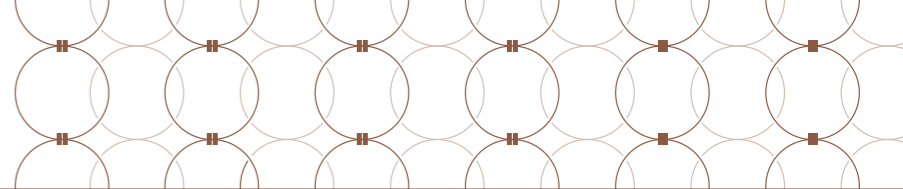


THE
LEGACY
天 御

PHASE 2
第二期

SALES BROCHURE
售樓說明書



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一手住宅物業買家須知

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

01 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。

02 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)。

03 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。

04 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》(第621章)(下稱「條例」)，賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i) 露台；(ii) 工作平台；以及(iii) 陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅

物業的每一份樓面平面圖，均須述明每個住宅物業的外部 and 內部尺寸²。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。

- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境(包括交通和社區設施)；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

05 售樓說明書

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

06 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。

07 售樓處內有關可供揀選住宅物業的資料

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

一手住宅物業買家須知

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

08 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。

09 買賣合約

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

10 表達購樓意向

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

11 委託地產代理

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

夠保障您的最大利益；

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

12 委聘律師

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

適用於一手未落成住宅物業

13 預售樓花同意書

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

14 示範單位

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

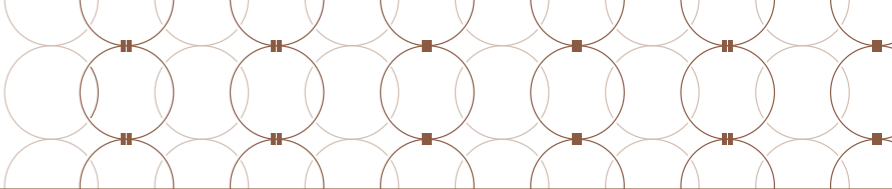
適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15 預計關鍵日期及收樓日期

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

一手住宅物業買家須知

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES



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

適用於一手已落成住宅物業

16 賣方資料表格

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

17 參觀物業

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

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

網址：www.srpa.gov.hk

電話：2817 3313

電郵：enquiry_srpa@hd.gov.hk

傳真：2219 2220

其他相關聯絡資料：

消費者委員會

網址：www.consumer.org.hk

電話：2929 2222

電郵：cc@consumer.org.hk

傳真：2856 3611

地產代理監管局

網址：www.eaa.org.hk

電話：2111 2777

電郵：enquiry@eaa.org.hk

傳真：2598 9596

香港地產建設商會

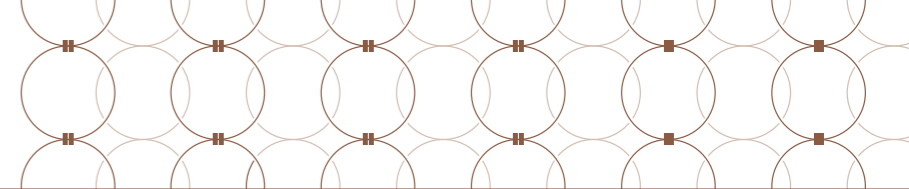
電話：2826 0111

傳真：2845 2521

一手住宅物業銷售監管局

2023年3月

- ¹ 按揭貸款計劃的資料包括有關按揭貸款計劃對借款人的最低收入的要求、就第一按揭連同第二按揭可獲得的按揭貸款金額上限、最長還款年期、整個還款期內的按揭利率變化，以及申請人須繳付的手續費。
- ² 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項 —
 - (i) 每個住宅物業的外部尺寸；
 - (ii) 每個住宅物業的內部尺寸；
 - (iii) 每個住宅物業的內部間隔的厚度；
 - (iv) 每個住宅物業內個別分隔室的外部尺寸。根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。
- ³ 一般而言，「關鍵日期」指該項目符合批地文件的條件的日期，或該項目在遵照經批准的建築圖則的情況下或按照豁免證明書的發出的條件在各方面均屬完成的日期。有關詳情請參閱條例第2條。



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

For all first-hand residential properties

01 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.

02 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.

03 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.

04 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 PHASE 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.

05 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.

06 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.

07 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.

08 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.

09 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

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NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

- note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

12 Appointment of solicitor

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

For first-hand uncompleted residential properties

13 Pre-sale Consent

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

14 Show flats

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

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

15 Estimated material date and handing over date

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

- The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document / a Certificate of Compliance or the Director of Lands’ Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.

➤ For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or

➤ For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.

- The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.

- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.

- The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:

➤ strike or lock-out of workmen;

➤ riots or civil commotion;

➤ force majeure or Act of God;

➤ fire or other accident beyond the vendor’s control;

➤ war; or

➤ inclement weather.

- The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.

- The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.

- Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16 Vendor’s information form

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

17 Viewing of property

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

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

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

Other useful contacts:

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

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

Real Estate Developers Association of Hong Kong
Telephone: 2826 0111
Fax : 2845 2521

Sales of First-hand Residential Properties Authority
March 2023

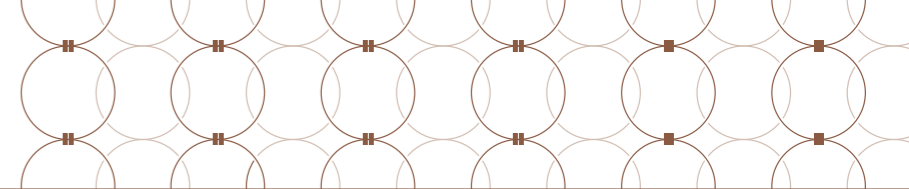
¹ The details of various mortgage loan plans include the requirements for mortgagors on minimum income level, the loan limit under the first mortgage and second mortgage, the maximum loan repayment period, the change of mortgage interest rate throughout the entire repayment period, and the payment of administrative fees.

² According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following —
(i) the external dimensions of each residential property;
(ii) the internal dimensions of each residential property;
(iii) the thickness of the internal partitions of each residential property;
(iv) the external dimensions of individual compartments in each residential property.
According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

³ Generally speaking, “material date” means the date on which the conditions of the land grant are complied with in respect of the development, or the date on which the development is completed in all respects in compliance with the approved building plans or the conditions subject to which the certificate of exemption is issued. For details, please refer to section 2 of the Ordinance.

1 期數的資料

INFORMATION ON THE PHASE



發展項目的期數之名稱

天御(「發展項目」)的第二期(「期數」)

街道名稱及門牌號數

衛城道8號

多單位建築物 — 大廈

期數包括一座多單位建築物，第一座

每幢多單位建築物的樓層總數*

48層(上述樓層數目並不包括低層地下、庇護層、天台、上層天台及頂層天台。)

期數的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數

低層地下、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至43樓、45樓至53樓、55樓、天台、上層天台及頂層天台

每幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數

4樓、13樓、14樓、24樓、34樓、44樓及54樓

每幢多單位建築物內的庇護層(如有的話)

29樓

Name of the Phase of the Development

Phase 2 ("the Phase") of THE LEGACY ("the Development")

Name of the street and street number

8 Castle Road

Multi-unit Building — Tower

The Phase consists of 1 multi-unit building, Tower 1

Total number of storeys of each multi-unit building*

48 storeys (The number of storeys has excluded LG/F, refuge floor, roof, upper roof and top roof.)

Floor numbering in each multi-unit building as provided in the approved building plans for the Phase

LG/F, G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 43/F, 45/F - 53/F, 55/F, Roof, Upper Roof and Top Roof

Omitted floor numbers in each multi-unit building in which the floor numbering is not in consecutive order

4/F, 13/F, 14/F, 24/F, 34/F, 44/F and 54/F

Refuge floor (if any) of each multi-unit building

29/F

2 賣方及有參與期數的其他人的資料

INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE PHASE

賣方*

Sure Partner Limited(亦為擁有人及其控權公司為恒基兆業有限公司、恒基兆業地產有限公司、發邦發展有限公司、Gemart Investment Limited、Landso Investment Limited及Strategic King Investments Limited)

翔穎有限公司(亦為擁有人及其控權公司為恒基兆業有限公司、恒基兆業地產有限公司、發邦發展有限公司、Gemart Investment Limited、Landso Investment Limited及卓爾有限公司)

軒發有限公司(亦為擁有人及其控權公司為恒基兆業有限公司、恒基兆業地產有限公司、發邦發展有限公司、Gemart Investment Limited、Landso Investment Limited及Maga Rich Limited)

恒丰有限公司(亦為擁有人及其控權公司為恒基兆業有限公司、恒基兆業地產有限公司、發邦發展有限公司、Gemart Investment Limited及Landso Investment Limited)

進禧有限公司(亦為擁有人及其控權公司為恒基兆業有限公司、恒基兆業地產有限公司、發邦發展有限公司、Gemart Investment Limited及Landso Investment Limited)

信彩發展有限公司(亦為擁有人及其控權公司為恒基兆業有限公司、恒基兆業地產有限公司、發邦發展有限公司、Gemart Investment Limited及Landso Investment Limited)

期數的認可人士

呂元祥建築師事務所(香港)有限公司的梁傑文先生(聘任期：由2016年12月28日至2025年6月9日)及張文政先生(聘任期：由2024年3月14日起至今)(梁傑文先生及張文政先生均為呂元祥建築師事務所(香港)有限公司之董事)。

期數的承建商

保華建造有限公司

賣方的代表律師

中倫律師事務所有限法律責任合夥、胡關李羅律師行、姚黎李律師行及高李葉律師行

已為期數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

不適用

已為期數的建造提供貸款的任何其他人

恒基兆業地產代理有限公司及新世界金融有限公司

備註：*期數的所有住宅單位已按協定比例分別分配予上述各自6位擁有人，有關住宅單位分配予上述6位擁有人的詳情，請參考存放在售樓處開放時間內以供免費閱覽的單位及其他部分及面積分配協議(於土地註冊處以註冊摘要編號23052402280023註冊並於土地註冊處以註冊摘要編號24082901600016重新註冊)並經單位及其他部分及面積分配補充協議所修訂及補充(於土地註冊處以註冊摘要編號24102501160025註冊)(統稱「該單位面積分配協議」)及發展項目的互換契諾公契及管理協議(下稱「該公契」)。

2 賣方及有參與期數的其他人的資料

INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE PHASE

Vendors*

Sure Partner Limited (also as the owner and whose holding companies are Henderson Development Limited, Henderson Land Development Company Limited, Profit Best Development Limited, Gemart Investment Limited, Landso Investment Limited and Strategic King Investments Limited)

Dynamic Talent Limited (also as the owner and whose holding companies are Henderson Development Limited, Henderson Land Development Company Limited, Profit Best Development Limited, Gemart Investment Limited, Landso Investment Limited and Good Ease Limited)

Treasure Palace Limited (also as the owner and whose holding companies are Henderson Development Limited, Henderson Land Development Company Limited, Profit Best Development Limited, Gemart investment Limited, Landso Investment Limited and Maga Rich Limited)

Harven Limited (also as the owner and whose holding companies are Henderson Development Limited, Henderson Land Development Company Limited, Profit Best Development Limited, Gemart Investment Limited and Landso Investment Limited)

Sunny Perfect Limited (also as the owner and whose holding companies are Henderson Development Limited, Henderson Land Development Company Limited, Profit Best Development Limited, Gemart Investment Limited and Landso Investment Limited)

Sky Rainbow Development Limited (also as the owner and whose holding companies are Henderson Development Limited, Henderson Land Development Company Limited, Profit Best Development Limited, Gemart Investment Limited and Landso Investment Limited)

Authorized person for the Phase

Mr. Leung Kit Man Andy (period of appointment: from 28 December 2016 to 9 June 2025) and Mr. Cheung Man Ching Anthony (period of appointment: from 14 March 2024 to the present) of Ronald Lu & Partners (Hong Kong) Limited (Both Mr. Leung Kit Man Andy and Mr. Cheung Man Ching Anthony are directors of Ronald Lu & Partners (Hong Kong) Limited).

Building contractor for the Phase

Paul Y. Builders Limited

Vendors' solicitors

Zhong Lun Law Firm LLP, Woo Kwan Lee & Lo, Lu, Lai & Li and Kao, Lee & Yip

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

Not applicable

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

Henderson Real Estate Agency Limited and New World Finance Company Limited

Note: *All the residential units in the Phase have been allocated to each of the above 6 vendors separately in agreed proportion. For details of which residential units are allocated to which of the above 6 vendors, please refer to the Agreement for Allocation of Units and Other Parts and Areas registered in the Land Registry by memorial no. 23052402280023 and re-registered in the Land Registry by memorial no. 24082901600016, as amended and supplemented by the Supplemental Agreement to Agreement For Allocation of Units and Other Parts and Areas registered in the Land Registry by memorial no. 24102501160025 (collectively the "Agreement for Allocation of Units") and the Deed of Mutual Grant and Covenant and Management Agreement in respect of the development ("DMG") which are available for inspection for free during opening hours at the sales office.

3 有參與期數的各方的關係

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE PHASE

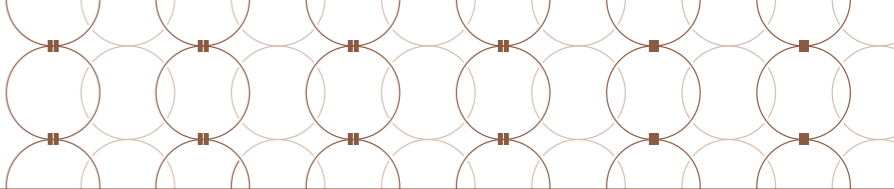
(a)	賣方或有關期數的承建商屬個人，並屬該期數的認可人士的家人。	不適用
(b)	賣方或該期數的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。	不適用
(c)	賣方或該期數的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的家人。	否
(d)	賣方或該期數的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	不適用
(e)	賣方或該期數的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	不適用
(f)	賣方或該期數的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的有聯繫人士的家人。	否
(g)	賣方或該期數的承建商屬個人，並屬就該期數內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(h)	賣方或該期數的承建商屬合夥，而該賣方或承建商的合夥人屬就該期數內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(i)	賣方或該期數的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述律師事務所的經營人的家人。	否
(j)	賣方、賣方的控權公司或有關期數的承建商屬私人公司，而該期數的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份。	否
(k)	賣方、賣方的控權公司或該期數的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份。	否

(l)	賣方或該期數的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。	否
(m)	賣方或該期數的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。	不適用
(n)	賣方、賣方的控權公司或該期數的承建商屬私人公司，而就該期數中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份。	否
(o)	賣方、賣方的控權公司或該期數的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份。	否
(p)	賣方或該期數的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。	否
(q)	賣方或該期數的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。	不適用
(r)	賣方或該期數的承建商屬法團，而該期數的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。	否
(s)	賣方或該期數的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	否

3

有參與期數的各方的關係

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE PHASE



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

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

4期數的設計的資料

INFORMATION ON DESIGN OF THE PHASE

期數有構成圍封牆的一部分的非結構的預製外牆。每幢建築物的非結構的預製外牆之厚度範圍為150毫米。任何住宅物業的圍封牆不是非結構的預製外牆。
There are non-structural prefabricated external walls forming part of the enclosing walls of the Phase. The range of thickness of the non-structural prefabricated external walls of each block is 150mm. There is no non-structural prefabricated external wall which is an enclosing wall of any residential property.

期數有構成圍封牆的一部分的幕牆。每幢建築物的幕牆之厚度為200毫米。
There are curtain walls forming part of the enclosing walls of the Phase. The thickness of the curtain walls of each building is 200mm.

每個住宅物業的幕牆的總面積
Total area of curtain walls of each residential property

座數 Tower	樓層 Floor	單位 Unit	每個住宅物業的幕牆的總面積(平方米) Total area of curtain walls of each residential property (sq.m.)
第1座 Tower 1	6樓 6/F	A	5.281
		B	5.150
	7樓至28樓 7/F - 28/F	A	6.584
		B	6.164
	30樓至33樓、35樓 30/F - 33/F, 35/F	A	6.575
		B	6.164
	36樓至38樓 36/F - 38/F		12.835
	39樓至42樓 39/F - 42/F		12.833
	43樓 43/F		12.835

座數 Tower	樓層 Floor	單位 Unit	每個住宅物業的幕牆的總面積(平方米) Total area of curtain walls of each residential property (sq.m.)
第1座 Tower 1	45樓 45/F		12.835
	46樓至47樓 46/F - 47/F	Duplex 46	19.410
	47樓 47/F	B	6.164
	48樓至49樓 48/F - 49/F	Duplex 48	19.410
	49樓 49/F	B	6.164
	50樓至51樓 50/F - 51/F	Duplex 50	19.410
	51樓 51/F	B	6.164
	3樓、52樓至53樓、55樓至天台 3/F, 52/F - 53/F, 55/F - R/F	Penthouse 52W	28.961

備註：期數住宅樓層由6樓至55樓。第1座不設4樓、13樓、14樓、24樓、34樓、44樓及54樓。低層地下、地下、1樓、2樓及5樓不在本期數之範圍內。
Note: The residential floors of the Phase range from the 6/F to the 55/F. There are no 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, and 54/F in Tower 1. LG/F, G/F, 1/F, 2/F and 5/F are not included inside this Phase.

5 物業管理的資料

INFORMATION ON PROPERTY MANAGEMENT

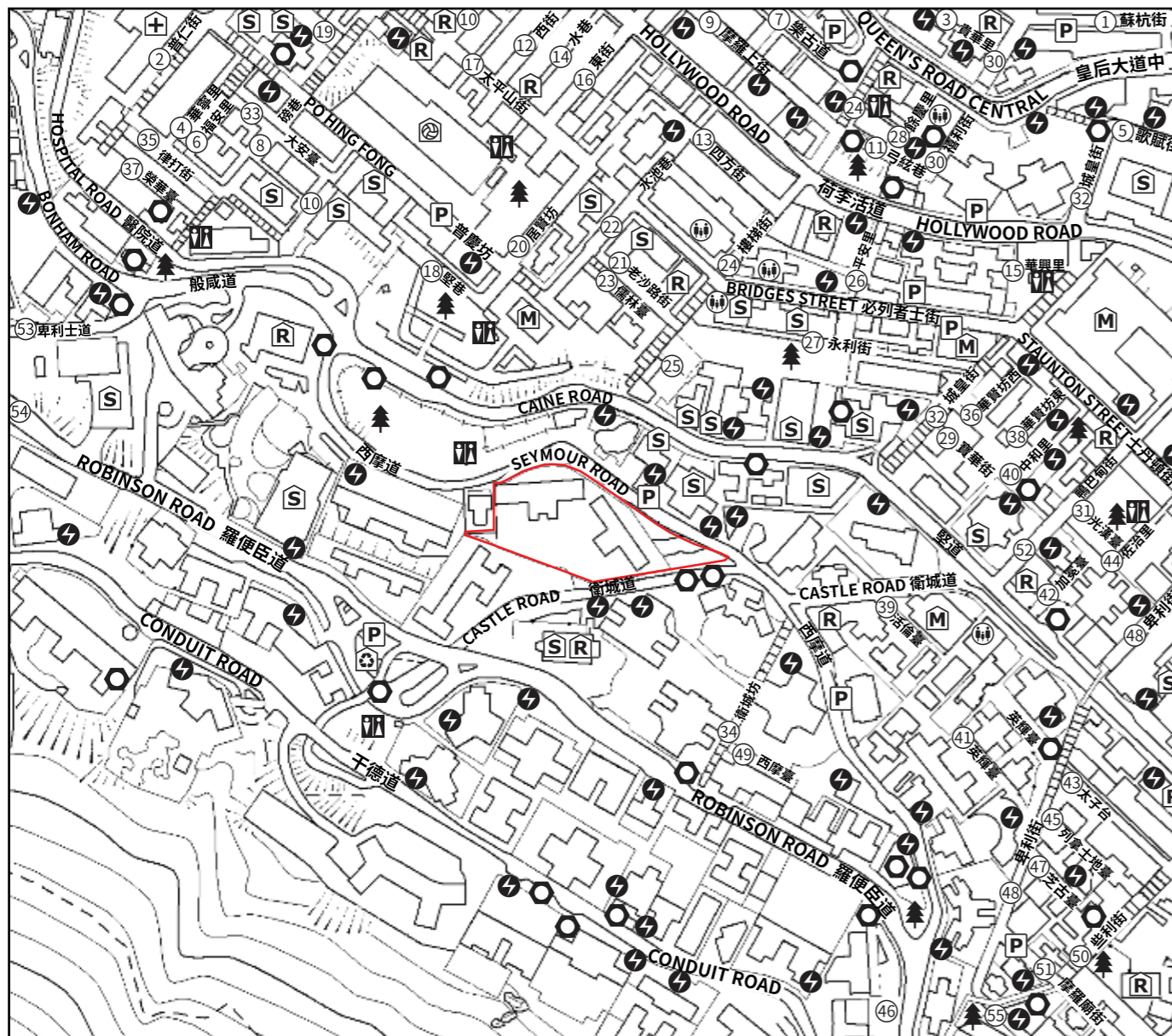
管理人

根據發展項目的公契的最新擬稿，衛城道8號管理有限公司將獲委任為期數的管理人。

Manager

8 Castle Road Management Limited will be appointed as the Manager of the Phase under the latest draft of Deed of Mutual Covenant in respect of the Development.

