purpose of identification only shown as the Residential Common Areas on the plans annexed to the Deed of Mutual Covenant; and
- (f) such additional areas of the Estate as may at any time be designated as the Residential Common Areas by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

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

7. “**Residential Common Facilities**” means all those facilities of the Estate intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier of the Residential Units in common with all other Owners and Occupiers of the Residential Units and includes but not limited to all lifts designated in the Residential Common Areas, wires, cables, ducts, pipes, drains, CCTV and other facilities and equipment installed in the Residential Common Areas for security purposes, the sports and recreational facilities in the Recreational Facilities and all mechanical and electrical installations and equipment exclusively for the Residential Development and such additional devices and facilities of the Estate as may at any time be designated as the Residential Common Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

8. “**Yellow Cross-hatched Black Area**” means those areas forming part of the Estate Common Areas and for the purpose of identification only shown and coloured yellow cross-hatched black on the plans annexed to the Deed of Mutual Covenant.

B. The number of undivided shares assigned to each residential property in the development

Floor	Flat							
	A	B	C	D	E	F	G	H
3/F	258/52000	235/52000	171/52000	243/52000	231/52000	157/52000	162/52000	243/52000
5/F-28/F	268/52000	258/52000	183/52000	264/52000	257/52000	176/52000	181/52000	257/52000
29/F	268/52000	424/52000			257/52000	176/52000	181/52000	257/52000
30/F	433/52000				257/52000	176/52000	181/52000	257/52000

\* 4/F, 13/F, 14/F and 24/F are omitted.

Remarks:

1. For full details, please refer to the latest draft Deed of Mutual Covenant which is free for inspection during opening hours at the sales office. A copy of the latest draft Deed of Mutual Covenant is available upon request and payment of the necessary photocopying charges
2. Unless otherwise defined in this sales brochure, the capitalized terms used in this Summary of Deed of Mutual Covenant shall have the same meaning of such terms in the Deed of Mutual Covenant.

C. The term of years for which the manager of the development is appointed

The Manager is to be appointed for an initial term of two years from the date of the Deed of Mutual Covenant and such appointment is to be continued thereafter until terminated in accordance with the provisions thereof.

D. The basis on which the management expenses are shared among the owners of the residential properties in the development

The Owner of each Residential Unit shall contribute towards the Management Charges (including the Manager’s Fee) of the Estate by paying in advance on the first day of each calendar month 1/12<sup>th</sup> of the due proportion of the annual expenditure in accordance with the Residential Management Budget which due proportion shall be the same proportion as the number of Management Units allocated to his Residential Unit bears to the total number of Management Units allocated to all the Residential Units in the Estate.

E. The basis on which the management fee deposit is fixed

The management fee deposit is equivalent to three months’ contribution towards the Management Charges payable by the Owner in respect of his Residential Unit based on the first Residential Management Budget.

F. The area (if any) in the development retained by the owner for that owner’s own use

Not applicable.

# 15 批地文件的摘要

## SUMMARY OF LAND GRANT

1. 發展項目位處於內地段第120號B分段第1小分段（下稱「第一地段」）及內地段第122號B分段第1小分段餘段（下稱「第二地段」）。第一地段及第二地段以下統稱「該等地段」。
2. 第一地段是根據一份日期為1850年4月26日有關內地段第120號的政府租契持有（下稱「第一政府租契」），批租年期為999年，由1849年6月25日開始生效。第二地段是根據一份日期為1850年4月26日有關內地段第122號的政府租契持有（下稱「第二政府租契」），批租年期為75年，由1844年1月22日開始生效，該批租年期經一份日期為1917年5月29日的續期契約延長924年。第一政府租契及第二政府租契以下統稱「政府租契」。
3. 每份政府租契均包括以下條款:-
  - (a) 「如非事先獲得香港殖民地港督或就此獲正式授權的其他人以書面表示女皇陛下、其世襲繼承人、繼承人或受讓人已給予許可，承租人、其遺囑執行人、遺產管理人及受讓人或任何其他一或多人在批租的持續期內，不得及不會利用該處所或其任何部分經營或從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的任何或其中的行業或業務，或任何其他發出噪音、惡臭或令人厭惡的行業或業務」；
  - (b) 「承租人、其遺囑執行人、遺產管理人或受讓人須於在批租年期的第一年的期限屆滿前自費於在此批租的土地之某部分上以良好、堅固及熟練的技術方式搭建、建造及將之完全裝修至可用，一或多個良好、堅固及安全的磚塊或石材結構的宅院或物業單位，而該宅院或物業單位須配備適當的圍欄、牆壁、污水渠、排水渠及所有其他通常或必要的附屬設施，並須就此花費及總支出〔五萬元英鎊（就第一政府租契而言）或〔無法辨認的\*〕（就第二政府租契而言）〕及以上。所述的宅院或物業單位須有與同一街道上的宅院或物業單位同樣等級的建築、立面特徵及描述及一致的座向及排列方式。一切工程須使女皇陛下、其世襲繼承人、繼承人或受讓人之測量師滿意」；  
（註釋：此段所列明之政府租契內的建築規約已無效，並不適用於發展項目。）
  - (c) 「承租人、其遺囑執行人、遺產管理人及受讓人在所有時候，從及於在此批租的土地上所述的宅院或物業單位、豎設物及建築物分別完成和結束後，於該批租年期的剩餘時期內及不時，每當有需要時或情況要求時，必須及將會自費妥善及充分地修葺、維持、支持、保養、鋪設、清洗、洗滌、清潔、清空、修改及保存所述的宅院或物業單位、豎設物及建築物，以及所有屬於並且以任何形式附屬於或關連該處的牆壁、路軌、電燈、行人道、水廁、洗滌槽、排水渠及水道，並且全面執行需要及必須的修葺、清洗及修改工程，以令女皇陛下、其世襲繼承人、繼承人或受讓人的測量師滿意」；
  - (d) 「承租人、其遺囑執行人、遺產管理人及受讓人於批租年期內，必須及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、支持、修葺及修改該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渠。有關的付款比例由女皇陛下、其世襲繼承人、繼承人或受讓人的測量師釐定及確定，並且可當作欠繳地租的性質追討」；
  - (e) 「女皇陛下、其世襲繼承人、繼承人或受讓人有合法權利透過其測量師或獲指派代表彼等的其他人在該批租年期內，每年兩次或多次在日間所有合理時間進入在此批租的該幅土地及進入於

任何時間在其上建築的宅院或物業單位從而視察、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，將會發出或在批租的該處所留下書面通知或警告，要求承租人、其遺囑執行人、遺產管理人或受讓人在其後三個曆月內對其進行維修及修正。承租人自己、其遺囑執行人、遺產管理人及受讓人在此契約、承諾及同意女皇陛下、其世襲繼承人、繼承人及受讓人，會按照上文所述發出或留下每項通知或警告後三個曆月內維修及修正所有該頹敗、損壞及需要維修及修正之處」；

- (f) 保留予「女皇陛下、其世襲繼承人、繼承人及受讓人擁有全權收回及佔管在此批租的該片或該幅土地或其任何部分，如為改善所述香港殖民地或任何其他公共目的所需，在向該土地佔用者給予三個曆月有關該需要的通知後，並根據女皇陛下、其世襲繼承人、繼承人或受讓人的測量師公平和客觀地對該土地及其上之建築物作出估值，向承租人、其繼承人、遺囑執行人、遺產管理人或受讓人作出充分和合理的賠償，而就所述的估值，對承租人、其繼承人、遺囑執行人、遺產管理人或受讓人因任何上述改善或公共目的所產生的利益，獲准許與因所述收回而導致他或他們可能蒙受的任何損失作抵銷」；
- (g) 亦保留「所有政府就其為香港殖民地的道路、公共建築物或其他公共目的所需，在該處所之內、之下或之上的礦產、礦物及石礦、及所有現時或其後於在批租的持續期內於該處所或其任何部分之下或之上的泥灰岩、黏土、白堊、磚土、礫石、砂、石頭及石堆、及其他土料或材料；女皇陛下、其世襲繼承人、繼承人及受讓人、其代理人、傭人及工人有權於在批租的持續期內於年內的合理時間內自由進出及穿越前述在此批租的處所或其任何部分，不論是否連同馬匹、馬車、車輛及其他機器及其他必需之事物，以視察、採礦、挖掘、轉用及移走上述保留之礦物、石頭、土料及其他事物或其任何部分，惟須對承租人、其遺囑執行人、遺產管理人或受讓人造成盡可能少的損害；亦保留全權於該在此批租的處所內、穿過、或於其之下加置及接駁所有及任何公共或公用排污渠、排水渠或水道」；及
- (h) 「女皇陛下、其世襲繼承人、繼承人或受讓人，或其及他們的代理人，或任何獲其或他們指派的代表有合法權利，在上述〔999（就第一政府租契而言）或75（就第二政府租契而言）〕年的批租年期的最後七年內，在日間任何合理時間進入在此批租的處所，以製作一張附錄或清單，紀錄所有及每項在上述批租年期期滿時會如上述被讓出的固定附著物和物件」。

4. 儘管上文第3(a)段有所限制，根據一份日期為2019年10月25日，並在土地註冊處以註冊摘要編號19112700950037註冊的厭惡性行業牌照，該等地段的註冊擁有人、其遺囑執行人、遺產管理人及受讓人，如是公司，其繼承人及受讓人，獲准於該等地段之內或之上經營或從事製糖、油料（加油站除外）、售肉、食物供應及旅館的行業或業務，惟須受該牌照施加的條件所規限。

註：

1. 詳情請參考政府租契。政府租契全份文本已備於售樓處，在開放時間可供免費查閱，並可在支付必要的影印費用後獲取副本。
2. 除非本售樓說明書另有規定，本批地文件摘要內所採用的詞彙與該詞彙在有關政府租契內的意思相同。  
{無法辨認的\*}= 此部分無法從土地註冊處獲取的政府租契經核證真實副本中辨認。



1. The development is situated on Sub-section 1 of Section B of Inland Lot No. 120 (**"the 1st Lot"**) and the Remaining Portion of Sub-section 1 of Section B of Inland Lot No. 122 (**"the 2nd Lot"**). The 1st Lot and the 2nd Lot are collectively referred to as **"the Lots"**.
2. The 1st Lot is held under the Government lease of Inland Lot No. 120 dated 26th April 1850 (**"the 1st Government Lease"**) for a term of 999 years commencing on 25th June 1849. The 2nd Lot is held under the Government lease of Inland Lot No. 122 dated 26th day of April 1850 (**"the 2nd Government Lease"**) for a term of 75 years commencing on 22nd January 1844 which term has been extended by an Indenture of Extension dated 29th May 1917 for a further term of 924 years. The 1st Government Lease and the 2nd Government Lease are collectively referred to as **"the Government Leases"**.
3. Each of the Government Leases contains the following provisions:-
  - (a) "that the [Lessee], his executors, administrators, and assigns, or any other person or persons, shall not, nor will during the continuance of this demise, use, exercise, or follow, in, or upon the said premises or any part thereof, the trade or business of a Brazier, Slaughterman, Soap maker, Sugar baker, Fellmonger, Melter of tallow, Oilman, Butcher, Distiller, Victualler, or Tavern keeper, Blacksmith, Nightman, Scavenger or any or either of them, or any other noisy, noisome, or offensive trade or business whatever, without the previous licence of Her said Majesty, Her Heirs, Successors, or Assigns, signified by the Governor of the said Colony of Hongkong, or other person duly authorized in that behalf";
  - (b) "that the [Lessee], his executors, administrators, or assigns, shall, and will, before the expiration of the first year of the term hereby granted, at his and their own proper costs and charges, in a good, substantial, and workman like manner erect, build, and completely finish fit for use, one or more good substantial, and safe brick or stone messuage or tenement, messuages or tenements, upon some part of the ground hereby demised, with proper fences, walls, sewers, drains, and all other usual or necessary appurtenances, and shall and will lay out, and expend thereon the Sum of [Fifty Thousands Sterling (for the 1st Government Lease) or {illegible\*} (for the 2nd Government Lease)] and upwards, which said messuage or tenement, messuages or tenements, shall be of the same rate of building, elevation character, and description, and shall front, and range in an uniform manner with the messuages or tenements in the same street; and the whole to be done to the satisfaction of the Surveyor of Her said Majesty, Her Heirs, Successors, or Assigns";  
(Note: This is an expired building covenant contained in the Government Leases and is not applicable to the development.)
  - (c) "that the [Lessee], his executors, administrators, and assigns, shall, and will from time to time, and at all times, from and after the said messuage or tenement, erections and buildings on the said piece of ground hereby demised shall be respectively completed and finished, during the remainder of the said term hereby granted, when, where, and as often as need or occasion shall be and require, at his and their own proper costs and charges, well and sufficiently repair, uphold, support, maintain, pave, purge, scour, cleanse, empty, amend, and keep the said messuage or tenement, messuages or tenements, erections and buildings, and all the walls, rails, lights, pavements, privies, sinks, drains and watercourses thereunto belonging, and which shall in any wise belong or appertain unto the same, in, by, and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Surveyor of Her said Majesty, Her Heirs, Successors, or Assigns";
  - (d) "that the [Lessee], his executors, administrators, and assigns shall and 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, supporting, 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 demised premises, or any part thereof, in common with other premises near or adjoining thereto, and that such proportion shall be fixed, and ascertained by the Surveyor of Her said Majesty, Her Heirs, Successors, or Assigns, and shall be recoverable in the nature of rent in arrear";
  - (e) "that it shall, and may be lawful to, and for Her said Majesty, Her Heirs, Successors, or Assigns, by Her, or their Surveyors, or other persons deputed to act for Her, or them, 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 parcel of ground hereby demised, and into any messuages or tenements, which may at any time be built thereon, 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 demised premises, unto, or for the [Lessee], his executors, administrators, or assigns, 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, he the [Lessee] for himself, his executors, administrators, and assigns, doth hereby covenant, promise, and agree with Her said Majesty, Her Heirs, Successors, and Assigns, to repair, and amend all such decays, defects, and wants of reparation and amendment accordingly";
  - (f) It is except and reserved unto "Her said Majesty, Her Heirs, Successors, and Assigns full power to resume and take possession of all or any part of the said piece or parcel of Ground hereby demised, if required for the improvement of the said Colony of Hongkong, or for any other public purpose whatsoever, three calendar months' notice being given to the occupant thereof of its being so required, and a full and fair compensation for the said land and the buildings thereon, being paid to the [Lessee], his heirs, executors, administrators or assigns, at a valuation to be fairly and impartially made by the Surveyor of Her said Majesty, Her Heirs, Successors, or Assigns, and in which said valuation, the benefit to accrue to the [Lessee], his heirs, executors, administrators, or assigns from any such improvement, or public purpose shall be allowed by way of Set off against any damage, he, or they may suffer from such resumption as aforesaid";
  - (g) It is except and reserved also "all Mines, Minerals, and Quarries of stone in under and upon the said premises, and all such marl, clay, chalk, brick earth, gravel, sand, stone, and stones, and other earths or materials, which now are or hereafter during the continuance of this demise, shall be under, or upon the said premises, or any part or parts thereof, as Her said Majesty, Her Heirs, Successors, and Assigns may require for the roads, public buildings, or other public purposes of the said Colony of Hongkong,

