藝里坊·1號 One ArtLane

SALES BROCHURE 售樓説明書

藝里坊·1號 One·ArtLane

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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),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」。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和內部尺寸²。售樓說明書所提供有關住宅物業外部和內部的尺寸,不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具,應留意這點。
- 親臨發展項目的所在地實地視察,以了解有關物業的四周環境(包括交通和社區設施);亦應查詢有否任何城市規劃方案和議決,會對有關的物業造成影響;參閱載於售樓説明書內的位置圖、鳥瞰照片、分區計劃大綱圖,以及橫截面圖。

5. 售樓説明書

- 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」;
 - 横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税。
- 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。

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NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

8. 成交紀錄冊

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

9. 買賣合約

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

10. 表達購樓意向

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

11. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理,以協助銷售其發展項目內任何指明住宅物業,該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名/名稱。
- 您可委託任何地產代理(不一定是賣方所指定的地產代理),以協助您購置發展項目內任何指明住宅物業;
 您亦可不委託任何地產代理。
- 委託地產代理以物色物業前,您應該一

- 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事,倘發生利益衝突,未必能夠保 障您的最大利益;
- 了解您須否支付佣金予該地產代理。若須支付,有關的佣金金額和支付日期為何;以及
- 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問,應要求該地產代理或營業員出示其「地產代理證」,或瀏覽地產代理監管局的網頁(網址:www.eaa.org.hk),查閱牌照目錄。

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

- 賣方不一定須設置示範單位供準買家或公眾參觀,但賣方如為某指明住宅物業設置示範單位,必須首先設置該住宅物業的無改動示範單位,才可設置該住宅物業的經改動示範單位,並可以就該住宅物業設置多於一個經改動示範單位。
- 參觀示範單位時,務必視察無改動示範單位,以便與經改動示範單位作出比較。然而,條例並沒有限制賣 方安排參觀無改動示範單位及經改動示範單位的先後次序。
- 賣方設置示範單位供公眾參觀時,應已提供有關發展項目的售樓說明書。因此,緊記先行索取售樓說明書,以便在參觀示範單位時參閱相關資料。
- 您可以在無改動示範單位及經改動示範單位中進行量度,並在無改動示範單位內拍照或拍攝影片,惟在確保示範單位參觀者人身安全的前提下,賣方可能會設定合理的限制。

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期3。
 - 售樓說明書中有關發展項目的預計關鍵日期並不等同買家的「收樓日期」。買家的「收樓日期」一般 會較發展項目的預計關鍵日期遲。然而,假若發展項目比預期早落成,「收樓日期」可能會較售樓說 明書列出的預計關鍵日期為早。
- 收樓日期

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

- 條例規定買賣合約須載有強制性條文,列明賣方須於買賣合約內列出的預計關鍵日期後的14日內,以 書面為發展項目申請佔用文件、合格證明書,或地政總署署長的轉讓同意(視屬何種情況而定)。
 - ▶ 如發展項目屬地政總署預售樓花同意方案所規管,賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內(以較早者為準),就賣方有能力有效地轉讓有關物業一事,以書面通知買家;或
 - ▶ 如發展項目並非屬地政總署預售樓花同意方案所規管,賣方須在佔用文件(包括佔用許可證)發出後的六個月內,就賣方有能力有效地轉讓有關物業一事,以書面通知買家。
- 條例規定買賣合約須載有強制性條文,列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後,賣方將安排買家收樓事宜。
- 認可人士可批予在預計關鍵日期之後完成發展項目
 - 條例規定買賣合約須載有強制性條文,列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後,批予在預計關鍵日期之後,完成發展項目:
 - ▶ 工人罷工或封閉工地;
 - ▶ 暴動或內亂;
 - ▶ 不可抗力或天災;
 - ▶ 火警或其他賣方所不能控制的意外;
 - ▶ 戰爭;或
 - ▶ 惡劣天氣。
 - 發展項目的認可人士可以按情況,多於一次批予延後預計關鍵日期以完成發展項目,即收樓日期可能 延遲。
 - 條例規定買賣合約須載有強制性條文,列明賣方須於認可人士批予延期後的14日內,向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問,可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

網址 : www.srpa.gov.hk

電話 : 2817 3313

電郵 : enquiry_srpa@hd.gov.hk

傳真 : 2219 2220

其他相關聯絡資料:

消費者委員會

網址: www.consumer.org.hk

電話 : 2929 2222

電郵 : cc@consumer.org.hk

傳真 : 2856 3611

地產代理監管局

網址 : www.eaa.org.hk 電話 : 2111 2777

電郵 : enquiry@eaa.org.hk

傳真 : 2598 9596

香港地產建設商會

電話 : 2826 0111 傳真 : 2845 2521

一手住宅物業銷售監管局 2023年3月

- 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。
- 型 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。

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。

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property². The external and internal dimensions of residential properties as provided 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.

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NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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

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

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

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

- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

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

12. Appointment of solicitor

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

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NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

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

15. Estimated material date and handing over date

- Check the estimated material date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.
- Handing over date
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
 - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
 - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.

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

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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

Website : www.srpa.gov.hk

Telephone : 2817 3313

Email : enquiry_srpa@hd.gov.hk

Fax : 2219 2220

Other useful contacts:

Consumer Council

Website : www.consumer.org.hk

Telephone : 2929 2222

Email : cc@consumer.org.hk

Fax : 2856 3611

Estate Agents Authority

Website : www.eaa.org.hk

Telephone : 2111 2777

Email : enquiry@eaa.org.hk

Fax : 2598 9596

Real Estate Developers Association of Hong Kong

Telephone : 2826 0111 Fax : 2845 2521

Sales of First-hand Residential Properties Authority March 2023

- 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.

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.

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.