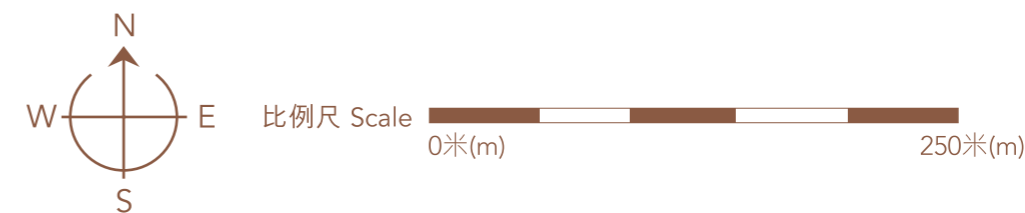
6 發展項目的所在位置圖 LOCATION PLAN OF THE DEVELOPMENT



圖例 NOTATION

- | | |
|---|---|
| 博物館
Museum | 公用事業設施裝置
Public utility installation |
| 發電廠(包括電力分站)
Power plant (including electricity sub-stations) | 宗教場所(包括教堂、廟宇及祠堂)
Religious institution (including church, temple and Tsz Tong) |
| 垃圾收集站
Refuse collection point | 學校(包括幼稚園)
School (including kindergarten) |
| 醫院
Hospital | 社會福利設施(包括老人中心及弱智人士護理院)
Social welfare facilities (including elderly centre and home for the mentally disabled) |
| 公眾停車場(包括貨車停泊處)
Public carpark (including lorry park) | 體育設施(包括運動場及游泳池)
Sports facilities (including sports ground and swimming pool) |
| 公廁
Public convenience | 公園
Public park |

發展項目的位置
Location of the Development



此所在位置圖摘錄自地政總署測繪處於2025年8月28日出版之數碼地形圖，圖幅編號T11-SW-A，並在有需要處經修正處理。

This location plan is adopted from part of the Digital Topographic Map No. T11-SW-A dated 28th August 2025 from the Survey and Mapping Office of Lands Department. Adjustment is made where necessary.

地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

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

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

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

6

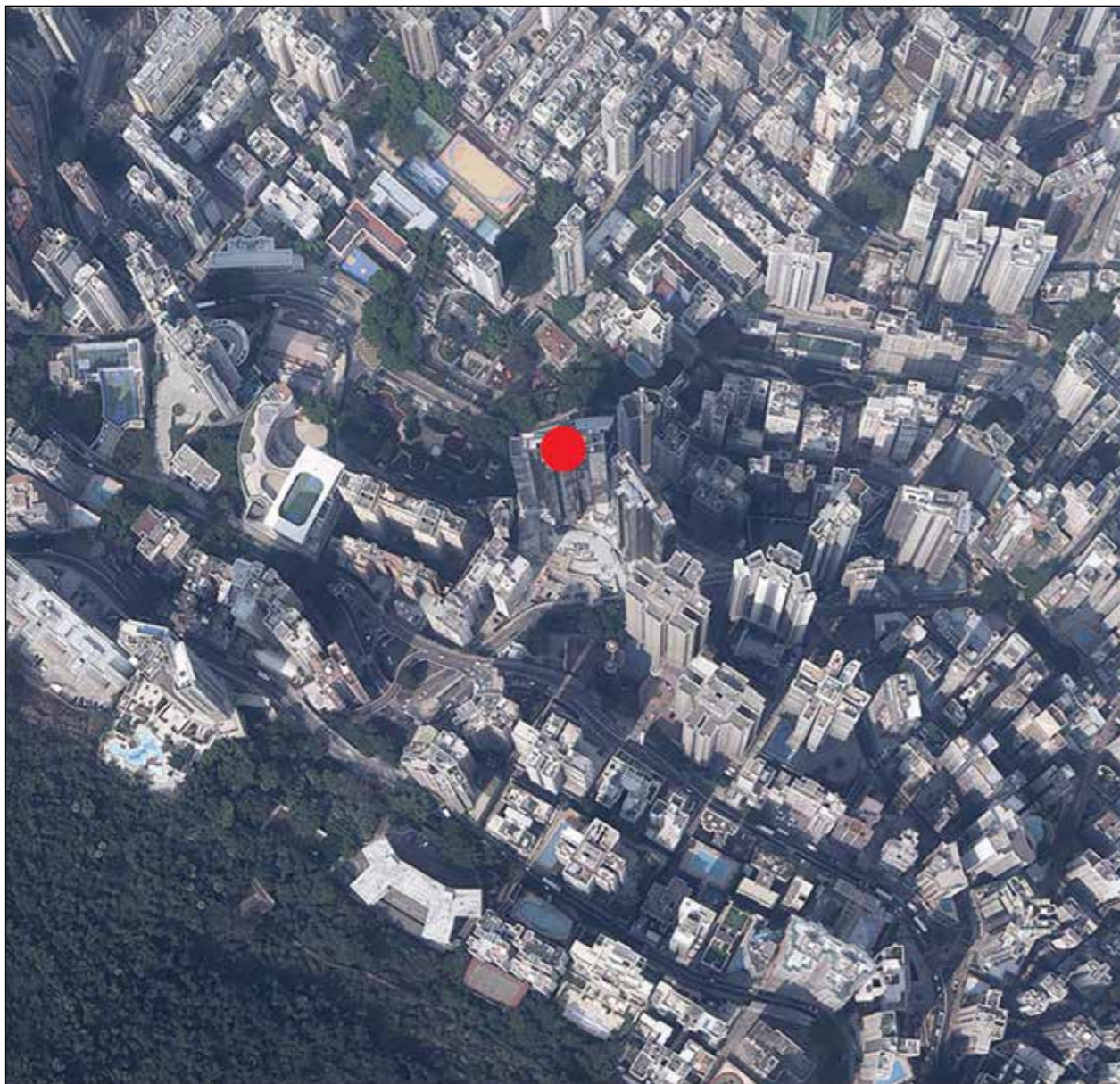
發展項目的所在位置圖

LOCATION PLAN OF THE DEVELOPMENT

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

1	JERVOIS STREET	蘇杭街	21	ROZARIO STREET	老沙路街	41	YING FAI TERRACE	英輝臺
2	PO YAN STREET	普仁街	22	TANK LANE	水池巷	42	CORONATION TERRACE	加冕臺
3	KWAI WA LANE	貴華里	23	U LAM TERRACE	儒林臺	43	PRINCE'S TERRACE	太子台
4	WA NING LANE	華寧里	24	LADDER STREET	樓梯街	44	GEORGE'S LANE	佐治里
5	GOUGH STREET	歌賦街	25	LADDER STREET TERRACE	樓梯臺	45	REDNAXELA TERRACE	列拿土地臺
6	FUK ON LANE	福安里	26	PING ON LANE	平安里	46	ELLIOT CRESCENT	N/A
7	LOK KU ROAD	樂古道	27	WING LEE STREET	永利街	47	CHICO TERRACE	芝古臺
8	POUND LANE	磅巷	28	YU HING LANE	餘慶里	48	PEEL STREET	卑利街
9	UPPER LASCAR ROW	摩羅上街	29	PO WA STREET	寶華街	49	SEYMOUR TERRACE	西摩臺
10	UPPER STATION STREET	差館上街	30	HILLIER STREET	禧利街	50	SHELLEY STREET	些利街
11	CIRCULAR PATHWAY	弓絃巷	31	KWONG HON TERRACE	光漢臺	51	MOSQUE STREET	摩羅廟街
12	SAI STREET	西街	32	SHING WONG STREET	城皇街	52	ABERDEEN STREET	鴨巴甸街
13	SQUARE STREET	四方街	33	TAI ON TERRACE	大安臺	53	BREEZY PATH	卑利士道
14	WATER LANE	水巷	34	CASTLE STEPS	衛城坊	54	PARK ROAD	柏道
15	WA HING LANE	華興里	35	RUTTER STREET	律打街	55	MOSQUE JUNCTION	摩羅廟交加街
16	TUNG STREET	東街	36	WA IN FONG WEST	華賢坊西			
17	TAI PING SHAN STREET	太平山街	37	WING WA TERRACE	榮華臺			
18	CAINE LANE	堅巷	38	WA IN FONG EAST	華賢坊東			
19	PO YEE STREET	普義街	39	WOODLANDS TERRACE	活倫臺			
20	KUI IN FONG	居賢坊	40	CHUNG WO LANE	中和里			

7 期數的鳥瞰照片 AERIAL PHOTOGRAPH OF THE PHASE



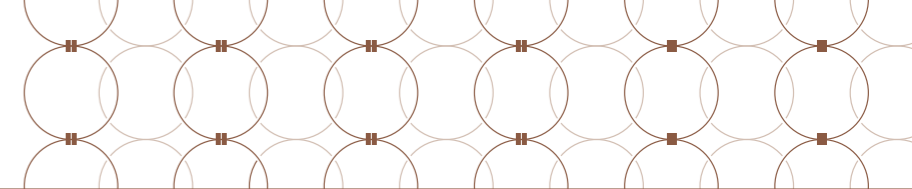
摘錄自地政總署測繪處於2024年3月8日在中環6,000呎飛行高度拍攝之鳥瞰照片，編號為E219016C。
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,000 feet in Central. Photo No. E219016C, dated 8th March 2024.

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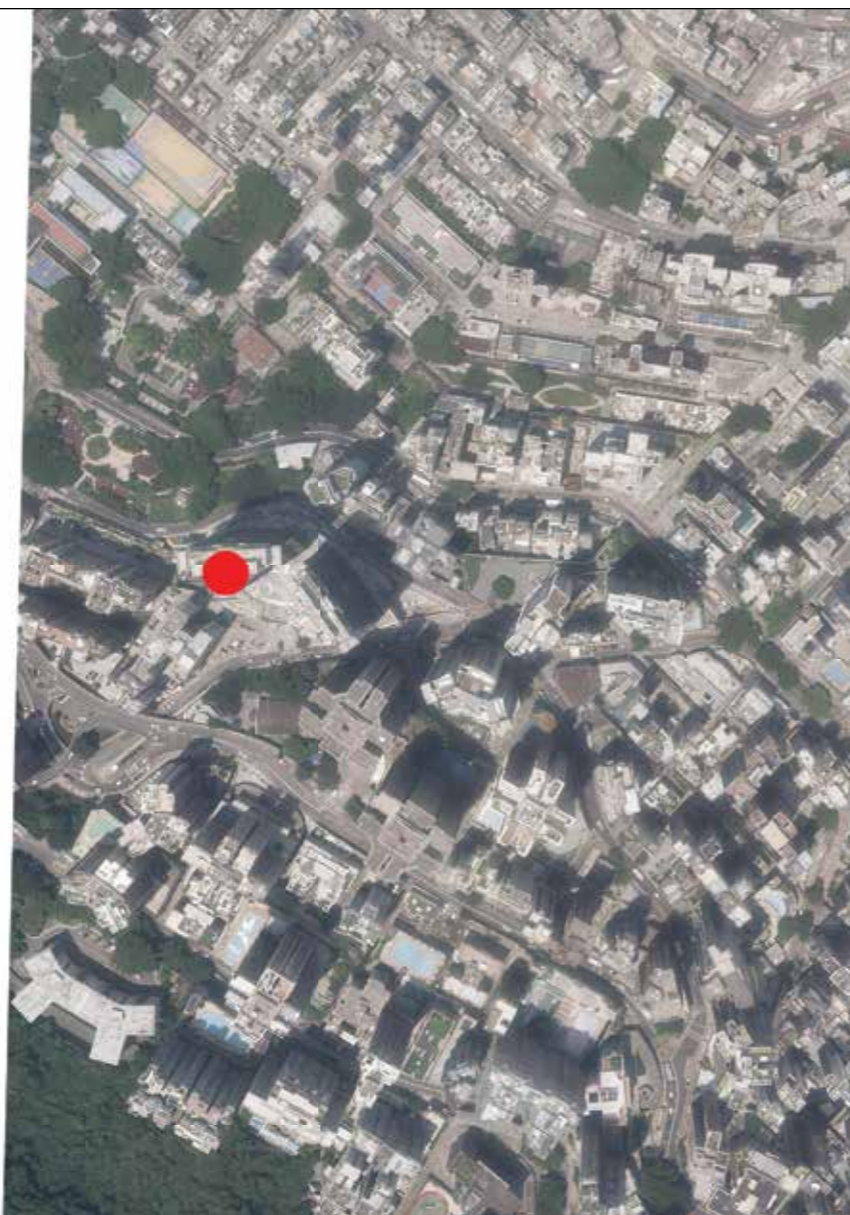
● 期數的位置
Location of the Phase

備註：因技術性問題，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》的規定。
Note: Due to technical reasons, this aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

7 期數的鳥瞰照片 AERIAL PHOTOGRAPH OF THE PHASE



鳥瞰照片並不覆蓋本空白範圍
This blank area falls outside the
coverage of the aerial photograph



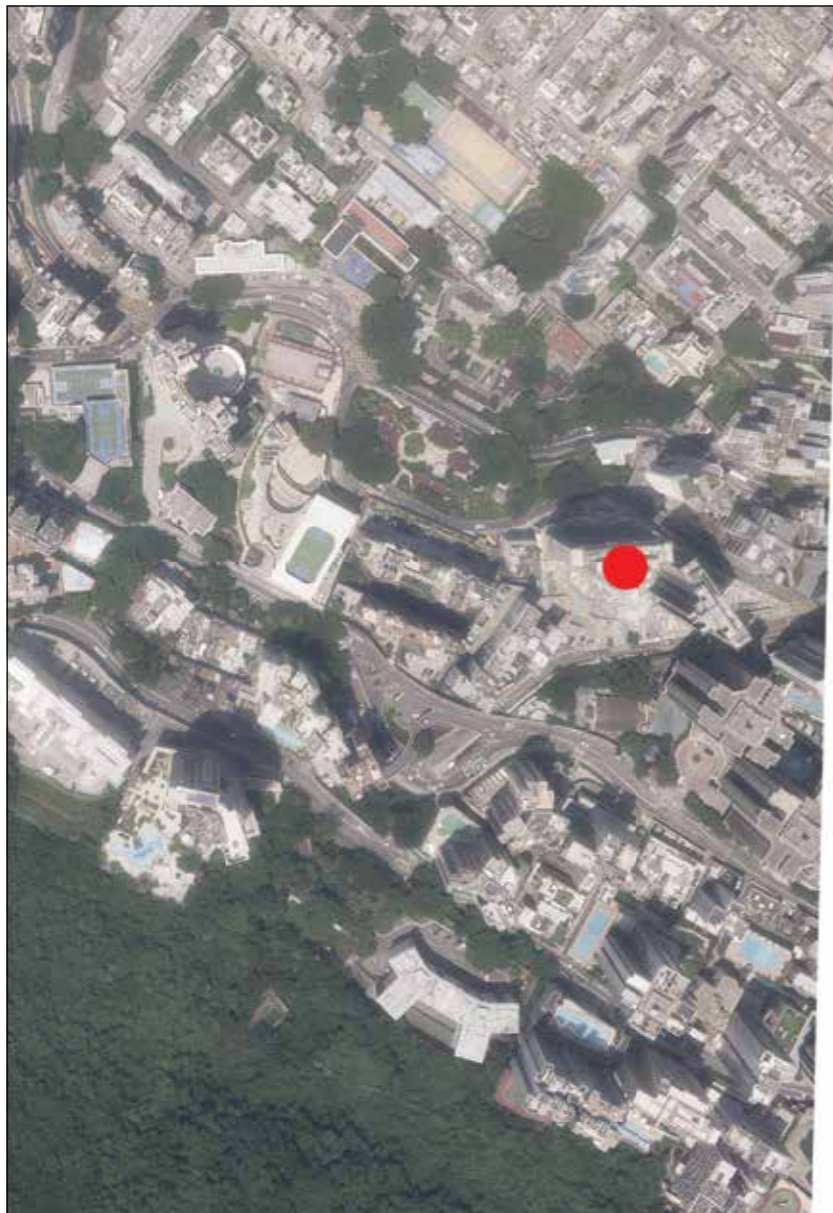
摘錄自地政總署測繪處於2024年8月7日在上環6,000呎飛行高度拍攝之鳥瞰照片，編號為E225604C。
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department
at a flying height of 6,000 feet in Sheung Wan. Photo No. E225604C, dated 7th August 2024.

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● 期數的位置
Location of the Phase

備註：因技術性問題，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》的規定。
Note: Due to technical reasons, this aerial photograph has shown more than the area required under
the Residential Properties (First-hand Sales) Ordinance.

7 期數的鳥瞰照片 AERIAL PHOTOGRAPH OF THE PHASE



鳥瞰照片並不覆蓋本空白範圍
This blank area falls outside the
coverage of the aerial photograph

摘錄自地政總署測繪處於2024年8月7日在半山區6,000呎飛行高度拍攝之鳥瞰照片，編號為E225606C。
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,000 feet in Mid-Levels. Photo No. E225606C, dated 7th August 2024.

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● 期數的位置
Location of the Phase

備註：因技術性問題，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》的規定。
Note: Due to technical reasons, this aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

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




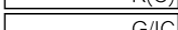
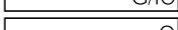
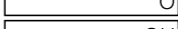
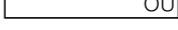


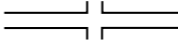






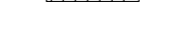
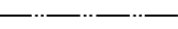

圖例 NOTATION

地帶		ZONES	
住宅(甲類)	R(A)	住宅(甲類)	RESIDENTIAL (GROUP A)
住宅(乙類)	R(B)	住宅(乙類)	RESIDENTIAL (GROUP B)
住宅(丙類)	R(C)	住宅(丙類)	RESIDENTIAL (GROUP C)
政府、機構或社區	G/IC	政府、機構或社區	GOVERNMENT, INSTITUTION OR COMMUNITY
休憩用地	O	休憩用地	OPEN SPACE
其他指定用途	OU	其他指定用途	OTHER SPECIFIED USES
綠化地帶	GB	綠化地帶	GREEN BELT
交通		COMMUNICATIONS	
主要道路及路口		主要道路及路口	MAJOR ROAD AND JUNCTION
高架道路		高架道路	ELEVATED ROAD
其他		MISCELLANEOUS	
規劃範圍界線		規劃範圍界線	BOUNDARY OF PLANNING SCHEME
建築物高度管制區界線		建築物高度管制區界線	BUILDING HEIGHT CONTROL ZONE BOUNDARY
最高建築物高度 (在主水平基準上若干米)	△140	最高建築物高度 (在主水平基準上若干米)	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
最高建築物高度 (樓層數目)	5	最高建築物高度 (樓層數目)	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)

摘錄自2010年3月19日刊憲之半山區西部(港島規劃區第11區)分區計劃大綱核准圖，圖則編號為 S/H11/15，經修正處理。
Extracted from the approved Mid-levels West (HPA 11) Outline Zoning Plan, Plan No. S/H11/15, gazetted on 19th March 2010, with adjustments where necessary.

備註：因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
Note: Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.




地帶		ZONES
商業		COMMERCIAL
住宅(甲類)		RESIDENTIAL (GROUP A)
住宅(丙類)		RESIDENTIAL (GROUP C)
政府、機構或社區		GOVERNMENT, INSTITUTION OR COMMUNITY
休憩用地		OPEN SPACE
其他指定用途		OTHER SPECIFIED USES
交通		COMMUNICATIONS
鐵路及車站(地下)		RAILWAY AND STATION (UNDERGROUND)
主要道路及路口		MAJOR ROAD AND JUNCTION
高架道路		ELEVATED ROAD
行人專用區或街道		PEDESTRIAN PRECINCT/ STREET
其他		MISCELLANEOUS
規劃範圍界線		BOUNDARY OF PLANNING SCHEME
發展公司/市區重建局 發展計劃圖範圍		LAND DEVELOPMENT CORPORATION/ URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA
建築物高度管制區界線		BUILDING HEIGHT CONTROL ZONE BOUNDARY
最高建築物高度 (主水平基準上若干米)		MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
最高建築物高度 (樓層數目)		MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
加油站		PETROL FILLING STATION
非建築用地		NON-BUILDING AREA

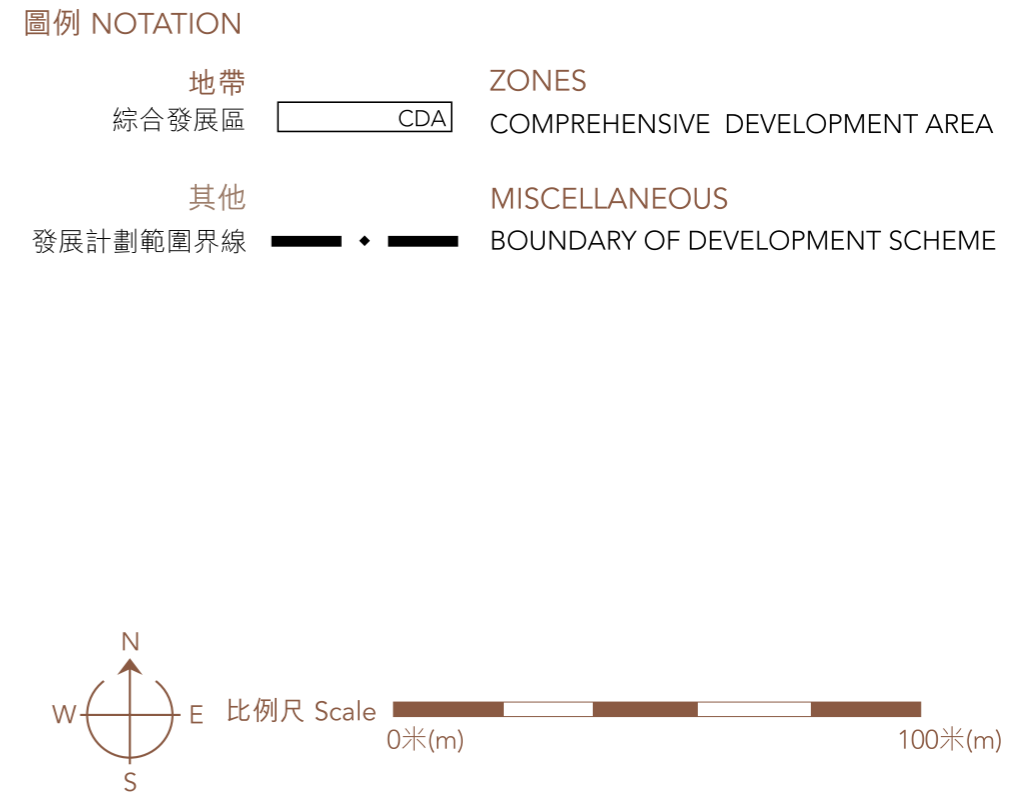
比例尺 Scale 

Extracted from the approved Sai Ying Pun & Sheung Wan (HPA 3) Outline Zoning Plan,
Plan No. S/H3/34, gazetted on 13th November 2020, with adjustments where necessary.