with fully liberty of ingress, egress, and regress, to and for Her said Majesty, Her Heirs, Successors and Assigns and Her, and their agents, servants, and workmen at reasonable times in the year, during the continuance of this demise, with or without horses, carts, carriages and all other necessary things, into, upon, from, and out of all or any part or parts of the premises herein before demised, to view, quarry, dig for, convert, and carry away, the said excepted minerals, stone, earths, and other things respectively, or any part or parts thereof respectively, thereby doing as little damage as possible to the [Lessee], his executors, administrators, or assigns; and save and except also full power to make and conduct in, through, and under the said hereby demised premises, all and any public or common sewers drains or watercourses”; and

- (h) “that it shall be lawful for Her said Majesty, Her Heirs, Successors, or Assigns, or Her, and their Agent, or any person or persons deputed by him, or them, to enter into, and upon the premises hereby demised, at any reasonable hours in the day time, within the last seven years of the aforesaid term of [nine hundred and ninety nine (for the 1st Government Lease) or seventy-five (for the 2nd Government Lease)] years, to take a Schedule, or Inventory of all, and every the fixtures and things to be yielded up at the expiration thereof, as aforesaid”.
4. Notwithstanding the above restrictions at paragraph 3(a) above, an Offensive Trade Licence dated 25th October 2019 and registered in the Land Registry by Memorial No. 19112700950037 was granted allowing the registered owner of the Lots, his executors, administrators and assigns, and in the case of a corporation its successors and assigns, to carry out the trade or business of sugar-baker, oilman (excluding petrol filling station), butcher, victualler and tavern-keeper, in or upon the Lots subject to the conditions imposed therein.

Remarks:

1. For full details, please refer to the Government Leases. Full scripts of the Government Leases are available for free inspection upon request at the sales office during opening hours and copies of the Government Leases can be obtained upon paying necessary photocopying charges.
2. Unless otherwise defined in this sales brochure, the capitalized terms used in this Summary of Land Grant shall have the same meaning of such terms in the Government Leases.  
{illegible\*} = Those parts are not legible from the respective certified true copies of the Government Leases obtained from the Land Registry.

不適用

Not applicable

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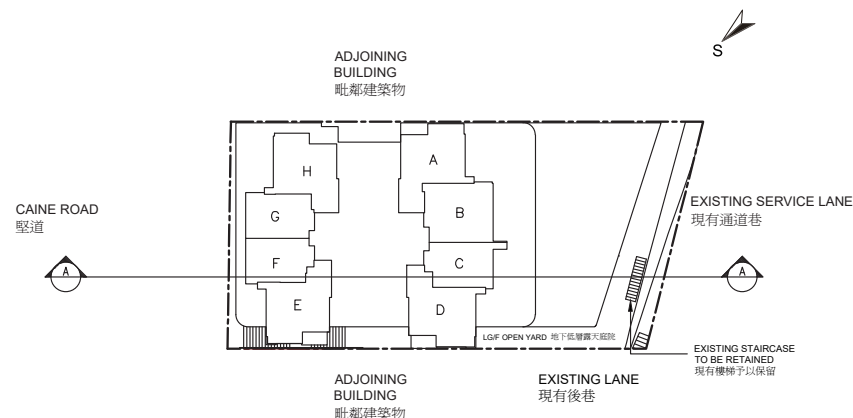
對買方的警告  
WARNING TO PURCHASERS

- |    |                                                                                                          |    |                                                                                                                                                                                                                                                                                          |
|----|----------------------------------------------------------------------------------------------------------|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | 此提示建議你聘用一間獨立的律師事務所 (代表擁有人行事者除外) , 以在交易中代表你行事。                                                            | 1. | You are recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for you in relation to the transaction.                                                                                                                                      |
| 2. | 如你聘用上述的獨立的律師事務所 , 以在交易中代表你行事 , 該律師事務所將會能夠向你提供獨立意見。                                                       | 2. | If you instruct such separate firm of solicitors to act for you in relation to the transaction, that firm will be able to give independent advice to you.                                                                                                                                |
| 3. | 如你聘用代表擁有人行事的律師事務所同時代表你行事 , 而擁有人與你之間出現利益衝突:<br><br>(i) 該律師事務所可能不能夠保障你的利益; 及<br><br>(ii) 你可能要聘用一間獨立的律師事務所。 | 3. | If you instruct the firm of solicitors acting for the owner to act for you as well, and a conflict of interest arises between the owner and you:<br><br>(i) that firm may not be able to protect your interests; and<br><br>(ii) you may have to instruct a separate firm of solicitors. |
| 4. | 如屬 3(ii)段的情況 , 你須支付的律師費用總數 , 可能高於如你自一開始即聘用一間獨立的律師事務所須支付的費用。                                              | 4. | In the case of paragraph 3 (ii), the total solicitors' fees payable by you may be higher than the fees that would have been payable if you had instructed a separate firm of solicitors in the first place.                                                                              |

# 18 發展項目中的建築物的橫截面圖

## CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

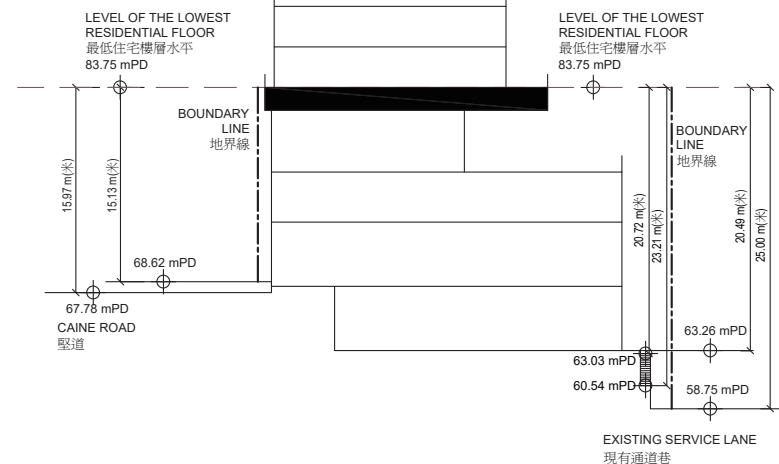
橫截面圖 A-A  
Cross-Section A-A



索引圖  
Key Plan

1. 毗連建築物的一段堅道為香港主水平基準以上67.78至68.62米。
2. 毗連建築物的一段現有通道巷為香港主水平基準以上58.75至63.26米。
3. 毗連建築物的一段現有樓梯予以保留為香港主水平基準以上60.54至63.03米。
4. — — — 紅色虛線為最低住宅樓層水平。

1. The part of Caine Road adjacent to the building is 67.78 to 68.62 metres above the Hong Kong Principal Datum (m.P.D.).
2. The part of Existing Service Lane adjacent to the building is 58.75 to 63.26 metres above the Hong Kong Principal Datum (m.P.D.).
3. The part of Existing Staircase to be Retained adjacent to the building is 60.54 to 63.03 metres above the Hong Kong Principal Datum (m.P.D.).
4. — — — Red dotted line denotes the lowest residential floor.



TR/F 頂層天台	TOP ROOF	頂層天台
PR/F 泵房層	PUMP ROOM/ EMERGENCY GENERATOR ROOM	泵房/ 緊急發電機房
MR/F 機房層	LIFT MACHINE ROOM/ PUMP ROOM	升降機機房/ 泵房
R/F 天台	ROOF	天台
30/F 30樓	RESIDENTIAL UNITS	住宅單位
29/F 29樓	RESIDENTIAL UNITS	住宅單位
28/F 28樓	RESIDENTIAL UNITS	住宅單位
27/F 27樓	RESIDENTIAL UNITS	住宅單位
26/F 26樓	RESIDENTIAL UNITS	住宅單位
25/F 25樓	RESIDENTIAL UNITS	住宅單位
23/F 23樓	RESIDENTIAL UNITS	住宅單位
22/F 22樓	RESIDENTIAL UNITS	住宅單位
21/F 21樓	RESIDENTIAL UNITS	住宅單位
20/F 20樓	RESIDENTIAL UNITS	住宅單位
19/F 19樓	RESIDENTIAL UNITS	住宅單位
18/F 18樓	RESIDENTIAL UNITS	住宅單位
17/F 17樓	RESIDENTIAL UNITS	住宅單位
16/F 16樓	RESIDENTIAL UNITS	住宅單位
15/F 15樓	RESIDENTIAL UNITS	住宅單位
12/F 12樓	RESIDENTIAL UNITS	住宅單位
11/F 11樓	RESIDENTIAL UNITS	住宅單位
10/F 10樓	RESIDENTIAL UNITS	住宅單位
9/F 9樓	RESIDENTIAL UNITS	住宅單位
8/F 8樓	RESIDENTIAL UNITS	住宅單位
7/F 7樓	RESIDENTIAL UNITS	住宅單位
6/F 6樓	RESIDENTIAL UNITS	住宅單位
5/F 5樓	RESIDENTIAL UNITS	住宅單位
3/F 3樓	RESIDENTIAL UNITS	住宅單位
	TRANSFER PLATE	結構轉接層
2/F 2樓	CLUBHOUSE/ LANDSCAPE AREA	會所 / 園景區
1/F 1樓	E&M FLOOR	機電樓層
G/F 地下	RESTAURANT/ ENTRANCE LOBBY	餐廳 / 入口大堂
LG/F 地下低層	RESTAURANT	餐廳

