



VAU

R E S I D E N C E

SALES BROCHURE

售樓說明書

TABLE OF CONTENTS

目錄

1	NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES 一手住宅物業買家須知	P.2	20	ELEVATION PLAN 立面圖	P.40
2	INFORMATION ON THE DEVELOPMENT 發展項目的資料	P.6	21	INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT 發展項目中的公用設施的資料	P.42
3	INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT 賣方及有參與發展項目的其他人的資料	P.7	22	INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT 閱覽圖則及公契	P.43
4	RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT 有參與發展項目的各方的關係	P.8	23	FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備	P.44
5	INFORMATION ON DESIGN OF THE DEVELOPMENT 發展項目的設計的資料	P.9	24	SERVICE AGREEMENTS 服務協議	P.57
6	INFORMATION ON PROPERTY MANAGEMENT 物業管理的資料	P.10	25	GOVERNMENT RENT 地稅	P.57
7	LOCATION PLAN OF THE DEVELOPMENT 發展項目的所在位置圖	P.11	26	MISCELLANEOUS PAYMENTS BY PURCHASER 買方的雜項付款	P.58
8	AERIAL PHOTOGRAPH OF THE DEVELOPMENT 發展項目的鳥瞰照片	P.12	27	DEFECT LIABILITY WARRANTY PERIOD 欠妥之處的保養責任期	P.58
9	OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT 關乎發展項目的分區計劃大綱圖等	P.13	28	MAINTENANCE OF SLOPES 斜坡維修	P.59
10	LAYOUT PLAN OF THE DEVELOPMENT 發展項目的布局圖	P.16	29	MODIFICATION 修訂	P.59
11	FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目的住宅物業的樓面平面圖	P.17	30	RELEVANT INFORMATION 有關資料	P.59
12	AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目的住宅物業的面積	P.26	31	INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING 申請建築物總樓面面積寬免的資料	P.60
13	FLOOR PLAN OF PARKING SPACES IN THE DEVELOPMENT 發展項目的停車位的樓面平面圖	P.30	32	WEBSITE ADDRESS DESIGNATED BY THE VENDOR FOR THE DEVELOPMENT 賣方就發展項目指定的互聯網網址	P.63
14	SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE 臨時買賣合約的摘要	P.31	33	CHANGES 改變	P.63
15	SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要	P.32	34	DATE OF PRINTING OF SALES BROCHURE 售樓說明書印製日期	P.63
16	SUMMARY OF LAND GRANT 批地文件的摘要	P.34			
17	INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACE 公共設施及公眾休憩用地的資料	P.36			
18	WARNING TO PURCHASERS 對買方的警告	P.37			
19	CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT 發展項目中的建築物的橫截面圖	P.38			

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

FOR ALL FIRST-HAND RESIDENTIAL PROPERTIES

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property – (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property – air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property². The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

- Ensure that the sales brochure obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- In respect of an uncompleted development, the vendor may alter the building plans (if any) whenever the vendor considers necessary. To know the latest information of an uncompleted development, keep paying attention to any revised sales brochures made available by the vendor.
- Read through the sales brochure and in particular, check the following information in the sales brochure –
 - whether there is a section on “relevant information” in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as “relevant information”;
 - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;

- interior and exterior fittings and finishes and appliances;
- the basis on which management fees are shared;
- whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
- whether individual owners have responsibility to maintain slopes.

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

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

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.

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

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

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

12. Appointment of solicitor

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

FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES

13. Pre-sale Consent

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

14. Show flats

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

FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES AND COMPLETED RESIDENTIAL PROPERTIES PENDING COMPLIANCE

15. Estimated material date and handing over date

- Check the estimated material date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.

- Handing over date
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document / a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
 - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
 - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
 - strike or lock-out of workmen;
 - riots or civil commotion;
 - force majeure or Act of God;
 - fire or other accident beyond the vendor's control;
 - war; or
 - inclement weather.
 - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

FOR FIRST-HAND COMPLETED RESIDENTIAL PROPERTIES**16. Vendor's information form**

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

17. Viewing of property

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

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

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

Other useful contacts:**Consumer Council**

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

Estate Agents Authority

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

Real Estate Developers Association of Hong Kong

Telephone : 2826 0111
 Fax : 2845 2521

- 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 –

- the external dimensions of each residential property;
- the internal dimensions of each residential property;
- the thickness of the internal partitions of each residential property;
- 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.

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.

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

4. 物業的面積及四周環境

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

5. 售樓說明書

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 留意賣方有權改動未落成發展項目的建築圖則(如有的話)。如屬未落成發展項目，條例規定物業的買賣合約須載有强制性條文，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在五個工作日之內，倘您簽立買賣合約，則擁有人(即賣方)必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

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

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

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

- 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。

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

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

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

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

香港地產建設商會
電話：2826 0111
傳真：2845 2521

- 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。

Name of the the development

VAU Residence

Name of the street and the street number

No. 11 Liberty Avenue

Total number of storey

25 storeys

Note: The above numbers of storeys do not include roofs, upper roof (2 levels) and top roof

Floor numbering as provided in the approved building plans for the Development

G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25F-28/F

Omitted floor numbers in which the floor numbering is not in consecutive order

4/F, 13/F, 14/F, 24/F are omitted

Refuge floors of the multi-unit building

Not applicable

發展項目的名稱

VAU Residence

街道的名稱及門牌號數

自由道11號

樓層的總數

25 層

備註：上述樓層數目不包括天台、上層天台(2層)及頂層天台

發展項目的經批准的建築圖則所規定的樓層號數

地下、1樓至3樓、5樓至12樓、15樓至23樓及25樓至28樓

不依連續次序被略去樓層號數

不設4樓、13樓、14樓及24樓

該幢多單位建築物內的庇護層

不適用

Vendor

China Step Corporation Limited

Holding Companies of the Vendor

Million Year International Investment Limited

Forward Goal (BVI) Limited

Forever Brilliant (BVI) Limited

Wkinv HK Holdings Limited

Vanke Property (Hong Kong) Company Limited

Shanghai Vanke Company Limited *

Shanghai Vanke Investment and Management Company Limited *

China Vanke Co., Ltd. *

Authorized Person for the Development

Mr. Cheng Yuk Leung

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

Aedas Limited

Building Contractor for the Development

Paul Y. Builders Limited

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

Baker & McKenzie

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

Vanke Property (Hong Kong) Company Limited

賣方

中僑興業有限公司

賣方的控權公司

Million Year International Investment Limited

Forward Goal (BVI) Limited

Forever Brilliant (BVI) Limited

Wkinv HK Holdings Limited

萬科置業(香港)有限公司

上海萬科企業有限公司

上海萬科投資管理有限公司

萬科企業股份有限公司

發展項目的認可人士

鄭育良先生

發展項目的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團

凱達環球有限公司

發展項目的承建商

保華建造有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所

貝克·麥堅時律師事務所

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士

萬科置業(香港)有限公司

* The English name is for identification purpose only

* 英文名稱僅供識別

(a)	The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the Development. 賣方或有關發展項目的承建商屬個人，並屬該發展項目的認可人士的家人。	Not Applicable 不適用
(b)	The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person. 賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。	Not Applicable 不適用
(c)	The vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person. 賣方或該發展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。	Not Applicable 不適用
(d)	The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person. 賣方或該發展項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	Not Applicable 不適用
(e)	The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person. 賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	Not Applicable 不適用
(f)	The vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person. 賣方或該發展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。	Not Applicable 不適用
(g)	The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development. 賣方或該發展項目的承建商屬個人，並屬就該發展項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	Not Applicable 不適用
(h)	The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development. 賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該發展項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	Not Applicable 不適用
(i)	The vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors. 賣方或該發展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。	Not Applicable 不適用
(j)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a private company, and an authorized person for the Development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor. 賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該發展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。	Not Applicable 不適用

(k)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor. 賣方、賣方的控權公司或該發展項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份。	Not Applicable 不適用
(l)	The vendor or a building contractor for the Development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor. 賣方或該發展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。	Not Applicable 不適用
(m)	The vendor or a building contractor for the Development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor. 賣方或該發展項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。	Not Applicable 不適用
(n)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that vendor, holding company or contractor. 賣方、賣方的控權公司或該發展項目的承建商屬私人公司，而就該發展項目中的住宅物業的出售而代表擁有人行事的律師事務所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。	Not Applicable 不適用
(o)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor. 賣方、賣方的控權公司或該發展項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份。	Not Applicable 不適用
(p)	The vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor. 賣方或該發展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。	Not Applicable 不適用
(q)	The vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor. 賣方或該發展項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。	Not Applicable 不適用
(r)	The vendor or a building contractor for the Development is a corporation, and the corporation of which an authorized person for the Development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor. 賣方或該發展項目的承建商屬法團，而該發展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。	Not Applicable 不適用
(s)	The vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor. 賣方或該發展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。	Not Applicable 不適用

5

INFORMATION ON DESIGN OF THE DEVELOPMENT
發展項目的設計的資料

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

The thickness of the non-structural prefabricated external walls of of the Development is 150mm.
發展項目的非結構的預製外牆之厚度為 150 毫米。

Schedule of Total Area of the Non-structural Prefabricated External Walls of Each Residential Property 每個住宅物業的非結構的預製外牆的總面積表		
Description of Residential Property 物業的描述		Total Area 總面積
Floor 樓層	Unit 單位	sq.m. 平方米
5/F-12/F, 15/F-23/F & 25/F 5樓至12樓、15樓至23樓及25樓	A	0.202
	B	–
	C	–
	D	–
	E	–
	F	0.307
	G	–
	H	–
26/F-28/F 26樓至28樓	A	0.202
	B	–
	C	–
	D	–
	E	–
	F	0.307
	G	–

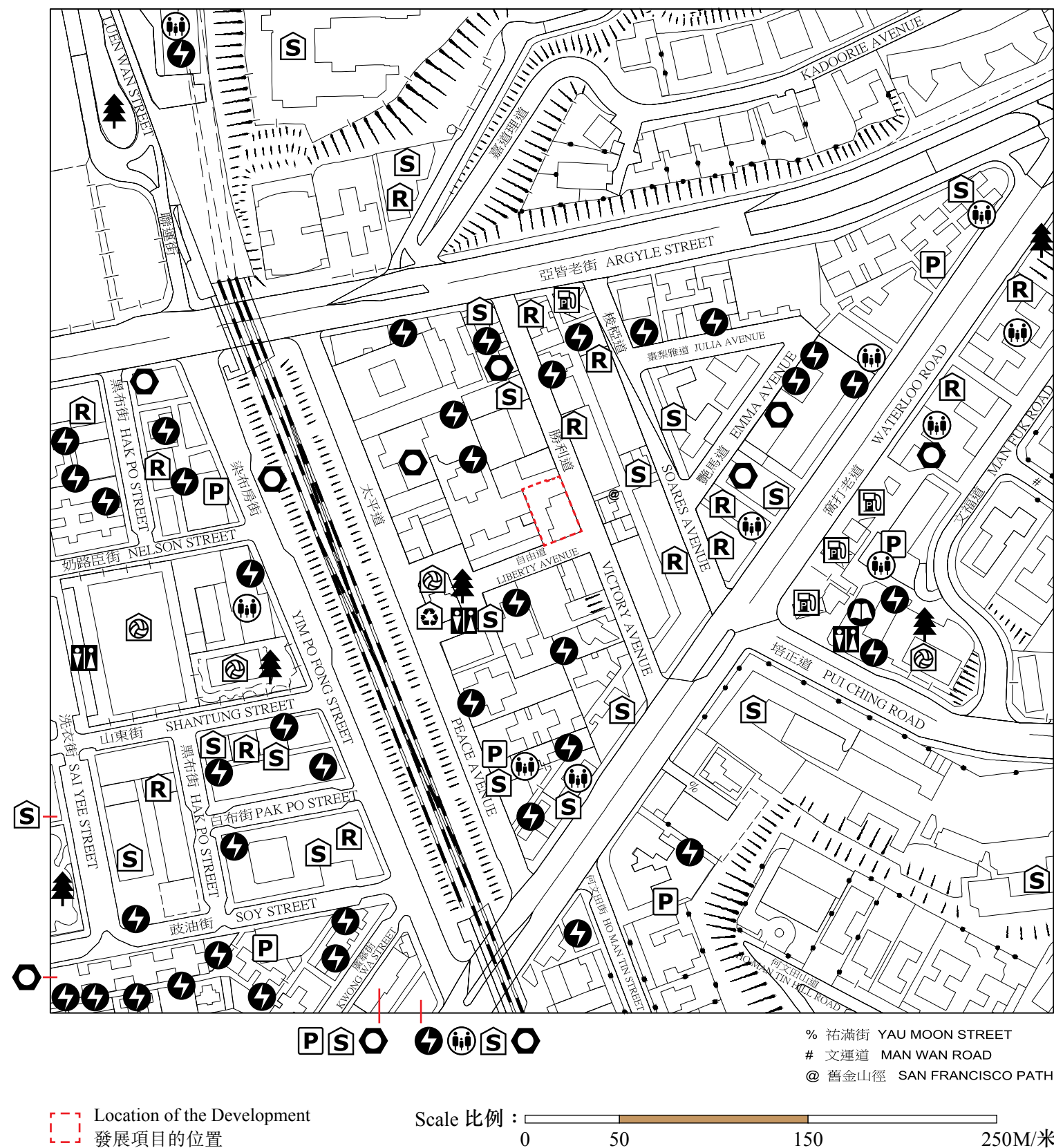
There are curtain walls forming part of the enclosing walls for the Development.
發展項目有構成圍封的一部份的幕牆。

The thickness of curtain walls of the Development is 200mm.
發展項目的幕牆之厚度為 200 毫米。

Schedule of Total Area of the Curtain Walls of Each Residential Property 每個住宅物業的幕牆的總面積表		
Description of Residential Property 物業的描述		Total Area 總面積
Floor 樓層	Unit 單位	sq.m. 平方米
5/F-12/F, 15/F-23/F &25/F 5樓至12樓、15樓至23樓及25樓	A	1.195
	B	0.739
	C	0.592
	D	0.340
	E	0.267
	F	0.981
	G	0.587
	H	1.265
26/F-28/F 26樓至28樓	A	1.195
	B	0.739
	C	0.592
	D	0.340
	E	0.267
	F	1.471
	G	1.705

The Manager appointed under the deed of mutual covenant that has been executed is Inventor Property Service Company Limited.

根據已簽立的公契所委任的管理人是智臻物業服務有限公司。



The Location Plan is made with reference to the Survey Sheet (Series HP5C) Sheet No. T11-NW-D dated 13 February 2025 from Survey and Mapping Office of the Lands Department with adjustments where necessary.

此位置圖是參考地政總署測繪處出版於2025年2月13日之測繪圖(組別編號HP5C)編號T11-NW-D所編製,並經修正處理。

NOTATION 圖例

- Library
圖書館
- Petrol Filling Station
油站
- Power Plant (including Electricity Sub-stations)
發電廠(包括電力分站)
- Refuse Collection Point
垃圾收集站
- Public Carpark (including a Lorry Park)
公眾停車場(包括貨車停泊處)
- Public Convenience
公廁
- Public Utility Installation
公共事業設施裝置
- Religious Institution (including a Church, a Temple and a Tsz Tong)
宗教場所(包括教堂、廟宇及祠堂)
- School (including a Kindergarten)
學校(包括幼稚園)
- Social Welfare Facilities (including an Elderly Centre and a Home for the Mentally Disabled)
社區福利設施(包括老人中心及弱智人士護理院)
- Sports Facilities (including a Sports Ground and a Swimming Pool)
體育設施(包括運動場及游泳池)
- Public Park
公園

Notes:

- The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
- The Map is provided by the Hong Kong GeoData Store and intellectual property rights are owned by the Government of the HKSAR.

備註:

- 賣方建議準買家到有關發展地盤作實地考察,以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 由於發展項目的邊界不規則的技術原因,此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
- 地圖由香港地理數據站提供,香港特別行政區政府為知識產權擁有人。

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

地圖由空間數據共享平台提供,香港特別行政區政府為知識產權擁有人。



This blank area falls outside the coverage of the draft Outline Zoning Plan.
空白範圍不為本分區計劃大綱草圖所覆蓋。

● Location of the Development
發展項目的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 2,000 feet, photo No. E220887C, date of flight: 20 March 2024.

摘錄自地政總署測繪處在2,000呎的飛行高度拍攝之鳥瞰照片，照片編號E220887C，飛行日期：2024年3月20日。

Notes:

1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
3. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
4. The aerial photo is provided by the Hong Kong GeoData Store and intellectual property rights are owned by the Government of the HKSAR.

備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
3. 賣方建議準買方到有關發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳了解。
4. 航空照片由香港地理數據站提供，香港特別行政區政府為知識產權擁有人。

This blank area falls outside the coverage
of the draft Outline Zoning Plan.
空白範圍不為本分區計劃大綱草圖所覆蓋。



Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 2,000 feet, photo No. E220885C, date of flight: 20 March 2024.

摘錄自地政總署測繪處在2,000呎的飛行高度拍攝之鳥瞰照片，照片編號E220885C，飛行日期：2024年3月20日。

Notes:

1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
3. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
4. The aerial photo is provided by the Hong Kong GeoData Store and intellectual property rights are owned by the Government of the HKSAR.

備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
3. 賣方建議準買方到有關發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳了解。
4. 航空照片由香港地理數據站提供，香港特別行政區政府為知識產權擁有人。

This blank area falls outside the coverage of the draft Outline Zoning Plan.
空白範圍不為本分區計劃大綱草圖所覆蓋。



Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 2,000 feet, photo No. E221106C, date of flight: 20 March 2024.

摘錄自地政總署測繪處在2,000呎的飛行高度拍攝之鳥瞰照片，照片編號E221106C，飛行日期：2024年3月20日。

Notes:

1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
3. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
4. The aerial photo is provided by the Hong Kong GeoData Store and intellectual property rights are owned by the Government of the HKSAR.

備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
3. 賣方建議準買方到有關發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳了解。
4. 航空照片由香港地理數據站提供，香港特別行政區政府為知識產權擁有人。

This blank area falls outside the coverage of the draft Outline Zoning Plan.
空白範圍不為本分區計劃大綱草圖所覆蓋。



Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 2,000 feet, photo No. E221107C, date of flight: 20 March 2024.