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

歷史地點保存作文化、康樂及商業用途
HISTORICAL SITE PRESERVED FOR
CULTURAL RECREATIONAL AND
COMMERCIAL USES

 發展項目的位置
Location of the Development

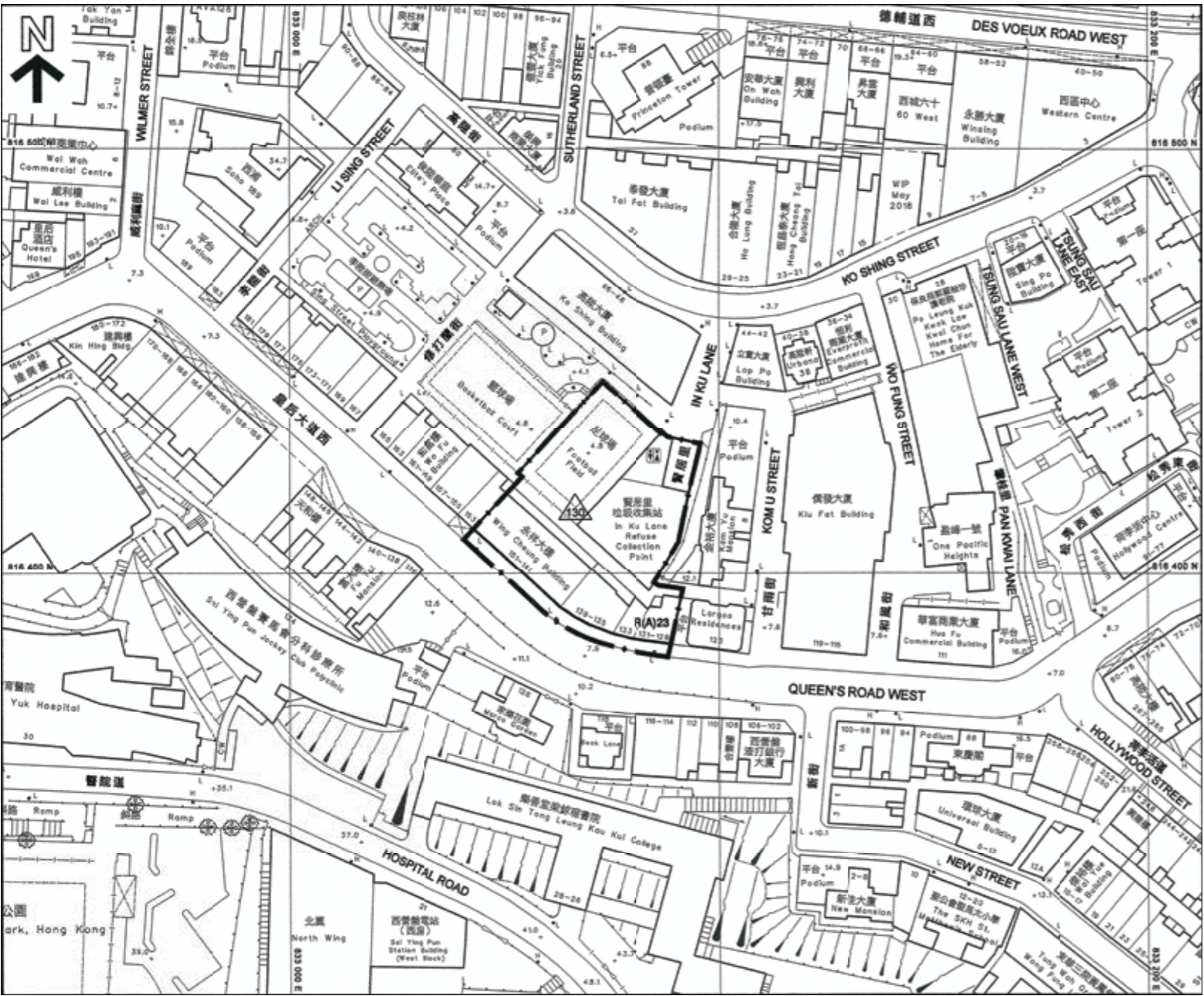


Adopted from Town Planning Ordinance, Hong Kong Town Planning Board Land Development Corporation Peel Street / Graham Street Development Scheme Plan No. S/H3/LDC4/2 approved by the Chief Executive in Council under Section 9(1)(a) of the Town Planning Ordinance on 9th November 1999.



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

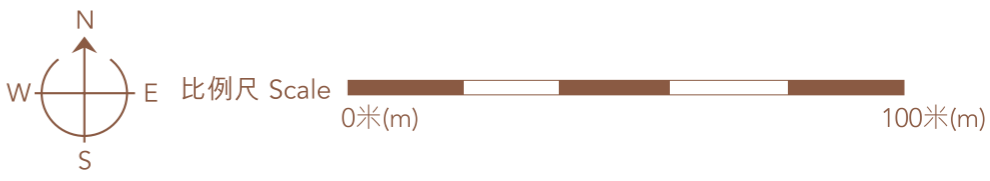
8

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



圖例 NOTATION

地帶 住宅(甲類)23	R(A)23	ZONES RESIDENTIAL (GROUP A) 23
其他 發展計劃範圍界線 最高建築物高度 (在主水平基準上若干米)	 	MISCELLANEOUS BOUNDARY OF DEVELOPMENT SCHEME MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)



摘錄自行政長官會同行政會議於2019年7月9日根據城市規劃條例第9(1)(a)條核准之香港城市規劃委員會依據城市規劃條例擬備的市區重建局皇后大道西/賢居里發展計劃圖編號S/H3/URA3/2。

Adopted from Town Planning Ordinance, Hong Kong Town Planning Board Urban Renewal Authority Queen's Road West / In Ku Lane Development Scheme Plan No. S/H3/URA3/2 approved by the Chief Executive in Council under Section 9(1)(a) of the Town Planning Ordinance on 9th July 2019.

備註：因技術性問題，此發展計劃圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。

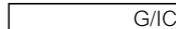
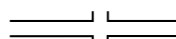


Note：Due to technical reasons, this development scheme has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

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

本空白範圍位於發展項目的界線的500米以內，但並不被有關分區計劃大綱圖覆蓋。
This blank area though situated within 500 metres from the boundary of the development falls outside the coverage of the relevant outline zoning plan.



圖例 NOTATION

地帶 政府、機構或社區	 G/IC	ZONES GOVERNMENT, INSTITUTION OR COMMUNITY
交通 主要道路及路口 高架道路	 	COMMUNICATIONS MAJOR ROAD AND JUNCTION ELEVATED ROAD
其他 規劃範圍界線		MISCELLANEOUS BOUNDARY OF PLANNING SCHEME




摘錄自2019年5月24日刊憲之中區(港島規劃區第4區)分區計劃大綱草圖，圖則編號為S/H4/17，經修正處理。

Extracted from the draft Central District (HPA 4) Outline Zoning Plan, Plan No. S/H4/17, gazetted on 24th May 2019, with adjustments where necessary.

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

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

 發展項目的位置
Location of the Development

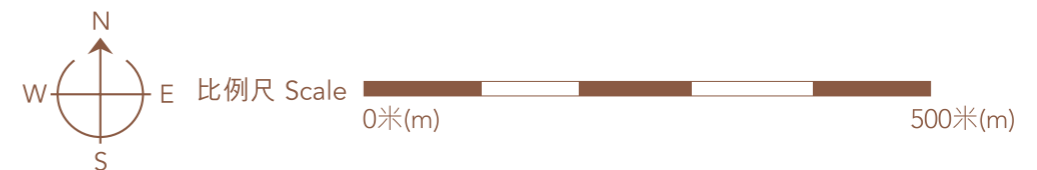
8 關乎發展項目的分區計劃大綱圖等 OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

西營盤
SAI YING PUN



圖例 NOTATION

地帶		ZONES	
綠化地帶	GB	GREEN BELT	
郊野公園	CP	COUNTRY PARK	
交通		COMMUNICATIONS	
主要道路及路口		MAJOR ROAD AND JUNCTION	
其他		MISCELLANEOUS	
規劃範圍界線		BOUNDARY OF PLANNING SCHEME	
郊野公園界線		BOUNDARY OF COUNTRY PARK	



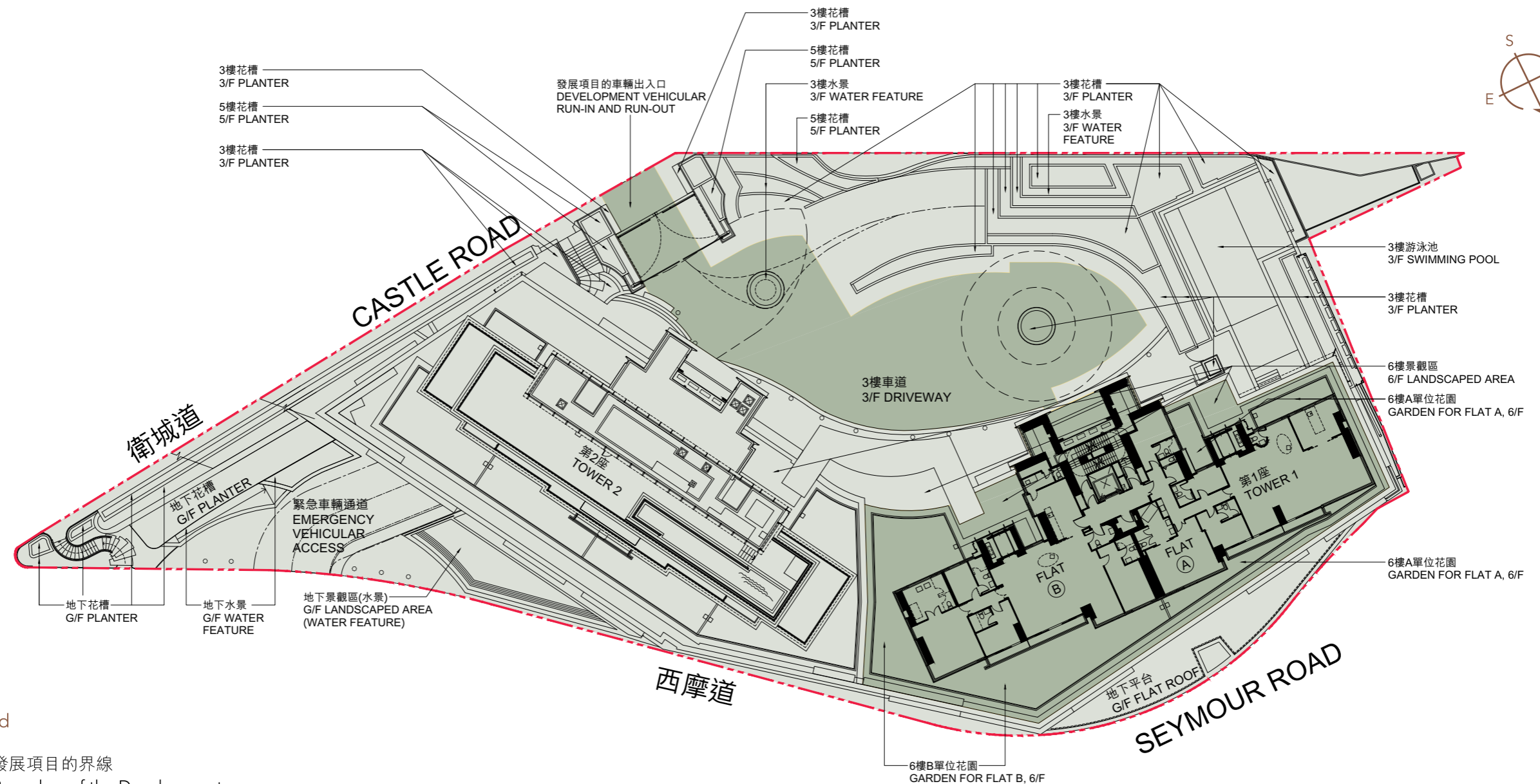
摘錄自2018年4月6日刊憲之山頂區(港島規劃區第14區)分區計劃大綱核准圖，圖則編號為S/H14/13，經修正處理。

Extracted from the approved The Peak Area (HPA 14) Outline Zoning Plan, Plan No.S/H14/13, gazetted on 6th April 2018, with adjustments where necessary.

備註：因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
Note : Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

發展項目的位置
Location of the Development

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



圖例 Legend

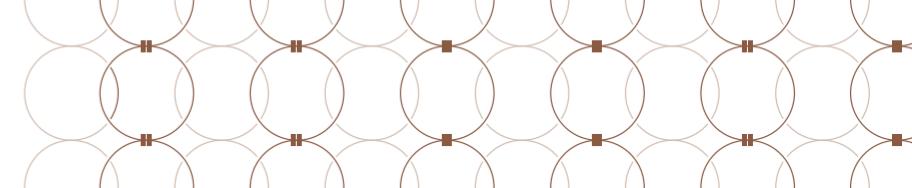
- 發展項目的界線
Boundary of the Development
- 發展項目的第1期
Phase 1 of the Development
- 發展項目的第2期
Phase 2 of the Development

比例尺 Scale

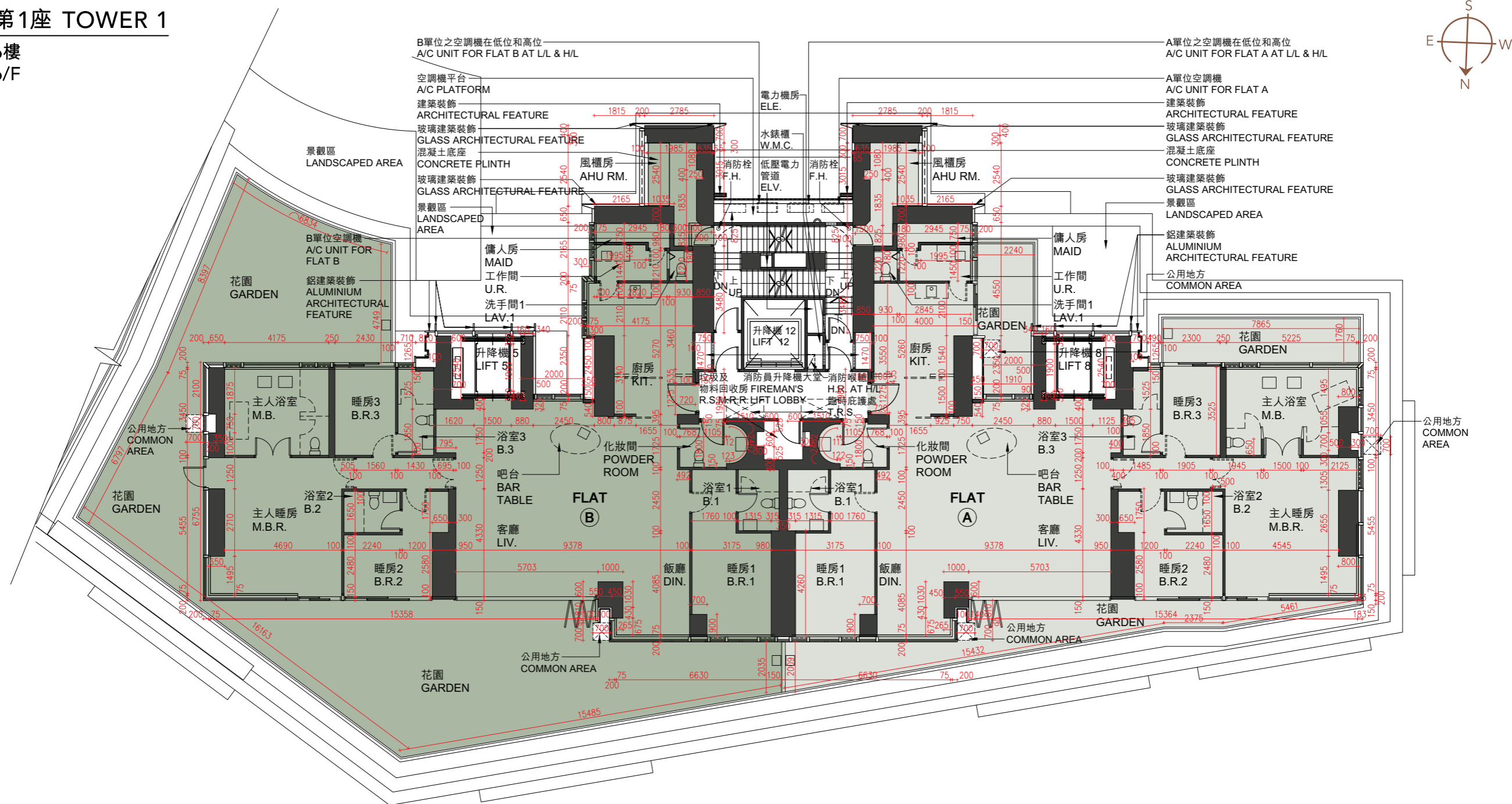
0米/M 15米/M

備註：圖中所示之本期數住宅物業布局是參照適用於第1座33樓的住宅物業的樓面平面圖製作而成。


Notes: The layout of the residential properties in this Phase, as shown on this plan, is prepared based on the floor plan of the residential properties on the 33/F of Tower 1.



6樓
6/F

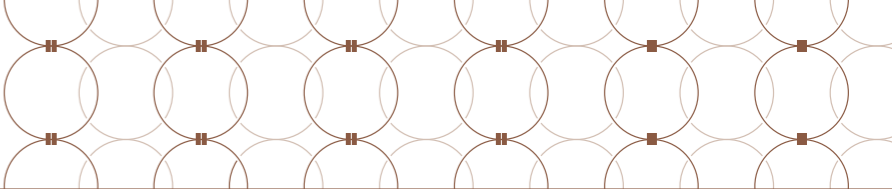


Note: The dimensions of the floor plans are all structural dimensions measured in millimeters.

比例尺 Scale 
0米(m) 5米(m)

10期數的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE



每個住宅物業 Each Residential Property	樓層 FLOOR	第1座 TOWER 1	
		單位 FLAT	
		A	B
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	6樓 6/F	150, 175, 200, 275	150, 175, 200, 275
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3050, 3100, 3150, 3200, 3250, 3400, 3450, 3470, 3500	3050, 3100, 3150, 3200, 3250, 3400, 3450, 3470, 3500

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。
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.

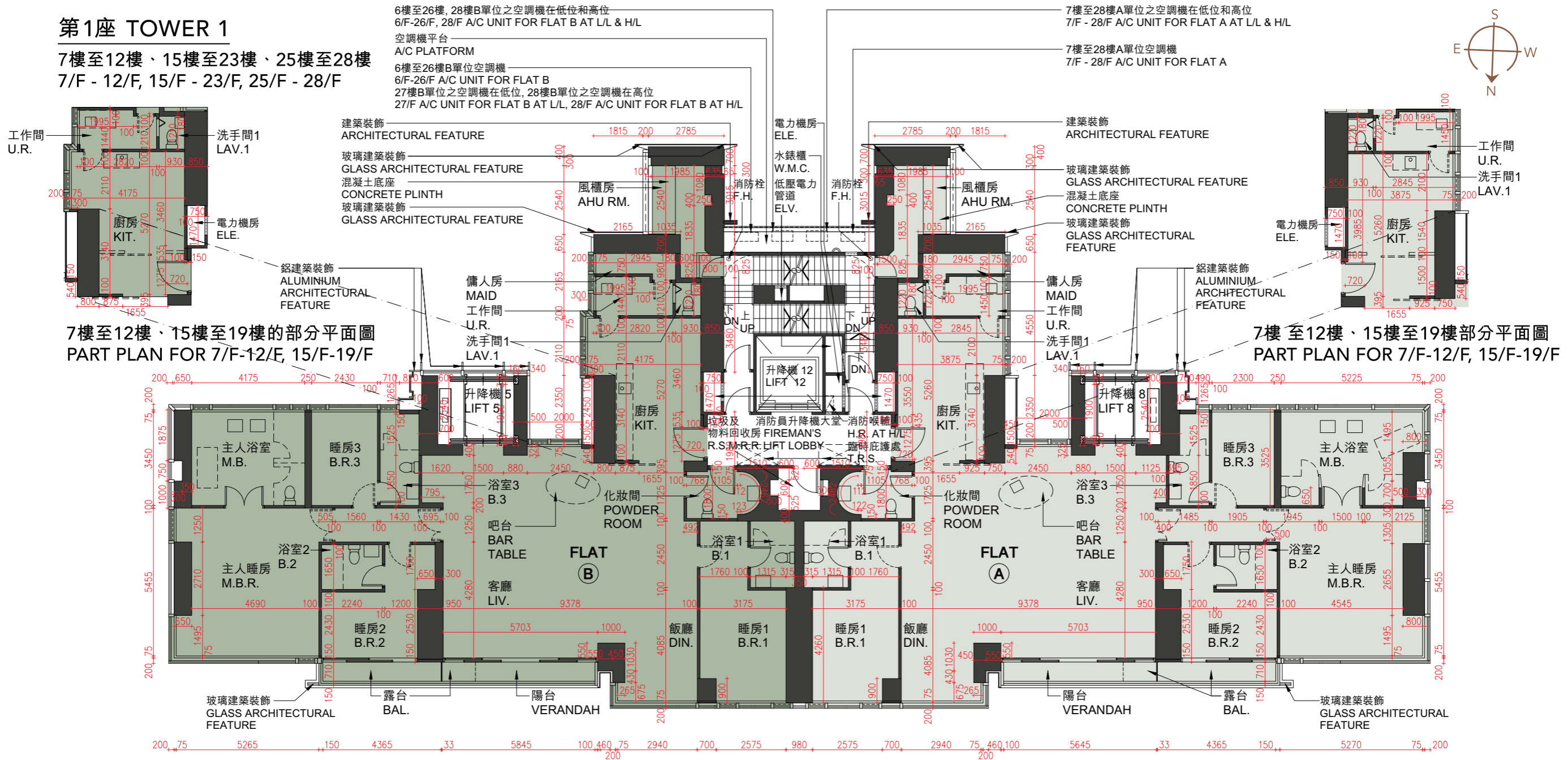
請參閱本售樓說明書第68 - 70頁為住宅物業的樓面平面圖而設之備註和圖例。
Please refer to pages 68 - 70 of this sales brochure for the remarks and legends pertaining to the floor plans of the residential properties.

