



售樓說明書
SALES BROCHURE

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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”;

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.

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- 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;

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- 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.

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.

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- 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

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您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

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。

¹ 按揭貸款計劃的資料包括有關按揭貸款計劃對借款人的最低收入的要求、就第一按揭連同第二按揭可獲得的按揭貸款金額上限、最長還款年期、整個還款期內的按揭利率變化，以及申請人須繳付的手續費。

4. 物業的面積及四周環境

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

5. 售樓說明書

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

² 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項—

(i) 每個住宅物業的外部尺寸；
(ii) 每個住宅物業的內部尺寸；
(iii) 每個住宅物業的內部間隔的厚度；
(iv) 每個住宅物業內個別分隔室的外部尺寸。

根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。

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- 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
- 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 留意賣方有權改動未落成發展項目的建築圖則（如有的話）。如屬未落成發展項目，條例規定物業的買賣合約須載有強制性條文，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。

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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」。

³ 一般而言，「關鍵日期」指該項目符合批地文件的條件的日期，或該項目在遵照經批准的建築圖則的情況下或按照豁免證明書的發出的條件在各方面均屬完成的日期。有關詳情請參閱條例第2條。

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

INFORMATION ON THE DEVELOPMENT
發展項目的資料

The Name of the Street at which the Development is situated and the Street Number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development
31 Yin Chong Street

The Development consists of 1 multi-unit building

Total Number of Storeys
22 storeys (excluding Roof, Upper Roof and Top Roof)

Floor Numbering as provided in the approved building plans for the Development
G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F, Roof, Upper Roof and Top Roof

Omitted floor numbers
4/F, 13/F, 14/F and 24/F are omitted

Refuge floors (if any)
No refuge floor

發展項目所位於的街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數
煙廠街31號

發展項目包含1幢多單位建築物

樓層總數
22層(不包括天台、上層天台及頂層天台)

發展項目的經批准的建築圖則所規定的樓層號數
地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓、天台、上層天台及頂層天台

被略去的樓層號數
不設4樓、13樓、14樓及24樓

庇護層(如有的話)
不設庇護層

INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT
賣方及有參與發展項目的其他人的資料

Vendor

Rich Group Creation Limited

Holding companies of the Vendor

Victory Vantage International Limited

Thriving Rich Global Limited

Sino-Ocean Land (Hong Kong) Limited

Faith Ocean International Limited

Shine Wind Development Limited

Sino-Ocean Group Holding Limited

Authorized Person for the Development

TSUI G Kin Paul

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

T.K. Tsui & Associates Ltd.

Building contractor for the Development

CR 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

The Bank of East Asia, Limited

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

Victory Vantage International Limited

賣方

富盟創建有限公司

賣方的控權公司

捷優國際有限公司

熙富環球有限公司

遠洋地產(香港)有限公司

信洋國際有限公司

耀勝發展有限公司

遠洋集團控股有限公司

發展項目的認可人士

崔智堅

認可人士以其專業身分擔任某商號或法團的經營人、董事或僱員的商號或法團

崔德剛建築工程師樓有限公司

發展項目的承建商

華營建築有限公司

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該項建造提供融資的認可機構

東亞銀行有限公司

已為發展項目的建造提供貸款的任何其他人

捷優國際有限公司

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(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

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

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

INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

There will be no non-structural prefabricated external walls forming part of the enclosing walls in the Development.

There will be curtain walls forming part of the enclosing walls in the Development.

The thickness of the curtain walls is 200mm.

發展項目將不會有構成圍封牆的一部分的非結構的預製外牆。

發展項目將會有構成圍封牆的一部分的幕牆。

幕牆的厚度範圍為200毫米。

Area Schedule of Curtain Walls of Each Residential Property

每個住宅物業的幕牆的面積表

Floor 樓層	Flat 單位	The total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
3/F 3樓	A	1.367
	B	0.728
	C	0.356
	D	0.728
	E	0.986
5/F -10/F 5樓至10樓	A	1.507
	B	0.728
	C	0.356
	D	0.728
	E	0.986
11/F - 12/F 11樓至12樓	A	1.507
	B	0.928
	C	0.928
	D	0.986
15/F 15樓	A	1.626
	B	0.928
	C	0.928
	D	1.195
16/F - 23/F & 25/F 16樓至23樓及25樓	A	1.776
	B	0.928
	C	0.928
	D	1.195

INFORMATION ON PROPERTY MANAGEMENT 物業管理的資料

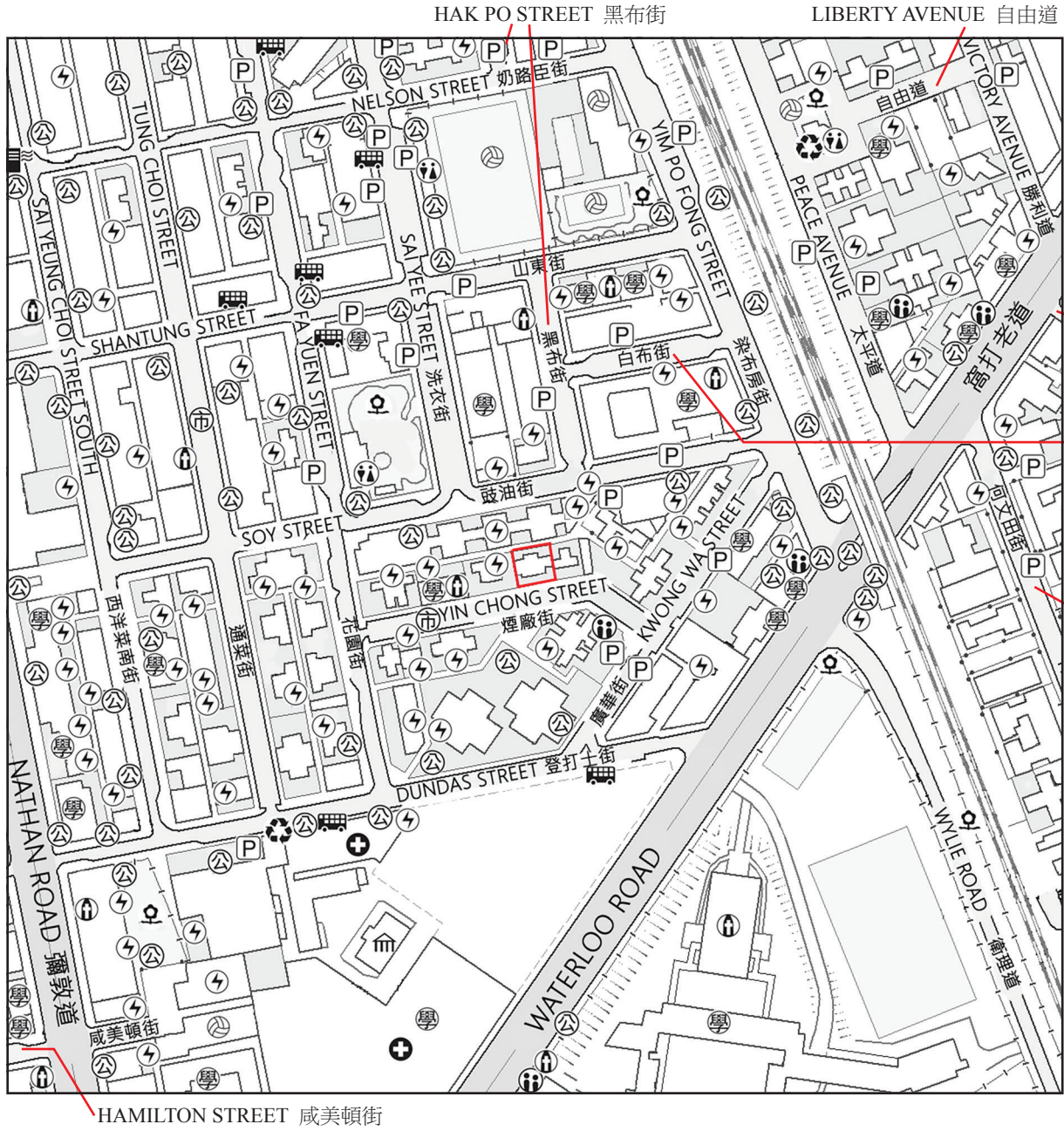
The manager of the Development appointed under the executed Deed of Mutual Covenant
Jones Lang LaSalle Management Services Limited


根據已簽定的公契獲委任為發展項目的管理人
仲量聯行物業管理有限公司

LOCATION PLAN OF THE DEVELOPMENT

發展項目的所在位置圖

This Location Plan is made with reference to Survey Sheet No. T11-NW-D with adjustments where necessary.
此所在位置圖參考測繪圖編號 T11-NW-D，經修正處理。



 Location of the Development
發展項目的位置

Metre 米 Scale 比例 250
0 50 100 150 200

Notation 圖例：

- | | | | |
|---|---|---|---|
|  | Power plant
(including electricity sub-stations)
發電廠 (包括電力分站) |  | Market (including a wet market
and a wholesale market)
市場 (包括濕貨市場及批發市場) |
|  | Public utility installation
公用事業設施裝置 |  | Public convenience
公廁 |
|  | School (including a kindergarten)
學校 (包括幼稚園) |  | Museum
博物館 |
|  | Social welfare facilities
(including an elderly centre and a home for
the mentally disabled)
社會福利設施 (包括老人中心及弱智人士護理院) |  | Sports facilities
(including a sports ground and
a swimming pool)
體育設施 (包括運動場及游泳池) |
|  | Religious institution
(including a church, a temple and a Tsz Tong)
宗教場所 (包括教堂、廟宇及祠堂) |  | Public transport terminal
(including a rail station)
公共交通總站 (包括鐵路車站) |
|  | Public park
公園 |  | Public carpark (including a lorry park)
公眾停車場 (包括貨車停泊處) |
|  | Hospital
醫院 |  | Refuse collection point
垃圾收集站 |
|  | Ventilation shaft for the Mass Transit Railway
香港鐵路的通風井 | | |

The Map is provided by the CSDI Portal and the Public Sector Information Portal and intellectual property rights are owned by the Government of the HKSAR.
地圖由空間數據共享平台及資料一線通提供，香港特別行政區政府為知識產權擁有人。

Notes:

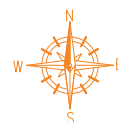
1. Due to technical reasons, this location plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

附註：

1. 因技術性問題，此所在位置圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
2. 賣方建議準買家到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

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

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 2,000 feet, Photo No. E221107C, dated 20th March, 2024.
摘錄自地政總署測繪處於2024年3月20日在2,000呎飛行高度拍攝之鳥瞰照片，編號為E221107C。



● Location of the Development
發展項目的位置

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航空照片由空間數據共享平台及資料一線通提供，香港特別行政區政府為知識產權擁有人。

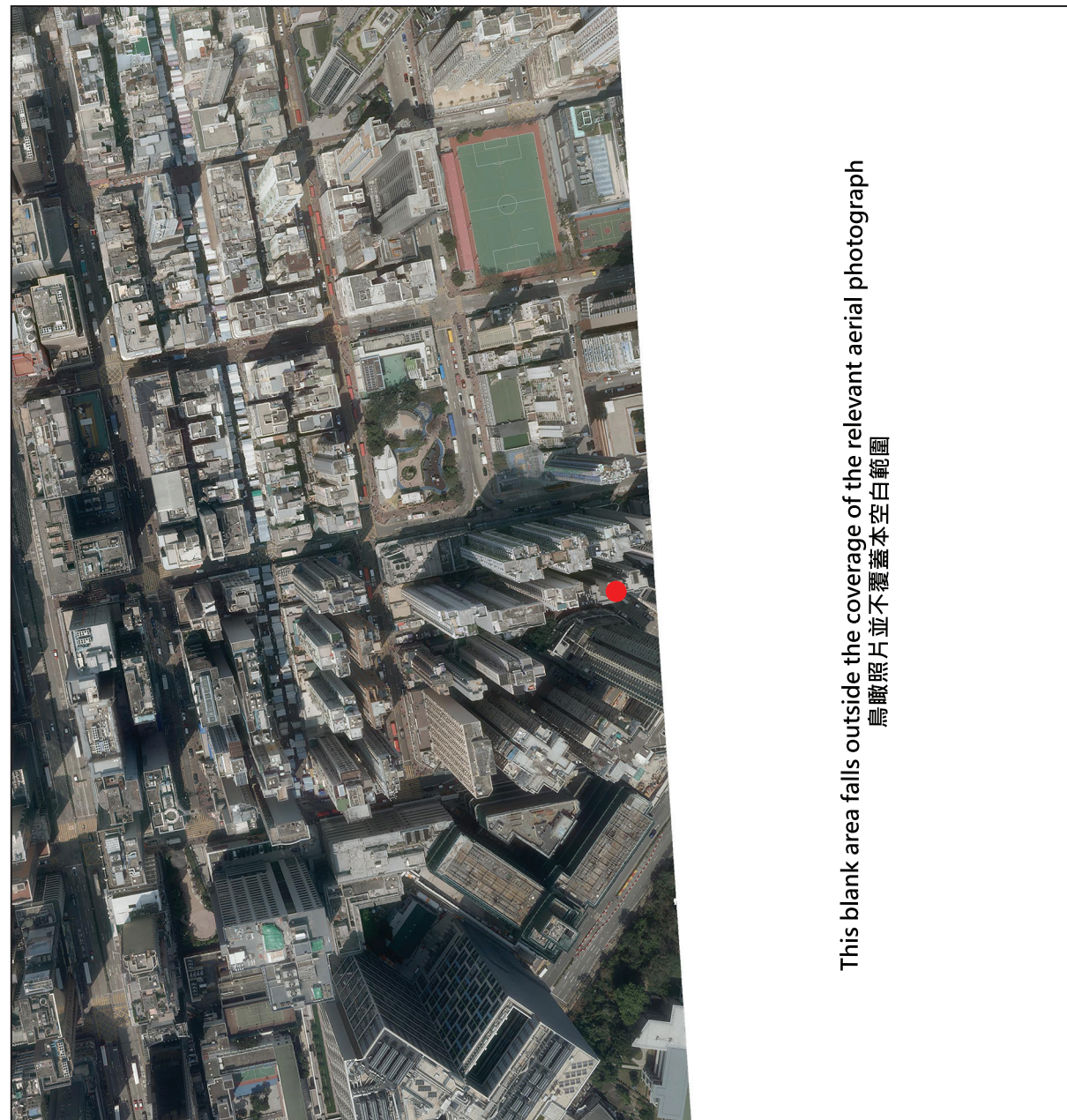
香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。

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

附註：
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。

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

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 2,000 feet, Photo No. E221109C, dated 20th March, 2024.
摘錄自地政總署測繪處於2024年3月20日在2,000呎飛行高度拍攝之鳥瞰照片，編號為E221109C。



● Location of the Development
發展項目的位置

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航空照片由空間數據共享平台及資料一線通提供，香港特別行政區政府為知識產權擁有人。

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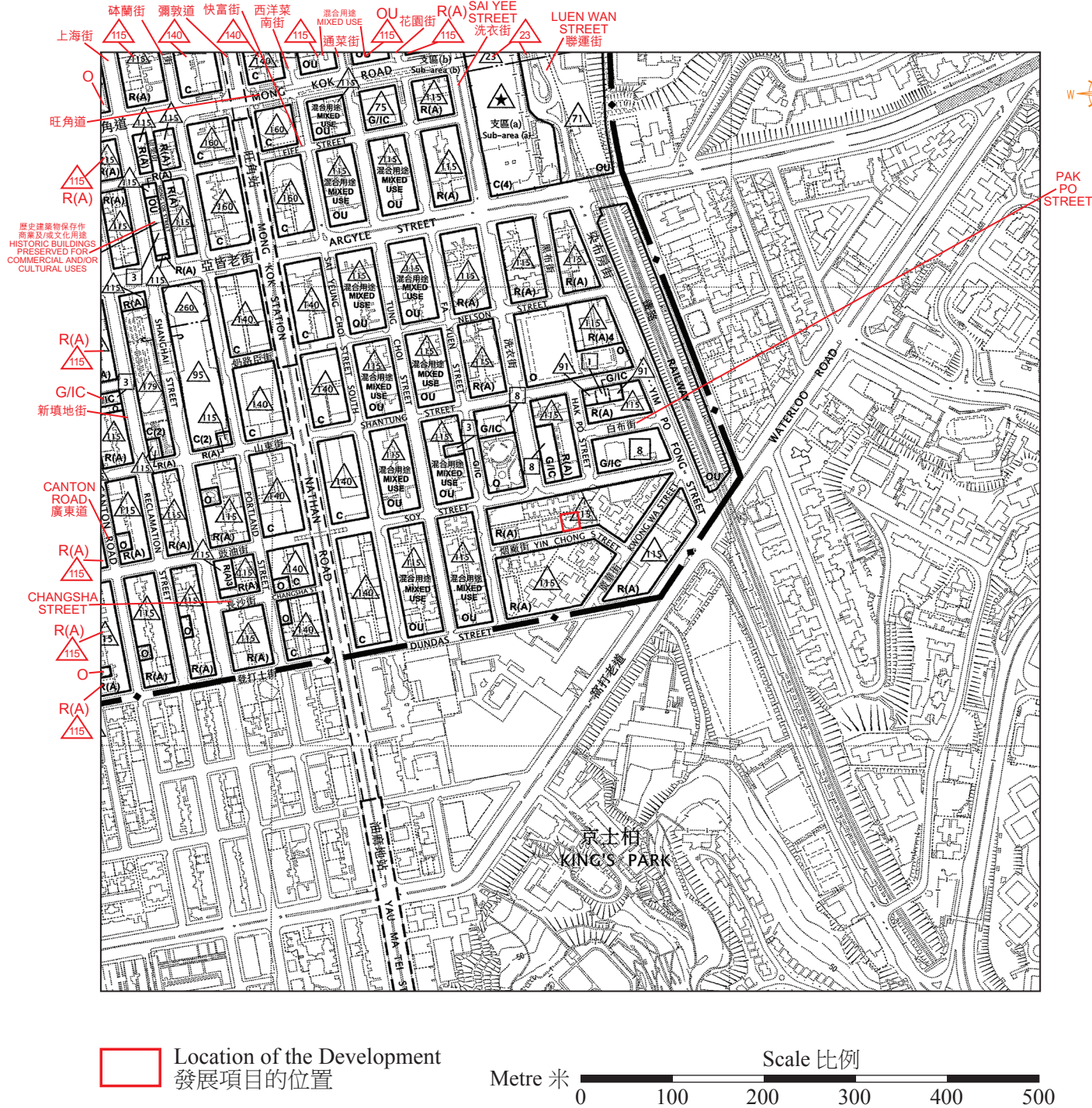
Note:
Due to technical reasons, this aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

附註：
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。

OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖等

Extracted from the approved Mong Kok Outline Zoning Plan, Plan No. S/K3/38, gazetted on 8th November 2024, with adjustments where necessary.
摘錄自2024年11月8日刊憲之旺角分區計劃大綱核准圖，圖則編號為S/K3/38，經修正處理。



Notation 圖例：

ZONES

COMMERCIAL

RESIDENTIAL (GROUP A)

GOVERNMENT, INSTITUTION OR COMMUNITY

OPEN SPACE

OTHER SPECIFIED USES

COMMUNICATIONS

RAILWAY AND STATION
(UNDERGROUND)

MAJOR ROAD AND JUNCTION

MISCELLANEOUS

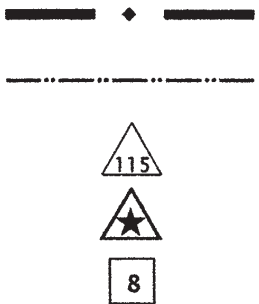
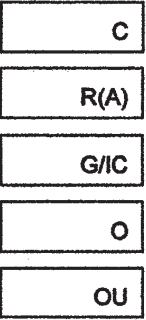
BOUNDARY OF PLANNING SCHEME