發展項目藝里坊・1號的資料 INFORMATION ON THE DEVELOPMENT, ONE・ARTLANE

街道名稱及門牌號數

忠正街8號

樓層總數

28層(不包括天台)

樓層號數

地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至31樓及天台

被略去的樓層號數

4樓、13樓、14樓及24樓

庇護層

天台

Name of the street and the street number

8 Chung Ching Street

Total number of storeys

28 Storeys (excluding Roof Floor)

Floor numbering

 $G/F,\,1/F\text{-}3/F,\,5/F\text{-}12/F,\,15/F\text{-}23/F,\,25/F\text{-}31/F$ and Roof

Omitted floor numbers

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

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

冠金發展有限公司、誠栢發展有限公司、明凱有限公司及錦樂發展有限公司(亦概為擁有人及其控權公司為恒基兆業有限公司、Sunport Enterprises Limited、Clariton Investment Limited、Domax Investment Limited及澤新發展有限公司)

發展項目的認可人士

周余石(香港)有限公司之周德灝先生 (周德灝先生為周余石(香港)有限公司之董事)

發展項目的承建商

光迪建築有限公司

賣方代表律師

羅文錦律師樓高李葉律師行

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

恒基財務有限公司培新控股有限公司

Vendor

Crown Gold Development Limited, Bigame Development Limited, Metro Harvest Limited and Camluck Development Limited (all as the owners and whose holding companies are Henderson Development Limited, Sunport Enterprises Limited, Clariton Investment Limited, Domax Investment Limited and Jetsun Development Limited)

Authorized person for the development

Mr. Chau Tak Ho Kenneth of CYS Associates (Hong Kong) Limited (Mr. Chau Tak Ho Kenneth is a director of CYS Associates (Hong Kong) Limited)

Building contractor for the development

Grandic Construction Company Limited

Vendor's solicitors

Lo & Lo Kao, Lee & Yip

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 Finance Company Limited Peterson Holdings Company 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;	不適用
(1)	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;	不適用
(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
(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
(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
(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
(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
(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
(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
(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
(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
(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
(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;	Not Applicable
(1)	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
(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

(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
(0)	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;	Not Applicable
(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
(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
(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
(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

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 150 mm.

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 200 mm.

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	室 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.)
	A	0.390	1.608
	В	-	0.733
	С	-	0.733
	D	-	0.733
5樓至12樓,15樓至23樓及 25樓至31樓	Е	-	1.125
5/F-12/F, 15/F-23/F and 25/F-31/F	F	0.542	1.138
	G	0.251	1.021
	Н	0.355	0.571
	J	0.139	0.671
	K	0.116	1.662

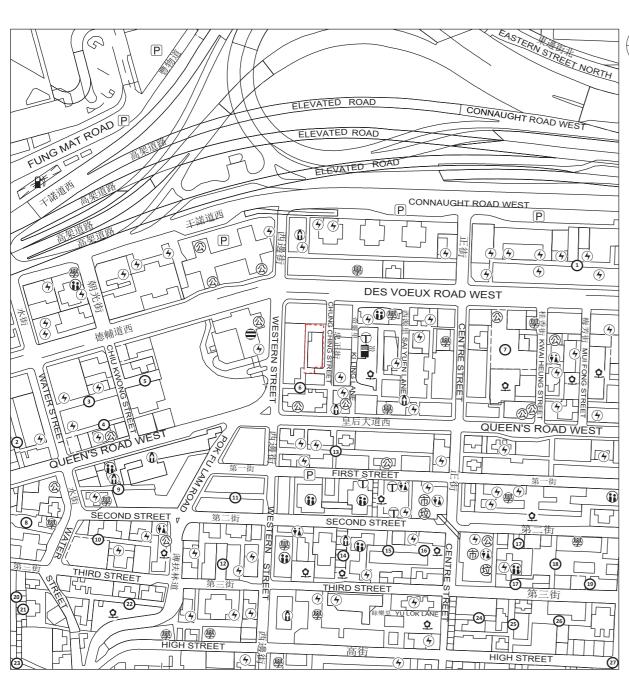
5 物業管理的資料 INFORMATION ON PROPERTY MANAGEMENT

管理人

根據發展項目已簽立的公契,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 that has been executed.



發展項目的位置

The Location of the Development

比例: 0米/M

250 米 / M

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上述位置圖參考測繪圖編號 T11-SW-A,經修正處理。

The above location plan is made with reference to Survey Sheet No.T11-SW-A with adjustments where necessary.

圖例 NOTATION

香港鐵路的通風井

Ventilation Shaft for the Mass Transit Railway

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)

Police Station

公眾停車場 (包括貨車停泊處) Public Carpark (including Lorry Park)

石油氣加氣站 LPG Filling Station

Public Convenience

公共交通總站(包括鐵路車站) Tublic Transport Terminal

(including Rail Station)

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 **Q** Public Park

於發展項目的所在位置圖未能顯示之街道中英文全名:

Street names in Chinese and English not shown in full in the location plan of the Development:

① 鹹魚街 HAM YU STREET

③ 毓秀里 YUK SAU LANE

色 TAK SING LANE

② _{ROSE LANE}

② 安寧里 ON NING LANE

9 三多里 SAM TO LANE

② 薄扶林道 POK FU LAM ROAD

③ 荔安里 LAI ON LANE

① 元福里 UN FUK LANE

② 長安里 CHEUNG ON LANE

④ 西興里 SAI HING LANE

11) 西華里 SAI WA LANE

18 匯安里 UI ON LANE

图 兩儀坊 LEUNG I FONG

⑤ 兆祥坊 SIU CHEUNG FONG

包 福壽里 FUK SAU LANE

9 郭興里 KWOK HING LANE

26 元勝里 UN SHING LANE

6 石棧里 SHEK CHAN LANE

① 亞厘架卷 ALGAR COURT

② 由義里 YAU YEE LANE

東邊街 EASTERN STREET

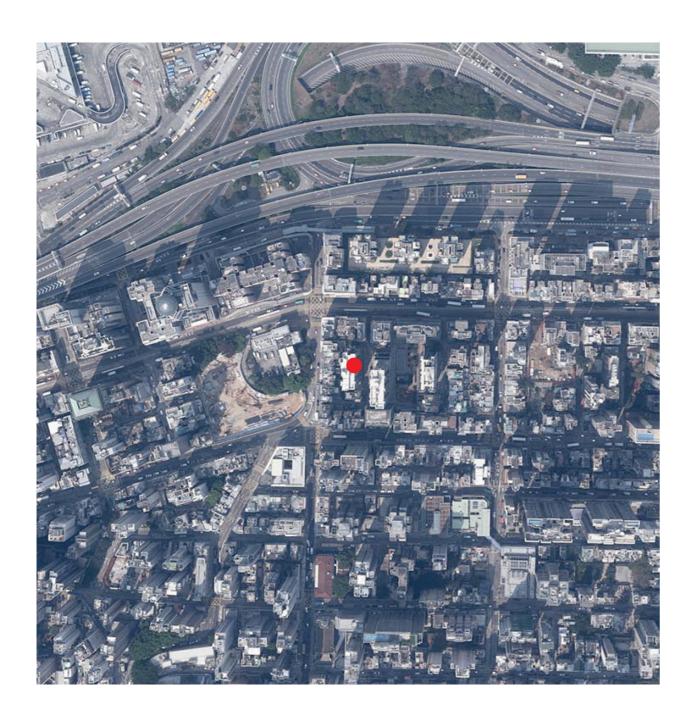
② ^{崇慶里} SUNG HING LANE

) 常豐里 SHEUNG FUNG LANE

到 居仁里 KUI YAN LANE

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.



