

The
Upper
South 逸南

SALES BROCHURE
售樓說明書

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一手住宅物業買家須知

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

- 瀏覽一手住宅物業銷售資訊網(下稱「銷售資訊網」)(網址：www.srpe.gov.hk)，參考「銷售資訊網」內有關一手住宅物業的市場資料。
- 閱覽賣方就該發展項目所指定的互聯網網站內的有關資訊，包括售樓說明書、價單、載有銷售安排的文件，及成交紀錄冊。
- 發展項目的售樓說明書，會在該項目的出售日期前最少七日向公眾發布，而有關價單和銷售安排，亦會在該項目的出售日期前最少三日公布。
- 在賣方就有關發展項目所指定的互聯網網站，以及「銷售資訊網」內，均載有有關物業成交資料的成交紀錄冊，以供查閱。

2. 費用、按揭貸款和樓價

- 計算置業總開支，包括律師費、按揭費用、保險費，以及印花稅。
- 向銀行查詢可否取得所需的按揭貸款，然後選擇合適的還款方式，並小心計算按揭貸款金額，以確保貸款額沒有超出本身的負擔能力。
- 查閱同類物業最近的成交價格，以作比較。
- 向賣方或地產代理瞭解，您須付予賣方或該發展項目的管理人的預計的管理費、管理費上期金額(如有)、特別基金金額(如有)、補還的水、電力及氣體按金(如有)，以及/或清理廢料的費用(如有)。

3. 價單、支付條款，以及其他財務優惠

- 賣方未必會把價單所涵蓋的住宅物業悉數推售，因此應留意有關的銷售安排，以了解賣方會推售的住宅物業為何。賣方會在有關住宅物業推售日期前最少三日公布銷售安排。
- 留意價單所載列的支付條款。倘買家可就購置有關住宅物業而連帶獲得價格折扣、贈品，或任何財務優惠或利益，上述資訊亦會在價單內列明。
- 如您擬選用由賣方指定的財務機構提供的各類按揭貸款計劃，在簽訂臨時買賣合約前，應先細閱有關價單內列出的按揭貸款計劃資料¹。如就該些按揭貸款計劃的詳情有任何疑問，應在簽訂臨時買賣合約前，直接向有關財務機構查詢。

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方米/每平方呎售價。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米及平方米的售價。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。

一手住宅物業買家須知

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

8. 成交紀錄冊

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

9. 買賣合約

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

10. 表達購樓意向

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

11. 委託地產代理

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

- 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及
- 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁(網址：www.eaa.org.hk)，查閱牌照目錄。

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

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



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

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

消費者委員會

網址 : www.consumer.org.hk
電話 : 2929 2222
電郵 : cc@consumer.org.hk
傳真 : 2856 3611

地產代理監管局

網址 : www.eaa.org.hk
電話 : 2111 2777
電郵 : enquiry@eaa.org.hk
傳真 : 2598 9596

香港地產建設商會

電話 : 2826 0111
傳真 : 2845 2521

一手住宅物業銷售監管局

2023年3月

- 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。
- 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—
 - 每個住宅物業的外部尺寸；
 - 每個住宅物業的內部尺寸；
 - 每個住宅物業的內部間隔的厚度；
 - 每個住宅物業內個別分隔室的外部尺寸。根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。
- 一般而言，「關鍵日期」指該項目符合批地文件的條件的日期，或該項目在遵照經批准的建築圖則的情況下或按照豁免證明書的發出的條件在各方面均屬完成的日期。有關詳情請參閱條例第2條。

一手住宅物業買家須知

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

Sales of First-hand Residential Properties Authority
March 2023

- 1 The details of various mortgage loan plans include the requirements for mortgagors on minimum income level, the loan limit under the first mortgage and second mortgage, the maximum loan repayment period, the change of mortgage interest rate throughout the entire repayment period, and the payment of administrative fees.
- 2 According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following—
 - (i) the external dimensions of each residential property;
 - (ii) the internal dimensions of each residential property;
 - (iii) the thickness of the internal partitions of each residential property;
 - (iv) the external dimensions of individual compartments in each residential property.According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.
- 3 Generally speaking, “material date” means the date on which the conditions of the land grant are complied with in respect of the development, or the date on which the development is completed in all respects in compliance with the approved building plans or the conditions subject to which the certificate of exemption is issued. For details, please refer to section 2 of the Ordinance.



街道名稱及門牌號數

鴨脷洲大街71號

樓層總數

27層(地下至30樓、不包括天台)

樓層號數

地下、1樓-3樓、5樓-12樓、15樓-23樓、25樓-30樓及天台

被略去的樓層號數

4樓、13樓、14樓及24樓

庇護層

不適用

Name of the street and the street number

No. 71 Main Street, Ap Lei Chau

Total number of storeys

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

Floor numbering

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

Omitted floor numbers

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

Refuge floor

Not applicable

2 賣方及有參與發展項目的其他人的資料

INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

賣方

發富投資有限公司(亦為擁有人及其控權公司為恒基兆業有限公司、恒基兆業地產有限公司、謙耀置業有限公司、Good Time Limited及Kinsford International Limited)

發展項目的認可人士

李景勳、雷煥庭建築師有限公司的梁向軍先生
(梁向軍先生為李景勳、雷煥庭建築師有限公司的董事)

發展項目的承建商

新豪建築有限公司

賣方代表律師

張葉司徒陳律師事務所

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

恒基兆業地產代理有限公司及Max-mercan Investment Limited

Vendor

Wealth Full Investment Limited (also as the owner and whose holding companies are Henderson Development Limited, Henderson Land Development Company Limited, Mightymark Investment Limited, Good Time Limited and Kinsford International Limited)

Authorized person for the development

Mr. Leung Heung Kwan, Ellis of Andrew Lee King Fun & Associates Architects Limited
(Mr. Leung Heung Kwan, Ellis is a director of Andrew Lee King Fun & Associates Architects Limited)

Building contractor for the development

New House Construction Company Limited

Vendor's solicitors

Vincent T. K. Cheung, Yap & Co.

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

Not applicable

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

Henderson Real Estate Agency Limited and Max-mercan Investment Limited

3 有參與發展項目的各方的關係 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

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

3 有參與發展項目的各方的關係 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

(a) The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the development;	Not applicable
(b) The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person;	Not applicable
(c) The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person;	No
(d) The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person;	Not applicable
(e) The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person;	Not applicable
(f) The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person;	No
(g) The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development;	Not applicable
(h) The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development;	Not applicable
(i) The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors;	No
(j) The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and an authorized person for the development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor;	No

(k) The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor;	No
(l) The vendor or a building contractor for the development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor;	No
(m) The vendor or a building contractor for the development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor;	Not applicable
(n) The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development holds at least 10% of the issued shares in that vendor, holding company or contractor;	No
(o) The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor;	No
(p) The vendor or a building contractor for the development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor;	No
(q) The vendor or a building contractor for the development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor;	Not applicable
(r) The vendor or a building contractor for the development is a corporation, and the corporation of which an authorized person for the development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor;	No
(s) The vendor or a building contractor for the development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor.	No

4

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

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

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

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

每幢建築物的幕牆的厚度範圍為200毫米。
The range of thickness of the curtain walls of each building is 200mm.

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

樓層 Floor	室 Flat	每個住宅物業的非結構的預製外牆的總面積 (平方米) The total area of the non-structural prefabricated external walls of each residential property (sq.m.)	每個住宅物業的幕牆的總面積 (平方米) The total area of the curtain walls of each residential property (sq.m.)
3樓、5樓-12樓及15樓 3/F, 5/F-12/F and 15/F	A	0.233	2.160
	B	0.331	0.275
	C	0.146	0.262
	D	0.146	0.262
	E	0.331	0.275
	F	0.195	2.160
16樓-23樓及25樓-28樓 16/F-23/F and 25/F-28/F	A	0.233	2.013
	B	0.331	0.275
	C	0.146	0.262
	D	0.146	0.262
	E	0.331	0.275
	F	0.195	2.013
29樓 29/F	A	0.233	1.855
	B	0.146	0.262
	C	0.146	0.262
	D	0.195	1.855
30樓 30/F	A	0.233	2.297
	B	0.195	2.297

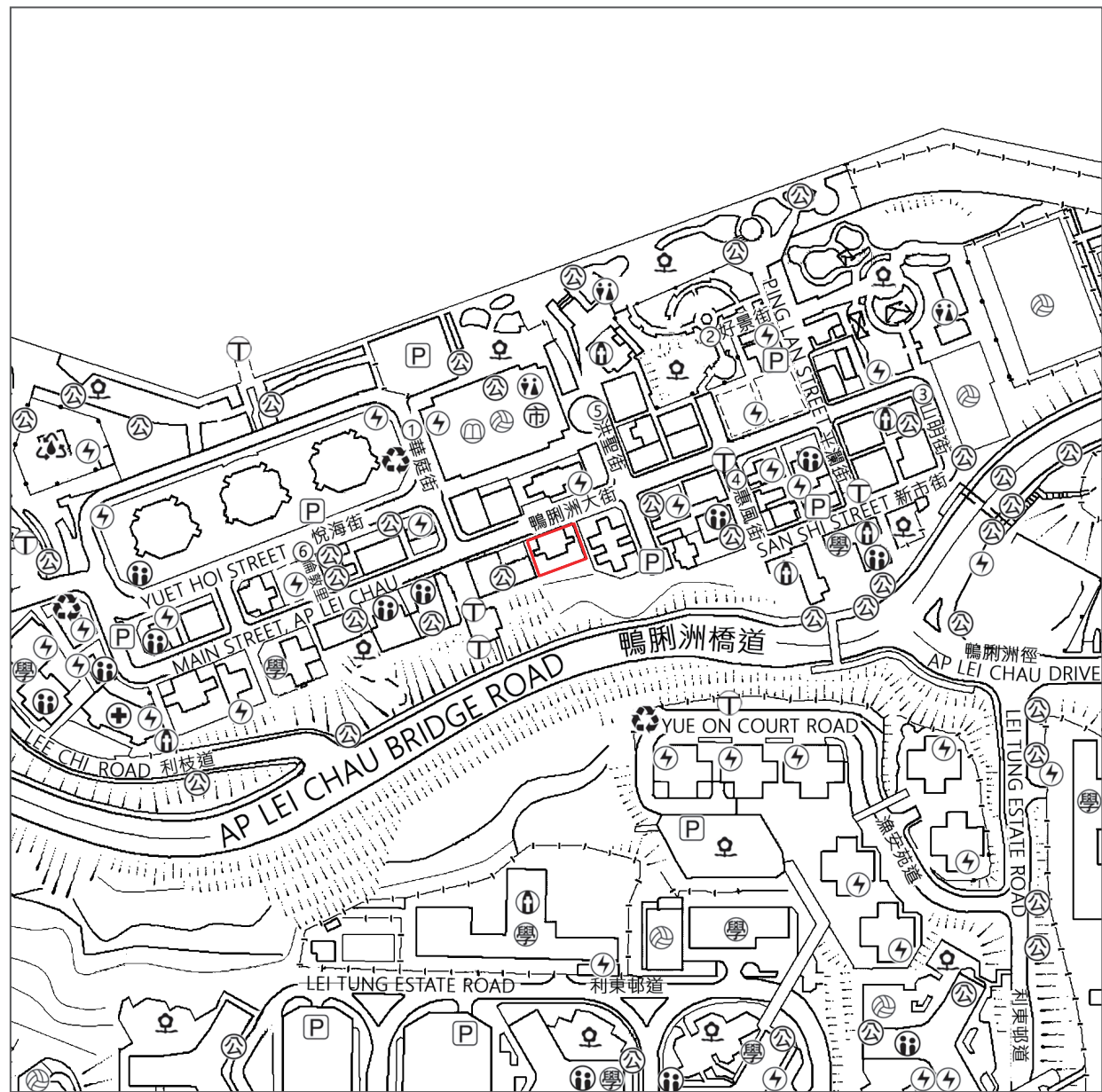
管理人

根據發展項目已簽立的公契，尊家管業有限公司獲委任為發展項目的管理人。

Manager

H-Privilege Limited is appointed as the Manager of the development under the deed of mutual covenant in respect of the development that has been executed.

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



資料/地圖/鳥瞰照片由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

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此所在位置圖參考測繪圖編號 T15-NW-B，經修正處理。

This location plan is made with reference to Survey Sheet No. T15-NW-B with adjustments where necessary.

圖例 NOTATION

- ⚡ 發電廠 (包括電力分站) Power Plant (including Electricity Sub-stations)
- ♻️ 垃圾收集站 Refuse Collection Point
- P 公眾停車場 (包括貨車停泊處) Public Carpark (including Lorry Park)
- 🚻 公廁 Public Convenience
- ⚙️ 公用事業設施裝置 Public Utility Installation
- 🕌 宗教場所 (包括教堂、廟宇及祠堂) Religious Institution (including Church, Temple and Tsz Tong)
- 🎓 學校 (包括幼稚園) School (including Kindergarten)
- 🏠 社會福利設施 (包括老人中心及弱智人士護理院) Social Welfare Facilities (including Elderly Centre and Home for the Mentally Disabled)
- 🌳 公園 Public Park
- 🏪 市場 (包括濕貨市場及批發市場) Market (including Wet Market and Wholesale Market)
- 🚉 公共交通總站 (包括鐵路車站) Public Transport Terminal (including Rail Station)
- 🏊 體育設施 (包括運動場及游泳池) Sports Facilities (including Sports Ground and Swimming Pool)
- 📖 圖書館 Library
- 🏭 污水處理廠及設施 Sewage Treatment Works and Facilities
- 🏥 診療所 Clinic

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

- | | |
|------------------------|-------------------------|
| ① 華庭街 Wah Ting Street | ④ 惠風街 Wai Fung Street |
| ② 好景街 Ho King Street | ⑤ 洪聖街 Hung Shing Street |
| ③ 山明街 Shan Ming Street | ⑥ 倫敦里 London Lane |

發展項目的位置
Location of the Development

比例：0M/米
Scale : 250M/米

備註：因技術性問題，此位置圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。

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

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



● 發展項目的位置
Location of the Development

資料/地圖/鳥瞰照片由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

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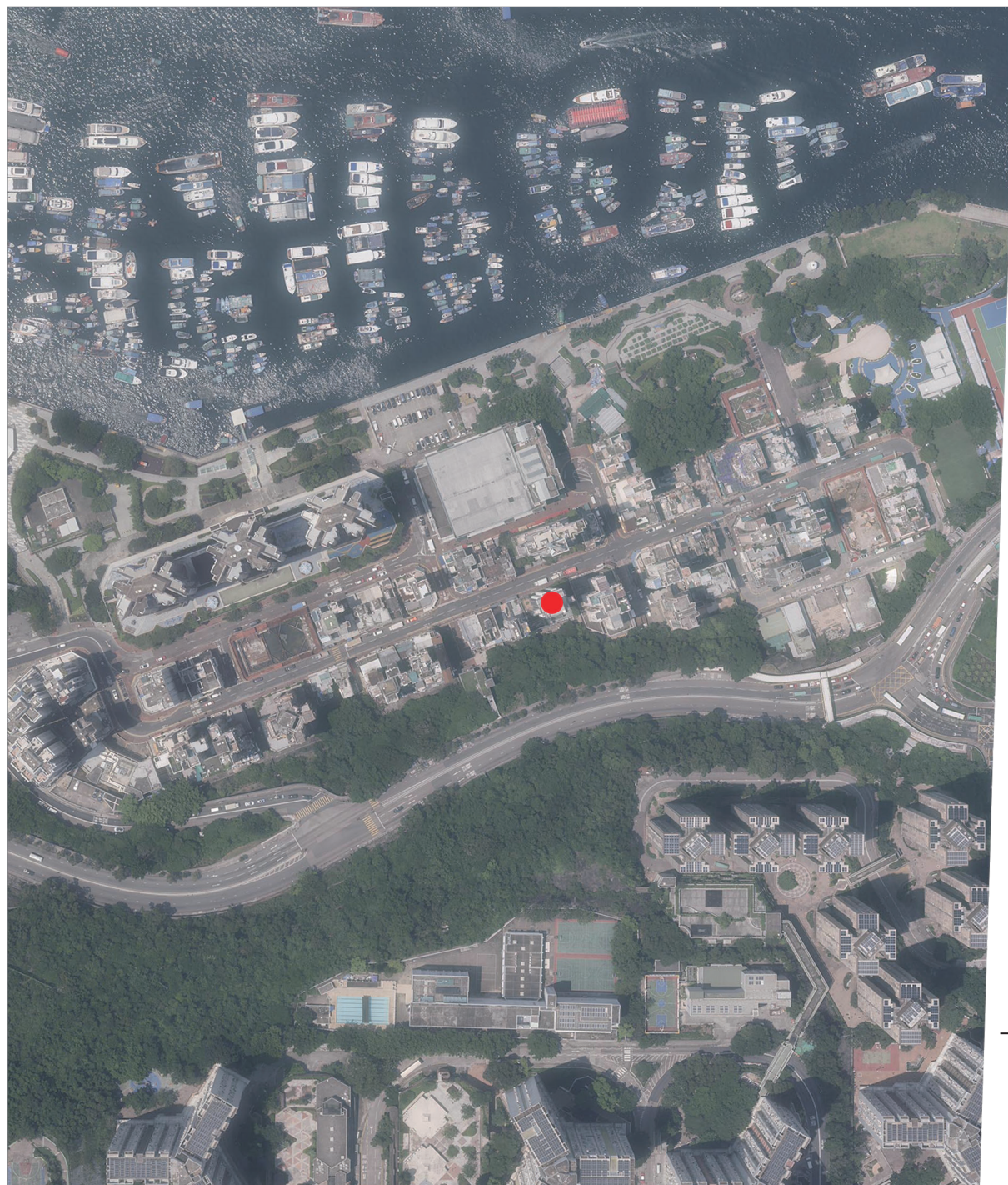
摘錄自地政總署測繪處於2023年11月22日在6,000呎飛行高度拍攝之鳥瞰照片，編號為E213116C。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,000 feet, Photo No. E213116C, dated 22 November 2023.

