



●● EIGHT
KWAI FONG
Happy Valley

SALES BROCHURE
售樓說明書

EIGHT KWAI FONG
HAPPY VALLEY

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”;
 - 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.

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

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

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

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

10. Expression of intent of purchasing a residential property

- Note that vendors (including their authorized representative(s)) should not seek or accept any specific or

general expression of intent of purchasing any residential property before the relevant price lists for such properties are made available to the public. You therefore should not make such an offer to the vendors or their authorized representative(s).

- Note that vendors (including their authorized representative(s)) should not seek or accept any specific expression of intent of purchasing a particular residential property before the sale of the property has commenced. You therefore should not make such an offer to the vendors or their authorized representative(s).

11. Appointment of estate agent

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

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

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

- The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts:

Consumer Council	
Website	www.consumer.org.hk
Telephone	2929 2222
Email	cc@consumer.org.hk
Fax	2856 3611
Estate Agents Authority	
Website	www.eaa.org.hk
Telephone	2111 2777
Email	enquiry@eaa.org.hk
Fax	2598 9596
Real Estate Developers Association of Hong Kong	
Telephone	2826 0111
Fax	2845 2521

Sales of First-hand Residential Properties Authority
March 2023

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.

Notes to purchasers of first-hand residential properties

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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。

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

5. 售樓說明書

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

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

2 根據條例附表 1 第 1 部第 10(2)(d) 條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項—
(i) 每個住宅物業的外部尺寸；
(ii) 每個住宅物業的內部尺寸；
(iii) 每個住宅物業的內部間隔的厚度；
(iv) 每個住宅物業內個別分隔室的外部尺寸。

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

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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。

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。

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」必定較發展項目的預計關鍵日期遲。
- 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。

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。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

網 址	www.srpa.gov.hk
電 話	2817 3313
電 郵	enquiry_srpa@hd.gov.hk
傳 真	2219 2220

其他相關聯絡資料：

消費者委員會	
網 址	www.consumer.org.hk
電 話	2929 2222
電 郵	cc@consumer.org.hk
傳 真	2856 3611
地產代理監管局	
網 址	www.eaa.org.hk
電 話	2111 2777
電 郵	enquiry@eaa.org.hk
傳 真	2598 9596
香港地產建設商會	
電 話	2826 0111
傳 真	2845 2521

一手住宅物業銷售監管局

2023 年 3 月

Information on the development

發展項目的資料

Name of the Development
EIGHT KWAI FONG HAPPY VALLEY

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
8 Kwai Fong Street

The Development consists of one multi-unit building
Total number of storeys
28 storeys (excluding roof, lift machine room floor, pump room & emergency generator room floor and upper roof)

Floor numbering as provided in the approved building plans for the Development
G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 31/F

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

Refuge floor
Roof

發展項目名稱
EIGHT KWAI FONG HAPPY VALLEY

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
桂芳街 8 號

發展項目包含一幢多單位建築物
樓層總數
28 層（不包括天台、升降機房層、泵房及緊急發電機房層及上層天台）

發展項目的經批准的建築圖則所規定的樓層號數
地下、1 樓至 3 樓、5 樓至 12 樓、15 樓至 23 樓及 25 樓至 31 樓

被略去的樓層號數
不設 4 樓、13 樓、14 樓及 24 樓

庇護層
天台

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

Land Source Investment Limited
Ease Kind Development Limited*
Polyworth Limited
Pearls Limited

Holding companies of the Vendor (Land Source Investment Limited)

Pro Treasure Limited*
Farzon Bravo Holding (Singapore) Pte. Ltd.**
Farzon Bravo Limited*
Farzon Able Group (PTC) Ltd.*

Holding companies of the Vendor (Ease Kind Development Limited*)

Pro Treasure Limited*
Prosperity Developments Limited*
Farzon Bravo Holding (Singapore) Pte. Ltd.**
Farzon Bravo Limited*
Farzon Able Group (PTC) Ltd.*

Holding companies of the Vendor (Polyworth Limited)

Pro Treasure Limited*
Prosperity Developments Limited*
Farzon Bravo Holding (Singapore) Pte. Ltd.**
Farzon Bravo Limited*
Farzon Able Group (PTC) Ltd.*

Holding companies of the Vendor (Pearls Limited)

Pro Treasure Limited*
Prosperity Developments Limited*
Farzon Bravo Holding (Singapore) Pte. Ltd.**
Farzon Bravo Limited*
Farzon Able Group (PTC) Ltd.*

Authorized person for the Development

Mr. Lam Chung Wai

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

AGC Design Limited

Building contractor for the Development

Build King Construction Limited

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

Katherine Y. W. Or & Co.

Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development

Hang Seng Bank Limited

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

Not Applicable

Remark:

* Ease Kind Development Limited, Pro Treasure Limited, Prosperity Developments Limited, Farzon Bravo Limited and Farzon Able Group (PTC) Ltd. are companies incorporated in the British Virgin Islands with limited liability.

** Farzon Bravo Holding (Singapore) Pte. Ltd. is a company incorporated in the Republic of Singapore with limited liability.

賣方

輝源投資有限公司
Ease Kind Development Limited*
寶偉有限公司
貝思有限公司

賣方 (輝源投資有限公司) 的控權公司

Pro Treasure Limited*
Farzon Bravo Holding (Singapore) Pte. Ltd.**
遠中布拉沃有限公司 *
Farzon Able Group (PTC) Ltd. *

賣方 (Ease Kind Development Limited*) 的控權公司

Pro Treasure Limited*
Prosperity Developments Limited*
Farzon Bravo Holding (Singapore) Pte. Ltd.**
遠中布拉沃有限公司 *
Farzon Able Group (PTC) Ltd.*

賣方 (寶偉有限公司) 的控權公司

Pro Treasure Limited*
Prosperity Developments Limited*
Farzon Bravo Holding (Singapore) Pte. Ltd.**
遠中布拉沃有限公司 *
Farzon Able Group (PTC) Ltd.*

賣方 (貝思有限公司) 的控權公司

Pro Treasure Limited*
Prosperity Developments Limited*
Farzon Bravo Holding (Singapore) Pte. Ltd.**
遠中布拉沃有限公司 *
Farzon Able Group (PTC) Ltd.*

發展項目的認可人士

林中偉先生

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團

創智建築師有限公司

發展項目的承建商

Build King Construction Limited

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所

柯玉華律師事務所

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

恒生銀行有限公司

已為發展項目的建造提供貸款的任何其他人

不適用

備註：

* Ease Kind Development Limited, Pro Treasure Limited, Prosperity Developments Limited, 遠中布拉沃有限公司 及 Farzon Able Group (PTC) Ltd. 位於英屬處女群島成立的有限責任公司。

** Farzon Bravo Holding (Singapore) Pte. Ltd. 位於新加坡共和國成立的有限責任公司。

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 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	Not Applicable 不適用
(b)	The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人	Not Applicable 不適用
(c)	The vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person 賣方或該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	No 否
(d)	The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person 賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人	Not Applicable 不適用
(e)	The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人	Not Applicable 不適用
(f)	The vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person 賣方或該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	No 否
(g)	The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development 賣方或該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	Not Applicable 不適用
(h)	The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development 賣方或該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	Not Applicable 不適用
(i)	The vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors 賣方或該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	No 否

Relationship between parties involved in the development

有參與發展項目的各方的關係

(j)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a private company, and an authorized person for the Development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor 賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該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	No 否
(k)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少 1% 的已發行股份	Not Applicable 不適用
(l)	The vendor or a building contractor for the Development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor 賣方或該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	No 否
(m)	The vendor or a building contractor for the Development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor 賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員	Not Applicable 不適用
(n)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that vendor, holding company or contractor 賣方、賣方的控權公司或該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	No 否
(o)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少 1% 的已發行股份	Not Applicable 不適用
(p)	The vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor 賣方或該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	No 否
(q)	The vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor 賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員	Not Applicable 不適用
(r)	The vendor or a building contractor for the Development is a corporation, and the corporation of which an authorized person for the Development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor 賣方或該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	No 否
(s)	The vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor 賣方或該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	No 否

Information on design of the development

發展項目的設計的資料

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

Total Area of the Non-Structural Prefabricated External Walls of each Residential Property and Range of Thickness of the Non-Structural Prefabricated External Walls of the Block 每個住宅物業的非結構的預製外牆的總面積及建築物的非結構的預製外牆的厚度範圍			
Description of Residential Property 物業的描述		Total Area 總面積	Range of Thickness 厚度範圍
Floor 樓層	Unit 單位	sq.m (平方米)	mm (毫米)
2/F (1 storey) 2 樓 (1 層)	A	0.497	150
	B	0.293	
	C	0.069	
	D	0.069	
	E	0.293	
	F	0.497	
3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 30/F (24 storeys) 3 樓、5 樓至 12 樓、15 樓至 23 樓及 25 樓至 30 樓 (24 層)	A	0.497	
	B	0.293	
	C	0.069	
	D	0.069	
	E	0.293	
	F	0.497	
31/F (1 storey) 31 樓 (1 層)	A	0.497	
	B	0.293	
	C	0.069	
	D	0.069	
	E	0.293	
	F	0.497	

Remark : 4/F, 13/F,14/F and 24/F are omitted.
備註：不設4樓、13樓、14樓及24樓。

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

Total Area of the Curtain Walls of each Residential Property and Range of Thickness of the Curtain Walls of the Building 每個住宅物業的幕牆的總面積及建築物的幕牆的厚度範圍			
Description of Residential Property 物業的描述		Total Area 總面積	Range of Thickness 厚度範圍
Floor 樓層	Unit 單位	sq.m (平方米)	mm (毫米)
2/F (1 storey) 2 樓 (1 層)	A	0.632	215 , 300
	B	0.951	
	C	0.548	
	D	0.548	
	E	0.951	
	F	0.628	
3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 30/F (24 storeys) 3 樓、5 樓至 12 樓、15 樓至 23 樓及 25 樓至 30 樓 (24 層)	A	0.854	
	B	1.165	
	C	0.548	
	D	0.548	
	E	1.165	
	F	0.850	
31/F (1 storey) 31 樓 (1 層)	A	0.854	
	B	1.165	
	C	0.548	
	D	0.548	
	E	1.165	
	F	0.850	

Remark : 4/F, 13/F,14/F and 24/F are omitted.
備註：不設4樓、13樓、14樓及24樓。

Information on property managment

物業管理的資料

The Manager

Urban Property Management Limited will be appointed as the manager of the Development under the latest draft deed of mutual covenant in respect of the Development.

管理人

根據發展項目公契的最新擬稿，富城物業管理有限公司將獲委任為發展項目的管理人。

Location plan of the development

發展項目的所在位置圖

The Location Plan is prepared based on a reproduction of Survey Sheet No. 11-SW-D dated 9 May 2024 and No. 11-SE-C dated 9 May 2024 with adjustments where necessary.
所在位置圖依據日期為2024年5月9日之測繪圖(編號11-SW-D)及2024年5月9日之測繪圖(編號11-SE-C)複印後擬備，有需要處經修正處理。

集祥街 TSAP TSEUNG STREET 源遠街 YUEN YUEN STREET 協和里 HIP WO LANE 大坑道 TAI HANG ROAD



Scale 0 100 200 300 400 500M/米
比例

Location of the Development
發展項目的位置

Legend 圖例

- | | |
|--|---|
| Library
圖書館 | Public utility installation
公用事業設施裝置 |
| Petrol filling station
油站 | Public transport terminal
(including rail station)
公共交通總站 (包括鐵路車站) |
| Power plant (including electricity sub-stations)
發電廠 (包括電力分站) | Religious institution (including a church, a temple and a Tsz Tong)
宗教場所 (包括教堂、廟宇及祠堂) |
| Cemetery
墳場 | 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) |
| Market (including a wet market and a wholesale market)
市場 (包括濕貨市場及批發市場) | School (including a kindergarten)
學校 (包括幼稚園) |
| Police Station
警署 | Sports facilities (including a sports ground and a swimming pool)
體育設施 (包括運動場及游泳池) |
| Public convenience
公廁 | Public park
公園 |
| Public carpark (including a lorry park)
公眾停車場 (包括貨車停泊處) | |

- Remarks :
1. Due to technical reasons as a result of the irregular boundary of the Development, the Location Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
 2. The map reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR.
 3. 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.

- 備註：
1. 因發展項目的不規則界線引致的技術原因，所在位置圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。
 2. 地圖版權屬香港特別行政區政府，經地政總署准許複印。
 3. 賣方建議準買方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 Lands Department at a flying height of 6,900 feet, photo No. E199486C, dated 6 March 2023.
摘錄自地政總署測繪處於 2023 年 3 月 6 日在 6,900 呎飛行高度拍攝之鳥瞰照片，編號為 E199486C。



● Location of the Development
發展項目的位置

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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。

- Remarks :
1. The aerial photograph is available for free inspection during normal office hours at the sales office.
 2. Due to technical reasons as a result of the irregular boundary of the Development, the aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
- 備註：
1. 該鳥瞰照片存於售樓處，於正常辦公時間內供免費查閱。
 2. 因發展項目的不規則界線引致的技術原因，鳥瞰照片所顯示的範圍多於《一手住宅物業銷售條例》所要求。

Aerial photograph of the development

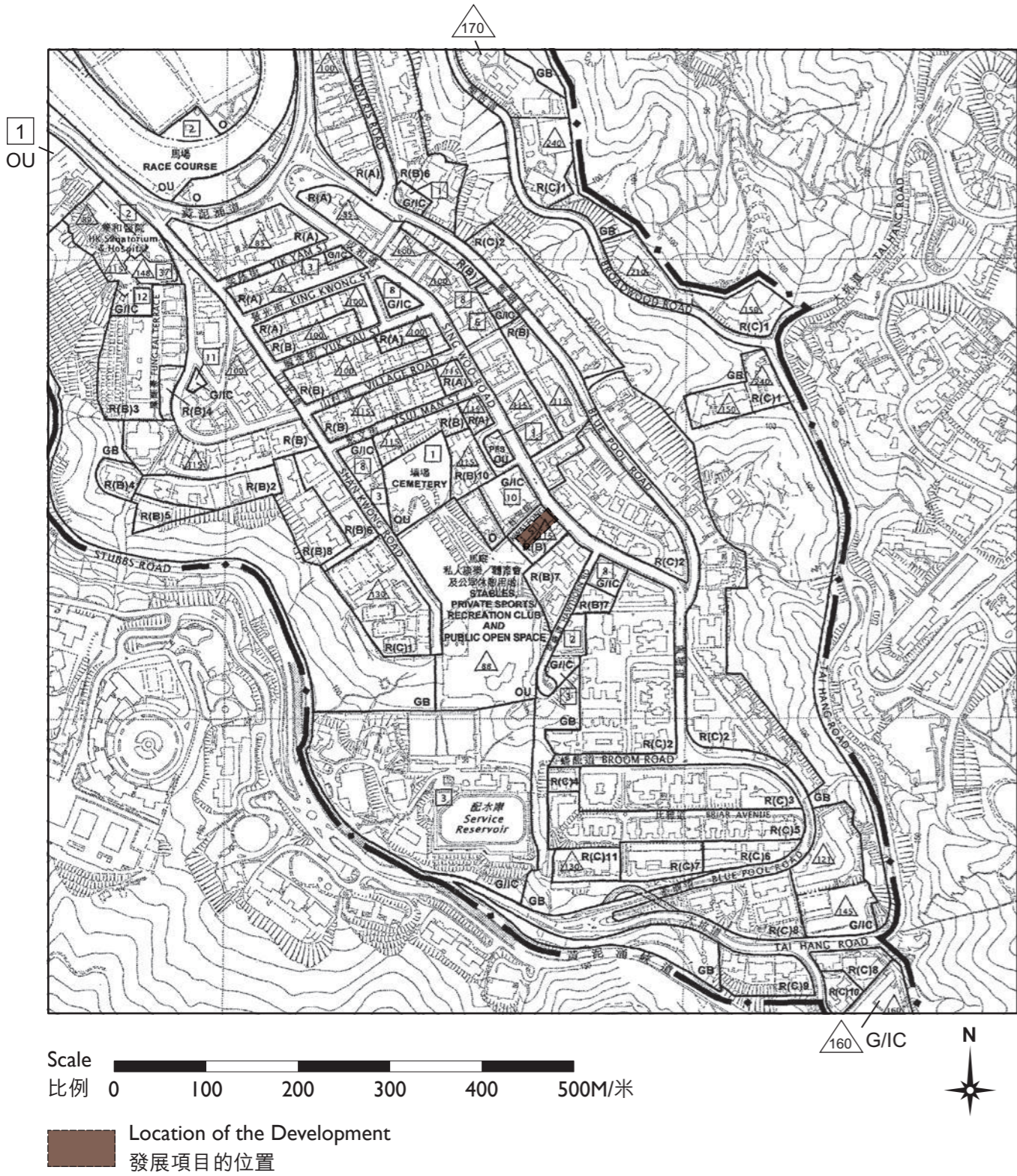
發展項目的鳥瞰照片

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Outline zoning plan etc. relating to the development

關乎發展項目的分區計劃大綱圖等

Part of the approved Wong Nai Chung Outline Zoning Plan with plan No. S/H7/21 gazetted on 4 December 2020.
摘錄自 2020 年 12 月 4 日憲報公布之及黃泥涌分區計劃大綱核准圖，圖則編號為 S/H7/21。



Notation 圖例

Zones 地帶

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

Communications 交通

==+==	Major Road and Junction 主要道路及路口
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Miscellaneous 其他

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

Remarks :

1. The last updated version of the Outline Zoning Plan and the attached schedule as of the date of printing of the sales brochure are available for free inspection during normal office hours at the sales office.
2. The map, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR.
3. 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.
4. Due to technical reasons as a result of the irregular boundary of the Development, the Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

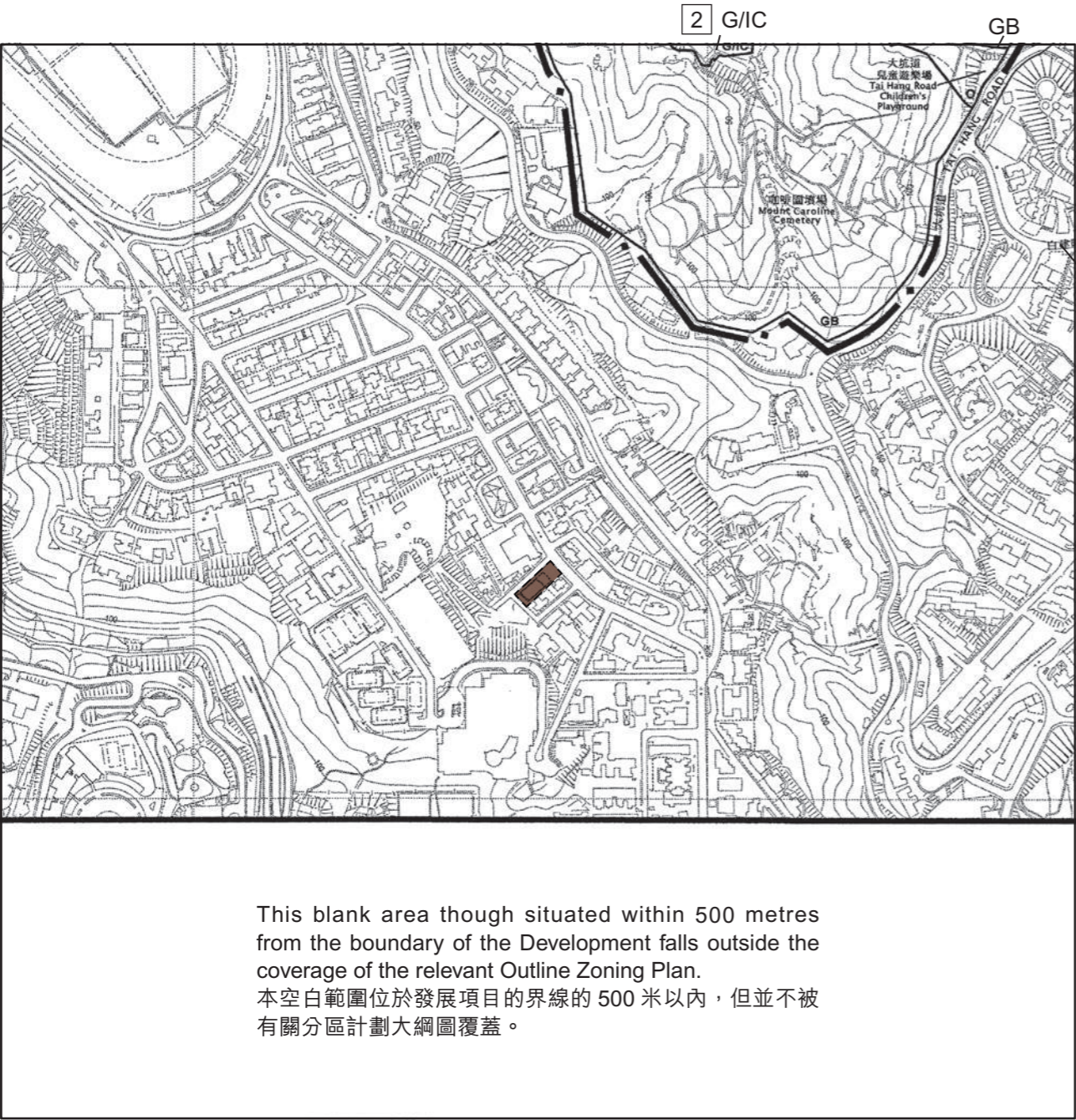
備註：

1. 在印制售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表存於售樓處，於正常辦公時間內供免費查閱。
2. 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
3. 賣方建議準買方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。
4. 因發展項目的不規則界線引致的技術原因，分區計劃大綱圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。

Outline zoning plan etc. relating to the development

關乎發展項目的分區計劃大綱圖等

Part of the approved Causeway Bay Outline Zoning Plan with plan No. S/H6/17 gazetted on 18 January 2019.
摘錄自 2019 年 1 月 18 日憲報公布之銅鑼灣分區計劃大綱核准圖，圖則編號為 S/H6/17。



Scale
比例 0 100 200 300 400 500M/米

Location of the Development
發展項目的位置

Notation 圖例

Zones 地帶

- G/IC Government, Institution or Community
政府、機構或社區
- O Open Space 休憩用地
- GB Green Belt 綠化地帶

Communications 交通

- Major Road and Junction
主要道路及路口

Miscellaneous 其他

- Boundary of Planning Scheme
規劃範圍界線
- 8 Maximum Building Height
(in number of storeys)
最高建築物高度 (樓層數目)

Remarks :

- The last updated version of the Outline Zoning Plan and the attached schedule as of the date of printing of the sales brochure are available for free inspection during normal office hours at the sales office.
- The map, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR.
- 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.
- Due to technical reasons as a result of the irregular boundary of the Development, the Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