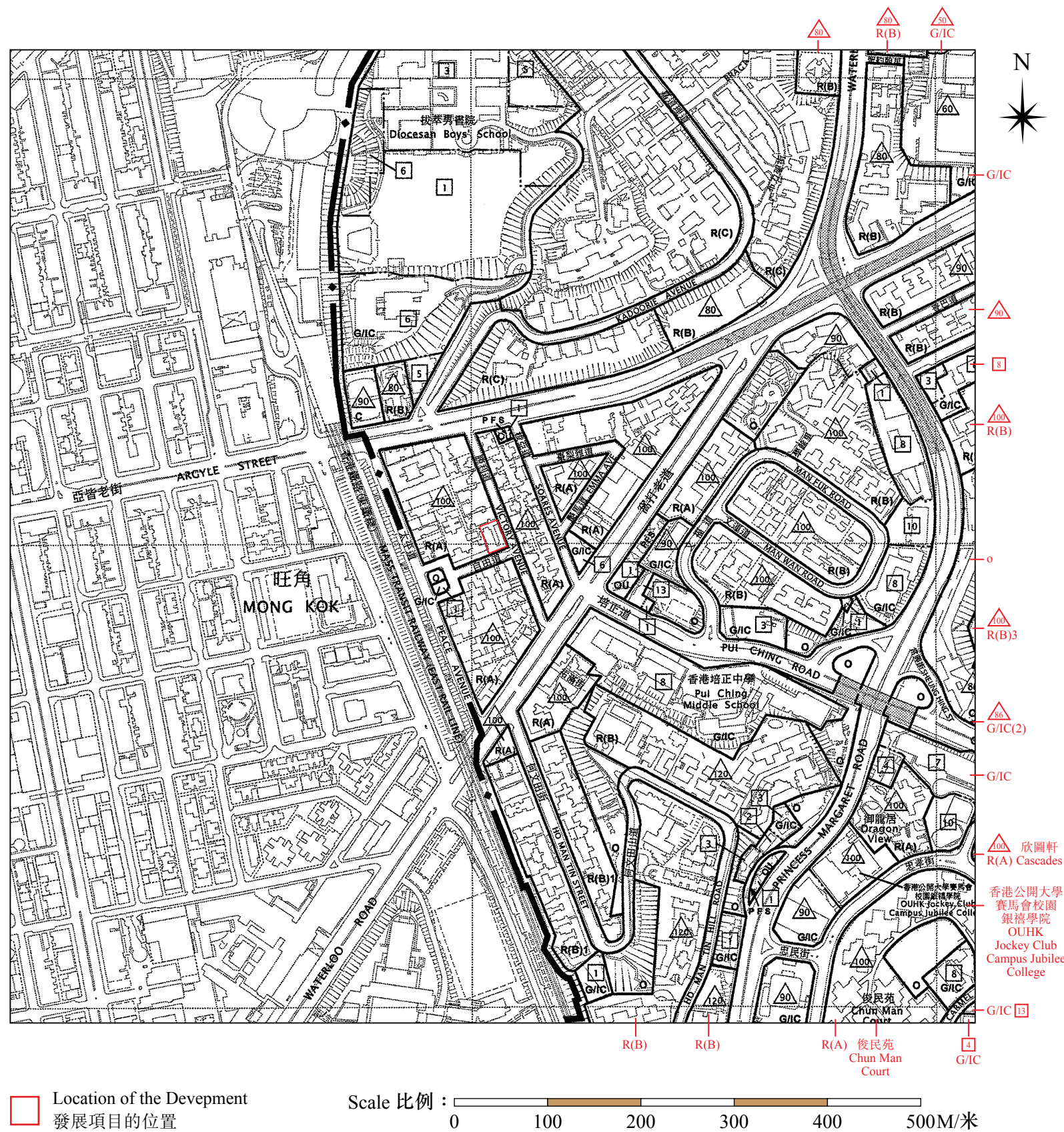
摘錄自地政總署測繪處在2,000呎的飛行高度拍攝之鳥瞰照片，照片編號E221107C，飛行日期：2024年3月20日。

Notes:

1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
3. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
4. The aerial photo is provided by the Hong Kong GeoData Store and intellectual property rights are owned by the Government of the HKSAR.

備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
3. 賣方建議準買方到有關發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳了解。
4. 航空照片由香港地理數據站提供，香港特別行政區政府為知識產權擁有人。



The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

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

Extracted from part of the Approved Ho Man Tin Outline Zoning Plan No. S/K7/24 gazetted on 18 September 2015, with adjustments where necessary as shown in red.

摘錄自2015年9月18日刊憲之何文田分區計劃大綱核准圖，圖則編號S/K7/24，有需要經修正處理之處以紅色顯示。

NOTATION 圖例

ZONES 地帶

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

MISCELLANEOUS 其他

— • —	Boundary of Planning Scheme 規劃範圍界線
— · — · —	Building Height Control Zone Boundary 建築物高度管制區界線
△100	Maximum Building Height (in Metres above Principal Datum) 最高建築物高度 (在主水平基準上若干米)
8	Maximum Building Height (in Number of Storeys) 最高建築物高度(樓層數目)
P F S	Petrol Filling Station 加油站

COMMUNICATIONS 交通

— 車站 — — STATION —	Railway and Station (Underground) 鐵路及車站(地下)
— + —	Major Road and Junction 主要道路及路口
— — —	Elevated Road 高架道路

Notes:

- The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
- The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.

備註:

- 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
- 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 由於發展項目的邊界不規則的技術原因，此大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

This blank area falls outside the coverage of the draft Outline Zoning Plan.
空白範圍不為本分區計劃大綱草圖所覆蓋。



Extracted from part of the Approved Yau Ma Tei Outline Zoning Plan No. S/K2/26 gazetted on 26 July 2024, with adjustments where necessary as shown in red.

摘錄自2024年7月26日刊憲之油麻地分區計劃大綱核准圖，圖則編號S/K2/26，有需要經修正處理之處以紅色顯示。

NOTATION 圖例

ZONES 地帶

	Commercial 商業
	Residential (Group A) 住宅(甲類)
	Government, Institution or Community 政府、機構或社區
	Open Space 休憩用地
	Other Specified Uses 其他指定用途

COMMUNICATIONS 交通

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

COMMUNICATIONS 交通

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

MISCELLANEOUS 其他

	Boundary of Planning Scheme 規劃範圍界線
	Building Height Control Zone Boundary 建築物高度管制區界線
	Maximum Building Height (in Metres above Principal Datum) 最高建築物高度 (在主水平基準上若干米)
	Maximum Building Height (in Number of Storeys) 最高建築物高度(樓層數目)



Location of the Development
發展項目的位置

Scale 比例: 0 100 200 300 400 500M/米

Notes:

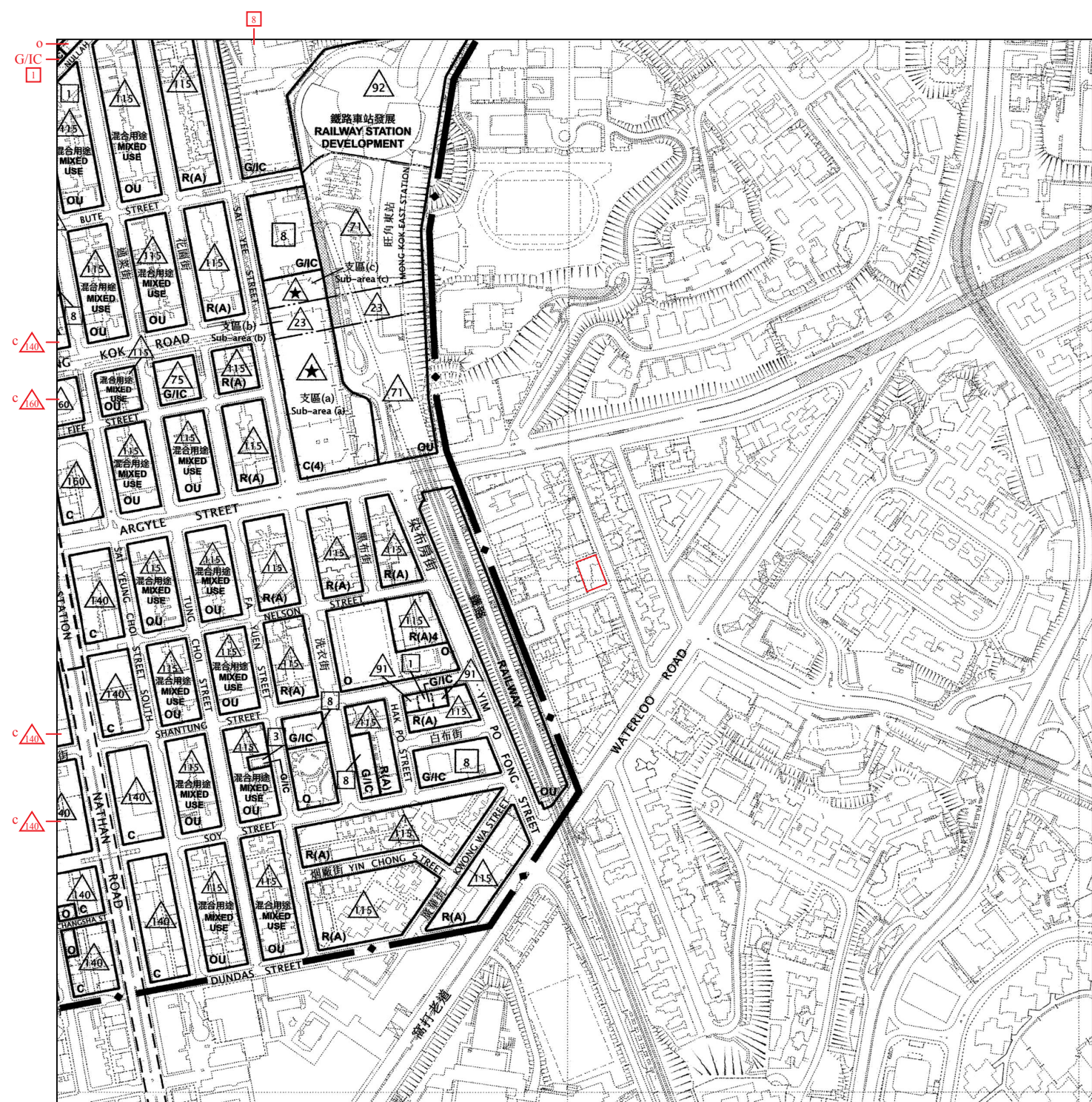
- The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
- The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
- Please refer to the Outline Zoning Plan, the Note and Explanatory Statement thereto for details of those Amendment Items.

備註:

- 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
- 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 由於發展項目的邊界不規則的技術原因，此大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
- 修訂項目之詳情，請參閱該分區計劃大綱圖及其註釋及說明書。

The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

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



Location of the Development
發展項目的位置

Scale 比例 : 0 100 200 300 400 500M/米

The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

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



Extracted from part of the Approved Mong Kok Outline Zoning Plan No. S/K3/38 gazetted on 8 November 2024, with adjustments where necessary as shown in red.

摘錄自2024年11月8日刊憲之旺角分區計劃大綱核准圖，圖則編號S/K3/38，有需要經修正處理之處以紅色顯示。

NOTATION 圖例

ZONES 地帶

C	Commercial 商業
R(A)	Residential (Group A) 住宅(甲類)
G/IC	Government, Institution or Community 政府、機構或社區
O	Open Space 休憩用地
OU	Other Specified Uses 其他指定用途

COMMUNICATIONS 交通

—[STATION]—	Railway and Station (Underground) 鐵路及車站(地下)
—+—	Major Road and Junction 主要道路及路口
—+—	Elevated Road 高架道路

MISCELLANEOUS 其他

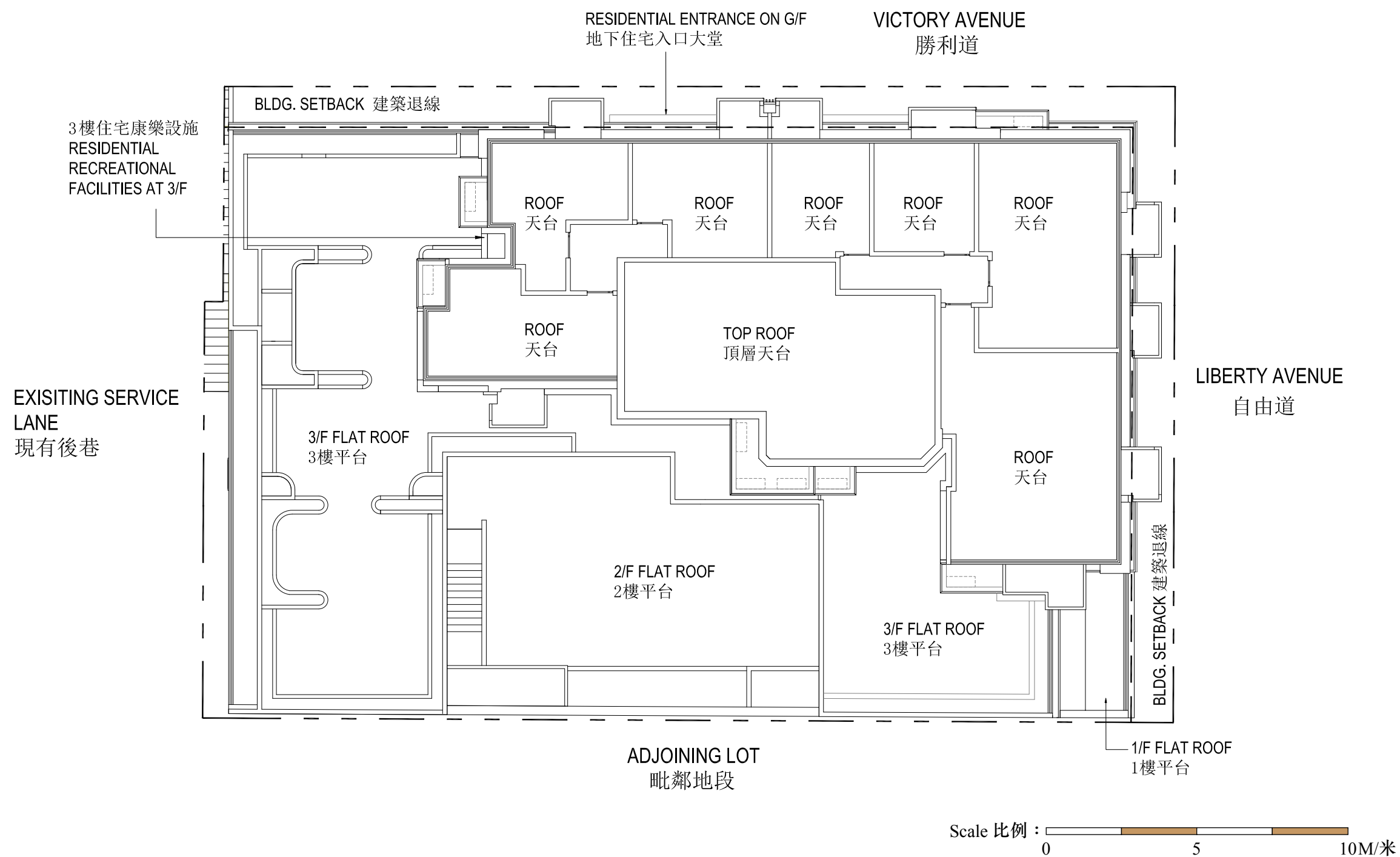
—+—	Boundary of Planning Scheme 規劃範圍界線
—+—	Building Height Control Zone Boundary 建築物高度管制區界線
△100	Maximum Building Height (in Metres above Principal Datum) 最高建築物高度 (在主水平基準上若干米)
△★	Maximum Building Height Restriction as Stipulated on the Notes (註譯)內訂明最高建築物高度限制
8	Maximum Building Height (in Number of Storeys) 最高建築物高度(樓層數目)

Notes:

- The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
- The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.

備註：

- 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
- 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 由於發展項目的邊界不規則的技術原因，此大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。



LEGEND 圖例

- — — — — Development Site Boundary
發展項目邊界線
- — — — — Building Setback (BLDG. SETBACK) Line
建築退線

LEGEND OF TERMS AND ABBREVIATIONS USED ON FLOOR PLANS
樓面平面圖中所使用名詞及簡稱之圖例

A/C PLATFORM = AIR CONDITIONING PLATFORM = 冷氣機平台	O.KIT = OPEN KITCHEN = 開放式廚房
ALUM. ARCH FEATURE = ALUMINIUM ARCHITECTURAL FEATURE = 鋁質建築裝飾	PD = PIPE DUCT = 管道槽
BAL = BALCONY = 露台	POTABLE WATER TANK ROOM = 食水缸房
BATH = BATHROOM = 浴室	RC PARAPET WALL = REINFORCED CONCRETE PARAPET WALL = 鋼筋混凝土護牆
BR = BEDROOM = 睡房	RC PARAPET WALL WITH GLASS FINS ON TOP = REINFORCED CONCRETE PARAPET WALL WITH GLASS FINS ON TOP = 鋼筋混凝土護牆和頂部玻璃片
EMC = ELECTRIC METER CABINET = 電錶櫃	ROOF = 天台
H/L = HIGH LEVEL = 高位	RSMRR = REFUSE STORAGE AND MATERIAL RECOVERY CHAMBERS AND REFUSE CHUTES = 垃圾及物料回收房及垃圾槽
HR = HOSE REEL = 消防喉轆	UNIT = 單位
L/D = LIVING / DINING ROOM = 客廳/飯廳	UP = 上
LIFT = 升降機	U.P. = UTILITY PLATFORM = 工作平台
LIFT LOBBY = 升降機大堂	TOP OF BAL COVER BELOW = TOP OF BALCONY COVER BELOW = 覆蓋下層的露台頂
LIFT SHAFT = 升降機槽	TOP OF U.P COVER BELOW = TOP OF UTILITY PLATFORM COVER BELOW = 覆蓋下層的工作平台頂
MBR = MASTER BEDROOM = 主人睡房	WMC = WATER METER CABINET = 水錶櫃
M.L AT H/L = METAL LOUVRE AT HIGH LEVEL = 高位金屬百葉	

Remarks:

- There may be architectural features and/or exposed common pipes on external walls of some floors.
- There may be communal pipes and/or mechanical and electrical services within balconies, utility platforms and roofs of some residential units.
- Some residential units have ceiling bulkheads and/or sunken slab at living/dining room, bedrooms, bathrooms, corridor and kitchen for air-conditioning system and/or other mechanical and electrical services.
- Symbols of fittings and fitments shown on the floor plans, such as sink, water closets, shower, sink counter, etc. are architectural symbols retrieved from the latest approved general building plans and for general indication only.
- Balconies and utility platforms are non-enclosed areas.

備註：

- 部份樓層外牆或設有建築裝飾及/或外露喉管。
- 部份住宅單位之露台、工作平台及天台內或裝有公用喉管及/或機電設備。
- 部分住宅單位的客廳/飯廳、睡房、浴室、走廊及廚房之天花有假天花及/或跌級樓板，用以安裝空調及/或其他機電設備。
- 平面圖上所顯示的形象裝置符號，例如洗滌盆、坐廁、花灑、洗滌盆櫃等乃摘自最新的經批准的建築圖則，只作一般性標誌。
- 露台和工作平台為不可封閉的地方。

11

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

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.