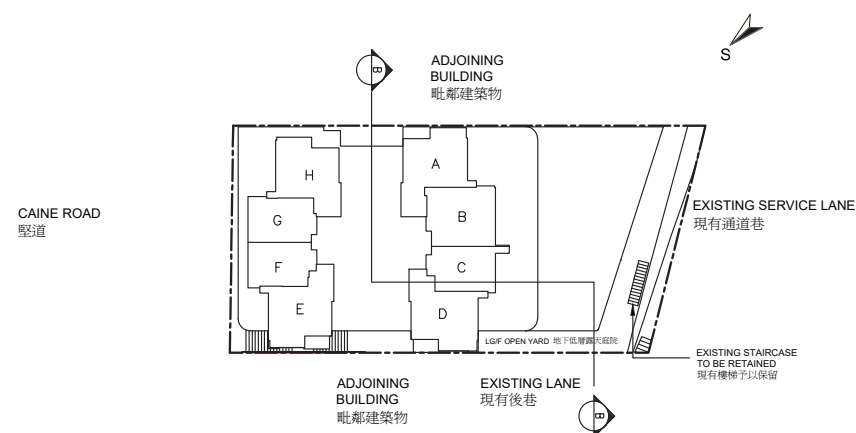


# 18 發展項目中的建築物的橫截面圖

## CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

橫截面圖 B-B

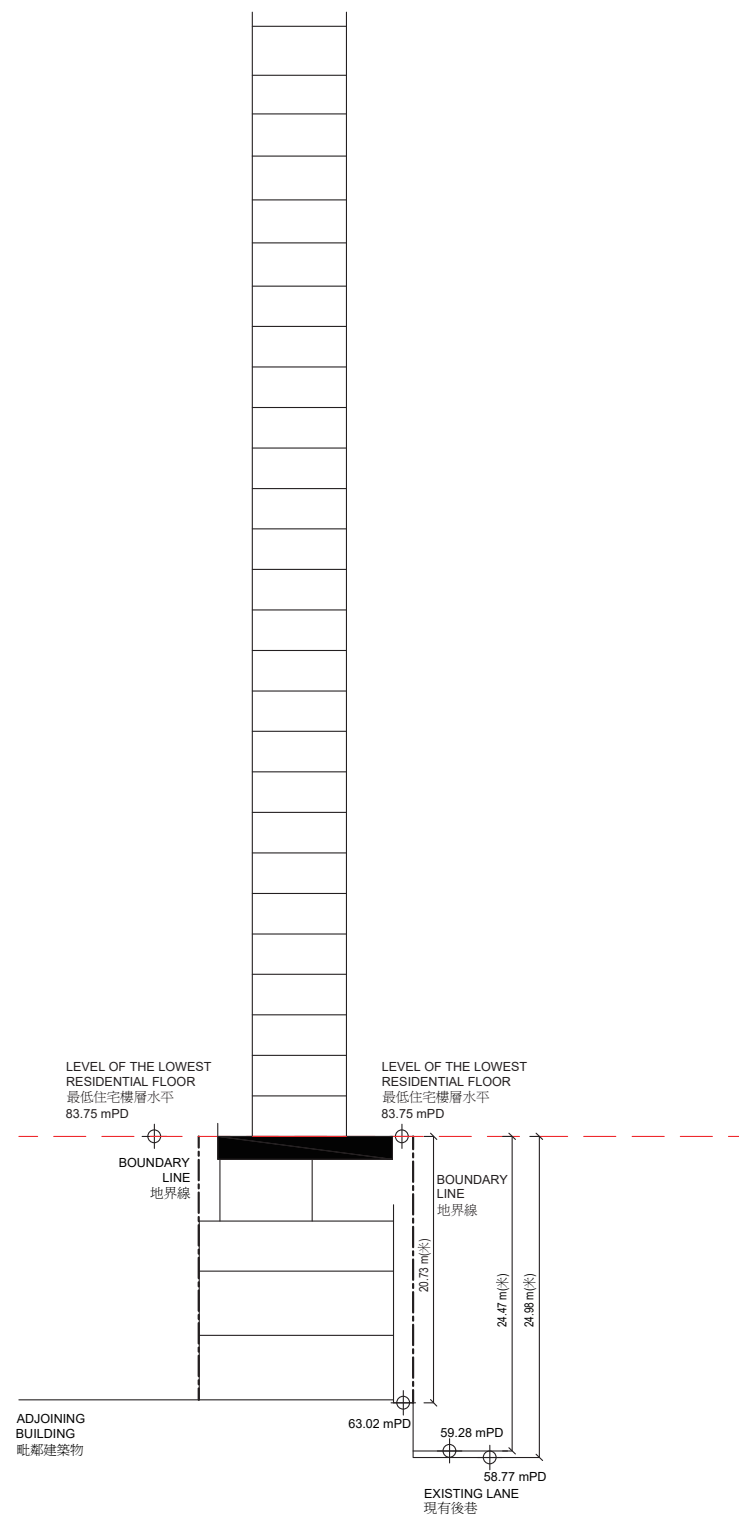
Cross-Section B-B



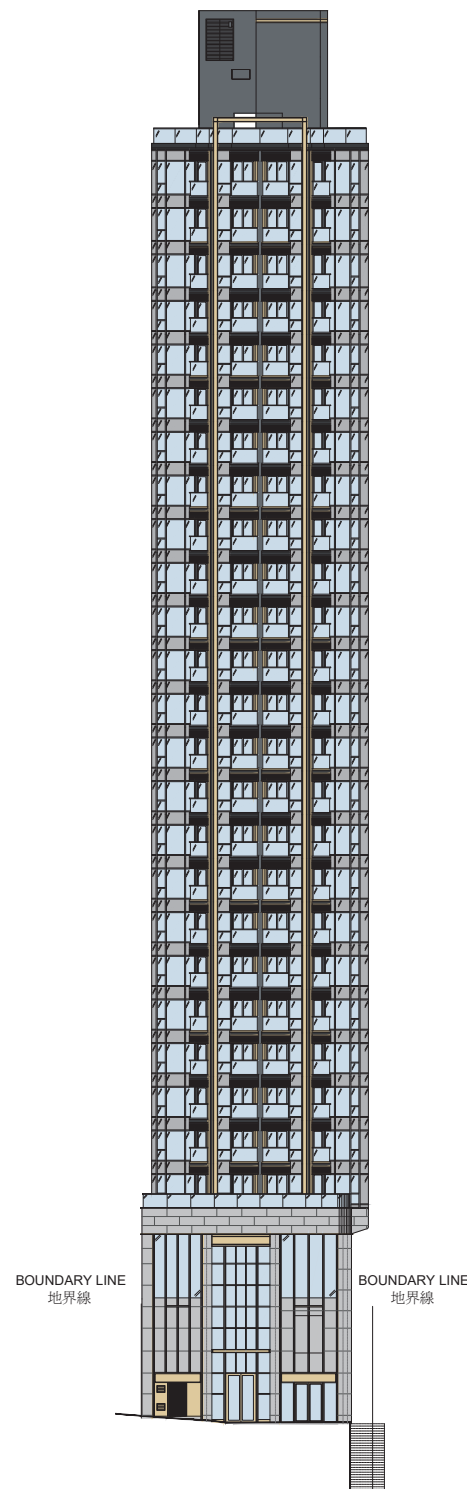
索引圖  
Key Plan

1. 毗連建築物的一段現有後巷為香港主水平基準以上58.77至59.28米。
2. 毗連建築物的一段露天庭院為香港主水平基準以上63.02米。
3. — — — 紅色虛線為最低住宅樓層水平。

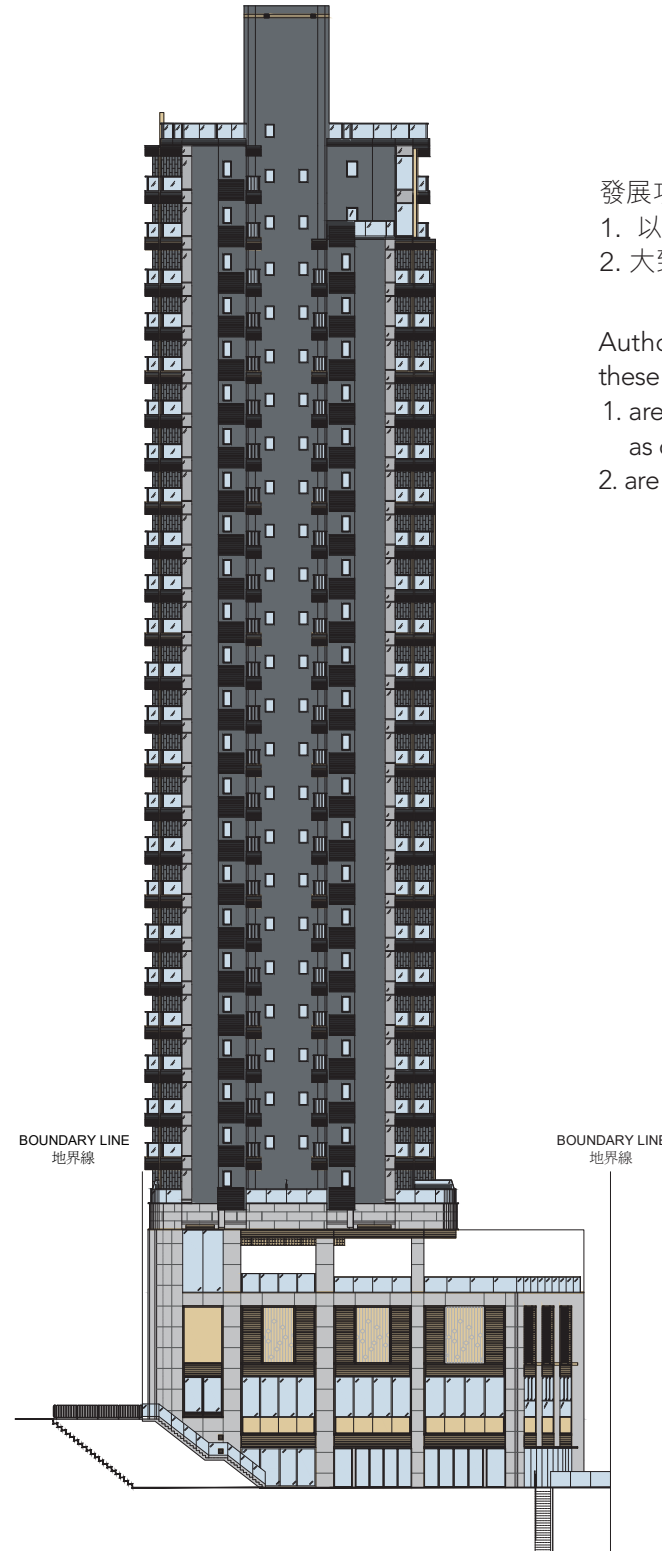
1. The part of Existing Lane adjacent to the building is 58.77 to 59.28 metres above the Hong Kong Principal Datum (m.P.D.).
2. The part of Open Yard adjacent to the building is 63.02 metres above the Hong Kong Principal Datum (m.P.D.).
3. — — — Red dotted line denotes the lowest residential floor.



TR/F 頂層天台	TOP ROOF	頂層天台
PR/F 泵房層	PUMP ROOM/ EMERGENCY GENERATOR ROOM	泵房/ 緊急發電機房
MR/F 機房層	LIFT MACHINE ROOM/ PUMP ROOM	升降機機房/ 泵房
R/F 天台	ROOF	天台
30/F 30樓	RESIDENTIAL UNITS	住宅單位
29/F 29樓	RESIDENTIAL UNITS	住宅單位
28/F 28樓	RESIDENTIAL UNITS	住宅單位
27/F 27樓	RESIDENTIAL UNITS	住宅單位
26/F 26樓	RESIDENTIAL UNITS	住宅單位
25/F 25樓	RESIDENTIAL UNITS	住宅單位
23/F 23樓	RESIDENTIAL UNITS	住宅單位
22/F 22樓	RESIDENTIAL UNITS	住宅單位
21/F 21樓	RESIDENTIAL UNITS	住宅單位
20/F 20樓	RESIDENTIAL UNITS	住宅單位
19/F 19樓	RESIDENTIAL UNITS	住宅單位
18/F 18樓	RESIDENTIAL UNITS	住宅單位
17/F 17樓	RESIDENTIAL UNITS	住宅單位
16/F 16樓	RESIDENTIAL UNITS	住宅單位
15/F 15樓	RESIDENTIAL UNITS	住宅單位
12/F 12樓	RESIDENTIAL UNITS	住宅單位
11/F 11樓	RESIDENTIAL UNITS	住宅單位
10/F 10樓	RESIDENTIAL UNITS	住宅單位
9/F 9樓	RESIDENTIAL UNITS	住宅單位
8/F 8樓	RESIDENTIAL UNITS	住宅單位
7/F 7樓	RESIDENTIAL UNITS	住宅單位
6/F 6樓	RESIDENTIAL UNITS	住宅單位
5/F 5樓	RESIDENTIAL UNITS	住宅單位
3/F 3樓	RESIDENTIAL UNITS	住宅單位
	TRANSFER PLATE	結構轉接層
2/F 2樓	CLUBHOUSE/ LANDSCAPE AREA	會所 / 園景區
1/F 1樓	E&M FLOOR	機電樓層
G/F 地下	RESTAURANT/ ENTRANCE LOBBY	餐廳 / 入口大堂
LG/F 地下低層	RESTAURANT	餐廳