10 期數的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

第1座 TOWER 1

7樓至12樓、15樓至23樓、25樓至28樓
7/F - 12/F, 15/F - 23/F, 25/F - 28/F



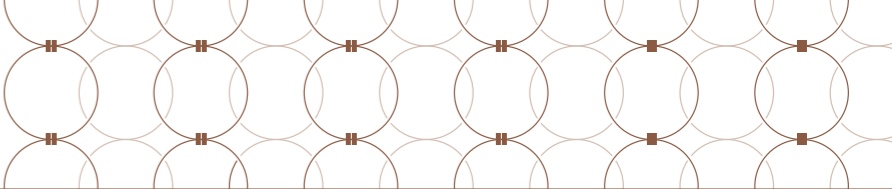
備註：平面圖所列數字為以毫米標示之建築結構尺寸。

Note: The dimensions of the floor plans are all structural dimensions measured in millimeters.

比例尺 Scale
0米(m) 5米(m)

10期數的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE



每個住宅物業 Each Residential Property	樓層 FLOOR	第1座 TOWER 1	
		單位 FLAT	
		A	B
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	7樓至12樓、15樓至23樓、25樓至27樓 7/F - 12/F, 15/F - 23/F, 25/F - 27/F	150, 175, 200, 275	150, 175, 200, 275
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		2810, 2860, 2910, 2960, 3010, 3160, 3210, 3230, 3260	2810, 2860, 2910, 2960, 3010, 3160, 3210, 3230, 3260
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	28樓 28/F	150, 200	150, 175, 200
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3260	3260

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。
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.

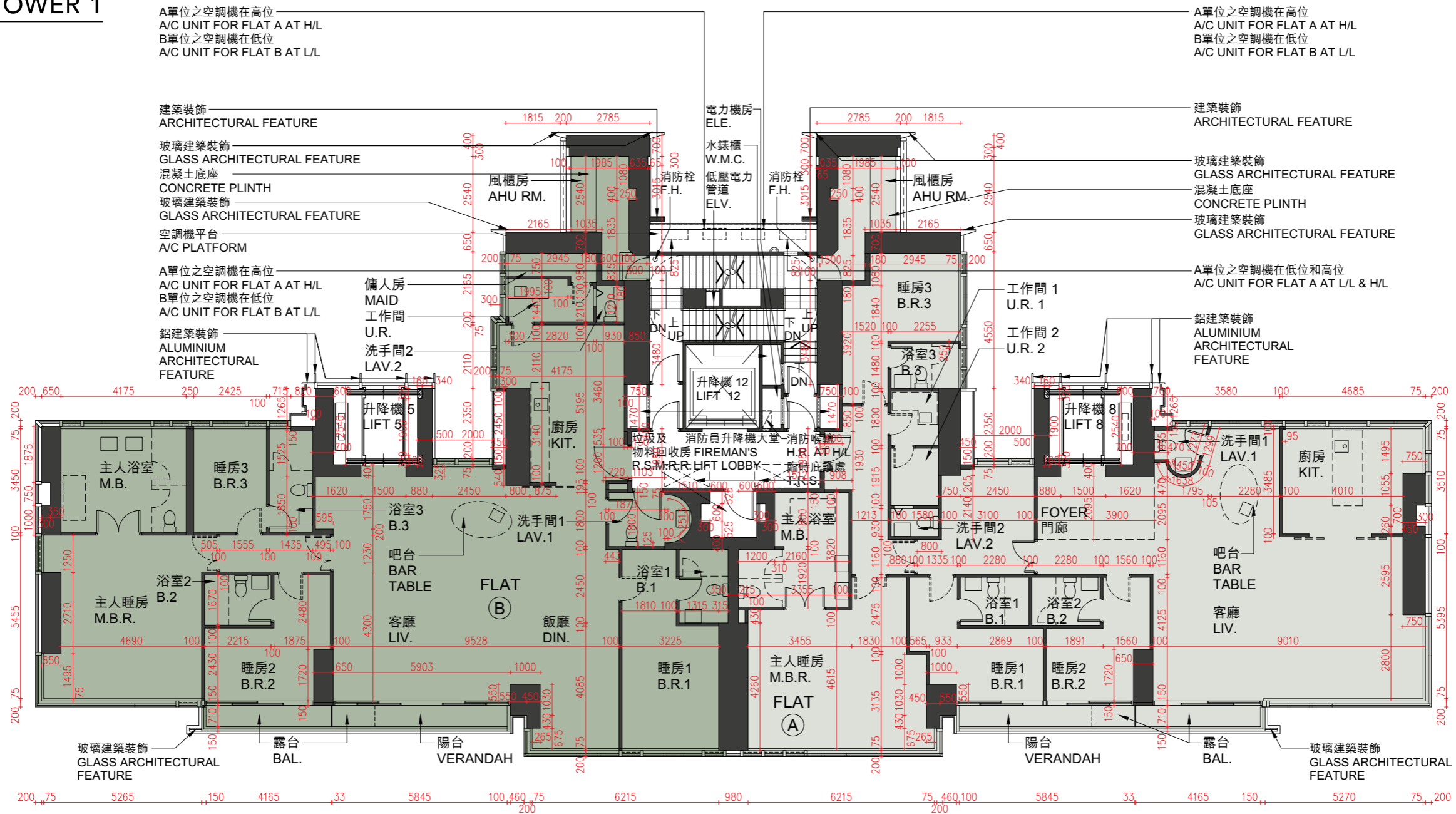
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Please refer to pages 68 - 70 of this sales brochure for the remarks and legends pertaining to the floor plans of the residential properties.

10 期數的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

第1座 TOWER 1

30樓
30/F



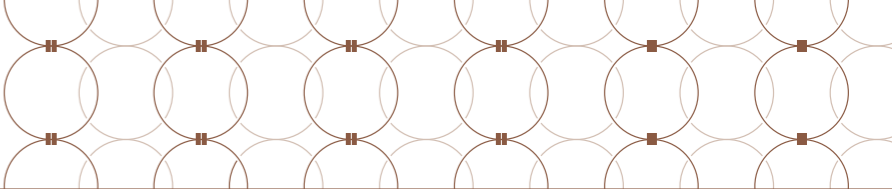
備註：平面圖所列數字為以毫米標示之建築結構尺寸。

Note: The dimensions of the floor plans are all structural dimensions measured in millimeters.

比例尺 Scale 0米(m) 5米(m)

10期數的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE



每個住宅物業 Each Residential Property	樓層 FLOOR	第1座 TOWER 1	
		單位 FLAT	
		A	B
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	30樓 30/F	150, 200, 225, 250	150, 175, 275
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		2810, 2910, 2960, 3010, 3060, 3160, 3230, 3260	2810, 2860, 2910, 2960, 3010, 3060, 3160, 3185, 3230, 3260

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。
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.

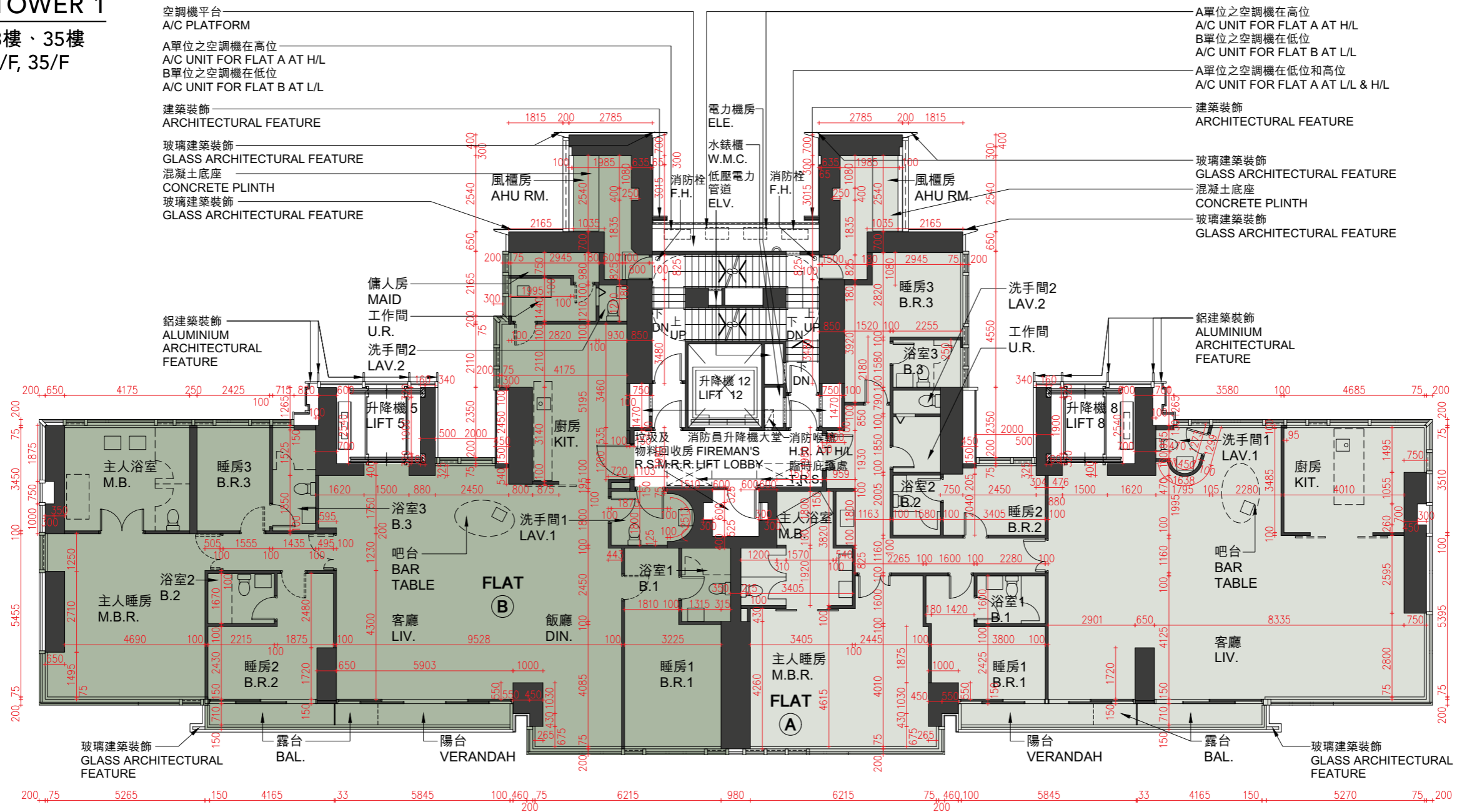
請參閱本售樓說明書第68 - 70頁為住宅物業的樓面平面圖而設之備註和圖例。
Please refer to pages 68 - 70 of this sales brochure for the remarks and legends pertaining to the floor plans of the residential properties.

10 期數的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

第1座 TOWER 1

31樓至33樓、35樓
31/F - 33/F, 35/F



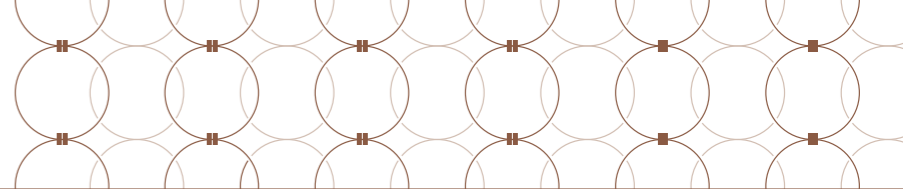
備註：平面圖所列數字為以毫米標示之建築結構尺寸。

Note: The dimensions of the floor plans are all structural dimensions measured in millimeters.

比例尺 Scale
0米(m) 5米(m)

10期數的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE



每個住宅物業 Each Residential Property	樓層 FLOOR	第1座 TOWER 1	
		單位 FLAT	
		A	B
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	31樓至33樓 31/F - 33/F	150, 200, 225, 250	150, 175, 275
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		2810, 2910, 2960, 3010, 3060, 3160, 3230, 3260	2810, 2860, 2910, 2960, 3010, 3060, 3160, 3185, 3230, 3260
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	35樓 35/F	150, 200, 225, 250	150, 175, 275
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3050, 3150, 3200, 3300, 3350, 3395, 3400, 3445, 3470, 3500	3050, 3100, 3150, 3200, 3250, 3300, 3350, 3400, 3470, 3500

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。
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.

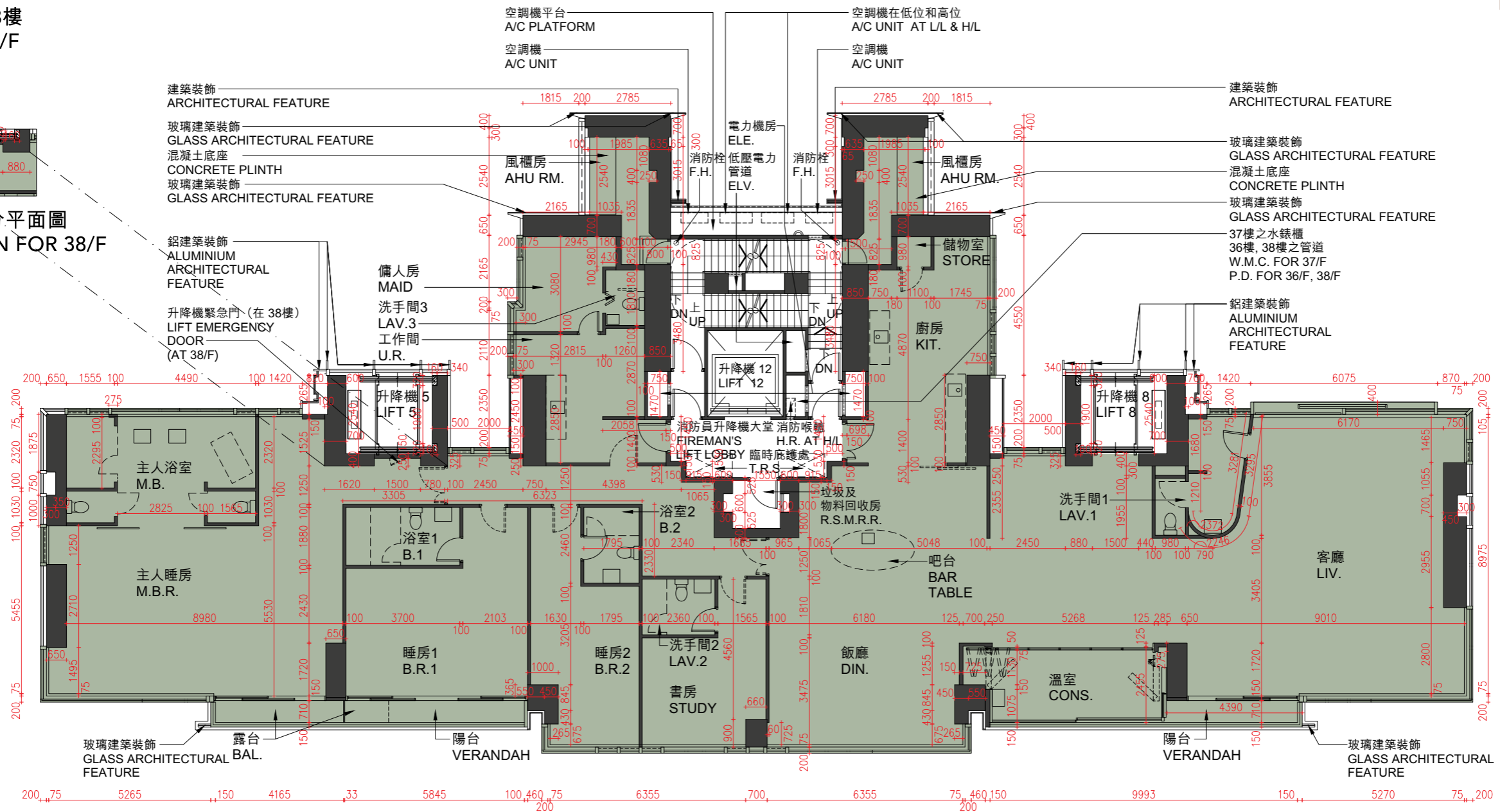
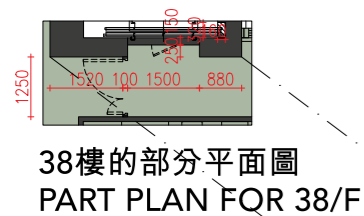
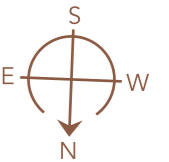
請參閱本售樓說明書第68 - 70頁為住宅物業的樓面平面圖而設之備註和圖例。
Please refer to pages 68 - 70 of this sales brochure for the remarks and legends pertaining to the floor plans of the residential properties.

10 期數的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

第1座 TOWER 1

36樓至38樓
36/F - 38/F



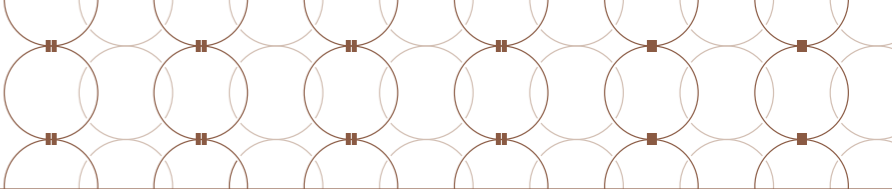
備註：平面圖所列數字為以毫米標示之建築結構尺寸。

Note: The dimensions of the floor plans are all structural dimensions measured in millimeters.

比例尺 Scale 0米(m) 5米(m)

10期數的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE



每個住宅物業 Each Residential Property	樓層 FLOOR	第1座 TOWER 1
		單位 FLAT
		A
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	36樓 36/F	150, 175, 200, 225, 250, 275
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3050, 3100, 3150, 3200, 3250, 3300, 3350, 3395, 3400, 3470, 3500
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	37樓 37/F	150, 175, 200, 225, 250, 275
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3050, 3100, 3150, 3200, 3250, 3300, 3350, 3400, 3470, 3500
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	38樓 38/F	150, 175, 200, 225, 250, 275
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3050, 3100, 3150, 3200, 3250, 3300, 3350, 3400, 3470, 3500, 3605

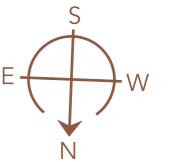
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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Please refer to pages 68 - 70 of this sales brochure for the remarks and legends pertaining to the floor plans of the residential properties.

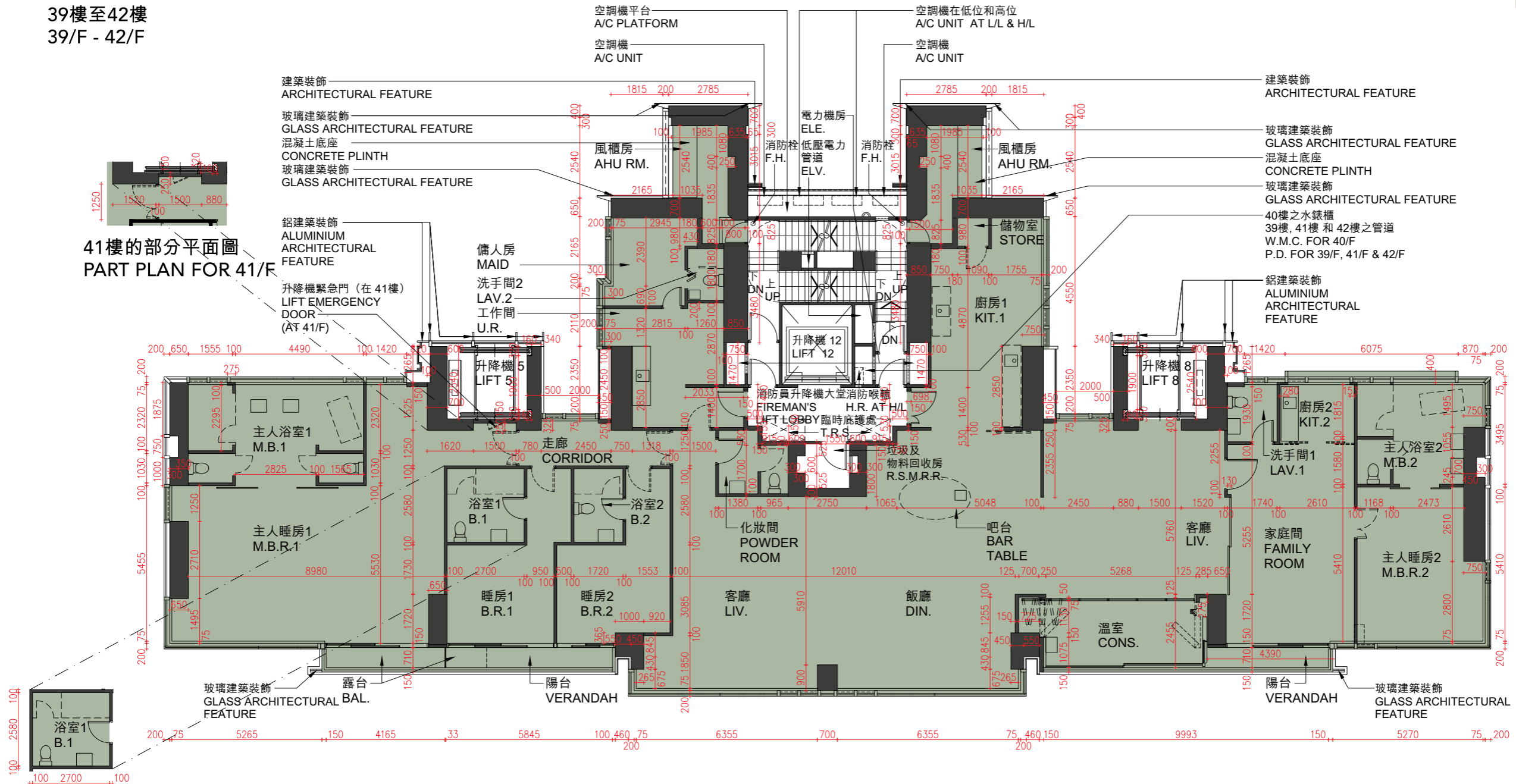
10 期數的住宅物業的樓面平面圖 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

第1座 TOWER 1

39樓至42樓
39/F - 42/F



41樓的部分平面圖
PART PLAN FOR 41/F



40樓至42樓的部分平面圖
PART PLAN FOR 40/F - 42/F

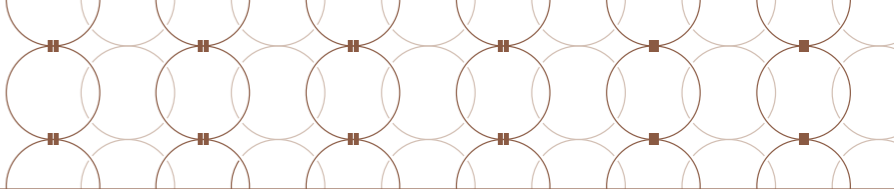
備註：平面圖所列數字為以毫米標示之建築結構尺寸。

Note: The dimensions of the floor plans are all structural dimensions measured in millimeters.