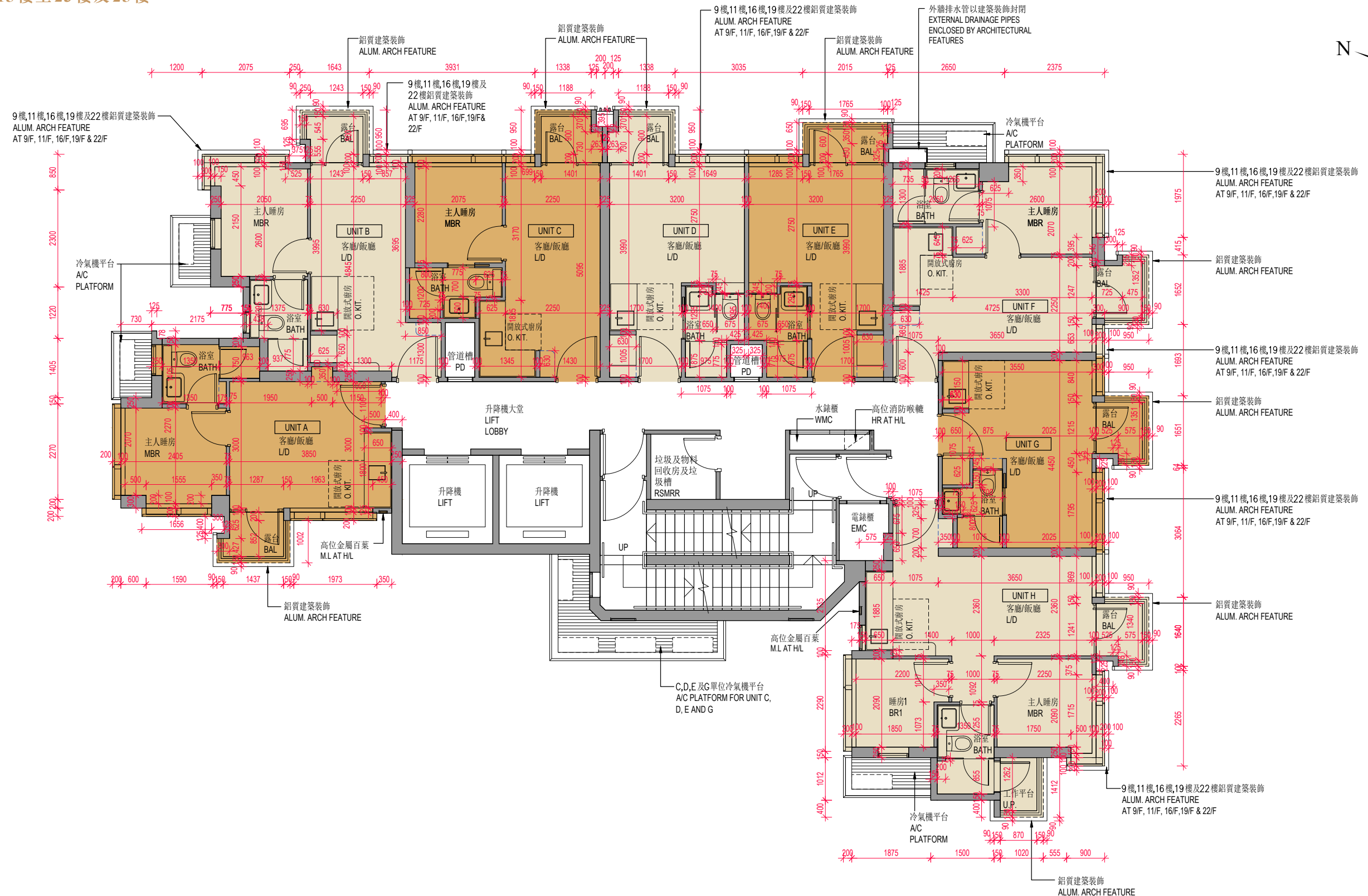
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Description of Residential Property 物業描述	Floor 樓層	Units 單位							
		A	B	C	D	E	F	G	H
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	5/F-7/F 5樓至7樓	150							
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	5/F 5樓	2850, 2900, 2950, 3150	2900, 3075, 2950, 3150	2850, 2900, 2950, 3075, 3150	2850, 2950, 3075, 3150	2850, 2900, 2950, 3075, 3150	2800, 2950, 3150	2850, 2900, 2950, 3150	2800, 2850, 2950, 3075, 3150
	6/F-7/F 6樓至7樓	3150							

- Notes:
- The dimensions in the floor plans are all structural dimension in millimeter.
 - Please refer to page 17 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.
 - There may be architecttural features on external walls of some residential properties. For details, please refer to the latest approved building plans.
 - The (- - - -) blue dotted line within the unit indicates the approximate location of built-in full height cabinet to be provided with the residential property.
 - The (— — — —) black dash dotted line within the unit indicates the approximate location of built-in short cabinet to be provided with the residential property.

- 備註：
- 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
 - 以上平面圖中顯示之名詞、簡稱及其適用的附註，請參閱本售樓說明書第17頁。
 - 部分住宅物業外牆可能設有建築裝飾。詳情請參考最新批准之建築圖則。
 - 單位內的(- - - -) 藍色虛線顯示隨住宅物業提供的嵌入式全高櫃的大約位置。
 - 單位內的(— — — —) 黑色虛及點線顯示隨住宅物業提供的嵌入式矮櫃的大約位置。

8/F - 12/F, 15/F - 23/F & 25/F
8樓至12樓、15樓至23樓及25樓



Scale 比例: 0 5 10M/米

11

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

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.

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。

Description of Residential Property 物業描述	Floor 樓層	Units 單位							
		A	B	C	D	E	F	G	H
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	8/F-12/F, 15/F-23/F & 25/F 8樓至12樓、15樓至23樓及25樓	150							
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	8/F-12/F, 15/F-23/F 8樓至12樓、15樓至23樓	3150							
	25/F 25樓	3150					2850, 3100, 3150, 3200, 3450, 3500	2850, 3150, 3400, 3450	2850, 3150, 3200

- Notes:
- The dimensions in the floor plans are all structural dimension in millimeter.
 - Please refer to page 17 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.
 - There may be architecttural features on external walls of some residential properties. For details, please refer to the latest approved building plans.
 - The (- - - -) blue dotted line within the unit indicates the approximate location of built-in full height cabinet to be provided with the residential property.
 - The (— — — —) black dash dotted line within the unit indicates the approximate location of built-in short cabinet to be provided with the residential property.

- 備註：
- 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
 - 以上平面圖中顯示之名詞、簡稱及其適用的附註，請參閱本售樓說明書第17頁。
 - 部分住宅物業外牆可能設有建築裝飾。詳情請參考最新批准之建築圖則。
 - 單位內的(- - - -) 藍色虛線顯示隨住宅物業提供的嵌入式全高櫃的大約位置。
 - 單位內的(— — — —) 黑色虛及點線顯示隨住宅物業提供的嵌入式矮櫃的大約位置。

11

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

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.

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。

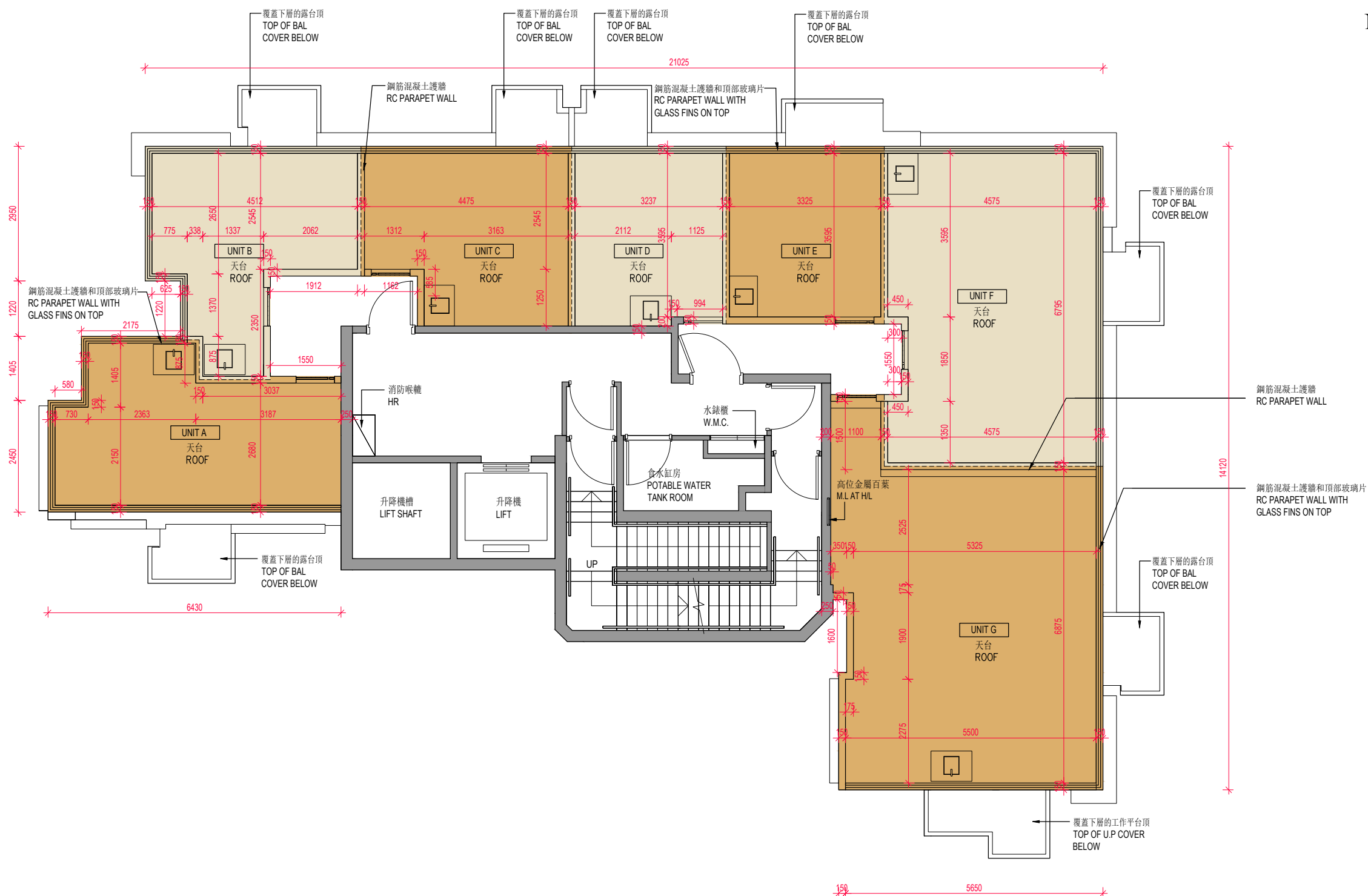
Description of Residential Property 物業描述	Floor 樓層	Units 單位						
		A	B	C	D	E	F	G
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	26/F-28/F 26樓至28樓	150						
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	26/F 26樓	3150					3150, 3450	2850, 3150
	27/F 27樓	3150						
	28/F 28樓	3500, 3750, 3800	3500, 3575, 3750	3500, 3575, 3750, 3800	3500, 3575, 3800	3500, 3575, 3750, 3800	3500, 3550, 3800	3375, 3500, 3600, 3800

- Notes:
- The dimensions in the floor plans are all structural dimension in millimeter.
 - Please refer to page 17 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.
 - There may be architectural features on external walls of some residential properties. For details, please refer to the latest approved building plans.
 - The (- - - -) blue dotted line within the unit indicates the approximate location of built-in full height cabinet to be provided with the residential property.
 - The (— — — —) black dash dotted line within the unit indicates the approximate location of built-in short cabinet to be provided with the residential property.

- 備註：
- 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
 - 以上平面圖中顯示之名詞、簡稱及其適用的附註，請參閱本售樓說明書第17頁。
 - 部分住宅物業外牆可能設有建築裝飾。詳情請參考最新批准之建築圖則。
 - 單位內的(- - - -) 藍色虛線顯示隨住宅物業提供的嵌入式全高櫃的大約位置。
 - 單位內的(— — — —) 黑色虛及點線顯示隨住宅物業提供的嵌入式矮櫃的大約位置。

MAIN ROOF

天台



Scale 比例 : 0 5 10M/米

11

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

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.

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。

Description of Residential Property 物業描述	Floor 樓層	Units 單位						
		A	B	C	D	E	F	G
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Main Roof 天台	Not Applicable 不適用						
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)		Not Applicable 不適用						

- Notes:
- The dimensions in the floor plans are all structural dimension in millimeter.
 - Please refer to page 17 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.
 - There may be architectural features on external walls of some residential properties. For details, please refer to the latest approved building plans.

- 備註：
- 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
 - 以上平面圖中顯示之名詞、簡稱及其適用的附註，請參閱本售樓說明書第17頁。
 - 部分住宅物業外牆可能設有建築裝飾。詳情請參考最新批准之建築圖則。

12

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的面積

Description of Residential Property 住宅物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台 (如有))平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積)平方米 (平方呎)									
Floor 樓層	Unit 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
5/F-7/F 5樓至7樓	A	26.245 (283) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
	B	25.768 (277) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
	C	24.542 (264) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
	D	19.444 (209) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
	E	19.371 (209) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform:- (-)	-	-	-	-	-	-	-	-	-	-
	F	26.555 (286) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
	G	19.636 (211) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
	H	36.041 (388) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

Notes:

- The saleable area and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First –hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.
- The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer and may be slightly different from that shown in square metre.
- The symbol “–” as shown in the above table denotes “Not provided”.
- There is no verandah in the residential properties of the Development.
- 4/F, 13/F, 14/F & 24/F are omitted.

備註：

- 實用面積以及露台、工作平台及陽台 (如有) 之樓面面積，是按照《一手住宅物業銷售條例》第 8 條計算得出的。其他指明項目的面積 (不包括在實用面積內)，是按照《一手住宅物業銷售條例》附表 2 第 2 部計算得出的。
- 上述所列之面積以 1 平方米 = 10.764 平方呎換算並四捨五入至整數平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。
- 上表「-」代表「不提供」。
- 發展項目的住宅物業不設陽台。
- 不設 4 樓、13 樓、14 樓及 24 樓。

12

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

Description of Residential Property 住宅物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有))平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積)平方米 (平方呎)									
Floor 樓層	Unit 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
8/F-12/F, 15/F-23/F & 25/F 8樓至12樓、15樓至 23樓及25樓	A	26.245 (283) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
	B	25.768 (277) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
	C	24.506 (264) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
	D	19.480 (210) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
	E	19.407 (209) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform:- (-)	-	-	-	-	-	-	-	-	-	-
	F	26.520 (285) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
	G	19.636 (211) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
	H	36.041 (388) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

- Notes:
- The saleable area and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First –hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.
 - The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer and may be slightly different from that shown in square metre.
 - The symbol “–” as shown in the above table denotes “Not provided”.
 - There is no verandah in the residential properties of the Development.
 - 4/F, 13/F, 14/F & 24/F are omitted.

- 備註：
- 實用面積以及露台、工作平台及陽台 (如有) 之樓面面積，是按照《一手住宅物業銷售條例》第 8 條計算得出的。其他指明項目的面積 (不包括在實用面積內)，是按照《一手住宅物業銷售條例》附表 2 第 2 部計算得出的。
 - 上述所列之面積以 1 平方米 = 10.764 平方呎換算並四捨五入至整數平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。
 - 上表「-」代表「不提供」。
 - 發展項目的住宅物業不設陽台。
 - 不設 4 樓、13 樓、14 樓及 24 樓。

12

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的面積

Description of Residential Property 住宅物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台 (如有))平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積)平方米 (平方呎)									
Floor 樓層	Unit 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
26/F-27/F 26樓至27樓	A	26.245 (283) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
	B	25.768 (277) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
	C	24.506 (264) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
	D	19.480 (210) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
	E	19.407 (209) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform:- (-)	-	-	-	-	-	-	-	-	-	-
	F	35.659 (384) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform:- (-)	-	-	-	-	-	-	-	-	-	-
	G	46.353 (499) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform:1.500 (16)	-	-	-	-	-	-	-	-	-	-

Notes:

- The saleable area and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First –hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.
- The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer and may be slightly different from that shown in square metre.
- The symbol “ – ” as shown in the above table denotes “Not provided”.
- There is no verandah in the residential properties of the Development.
- 4/F, 13/F, 14/F & 24/F are omitted.

備註：

- 實用面積以及露台、工作平台及陽台 (如有) 之樓面面積，是按照《一手住宅物業銷售條例》第 8 條計算得出的。其他指明項目的面積 (不包括在實用面積內)，是按照《一手住宅物業銷售條例》附表 2 第 2 部計算得出的。
- 上述所列之面積以 1 平方米 = 10.764 平方呎換算並四捨五入至整數平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。
- 上表「-」代表「不提供」。
- 發展項目的住宅物業不設陽台。
- 不設 4 樓、13 樓、14 樓及 24 樓。

12

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的面積

Description of Residential Property 住宅物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台 (如有))平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積)平方米 (平方呎)									
Floor 樓層	Unit 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
28/F & Main Roof 28樓及天台	A	26.245 (283) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	18.511 (199)	-	-	-
	B	25.768 (277) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	15.206 (164)	-	-	-
	C	24.506 (264) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	15.342 (165)	-	-	-
	D	19.480 (210) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	12.061 (130)	-	-	-
	E	19.407 (209) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform:- (-)	-	-	-	-	-	-	11.953 (129)	-	-	-
	F	35.659 (384) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform:- (-)	-	-	-	-	-	-	30.255 (326)	-	-	-
	G	46.353 (499) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform:1.500 (16)	-	-	-	-	-	-	39.999 (431)	-	-	-

- Notes:
- The saleable area and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First –hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.
 - The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer and may be slightly different from that shown in square metre.
 - The symbol “ – ” as shown in the above table denotes “Not provided”.
 - There is no verandah in the residential properties of the Development.
 - 4/F, 13/F, 14/F & 24/F are omitted.

- 備註：
- 實用面積以及露台、工作平台及陽台 (如有) 之樓面面積，是按照《一手住宅物業銷售條例》第 8 條計算得出的。其他指明項目的面積 (不包括在實用面積內)，是按照《一手住宅物業銷售條例》附表 2 第 2 部計算得出的。
 - 上述所列之面積以 1 平方米 = 10.764 平方呎換算並四捨五入至整數平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。
 - 上表「-」代表「不提供」。
 - 發展項目的住宅物業不設陽台。
 - 不設 4 樓、13 樓、14 樓及 24 樓。

Not applicable

不適用

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase.
2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders.
3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement –
 - (i) that preliminary agreement is terminated;
 - (ii) the preliminary deposit is forfeited; and
 - (iii) the owner does not have any further claim against the purchaser for the failure.