發展項目的位置The Location 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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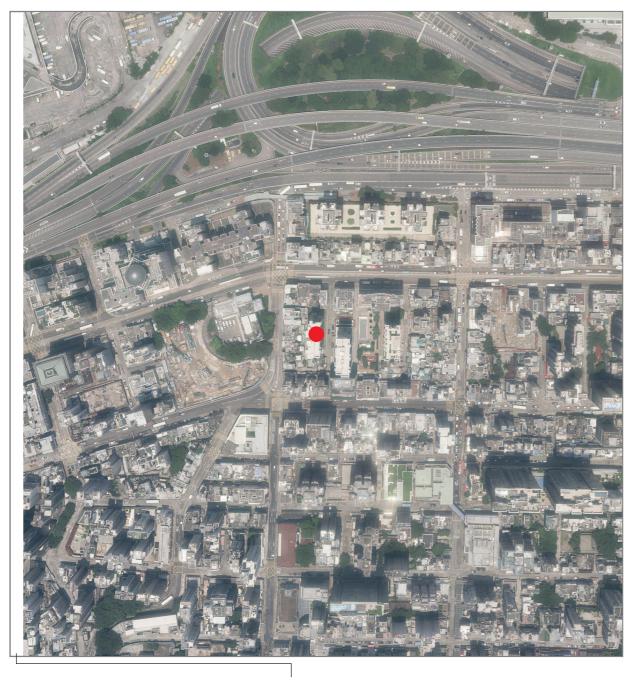
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摘錄自地政總署測繪處於2024年3月8日在6,000呎飛行高度拍攝之鳥瞰照片,編號為E218835C。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,000 feet, Photo No.E218835C dated 8 March 2024.

備註: 因技術性問題,此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》的規定。

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



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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E225205C。

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Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,000 feet, Photo No.E225205C dated 7 August 2024.

發展項目的位置

The Location of the Development

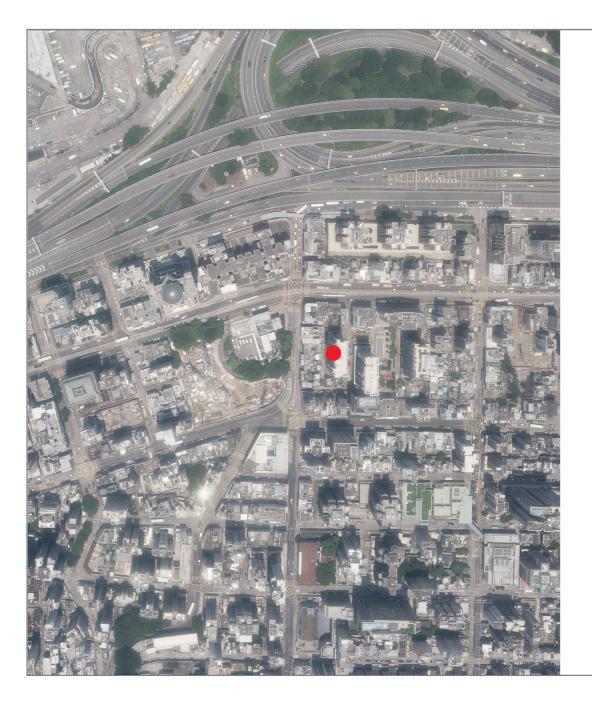
鳥瞰照片並不覆蓋本空白範圍

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

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.

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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Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,000 feet, Photo No.E225206C dated 7 August 2024.

鳥瞰照片並不覆蓋本空白範圍

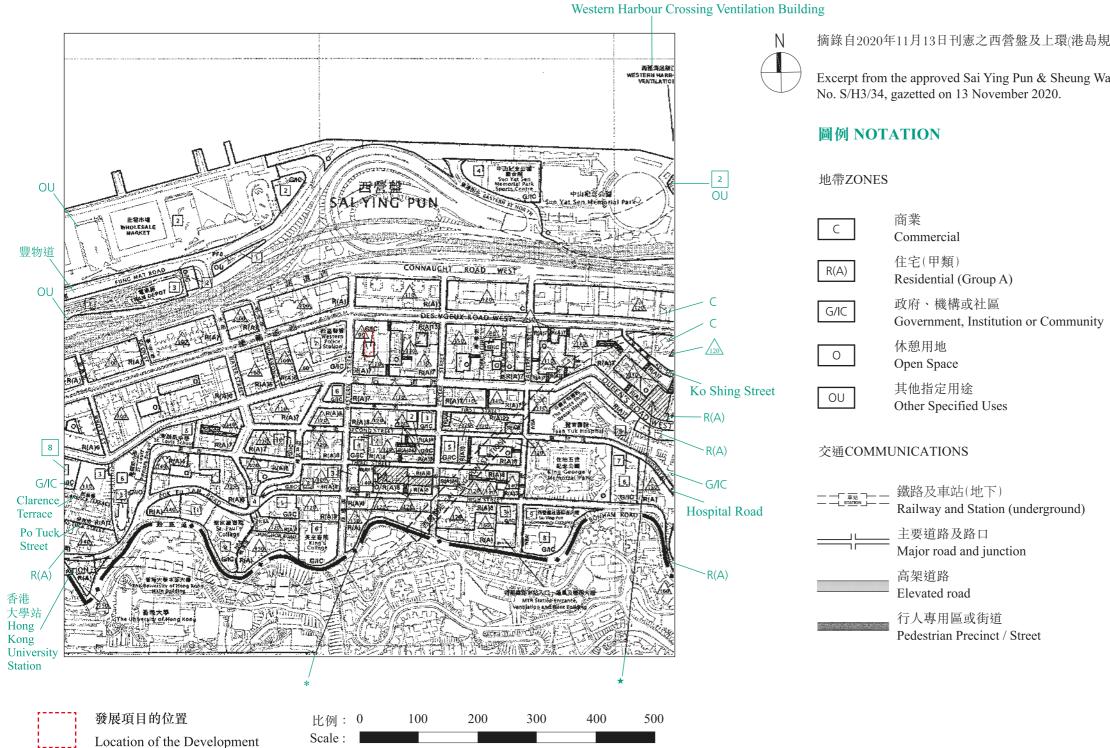
This blank area falls outside the coverage of the relevant aerial photograph

● 發展項目的位置 The 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.

米 metres



西區海底隧道通風大樓

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。

Excerpt from the approved Sai Ying Pun & Sheung Wan (Hong Kong Planning Area No.3) Outline Zoning Plan with Plan No. S/H3/34, gazetted on 13 November 2020.