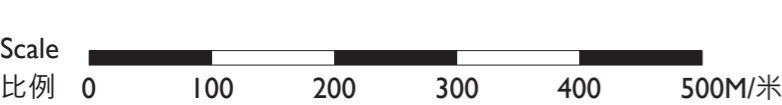
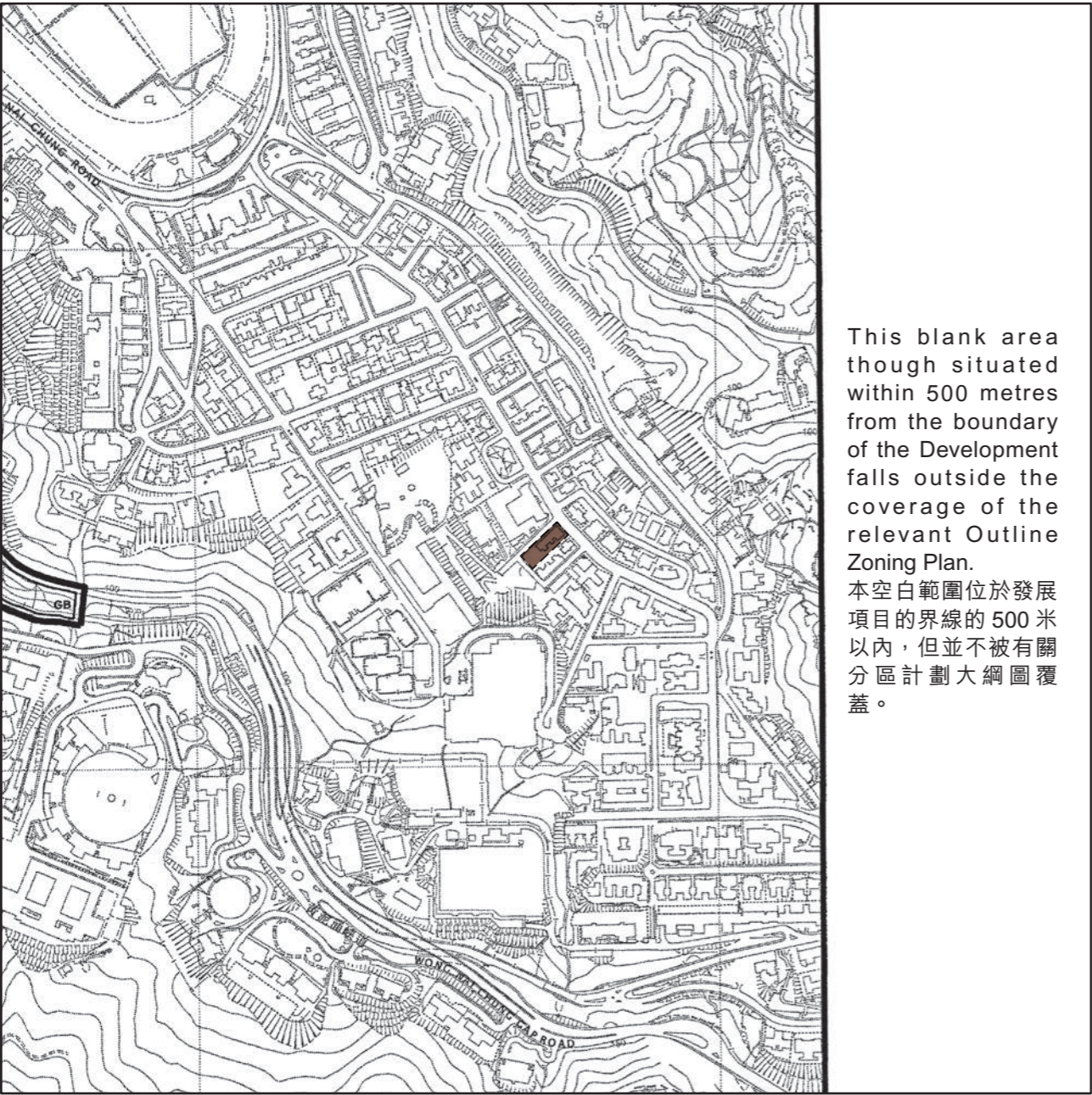
備註：

- 在印制售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表存於售樓處，於正常辦公時間內供免費查閱。
- 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
- 賣方建議準買方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。
- 因發展項目的不規則界線引致的技術原因，分區計劃大綱圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。

Outline zoning plan etc. relating to the development

關乎發展項目的分區計劃大綱圖等

Part of the approved Mid-Levels East Outline Zoning Plan with plan No. S/H12/12 gazetted on 17 September 2010.
摘錄自 2010 年 9 月 17 日憲報公布之半山區東部分區計劃大綱核准圖，圖則編號為 S/H12/12。



Location of the Development
發展項目的位置



Notation 圖例

Zones 地帶

GB Green Belt 綠化地帶

Miscellaneous 其他

Boundary of Planning Scheme
規劃範圍界線

Remarks :

1. The last updated version of the Outline Zoning Plan and the attached schedule as of the date of printing of the sales brochure are available for free inspection during normal office hours at the sales office.
2. The map, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR.
3. 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.
4. Due to technical reasons as a result of the irregular boundary of the Development, the Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註：

1. 在印制售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表存於售樓處，於正常辦公時間內供免費查閱。
2. 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
3. 賣方建議準買方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。
4. 因發展項目的不規則界線引致的技術原因，分區計劃大綱圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。

Outline zoning plan etc. relating to the development

關乎發展項目的分區計劃大綱圖等

Part of the approved Jardine's Lookout & Wong Nai Chung Gap Outline Zoning Plan with plan No. S/H13/12 gazetted on 18 October 2007.
摘錄自 2007 年 10 月 18 日憲報公布之渣甸山及黃泥涌峽分區計劃大綱核准圖，圖則編號為 S/H13/12。

Notation 圖例



Scale
比例 0 100 200 300 400 500M/米

Location of the Development
發展項目的位置

Zones 地帶

C	Commercial 商業
R(B)	Residential (Group B) 住宅 (乙類)
R(C)	Residential (Group C) 住宅 (丙類)
G/IC	Government, Institution or Community 政府、機構或社區
O	Open Space 休憩用地
OU	Other Specified Uses 其他指定用途
GB	Green Belt 綠化地帶
CP	Country Park 郊野公園

Communications 交通

Major Road and Junction
主要道路及路口

Miscellaneous 其他

Boundary of Planning Scheme
規劃範圍界線

P F S
Petrol Filling Station 加油站

Remarks :

1. The last updated version of the Outline Zoning Plan and the attached schedule as of the date of printing of the sales brochure are available for free inspection during normal office hours at the sales office.
2. The map, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR.
3. 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.
4. Due to technical reasons as a result of the irregular boundary of the Development, the Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

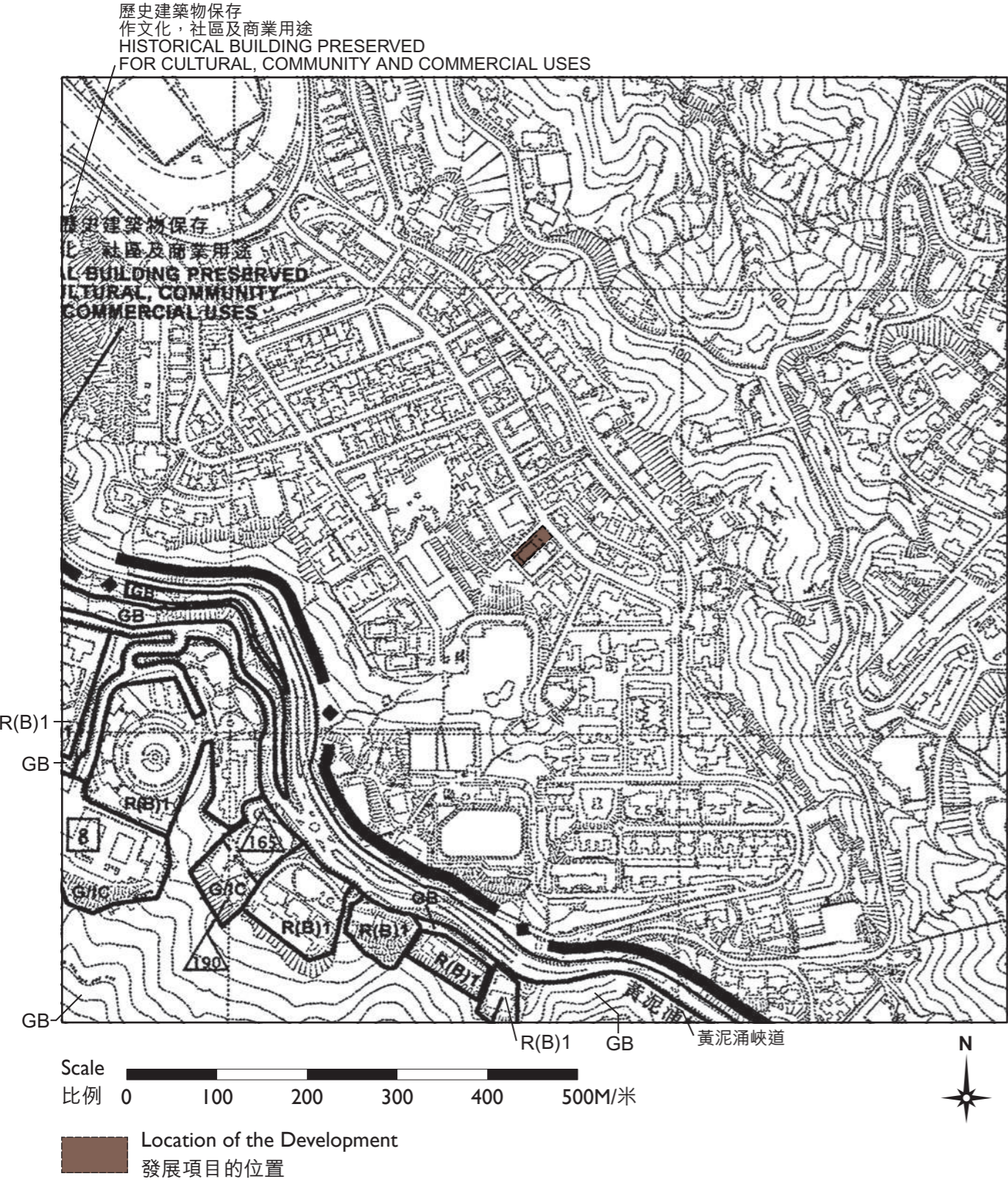
備註：

1. 在印制售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表存於售樓處，於正常辦公時間內供免費查閱。
2. 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
3. 賣方建議準買方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。
4. 因發展項目的不規則界線引致的技術原因，分區計劃大綱圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。

Outline zoning plan etc. relating to the development

關乎發展項目的分區計劃大綱圖等

Part of the approved The Peak Area Outline Zoning Plan with plan No. S/H14/13 gazetted on 6 April 2018.
摘錄自 2018 年 4 月 6 日憲報公布之山頂區分區計劃大綱核准圖，圖則編號為 S/H14/13。



Notation 圖例

Zones 地帶

R(B)	Residential (Group B) 住宅 (乙類)
G/IC	Government, Institution or Community 政府、機構或社區
GB	Green Belt 綠化地帶

Communications 交通

==+==	Major Road and Junction 主要道路及路口
-------	------------------------------------

Miscellaneous 其他

— ♦ —	Boundary of Planning Scheme 規劃範圍界線
△165	Maximum Building Height (in metres above Principal Datum) 最高建築物高度 (在主水平基準上若干米)
2	Maximum Building Height (in number of storeys) 最高建築物高度 (樓層數目)

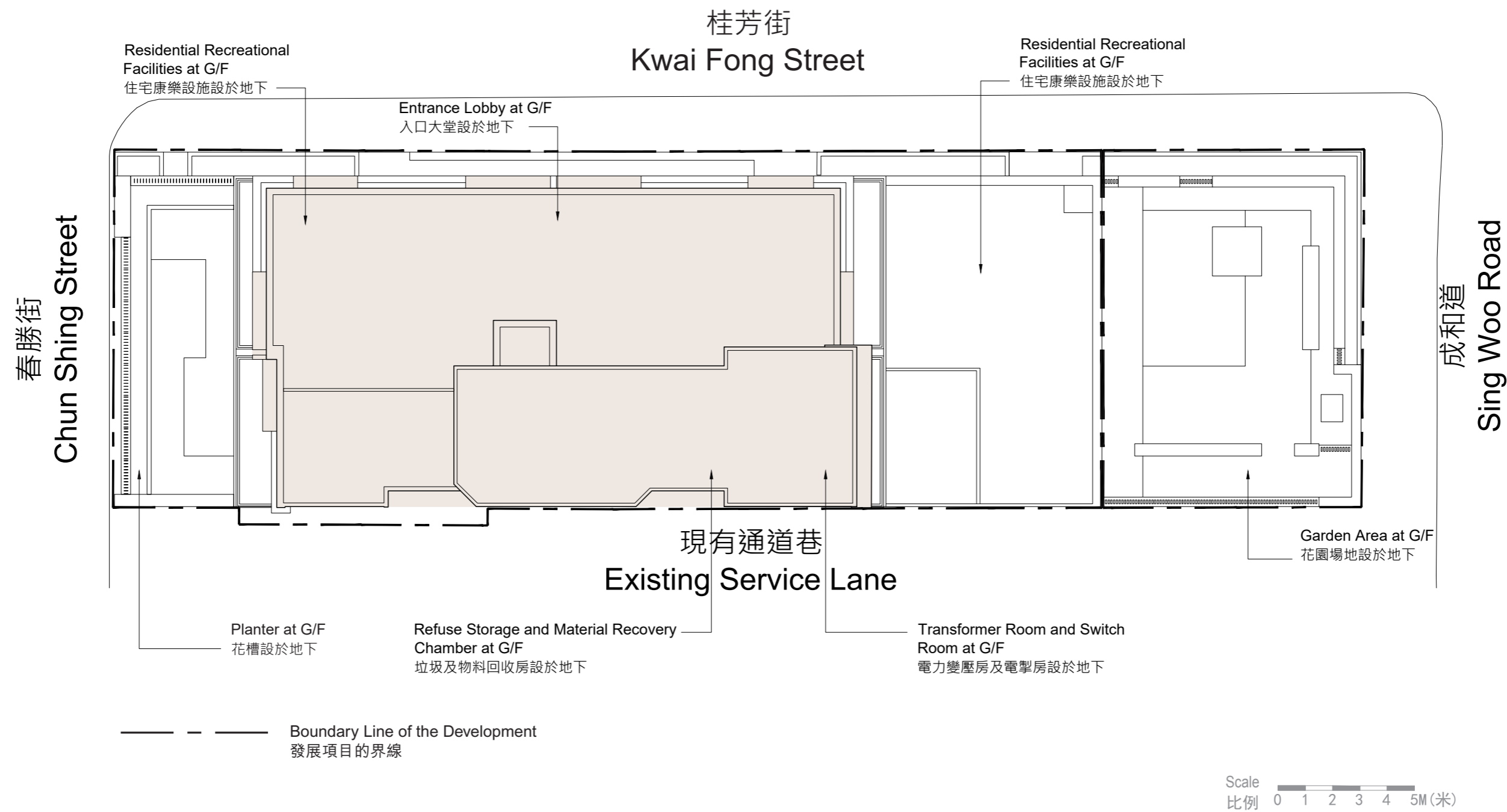
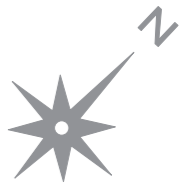
Remarks :

1. The last updated version of the Outline Zoning Plan and the attached schedule as of the date of printing of the sales brochure are available for free inspection during normal office hours at the sales office.
2. The map, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR.
3. 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.
4. Due to technical reasons as a result of the irregular boundary of the Development, the Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註：

1. 在印制售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表存於售樓處，於正常辦公時間內供免費查閱。
2. 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
3. 賣方建議準買方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。
4. 因發展項目的不規則界線引致的技術原因，分區計劃大綱圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。

Layout plan of the development
發展項目的布局圖



Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

Remarks applicable to the floor plans in this section:

1. There are architectural features, aluminium cladding, metal grilles and/or exposed pipes on the external walls of some of the floors. For details, please refer to the latest approved building plans and/or approved drainage plans and/or other relevant plans.
2. Common pipes exposed and/or enclosed in cladding are located at/adjacent to the balcony and/or external wall of some residential properties and/or some of the flat roofs and/or air-conditioner platform of the Development. For details, please refer to the latest approved building plans and/or approved drainage plans and/or other relevant plans.
3. There are sunken slabs for mechanical and electrical services and/or ceiling/bulkheads for the air-conditioning fittings and/or mechanical and electrical services at some residential properties.
4. There are exposed pipes installed in some bathrooms.
5. Balconies and utility platforms are non-enclosed areas.
6. Symbols of balcony/utility platform sliding door and fittings and fitments such as sink, water closet, shower area, sink counter and stove etc. in the floor plans are prepared based on the latest approved building plans and are for general indication only.

適用於本節之樓面平面圖之備註：

1. 部分樓層外牆範圍設有建築裝飾、鋁覆蓋板、金屬格柵及 / 或外露喉管，詳細資料請參考最新經批准的建築圖則及 / 或經批准的排水設施圖則及 / 或其他相關圖則。
2. 部分住宅物業的露台及 / 或外牆及 / 或發展項目的部份平台及 / 或空調機平台上 / 附近設有外露及 / 或外牆覆蓋板內藏之公用喉管，詳細資料請參考最新經批准的建築圖則及 / 或經批准的排水設施圖則及 / 或其他相關圖則。
3. 部分住宅物業有用以安裝機電設備的跌級樓板及 / 或用以裝置空調裝備及 / 或其他機電設備的天花板 / 裝飾橫樑。
4. 部分浴室內裝有外露喉管。
5. 露台及工作平台為不可封閉的地方。
6. 樓面平面圖上的露台 / 工作平台趟門及裝置符號，如洗滌盆、坐廁、淋浴間、洗滌盆櫃及煮食爐等乃按最新的經批准的建築圖則繪製，只作一般示意用途。

Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

2/F

2樓

Description 描述	Unit 單位					
	A	B	C	D	E	F
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 (m) 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) (米)	3.050	2.700 3.000 3.050 3.325 3.350 3.400	3.050		3.000 3.050 3.350 3.400	3.050 3.100
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) 厚度 (毫米)	150 , 175		150		150 , 175	

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

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

Remark:
The dimensions in the floor plans are all structural dimensions in millimetre.

備註：
樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

Legend 圖例

BAL	= Balcony	露台	D	= Down	落
UP	= Utility Platform	工作平台	PD	= Pipe Duct	管道槽
UP ABOVE	= Utility Platform Above	上層工作平台覆蓋之部份	ELV	= Low Voltage Pipe Duct/Cabinet	低電槽 / 櫃
BATHROOM	= Bathroom	浴室	ELE	= Electricity Duct / Meter Cabinet	電線槽 / 錶櫃
SHOWER	= Shower Cubicle	淋浴間	WMC	= Water Meter Cabinet	水錶櫃
BEDROOM	= Bedroom	睡房	RS & MRR	= Refuse Storage & Material Recovery Room	垃圾及物料回收房
LIVING / DINING	= Living/Dining Room	客 / 飯廳	LIFT LOBBY	= Lift Lobby	升降機大堂
OPEN KITCHEN	= Open Kitchen	開放式廚房	LIFT	= Lift	升降機
FLAT ROOF	= Flat Roof	平台	STONE CLADDING	= Stone Cladding	石材面板
COMMON FLAT ROOF	= Common Flat Roof	公用平台	STONE FEATURE	= Stone Feature	石材裝飾
U	= Up	上			



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, 5/F - 12/F, 15/F - 23/F and 25/F - 30/F (4/F、13/F、14/F and 24/F are omitted)

3樓、5樓至12樓、15樓至23樓及25樓至30樓（不設4樓、13樓、14樓及24樓）

Description 描述	Unit 單位					
	A	B	C	D	E	F
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 (m) 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) (米)	3.050					
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) 厚度 (毫米)	150 , 175		150		150 , 175	

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

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

Remark:
The dimensions in the floor plans are all structural dimensions in millimetre.

備註：
樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

Legend 圖例

BAL	= Balcony	露台	D	= Down	落
UP	= Utility Platform	工作平台	PD	= Pipe Duct	管道槽
UP ABOVE	= Utility Platform Above	上層工作平台覆蓋之部份	ELV	= Low Voltage Pipe Duct/Cabinet	低電槽 / 櫃
BATHROOM	= Bathroom	浴室	ELE	= Electricity Duct / Meter Cabinet	電線槽 / 錶櫃
SHOWER	= Shower Cubicle	淋浴間	WMC	= Water Meter Cabinet	水錶櫃
BEDROOM	= Bedroom	睡房	RS & MRR	= Refuse Storage & Material Recovery Room	垃圾及物料回收房
LIVING / DINING	= Living/Dining Room	客 / 飯廳	LIFT LOBBY	= Lift Lobby	升降機大堂
OPEN KITCHEN	= Open Kitchen	開放式廚房	LIFT	= Lift	升降機
FLAT ROOF	= Flat Roof	平台	STONE CLADDING	= Stone Cladding	石材面板
COMMON FLAT ROOF	= Common Flat Roof	公用平台	STONE FEATURE	= Stone Feature	石材裝飾
U	= Up	上			

發展項目的住宅物業的樓面平面圖



Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

31/F
31 樓

Description 描述	Unit 單位					
	A	B	C	D	E	F
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 (m) 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) (米)	3.250 3.300 3.600					3.250 3.300 3.525 3.600
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) 厚度 (毫米)	150	150 , 200	200		150 , 200	150

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

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

Remark:
The dimensions in the floor plans are all structural dimensions in millimetre.