1. 在簽署臨時買賣合約時須支付款額為5%的臨時訂金。
2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身份持有。
3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約 –
 - (i) 該臨時合約即告終止；
 - (ii) 有關的臨時訂金即予沒收；及
 - (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

1. Common Parts of the Development

- (a) Common Parts means all areas, systems, equipment, facilities, machinery, fixtures, fittings, conduits or other matters in the Land (meaning the land on which the Development is constructed, and, where the context permits, shall include the Development thereon):
- (i) which are intended for the common use and benefit of different owners, occupiers, licensees or invitees of the Land or any part thereof; or
 - (ii) as will fall within the definition of “common parts” in section 2 of the Building Management Ordinance (Cap. 344).
- These include certain lift lobbies, staircases, lifts, recreational facilities, external walls of the residential units etc.
- (b) Common Parts are categorized into Development Common Parts (provided or installed for the common use and benefit of all owners, occupiers, licensees or invitees of different residential units and the commercial accommodation in the Development), Residential Common Parts (provided or installed for the common use and benefit of owners, occupiers, licensees or invitees of different residential units in the Development) and Commercial Common Parts (provided or installed for the common use and benefit of owners, occupiers, licensees or invitees of the Commercial Accommodation in the Development).
- (c) The owners may use the Common Parts for all purposes connected with the proper use and enjoyment of his Unit.
- (d) The owners may not convert any of the Common Parts to his own use or for his own benefit unless the approval of the Owners’ Committee has been obtained.
- (e) The owners may not obstruct the Common Parts nor do anything in or to the Common Parts which may be or become a nuisance to any other owner or occupiers of the Land or any neighbouring premises.
- (f) The owners may not alter the Common Parts or do anything which may, in the opinion of the Manager, interfere with or damage the Common Parts or adversely affect the normal functioning of the Common Parts.
- (g) The Manager has the full right and authority to control the Common Parts and to generally administer and manage the Common Parts. The Manager shall hold the Common Parts as trustee for all owners.

2. Number of Undivided Shares assigned to each residential property in the Development

Undivided Shares are allocated to each residential property. They are set out in the table below.

Floor	Unit	No. of Undivided Shares Allocated to Each Unit
5/F-12/F, 15/F-23/F, & 25/F	A	26
	B	26
	C	25
	D	19
	E	19
	F	27
	G	20
	H	36
26/F & 27/F	A	26
	B	26
	C	25
	D	19
	E	19
	F	36
	G	46

Floor	Unit	No. of Undivided Shares Allocated to Each Unit
28/F	A	28
	B	27
	C	26
	D	21
	E	21
	F	39
	G	50

3. Term of years for which the Manager of the Development is appointed

The Manager will be appointed for an initial term of two years from the date of the Deed of Mutual Covenant and Management Agreement (“DMC”). The appointment of the Manager may be terminated according to the provisions of the DMC.

4. Basis on which the Management Expenses are shared among the owners of residential properties in the Development

Each owner shall contribute towards the Management Expenses (which shall be the expenses, costs and charges necessarily and reasonably incurred in the management of the Development, and shall be based on the budget prepared by the Manager) (including the Manager’s Remuneration) of the Development in such manner, amount and proportion as provided in the DMC by reference to the Management Shares allocated to his Unit. In general:

- (a) the owners shall contribute towards the Management Expenses relating to the Development Common Parts in proportion to the Management Shares allocated to their Units; and
- (b) the owners of residential properties shall contribute towards the Management Expenses relating to the Residential Common Parts in proportion to the Management Shares allocated to their residential properties.

The number of Management Shares of a residential property is the same as the number of Undivided Shares allocated to that residential property. However, the total number of Undivided Shares in the Development is different from the total number of Management Shares in the Development. The total number of Management Shares of all residential properties in the Development is 4170. The total number of Management Shares in the Development is 5038.

5. Basis on which the Management Fee Deposit is fixed

The amount of Management Fee Deposit is 3 months’ monthly management fee.

6. Area (if any) in the Development retained by the owner (i.e. the Vendor) for its own use

There is no area in the Development which is retained by the owner for that owner’s own use as referred to in section 14(2) (f), Part 1, Schedule 1 of Residential Properties (First-hand Sales) Ordinance.

15

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

1. 發展項目的公用部分

- (a) 公用部分指所有在該土地(指發展項目於其上興建之土地，及如文意允許包括其上之發展項目)內符合以下情況的區域、系統、裝備、設備、機器、固定裝置、裝置、管道及其他事宜：
- (i) 該部分的目的是供該土地或其任何部分的不同業主、佔用人、被許可人或被邀請人共用及共益享用；或
- (ii) 該部分符合建築物管理條例(第344章)第2條中「公用部分」的定義。
- 上述包括若干升降機大堂、樓梯、升降機、康樂設施、住宅單位外牆等。
- (b) 公用部分分為發展項目公用部分(提供或安裝給發展項目所有不同住宅單位及商場業主、佔用人、被許可人或被邀請人共同使用與享用)、住宅公用部分(提供或安裝給不同住宅單位業主、佔用人、被許可人或被邀請人共同使用與享用)及商業公用部分(提供或安裝給商場業主、佔用人、被許可人或被邀請人共同使用與享用)。
- (c) 業主有權為了正當使用與享用他的單位有關的一切目的使用公用部分。
- (d) 除非已經取得業主委員會的批准，業主不得轉變任何公用部分供他個人使用或享用。
- (e) 業主不得阻塞公用部分，亦不得在該等地方作出任何事情，以致可能或成為對該土地或任何毗鄰房產的任何其他業主或佔用人造成滋擾。
- (f) 業主不得更改公用部分或作出任何事情，以致管理人認為會干涉或損壞公用部分或對公用部分的正常運作有不利影響。
- (g) 管理人具有充分權利及授權控制公用部分和全面控制與管理公用部分。管理人須作為全體業主的受託人持有公用部分。

2. 分配予發展項目中各住宅物業的不分割份數的數目

發展項目中的各住宅物業配有不分割份數。詳細的分配狀況，請參閱下表。

樓層	單位	分配到每個住宅單位的不分割份數數目
5樓至12樓、15樓至23樓及25樓	A	26
	B	26
	C	25
	D	19
	E	19
	F	27
	G	20
	H	36
26樓及27樓	A	26
	B	26
	C	25
	D	19
	E	19
	F	36
	G	46

樓層	單位	分配到每個住宅單位的不分割份數數目
28樓	A	28
	B	27
	C	26
	D	21
	E	21
	F	39
	G	50

3. 發展項目的管理人的委任年期

管理人的首屆任期為由公共契約暨管理協議(「公契」)簽署日期起計兩年。管理人的委任可按公契的條文終止。

4. 在發展項目中的住宅物業的擁有人之間分擔管理開支的基準

每名業主須根據其單位分配到的管理份數按公契指明的方式、金額及比例分擔發展項目的管理開支(指管理發展項目時必須地和合理地招致的支出、費用及收費，且須基於管理人擬定之預算)(包括管理人之酬金)。一般而言：

- (a) 業主須按分配到其單位之管理份數之比例分擔有關發展項目公用部分之管理開支；及
- (b) 住宅物業業主須按分配到其住宅物業之管理份數之比例分擔有關住宅公用部分之管理開支。

每個住宅物業之管理份數相等於其獲分配之不分割份數，唯發展項目不分割份數總數與發展項目管理份數總數不同。所有住宅物業之管理份數總數為4170。發展項目之管理份數總數為5038。

5. 計算管理費按金的基準

管理費按金相等於三個月之管理費。

6. 擁有人(即賣方)在發展項目中保留作自用的範圍(如有的話)

本發展項目並無《一手住宅物業銷售條例》附表1第1部第14(2)(f)條所提及之擁有人在發展項目中保留作自用的範圍。

1. The lot numbers of the land on which the Development is situated

Kowloon Inland Lot No.1308, Kowloon Inland Lot No.1309, The Remaining Portion of Kowloon Inland Lot No.1329 (the “Land”).

2. The term of years under the lease

The term of years shall be 75 years from 1 December 1913 with a right of renewal for one further term of 75 years. By virtue of the Government Leases Ordinance, the right of renewal was deemed to have been exercised and new Government Leases were deemed to have been granted for 75 years, ending on 30 November 2063.

3. The user restrictions applicable to that land

That Land shall not be used for any trade or business of a brazier, slaughterman, soap-maker, sugar-baker, fellmonger, melter of tallow, oilman, butcher, distiller, victualler or tavern-keeper, blacksmith, nightman, scavenger or any other noisy, noisome or offensive trade or business whatever without the previous licence of the Government.

(Note: A licence for the carrying out of the trade or business of sugar-baker, oilman (excluding petrol filling station), butcher, victualler and tavern-keeper has been granted. See Licence for Offensive Trade Clause in respect of Kowloon Inland Lot No.1308, Kowloon Inland Lot No.1309 and The Remaining Portion of Kowloon Inland Lot No.1329 dated 25 January 2021 and registered at the Land Registry with Memorial No.21030800440022.)

4. The facilities that are required to be constructed and provided for the Government, or for public use

Not applicable.

5. The grantee’s obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside that land:

- (a) In respect of Kowloon Inland Lot No.1308: The grantee shall and will, before the expiration of 6 years from 1 December 1913, at his and their own proper costs and charges, erect, build and completely finish fit for use in a good, substantial and workmanlike manner and with the best materials of their respective kinds, one or more good substantial and safe brick or stone messuage(s) or tenement(s) upon some part of the Land, with proper fences, walls, sewers, drains and all other usual or necessary appurtenances, and shall and will before the expiration of the said 6 years lay out and expend thereon the Sum of 2,000 dollars at the least, which said messuage(s) or tenement(s) shall be of the such rate of building, elevation, character and description, and shall front and range in such manner as the Director of Public Works (hereinafter referred to as “the said Director”) shall determine.
- (b) In respect of Kowloon Inland Lot No.1309: The grantee shall and will, before the expiration of 6 years from 1 December 1913, at his and their own proper costs and charges, erect, build and completely finish fit for use, in a good, substantial and workmanlike manner and with the best materials of their respective kinds, one or more good substantial and safe brick or stone messuage(s) or tenement(s) upon some part of the Land, with proper fences, walls, sewers, drains and all other usual or necessary appurtenances, and shall and will before the expiration of the said 6 years lay out and expend thereon the Sum of 2,000 dollars at the least, which said messuage(s) or tenement(s) shall be of the such rate of building, elevation, character and description, and shall front and range in such manner as the said Director shall determine.
- (c) In respect of The Remaining Portion of Kowloon Inland Lot No.1329: The grantee shall and will, before the expiration of 6 years from 1 December 1913, at his and their own proper costs and charges, erect, build and completely finish fit for use, in a good, substantial and workmanlike manner and with the best materials of their respective kinds, one or more good substantial and safe brick or stone messuage(s) or tenement(s) upon some part of the Land, with proper fences, walls, sewers, drains and all other usual or necessary appurtenances, and shall and will before the expiration of the said 6 years lay out and expend thereon the Sum of 2,000 dollars at the least, which said messuage(s) or tenement(s) shall be of the such rate of building, elevation, character and description, and shall front and range in such manner as the said Director shall determine.

- (d) The grantee shall and will, when, where and as often as need or occasion shall be or 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 messuage(s) or tenement(s) and all other erections and buildings standing upon the Land, and all the walls, banks, cuttings, hedges, ditches, rails, lights, pavements, privies, sinks, drains and watercourses thereunto belonging, and which shall in anywise 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 Government.

6. The lease conditions that are onerous to a purchaser

- (a) The Government has reserved rights to mines, minerals, mineral oils and quarries of stone in, under or upon the Land and all such earth, soil, marl, clay, chalk, brick-earth, gravel, sand, stone and stones, and other earths or materials, which at the time of the Land Grant or thereafter during the continuance of the grant, shall be under or upon the Land or any part or parts thereof as the Government may require for the roads, public buildings or other public purposes of Hong Kong, with full liberty to enter the Land to view, dig for, convert and carry way such things thereby doing as little damage as possible to the grantee.
- (b) The Government has also reserved the power to make and conduct in, through and under the Land all and any public or common sewers, drains or watercourses.
- (c) The grantee shall and will as often as need shall require bear, pay and allow a reasonable share and proportion for and towards the costs and charges of making, building, repairing and amending all or any roads, pavements, channels, fences and party-walls, draughts, private or public sewers and drains requisite for, or in, or belonging to the Land or any part thereof, in common with other premises near or adjoining thereto.
- (d) The Government may, twice or oftener in every year, at all reasonable times in the day, enter into and upon the Land to view, search and see the condition of same and of all decays, defects and wants of reparation and amendment and may issue notice in writing requiring the grantee to repair and amend the same within three calendar months.
- (e) In case of the breach or non-performance of any covenant and condition on the part of the grantee to be performed in the Land Grant or a failure to pay the Government Rent by the grantee, it shall be lawful for the Government to re-enter, repossess and enjoy the Land or any part thereof and expel the grantee and occupiers of the Land.
- (f) The Government has the power to resume, enter into and re-take possession of the Land or any part thereof if required for the improvement of Hong Kong or any other public purpose whatsoever, three calendar months’ notice being given to the grantee of its being so required and a full and fair compensation for the Land and the buildings thereon being paid to the said grantee to be valued by the Government.
- (g) See paragraph 5.

Note:

The expression “grantee” as mentioned in this section means the grantee under the Land Grant and where the context admits or requires includes his executors, administrators and assigns.

1. 發展項目所位於的土地的地段編號

九龍內地段第1308號、九龍內地段第1309號、九龍內地段第1329號餘段(「土地」)。

2. 有關租契規定的年期

由1913年12月1日起計75年，期後有權續期75年。按《政府租契條例》，當作已行使續期權利並已批予新政府租契年期75年，至2063年11月30日結束。

3. 適用於該土地的用途限制

未經政府事先許可，土地不得用作任何銅匠、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務或任何其他產生噪音、發出惡臭或令人厭惡的行業或業務。

(註：已獲發進行製糖、油料(不包括油站)、售肉、食物供應及旅館行業或業務之牌照。請參閱有關九龍內地段第1308號、九龍內地段第1309號及九龍內地段第1329號餘段之厭惡性行業牌照，日期為2021年1月25日，於土地註冊處以註冊備忘編號21030800440022註冊。)

4. 按規定須興建並提供予政府或供公眾使用的設施

不適用。

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

- (a) 就九龍內地段第1308號而言：承授人須於由1913年12月1日起計6年的期限屆滿前自費於土地之某部分上以良好、妥善及熟練之方式及以各種最好的材料搭建、建造及完全裝修至可用一棟或多棟磚塊或石材結構的院宅或物業，配備適當的圍欄、牆壁、排污渠、排水渠及所有其他通常或必要的附屬設施，且於上述6年的期限屆滿前須對此花費及支出最少2,000圓正；上述院宅或物業須由工務署署長(下稱「上述署長」)決定其建築、高度、特徵及描述，與座向及排列之方式。
- (b) 就九龍內地段第1309號而言：承授人須於由1913年12月1日起計6年的期限屆滿前自費於土地之某部分上以良好、妥善及熟練之方式及以各種最好的材料搭建、建造及完全裝修至可用一棟或多棟磚塊或石材結構的院宅或物業，配備適當的圍欄、牆壁、排污渠、排水渠及所有其他通常或必要的附屬設施，且於上述6年的期限屆滿前須對此花費及支出最少2,000圓正；上述院宅或物業須由上述署長決定其建築、高度、特徵及描述，與座向及排列之方式。
- (c) 就九龍內地段第1329號餘段而言：承授人須於由1913年12月1日起計6年的期限屆滿前自費於土地之某部分上以良好、妥善及熟練之方式及以各種最好的材料搭建、建造及完全裝修至可用一棟或多棟磚塊或石材結構的院宅或物業，配備適當的圍欄、牆壁、排污渠、排水渠及所有其他通常或必要的附屬設施，且於上述6年的期限屆滿前須對此花費及支出最少2,000圓正；上述院宅或物業須由上述署長決定其建築、高度、特徵及描述，與座向及排列之方式。
- (d) 承授人須按需要及於有需要時，自費妥善及充分地透過所有和所有形式之所需和必須之維修、清洗及改善以維修、維護、支持、維持、鋪設、清除、沖刷、清洗、清空、改善及保養土地上之院宅或物業及所有其他搭建物或建築物，及屬於和以任何形式附屬於該等院宅或物業及所有其他搭建物或建築物之牆壁、堤岸、路塹、籬笆、溝渠、軌道、照明、行人道、廁所、水槽、排水渠及水道，致使政府滿意。

6. 對買方造成負擔的租用條件

- (a) 政府已就土地之內、之下或之上的礦產、礦物、礦油、石礦及所有於批地文件發出之時或其後於批地存續時在土地或任何部分之下或之上、可能為道路、公共建築或其他香港之公共目的所需的土壤、泥土、泥灰岩、黏土、白堊、製磚土、礫石、砂、石頭及石堆、及其他土料或材料保留權利，並有權充分自由進入土地以視察、挖掘、轉用及移走該等事物，唯須對承授人造成盡可能少的損害。
- (b) 政府亦保留權力，於土地內、土地下及穿過土地加置及接駁所有及任何公共或公用排污渠、排水渠或水道。
- (c) 若有需要，承授人須負擔、支付及備款支付加置、興建、維修及改善處於、屬於土地或其任何部分或為其所需而與附近或毗連範圍共用的所有或任何道路、行人路、渠道、圍欄及共用牆、通風道、私人或公共排污渠及排水渠的支出和收費的合理分攤。
- (d) 政府可每年兩次或以上於日間內的任何合理時間進入土地以視察、搜索及檢查土地的狀況及所有變化、缺陷、失修及缺乏改善之處，並可發出書面通知，要求承授人於三個公曆月內修理及改善之。
- (e) 承授人若違反或不履行批地文件內其須履行之契諾或條件，或未能繳付地租，政府可合法重收、重新管有及享用土地或其任何部分及逐出承授人或土地的佔用人。
- (f) 如為改善香港或其他公共目的所需，經發出三個公曆月的通知予承授人及就土地及其上之建築物支付由政府評定的充分和公平賠償予承授人，政府有權收回、進入及重新管有土地或其任何部分。
- (g) 見第5段。