	其他MISCEI	LLANEOUS
		規劃範圍界線 Boundary of planning scheme
Community		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
		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)
erground)	PFS	加油站 Petrol Filling Station
	[_ <u>N</u> B <u>A</u> _]	非建築用地 Non-Building Area

- * 此區的土地用途地帶見市區重建局餘樂里/正街發展計劃圖。 For zoning of this area, refer to Urban Renewal Authority Yu Lok Lane/Centre Street Development Scheme Plan.
- ★ 此區的土地用途地帶見市區重建局皇后大道西/賢居里發展計劃圖。
 For zoning of this area, refer to Urban Renewal Authority Queen's Road West / In Ku Lane 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.

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





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。

Excerpt from the approved Mid-Levels West (Hong Kong Planning Area No.11) Outline Zoning Plan with Plan No. S/H11/15, gazetted on 19 March 2010.

圖例 NOTATION

Major road and junction

高架道路 Elevated road

地帶ZONES	S	其他MISCE	ELLANEOUS
R(A)	住宅(甲類) Residential (Group A)		規劃範圍界線 Boundary of planning scheme
R(B)	住宅(乙類) Residential (Group B)		_ 建築物高度管制區界線 Building Height Control Zone Boundary
R(C)	住宅(丙類) Residential (Group C)	140	最高建築物高度(在主水平基準上若干米) Maximum Building Height
G/IC	政府、機構或社區 Government, Institution or Community	5	(in metres above principal datum) 最高建築物高度(樓層數目)
0	休憩用地 Open Space		Maximum Building Height (in number of storeys)
交通COMM	IUNICATIONS		
11	主要道路及路口		

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

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

摘錄自2007年3月27日核准之市區重建局餘樂里/正街發展計劃圖,圖則編號為S/H3/URA2/2。

Excerpt from the Urban Renewal Authority Yu Lok Lane/Centre Street Development Scheme Plan with Plan No. S/H3/URA2/2, approved on 27 March 2007.

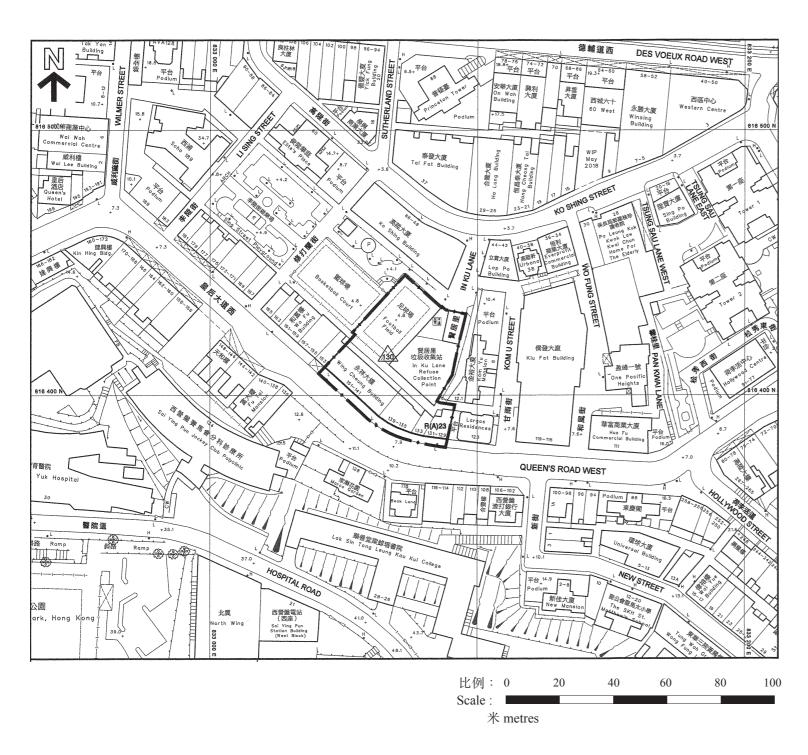
圖例 NOTATION

其他MISCELLANEOUS

CDA

____ 發展計劃範圍界線
Boundary of development scheme

綜合發展區 Comprehensive development area



摘錄自2019年7月9日核准之市區重建局皇后大道西/賢居里發展計劃圖,圖則編號為S/H3/URA3/2。

Excerpt from the Urban Renewal Authority Queen's Road West/In Ku Lane Development Scheme Plan with Plan No. S/H3/URA3/2, approved on 9 July 2019.

圖例 NOTATION

其他MISCELLANEOUS

___ • **___** 發展計劃範圍界線
Boundary of development scheme

R(A)23

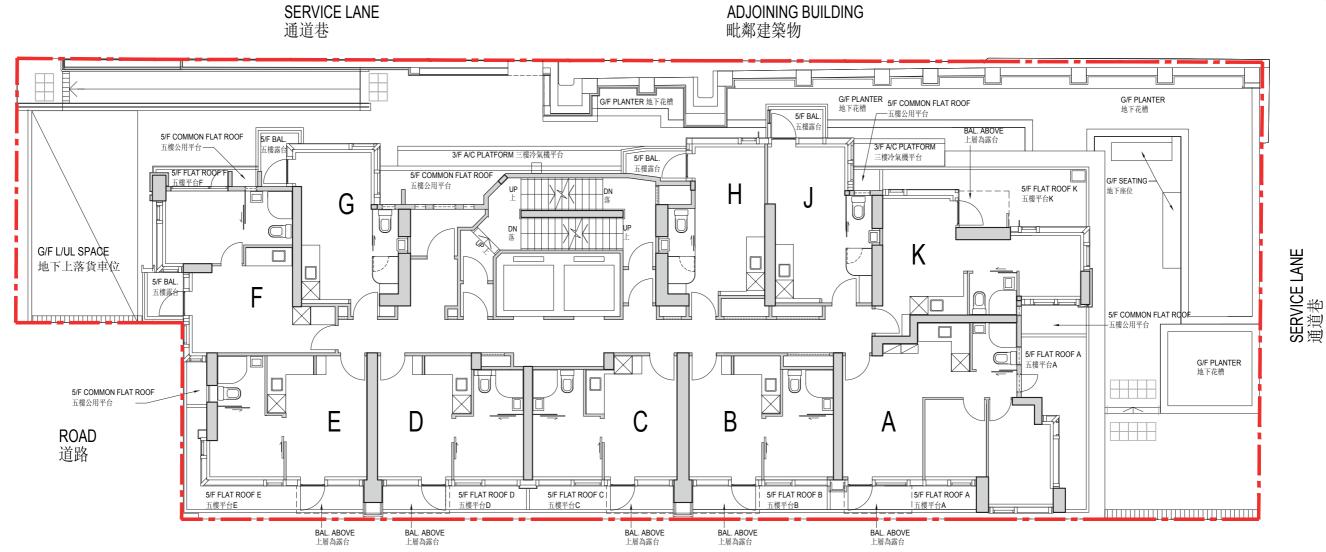
住宅(甲類)23 Residential (Group A)23

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)

ADJOINING BUILDING 毗鄰建築物





CHUNG CHING STREET 忠正街

比例: 0米/M 5米/M Scale:

Boundary of the Development 發展項目的界線

BAL. = Balcony 露台

BAL. ABOVE = Balcony Above 上層為露台

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

L/UL SPACE = Loading/unloading Space 上落貨車位

備註: 圖中所示之發展項目住宅樓層佈局是參照適用於5樓住宅樓層之平面圖。

Note: The layout of the residential floor of the development shown in the plan is based on floor plan applicable to 5/F.