BUILDING HEIGHT CONTROL
ZONE BOUNDARY

MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)

MAXIMUM BUILDING HEIGHT
RESTRICTION AS STIPULATED ON THE NOTES

MAXIMUM BUILDING HEIGHT
(IN NUMBER OF STOREYS)



地帶

商業

住宅（甲類）

政府、機構或社區

休憩用地

其他指定用途

交通

鐵路及車站（地下）

主要道路及路口

其他

規劃範圍界線

建築物高度管制區界線

最高建築物高度
(在主水平基準上若干米)

《註釋》內訂明最高建築物
高度限制

最高建築物高度
(樓層數目)

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

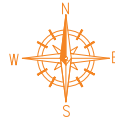
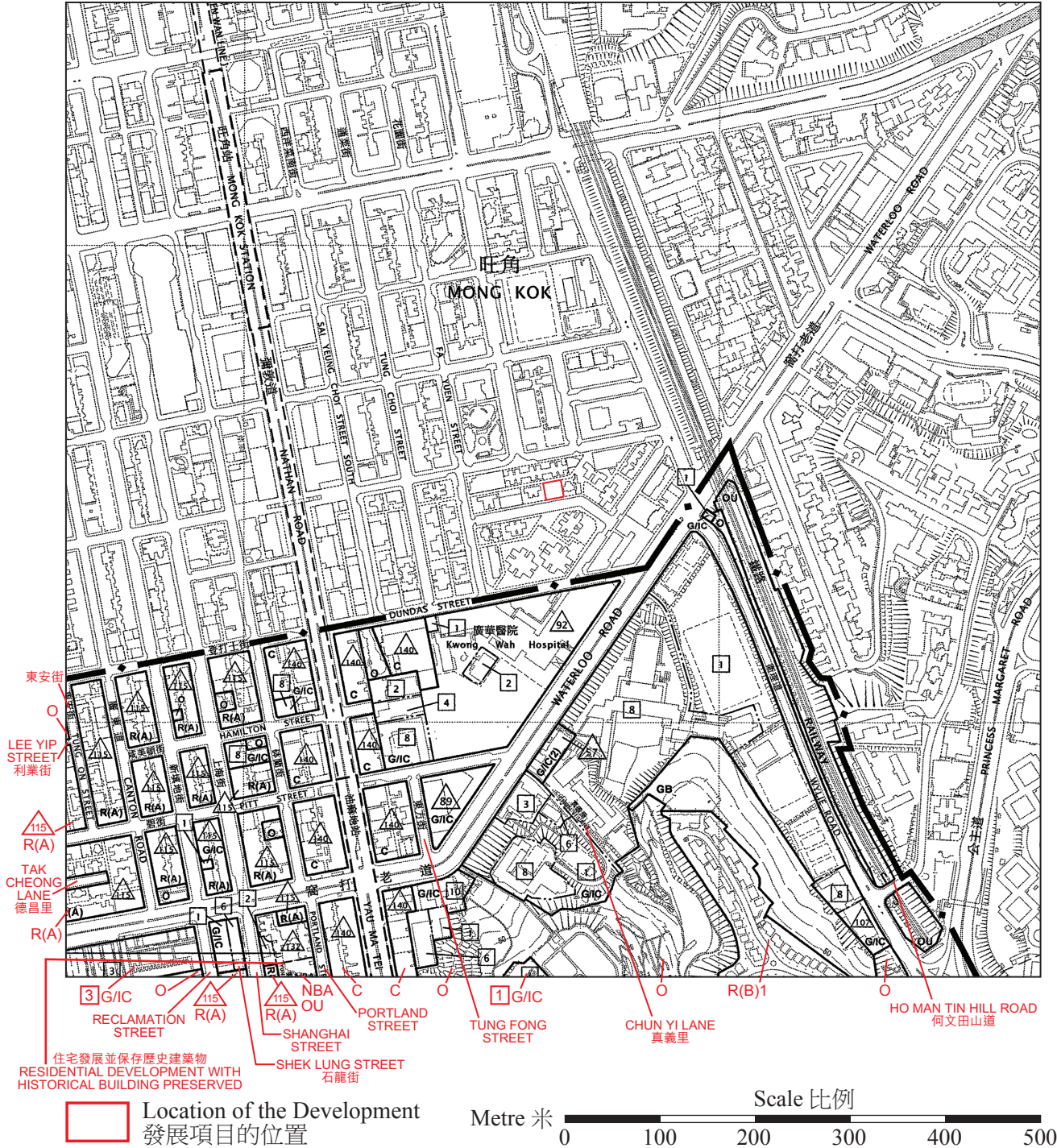
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附註：
因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。

OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖等

Extracted from the approved Yau Ma Tei Outline Zoning Plan, Plan No. S/K2/26, gazetted on 26th July 2024, with adjustments where necessary.
摘錄自2024年7月26日刊憲之油麻地分區計劃大綱核准圖，圖則編號為S/K2/26，經修正處理。



Notation 圖例： ZONES

COMMERCIAL

RESIDENTIAL (GROUP A)

RESIDENTIAL (GROUP B)

GOVERNMENT, INSTITUTION OR COMMUNITY

OPEN SPACE

OTHER SPECIFIED USES

GREEN BELT

COMMUNICATIONS

RAILWAY AND STATION
(UNDERGROUND)

MAJOR ROAD AND JUNCTION

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME

BUILDING HEIGHT CONTROL
ZONE BOUNDARY

MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)

MAXIMUM BUILDING HEIGHT
(IN NUMBER OF STOREYS)

NON-BUILDING AREA

C

R(A)

R(B)

G/IC

O

OU

GB

車站
STATION

主要道路及路口

規劃範圍界線

建築物高度管制區界線

115

1

NBA

地帶

商業

住宅（甲類）

住宅（乙類）

政府、機構或社區

休憩用地

其他指定用途

綠化地帶

交通

鐵路及車站（地下）

主要道路及路口

其他

規劃範圍界線

建築物高度管制區界線

最高建築物高度
(在主水平基準上若干米)

最高建築物高度
(樓層數目)

非建築用地

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

附註：
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。

OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖等

Extracted from the approved Ho Man Tin Outline Zoning Plan, Plan No. S/K/7/24, gazetted on 18th September 2015, with adjustments where necessary.
摘錄自2015年9月18日刊憲之何文田分區計劃大綱核准圖，圖則編號為S/K/7/24，經修正處理。



Notation 圖例：

ZONES

- COMMERCIAL
- RESIDENTIAL (GROUP A)
- RESIDENTIAL (GROUP B)
- RESIDENTIAL (GROUP C)
- GOVERNMENT, INSTITUTION OR COMMUNITY
- OPEN SPACE
- OTHER SPECIFIED USES

COMMUNICATIONS

- MAJOR ROAD AND JUNCTION
- ELEVATED ROAD

MISCELLANEOUS

- BOUNDARY OF PLANNING SCHEME
- BUILDING HEIGHT CONTROL ZONE BOUNDARY
- MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
- MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
- PETROL FILLING STATION

地帶

- 商業
- 住宅（甲類）
- 住宅（乙類）
- 住宅（丙類）
- 政府、機構或社區
- 休憩用地
- 其他指定用途

交通

- 主要道路及路口
- 高架道路

其他

- 規劃範圍界線
- 建築物高度管制區界線
- 最高建築物高度（在主水平基準上若干米）
- 最高建築物高度（樓層數目）
- 加油站

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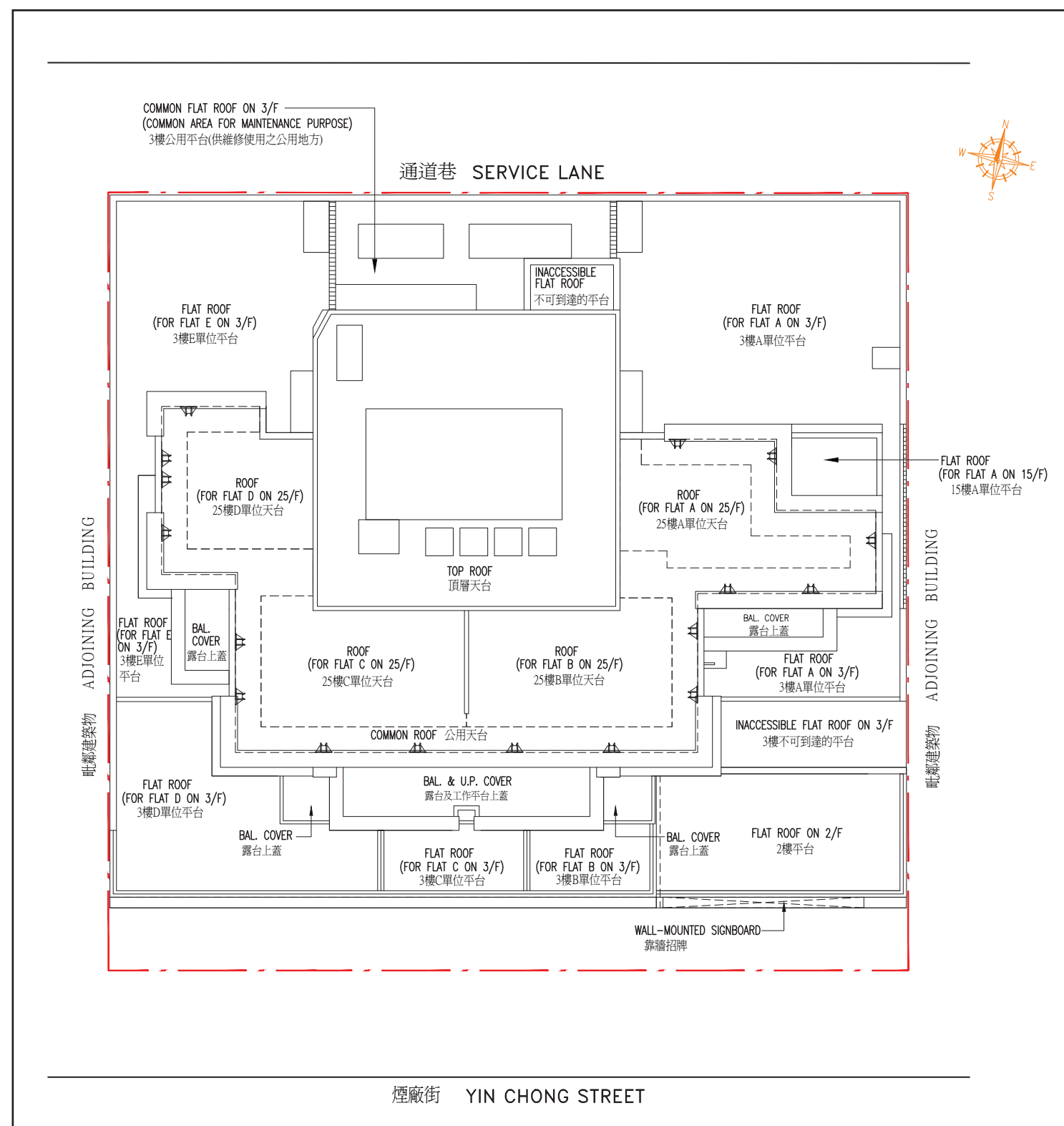
Note:
Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

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附註：
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。

LAYOUT PLAN OF THE DEVELOPMENT

發展項目的布局圖



Scale 比例
Metre 米 0 5

--- Boundary Line of the Development
發展項目的界線

BAL. & U.P. COVER = Balcony and utility platform cover 露台及工作平台上蓋
BAL. COVER = Balcony cover 露台上蓋

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

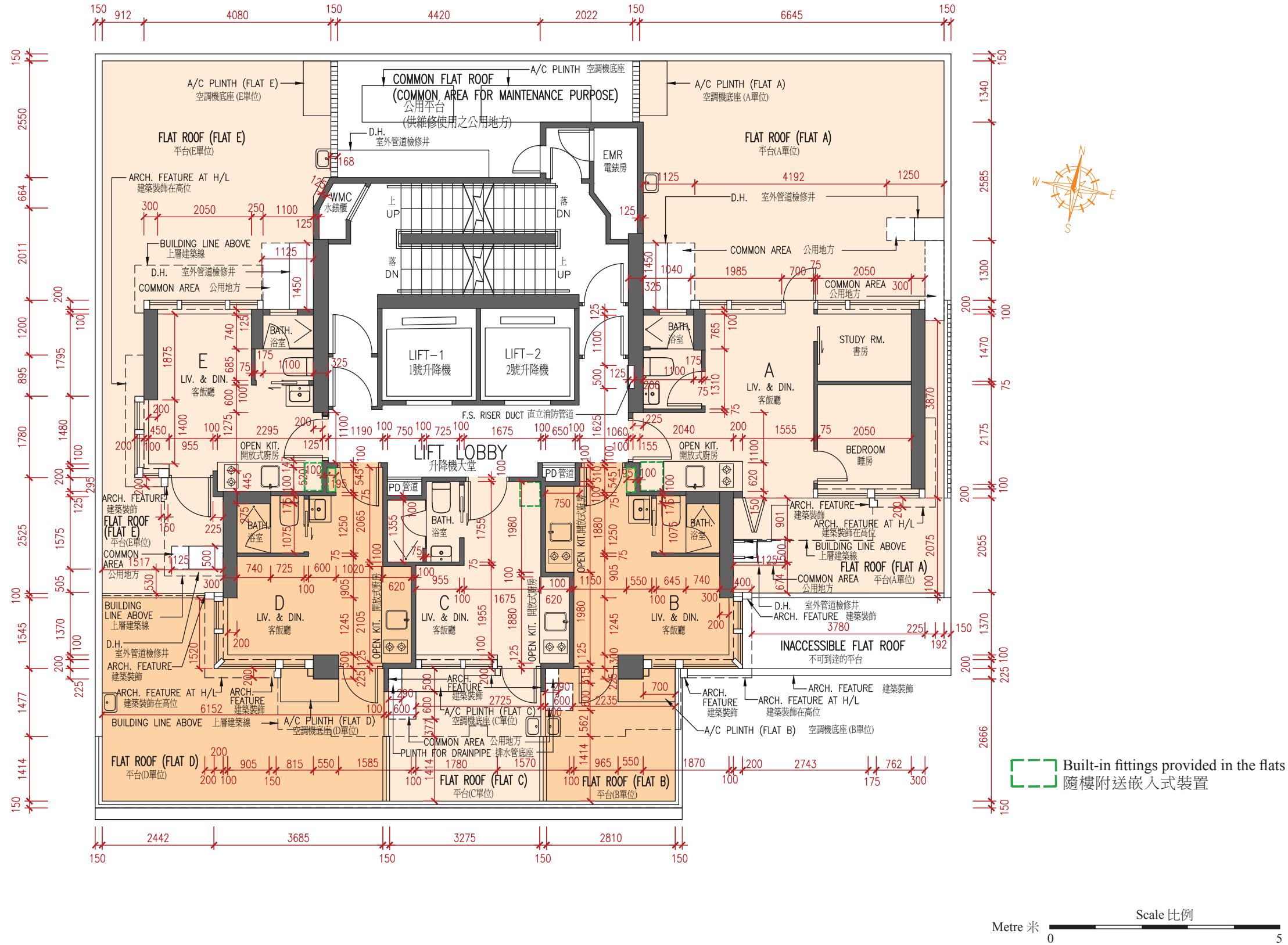
Legend of Terms And Abbreviations Used On Floor Plans:
平面圖中所使用名稱及簡稱之圖例：

A/C PLATFORM	=	Air-conditioner platform 空調機平台	FLAT A	=	Flat A A單位
A/C PLINTH	=	Air-conditioner plinth 空調機底座	FLAT B	=	Flat B B單位
ALUM. CAPPING FOR CURTAIN WALL	=	Aluminum capping for curtain wall 幕牆用鋁蓋	FLAT C	=	Flat C C單位
ARCH. FEATURE	=	Architectural feature 建築裝飾	FLAT D	=	Flat D D單位
ARCH. FEATURE AT H/L	=	Architectural feature at high level 建築裝飾在高位	FLAT E	=	Flat E E單位
BAL.	=	Balcony 露台	FLAT ROOF	=	Flat roof 平台
BAL. & U.P.	=	Balcony and utility platform 露台及工作平台	F.S. RISER DUCT	=	Fire service riser duct 直立消防管道
BAL. & U.P. COVER	=	Balcony and utility platform cover 露台及工作平台上蓋	H/L	=	High level 高位
BAL. COVER	=	Balcony cover 露台上蓋	INACCESSIBLE FLAT ROOF	=	Inaccessible flat roof 不可到達的平台
BATH.	=	Bathroom 浴室	LIV. & DIN.	=	Living and dining room 客飯廳
BEDROOM	=	Bedroom 睡房	LIFT - 1	=	Lift - 1 1號升降機
BUILDING LINE ABOVE	=	Building line above 上層建築線	LIFT - 2	=	Lift - 2 2號升降機
COMMON AREA	=	Common area 公用地方	LIFT - 1 SHAFT	=	Lift - 1 shaft 1號升降機槽
COMMON FLAT ROOF	=	Common flat roof 公用平台	LIFT - 2 SHAFT	=	Lift - 2 shaft 2號升降機槽
COMMON AREA FOR MAINTENANCE PURPOSE	=	Common area for maintenance purpose 供維修使用之公用地方	LIFT LOBBY	=	Lift lobby 升降機大堂
COMMON ROOF	=	Common roof 公用天台	OPEN KIT.	=	Open kitchen 開放式廚房
DAVIT ARM BRACKET	=	Davit arm bracket 吊船吊臂支架	PD	=	Pipe duct 管道
D.H.	=	Dog house 室外管道檢修井	PLINTH FOR DRAINPIPE	=	Plinth for drainpipe 排水管底座
DN	=	Down 落	ROOF	=	Roof 天台
EMR	=	Electrical meter room 電錶房	STUDY RM.	=	Study room 書房
ELV DUCT	=	Extra low voltage electrical duct 特低壓電線槽	UP	=	Up 上
			WMC	=	Water meter cabinet 水錶櫃

- Notes:
- a. There may be architectural features and/or exposed common pipes located at/adjacent to the balcony and/or balcony and utility platform and/or flat roof and/or air-conditioner platform and/or external wall of some residential properties. For details, please refer to the latest approved building plans and/or approved drainage plans.
 - b. There may be sunken slabs and/or bulkheads and/or false ceilings for the installation of mechanical and electrical services at some of the residential properties.
 - c. The indications of fittings such as sinks, hobs, show tray, toilet bowls, wash basins etc. shown on the floor plan are indications of their approximate locations only and not indications of their actual size, designs and shapes.
 - d. The dimensions of the floor plans are all structural dimensions in millimeter.
 - e. There may be communal pipes and/or mechanical electrical services within balconies, balconies and utility platforms, flat roofs and roofs of some residential units.
- 附註：
- a. 部份住宅物業的露台及/或露台及工作平台及/或平台及/或空調機平台及/或外牆上/附近設有建築裝飾及/或外露公用喉管。請查閱最新之批准建築圖則及/或批准排水圖則以了解詳情。
 - b. 部份住宅物業可能有跌級樓板及/或假陣及/或假天花，以安裝機電設備。
 - c. 平面圖所示之裝置如洗滌盤、煮食爐、企缸、坐廁、面盆等只供展示其大約位置而非展示其實際大小、設計及形狀。
 - d. 樓面平面圖所列的數字為以毫米標示之建築結構尺寸。
 - e. 部分住宅單位之露台、露台及工作平台、平台及天台內或裝有公用喉管及/或機電設備。

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

3/F
FLOOR PLAN
3樓
樓面平面圖



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Floor 樓層	Flat 單位	Thickness of the Floor Slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-Floor Height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)
3/F 3樓	A	120, 150	3050 [#] , 3050 [@] , 3200 [#] , 3200 [@] , 3450 [#] , 3450 [@]
	B	120, 150	3000 [@] , 3050 [#] , 3100 [^] , 3150 [^] , 3450 [@] , 3550 [^]
	C	120, 150	3000 [@] , 3150 [^] , 3200 [@] , 3200 [#] , 3450 [#] , 3450 [@] , 3550 [^]
	D	120, 150	3050 [#] , 3100 [^] , 3150 [^] , 3200 [#] , 3200 [@] , 3450 [#] , 3450 [@] , 3550 [^]
	E	120, 150	3050 [#] , 3050 [@] , 3200 [#] , 3200 [@] , 3450 [#] , 3450 [@]

INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 300(mm)
^ INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 400(mm)
@ INCLUSIVE OF THE THICKNESS OF MASS CONCRETE FILL ON THE FLOOR OF THIS FLOOR 300(mm)

包括本層地台跌級樓板之跌級深度300 (毫米)
^ 包括本層地台跌級樓板之跌級深度400 (毫米)
@ 包括本層地台上之無鋼筋混凝土填料厚度300 (毫米)

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. This situation and section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable for this Development.