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

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

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



資料/地圖/鳥瞰照片由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

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摘錄自地政總署測繪處於2024年8月7日在6,000呎飛行高度拍攝之鳥瞰照片，編號為E226254C。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,000 feet, Photo No. E226254C, dated 7 August 2024.

鳥瞰照片並不覆蓋本空白範圍

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

● 發展項目的位置
Location of the Development

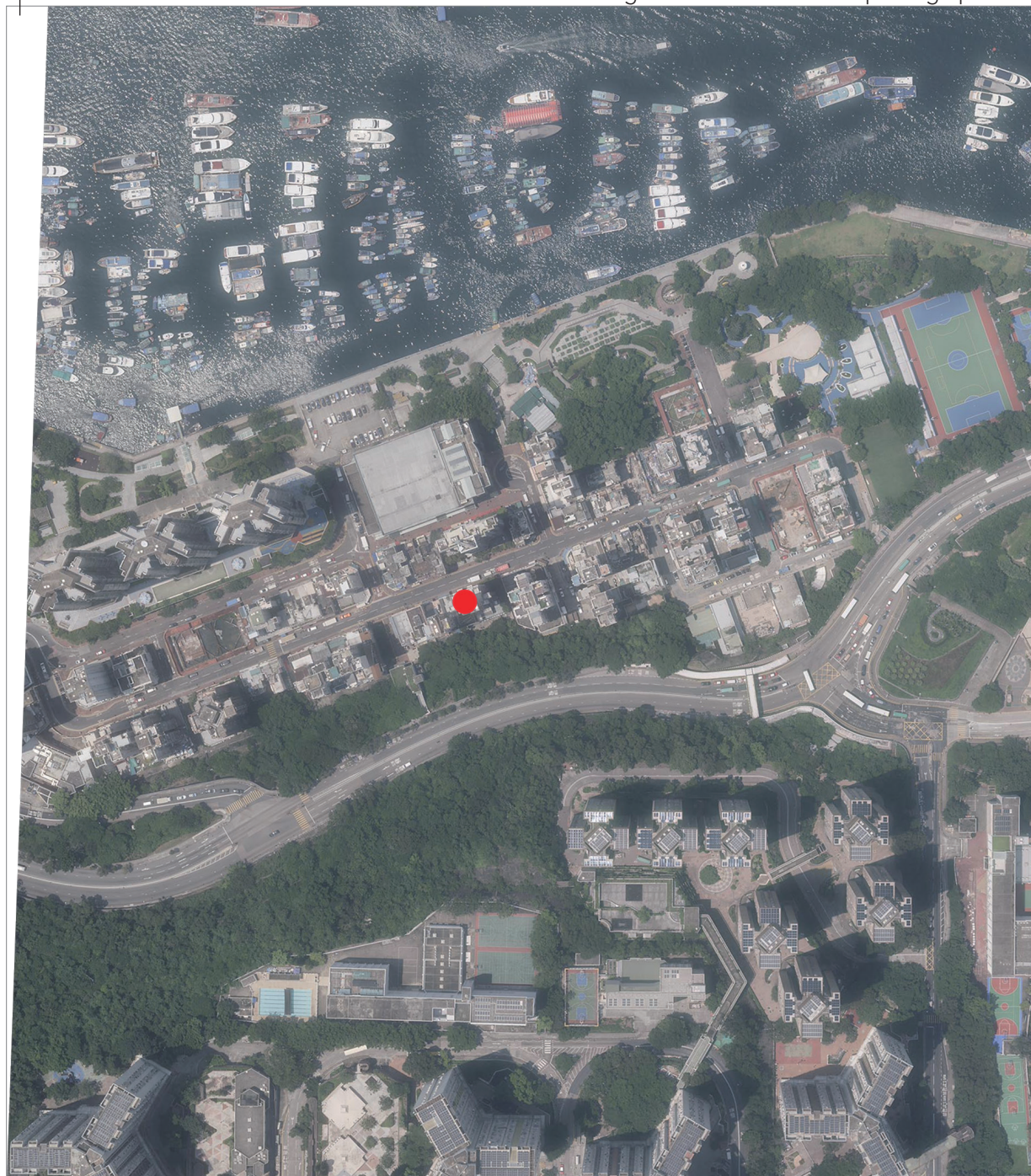
備註：因技術性問題，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》的規定。

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

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

鳥瞰照片並不覆蓋本空白範圍

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



資料/地圖/鳥瞰照片由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

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摘錄自地政總署測繪處於2024年8月7日在6,000呎飛行高度拍攝之鳥瞰照片，編號為E226255C。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,000 feet, Photo No. E226255C, dated 7 August 2024.

● 發展項目的位置
Location of the Development

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

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



摘錄自 2018 年 8 月 31 日刊憲之香港仔及鴨脷洲（港島規劃區第 15 及 16 區）分區計劃大綱核准圖，圖則編號為 S/H15/33，經修正處理。

Extracted from the approved Aberdeen and Ap Lei Chau (HPA 15 & 16) Outline Zoning Plan, Plan No. S/H15/33, gazetted on 31 August 2018, with adjustments where necessary.

圖例 NOTATION

地帶 ZONES

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

其他 MISCELLANEOUS

- 建築物高度管制區界線
Building Height Control Zone Boundary
- 100 最高建築物高度(在主水平基準上若干米)
Maximum Building Height (In metres above Principal Datum)
- 8 最高建築物高度(樓層數目)
Maximum Building Height (In number of storeys)

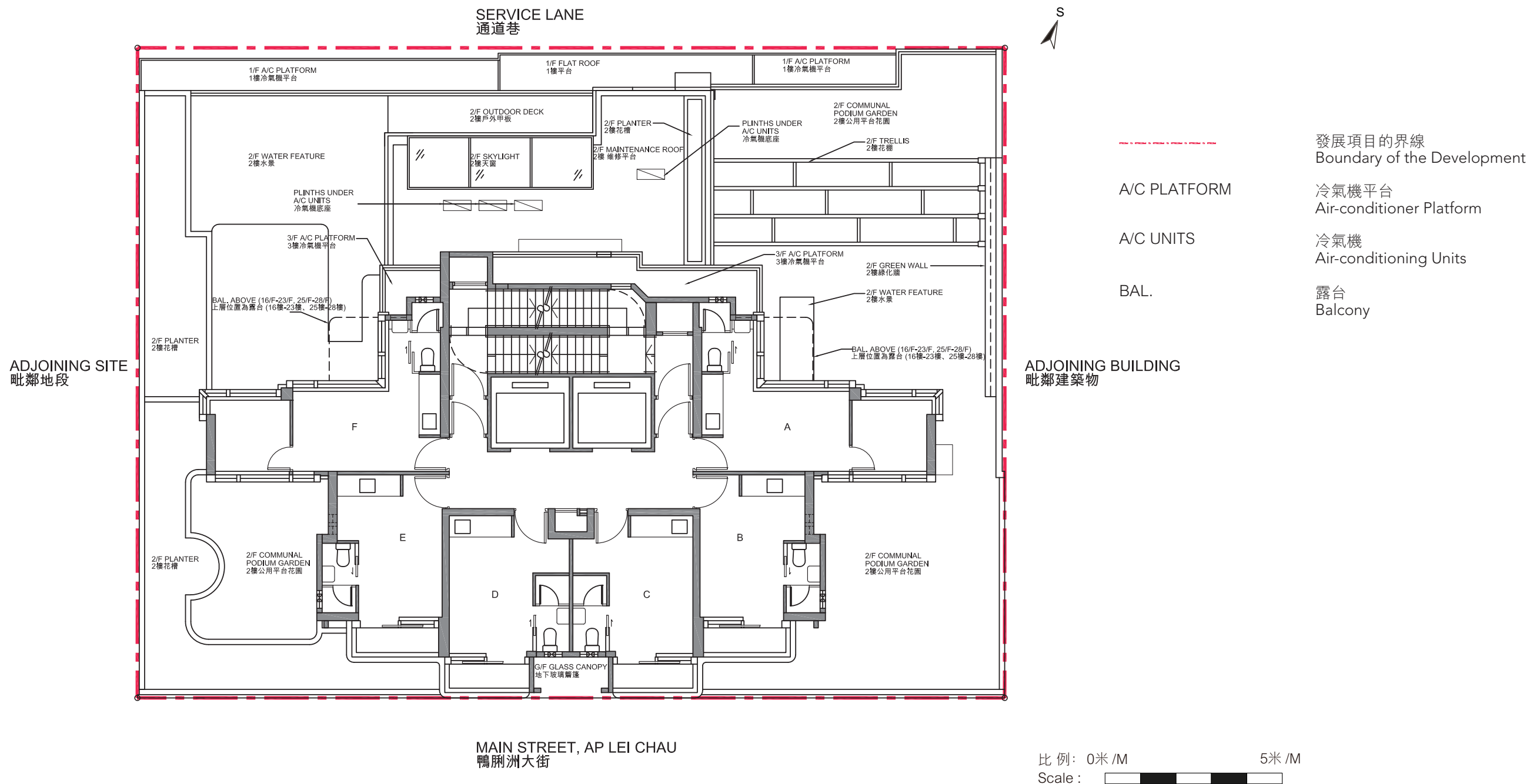
交通 COMMUNICATIONS

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

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

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

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



備註：圖中所示之發展項目住宅樓層布局是參照適用於3樓住宅樓層之平面圖。

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

在本頁上之備註和圖例適用於全部的「發展項目的住宅物業的樓面平面圖」頁數。

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

樓面平面圖圖例

Legends of the Floor Plans

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

A/C Unit = Air-conditioning Unit 冷氣機

A.F. = Architectural Feature 建築裝飾

B.R. = Bedroom 睡房

BAL. = Balcony 露台

B. = Bathroom 浴室

DN = Down 落

ELE. = Electric Duct 電槽

F.H. = Fire Hydrant 消防栓

H.R. = Hose Reel 消防喉轆

LIV./DIN. = Living / Dining Room 客/飯廳

OPEN KIT. = Open Kitchen 開放式廚房

P.D. = Pipe Duct 管槽

W.M.C. = Water Meter Cabinet 水錶櫃

備註：

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

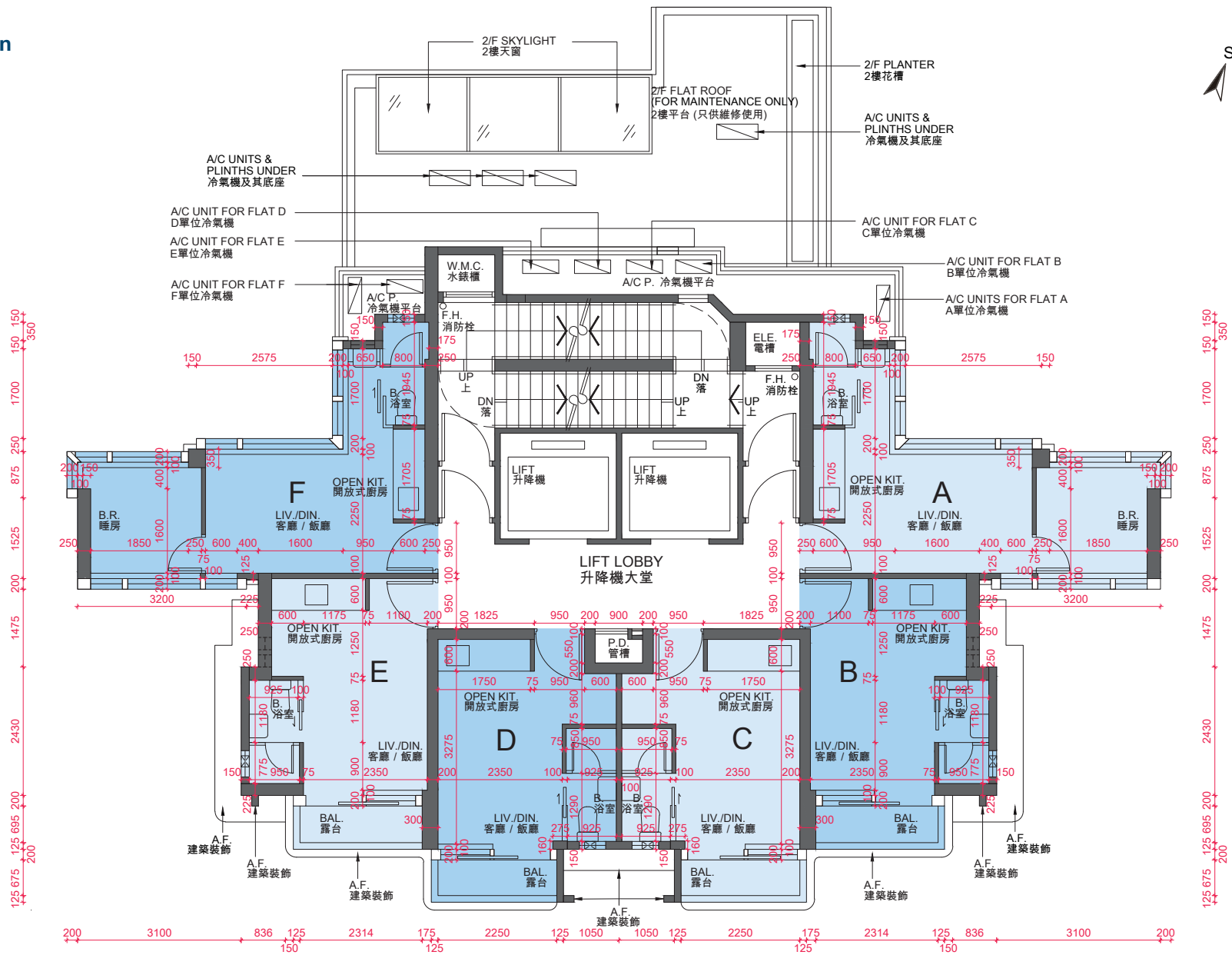
Remarks:

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

10

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

3樓平面圖
3/F Floor Plan



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

請參閱本售樓說明書第20頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

備註：
平面圖所列的數字為以毫米標示之建築結構尺寸。

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

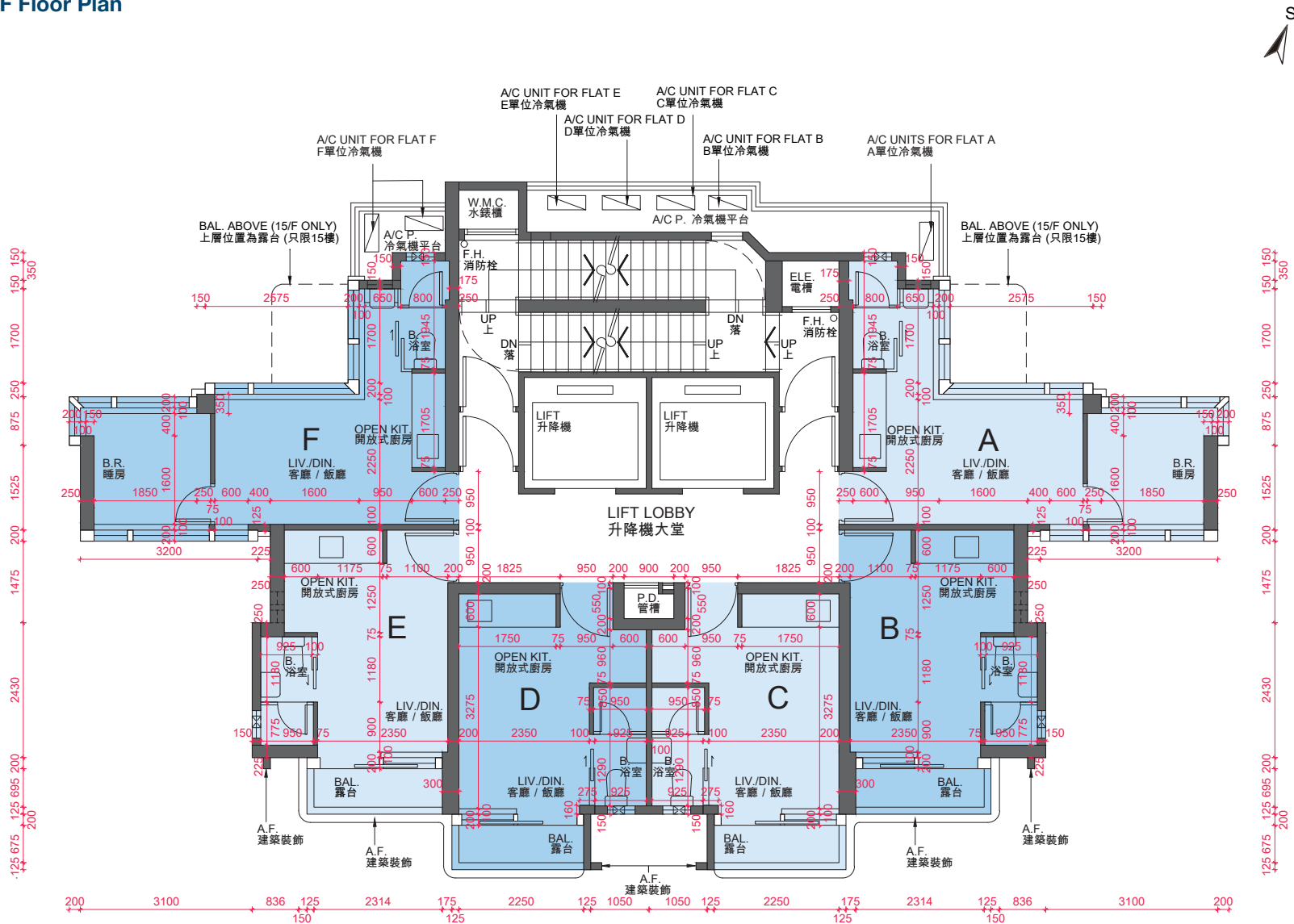
Please refer to page 20 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

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

每個住宅物業 Each Residential Property	室 Flat					
	A	B	C	D	E	F
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	3150	3150	3150	3150	3150	3150
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	125	150	150	150	150	125