西南立面圖  
South-West Elevation



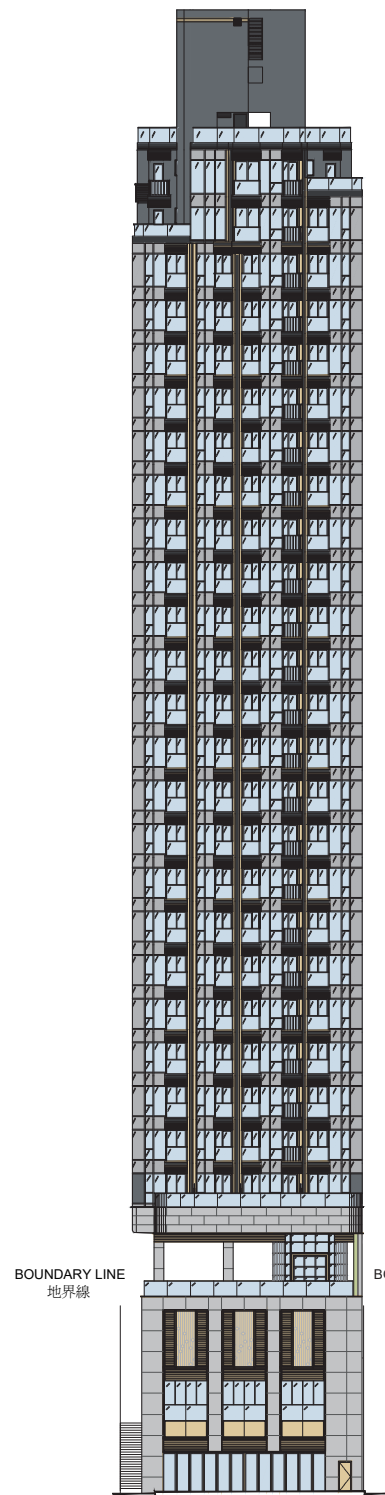
東南立面圖  
South-East Elevation

發展項目的認可人士證明本立面圖所顯示的立面：

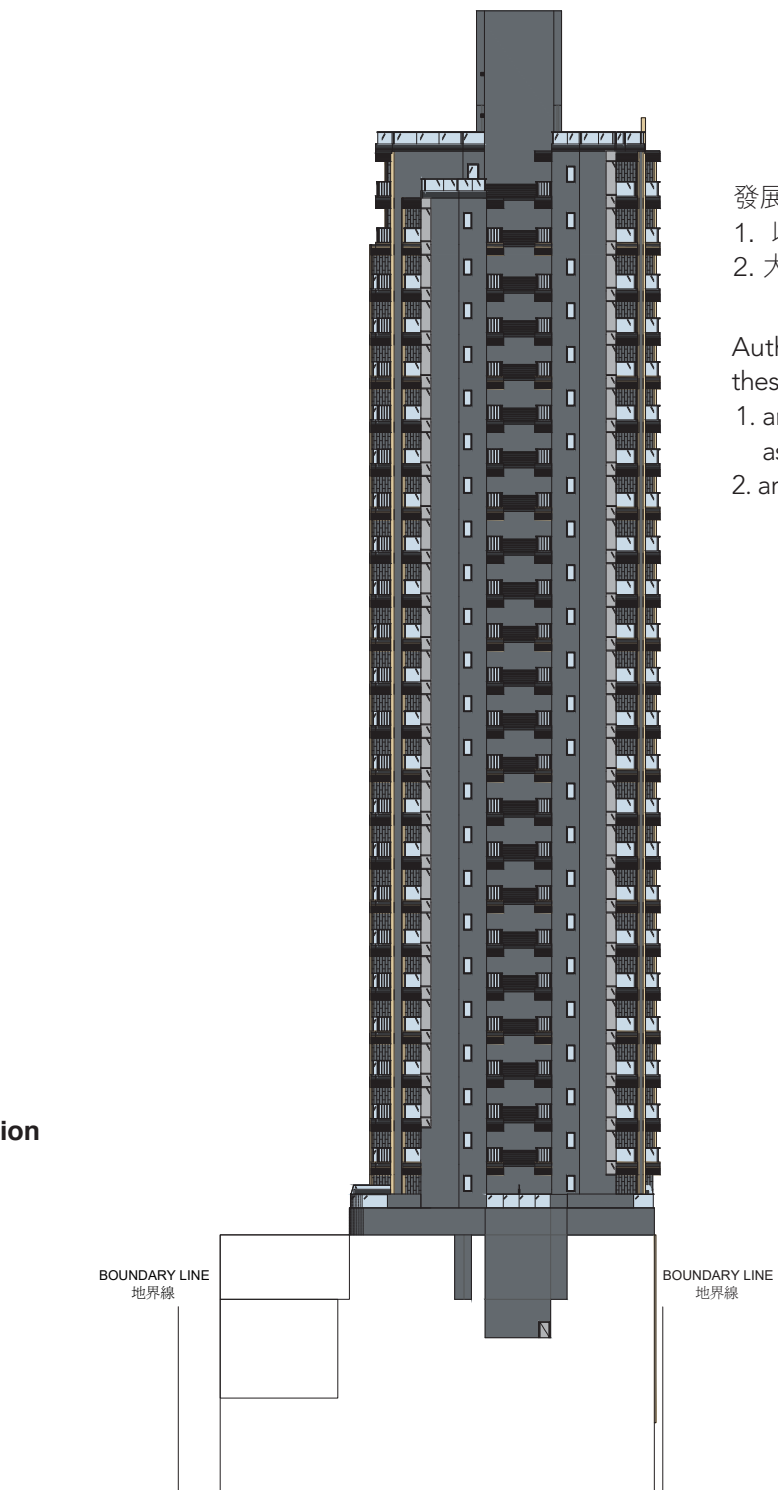
1. 以2022年11月23日的情況為準的本項目的經批准的建築圖則為基礎擬備；及
2. 大致上與本項目的外觀一致。

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

1. are prepared on the basis of the approved building plans for the development as of 23 November 2022; and
2. are in general accordance with the outward appearance of the development.



東北立面圖  
North-East Elevation



西北立面圖  
North-West Elevation

發展項目的認可人士證明本立面圖所顯示的立面：

1. 以2022年11月23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
2. 大致上與本項目的外觀一致。

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

1. are prepared on the basis of the approved building plans for the development as of 23 November 2022; and
2. are in general accordance with the outward appearance of the development.



公用設施 Common Facilities	位置 Location	有上蓋遮蓋面積 Covered Area	沒有上蓋遮蓋面積 Uncovered Area
a) 住客會所(包括供住客使用的任何康樂設施) Residents' clubhouse (including any recreational facilities for residents' use)	2樓 2/F	83.104 平方米 sq. m. 895 平方呎 sq. ft.	不適用 Not applicable
b) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱) A communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the development (whether known as a communal sky garden or otherwise)	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable
c) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方 (不論是稱為有蓋及園景的遊樂場或有其他名稱) A communal garden or play area for residents' use below the lowest residential floor of a building in the development (whether known as a covered and landscaped play area or otherwise)	2樓 2/F	166.724 平方米 sq. m. 1,795 平方呎 sq. ft.	102.833 平方米 sq. m. 1,107 平方呎 sq. ft.

備註： 以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。  
Note: Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

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

1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk) 。
2. (a) 以下文件的文本存放在發售有關住宅物業的售樓處，以供閱覽 - 住宅物業每一已簽立的公契。  
(b) 無須為閱覽付費。

1. Copies of outline zoning plans relating to the development are available for inspection at [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk).
2. (a) Copies of the following document are available for inspection at the place at which the residential property is offered to be sold - every deed of mutual covenant in respect of the residential property that has been executed.  
(b) The inspection is free of charge.

1. 外部裝修物料

(a)	外牆	裝修物料的類型	基座: 玻璃牆、鋁質飾板及花崗石 住宅大樓: 玻璃幕牆、鋁質飾板、瓷磚及外牆漆
(b)	窗	框的用料	聚偏二氟乙烯噴塗鋁窗框
		玻璃的用料	所有住宅單位的客廳/飯廳及睡房之窗戶為夾層中空玻璃 浴室及開放式廚房窗戶(如有)為磨砂玻璃
(c)	窗台	窗台的用料	不適用
		窗台板的裝修物料	不適用
(d)	花槽	裝修物料的類型	不適用
(e)	陽台或露台	裝修物料的類型	露台: 裝有夾層玻璃欄河 地台: 瓷磚及環保合成木板地台 牆身: 瓷磚 天花: 裝有鋁質假天花及髹外牆漆
		是否有蓋	露台設有上蓋
		陽台	不適用
(f)	乾衣設施	類型	不適用
		用料	不適用

2. 室內裝修物料

		牆壁	地板	天花板
(a)	大堂	地下住宅入口大堂的裝修物料的類型	外露牆身鋪砌天然石、金屬飾面及玻璃飾面	天然石
		住宅樓層電梯大堂的裝修物料的類型	外露牆身鋪砌牆紙、特色玻璃、不銹鋼及木皮飾面	瓷磚
(b)	內牆及天花板		牆壁	天花板
		客廳的裝修物料的類型	a) 乳膠漆及不銹鋼飾面 (3樓、5樓-12樓、15樓-23樓、25樓-28樓B、C、F及G單位、29樓B單位及30樓A單位除外) b) 乳膠漆、鏡、木皮飾面及不銹鋼飾面 (適用於3樓、5樓-12樓、15樓-23樓、25樓-28樓B單位、29樓B單位及30樓A單位) c) 乳膠漆、木皮飾面及不銹鋼飾面 (適用於3樓、5樓-12樓、15樓-23樓、25樓-28樓C、F及G單位)	乳膠漆
		飯廳的裝修物料的類型	a) 乳膠漆及不銹鋼飾面 (3樓、5樓-12樓、15樓-23樓、25樓-28樓B、C、F及G單位、29樓B單位及30樓A單位除外) b) 乳膠漆、鏡、木皮飾面及不銹鋼飾面 (適用於3樓、5樓-12樓、15樓-23樓、25樓-28樓B單位、29樓B單位及30樓A單位) c) 乳膠漆、木皮飾面及不銹鋼飾面 (適用於3樓、5樓-12樓、15樓-23樓、25樓-28樓C、F及G單位)	乳膠漆
		睡房的裝修物料的類型	乳膠漆及木皮飾面	乳膠漆
(c)	內部地板		地板	牆腳線
		客廳的用料	天然石	木腳線
		飯廳的用料	天然石	木腳線
		睡房的用料	複合木地板	木腳線



2. 室內裝修物料

(d)	浴室		牆壁	地板	天花板	
		(i) 裝修物料的類型	a) 外露牆身鋪砌瓷磚 (3樓、5樓-12樓、15樓-23樓、25樓-28樓C、F及G單位、29樓-30樓F及G單位除外) b) 外露牆身鋪砌瓷磚及玻璃間牆 (適用於3樓、5樓-12樓、15樓-23樓、25樓-28樓C、F及G單位、29樓-30樓F及G單位)	外露地台鋪砌瓷磚	石膏板假天花髹乳膠漆	
		(ii) 牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			
(e)	廚房		牆壁	地板	天花板	灶台
		(i) 裝修物料的類型	外露牆身鋪砌瓷磚及玻璃	外露地台鋪砌天然石	石膏板假天花髹乳膠漆	人造石
		(ii) 牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			

3. 室內裝置

			用料	裝修物料	配件
(a)	門	單位大門	防火實心木掩門	木皮飾面	電子門鎖、防盜眼、門鼓及門擋
		露台門 (適用於5樓-12樓、15樓-23樓、25樓-28樓B、C、E及H單位及29樓-30樓E及H單位)	鋁框掩門	玻璃	門鎖
		露台門(適用於5樓-12樓、15樓-23樓、25樓-28樓A、D、F及G單位、29樓A、B、F及G單位及30樓A、F及G單位)	鋁框趟門	玻璃	門鎖
		工作平台門 (適用於5樓-12樓、15樓-23樓、25樓-28樓A、D、E及H單位、29樓A、E及H單位及30樓E及H單位)	鋁框掩門	特色玻璃	門鎖
		工作平台門 (適用於5樓-12樓、15樓-23樓、25樓-29樓B單位及30樓A單位)	鋁框掩門	玻璃	門鎖
		平台門 (適用於3樓A、D、F及G單位)	鋁框趟門	玻璃	門鎖
		平台門 (適用於3樓A、D、E及H單位)	鋁框掩門	特色玻璃	門鎖
		平台門 (適用於3樓B、C、E及H單位、29樓B單位及30樓A單位)	鋁框掩門	玻璃	門鎖
		睡房門	不銹鋼框趟門	特色玻璃	門鎖及門擋
		睡房1及睡房2門	中空木掩門	木皮飾面	門鎖
		浴室門 (適用於所有單位)	不銹鋼框趟門	特色玻璃	門鎖及門擋
		浴室門 (適用於29樓B單位及30樓A單位)	中空木掩門	木皮飾面	門鎖
(b)	浴室		裝置及設備	類型	用料
		(i) 裝置及設備的類型及用料	櫃	檯面	人造石
				洗手盆櫃	木製配木皮飾面及金屬
				鏡櫃	木製配鏡及金屬
		潔具		洗手盆水龍頭	鍍鉻
				洗手盆	人造石
				座廁	搪瓷

3. 室內裝置

(b)	浴室		裝置及設備	類型	用料	
		(i) 裝置及設備的類型及用料	潔具	毛巾架	鍍鉻	
				廁紙架	鍍鉻	
				浴袍掛鉤 (適用於3樓、5樓-12樓、15樓-23樓、25樓-28樓A、B、D、E及H單位、29樓A、B、E及H單位及30樓A、E及H單位)	鍍鉻	
				儲物架 (適用於3樓、5樓-12樓、15樓-23樓、25樓-28樓B、C、F及G單位、29樓B單位及30樓A單位)	鍍鉻及人造石	
				淋浴間	玻璃	
			浴室設備	隨樓附送之設備及品牌，請參閱「設備說明」		
		(ii) 供水系統的類型及用料	冷水喉	銅喉		
熱水喉	隔熱絕緣保護之銅喉					
	(iii) 沐浴設施 (包括花灑或浴缸，(如適用的話))	花灑	花灑套裝	鍍鉻		
	(iv) 浴缸大小 (如適用的話)	不適用				
(c)	廚房		用料			
		(i) 洗滌盆	不銹鋼			
		(ii) 供水系統	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉			
			用料	裝修物料		
		(iii) 廚櫃	木製廚櫃配木製及金屬框門板	特色玻璃及高亮漆		
		(iv) 所有其他裝置及設備的類型	消防裝置及設備	開放式廚房內或附近的天花裝置煙霧探測器及消防花灑頭		
			其他裝置	鍍鉻洗滌盆水龍頭		
			其他設備	隨樓附送之設備及品牌，請參閱「設備說明」		
(d)	睡房		裝置	類型	用料	
		裝置(包括嵌入式衣櫃)的類型及用料	不適用	不適用	不適用	
(e)	電話	接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」			
(f)	天線	接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」			
(g)	電力裝置	(i) 供電附件(包括安全裝置)	供電附件	提供電掣及插座之面板		
			安全裝置	單相電力並裝妥微型斷路器配電箱		
		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露 <sup>1</sup>			
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」			
(h)	氣體供應	類型	煤氣			
		系統	所有單位(3樓F及G單位除外)之煤氣喉接駁煤氣煮食爐及煤氣熱水爐			
		位置	請參閱「機電裝置位置及數量說明表」			
(i)	洗衣機接駁點	位置	請參閱「機電裝置位置及數量說明表」			
		設計	設有洗衣機來、去水接駁喉位			