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。此情況及《一手住宅物業銷售條例》附表1第1部第10(2)(e)條不適用於此發展項目。

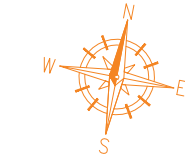
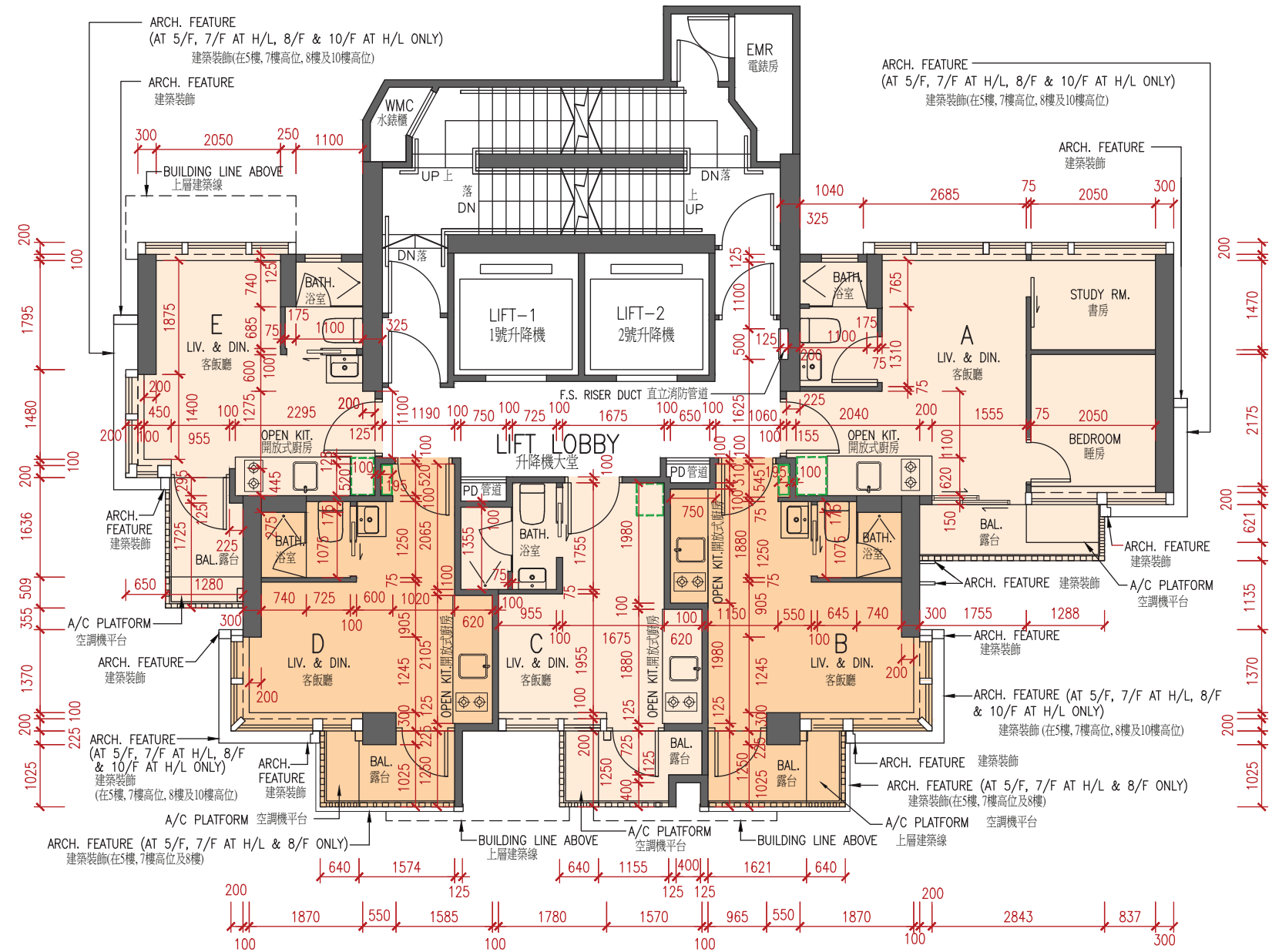
Notes:
a. The dimensions of the floor plans are all structural dimensions in millimeter.
b. Please refer to page 21 of this sales brochure for the legend of the terms and abbreviations shown in the floor plan.

附註：
a. 樓面平面圖所列的數字為以毫米標示之建築結構尺寸。
b. 有關樓面平面圖所顯示的名稱及簡稱的圖例請參考本售樓說明書第21頁。


FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

5/F - 10/F
FLOOR PLAN
5樓至10樓
樓面平面圖



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

Metre 米  Scale 比例

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

Floor 樓層	Flat 單位	Thickness of the Floor Slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-Floor Height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)
5/F - 9/F 5樓至9樓	A	120, 150	3150, 3150#, 3150^
	B	120, 150	3150, 3150^, 3150*
	C	120, 150	3150, 3150#, 3150^, 3150*
	D	120, 150	3150, 3150#, 3150^, 3150*
	E	120, 150	3150, 3150#, 3150^
10/F 10樓	A	120, 150	3150, 3150#, 3150^
	B	120, 150	2700, 2750, 3150, 3150^, 3150*, 3600*
	C	120, 150	2700, 3100^, 3150, 3150*, 3400#, 3550^, 3600*
	D	120, 150	2700, 2750, 3150, 3150^, 3150*, 3400#, 3600*
	E	120, 150	3150, 3150#, 3150^

INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 250(mm)
^ INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 400(mm)
* INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 450(mm)

包括本層地台跌級樓板之跌級深度250 (毫米)
^ 包括本層地台跌級樓板之跌級深度400 (毫米)
* 包括本層地台跌級樓板之跌級深度450 (毫米)

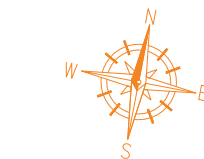
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. This situation and section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable for this Development.

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。此情況及《一手住宅物業銷售條例》附表1第1部第10(2)(e)條不適用於此發展項目。

Notes:
a. The dimensions of the floor plans are all structural dimensions in millimeter.
b. Please refer to page 21 of this sales brochure for the legend of the terms and abbreviations shown in the floor plan.

附註：
a. 樓面平面圖所列的數字為以毫米標示之建築結構尺寸。
b. 有關樓面平面圖所顯示的名稱及簡稱的圖例請參考本售樓說明書第21頁。

11/F - 12/F
FLOOR PLAN
11樓至12樓
樓面平面圖



Metre 米

Scale 比例

0 5

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Floor 樓層	Flat 單位	Thickness of the Floor Slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-Floor Height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)
11/F - 12/F 11樓至12樓	A	120, 150	3150, 3150#, 3150^
	B	120, 150, 200	3150, 3150^, 3150*
	C	120, 150, 200	3150, 3150^, 3150*
	D	120, 150	3150, 3150#, 3150^

INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 250(mm)
^ INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 400(mm)
* INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 450(mm)

包括本層地台跌級樓板之跌級深度250 (毫米)
^ 包括本層地台跌級樓板之跌級深度400 (毫米)
* 包括本層地台跌級樓板之跌級深度450 (毫米)

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. This situation and section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable for this Development.

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。此情況及《一手住宅物業銷售條例》附表1第1部第10(2)(e)條不適用於此發展項目。

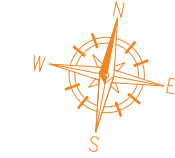
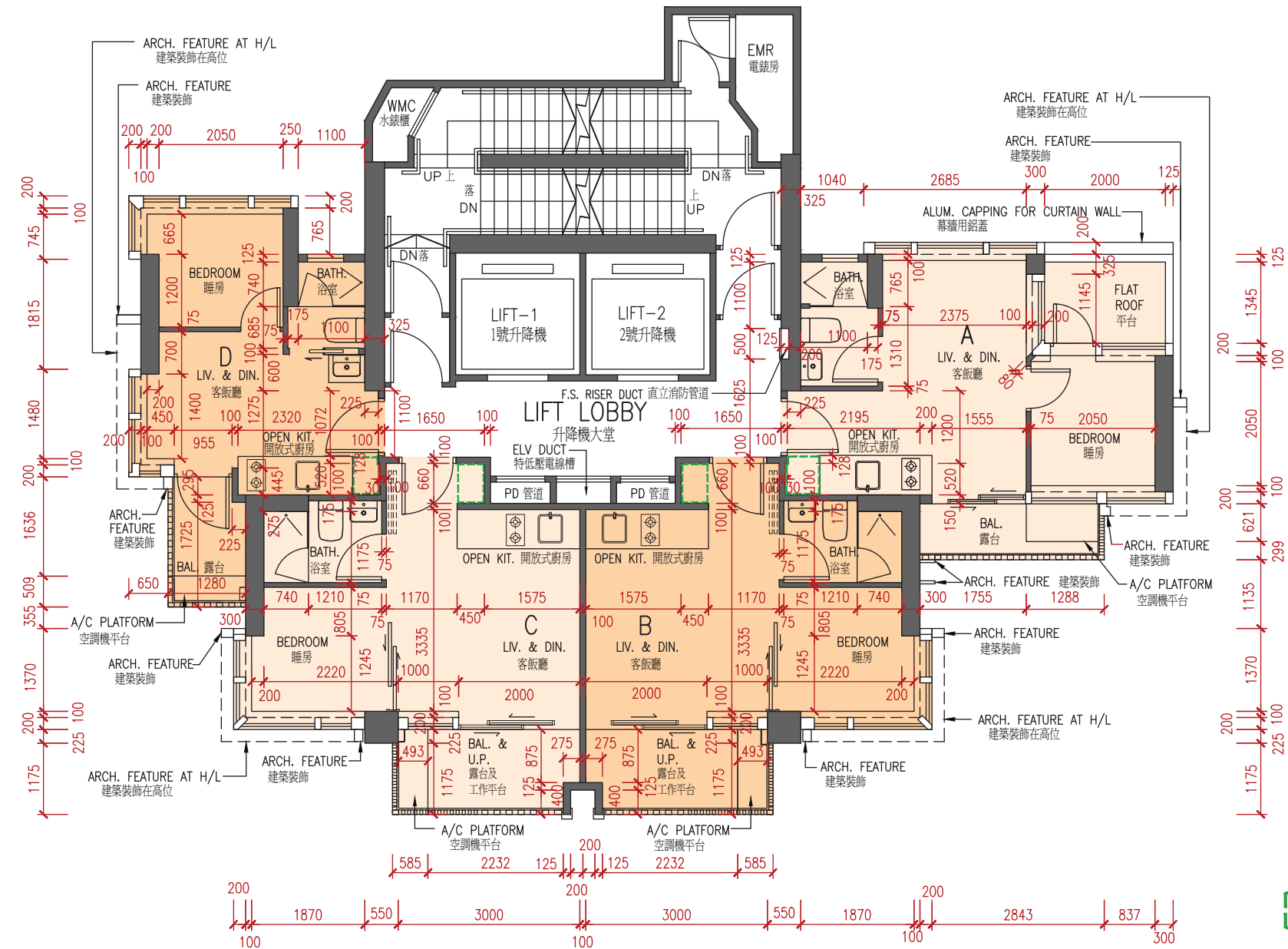
Notes:
a. The dimensions of the floor plans are all structural dimensions in millimeter.
b. Please refer to page 21 of this sales brochure for the legend of the terms and abbreviations shown in the floor plan.

附註：
a. 樓面平面圖所列的數字為以毫米標示之建築結構尺寸。
b. 有關樓面平面圖所顯示的名稱及簡稱的圖例請參考本售樓說明書第21頁。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

15/F
FLOOR PLAN
15樓
樓面平面圖



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

Metre 米 05 Scale 比例

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

Floor 樓層	Flat 單位	Thickness of the Floor Slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-Floor Height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)
15/F 15樓	A	120, 150	3150, 3150#, 3150^
	B	120, 150, 200	3150, 3150^, 3150*
	C	120, 150, 200	3150, 3150*, 3200*
	D	120, 150	3150, 3150#, 3150^

INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 250(mm)
^ INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 400(mm)
* INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 450(mm)

包括本層地台跌級樓板之跌級深度250 (毫米)
^ 包括本層地台跌級樓板之跌級深度400 (毫米)
* 包括本層地台跌級樓板之跌級深度450 (毫米)

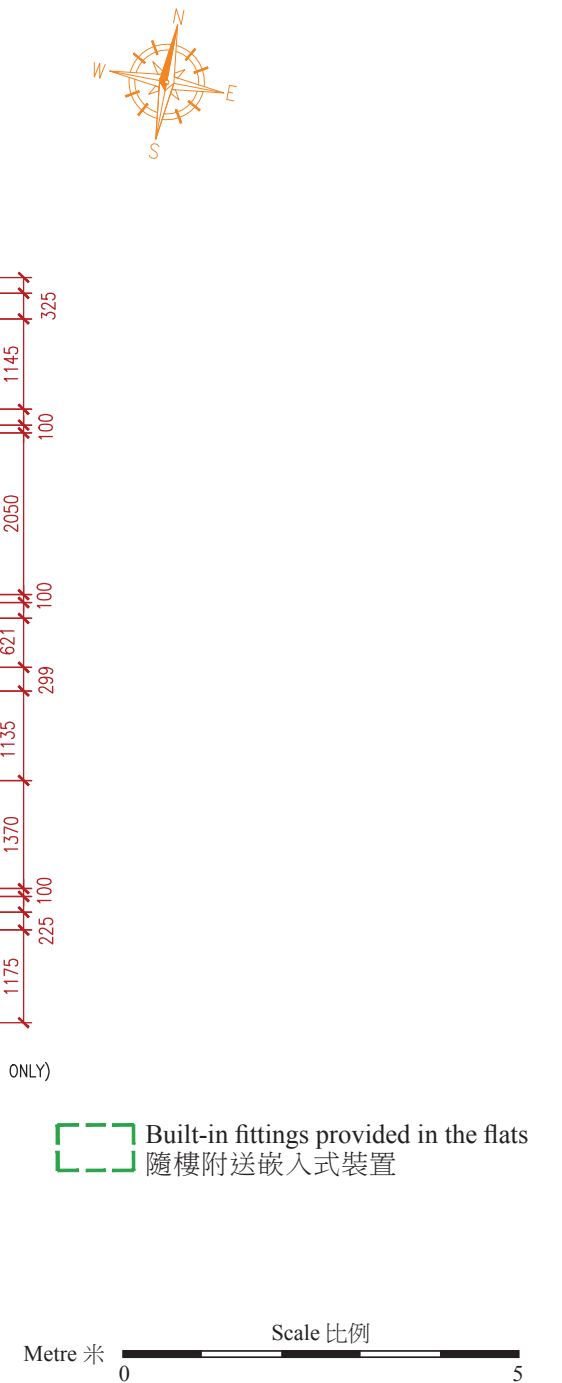
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. This situation and section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable for this Development.

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。此情況及《一手住宅物業銷售條例》附表1第1部第10(2)(e)條不適用於此發展項目。

Notes:
a. The dimensions of the floor plans are all structural dimensions in millimeter.
b. Please refer to page 21 of this sales brochure for the legend of the terms and abbreviations shown in the floor plan.

附註：
a. 樓面平面圖所列的數字為以毫米標示之建築結構尺寸。
b. 有關樓面平面圖所顯示的名稱及簡稱的圖例請參考本售樓說明書第21頁。

16/F - 23/F & 25F
FLOOR PLAN
16樓至23樓及25樓
樓面平面圖



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

Floor 樓層	Flat 單位	Thickness of the Floor Slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-Floor Height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)
16/F - 23/F 16樓至23樓	A	120, 150	3150, 3150#, 3150^
	B	120, 150, 200	3150, 3150^, 3150*
	C	120, 150, 200	3150, 3150^, 3150*
	D	120, 150	3150, 3150#, 3150^
25/F 25樓	A	120, 150	3450, 3550, 3800#, 3850, 3950^
	B	120, 150, 200	3450, 3550, 3850, 3950^, 4000*
	C	120, 150, 200	3450, 3550, 3850, 3950^, 4000*
	D	120, 150	3450, 3550, 3800#, 3850, 3950^

INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 250(mm)
^ INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 400(mm)
* INCLUSIVE OF THE SUNKEN DEPTH OF THE SUNKEN SLAB ON THE FLOOR OF THIS FLOOR 450(mm)

包括本層地台跌級樓板之跌級深度250 (毫米)
^ 包括本層地台跌級樓板之跌級深度400 (毫米)
* 包括本層地台跌級樓板之跌級深度450 (毫米)

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. This situation and section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable for this Development.