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

5樓-12樓、15樓平面圖
5/F-12/F, 15/F Floor Plan



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

請參閱本售樓說明書第20頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

備註：
平面圖所列的數字為以毫米標示之建築結構尺寸。

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

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

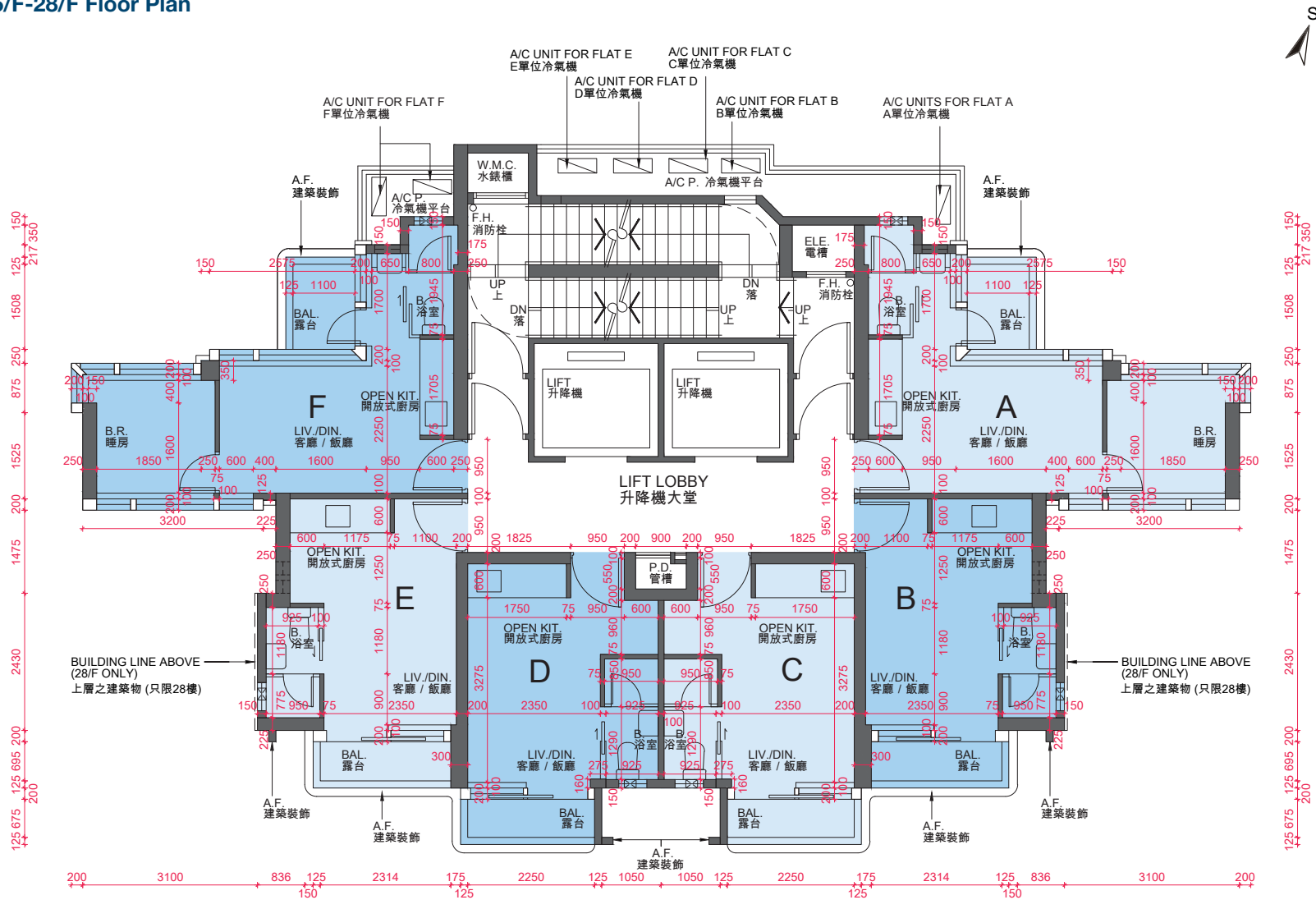
Note:
The dimensions in floor plans are all structural dimensions in millimeter.



每個住宅物業 Each Residential Property	室 Flat					
	A	B	C	D	E	F
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	3150	3150	3150	3150	3150	3150
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	125	150	150	150	150	125

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

16樓-23樓、25樓-28樓平面圖
16/F-23/F, 25/F-28/F Floor Plan



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

請參閱本售樓說明書第20頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

備註：
平面圖所列的數字為以毫米標示之建築結構尺寸。

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

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

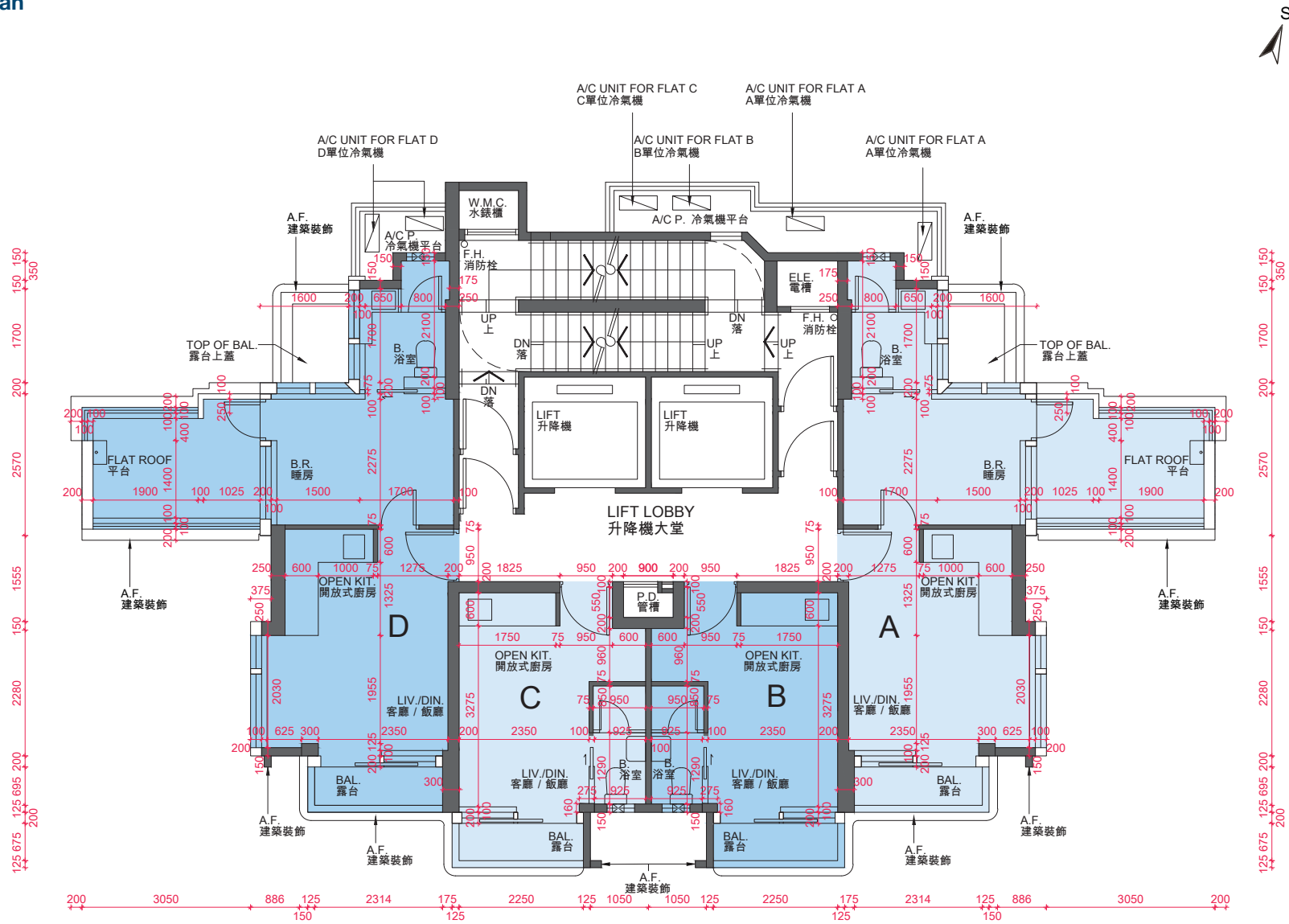
Note:
The dimensions in floor plans are all structural dimensions in millimeter.

每個住宅物業 Each Residential Property	樓層 Floor	室 Flat					
		A	B	C	D	E	F
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	16 樓 -23 樓、25 樓 -27 樓 16/F-23/F、25/F-27/F	3150	3150	3150	3150	3150	3150
	28 樓 28/F	3110, 3325	3325	3325	3325	3325	3110, 3325
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	16 樓 -23 樓、25 樓 -27 樓 16/F-23/F、25/F-27/F	125	150	150	150	150	125
	28 樓 28/F	150, 175, 390	150	150	150	150	150, 175, 390

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

29樓平面圖
29/F Floor Plan



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

請參閱本售樓說明書第20頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

備註：
平面圖所列的數字為以毫米標示之建築結構尺寸。

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

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

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

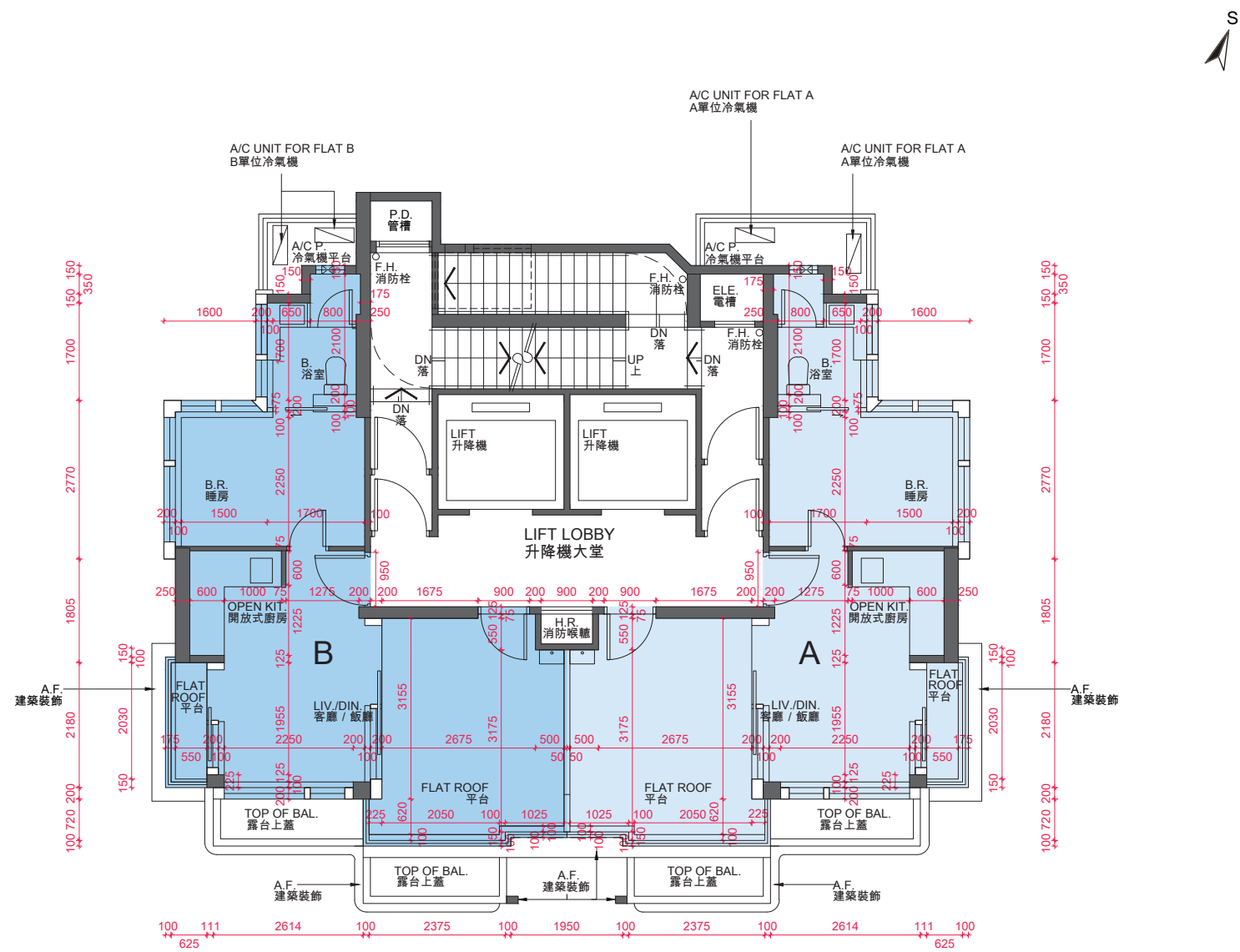


每個住宅物業 Each Residential Property	室 Flat			
	A	B	C	D
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	3125, 3325	3110	3110	3125, 3325
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	150, 175, 375	175	175	150, 175, 375

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

30樓平面圖
30/F Floor Plan



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

請參閱本售樓說明書第20頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

備註：
平面圖所列的數字為以毫米標示之建築結構尺寸。

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

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

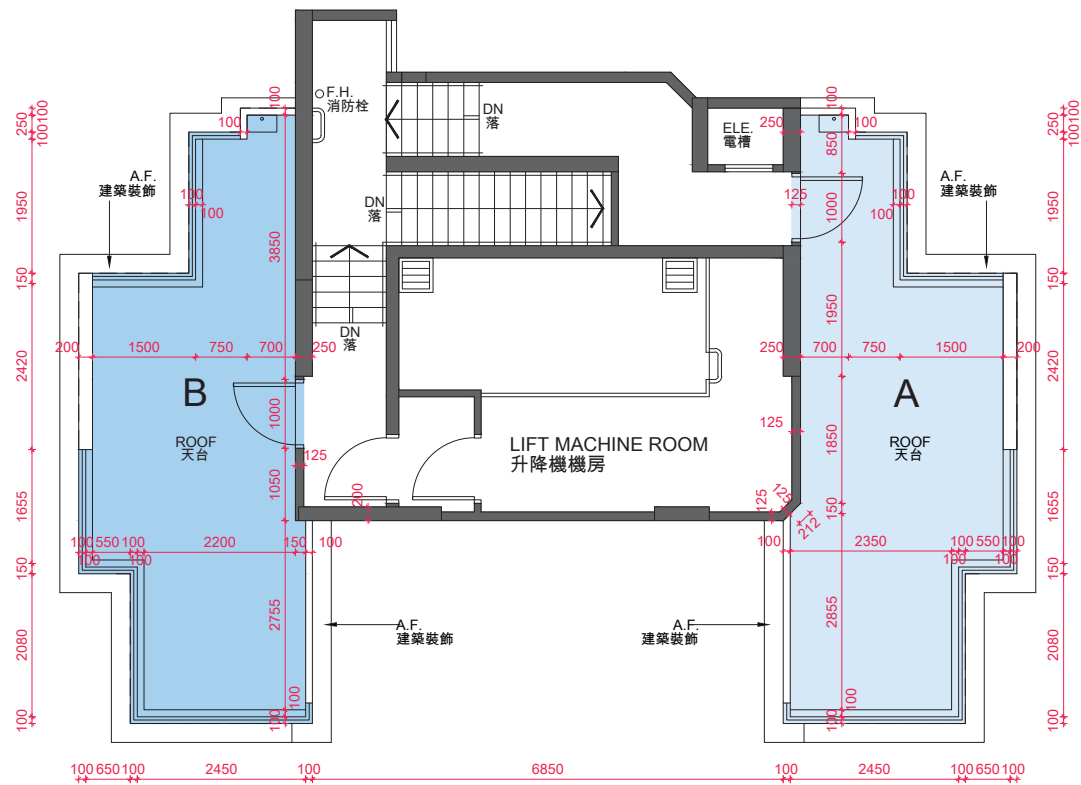
Note:
The dimensions in floor plans are all structural dimensions in millimeter.

每個住宅物業 Each Residential Property	室 Flat	
	A	B
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	3150	3150
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	175	175

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

天台平面圖
Roof Plan



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

請參閱本售樓說明書第20頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

備註：
平面圖所列的數字為以毫米標示之建築結構尺寸。
有關天台的位置在該發展項目經建築事務監督批准的建築圖則上列為平台，實際上其用途為天台，其面積將以天台計算。

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

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

Notes:
The dimensions in floor plans are all structural dimensions in millimeter.
For the location of the roof, it was specified as flat roof in the general building plans of the development approved by the Building Authority. In practice, it is a roof and its area is calculated under the roof.

每個住宅物業 Each Residential Property	室 Flat	
	A	B
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	不適用 Not applicable	
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		



11 發展項目中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT



物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.)	其他指明項目的面積(不計算入實用面積) 平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	室 Flat		空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
逸南 The Upper South	3樓 3/F	A	22.482 (242) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		B	17.252 (186) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		C	16.965 (183) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		D	16.965 (183) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		E	17.252 (186) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		F	22.482 (242) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	5樓-12樓 及15樓 5/F-12/F and 15/F	A	22.482 (242) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		B	17.252 (186) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		C	16.965 (183) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		D	16.965 (183) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-

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

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

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

Notes: Areas in square metre as specified in the above are calculated in accordance with the latest approved building plans.

Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

11 發展項目中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT



物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.)	其他指明項目的面積(不計算入實用面積) 平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	室 Flat		空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
逸南 The Upper South	5樓-12樓 及15樓 5/F-12/F and 15/F	E	17.252 (186) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		F	22.482 (242) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	16樓-23樓 及 25樓-28樓 16/F-23/F and 25/F-28/F	A	24.482 (264) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		B	17.252 (186) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		C	16.965 (183) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		D	16.965 (183) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		E	17.252 (186) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		F	24.482 (264) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		A	31.068 (334) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	5.804 (62)	-	-	-	-	-	-
		B	16.965 (183) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-

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

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

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

Notes: Areas in square metre as specified in the above are calculated in accordance with the latest approved building plans.

Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

11 發展項目中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.)	其他指明項目的面積(不計算入實用面積) 平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	室 Flat		空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
逸南 The Upper South	29樓 29/F	C	16.965 (183) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		D	31.068 (334) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	5.804 (62)	-	-	-	-	-	-
	30樓 30/F	A	27.841 (300) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	12.985 (140)	-	-	20.350 (219)	-	-	-
		B	27.841 (300) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	12.985 (140)	-	-	20.326 (219)	-	-	-

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

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

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

Notes: Areas in square metre as specified in the above are calculated in accordance with the latest approved building plans.

Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

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

不適用

Not applicable

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

1. 買方在簽立臨時買賣合約時向賣方 (擁有人) 繳付相等於樓價 5% 之臨時訂金。
2. 買方在簽署臨時買賣合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有。
3. 如買方沒有在訂立該臨時買賣合約之後的 5 個工作日內簽立正式買賣合約 —
 - i. 該臨時買賣合約即告終止；及
 - ii. 買方支付的臨時訂金，即予沒收；及
 - iii. 賣方 (擁有人) 不得就買方沒有簽立正式買賣合約，而對買方提出進一步申索。

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

14 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

A. 發展項目的公用部分

1. 「**公用地方與設施**」統指「公用地方」及「公用設施」。
2. 「**公用地方**」統指「屋苑公用地方」及「住宅公用地方」，每類公用地方在適用的情況下包括在《建築物管理條例》第2條所列出「公用部分」的定義所包含的適當及有關部分，及如商業發展項目的單位個別出售，將包括商業發展項目有關的副公契或契約內所定義的該等商業發展項目公用地方 (如有的話)。
3. 「**公用設施**」統指「屋苑公用設施」及「住宅公用設施」，及如商業發展項目的單位個別出售，將包括商業發展項目有關的副公契或契約內所定義的該等商業發展項目公用設施 (如有的話)。
4. 「**屋苑公用地方**」指擬供屋苑整體而並非只供任何個別單位或其任何部分公用及共享的屋苑部分，受公契的條款所約束及所有現存的權利及通行權所規限，每位擁有人及佔用人可與屋苑其他擁有人及佔用人共用該等部分，當中包括但不限於：-
 - (a) 不屬於或構成商業發展項目或住宅發展項目一部分的該等地基、柱、樑、樓板及其他結構性支承物及元素；
 - (b) 斜坡及護土牆 (如有的話)；
 - (c) 提供安裝或使用天線廣播分導或電訊網絡設施的地方；
 - (d) 在附於公契的圖則上顯示為「屋苑公用地方」而非構成商業發展項目及住宅發展項目一部分的屋苑外牆 (包括在外牆上的玻璃幕牆及簷篷、建築鱗片及在其上的特色)；
 - (e) 在附於公契的圖則上顯示為「屋苑公用地方」的現有共用牆；
 - (f) 所有在附於公契的圖則上顯示為「屋苑公用地方」的屋苑部分；
 - (g) 位於屋苑地下的排水渠或表面溝道或沙井蓋下供屋苑整體而並非只供其任何個別單位或其任何部分所用的溝槽、污水管、沙井、排水渠及喉管；及
 - (h) 由第一擁有人按照公契的條款在任何時候指定用作「屋苑公用地方」的額外地方。

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

5. 「**屋苑公用設施**」指擬供屋苑整體而並非只供其任何個別單位或其任何部分公用及共享的屋苑設施，受公契的條款所約束，每位擁有人及佔用人可與所有屋苑其他擁有人及佔用人共用該等設施，當中包括但不限於公共天線、所有訊號接收器、污水管、排水渠、雨水渠、水道 (特別是位於屋苑地下的排水渠、表面溝道或沙井蓋下供屋苑整體而並非只供其任何個別單位或其任何部分所用的溝槽、污水管、沙井、排水渠及喉管)、電纜、喉管、電線、導管、金屬欄杆、總沖廁水管、總食水管，基於保安理由而安裝在屋苑公共地方的閉路電視及其他設施及設備、屋苑機械設備和其他類似的裝置、設施或服務、電力變壓房、電纜設施及為屋苑提供電力的所有關連設施及輔助電力裝置、設備和設施、及由第一擁有人按照公契的條款在任何時候指定用作「屋苑公用設施」的額外裝置及設施。

6. 「**住宅公用地方**」指擬供住宅發展項目整體而並非只供個別住宅單位公用及共享的住宅發展項目部分，受公契的條款所約束，每位住宅單位的擁有人及佔用人可與所有其他住宅單位擁有人及佔用人共用該等部分，當中包括但不限於：-
 - (a) 在附於公契的圖則上顯示為「住宅公用地方」而非構成商業發展項目或屋苑公用地方的屋苑外牆；
 - (b) 不構成商業發展項目、屋苑公用地方或住宅單位的屋苑外牆，當中包括但不限於：-
 - (1) 在其上的建築鱗片及特色；
 - (2) 毗連住宅單位的冷氣機平台 (包括其百葉窗及 /或金屬支架 (如有的話))，或指定用作該用途的其他地方 (如有的話)；及
 - (3) 屋苑的玻璃幕牆結構，包括但不限於豎框及面版 (但不包括(i)玻璃幕牆結構可開啟的部分；及(ii)完全包圍或面向一個住宅單位的玻璃嵌板，而上述可開啟部分及玻璃嵌板則構成有關住宅單位的部分)。為免生疑問，任何構成屋苑玻璃幕牆結構一部分而非完全包圍一個住宅單位，反而伸延跨越兩個或以上住宅單位的玻璃嵌板則構成住宅公用地方一部分，但不包括構成相關住宅單位的露台、天台或平台的玻璃欄杆、金屬欄杆或欄杆；
 - (c) 康樂設施；
 - (d) 管理員、看守員及管理公司職員的辦公室及 /或櫃台 (如有的話)，包括但不限於位於屋苑地下的管理員櫃檯；
 - (e) 所有在附於公契的圖則上顯示為「住宅公用地方」的屋苑部分；及
 - (f) 由第一擁有人按照公契的條款在任何時候指定用作「住宅公用地方」的額外地方。

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

7. 「**住宅公用設施**」指擬供住宅發展項目整體而並非只供個別住宅單位公用及共享的屋苑設施，受公契的條款所約束，每位住宅單位的擁有人及佔用人可與所有其他住宅單位擁有人及佔用人共用該等設施，當中包括但不限於所有設於住宅公用地方指定的升降機、錨定、金屬欄杆、插座、托架、電線、電纜、導管、喉管、排水渠、基於保安理由而安裝在住宅公用地方的閉路電視及其他設施及設備、位於康樂設施的運動及康樂設施，專屬住宅發展項目的所有機電裝置及設備，以及由第一擁有人按照公契的條款在任何時候指定用作「住宅公用設施」的額外裝置及設施。

B. 分配予發展項目中的每個住宅物業的不分割份數的數目

樓層* \ 室	A	B	C	D	E	F
3樓 -15樓	224 / 32,000	172 / 32,000	169 / 32,000	169 / 32,000	172 / 32,000	224 / 32,000
16樓 -28樓	244 / 32,000	172 / 32,000	169 / 32,000	169 / 32,000	172 / 32,000	244 / 32,000
29樓	315 / 32,000	169 / 32,000	169 / 32,000	315 / 32,000		
30樓	310 / 32,000	310 / 32,000				

*備註：不設 4樓、13樓、14樓及 24樓。

C. 發展項目的管理人的委任年期

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

D. 發展項目中的住宅物業的擁有人之間分擔管理開支的計算基準

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

E. 計算管理費按金的基準

管理費按金相等於每個擁有人就其單位按首個住宅管理預算案釐定而須繳交的三個月管理費。

F. 擁有人在發展項目中保留作自用的範圍(如有的話)

不適用。

註：除非本售樓說明書另有規定，本公契的摘要內所採用的詞彙與該詞彙在公契內的意思相同。

A. The common parts of the development

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

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

5. **"Estate Common Facilities"** means all those facilities of the Estate intended for the common use and benefit of the Estate as a whole and not just any particular Unit or any particular part thereof which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate and includes but not limited to the communal aerial, all signal receivers, sewers, drains, storm water drains, water courses (in particular the trenches, sewers, manholes, drains, pipes underneath the drain or surface channel, manhole covers on the ground floor of the Estate serving the Estate as a whole and not just any particular Unit or any particular part thereof), cables, pipes, wires, ducts, metal railings, flushing mains, fresh water mains, CCTV and other facilities and equipment installed in the Estate Common Areas for security purposes, plant and machinery and other like installations, facilities or services of the Estate, the transformer room, cable accommodations and all associated facilities and ancillary electricity installation equipment and facilities for the supply of electricity to the Estate and such additional devices and facilities of the Estate as may at any time be designated as Estate Common Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.
6. **"Residential Common Areas"** means those parts of the Residential Development intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit and which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier of the Residential Units in common with all other Owners and Occupiers of the Residential Units which said parts include but not limited to: -
- those parts of the external walls of the Estate not forming part of the Commercial Development or the Estate Common Areas and shown as the Residential Common Areas on the plans annexed to the Deed of Mutual Covenant;
 - those parts of the external walls of the Estate not forming part of the Commercial Development, the Estate Common Areas or the Residential Units including but not limited to: -
 - the architecture fins and features thereon;
 - the air-conditioning platforms (including the louvers and/or metal supporting frames thereof (if any)) adjacent to the Residential Units, or such other area(s), if any, as may be designated for that purpose; and
 - the curtain wall structures of the Estate including but not limited to the mullions and cladding (except: (i) the openable parts of the curtain wall structures; and (ii) such pieces of glass panels wholly enclosing or fronting a Residential Unit, which said openable parts and glass panels shall form parts of the relevant Residential Units). For the avoidance of doubt, any glass panel forming part of the curtain wall structures of the Estate that does not wholly enclose a Residential Unit but extends across two or more Residential Units shall form part of the Residential Common Areas;

BUT excluding the glass balustrades, metal balustrades or railings of the balconies, roofs or flat roofs which form parts of the relevant Residential Units;
 - the Recreational Facilities;
 - office and/or counter for caretakers, watchmen and management staff (if any) including but not limited to the caretaker's counter on the ground floor;
 - all those areas of the Estate shown as the Residential Common Areas on the plans annexed to the Deed of Mutual Covenant; and
 - such additional areas of the Estate as may at any time be designated as the Residential Common Areas by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

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

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

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

Floor* \ Flat	A	B	C	D	E	F
3/F-15/F	224 / 32,000	172 / 32,000	169 / 32,000	169 / 32,000	172 / 32,000	224 / 32,000
16/F - 28/F	244 / 32,000	172 / 32,000	169 / 32,000	169 / 32,000	172 / 32,000	244 / 32,000
29/F	315 / 32,000	169 / 32,000	169 / 32,000	315 / 32,000		
30/F	310 / 32,000	310 / 32,000				

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

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

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

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

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

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

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

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

Not applicable.

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

1. 發展項目位處於鴨脷洲內地段第68號A段、鴨脷洲內地段第68號B段、鴨脷洲內地段第68號C段及鴨脷洲內地段第68號D段（統稱「該地段」）。
2. 該地段是根據第5942號換地條件（下稱「批地文件」）持有。批地文件的批租年期為75年，由1958年4月10日開始生效，並可選擇再續期75年。
3. 批地文件特別條款第(2)條規定：

「在該地段上豎立的任何建築物的設計、佈局及高度須經工務司事先批准。房屋的正面不得少於其深度的三分之一。」
4. (a) 批地文件一般條款第10條規定：

「在該地段可能建造的任何私家街道或道路及後巷或其他小巷須處於使工務司滿意的位置，並由他決定應否包括在將會批租的區域內或排除在該區域之外及在兩者中任何一種情況下須免費移交給政府如政府有此要求。當被政府接管後，將由政府進行該處的路面、路緣石及渠道建設工程，費用由承租人支付，其後則以公帑保養；如上述私家街道或道路及後巷或小巷仍屬於現已或將會批租的範圍一部分，承租人須替該等街道、道路和小巷鋪設路面、路緣石、渠道及進行維修工程，以全面令「署長」滿意。」
- (b) 批地文件特別條款第(6)條規定：

「承租人須於工務司發信要求全部或部分滿足此條件的日期起計6個月內，自費將整個圖則I上以紅色和綠色顯示的範圍平整至所示水平，以達致工務司滿意。以綠色顯示的範圍須由政府於有關工程完成後保留。」
- (c) 批地文件特別條款第(9)條規定：

「承租人須使用經批准的物料平整於圖則I上以綠色顯示的部分公共道路，以達致工務司滿意，得使該部分公共道路可容納工地交通，並須保養該公共道路，使其處於修繕妥當的狀態，直至該建築規約已獲遵從為止。」
5. (a) 批地文件一般條款第7(a)條規定：

「該地段的承租人須在該地段建造符合特別條款第(8)條的建築物以發展該地段，並使用經工務司批准的物料及在各方面符合其他特別條款及所有在殖民地已生效與建築或衛生有關的條例、附則和規例的規定；就該地段中小巷以北部分而言，該等建築物需於管有該地段之日起計2年內建成及就該地段中小巷以南部分而言，該等建築物需於工務司發信要求滿足此條件的日期起12個月屆滿前建成，承租人亦須支用一筆不少於\$80,000.00的款項(該款項並不包括就地盤平整工程、地基工程、通路及其他附帶工程所支付的款項)，並須在整個租期期間保養已建或今後任何時間所搭建的一切建築物，使其處於修葺良好堅固和狀況良好的狀態，並於租期屆滿或提前終止時以該修葺和狀況將其交還。倘若在租期的任何時候清拆當時在該地段上面的該等建築物，承租人須興建相同類型和不少於其容積的品質良好的建築物或工務司批准的類型及價值的建築物作為代替。如果進行上述清拆，承租人須在上述清拆的三個月內將重新發展該地段的圖則呈交建築事務監督批准，並必須在收到上述批准後一個曆月內開展重新發展的必要工程及在工務司規定的期限內完成，使工務司滿意。」
- (b) 批地文件特別條款第(8)條規定：

「如果毗連、毗鄰或周邊山坡或堤岸因應新地段或其任何部分的構建、平整及發展而進行削土，移土或土地後移或堆積或堆填工程，承租人須修建該等護土牆或其他支撐物或承擔修建的費用，以便保護與支撐該等山坡及堤岸及新地段，避免與防止今後發生任何塌方、山泥傾瀉或地陷。承租人須時刻保養該等護土牆或其他支撐物，使其處於修葺良好堅固和狀況良好的狀態；倘若因承租人的過失而在任何時候引致山泥傾瀉、地陷或塌方，不論發生在或來自毗連山坡或堤岸或新地段，承租人須自費將其恢復原狀及進行修復，並且須就上述塌方、山泥傾瀉或地陷造成或由此而將會或可能提出、蒙受或招致的一切費用、收費、損害賠償、要求及索償向香港政府作出彌償。如果工務司認為承租人在任何時候有不遵守本條件的情況，那麼工務司（除了對違反此等換地條件的任何其他權利或濟助外）有權以書面通知要求承租人進行相關建築及保養工程或修復，並彌補任何塌方、山泥傾瀉或地陷。如果承租人不理會或未能在指定的時期內履行上述通知使工務司滿意，工務司可立即進行相關工程和承租人須在要求時歸還有關費用給政府。」
- (c) 批地文件特別條款第(15)條規定：

「承租人須自費建造及保養排水渠或渠道，以便截斷與排送落在或從山坡上流到新地段的暴雨或雨水，以達致工務司滿意。承租人須對上述暴雨或雨水造成的任何損壞或滋擾而導致的一切訴訟、申索及索求單獨負責並向政府及其官員作出彌償。承租人須時刻於批租持續期間繼續負責保養及維修新地段邊界內外或官地內的排水渠或渠道。」
6. (a) 批地文件一般條款第8條規定：

「承租人不得容許污水或廢水從新地段流進任何毗連土地或容許任何腐壞、發出惡臭、有毒的物質、排泄物或其他廢物棄置在新地段上，以及在新地段任何部分進行任何工程或挖掘時，不得將任何挖出的泥土棄置在該新地段上或(在獲准許下)毗連的土地上，而該棄置方式會使被挖出的泥土之斜坡暴露，令其被雨水侵蝕或沖走。承租人須將所有該等斜坡妥為植草，及如有需要，須將該斜坡以石砌坡腳牆加以鞏固。承租人亦須確保每日把所有廢物移離該處所。」
- (b) 批地文件特別條款第(3)條規定：

「如來自地盤或來自受新地段任何發展項目影響的其他地方的廢棄泥土或碎石受侵蝕及沖流至眾巷或道路上，又或至路旁暗渠、污水管、雨水渠或溝壑或其他政府產業之內，承租人應負上責任並應要求向香港政府支付可能要求的款項，以清理該等泥土或碎石及賠償因此對公眾巷或道路上，又或在路旁暗渠、污水管、雨水渠或溝壑或其他政府產業的任何損毀。承租人並須就因該等侵蝕及沖流導致私人物業蒙受任何損害或滋擾而產生的所有訴訟、索償及要求向政府作出彌償。」
- (c) 批地文件特別條款第(4)條規定：

「承租人須按要求向政府支付工務司認為因開發該土地需要移除、改道及在別處復原任何在新地段上的排水渠、污水渠、明渠、水道、管道、電纜、電線、公用事業服務或任何其他工程或裝置的費用。」
- (d) 批地文件特別條款第(10)條規定：

「承租人須按要求向政府支付由工務司核證為修補因承租人、其承建商、或次承建商或其工人或車輛、或來自新地段的廢棄泥土對其毗連公共道路造成破壞的費用。」
- (e) 批地文件特別條款第(16)條規定：

「任何由承租人對新地段內或毗連的任何明渠、污水渠、暴雨排水渠、總水喉或其他政府產業造成任何損壞或阻塞而須由政府維修的費用均須由承租人支付，承租人須在要求時向政府支付該等維修工程的費用。」

- (f) 批地文件特別條款第(17)條規定：
「承租人須在政府要求時向政府繳付有關新地段任何排水渠及污水管連接至已鋪設的政府雨水渠及污水渠之工程費用。該等工程需由工務司進行，但工務司無須就因此產生的任何損失對承租人負責。」