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

在本頁上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 PLATFORM = Air-conditioning Platform 冷氣機平台

A/C UINT = Air-conditioning Unit 冷氣機

ALUM. AC GRILLE = Aluminium Air-conditioning Grille 鋁冷氣格柵

ARCH. FEATURE = Architectural Feature 建築裝飾

BAL. = Balcony 露台

BAL. ABOVE = Balcony Above 上層為露台

B. Bathroom 浴室
B.R. Bedroom 睡房

DN = Down 落

E.M.C. = Electric Meter Cabinet 電錶櫃

H/L = High Level 高位

H.R. = Hose Reel 消防喉轆

LIV/DIN = Living Room / Dining Room 客廳/飯廳

P.D. = Pipe Duct 管道

REFUSE STORAGE = Refuse Storage and Material Recovery Room 垃圾及物料回收室

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、平台、天台或外牆或設有外露之公用喉管,或外牆裝飾板內藏之公用喉管。
- 2. 部分住宅物業內之部分天花或有跌級樓板,用以安裝上層之機電設備或配合上層之結構、建築設計及/或裝修設計上的需要。
- 3. 部分住宅物業內或設有假陣或假天花用以安裝冷氣喉管及/或其他機電設備。
- 4. 平面圖所列之數字以毫米標示之建築結構尺寸。
- 5. 平台空白位置為供維修大廈設備使用的公用地方。
- 6. 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。

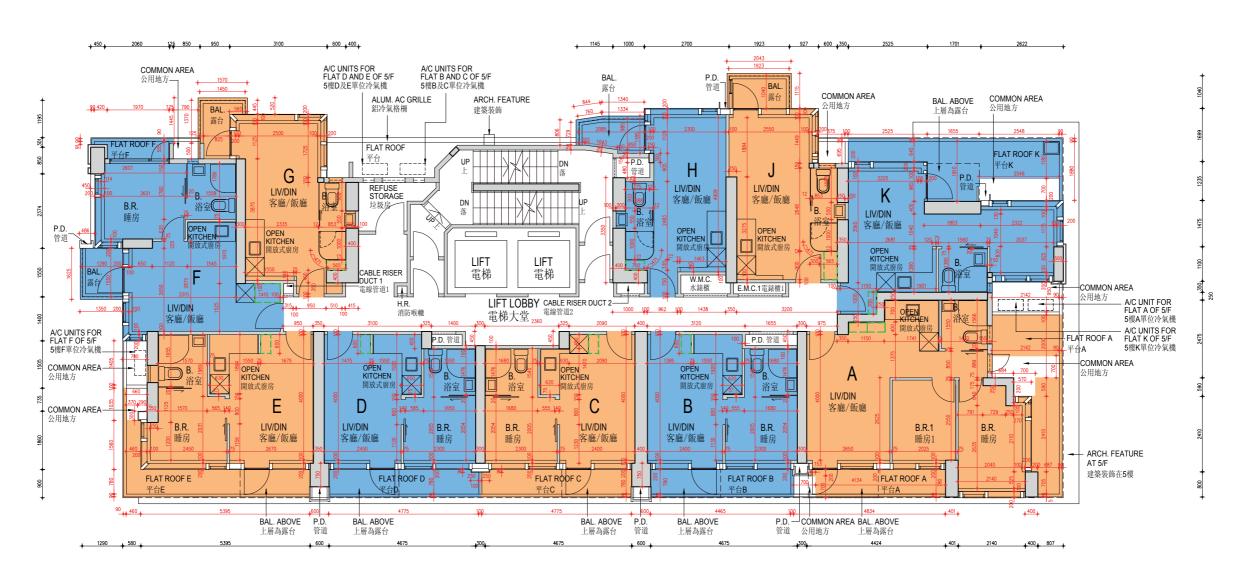
Remarks

- 1. Common pipes exposed or enclosed in cladding may be located at the balcony, flat roof, 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. Blank areas on flat roof are common areas for building facility maintenance.
- 6. 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

5樓平面圖 5/F Floor Plan





									比例: Scale	0米/M :	5米/	М
每個住宅物業 Each Residential Property	單位 Flat 樓層 Floor	A	В	C	D	E	F	G	Н	J	K	
層與層之間的高度(毫米) Floor to Floor Height (mm)	5樓	2870, 3170	2920, 3170	3170	2920, 3170	2820, 2920, 3170	2820, 3170	3170	3170	2920, 3170	2820, 3170	
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	5/F	150	150	150	150	150	150	150	150	150	150	

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。 請參閱本售樓説明書第20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 20 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