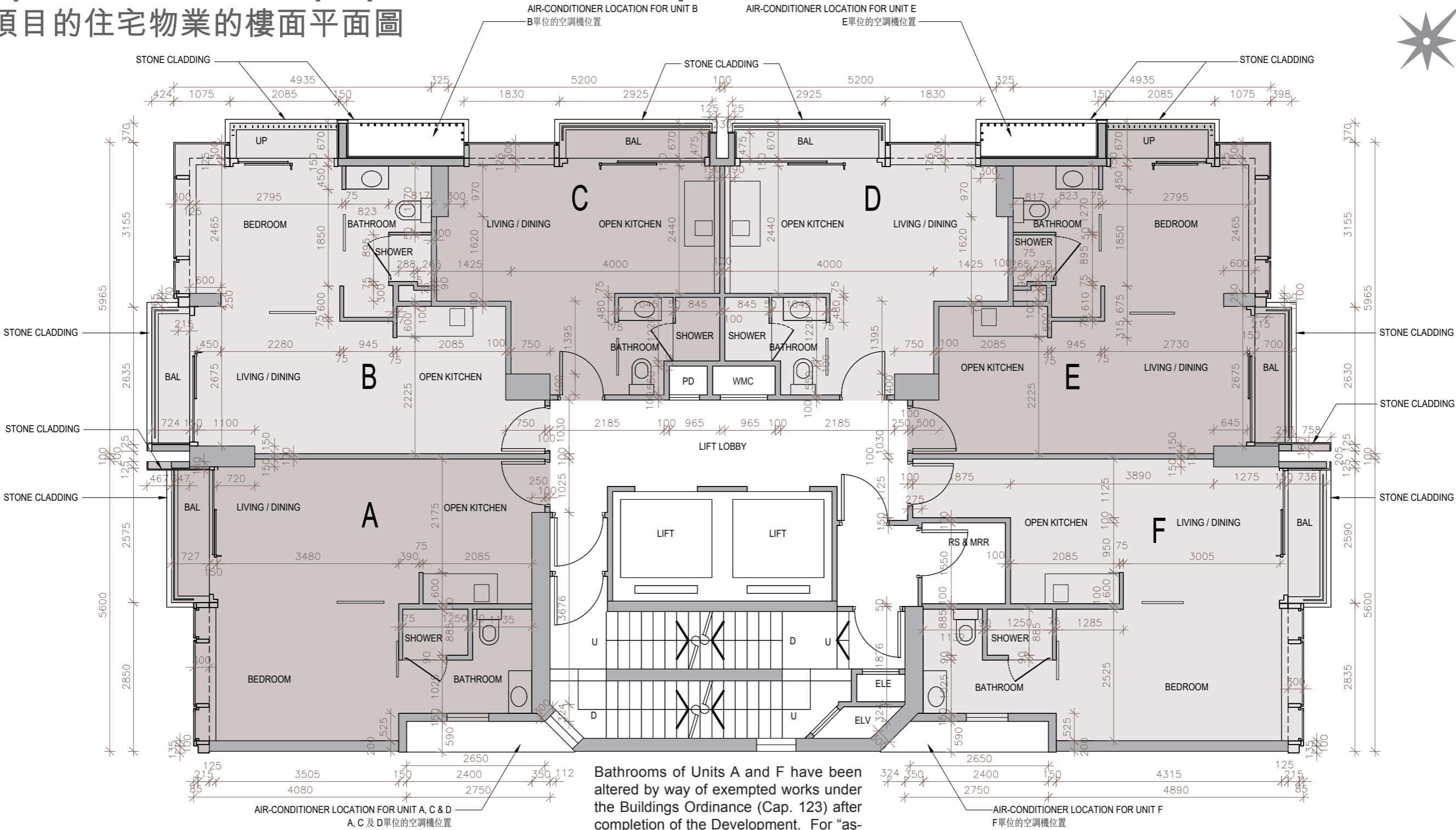
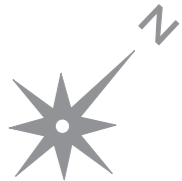
備註：
樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

Legend 圖例

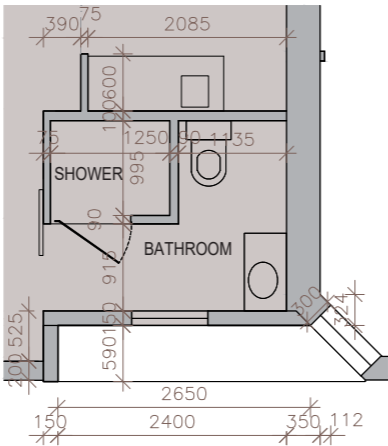
BAL	= Balcony	露台	D	= Down	落
UP	= Utility Platform	工作平台	PD	= Pipe Duct	管道槽
UP ABOVE	= Utility Platform Above	上層工作平台覆蓋之部份	ELV	= Low Voltage Pipe Duct/Cabinet	低電槽 / 櫃
BATHROOM	= Bathroom	浴室	ELE	= Electricity Duct / Meter Cabinet	電線槽 / 錶櫃
SHOWER	= Shower Cubicle	淋浴間	WMC	= Water Meter Cabinet	水錶櫃
BEDROOM	= Bedroom	睡房	RS & MRR	= Refuse Storage & Material Recovery Room	垃圾及物料回收房
LIVING / DINING	= Living/Dining Room	客 / 飯廳	LIFT LOBBY	= Lift Lobby	升降機大堂
OPEN KITCHEN	= Open Kitchen	開放式廚房	LIFT	= Lift	升降機
FLAT ROOF	= Flat Roof	平台	STONE CLADDING	= Stone Cladding	石材面板
COMMON FLAT ROOF	= Common Flat Roof	公用平台	STONE FEATURE	= Stone Feature	石材裝飾
U	= Up	上			

Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖



The “as-is” layout of Bathroom of Unit A
A 單位浴室的現狀圖



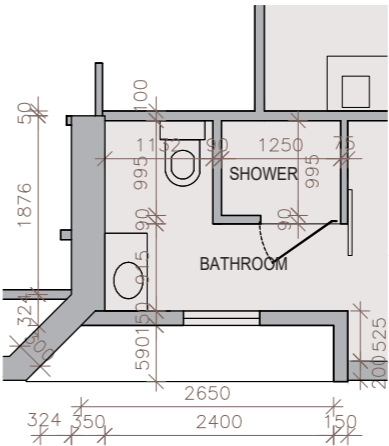
Bathrooms of Units A and F have been altered by way of exempted works under the Buildings Ordinance (Cap. 123) after completion of the Development. For “as-is” layout of the Bathrooms of Unit A and F, please refer to the corresponding part plan shown at the bottom of this page. The alteration work carried out to the bathrooms is listed below:

- Position of non-load bearing partition wall of shower cubicle was shifted.

A 單位及 F 單位的浴室在發展項目落成後進行在《建築物條例》(第 123 章)下獲豁免的工程而有所改動。A 單位及 F 單位的浴室的現狀請參閱本頁下方相應的部分現狀圖。有關 A 單位及 F 單位的浴室的改動如下:

- 淋浴間的非承重間隔牆位置移動。

The “as-is” layout of Bathroom of Unit F
F 單位浴室的現狀圖



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	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
EIGHT KWAI FONG HAPPY VALLEY	2/F 2樓	A	38.178 (411) 露台 Balcony : 1.925 (21) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	5.497 (59)	-	-	-	-	-	-
		B	35.827 (386) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	5.106 (55)	-	-	-	-	-	-
		C	24.012 (258) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		D	24.087 (259) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		E	35.452 (382) 露台 Balcony : 1.879 (20) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	7.934 (85)	-	-	-	-	-	-
		F	39.727 (428) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	2.657 (29)	-	-	-	-	-	-

1. The saleable area of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The floor area of every one of the balcony, utility platform and verandah, if any, to the extent that it forms part of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
3. The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Remarks :

1. The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
2. 4/F, 13/F, 14/F and 24/F are omitted.

1. 住宅物業的實用面積是按《一手住宅物業銷售條例》第 8 條計算得出的。
2. 在構成住宅物業的一部分的範圍內的每一露台、工作平台及陽台 (如有) 之樓面面積是按《一手住宅物業銷售條例》第 8 條計算得出的。
3. 其他指明項目的面積 (不計算入實用面積) 是按《一手住宅物業銷售條例》附表 2 第 2 部計算得出的。

備註 :

1. 以平方呎列出的面積由以平方米列出的面積以 1 平方米=10.764 平方呎換算，並以四捨五入至整數。
2. 不設 4 樓、13 樓、14 樓及 24 樓。

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	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
EIGHT KWAI FONG HAPPY VALLEY	3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 30/F 3樓、5樓至12樓、 15樓至23樓及 25樓至30樓	A	38.178 (411) 露台 Balcony : 1.925 (21) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		B	37.327 (402) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		C	24.012 (258) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		D	24.087 (259) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		E	36.952 (398) 露台 Balcony : 1.879 (20) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		F	39.727 (428) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-

1. The saleable area of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The floor area of every one of the balcony, utility platform and verandah, if any, to the extent that it forms part of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
3. The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Remarks :

1. The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
2. 4/F, 13/F, 14/F and 24/F are omitted.

1. 住宅物業的實用面積是按《一手住宅物業銷售條例》第 8 條計算得出的。
2. 在構成住宅物業的一部分的範圍內的每一露台、工作平台及陽台 (如有) 之樓面面積是按《一手住宅物業銷售條例》第 8 條計算得出的。
3. 其他指明項目的面積 (不計算入實用面積) 是按《一手住宅物業銷售條例》附表 2 第 2 部計算得出的。

備註 :

1. 以平方呎列出的面積由以平方米列出的面積以 1 平方米=10.764 平方呎換算，並以四捨五入至整數。
2. 不設 4 樓、13 樓、14 樓及 24 樓。

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	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
EIGHT KWAI FONG HAPPY VALLEY	31/F 31樓	A	38.178 (411) 露台 Balcony : 1.925 (21) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		B	36.792 (396) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		C	24.547 (264) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		D	24.609 (265) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		E	36.430 (392) 露台 Balcony : 1.879 (20) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		F	39.727 (428) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-

1. The saleable area of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The floor area of every one of the balcony, utility platform and verandah, if any, to the extent that it forms part of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
3. The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Remarks :

1. The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
2. 4/F, 13/F, 14/F and 24/F are omitted.

1. 住宅物業的實用面積是按《一手住宅物業銷售條例》第 8 條計算得出的。
2. 在構成住宅物業的一部分的範圍內的每一露台、工作平台及陽台 (如有) 之樓面面積是按《一手住宅物業銷售條例》第 8 條計算得出的。
3. 其他指明項目的面積 (不計算入實用面積) 是按《一手住宅物業銷售條例》附表 2 第 2 部計算得出的。

備註 :

1. 以平方呎列出的面積由以平方米列出的面積以 1 平方米=10.764 平方呎換算，並以四捨五入至整數。
2. 不設 4 樓、13 樓、14 樓及 24 樓。

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% is payable on the signing of the preliminary agreement for sale and purchase. | 1. | 在簽署臨時買賣合約時須支付款額為 5% 的臨時訂金。 |
| 2. | The preliminary deposit paid by the purchaser on the signing of that preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders. | 2. | 買方在簽署臨時買賣合約時須支付的臨時訂金，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. | If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement -
(a) that preliminary agreement is terminated;
(b) the preliminary deposit is forfeited; and
(c) the owner does not have any further claim against the purchaser for the failure. | 3. | 如買方沒有於訂立該臨時合約的日期之後的 5 個工作日內簽立買賣合約 -
(a) 該臨時合約即告終止；
(b) 有關的臨時訂金即予沒收；及
(c) 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

A. Common parts of the development

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

"Common Areas"

“Common Areas” means and includes all those areas of the Development which are for purpose of identification shown coloured Green on the plan(s) (certified as to the accuracy thereof by or on behalf of the Authorized Person) annexed to the DMC and intended for the common use and benefit of the Owners and Occupiers including, but not limited to, the Green Wall (as defined in the DMC), garden areas, certain entrances, exits, passageways, stairways, staircases and ramps, fence walls, the refuse storage and material recovery chamber, upper part of refuse room with enclosure, the high voltage switch room, the customer switch room, the transformer room, the F.S. and sprinkler pump room, the F.S. water tank, the R.C. water tank for sprinkler and potable, the busbar transit room, the electrical duct, electricity cabinet, pipe ducts, Electrical & Low Voltage Duct, telephone duct, F.S. Inlet, sprinkler control valve & sprinkler inlet, the electricity meter rooms, the emergency generator room, the water meter cabinets, the check meter cabinet, the potable and flushing pump rooms, the gate valve room, areas for Air Handling Units, the Club House (as defined in the DMC), the lift lobbies on all floors, the lift shafts, all those part or parts of the External Wall and surfaces of the Development (excluding the windows, the relating vision panels, window frames and sealant around window frames of the Unit, the glass and metal parapets/balustrade/fences of the Balcony, Utility Platform and flat roof pertaining to the Units), the main entrance lobby on the Ground Floor, the mail box room, the telecommunications and broadcasting rooms, F.S control room, caretaker's counter, planters, the architectural features, the flat roofs on 1/F, Roof Floor and Top Roof, the Flat Roofs (common) on 2/F, the refuge area on the Roof Floor, the lift machine room, the A/C Platforms, the R.C. canopies and any other parts of the Development for the common benefit of the Owners and Occupiers of the Units and their visitors and not for the exclusive use or benefit of the Owner or Occupier of any individual Unit or his visitors **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 and/or (b) any parts specified in Schedule 1 to the Ordinance (i.e. the Building Management Ordinance (Cap.344)) and included under paragraph (b) of the definition of “common parts” set out in section 2 of the Ordinance, shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Common Areas; and all those parts of the Development designated as common areas in any Sub-Deed of Mutual Covenant;

"Common Facilities"

means all those installations and facilities of the Development used in common by or installed for the common benefit of the Owners and Occupiers and their visitors and not for the exclusive use or benefit of the Owner or Occupier of any individual Unit or his visitors and include:-

- (a) lighting, air-conditioning and mechanical ventilation (if any) for the Common Areas;
- (b) the Club House (as defined in the DMC);
- (c) television and wireless aerials, security system;
- (d) the lift shafts;
- (e) any other facilities and equipment installed for the common use and benefit of any of the Owners, Occupiers or visitors of the Units and not for the use and benefit of a particular Unit;
- (f) such of the sewers, drains, water courses, pipes, gutters, wells (if any), aerials, wires and cables, 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 and/or the Development, through which water, sewage, gas, electricity and any other services are supplied to the Development;

- (g) the refuse storage and material recovery chamber, the high voltage switch room, the transformer room, the F.S. water tank and the sprinkler pump room, the F.S. pump room, the emergency generator room, the potable and flushing pump room, the potable and flushing water tank(s) and the facilities and equipment therein for the common use and benefit of the Development;
- (h) metal gates, features and fences, louvres, lighting and mechanical ventilation/air-conditioning (if any) for the Common Areas; and
- (i) refuse collection equipment and facilities,

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; and such of the services and facilities of the Development designated as common services and facilities in any Sub-Deed of Mutual Covenant;

B. 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.

C. Term of years for which the manager of the development is appointed

Subject to the provisions of the Building Management Ordinance (Chapter 344 of the Laws of Hong Kong), the manager for the Development shall be appointed for an initial term of two (2) years commencing from the date of the DMC and shall thereafter continue until and unless the appointment of the manager is terminated in accordance with the provisions of the DMC.

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

- (a) the Owners of all Units in the Development shall on or before the first day of each calendar month contribute to the expenses of the management budget as and when the same become due and payable in the proportion that the Management Shares attributable to the Unit(s) owned by them bears to the total Management Shares for the Development.
- (b) Each Owner shall be personally liable to pay such Management Charge to the Manager whether or not his part of the Development is vacant or occupied and whether or not it has been let or leased to any tenant or is occupied by the Owner himself or any other person PROVIDED ALWAYS THAT no Owner may be called upon to pay more than his appropriate share of the expenses of the relevant management budgets, having regard to the number of the Management Shares allocated to the relevant part of the Development to which he is the Owner.
- (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.

E. Basis on which the management fee deposit is fixed

The Management fee deposit is equivalent to a sum of two (2) months’ monthly contribution of the first year’s budgeted Management Charges which shall be transferable but non-interest bearing and not refundable.

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

Not applicable.

Summary of deed of mutual covenant

公契的摘要

ALLOCATION OF UNDIVIDED SHARES

Units	No. of Undivided Shares per Unit
Unit A on 2 nd Floor	3,900
Unit B on 2 nd Floor	3,600
Unit C on 2 nd Floor	2,400
Unit D on 2 nd Floor	2,400
Unit E on 2 nd Floor	3,600
Unit F on 2 nd Floor	4,000
Unit A on 3 rd to 30 th Floor	3,800
Unit B on 3 rd to 30 th Floor	3,700
Unit C on 3 rd to 30 th Floor	2,400
Unit D on 3 rd to 30 th Floor	2,400
Unit E on 3 rd to 30 th Floor	3,700
Unit F on 3 rd to 30 th Floor	4,000
Unit A on 31 st Floor	3,800
Unit B on 31 st Floor	3,700
Unit C on 31 st Floor	2,500
Unit D on 31 st Floor	2,500
Unit E on 31 st Floor	3,700
Unit F on 31 st Floor	4,000

Remarks: 4th, 13th, 14th and 24th Floors are omitted

ALLOCATION OF MANAGEMENT SHARES

Units	No. of Management Shares per Unit
Unit A on 2 nd Floor	3,900
Unit B on 2 nd Floor	3,600
Unit C on 2 nd Floor	2,400
Unit D on 2 nd Floor	2,400
Unit E on 2 nd Floor	3,600
Unit F on 2 nd Floor	4,000
Unit A on 3 rd to 30 th Floor	3,800
Unit B on 3 rd to 30 th Floor	3,700
Unit C on 3 rd to 30 th Floor	2,400
Unit D on 3 rd to 30 th Floor	2,400
Unit E on 3 rd to 30 th Floor	3,700
Unit F on 3 rd to 30 th Floor	4,000
Unit A on 31 st Floor	3,800
Unit B on 31 st Floor	3,700
Unit C on 31 st Floor	2,500
Unit D on 31 st Floor	2,500
Unit E on 31 st Floor	3,700
Unit F on 31 st Floor	4,000

Remarks: 4th, 13th, 14th and 24th Floors are omitted

- Please refer to the latest draft of the DMC for full details. A full script of the latest draft of the DMC is available for inspection free of charge in the sales office.
- Unless otherwise defined, capitalized terms used in the above shall have the same meaning of such terms of the DMC.

Summary of deed of mutual covenant

公契的摘要

A. 發展項目的公用部分

發展項目的公契及管理協議(「公契」)訂明下列公用地方及公用設施：

「公用地方」

「公用地方」指公契所夾附之圖則(經認可人士或其代表核證準確)以綠色顯示而擬供各單位的業主及佔用人共同使用與享用的發展項目部分，其中包括但不限於綠化外牆(見公契之定義)、花園部分、某些入口、出口、通道、樓梯間、樓梯及斜路、圍牆、垃圾及物料回收房、垃圾房上層有蓋部分、高壓電力電掣房、電掣房、電力變壓房、消防及花灑泵房和水缸房、消防水缸、食水及消防灑水器水缸、電腦匯流排機房、電線管槽、電錶箱、管道槽、特低壓電線管槽、電話線管槽、消防入水掣、消防花灑控制閥及消防花灑入水掣、電錶房、緊急發電機房、水錶箱、水錶讀錶箱、食水及沖廁水泵房、控制閥房、空氣調節箱放置區域、會所(見公契之定義)、各層升降機大堂、升降機槽、發展項目所有或部分外牆及外部(不包括構成住宅單位一部分的窗、玻璃、窗框及窗框周圍的密封膠部分，住宅單位天台、工作平台及平台的玻璃及其金屬護牆/欄杆/圍欄)、地下入口大堂、信箱房、電訊及廣播設備室、消防控制室、管理員櫃檯、花槽、建築裝飾、位於一樓的平台、天台及上層天台、二樓平台(公用部分)、天台庇護區域、升降機機房、空調機平台、簷篷以及供各單位業主及佔用人共同使用與享用而非供任何個別單位業主或佔用人專用或享用的位於該地段及發展項目或其上方的任何其他部分或空間，但不包括任何特定業主享有專屬權與特權持有、使用、佔用和享用的任何部分、空間、地方或設施。但在適當情況下，如(a)發展項目任何部分符合「該條例」(即(香港法例第344章)《建築物管理條例》)第2條中「公用部分」第(a)段的定義或(b)發展項目任何部分乃該條例附表一訂明而符合該條例第2條中「公用部分」第(b)段的定義，且此等部分將供所有單位業主共用與共享，則應視作屬於「公用地方」及構成其一部分，以及於任何附屬公契中指定作為公用地方的發展項目的所有有關部分。

「公用設施」

「公用設施」指裝設供單位業主及佔用人及其訪客共同使用與享用而非供任何個別單位業主或佔用人或其訪客專用或享用之所有發展項目裝置及設施，包括：

- (a) 公用地方的照明、空調及機械通風(如有)；
- (b) 會所(見公契之定義)；
- (c) 電視和無線天線系統、保安系統；
- (d) 升降機槽；
- (e) 安裝供任何住宅單位業主、佔用人或訪客共同使用與享用而非供特定住宅單位使用或享用的任何其他設施與設備；
- (f) 現時或於任何時間位於或穿越該土地或發展項目內、下或上而為發展項目供應食水、污水排放、氣體、電力及任何其他服務的污水管、排水渠、水道、管道、明渠、井(如有)、天線、電線和電纜及其他服務設施，不論鋪管與否；
- (g) 垃圾及物料回收房、高壓電力電掣房、電力變壓房、消防水缸及花灑泵房、消防泵房、緊急發電機房、食水及沖廁水泵房、食水及沖廁水缸及發展項目中共同使用與享用的設施和設備；
- (h) 鐵閘、裝飾及圍欄、通風窗、照明及發展項目公用地方的機械通風或空調(如有)；及
- (i) 垃圾收集設備及設施

但不包括任何特定住業主享有專屬權與特權持有、使用、佔用及享用之任何部分、空間、地方或設施或於任何分公契內指定的發展項目的公用裝置及設施。

B. 分配予發展項目中的每個住宅物業的不分割份數的數目

有關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」。

C. 有關發展項目的管理人的委任年期

受限於《建築物管理條例》(香港法例第344章)的規定，發展項目的管理人首屆任期由簽訂公契日期起計兩(2)年，其後續任直至根據公契的條款終止委任為止。

D. 管理開支按甚麼基準在發展項目中的住宅物業的擁有人之間分擔

(a) 發展項目所有單位的業主須於每曆月的第一天或之前繳付發展項目管理預算案開支，繳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) 不論業主是否已將其擁有的發展項目部分空置或佔用，又抑或是否已經將該部分出租或租賃予任何其他人士等，又或該部分由業主本人或其他人所佔用，每位業主必須有個人責任向管理人支付管理費。唯業主不會被要求支付超過按其擁有的發展項目部分所分配的管理份數而釐定的相關管理預算開支的適當份額。

(c) 有關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」。

E. 計算管理費按金的基準

管理費按金相等於首年度預算管理開支每月分擔款項的二(2)個月款項，該款項可轉讓，但不帶利息及不可退還。

F. 擁有人在發展項目中保留作自用的範圍(如有的話)

不適用。

Summary of deed of mutual covenant

公契的摘要

不分割份數的分配表

單位	每個單位的不分割份數
2 樓 A 單位	3,900
2 樓 B 單位	3,600
2 樓 C 單位	2,400
2 樓 D 單位	2,400
2 樓 E 單位	3,600
2 樓 F 單位	4,000
3 樓 -30 樓 A 單位	3,800
3 樓 -30 樓 B 單位	3,700
3 樓 -30 樓 C 單位	2,400
3 樓 -30 樓 D 單位	2,400
3 樓 -30 樓 E 單位	3,700
3 樓 -30 樓 F 單位	4,000
31 樓 A 單位	3,800
31 樓 B 單位	3,700
31 樓 C 單位	2,500
31 樓 D 單位	2,500
31 樓 E 單位	3,700
31 樓 F 單位	4,000

備註：不設 4 樓、13 樓、14 樓及 24 樓

管理份數的分配表

單位	每個單位的管理份數
2 樓 A 單位	3,900
2 樓 B 單位	3,600
2 樓 C 單位	2,400
2 樓 D 單位	2,400
2 樓 E 單位	3,600
2 樓 F 單位	4,000
3 樓 -30 樓 A 單位	3,800
3 樓 -30 樓 B 單位	3,700
3 樓 -30 樓 C 單位	2,400
3 樓 -30 樓 D 單位	2,400
3 樓 -30 樓 E 單位	3,700
3 樓 -30 樓 F 單位	4,000
31 樓 A 單位	3,800
31 樓 B 單位	3,700
31 樓 C 單位	2,500
31 樓 D 單位	2,500
31 樓 E 單位	3,700
31 樓 F 單位	4,000

備註：不設 4 樓、13 樓、14 樓及 24 樓

- 全部詳情請參閱公契最新擬稿。公契最新擬稿全本可於售樓處免費參閱。
- 除非本售樓說明書另設定義，否則上述英文版本中首字母為大楷的名詞具有公契中該等名詞的相同意義。

Summary of land grant

批地文件的摘要

(a) The lot number of the land on which the development is situated

The development is constructed on all those pieces or parcels of ground registered in the Land Registry as The Remaining Portion of Inland Lot No.2668, The Remaining Portion of Inland Lot No.2669, Section B of Inland Lot No.2670, The Remaining Portion of Inland Lot No.2671, The Remaining Portion of Inland Lot No.2672, The Remaining Portion of Inland Lot No.2673, The Remaining Portion of Inland Lot No.2674, Section A of Inland Lot No.2713, The Remaining Portion of Inland Lot No.2713, Inland Lot No.2714 and The Remaining Portion of Inland Lot No.2715 (collectively “the lots”).