註：

- 詳情請參考批地文件。批地文件全份文本已備於售樓處，在開放時間可供免費查閱，並可在支付必要的影印費用後獲取副本。
- 除非本售樓說明書另有定義，否則本批地文件摘要內所採用的詞彙與該詞彙在批地文件內的涵義相同。

- The development is situated on Section A of Aplichau Inland Lot No.68, Section B of Aplichau Inland Lot No.68, Section C of Aplichau Inland Lot No.68 and Section D of Aplichau Inland Lot No.68 (collectively "**the Lot**").
- The Lot is held under Conditions of Exchange No.5942 ("**the Land Grant**") for a term of 75 years commencing from 10th April 1958 with the option of renewal for one further term of 75 years.
- Special Condition (2) of the Land Grant stipulates that :
The design, disposition and height of any building to be erected on the lot shall be subject to the approval of the Director of Public Works. No house shall have a frontage of less than one third its depth.
- General Condition 10 of the Land Grant stipulates that :
"Any private streets or roads and scavenging or other lanes which may be formed shall be sited to the satisfaction of the Director of Public Works and included in or excluded from the area to be leased as may be determined by him and in either case shall be handed over to Government free of cost if so required. Where taken over by the Government the surfacing, kerbing and channelling shall be carried out by Government at the cost of the lessee and thereafter maintained at public expense but where remaining part of the area leased or to be leased such streets roads or lanes shall be surfaced kerbed channelled and maintained by and at the expense of the lessee to the satisfaction in all respects of the Director of Public Works."
 - Special Condition (6) of the Land Grant stipulates that :
"The lessee shall form at his own expense the whole of the areas coloured red and green to the levels indicated in Plan I and to the satisfaction of the Director of Public Works within 6 months from the date of a letter from the Director of Public Works requiring the fulfillment of all or part of this condition. The area coloured green shall be retained by Government on completion."
 - Special Condition (9) of the Land Grant stipulates that :
"The lessee shall form to the satisfaction of the Director of Public Works with approved material the portions of public roads shown coloured green on Plan I and prepare them so that building traffic may be carried thereon, and maintain them in good condition until the building covenant has been complied with."
- General Condition 7(a) of the Land Grant stipulates that :
"The lessee of the lot shall develop the same by the erection thereon of a building or buildings complying with Special Condition (8) and built with such materials as may be approved by the Director of Public Works, and in all other respects in accordance with the requirements of Special Conditions and the provisions of all Ordinances, Byelaws and Regulations relating to buildings or sanitation as shall or may at any time be in force in the Colony, such buildings to be completed before the expiration of 2 years from the date upon which possession of the lot shall be given, in so far as this relates to the portion of the lot to the North of the lane and before the expiration of 12 months from the date of a letter from the Director of Public Works requiring the fulfillment of this condition on the portion of the lot to the South of the said lane and shall expend thereon a sum of not less than \$80,000.00 (such sum to exclude moneys spent on site formation, foundations, access roads, and other ancillary works), and shall throughout the tenancy maintain all



buildings erected or which may at any time hereafter be erected on the lot in good and substantial repair and condition, and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy. In the event of the demolition at any time during the tenancy of the buildings then standing on the lot or any of them or any part thereof the lessee shall replace the same either by sound and substantial buildings of the same type and of no less volume or by buildings of such type and value as shall be approved by the Director of Public Works. In the event of demolition as aforesaid the lessee shall, within three months of such demolition, submit plans for redevelopment of the lot to the Building Authority, and upon approval of such plans shall within one month thereof commence the necessary work of redevelopment, and shall complete the same to the satisfaction of, and within such time limit as is laid down by, the Director of Public Works."

- (b) Special Condition (8) of the Land Grant stipulates that :
 "Where any cutting away removal or setting back of adjoining adjacent or nearby hillside or banks or any building up or filling in is required for the purpose of or in connection with the formation levelling and development of the new lot or any part thereof the lessee shall construct or bear the cost of the construction of such retaining walls or other support as shall or may then or at any time thereafter be necessary to protect and support such hillside and banks and the new lot itself and to obviate and prevent any falling away landslips or subsidence occurring thereafter, and shall at all times maintain the said retaining walls or other support in good and substantial repair and condition: In the event of any landslip subsidence or falling away occurring at any time whether in or from adjoining hillside or banks or in or from the new lot itself as a result of any default by the lessee under this condition, the lessee shall at his own expense reinstate and make good the same and shall indemnify the Government of Hong Kong from and against all costs charges damages demands and claims whatsoever which shall or may be made suffered or incurred through or by reason thereof. If in the opinion of the Director of Public Works the lessee shall at any time be in default under this condition then (in addition to any other rights or remedies herein provided for breach of any of the conditions hereof) the Director of Public Works shall be entitled by notice in writing to call upon the lessee to carry out such construction and/or maintenance or to reinstate and make good any falling away landslip or subsidence and if the lessee shall neglect or fail to comply with such notice within the period specified therein the said Director may forthwith execute and carry out the same and the lessee shall on demand repay to the Crown the costs thereof."
- (c) Special Condition (15) of the Land Grant stipulates that :
 "The lessee shall at his own expense construct and maintain to the satisfaction of the Director of Public Works such drains or channels as may be necessary to intercept and carry off storm-water or rain water falling on or flowing from the hillside on to the new lot, and the lessee shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain water and shall at all times during the continuance of the demise remain responsible for the maintenance and repair of such drains or channels whether within the boundaries of the new lot or on Crown Land."

6. (a) General Condition 8 of the Land Grant stipulates that :
 "The lessee shall not permit sewage or refuse water to flow from the new lot on to any of the adjoining lands or any decaying, noisome, noxious, excrementitious, or other refuse matter be deposited on any portion of the new lot, and in carrying out any works or excavation on the new lot no excavated earth shall

be deposited on the new lot or (where so permitted) on land adjoining, in such manner as shall expose the slopes of such excavated earth to be eroded and washed down by the rains, and all such slopes shall be properly turfed and, if necessary, secured in place by means of masonry toe walls. The lessee shall see that all refuse matters are properly removed daily from off the premises."

- (b) Special Condition (3) of the Land Grant stipulates that :
 "In the event of spoil or debris from the site or from other areas affected by the development of the new lot being eroded and washed down on to public lanes or roads, or into road-culverts, sewers, storm-water drains or nullahs, or other government properties the lessee shall be held responsible and shall pay to the Government of Hong Kong on demand such sum as may be demanded by Government to cover the cost of removal of the spoil or debris from or damage to the public lanes or roads, or road-culverts, sewers, storm-water drains or nullahs or other government properties. The lessee shall also indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion and washing down."
- (c) Special Condition (4) of the Land Grant stipulates that :
 "The lessee shall pay to the Government of Hong Kong, on demand, the cost of removing, diverting and reinstating elsewhere as may be required any drains, sewers, nullahs, water courses, pipes, cables wires or other utility services, or any other works or installations on the new lot whatsoever which the Director of Public Works may consider it necessary to remove or divert."
- (d) Special Condition (10) of the Land Grant stipulates that :
 "The lessee shall pay to the Government of Hong Kong, on demand, any sum which the Director of Public Works shall certify to be the cost of making good any damage done to adjoining public Roads by the lessee, his contactors or sub-contractors or his workmen or vehicles or by any spoil from the new lot."
- (e) Special Condition (16) of the Land Grant stipulates that :
 "Any damage or obstruction caused to any nullah, sewer, storm-water drain, watermain or other government properties within or adjoining the new lot by the lessee, his servants or agents, shall be made good by Government at the cost of the lessee, and the amount due in respect thereof shall be payable by the lessee on demand."
- (f) Special Condition (17) of the Land Grant stipulates that :
 "The lessee shall pay to the Government of Hong Kong, on demand, the cost of connecting any drains or sewers from the new lot to the Government storm-water drains or sewers. Such work shall be carried out by the Director of Public Works who shall, however, incur no liability to the lessee in respect thereof."

Remarks:

- For full details, please refer to the Land Grant. Full script of the Land Grant is available for free inspection upon request at the sales office during open hours and copies of the Land Grant can be obtained upon paying necessary photocopying charges.
- Unless otherwise defined in this sales brochure, the capitalized terms used in this Summary of Land Grant shall have the same meaning of such terms in the Land Grant.



A. 根據批地文件規定須興建並提供予政府或供公眾使用的設施

1. 在有關鴨脷洲內地段第68號的第5942號換地條件（下稱「批地文件」）特別條款第(6)條提及以綠色顯示的範圍。
2. 在批地文件特別條款第(9)條提及的部分公共道路。

B. 根據批地文件規定須由該發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的設施

不適用。

C. 根據批地文件規定須由該發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地的大小

不適用。

D. 發展項目所位於的土地中為施行《建築物（規劃）規例》（第123章，附屬法例F）第22(1)條而撥供公眾用途的任何部分

不適用。

E. 顯示以上所述的設施、休憩用地及土地中的該等部分的位置的圖則

請參閱本節末列出的的圖則。

F. 以與批地文件中相同的顏色、格式或圖案（如適用的話）著色或以陰影顯示該等設施、休憩用地及土地中的該等部分的位置的圖則

請參閱本節末列出的的圖則。

G. 批地文件中關於該等設施、休憩用地及土地中的該等部分的條文

1. 批地文件特別條款第(6)條規定：
「承租人須於工務司發信要求全部或部分滿足此條件的日期起計6個月內，自費將整個圖則I上以紅色和綠色顯示的範圍平整至所示水平，以達致工務司滿意。以綠色顯示的範圍須由政府於有關工程完成後保留。」
2. 批地文件特別條款第(7)條規定：
「如非事前獲工務司同意，承租人不得利用在圖則I上以綠色顯示的範圍作儲存用途或興建任何臨時建築物或構築物。」

3. 批地文件特別條款第(9)條規定：

「承租人須使用經批准的物料平整於圖則I上以綠色顯示的部分公共道路，以達致工務司滿意，得使該部分公共道路可容納工地交通，並須保養該公共道路，使其處於修繕妥當的狀態，直至該建築規約已獲遵從為止。」

H. 指明住宅物業的每一公契中關於該等設施、休憩用地及土地中的該等部分的條文

公契中沒有關於該等以綠色顯示的範圍及公共道路的條文。

A. Facilities that are required under the land grant to be constructed and provided for the Government, or for public use

1. The area coloured green as referred to in Special Condition No. (6) of the Conditions of Exchange No.5942 ("the Land Grant") in respect of Aplichau Inland Lot No.68.
2. The portions of public roads as referred to in Special Condition No. (9) of the Land Grant.

B. Facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development

Not applicable

C. The size of any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development

Not applicable

D. Any part of the land (on which the development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap. 123 sub. leg. F)

Not applicable

E. A plan that shows the location of those facilities and open spaces, and those parts of the land mentioned above

Please refer to the plan set out at the end of this Section.

F. A plan that has those facilities and open spaces, and those parts of the land, coloured or shaded in the same colour, format or pattern (as applicable) as in the land grant

Please refer to the plan set out at the end of this Section.

G. Provisions of the land grant that concern those facilities and open spaces, and those parts of the land

1. Special Condition No. (6) of the Land Grant stipulates that:-
"The lessee shall form at his own expense the whole of the areas coloured red and green to the levels indicated in Plan I and to the satisfaction of the Director of Public Works within 6 months from the date of a letter from the Director of Public Works requiring the fulfillment of all or part of this condition. The area coloured green shall be retained by Government on completion."
2. Special Condition No. (7) of the Land Grant stipulates that:-
"The lessee will not utilise the area coloured green on Plan I for the purpose of storage or for the erection of any temporary building or structures without the consent of the Director of Public Works first having been obtained."

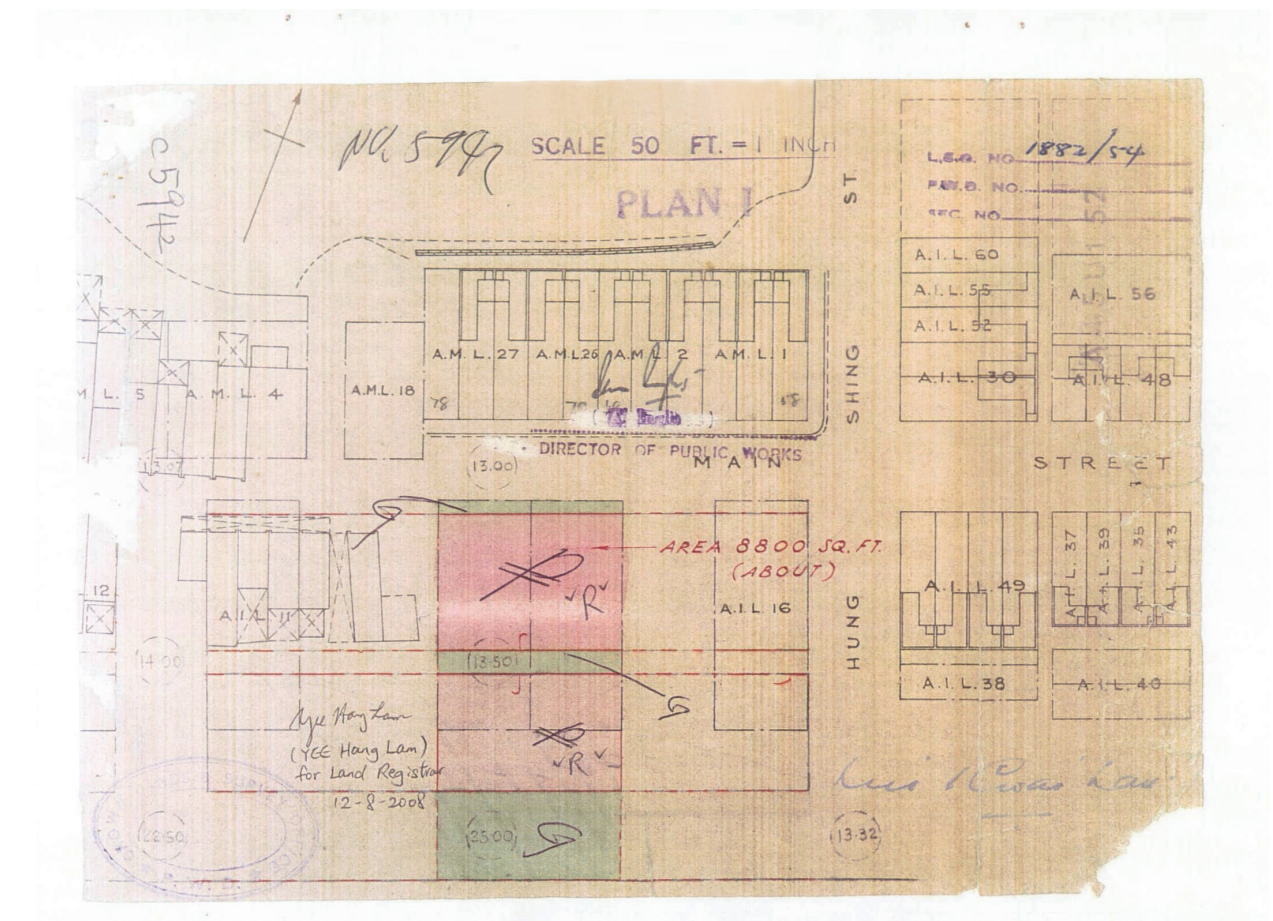
3. Special Condition No. (9) of the Land Grant stipulates that:-
"The lessee shall form to the satisfaction of the Director of Public Works with approved material the portions of public roads shown coloured green on Plan I and prepare them so that building traffic may be carried thereon, and maintain them in good condition until the building covenant has been complied with."

H. Provisions of every deed of mutual covenant in respect of the specified residential property, that concern those facilities and open spaces, and those parts of the land

There is no provision of the Deed of Mutual Covenant that concerns such area coloured green and portions of public roads.

在切實可行範圍內盡量顯示上述A段所述的以綠色顯示的範圍及部分公共道路位置的圖則，載列如下：

A plan showing the location of the area coloured green and portions of public roads mentioned in Paragraph A above as far as it is practicable to do so is set out below:



備註：本圖乃摘錄自附於第5942號換地條件的圖則I。

Note: This plan is an extract of the Plan I annexed to the Conditions of Exchange No.5942.