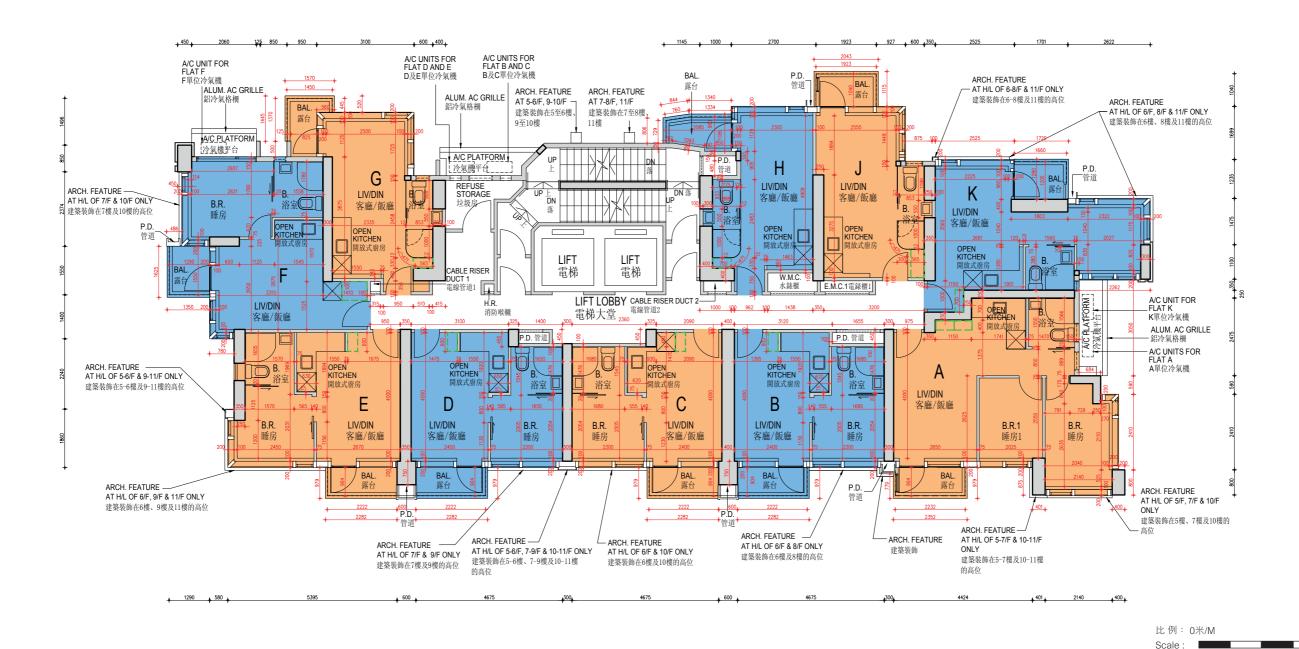
Notes: 1. The dimensions in floor plans are all structural dimensions in millimeter.

2. Blank areas on flat roof are common areas for building facility maintenance.

6樓至11樓平面圖 6/F-11/F Floor Plan



5米/M



每個住宅物業 Each Residential Property	單位 Flat 樓層 Floor	A	В	C	D	E	F	G	Н	J	K
層與層之間的高度(毫米) Floor to Floor Height (mm)	6樓至11樓 6/F-11/F	3170	3170	3170	3170	3170	3170	3170	3170	3170	3170
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	150	150

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。 請參閱本售樓説明書第20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。

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 20 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

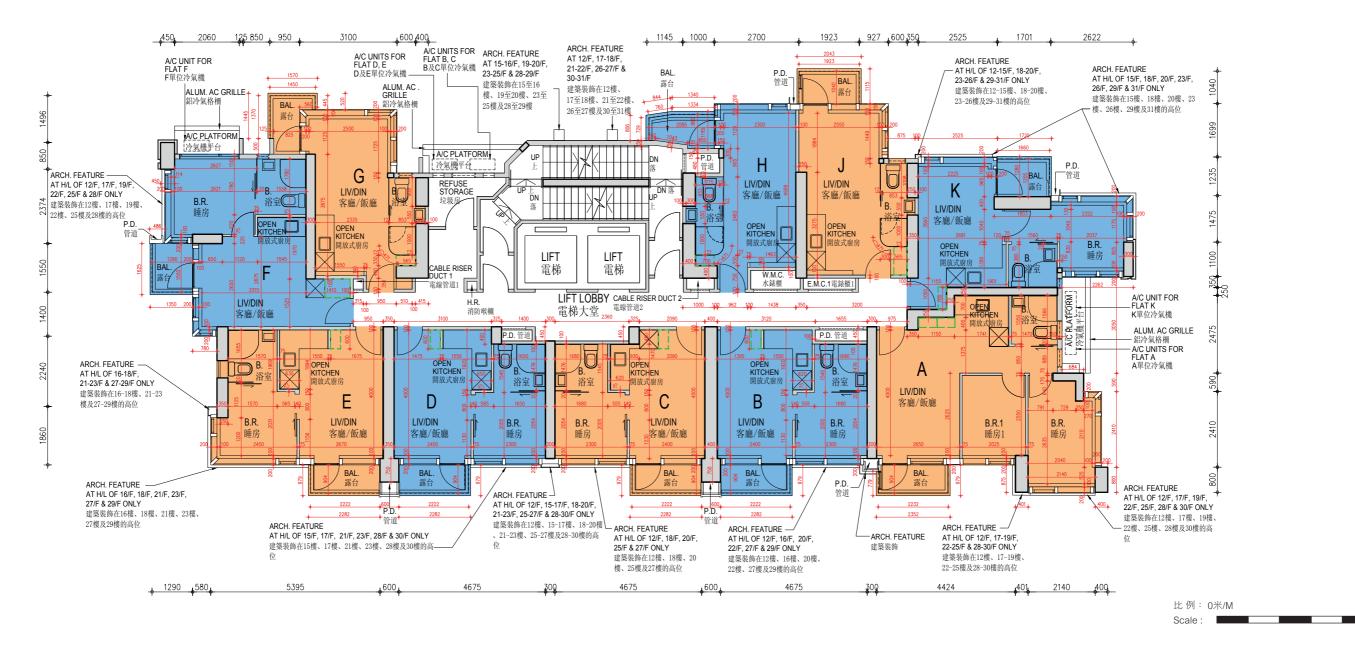
Note: 1. The dimensions in floor plans are all structural dimensions in millimeter.

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

12樓、15樓至23樓、25樓至31樓平面圖 12/F, 15/F-23/F, 25/F-31/F Floor Plan



5米/M



每個住宅物業 Each Residential Property	單位 Flat 樓層 Floor	A	В	C	D	E	F	G	Н	J	K
層與層之間的高度(毫米) Floor to Floor Height (mm)	12樓、15樓至23樓、 - 25樓至30樓	3170	3170	3170	3170	3170	3170	3170	3170	3170	3170
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	12F, 15/F-23/F, 25/F-30/F	150	150	150	150	150	150	150	150	150	150
層與層之間的高度(毫米) Floor to Floor Height (mm)	31樓	3390	3390	3390	3390	3390	3390	3390	3390	3390	3390
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	31/F	175	175	175	175	175	175	175	175	175	175

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。 請參閱本售樓説明書第20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。 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 20 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.