3. 室內裝置

(j)	供水	(i) 水管的用料	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) 水管是隱藏或外露	水管是部分隱藏及部分外露 <sup>2</sup>
		(iii) 有否熱水供應	開放式廚房及浴室供應熱水

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遮蓋或掩藏。

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遮蓋或掩藏。

4. 雜項

				住宅升降機	
(a)	升降機	(i) 品牌名稱及產品型號	品牌名稱	三菱	
			產品型號	NexWay-S	
		(ii) 升降機的數目及到達的樓層	升降機的數目	2	
			到達的樓層	1號升降機: 地下低層、地下、1樓-3樓、5樓-12樓、15樓-23樓、25樓-30樓 2號升降機: 地下、1樓-3樓、5樓-12樓、15樓-23樓、25樓-30樓	
(b)	信箱	用料	不銹鋼		
(c)	垃圾收集	(i) 垃圾收集的方法	由清潔工人收集垃圾		
		(ii) 垃圾房的位置	地下低層設有中央垃圾房		
(d)	水錶、電錶及氣體錶		水錶	電錶	氣體錶
		(i) 位置	每層之公用水錶櫃	每層之公用電錶櫃	平台 (3樓A、B、C、D、E及H單位) 露台 (5樓-12樓、15樓-23樓、25樓-30樓所有單位)
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立	獨立	獨立

賣方承諾如該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。

5. 保安設施

保安系統及設備	入口通道控制及保安系統	地下住宅入口大堂設有對講機系統、智能讀卡機及密碼門鎖。住宅升降機內設有智能讀卡機
	閉路電視	地下低層大堂、地下住宅入口大堂、所有升降機內及會所均設有閉路電視系統，直接連接地下之管理處
嵌入式的裝備的細節	各住宅單位均設有對講機並連接地下之管理處	
嵌入式裝備的位置	請參閱「機電裝置位置及數量說明表」	



6. 設備說明

位置	設備	適用單位	品牌	型號(如有)	
				室內機	室外機
客/飯廳	分體式冷氣機	3樓、5樓-12樓、15樓-23樓、25樓-28樓A、D、E及H單位、 29樓A、E及H單位及30樓E及H單位	大金	FTKC35TAV1N	RKC35TAV1N
		3樓、5樓-12樓、15樓-23樓、25樓-28樓B、C、F及G單位及 29樓-30樓F及G單位		FTKA35BV1H	RKA35AV1H
		29樓B單位及30樓A單位		FTKC50TAV1N	RKC50TAV1N
睡房 1	分體式冷氣機	29樓B單位及30樓A單位		FTKC25TAV1N	RKC25TAV1N
睡房 / 睡房 2	分體式冷氣機	3樓、5樓-12樓、15樓-23樓、25樓-28樓A、D、E及H單位、 29樓A、B、E及H單位及30樓A、E及H單位		FTKC25TAV1N	RKC25TAV1N
		3樓、5樓-12樓、15樓-23樓、25樓-28樓B單位		FTKA25BV1H	RKA25BV1H

位置	設備	適用單位	品牌	型號（如有）
客/飯廳	微蒸烤焗爐	所有單位	西門子	CP565AGS0B
	雪櫃	所有A、B、D、E及H單位除29樓B單位及30樓A單位外	西門子	KI42LAFF0K
		所有C、F及G單位		KU15LADF0K
		29樓B單位及30樓A單位		KI86NAF31K
開放式廚房	洗衣乾衣機	所有單位	西門子	WK14D321HK
	電磁爐	3樓F及G單位	V-ZUG	GK26TIMSZ
	嵌入式煤氣煮食爐	所有單位除3樓F及G單位外	V-ZUG	GAS321GKBZ
	抽油煙機	所有單位	西門子	LI67SA531B
浴室	浴室寶	所有單位	樂聲牌	FV-30BG3H
	電熱水爐	3樓F及G單位	斯寶亞創	DHB 27 STi
	煤氣熱水爐	所有A、B、E及G單位除3樓G單位外	TGC	RBOX16QR
		所有C、D、F及H單位除3樓F單位外		RBOX16QL

賣方承諾如該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。

### 1. Exterior finishes

(a)	External wall	Type of finishes	Podium: Glass wall, aluminium cladding and granite stone Residential tower: Curtain wall, aluminium cladding, tiles and external paint
(b)	Window	Material of frame	PVDF coating aluminium frame
		Material of glass	Insulated-Glass-Unit (IGU) glass for windows in living/dining rooms and bedrooms of all residential units Frosted glass for windows in bathrooms and open kitchens (if any)
(c)	Bay window	Material of bay window	Not applicable
		Window sill finishes	Not applicable
(d)	Planter	Type of finishes	Not applicable
(e)	Verandah or balcony	Type of finishes	Balcony: Installed with laminated glass balustrade Floor: Tiles and wood plastic composite deck Wall: Tiles Ceiling: Finished with aluminium false ceiling and external paint
		Whether it is covered	Balcony is covered
		Verandah	Not applicable
(f)	Drying facilities for clothing	Type	Not applicable
		Material	Not applicable

### 2. Interior finishes

			Wall	Floor	Ceiling
(a)	Lobby	G/F residential entrance lobby finishes	Natural stone, metal panel and decorative glass to the exposed surface	Natural stone	Gypsum board false ceiling with emulsion paint, metal panel and timber veneer
		Lift lobby finishes for residential floors	Wallpaper, feature glass, stainless steel and timber veneer to the exposed surface	Porcelain tiles	Gypsum board false ceiling with emulsion paint
(b)	Internal wall and ceiling		Wall		Ceiling
		Living room finishes	a) Emulsion paint and stainless steel panel (Except Flats B, C, F and G on 3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, Flat B on 29/F and Flat A on 30/F) b) Emulsion paint, mirror, timber veneer and stainless steel panel (For Flats B on 3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, Flat B on 29/F and Flat A on 30/F) c) Emulsion paint, timber veneer and stainless steel panel (For Flats C, F and G on 3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F)		Emulsion paint
		Dining room finishes	a) Emulsion paint and stainless steel panel (Except Flats B, C, F and G on 3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, Flat B on 29/F and Flat A on 30/F) b) Emulsion paint, mirror, timber veneer and stainless steel panel (For Flats B on 3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, Flat B on 29/F and Flat A on 30/F) c) Emulsion paint, timber veneer and stainless steel panel (For Flats C, F and G on 3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F)		Emulsion paint
		Bedroom finishes	Emulsion paint and timber veneer		Emulsion paint
(c)	Internal floor		Floor		Skirting
		Material for living room	Natural stone		Timber skirting
		Material for dining room	Natural stone		Timber skirting
		Material for bedroom	Engineered timber		Timber skirting

### 2. Interior finishes

(d)	Bathroom		Wall	Floor	Ceiling	
		(i) Type of finishes	a) Porcelain tiles to the exposed surface (Except Flats C, F and G on 3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F and Flats F and G on 29/F-30/F) b) Porcelain tiles to the exposed surface and glass partition (For Flats C, F and G on 3/F, 5/F- 12/F, 15/F-23/F, 25/F-28/F and Flats F and G on 29/F-30/F)	Porcelain tiles to the exposed surface	Gypsum board false ceiling with emulsion paint	
		(ii) Whether the wall finishes run up to the ceiling	Up to the bottom level of false ceiling			
(e)	Kitchen		Wall	Floor	Ceiling	Cooking Bench
		(i) Type of finishes	Ceramic tiles and glass to the exposed surface	Natural stone to the exposed surface	Gypsum board false ceiling with emulsion paint	Reconstituted stone
		(ii) Whether the wall finishes run up to the ceiling	Up to the bottom level of false ceiling			

### 3. Interior fittings

			Material	Finishes	Accessories
(a)	Doors	Main entrance door	Fire-rated solid core timber swing door	Timber veneer	Digital lockset, eye viewer, door closer and door stopper
		Balcony door (Flats B, C, E and H on 5/F-12/F, 15/F-23/F, 25/F-28/F and Flats E and H on 29/F-30/F)	Aluminium frame swing door	Glass	Lockset
		Balcony door (Flats A, D, F and G on 5/F-12/F, 15/F-23/F, 25/F-28/F, Flats A, B, F and G on 29/F and Flats A, F and G on 30/F)	Aluminium frame sliding door	Glass	Lockset
		Utility platform door (Flats A, D, E and H on 5/F-12/F, 15/F-23/F, 25/F-28/F, Flats A, E and H on 29/F and Flats E and H on 30/F)	Aluminium frame swing door	Feature glass	Lockset
		Utility platform door (Flat B on 5/F-12/F, 15/F-23/F, 25/F-29/F and Flat A on 30/F)	Aluminium frame swing door	Glass	Lockset
		Flat roof door (Flats A, D, F and G on 3/F)	Aluminium frame sliding door	Glass	Lockset
		Flat roof door (Flats A, D, E and H on 3/F)	Aluminium frame swing door	Feature glass	Lockset
		Flat roof door (Flats B, C, E and H on 3/F, Flat B on 29/F and Flat A on 30/F)	Aluminium frame swing door	Glass	Lockset
		Bedroom door	Stainless steel frame sliding door	Feature glass	Lockset and door stopper
		Bedroom 1 and Bedroom 2 door	Hollow core timber swing door	Timber veneer	Lockset
		Bathroom door (All flats)	Stainless steel frame sliding door	Feature glass	Lockset and door stopper
		Bathroom door (Flat B on 29/F and Flat A on 30/F)	Hollow core timber swing door	Timber veneer	Lockset
(b)	Bathroom		Fittings & Equipment	Type	Material
		(i) Type and material of fittings and equipment	Cabinet	Basin countertop	Reconstituted stone
				Basin cabinet	Timber cabinet with timber veneer and metal
				Mirror cabinet	Timber cabinet with mirror and metal
			Bathroom fittings	Wash basin mixer	Chrome plated



### 3. Interior fittings

(b)	Bathroom		Fittings & Equipment	Type	Material	
		(i) Type and material of fittings and equipment	Bathroom fittings	Wash basin	Reconstituted stone	
				Water closet	Vitreous china	
				Towel rack	Chrome plated	
				Paper holder	Chrome plated	
				Robe hook (For Flats A, B, D, E and H on 3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, Flats A, B, E and H on 29/F and Flats A, E and H on 30/F)	Chrome plated	
				Storage rack (For Flats B, C, F and G on 3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, Flat B on 29/F and Flat A on 30/F)	Chrome plated and reconstituted stone	
				Shower compartment	Glass	
			Bathroom appliances	For the appliances provision and brand name, please refer to the "Appliances Schedule"		
		(ii) Type and material of water supply system		Cold water supply	Copper water pipes	
				Hot water supply	Copper water pipes with thermal insulation	
	(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Shower set	Chrome plated		
	(iv) Size of bath tub, if applicable		Not applicable			
(c)	Kitchen		Material			
		(i) Sink unit	Stainless steel			
		(ii) Water supply system	Copper pipes for cold water supply and copper pipes with thermal insulation for hot water supply			
			Material	Finishes		
		(iii) Kitchen cabinet	Timber cabinet with timber and metal frame door panel	Feature glass and high gloss lacquer finish		
		(iv) Type of all other fittings and equipment	Fire service installations and equipment	Ceiling-mounted smoke detector and sprinkler head are fitted in or near open kitchen		
			Other fittings	Chrome plated sink mixer		
			Other equipment	For the appliances provision and brand name, please refer to the "Appliances Schedule"		
(d)	Bedroom		Fittings	Type	Material	
		Type and material of fittings (including built-in wardrobe)	Not applicable	Not applicable	Not applicable	
(e)	Telephone	Location and number of connection points	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions"			
(f)	Aerials	Location and number of connection points	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions"			
(g)	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets		
			Safety devices	Single phase electricity supply with miniature circuit breaker distribution board		
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed <sup>1</sup>			
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions"			
(h)	Gas supply	Type	Town Gas			
		System	Gas supply pipe is provided and connected to gas hob and gas water heater for all units (except for Flats F and G on 3/F)			
		Location	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions"			

### 3. Interior fittings

(i)	Washing machine connection point	Location	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions"
		Design	Drain point and water point are provided for washing machine
(j)	Water supply	(i) Material of water pipes	Copper pipes for cold water supply and copper pipes with thermal insulation for hot water supply
		(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed <sup>2</sup>
		(iii) Whether hot water is available	Hot water supply is provided to the open kitchen and bathroom

Notes: 1. Other than those parts of the conduits concealed within the 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 pipes ducts or other materials.  
2. Other than those parts of the water pipes concealed within the 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 pipes ducts or other materials.

### 4. Miscellaneous

				Residential Lift	
(a)	Lifts	(i) Brand name and model number	Brand Name	Mitsubishi	
			Model Number	NexWay-S	
		(ii) Number and floors served by them	Number of lifts	2	
			Floors served by the lifts	Lift 1: LG/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-30/F Lift 2: G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-30/F	
(b)	Letter box	Material	Stainless steel		
(c)	Refuse collection	(i) Means of refuse collection	Collected by cleaners		
		(ii) Location of refuse room	Refuse storage and material recovery chamber is provided on LG/F		
(d)	Water meter, electricity meter and gas meter		Water Meter	Electricity Meter	Gas Meter
		(i) Location	Common water meter cabinet on each floor	Common electric meter cabinet on each floor	Flat roof (Flats A, B, C, D, E and H on 3/F) Balcony (All flats on 5/F-12/F, 15/F-23/F, 25/F-30/F)
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

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.