比例尺 Scale 0米(m) 5米(m)

10期數的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE



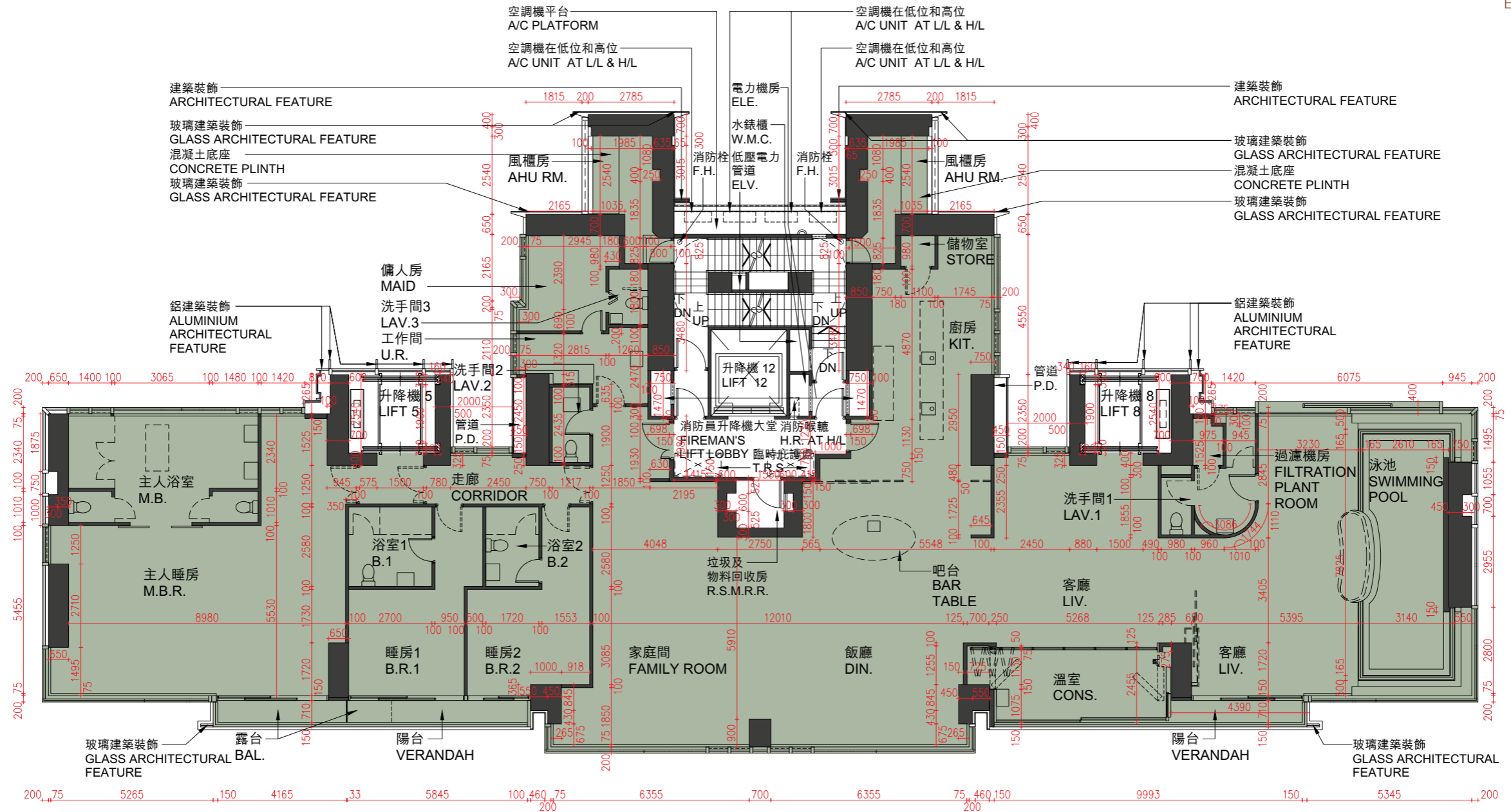
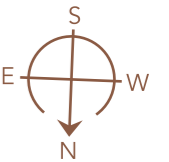
每個住宅物業 Each Residential Property	樓層 FLOOR	第1座 TOWER 1
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	39樓 39/F	150, 175, 200, 250, 275
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3050, 3100, 3150, 3200, 3250, 3300, 3350, 3400, 3470, 3500, 3605
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	40樓至41樓 40/F - 41/F	150, 175, 200, 250, 275
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3050, 3100, 3150, 3200, 3250, 3300, 3350, 3400, 3470, 3500
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	42樓 42/F	150, 175, 200, 225, 250, 275
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3050, 3100, 3150, 3200, 3250, 3300, 3350, 3400, 3450, 3470, 3500

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。
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43樓
43/F

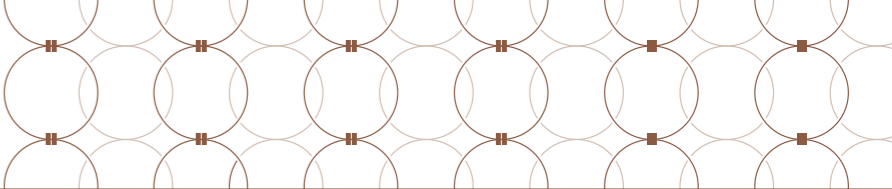


Note: The dimensions of the floor plans are all structural dimensions measured in millimeters.

比例尺 Scale
0米(m) 5米(m)

10期數的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

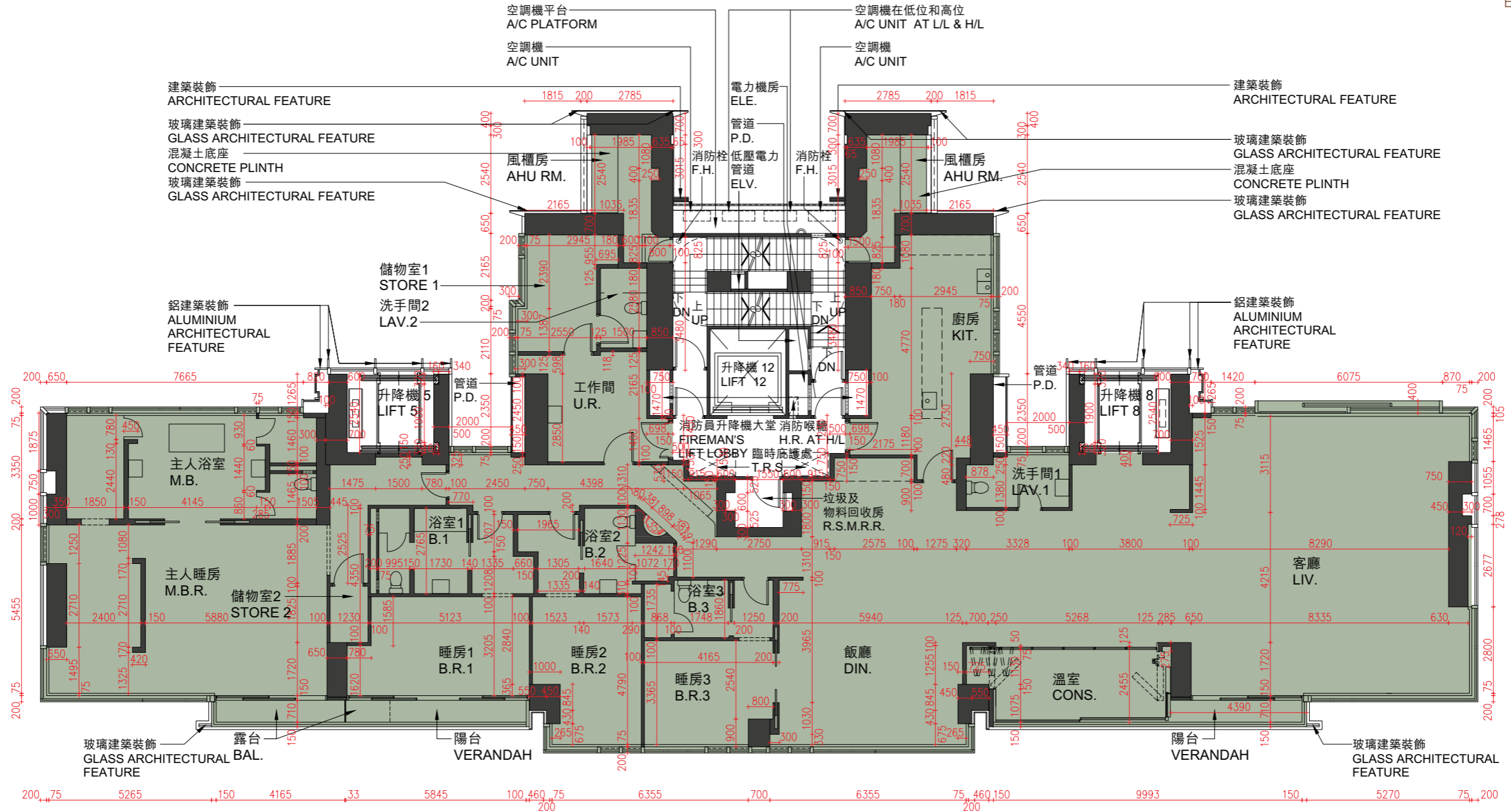


每個住宅物業 Each Residential Property	樓層 FLOOR	第1座 TOWER 1
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	43樓 43/F	150, 175, 200, 250, 300
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3050, 3100, 3150, 3200, 3250, 3300, 3350, 3400, 3470, 3500


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。
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45樓
45/F

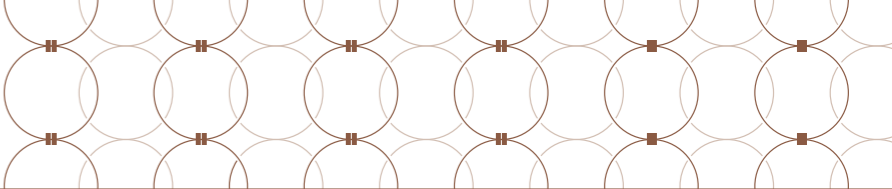


Note: The dimensions of the floor plans are all structural dimensions measured in millimeters.

比例尺 Scale 
0米(m) 5米(m)

10期數的住宅物業的樓面平面圖

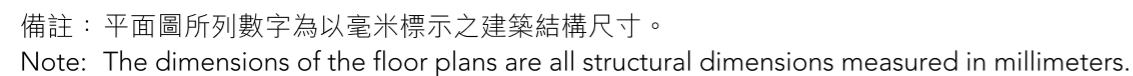
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE




每個住宅物業 Each Residential Property	樓層 FLOOR	第1座 TOWER 1
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	45樓 45/F	150, 175, 200, 225, 275
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3050, 3100, 3150, 3200, 3250, 3300, 3350, 3400, 3470, 3500

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。
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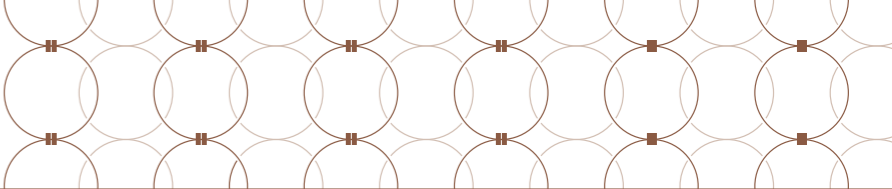
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Please refer to pages 68 - 70 of this sales brochure for the remarks and legends pertaining to the floor plans of the residential properties.



比例尺 Scale 
0米(m) 5米(m)

10期數的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE



每個住宅物業 Each Residential Property	樓層 FLOOR	第1座 TOWER 1
		單位 FLAT
		Duplex 46
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	46樓 46/F	150, 175, 200, 275
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3050, 3100, 3150, 3200, 3250, 3300, 3400, 3470, 3500, 3555, 3575, 6970

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。
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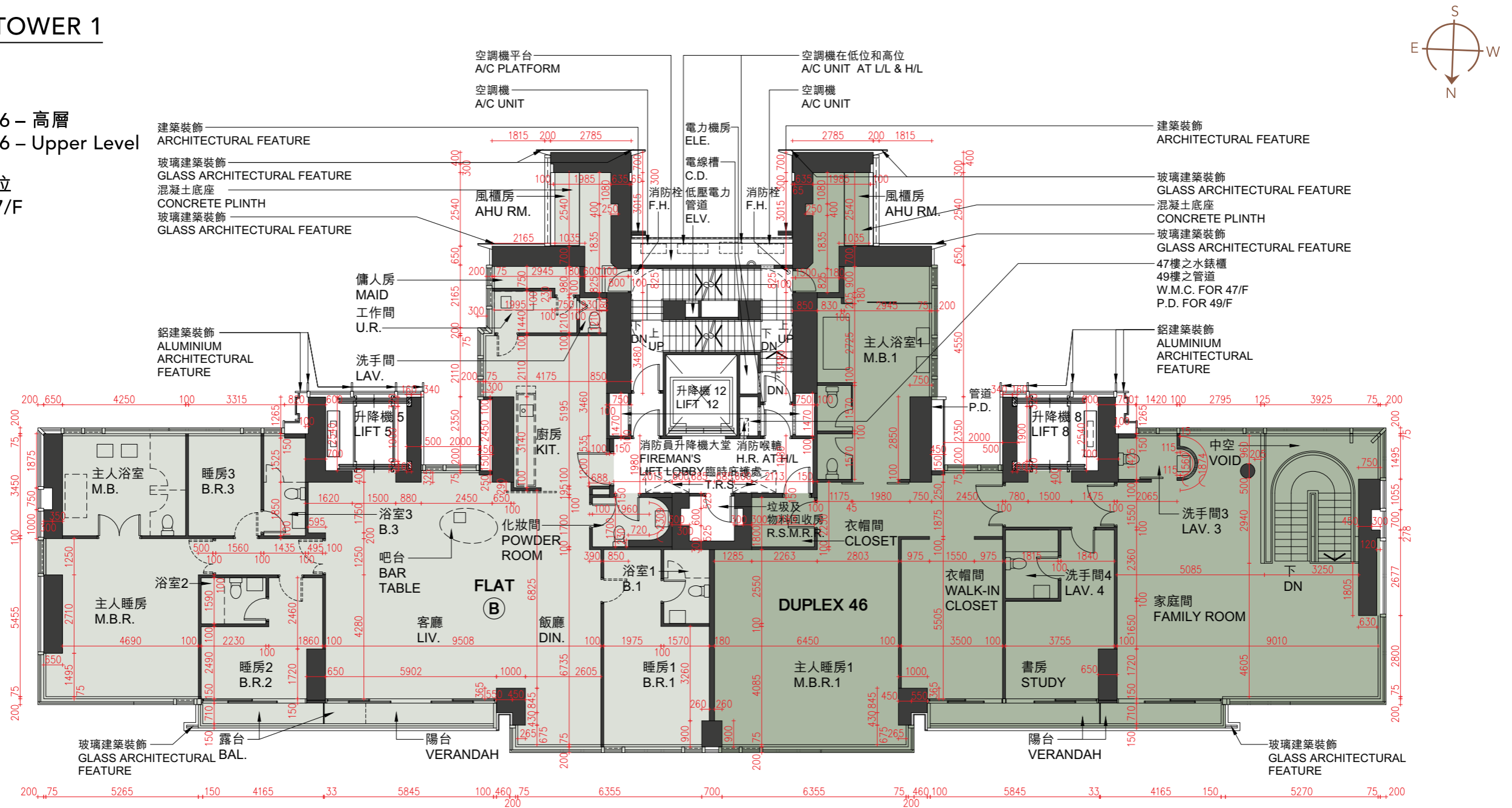
請參閱本售樓說明書第68 - 70頁為住宅物業的樓面平面圖而設之備註和圖例。
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47樓
47/F


Duplex 46 – 高層
Duplex 46 – Upper Level

47樓B單位
Flat B, 47/F



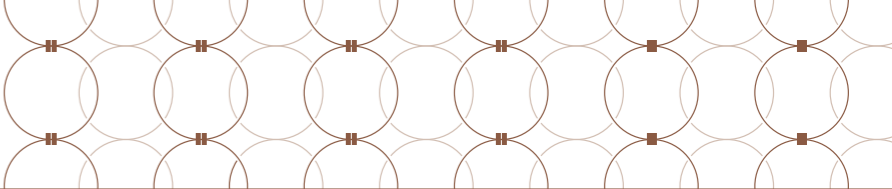
備註：平面圖所列數字為以毫米標示之建築結構尺寸。

Note: The dimensions of the floor plans are all structural dimensions measured in millimeters.

比例尺 Scale 
0米(m) 5米(m)

10期數的住宅物業的樓面平面圖

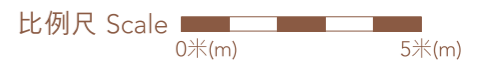
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE



每個住宅物業 Each Residential Property	樓層 FLOOR	第1座 TOWER 1	
		單位 FLAT	
		Duplex 46	B
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	47樓 47/F	150, 175, 200, 275	150, 175, 200, 225
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3050, 3150, 3200, 3300, 3350, 3470, 3500	3050, 3100, 3150, 3200, 3250, 3400, 3470, 3500

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。
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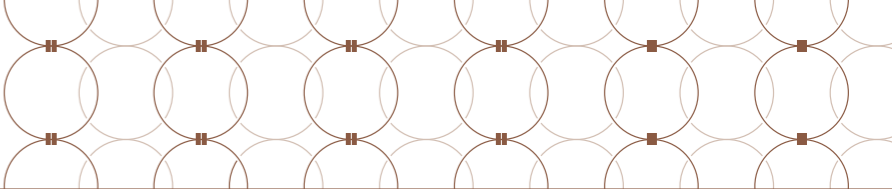
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10期數的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE



每個住宅物業 Each Residential Property	樓層 FLOOR	第1座 TOWER 1
		單位 FLAT
		Duplex 48
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	48樓 48/F	150, 175, 200, 275
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3050, 3100, 3150, 3200, 3250, 3300, 3400, 3470, 3500, 3555, 3575, 6650, 6700, 6950, 6970

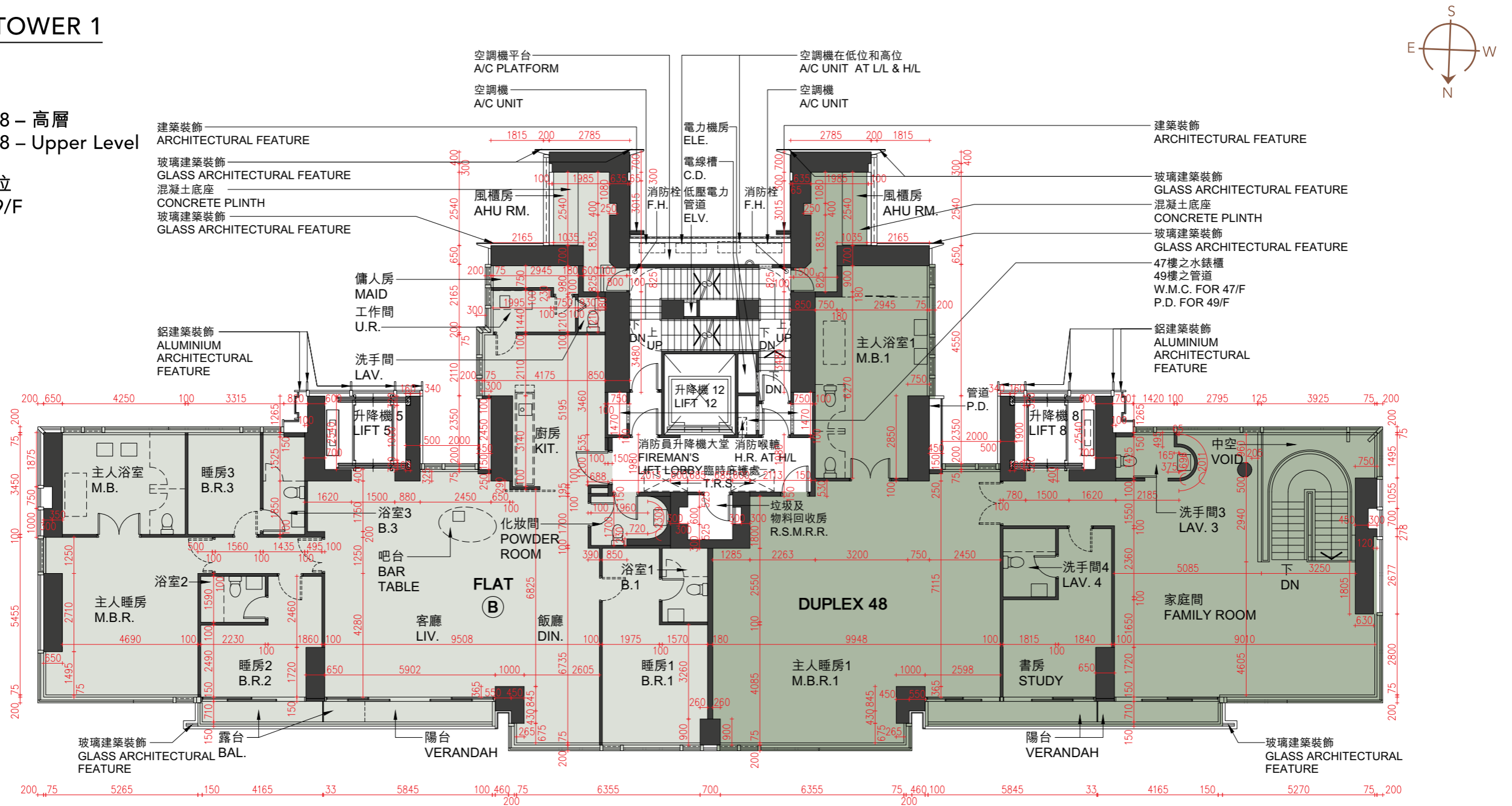
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
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49樓
49/F

Duplex 48 – 高層
Duplex 48 – Upper Level

49樓B單位
Flat B, 49/F



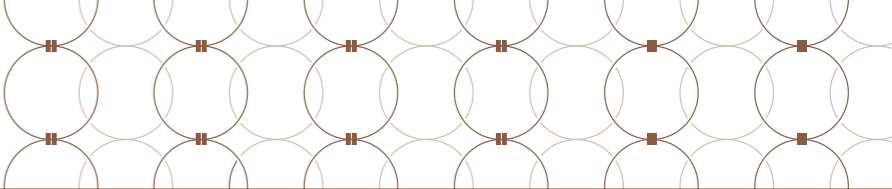
備註：平面圖所列數字為以毫米標示之建築結構尺寸。

Note: The dimensions of the floor plans are all structural dimensions measured in millimeters.