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)	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	Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.)	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	
		A	37.140(400) 露台 Balcony: 工作平台 Utility Platform:	-	-	-	9.102 (98)	-	-	-	-	-	-	
		В	21.831(235) 露台 Balcony: 工作平台 Utility Platform:	-	-	-	3.477 (37)	-	-	-	-	-	-	
		С	21.514(232) 露台 Balcony: 工作平台 Utility Platform:	-	-	-	3.696 (40)	-	-	-	-	-	-	
		D	22.069(238) 露台 Balcony: 工作平台 Utility Platform:	-	-	-	3.696 (40)	-	-	-	-	-	-	
藝里坊·1號	5樓	Е	24.207(261) 露台 Balcony: 工作平台 Utility Platform:	-	-	-	5.279 (57)	-	-	-	-	-	-	
One·ArtLane	5/F	F	27.975(301) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform:	-	-	-	1.138 (12)	-	-	-	-	-	-	
		G	21.402 (230) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform:	-	-	-	-	-	-	-	-	-	-	
			Н	20.798 (224) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform:	-	-	-	-	-	-	-	-	-	-
		Ј	20.716(223) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform:	-	-	-	-	-	-	-	-	-	-	
		K	24.581 (265) 露台 Balcony: 工作平台 Utility Platform:	-	-	-	7.760 (84)	-	-	-	-	-	-	

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.

Note: 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)	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	Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.)	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
	A	A	39.140(421) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform:	-	-	-	-	-	-	-	-	-	-
		В	23.831(257) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform:	-	-	-	-	-	-	-	-	-	-
		С	23.514(253) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform:	-	-	-	-	-	-	-	-	-	-
		D	24.069(259) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform:	-	-	-	-	-	-	-	-	-	-
藝里坊·1號	6樓至12樓, 15樓至23樓 及 25樓至31樓	E	26.207(282) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform:	-	-	-	-	-	-	-	-	-	-
One ArtLane	6/F-12/F, 15/F-23/F & 25/F-31/F	F	27.975(301) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform:	-	-	-	-	-	-	-	-	-	-
		G	21.402 (230) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform:	-	-	-	-	-	-	-	-	-	-
		Н	20.798 (224) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform:	-	-	-	-	-	-	-	-	-	-
		J	20.716(223) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform:	-	-	-	-	-	-	-	-	-	-
		K	26.581 (286) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform:	-	-	-	-	-	-	-	-	-	-

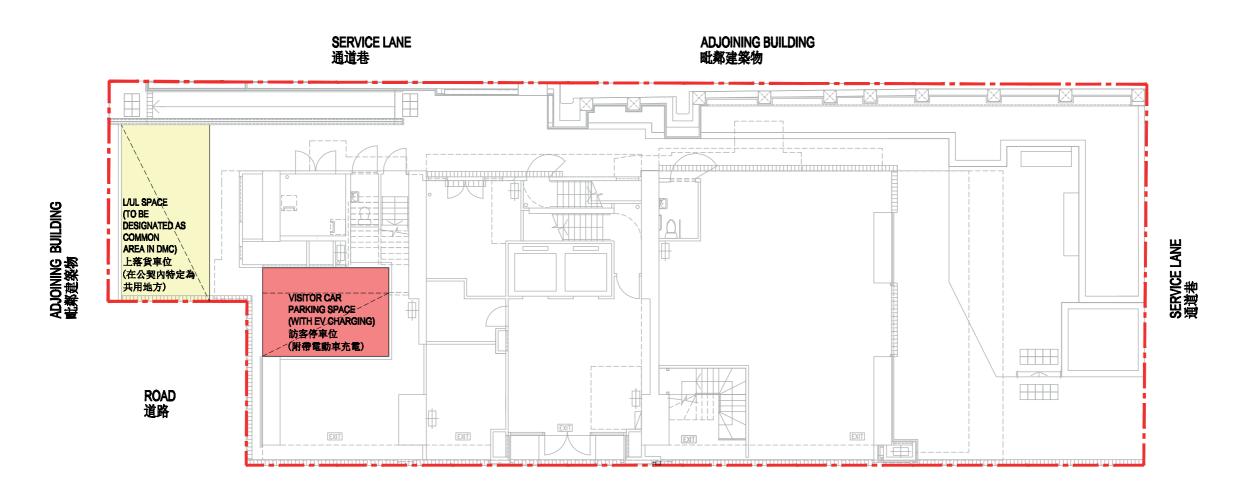
實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部分別計算得出的。 備註:上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米 =10.764 平 方呎換算,並四捨五入至整數。 The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Note: 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.

地下平面圖 G/F Floor Plan





Boundary of the Development 發展項目的界線

L/UL SPACE = Loading / unloading Space 上落貨車位

EV CHARGING = Electric Vehicle Charging 電動車充電

CHUNG CHING STREET 忠正街

Remarks:

The Loading/Unloading Space has been designated as common area under the DMC which has been executed.

備註:

上落貨車位在已簽訂的公契內已特定為公用地方。

停車位類別 Commercial Development	位置 Location	數量 No.	尺寸(長X闊)(米) Dimension (L x W) (m)	每個停車位面積(平方米) Area of each parking space (s.q.m.)
訪客停車位(作為商業發展項目的一部分) Visitor Car Parking Space (Forming part of the Commercial Development)	地下 G/F	1	5.0 x 3.5	17.5
上落貨車位 Loading/Unloading Space	地下 G/F	1	7.0 x 3.5	24.5

13 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.

SUMMARY OF DEED OF MUTUAL COVENANT

1. 發展項目的公用部分

「公用地方與設施」統指屋苑公用地方與設施及住宅公用地方與設施,並在適用的情況下包括《建築物管理條例》 (第344章)第1附件所列出的適當及相關公用部分,及如商業發展的單位個別出售,將包括關於商業發展的副公契內 所介定為商業發展的公用地方。

「屋苑公用地方」指擬供屋苑整體而並非只供任何個別單位或其任何部分公用及共享的屋苑部分,受制於公契條款及所有現存的權利及通行權,每位擁有人及佔用人可與屋苑所有其他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或住宅發展一部分的地基、柱、樑、樓板及其他結構性支承物及元素;
- (b) 在屋苑地面層的上落車位;
- (c) 斜坡及護土牆;
- (d) 提供安裝或使用天線廣播分導或電訊網絡設施的地方;
- (e) 在附於公契的圖則上顯示為屋苑公用地方及並非屬於商業發展及住宅發展的屋苑外牆部分(包括其玻璃幕牆及 簷篷(如有的話),其上建築裝飾及特色);
- (f) 綠化地區;
- (g) 花槽牆地區;
- (h) 所有在附於公契的圖則上顯示為屋苑公用地方的地方;及
- (i) 由首位擁有人按照公契的條款在任何時候指定用作屋苑公用地方的其他額外地方。

「屋苑公用設施」指擬供屋苑整體而並非只供任何個別單位或其任何部分公用及共享的屋苑設施,受制於公契條款,每位擁有人及佔用人可與屋苑所有其他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、電纜、水管、電線、管槽、總沖廁水管、總食水管、閉路電視及其他裝設於屋苑公用地方的保安設施及設備、屋苑內的機械設備和其他類似的裝置、設施或服務、變壓房、電纜設備及為屋苑提供電力的所有相關設施及輔助電力裝置、設備及設施,以及由首位擁有人按照公契的條款在任何時候指定用作屋苑公用設施的其他額外裝置及設施。