註：

本節中提述「承授人」一詞指根據批地文件中的承授人和如文意允許時包括其遺囑執行人、遺產管理人及承讓人。

Not applicable

不適用

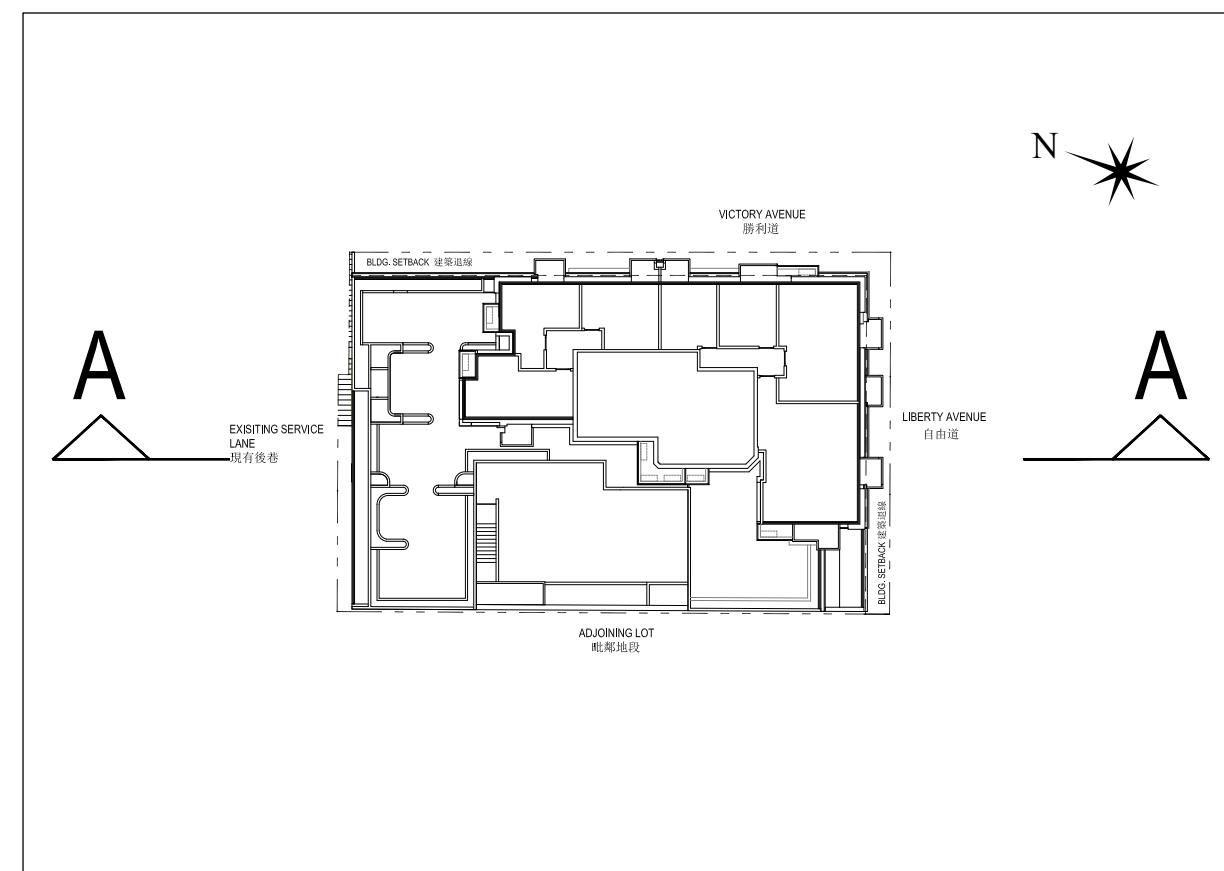
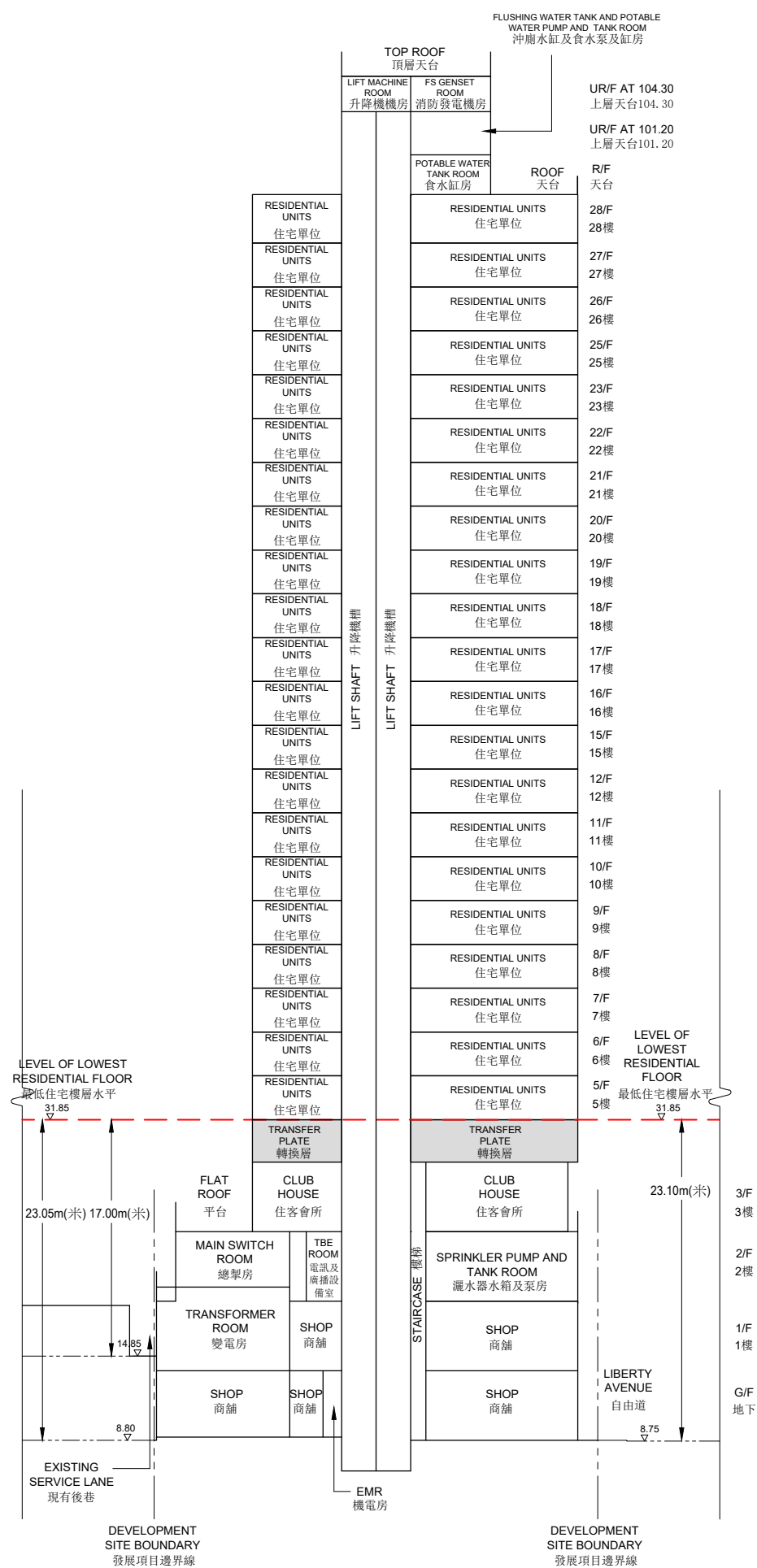
- a. The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
- b. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
- c. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser,
 - (i) that firm may not be able to protect the purchaser's interests; and
 - (ii) the purchaser may have to instruct a separate firm of solicitors; and
 - (iii) In the case of paragraph (c)(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

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

19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

CROSS-SECTION A-A
橫切面圖 A-A



LEGEND 圖例

KEY PLAN 指示圖

- Development Site Boundary
發展項目邊界線
- Building Setback Line
建築退線

Notes:

- (▽) denotes height (in metres) above the Hong Kong Principal Datum.
- (---) Dotted line denotes the level of the lowest residential floor.
- The level of lowest residential floor of the Development is 31.85 metres above Hong Kong Principal Datum (HKPD).
- The part of existing service lane adjacent to the north-west side of the Development is 8.80 to 14.85 metres above Hong Kong Principal Datum (HKPD).
- The part of Liberty Avenue adjacent to the south-east side of the Development is 8.75 metres above Hong Kong Principal Datum (HKPD).

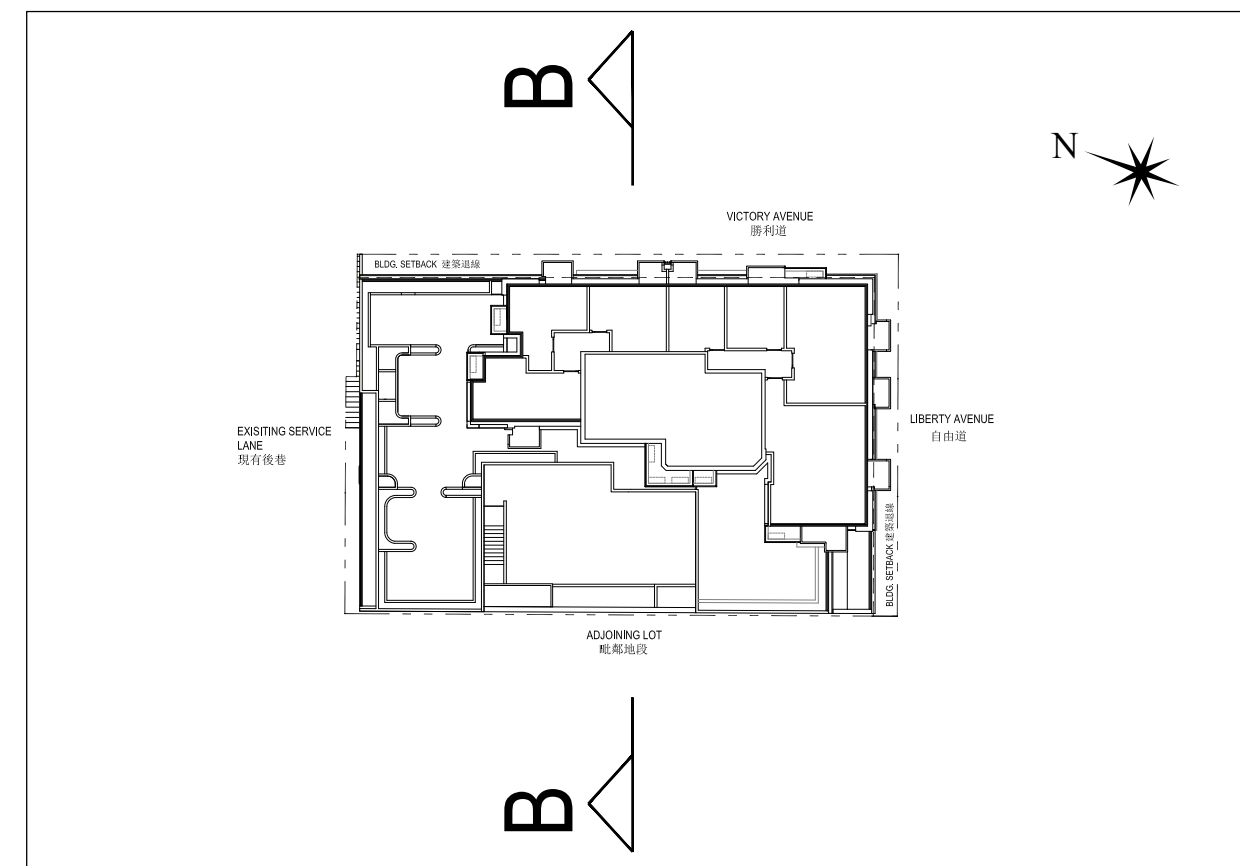
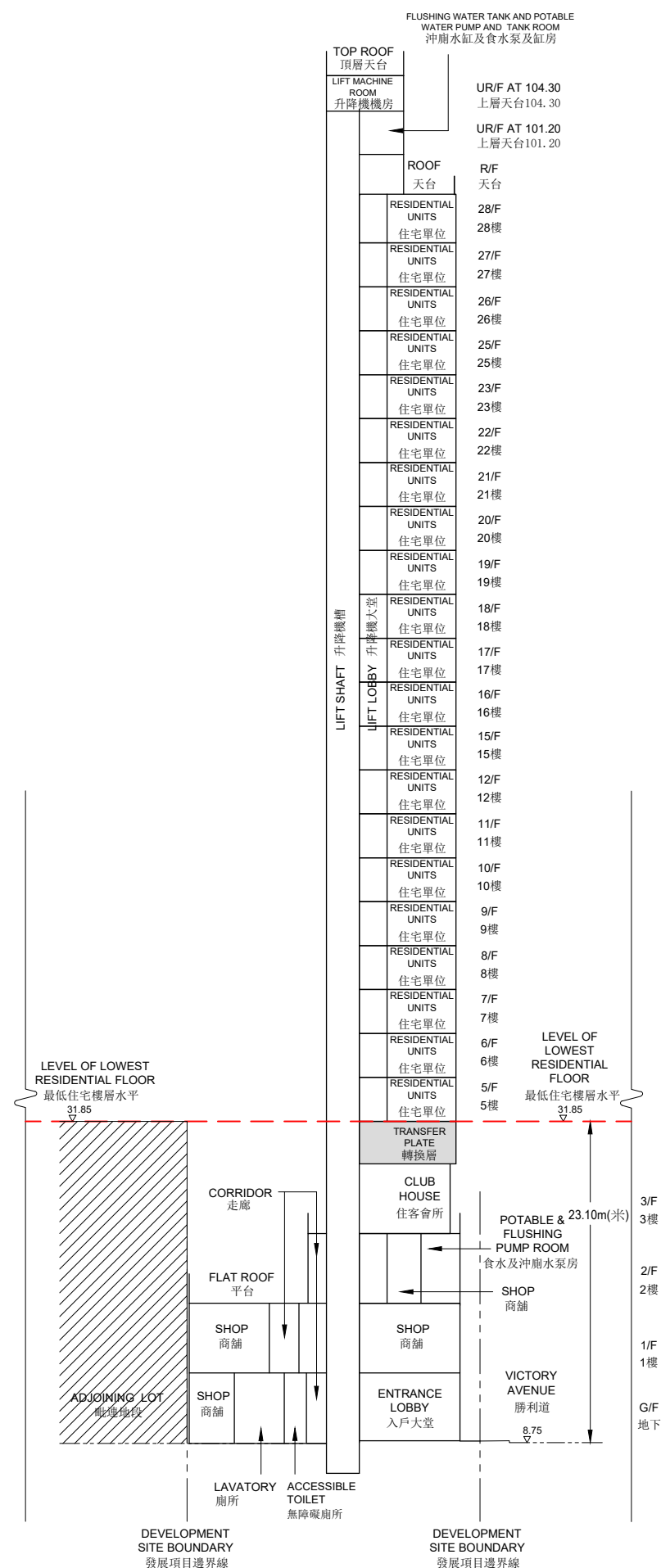
備註:

- (▽)代表香港主水平基準以上的高度(米)。
- (---)虛線代表最低住宅樓層水平。
- 發展項目之最低層住宅為香港主水平基礎以上31.85米。
- 毗鄰建築物的西北面現有後巷一段為香港主水平基礎以上約8.80米至14.85米。
- 毗鄰建築物的東南面自由道一段為香港主水平基礎以上8.75米。

19

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

CROSS-SECTION B-B
橫切面圖 B-B



LEGEND 圖例

- Development Site Boundary
發展項目邊界線
- Building Setback Line
建築退線

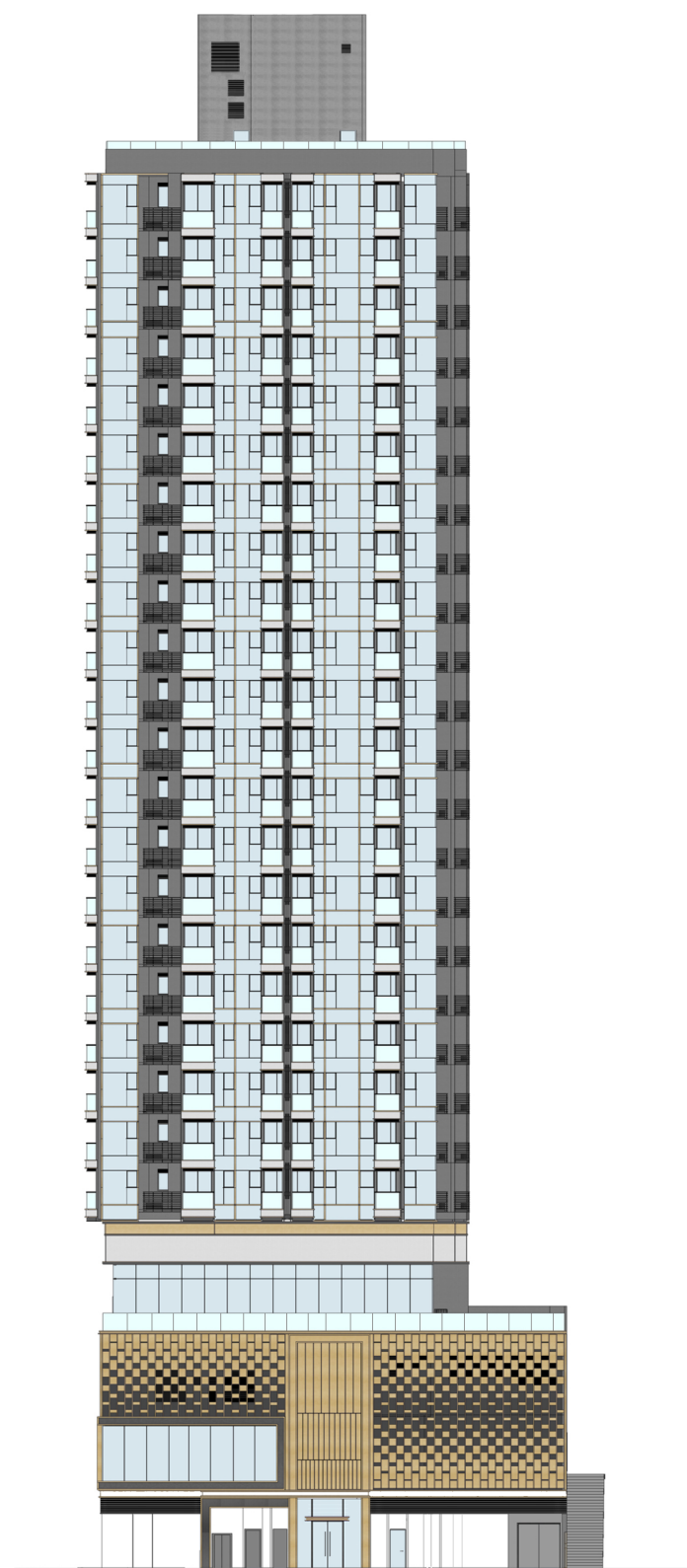
KEY PLAN 指示圖

Notes:

- (▽) denotes height (in metres) above the Hong Kong Principal Datum.
- (-----) Dotted line denotes the level of the lowest residential floor.
- The level of lowest residential floor of the Development is 31.85 metres above Hong Kong Principal Datum (HKPD).
- The part of Victory Avenue adjacent to the north-east side of the Development is 8.75 metres above Hong Kong Principal Datum (HKPD).