(b) The term of years under the leases

According to the Government Lease for Inland Lot No.2668, the Government Lease for Inland Lot No.2669, the Government Lease for Inland Lot No.2670, the Government Lease for Inland Lot No.2671, the Government Lease for Inland Lot No.2672, the Government Lease for Inland Lot No.2673, the Government Lease for Inland Lot No.2674, the Government Lease for Inland Lot No.2713, the Government Lease for Inland Lot No.2714 and the Government Lease for Inland Lot No.2715 (collectively “the Government Leases”), the lots are granted for a term of 75 years commencing from the 1st day of April 1929 with a right of renewal for a further term of 75 years. By virtue of the provisions of the Government Leases Ordinance (Cap.40), new Government Leases were deemed to have been granted for the respective further terms of 75 years commencing from the 1st day of April 2004 immediately upon the expiration of the original terms of 75 years.

(c) The user restrictions applicable to that land

The grantee or any other person or persons shall not nor will during the continuance of the Government Leases use, exercise, or follow, in or upon the lots demised by the Government Leases or any part thereof, the trade or business of a brazier, slaughterman, soap-maker, sugar-baker, fellmonger, melter of tallow, oilman, butcher, distiller, victualler or tavern-keeper, blacksmith, nightman, scavenger or any other noisy noisome or offensive trade or business whatever without the previous licence of the Government.

(d) The facilities that are required to be constructed and provided for the Government, or for public use

Not applicable.

(e) The grantee’s obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside that land

The grantee shall from time to time, and at all times when, where, and as often as need or occasion shall be and require, at 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, erections and buildings, now or at any time hereafter standing upon the lots and all the walls, rails, lights, pavement, privies, sinks, drains and watercourses thereunto belonging and which shall in any-wise belong or appertain unto the same, in, by, and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever, the whole to be done to the satisfaction of the relevant government departments.

(f) The lease conditions that are onerous to a purchaser

- (i) The grantee shall and will during the term granted by the Government Leases pay and cause to be paid to the Government the yearly rents clear of all deductions.
- (ii) The grantee shall and will during the term granted by the Government Leases pay and discharge all taxes, rates, charges and assessments whatsoever which may be assessed or charged upon or in respect of the lots or any part thereof.
- (iii) The grantee shall peaceably and quietly deliver up to the Government the messuage or tenement messuages or tenements erections buildings and premises being so well and sufficiently repaired sustained and amended at the end or sooner determination of the term granted under the Government Leases.
- (iv) The grantee shall and will during the term granted by the Government Leases as often as need shall require bear, pay and allow a reasonable share and proportion for and towards the costs and charges of making building repairing and amending all or any roads, pavements, channels, fences and party-walls, draughts, private or public sewers and drains requisite for or in or belonging to the lots demised by the Government Leases 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 arrear.
- (v) The grantee shall not let, underlet, mortgage, assign or otherwise part with the lots or any part thereof during the term of the Government Leases without at the same time registering such alienation at the Land Registry or office as the Government may designate and paying the prescribed fees therefor.
- (vi) The Government shall have full power to resume enter into and re-take possession of all or any part of the lots demised by the Government Leases if required for the improvement of Hong Kong or for any other public purpose whatsoever three calendar month’s notice being given to the grantee of its being so required, and a full and fair compensation for the lots and the buildings thereon being paid to the grantee at a valuation to be fairly and impartially made by the Government and upon the exercise of such power the term and estate created by the Government Leases shall respectively cease determine and be void.

Note:

For full details, please refer to the Land Grant. Full script of the Land Grant is available for inspection upon request at the sales office and copies of the Land Grant can be obtained upon paying necessary photocopying charges.

Summary of land grant

批地文件的摘要

(a) 發展項目所位於的土地的地段編號

發展項目興建於土地註冊處註冊的內地段第 2668 號餘段、內地段第 2669 號餘段、內地段第 2670 號 B 分段、內地段第 2671 號餘段、內地段第 2672 號餘段、內地段第 2673 號餘段、內地段第 2674 號餘段、內地段第 2713 號 A 分段、內地段第 2713 號餘段、內地段第 2714 號及內地段第 2715 號餘段 (統稱「該地段」)。

(b) 有關租契規定的年期

根據內地段第 2668 號的政府租契、內地段第 2669 號的政府租契、內地段第 2670 號的政府租契、內地段第 2671 號的政府租契、內地段第 2672 號的政府租契、內地段第 2673 號的政府租契、內地段第 2674 號的政府租契、內地段第 2713 號的政府租契、內地段第 2714 號的政府租契及內地段第 2715 號的政府租契 (統稱「該政府租契」)、該地段的批地年期為 75 年，由 1929 年 4 月 1 日起計，並有權續期 75 年。根據《政府租契條例》(第 40 章)，該政府租契將當作已在原租契期滿後續期，新政府租契批地年期由 2004 年 4 月 1 日起計 75 年。

(c) 適用於該土段的用途限制

除非預先取得政府部門的有關執照或許可證，否則該地段的承授人或任何其他人士在該政府租契期間、不得在該政府租契批租的地段或其中任何部分之上或之內從事銅工、屠宰、肥皂製造、製糖、皮革、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾處理等行業或生意，或任何其他產生噪音、有惡臭的、有礙健康的或厭惡性之貿易或行業。

(d) 按規定須興建並提供予政府或供公眾使用的設施

不適用。

(e) 有關承授人在該地段內外鋪設、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

該地段的承授人應不時，並且在任何時候，當有需要時（無論何時、何地）自費充分及妥善地修復、維持、支持、保養、鋪設、清洗、洗滌、打掃、排污、改善及保持現在或將來任何時候位於該地段的房屋、宅院、物業及所有其他豎設物及建築物，以及所有附屬及與其有關的牆、柵、燈、路面、廁所、水槽、陰溝、排水管和水道，以達至有關政府部門滿意程度。

(f) 對買方造成負擔的租用條件

(i) 該地段的承授人須支付和繳納該地段每年應付的地租，不得在應繳地租內扣除任何款項。

(ii) 該地段的承授人須支付和繳納該地段或其任何部份的一切費用包括稅款、差餉、雜費或評定費用等。

(iii) 該地段的承授人須妥善維修該地段上的建築物，並於該政府租契完結或終止時，向政府交付。

(iv) 承授人必須在該政府租契批租的租期期間、根據情況需要承擔、支付及分攤有關建造、建設、維修和修改全部或任何該地段必需的或在該地段內或屬於該地段或其任何部份與其他附近的處所或與其相鄰的處所共用的道路、行人路、水道、圍欄及分隔牆壁、通風設備、私人或公共下水道及排水管的費用及開支之合理部分及比例。有關比例由政府釐定與確認、如有欠交則作欠租追收。

(v) 該地段的承授人不得在該地段租賃期內出租、轉租、抵押、轉讓或以其他方式處置該地段或其所屬部份，除非該地段的承授人同時向政府土地註冊處或相關部門登記有關處置並繳納所規定的費用。

(vi) 政府具有充分權力收回、進入及取回該政府租契批租的該地段之全部或任何部分，如有需要用以作改善香港或任何其他公共用途，惟需提前 3 個曆月通知承授人上述要求和根據政府公平及不偏不倚的估價，向承授人支付該土地及在其上的建築物的全部及公平的補償。在政府行使上述權力後，該政府租契的租期及產業權將停止、終止及無效。

備註：
請查閱「批地文件」以了解全部詳情。「批地文件」全文已備於售樓處，歡迎在營業時間免費索取閱覽，並可在支付必要的影印費用後獲取「批地文件」影印副本。

Information on public facilities and public open spaces

公共設施及公眾休憩用地的資料

<p>(a) Facilities that are required under the land grant to be constructed and provided for the government, or for public use</p> <p>Not applicable.</p>	<p>(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</p> <p>不適用</p>
<p>(b) Facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development</p> <p>Not applicable.</p>	<p>(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</p> <p>不適用</p>
<p>(c) The size of any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development</p> <p>Not applicable.</p>	<p>(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的大小</p> <p>不適用</p>
<p>(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)</p> <p>Not applicable.</p>	<p>(d) 該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</p> <p>不適用</p>

Warning to purchasers

對買方的警告

- (a) The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.

(b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.

(c) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser -

(i) that firm may not be able to protect the purchaser’s interests ; and

(ii) the purchaser may have to instruct a separate firm of solicitors.

(d) In the case of paragraph (c)(ii), the total solicitors’ fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.
- (a) 現建議買方聘用一間獨立的律師事務所（代表擁有人行事者除外），以在交易中代表買方行事。

(b) 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。

(c) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突 –

(i) 該律師事務所可能不能夠保障買方的利益；及

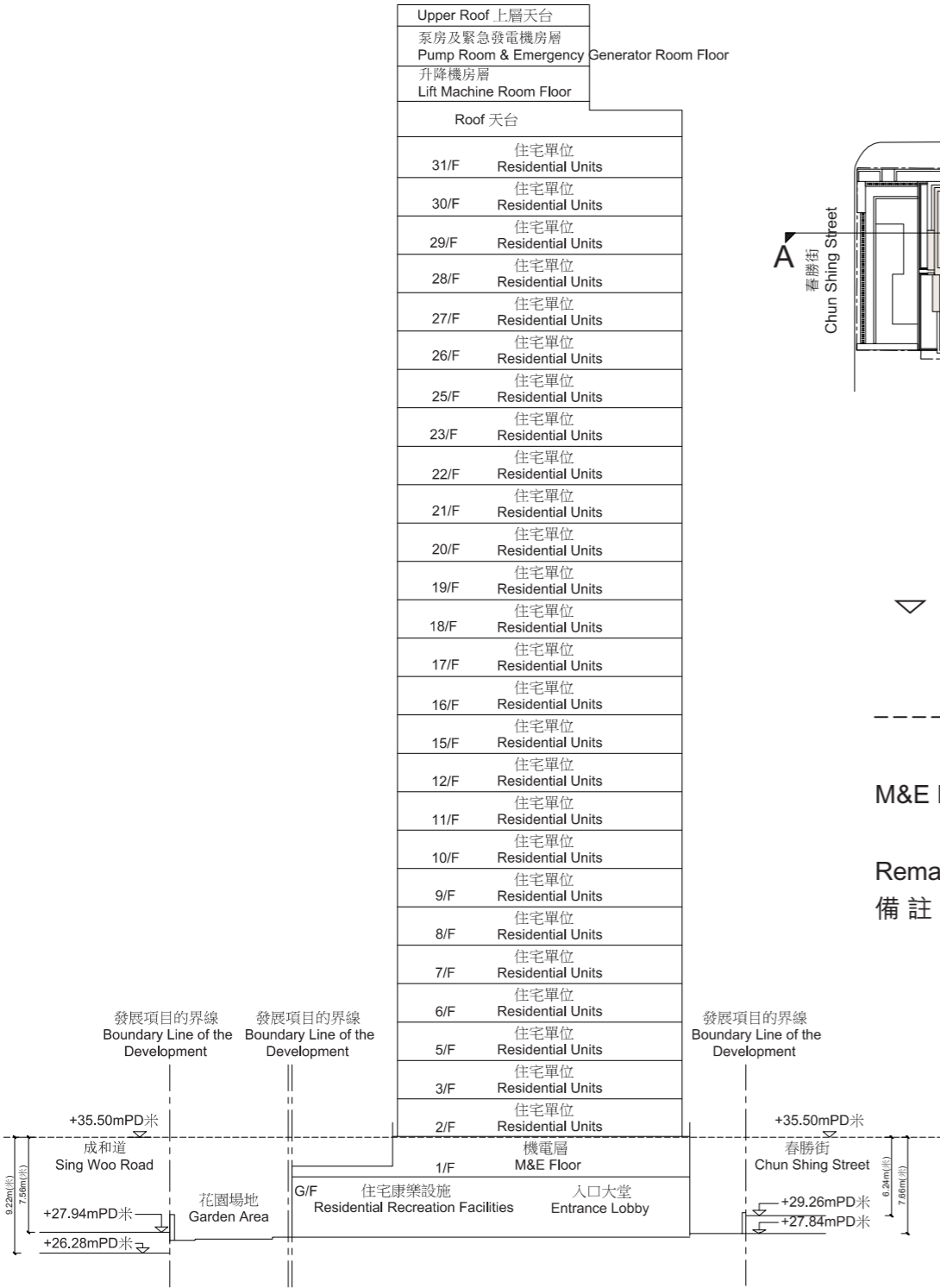
(ii) 買方可能要聘用一間獨立的律師事務所。

(d) 如屬 (c)(ii) 段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

Cross-section plan of building in the development

發展項目中的建築物的橫截面圖

Cross-Section Plan A - A
橫截面圖 A - A



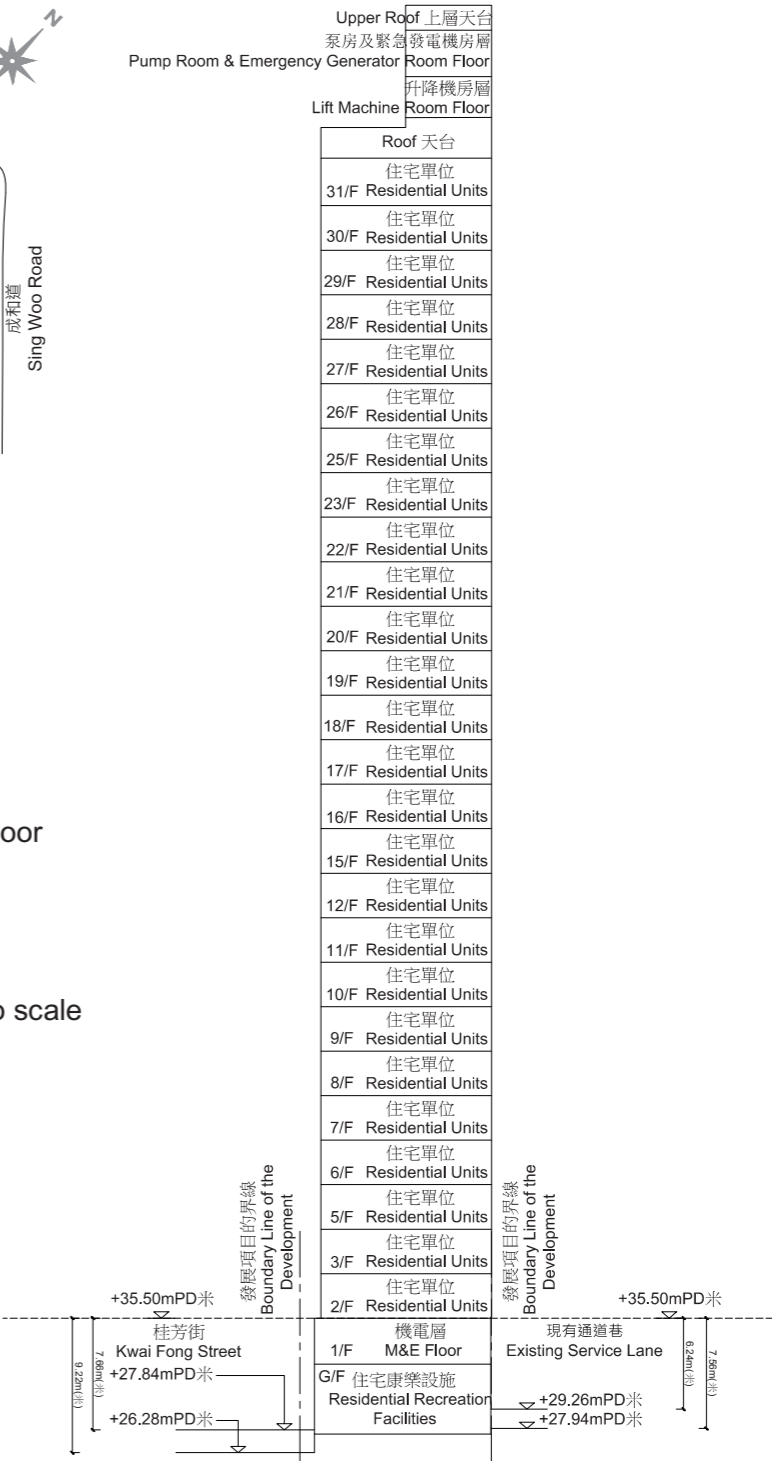
The part of Sing Woo Road adjacent to the building is 26.28 to 27.94 metres above the Hong Kong Principal Datum.

毗連建築物的一段成和道為香港主水平基準以上26.28至27.94米。

The part of Chun Shing Street adjacent to the building is 27.84 to 29.26 metres above the Hong Kong Principal Datum.

毗連建築物的一段春勝街為香港主水平基準以上27.84至29.26米。

Cross-Section Plan B - B
橫截面圖 B - B



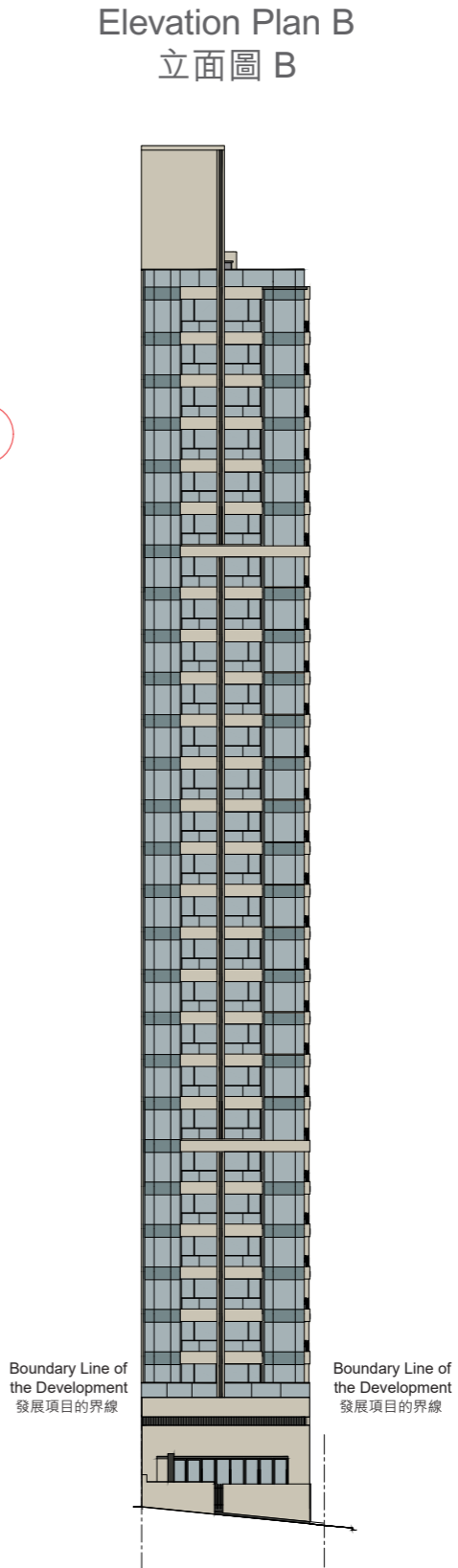
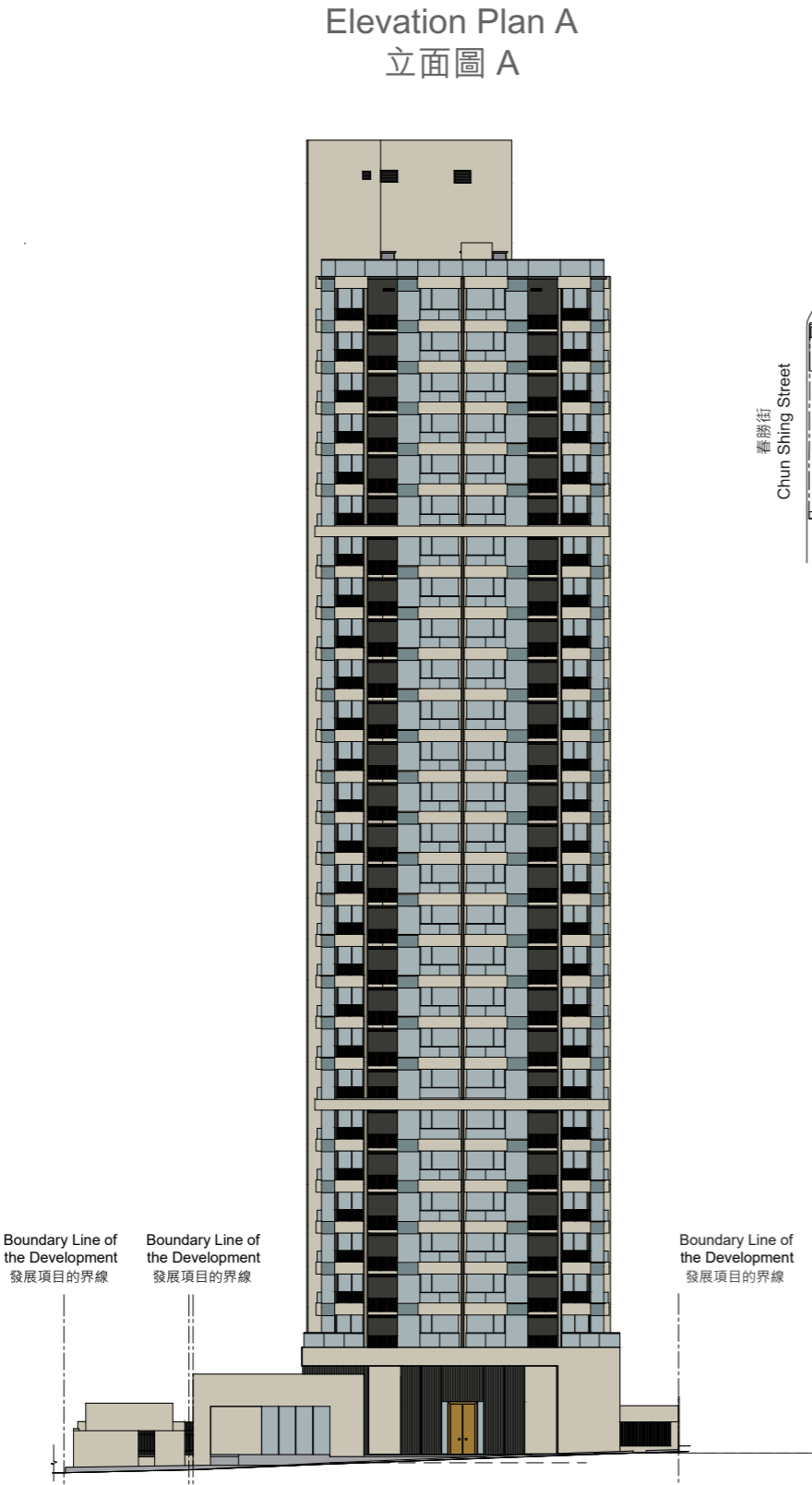
The part of Kwai Fong Street adjacent to the building is 26.28 to 27.84 metres above the Hong Kong Principal Datum.