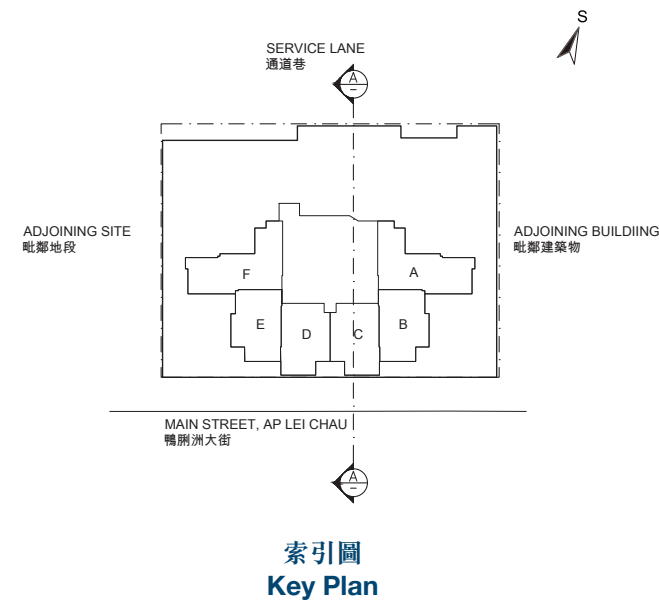
17 對買方的警告

WARNING TO PURCHASERS

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

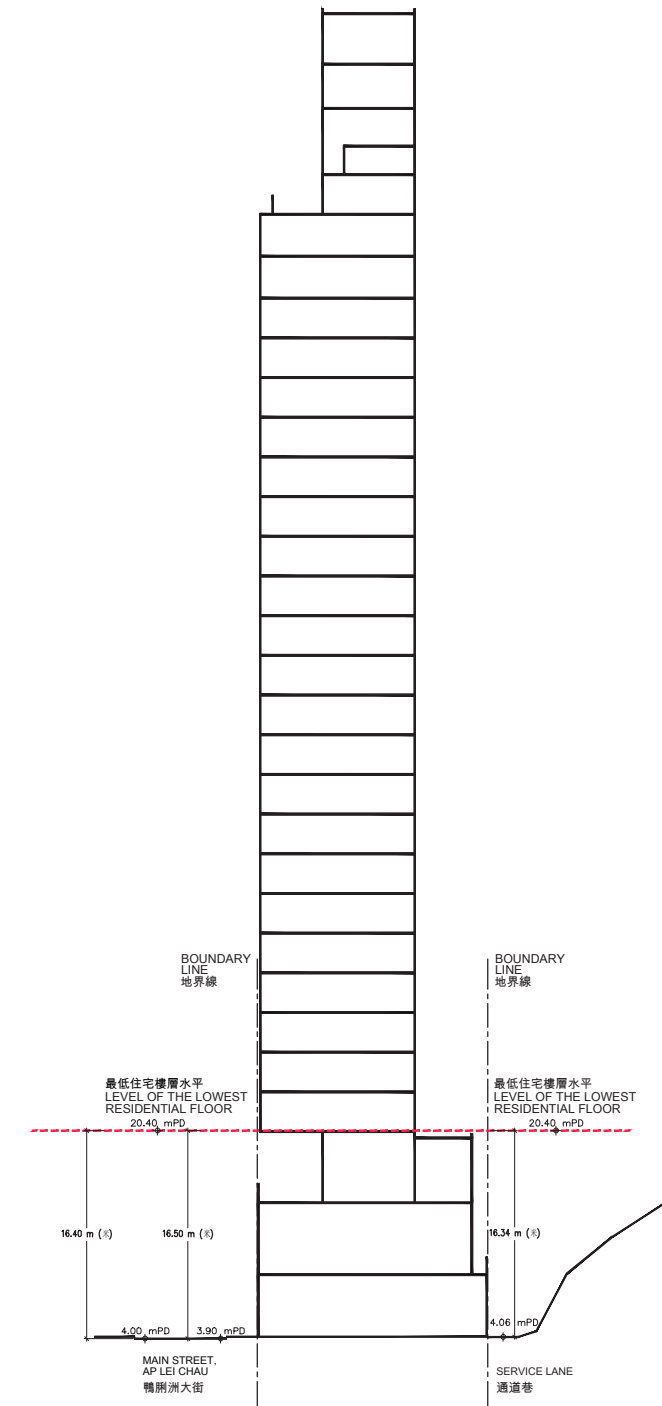
18 發展項目中的建築物的橫截面圖 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

橫截面圖 A-A
Cross-Section A-A

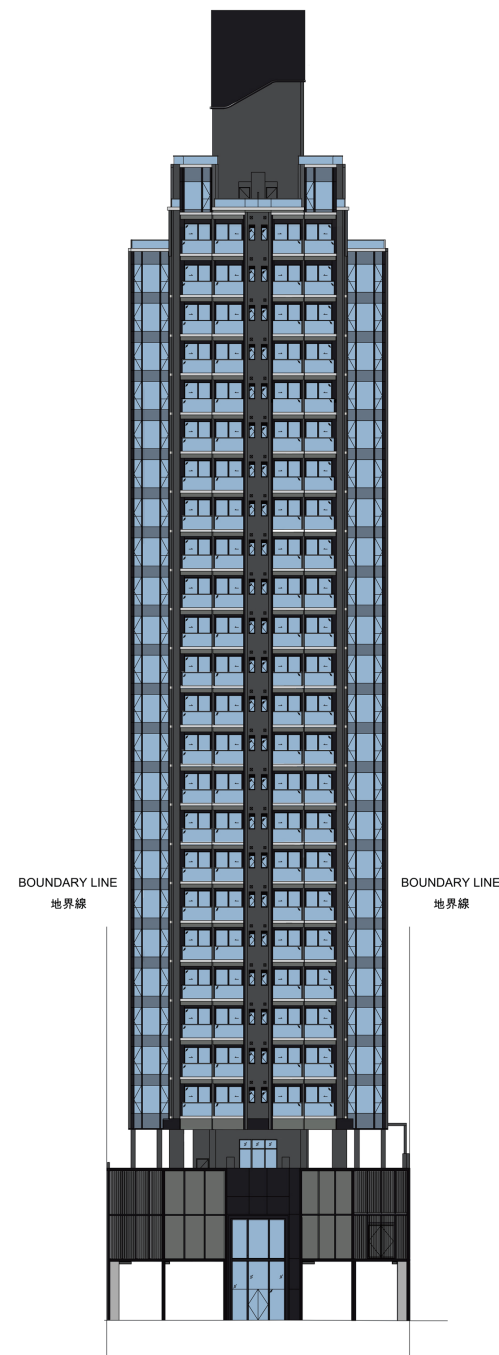


1. 毗連建築物的一段鴨脷洲大街為香港主水平基準以上3.90米至4.00米。
2. 毗連建築物的一段通道巷為香港主水平基準以上4.06米。
3. — — — 紅色虛線為最低住宅樓層水平。

— — —	高層天台 UPPER ROOF	— — —
— — —	緊急發電機房 EMERGENCY GENERATOR ROOM	— — —
— — —	水缸樓層 WATER TANKS FLOOR	— — —
— — —	升降機機房 LIFT MACHINE ROOM	— — —
— — —	天台 ROOF	— — —
— — —	30樓 住宅單位 30/F RESIDENTIAL UNIT	— — —
— — —	29樓 住宅單位 29/F RESIDENTIAL UNIT	— — —
— — —	28樓 住宅單位 28/F RESIDENTIAL UNIT	— — —
— — —	27樓 住宅單位 27/F RESIDENTIAL UNIT	— — —
— — —	26樓 住宅單位 26/F RESIDENTIAL UNIT	— — —
— — —	25樓 住宅單位 25/F RESIDENTIAL UNIT	— — —
— — —	23樓 住宅單位 23/F RESIDENTIAL UNIT	— — —
— — —	22樓 住宅單位 22/F RESIDENTIAL UNIT	— — —
— — —	21樓 住宅單位 21/F RESIDENTIAL UNIT	— — —
— — —	20樓 住宅單位 20/F RESIDENTIAL UNIT	— — —
— — —	19樓 住宅單位 19/F RESIDENTIAL UNIT	— — —
— — —	18樓 住宅單位 18/F RESIDENTIAL UNIT	— — —
— — —	17樓 住宅單位 17/F RESIDENTIAL UNIT	— — —
— — —	16樓 住宅單位 16/F RESIDENTIAL UNIT	— — —
— — —	15樓 住宅單位 15/F RESIDENTIAL UNIT	— — —
— — —	12樓 住宅單位 12/F RESIDENTIAL UNIT	— — —
— — —	11樓 住宅單位 11/F RESIDENTIAL UNIT	— — —
— — —	10樓 住宅單位 10/F RESIDENTIAL UNIT	— — —
— — —	9樓 住宅單位 9/F RESIDENTIAL UNIT	— — —
— — —	8樓 住宅單位 8/F RESIDENTIAL UNIT	— — —
— — —	7樓 住宅單位 7/F RESIDENTIAL UNIT	— — —
— — —	6樓 住宅單位 6/F RESIDENTIAL UNIT	— — —
— — —	5樓 住宅單位 5/F RESIDENTIAL UNIT	— — —
— — —	3樓 住宅單位 3/F RESIDENTIAL UNIT	— — —
— — —	2樓 園景區/會所 2/F LANDSCAPE AREA/ CLUBHOUSE	— — —
— — —	1樓 機電樓層 1/F E&M FLOOR	— — —
— — —	地下 商舖/入口大堂 G/F SHOP/ENTRANCE HALL	— — —



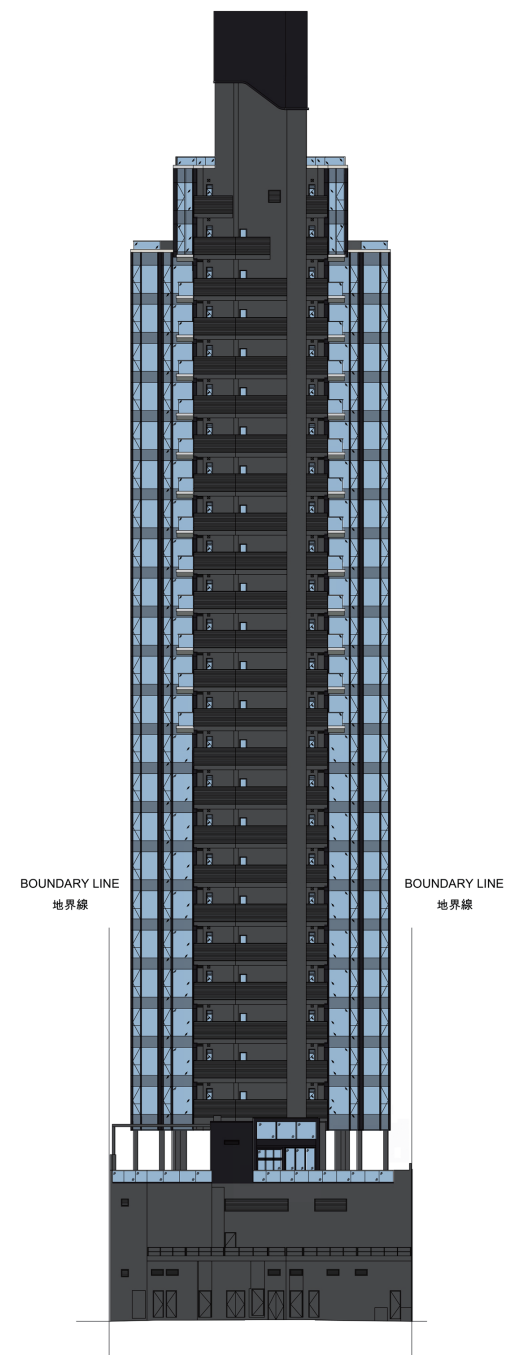
1. The part of Main Street, Ap Lei Chau adjacent to the building is 3.90 to 4.00 metres above the Hong Kong Principal Datum (m.P.D.).
2. The part of Service Lane adjacent to the building is 4.06 metres above the Hong Kong Principal Datum (m.P.D.).
3. — — — Red dotted line denotes the lowest residential floor.



西北立面圖
North-West Elevation

發展項目的認可人士證明本立面圖所顯示的立面：

1. 以2022年8月9日的情況為準的本項目的經批准的建築圖則為基礎擬備；及
2. 大致上與本項目的外觀一致。



東南立面圖
South-East Elevation

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

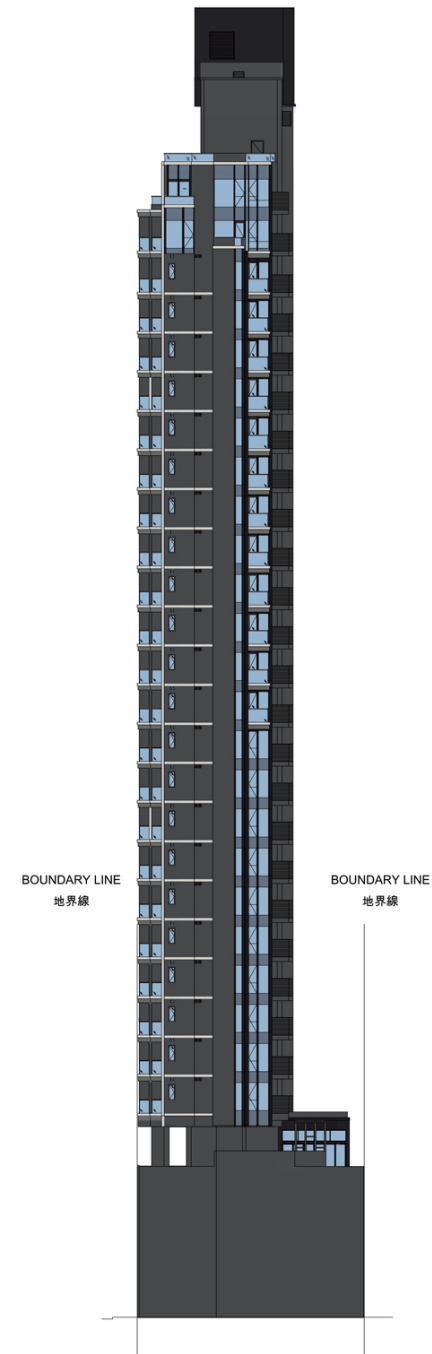
1. are prepared on the basis of the approved building plans for the development as of 9 August 2022; and
2. are in general accordance with the outward appearance of the development.



東北立面圖
North-East Elevation

發展項目的認可人士證明本立面圖所顯示的立面：

1. 以2022年8月9日的情況為準的本項目的經批准的建築圖則為基礎擬備；及
2. 大致上與本項目的外觀一致。



西南立面圖
South-West Elevation

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

1. are prepared on the basis of the approved building plans for the development as of 9 August 2022; and
2. are in general accordance with the outward appearance of the development.



公用設施 Common Facilities	位置 Location	有上蓋遮蓋面積 Covered Area	沒有上蓋遮蓋面積 Uncovered Area
a) 住客會所(包括供住客使用的任何康樂設施) Residents' clubhouse (including any recreational facilities for residents' use)	2樓 2/F	37.594 平方米 sq. m. 405 平方呎 sq. ft.	不適用 Not applicable
b) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱) A communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the development (whether known as a communal sky garden or otherwise)	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable
c) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方 (不論是稱為有蓋及園景的遊樂場或有其他名稱) A communal garden or play area for residents' use below the lowest residential floor of a building in the development (whether known as a covered and landscaped play area or otherwise)	2樓 2/F	97.108 平方米 sq. m. 1,045 平方呎 sq. ft.	223.148 平方米 sq. m. 2,402 平方呎 sq. ft.

備註： 以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。

Note: Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

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

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

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



1. 外部裝修物料

(a)	外牆	裝修物料的類型	基座: 鋪砌瓷磚、鋁質飾板、玻璃飾板、金屬格柵及金屬百葉 住宅大樓: 鋪砌瓷磚、玻璃幕牆及金屬百葉
(b)	窗	框的用料	氟碳塗層鋁窗框
		玻璃的用料	所有住宅單位的客廳/飯廳及睡房之窗戶為有色玻璃 浴室窗戶為不透明玻璃
(c)	窗台	窗台的用料	不適用
		窗台板的裝修物料	不適用
(d)	花槽	裝修物料的類型	不適用
(e)	陽台或露台	裝修物料的類型	露台: 裝有有色玻璃欄河 地台: (a) 鋪砌瓷磚 (16樓-23樓、25樓-28樓A及F單位及29樓A及D單位除外) (b) 鋪砌天然石 (16樓-23樓、25樓-28樓A及F單位及29樓A及D單位) 牆身: 鋪砌瓷磚 天花: 髹乳膠漆
		是否有蓋	露台設有上蓋
		陽台	不適用
(f)	乾衣設施	類型	不適用
		用料	不適用

2. 室內裝修物料

			牆壁	地板	天花板
(a)	大堂	地下住宅入口大堂的裝修物料的類型	外露牆身鋪砌天然石、木皮、金屬板及玻璃飾面	天然石	石膏板假天花髹乳膠漆及金屬
		住宅樓層電梯大堂的裝修物料的類型	外露牆身鋪砌膠板飾面、天然石、金屬板、金屬飾邊及玻璃飾面	瓷磚	石膏板假天花髹乳膠漆及金屬
(b)	內牆及天花板		牆壁		天花板
		客廳的裝修物料的類型	(a) 乳膠漆、天然石及有色鏡 (3樓、5樓-12樓、15樓-23樓、25樓-28樓A及F單位) (b) 乳膠漆 (3樓、5樓-12樓、15樓-23樓、25樓-28樓B、C、D及E單位、29樓及30樓所有單位)		乳膠漆
		飯廳的裝修物料的類型	(a) 乳膠漆、天然石及有色鏡 (3樓、5樓-12樓、15樓-23樓、25樓-28樓A及F單位) (b) 乳膠漆 (3樓、5樓-12樓、15樓-23樓、25樓-28樓B、C、D及E單位、29樓及30樓所有單位)		乳膠漆
		睡房的裝修物料的類型	乳膠漆		乳膠漆
(c)	內部地板		地板		牆腳線
		客廳的用料	(a) 瓷磚及天然石 (3樓、5樓-12樓、15樓-23樓、25樓-28樓A及F單位) (b) 瓷磚 (3樓、5樓-12樓、15樓-23樓、25樓-28樓B、C、D及E單位、29樓及30樓所有單位)		木腳線
		飯廳的用料	(a) 瓷磚及天然石 (3樓、5樓-12樓、15樓-23樓、25樓-28樓A及F單位) (b) 瓷磚 (3樓、5樓-12樓、15樓-23樓、25樓-28樓B、C、D及E單位、29樓及30樓所有單位)		木腳線
		睡房的用料	瓷磚		木腳線
(d)	浴室		牆壁	地板	天花板
		(i) 裝修物料的類型	(a) 外露牆身鋪砌瓷磚 (3樓、5樓-12樓、15樓-23樓、25樓-28樓A及F單位、29樓A及D單位及30樓所有單位除外) (b) 外露牆身鋪砌瓷磚及底釉玻璃 (3樓、5樓-12樓、15樓-23樓、25樓-28樓A及F單位、29樓A及D單位及30樓所有單位)	外露地台鋪砌天然石	石膏板假天花髹乳膠漆
		(ii) 牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底		



2. 室內裝修物料

(e)	廚房		牆壁	地板	天花板	灶台
		(i) 裝修物料的類型	外露牆身鋪砌瓷磚、金屬飾邊及底釉玻璃	(a) 外露地板鋪砌瓷磚 (3樓、5樓-12樓、15樓-23樓、25樓-28樓A及F單位、29樓A及D單位及30樓所有單位除外) (b) 外露地板鋪砌天然石 (3樓、5樓-12樓、15樓-23樓、25樓-28樓A及F單位、29樓A及D單位及30樓所有單位)	石膏板假天花髹乳膠漆	實體面材
		(ii) 牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			