### 5. Security facilities

Security system and equipment	Access Control and Security System	Visitor panel, smart card reader and security control door are installed at G/F residential entrance lobby. Smart card reader is installed inside the residential lifts
	CCTV	CCTVs are installed at LG/F lift lobby, G/F residential entrance lobby, all lifts and clubhouse connecting directly to the caretaker's counter on G/F
Details of built-in provisions	Door phone in each residential unit is connected to the caretaker's counter on G/F	
Location of built-in provisions	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions"	

6. Appliances Schedule

Location	Appliance	Flats apply	Brand	Model No. (if any)	
				Indoor Unit	Outdoor Unit
Living / Dining Room	Split Type Air Conditioner	Flats A, D, E and H on 3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, Flats A, E and H on 29/F and Flats E and H on 30/F	Daikin	FTKC35TAV1N	RKC35TAV1N
		Flats B, C, F and G on 3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F and Flats F and G on 29/F-30/F		FTKA35BV1H	RKA35AV1H
		Flat B on 29/F and Flat A on 30/F		FTKC50TAV1N	RKC50TAV1N
Bedroom 1	Split Type Air Conditioner	Flat B on 29/F and Flat A on 30/F		FTKC25TAV1N	RKC25TAV1N
Bedroom / Bedroom 2	Split Type Air Conditioner	Flats A, D, E and H on 3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, Flats A, B, E and H on 29/F and Flats A, E and H on 30/F		FTKC25TAV1N	RKC25TAV1N
		Flat B on 3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F		FTKA25BV1H	RKA25BV1H

Location	Appliance	Flats apply	Brand	Model No. (if any)
Living / Dining Room	Steam Oven with Microwave	All flats	Siemens	CP565AGS0B
	Refrigerator	All Flats A, B, D, E and H except for Flat B on 29/F and Flat A on 30/F	Siemens	KI42LAFF0K
		All Flats C, F and G		KU15LADF0K
		Flat B on 29/F and Flat A on 30/F		KI86NAF31K
Open Kitchen	Washer Dryer	All flats	Siemens	WK14D321HK
	Induction Cooker	Flats F and G on 3/F	V-ZUG	GK26TIMSZ
	Built in Gas Hob	All flats except for Flats F and G on 3/F	V-ZUG	GAS321GKBZ
	Telescopic Hood	All flats	Siemens	LI67SA531B
Bathroom	Thermo Ventilator	All flats	Panasonic	FV-30BG3H
	Electric Water Heater	Flats F and G on 3/F	Stiebel Eltron	DHB 27 STi
	Gas Water Heater	All Flats A, B, E and G except for Flat G on 3/F	TGC	RBOX16QR
		All Flats C, D, F and H except for Flat F on 3/F		RBOX16QL

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.



住宅單位機電裝置位置及數量說明表  
Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units

位置 Location	描述 Description	3樓 3/F								5樓-12樓、15樓-23樓、25樓-28樓 5/F-12/F, 15/F-23/F, 25/F-28/F							
		A	B	C	D	E	F	G	H	A	B	C	D	E	F	G	H
客/飯廳 Living / Dining Room	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	數據插座 Data Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	單位電插座 Single Socket Outlet	2	1	2	2	2	2	2	2	2	1	2	2	2	2	2	2
	雙位電插座 Twin Socket Outlet	1	2	2	1	1	2	2	1	1	2	2	1	1	2	2	1
	視象對講機 Video Door Phone	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	微型斷路器配電箱 Miniature Circuit Breaker Distribution Board	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
睡房 Bedroom	電視及電台天線插座 TV and FM Outlet	1	1	-	1	1	-	-	1	1	1	-	1	1	-	-	1
	電話插座 Telephone Outlet	1	1	-	1	1	-	-	1	1	1	-	1	1	-	-	1
	單位電插座 Single Socket Outlet	1	1	-	1	1	-	-	1	1	1	-	1	1	-	-	1
	雙位電插座 Twin Socket Outlet	1	2	-	1	1	-	-	1	1	2	-	1	1	-	-	1
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	-	1	1	-	-	1	1	1	-	1	1	-	-	1
開放式廚房 Open Kitchen	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	洗衣乾衣機接駁點 Washer Dryer Machine Connection Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
冷氣機平台 A/C Platform	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	-	-	-	2	2	-	-	-	2	-	-	2	2	-	-	2
露台 Balcony	煤氣接駁點 Gas Connection Point	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1
	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	-	-	-	-	-	-	-	-	-	1	1	-	-	1	1	-
平台 (3樓) Flat Roof (3/F)	防水單位電插座 Weatherproof Type Single Socket Outlet	2	1	1	2	2	-	-	2	-	-	-	-	-	-	-	-
	煤氣接駁點 Gas Connection Point	1	1	1	1	1	-	-	1	-	-	-	-	-	-	-	-
	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	2	2	1	-	-	1	1	2	-	-	-	-	-	-	-	-
工作平台 Utility Platform	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-

住宅單位機電裝置位置及數量說明表  
Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units

位置 Location	描述 Description	29樓 29/F						30樓 30/F				
		A	B	E	F	G	H	A	E	F	G	H
客/飯廳 Living / Dining Room	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1
	數據插座 Data Outlet	1	1	1	1	1	1	1	1	1	1	1
	單位電插座 Single Socket Outlet	2	2	2	2	2	2	2	2	2	2	2
	雙位電插座 Twin Socket Outlet	1	3	1	2	2	1	3	1	2	2	1
	視象對講機 Video Door Phone	1	1	1	1	1	1	1	1	1	1	1
	微型斷路器配電箱 Miniature Circuit Breaker Distribution Board	1	1	1	1	1	1	1	1	1	1	1
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1	1	1	1	1	1
睡房 / 睡房 1 Bedroom / Bedroom 1	電視及電台天線插座 TV and FM Outlet	1	1	1	-	-	1	1	1	-	-	1
	電話插座 Telephone Outlet	1	1	1	-	-	1	1	1	-	-	1
	單位電插座 Single Socket Outlet	1	1	1	-	-	1	1	1	-	-	1
	雙位電插座 Twin Socket Outlet	1	2	1	-	-	1	2	1	-	-	1
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	-	-	1	1	1	-	-	1
睡房 2 Bedroom 2	電視及電台天線插座 TV and FM Outlet	-	1	-	-	-	-	1	-	-	-	-
	電話插座 Telephone Outlet	-	1	-	-	-	-	1	-	-	-	-
	雙位電插座 Twin Socket Outlet	-	2	-	-	-	-	2	-	-	-	-
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	-	1	-	-	-	-	1	-	-	-	-
開放式廚房 Open Kitchen	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	1
	洗衣乾衣機接駁點 Washer Dryer Machine Connection Point	1	1	1	1	1	1	1	1	1	1	1
冷氣機平台 A/C Platform	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	2	2	2	-	-	2	2	2	-	-	2
露台 Balcony	煤氣接駁點 Gas Connection Point	1	1	1	1	1	1	1	1	1	1	1
	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	-	-	-	1	1	-	-	-	1	1	-
平台 Flat Roof	防水單位電插座 Weatherproof Type Single Socket Outlet	-	1	-	-	-	-	1	-	-	-	-
工作平台 Utility Platform	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	-	1	-	-	-	-	1	-	-	-	-

## 23 服務協議 SERVICE AGREEMENTS

食水及沖廁水由水務署供應。

電力由香港電燈有限公司供應。

煤氣由香港中華煤氣有限公司供應。

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by The Hongkong Electric Company Limited.

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

## 24 地稅 GOVERNMENT RENT

賣方(擁有人)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。

The vendor (the owner) 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.

## 25 買方的雜項付款 MISCELLANEOUS PAYMENTS BY PURCHASER

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須向賣方(擁有人)補還水、電力及氣體的按金。
2. 在交付時，買方不須向賣方(擁有人)支付清理廢料的費用。

備註：  
買方須向發展項目管理人及不須向賣方(擁有人)繳付水、電力及氣體的按金及清理廢料的費用。

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

Note :  
The purchaser should pay to the manager and not the vendor (the owner) of the development the deposits for water, electricity and gas and the debris removal fee.

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

按買賣合約的規定，凡售出物業或於買賣合約列出裝設於物業內的裝置、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。

As provided in the agreement for sale and purchase, 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, remedy any defects to the property sold, or the fittings, finishes or appliances incorporated into the property as set out in the agreement for sale and purchase, caused otherwise than by the act or neglect of the purchaser.



1. 每名住宅擁有人均須分擔維修斜坡及護土牆工程的費用。
2. 公契第III部第13(h)(xii)條訂明「管理開支」應包括「根據本契約，並按照《斜坡維修指南》和《斜坡維修手冊》的要求，須由擁有人負責保養的斜坡及護土牆所招致或將招致的檢查、維修及保養，以及進行其他有關斜坡及護土牆的工程之費用」。
3. 公契第III部第38(bf)條訂明管理人擁有全權及不受限制的權力「聘請合資格人員檢查、維持及維修斜坡及護土牆，以保持其在妥善及維修充足的良好狀況，並進行任何有關斜坡及護土牆必要的工程，以遵守本契約的要求，以及按照《斜坡維修指南》及《斜坡維修手冊》和所有由有關政府部門不時發出有關保養斜坡、護土牆及相關結構的指引，及向擁有人收取管理人因進行此等必要的保養、維修及任何其他工程而招致的所有費用。倘若管理人經過一切合理努力仍未能根據本契約之條款向所有擁有人收取所需的工程費用，則管理人不會因執行該等本契約的任何所述要求而負上個人責任，該責任仍須由擁有人負責」。
4. 公契第VIII部第78(b)條訂明「擁有人必須根據本契約，並按照《斜坡維修指南》和《斜坡維修手冊》的要求自費保養及進行有關斜坡及護土牆的所有工程。管理人(就本條款而言應包括業主委員會或業主立案法團)現獲所有擁有人授以全權聘請合適及合資格人員檢查、維持及維修斜坡及護土牆，以保持其在妥善及維修充足的良好狀況，並進行任何有關斜坡及護土牆必要的工程，以遵守本契約的要求，以及按照《斜坡維修指南》及《斜坡維修手冊》和所有由有關政府部門不時發出有關保養斜坡、護土牆及相關結構的指引。所有擁有人須向管理人支付其因進行任何此等必要的保養工程及任何其他工程而招致或將招致的費用。倘若管理人經過一切合理努力仍未能向所有擁有人收取所需的工程費用，則管理人不會因執行任何該等本契約的要求而負上個人責任，該責任仍須由擁有人負責」。
5. 已經或將會在發展項目所位處的土地範圍內或其之外建造的斜坡及護土牆或有關構築物已在本部分結尾的圖則顯示，僅供識別。

註: 除非本售樓說明書另有規定，本「斜坡維修」內所採用的詞彙與該詞彙在公契內的意思相同。

1. Each of the residential owners is obliged to contribute towards the costs of the maintenance work of the Slopes and Retaining Walls.
2. Clause 13(h)(xii) of Section III of the Deed of Mutual Covenant provides that the Management Expenses shall cover “the costs lawfully incurred or to be incurred in inspecting, repairing and maintaining, and in carrying out other works in respect of, the Slopes and Retaining Walls the maintenance of which is the liability of the Owners under this Deed and in accordance with the Slope Maintenance Guidelines and the Slope Maintenance Manual”.
3. Clause 38(bf) of Section III of the Deed of Mutual Covenant provides that the Manager has the full and unrestricted authority “to engage qualified personnel to inspect keep and maintain in good substantial repair and condition, and to carry out any necessary works, in respect of any of the Slopes and Retaining Walls in compliance with this Deed and in accordance with the Slope Maintenance Guidelines and the Slope Maintenance Manual and all guidelines issued from time to time by the appropriate Government department regarding the maintenance of slopes, retaining walls and related structures, and to collect from the Owners all costs lawfully incurred or to be incurred by the Manager in carrying out such necessary maintenance, repair and any other works Provided That the Manager shall not be made personally liable for carrying out any such requirement of this Deed which shall remain the responsibility of the Owners if, having used all reasonable endeavours, the Manager is unable to collect the costs of the required works from all Owners pursuant to the terms of this Deed”.
4. Clause 78(b) of Section VIII of the Deed of Mutual Covenant provides that “The Owners shall at their own expenses maintain and carry out all works in respect of the Slopes and Retaining Walls as required by this Deed and in accordance with the Slope Maintenance Guidelines and the Slope Maintenance Manual. The Manager (which for the purpose of this Clause shall include the Owners’ Committee or Owners’ Incorporation) is hereby given full authority by the Owners to engage suitable qualified personnel to inspect keep and maintain in good substantial repair and condition, and to carry out any necessary works, in respect of the Slopes and Retaining Walls in compliance with this Deed and in accordance with the Slope Maintenance Guidelines and the Slope Maintenance Manual and all guidelines issued from time to time by the appropriate Government department regarding the maintenance of slopes, retaining walls and related structure. All Owners shall pay to the Manager all costs lawfully incurred or to be incurred by it in carrying out any such necessary maintenance, repair and any other works. The Manager shall not be personally liable for carrying out any such requirement of this Deed which shall remain the responsibility of the Owners if, having used all reasonable endeavours, it has not been able to collect the costs of the required works from all Owners”.
5. The Slopes and Retaining Walls or the related structures constructed, or to be constructed, within or outside the Lot is, for the purpose of identification only, shown on the plan at the end of this Section.