毗連建築物的一段桂芳街為香港主水平基準以上26.28至27.84米。

The part of Existing Service Lane adjacent to the building is 27.94 to 29.26 metres above the Hong Kong Principal Datum.

毗連建築物的一段現有通道巷為香港主水平基準以上27.94至29.26米。

Elevation plan 立面圖



The Authorized Person for the Development has certified that the elevations shown on this plan :

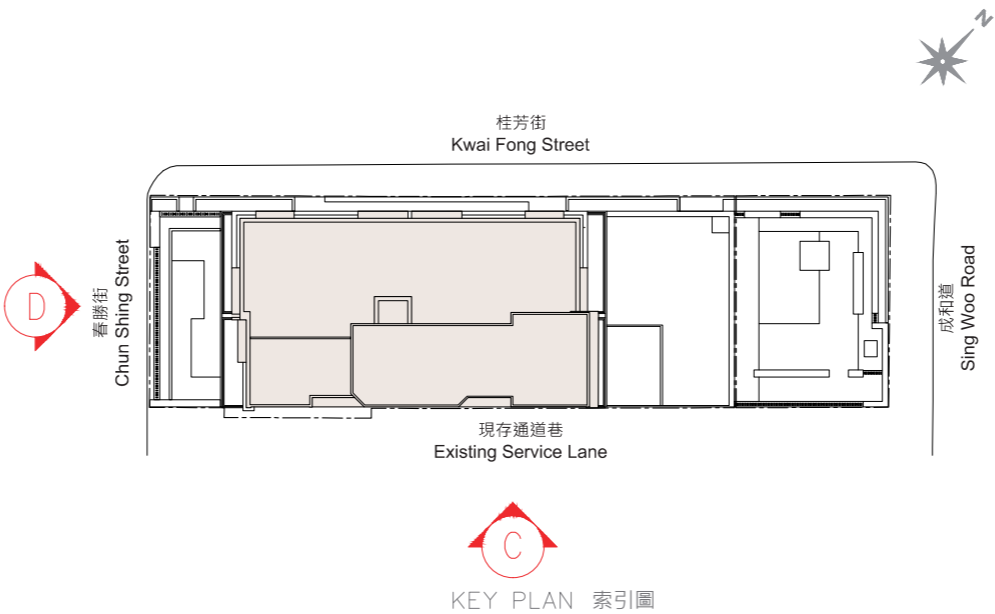
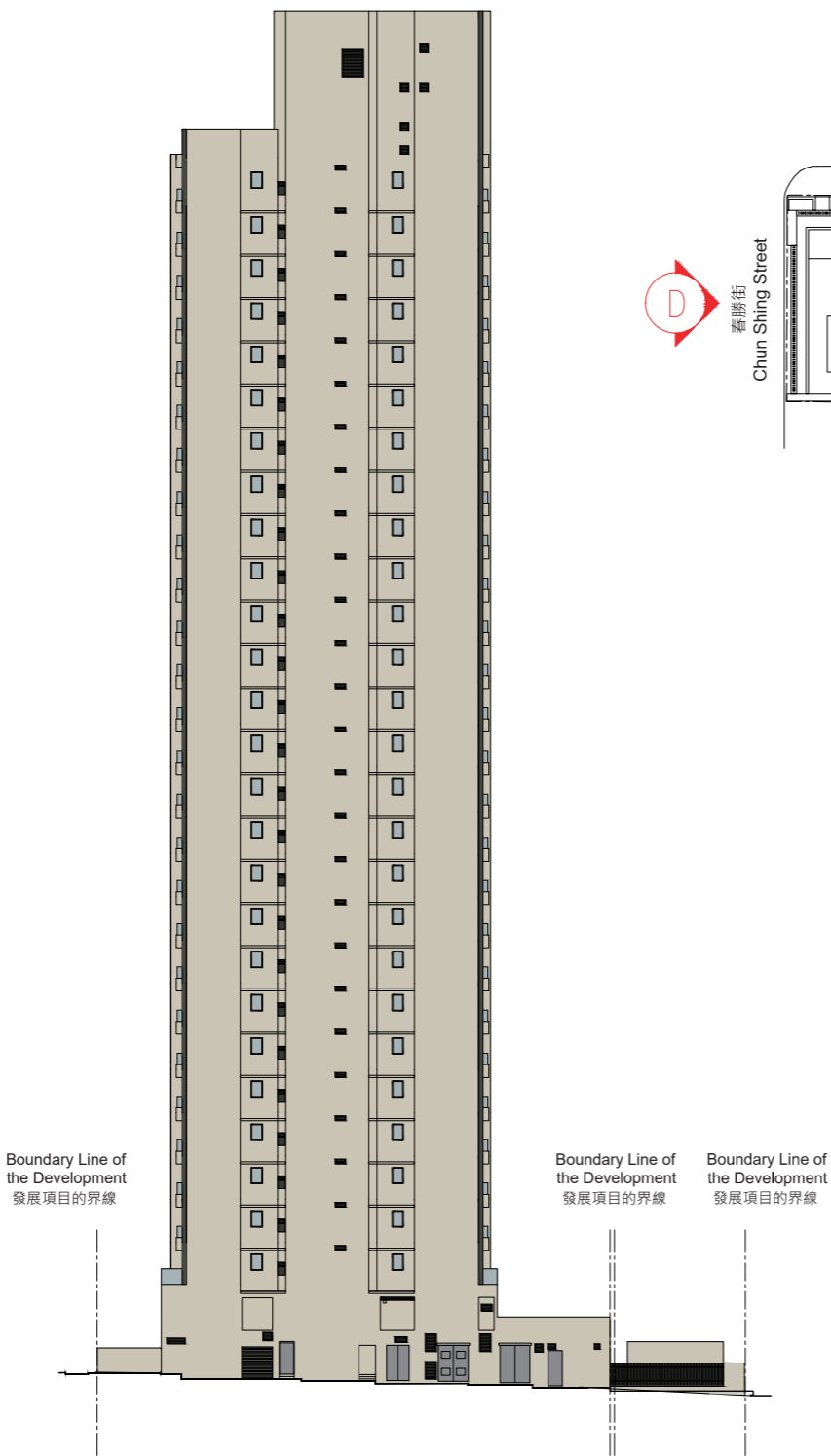
1. are prepared on the basis of the approved building plans for the Development as of 10 March 2015 and;
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已証明本圖所顯示的立面 ；

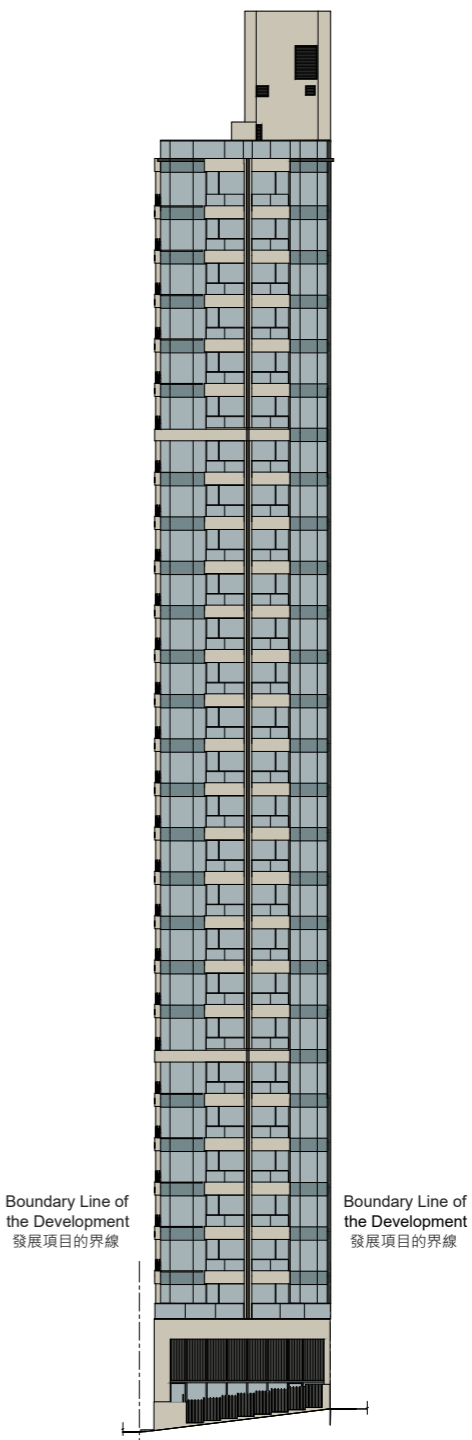
1. 以 2015 年 3 月 10 日的情況為準的發展項目的批准的建築圖則為基礎擬備及；
2. 大致上與該發展項目的外觀一致。

Elevation plan 立面圖

Elevation Plan C
立面圖 C



Elevation Plan D
立面圖 D



The Authorized Person for the Development has certified that the elevations shown on this plan :

1. are prepared on the basis of the approved building plans for the Development as of 10 March 2015 and;
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已証明本圖所顯示的立面 ；

1. 以 2015 年 3 月 10 日的情況為準的發展項目的批准的建築圖則為基礎擬備及；
2. 大致上與該發展項目的外觀一致。

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		Area 面積		Total Area 總面積	
		sq. m. 平方米	sq. ft. 平方呎	sq. m. 平方米	sq. ft. 平方呎
Residents' clubhouse (including any recreational facilities for resident's use) 住客會所 (包括供住客使用的任何康樂設施)	Covered 有上蓋	207.344	2,232	207.344	2,232
	Uncovered 沒有上蓋	-	-		
Communal garden or play area for resident's 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)	Covered 有上蓋	-	-	-	-
	Uncovered 沒有上蓋	-	-	-	-
Communal garden or play area for resident's use below the lowest residential floor of a building in the Development (whether known as a covered and landscape 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)	Covered 有上蓋	-	-	194.364	2,092
	Uncovered 沒有上蓋	194.364	2,092		

Remarks :

- Areas in square metres as specified above are based on the latest approved building plans.
- Areas in square feet are converted from areas in square meters at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest integer.

備註：

- 上述所列以平方米顯示之面積乃依據最新的經批准的建築圖則。
- 以平方呎顯示之面積由以平方米顯示之面積以 1 平方米=10.764 平方呎換算，並以四捨五入至整數。

Inspection of plans and deed of mutual covenant

閱覽圖則及公契

1. The address of the website at which a copy of the outline zoning plan relating to the Development is available: www.ozp.tpb.gov.hk

2. (a) A copy of the latest draft of every deed of mutual covenant in respect of the specified residential properties as at the date on which the specified residential properties are offered to be sold is available for inspection at the place at which the specified residential properties are 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) 指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿的文本存放在指明住宅物業的售樓處，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	Finished with aluminum window, ceramic tiles, natural stone cladding and features, aluminium cladding and features, aluminium louver and grille, glass balustrade, metal balustrade and paint.
(b) Window	<p>Aluminum window frames of bedroom at the following residential units fitted with double glazed clear glass:</p> <ul style="list-style-type: none"> Units A and F on 2/F, 3/F, 5/F-12/F, 15/F-23/F and 25/F-31/F <p>Aluminum window frames of bedroom at the following residential units partly fitted with double glazed clear glass and partly fitted with single glazed clear glass:</p> <ul style="list-style-type: none"> Units B and E on 2/F, 3/F, 5/F-12/F, 15/F-23/F and 25/F-31/F <p>There is no bedroom in Units C and D.</p> <p>Aluminum window frames of living/dining room at the following residential units partly fitted with double glazed clear glass and partly fitted with single glazed clear glass:</p> <ul style="list-style-type: none"> Units C and D on 2/F, 3/F, 5/F-12/F, 15/F-23/F and 25/F-31/F <p>Aluminum window frames of living/dining room at the following residential units fitted with single glazed clear glass:</p> <ul style="list-style-type: none"> Units A, B, E and F on 2/F, 3/F, 5/F-12/F, 15/F-23/F and 25/F-31/F <p>Aluminum window frames of bathroom at the following residential units fitted with single glazed glass:</p> <ul style="list-style-type: none"> Units A and F on 2/F, 3/F, 5/F-12/F, 15/F-23/F and 25/F-31/F
(c) Bay Window	- Not provided.
(d) Planter	- Not provided.
(e) Verandah or Balcony	<ul style="list-style-type: none"> Balcony is provided with clear glass balustrade with aluminium capping. Wall is finished with natural stone and ceramic tiles. Floor is finished with natural stone. Ceiling is finished with paint finishes and natural stone. Balconies are covered. There is no verandah.
(f) Drying facilities for Clothing	- A portable drying rack with polyester powder coated metal frame is provided for each residential property.

1. 外部裝修物料	
細項	描述
(a) 外牆	鋁質窗、鋪砌瓷磚、天然石材面板及裝飾線、鋁面板及裝飾線、鋁百葉及格柵、玻璃欄杆、金屬欄杆及油漆。
(b) 窗	<p>以下住宅單位的睡房採用鋁質窗框配以雙層透明中空玻璃：</p> <ul style="list-style-type: none"> 2 樓、3 樓、5 樓至 12 樓、15 樓至 23 樓及 25 樓至 31 樓的 A 及 F 單位 <p>以下住宅單位的睡房採用鋁質窗框並部分配以雙層透明中空玻璃，部分配以單片玻璃：</p> <ul style="list-style-type: none"> 2 樓、3 樓、5 樓至 12 樓、15 樓至 23 樓及 25 樓至 31 樓的 B 及 E 單位 <p>單位 C 及 D 不設睡房。</p> <p>以下住宅單位的客 / 飯廳採用鋁質窗框並部分配以雙層透明中空玻璃，部分配以單片玻璃：</p> <ul style="list-style-type: none"> 2 樓、3 樓、5 樓至 12 樓、15 樓至 23 樓及 25 樓至 31 樓的 C 及 D 單位 <p>以下住宅單位的客 / 飯廳採用鋁質窗框配以單片玻璃：</p> <ul style="list-style-type: none"> 2 樓、3 樓、5 樓至 12 樓、15 樓至 23 樓及 25 樓至 31 樓的 A、B、E 及 F 單位 <p>以下住宅單位的浴室採用鋁質窗框配以單片玻璃：</p> <ul style="list-style-type: none"> 2 樓、3 樓、5 樓至 12 樓、15 樓至 23 樓及 25 樓至 31 樓的 A 及 F 單位
(c) 窗台	- 沒有提供。
(d) 花槽	- 沒有提供。
(e) 陽台或露台	<ul style="list-style-type: none"> 露台裝設透明玻璃欄杆鑲配鋁扶手。牆身鋪砌天然石及瓷磚。地台鋪砌天然石。天花髹油漆及鋪砌天然石。 露台有蓋。 沒有陽台。
(f) 乾衣設施	- 每個住宅物業配備聚酯粉末塗層金屬框乾衣架。

Fittings, finishes and appliances

裝置、裝修物料及設備

2. Interior Finishes	
Item	Description
(a) Lobby	<p>Entrance Lobby on Ground Floor</p> <ul style="list-style-type: none"> - Wall finished with wallpaper, timber veneer, metal and mirror. - Floor finished with natural stone. - Gypsum board false ceiling finished with emulsion paint. <p>Lift Lobby on 2/F, 3/F, 5/F-12/F, 15/F-23/F and 25/F-31/F (4/F, 13/F, 14/F and 24/F are omitted)</p> <ul style="list-style-type: none"> - Wall finished with natural stone, wallpaper, plastic laminate, metal and mirror. - Floor finished with natural stone. - Gypsum board false ceiling finished with emulsion paint. <p>Lift Lobby on Roof</p> <ul style="list-style-type: none"> - Wall finished with natural stone, wallpaper and metal. - Floor finished with natural stone. - Gypsum board false ceiling finished with emulsion paint.
(b) Internal Wall and Ceiling	<ul style="list-style-type: none"> - Ceiling of living/dining room finished with plaster with emulsion paint and timber veneer for Units A, B, E and F, partly provided with gypsum board false ceiling and bulkhead, finished with emulsion paint. - Ceiling of living/dining room finished with plaster with emulsion paint for Units C and D, partly provided with gypsum board false ceiling and bulkhead, finished with emulsion paint. - Ceiling of bedroom finished with plaster with emulsion paint for Units A, B, E and F, partly provided with gypsum board bulkhead finished with emulsion paint, partly finished with timber bulkhead finished with timber veneer. - There is no bedroom in Units C and D. <p>Units C and D for all floors except Unit C on 18/F-20/F and Unit D on 19/F-20/F</p> <ul style="list-style-type: none"> - Internal wall of living/dining room finished with plaster with emulsion paint, timber veneer and mirror, except areas above false ceiling level and areas covered by cabinets and bulkhead at which there are no wall finishes. <p>Units C on 18/F-20/F and Unit D on 19/F-20/F</p> <ul style="list-style-type: none"> - Internal wall of living/dining room finished with plaster with emulsion paint, wallpaper, timber veneer, mirror and metal, except areas above false ceiling level and areas covered by cabinets and bulkhead at which there are no wall finishes. <p>Units B and E for all floors</p> <ul style="list-style-type: none"> - Internal wall of bedroom finished with plaster with emulsion paint and timber veneer. - Internal wall of living/dining room finished with plaster with emulsion paint, timber veneer, mirror and wallpaper, except areas above false ceiling level and areas covered by cabinets and bulkhead at which there are no wall finishes.

2. 室內裝修物料	
細項	描述
(a) 大堂	<p>地下入口大堂</p> <ul style="list-style-type: none"> - 牆身鋪砌牆紙、木皮飾面、金屬及鏡。 - 地板鋪砌天然石。 - 石膏板假天花髹乳膠漆。 <p>2 樓、3 樓、5 樓至 12 樓、15 樓至 23 樓及 25 樓至 31 樓升降機大堂 (不設 4 樓、13 樓、14 樓及 24 樓)</p> <ul style="list-style-type: none"> - 牆身鋪砌天然石、牆紙、膠板飾面、金屬及鏡。 - 地板鋪砌天然石。 - 石膏板假天花髹乳膠漆。 <p>天台升降機大堂</p> <ul style="list-style-type: none"> - 牆身鋪砌天然石、牆紙及金屬。 - 地板鋪砌天然石。 - 石膏板假天花髹乳膠漆。
(b) 內牆及天花板	<ul style="list-style-type: none"> - A、B、E 及 F 單位客 / 飯廳的天花板鋪批盪髹乳膠漆及木皮飾面，其他部分設有石膏板假天花及裝飾橫樑髹乳膠漆。 - C 及 D 單位客 / 飯廳的天花板鋪批盪髹乳膠漆，其他部分設有石膏板假天花及裝飾橫樑髹乳膠漆。 - A、B、E 及 F 單位睡房的天花板鋪批盪髹乳膠漆，部分設有石膏板裝飾橫樑髹乳膠漆，部分設有木裝飾橫樑木皮飾面。 - C 及 D 單位不設睡房。 <p>除 18 樓至 20 樓 C 單位及 19 樓至 20 樓 D 單位外，所有 C 及 D 單位</p> <ul style="list-style-type: none"> - 客 / 飯廳的內牆鋪批盪髹乳膠漆、木皮飾面及鏡，但不包括假天花以上、櫃背及裝飾橫樑遮蓋之牆身，該處之牆身不設裝修物料。 <p>18 樓至 20 樓 C 單位及 19 樓至 20 樓 D 單位</p> <ul style="list-style-type: none"> - 客 / 飯廳的內牆鋪批盪髹乳膠漆、牆紙、木皮飾面、鏡及金屬，但不包括假天花以上、櫃背及被裝飾橫樑遮蓋之牆身，該處之牆身不設裝修物料。 <p>所有 B 及 E 單位</p> <ul style="list-style-type: none"> - 睡房的內牆鋪批盪髹乳膠漆及木皮飾面。 - 客 / 飯廳的內牆鋪批盪髹乳膠漆、木皮飾面、鏡及牆紙，但不包括假天花以上、櫃背及被裝飾橫樑遮蓋之牆身，該處之牆身不設裝修物料。

Fittings, finishes and appliances

裝置、裝修物料及設備

2. Interior Finishes	
Item	Description
(b) Internal Wall and Ceiling	<p>Unit A for all floors except Unit A on 18/F-20/F</p> <ul style="list-style-type: none"> - Internal wall of bedroom finished with plaster with emulsion paint. - Internal wall of living/dining room finished with plaster with emulsion paint, timber veneer and mirror, except areas above false ceiling level and areas covered by cabinets and bulkhead at which there are no wall finishes. <p>Unit F for all floors except Unit F on 18/F-20/F</p> <ul style="list-style-type: none"> - Internal wall of bedroom finished with plaster with emulsion paint and timber veneer. - Internal wall of living/dining room finished with plaster with emulsion paint, timber veneer and mirror, except areas above false ceiling level and areas covered by cabinets and bulkhead at which there are no wall finishes. <p>Unit A on 18/F-20/F</p> <ul style="list-style-type: none"> - Internal wall of bedroom finished with plaster with emulsion paint and wallpaper. - Internal wall of living/dining room finished with plaster with emulsion paint, timber veneer, mirror and metal, except areas above false ceiling level and areas covered by cabinets and bulkhead at which there are no wall finishes. <p>Unit F on 18/F-20/F</p> <ul style="list-style-type: none"> - Internal wall of bedroom finished with plaster with emulsion paint, mirror, timber veneer and wallpaper. - Internal wall of living/dining room finished with plaster with emulsion paint, timber veneer, mirror and metal, except areas above false ceiling level and areas covered by cabinets and bulkhead at which there are no wall finishes.
(c) Internal Floor	<p>Living/dining room finished with natural stone, engineering timber flooring, metal trim, timber skirting and metal skirting.</p> <p>Units B and E on all floors and Units A and F on 2/F</p> <ul style="list-style-type: none"> - Bedroom finished with natural stone, engineering timber flooring, metal trim and timber skirting. <p>Units A and F on all floors except on 2/F</p> <ul style="list-style-type: none"> - Bedroom finished with engineering timber flooring and timber skirting. <p>There is no bedroom in Units C and D.</p>