備註：

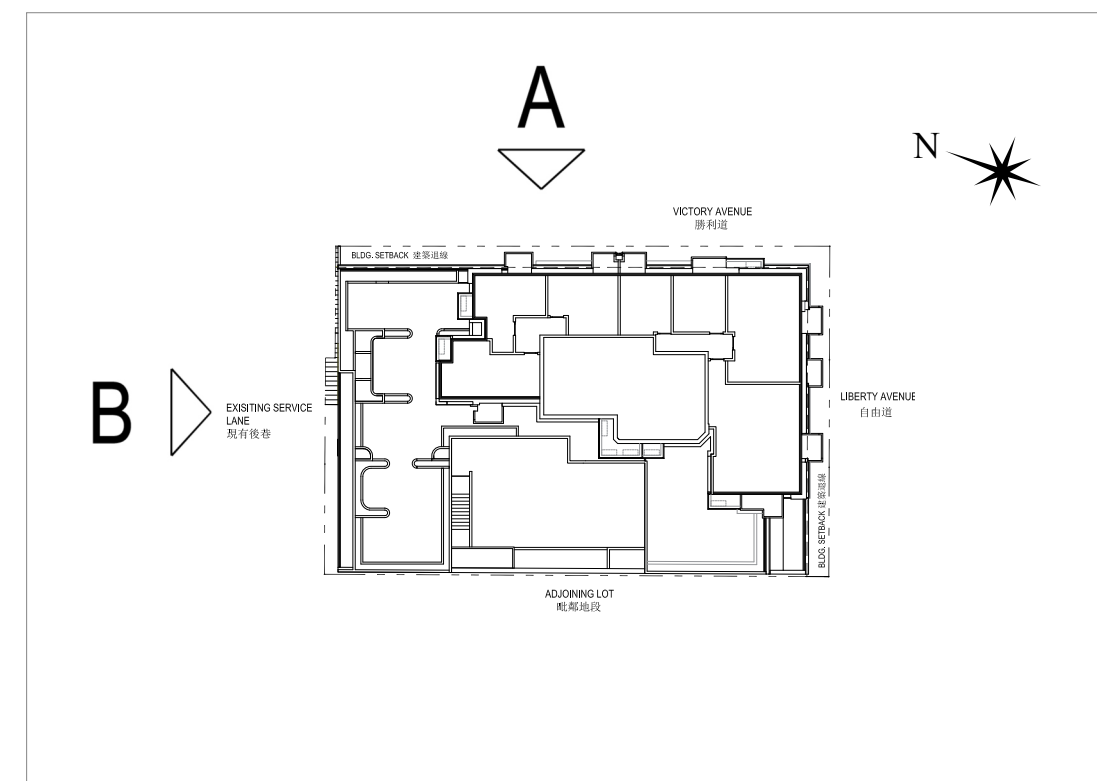
- (▽)代表香港主水平基準以上的高度(米)。
- (-----)虛線代表最低住宅樓層水平。
- 發展項目之最低層住宅為香港主水平基礎以上31.85米。
- 毗鄰建築物的東北面勝利道一段為香港主水平基礎以上8.75米。



ELEVATION A
立面圖 A



ELEVATION B
立面圖 B



LEGEND 圖例

- — — — — Development Site Boundary
發展項目邊界線
- — — — — Building Setback Line
建築退線

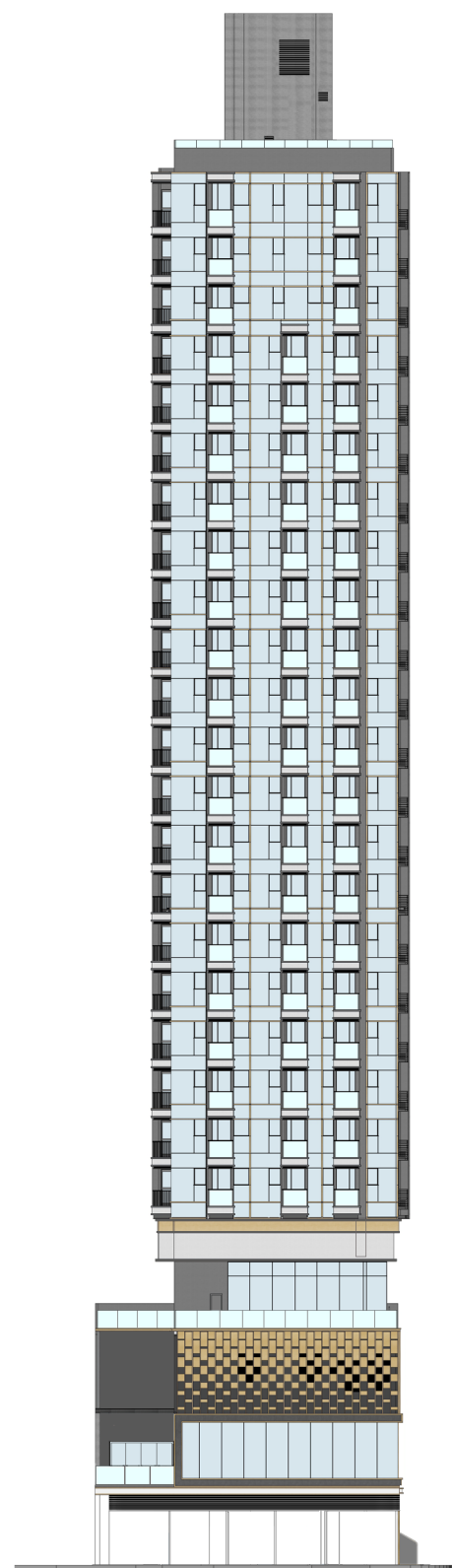
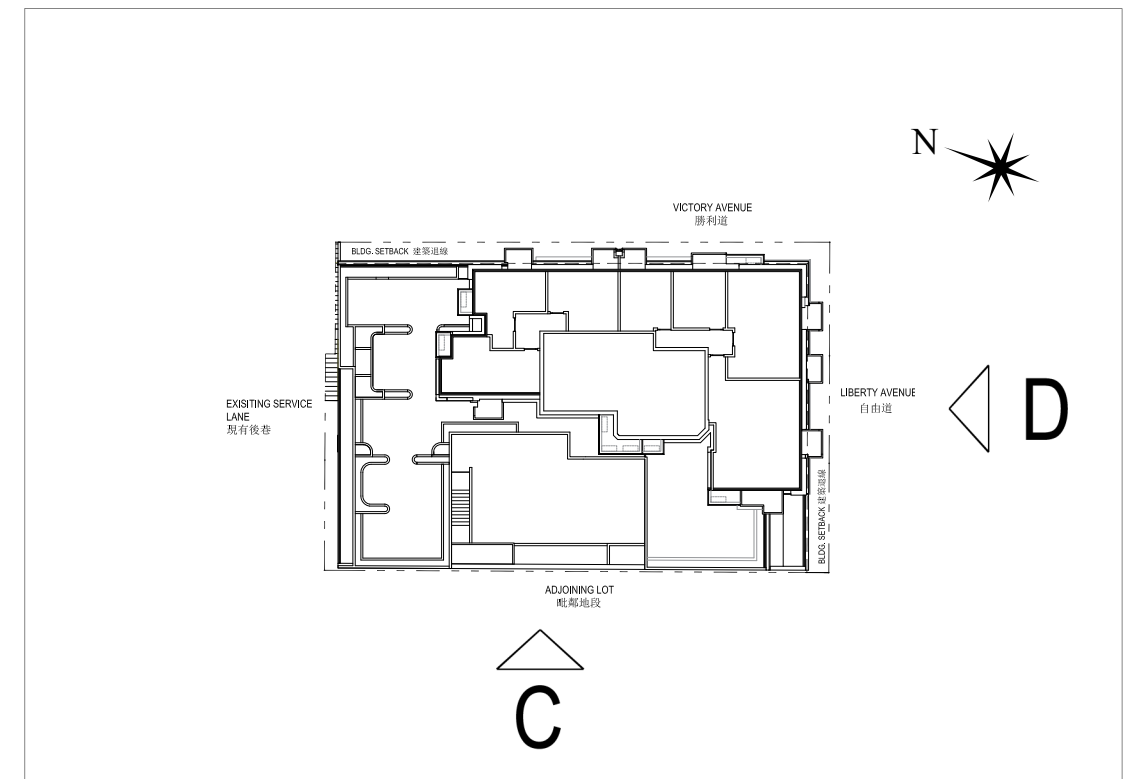
KEY PLAN 指示圖

Authorised person for the Development certified that the elevations shown on this plan:

- a. are prepared on the basis of the approved building plans for the Development as of 13 January 2023; and
- b. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：

- a. 以2023年1月13日的情況為準的發展項目的經批准的建築圖為基礎擬備；及
- b. 大致上與發展項目的外觀一致。

ELEVATION C
立面圖 CELEVATION D
立面圖 D

LEGEND 圖例

- — — — — Development Site Boundary
發展項目邊界線
- — — — — Building Setback Line
建築退線

KEY PLAN 指示圖

Authorised person for the Development certified that the elevations shown on this plan:

- are prepared on the basis of the approved building plans for the Development as of 13 January 2023; and
- are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：

- 以2023年1月13日的情況為準的發展項目的經批准的建築圖為基礎擬備；及
- 大致上與發展項目的外觀一致。

21

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

Common Facilities 公用設施	Covered Area 有蓋範圍		Uncovered Area 無蓋範圍		Total Area 總面積	
	Area (sq. ft.) 面積(平方呎)	Area (sq. m.) 面積(平方米)	Area (sq. ft.) 面積(平方呎)	Area (sq. m.) 面積(平方米)	Area (sq. ft.) 面積(平方呎)	Area (sq. m.) 面積(平方米)
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所(包括供住客使用的任何康樂設施)	1759	163.394	–	–	1759	163.394
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) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或其他名稱)	–	–	–	–	–	–
Communal garden or play area for residents' use below the lowest residential floor of a building in the development (whether known as a covered and landscaped play area or otherwise) 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)	221	20.491	2319	215.464	2540	235.955

Note:
The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer and may be slightly different from that shown in square metre.

附註：
上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。

1. A copy of the outline zoning plan (OZP) relating to the development is available at www.ozp.tpb.gov.hk.
2. A copy of every deed of mutual covenant in respect of the specified residential property that has been executed is available for inspection at the place at which the specified residential properties are offered to be sold.
3. The inspection is free of charge.

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。
2. 關於指明住宅物業的指明住宅物業每一已簽立的公契的文本存放在指明住宅物業的售樓處，以供閱覽。
3. 無須為閱覽付費。

1. EXTERIOR FINISHES 外部裝修物料							
Item 細項		Description 描述					
(a)	External Wall 外牆	Type of finishes 裝修物料的類型	External wall finished with: curtain wall, aluminum window, aluminum cladding, aluminum louvres, tiles and external wall paint 外牆安裝：幕牆、鋁窗、鋁質飾板、鋁製百葉、瓷磚及外牆塗料				
(b)	Window 窗	Material of frame 框的用料	Aluminum curtain wall frames and aluminum window frames: finished with fluorocarbon coating 鋁幕牆框及鋁窗框：採用氟化碳噴塗層				
		Material of glass 玻璃的用料	1. Insulated Glass Unit (IGU) with low-e coating for curtain wall window 2. Tinted glass for aluminum window 3. Sandblasted glass for Bathroom (only applicable to Unit A, B, F & H on 5/F-12/F, 15/F-23/F, 25/F and Unit A, B, F & G on 26/F-28/F), Bedroom 1 (only applicable to Unit H on 5/F-12/F, 15/F-23/F, 25/F), Bedroom 2 (only applicable to Unit G on 26/F-28/F) and Master Bedroom (only applicable to Unit B on 5/F-12/F, 15/F-23/F, 25/F-28/F) 1. 幕牆窗採用低反射鍍膜中空玻璃 2. 鋁窗採用有色玻璃 3. 浴室(只適用於5樓至12樓、15樓至23樓、25樓A, B, F及H單位及26樓至28樓A, B, F及G單位)、睡房1(只適用於5樓至12樓、15樓至23樓、25樓H單位)、睡房2(只適用於26樓至28樓G單位)及主人睡房(只適用於5樓至12樓、15樓至23樓、25樓至28樓B單位)採用磨砂玻璃				
(c)	Bay window 窗台	Material and window sill finishes 用料及窗台板的裝修物料	Not Applicable 不適用				
(d)	Planter 花槽	Type of finishes 裝修物料的類型	Not Applicable 不適用				
(e)	Verandah or Balcony 陽台或露台	(i)	Type of finishes 裝修物料的類型	Verandah 陽台			
				Balustrade 欄河	Floor 地板	Wall 牆壁	Ceiling 天花板
				Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
				Balcony 露台			
				Balustrade 欄河	Floor 地板	Wall 牆壁	Ceiling 天花板
				Laminated tempered glass balustrade with aluminum top rail 夾層鋼化玻璃欄河配以鋁質頂欄	Floor tiles with stone coping and tiled skirting 瓷磚地面配以石材壓頂及瓷磚地腳線	Tiles 瓷磚	Aluminum cladding, external wall paint 鋁質飾板，外牆塗料
		(ii)	Whether it is covered 是否有蓋	Verandah 陽台	Not Applicable 不適用		
				Balcony 露台	Yes 是		
(f)	Drying facilities for clothing 乾衣設施	Type and material 類型及用料	Not Applicable 不適用				

Note: 4/F, 13/F, 14/F and 24/F are omitted.

備註：不設4樓、13樓、14樓及24樓。

2. INTERIOR FINISHES 室內裝修物料				
Item 細項	Description 描述			
(a) Lobby 大堂	Type of Finishes 裝修物料的類型	Wall 牆壁	Floor 地板	Ceiling 天花板
	G/F Residential Lift Lobby 地下住宅升降機大堂	Natural stone, tiles, plastic laminate, metal finish and trimming on exposed surface 天然石材、瓷磚、膠板、金屬飾面及修飾片於外露位置	Tiles and metal divider on exposed surface 瓷磚及金屬分隔條於外露位置	Gypsum board with emulsion paint and timber veneered finish 石膏板面髹上乳膠漆及木皮飾面
	Residential Lift Lobby 住宅升降機大堂	Tiles, plastic laminate and metal trimming on exposed surface 瓷磚、膠板及金屬修飾片於外露位置	Tiles and metal divider on exposed surface 瓷磚及金屬分隔條於外露位置	Gypsum board with emulsion paint, timber veneered finish and plastic laminate 石膏板面髹上乳膠漆, 木皮飾面及膠板
(b) Internal wall and ceiling 內牆及天花板	Type of Finishes 裝修物料的類型	Wall 牆壁	Ceiling 天花板	
	Living room and Dining room 客廳及飯廳	Emulsion paint on exposed surface (applicable to Unit A, B, C, F, G & H, except for Unit F on 26/F-28/F) 乳膠漆於外露位置 (適用於A, B, C, F, G及H單位, 26樓至28樓F單位除外) Emulsion paint, plastic laminate and glass on exposed surface (applicable to Unit D & E) 乳膠漆、膠板及玻璃於外露位置 (適用於D及E單位) Emulsion paint and Timber Veneer on exposed surface (applicable to 26/F-28/F Unit F) 乳膠漆及木皮飾面於部分外露位置 (適用於 26樓至28樓F單位)	Emulsion paint where exposed, gypsum board false ceiling and bulkhead finished with emulsion paint 乳膠漆於外露位置, 石膏板假天花及樑髹上乳膠漆	
	Bedroom (including Master Bedroom, Bedroom 1 & 2) 睡房 (包括主人睡房, 睡房1及2)	Emulsion paint on exposed surface 乳膠漆髹於外露位置	Emulsion paint where exposed, gypsum board false ceiling and bulkhead finished with emulsion paint 乳膠漆於外露位置, 石膏板假天花及樑髹上乳膠漆	
(c) Internal floor 內部地板	Material 用料	Floor 地板	Skirting 牆腳線	
	Living room and Dining room 客廳及飯廳	Engineering timber flooring, natural stone, metal trimming at interface between natural stone border and engineering timber flooring 複合木地板、天然石材、金屬修飾片於天然石材圍邊和複合木地板之間	Engineering timber skirting 複合木腳線	
	Bedroom (including Master Bedroom, Bedroom 1 & 2) 睡房 (包括主人睡房, 睡房1及2)	Engineering timber flooring 複合木地板	Engineering timber skirting 複合木腳線	
(d) Bathroom 浴室	(i) Type of Finishes 裝修物料的類型	Wall 牆壁	Floor 地板	Ceiling 天花板
	Bathroom 浴室	Tiles on exposed surface (applicable to Unit A, B, C, F, G & H) 瓷磚於外露位置 (適用於A, B, C, F, G及H單位) Tiles, plastic laminate, glass and metal finish on exposed surface (applicable to Unit D & E) 瓷磚、膠板、玻璃及金屬飾面於外露位置 (適用於D及E單位)	Tiles, metal trimming and natural stone threshold 瓷磚、金屬修飾片及天然石材門檻	Gypsum board with emulsion paint 石膏板面髹上乳膠漆
	(ii) Whether the wall finishes run up to the ceiling 牆壁的裝修物料是否鋪至天花板			
	Bathroom 浴室	Up to level of false ceiling 飾面物料至假天花底		

Note: 4/F, 13/F, 14/F and 24/F are omitted.

備註：不設4樓、13樓、14樓及24樓。

2. INTERIOR FINISHES 室內裝修物料					
Item 細項	Description 描述				
(e) Kitchen 廚房	(i) Type of Finishes 裝修物料的類型	Wall 牆壁	Floor 地板	Ceiling 天花板	Cooking Bench 灶台
	Open Kitchen 開放式廚房	Tiles and plastic laminate on exposed surface 瓷磚及膠板於外露位置	Engineering timber flooring, natural stone, metal trimming at interface between natural stone border and engineering wood flooring 複合木地板, 天然石材、金屬修飾片於天然石材圍邊和複合木地板之間	Gypsum board with emulsion paint (except for Unit A, B, D, E, G & H on 5/F-12/F, 15/F-23/F, 25/F and Unit A, B, D, E & F on 26/F-28/F) 石膏板面髹上乳膠漆 (5樓至12樓、15樓至23樓、25樓A, B, D, E, G及H單位及26樓至28樓A, B, D, E及F單位除外) Gypsum board with emulsion paint and plastic laminate (applicable to Unit A, B, D, E, G & H on 5/F-12/F, 15/F-23/F, 25/F and Unit A, B, D, E & F on 26/F-28/F) 石膏板面髹上乳膠漆及膠板 (適用於5樓至12樓、15樓至23樓、25樓A, B, D, E, G及H單位及26樓至28樓A, B, D, E及F單位)	Reconstituted stone 人造石
	(ii) Whether the wall finishes run up to the ceiling 牆壁的裝修物料是否鋪至天花板	Up to level of false ceiling 飾面物料至假天花底			

3. INTERIOR FITTINGS 室內裝置				
Item 細項	Description 描述			
(a) Doors 門	Location 位置	Material 用料	Finishes 裝修物料	Accessories 配件
	Residential Unit Entrance Door 單位住宅入口大門	Fire-rated solid core timber door 防火實心木門	Timber veneer and metal trimming 木皮飾面及金屬修飾片	Door viewer, door hinge, door closer, electrical lock with handle and door stopper 防盜眼、門鉸、門氣鼓、電子門鎖連把手及門頂
	Bedroom (including Master Bedroom, Bedroom 1 & 2) 睡房 (包括主人睡房、睡房1及2)	Timber door 木門	Timber veneer 木皮飾面	Lockset, handle, door hinge and door stopper 門鎖、把手、門鉸及門頂
	Bathroom Door (Except for Unit B, C, D, E & G on 5/F-12/F, 15/F-23/F, 25/F and Unit B, C, D & E on 26/F-28/F) 浴室門 (除了5樓至12樓、15樓至23樓、25樓B, C, D, E及G單位及26樓至28樓B, C, D及E單位)	Timber door 木門	Timber veneer 木皮飾面	Lockset, handle, door hinge and door stopper 門鎖、把手、門鉸及門頂
	Bathroom Door (applicable to Unit B on 5/F-12/F, 15/F-23/F, 25/F-28/F) 浴室門 (適用於5樓至12樓、15樓至23樓、25樓至28樓B單位)	Timber door 木門	Timber veneer and metal trimming 木皮飾面及金屬修飾片	Lockset, handle, timber louvre, door hinge and door stopper 門鎖、把手、木百葉、門鉸及門頂

Note: 4/F, 13/F, 14/F and 24/F are omitted.