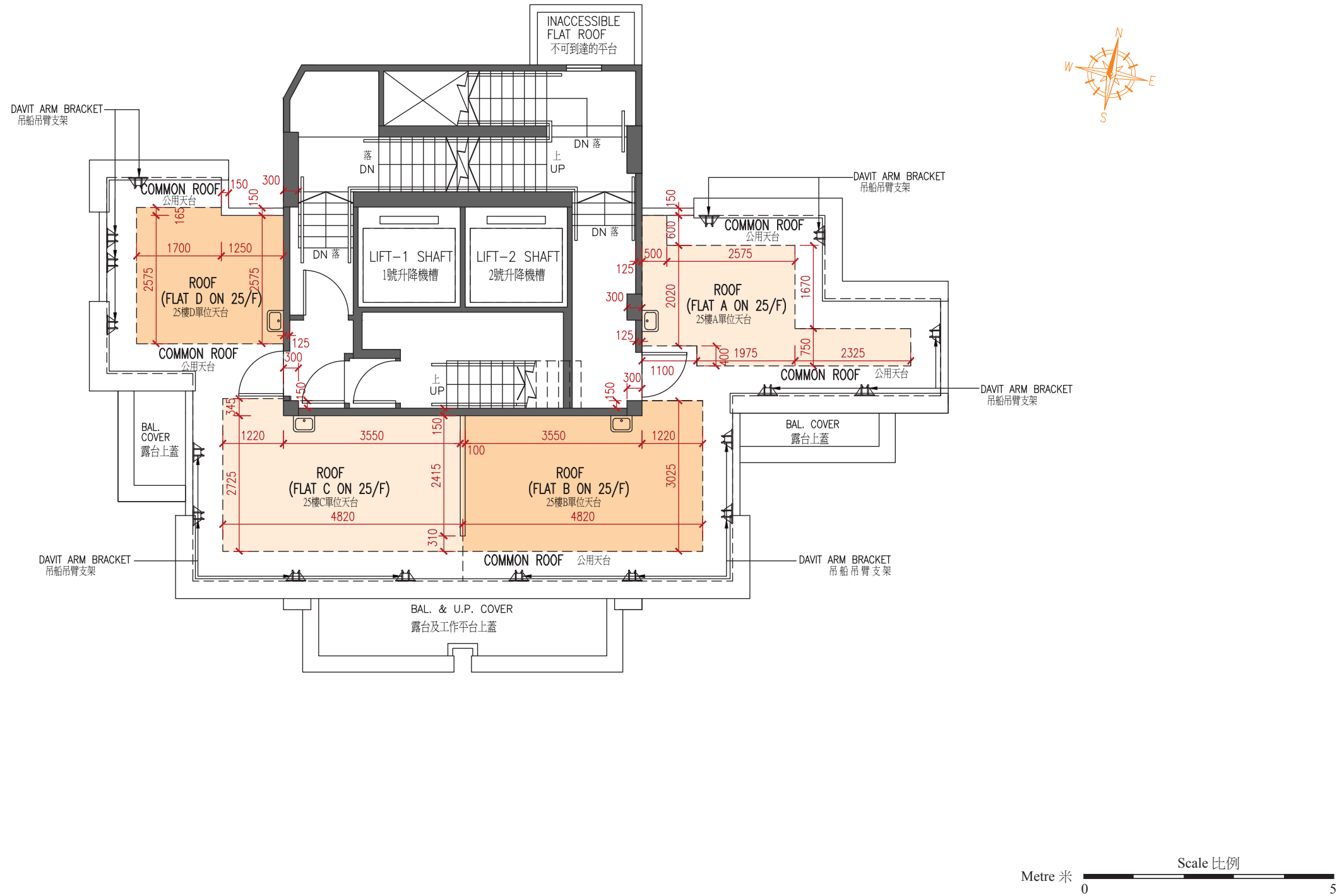
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。此情況及《一手住宅物業銷售條例》附表1第1部第10(2)(e)條不適用於此發展項目。

Notes:
a. The dimensions of the floor plans are all structural dimensions in millimeter.
b. Please refer to page 21 of this sales brochure for the legend of the terms and abbreviations shown in the floor plan.

附註：
a. 樓面平面圖所列的數字為以毫米標示之建築結構尺寸。
b. 有關樓面平面圖所顯示的名稱及簡稱的圖例請參考本售樓說明書第21頁。

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

Roof
FLOOR PLAN
天台
樓面平面圖



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

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

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. This situation and section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable for this Development.

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。此情況及《一手住宅物業銷售條例》附表1第1部第10(2)(e)條不適用於此發展項目。

Notes:
a. The dimensions of the floor plans are all structural dimensions in millimeter.
b. Please refer to page 21 of this sales brochure for the legend of the terms and abbreviations shown in the floor plan.

附註：
a. 樓面平面圖所列的數字為以毫米標示之建築結構尺寸。
b. 有關樓面平面圖所顯示的名稱及簡稱的圖例請參考本售樓說明書第21頁。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積） 平方米（平方呎）									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Uptify 千望	3/F 3樓	A	27.370 (295) Balcony 露台 : -- Utility Platform 工作平台 : --	--	--	--	42.392 (456)	--	--	--	--	--	--
		B	16.072 (173) Balcony 露台 : -- Utility Platform 工作平台 : --	--	--	--	7.586 (82)	--	--	--	--	--	--
		C	13.984 (151) Balcony 露台 : -- Utility Platform 工作平台 : --	--	--	--	9.037 (97)	--	--	--	--	--	--
		D	16.223 (175) Balcony 露台 : -- Utility Platform 工作平台 : --	--	--	--	21.367 (230)	--	--	--	--	--	--
		E	16.591 (179) Balcony 露台 : -- Utility Platform 工作平台 : --	--	--	--	32.934 (354)	--	--	--	--	--	--

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.
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。

Notes 附註:
1. The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. There is no verandah in the residential properties in the Development.
發展項目住宅物業並無陽台。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積） 平方米（平方呎）									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Uptify 千望	5/F-10/F 5樓至10樓	A	29.506 (318) Balcony 露台：2.000 (22) Utility Platform 工作平台：--	--	--	--	--	--	--	--	--	--	--
		B	17.936 (193) Balcony 露台：2.000 (22) Utility Platform 工作平台：--	--	--	--	--	--	--	--	--	--	--
		C	15.984 (172) Balcony 露台：2.000 (22) Utility Platform 工作平台：--	--	--	--	--	--	--	--	--	--	--
		D	17.962 (193) Balcony 露台：2.000 (22) Utility Platform 工作平台：--	--	--	--	--	--	--	--	--	--	--
		E	18.851 (203) Balcony 露台：2.000 (22) Utility Platform 工作平台：--	--	--	--	--	--	--	--	--	--	--

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.
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。

Notes 附註:
1. The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. There is no verandah in the residential properties in the Development.
發展項目住宅物業並無陽台。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積） 平方米（平方呎）									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Uptify 千望	11/F-12/F 11樓至12樓	A	29.621 (319) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		B	26.084 (281) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	--	--	--	--	--	--	--	--	--	--
		C	25.967 (280) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	--	--	--	--	--	--	--	--	--	--
		D	18.885 (203) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--

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. 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。

Notes 附註:

1. The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
 上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

2. There is no verandah in the residential properties in the Development.
 發展項目住宅物業並無陽台。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積） 平方米（平方呎）									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Uptify 千望	15/F 15樓	A	26.072 (281) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	--	--	2.690 (29)	--	--	--	--	--	--
		B	26.084 (281) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	--	--	--	--	--	--	--	--	--	--
		C	25.967 (280) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	--	--	--	--	--	--	--	--	--	--
		D	21.083 (227) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--

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.
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。

Notes 附註:

1. The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

2. There is no verandah in the residential properties in the Development.
發展項目住宅物業並無陽台。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積） 平方米（平方呎）									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Uptify 千望	16/F-23/F 16樓至23樓	A	26.072 (281) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		B	26.084 (281) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	--	--	--	--	--	--	--	--	--	--
		C	25.967 (280) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	--	--	--	--	--	--	--	--	--	--
		D	21.083 (227) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--

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.
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。

Notes 附註:
1. The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. There is no verandah in the residential properties in the Development.
發展項目住宅物業並無陽台。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積） 平方米（平方呎）									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Uptify 千望	25/F 25樓	A	26.072 (281) Balcony 露台：2.000 (22) Utility Platform 工作平台：--	--	--	--	--	--	--	9.045 (97)	--	--	--
		B	26.084 (281) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	--	--	--	--	--	--	13.500 (145)	--	--	--
		C	25.967 (280) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	--	--	--	--	--	--	13.555 (146)	--	--	--
		D	21.083 (227) Balcony 露台：2.000 (22) Utility Platform 工作平台：--	--	--	--	--	--	--	7.877 (85)	--	--	--

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. 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。

Notes 附註:

1. The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres. 上述以平方呎表述之面積由以平方米表述之面積以1平方米＝10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

2. There is no verandah in the residential properties in the Development. 發展項目住宅物業並無陽台。

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

Not Applicable

不適用

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

1. A preliminary deposit of 5% of the purchase price is payable on the signing of the preliminary agreement for sale and purchase (the “preliminary agreement”);

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

3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the preliminary agreement –

(i) the preliminary agreement is terminated;
(ii) the preliminary deposit is forfeited; and
(iii) the owner does not have any further claim against the purchaser for the failure.
1. 在簽署臨時買賣合約（“該臨時合約”）時須支付款額為售價5%的臨時訂金；

2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有；

3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約—

(i) 該臨時合約即告終止；
(ii) 有關的臨時訂金即予沒收；及
(iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

The executed Deed of Mutual Covenant incorporating Management Agreement in respect of the Development (the “DMC”) provides for the following Common Areas and Common Facilities:

1. The common parts of the Development

A. “Common Areas” means the Development Common Areas, the Residential Common Areas and all those parts of the Development designated as common areas in any Sub-Deed of Mutual Covenant.

“Development Common Areas” means those parts of the Development as shown on the Plan Nos.DMC-01, DMC-02, DMC-03, DMC-04, DMC-05, DMC-06, DMC-07 and DMC-08 annexed to the DMC and certified as to the accuracy thereof by or on behalf of the Authorized Person and thereon coloured yellow and intended for the common use and benefit of the Owners and Occupiers of the Units including, but not limited to, certain entrances, exits, staircase, pipe duct, electrical room, telephone duct, fire control and sprinkler valve room, fire service and sprinkler inlets, hose reel, transformer room, Setback Area, water meter cabinet, refuse storage and material recovery chamber, telecommunications and broadcasting equipment room, reinforced concrete water tank for fire hose or hose reel, switch room, fireman’s lift lobby, fire service pump room, sprinkler pump and water tank room, sprinkler water tank, emergency generator room, electrical meter room, flushing and potable up-feed tank and pump room, flat roof (common area for maintenance purpose) on 3rd Floor, inaccessible flat roof on the Roof, Top Roof, external walls on the Ground Floor, 1st Floor, 2nd Floor, Roof and Top Roof (not forming part of any Unit and for the purposes of identification only are shown coloured yellow on the Elevation Plans annexed to the DMC), and any other parts or spaces on or in the Land and the Development for the common benefit of the Owners and Occupiers of the Units and not for the exclusive use or benefit of the Owner or Occupier of any individual Unit EXCLUDING the Residential Common Areas and EXCLUDING any part, space, area or facility the exclusive right and privilege to hold use, occupy and enjoy the same that belongs to any particular Owner PROVIDED THAT, where appropriate, if (a) any parts of the Development covered by paragraph (a) of the definition of “common parts” set out in Section 2 of the Ordinance or (b) any parts specified in the Schedule 1 to the Ordinance and included under paragraph (b) of the definition of “common parts” set out in Section 2 of the Ordinance, are also for the common use and benefit of all the Owners of the Units, such parts shall be deemed to have been included as, and shall form part of, the Development Common Areas;

“Residential Common Areas” means and includes all those areas of the Development (whether within or outside the Residential Accommodation) as shown on the Plan Nos.DMC-01, DMC-02, DMC-03, DMC-04,DMC-05,DMC-06,DMC-07 andDMC-08 annexed to the DMC and certified as to the accuracy thereof by or on behalf of the Authorized Person and thereon coloured green and intended for the common use and benefit of the Owners and Occupiers of the Residential Units including, but not limited to, caretaker counter, potable and flushing pump room and water meter room, entrance lobby on the Ground Floor, the lift lobbies on all floors designated in the Residential Common Areas, pipe duct, fire service riser duct, staircases, exits, external walls and parapet walls of the Residential Accommodation (not forming part of a Residential Unit and for the purpose of identification shown coloured green on the Plan Nos. DMC-02 to DMC-08 (insofar as such external walls are identifiable on the said plans) annexed to the DMC and excluding the plaster and covering of the interior surface of such walls within the Residential Units, reinforced concrete covers of balcony and utility platform below, reinforced concrete covers of balcony below, architectural feature, pipes serving the Residential Accommodation, Club House, flat roof on 2nd Floor, accessible lavatory on 2nd Floor, hose reel, water meter cabinet, inaccessible flat roof on 3rd Floor, the parapets/balustrade/fences of the said flat roofs, lift machine room, extra-low voltage cable duct, the Roof (not forming part of a Residential Unit) and any other parts or spaces on or in the Land and the Development for the common use and benefit of the Owners and Occupiers of the Residential Units and not for the exclusive use or benefit of the Owner or Occupier of any individual Residential Unit EXCLUDING the Development Common Areas and EXCLUDING any part, space, area or facility the exclusive right and privilege to hold use, occupy and enjoy the same that belongs to any particular Owner PROVIDED THAT, where appropriate, if (a) any parts of the Development covered by paragraph (a) of the definition of “common parts” set out in Section 2 of the Ordinance or (b) any parts specified in the Schedule 1 to the Ordinance and included under paragraph (b) of the definition of “common parts” set out in Section 2 of the Ordinance, are also for the common use and benefit of all the Owners of the Residential Units, such parts shall be deemed to have been included as, and shall form part of, the Residential Common Areas;

B. “Common Facilities” means the Development Common Facilities and the Residential Common Facilities and such of the installations and facilities of the Development designated as common facilities in any Sub-Deed of Mutual Covenant;

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

“Development Common Facilities” means all those installations and facilities of the Development installed for the common use and benefit of the Owners and Occupiers of the Development and not for exclusive use or benefit of any particular Owner or Occupier including but not limited to:-

- (a) such of the sewers, drains, water courses, pipes, gutters, wells (if any), aerials, wires and cables, telecommunications and other services facilities, whether ducted or otherwise which are or at any time may be in, under or over or passing through the Land or the Development, through which water, sewage, gas, electricity and any other services are supplied to the Development;
- (b) metal gates, features and fences, louvres, lighting, mechanical ventilation/air-conditioning (if any) for the Development Common Areas;
- (c) artificial lighting and backup emergency system for the Development; and
- (d) refuse collection equipment and facilities and any other facilities and equipment installed for the common use and benefit of any of the Owners or Occupiers of the Development and not for the use and benefit of a particular Unit,

EXCLUDING the Residential Common Facilities and EXCLUDING any part, space, area or facility the exclusive right and privilege to hold use occupy and enjoy the same belongs to any particular Owner;

“Residential Common Facilities” means all those installations and facilities of the Development (whether within or outside the Residential Accommodation) used in common by or installed for the common use and benefit of the Owners and Occupiers of the Residential Units and not for the exclusive use or benefit of the Owner or Occupier of any individual Residential Unit including but not limited to:-

- (a) lighting, air-conditioning and mechanical ventilation (if any) for the Residential Common Areas;
- (b) television and wireless aerials, security system;
- (c) lifts, lift pits, lift shafts, lift machine room and lift lobbies all designated in the Residential Accommodation; and
- (d) any other facilities and equipment installed for the common use and benefit of any of the Owners or Occupiers of the Residential Units and not for the use and benefit of a particular Residential Unit,

EXCLUDING the Development Common Facilities and EXCLUDING any part, space, area or facility the exclusive right and privilege to hold use occupy and enjoy the same belongs to any particular Owner.

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

Please refer to the “Table of Allocation of Undivided Shares” in this section below for the number of undivided shares assigned to each residential property.

3. The term of years for which the manager of the Development is appointed

The manager for the Development shall be appointed for an initial term of two years after the date of the DMC and shall continue until and unless such appointment is terminated pursuant to the terms of the DMC.

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

- (a) all Owners of Units in the Development shall contribute to the expenses of the development management budget as and when the same become due and payable in the proportion that the Management Shares attributable to the Units owned by them bears to the total Management Shares for the Development;
- (b) the Owners of the Residential Units shall contribute to the expenses of the residential management budget as and when the same become due and payable in the proportion that the Management Shares attributable to the Residential Units owned by them bears to the total Management Shares allocated to the Residential Accommodation;
- (c) Please refer to the “Table of Allocation of Management Shares” in this section below for the number of management shares assigned to each residential property.

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

A sum as security equivalent to three (3) months’ first year’s budgeted Management Charges as deposit which shall be transferable but non-interest bearing and not refundable.

6. The area in the Development retained by the owner for that owner’s own use

Not applicable.

Notes:

- 1. Unless otherwise defined in the sales brochure, capitalized terms used in the above shall have the same meaning of such terms in the draft DMC.
- 2. For full details, please refer to the draft DMC which is free for inspection during opening hours at the sales office. Full script of the draft DMC is available for inspection upon request and copies of the draft DMC can be obtained upon paying necessary photocopying charges.

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

Table of Allocation of Undivided Shares:

Floor	Unit	No. of undivided shares allocated to each residential unit in the Development
3/F	A	32
	B	17
	C	15
	D	18
	E	20
5/F-10/F	A	30
	B	18
	C	16
	D	18
	E	19
11/F-12/F	A	30
	B	26
	C	26
	D	19
15/F	A	26
	B	26
	C	26
	D	21
16/F-23/F	A	26
	B	26
	C	26
	D	21
25/F	A	27
	B	27
	C	27
	D	22

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

Table of Allocation of Management Shares:

Floor	Unit	No. of management shares allocated to each residential unit in the Development
3/F	A	32
	B	17
	C	15
	D	18
	E	20
5/F-10/F	A	30
	B	18
	C	16
	D	18
	E	19
11/F-12/F	A	30
	B	26
	C	26
	D	19
15/F	A	26
	B	26
	C	26
	D	21
16/F-23/F	A	26
	B	26
	C	26
	D	21
25/F	A	27
	B	27
	C	27
	D	22

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

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

發展項目的已簽定的公契及管理協議（「公契」）訂明下列公用地方及公用設施：

1. 發展項目的公用部分

(A) 「公用地方」指發展項目公用地方、住宅公用地方及於任何附屬公契中限定作為公用地方的發展項目部份地方。

「發展項目公用地方」指公契所夾附之平面圖號碼DMC-01、DMC-02、DMC-03、DMC-04、DMC-05、DMC-06、DMC-07及DMC-08並經「認可人士」或其代表核證準確的圖則以黃色顯示而擬供各單位業主及佔用人共用與共享的發展項目部份，其中包括但不限於某些入口、出口、樓梯、管道、電房、電話槽、防火控制灑水閥房、消防花灑入水口、喉轆、變壓房、因樓宇後移導致的面積、水錶櫃、垃圾及物料回收房、電訊及廣播設備室、鋼筋混凝土消防喉或消防喉轆水缸、掣房、消防電梯大堂、消防泵房、花灑泵及水缸房、花灑水缸、緊急發電機機房、電錶房、鹹水及食水水缸及泵房、位於三樓的平台(作保養用途的公用地方)、天台的不供進入的平台、頂層天台、地下、一樓、二樓、天台及頂層天台的外牆(但不構成任何單位及於公契所夾附之立面圖以黃色顯示為識別目的)，以及供單位業主及佔用人共享而非個別單位業主或佔用人專用或專享的發展項目其他部份或範圍，但不包括住宅公用地方，亦不包括個別業主享有專屬權與特權持有、使用、佔用和享用的任何部份、範圍、地方或設施。此外，在適當情況下，如(a)發展項目任何部份符合該條例第2條中「公用部份」第(a)段的釋義或(b)發展項目任何部份乃該條例附表一訂明而符合該條例第2條中「公用部份」第(b)段的釋義，且此等部份將供所有發展項目單位業主共用及共享，則應視作屬於發展項目公用地方一部份。

「住宅公用地方」指公契所夾附之平面圖號碼DMC-01、DMC-02、DMC-03、DMC-04、DMC-05、DMC-06、DMC-07及DMC-08並經「認可人士」或其代表核證準確的圖則以綠色顯示而擬供各住宅單位業主及佔用人共用與共享的發展項目部份(不論在住宅樓宇的內或外)，其中包括但不限於管理員櫃位、食水及沖廁水泵房及水錶房、地下入口大堂、位於住宅公用地方的各樓層電梯大堂、管道、消防上水管道、住宅樓宇的樓梯、出口、外牆及護牆((但不構成住宅單位一部份及於公契所