2. 室內裝修物料	
細項	描述
(b) 內牆及天花板	<p>除 18 樓至 20 樓的 A 單位，所有 A 單位</p> <ul style="list-style-type: none"> - 睡房的內牆鋪批盪髹乳膠漆。 - 客 / 飯廳的內牆鋪批盪髹乳膠漆、木皮飾面及鏡，但不包括假天花以上、櫃背及被裝飾橫樑遮蓋之牆身，該處之牆身不設裝修物料。 <p>除 18 樓至 20 樓的 F 單位外，所有 F 單位</p> <ul style="list-style-type: none"> - 睡房的內牆鋪批盪髹乳膠漆及木皮飾面。 - 客 / 飯廳的內牆鋪批盪髹乳膠漆、木皮飾面及鏡，但不包括假天花以上、櫃背及被裝飾橫樑遮蓋之牆身，該處之牆身不設裝修物料。 <p>18 樓至 20 樓的 A 單位</p> <ul style="list-style-type: none"> - 睡房的內牆鋪批盪髹乳膠漆及牆紙。 - 客 / 飯廳的內牆鋪批盪髹乳膠漆、木皮飾面、鏡及金屬，但不包括假天花以上、櫃背及被裝飾橫樑遮蓋之牆身，該處之牆身不設裝修物料。 <p>18 樓至 20 樓的 F 單位</p> <ul style="list-style-type: none"> - 睡房的內牆鋪批盪髹乳膠漆、鏡、木皮飾面及牆紙。 - 客 / 飯廳的內牆鋪批盪髹乳膠漆、木皮飾面、鏡及金屬，但不包括假天花以上、櫃背及被裝飾橫樑遮蓋之牆身，該處之牆身不設裝修物料。
(c) 內部地板	<p>客 / 飯廳鋪砌天然石、複合木地板、金屬飾邊、木腳線及金屬腳線。</p> <p>所有 B、E 單位及 2 樓的 A 及 F 單位</p> <ul style="list-style-type: none"> - 睡房鋪砌天然石、複合木地板、金屬飾邊及木腳線。 <p>除 2 樓的 A 及 F 單位外，所有 A 及 F 單位</p> <ul style="list-style-type: none"> - 睡房鋪砌複合木地板及木腳線。 <p>單位 C 及 D 不設睡房。</p>

Fittings, finishes and appliances

裝置、裝修物料及設備

2. Interior Finishes	
Item	Description
(d) Bathroom	<ul style="list-style-type: none"> - Wall finished with natural stone except areas above false ceiling level, areas covered by vanity cabinet and cabinet at which there are no wall finishes. - Floor finished with natural stone. - Gypsum board false ceiling finished with emulsion paint. - Wall finishes run up to the level at false ceiling.
(e) Kitchen	<p>Open Kitchen for Unit A</p> <ul style="list-style-type: none"> - Wall finished with mirror and natural stone except areas above false ceiling level and areas covered by kitchen cabinets at which there are no wall finishes. - Floor finished with natural stone, engineering timber flooring, metal trim and metal skirting except those areas covered by kitchen cabinet, at which there is cement sand screeding. - Gypsum board false ceiling and bulkhead finished with emulsion paint. - Cooking bench top finished with natural stone. - Wall finishes run up to the level at false ceiling. <p>Open Kitchen for Units B, E and F</p> <ul style="list-style-type: none"> - Wall finished with mirror and natural stone except areas above false ceiling level and areas covered by kitchen cabinets at which there are no wall finishes. - Floor finished with natural stone and metal skirting except those areas covered by kitchen cabinet, at which there is cement sand screeding. - Gypsum board false ceiling and bulkhead finished with emulsion paint. - Cooking bench top finished with natural stone. - Wall finishes run up to the level at false ceiling. <p>Open Kitchen for Units C and D</p> <ul style="list-style-type: none"> - Wall finished with plaster with emulsion paint and natural stone except areas above false ceiling level and areas covered by kitchen cabinets at which there are no wall finishes. - Floor finished with engineering timber flooring, natural stone, metal trim and timber skirting except those areas covered by kitchen cabinet, at which there is cement sand screeding. - Ceiling finished with plaster with emulsion paint, partly finished with gypsum board false ceiling and bulkhead finished with emulsion paint. - Cooking bench top finished with natural stone. - Wall finishes run up to the level at false ceiling.

2. 室內裝修物料	
細項	描述
(d) 浴室	<ul style="list-style-type: none"> - 牆身鋪砌天然石，但不包括假天花以上、面盆櫃背及櫃背之牆身，該處之牆身不設裝修物料。 - 地台鋪砌天然石。 - 石膏板假天花髹乳膠漆。 - 牆身飾面鋪砌至假天花底。
(e) 廚房	<p>A 單位開放式廚房</p> <ul style="list-style-type: none"> - 牆身鋪鏡及天然石，但不包括假天花以上及廚櫃背牆身遮蓋的位置，該處之牆身不設裝修物料。 - 地台鋪砌天然石材、複合木地板、金屬飾邊及金屬腳線，但不包括廚櫃遮蓋的位置，該處之地台為英泥沙批盪。 - 石膏板假天花及裝飾橫樑髹乳膠漆。 - 灶檯面的裝修物料為天然石材。 - 牆身飾面鋪砌至假天花底。 <p>B、E 及 F 單位開放式廚房</p> <ul style="list-style-type: none"> - 牆身鋪鏡及天然石，但不包括假天花以上及廚櫃背牆身遮蓋的位置，該處之牆身不設裝修物料。 - 地台鋪砌天然石材及金屬腳線，但不包括廚櫃遮蓋的位置，該處之地台為英泥沙批盪。 - 石膏板假天花及裝飾橫樑髹乳膠漆。 - 灶檯面的裝修物料為天然石材。 - 牆身飾面鋪砌至假天花底。 <p>C 及 D 單位開放式廚房</p> <ul style="list-style-type: none"> - 牆身鋪批盪髹乳膠漆及天然石，但不包括假天花以上及廚櫃背牆身遮蓋的位置，該處之牆身不設裝修物料。 - 地台鋪砌複合木地板、天然石材、金屬飾邊及木腳線，但不包括廚櫃遮蓋的位置，該處之地台為英泥沙批盪。 - 天花板鋪批盪髹乳膠漆，其他部分設有石膏板假天花及裝飾橫樑髹乳膠漆。 - 灶檯面的裝修物料為天然石材。 - 牆身飾面鋪砌至假天花底。

Fittings, finishes and appliances

裝置、裝修物料及設備

3. Interior Fittings	
Item	Description
(a) Doors	<p>Main Entrance of Residential Property</p> <ul style="list-style-type: none"> - Solid core fire rated timber door finished with plastic laminate and timber veneer. Fitted with lockset, door handle, concealed door closer, eye viewer, door guard and door stopper. <p>Bedroom</p> <ul style="list-style-type: none"> - Hollow core timber door finished with timber veneer, mirror and metal trim for Units A, B, E and F. There is no bedroom for Units C and D. <p>Open Kitchen</p> <ul style="list-style-type: none"> - No door to be provided for all residential units. <p>Bathroom</p> <ul style="list-style-type: none"> - Hollow core timber door finished with timber veneer and fitted with timber louvre. <p>Balcony / Utility Platform / Flat Roof</p> <ul style="list-style-type: none"> - Glazed door with fluorocarbon coated aluminum door frame and lockset.
(b) Bathroom	<ul style="list-style-type: none"> - Timber vanity counter with plastic laminate, glass and metal trim, fitted with natural stone counter top. - Glass shelf with mirror and metal panel. - Fittings and equipment include vitreous china water closet, vitreous china wash basin with metal cold and hot water wash basin mixer, metal toilet paper holder, metal towel hanging hook, mirror with metal trim and makeup magnifying mirror. - Timber cabinet finished with timber veneer, plastic laminate and metal trim. - Full height timber cabinet finished with timber veneer and fitted with metal handle and mirror for Units B and E (There is no full height timber cabinet for Units A, C, D and F). - Tempered glass shower cubicle with metal shower mixer is provided. - Ventilation system is provided. - Copper pipes are used for cold and hot water supply system. - uPVC pipes are used for flushing water supply system.

3. 室內裝置	
細項	描述
(a) 門	<p>住宅物業大門</p> <ul style="list-style-type: none"> - 實心防火木門配膠板飾面及木皮飾面。裝設門鎖、手柄、暗氣鼓、防盜眼、防盜扣及門擋。 <p>睡房</p> <ul style="list-style-type: none"> - A、B、E 及 F 單位選用空心木門配木皮飾面、鏡飾面及金屬飾邊。C 及 D 單位沒有睡房。 <p>開放式廚房</p> <ul style="list-style-type: none"> - 所有住宅單位之開放式廚房不設門。 <p>浴室</p> <ul style="list-style-type: none"> - 空心木門配木皮飾面及裝設有木百葉。 <p>露台 / 工作平台 / 平台</p> <ul style="list-style-type: none"> - 玻璃門配氟化碳噴塗鋁門框及門鎖。
(b) 浴室	<ul style="list-style-type: none"> - 木製面盆櫃配以膠板飾面、玻璃及金屬飾邊，配天然石材檯面。 - 玻璃櫃配以鏡及金屬板。 - 裝置及設備包括陶瓷坐廁、陶瓷洗手盆配金屬冷熱水龍頭、金屬廁紙架、金屬毛巾掛鉤、金屬飾邊鏡子及化妝放大鏡。 - 木製櫃配木皮飾面、膠板飾面及金屬飾邊。 - B 及 E 單位設有全高木製櫃配木皮飾面及裝設金屬手把及鏡 (A、C、D 及 F 單位不設全高木製櫃)。 - 設有強化玻璃淋浴間隔配金屬淋浴花灑套裝。 - 裝有通風系統。 - 冷熱水供水系統採用銅喉管。 - 沖廁供水系統採用膠喉管。

Fittings, finishes and appliances

裝置、裝修物料及設備

3. Interior Fittings	
Item	Description
(c) Kitchen	<p>Open Kitchen Units A, B, E and F for all floors</p> <ul style="list-style-type: none"> - Timber kitchen cabinets finished with lacquer, plastic laminate and metal. Timber kitchen cabinet door panels finished with lacquer, kitchen countertop fitted with natural stone, metal sink and metal sink mixer. <p>Units C and D for all floors</p> <ul style="list-style-type: none"> - Timber kitchen cabinets finished with lacquer, plastic laminate, metal and timber veneer. Timber kitchen cabinet door panels finished with lacquer, kitchen countertop fitted with natural stone, metal sink and metal sink mixer. <p>Copper pipes are used for cold and hot water supply system.</p> <p>Fire service installations and equipment for the residential property with open kitchen, including: Sprinkler head(s) fitted in false ceiling in open kitchen; and ceiling-mounted smoke detector fitted in ceiling near open kitchen.</p> <p>For appliances provision, please refer to "Appliances Schedule".</p>
(d) Bedroom	<p>Manually operated fabric roller blind is provided.</p> <p>Units A and F for all floors</p> <ul style="list-style-type: none"> - Full height timber cabinet finished with timber veneer, plastic laminate, metal trim and wallpapers. - Timber wardrobe finished with timber veneer and fitted with metal handle and mirror. <p>Units B and E for all floors</p> <ul style="list-style-type: none"> - Full height timber cabinet finished with timber veneer, plastic laminate, metal trim and wallpapers.
(e) Telephone	<ul style="list-style-type: none"> - Telephone connection points and fibre outlets are provided. - For location and number of connection points, please refer to the "Mechanical & Electrical Provisions Plan" and "Schedule of Mechanical & Electrical Provisions of Residential Properties".
(f) Aerials	<ul style="list-style-type: none"> - TV/FM outlets for local TV/FM programs are provided. - For location and number of connection points, please refer to the "Mechanical & Electrical Provisions Plan" and "Schedule of Mechanical & Electrical Provisions of Residential Properties".

3. 室內裝置	
細項	描述
(c) 廚房	<p>開放式廚房 所有 A、B、E 及 F 單位</p> <ul style="list-style-type: none"> - 木製廚櫃組合配以漆飾面、膠板及金屬。廚櫃木門板配以漆飾面，天然石材檯面配以金屬洗滌盆及金屬洗滌盆龍頭。 <p>所有 C 及 D 單位</p> <ul style="list-style-type: none"> - 木製廚櫃組合配以漆飾面、膠板、金屬及木皮飾面。廚櫃木門板配以漆飾面，天然石材檯面配以金屬洗滌盆及金屬洗滌盆龍頭。 <p>冷熱水供水系統採用銅喉管。</p> <p>設有開放式廚房的住宅物業之消防裝置及設備，包括： 消防花灑頭安裝在開放式廚房內的假天花；及天花嵌入式煙霧偵測器安裝在開放式廚房附近的天花。</p> <p>所供應之設備請參閱「設備說明表」。</p>
(d) 睡房	<p>設有手動布捲簾。</p> <p>所有 A 及 F 單位</p> <ul style="list-style-type: none"> - 全高木製櫃配木皮飾面、膠板飾面、金屬飾邊及牆紙裝飾。 - 木製衣櫃配木皮飾面及裝設金屬手把及鏡。 <p>所有 B 及 E 單位</p> <ul style="list-style-type: none"> - 全高木製櫃配木皮飾面、膠板飾面、金屬飾邊及牆紙裝飾。
(e) 電話	<ul style="list-style-type: none"> - 裝設有電話及光纖插座。 - 有關接駁點的位置及數量，請參考「機電裝置平面圖」及「住宅物業機電裝置數量說明表」。
(f) 天線	<ul style="list-style-type: none"> - 設有可接收本地電視節目及電台節目的電視／收音機天線插座。 - 有關接駁點的位置及數量，請參考「機電裝置平面圖」及「住宅物業機電裝置數量說明表」。

Fittings, finishes and appliances

裝置、裝修物料及設備

3. Interior Fittings	
Item	Description
(g) Electrical Installations	<ul style="list-style-type: none"> - Three-phase electricity supply with miniature circuit breaker distribution board is provided to all residential properties. - Conduits are partly concealed and partly exposed*. - For location and number of sockets and air conditioner points, please refer to the "Mechanical & Electrical Provisions Plan" and "Schedule of Mechanical & Electrical Provisions of Residential Properties". <p>* Note: Other than those parts of the conduits concealed within concrete, the rest of them are exposed. Exposed conduits are mostly covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials and are not readily visible.</p>
(h) Gas Supply	<ul style="list-style-type: none"> - Not provided.
(i) Washing Machine Connection Point	<ul style="list-style-type: none"> - Water connection point and drainage connection point are provided for washing machine. Water supply point of a design of 15mm diameter and drainage point of a design of 40mm diameter. - For location of connection points, please refer to the "Mechanical & Electrical Provisions Plan".
(j) Water Supply	<ul style="list-style-type: none"> - Copper pipes are used for cold and hot water supply system. - uPVC pipes are used for flushing water supply system. - Hot water supply is available. - Water pipes are partly concealed and partly exposed*. <p>* Note: Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. Some of the exposed water pipes are covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials and are not readily visible.</p>

3. 室內裝置	
細項	描述
(g) 電力裝置	<ul style="list-style-type: none"> - 所有住宅物業提供三相電力配電箱並裝置有微型斷路器。 - 導管是部分隱藏及部分外露*。 - 有關電插座及空調機接駁點的位置及數量，請參考「機電裝置平面圖」及「住宅物業機電裝置數量說明表」。 <p>* 註釋：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。外露的導管大部分以假天花，裝飾橫樑、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏，並不容易看見。</p>
(h) 氣體供應	<ul style="list-style-type: none"> - 沒有提供。
(i) 洗衣機接駁點	<ul style="list-style-type: none"> - 設有洗衣機來去水接駁點。設計直徑為 15 毫米來水接駁喉位及設計直徑為 40 毫米去水接駁喉位。 - 有關接駁點的位置，請參考「機電裝置平面圖」。
(j) 供水	<ul style="list-style-type: none"> - 冷熱水供水系統採用銅喉管。 - 沖廁供水系統採用膠喉管。 - 有熱水供應。 - 水管是部分隱藏及部分外露*。 <p>* 註釋：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。部分外露的水管以假天花、假陣、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏，並不容易看見。</p>

Fittings, finishes and appliances

裝置、裝修物料及設備

4. Miscellaneous	
Item	Description
(a) Lifts	<ul style="list-style-type: none">- One passenger & firemen lift "Schindler (model: 5500MMR)" serves G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F and 25/F-31/F (4/F, 13/F, 14/F and 24/F are omitted).- One passenger & firemen lift "Schindler (model: 5500MMR)" serves G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-31/F and R/F (4/F, 13/F, 14/F and 24/F are omitted).
(b) Letter box	Metal letter box is provided.
(c) Refuse Collection	<ul style="list-style-type: none">- Refuse storage and material recovery room is provided for storage of refuse at the common area of each residential floor. The refuse is collected and transported by cleaners to the central refuse storage and material recovery chamber provided on G/F for removal.
(d) Water Meter, Electricity Meter and Gas Meter	<ul style="list-style-type: none">- Separate water meter for individual residential property is provided in the water meter cabinet on each residential floor.- Separate electricity meter for individual residential property is provided in the electricity meter room / electricity meter cabinet on each residential floor.- No gas meter is provided.

5. Security Facilities
Description
<ul style="list-style-type: none">- CCTV cameras are provided at entrance lobby on G/F, lift cars, clubhouse and roof. Visitor door bell and smart card reader are provided at entrance lobby on G/F, with intercom connected to caretaker's counter at entrance lobby on G/F.- Each residential property is equipped with a door phone with handset, connected to caretaker's counter at entrance lobby on G/F.

6. Appliances
Description
<ul style="list-style-type: none">- As set out in 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	<ul style="list-style-type: none">- 設有 1 部客用及消防升降機「迅達型號：5500MMR」直達地下、1 樓至 3 樓、5 樓至 12 樓、15 樓至 23 樓及 25 樓至 31 樓（不設 4 樓、13 樓、14 樓及 24 樓）。- 設有 1 部客用及消防升降機「迅達型號：5500MMR」直達地下、1 樓至 3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 31 樓及天台（不設 4 樓、13 樓、14 樓及 24 樓）。
(b) 信箱	設置金屬信箱。
(c) 垃圾收集	<ul style="list-style-type: none">- 每層住宅樓層的公用地方設有垃圾及物料回收室，貯存垃圾，並由清潔工人收集及運送到地下之垃圾及物料回收房，處理及運走。
(d) 水錶，電錶及氣體錶	<ul style="list-style-type: none">- 每戶住宅物業之獨立水錶安裝於大廈每層住宅樓層之水錶櫃內。- 每戶住宅物業之獨立電錶安裝於大廈每層住宅樓層之電錶房 / 電錶櫃內。- 不設氣體錶。

5. 保安設施
描述
<ul style="list-style-type: none">- 地下入口大堂、大廈升降機、會所及天台均裝設有閉路電視。地下入口大堂裝有訪客門鈴及智能讀卡器，對講機接駁至地下入口大堂接待處。- 每個住宅物業均配備聽筒式對講機，接駁至地下入口大堂接待處。

6. 設備
描述
<ul style="list-style-type: none">- 於「設備說明表」列出。

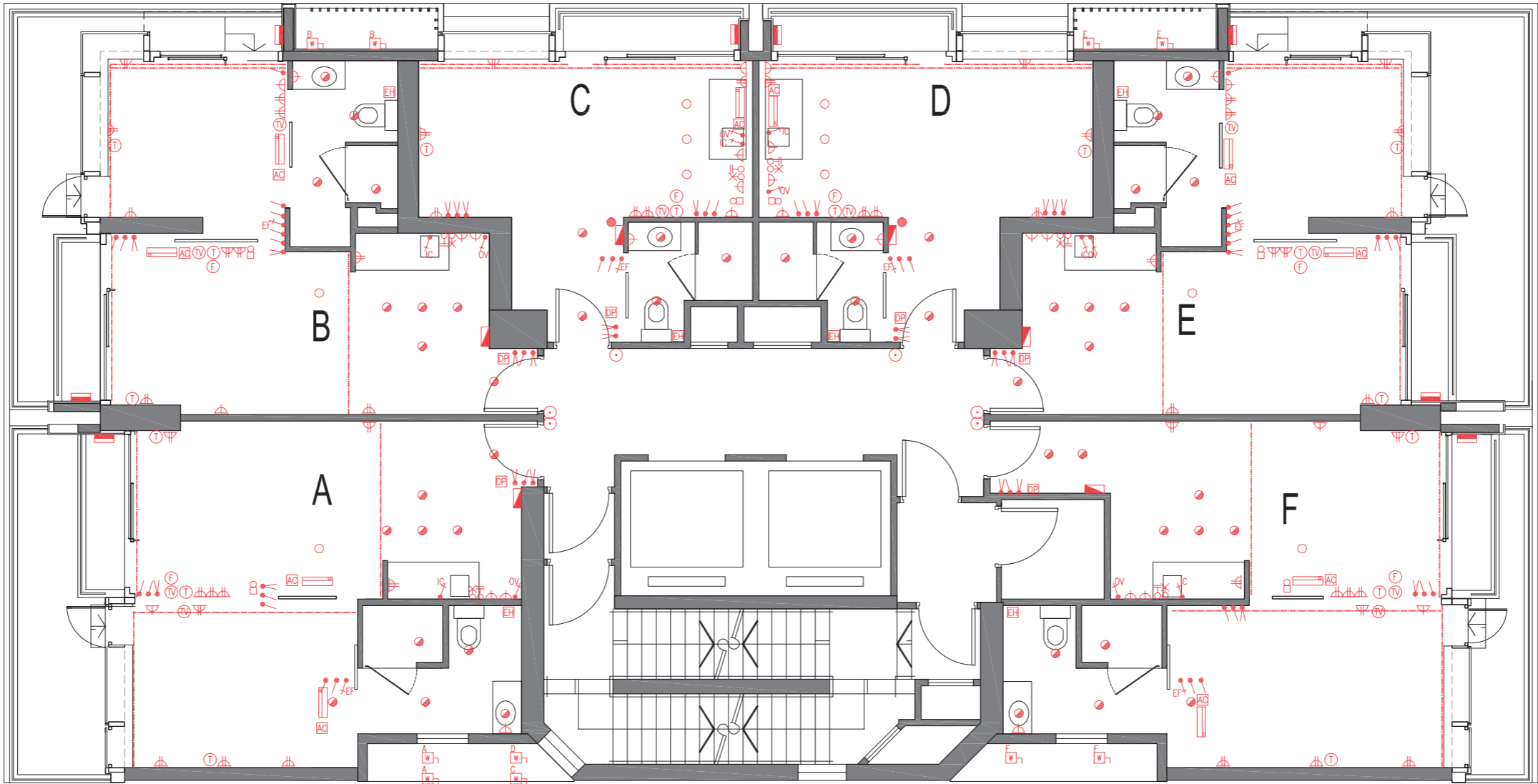
賣方承諾如發展項目中沒有安裝指明的品牌名稱或型號的升降機或設備，便會安裝品質相若的升降機設備。