Remarks: Unless otherwise defined in this sales brochure, the capitalized terms used in this “Maintenance of Slopes” shall have the same meaning of such terms in the Deed of Mutual Covenant.

## 27 斜坡維修 MAINTENANCE OF SLOPES



圖例 LEGEND

斜坡及護土牆  
SLOPES AND RETAINING WALLS

以上圖則僅供識別用途及並非按比例製作。  
The above plan is for identification purpose only and is not drawn to scale.

## 28 修訂 MODIFICATION

本發展項目現時並沒有向政府提出申請修訂批地文件。

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

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。

		面積 (平方米)
根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		
1	停車場及上落客貨地方（公共交通總站除外）	不適用
2	機房及相類設施	
2.1(＃)	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》（《作業備考》）或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室（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	124.701
2.2(＃)	所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	492.554
2.3	非強制性或非必要機房，例如空調機房、送風櫃房等	不適用
根據聯合作業備考第1及第2號提供的環保設施		
3(＃)	露台	195.000
4	加闊的公用走廊及升降機大堂	不適用
5	公用空中花園	不適用
6	隔聲簷	不適用
7	翼牆、捕風器及風斗	不適用
8(＃)	非結構預製外牆	53.358
9(＃)	工作平台	91.500
10	隔音屏障	不適用
適意設施		
11	管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	不適用
12(＃)	住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	83.104
13(＃)	有蓋園景區及遊樂場地	175.778
14	橫向屏障 / 有蓋人行道及花棚	不適用
15(＃)	擴大升降機槽	94.125
16	煙囪管道	不適用

17	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	不適用
18(＃)	強制性設施或必要機房所需的管槽、氣槽及垂直立管	46.103
19	非強制性設施或非必要機房所需的管槽及氣槽	不適用
20	環保系統及設施所需的機房、管槽及氣槽	不適用
21	複式住宅單位及洋房的中空空間	不適用
22	遮陽篷及反光罩	不適用
23	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	不適用
24	《作業備考》APP-19 第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台，及維修通道	不適用
其他項目		
25	庇護層，包括庇護層兼空中花園	不適用
26	大型伸出 / 外懸設施下的有蓋地方	不適用
27	公共交通總站	不適用
28	共用構築物及公用樓梯	不適用
29	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	不適用
30	公眾通道	不適用
31	有蓋的後移部分	不適用
額外總樓面面積		
32(＃)	額外總樓面面積	549.980
根據聯合作業備考(第8號)提供的額外環保設施		
33	採用「組裝合成」建築法的樓宇	不適用

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。

有關建築物的環境評估

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。

最終金級



申請編號: FAG0029/24

發展項目的公用部份的預計能量表現或消耗

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：

第I部份	
提供中央空調	否
提供具能源效益的設施	是
擬安裝的具能源效益的設施:-	1. 使用高效能冷氣機 2. 於公共空間使用節能照明配件

第II部份：擬興建樓宇/部分樓宇預計每年能源消耗量(註腳 1)：-						
發展項目類型	位置	使用有關裝置的內部樓面面積(平方米)	基線樓宇(註腳 2) 每年能源消耗量		擬興建樓宇每年能源消耗量	
			電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年	電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年
住用發展項目（不包括酒店）	中央屋宇裝備裝置(註腳 3)	1542.425	192.658	2.570	127.357	2.008
非住用發展項目(註腳 4)（包括酒店）	平台（非中央屋宇裝備裝置）	730.965	450.670	不適用	438.350	不適用

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。

4. 平台一般指發展項目的最低部分（通常為發展項目最低15米部分及其地庫（如適用）），並與其上的塔樓具有不同用途。對於並無明確劃分平台與塔樓的發展項目，應視整個發展項目為塔樓。

第III部份：以下裝置乃按機電工程署公布的相關實務守則設計：-			
裝置類型		電力裝置	是
照明裝置	是	升降機及自動梯的裝置	是
空調裝置	是	以總能源為本的方法	不適用



**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.

		Area (m <sup>2</sup> )			
Disregarded GFA under Building (Planning) Regulations 23(3)(b)			15(#)	Larger lift shaft	94.125
1	Carpark and loading/unloading area excluding public transport terminus	Not Applicable	16	Chimney shaft	Not Applicable
2	Plant rooms and similar services		17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	Not Applicable
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.	124.701	18(#)	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room	46.103
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.	492.554	19	Pipe duct, air duct for non-mandatory or non-essential plant room	Not Applicable
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	Not Applicable	20	Plant room, pipe duct, air duct for environmentally friendly system and feature	Not Applicable
Green Features under Joint Practice Notes 1 and 2			21	Void in duplex domestic flat and house	Not Applicable
3(#)	Balcony	195.000	22	Sunshade and reflector	Not Applicable
4	Wider common corridor and lift lobby	Not Applicable	23	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window	Not Applicable
5	Communal sky garden	Not Applicable	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	Not Applicable
6	Acoustic fin	Not Applicable	Other Exempted Items		
7	Wing wall, wind catcher and funnel	Not Applicable	25	Refuge floor including refuge floor cum sky garden	Not Applicable
8(#)	Non-structural prefabricated external wall	53.358	26	Covered area under large projecting / overhanging feature	Not Applicable
9(#)	Utility platform	91.500	27	Public transport terminus	Not Applicable
10	Noise barrier	Not Applicable	28	Party structure and common staircase	Not Applicable
Amenity Features			29	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	Not Applicable
11	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	Not Applicable	30	Public passage	Not Applicable
12(#)	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	83.104	31	Covered set back area	Not Applicable
13(#)	Covered landscaped and play area	175.778	Bonus GFA		
14	Horizontal screens / covered walkway and trellis	Not Applicable	32(#)	Bonus GFA	549.980
			Additional Green Features under Joint Practice Note (No. 8)		
			33	Buildings adopting Modular Integrated Construction	Not Applicable

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.

The Environmental Assessment of the Building

### 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.

**Final Gold**

Application no.: FAG0029/24



**GOLD**  
金級

HK GBC  
BEAM Plus  
綠建環評

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

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:

Part I	
Provision of Central Air Conditioning	No
Provision of Energy Efficient Features	Yes
Energy Efficient Features proposed:	1. High efficiency air conditioner 2. Use of energy saving light fittings for common area

Part II : The predicted annual energy use of the proposed building/part of building <small>(Note 1)</small>						
Type of Development	Location	Internal Floor Area Served (m <sup>2</sup> )	Annual Energy Use of Baseline Building <sup>(Note 2)</sup>		Annual Energy Use of Proposed Building	
			Electricity kWh / m <sup>2</sup> / annum	Town Gas / LPG unit / m <sup>2</sup> / annum	Electricity kWh / m <sup>2</sup> / annum	Town Gas / LPG unit / m <sup>2</sup> / annum
Domestic Development (excluding Hotel)	Central building services installation <sup>(Note 3)</sup>	1542.425	192.658	2.570	127.357	2.008
Non-domestic Development <sup>(Note 4)</sup> (including Hotel)	Podium (non-central building services installation)	730.965	450.670	Not applicable	438.350	Not applicable

- 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/m<sup>2</sup>/annum) and town gas/LPG consumption (unit/m<sup>2</sup>/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 Installations issued by the Electrical and Mechanical Services Department.

4. Podium(s) normally means the lowest part of the development (usually the lowest 15m of the development and its basement, if any) carrying different use(s) from that of the tower(s) above. For development without clear demarcation between podium(s) and tower(s), the development, as a whole, should be considered as tower(s).

Part III: The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)			
Type of Installations		Electrical Installations	Yes
Lighting Installations	Yes	Lift & Escalator Installations	Yes
Air Conditioning Installations	Yes	Performance-based Approach	Not applicable

## 1. 放置室外冷氣機

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

## 2. 建築裝飾

發展項目部分住宅單位外設有建築裝飾。此等建築裝飾可能對部分住宅單位的景觀造成影響。有關建築裝飾的位置，請參閱本售樓說明書的「發展項目的住宅物業的樓面平面圖」。

## 3. 喉管

發展項目部分住宅單位的私人平台及 / 或露台及 / 或工作平台的外牆或毗鄰私人平台及 / 或露台及 / 或工作平台的外牆裝有喉管，部分住宅單位的景觀可能因此受到影響。有關喉管的位置，請參閱發展項目最新批准建築圖則。

## 4. 大廈保養系統操作

1. 在管理人安排為發展項目的外牆（包括構成住宅單位一部份的玻璃幕牆結構、玻璃幕牆玻璃、窗戶、露台及工作平台）及公用地方與設施進行定期及特別安排的檢查、清潔、保養、維修、改動、翻新、重建、油漆或裝飾的期間，大廈保養系統包括但不限於吊船或其他類似裝置（不論是永久或臨時裝置）可能會安裝及 / 或停泊在住宅單位的私人平台及 / 或私人天台（如有的話）上，並在住宅單位的私人平台及 / 或私人天台（如有的話）上空操作，以及在住宅單位的窗外、露台及工作平台外操作。
2. 根據公契，管理人有權在給予合理通知（緊急情況除外）後進入在發展項目建有私人平台及 / 或私人天台（如有的話）的住宅單位（不論是否連同管理人的代理、工人及職員，及是否攜帶用具、工具及物料）以操作大廈保養系統，包括但不限於在毗鄰構成住宅單位一部分的私人平台及 / 或私人天台（如有的話）的發展項目公用地方與設施周邊外牆的托架錨固吊船或其他類似裝置（不論該等錨或托架是否位於毗鄰構成住宅單位一部分的私人平台及 / 或私人天台（如有的話）圍邊內部表面）及 / 或於構成住宅單位一部分的私人平台及 / 或私人天台（如有的話）停泊吊船或其他類似裝置，以便清潔、保養及 / 或維修發展項目的外牆、玻璃幕牆及公用地方與設施。

## 5. 將交回的土地

兩幅毗鄰 / 毗連發展項目地界並在建築事務監督於 2021 年 9 月 16 日批准的一般建築圖則（參考編號 BD 2/2085/10）內分別標記為“AREA (45.70 s.m.) TO BE SURRENDERED FOR ROAD WIDENING AT FREE OF COST”及“HATCHED AREA (110.0 s.m.) TO BE SURRENDERED TO GOVT FOR ROAD WIDENING AT STANDARD OF HIGHWAYS DEPARTMENT”的土地（統稱為「將交回的土地」）將根據政府訂明的條款及條件交回予政府作擴闊道路用途。一切與該擴闊道路有關的工程將不會在申請發展項目的佔用許可證時完成，而進行該工程可能對發展項目的享用，包括但不限於進出發展項目，以及周圍環境造成影響。僅為識別目的，將交回的土地的位置分別以紅色及紅色斜線顯示在本部分最後的圖則 1 上。

## 6. 毗鄰地段

賣方及一個賣方的有聯繫法團（統稱為「收購公司」）正在收購及有意重建發展項目附近的其他地段，即內地段第 120 號 A 分段第 4 小分段、內地段第 120 號 A 分段第 3 小分段、內地段第 120 號 A 分段第 1 小分段 B 分段、內地段第 120 號 A 分段第 1 小分段 A 分段餘段、內地段第 120 號 A 分段第 2 小分段、內地段第 121 號 A 分段第 1 小分段、內地段第 121 號 A 分段第 2 小分段、內地段第 121 號 A 分段第 3 小分段、內地段第 121 號 A 分段第 4 小分段及內地段第 121 號 A 分段第 5 小分段（統稱為「毗鄰地段」），亦即伊利近街 33-47A 號。毗鄰地段並不構成發展項目的一部分。僅為識別目的，毗鄰地段的位置以藍色顯示在本部分最後的圖則 2 上。

直至本售樓說明書的印製日期為止，收購公司正考慮毗鄰地段的發展。收購公司不會就毗鄰地段現在或將來的使用、保養、出售、處置、發展或其他方面作出任何形式的保證或陳述。收購公司明確保留所有與毗鄰地段有關的權利，包括但不限於毗鄰地段的使用、保養、出售、處置、發展、任何建築圖則的遞交及修改或其他任何方面。

在獲得政府批准後，將來在毗鄰地段上不時進行的工程、使用、處置或發展可能對發展項目住宅單位的享用，諸如通行、景觀、噪音或對周邊環境的其他方面造成影響。

## 7. 互授地役權及其他權利契約

發展項目住宅單位的使用及享用受限及受益於一份於 2021 年 12 月 2 日由賣方及收購公司簽訂，並正在土地註冊處以註冊摘要編號 21120300870015 註冊的互授地役權及其他權利契約（「該互授契約」）。請查閱該互授契約以了解全部詳情。完整的該互授契約現存於售樓處，於開放時間可供免費查閱。可在支付所需影印費後取得該互授契約之複印本。

註：除非本售樓說明書另有規定，本有關資料內所採用的詞彙與該詞彙在公契內的意思相同。

### 1. Placing of outdoor air-conditioning units

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

### 2. Architectural features

Some architectural features are installed outside some residential units of the development. The views of some residential units may be affected by these architectural features. For the locations of the architectural features, please refer to the "Floor Plans of Residential Properties in the Development" in this sales brochure.