夾附之立面圖號碼DMC-02至DMC-08(在上述圖中可以識別出的該些外牆)以綠色顯示為識別目的及不包括於住宅單位內的牆的內面的灰泥及覆層、下層露台及工作平台的鋼筋混凝土上蓋、下層露台的鋼筋混凝土上蓋、建築裝飾、住宅樓宇喉管、會所、二樓平台、二樓可供進入的廁所、消防喉轆、水錶櫃、位於三樓不供進入的平台、上述平台的護牆/圍欄/欄杆、升降機機房、特低壓電線槽、天台(不構成住宅單位一部份)及供住宅單位業主及佔用人和其訪客共享而非個別住宅單位業主或佔用人專用或專享的該土地及發展項目其他部份或範圍，但不包括發展項目公用地方，亦不包括個別業主享有專屬權與特權持有、使用、佔用和享用的任何部份、範圍、地方或設施。此外，在適當情況下，如(a)發展項目任何部份符合該條例第2條中「公用部份」第(a)段的釋義或(b)發展項目任何部份乃該條例附表一訂明而符合該條例第2條中「公用部份」第(b)段的釋義，且此等部份將供住宅單位業主共用及共享，則應視作屬於「住宅公用地方」一部份。

(B) 「公用設施」指發展項目公用設施、住宅公用設施及於任何附屬公契內指定的發展項目裝置及設施。

「發展項目公用設施」指裝設供發展項目業主及佔用人共用與共享而非個別業主或佔用人專用或專享之所有發展項目裝置及設施，包括但不限於：

- (a) 現時或於任何時間位於該土地及/或發展項目內、下、上或穿越其中而為發展項目供應食水、污水排放、燃氣、電力及任何其他服務的污水管、排水渠、水道、水管、溝渠、井(如有)、天線、電線、電纜及電話，以及其他任何鋪管或非鋪管服務設施；
- (b) 鐵閘、圍欄、通氣孔、照明及發展項目公用地方的機械通風或空調(如有)；
- (c) 發展項目的人工照明及後備緊急系統；及
- (d) 垃圾收集設備及設施及供發展項目業主及佔用人共享而非個別單位專用或專享的任何其他設備及設施，

但不包括住宅公用設施，亦不包括個別業主享有專屬權與特權持有、使用、佔用及享用之任何部份、範圍、地方或設施。

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

「住宅公用設施」指裝設供住宅單位業主及佔用人共用與共享而非個別住宅單位業主或佔用人專用或專享的所有發展項目裝置及設施(不論是否位於住宅樓宇內或外)，包括但不限於：-

- (a) 住宅公用地方的照明裝置、冷氣及機械通風系統 (如有者)；
- (b) 電視及電台天線、保安系統；
- (c) 升降機、升降機槽、升降機房及位於住宅樓宇的所有升降機大堂；及
- (d) 安裝供住宅單位業主或佔用人共用與共享而非個別住宅單位專用或專享的任何其他設施與設備，

但不包括發展項目公用設施，亦不包括個別業主享有專屬權與特權持有、使用、佔用及享用之任何部份、範圍、地方或設施。

2. 分配予發展項目中的每個住宅物業的不分割份數的數目

每個住宅物業的不分割份數的數目分配請參閱本節下文「不分割份數的分配表」。

3. 有關發展項目的管理人的委任年期

發展項目的管理人首屆任期由簽訂公契日期起計兩年，其後續任直至根據公契的條款終止為止。

4. 在發展項目中的住宅物業的擁有人之間分擔管理開支的基準

- (a) 發展項目所有單位的擁有人應當到期應付款時攤付發展項目的管理預算案開支，攤付比例為其所持單位的管理份數佔發展項目管理份數總額的比例。
- (b) 所有住宅物業的擁有人應當到期應付款時攤付住宅項目的管理預算案開支，攤付比例為其所持住宅物業的管理份數佔所有住宅物業管理份數總額的比例。
- (c) 每個住宅物業的管理份數的數目分配請參閱本節下文「管理份數的分配表」。

5. 計算管理費按金的基準

相等於單位首年管理預算案應付的三(3)個月管理費作為管理費按金，該管理費按金可轉讓，但不計息及不可退還。

6. 擁有人在發展項目中保留作自用的範圍

不適用。

備註：

- 1. 公契擬稿中界定的文字及詞語除非在售樓說明書中重新定義或明確說明，否則在本摘要內使用時具有相同的含義。
- 2. 請查閱公契擬稿以了解全部詳情。完整的公契擬稿現存於售樓處，於開放時間可供免費查閱，並可在支付所需影印費後取得公契擬稿之複印本。

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

不分割份數的分配表：

樓層	單位	分配予每個單位之不分割份數數目
3樓	A	32
	B	17
	C	15
	D	18
	E	20
5樓至10樓	A	30
	B	18
	C	16
	D	18
	E	19
11樓至12樓	A	30
	B	26
	C	26
	D	19
15樓	A	26
	B	26
	C	26
	D	21
16樓至23樓	A	26
	B	26
	C	26
	D	21
25樓	A	27
	B	27
	C	27
	D	22

備註：不設4樓、13樓、14樓及24樓。

管理份數的分配表：

樓層	單位	分配予每個單位之管理份數數目
3樓	A	32
	B	17
	C	15
	D	18
	E	20
5樓至10樓	A	30
	B	18
	C	16
	D	18
	E	19
11樓至12樓	A	30
	B	26
	C	26
	D	19
15樓	A	26
	B	26
	C	26
	D	21
16樓至23樓	A	26
	B	26
	C	26
	D	21
25樓	A	27
	B	27
	C	27
	D	22

備註：不設4樓、13樓、14樓及24樓。

SUMMARY OF LAND GRANT

批地文件的摘要

1. The Lot Number of the Land on which the Development is situated

Kowloon Inland Lot No.6890, Kowloon Inland Lot No.6891, Kowloon Inland Lot No.6892 and Kowloon Inland Lot No.6893 (collectively “the Land”).

2. The term of years under the Lease

The Land is held under four Government Leases, namely, (i) the Government Lease of Kowloon Inland Lot No. 6890; (ii) the Government Lease of Kowloon Inland Lot No.6891; (iii) the Government Lease of Kowloon Inland Lot No.6892; and (iv) the Government Lease of Kowloon Inland Lot No.6893 (collectively “the Lease”) all for a term of 75 years commencing from 28th January 1907 with a right of renewal for a further term of 75 years.

3. The user restrictions applicable to the Land

The Lease stipulates that the grantee shall not use the Land or any part thereof for the trade or business of a brazier, slaughterman, soap-maker, sugar-baker, fellmonger, melter of tallow, oilman, butcher, distiller, victualler or tavern-keeper, blacksmith, nightman, scavenger, or any other noisy noisome or offensive trade or business whatever, without the previous licence of the Government of the Hong Kong Special Administrative Region (the “Government”) signified in writing by the Chief Executive or other person duly authorised in that behalf.

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

Not Applicable.

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

The Lease stipulates that the grantee shall, from time to time and at all times after the date of the Grant when where and as often as need or occasion shall require, at his/her or their own proper costs and charges, well and sufficiently repair, uphold, support, maintain, pave, purge, scour, cleanse, empty, amend and keep the messuage or tenement, messuages or tenements, and all other erections and buildings, now or at any time after the date of the Grant standing upon the Land and all the walls, banks, cuttings, hedges, ditches, rails, lights, pavements, privies, sinks, drains and watercourses thereunto belonging, and which shall in anywise belong or appertain unto the same, in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Government.

6. The lease conditions that are onerous to a purchaser

(a) Under the Lease, it is except and reserved unto the Government all mines, minerals, mineral oils and quarries of stone in, under and upon the Land and all such earth, soil, marl, clay, chalk, brick-earth, gravel, sand, stone and stones and other earths or materials which now are or thereafter during the said term shall be under or upon the Land or any part or parts thereof as the Government may require for the roads, public buildings

or other public purposes of Hong Kong and the Government with full liberty of Ingress Egress and Regress to and for the Government its Agents Servants and Workmen at reasonable times in the day during the continuance of this demise with or without horses carts carriages and all other necessary things into upon from and out of all or any part or parts of the said piece or parcel of ground to view dig for convert and carry away the said excepted Minerals Stone Earths and other things respectively or any part or parts thereof respectively thereby doing as little damage as possible to the said piece or parcel of ground and also save and except full power to the Government to make and conduct in through and under the said piece or parcel of ground all and any public or common sewers drains or watercourses.

- (b) The Lease stipulates that the grantee shall and will, from time to time and at all times after the date of the Grant when where and as often as need or occasion shall require, at his her or their own proper costs and charges, well and sufficiently repair, uphold, support, maintain, pave, purge, scour, cleanse, empty, amend and keep the messuage or tenement, messuages or tenements, and all other erections and buildings, now or at any time hereafter standing upon the Land and all the walls, banks, cuttings, hedges, ditches, rails, lights, pavements, privies, sinks, drains and watercourses thereunto belonging, and which shall in anywise belong or appertain unto the same, in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Government.
- (c) The Lease stipulates that the grantee shall bear, pay and allow a reasonable share and proportion for and towards the costs and charges of making, building, repairing and amending, all or any roads, lanes, pavements, channels, fences and party-walls, draughts, private or public sewers and drains, requisite for, or in, or belonging to the Land or any part thereof, in common with other premises near or adjoining thereto, and that such proportion shall be fixed and ascertained by the Government and shall be recoverable in the nature of rent in arrears.
- (d) The Lease provides that it shall be lawful for the Government by the Director or other persons deputed to act for the Government twice or oftener in every year during the said term at all reasonable times in the day to enter into and upon the Land to view search and see the condition of the same and of all decays defects and wants of reparation and amendment which upon every such view shall be found to give or leave notice in writing at or upon the demised premises or some part thereof unto or for the Lessee to repair and amend the same within Three Calendar Months then next following within which time the Lessee will repair and amend the same accordingly.
- (e) The Lease provides that the Government shall have full power to resume, enter into, and re-take possession of all or any part of the Land if required for the improvement of Hong Kong or for any other public purpose whatsoever, three calendar months’ notice being given to the grantee of its being so required, and a full and fair compensation for the Land and the buildings thereon at a valuation to be fairly and impartially made by the Government.

Note:

1. The “grantee” as mentioned in this section means the “Lessee” under the Lease and where the context so admits or requires include his executors, administrators and assigns.
2. Please refer to the Lease for details. A copy of the Lease is available for free inspection upon request at the sales office during opening hours and copies of the Lease can be obtained upon paying necessary photocopying charges.

SUMMARY OF LAND GRANT

批地文件的摘要

1. 發展項目所位於的土地的地段編號

九龍內地段第6890號、九龍內地段第6891號、九龍內地段第6892號及九龍內地段第6893號（統稱「該土地」）。

2. 有關租契規定的年期

該土地分別為(i)九龍內地段第6890號；(ii)九龍內地段第6891號；(iii)九龍內地段第6892號；及(iv)九龍內地段第6893號並由四份租契(合稱「該租契」)持有，批出的年期皆為由1907年1月28日起計75年並有權續期75年。

3. 適用於該土地的用途限制

該租契列明該土地或任何部份不得用於、經營或從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務，或任何其他產生噪音、發出惡臭或令人厭惡的行業或業務，除非事前已得到行政長官或就此獲妥為授權的其他人以書面給予特許。

4. 按規定須興建並提供予政府或供公眾使用的設施

不適用

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

該租契列明承授人須不時及於任何時候每當有需要時自費充分地及完善地修復、維持、支持、保養、鋪設、清除、沖刷、清洗、清空、改善及保持現在或將來任何時間豎設於該土地上的房屋、宅院或物業及所有其他豎設物及建築物，連同所有屬於或有關的牆壁、土堤、路塹、樹籬、溝渠、圍欄、鐵軌、照明、行人路、廁所、水槽、排水溝及水道，並以各種方式作出需要及必要的修補、清洗及修改工程，整個工程須達致政府滿意的程度。

6. 對買方造成負擔的租用條件

- (a)根據該租契，政府保留所有政府就其為香港的道路、公共建築或其他公共目的所需，在該片或該幅土地之內、之下或之上的礦產、礦物、石油、石礦、及所有現時或其後於批租存續期間內於該片或該幅土地或其任何部分之下或之上的土壤、泥土、泥灰岩、黏土、白堊、磚土、礫石、砂、石頭及石堆、及其他土料或材料；政府、其代理人、傭人及工人有權於批租存續期間內於年中合理時間內自由進出穿越該片或該幅土地或其任何部分，不論是否連同馬匹、馬車、運貨車、及其他必需之事物，以視察、挖掘、轉用及移走上述保留之礦物、石頭、土料及其他事物或其任何部分，惟須對該片或該幅土地造成盡可能少的損害。政府亦有全權於該片或該幅土地內、穿過、或於其之下加置或接駁所有及任何公共或公用排污渠、排水渠或水道。該租契列明政府有完全權力在該土地內、並穿過該土地及在其下裝置及接駁所有及任何公共或公用排污渠、排水渠或水道。
- (b)該租契列明承授人須不時及於任何時候每當有需要時自費充分地及完善地修復、維持、支持、保養、鋪設、清除、沖刷、清洗、清空、改善及保持現在或將來任何時間豎設於該土地上的房屋、宅院或物業及所有其他豎設物及建築物，連同所有屬於或有關的牆壁、土堤、路塹、樹籬、溝渠、圍欄、鐵軌、照明、行人路、廁所、水槽、排水溝及水道，並以各種方式作出需要及必要的修補、清洗及修改工程，整個工程須達致政府滿意的程度。
- (c)該租契列明承授人須按一個合理的數額和比例承擔及支付製造、興建、維修及改善於該土地或其任何部分或為其所需而與附近或毗連範圍共用的所有或任何道路、車道、行人道、通道、圍牆和共用牆、通風口、私人或公用排污渠和排水渠的費用及收費；該數額由政府釐定並可作為欠繳租金的性質追討。
- (d)該租契列明政府可透過署長或獲其指派代表行事的其他人在租契規定的年內每年兩次或多於日間任何合理時間合法地進入該土地以便檢視、搜查及查看該土地的狀況。每當視察時發現有任何頹敗、損壞及需要維修及修正之處，將會發出或在特此予以批租的土地或其部分留下書面通知，要求承租人在其後三個曆月內進行維修及修正，而承授人須按通知於該期限內進行維修及修正。
- (e)該租契列明如為改善香港或任何其他公共目的需要，經發出三個公曆月的通知及支付由政府評定的公平公正地賠償，政府有權收回、進入及重新管有該土地或其任何部分。

附註：

- 這部份提及的“承授人”即該租契內的“承租人”，及包括其遺囑執行人、遺產管理人及受讓人如情況承認或所須。
- 請參考批地文件以了解全部詳情。批地文件副本已備於售樓處，可在售樓處辦公時間免費要求閱覽，並可在支付所需的影印費後獲取複印本。

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES
公共設施及公眾休憩用地的資料

A. Any facilities that are required under the land grant to be constructed and provided for the Government, or for public use	E. A plan that shows the location of those facilities and open spaces, and those parts of the land, mentioned above as far as it is practicable to do so
Not Applicable	Not Applicable
B. Any 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	F. Whether the general public has the right to use those facilities or open spaces, or those parts of the land, mentioned above in accordance with the land grant or the deed of dedication (as the case may be)
Not Applicable	Not Applicable
C. 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	G. Provisions of the land grant and the deed of dedication that concern those facilities and open spaces, and those parts of the land, mentioned above
Not Applicable	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)	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, mentioned above
Not Applicable	Not Applicable

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

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任何設施

不適用

B. 根據批地文件規定須由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設施

不適用

C. 根據批地文件規定須由該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

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. 在切實可行範圍內，盡量顯示上述設施、休憩用地及土地中的該等部分的位置的圖則

不適用

F. 公眾是否有權按照批地文件或撥出私人地方供公眾使用的契據(視屬何情況而定)使用上述設施或休憩用地，或土地中的該等部分

不適用

G. 批地文件及撥出私人地方供公眾使用的契據中關於上述設施、休憩用地及土地中的該等部分的條文

不適用

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

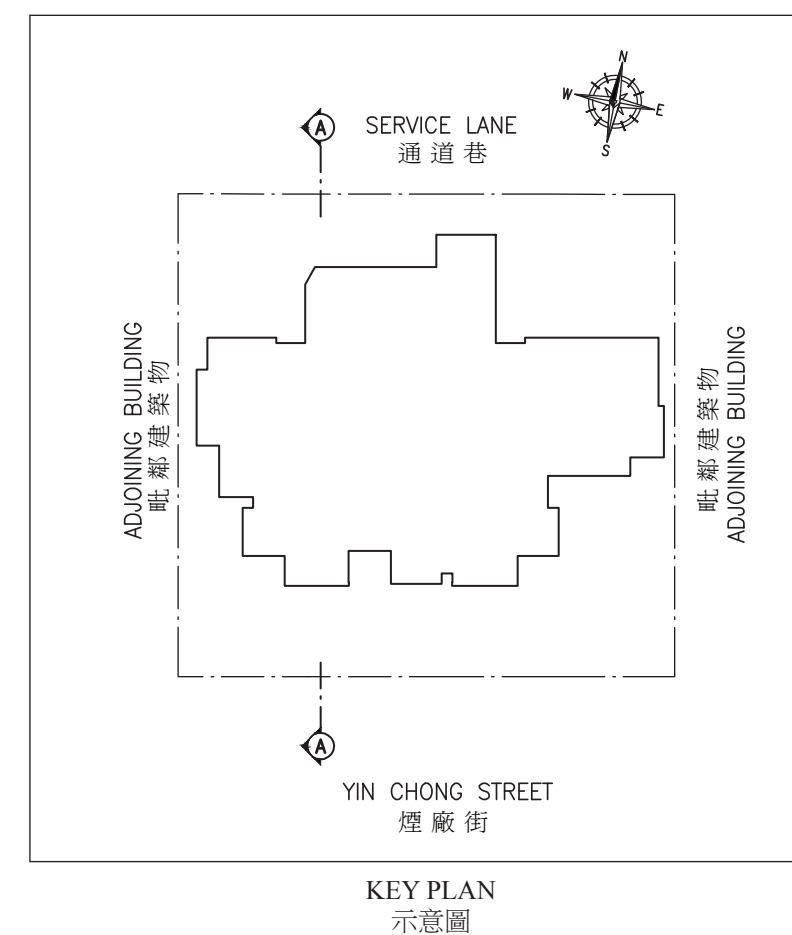
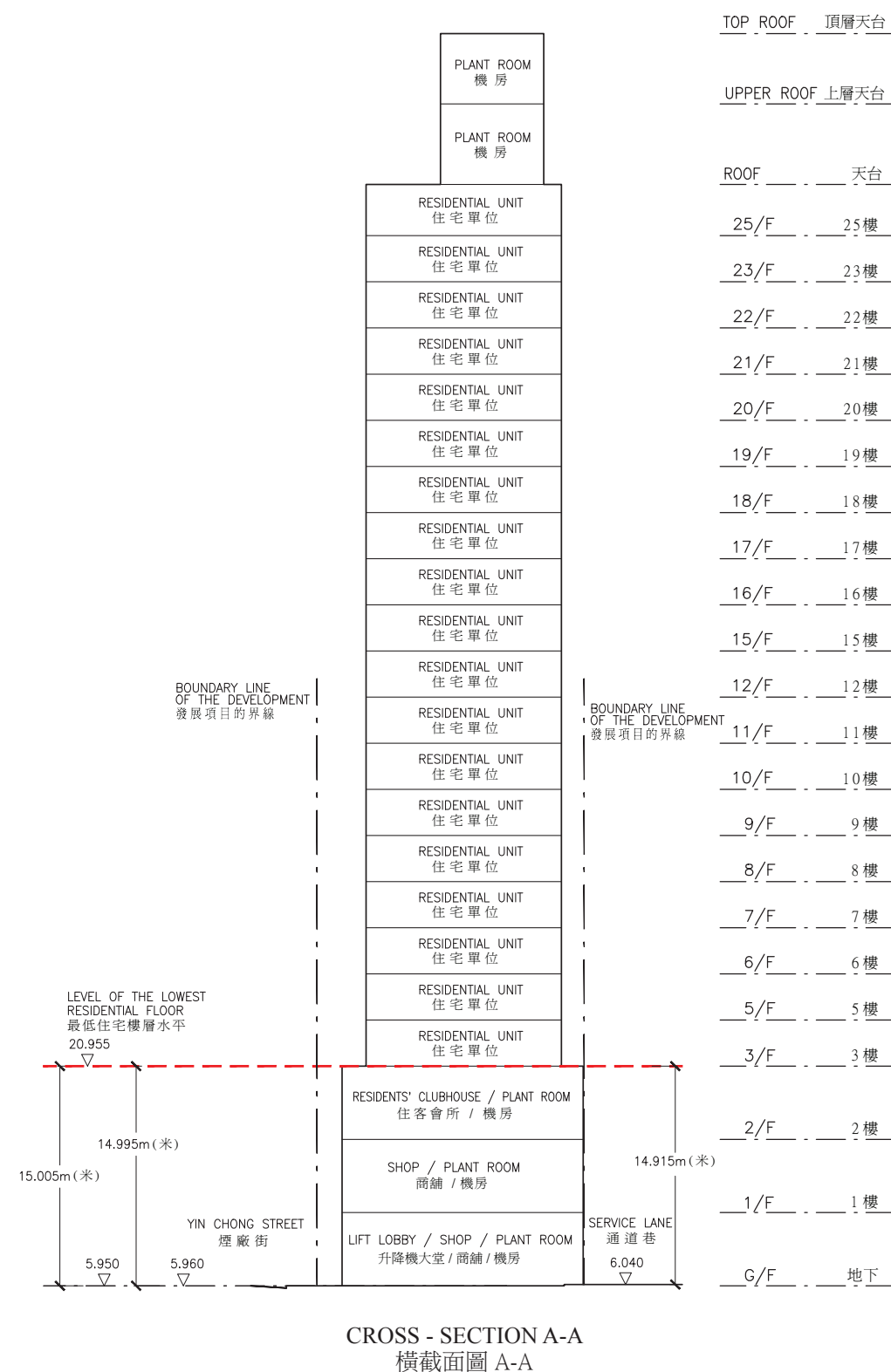
不適用