Fittings, finishes and appliances
裝置、裝修物料及設備

2/F

2樓

Mechanical & Electrical Provisions Plan
機電裝置平面圖



Legend 圖例

- 
13A 單位電插座
13A 單位電插座


13A Twin Socket Outlet
13A 雙位電插座


1-Gang 1-Way Lighting Switch
單位燈掣


1-Gang 2-Way Lighting Switch
單位二路燈掣


Switch for Exhaust Fan
抽氣扇開關掣


Switch for Induction Hob
電磁煮食爐開關掣
- 
Switch for Built-in Oven with Microwave
嵌入式微波爐開關掣


Switch for Indoor Air-Conditioner
室內空調機接線位


Electric Water Heater
電熱水爐


Door Phone
對講機


TV/FM Outlet
電視/電台接收插座
- 
Telephone Outlet
電話插座


Indoor Air-Conditioner
室內空調機


Washing Machine Connection Point (Water Outlet)
洗衣機接駁點 (去水位)


Washing Machine Connection Point (Water Inlet)
洗衣機接駁點 (來水位)


Door Bell Push Button
門鈴按鈕


Door Bell
門鈴
- 
MCB Board
總電掣箱


Isolator for Outdoor Air-Conditioner (X Denotes unit served)
室外空調機開關掣 (X代表供應單位)


Ceiling Mounted Spotlight
明裝式射燈


Recessed Downlight
嵌入式天花燈


Recessed Wall Lamp
嵌入式牆燈
- 
Strip Light
燈帶


Furniture Downlight
傢俬燈具

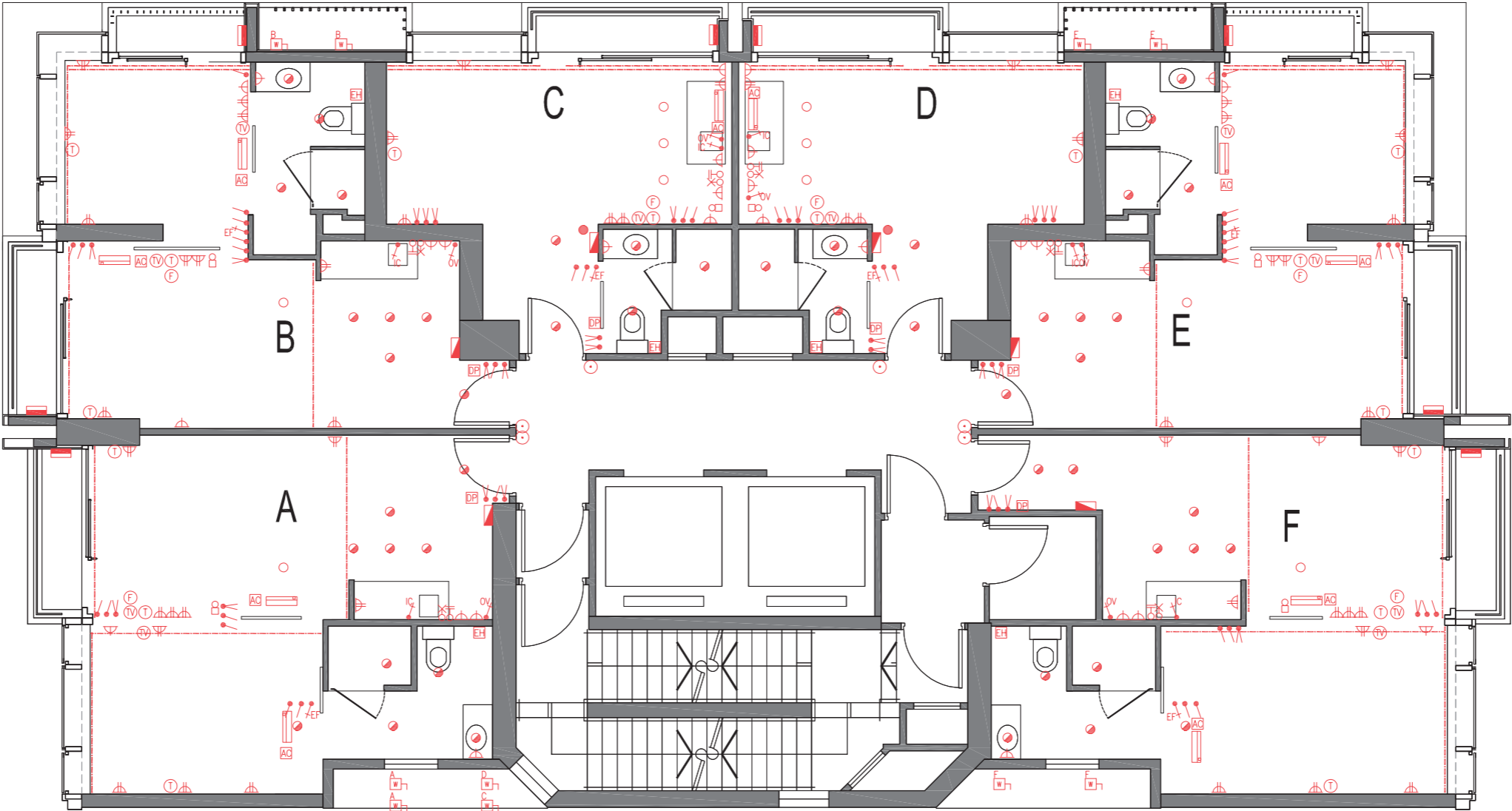

Fiber Outlet
光纖插座

Fittings, finishes and appliances

裝置、裝修物料及設備

3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 30/F (4/F、13/F、14/F and 24/F are omitted)
 3樓、5樓至12樓、15樓至23樓及25樓至30樓（不設4樓、13樓、14樓及24樓）

Mechanical & Electrical Provisions Plan
 機電裝置平面圖



Legend 圖例

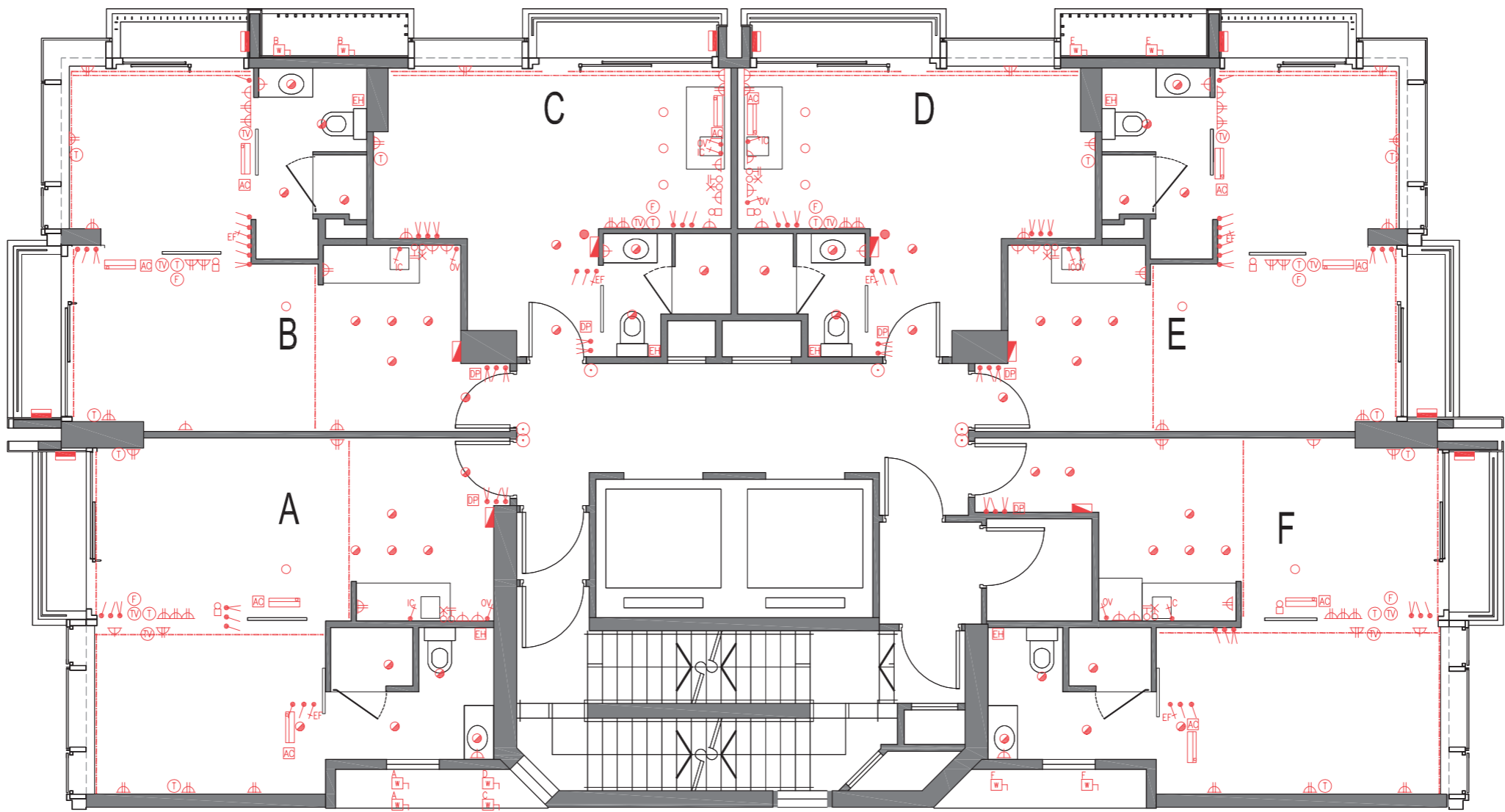
- | | | | | |
|--|---|--|---|---|
| <ul style="list-style-type: none"> 13A Single Socket Outlet
13A 單位電插座 13A Twin Socket Outlet
13A 雙位電插座 1-Gang 1-Way Lighting Switch
單位燈掣 1-Gang 2-Way Lighting Switch
單位二路燈掣 Switch for Exhaust Fan
抽氣扇開關掣 Switch for Induction Hob
電磁煮食爐開關掣 | <ul style="list-style-type: none"> Switch for Built-in Oven with Microwave
嵌入式微波爐開關掣 Switch for Indoor Air-Conditioner
室內空調機接線位 Electric Water Heater
電熱水爐 Door Phone
對講機 TV/FM Outlet
電視/電台接收插座 | <ul style="list-style-type: none"> Telephone Outlet
電話插座 Indoor Air-Conditioner
室內空調機 Washing Machine Connection Point (Water Outlet)
洗衣機接駁點 (去水位) Washing Machine Connection Point (Water Inlet)
洗衣機接駁點 (來水位) Door Bell Push Button
門鈴按鈕 Door Bell
門鈴 | <ul style="list-style-type: none"> MCB Board
總電掣箱 Isolator for Outdoor Air-Conditioner (X Denotes unit served)
室外空調機開關掣 (X代表供應單位) Ceiling Mounted Spotlight
明裝式射燈 Recessed Downlight
嵌入式天花燈 Recessed Wall Lamp
嵌入式牆燈 | <ul style="list-style-type: none"> Strip Light
燈帶 Furniture Downlight
傢俬燈具 Fiber Outlet
光纖插座 |
|--|---|--|---|---|

Fittings, finishes and appliances

裝置、裝修物料及設備

31/ F
31 樓

Mechanical & Electrical Provisions Plan
機電裝置平面圖



Legend 圖例

	13A Single Socket Outlet 13A 單位電插座		Switch for Built-in Oven with Microwave 嵌入式微波爐開關掣		Telephone Outlet 電話插座		MCB Board 總電掣箱		Strip Light 燈帶
	13A Twin Socket Outlet 13A 雙位電插座		Switch for Indoor Air-Conditioner 室內空調機接線位		Indoor Air-Conditioner 室內空調機		Isolator for Outdoor Air-Conditioner (X Denotes unit served) 室外空調機開關掣 (X代表供應單位)		Furniture Downlight 傢俬燈具
	1-Gang 1-Way Lighting Switch 單位燈掣		Electric Water Heater 電熱水爐		Washing Machine Connection Point (Water Outlet) 洗衣機接駁點 (去水位)		Ceiling Mounted Spotlight 明裝式射燈		Fiber Outlet 光纖插座
	1-Gang 2-Way Lighting Switch 單位二路燈掣		Door Phone 對講機		Washing Machine Connection Point (Water Inlet) 洗衣機接駁點 (來水位)		Recessed Downlight 嵌入式天花燈		
	Switch for Exhaust Fan 抽氣扇開關掣		TV/FM Outlet 電視/電台接收插座		Door Bell Push Button 門鈴按鈕		Recessed Wall Lamp 嵌入式牆燈		
	Switch for Induction Hob 電磁煮食爐開關掣				Door Bell 門鈴				

Fittings, finishes and appliances

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業機電裝置數量說明表

Location 位置	Floor 樓層	2/F-3/F, 5/F-12/F, 15/F-23/F and 25/F-31/F 2樓至3樓、5樓至12樓、 15樓至23樓及25樓至31樓					
	Unit 單位	A	B	C	D	E	F
Living / Dining Room 客 / 飯廳	13A Twin Socket Outlet 13A 雙位電插座	5	4	5	5	4	5
	13A Single Socket Outlet 13A 單位電插座	-	1	1	1	-	1
	TV/FM Outlet 電視 / 電台接收插座	1	1	1	1	1	1
	Telephone Outlet 電話插座	2	2	2	2	2	2
	Fiber Outlet 光纖插座	1	1	1	1	1	1
	Switch for Indoor Air-Conditioner 室內空調機接線位	1	1	1	1	1	1
Bedroom 睡房	13A Twin Socket Outlet 13A 雙位電插座	4	5	-	-	5	4
	13A Single Socket Outlet 13A 單位電插座	1	1	-	-	1	1
	TV/FM Outlet 電視 / 電台接收插座	1	1	-	-	1	1
	Telephone Outlet 電話插座	1	1	-	-	1	1
	Switch for Indoor Air-Conditioner 室內空調機接線位	1	1	-	-	1	1
Bathroom 浴室	13A Single Socket Outlet 13A 單位電插座	1	1	1	1	1	1
Open Kitchen 開放式廚房	13A Twin Socket Outlet 13A 雙位電插座	1	1	1	1	1	1
	13A Single Socket Outlet 13A 單位電插座	2	2	3	3	2	2

Remarks :

- “1, 2,” denotes the quantity of such provision(s) provided in the residential property.
- “–” denotes “not applicable”.
- 4/F, 13/F, 14/F and 24/F are omitted.

備註：

- “1, 2,” 表示提供於該住宅物業內的裝置數量。
- “–” 代表 “不適用”。
- 不設4樓、13樓、14樓及24樓。

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	Brand Name 品牌名稱	Model No. 產品型號	2/F-3/F, 5/F-12/F, 15/F-23/F and 25/F-31/F (except Units A, B, C, E and F of 18/F and Units A, B, C, D, E and F of 19/F-20/F) 2樓至3樓、5樓至12樓、15樓至23樓及25樓至31樓(18樓A、B、C、E和F單位及19樓至20樓A、B、C、D、E和F單位除外)					
				A	B	C	D	E	F
Living / Dining Room and Bedroom 客 / 飯廳 及睡房	Split-type Air-Conditioner (Indoor Unit) 分體式空調機 (室內機)	Toshiba 東芝	RAS-10N3KV-HK1	✓	✓	-	-	✓	✓
			RAS-22N3KV-HK	✓	✓	✓	✓	✓	✓
	Split-type Air-Conditioner (Outdoor Unit) 分體式空調機 (室外機)		RAS-10N3AV-HK1	✓	✓	-	-	✓	✓
			RAS-22N3AV-HK	✓	✓	✓	✓	✓	✓
Bathroom 浴室	Instantaneous Electric Water Heater 即熱式電熱水爐	STIEBEL ELTRON 斯寶亞創	DHE 18/21/24SLi	✓	✓	✓	✓	✓	✓
	Exhaust Fan 抽氣扇	Panasonic 樂聲牌	FV-15NS3H	✓	✓	✓	✓	✓	✓
Open Kitchen 開放式廚房	Induction Hob (2-Zones) 雙頭電磁爐	Miele	CS 1212-1i	✓	✓	✓	✓	✓	✓
	Slimline Cooker Hood 纖巧型抽油煙機	Miele	DA 3466 HP	✓	✓	✓	✓	✓	✓
	Microwave combination oven 微波焗爐	Miele	H 7240 BM	✓	✓	✓	✓	✓	✓
	Built-in Refrigerator 嵌入式雪櫃	Gorenje	RBI 4122E1	✓	✓	✓	✓	✓	✓
	Built-in Washer Dryer 嵌入式洗衣乾衣機	Gorenje	WDI 73121HK	✓	✓	✓	✓	✓	✓

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。

- Remarks :
- “✓” means such appliance(s) is / are provided and / or installed in the residential unit.
 - “—” denotes “not applicable”.
 - 4/F, 13/F, 14/F and 24/F are omitted.

- 備註：
- “✓” 表示此設備於該住宅單位內提供及 / 或安裝。
 - “—” 代表 “不適用”。
 - 不設4樓、13樓、14樓及24樓。

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	Brand Name 品牌名稱	Model No. 產品型號	Units A, B, C, E and F of 18/F and Units A, B, C, D, E and F of 19/F-20/F 18樓A、B、C、E和F單位及19樓至20樓 A、B、C、D、E和F單位					
				A	B	C	D	E	F
Living / Dining Room and Bedroom 客 / 飯廳 及睡房	Split-type Air-Conditioner (Indoor Unit) 分體式空調機 (室內機)	Toshiba 東芝	RAS-10N3KV-HK	✓	✓	-	-	✓	✓
			RAS-18N3KV-HK	✓	✓	✓	✓	✓	✓
	Split-type Air-Conditioner (Outdoor Unit) 分體式空調機 (室外機)		RAS-10N3AV-HK	✓	✓	-	-	✓	✓
			RAS-18N3AV-HK	✓	✓	✓	✓	✓	✓
Bathroom 浴室	Instantaneous Electric Water Heater 即熱式電熱水爐	Siemens 西門子	DE 1821515	✓	✓	✓	✓	✓	✓
	Exhaust Fan 抽氣扇	Panasonic 樂聲牌	FV-15NS3H	✓	✓	✓	✓	✓	✓
Open Kitchen 開放式廚房	Ceramic Cooker 電陶爐	Gaggenau	VE 230 134	✓	✓	✓	✓	✓	✓
	Slimline Cooker Hood 纖巧型抽油煙機	Gaggenau	AH 900 161+KF 900 055	✓	✓	✓	✓	✓	✓
	Microwave Combination Oven 微波焗爐	Gaggenau	BM 451 110	✓	-	-	✓	✓	-
			BM 450 110	-	✓	✓	-	-	✓
	Built-in Refrigerator 嵌入式雪櫃	ROSIERES	RBI 2300HCA	✓	✓	✓	✓	✓	✓
	Built-in Washer Dryer 嵌入式洗衣乾衣機	Gorenje	WDI 73121HK	✓	✓	✓	✓	✓	✓

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。

- Remarks :
- 1. “✓” means such appliance(s) is / are provided and / or installed in the residential unit.
 - 2. “-” denotes “not applicable”.

- 備註：
- 1. “✓” 表示此設備於該住宅單位內提供及 / 或安裝。
 - 2. “-” 代表 “不適用”。

Service agreements

服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by The Hongkong Electric Company Limited.

食水及沖廁水由水務署供應。

電力由香港電燈有限公司供應。

Government rent

地稅

The owner is liable for the Government rent payable for the specified residential property of the Development up to and including the date of the respective assignment of the residential property to the purchaser.

賣方有法律責任就指明住宅物業繳付直至並包括有關個別住宅物業之買方簽署轉讓契之日期為止的地稅。

Miscellaneous payments by purchaser

買方的雜項付款

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

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

1. 在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水及電力的按金。
2. 在交付時，買方不須向擁有人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 (而非擁有人) 支付清理廢料的費用，如擁有人已支付清理廢料的費用，買方須向擁有人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 residential property, remedy any defects to the residential property, or the fittings, finishes or appliances to be incorporated into the residential property as set out in the agreement for sale and purchase concerned, 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，盡快自費作補救。

Maintenance of slopes

斜坡維修

1. Requirements under the land grants to maintain any slopes or retaining structures:

The grantee shall from time to time, and at all times when, where, and as often as need or occasion shall be and require, at 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, erections and buildings, now or at any time hereafter standing upon the lots and all the walls, rails, lights, pavement, privies, sinks, drains and watercourses thereunto belonging and which shall in any-wise belong or appertain unto the same, in, by, and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever, the whole to be done to the satisfaction of the relevant government departments.