備註：不設4樓、13樓、14樓及24樓。

3. INTERIOR FITTINGS 室內裝置				
Item 細項	Description 描述			
(a) Doors 門	Bathroom Door (applicable to Unit C, D, E & G on 5/F-12/F, 15/F-23/F, 25/F and Unit C, D & E on 26/F-28/F) 浴室門 (適用於5樓至12樓、15樓至23樓、25樓C, D, E及G單位及26樓至28樓C, D及E單位)	Timber sliding door 木趟門	Timber veneer and metal trimming 木皮飾面及金屬修飾片	Sliding track, timber louvre and lockset 趟路軌、木百葉及門鎖
	Door inside Bathroom (applicable to Unit D & E on 5/F-12/F, 15/F-23/F, 25/F-28/F) 浴室內的門 (適用於5樓至12樓、15樓至23樓及25樓至28樓D及E單位)	Glass sliding door 玻璃趟門	Tempered glass and glass films 強化玻璃及玻璃貼膜	Sliding track and handle 趟路軌及把手
	Balcony Door 露台門	Aluminum frame door with Insulated Glass Unit (IGU) with low-e coating 鋁框門採用低反射鍍膜中空玻璃	Fluorocarbon coating 氟化碳噴塗層	Lockset, handle and door hinges 門鎖、把手及門鉸
	Utility Platform Door 工作平台門	Aluminum frame door with top hung window with Insulated Glass Unit (IGU) with low-e coating 有上揭式掩窗的鋁框門採用低反射鍍膜中空玻璃	Fluorocarbon coating 氟化碳噴塗層	Lockset, handle and door hinges 門鎖、把手及門鉸
	Roof Gate 天台閘	Metal Door 金屬門	Powder coating 粉末塗層	Lockset, handle, door stopper and door hinges 門鎖、把手、門頂及門鉸
(b) Bathroom 浴室	(i) Type and material of fittings and equipment 裝置及設備的類型及用料	Fitting and equipment 裝置及設備	Type 類型	Material 用料
		Cabinet 櫃	Countertop 枱面	Natural stone 天然石材
			Cabinet 櫃	Wooden cabinet with plastic laminate, timber veneer, metal finish, glass and mirror 膠板、木皮飾面、金屬飾面、玻璃及鏡飾面木製櫃
		Bathroom Fittings 浴室裝置	Wash basin mixer 洗手盤水龍頭	Chrome plated 鍍鉻
			Wash basin and water closet 洗手盤及座廁	Vitreous china 搪瓷
			Towel bar, toilet paper holder, robe hook and shelf holder 毛巾架、廁紙架、掛勾及收納架	Chrome plated 鍍鉻
			Shower compartment 淋浴間	Tempered Glass 強化玻璃
		Bathroom Appliances 浴室設備	For the appliances provision and brand name, please refer to the “Appliances Schedule” 隨樓附送之設備及品牌，請參閱〈設備說明表〉	
		(ii) Type and material of water supply system 供水系統的類型及用料	Type 類型	Material 用料
			Cold water supply 冷水供應	Copper Pipe 銅喉
			Hot water supply 熱水供應	Copper Pipe with thermal insulation 隔熱保護銅喉

Note: 4/F, 13/F, 14/F and 24/F are omitted.

備註：不設4樓、13樓、14樓及24樓。

3. INTERIOR FITTINGS 室內裝置				
Item 細項	Description 描述			
(b) Bathroom 浴室	(iii) Type and material of bathing facilities (including shower or bath tub, if applicable) 沐浴設施類型及用料 (包括花灑或浴缸、如適用)	Bathing Facilities 沐浴設施	Type 類型	Material 用料
		Shower 花灑	Shower Mixer and Shower Set 花灑龍頭及花灑套裝	Chrome plated 鍍鉻
		Bathtub 浴缸	Not Applicable 不適用	Not Applicable 不適用
	(iv) Size of bath tub (if applicable) 浴缸大小 (如適用)	Not Applicable 不適用		
(c) Kitchen 廚房		Material 用料		
	(i) Material of sink unit 洗滌盆的用料	Stainless steel 不鏽鋼		
	(ii) Material of water supply system 供水系統的用料	Copper water pipes for cold water and copper water pipes with thermal insulation for hot water supply 冷水管採用銅喉，熱水管採用隔熱保護銅喉		
			Material 用料	Finishes 裝修物料
	(iii) Material and finishes of kitchen cabinet 廚櫃的用料及裝修物料		Wooden cabinet 木製櫃	Plastic laminate, lacquer panel and metal finish 膠板、光漆及金屬飾面
	(iv) Type of all other fittings and equipment 所有其他裝置及設備的類型	Other fittings 其他裝置	Fire services provisions in Open Kitchen 開放式廚房的消防裝置	Sprinkler head at the false ceiling, addressable smoke detectors with sounder base, full height wall having fire resistance rating of -/30/30 假天花位置的消防花灑頭，可定位煙霧探測器連警報基座，全高度防火牆(耐火等級 -/30/30)
			Sink Mixer 洗滌盤水龍頭	Chrome plated 鍍鉻
		Other equipment 其他設備	For the appliances provision and brand name, please refer to the “Appliances Schedule” 隨樓附送之設備及品牌，請參閱<設備說明表>	
(d) Bedroom 睡房			Type 類型	Material 用料
	Type and material of fittings (including built-in wardrobe) 裝置 (包括嵌入式衣櫃) 的類型及用料	Built-in wardrobe (only applicable to 5/F-12/F, 15/F-23/F & 25/F Unit F) 嵌入式衣櫃 (只適用於5樓至12樓、15樓至23樓及25樓F單位)	Wooden cabinet 木製櫃	Plastic laminate and metal finish 膠板及金屬飾面
		Other fittings 其他裝置	Not Applicable 不適用	Not Applicable 不適用

Note: 4/F, 13/F, 14/F and 24/F are omitted.

備註：不設4樓、13樓、14樓及24樓。

3. INTERIOR FITTINGS 室內裝置			
Item 細項	Description 描述		
(e) Telephone 電話	Location and number of connection points 接駁點的位置及數目		Please refer to the “Schedule and Location for Electrical & Mechanical Provisions” 請參閱 <機電裝置位置及數量說明表>
(f) Aerials 天線	Location and number of connection points 接駁點的位置及數目		Please refer to the “Schedule and Location for Electrical & Mechanical Provisions” 請參閱 <機電裝置位置及數量說明表>
(g) Electrical installations 電力裝置	(i) Electrical fittings (including safety devices) 供電附件 (包括安全裝置)	Electrical Fittings 供電附件	Three- phase electricity supply. Faceplate for all switches and power sockets 提供三相電力。提供電掣及插座之面板
		Safety Devices 安全裝置	Miniature circuit breaker distribution board 裝妥微型斷路器配電箱
	(ii) Whether conduits are concealed or exposed 導管是隱藏或外露		Conduits are partly concealed and partly exposed ¹ 導管是部分隱藏及部分外露 ¹
	(iii) Location and number of power points and air-conditioner points 電插座及空調機接駁點的位置及數目		Please refer to the “Schedule and Location for Electrical & Mechanical Provisions” 請參閱 <機電裝置位置及數量說明表>
(h) Gas supply 氣體供應	Type 類型	Not Applicable 不適用	
	System 系統	Not Applicable 不適用	
	Location 位置	Not Applicable 不適用	
(i) Washing machine connection point 洗衣機接駁點	Location 位置	Please refer to the “Schedule and Location for Electrical & Mechanical Provisions” 請參閱 <機電裝置位置及數量說明表>	
	Design 設計	Drain point and water point are provided for washing machine 設有洗衣機來、去水接駁喉位	
(j) Water supply 供水	(i) Material of water pipes 水管的用料	Copper water pipes for cold water and copper water pipes with thermal insulation for hot water supply 冷水管採用銅喉，熱水管採用隔熱保護銅喉	
	(ii) Whether water pipes are concealed or exposed 水管是隱藏或外露	Water pipes are partly concealed and partly exposed ² 水管是部分隱藏及部分外露 ²	
	(iii) Whether hot water is available 有否熱水供應	Hot water supply system is provided to kitchen and bathroom from water heater 廚房及浴室由熱水爐供應熱水	

- Notes:

 - 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 pipe ducts or other materials.
 - 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 pipe ducts or other materials.
- 備註：

 - 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。
 - 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。

Note: 4/F, 13/F, 14/F and 24/F are omitted.

備註：不設4樓、13樓、14樓及24樓。

4. MISCELLANEOUS 雜項				
Item 細項		Description 描述		
(a) Lift 升降機		Residential Lift 住宅升降機	Commercial Lift 商用升降機	
	(i) Brand name 品牌名稱	Fujitec 富士達	Fujitec 富士達	
	(ii) Model Number 產品型號	ZEXIA	ZEXIA	
	(iii) Number of lifts 升降機數目	2	1	
	(iv) Floors served by the lifts 到達的樓層	Lift L1: G/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25F - Main Roof Lift L2: G/F, 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F 一號升降機：地下至3樓、5樓至12樓、15樓至23樓、25樓至天台 二號升降機：地下、3樓、5樓至12樓、15樓至23樓、25樓至28樓		G/F - 1/F 地下至1樓
(b) Letter box 信箱	Material 用料	Metal finish 金屬飾面		
(c) Refuse collection 垃圾收集	(i) Means of refuse collection 垃圾收集方法	Refuse to be collected by cleaners 由清潔工人收集垃圾		
	(ii) Location of refuse room 垃圾房位置	1/F 1樓		
(d) Water meter, electricity meter and gas meter 水錶、電錶及氣體錶	(i) Location 位置	Water meter 水錶	Electricity meter 電錶	Gas meter 氣體錶
		Common water meter cabinet 公共水錶櫃	Common electrical meter cabinet 公共電錶櫃	Not Applicable 不適用
	(ii) Whether they are separate or communal meters for residential properties 就住宅單位而言是獨立或公用的錶	Separate meter 獨立錶	Separate meter 獨立錶	Not Applicable 不適用
5. SECURITY FACILITIES 保安設施				
Item 細項		Description 描述		
Security system and equipment (including details of built-in provisions and their locations) 保安系統及設備 (包括嵌入式裝置的細節及其位置)		Access control and security system 入口通道控制及保安系統	Smart card access control system is provided in residential main entrance 住宅入口大堂設有智能卡通道控制系統	
		CCTV 閉路電視	CCTV are provided at clubhouse, common flat roof and common areas. CCTV is connected to the caretaker counter 會所, 公用平台及公用地方均設有閉路電視連接至管理處	
		Details of built-in provisions 嵌入式裝置的細節	Not Applicable 不適用	
		Location of built-in provisions 嵌入式裝置的位置	Not Applicable 不適用	

The Vendor hereby undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in item 4(a) above and item 6 below are not installed in the Development, lifts or appliances of comparable quality will be installed.

Note: 4/F, 13/F, 14/F and 24/F are omitted.

賣方承諾，如發展項目中沒有安裝分別於上表第4(a)項及下表第6項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。

備註：不設4樓、13樓、14樓及24樓。

6. APPLIANCES SCHEDULE 設備說明表					
Location 位置	Appliances 設備	5/F-12/F, 15/F-23/F & 25/F 5樓至12樓, 15樓至23樓及25樓			
		Applicable Units 適用單位	Brand 品牌	Model No. 型號	
				Indoor Unit 室內機	Outdoor Unit 室外機
Living Room and Dining Room 客廳及飯廳	Split Type Air-Conditioner Units 分體式冷氣機	A*	Daikin 大金	FTXS50FVMA	4MXS100AA
		B*, C*		FTXS50FVMA	3MXS80AA
		F*		FTXS50FVMA	4MXS100AA
		H*		FTXS35EVMA	3MXS80AA
		D*, E*, G*		FTXS50FVMA8	RXS50FVMA
	Video door phone 視像對講機	A*, B*, C*, D*, E*, F*, G*, H*	Legrand 羅格朗	697111HK1	
Master Bedroom / Bedroom 1 主睡房 / 睡房 1	Split Type Air-Conditioner Units 分體式冷氣機	A*, F*	Daikin 大金	FTXS35EVMA	4MXS100AA
		B*, C*, H*		FTXS25EVMA	3MXS80AA
Bathroom 浴室	Thermo Ventilator 浴室寶	A*, B*, C*, D*, E*, F*, G*, H*	Panasonic 樂聲	FV-40BE3H2	
	Instantaneous Water Heater 即熱式電熱水器	A*, B*, C*, D*, E*, F*, G*, H*	Stiebel Eltron 斯寶亞創	HDB-E 24Si	
Open Kitchen 開放式廚房	Cooker Hood 抽油煙機	A*, B*, C*, D*, E*, F*, G*, H*	Siemens 西門子	LI67SA531B	
	Built-in Combination Steam Oven 嵌入式蒸焗爐	A*, B*, C*, D*, E*, F*, G*, H*	Miele	DGC 7440	
	Built-in 1-Door Refrigerator 嵌入式單門雪櫃	A*, B*, C*, D*, E*, F*, G*, H*	Siemens 西門子	KI42LAFF0K	
	Induction Hob 電磁爐	A*, B*, C*, D*, E*, F*, G*, H*	Miele	CS1212-li	
	Built-in Washer Dryer 嵌入式洗衣乾衣機	A*, B*, C*, D*, E*, F*, G*, H*	Siemens 西門子	WK14D321HK	

Note:

1. 4/F, 13/F, 14/F and 24/F are omitted.

* Except 16/F – 20/F and 22/F Unit A, 17/F – 20/F and 22/F Unit B, 17/F – 19/F Unit C, 16/F – 19/F Unit D, 12/F and 15/F – 19/F Unit E, 17/F – 18/F and 22/F Unit F, 15/F – 17/F, 19/F and 22/F Unit G and 22/F Unit H (These units do not provide such appliance).

附註：

1. 不設4樓、13樓、14樓及24樓。

* 除16樓至20樓及22樓A室、17樓至20樓及22樓B室、17樓至19樓C室、16樓至19樓D室、12樓及15樓至19樓E室、17樓及至18樓及22樓F室、15樓至17樓，19樓及22樓G室及22樓H室（該單位不提供此設備）。

6. APPLIANCES SCHEDULE 設備說明表					
Location 位置	Appliances 設備	26/F-28/F 26樓至28樓			
		Applicable Units 適用單位	Brand 品牌	Model No. 型號	
				Indoor Unit 室內機	Outdoor Unit 室外機
Living Room and Dining Room 客廳及飯廳	Split Type Air-Conditioner Units 分體式冷氣機	A	Daikin 大金	FTXS50FVMA	4MXS100AA
		B, C		FTXS50FVMA	3MXS80AA
		F		FTXS35FVMA	3MXS80AA
		G		FTXS50FVMA	3MXS80AA / 4MXS100AA
		D, E		FTXS50FVMA8	RXS50FVMA
	Video door phone 視像對講機	A, B, C, D, E, F, G	Legrand 羅格朗	697111HK1	
Master Bedroom / Bedroom 1 / Bedroom 2 主睡房 / 睡房 1 / 睡房 2	Split Type Air-Conditioner Units 分體式冷氣機	A	Daikin 大金	FTXS35EVMA	4MXS100AA
		B, C		FTXS25EVMA	3MXS80AA
		F		FTXS35EVMA (Master Bedroom 主睡房) / FTXS25EVMA (Bedroom 1 睡房 1)	3MXS80AA
		G		FTXS25EVMA	3MXS80AA / 4MXS100AA
Bathroom 浴室	Thermo Ventilator 浴室寶	A, B, C, D, E, F, G	Panasonic 樂聲	FV-40BE3H2	
	Instantaneous Water Heater 即熱式電熱水器	A, B, C, D, E, F, G	Stiebel Eltron 斯寶亞創	HDB-E 24Si	
Open Kitchen 開放式廚房	Cooker Hood 抽油煙機	A, B, C, D, E, F, G	Siemens 西門子	LI67SA531B	
	Built-in Combination Steam Oven 嵌入式蒸焗爐	A, B, C, D, E, F, G	Miele	DGC 7440	
	Built-in 1-Door Refrigerator 嵌入式單門雪櫃	A, B, C, D, E	Siemens 西門子	KI42LAFF0K	
	Built-in 2-Door Refrigerator 嵌入式雙門雪櫃	F, G	Siemens 西門子	KI86NAF31K	
	Induction Hob 電磁爐	A, B, C, D, E, F	Miele	CS1212-1i	
	Induction Hob 電磁爐	G	Miele	KM 7201 FR	
	Built-in Washer Dryer 嵌入式洗衣乾衣機	A, B, C, D, E, F, G	Siemens 西門子	WK14D321HK	

Note: 4/F, 13/F, 14/F and 24/F are omitted.

備註：不設4樓、13樓、14樓及24樓。

Schedule and Location for Electrical & Mechanical Provisions 機電裝置位置及數量說明表									
Location 位置	Description 描述	5/F-12/F, 15/F-23/F & 25/F 5樓至12樓, 15樓至23樓及25樓							
		A	B	C	D	E	F	G	H
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Telephone Outlet 電話插座	2	2	2	2	2	2	2	2
	Data Point 網路位	2	2	2	2	2	2	2	2
	TV and FM Outlet 電視及電台插座	2	2	2	2	2	2	1	2
	13A Single Socket Outlet (with USB port) 13安培單位電插座 (附有USB接口)	1	1	1	–	–	1	–	1
	13A Twin Socket Outlet (with USB port) 13安培雙位電插座 (附有USB接口)	–	–	–	1	1	–	1	–
	13A Twin Socket Outlet 13安培雙位電插座	2	3	3	2	2	3	2	3
	Door Bell 門鐘	1	1	1	–	–	1	–	1
	Fused Spur Unit for Door Bell 門鐘接線位	1	1	1	–	–	1	–	1
	Fused Spur Unit for Shoe Cabinet Lighting 鞋櫃燈接線位	1	1	1	–	–	1	–	1
	Double Pole Switch for A/C Indoor Unit 室內冷氣機開關掣	1	1	1	1	1	1	1	2
	Distribution Board 配電箱	1	1	1	–	–	1	–	1
	Video Doorphone 視像對講機	1	1	1	1	1	1	1	1
	Double Pole Switch for Electric Water Heater and Thermo Ventilator 電熱水爐及浴室寶開關掣	–	–	–	1	1	–	1	1
Master Bedroom 主人睡房	Telephone Outlet 電話插座	1	1	1	–	–	1	–	1
	Data Point 網路位	1	1	1	–	–	1	–	1
	TV and FM Outlet 電視及電台插座	1	1	1	–	–	1	–	1
	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	–	–	1	–	1
	13A Twin Socket Outlet (with USB port) 13安培雙位電插座 (附有USB接口)	1	1	1	–	–	1	–	1
	Double Pole Switch for A/C Indoor Unit 室內冷氣機開關掣	1	1	1	–	–	1	–	1
	Double Pole Switch for Electric Water Heater and Thermo Ventilator 電熱水爐及浴室寶開關掣	1	1	1	–	–	1	–	–
Bedroom 1 睡房 1	Telephone Outlet 電話插座	–	–	–	–	–	–	–	1
	Data Point 網路位	–	–	–	–	–	–	–	1
	TV and FM Outlet 電視及電台插座	–	–	–	–	–	–	–	1
	13A Twin Socket Outlet 13安培雙位電插座	–	–	–	–	–	–	–	1
	13A Twin Socket Outlet (with USB port) 13安培雙位電插座 (附有USB接口)	–	–	–	–	–	–	–	1
	Double Pole Switch for A/C Indoor Unit 室內冷氣機開關掣	–	–	–	–	–	–	–	1

Note:

- The symbol “–” as shown in the above table denotes “Not applicable”.
- “1, 2, ...” as shown in the above table denotes the quantity of such provision(s) provided in the residential unit.
- 4/F, 13/F, 14/F and 24/F are omitted.