WARNING TO PURCHASERS

對買方的警告

1. The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
 2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
 3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser:-
 - (i) that firm may not be able to protect the purchaser's interests; and
 - (ii) the purchaser may have to instruct a separate firm of solicitors.
 4. In the case of paragraph (3)(ii) above, the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.
1. 現建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。
 2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
 3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突：—
 - (i) 該律師事務所可能不能夠保障買方的利益；及
 - (ii) 買方可能要聘用一間獨立的律師事務所。
 4. 如屬上述(3)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

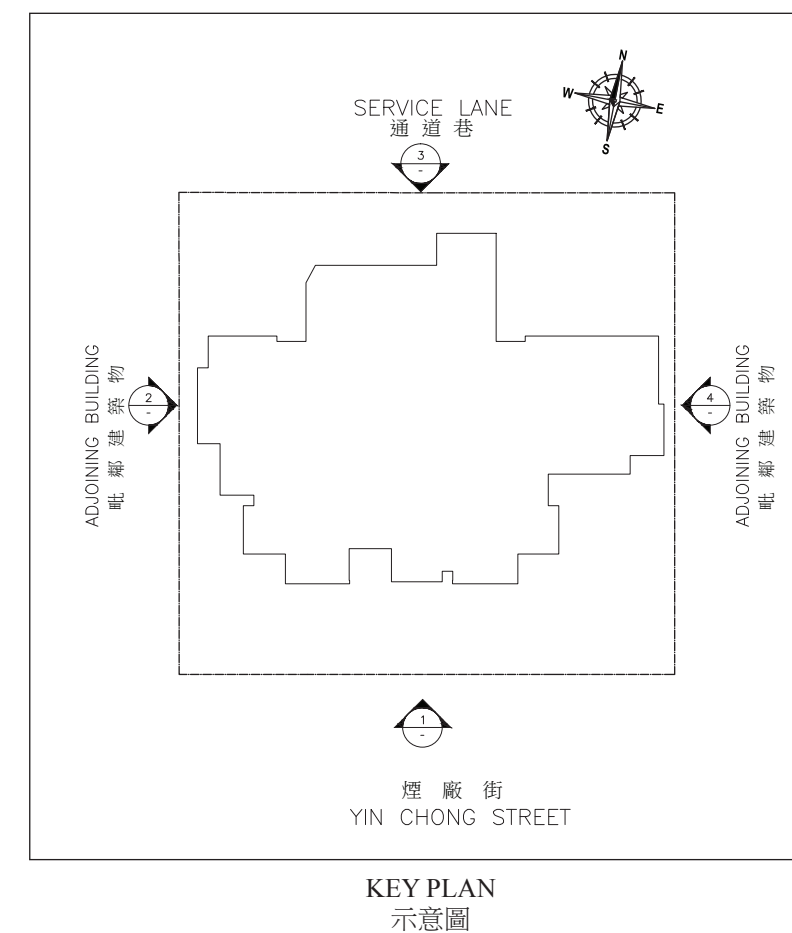
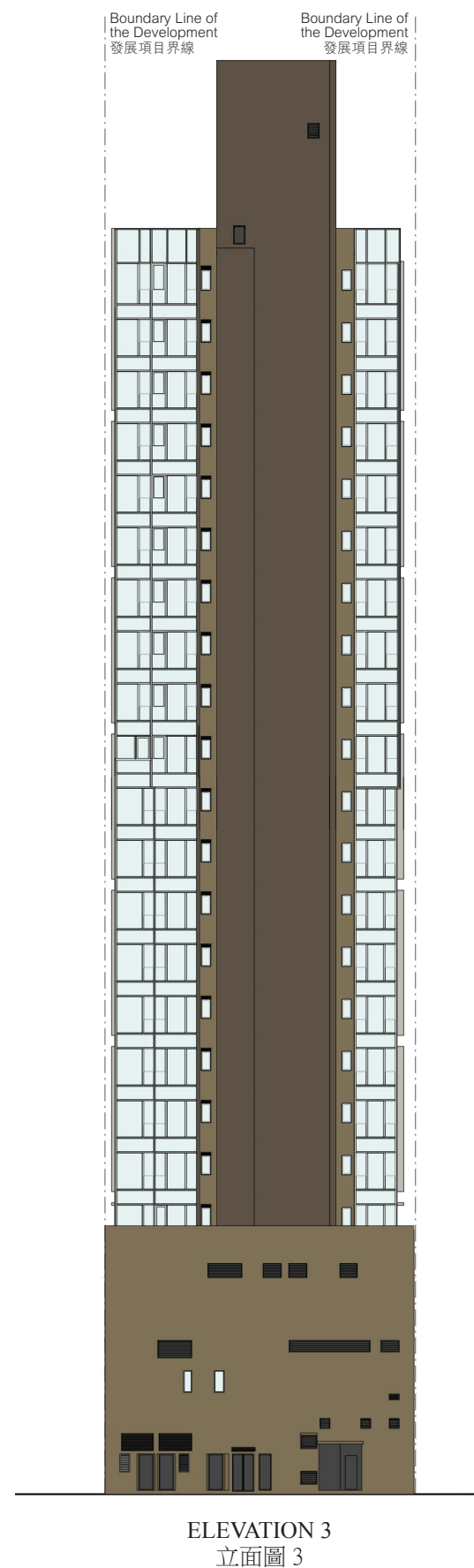
CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT 發展項目中的建築物的橫截面圖



1. The part of Yin Chong Street adjacent to the building is 5.950 to 5.960 metres above the Hong Kong Principal Datum.
2. The part of Service Lane adjacent to the building is 6.040 metres above the Hong Kong Principal Datum.
3. Red dotted line denotes the level of the lowest residential floor.
4. ∇ denotes height (in metre) above the Hong Kong Principal Datum.

- 毗連建築物的一段煙廠街為香港主水平基準以上5.950至5.960米。
- 毗連建築物的一段通道巷為香港主水平基準以上6.040米。
- 紅色虛線為最低住宅樓層水平。
- ▽ 代表香港主水平基準以上的高度（米）。

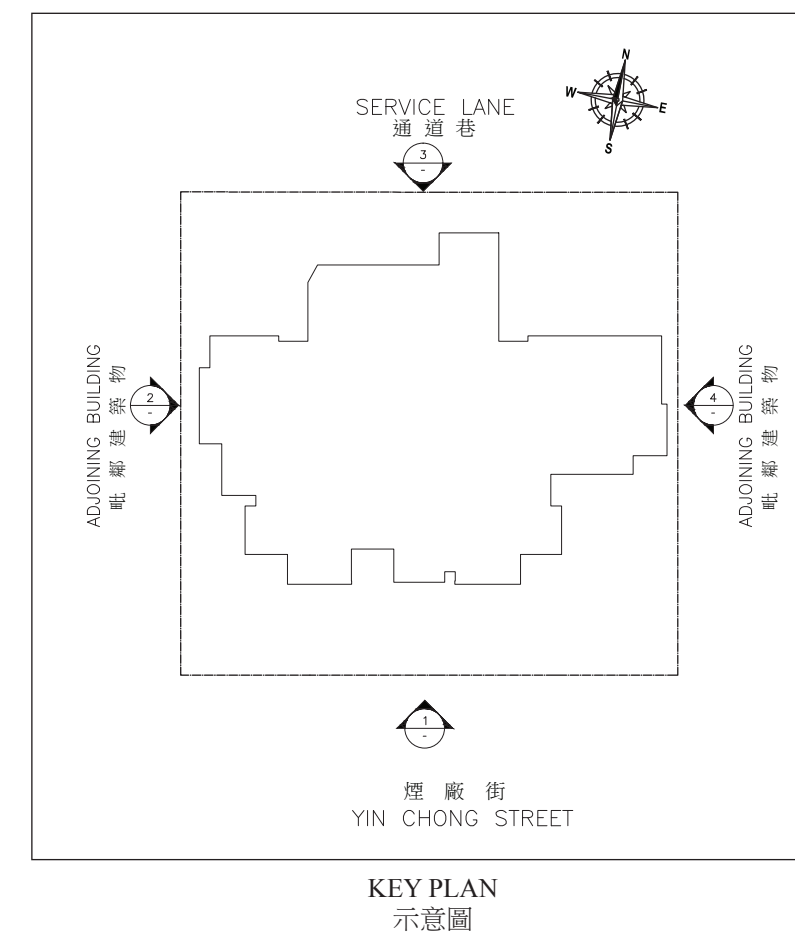
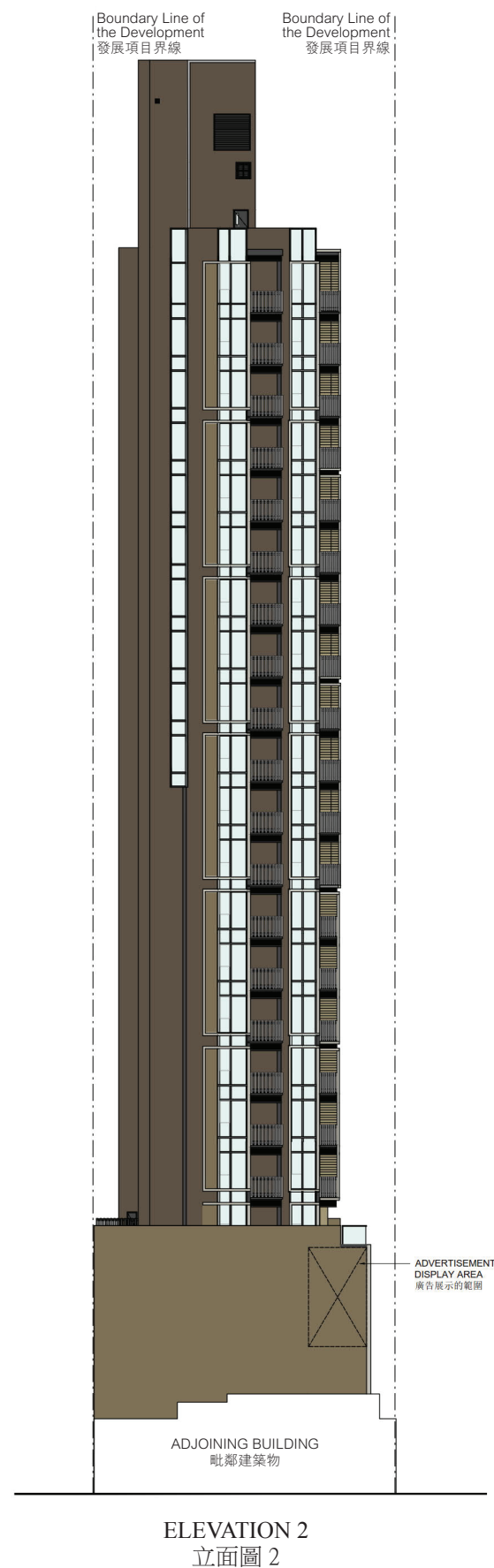
ELEVATION PLAN 立面圖



Authorized Person for the Development certified that the elevations shown on this plan:
(a) are prepared on the basis of the approved building plans for the Development as of 1 August 2022; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：
(a) 以2022年8月1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
(b) 大致上與本項目的外觀一致。

ELEVATION PLAN 立面圖



Authorized Person for the Development certified that the elevations shown on this plan:
(a) are prepared on the basis of the approved building plans for the Development as of 1 August 2022; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：
(a) 以2022年8月1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
(b) 大致上與本項目的外觀一致。

INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

發展項目中的公用設施的資料

Common Facilities 公用設施	Location 位置	Covered 有上蓋遮蓋		Uncovered 無上蓋遮蓋	
		Area (sq. m.) 面積（平方米）	Area (sq. ft.) 面積（平方呎）	Area (sq. m.) 面積（平方米）	Area (sq. ft.) 面積（平方呎）
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所 （包括供住客使用的任何康樂設施）	2/F 2樓	58.513	630	17.707	191
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱)	-	-	-	-	-
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方 (不論是稱為有蓋及園景的遊樂場或有其他名稱)	-	-	-	-	-

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

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

閱覽圖則及公契

1. Copies of outline zoning plans relating to the Development are available for inspection at www.ozp.tpb.gov.hk

2. (a) A copy of every Deed of Mutual Covenant in respect of the specified residential property that has been executed as at the date on which the specified residential property is offered to be sold, is available for inspection at the place at which the residential property is offered to be sold.

(b) The inspection is free of charge.
1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 www.ozp.tpb.gov.hk

2. (a) 關於住宅物業的已簽定的每一公契的副本在將指明住宅物業提供出售的日期存放在住宅物業的售樓處，以供閱覽。

(b) 無須為閱覽付費。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. Exterior finishes			
Item		Description	
(a)	External wall	Type of finishes	Tile, external paint, aluminium architectural feature, aluminium cladding, metal balustrade, glass balustrade, metal louvres and curtain wall
(b)	Window	Material of frame	Fluorocarbon coated aluminium frame
		Material of glass	<p>Insulated-Glass-Unit (IGU) with low-e coating clear and obscure tempered glass in Living and Dining Room of the following flats: Flat B & C on 3/F, 5/F-12/F, 15/F-23/F and 25/F Flat D on 3/F and 5/F-10/F</p> <p>Insulated-Glass-Unit (IGU) with low-e coating clear tempered glass in Living and Dining Room of the following flats: Flat A on 3/F, 5/F-12/F, 15/F-23/F and 25/F Flat D on 11/F-12/F, 15/F-23/F and 25/F Flat E on 3/F and 5/F-10/F</p> <p>Insulated-Glass-Unit (IGU) with low-e coating clear and obscure tempered glass in Bedroom of the following flats: Flat A on 5/F-12/F, 15/F-23/F and 25/F</p> <p>Insulated-Glass-Unit (IGU) with low-e coating clear tempered glass in Bedroom of the following flats: Flat A on 3/F Flat B & C on 11/F-12/F, 15/F-23/F and 25/F Flat D on 15/F-23/F and 25/F</p> <p>Insulated-Glass-Unit (IGU) with low-e coating clear tempered glass in Study Room of the following flats: Flat A on 3/F and 5/F-12/F</p> <p>Obscure tempered glass in Bathroom of the following flats: Flat A on 3/F, 5/F-12/F, 15/F-23/F and 25/F Flat D on 11/F-12/F, 15/F-23/F and 25/F Flat E on 3/F and 5/F-10/F</p>
(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
		Floor	Tile
		Wall	Tile
		Ceiling	Metal false ceiling
		Balustrade	Metal balustrade
		Whether it is covered	Balcony is covered
(f)	Drying facilities for clothing	Verandah	Not applicable
		Type	Not applicable
		Material	Not applicable

1. 外部裝修物料			
細項		描述	
(a)	外牆	裝修物料的類型	瓷磚、外牆漆、鋁質建築裝飾、鋁質飾板、金屬欄河、玻璃欄河、金屬板葉及玻璃幕牆
(b)	窗	框的用料	氟化碳噴塗層鋁框
		玻璃的用料	<p>以下單位之客飯廳配置低輻射鍍膜雙層中空強化清玻璃及磨沙強化玻璃： 3樓、5樓至12樓、15樓至23樓及25樓B及C單位 3樓、5樓至10樓D單位</p> <p>以下單位之客飯廳配置低輻射鍍膜雙層中空強化清玻璃： 3樓、5樓至12樓、15樓至23樓及25樓A單位 11樓至12樓、15樓至23樓及25樓D單位 3樓及5樓至10樓E單位</p> <p>以下單位之睡房配置低輻射鍍膜雙層中空強化清玻璃及磨沙強化玻璃： 5樓至12樓、15樓至23樓及25樓A單位</p> <p>以下單位之睡房配置低輻射鍍膜雙層中空強化清玻璃： 3樓A單位 11樓至12樓、15樓至23樓及25樓B及C單位 15樓至23樓及25樓D單位</p> <p>以下單位之書房配置低輻射鍍膜雙層中空強化清玻璃： 3樓、5樓至12樓A單位</p> <p>以下單位之浴室配置磨沙強化玻璃： 3樓、5樓至12樓、15樓至23樓及25樓A單位 11樓至12樓、15樓至23樓及25樓D單位 3樓及5樓至10樓E單位</p>
(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
		地台	瓷磚
		牆身	瓷磚
		天花	金屬假天花
		欄河	金屬欄河
		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

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior finishes					
Item		Description			
(a)	Lobby	Type of finishes	Wall	Floor	Ceiling
			Tile, metal, natural stone, glass and wood veneer on exposed surface	Tile on exposed surface	Gypsum board false ceiling finished in emulsion paint and wood veneer
(b)	Internal wall and ceiling	Type of finishes	Wall	Ceiling	
		Living and Dining Room	Emulsion paint on exposed surface in the following flats: Flat A on 3/F, 5/F-12/F, 15/F-23/F and 25/F Flat C on 3/F and 5/F-10/F Emulsion paint, glass, wood veneer and metal on exposed surface in the following flats: Flats B and E on 3/F and 5/F-10/F Flat D on 3/F, 5/F-12/F, 15/F-23/F and 25/F Emulsion paint, wood veneer and metal on exposed surface in the following flats: Flats B and C on 11/F-12/F, 15/F-23/F and 25/F	Emulsion paint on exposed surface and gypsum board bulkhead finished in emulsion paint	
		Bedroom	Emulsion paint on exposed surface	Emulsion paint on exposed surface and gypsum board bulkhead finished in emulsion paint	