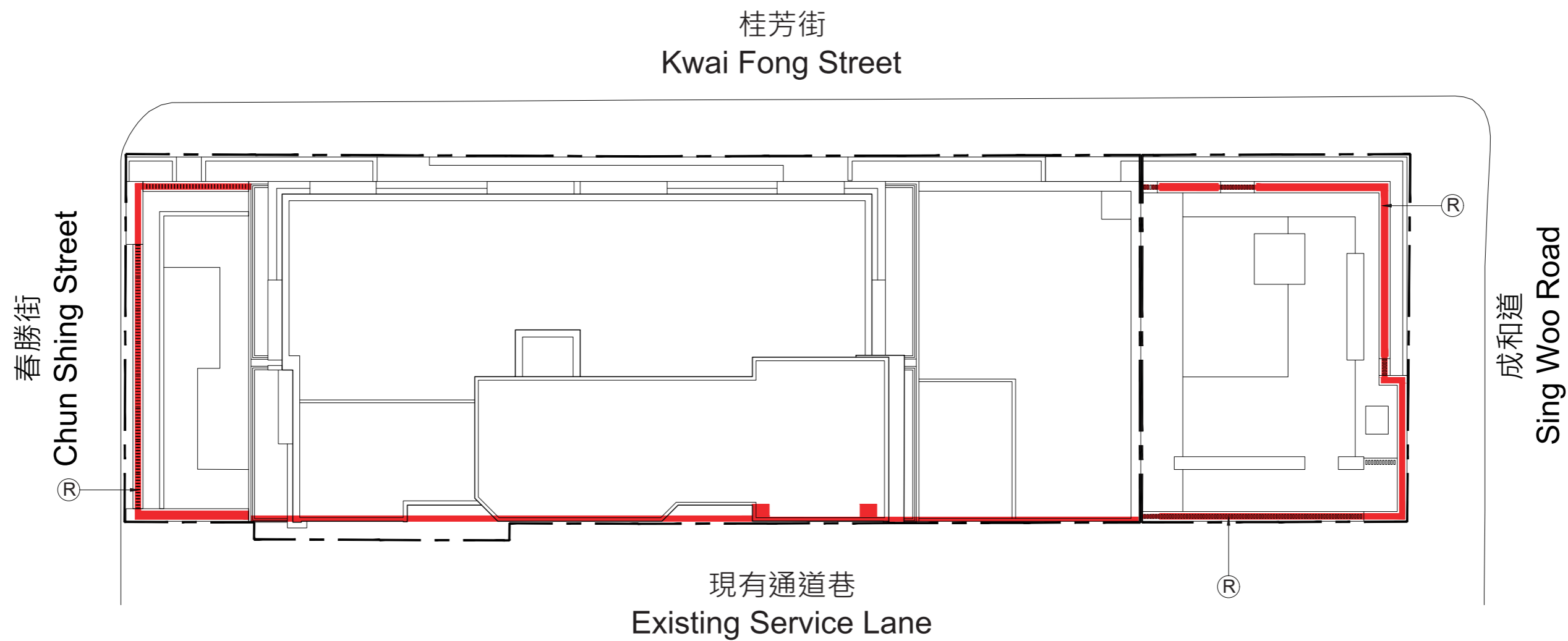
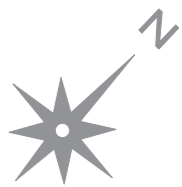
2. Under the Deed of Mutual Covenant incorporating Management Agreement (“the DMC”), owners of the development are required to at their own costs and expenses maintain in good substantial repair and condition to the satisfaction of the Director of Lands and carry out all works in respect of all slopes, slope treatment works, retaining walls and other structures (if any) within or outside the lots on which the development is erected upon, the maintenance of which is the liability of the owners under the land grants or the DMC in accordance with the “Geoguide 5 - Guide to Slope Maintenance” issued by the Geotechnical Engineering Office (as amended or substituted from time to time) (“the Slope and Retaining Wall Maintenance Guideline”) and the maintenance manual for the Slope and Retaining Structures (“the Slope Maintenance Manual”) prepared in accordance with such Geoguide 5.
3. Each of the owners is obliged to contribute towards the costs of the maintenance work.
4. Please refer to the plan in this section for the location of the slope, retaining wall or related structures (the location is coloured in red).
5. Under the DMC, the manager of the development has the owners’ authority to carry out the maintenance work.

1. 根據批地文件要求發展項目中的住宅物業的擁有人須維持的任何斜坡、護土牆或有關構築物 :-

該地段的承授人應不時，並且在任何時候，當有需要時（無論何時、何地）自費充分及妥善地修復、維持、支持、保養、鋪設、清洗、洗滌、打掃、排污、改善及保持現在或將來任何時候位於該地段的房屋、宅院、物業及所有其他豎設物及建築物，以及所有附屬及與其有關的牆、柵、燈、路面、廁所、水槽、陰溝、排水管和水道，以達至有關政府部門滿意程度。

2. 根據公契及管理協議（下稱「公契」），發展項目的業主須自費按土力工程處不時發出或修定的相關土力指引和規則（下稱「土力指引」）及根據土力指引製備之維修手冊（下稱「斜坡維修手冊」）進行及保養於批地文件或公契內發展項目業主有責任需要保養（不論位於該地段內或該地段外）的斜坡處理工程、護土牆或其他結構工程，以達至署長滿意程度。
3. 每名擁有人均須分擔維修工程的費用。
4. 斜坡、護土牆或有關構築物（如有）之位置，請參閱本節之附圖（位置以紅色表示）。
5. 根據公契，發展項目的管理人獲擁有人授權進行維修工程。

Maintenance of slopes
斜坡維修



Legend 圖例

- Boundary line of the Development
發展項目的界線
- Existing Retaining Walls
現有護土牆

Scale
比例 0 1 2 3 4 5M (米)

Modification

修訂

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

本發展項目並沒有向政府提出申請修訂批地文件。

Relevant information

有關資料

1. OPERATION OF GONDOLA

The gondola and related system will be operating in the airspace outside windows or external walls and above the flat roof or roof forming part of a residential property and to remain temporarily over or on the said airspace(s) to inspect, cleanse, maintain, repair and replace any exterior part of the Development.

2. ARCHITECTURAL FEATURES

There may be architectural features on the external walls of some floors of the Development. Please refer to the latest approved building plans for details of the said architectural features.

3. SERVICE LANE

Portions of Section A of Inland Lot No.2713, the Remaining Portion of Inland Lot No.2713 and Inland Lot No.2714, which are within the boundary of the Development, form part of the existing private service lane.

Clause 17 of Section E of the latest draft Deed of Mutual Covenant of the Development provides that the owners of the Development shall at their own costs and expenses maintain and keep insured, *inter alia*, the non-fenced-off portion of land on Section A of Inland Lot No.2713, the Remaining Portion of Inland Lot No.2713 and Inland Lot No.2714 of the Land together with the culverts, pavements, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings, plants and other structures constructed, installed and provided thereon or therein.

The said portions of Section A of Inland Lot No.2713, the Remaining Portion of Inland Lot No.2713 and Inland Lot No.2714 are for the purpose of identification only shown orange on the plan in this section.

4. NO GAS SUPPLY

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

5. FIRE SAFETY PROVISIONS

For compliance with Fire Safety Management Plan, owners of residential properties shall be responsible at his own costs and expenses for maintenance and annual inspection of the fire safety provisions (including sprinkler heads installed at the ceiling immediately above the open kitchens and other parts of the residential properties, cut-off sprinkler heads provided at the indoor area right adjacent to the balcony/utility platform, smoke detectors and any fire services installations mentioned in the Fire Safety Management Plan) provided inside the residential units. All the fire safety provisions provided inside the residential units and/or at the lobby outside the residential properties shall be kept in good order and condition and shall not be removed, obstructed or tampered.

6. THE REMAINING PORTION OF INLAND LOT NO.2670

Pursuant to a Deed of Grant of Easement and Wayleave dated 7th September 2015 and registered in the Land Registry by Memorial No.15092401120217, Ease Kind Development Limited, being the owner of Remaining Portion of Inland Lot No.2670 (“the said Lot”), agrees to grant a right of way to the owners and occupiers for the time being of The Remaining Portion of Inland Lot No.2668, The Remaining Portion of Inland Lot No.2669, Section B of Inland Lot No.2670, The Remaining Portion of Inland Lot No.2671, The Remaining Portion of Inland Lot No.2672, The Remaining Portion of Inland Lot No.2673, The Remaining Portion of Inland Lot No.2674, Section A of Inland Lot No.2713, The Remaining Portion of Inland Lot No.2713, Inland Lot No.2714 and The Remaining Portion of Inland Lot No.2715 (collectively, “the Land”) and the Development for the residue of the terms of years under the land grants for the purposes of access to and egress from the Land and the Development and to install or lay under the surface of the said Lot devices for various services.

Under the said Deed of Grant of Easement and Wayleave, owners of the Land and Development are required, *inter alia*, (i) to construct, landscape, clean, maintain and keep the said Lot and all services thereunder in clean good repair and condition; (ii) to bear and pay all outgoings (including rates, government rent etc.) of the said Lot; (iii) to bear and pay all costs and expenses of and incidental to the construction, landscaping, cleaning, maintenance and repair of the said Lot and all services thereunder; and (iv) to keep the said Lot properly insured and indemnify Ease Kind Development Limited and its successors and assigns against any loss damage or claims.

The said Remaining Portion of Lot No.2670 is for the purpose of identification only shown green on the plan in this section.

7. DEED OF PARTITION

The 17 units set out in Part II of the Second Schedule to the Deed of Partition dated 7th September 2015 registered at the Land Registry by Memorial No.15100500770017 are not owned by the Vendor.

Relevant information

有關資料

1. 吊船系統

發展項目之吊船及有關系統會在住宅物業的窗外或外牆及構成住宅物業一部分的平台或天台之上空操作，並停留在所述之處或其上空以檢查、清潔、維護、修理和更換任何發展項目的外部。

2. 建築裝飾

發展項目部份樓層外牆設有建築裝飾。詳情請參閱最新經批准的建築圖則。

3. 後巷

在發展項目界線內、部份位於內地段第 2713 號 A 分段、內地段第 2713 號餘段及/或內地段第 2714 號為現時後巷部分。

按發展項目公契的最新擬定稿 E 節第 17 條規定，發展項目業主須自行承擔費用為涉及內地段第 2713 號 A 分段、內地段第 2713 號餘段及內地段第 2714 號圍欄外的部份，包括在其上或其中構造，安裝和提供的暗渠、人行道、地面、排水溝、污水渠、排水管、消防栓、設備、路燈、交通標誌、街道家具、道路標記、植物及其他結構進行保養及購買保險。

內地段第 2713 號 A 分段、內地段第 2713 號餘段及內地段第 2714 號的有關部份已於本節之圖上用橙色顯示，以作識別之用。

4. 沒有氣體燃料供應

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

5. 消防安全規定

為符合《消防安全管理計劃》，住宅物業的業主須負責自費保養及每年檢查其住宅物業內的消防裝置（包括安裝在開放式廚房正上方的天花板上以及住宅物業其他部分的消防花灑頭、靠近露台或工作平台的消防花灑頭、煙霧探測器和《消防安全管理計劃》中提到的任何消防設施）。住宅物業內部及/或住宅物業樓層大堂提供的所有消防安全裝置須保持良好狀態，業主不得移除、干擾或改動任何消防安全裝置。

6. 內地段第 2670 號餘段

根據一份 2015 年 9 月 7 日簽署並登記於土地註冊處註冊摘要為 15092401120217 的地役權和通行權契約，Ease Kind Development Limited 作為內地段第 2670 號餘段（下稱「該地段」）業權持有人，同意授與內地段第 2668 號餘段、內地段第 2669 號餘段、內地段第 2670 號 B 分段、內地段第 2671 號餘段、內地段第 2672 號餘段、內地段第 2673 號餘段、內地段第 2674 號餘段、內地段第 2713 號 A 分段、內地段第 2713 號餘段、內地段第 2714 號及內地段第 2715 號餘段（統稱「發展項目地段」）及發展項目的業主及佔用人地役權和通行權於餘下批地年期來回通行及穿越該地段以及在該地段地底安裝或鋪設各種服務的設備。

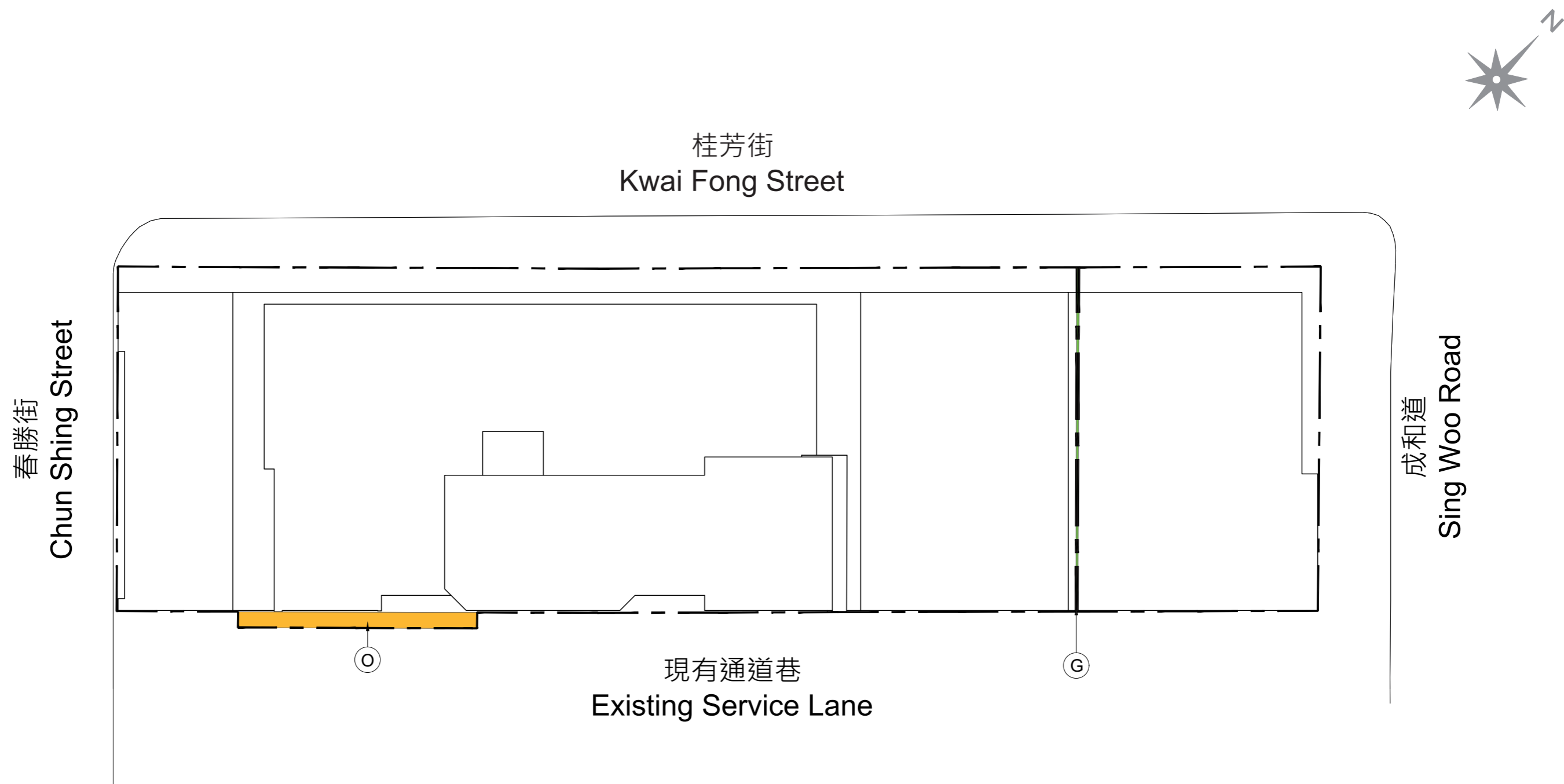
按該地役權和通行權契約，發展項目地段及發展項目的業主須負責，包括下述的責任：(i) 建設、園林綠化、清潔、維護和修理該地段及保持該地段及地底安裝或鋪設各種服務的設備狀況良好；(ii) 承擔及支付該地段的所有開支（包括差餉、地租等）；(iii) 承擔及支付所有該地段或該地段地底安裝或鋪設各種服務的設備的建設、園林綠化、清潔、維護和修理上的開支或費用；及（iv）為該地段購買適當的保險並彌償 Ease Kind Development Limited 以及其繼承人或承讓人如有的一切損失、損害或索賠。

內地段第 2670 號餘段位置已於本節之圖上用綠色顯示，以作識別之用。

7. 分劃契約

根據一份在 2015 年 9 月 7 日於土地註冊處註冊編號為 15100500770017 的分劃契約的第二列表第二部分所列出的 17 個單位並非為賣方所擁有。

Relevant information
有關資料



Legend 圖例

- Boundary line of the Development
發展項目的界線
- Portions of I.L. 2713 A, I.L. 2713 R.P., and I.L. 2714
內地段第 2713 號 A 分段、內地段第 2713 號餘段及內地段第 2714 號的有關部份
- I.L. 2670 R.P.
內地段第 2670 號餘段

Scale
比例 0 1 2 3 4 5M (米)

Address of the website designated by the vendor for the development 賣方就發展項目指定的互聯網網站的網址

The address of the website designated by the vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance is: www.8kwaifong.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.8kwaifong.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。

		Area (m ²) 面積 (平方米)
Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物 (規劃) 規例》第 23(3)(b) 條不計算的總樓面面積		
1 (#)	Carpark and loading / unloading area excluding public transport terminus 停車場及上落客貨地方 (公共交通總站除外)	Not Applicable 不適用
2	Plant rooms and similar services 機房及相類設施	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, 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	140.346
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	397.272
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	3.783
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第 1 及第 2 號提供的環保設施		
3	Balcony 露台	156.000
4	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not Applicable 不適用
5	Communal sky garden 公用空中花園	Not Applicable 不適用
6	Acoustic fin 隔聲鰭	Not Applicable 不適用
7	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not Applicable 不適用
8	Non-structural prefabricated external wall 非結構預製外牆	44.512
9	Utility platform 工作平台	40.500
10	Noise barrier 隔音屏障	Not Applicable 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

		Area (m ²) 面積 (平方米)
Amenity Features 適意設施		
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枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	11.808
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	207.344
13	Covered landscaped and play area 有上蓋的園景區及遊樂場	Not Applicable 不適用
14	Horizontal screens / covered walkways, trellis 橫向屏障 / 有蓋人行道、花棚	Not Applicable 不適用
15	Larger lift shaft 擴大升降機井道	93.293
16	Chimney shaft 煙囪管道	Not Applicable 不適用
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	Not Applicable 不適用
18 (#)	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽	31.148
19	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽、氣槽	Not Applicable 不適用
20	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Not Applicable 不適用
21	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	Not Applicable 不適用
22	Projections such as air-conditioning box and platform with a projection of more than 750 mm 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	Not Applicable 不適用
Other Exempted Items 其他獲豁免的項目		
23 (#)	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Not Applicable 不適用
24 (#)	Other projections 其他伸出物	Not Applicable 不適用
25	Public transport terminus 公共交通總站	Not Applicable 不適用
26 (#)	Party structure and common staircase 共用構築物及樓梯	Not Applicable 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	Not Applicable 不適用
28 (#)	Public passage 公眾通道	Not Applicable 不適用
29	Covered set back area 因建築物後移導致的覆蓋面積	Not Applicable 不適用
Bonus GFA 額外總樓面面積		
30	Bonus GFA 額外總樓面面積	Not Applicable 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

Environmental Assessment of the Building

建築物的環境評估



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	No 否	
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. A/C Unit with energy efficiency label 2. Low window to wall ratio 3. Alternating Current Variable Voltage Variable Frequency Lift Motor 1. 能源標籤分體式冷氣 2. 低窗戶與牆壁比例 3. 交流變頻調速升降機	

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) :					
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	
		<u>Electricity</u> kWh/ m ² / annum <u>電力</u> 千瓦小時 / 平方米 / 年	<u>Town Gas / LPG</u> unit/ m ² / annum <u>煤氣 / 石油氣</u> 用量單位 / 平方米 / 年	<u>Electricity</u> kWh/ m ² / annum <u>電力</u> 千瓦小時 / 平方米 / 年	<u>Town Gas / LPG</u> unit/ m ² / annum <u>煤氣 / 石油氣</u> 用量單位 / 平方米 / 年
Area served by central building services installation ^(Note 3) 有使用中央屋宇裝備裝置 ^(註腳 3) 的部分	2,047.6	127.9	Not Applicable 不適用	83.8	Not Applicable 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

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

- Notes:
- In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency. The predicted annual energy use, in terms of electricity consumption (kWh/m2/annum) and town gas/LPG consumption (unit/m2/annum), of the development by the internal floor area served, where:
(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.
 - "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).
 - "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings issued by the Electrical & Mechanical Services Department.

- 註腳：
- 一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。
預計每年能源消耗量[以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-
(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。
 - “基準樓宇”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。
 - “中央屋宇裝備裝置”與由機電工程署發出的樓宇的屋宇裝備裝置能源效益實務守則中的涵義相同。

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: 20 August 2020
印製日期：2020 年 8 月 20 日

Examination Record

檢視紀錄

Examination/ Revision Date	Revision Made	
	Page Number	Revision Made
12 November 2020	14	Location plan of the development is updated
	15, 16	Aerial photograph of the development is updated
4 February 2021	14	Location plan of the development is updated
	17	Outline zoning plan relating to the development is updated
28 April 2021	15	1. Aerial photograph of the development is updated 2. Latest aerial photograph of the development is added
22 July 2021	9	Status of the loan and the bank undertaking to provide finance for the construction of the development is updated
	14	Location plan of the development is updated
	15	1. Obsolete aerial photograph of the development is deleted 2. Aerial photograph of the development is updated
	16	Aerial photograph of the development is updated
13 October 2021	2-7	“Notes to purchasers of first-hand residential properties” is updated according to the latest version issued by the Sales of First-hand Residential Properties Authority
	14	Location plan of the development is updated
6 January 2022	25	External dimensions are amended
6 April 2022	-	No revision made
6 July 2022	14	Location plan of the development is updated
6 October 2022	14	Location plan of the development is updated
	15, 16	1. Obsolete aerial photograph of the development is deleted 2. Aerial photograph of the development is updated
6 January 2023	14	Location plan of the development is updated

檢視 / 修改日期	所作修改	
	頁次	所作修改
2020 年 11 月 12 日	14	更新發展項目的所在位置圖
	15, 16	更新發展項目的鳥瞰照片
2021 年 2 月 4 日	14	更新發展項目的所在位置圖
	17	更新關乎發展項目的分區計劃大綱圖
2021 年 4 月 28 日	15	1. 更新發展項目的鳥瞰照片 2. 增添發展項目的最新鳥瞰照片
2021 年 7 月 22 日	9	更新為發展項目的建造提供的貸款及提供融資的銀行承諾的狀況
	14	更新發展項目的所在位置圖
	15	1. 刪除發展項目的過時鳥瞰照片 2. 更新發展項目的鳥瞰照片
	16	更新發展項目的鳥瞰照片
2021 年 10 月 13 日	2-7	根據一手住宅物業銷售監管局最新發出的版本更新 “一手住宅物業買家須知”
	14	更新發展項目的所在位置圖
2022 年 1 月 6 日	25	修訂外部尺寸
2022 年 4 月 6 日	-	並無作出修改
2022 年 7 月 6 日	14	更新發展項目的所在位置圖
2022 年 10 月 6 日	14	更新發展項目的所在位置圖
	15, 16	1. 刪除發展項目的過時鳥瞰照片 2. 更新發展項目的鳥瞰照片
2023 年 1 月 6 日	14	更新發展項目的所在位置圖

Examination Record

檢視紀錄

Examination/ Revision Date	Revision Made	
	Page Number	Revision Made
17 February 2023	9	The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development is updated
6 April 2023	4, 7	“Notes to purchasers of first-hand residential properties” is updated according to the latest version issued by the Sales of First-hand Residential Properties Authority
	14	Location Plan of the development is updated
6 July 2023	14	Location Plan of the development is updated
	15	Aerial photograph of the development is updated
4 October 2023	14	Location Plan of the development is updated
31 May 2024	14	Location Plan of the development is updated
	15	Aerial photograph of the development is updated

檢視 / 修改日期	所作修改	
	頁次	所作修改
2023 年 2 月 17 日	9	更新就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所
2023 年 4 月 6 日	4, 7	根據一手住宅物業銷售監管局最新發出的版本更新 “一手住宅物業買家須知”
	14	更新發展項目的所在位置圖
2023 年 7 月 6 日	14	更新發展項目的所在位置圖
	15	更新發展項目的鳥瞰照片
2023 年 10 月 4 日	14	更新發展項目的所在位置圖
2024 年 5 月 31 日	14	更新發展項目的所在位置圖
	15	更新發展項目的鳥瞰照片