比例尺 Scale  0米(m) 5米(m)

10期數的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE



每個住宅物業 Each Residential Property	樓層 FLOOR	第1座 TOWER 1	
		單位 FLAT	
		Duplex 48	B
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	49樓 49/F	150, 275, 300	150, 250, 275
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3050, 3100, 3150, 3200, 3250, 3280, 3350, 3395, 3420, 3450, 3470, 3480, 3500	3050, 3100, 3125, 3150, 3200, 3250, 3300, 3400, 3470, 3500

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。
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Please refer to pages 68 - 70 of this sales brochure for the remarks and legends pertaining to the floor plans of the residential properties.

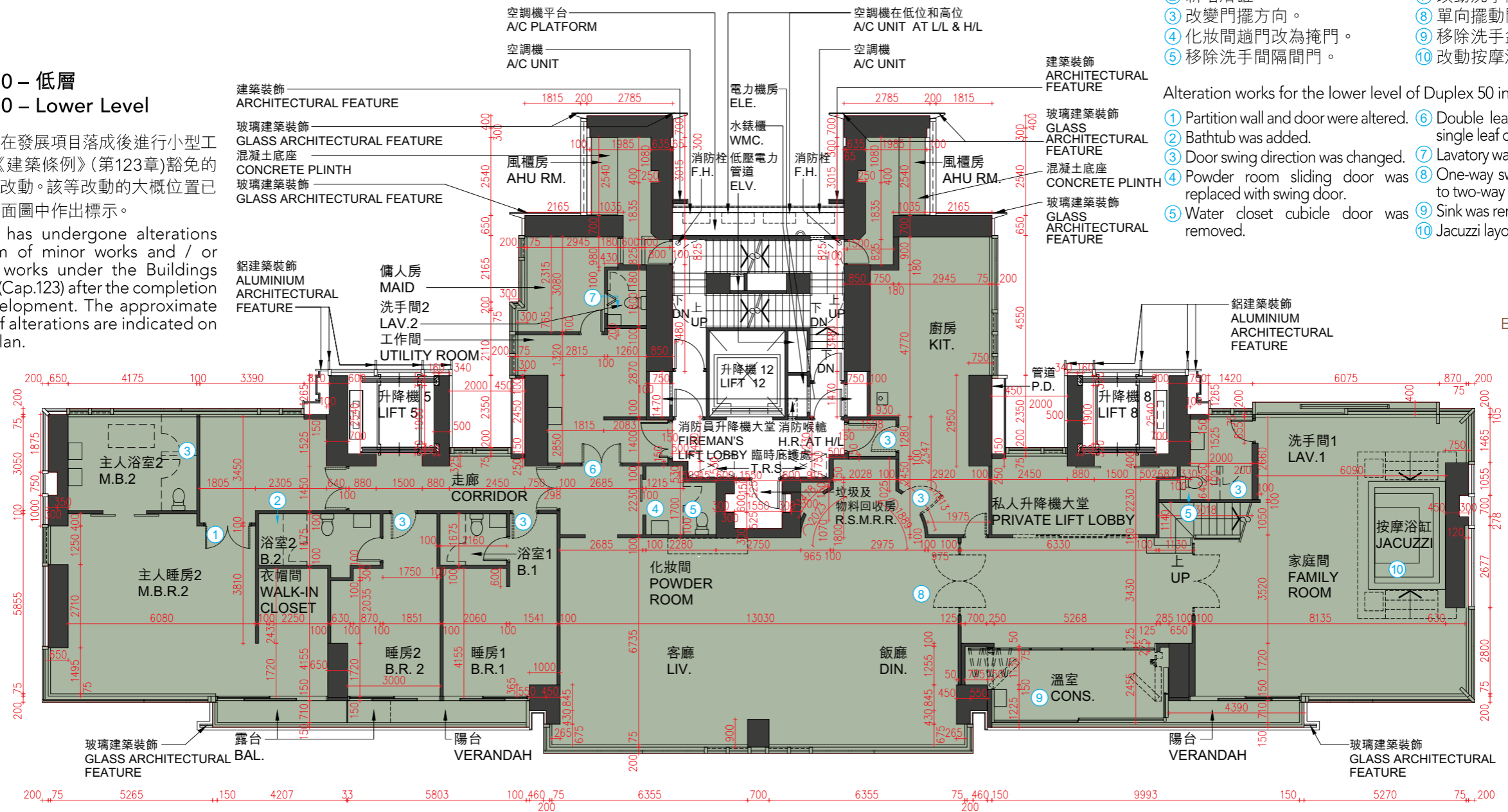
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50樓
50/F

Duplex 50 – 低層
Duplex 50 – Lower Level

Duplex 50 在發展項目落成後進行小型工程及/或獲《建築條例》(第123章)豁免的工程而有所改動。該等改動的大概位置已在本樓面平面圖中作出標示。

Duplex 50 has undergone alterations in the form of minor works and / or exempted works under the Buildings Ordinance (Cap.123) after the completion of the Development. The approximate locations of alterations are indicated on this floor plan.



備註：平面圖所列數字為以毫米標示之建築結構尺寸。

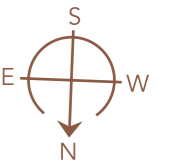
Note: The dimensions of the floor plans are all structural dimensions measured in millimeters.


Duplex 50的複式低層改動工程包括：

- ① 改動間隔牆及門位置。
- ② 新增浴缸。
- ③ 改變門擺方向。
- ④ 化妝間趟門改為掩門。
- ⑤ 移除洗手間隔間門。
- ⑥ 雙掩門改為單掩門。
- ⑦ 改動洗手間座廁位置。
- ⑧ 單向擺動門改為雙向擺動門。
- ⑨ 移除洗手盆。
- ⑩ 改動按摩浴缸的佈局。

Alteration works for the lower level of Duplex 50 include:

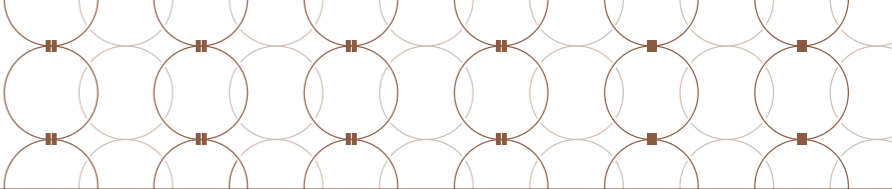
- ① Partition wall and door were altered.
- ② Bathtub was added.
- ③ Door swing direction was changed.
- ④ Powder room sliding door was replaced with swing door.
- ⑤ Water closet cubicle door was removed.
- ⑥ Double leaf door was changed to single leaf door.
- ⑦ Lavatory water closet was relocated.
- ⑧ One-way swing door was changed to two-way swing door.
- ⑨ Sink was removed.
- ⑩ Jacuzzi layout was altered.



比例尺 Scale  0米(m) 5米(m)

10期數的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE



每個住宅物業 Each Residential Property	樓層 FLOOR	第1座 TOWER 1
		單位 FLAT
		Duplex 50
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	50樓 50/F	150, 175, 200, 250, 275
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3050, 3100, 3150, 3200, 3250, 3300, 3355, 3400, 3470, 3500, 3575, 7000

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。
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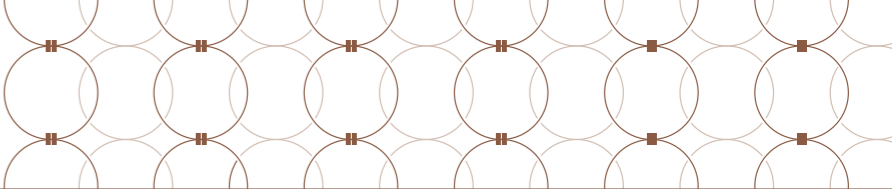
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10期數的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE



每個住宅物業 Each Residential Property	樓層 FLOOR	第1座 TOWER 1
		單位 FLAT
		Duplex 50
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	50樓 50/F	150, 175, 200, 250, 275
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3050, 3100, 3150, 3200, 3250, 3300, 3355, 3400, 3470, 3500, 3575, 7000

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。
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Please refer to pages 68 - 70 of this sales brochure for the remarks and legends pertaining to the floor plans of the residential properties.

10 期數的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

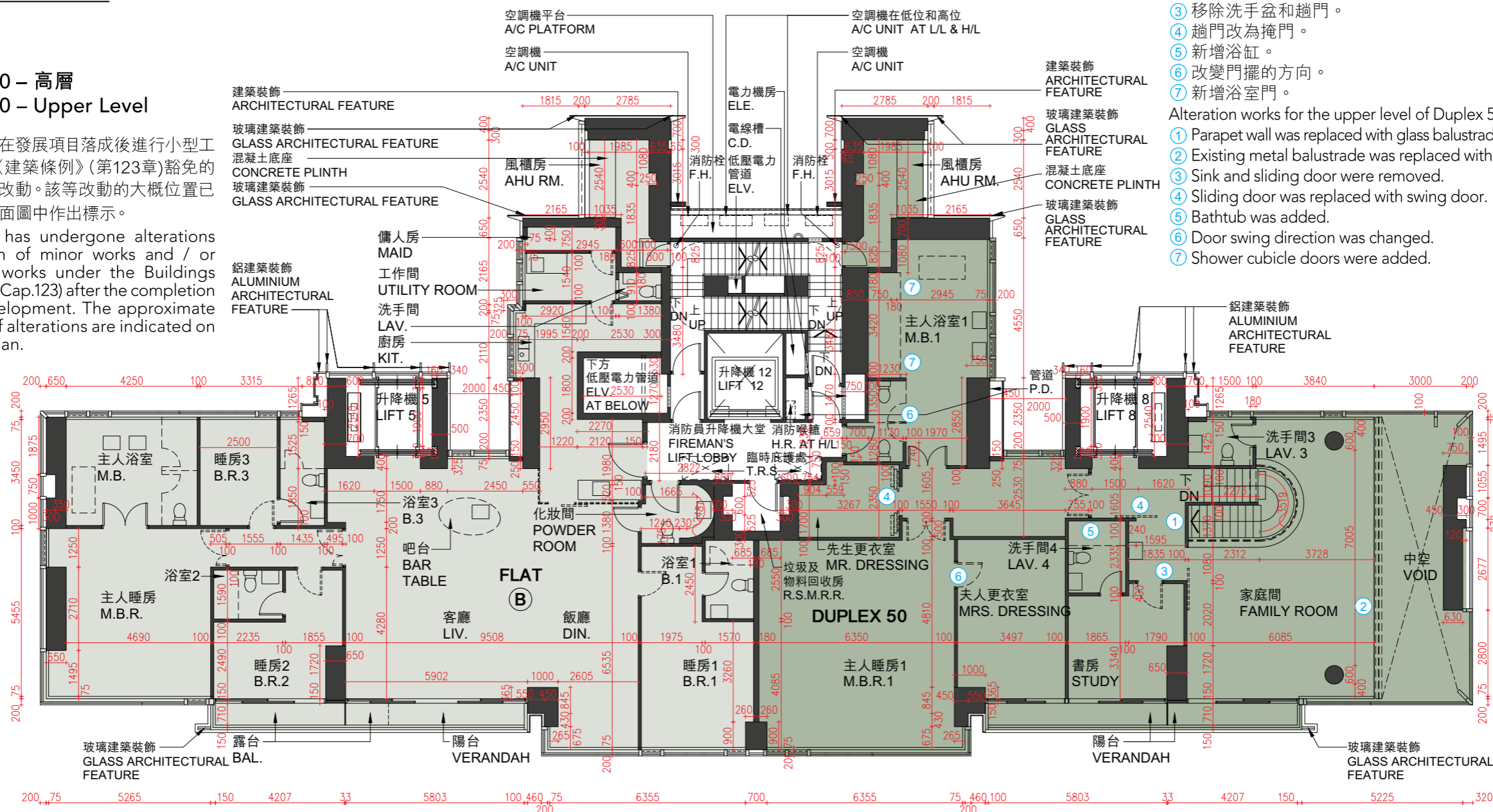
第1座 TOWER 1

51樓
51/F

Duplex 50 – 高層 Duplex 50 – Upper Level

Duplex 50 在發展項目落成後進行小型工程及/或獲《建築條例》(第123章)豁免的工程而有所改動。該等改動的大概位置已在本樓面平面圖中作出標示。

Duplex 50 has undergone alterations in the form of minor works and / or exempted works under the Buildings Ordinance (Cap.123) after the completion of the Development. The approximate locations of alterations are indicated on this floor plan.



Duplex 50的複式高層改動工程包括：

- ① 將室內樓梯的護欄牆改為玻璃欄杆。
- ② 將現有金屬欄杆改為玻璃欄杆。
- ③ 移除洗手盆和趟門。
- ④ 趟門改為掩門。
- ⑤ 新增浴缸。
- ⑥ 改變門擺的方向。
- ⑦ 新增浴室門。

Alteration works for the upper level of Duplex 50 include:

- ① Parapet wall was replaced with glass balustrade at internal staircase.
- ② Existing metal balustrade was replaced with glass balustrade.
- ③ Sink and sliding door were removed.
- ④ Sliding door was replaced with swing door.
- ⑤ Bathtub was added.
- ⑥ Door swing direction was changed.
- ⑦ Shower cubicle doors were added.

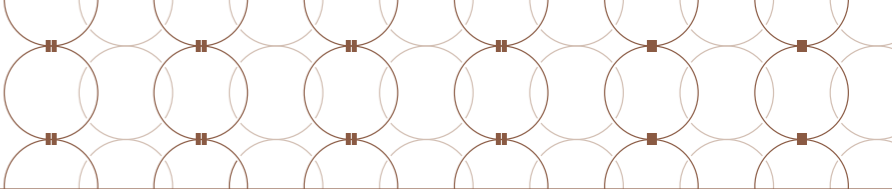
備註：平面圖所列數字為以毫米標示之建築結構尺寸。

Note: The dimensions of the floor plans are all structural dimensions measured in millimeters.

比例尺 Scale 0米(m) 5米(m)

10期數的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE



每個住宅物業 Each Residential Property	樓層 FLOOR	第1座 TOWER 1	
		單位 FLAT	
		Duplex 50	B
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	51樓 51/F	150, 200, 275	150, 200, 250, 275
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3150, 3200, 3250, 3350, 3470, 3500, 3550, 3770, 3800	3100, 3150, 3200, 3470, 3500, 3550, 3770, 3800

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。
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.

請參閱本售樓說明書第68 - 70頁為住宅物業的樓面平面圖而設之備註和圖例。
Please refer to pages 68 - 70 of this sales brochure for the remarks and legends pertaining to the floor plans of the residential properties.

10 期數的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

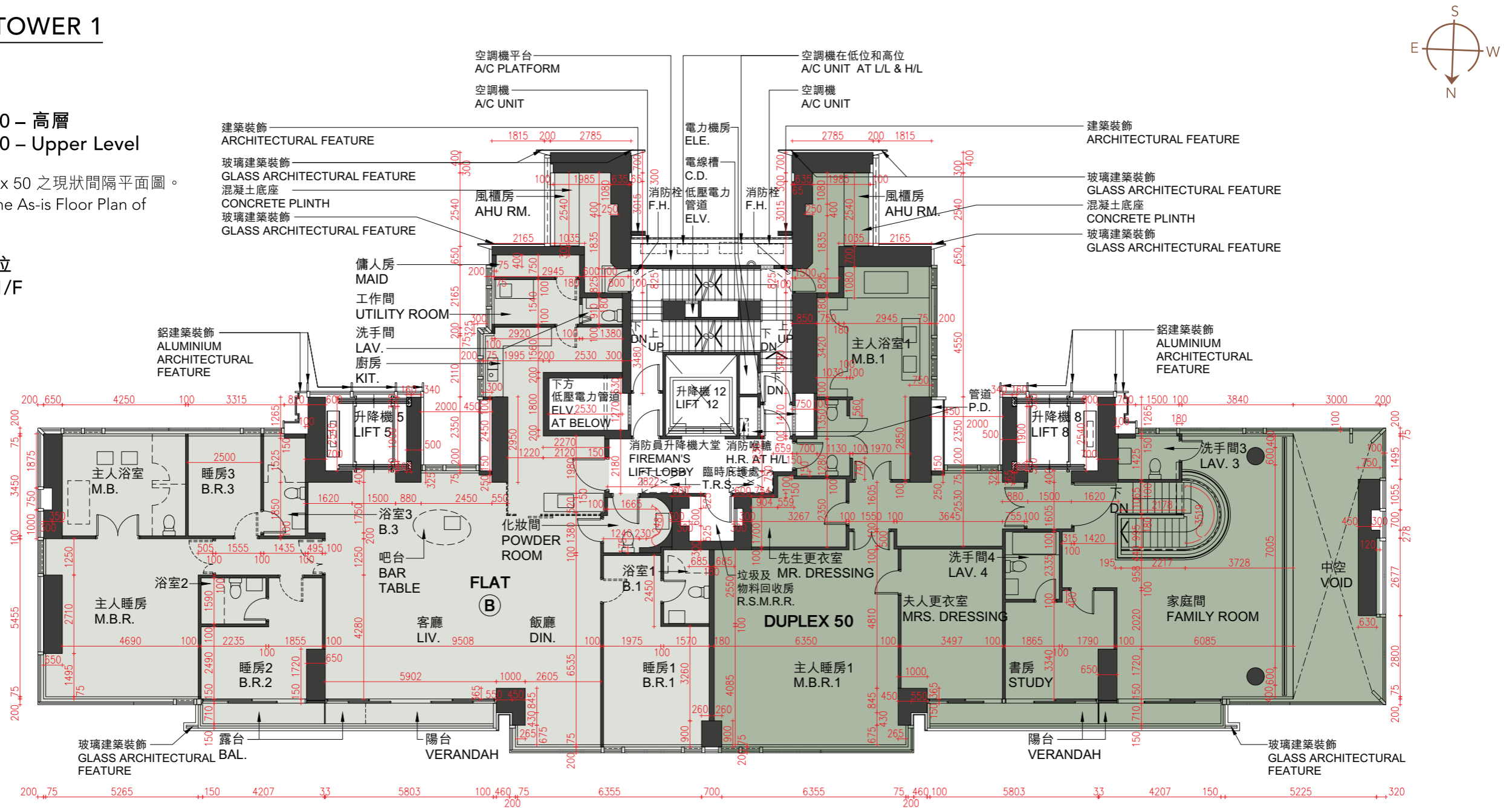
第1座 TOWER 1

51樓
51/F

Duplex 50 – 高層
Duplex 50 – Upper Level

包括 Duplex 50 之現狀間隔平面圖。
Including the As-is Floor Plan of Duplex 50.

51樓B單位
Flat B, 51/F



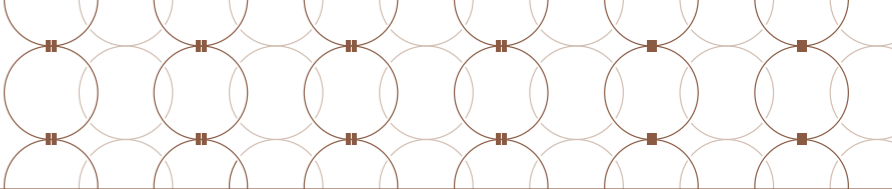
備註：平面圖所列數字為以毫米標示之建築結構尺寸。

Note: The dimensions of the floor plans are all structural dimensions measured in millimeters.