2. 室內裝修物料					
細項		描述			
(a)	大堂	裝修物料的類型	牆壁	地板	天花板
			外露部份鋪砌瓷磚、金屬飾面、天然石材、玻璃及木皮飾面	外露部份鋪砌瓷磚	石膏板假天花髹乳膠漆及配置木皮飾面
(b)	內牆及天花板	裝修物料的類型	牆壁	天花板	
		客飯廳	以下單位外露部份髹乳膠漆： 3樓、5樓至12樓、15樓至23樓及25樓A單位 3樓及5樓至10樓C單位 以下單位外露部份髹乳膠漆，配置玻璃、木皮飾面及金屬飾面： 3樓及5樓至10樓B及E單位 3樓、5樓至12樓、15樓至23樓及25樓D單位 以下單位外露部份髹乳膠漆及配置木皮飾面及金屬飾面： 11樓至12樓、15樓至23樓及25樓B及C單位	外露部份髹乳膠漆及裝設石膏板假陣髹乳膠漆	
		睡房	外露部份髹乳膠漆	外露部份髹乳膠漆及裝設石膏板假陣髹乳膠漆	

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior finishes						
Item		Description				
(c)	Internal floor		Floor	Skirting		
		Material for Living and Dining Room	Tile on exposed surface	Timber skirting		
		Material for Bedroom	Tile on exposed surface	Timber skirting		
(d)	Bathroom	Type of finishes	Wall	Floor	Ceiling	
			Tile on exposed surface	Tile on exposed surface	Gypsum board false ceiling finished in emulsion paint	
		Whether the wall finishes run up to the ceiling	Finishes run up to the false ceiling level			
(e)	Kitchen	Type of finishes	Wall	Floor	Ceiling	Cooking Bench
			Tile and metal trimming on exposed surface	Tile on exposed surface	Gypsum board false ceiling finished in emulsion paint	Solid surface countertop
		Whether the wall finishes run up to the ceiling	Finishes run up to the false ceiling level			

2. 室內裝修物料						
細項		描述				
(c)	內部地板		地板	牆腳線		
		客飯廳的用料	外露部份鋪砌瓷磚	木腳線		
		睡房的用料	外露部份鋪砌瓷磚	木腳線		
(d)	浴室	裝修物料的類型	牆壁	地板	天花板	
			外露部份鋪砌瓷磚	外露部份鋪砌瓷磚	石膏板假天花髹乳膠漆	
		牆壁的裝修物料是否鋪至天花板	牆壁的裝修物料鋪至假天花			
(e)	廚房	裝修物料的類型	牆壁	地板	天花板	灶台
			外露部份鋪砌瓷磚及金屬飾邊	外露部份鋪砌瓷磚	石膏板假天花髹乳膠漆	實心面材
		牆壁的裝修物料是否鋪至天花板	牆壁的裝修物料鋪至假天花			

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior fittings					
Item		Description			
(a)	Doors		Material	Finishes	Accessories
		Entrance door	Solid core fire rated timber swing door	Wood veneer	Smart door lock, handle, concealed door closer, eye viewer and door stopper
		Bedroom door	Hollow core timber swing door in the following flats: Flat A on 3/F, 5/F-12/F, 15/F-23/F and 25/F Hollow core timber sliding door in the following flats: Flats B and C on 11/F-12/F, 15/F-23/F and 25/F	Wood veneer	Swing door: Lockset, handle and door stopper Sliding door: Sliding door track set and lockset
		Bathroom door	Hollow core timber swing door in the following flats: Flat A on 3/F, 5/F-12/F, 15/F-23/F and 25/F Hollow core timber swing door with louver in the following flats: Flats B and C on 11/F-12/F, 15/F-23/F and 25/F Hollow core timber sliding door with louver in the following flats: Flats B, C and E on 3/F and 5/F-10/F Flat D on 3/F, 5/F-12/F, 15/F-23/F and 25/F	Wood veneer	Swing door: Lockset, handle and door stopper Sliding door: Sliding door track set and lockset
		Study Room door	Hollow core timber sliding door in Flat A on 3/F and 5/F-12/F	Wood veneer	Sliding door track set and lockset

3. 室內裝置					
細項		描述			
(a)	門		用料	裝修物料	配件
		單位大門	實心防火木掩門	木皮飾面	配置智能門鎖、把手、隱藏式氣鼓、防盜眼及門擋
		睡房門	以下單位選用空心木掩門： 3樓、5樓至12樓、15樓至23樓及25樓A單位 15樓至23樓及25樓D單位 以下單位選用空心木趟門： 11樓至12樓、15樓至23樓及25樓B及C單位	木皮飾面	掩門： 配置門鎖、把手及門擋 趟門： 配置趟門軌道及門鎖
		浴室門	以下單位選用空心木掩門： 3樓、5樓至12樓、15樓至23樓及25樓A單位 以下單位選用空心木掩門設有百葉： 11樓至12樓、15樓至23樓及25樓B及C單位 以下單位選用空心木趟門設有百葉： 3樓及5樓至10樓B、C及E單位 3樓、5樓至12樓、15樓至23樓及25樓D單位	木皮飾面	掩門： 配置門鎖、把手及門擋 趟門： 配置趟門軌道及門鎖
		書房門	以下單位選用空心木趟門： 3樓及5樓至12樓A單位	木皮飾面	配置趟門軌道及門鎖

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior fittings					
Item		Description			
(a)	Doors	Balcony door	Aluminium framed Insulated-Glass-Unit (IGU) with low-e coating sliding door in the following flats: Flat A on 5/F-12/F, 15/F-23/F and 25/F Aluminium framed Insulated-Glass-Unit (IGU) with low-e coating swing door in the following flats: Flats B, C and E on 5/F-10/F Flat D on 5/F-12/F, 15/F-23/F and 25/F	Fluorocarbon coated aluminium frame	Sliding door: Sliding door track set, lockset and handle Swing door: Lockset and handle
		Balcony and Utility Platform door	Aluminium framed Insulated-Glass-Unit (IGU) with low-e coating sliding door in Flats B and C on 11/F-12/F, 15/F-23/F and 25/F	Fluorocarbon coated aluminium frame	Sliding door track set, lockset and handle
		Flat Roof door	Aluminium framed Insulated-Glass-Unit (IGU) with low-e coating swing door in the following flats: Flat A on 3/F and 15/F Flats B, C, D and E on 3/F Aluminium framed Insulated-Glass-Unit (IGU) with low-e coating folding door in Flat A on 3/F	Fluorocarbon coated aluminium frame	Swing door: Lockset and handle Folding door: Folding door track set, lockset and handle

3. 室內裝置					
細項		描述			
(a)	門		用料	裝修物料	配件
		露台門	以下單位選用鋁框雙層中空低輻射鍍膜玻璃趟門： 5樓至12樓、15樓至23樓及25樓A單位 以下單位選用鋁框雙層中空低輻射鍍膜玻璃掩門： 5樓至10樓B、C及E單位 5樓至12樓、15樓至23樓及25樓D單位	氟化碳噴塗層鋁框	趟門： 配置趟門軌道、門鎖及把手 掩門： 配置門鎖及把手
		露台及工作台門	11樓至12樓、15樓至23樓及25樓B及C單位選用鋁框雙層中空低輻射鍍膜玻璃趟門	氟化碳噴塗層鋁框	配置趟門軌道、門鎖及把手
	平台門	以下單位選用鋁框雙層中空低輻射鍍膜玻璃掩門： 3樓及15樓A單位 3樓B、C、D及E單位 3樓A單位選用鋁框雙層中空低輻射鍍膜玻璃摺門	氟化碳噴塗層鋁框	掩門： 配置門鎖及把手 摺門： 配置摺門軌道、門鎖及把手	

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior fittings				
Item		Description		
(b)	Bathroom	Fittings and equipment	Type	Material
		Cabinet	Vanity countertop in following flats: Flats A and C on 3/F, 5/F-12/F, 15/F-23/F and 25/F Flat B on 11/F-12/F, 15/F-23/F and 25/F	Natural stone
			Vanity cabinet in following flats: Flats A and C on 3/F, 5/F-12/F, 15/F-23/F and 25/F Flat B on 11/F-12/F, 15/F-23/F and 25/F	Timber
			Mirror cabinet in following flats: Flats A and C on 3/F, 5/F-12/F, 15/F-23/F and 25/F Flat B on 11/F-12/F, 15/F-23/F and 25/F	Timber
			Storage cabinet in the following flats: Flats B, C and E on 3/F and 5/F-10/F Flat D on 3/F, 5/F-12/F, 15/F-23/F and 25/F	Timber and glass
		Bathroom fittings	Water Closet	Vitreous china
			Wash basin in following flats: Flats A and C on 3/F, 5/F-12/F, 15/F-23/F and 25/F Flat B on 11/F-12/F, 15/F-23/F and 25/F	Vitreous china
			Basin mixer in following flats: Flats A and C on 3/F, 5/F-12/F, 15/F-23/F and 25/F Flat B on 11/F-12/F, 15/F-23/F and 25/F	Metal
			Paper holder	Metal
			Hanging hook	Metal
			Shelf	Metal
		Equipment	For the appliances provision and brand name, please refer to the “Appliances Schedule”	

3. 室內裝置				
細項		描述		
(b)	浴室	裝置及設備	類型	用料
		櫃	以下單位配置洗手盆台面： 3樓、5樓至12樓、15樓至23樓及25樓A及C單位 11樓至12樓、15樓至23樓及25樓B單位	天然石
			以下單位配置洗手盆櫃： 3樓、5樓至12樓、15樓至23樓及25樓A及C單位 11樓至12樓、15樓至23樓及25樓B單位	木材
			以下單位配置鏡櫃： 3樓、5樓至12樓、15樓至23樓及25樓A及C單位 11樓至12樓、15樓至23樓及25樓B單位	木材
			以下單位配置儲物櫃： 3樓及5樓至10樓B、C及E單位 3樓、5樓至12樓、15樓至23樓及25樓D單位	木材及玻璃
		潔具	座廁	搪瓷
			以下單位配置面盆： 3樓、5樓至12樓、15樓至23樓及25樓A及C單位 11樓至12樓、15樓至23樓及25樓B單位	搪瓷
			以下單位配置龍頭： 3樓、5樓至12樓、15樓至23樓及25樓A及C單位 11樓至12樓、15樓至23樓及25樓B單位	金屬
			紙巾架	金屬
			掛衣勾	金屬
			架	金屬
			設備	隨樓附送之設備及品牌，請參閱「設備說明表」

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior fittings				
Item		Description		
(b)	Bathroom		Type	Material
		Water supply system	Cold water supply	Copper water pipes
			Hot water supply	Copper water pipes with thermal insulation
		Bathing facilities (including shower or bath tub, if applicable)	Type	Material
			Shower set	Metal
			Shower cubicle	Tempered clear glass
		Size of bath tub (if applicable)	Not applicable	
(c)	Kitchen		Material	
		Sink unit	Stainless steel	
		Water supply system	Type	Material
			Cold water supply	Copper water pipes
			Hot water supply	Copper water pipes with thermal insulation
			Material	Finishes
		Kitchen cabinet	Cabinet in plywood board carcass and MDF board door panels	Lacquer and plastic laminate
		Type of all other fittings and equipment	Fire service installations and equipment	Smoke detector with sounder base and sprinkler head are fitted in or near open kitchen
			Other fittings	Chrome plated mixer
			Other equipment	For the appliances provision and brand name, please refer to the “Appliances Schedule”
(d)	Bedroom		Type	Material
		Fittings (including built-in wardrobe)	Not applicable	Not applicable
(e)	Telephone	Location and number of connection points	Please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Flats”	
(f)	Aerials	Location and number of connection points	Please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Flats”	

3. 室內裝置				
細項		描述		
(b)	浴室		類型	用料
		供水系統	冷水喉	銅喉
			熱水喉	配有隔熱絕緣之銅喉
		沐浴設施 (包括花灑或浴缸(如適用的話))	類型	用料
			花灑套裝	金屬
			淋浴間	強化清玻璃
		浴缸大小 (如適用的話)	不適用	
(c)	廚房		用料	
		洗滌盆	不銹鋼	
			類型	用料
		供水系統	冷水喉	銅喉
			熱水喉	配有隔熱絕緣之銅喉
			用料	裝修物料
		廚櫃	木夾板廚櫃配置中級密度纖維門板	啞面漆及膠板
		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裝置煙霧探測器連發聲器底座及消防花灑頭
			其他裝置	鍍鉻水龍頭
			其他設備	隨樓附送之設備及品牌，請參閱「設備說明表」
(d)	睡房		類型	用料
		裝置(包括嵌入式衣櫃)	不適用	不適用
(e)	電話	接駁點的位置及數目	請參閱「住宅單位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「住宅單位機電裝置位置及數量說明表」	

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior fittings				
Item		Description		
(g)	Electrical installations	Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets
			Safety devices	Three phase electricity supply with miniature circuit breaker distribution board
		Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed ¹	
		Location and number of power points and air-conditioner points	Please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Flats”	
(h)	Gas supply	Type	Not applicable	
		System	Not applicable	
		Location	Not applicable	
(i)	Washing machine connection point	Location	Please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Flats”	
		Design	Drain point and water point are provided for washing machine	
(j)	Water supply	Material of water pipes	Copper pipes for cold water supply and copper pipes with thermal insulation for hot water supply	
		Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed ²	
		Whether hot water is available	Hot water supply is provided to the Open Kitchen and Bathroom	

Remarks:

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

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

3. 室內裝置				
細項		描述		
(g)	電力裝置	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	三相電力並裝妥微型斷路器配電箱
		導管是隱藏或外露	導管是部分隱藏及部分外露 ¹	
		電插座及空調機接駁點的位置及數目	請參閱「住宅單位機電裝置位置及數量說明表」	
(h)	氣體供應	類型	不適用	
		系統	不適用	
		位置	不適用	
(i)	洗衣機接駁點	位置	請參閱「住宅單位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	水管的用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣之銅喉	
		水管是隱藏或外露	水管是部分隱藏及部分外露 ²	
		有否熱水供應	開放式廚房及浴室有熱水供應	

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覆蓋或掩藏。

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覆蓋或掩藏。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

4. Miscellaneous					
Item		Description			
(a)	Lifts	Brand name	Model number	Number	Floors served by them
		Hitachi	MCA-850-CO150	2	Lift No.1: G/F-3/F, 5/F-12/F, 15/F-23/F, 25/F Lift No.2: G/F, 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F
		Hitachi	LCA-680-2S60	1	Lift No.3: G/F-1/F
(b)	Letter box	Material	Stainless steel		
(c)	Refuse collection	Means of refuse collection	Collected by cleaners		
		Location of refuse room	Refuse storage and material recovery chamber is provided on G/F		
(d)	Water meter, electricity meter and gas meter		Location	Whether they are separate or communal meters for residential properties	
		Water meter	Common water meter cabinet on each floor	Separate meter	
		Electricity meter	Common electrical meter room on each floor	Separate meter	
		Gas meter	Not applicable	Not applicable	

5. Security Facilities		
Item	Description	
Security facilities	Security system and equipment (including details of built-in provisions and their locations)	Visitor panel, smart card reader and security door lock are installed at the entrance on G/F. CCTV system connected to caretaker's counter is provided at residential entrance lobby, clubhouse and all lifts.

6. Appliances	
Item	Description
Appliances	For brand name and model number, please refer to the "Appliances Schedule".

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.

4. 雜項				
細項	描述			
(a)	升降機	品牌名稱	產品型號	數目
		日立	MCA-850-CO150	2部
(b)	信箱	用料	不銹鋼	
		垃圾收集	由清潔工人收集垃圾	
(c)	垃圾收集	垃圾房的位置	地下設有垃圾及物料回收房	
		水錶、電錶及氣體錶	位置	就住宅單位而言是獨立抑或公用的錶
(d)	水錶、電錶及氣體錶	水錶	每層之公用水錶櫃	獨立
		電錶	每層之公用電錶房	獨立
		氣體錶	不適用	不適用

5. 保安設施		
細項	描述	
保安設施	保安系統及設備(包括嵌入式的裝備的細節及其位置)	大廈地下入口大堂設有訪客對講機、智能讀卡器及密碼門鎖。住宅入口大堂、會所及所有升降機均設有閉路電視系統連接大堂管理處。

6. 設備	
細項	描述
設備	有關品牌名稱及產品型號，請參閱「設備說明表」。

賣方承諾如發展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。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Appliances Schedule 設備說明表

Location 位置	Appliance 設備	Flats Apply 適用單位	Brand Name 品牌	Model Number 型號	
				Indoor Unit Model Number 室內機型號	Outdoor Unit Model Number 室外機型號
Living and Dining Room 客飯廳	Split Type Air-conditioner 分體式空調機	Flat A on 3/F, 5/F-12/F 3樓、5樓至12樓A單位	Toshiba 東芝	RAS-M22N4KV	RAS-3M26S3AV-E (Share with Study Room and Bedroom) (與書房及睡房共用)
		Flats B, C, D and E on 3/F, 5/F-10/F 3樓、5樓至10樓B、C、D及E單位		RAS-18J2KV-HK	RAS-18J2AV-HK
		Flats B and C on 11/F-12/F 11樓至12樓B及C單位		RAS-M22N4KV	RAS-3M26S3AV-E (Share with Bedroom) (與睡房共用)
		Flat D on 11/F-12/F 11樓至12樓D單位		RAS-18J2KV-HK	RAS-18J2AV-HK
		Flats A, B, C and D on 15/F-23/F, 25/F (Except Flat B on 18/F) 15樓至23樓、25樓A、B、C及D單位 (18樓B單位除外)		RAS-M22N4KV	RAS-3M26S3AV-E (Share with Bedroom) (與睡房共用)
		Flat B on 18/F 18樓B單位		RAS-M22N4KV	RAS-3M26S3AV-E (Share with Bedroom) (與睡房共用)
Study Room 書房	Split Type Air-conditioner 分體式空調機	Flat A on 3/F, 5/F-12/F 3樓、5樓至12樓A單位	Toshiba 東芝	RAS-M10N4KV	RAS-3M26S3AV-E (Share with Living and Dining Room and Bedroom) (與客飯廳及睡房共用)
Bedroom 睡房	Split Type Air-conditioner 分體式空調機	Flat A on 3/F, 5/F-12/F 3樓、5樓至12樓A單位	Toshiba 東芝	RAS-M13N4KV	RAS-3M26S3AV-E (Share with Living and Dining Room and Study Room) (與客飯廳及書房共用)
		Flats B and C on 11/F-12/F 11樓至12樓B及C單位		RAS-M13N4KV	RAS-3M26S3AV-E (Share with Living and Dining Room) (與客飯廳共用)
		Flats A, B, C and D on 15/F-23/F, 25/F (Except Flat B on 18/F) 15樓至23樓、25樓A、B、C及D單位 (18樓B單位除外)		RAS-M13N4KV	RAS-3M26S3AV-E (Share with Living and Dining Room) (與客飯廳共用)
		Flat B on 18/F 18樓B單位		RAS-M13N4KV	RAS-3M26S3AV-E (Share with Living and Dining Room) (與客飯廳共用)

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.
賣方承諾如發展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。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Appliances Schedule 設備說明表