「住宅公用地方」指擬供住宅發展整體而並非只供任何個別住宅單位公用及共享的住宅發展部分,受制於公契條款,每位住宅單位擁有人及佔用人可與所有其他住宅單位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的屋苑外牆(包括玻璃幕牆(如有的話),在其上的建築裝飾及特色);
- (b) 並非屬於住宅單位一部分或屋苑公用地方的屋苑外牆包括但不限於:-
 - (1) 在其上的建築裝飾及特色;
 - (2) 毗連住宅單位的冷氣機平台(包括其百葉窗及/或金屬支撐框架(如有的話)),或指定用作安放冷氣機的其他 地方(如有的話);及
 - (3) 屋苑之玻璃幕牆結構包括但不限於豎框及面板(不包括(i)玻璃幕牆結構可開啟的部分;及(ii)完全包圍或面向住宅單位的玻璃嵌板,而上述可開啟部分及玻璃嵌板則組成有關住宅單位的部分)。

為免存疑,任何構成屋苑玻璃幕牆結構一部分而並非完全包圍一個住宅單位而是申延跨越兩個或多個住宅單位的玻璃嵌板,將構成住宅公用地方的一部分;

但不包括所構成相關住宅單位的部分露台、工作平台(如有的話)、平台或特定部分的天台的玻璃欄杆、金屬欄杆或欄杆;

- (c) 康樂地方及設施;
- (d) 位於地面的管理員、看守員及管理職員的辦公室及/或櫃枱(如有的話);
- (e) 所有在附於公契的圖則上顯示為住宅公用地方的部分;及
- (f) 由首位擁有人按照公契的條款在任何時候指定用作住宅公用地方的其他額外地方。

「住宅公用設施」指擬供住宅發展整體而並非只供任何個別住宅單位公用及共享的屋苑設施,受制於公契條款,每位住宅單位擁有人及佔用人可與所有其他住宅單位擁有人及佔用人共用該等設施,當中包括但不限於所有特設於住宅公用地方的升降機、電線、電纜、導管、喉管、排水渠、閉路電視及其他裝設於住宅公用地方的保安設施及設備、位於康樂地方及設施的運動及康樂設施、專屬住宅發展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在任何時候指定用作住宅公用設施的其他額外裝置及設施。

2. 分配予發展項目中的每個住宅物業的不可分割份數的數目

室	樓層*						
至 	5樓	6樓至31樓					
A	37/6,800	39/6,800					
В	21/6,800	23/6,800					
С	21/6,800	23/6,800					
D	22/6,800	24/6,800					
Е	24/6,800	26/6,800					
F	27/6,800	27/6,800					
G	21/6,800	21/6,800					
Н	20/6,800	20/6,800					
J	20/6,800	20/6,800					
K	24/6,800	26/6,800					

^{*}不設13樓、14樓及24樓

3. 發展項目的管理人的委任年期

管理人首屆任期由簽訂公契日期起計兩年,其後續任至按公契的條文終止其管理人的委任為止。

4. 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,以分擔發展項目的管理開支(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發展項目內所有住宅單位的總管理份數的比例相同。惟管理及保養綠化地區及花槽牆地區的費用及開支將由商業發展的業主承擔,及如商業發展的單位個別出售,則由商業發展項目的有關分契的條款及條件規限。

SUMMARY OF DEED OF MUTUAL COVENANT

5. 計算管理費按金的基準

管理費按金相等於擁有人就其單位按首個年度管理預算案釐定而須繳交的三個月管理費。

6. 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:除非本售樓説明書另有規定,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。

SUMMARY OF DEED OF MUTUAL COVENANT

1. The common parts of the development

"Common Areas and Facilities" means collectively the Estate Common Areas and Facilities and the Residential Common Areas and Facilities and, where applicable, includes those appropriate and relevant common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) and in the event Units in the Commercial Development are disposed of individually, such Commercial Development common areas as shall be defined in the relevant Sub-Deed or Deeds in respect of the Commercial Development.

"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 loading and unloading space situated on the ground floor of the Estate;
- (c) the Slopes and Retaining Walls;
- (d) the areas for the installation or use of aerial broadcast distribution or telecommunications network facilities;
- (e) all those portions of the external walls of the Estate (including the curtain walls and canopies thereof, if any, architecture fins and features thereon) not forming part of the Commercial Development and the Residential Development and shown as Estate Common Areas on the plans annexed to the Deed of Mutual Covenant;
- (f) the Greenery Area;
- (g) the Planter Wall Area;
- (h) all those areas shown as the Estate Common Areas on the plans annexed to the Deed of Mutual Covenant; and
- such additional areas of the Estate as may at any time be designated as Estate Common Areas by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

"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, 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, 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.

"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 (including the curtain walls thereof, if any, architecture fins and features thereon) shown as Residential Common Areas on the plans annexed to the Deed of Mutual Covenant;
- (b) those parts of the external walls of the Estate not forming part of the Residential Units or the Estate Common Areas 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; and

(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:

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

- (c) the Recreational Areas and Facilities;
- (d) office and/or counter for caretaker, watchman and management staff, if any, on the ground floor;
- (e) all those areas shown as 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 Residential Common Areas by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

"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 Areas and 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 Residential Common Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

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

Flat	Floor*						
Flat	5/F	6/F-31/F					
A	37/6,800	39/6,800					
В	21/6,800	23/6,800					
С	21/6,800	23/6,800					
D	22/6,800	24/6,800					
Е	24/6,800	26/6,800					
F	27/6,800	27/6,800					
G	21/6,800	21/6,800					
Н	20/6,800	20/6,800					
J	20/6,800	20/6,800					
K	24/6,800	26/6,800					

^{*13/}F. 14/F. 24/F are omitted

SUMMARY OF DEED OF MUTUAL COVENANT

3. 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 to be continued thereafter until the termination of the Manager's appointment in accordance with the provisions thereof.

4. 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 Expenses (including the Manager's Fee) of the development by paying in advance on the first day of each calendar month 1/12th 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 development, Provided That the costs and expenses for the management and maintenance of the Greenery Area and the Planter Wall Area shall only be borne and paid by the Owner(s) for the time being of the Commercial Development and in the event Units in the Commercial Development are disposed of individually subject to the terms and conditions in the relevant Sub-Deed in respect of the Commercial Development.

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

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

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

Not applicable.

Remarks: 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.