比例尺 Scale
0米(m) 5米(m)

10期數的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE



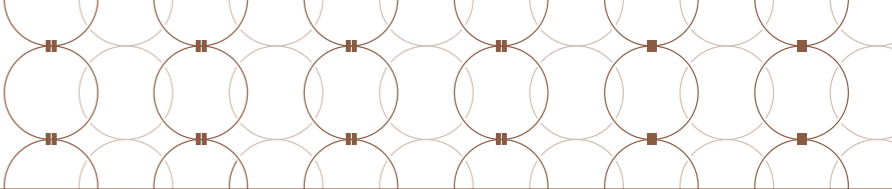
每個住宅物業 Each Residential Property	樓層 FLOOR	第1座 TOWER 1	
		單位 FLAT	
		Duplex 50	B
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	51樓 51/F	150, 200, 275	150, 200, 250, 275
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3150, 3200, 3250, 3350, 3470, 3500, 3550, 3770, 3800	3100, 3150, 3200, 3470, 3500, 3550, 3770, 3800

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。
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10期數的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE



每個住宅物業 Each Residential Property	樓層 FLOOR	單位 FLAT	第1座 TOWER 1
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	3樓 3/F	Penthouse 52W	200
層與層之間的高度(毫米) Floor-to-Floor Height (mm)			5000, 8550, 8600
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	52樓 52/F		150, 175, 200, 300, 400
層與層之間的高度(毫米) Floor-to-Floor Height (mm)			2850, 2900, 2950, 3000, 3100, 3150, 3170, 3200, 3250, 3300, 3350, 3400, 3450, 3470, 3500, 6970, 10600, 10700, 11000

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。
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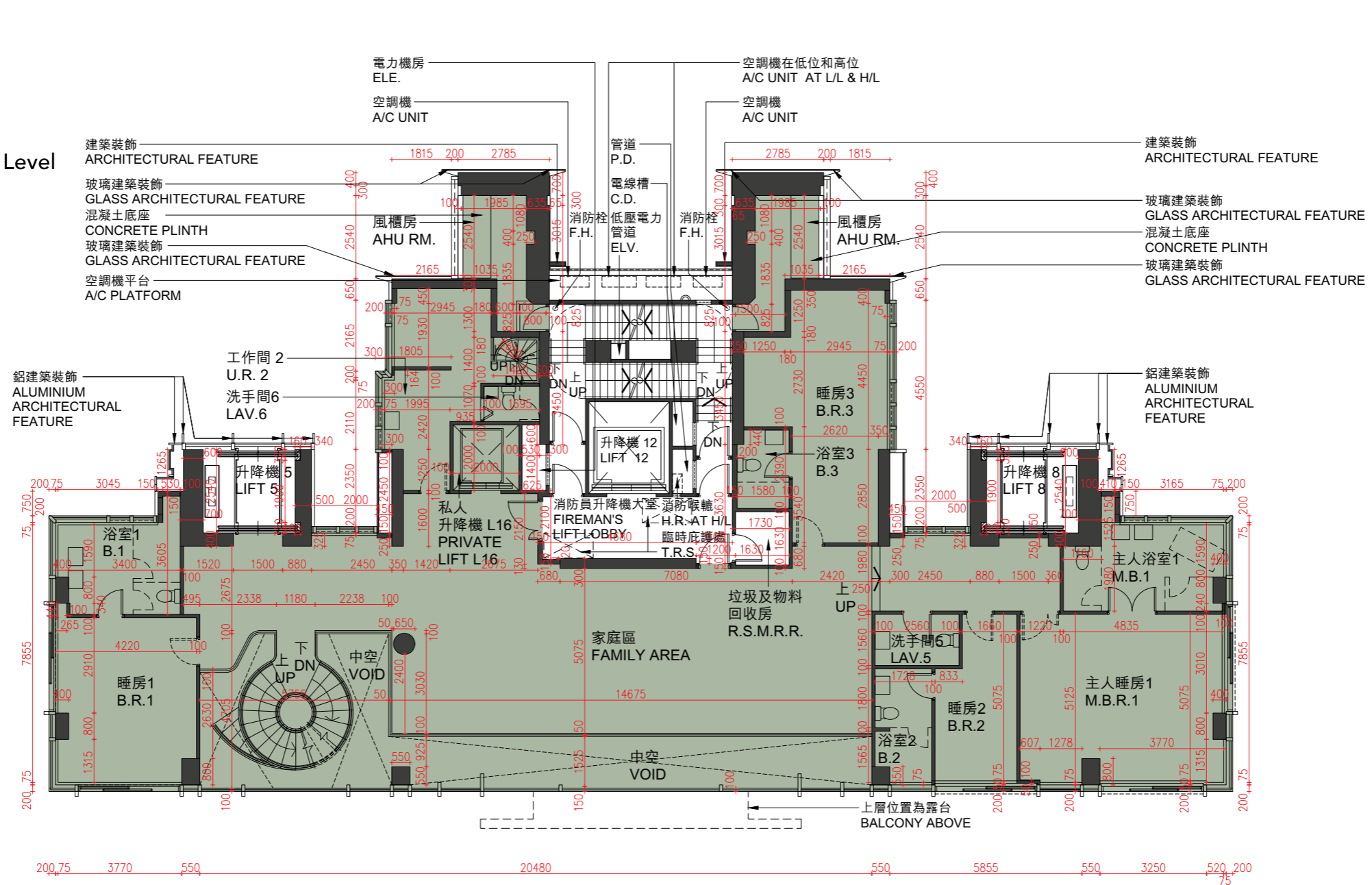
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Please refer to pages 68 - 70 of this sales brochure for the remarks and legends pertaining to the floor plans of the residential properties.

10 期數的住宅物業的樓面平面圖 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

第1座 TOWER 1

53樓
53/F

Penthouse 52W – 中層
Penthouse 52W – Middle Level



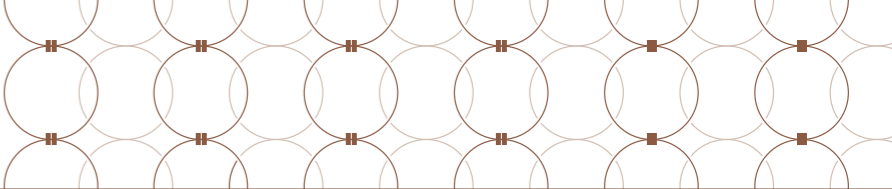
備註：平面圖所列數字為以毫米標示之建築結構尺寸。

Note: The dimensions of the floor plans are all structural dimensions measured in millimeters.

比例尺 Scale 0米(m) 5米(m)

10期數的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE



每個住宅物業 Each Residential Property	樓層 FLOOR	單位 FLAT	第1座 TOWER 1
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	53樓 53/F	Penthouse 52W	150, 175, 200, 300, 350
層與層之間的高度(毫米) Floor-to-Floor Height (mm)			2800, 2850, 2900, 2950, 3000, 3100, 3150, 3200, 3250, 3300, 3350, 3470, 3500

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。
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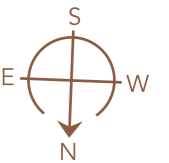
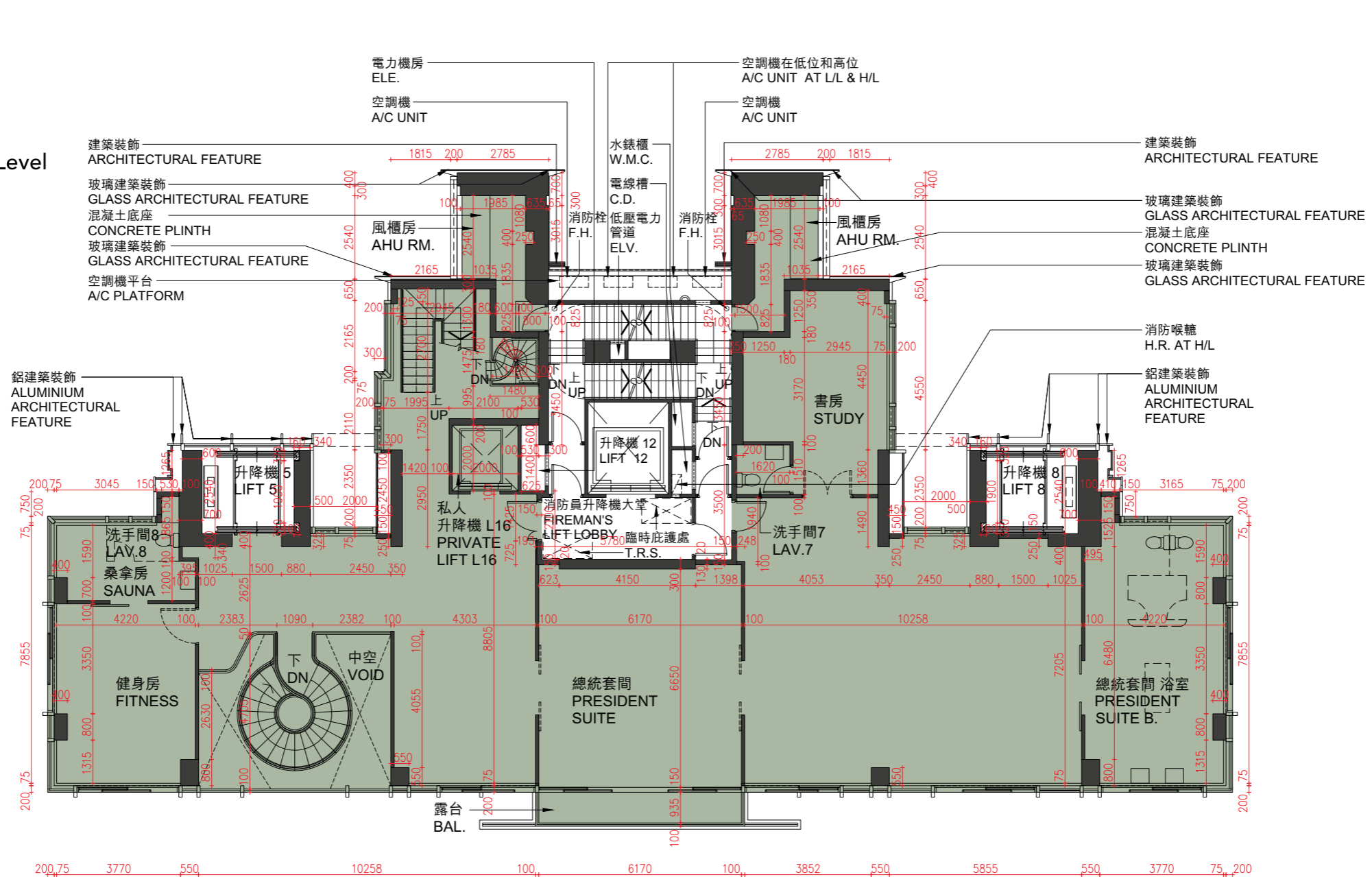
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Please refer to pages 68 - 70 of this sales brochure for the remarks and legends pertaining to the floor plans of the residential properties.

10 期數的住宅物業的樓面平面圖 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

第1座 TOWER 1

55樓
55/F

Penthouse 52W – 高層
Penthouse 52W – Upper Level



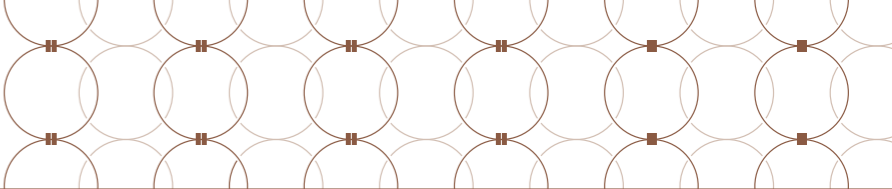
備註：平面圖所列數字為以毫米標示之建築結構尺寸。

Note: The dimensions of the floor plans are all structural dimensions measured in millimeters.

比例尺 Scale 0米(m) 5米(m)

10期數的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE



每個住宅物業 Each Residential Property	樓層 FLOOR	單位 FLAT	第1座 TOWER 1
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	55樓 55/F	Penthouse 52W	150, 175, 200, 250, 375
層與層之間的高度(毫米) Floor-to-Floor Height (mm)			3600, 3650, 3700, 3775, 4000, 4300, 4450

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。
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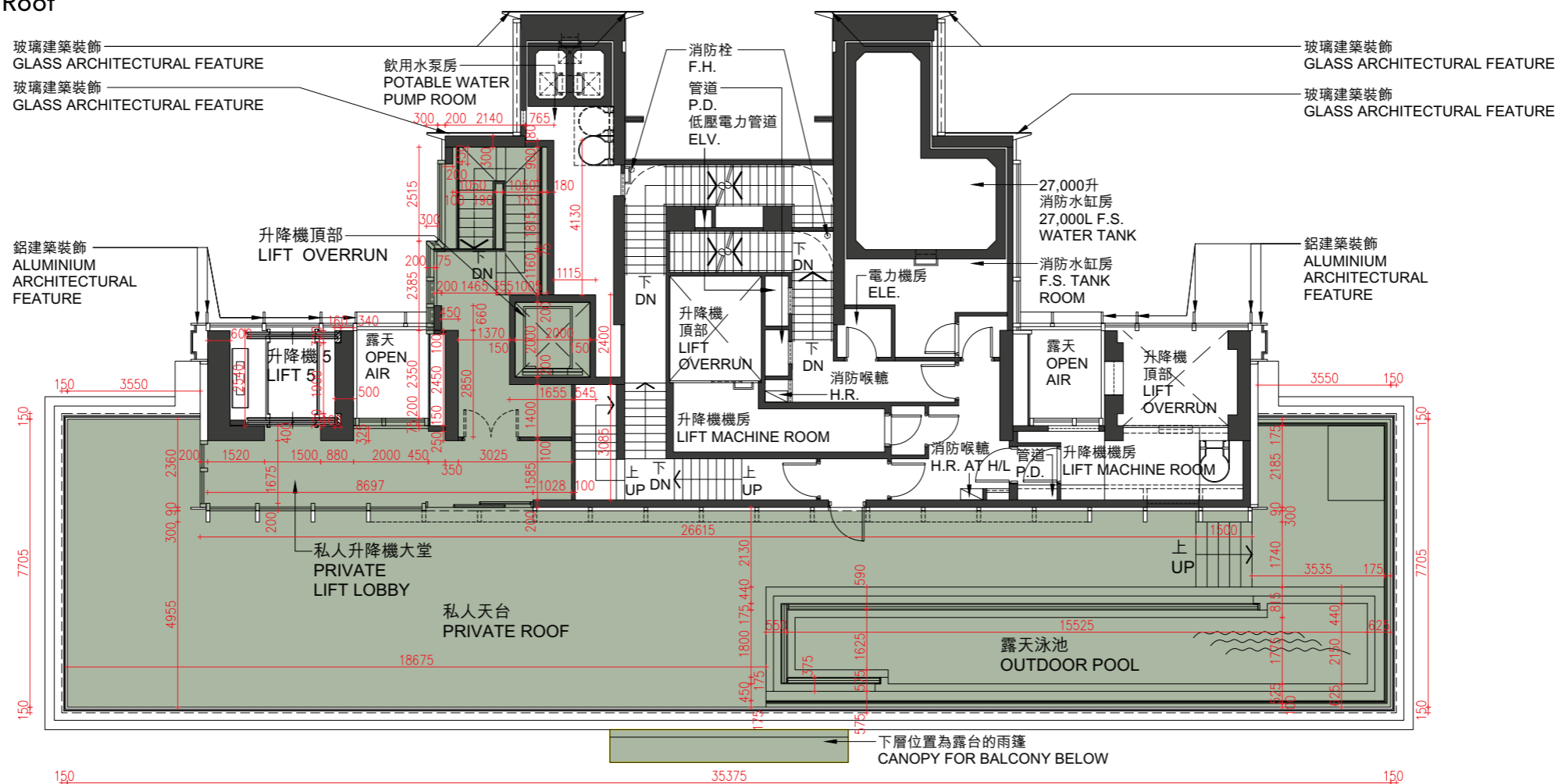
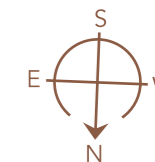
10 期數的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

第1座 TOWER 1

天台
ROOF

Penthouse 52W – 私人天台
Penthouse 52W – Private Roof



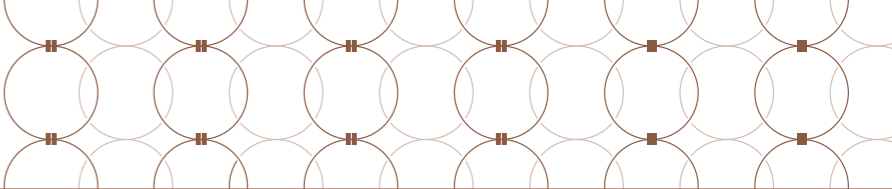
備註：平面圖所列數字為以毫米標示之建築結構尺寸。

Note: The dimensions of the floor plans are all structural dimensions measured in millimeters.

比例尺 Scale
0米(m) 5米(m)

10期數的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE



每個住宅物業 Each Residential Property	樓層 FLOOR	單位 FLAT	第1座 TOWER 1
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	天台 Roof	Penthouse 52W	150
層與層之間的高度(毫米) Floor-to-Floor Height (mm)			5300, 5600, 5750, 6050

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。
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Please refer to pages 68 - 70 of this sales brochure for the remarks and legends pertaining to the floor plans of the residential properties.

10 期數的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

備註：

1. 部分樓層外牆範圍設有建築裝飾、金屬格柵及/或外露喉管，詳細資料請參考最新批准的建築圖則。
2. 部分住宅單位的露台、平台、空調機平台、外牆上或附近設有外露及/或外牆裝飾板內藏之公用喉管，詳細資料請參考最新批准的建築圖則及/或排水設施圖。
3. 部分住宅單位天花或設有跌級樓板用以安裝樓上單位之機電設備及/或假天花內裝置空調裝備及/或其他機電設備。
4. 部分工作間及部分洗手間內裝有外露喉管。
5. 部分露台及陽台上方裝有外露喉管。
6. 露台及陽台為非封閉的地方。
7. 各住宅物業的樓面平面圖內所展示之裝置及設備的圖標如浴缸、洗面盆、座廁、花灑、洗滌盆櫃等乃根據最新經批准的建築圖則擬備，其形狀、尺寸、比例或與實際提供的裝置及設備存在差異，僅供示意及參考之用。
8. 部分住宅單位之天花高度將會因應結構、建築及/或裝修設計上的需要而存在差異。

Notes:

1. There are architectural features, metal grilles, and/or exposed pipes on the external walls of some floors. For details, please refer to the latest approved building plans.
2. Common pipes that are exposed and/or enclosed in cladding may be located at or adjacent to the balconies, flat roofs, air-conditioning platforms, or external walls of some residential units. For details, please refer to the latest approved building plans and/or drainage plans.
3. In some residential units, there may be sunken slabs for mechanical and electrical services of upper units, and/ or false ceilings with built-in air-conditioning fittings and/or other mechanical and electrical services.
4. There may be exposed pipes installed in some utility rooms and lavatories.
5. There may be exposed pipes located at the upper part of some balconies and verandahs.
6. Balconies and verandahs are non-enclosed areas.
7. The icons of fittings and appliances shown on the floor plans of residential units, such as bath tubs, wash basins, water closets, showers, sink, cabinets etc. are prepared in accordance with the latest approved building plans. Their shapes, dimensions, scales may vary from the fittings and appliances actually provided, and they are for indication and reference only.
8. The ceiling height in some residential units may vary due to structural, architectural and/or design requirements.

10期數的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

樓面平面圖之圖例

Legends of the Floor Plans

A/C UNIT	= 空調機	Air Conditioning Unit
A/C PLATFORM	= 空調機平台	Air Conditioning Platform
AHU RM.	= 風櫃房	Air Handling Unit Room
ALUMINIUM ARCHITECTURAL FEATURE	= 鋁建築裝飾	Aluminium Architectural Feature
ARCHITECTURAL FEATURE	= 建築裝飾	Architectural Feature
BAL.	= 露台	Balcony
BALCONY ABOVE	= 上層位置為露台	Balcony Above
BAR TABLE	= 吧台	Bar Table
B.1	= 浴室 1	Bathroom 1
B.2	= 浴室 2	Bathroom 2
B.3	= 浴室 3	Bathroom 3
B.R.1	= 睡房 1	Bedroom 1
B.R.2	= 睡房 2	Bedroom 2
B.R.3	= 睡房 3	Bedroom 3
CANOPY FOR BALCONY BELOW	= 下層位置為露台的雨篷	Canopy for Balcony Below
C.D.	= 電線槽	Conduit Duct
COMMON AREA	= 公用地方	Common Area
CONS.	= 溫室	Conservatory
CORRIDOR	= 走廊	Corridor
DIN.	= 飯廳	Dining Room
DN	= 下	Down
ELE.	= 電力機房	Electrical Room
ELV.	= 低壓電力管道	Extra-low Voltage Cable Duct
F.H.	= 消防栓	Fire Hydrant
F.S. TANK ROOM	= 消防水缸房	Fire Services Tank Room
F.S. WATER TANK	= 消防水缸	Fire Services Water Tank
FAMILY AREA	= 家庭區	Family Area
FAMILY ROOM	= 家庭間	Family Room

FILTRATION PLANT ROOM	= 過濾機房	Filtration Plant Room
FIREMAN'S LIFT LOBBY	= 消防員升降機大堂	Fireman's Lift Lobby
FITNESS	= 健身房	Fitness Room
FLAT ROOF	= 平台	Flat Roof
GARDEN	= 花園	Garden
GLASS ARCHITECTURAL FEATURE	= 玻璃建築裝飾	Glass Architectural Feature
H/L	= 高位	High Level
H.R.	= 消防喉轆	Hose Reel
INACCESSIBLE FLAT ROOF	= 無法到達的平台	Inaccessible Flat Roof
JACUZZI	= 按摩浴缸	Jacuzzi
KIT.	= 廚房	Kitchen
KIT.1	= 廚房 1	Kitchen 1
KIT.2	= 廚房 2	Kitchen 2
L/L	= 低位	Low Level
LAV.	= 洗手間	Lavatory
LAV.1	= 洗手間 1	Lavatory 1
LAV.2	= 洗手間 2	Lavatory 2
LAV.3	= 洗手間 3	Lavatory 3
LAV.4	= 洗手間 4	Lavatory 4
LAV.5	= 洗手間 5	Lavatory 5
LAV.6	= 洗手間 6	Lavatory 6
LAV.7	= 洗手間 7	Lavatory 7
LAV.8	= 洗手間 8	Lavatory 8
LANDSCAPED AREA	= 景觀區	Landscaped Area
LIFT	= 升降機	Lift
LIFT EMERGENCY DOOR	= 升降機緊急門	Lift Emergency Door
LIFT MACHINE ROOM	= 升降機機房	Lift Machine Room
LIFT OVERRUN	= 升降機頂部	Lift Overrun
LIV.	= 客廳	Living Room

樓面平面圖之圖例

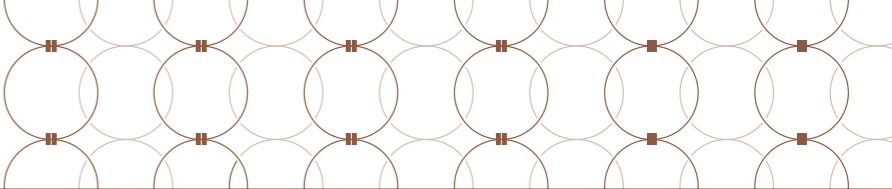
Legends of the Floor Plans

MAID	= 傭人房	Maid Room
M.B.	= 主人浴室	Master Bathroom
M.B.1	= 主人浴室 1	Master Bathroom 1
M.B.2	= 主人浴室 2	Master Bathroom 2
M.B.R.	= 主人睡房	Master Bedroom
M.B.R.1	= 主人睡房 1	Master Bedroom 1
M.B.R.2	= 主人睡房 2	Master Bedroom 2
MR. DRESSING	= 先生更衣室	Mr. Dressing Room
MRS. DRESSING	= 夫人更衣室	Mrs. Dressing Room
OPEN AIR	= 露天	Open Air
OUTDOOR POOL	= 露天泳池	Outdoor Pool
P.D.	= 管道	Pipe Duct
POWDER ROOM	= 化妝間	Powder Room
POTABLE WATER PUMP ROOM	= 飲用水泵房	Potable Water Pump Room
PRESIDENT SUITE	= 總統套間	Presidential Suite
PRESIDENT SUITE B.	= 總統套間浴室	Presidential Suite Bathroom
PRIVATE LIFT	= 私人升降機	Private Lift
PRIVATE LIFT LOBBY	= 私人升降機大堂	Private Lift Lobby
PRIVATE ROOF	= 私人天台	Private Roof
R.S.M.R.R.	= 垃圾及物料回收房	Refuse Storage & Material Recovery Room
SAUNA	= 桑拿房	Sauna Room
STORE	= 儲物室	Store Room
STORE 1	= 儲物室 1	Store Room 1
STORE 2	= 儲物室 2	Store Room 2
STORE 3	= 儲物室 3	Store Room 3
STORE 4	= 儲物室 4	Store Room 4