3. 室內裝置

			用料	裝修物料	配件
(a)	門	單位大門	防火實心木掩門	木皮飾面	電子門鎖、防盜眼、門鼓及門擋
		露台門 (16樓-23樓、25樓-28樓A及F單位)	鋁框掩門	有色玻璃	門鎖及門擋
		露台門 (3樓、5樓-12樓、15樓-23樓、25樓-28樓B、C、D及E單位及29樓所有單位)	鋁框趟門	有色玻璃	門鎖
		平台門 (29樓A及D單位)	鋁框掩門	有色玻璃	門鎖及門擋
		通往客/飯廳之平台門 (30樓所有單位)	鋁框趟門	有色玻璃	門鎖
		通往升降機大堂之平台門 (30樓所有單位)	不銹鋼掩門	不銹鋼	門鎖、門鼓及門擋
		睡房門	中空木掩門	膠板飾面	門鎖及門擋
		浴室門	不銹鋼框趟門	玻璃飾面	門鎖
		天台門	不銹鋼掩門	不銹鋼	門鎖、門鼓及門擋
(b)	浴室		裝置及設備	類型	用料
		(i) 裝置及設備的類型及用料	櫃	檯面 (不適用於3樓、5樓-12樓、15樓-23樓、25樓-28樓A及F單位)	天然石
				櫃	木製儲物櫃 (3樓、5樓-12樓、15樓-23樓、25樓-28樓A及F單位) 木製洗手盆櫃及木製鏡櫃 (3樓、5樓-12樓、15樓-23樓、25樓-28樓B、C、D及E單位、29樓及30樓所有單位)
			潔具	洗手盆水龍頭	粉末塗層 (3樓、5樓-12樓、15樓-23樓、25樓-28樓B、C、D及E單位、29樓及30樓所有單位)
				洗手盆	實體面材 (3樓、5樓-12樓、15樓-23樓、25樓-28樓B、C、D及E單位、29樓及30樓所有單位)
				座廁	搪瓷
				毛巾架	粉末塗層
				廁紙架	粉末塗層
				浴袍掛鉤	粉末塗層
				淋浴間	玻璃
			設備	隨樓附送之設備及品牌，請參閱「設備說明」	



3. 室內裝置

(b)	浴室			裝置及設備	類型	用料
		(ii) 供水系統的類型及用料			冷水喉	銅喉
					熱水喉	隔熱絕緣保護之銅喉
		(iii) 沐浴設施 (包括花灑或浴缸，(如適用的話))		花灑	花灑套裝	粉末塗層
		(iv) 浴缸大小 (如適用的話)			不適用	
(c)	廚房		用料			
		(i) 洗滌盆	不銹鋼			
		(ii) 供水系統	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉			
			用料	裝修物料		
		(iii) 廚櫃	木製廚櫃配木製門板	三聚氰胺飾面及高亮漆		
		(iv) 所有其他裝置及設備的類型	消防裝置及設備	開放式廚房內或附近的天花裝置煙霧探測器及消防花灑頭		
			其他裝置	鍍鉻洗滌盆水龍頭		
			其他設備	隨樓附送之設備及品牌，請參閱「設備說明」		
(d)	睡房		裝置	類型	用料	
		裝置(包括嵌入式衣櫃)的類型及用料	不適用	不適用	不適用	
(e)	電話	接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」			
(f)	天線	接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」			
(g)	電力裝置	(i) 供電附件(包括安全裝置)	供電附件	提供電掣及插座之面板		
			安全裝置	單相電力並裝妥微型斷路器配電箱		
		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露 ¹			
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」			
(h)	氣體供應	類型	煤氣			
		系統	所有單位之煤氣喉接駁煤氣煮食爐及煤氣熱水爐			
		位置	請參閱「設備說明」			
(i)	洗衣機接駁點	位置	請參閱「機電裝置位置及數量說明表」			
		設計	設有洗衣機來、去水接駁喉位			
(j)	供水	(i) 水管的用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉			
		(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露 ²			
		(iii) 有否熱水供應	開放式廚房及浴室供應熱水			

備註：

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

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



4. 雜項

				住宅升降機	
(a)	升降機	(i) 品牌名稱及產品型號	品牌名稱	三菱	
			產品型號	NexWay-S	
		(ii) 升降機的數目及到達的樓層	升降機的數目	2	
			到達的樓層	地下、1樓-3樓、5樓-12樓、15樓-23樓、25樓-30樓	
(b)	信箱	用料	不銹鋼		
(c)	垃圾收集	(i) 垃圾收集的方法	由清潔工人收集垃圾		
		(ii) 垃圾房的位置	地下設有中央垃圾房		
(d)	水錶、電錶及氣體錶		水錶	電錶	氣體錶
		(i) 位置	每層之公用水錶櫃 (30樓所有單位除外) 29樓之公用水錶櫃 (30樓所有單位)	每層之公用電槽	3樓、5樓-12樓、15樓-23樓、25樓-28樓A及F單位之客/飯廳 3樓、5樓-12樓、15樓-23樓、25樓-28樓B、C、D及E單位、 29樓及30樓所有單位之浴室
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立	獨立	獨立

賣方承諾如該項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

5. 保安設施

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



6. 設備說明

位置	設備	適用單位	品牌	型號(如有)	
				室內機	室外機
客廳/飯廳	分體式冷氣機	3樓、5樓-12樓、15樓-23樓、25樓-29樓所有單位	三菱電機	MSY-GJ13VA	MUY-GJ13VA
		30樓所有單位		MSY-GK18VA	MUY-GK18VA
睡房	分體式冷氣機	3樓、5樓-12樓、15樓-23樓、25樓-28樓A及F單位 29樓A及D單位		MSY-GJ10VA	MUY-GJ10VA
		30樓所有單位		MSY-GJ13VA	MUY-GJ13VA

3樓、5樓-12樓、15樓至23樓、25樓至28樓所有單位及29樓B及C單位

位置	設備	適用單位	品牌	型號（如有）
客廳/飯廳	煤氣熱水爐	3樓、5樓-12樓、15樓-23樓、25樓-28樓A及F單位	TGC	TRJW162TFL
	揚聲器		Bowers & Wilkins	CCM 362
	藍牙擴大器		KEF	BTS30
開放式廚房	微波爐	3樓、5樓-12樓、15樓-23樓、25樓-28樓所有單位及 29樓B及C單位	西門子	BF525LMS0H
	洗衣乾衣機		西門子	WK14D321HK
	雪櫃		西門子	KI42LAFF0K
	嵌入式煤氣煮食爐		Mia Cucina	MY32C
	抽油煙機		西門子	LI67SA531B
	浴室寶		Panasonic	FV-30BG3H
浴室	煤氣熱水爐	3樓、5樓-12樓、15樓-23樓、25樓-28樓B、C、D及E單位及 29樓B及C單位	TGC	TRJW162TFL

29樓A及D單位及30樓所有單位

位置	設備	適用單位	品牌	型號（如有）
客廳/飯廳	揚聲器	29樓A及D單位及30樓所有單位	Bowers & Wilkins	CCM 362
	藍牙擴大器		KEF	BTS30
開放式廚房	微波焗爐		Miele	H 7440 BM
	洗衣乾衣機		Miele	WT 2798i WPM
	雪櫃		Miele	KFNS 37232 iD
	嵌入式煤氣煮食爐		Mia Cucina	MY32C
	抽油煙機		Miele	DA 3466 HP
浴室	煤氣熱水爐		TGC	TRJW162TFL
	浴室寶		Panasonic	FV-30BG3H

賣方承諾如該項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。



1. Exterior finishes

(a)	External wall	Type of finishes	Podium: Ceramic tiles, aluminium cladding, glass panel, metal grille and metal louvre Residential tower: Ceramic tiles, curtain wall and metal louvre
(b)	Window	Material of frame	Fluorocarbon coating aluminium frame
		Material of glass	Tinted glass for windows in living/dining rooms and bedrooms of all residential units Translucent glass for windows in bathrooms
(c)	Bay window	Material of bay window	Not applicable
		Window sill finishes	Not applicable
(d)	Planter	Type of finishes	Not applicable
(e)	Verandah or balcony	Type of finishes	Balcony: Installed with tinted glass balustrade Floor: (a) Ceramic tiles (Except for Flats A and F on 16/F-23/F, 25/F-28/F, Flats A and D on 29/F) (b) Natural stone (For Flats A and F on 16/F-23/F, 25/F-28/F, Flats A and D on 29/F) Wall: Ceramic tiles Ceiling: Finished with emulsion paint
		Whether it is covered	Balcony is covered
		Verandah	Not applicable
(f)	Drying facilities for clothing	Type	Not applicable
		Material	Not applicable

2. Interior finishes

			Wall	Floor	Ceiling
(a)	Lobby	G/F residential entrance lobby finishes	Natural stone, metal panel, wood veneer and decorative glass to the exposed surface	Natural stone	Gypsum board false ceiling with emulsion paint and metal
		Lift lobby finishes for residential floors	Plastic laminate, natural stone, metal panel, metal trim and decorative glass to the exposed surface	Ceramic tiles	Gypsum board false ceiling with emulsion paint and metal
(b)	Internal wall and ceiling		Wall		Ceiling
		Living room finishes	(a) Emulsion paint, natural stone and tinted mirror (Flats A and F on 3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F) (b) Emulsion paint (Flats B, C, D and E on 3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F and all flats on 29/F and 30/F)		Emulsion paint
		Dining room finishes	(a) Emulsion paint, natural stone and tinted mirror (Flats A and F on 3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F) (b) Emulsion paint (Flats B, C, D and E on 3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F and all flats on 29/F and 30/F)		Emulsion paint
		Bedroom finishes	Emulsion paint		Emulsion paint
(c)	Internal floor		Floor		Skirting
		Material for living room	(a) Ceramic tiles and natural stone (Flats A and F on 3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F) (b) Ceramic tiles (Flats B, C, D and E on 3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F and all flats on 29/F and 30/F)		Timber skirting
		Material for dining room	(a) Ceramic tiles and natural stone (Flats A and F on 3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F) (b) Ceramic tiles (Flats B, C, D and E on 3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F and all flats on 29/F and 30/F)		Timber skirting
		Material for bedroom	Ceramic tiles		Timber skirting



2. Interior finishes

(d)	Bathroom		Wall	Floor	Ceiling	
		(i) Type of finishes	(a) Ceramic tiles to the exposed surface (Except for Flats A and F on 3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, Flats A and D on 29/F and all flats on 30/F) (b) Ceramic tiles and back painted glass to the exposed surface (For Flats A and F on 3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, Flats A and D on 29/F and all flats on 30/F)	Natural stone to the exposed surface	Gypsum board false ceiling with emulsion paint	
		(ii) Whether the wall finishes run up to the ceiling	Up to the bottom level of false ceiling			
(e)	Kitchen		Wall	Floor	Ceiling	Cooking Bench
		(i) Type of finishes	Ceramic tiles, metal trim and back painted glass to the exposed surface	(a) Ceramic tiles to the exposed surface (Except for Flats A and F on 3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, Flats A and D on 29/F and all flats on 30/F) (b) Natural stone to the exposed surface (For Flats A and F on 3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, Flats A and D on 29/F and all flats on 30/F)	Gypsum board false ceiling with emulsion paint	Solid surfacing material
		(ii) Whether the wall finishes run up to the ceiling	Up to the bottom level of false ceiling			

3. Interior fittings

			Material	Finishes	Accessories
(a)	Doors	Main entrance door	Fire-rated solid core timber swing door	Wood veneer	Digital lockset, eye viewer, door closer and door stopper
		Balcony door (Flats A and F on 16/F-23/F, 25/F-28/F)	Aluminium frame swing door	Tinted glass	Lockset and door stopper
		Balcony door (Flats B, C, D and E on 3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F and all flats on 29/F)	Aluminium frame sliding door	Tinted glass	Lockset
		Flat roof door (Flats A and D on 29/F)	Aluminium frame swing door	Tinted glass	Lockset and door stopper
		Flat roof door to living/dining room (All flats on 30/F)	Aluminium frame sliding door	Tinted glass	Lockset
		Flat roof door to lift lobby (All flats on 30/F)	Stainless steel swing door	Stainless steel	Lockset, door closer and door stopper
		Bedroom door	Hollow core timber swing door	Plastic laminate	Lockset and door stopper
		Bathroom door	Stainless steel frame sliding door	Decorative glass	Lockset
		Roof door	Stainless steel swing door	Stainless steel	Lockset, door closer and door stopper
(b)	Bathroom		Fittings & Equipment	Type	Material
		(i) Type and material of fittings and equipment	Cabinet	Basin countertop (Not applicable for Flats A and F on 3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F)	Natural stone
				Cabinet	Timber storage cabinet (Flats A and F on 3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F) Timber basin cabinet and timber mirror cabinet (Flats B, C, D and E on 3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F and all flats on 29/F and 30/F)
			Bathroom fittings	Wash basin mixer	Powder coated (Flats B, C, D and E on 3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F and all flats on 29/F and 30/F)



3. Interior fittings

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



3. Interior fittings

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

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

4. Miscellaneous

				Residential Lift	
(a)	Lifts	(i) Brand name and model number	Brand Name	Mitsubishi	
			Model Number	NexWay-S	
		(ii) Number and floors served by them	Number of lifts	2	
			Floors served by the lifts	G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-30/F	
(b)	Letter box	Material	Stainless steel		
(c)	Refuse collection	(i) Means of refuse collection	Collected by cleaners		
		(ii) Location of refuse room	Refuse storage and material recovery chamber is provided on G/F		
(d)	Water meter, electricity meter and gas meter		Water Meter	Electricity Meter	Gas Meter
		(i) Location	Common water meter cabinet on each floor (Except for all flats on 30/F) Common water meter cabinet on 29/F (All flats on 30/F)	Common electric duct on each floor	Living/Dining Room at Flats A and F on 3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F Bathroom at Flats B, C, D and E on 3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F and all flats on 29/F-30/F
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

The vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the development, lifts or appliances of comparable quality will be installed.

5. Security facilities

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



6. Appliances Schedule

Location	Appliance	Flat apply	Brand	Model No. (if any)	
				Indoor Unit	Outdoor Unit
Living Room/ Dining Room	Split Type Air Conditioner	All flats on 3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F	Mitsubishi Electric	MSY-GJ13VA	MUY-GJ13VA
		All flats on 30/F		MSY-GK18VA	MUY-GK18VA
Bedroom	Split Type Air Conditioner	Flats A and F on 3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F Flats A and D on 29/F		MSY-GJ10VA	MUY-GJ10VA
		All flats on 30/F		MSY-GJ13VA	MUY-GJ13VA

All flats on 3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F and Flats B and C on 29/F

Location	Appliance	Flats apply	Brand	Model No. (if any)
Living Room/ Dining Room	Gas Water Heater	Flats A and F on 3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F	TGC	TRJW162TFL
	Speaker		Bowers & Wilkins	CCM 362
	Bluetooth Amplifier		KEF	BTS30
Open Kitchen	Microwave Oven	All flats on 3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F and Flats B and C on 29/F	Siemens	BF525LMS0H
	Washer Dryer		Siemens	WK14D321HK
	Refrigerator		Siemens	KI42LAFF0K
	Built in Gas Hob		Mia Cucina	MY32C
	Telescopic Hood		Siemens	LI67SA531B
Bathroom	Thermo Ventilator	Flats B, C, D and E on 3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F and Flats B and C on 29/F	Panasonic	FV-30BG3H
	Gas Water Heater		TGC	TRJW162TFL

Flats A and D on 29/F and all flats on 30/F

Location	Appliance	Flats apply	Brand	Model No. (if any)
Living Room/ Dining Room	Speaker	Flats A and D on 29/F and all flats on 30/F	Bowers & Wilkins	CCM 362
	Bluetooth Amplifier		KEF	BTS30
Open Kitchen	Oven with Microwave		Miele	H 7440 BM
	Washer Dryer		Miele	WT 2798i WPM
	Refrigerator		Miele	KFNS 37232 iD
	Built in Gas Hob		Mia Cucina	MY32C
	Cooker Hood		Miele	DA 3466 HP
Bathroom	Gas Water Heater		TGC	TRJW162TFL
	Thermo Ventilator		Panasonic	FV-30BG3H

The vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the development, lifts or appliances of comparable quality will be installed.



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

位置 Location	描述 Description	3樓、5樓-12樓、15樓-23樓、25樓-28樓 3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F						29樓 29/F				30樓 30/F	
		A	B	C	D	E	F	A	B	C	D	A	B
客廳及飯廳 Living Room and Dining Room	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1	1
	光纖插座 Fibre Outlet	1	1	1	1	1	1	1	1	1	1	1	1
	單位電插座 Single Socket Outlet	1	-	-	-	-	1	-	-	-	-	-	-
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1
	雙位電插座連USB充電位 Twin Socket Outlet with USB port	1	1	1	1	1	1	1	1	1	1	1	1
	室內空調機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1	1	1	1	1	1	1
	對講機 Door Phone	1	1	1	1	1	1	1	1	1	1	1	1
	揚聲器及藍牙擴大器接駁點 Connection Point for Speaker and Bluetooth Amplifier	1	1	1	1	1	1	1	1	1	1	1	1
睡房 Bedroom	電視及電台天線插座 TV and FM Outlet	1	-	-	-	-	1	1	-	-	1	1	1
	電話插座 Telephone Outlet	1	-	-	-	-	1	1	-	-	1	1	1
	單位電插座連USB充電位 Single Socket Outlet with USB port	1	-	-	-	-	1	1	-	-	1	1	1
	雙位電插座 Twin Socket Outlet	1	-	-	-	-	1	1	-	-	1	1	1
	室內空調機接駁點 Connection Point for A/C Indoor Unit	1	-	-	-	-	1	1	-	-	1	1	1
浴室 Bathroom	單位電插座 Single Socket Outlet	-	1	1	1	1	-	1	1	1	1	1	1
	煤氣接駁點 Gas Connection Point	1	1	1	1	1	1	1	1	1	1	1	1
開放式廚房 Open Kitchen	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1
	洗衣乾衣機接駁點 Washer Dryer Machine Connection Point	1	1	1	1	1	1	1	1	1	1	1	1
	微型斷路器配電箱 Miniature Circuit Breaker Distribution Board	1	1	1	1	1	1	1	1	1	1	1	1
冷氣機平台 A/C Platform	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	2	1	1	1	1	2	2	1	1	2	2	2
平台 Flat roof	防水單位電插座 Weatherproof Type Single Socket Outlet	-	-	-	-	-	-	1	-	-	1	-	-
平台 (鄰近升降機大堂) Flat roof (adjacent to lift lobby)	防水單位電插座 Weatherproof Type Single Socket Outlet	-	-	-	-	-	-	-	-	-	-	1	1
天台 Roof	防水單位電插座 Weatherproof Type Single Socket Outlet	-	-	-	-	-	-	-	-	-	-	1	1

23 服務協議 SERVICE AGREEMENTS

食水及沖廁水由水務署供應。

電力由香港電燈有限公司供應。

煤氣由香港中華煤氣有限公司供應。

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by The Hongkong Electric Company Limited.