Location 位置	Appliance 設備	Flats Apply 適用單位	Brand Name 品牌	Model Number 型號
Living and Dining Room 客飯廳	Television 電視	Flat B on 18/F 18樓B單位	Sony 索尼	KD-55X7000G
Open Kitchen 開放式廚房	Built-in Refrigerator 嵌入式雪櫃	All Flats 所有單位	De Dietrich 帝澤	DRS604MU1
	Built-in Microwave Oven 嵌入式微波爐		De Dietrich 帝澤	DME1507X
	Built-in Washer Dryer 嵌入式洗衣乾衣機		De Dietrich 帝澤	DLZ8285U
	Induction Hob 電磁煮食爐		De Dietrich 帝澤	DPI7360X
	Telescopic Cookerhood 抽油煙機		De Dietrich 帝澤	DHT6605X
	Exhaust Fan 抽氣扇	All Flats (Except Flats C and D on 3/F, 5/F-10/F) 所有單位 (3樓、5樓至10樓C及D單位除外)	GELEC 通用電器	Flat A (A單位): DPT15-45H Flat B, C, D and E (B、C、D及E單位): DPT20-55H
Bathroom 浴室	Thermo Ventilator 浴室寶	All Flats 所有單位	Panasonic 樂聲牌	FV-30BG3H
	Exhaust Fan 抽氣扇	All Flats (Except Flat A on 3/F, 5/F-12/F, 15/F-23/F, 25/F) 所有單位 (3樓、5樓至12樓、15樓至23樓、 25樓A單位除外)	GELEC 通用電器	DPT10-24H
	Instantaneous Electric Water Heater 即熱式電熱水爐	All Flats 所有單位	Stiebel Eltron 斯寶亞創	DHE18/21/24 (FFB4)

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.
賣方承諾如發展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。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Flats 住宅單位機電裝置位置及數量說明表

Location 位置	Description 描述	3/F 3樓					5/F-10/F 5樓至10樓					11/F-12/F 11樓至12樓				15/F-23/F (Except Unit A on 15/F and Unit B on 18/F) 15樓至23樓 (15樓A單位及 18樓B單位除外)				15/F 15樓	18/F 18樓	25/F 25樓			
		A	B	C	D	E	A	B	C	D	E	A	B	C	D	A	B	C	D	A	B	A	B	C	D
Living and Dining Room 客飯廳	TV and FM Outlet 電視及電台天線插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Single Socket Outlet 單位電插座	-	2	-	2	2	-	2	-	2	2	-	-	-	2	-	-	-	2	-	-	-	-	-	2
	Twin Socket Outlet 雙位電插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	2	2	2	2
	Connection Point for A/C Indoor Unit 室內空調機接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Door Bell 門鈴	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Door Phone 對講系統	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Miniature Circuit Breaker Distribution Board 微型斷路器配電箱	-	1	1	1	-	-	1	1	1	-	-	1	1	-	-	1	1	-	-	1	-	1	1	-
	Smoke Detector with Sounder Base 煙霧探測器連發聲器底座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Flats 住宅單位機電裝置位置及數量說明表

Location 位置	Description 描述	3/F 3樓					5/F-10/F 5樓至10樓					11/F-12/F 11樓至12樓				15/F-23/F (Except Unit A on 15/F and Unit B on 18/F) 15樓至23樓 (15樓A單位及 18樓B單位除外)				15/F 15樓	18/F 18樓	25/F 25樓			
		A	B	C	D	E	A	B	C	D	E	A	B	C	D	A	B	C	D	A	B	A	B	C	D
Bedroom 睡房	TV and FM Outlet 電視及電台天線插座	1	-	-	-	-	1	-	-	-	-	1	1	1	-	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	-	-	-	-	1	-	-	-	-	1	1	1	-	1	1	1	1	1	1	1	1	1	1
	Twin Socket Outlet 雙位電插座	1	-	-	-	-	1	-	-	-	-	1	1	1	-	1	1	1	1	1	1	1	1	1	1
	Connection Point for A/C Indoor Unit 室內空調機接駁點	1	-	-	-	-	1	-	-	-	-	1	1	1	-	1	1	1	1	1	1	1	1	1	1
Study Room 書房	TV and FM Outlet 電視及電台天線插座	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-
	Telephone Outlet 電話插座	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-
	Twin Socket Outlet 雙位電插座	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-
	Connection Point for A/C Indoor Unit 室內空調機接駁點	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Flats 住宅單位機電裝置位置及數量說明表

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		A	B	C	D	E	A	B	C	D	E	A	B	C	D	A	B	C	D	A	B	A	B	C	D
Bathroom 浴室	Single Socket Outlet 單位電插座	2	-	2	-	-	2	-	2	-	-	2	2	2	-	2	2	2	-	2	2	2	2	2	-
Open Kitchen 開放式廚房	Connection Point for Washing Machine 洗衣機接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Twin Socket Outlet 雙位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Miniature Circuit Breaker Distribution Board 微型斷路器配電箱	1	-	-	-	1	1	-	-	-	1	1	-	-	1	1	-	-	1	1	-	1	-	-	1
A/C Platform 空調機平台	Connection Point for A/C Outdoor Unit 室外空調機接駁點	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Flat Roof 平台	Waterproof Type Single Socket Outlet 防水單位電插座	2	1	1	1	2	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-
	Connection Point for A/C Outdoor Unit 室外空調機接駁點	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Roof 天台	Waterproof Type Single Socket Outlet 防水單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1

SERVICE AGREEMENTS

服務協議

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

食水及沖廁水由水務署供應。
電力由中華電力有限公司供應。

GOVERNMENT RENT

地稅

The Vendor 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.

賣方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。

MISCELLANEOUS PAYMENTS BY PURCHASER

買方的雜項付款

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

Note :

On that delivery, the purchaser is liable to pay a debris removal fee to the manager (not the Vendor) under the deed of mutual covenant, and where the Vendor has paid that debris removal fee, the purchaser shall reimburse the Vendor for the same.

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須向賣方補還水及電力的按金。
2. 在交付時，買方不須向賣方支付清理廢料的費用。

備註：

在交付時，買方須根據公契向管理人(而非賣方)支付清理廢料的費用，而如賣方已支付清理廢料的費用，買方須向賣方補還清理廢料的費用。

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

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

凡住宅物業或於買賣合約列出裝設於住宅物業內的裝置、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指明住宅物業之買賣成交日期後的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。

MAINTENANCE OF SLOPES
斜坡維修

Not Applicable

不適用

MODIFICATION
修訂

Not Applicable

不適用

RELEVANT INFORMATION

有關資料

GONDOLA

Gondola systems may be operated and parked in the airspace outside the curtain walls or windows or directly above or within the balcony, balcony and utility platform, flat roof or roof which form part of a residential property in the Development.

NO GAS SUPPLY TO ALL RESIDENTIAL PROPERTIES

No gas pipes for the supply of town gas will be provided to the residential properties in the Development.

OUTDOOR AIR-CONDITIONER UNITS

Outdoor air-conditioner units of Common Areas are located on the flat roof (common area for maintenance purpose) on the 3rd Floor of the Development. For locations of such Outdoor air-conditioner units, please refer to the “Floor Plans of Residential Properties in the Development” in this sales brochure.

WATER BASIN AND BASIN MIXER

Wash basin and basin mixer may be located outside the bathroom of some residential properties in the Development. For locations of such wash basin and basin mixer, please refer to the “Floor Plans of Residential Properties in the Development” in this sales brochure.

ARCHITECTURAL FEATURES

The views of some residential properties in the Development may be affected by architectural features installed outside such residential properties. For locations of the architectural features, please refer to the “Floor Plans of Residential Properties in the Development” in this sales brochure.

吊船

吊船系統可能會在屬於發展項目內的住宅物業一部分之幕牆或窗戶之外或直接於露台、露台及工作平台、平台或天台之上或之內操作或停泊。

住宅物業將不會設有煤氣供應

發展項目內的住宅物業將不會設有煤氣供應的管道。

室外空調機

公用地方的室外空調機置於發展項目3樓的平台(供維修使用之公用地方)。有關該等室外空調機的位置，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」。

面盆及龍頭

發展項目內有些住宅物業的面盆及龍頭可能設於浴室之外。有關該等面盆及龍頭的位置，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」。

建築裝飾

發展項目內有些住宅物業的景觀可能受安裝於該住宅物業外的建築裝飾影響。有關該等建築裝飾的位置，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」。

WEBSITE OF THE DEVELOPMENT 發展項目的互聯網網站

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

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

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING
申請建築物總樓面面積寬免的資料

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.

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。

	Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積	Area (m ²) 面積(平方米)
1	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方(公共交通總站除外)	N/A 不適用
2	Plant rooms and similar services 機房及相類設施	Area (m ²) 面積(平方米)
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, refuse storage and material recovery chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	47.257
2.2 (*)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	378.779
2.3 (*)	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、風櫃房等	N/A 不適用
	Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施	Area (m ²) 面積(平方米)
3	Balcony 露台	78.000
4	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	N/A 不適用
5	Communal sky garden 公用空中花園	N/A 不適用
6	Acoustic fin 隔聲鰭	N/A 不適用
7	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	N/A 不適用
8	Non-structural prefabricated external wall 非結構預製外牆	N/A 不適用
9	Utility platform 工作平台	18.000
10	Noise barrier 隔音屏障	N/A 不適用
	Amenity Features 適意設施	Area (m ²) 面積(平方米)
11	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office 供保安人員和管理處員工使用的櫃檯、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	2.363
12	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities 住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	58.513
13	Covered landscaped and play area 有上蓋的園景區及遊樂場	N/A 不適用

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

14	Horizontal screens/covered walkways, trellis 橫向屏障/有蓋人行道、花棚	N/A 不適用
15	Larger lift shaft 擴大升降機井道	89.297
16	Chimney shaft 煙囪管道	N/A 不適用
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	N/A 不適用
18 (*)	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽	21.749
19	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽、氣槽	N/A 不適用
20	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	N/A 不適用
21	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	N/A 不適用
22	Projections such as air-conditioning box and platform with a projection of more than 750mm from the external wall 伸出物，如空調機箱及伸出外牆超過750毫米的平台	N/A 不適用
	Other Exempted Items 其他項目	Area (m²) 面積(平方米)
23	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	N/A 不適用
24 (*)	Other projections 其他伸出物	N/A 不適用
25	Public transport terminus 公共交通總站	N/A 不適用
26	Party structure and common staircase 共用構築物及樓梯	N/A 不適用
27 (*)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	40.680
28	Public passage 公眾通道	N/A 不適用
29	Covered set back area 因建築物後移導致的覆蓋面積	N/A 不適用
	Bonus GFA 額外總樓面面積	Area (m²) 面積(平方米)
30	Bonus GFA 額外總樓面面積	N/A 不適用

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.
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。

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING
申請建築物總樓面面積寬免的資料

The Environmental Assessment of the Building
The Development has achieved the unclassified rating under the BEAM Plus NBV1.2 for New Buildings.

Green Building Certification

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

Provisional
UNCLASSIFIED



HKGBC
香港綠色建築議會

Application no.: PAU0059/21

有關建築物的環境評估
發展項目獲得綠建環評1.2版(新建建築)暫定不予評級。

綠色建築認證

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

暫定評級
不予評級



HKGBC
香港綠色建築議會

申請編號: PAU0059/21

Estimated Energy Performance or Consumption for the Common Parts of the Development
發展項目的公用部分的預計能量表現或消耗

Latest information on the estimated energy performance or consumption for the common parts of the Development as submitted to the Building Authority prior to the printing of the sales brochures:
於印製售樓說明書前呈交予建築事務監督發展項目的公用部份的預計能量表現或消耗的最近期資料：

Part I 第 I 部分	
Provision of Central Air Conditioning 提供中央空調	Yes 是
Provision of Energy Efficient Features 提供具能源效益的設施	Yes 是
Energy Efficient Features proposed: 擬安裝的具能源效益的設施：	1. Glass unit with low SC for curtain wall 2. High COP AC units 3. ACVVVF Regeneraive Lift 1. 低遮陽系數幕牆玻璃 2. 高效能系數空調機 3. 交流變壓變頻驅動式電力再生功能升降機

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING
申請建築物總樓面面積寬免的資料

Part II: The predicted annual energy use of the proposed building/ part of building ^(Note 1) 第 II 部分：擬興建樓宇/部分樓宇預計每年能源消耗量 ^(註腳1)						
Type of Development 發展項目類型	Location 位置	Internal Floor Area Served (m ²) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Baseline Building ^(Note 2) 基線樓宇 ^(註腳2) 每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
			Electricity kWh/m ² /annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/m ² /annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh/m ² /annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/m ² /annum 煤氣/石油氣 用量單位/平方米/年
Domestic Development 住用發展項目	Area served by central building services installation ^(Note 3) 有使用中央屋宇裝備裝置 ^(註腳3) 的部份	1,002.11	164.3	N/A 不適用	151.7	N/A 不適用
Non-Domestic Development 非住用發展項目	Podium(s) ^(Note 4) (central building services installation) 平台 ^(註腳4) (中央屋宇裝備裝置)	799.77	364.4	N/A 不適用	335.3	N/A 不適用

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

Notes:

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” under Section 4 and Appendix 8 of the BEAM Plus for 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)” under Section 4 and Appendix 8 of the BEAM Plus for New Building (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.

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

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) 第 4 節及附錄 8 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. “基線樓宇”與新建樓宇 BEAM Plus 標準 (現行版本) 第 4 節及附錄 8 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”與樓宇的屋宇裝備裝置能源效益實務守則中的涵義相同。

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

POSSIBLE FUTURE CHANGES

日後可能出現的改變

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

發展項目及其周邊地區日後可能出現改變。

DATE OF PRINTING 印製日期

Date of printing of this Sales Brochure: 19 April 2021

本售樓說明書印製日期：2021年4月19日

EXAMINATION RECORDS

檢視紀錄

Examination/Revision Date 檢視/修改日期	Page Number 頁數	Revision Made 所有修改
28 th May 2021 2021年5月28日	66	“Fittings, Finishes and Appliances” is updated. 更新「裝置、裝修物料及設備」。
25 th August 2021 2021年8月25日	1 - 8	“Notes to Purchasers of First-Hand Residential Properties” is updated. 更新「一手住宅物業買家須知」。
	15	“Location Plan of The Development” is updated. 更新「發展項目的所在位置圖」。
	16	“Aerial Photograph of The Development” is updated. 更新「發展項目的鳥瞰照片」。
2 nd September 2021 2021年9月2日	64 - 66	“Fittings, Finishes and Appliances” is updated. 更新「裝置、裝修物料及設備」。
30 th November 2021 2021年11月30日	18	“Outline Zoning Plan etc. Relating to The Development” is updated. 更新「關乎發展項目的分區計劃大綱圖等」。
	20	“Layout Plan of The Development” is updated. 更新「發展項目的布局圖」。
	21, 22, 23, 32	“Floor Plans of Residential Properties in The Development” is updated. 更新「發展項目的住宅物業的樓面平面圖」。
	34	“Area of Residential Properties in The Development” is updated. 更新「發展項目中的住宅物業的面積」。
	53, 54	“Elevation Plan” is updated. 更新「立面圖」。
	74, 75	“Information in Application for Concession on Gross Floor Area of Building” is updated. 更新「申請建築物總樓面面積寬免的資料」。
28 th February 2022 2022年2月28日	17	“Outline Zoning Plan etc. Relating to The Development” is updated. 更新「關乎發展項目的分區計劃大綱圖等」。
2 nd March 2022 2022年3月2日	17	“Outline Zoning Plan etc. Relating to The Development” is updated. 更新「關乎發展項目的分區計劃大綱圖等」。
1 st June 2022 2022年6月1日	No revision made. 並無作出修改。	
31 st August 2022 2022年8月31日	15	“Location Plan of The Development” is updated. 更新「發展項目的所在位置圖」。
	16	“Aerial Photograph of The Development” is updated. 更新「發展項目的鳥瞰照片」。
	17	“Outline Zoning Plan etc. Relating to The Development” is updated. 更新「關乎發展項目的分區計劃大綱圖等」。
	20	“Layout Plan of The Development” is updated. 更新「發展項目的布局圖」。
	22, 24, 26, 28, 30, 32	“Floor Plans of Residential Properties in The Development” is updated. 更新「發展項目的住宅物業的樓面平面圖」。
	34, 39	“Area of Residential Properties in The Development” is updated. 更新「發展項目中的住宅物業的面積」。

EXAMINATION RECORDS

檢視紀錄

Examination/Revision Date 檢視/修改日期	Page Number 頁數	Revision Made 所有修改
31 st August 2022 2022年8月31日	53, 54	“Elevation Plan” is updated. 更新「立面圖」。
	65, 66	“Fittings, Finishes and Appliances” is updated. 更新「裝置、裝修物料及設備」。
21 st December 2022 2022年12月21日	18	“Outline Zoning Plan etc. Relating to The Development” is updated. 更新「關乎發展項目的分區計劃大綱圖等」。
	53	“Elevation Plan” is updated. 更新「立面圖」。
20 th March 2023 2023年3月20日	16	“Aerial Photograph of The Development” is updated. 更新「發展項目的鳥瞰照片」。
	16a (加頁 Additional Page)	“Aerial Photograph of The Development” is updated. 更新「發展項目的鳥瞰照片」。
	53, 54	“Elevation Plan” is updated. 更新「立面圖」。
19 th June 2023 2023年6月19日	4, 8	“Notes to Purchasers of First-Hand Residential Properties” is updated. 更新「一手住宅物業買家須知」。
	9	“Information on The Development” is updated. 更新「發展項目的資料」。
	10	“Information on Vendor and Others involved in the Development” is updated. 更新「賣方及有參與發展項目的其他人的資料」。
	14	“Information on Property Management” is updated. 更新「物業管理的資料」。
	15	“Location Plan of The Development” is updated. 更新「發展項目的所在位置圖」。
	16, 16a (加頁 Additional Page)	“Aerial Photograph of The Development” is updated. 更新「發展項目的鳥瞰照片」。
	17	“Outline Zoning Plan etc. Relating to The Development” is updated. 更新「關乎發展項目的分區計劃大綱圖等」。
	20	“Layout Plan of The Development” is updated. 更新「發展項目的布局圖」。
	41, 42, 44	“Summary of Deed of Mutual Covenant” is updated. 更新「公契的摘要」。
18 th September 2023 2023年9月18日	15	“Location Plan of The Development” is updated. 更新「發展項目的所在位置圖」。
	18	“Outline Zoning Plan etc. Relating to The Development” is updated. 更新「關乎發展項目的分區計劃大綱圖等」。
15 th December 2023 2023年12月15日	15	“Location Plan of The Development” is updated. 更新「發展項目的所在位置圖」。
	16, 16a (加頁 Additional Page)	“Aerial Photograph of The Development” is updated. 更新「發展項目的鳥瞰照片」。

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Examination/Revision Date 檢視/修改日期	Page Number 頁數	Revision Made 所有修改
14 th March 2024 2024年3月14日	15	“Location Plan of The Development” is updated. 更新「發展項目的所在位置圖」。
13 th June 2024 2024年6月13日	15	“Location Plan of The Development” is updated. 更新「發展項目的所在位置圖」。
	16, 16a (刪頁 deleted Page)	“Aerial Photograph of The Development” is updated. 更新「發展項目的鳥瞰照片」。
	17	“Outline Zoning Plan etc. Relating to The Development” is updated. 更新「關乎發展項目的分區計劃大綱圖等」。
13 th September 2024 2024年9月13日	15	“Location Plan of The Development” is updated. 更新「發展項目的所在位置圖」。
	18	“Outline Zoning Plan etc. Relating to The Development” is updated. 更新「關乎發展項目的分區計劃大綱圖等」。
13 th December 2024 2024年12月13日	15	“Location Plan of The Development” is updated. 更新「發展項目的所在位置圖」。
	16	“Aerial Photograph of The Development” is updated. 更新「發展項目的鳥瞰照片」。
	17	“Outline Zoning Plan etc. Relating to The Development” is updated. 更新「關乎發展項目的分區計劃大綱圖等」。
13 th March 2025 2025年3月13日	15	“Location Plan of The Development” is updated. 更新「發展項目的所在位置圖」。
	16, 16a (加頁 Additional Page)	“Aerial Photograph of The Development” is updated. 更新「發展項目的鳥瞰照片」。