附註：

- 上表「–」代表「不適用」。
- 上表「1, 2, ...」代表提供於該住宅單位內的裝置數量。
- 不設4樓、13樓、14樓及24樓。

Schedule and Location for Electrical & Mechanical Provisions 機電裝置位置及數量說明表									
Location 位置	Description 描述	5/F-12/F, 15/F-23/F & 25/F 5樓至12樓, 15樓至23樓及25樓							
		A	B	C	D	E	F	G	H
Bathroom 浴室	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1	1	1
	Connection Unit for Thermo Ventilator 浴室寶接線蘇	1	1	1	1	1	1	1	1
	Isolator Switch for Water Heater 電熱水爐開關掣	1	1	1	1	1	1	1	1
	Water Heater Controller 電熱水爐控制器	1	1	1	1	1	1	1	1
	Fused Spur Unit for Mirror Cabinet Lighting 鏡櫃燈接線位	1	1	1	1	1	1	1	1
Open Kitchen 開放式廚房	13A Single Outlet 13安培單位電插座	–	1	–	–	–	–	–	–
	13A Single Socket Outlet (with USB port) 13安培單位電插座(附有USB接口)	1	–	–	1	1	–	1	–
	13A Twin Socket Outlet (with USB port) 13安培雙位電插座(附有USB接口)	–	1	1	–	–	1	–	1
	Fused Spur Unit for Kitchen Cabinet Lighting 廚櫃燈接線位	1	1	1	1	1	1	1	1
	25A Connection Unit for Induction Type Hob 電磁爐25A接線蘇	1	1	1	1	1	1	1	1
	20A Double Pole Switch (Induction Type Hob) 20A開關掣(電磁爐)	1	1	1	1	1	1	1	1
	20A Double Pole Switch (Steam Oven) 20A開關掣(蒸焗爐)	1	1	1	1	1	1	1	1
	Socket Outlet for Cooker Hood 抽油煙機插座	1	1	1	1	1	1	1	1
	Socket Outlet for Washer Dryer 乾衣洗衣機電插座	1	1	1	1	1	1	1	1
	Washer Dryer Connection Point (water inlet & outlet) 乾衣洗衣機接駁點(來水及去水)	1	1	1	1	1	1	1	1
	25A Connection Unit for Steam Oven 蒸焗爐25A接線蘇	1	1	1	1	1	1	1	1
	Socket Outlet for Refrigerator 雪櫃電插座	1	1	1	1	1	1	1	1
	Door Bell 門鐘	–	–	–	1	1	–	1	–
	Fused Spur Unit for Door Bell 門鐘接線位	–	–	–	1	1	–	1	–
	Distribution Board 配電箱	–	–	–	1	1	–	1	–
A/C Platform 冷氣機平台	Isolator (Air Conditioner outdoor unit) 開關掣(冷氣室外機)	1	1	1	1	1	1	1	2

- Note:
- The symbol “–” as shown in the above table denotes “Not applicable”.
 - “1, 2, ...” as shown in the above table denotes the quantity of such provision(s) provided in the residential unit.
 - 4/F, 13/F, 14/F and 24/F are omitted.

- 附註：
- 上表「–」代表「不適用」。
 - 上表「1, 2, ...」代表提供於該住宅單位內的裝置數量。
 - 不設4樓、13樓、14樓及24樓。

Schedule and Location for Electrical & Mechanical Provisions 機電裝置位置及數量說明表								
Location 位置	Description 描述	26/F-28/F 26樓至28樓						
		A	B	C	D	E	F	G
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Telephone Outlet 電話插座	2	2	2	2	2	2	2
	Data Point 網路位	2	2	2	2	2	2	2
	TV and FM Outlet 電視及電台插座	2	2	2	2	2	2	2
	13A Single Socket Outlet (with USB port) 13安培單位電插座 (附有USB接口)	1	1	1	–	–	1	1
	13A Twin Socket Outlet (with USB port) 13安培雙位電插座 (附有USB接口)	–	–	–	1	1	–	1
	13A Twin Socket Outlet 13安培雙位電插座	2	3	3	2	2	3	3
	Door Bell 門鐘	1	1	1	–	–	1	1
	Fused Spur Unit for Door Bell 門鐘接線位	1	1	1	–	–	1	1
	Fused Spur Unit for Shoe Cabinet Lighting 鞋櫃燈接線位	1	1	1	–	–	1	1
	Double Pole Switch for A/C Indoor Unit 室內冷氣機開關掣	1	1	1	1	1	2	2
	Distribution Board 配電箱	1	1	1	–	–	1	1
	Video Doorphone 視像對講機	1	1	1	1	1	1	1
Master Bedroom 主人睡房	Double Pole Switch for Electric Water Heater and Thermo Ventilator 電熱水爐及浴室寶開關掣	–	–	–	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	–	–	1	1
	Data Point 網路位	1	1	1	–	–	1	1
	TV and FM Outlet 電視及電台插座	1	1	1	–	–	1	1
	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	–	–	1	1
	13A Twin Socket Outlet (with USB port) 13安培雙位電插座 (附有USB接口)	1	1	1	–	–	1	1
	Double Pole Switch for A/C Indoor Unit 室內冷氣機開關掣	1	1	1	–	–	1	1
Bedroom 1 / Bedroom 2 睡房 1 / 睡房 2	Double Pole Switch for Electric Water Heater and Thermo Ventilator 電熱水爐及浴室寶開關掣	1	1	1	–	–	–	–
	Telephone Outlet 電話插座	–	–	–	–	–	1	1
	Data Point 網路位	–	–	–	–	–	1	1
	TV and FM Outlet 電視及電台插座	–	–	–	–	–	1	1
	13A Twin Socket Outlet 13安培雙位電插座	–	–	–	–	–	1	1
	13A Twin Socket Outlet (with USB port) 13安培雙位電插座 (附有USB接口)	–	–	–	–	–	1	1
Bedroom 1 / Bedroom 2 睡房 1 / 睡房 2	Double Pole Switch for A/C Indoor Unit 室內冷氣機開關掣	–	–	–	–	–	1	1

Note:

- The symbol “–” as shown in the above table denotes “Not applicable”.
- “1, 2, ...” as shown in the above table denotes the quantity of such provision(s) provided in the residential unit.
- 4/F, 13/F, 14/F and 24/F are omitted.

附註：

- 上表「–」代表「不適用」。
- 上表「1, 2, ...」代表提供於該住宅單位內的裝置數量。
- 不設4樓、13樓、14樓及24樓。

Schedule and Location for Electrical & Mechanical Provisions 機電裝置位置及數量說明表								
Location 位置	Description 描述	26/F-28/F 26樓至28樓						
		A	B	C	D	E	F	G
Bathroom 浴室	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1	1
	Connection Unit for Thermo Ventilator 浴室寶接線蘇	1	1	1	1	1	1	1
	Isolator Switch for Water Heater 電熱水爐開關掣	1	1	1	1	1	1	1
	Water Heater Controller 電熱水爐控制器	1	1	1	1	1	1	1
	Fused Spur Unit for Mirror Cabinet Lighting 鏡櫃燈接線位	1	1	1	1	1	1	1
Open Kitchen 開放式廚房	45A Double Pole Switch (Induction Type Hob) 45A 開關掣 (電磁爐)	–	–	–	–	–	–	1
	45A Connection Unit for Induction Type Hub 電磁爐 45A 接線蘇	–	–	–	–	–	–	1
	13A Single Outlet 13安培單位電插座	–	1	–	–	–	–	–
	13A Single Socket Outlet (with USB port) 13安培單位電插座 (附有USB接口)	1	–	–	1	1	–	–
	13A Twin Socket 13安培雙位電插座	–	–	–	–	–	–	1
	13A Twin Socket Outlet (with USB port) 13安培雙位電插座 (附有USB接口)	–	1	1	–	–	1	1
	20A Double Pole Switch (Induction Type Hob) 20A 開關掣 (電磁爐)	1	1	1	1	1	1	–
	25A Connection Unit for Steam Oven 蒸焗爐25A 接線蘇	1	1	1	1	1	1	1
	20A Double Pole Switch (Steam Oven) 20A 開關掣 (蒸焗爐)	1	1	1	1	1	1	1
	25A Connection Unit for Induction Type Hob 電磁爐25A 接線蘇	1	1	1	1	1	1	–
	Socket Outlet for Cooker Hood 抽油煙機插座	1	1	1	1	1	1	1
	Socket Outlet for Washer Dryer 乾衣洗衣機電插座	1	1	1	1	1	1	1
	Washer Dryer Connection Point(water inlet & outlet) 乾衣洗衣機接駁點(來水及去水)	1	1	1	1	1	1	1
	Fused Spur Unit for Kitchen Cabinet Lighting 廚櫃燈接線位	1	1	1	1	1	1	1
	Socket Outlet for Refrigerator 雪櫃電插座	1	1	1	1	1	1	1
	Door Bell 門鐘	–	–	–	1	1	–	–
	Fused Spur Unit for Door Bell 門鐘接線位	–	–	–	1	1	–	–
	Distribution Board 配電箱	–	–	–	1	1	–	–
A/C Platform 冷氣機平台	Isolator (Air Conditioner outdoor unit) 開關掣 (冷氣室外機)	1	1	1	1	1	2	2
Roof (for units of 28/F only) 天台 (只適用於28樓的單位)	13A Weatherproof Single Socket Outlet 13安培防水單位插座	2	2	2	2	2	2	2

Note:

- The symbol “–” as shown in the above table denotes “Not applicable”.
- “1, 2, ...” as shown in the above table denotes the quantity of such provision(s) provided in the residential unit.
- 4/F, 13/F, 14/F and 24/F are omitted.

附註：

- 上表「–」代表「不適用」。
- 上表「1, 2, ...」代表提供於該住宅單位內的裝置數量。
- 不設4樓、13樓、14樓及24樓。

24 | SERVICE AGREEMENTS 服務協議

Potable and flushing water is supplied by Water Supplies Department.
Electricity is supplied by CLP Power Hong Kong Limited.

食水及沖廁水由水務署供應。
電力由中華電力有限公司供應。

25 | GOVERNMENT RENT 地稅

The owner will pay / has paid all outstanding Government rent in respect of the residential property up to and including the date of the Assignment of the residential property.

擁有人將會繳付/已繳付有關住宅物業之地租直至住宅物業之買賣成交日期。

26

MISCELLANEOUS PAYMENTS BY PURCHASER

買方的雜項付款

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

Note:

1. On that delivery, the purchaser is liable to pay a debris removal fee to the manager of the Development.
2. No gas supply is provided to the residential properties.

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金。
2. 在交付時，買方無須向擁有人支付清理廢料的費用。

備註：

1. 在交付時，買方須向發展項目的管理人支付清理廢料的費用。
2. 住宅物業不設氣體供應。

27

DEFECT LIABILITY WARRANTY PERIOD

欠妥之處的保養責任期

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

凡任何指明住宅物業或於相關買賣合約列出之裝設於該物業內的裝置、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。

28 | MAINTENANCE OF SLOPES 斜坡維修

Not applicable.

不適用。

29 | MODIFICATION 修訂

Not applicable.

不適用。

30 | RELEVANT INFORMATION 有關資料

1. Operation of Gondola

The manager of the Development has the power to operate the gondolas in the Development and for the avoidance of doubt the manager of the Development may move and use a gondola in or through the airspace over any balcony, utility platform, flat roof or roof forming part of or any part of any Flat or the Commercial Accommodation.

2. No Gas Supply

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

3. Exhaust Louvers

There may be exhaust louvers connecting from different parts of the Commercial Accommodation on G/F to 2/F for exhaust from air-conditioning system and business operations (including restaurant (if any)). The alignment and position of the exhaust louvers may be changed from time to time and are subject to compliance with the relevant statutory requirements and the directions from the relevant governmental authorities. Prospective purchasers please note the possible effect (if any) of such exhaust louvers on individual residential properties.

1. 吊船之運作

發展項目管理人有權於發展項目操作吊船且為免生疑，發展項目管理人可以於任何住宅單位或商場的露台、工作平台、平台或天台或其他部分上空操作吊船或使其進入或穿過任何住宅單位或商場的露台、工作平台、平台或天台或其他部分上空。

2. 沒有氣體燃料供應

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

3. 排氣口

位於地下至2樓的商場不同部分或會安裝排氣口以給空調系統及經營之業務(包括餐廳(如有))作出排氣。排氣口的排列及位置或會不時更改，並須符合相關法例要求及有關政府部門的指引。準買家請注意上述排氣口對個別住宅物業可能造成的影響(如有)。

Breakdown of GFA Concessions Obtained for All Features

獲寬免總樓面面積的設施分項

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.

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

		Area (m ²) 面積(平方米)
Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		
1	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方(公共交通總站除外)	Not Applicable 不適用
2	Plant rooms and similar services 機房及相類設施	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》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	113.472
2.2	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供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	551.585
2.3	Non-mandatory or essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房，風櫃房等	Not Applicable 不適用
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施		
3	Balcony 露台	168.500
4	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not Applicable 不適用

		Area (m ²) 面積(平方米)
5	Communal sky garden 公用空中花園	Not Applicable 不適用
6	Acoustic fin 隔聲鰭	Not Applicable 不適用
7	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not Applicable 不適用
8	Non-structural prefabricated external wall 非結構預製外牆	10.710
9	Utility platform 工作平台	15.750
10	Noise barrier 隔音屏障	Not Applicable 不適用
Amenity Features 適意設施		
11	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office 管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	10.047
12	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities 住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	163.394
13	Covered landscaped and play area 有上蓋的園景區及遊樂場	20.491
14	Horizontal screen/covered walkway and trellis 橫向屏障/有蓋人行道及花棚	Not Applicable 不適用
15	Larger lift shaft 擴大升降機井道	92.860
16	Chimney shaft 煙囪管道	Not Applicable 不適用
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	Not Applicable 不適用
18	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽及垂直立管	54.659
19	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽、氣槽	Not Applicable 不適用
20	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Not Applicable 不適用

		Area (m ²) 面積 (平方米)
21	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	Not Applicable 不適用
22	Sunshade and reflector 遮陽篷及反光罩	Not Applicable 不適用
23	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window 伸出式花槽及小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	Not Applicable 不適用
24	Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway 《作業備考》APP-19 第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台，及維修通道	Not Applicable 不適用
Other Exempted Items 其他寬免項目		
25	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Not Applicable 不適用
26	Covered area under large projecting/ overhanging feature 大型伸出/ 外懸設施下的有蓋地方	Not Applicable 不適用
27	Public transport terminus 公共交通總站	Not Applicable 不適用
28	Party structure and common staircase 共用構築物及樓梯	Not Applicable 不適用
29	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	137.028
30	Public passage 公眾通道	Not Applicable 不適用
31	Covered set back area 因建築物後移導致的覆蓋面積	Not Applicable 不適用
Bonus GFA 額外總樓面面積		
32	Bonus GFA 額外總樓面面積	Not Applicable 不適用
Additional Green Features under Joint Practice Note (No. 8) 根據聯合作業備考(第8號)提供的額外環保設施		
33	Buildings adopting Modular Integrated Construction 採用「組裝合成」建築法的樓宇	Not Applicable 不適用

Note:

The above table is based on 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.

備註：

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。

Environment Assessment of the Building

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。

暫定評級
鉑金級



暫定
鉑金級
NB V1.2 2020
HKGBC
綠建環評

申請編號: PAP0010/21

Green Building Certification

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

Provisional
PLATINUM



PROVISIONAL
PLATINUM
NB V1.2 2020
HKGBC
BEAM Plus

Application no.: PAP0010/21

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

發展項目的公用部分的預計能量表現或消耗

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

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

Part I 第 I 部分	
Provision of Central Air Conditioning 提供中央空調	Yes 是
Provision of Energy Efficient Features 提供具能源效益的設施	Yes 是
Energy Efficient Features proposed 擬安裝的具能源效益的設施	1. Gearless ACVVVF Lifts; 2. High efficient air conditioning units; 3. High efficient lighting system; 1. 無齒輪交流變壓變頻升降機； 2. 高效能空調機； 3. 高效能照明系統。

Part II: The predicted annual energy use of the proposed building / part of building (Note 1) 第 II 部分：擬興建樓宇/部份樓宇預計每年能源消耗量(註腳 1)						
Type of Development 發展項目類型	Location 位置	Internal Floor Area Served (m ²) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Baseline Building (Note 2) 基線樓宇(註腳 2)每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
			Electricity kWh/m ² /annum 電力 千瓦小時/平方米/年	Town Gas/LPG Unit/m ² /annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh/m ² /annum 電力 千瓦小時/平方米/年	Town Gas/LPG Unit/m ² /annum 煤氣/石油氣 用量單位/平方米/年
Domestic Development 住用發展項目	Area served by central building services installation (Note 3) 有使用中央屋宇裝備裝置(註腳 3)的部份	1,258	111	0	86	0
Non-domestic Development 非住用發展項目	Podium area served by central building services installation 平台有使用中央屋宇裝備裝置的部份	1,008	355	0	314	0

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

Notes:

- In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency. The predicted annual energy use, in terms of electricity consumption (kWh/m²/annum) and town gas/LPG consumption (unit/m²/annum), of the development by the internal floor area served, where:
 - “total annual energy use” has the same meaning of “annual energy use” in the BEAM Plus for New Buildings (current version); and
 - “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.
- “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” in the BEAM Plus New Buildings (current version).
- “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.

註腳：

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

32

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

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

賣方為施行《一手住宅物業銷售條例》第2 部就該發展項目指定的互聯網網站的網址：www.vauresidence.com.hk

33

CHANGES 改變

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

發展項目及其周邊地區日後可能出現改變。

34

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

Date of printing of this sales brochure: 3 June 2021

本售樓說明書印製日期：2021年6月3日