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

24 地稅 GOVERNMENT RENT

賣方(擁有人)有法律責任繳付住宅物業的地稅直至住宅物業買賣完成日(包括該日)為止。

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

25 買方的雜項付款 MISCELLANEOUS PAYMENTS BY PURCHASER

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

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

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

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

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

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

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

27 斜坡維修 MAINTENANCE OF SLOPES

不適用

Not applicable

28 修訂 MODIFICATION

本發展項目現時並沒有向政府提出申請修訂批地文件。

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

獲寬免總樓面面積的設施分項

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

		面積 (平方米)
根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		
1	停車場及上落客貨地方（公共交通總站除外）	不適用
2	機房及相類設施	
2.1(＃)	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》（《作業備考》）或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室（訊播室）、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等	34.306
2.2	所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	不適用
2.3	非強制性或非必要機房，例如空調機房、送風櫃房等	不適用
根據聯合作業備考第1及第2號提供的環保設施		
3(＃)	露台	116.000
4	加闊的公用走廊及升降機大堂	不適用
5	公用空中花園	不適用
6	隔聲鰭	不適用
7	翼牆、捕風器及風斗	不適用
8(＃)	非結構預製外牆	58.503
9	工作平台	不適用
10	隔音屏障	不適用
適意設施		
11(＃)	管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	2.250
12(＃)	住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	37.594
13(＃)	有蓋園景區及遊樂場地	97.108
14(＃)	橫向屏障 / 有蓋人行道及花棚	19.561
15(＃)	擴大升降機槽	122.001
16	煙肉管道	不適用
17	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	不適用
18	強制性設施或必要機房所需的管槽、氣槽及垂直立管	不適用
19	非強制性設施或非必要機房所需的管槽及氣槽	不適用
20	環保系統及設施所需的機房、管槽及氣槽	不適用
21	複式住宅單位及洋房的中空空間	不適用
22	遮陽篷及反光罩	不適用
23	伸出式花槽及小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	不適用
24	《作業備考》APP-19第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台，及維修通道	不適用
其他項目		
25	庇護層，包括庇護層兼空中花園	不適用
26	大型伸出 / 外懸設施下的有蓋地方	不適用
27	公共交通總站	不適用
28	共用構築物及公用樓梯	不適用
29	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	不適用
30	公眾通道	不適用
31	有蓋的後移部分	不適用
額外總樓面面積		
32	額外總樓面面積	不適用
根據聯合作業備考(第8號)提供的額外環保設施		
33	採用「組裝合成」建築法的樓宇	不適用

註：上述表格是根據屋宇署所發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》ADM-2規定的要求而制訂的。屋宇署會按實際需要不時更改有關要求。

有關建築物的環境評估

綠色建築認證

在印刷此售樓說明書或其附頁前，本物業根據香港綠色建築議會有限公司頒授 / 發出的綠建環評認證評級。

銀級



SILVER
銀級
HKGBC
BEAM Plus
綠建環評

申請編號: FAS0027/24

發展項目的公用部份的預計能量表現或消耗

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

第I部份	
提供中央空調	否
提供具能源效益的設施	是
擬安裝的具能源效益的設施:-	1. LED燈 2. 高效能冷氣機 3. 低動力電梯

第II部份：擬興建樓宇/部分樓宇預計每年能源消耗量(註腳 1)：-					
位置	使用有關裝置的內部樓面面積 (平方米)	基線樓宇(註腳 2) 每年能源消耗量		擬興建樓宇每年能源消耗量	
		電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年	電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年
有使用中央屋宇裝備裝置(註腳 3)的部份	3447.94	204.267	2.965	180.862	1.706

註腳：

1. 一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。
預計每年能源消耗量 [以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-
- (a) “每年能源消耗量”與新建樓宇BEAM Plus標準(現行版本)中的「年能源消耗」具有相同涵義；及
- (b) 樓宇、空間或單位的“內部樓面面積”，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
2. “基準樓宇”與新建樓宇BEAM Plus標準(現行版本)中的“基準建築物模式(零分標準)”具有相同涵義。
3. “中央屋宇裝備裝置”與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。

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

Breakdown of GFA Concessions Obtained for All Features

Latest information on breakdown of GFA concessions as shown on the general building plans submitted to and approved by the Building Authority (BA) prior to the printing of the sales brochure is tabulated below. Information marked (#) may be based on information provided by the authorized person if the sales brochure is printed prior to submission of the final amendment plans to the BA. The breakdown of GFA concessions may be subject to further changes until final amendment plans are submitted to and approved by the BA prior to the issuance of the occupation permit for the development.

		Area (m ²)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1	Carpark and loading/unloading area excluding public transport terminus	Not Applicable
2	Plant rooms and similar services	
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.	34.306
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.	Not Applicable
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	Not Applicable
Green Features under Joint Practice Notes 1 and 2		
3(#)	Balcony	116.000
4	Wider common corridor and lift lobby	Not Applicable
5	Communal sky garden	Not Applicable
6	Acoustic fin	Not Applicable
7	Wing wall, wind catcher and funnel	Not Applicable
8(#)	Non-structural prefabricated external wall	58.503
9	Utility platform	Not Applicable
10	Noise barrier	Not Applicable
Amenity Features		
11(#)	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	2.250
12(#)	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	37.594
13(#)	Covered landscaped and play area	97.108
14(#)	Horizontal screen / covered walkway and trellis	19.561
15(#)	Larger lift shaft	122.001
16	Chimney shaft	Not Applicable
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	Not Applicable
18	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room	Not Applicable
19	Pipe duct, air duct for non-mandatory or non-essential plant room	Not Applicable
20	Plant room, pipe duct, air duct for environmentally friendly system and feature	Not Applicable
21	Void in duplex domestic flat and house	Not Applicable
22	Sunshade and reflector	Not Applicable
23	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window	Not Applicable
24	Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway	Not Applicable
Other Exempted Items		
25	Refuge floor including refuge floor cum sky garden	Not Applicable
26	Covered area under large projecting / overhanging feature	Not Applicable
27	Public transport terminus	Not Applicable
28	Party structure and common staircase	Not Applicable
29	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA.	Not Applicable
30	Public passage	Not Applicable
31	Covered set back area	Not Applicable
Bonus GFA		
32	Bonus GFA	Not Applicable
Additional Green Features under Joint Practice Note (No. 8)		
33	Buildings adopting Modular Integrated Construction	Not Applicable

Note: The above table is based on the requirements as stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ADM-2 issued by the Buildings Department. The Buildings Department may revise such requirements from time to time as appropriate.

The Environmental Assessment of the Building

Green Building Certification

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

SILVER



SILVER

銀級

HKGBC

BEAM Plus

綠建環評

V1.2 2024

Application no.: FAS0027/24

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

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

Part I					
Provision of Central Air Conditioning		No			
Provision of Energy Efficient Features		Yes			
Energy Efficient Features proposed:		1. LED lamp 2. High efficiency air conditioner 3. Lift with lower motor power			
Part II : The predicted annual energy use of the proposed building/part of building ^(Note 1)					
Location	Internal Floor Area Served (m²)	Annual Energy Use of Baseline Building ^(Note 2)		Annual Energy Use of Proposed Building	
		<u>Electricity</u> kWh / m² / annum	<u>Town Gas / LPG</u> unit / m² / annum	<u>Electricity</u> kWh / m² / annum	<u>Town Gas / LPG</u> unit / m² / annum
Area served by central building services installation ^(Note 3)	3447.94	204.267	2.965	180.862	1.706

Notes:

1. In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency. The predicted annual energy use, in terms of electricity consumption (kWh/m²/annum) and town gas/LPG consumption (unit/m²/annum), of the development by the internal floor area served, where:
(a) “total annual energy use” has the same meaning of “annual energy use” in the BEAM Plus New Buildings (current version); and
(b) “internal floor area”, in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
2. “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” in the BEAM Plus New Buildings (current version).
3. “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.

Part III: The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)			
Type of Installations		Electrical Installations	Yes
Lighting Installations	Yes	Lift & Escalator Installations	Yes
Air Conditioning Installations	Yes	Performance-based Approach	No

1. 放置室外冷氣機

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

2. 建築裝飾

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

3. 喉管

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

4. 大廈保養系統操作

1. 根據公契及管理協議，管理人有權進入建有平台及 / 或天台及 / 或露台的住宅單位 (不論是否連同管理人的代理、工人及職員，及是否攜帶用具、工具及物料) 操作大廈保養系統包括但不限於在毗鄰構成住宅單位一部分的天台及 / 或平台及 / 或露台的發展項目公用地方與設施周邊外牆的托架、錨及 / 或插座錨固吊船、吊船吊臂或其他類似裝置 (不論該等錨、插座及 / 或托架是否位於毗鄰構成住宅單位一部分的天台及 / 或平台圍邊內部表面或構成住宅單位一部分的露台底部及 / 或天花) 及 / 或於構成住宅單位一部分的天台及 / 或平台及 / 或露台停泊及 / 或錨固吊船、吊船吊臂或其他類似裝置，以便清潔、保養及 / 或維修發展項目的外牆、玻璃幕牆及公用地方與設施。

2. 在管理人安排為發展項目的外牆 (包括構成住宅單位一部分的玻璃幕牆結構、玻璃幕牆玻璃、窗戶及露台) 及公用地方與設施進行定期及特別安排的檢查、清潔、保養、維修、改動、翻新、重建、油漆或裝飾期間，大廈保養系統包括但不限於吊船、吊船吊臂或其他類似裝置 (不論是永久或臨時的裝置) 可能會停泊在住宅單位的平台及 / 或天台上，並在住宅單位的平台及天台上空操作，以及在住宅單位的窗外及露台外操作。

5. 浴室外的櫃及潔具

有關 3 樓、5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓每層的 A 及 F 單位，在每一個該等住宅單位的洗手盆連同洗手盆水龍頭及緊貼在其下面的木製洗手盆櫃均裝設於浴室外最近的位置。有關該洗手盤的位置，請參閱本售樓說明書的「發展項目的住宅物業的樓面平面圖」。此外，該等裝置之用料均與用於其他單位內同類型裝置之用料相同。詳情請參閱本售樓說明書的「裝置、裝修物料及設備」。

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

1. Placing of outdoor air-conditioning units

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

2. Architectural features

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

3. Pipes

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

4. Operation of Building Maintenance System

1. Under the Deed of Mutual Covenant and Management Agreement, the Manager shall have the right to access into those residential units consisting flat roof(s) and/or roof(s) and/or balcony(ies) (with or without the Manager's agents, workmen and staff and with or without other appliances, equipment and materials) for operating the building maintenance system, including but not limited to the anchoring of the gondola or davit arm or likewise equipment at the brackets, anchors and/or sockets located at the building perimeter along such part of the Common Areas and Facilities of the development adjacent to the roof and/or flat roof and/or balcony(ies) forming part of a residential unit (whether or not such anchors, sockets, and/or brackets are located at the internal surface of the kerb abutting on the roof and/or flat roof forming part of a residential unit or at the underneath and/or ceiling of the balcony forming part of a residential unit) and/or the resting and/or anchoring of the gondola or davit arm or likewise equipment on or to the roofs and/or flat roofs and/or balcony(ies) forming part of any residential unit, for cleaning, maintaining and/or repairing the external wall, curtain wall and the Common Areas and Facilities of the development.
2. During the regular and specially arranged inspection, cleaning, maintenance, repairing, altering, renewing, rebuilding, painting or decorating of the external walls (including the curtain wall structures, glass of curtain walls, windows and balconies forming part of a residential unit) and the Common Areas and Facilities of the development as arranged by the Manager, the building maintenance system including but not limited to gondola(s) or davit arm(s) or likewise equipment (whether its installation is permanent or temporary) may be parked on the flat roofs and/or roofs and operated in air space directly above the flat roofs and the roofs as well as outside the windows and the balconies of the residential units.



5. Cabinet and bathroom fittings outside bathroom

In respect of Flats A and F on each of 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 28/F, the wash basin with the wash basin mixer and the timber basin cabinet immediately thereunder in each of such residential units are all installed in a position immediately outside the bathroom. For the location of such wash basin, please refer to the "Floor Plans of Residential Properties in the Development" in this sales brochure. Besides, such fittings are of the same materials as used in the fittings of the same types in the other units. For details, please refer to the "Fittings, Finishes and Appliances" in this sales brochure.

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



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賣方就該項目指定的互聯網網站的網址：

The Address Of The Website Designated By The Vendor For The Development:

www.theuppersouth.com.hk

1. 發展項目及其周邊地區日後可能出現改變
2. 本售樓說明書印製日期：2021年4月16日

1. There may be future changes to the development and the surrounding areas.
2. Date of printing of this Sales Brochure: 16 April 2021

EXAMINATION RECORD
檢視記錄

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2021年5月28日 28 May 2021	46-47, 51-52	更新裝置、裝修物料及設備 Update fittings, finishes and appliances
	64	更新有關資料 Update relevant information
2021年8月27日 27 August 2021	3-9	更新一手住宅物業買家須知 Update notes to purchasers of first-hand residential properties
	16	更新發展項目的所在位置圖 Update location plan of the development
	17	更新發展項目的鳥瞰照片 Update aerial photograph of the development
	17-1 (加頁) (additional page)	新增發展項目的鳥瞰照片 Add aerial photograph of the development
2021年10月15日 15 October 2021	19	更新發展項目的布局圖 Update layout plan of the development
	21-26	更新發展項目的住宅物業的樓面平面圖 Update floor plans of residential properties in the development
	42-43	更新立面圖 Update elevation plan
	60, 62	更新申請建築物總樓面面積寬免的資料 Update information in application for concession on gross floor area of building
2022年1月14日 14 January 2022	16	更新發展項目的所在位置圖 Update location plan of the development
2022年4月8日 8 April 2022	16	更新發展項目的所在位置圖 Update location plan of the development
2022年7月8日 8 July 2022	16	更新發展項目的所在位置圖 Update location plan of the development
	19	更新發展項目的布局圖 Update layout plan of the development
	21-26	更新發展項目的住宅物業的樓面平面圖 Update floor plans of residential properties in the development
	42-43	更新立面圖 Update elevation plan
	64-66	更新有關資料 Update relevant information

2022年10月3日 3 October 2022	10	更新發展項目逸南的資料 Update information on the development, The Upper South
	14	更新發展項目的設計的資料 Update information on design of the development
	16	更新發展項目的所在位置圖 Update location plan of the development
	17	更新發展項目的鳥瞰照片 Update aerial photograph of the development
	17-1	刪除發展項目的鳥瞰照片 Delete aerial photograph of the development
	19	更新發展項目的布局圖 Update layout plan of the development
	21, 25	更新發展項目的住宅物業的樓面平面圖 Update floor plans of residential properties in the development
	42-43	更新立面圖 Update elevation plan
	49, 54	更新裝置、裝修物料及設備 Update fittings, finishes and appliances
2022年11月4日 4 November 2022	24-25	更新發展項目的住宅物業的樓面平面圖 Update floor plans of residential properties in the development
	29	更新發展項目中的住宅物業的面積 Update area of residential properties in the development
2023年1月3日 3 January 2023	15	更新物業管理的資料 Update information on property management
	16	更新發展項目的所在位置圖 Update location plan of the development
	17	更新發展項目的鳥瞰照片 Update aerial photograph of the development
	42	更新立面圖 Update elevation plan
	45	更新閱覽圖則及公契 Update inspection of plans and deed of mutual covenant
	46, 51	更新裝置、裝修物料及設備 Update fittings, finishes and appliances
	58	更新買方的雜項付款 Update miscellaneous payments by purchaser
2023年4月3日 3 April 2023	16	更新發展項目的所在位置圖 Update location plan of the development
2023年7月3日 3 July 2023	5, 9	更新一手住宅物業買家須知 Update notes to purchasers of first-hand residential properties
2023年10月3日 3 October 2023	16	更新發展項目的所在位置圖 Update location plan of the development
	60-63	更新申請建築物總樓面面積寬免的資料 Update information in application for concession on gross floor area of building
2024年1月3日 3 January 2024	16	更新發展項目的所在位置圖 Update location plan of the development
	17	更新發展項目的鳥瞰照片 Update aerial photograph of the development
2024年3月25日 25 March 2024	16	更新發展項目的所在位置圖 Update location plan of the development

2024年6月25日 25 June 2024	16	更新發展項目的所在位置圖 Update location plan of the development
	17	更新發展項目的鳥瞰照片 Update aerial photograph of the development
2024年9月25日 25 September 2024	16	更新發展項目的所在位置圖 Update location plan of the development
	17	更新發展項目的鳥瞰照片 Update aerial photograph of the development
	61, 63	更新申請建築物總樓面面積寬免的資料 Update information in application for concession on gross floor area of building
2024年12月24日 24 December 2024	16	更新發展項目的所在位置圖 Update location plan of the development
	60, 62	更新申請建築物總樓面面積寬免的資料 Update information in application for concession on gross floor area of building
2025年3月24日 24 March 2025	16	更新發展項目的所在位置圖 Update location plan of the development
	17-1 - 17-2 (加頁) (additional pages)	新增發展項目的鳥瞰照片 Add aerial photograph of the development

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