### 3. Pipes

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

### 4. Operation of Building Maintenance System

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

adjacent to the private flat roof(s) and/or private roof(s) (if any) forming part of a residential unit (whether or not such anchors or brackets are located at the internal surface of the kerb abutting on the private flat roof and/or private roof (if any) forming part of a Residential Unit) and/or the resting of the gondola or likewise equipment on the private flat roofs and/or private roofs (if any) forming part of any residential unit, for cleaning, maintaining and/or repairing the external wall, curtain wall and the Common Areas and Facilities of the development.

### 5. Areas to be Surrendered

Two areas (collectively the "Areas to be Surrendered") adjacent to/adjoining the lot boundary of the development and marked as "AREA (45.70 s.m.) TO BE SURRENDERED FOR ROAD WIDENING AT FREE OF COST" and "HATCHED AREA (110.0 s.m.) TO BE SURRENDERED TO GOVT FOR ROAD WIDENING AT STANDARD OF HIGHWAYS DEPARTMENT" respectively in the general building plans (Ref No. BD 2/2085/10) approved by the Building Authority on 16 September 2021 will be surrendered to the Government in accordance with such terms and conditions as imposed by the Government for the road widening purpose. All the works in connection with the aforesaid road widening will not be completed at the time of application for the Occupation Permit of the development, and the carrying out of such works may affect the enjoyment of the development including but not limited to the access to and egress from the development and the surrounding environment thereof. For the purpose of identification only, the locations of the Areas to be Surrendered are shown and coloured red and hatched red respectively on the plan 1 at the end of this Section.

### 6. Adjacent Lots

The Vendor and an associate corporation of the Vendor (collectively the "Acquiring Companies") are in the course of acquiring and have the intention to redevelop other lots near the development, namely, Subsection 4 of Section A of Inland Lot No.120, Subsection 3 of Section A of Inland Lot No.120, Section B of Subsection 1 of Section A of Inland Lot No.120, the Remaining Portion of Section A of Subsection 1 of Section A of Inland Lot No.120, Subsection 2 of Section A of Inland Lot No.120, Subsection 1 of Section A of Inland Lot No.121, Subsection 2 of Section A of Inland Lot No.121, Subsection 3 of Section A of Inland Lot No.121, Subsection 4 of Section A of Inland Lot No.121 and Subsection 5 of Section A of Inland Lot No.121 (collectively the "Adjacent Lots") at 33-47A Elgin Street, Hong Kong, which do not form part of the development. For the purpose of identification only, the locations of the Adjacent Lots are shown and coloured blue on the plan 2 at the end of this Section.

As at the date of printing of this sales brochure, the Acquiring Companies are considering development of the Adjacent Lots. The Acquiring Companies give no warranties or representations whatsoever, whether in relation to any present or future use, maintenance, sale, disposal, development or otherwise, in respect of the Adjacent Lots. The Acquiring Companies expressly reserve all rights in respect of the Adjacent Lots, including but not limited to the use, maintenance, sale, disposal, development, submissions of and any amendments to any building plans or otherwise.



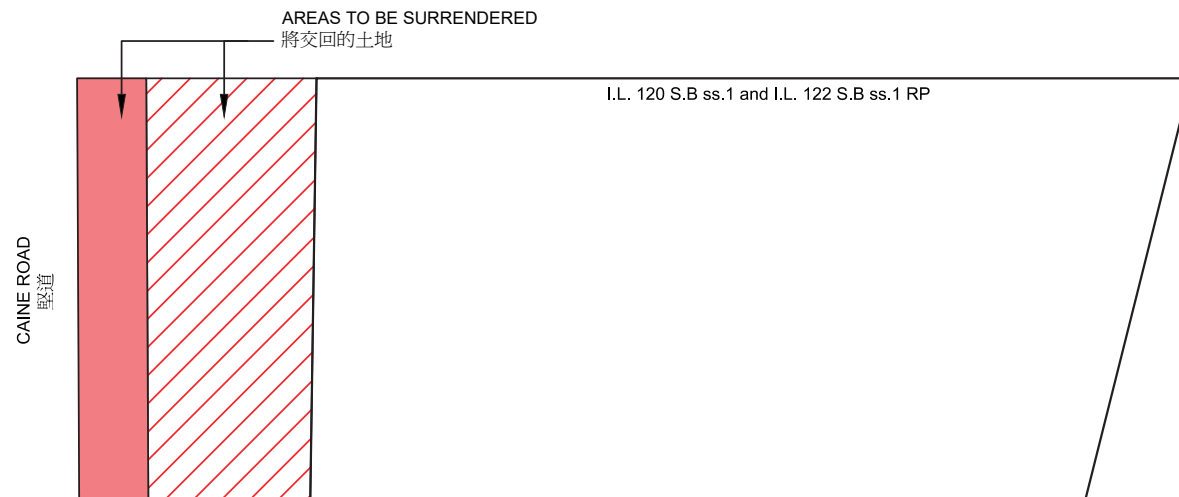
Subject to approval by the Government, any works, use, disposal or development from time to time of the Adjacent Lots in the future may affect the enjoyment of the residential units in the development in terms of the access, views, noise and other aspects of the surrounding environment.

## 7. Deed of Mutual Grant of Easement and Other Rights

The use and enjoyment of the residential properties in the development are subject to and with the benefit of a Deed of Mutual Grant of Easement and Other Rights dated 2nd December 2021 made between the Vendor and the Acquiring Companies and being registered in the Land Registry by Memorial No. 21120300870015 (the "Deed of Mutual Grant"). Please review the Deed of Mutual Grant for full details thereof. Full script of the Deed of Mutual Grant is free for inspection during opening hours at the sales office. Copy of the Deed of Mutual Grant can be obtained upon paying necessary photocopying charges.

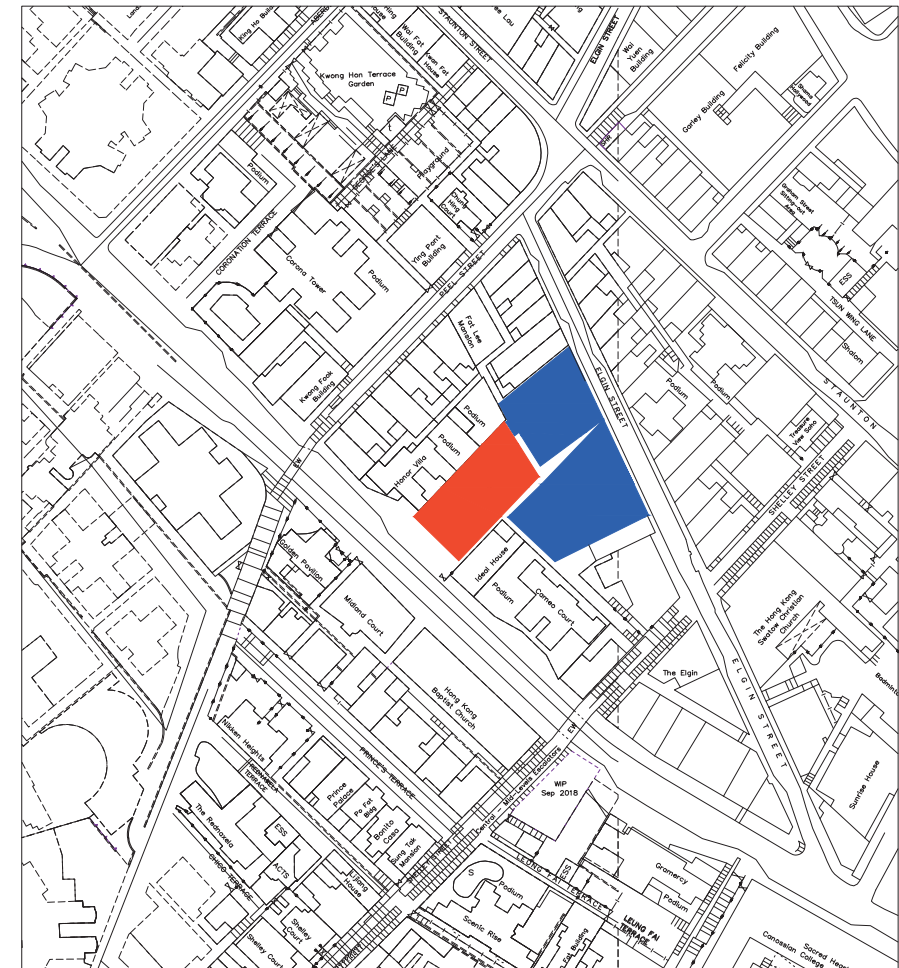
Remarks: Unless otherwise defined in this sales brochure, the capitalized terms used in this Relevant Information shall have the same meaning of such terms in the Deed of Mutual Covenant.

圖則 1  
Plan 1



以上圖則僅供識別用途及並非按比例製作。  
The above plan is for identification purpose only and is not drawn to scale.

圖則 2  
Plan 2



- 發展項目的位置  
The location of the Development
- 毗鄰地段的位置  
The location of the Adjacent Lots

以上圖則僅供識別用途及並非按比例製作。  
The above plan is for identification purpose only and is not drawn to scale.

賣方就該項目指定的互聯網網站的網址：  
**The Address Of The Website Designated By The Vendor For The Development:**  
[www.cainehill.com.hk](http://www.cainehill.com.hk)

1. 發展項目及其周邊地區日後可能出現改變
2. 本售樓說明書印製日期：2021年12月3日

1. There may be future changes to the development and the surrounding areas.
2. Date of printing of this Sales Brochure: 3 December 2021

EXAMINATION RECORD  
檢視記錄

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2022年3月3日 3 March 2022	16	更新發展項目的所在位置圖 Update location plan of the development
	48-50, 53-55	更新裝置、裝修物料及設備 Update fittings, finishes and appliances
2022年6月2日 2 June 2022	16	更新發展項目的所在位置圖 Update location plan of the development
	24	更新發展項目的布局圖 Update layout plan of the development
	26-29	更新發展項目的住宅物業的樓面平面圖 Update floor plans of residential properties in the development
	44-45	更新立面圖 Update elevation plan
	52, 57	更新裝置、裝修物料及設備 Update fittings, finishes and appliances
	64, 66	更新申請建築物總樓面面積寬免的資料 Update information in application for concession on gross floor area of building
2022年9月2日 2 September 2022	16	更新發展項目的所在位置圖 Update location plan of the development
	24	更新發展項目的布局圖 Update layout plan of the development
	26-29	更新發展項目的住宅物業的樓面平面圖 Update floor plans of residential properties in the development
	44-45	更新立面圖 Update elevation plan
2022年12月2日 2 December 2022	16	更新發展項目的所在位置圖 Update location plan of the development
	17-18	更新發展項目的鳥瞰照片 Update aerial photograph of the development
2023年1月20日 20 January 2023	10	更新發展項目Caine Hill的資料 Update information on the development, Caine Hill
	14	更新發展項目的設計的資料 Update information on design of the development
	24	更新發展項目的布局圖 Update layout plan of the development
	25-29	更新發展項目的住宅物業的樓面平面圖 Update floor plans of residential properties in the development
	44-45	更新立面圖 Update elevation plan

2023年3月2日 2 March 2023	10	更新發展項目Caine Hill的資料 Update information on the development, Caine Hill
	52, 57	更新裝置、裝修物料及設備 Update fittings, finishes and appliances
2023年6月2日 2 June 2023	15	更新物業管理的資料 Update information on property management
	16	更新發展項目的所在位置圖 Update location plan of the development
	18-1 - 18-2 (加頁) (Additional pages)	新增發展項目的鳥瞰照片 Add aerial photograph of the development
	47	更新閱覽圖則及公契 Update inspection of plans and deed of mutual covenant
	61	更新買方的雜項付款 Update miscellaneous payments by purchaser
2023年8月31日 31 August 2023	5, 9	更新一手住宅物業買家須知 Update notes to purchasers of first-hand residential properties
	16	更新發展項目的所在位置圖 Update location plan of the development
	64-67	更新申請建築物總樓面面積寬免的資料 Update information in application for concession on gross floor area of building
2023年11月30日 30 November 2023	16	更新發展項目的所在位置圖 Update location plan of the development
	17-18	更新發展項目的鳥瞰照片 Update aerial photograph of the development
	18-1 - 18-2	刪除發展項目的鳥瞰照片 Delete aerial photograph of the development
2024年2月29日 29 February 2024	16	更新發展項目的所在位置圖 Update location plan of the development
2024年5月29日 29 May 2024	16	更新發展項目的所在位置圖 Update location plan of the development
	17-18	更新發展項目的鳥瞰照片 Update aerial photograph of the development
2024年8月29日 29 August 2024	16	更新發展項目的所在位置圖 Update location plan of the development
	65, 67	更新申請建築物總樓面面積寬免的資料 Update information in application for concession on gross floor area of building
2024年11月29日 29 November 2024	16	更新發展項目的所在位置圖 Update location plan of the development
	17	更新發展項目的鳥瞰照片 Update aerial photograph of the development
	18	刪除發展項目的鳥瞰照片 Delete aerial photograph of the development



2025年2月28日 28 February 2025	16	更新發展項目的所在位置圖 Update location plan of the development
	18	更新發展項目的鳥瞰照片 Update aerial photograph of the development
	18-1 - 18-2 (加頁) (Additional pages)	新增發展項目的鳥瞰照片 Add aerial photograph of the development
	64, 66	更新申請建築物總樓面面積寬免的資料 Update information in application for concession on gross floor area of building
2025年5月28日 28 May 2025	16	更新發展項目的所在位置圖 Update location plan of the development

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