STUDY	= 書房	Study Room
SWIMMING POOL	= 泳池	Swimming Pool
T.R.S.	= 臨時庇護處	Temporary Refuge Space
UP	= 上	Up
U.R.	= 工作間	Utility Room
U.R.1	= 工作間 1	Utility Room 1
U.R.2	= 工作間 2	Utility Room 2
VERANDAH	= 陽台	Verandah
VOID	= 中空	Void
VOID ABOVE	= 上層位置為中空	Void Above
WALK-IN CLOSET	= 衣帽間	Walk-in Closet
W.M.C.	= 水錶櫃	Water Meter Cabinet

11期數中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE



物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
座數 Tower	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第1座 Tower 1	6樓 6/F	A	249.127 (2682) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	6.970 (75)	-	-	-	55.504 (597)	-	-	-	-	-
		B	249.321 (2684) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	6.970 (75)	-	-	-	168.641 (1815)	-	-	-	-	-
	7樓至28樓 7/F - 28/F	A	257.484 (2772) 露台 Balcony: 4.970 (53) 工作平台 Utility Platform: - 陽台 Verandah: 3.882 (42)	6.970 (75)	-	-	-	-	-	-	-	-	-
		B	257.658 (2773) 露台 Balcony: 4.970 (53) 工作平台 Utility Platform: - 陽台 Verandah: 3.882 (42)	6.970 (75)	-	-	-	-	-	-	-	-	-
	30樓至33樓、35樓 30/F - 33/F, 35/F	A	258.465 (2782) 露台 Balcony: 4.970 (53) 工作平台 Utility Platform: - 陽台 Verandah: 3.882 (42)	6.970 (75)	-	-	-	-	-	-	-	-	-
		B	257.658 (2773) 露台 Balcony: 4.970 (53) 工作平台 Utility Platform: - 陽台 Verandah: 3.882 (42)	6.970 (75)	-	-	-	-	-	-	-	-	-

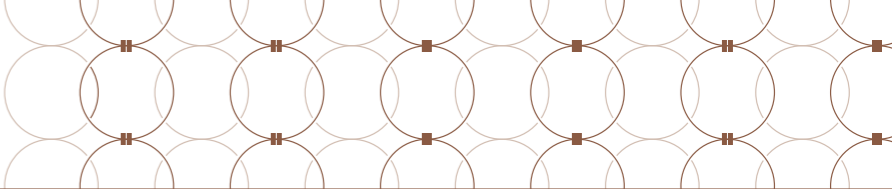
實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部的計算分別得出的。
The saleable area and area of other specified items of the residential property are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

備註： 1. 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。
2. 期數住宅樓層由6樓至55樓。第1座不設4樓、13樓、14樓、24樓、34樓、44樓及54樓。

Notes: 1. Areas in square metres as specified above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.
2. The residential floors of the Phase range from the 6/F to the 55/F. There are no 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, and 54/F in Tower 1.

11

期數中的住宅物業的面積
AREA OF RESIDENTIAL PROPERTIES IN THE PHASE



物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
座數 Tower	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第1座 Tower 1	36樓至38樓 36/F - 38/F		519.338 (5590) 露台 Balcony: 4.970 (53) 工作平台 Utility Platform: - 陽台 Verandah: 7.735 (83)	13.940 (150)	-	-	-	-	-	-	-	-	-
	39樓至42樓 39/F - 42/F		518.123 (5577) 露台 Balcony: 4.970 (53) 工作平台 Utility Platform: - 陽台 Verandah: 7.735 (83)	13.940 (150)	-	-	-	-	-	-	-	-	-
	43樓 43/F		519.558 (5593) 露台 Balcony: 4.970 (53) 工作平台 Utility Platform: - 陽台 Verandah: 7.735 (83)	13.940 (150)	-	-	-	-	-	-	-	-	-
	45樓 45/F		519.448 (5591) 露台 Balcony: 4.970 (53) 工作平台 Utility Platform: - 陽台 Verandah: 7.735 (83)	13.940 (150)	-	-	-	-	-	-	-	-	-
	46樓至47樓 46/F - 47/F	Duplex 46	772.017 (8310) 露台 Balcony: 4.970 (53) 工作平台 Utility Platform: - 陽台 Verandah: 16.587 (179)	20.910 (225)	-	-	-	-	-	-	-	-	-
	47樓 47/F	B	257.658 (2773) 露台 Balcony: 4.970 (53) 工作平台 Utility Platform: - 陽台 Verandah: 3.882 (42)	6.970 (75)	-	-	-	-	-	-	-	-	-

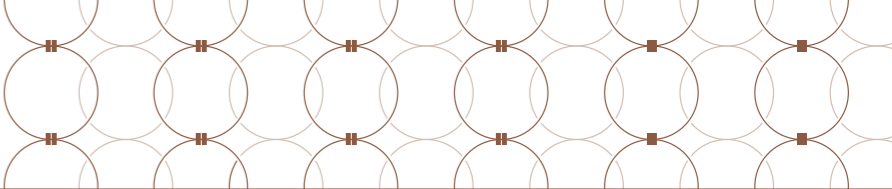
實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部的計算分別得出的。
The saleable area and area of other specified items of the residential property are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

備註： 1. 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。
2. 期數住宅樓層由6樓至55樓。第1座不設4樓、13樓、14樓、24樓、34樓、44樓及54樓。

Notes: 1. Areas in square metres as specified above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.
2. The residential floors of the Phase range from the 6/F to the 55/F. There are no 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, and 54/F in Tower 1.

11

期數中的住宅物業的面積
AREA OF RESIDENTIAL PROPERTIES IN THE PHASE



物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積) 平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
座數 Tower	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第1座 Tower 1	48樓至49樓 48/F - 49/F	Duplex 48	772.017 (8310) 露台 Balcony: 4.970 (53) 工作平台 Utility Platform: - 陽台 Verandah: 16.587 (179)	20.910 (225)	-	-	-	-	-	-	-	-	-
	49樓 49/F	B	257.658 (2773) 露台 Balcony: 4.970 (53) 工作平台 Utility Platform: - 陽台 Verandah: 3.882 (42)	6.970 (75)	-	-	-	-	-	-	-	-	-
	50樓至51樓 50/F - 51/F	Duplex 50	756.961 (8148) 露台 Balcony: 4.970 (53) 工作平台 Utility Platform: - 陽台 Verandah: 16.587 (179)	20.910 (225)	-	-	-	-	-	-	-	-	-
	51樓 51/F	B	253.357 (2727) 露台 Balcony: 4.970 (53) 工作平台 Utility Platform: - 陽台 Verandah: 3.882 (42)	6.970 (75)	-	-	-	-	-	-	-	-	-
	3/F, 52/F - 53/F, 55/F - R/F 3樓、 52樓至53樓、 55樓至天台	Penthouse 52W	1168.918 (12582) 露台 Balcony: 5.000 (54) 工作平台 Utility Platform: - 陽台 Verandah: -	41.820 (450)	-	-	119.215 (1283)	-	-	203.038 (2186)	-	-	-

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部的計算分別得出的。
The saleable area and area of other specified items of the residential property are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

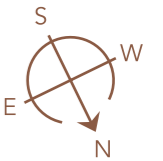
備註： 1. 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。
2. 期數住宅樓層由6樓至55樓。第1座不設4樓、13樓、14樓、24樓、34樓、44樓及54樓。

Notes: 1. Areas in square metres as specified above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.
2. The residential floors of the Phase range from the 6/F to the 55/F. There are no 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, and 54/F in Tower 1.

12 期數中的停車位的樓面平面圖

FLOOR PLANS OF PARKING SPACES IN THE PHASE

3樓
3/F



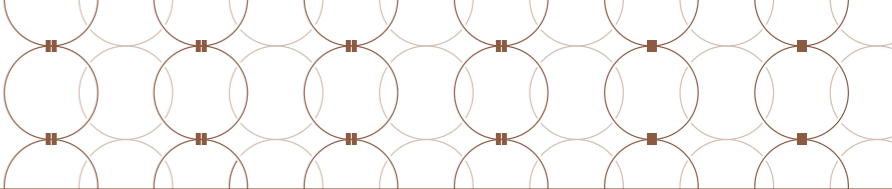
圖例 Legend

- 發展項目的界線
Boundary of the Development
- 訪客停車位
Visitor's Parking Spaces
- 住宅停車位
Residential Car Parking Space

比例尺 Scale
0米/M 15米/M

12

期數中的停車位的樓面平面圖
FLOOR PLANS OF PARKING SPACES IN THE PHASE



停車位類別 Type Of Parking Space	位置 Location	數目 Number	尺寸(長×闊)(米) Dimensions (L X W)(M)	每個停車位面積(平方米) Area of each Parking Space (sq.m.)
訪客停車位 Visitor's Parking Space	3樓 3/F	5	5.0 x 2.5	12.5
住宅停車位 Residential Car Parking Space		4	5.0 x 2.5	12.5

13 臨時買賣合約的摘要

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

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

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

14 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

A. 發展項目的公用部分

1. 「**公用地方**」統指「屋苑公用地方」、「住宅公用地方」以及「副公契」指定的其他公用地方(包括但不限於(倘若獨立處置「停車場」或其任何部分)相關「副公契」訂明定義的「停車場」公用地方)，在適當情況下，此等公用地方應涵蓋符合「建管條例」第2條所訂「公用部分」定義的適切及相關公用部分。
2. 「**公用地方及設施**」統指「公用地方」及「公用設施」。
3. 「**公用設施**」統指「屋苑公用設施」、「住宅公用設施」以及「副公契」指定的其他公用設施(包括但不限於(倘若獨立處置「停車場」或其任何部分)相關「副公契」訂明定義的「停車場」公用設施)。
4. 「**屋苑公用地方**」指擬供「屋苑」整體公用與共享而並非只供個別「單位」或該處個別部分專用的「屋苑」部分，受「公契」的條文所約束及所有現存權利及通行權所規限，每名「業主」及「佔用人」將與「屋苑」的所有其他「業主」及「佔用人」共用此等範圍，包括但不限於：
 - (a) 不屬於或構成「住宅發展項目」或「停車場」一部分的該等地基、柱、樑、樓板和其他結構性支承件及元素；
 - (b) 「屋苑」內提供安裝或使用天線廣播分導系統或電訊網絡設施的地方；
 - (c) 不構成「住宅發展項目」或「停車場」一部分的「屋苑」平台(包括地下低層、地下層、一樓、二樓、三樓及五樓)的外牆部分(包括該處的幕牆及簷篷、建築鰭板及在其上的特徵)；
 - (d) 所有在附於「公契」註明為DMG-01至DMG-39(包括頭尾兩號)的圖則上以黃色、黃色間黑交叉線及黃色間黑斜線顯示(僅供識別之用)的該等「屋苑」部分及該圖則的準確性經「認可人士」或其代表核證；
 - (e) (如有)不構成「住宅公用地方」或「住宅單位」或「停車場」一部分的遮陽設施／簷篷；
 - (f) 「斜坡及護土牆」；
 - (g) 現存護土牆與「屋苑」之間的空間；及
 - (h) 由「第一業主」按照「公契」的條款在任何時候可能指定為「屋苑公用地方」的其他地方，惟倘若情況適當，如(i)「屋苑」任何部分符合「建管條例」第2條中「公用部分」(a)段的定義或(ii)「建管條例」附表1訂明而符合「建管條例」第2條中「公用部分」(b)段定義的任何部分也被上文所提供之條款所涵蓋，此等部分將被視作已被包括為及構成「屋苑公用地方」一部分。
5. 「**屋苑公用地方及設施**」統指「屋苑公用地方」及「屋苑公用設施」(如有)。
6. 「**屋苑公用設施**」指擬供「屋苑」整體公用與共享而並非只供個別「單位」或該處個別部分專用的所有「屋苑」設施，受「公契」的條文所約束，每名「業主」及「佔用人」將與「屋苑」所有其他「業主」及「佔用人」共用此等設施，當中包括但不限於升降機系統及「屋苑公用地方」內的指定升降機機廂、「綜合建築保養設施」、公共天線、所有訊號接收器、污水渠、排水渠、雨水渠、水道(特別指「屋苑」內供「屋苑」整體公用而並非只供個別「單位」或該處個別部分專用的坑道、維修坑、污水渠、排水渠、水管、排水渠下方的管槽及沙井、地面渠、沙井或出入通道口蓋)、電纜、喉管、管道(包括但不限於污水及廢水處置和雨水管)、電線、導管、總沖廁水管、總食水管、「屋苑公用地方」內安裝作保安用途的閉路電視及其他設施與設備、「屋苑」內的機器及機械及其他同類裝置、設施或服務、配電站、電力變壓房、電纜設施及為「屋苑」供電的所有相關設施及附屬電力裝置、設備及設施，以及「第一業主」可能於任何時候依照「公契」規定指定為「屋苑公用設施」的「屋苑」其他裝置與設施。
7. 「**住宅公用地方**」指擬供「住宅單位」整體公用與共享而並非只供個別「期數」的任何一個或多個「住宅單位」專用的「屋苑」所有地方，受「公契」的條文所約束，每名「屋苑」「住宅單位」「業主」及「佔用人」將與「屋苑」所有其他「住宅單位」「業主」及「佔用人」共用此等部分，當中包括但不限於：
 - (a) 「屋苑」五樓以上不構成「屋苑公用地方」或「住宅單位」一部分的外牆部分，包括但不限於：
 - (i) 該處的建築鰭板及在其上的特徵；
 - (ii) (如有)不構成「屋苑公用地方」、「住宅單位」或「停車場」一部分的遮陽裝置/簷篷；及
 - (iii) 各座「大廈」的玻璃幕牆結構，包括但不限於豎框及面板(但不包括：(i)玻璃幕牆結構可開啟部分；及(ii)完全包圍或面向一個「住宅單位」的該等玻璃嵌板，而上述可開啟部分及玻璃嵌板構成相關「住宅單位」一部分)。為免生疑問，任何構成各座「大廈」玻璃幕牆結構一部分而並非完全包圍一個「住宅單位」而是伸延橫跨兩個或多個「住宅單位」的玻璃嵌板或構成玻璃幕牆結構一部分而完全包圍一個「住宅單位」的玻璃嵌板但該玻璃嵌板的內部表面面向混凝土牆，該玻璃嵌板則構成「住宅公用地方」一部分；但不包括構成相關「住宅單位」一部分的花園、露台、長廊、私家天台或私家平台之玻璃欄杆、金屬欄杆或扶手；
 - (b) 所有在附於「公契」註明為DMG-01至DMG-38(包括頭尾兩號)的圖則上以粉紅色及粉紅色間黑斜線顯示(僅供識別之用)的該等「屋苑」部分及該圖則的準確性經「認可人士」或其代表核證；
 - (c) 「康樂設施」；
 - (d) 「住宅單位」內的「升降機緊急門」、升降機系統的升降機門及升降機按鈕板；
 - (e) 位於第1座及第2座各自上層天台的水閘水箱及相關機房；
 - (f) 地下層的裝卸空間；

- (g) 「住宅發展項目」的隱蔽的排水管的出入口通道及工作空間以進行《認可人士、註冊結構工程師及註冊岩土工程師作業備考No.APP-93》附錄B附件1內所規定的閉路電視成像裝置檢查；

(h) 將在任何「副公契」或文書中進一步指定/說明位於「屋苑」任何部分的室外及室內訪客停車位及其附屬空間；及

(i) 由「第一業主」按照「公契」的條款在任何時候可能指定為「住宅公用地方」的其他地方，
- 惟倘若情況適當，如(i)「屋苑」任何部分符合「建管條例」第2條中「公用部分」(a)段的定義或(ii)「建管條例」附表1訂明而符合「建管條例」第2條中「公用部分」(b)段定義的任何部分也被上文所提供之條款所涵蓋，此等部分將被視作包括為及構成「住宅公用地方」一部分。
8. 「住宅公用設施」指「屋苑」內擬供「住宅單位」整體公用與共享而並非只供個別「期數」的任何一個或多個「住宅單位」專用的所有設施，受「公契」的條文所約束，每名「屋苑」「住宅單位」「業主」及「佔用人」將與「屋苑」所有其他「住宅單位」「業主」及「佔用人」共用此等設施，包括但不限於「住宅公用地方」內的指定升降機系統及升降機機廂(包括單層升降機機廂和雙層升降機機廂)升降機、電線、電纜、導管、喉管、管道(包括但不限於污水及廢水處置和雨水管)、隱蔽的排水管、排水渠及作保安用途的閉路電視及其他設施與設備、「康樂設施」內的康體及康樂設施、供「住宅單位」整體專用而並非只供個別「住宅單位」專用的所有機電裝置及設備，以及由「第一業主」按照「公契」的條款在任何時候可能指定為「住宅公用設施」的「屋苑」額外裝置與設施。

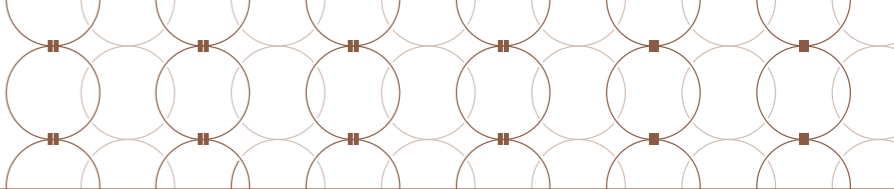
9. 「住宅公用地方及設施」統指「住宅公用地方」及「住宅公用設施」。

B. 分配予期數中的每個住宅物業的不分割份數的數目

第1座

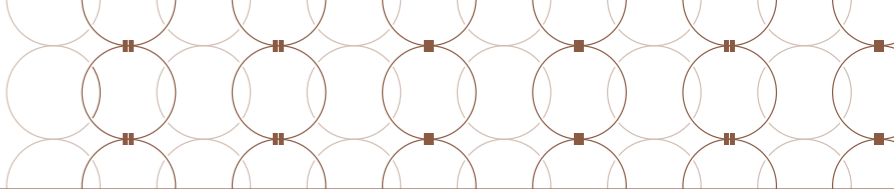
單位 樓層	A 連花園及空調機房	B 連花園及空調機房
6樓	45000份之40903 中的其 19600份之11070 中的其 21884份之255	45000份之40903 中的其 19600份之11070 中的其 21884份之267
單位 樓層	A 連露台、陽台及空調機房	B 連露台、陽台及空調機房
7樓	45000份之40903 中的其 19600份之11070 中的其 21884份之258	45000份之40903 中的其 19600份之11070 中的其 21884份之259

單位 樓層	A 連露台、陽台及空調機房	B 連露台、陽台及空調機房
8樓	45000份之40903 中的其 19600份之11070 中的其 21884份之258	45000份之40903 中的其 19600份之4115 中的其 12888份之259
9樓	45000份之40903 中的其 19600份之4115 中的其 12888份之258	45000份之40903 中的其 19600份之4115 中的其 12888份之259
10樓	45000份之40903 中的其 19600份之4115 中的其 12888份之258	45000份之40903 中的其 19600份之4115 中的其 12888份之259
11樓	45000份之40903 中的其 19600份之11070 中的其 21884份之258	45000份之40903 中的其 19600份之4115 中的其 12888份之259
12樓	45000份之40903 中的其 19600份之4115 中的其 12888份之258	45000份之40903 中的其 19600份之4115 中的其 12888份之259
15樓	45000份之40903 中的其 19600份之4115 中的其 12888份之258	45000份之40903 中的其 19600份之4115 中的其 12888份之259
16樓	45000份之40903 中的其 19600份之4115 中的其 12888份之258	45000份之40903 中的其 19600份之4115 中的其 12888份之259



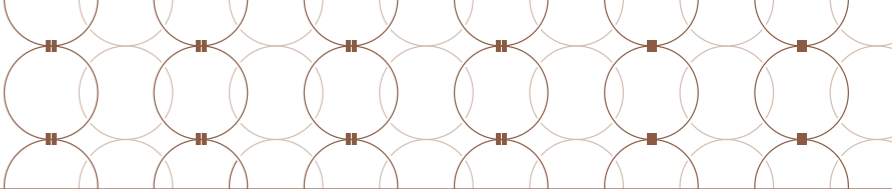
單位 樓層	A 連露台、陽台及空調機房	B 連露台、陽台及空調機房
17樓	45000份之40903 中的其 19600份之4115 中的其 12888份之258	45000份之40903 中的其 19600份之4115 中的其 12888份之259
18樓	45000份之40903 中的其 19600份之1005 中的其 1808份之258	45000份之40903 中的其 19600份之1005 中的其 1808份之259
19樓	45000份之40903 中的其 19600份之4115 中的其 12888份之258	45000份之40903 中的其 19600份之4115 中的其 12888份之259
20樓	45000份之40903 中的其 19600份之4115 中的其 12888份之258	45000份之40903 中的其 19600份之11070 中的其 21884份之259
21樓	45000份之40903 中的其 19600份之11070 中的其 21884份之258	45000份之40903 中的其 19600份之11070 中的其 21884份之259
22樓	45000份之40903 中的其 19600份之1005 中的其 1808份之258	45000份之40903 中的其 19600份之11070 中的其 21884份之259
23樓	45000份之40903 中的其 19600份之11070 中的其 21884份之258	45000份之40903 中的其 19600份之11070 中的其 21884份之259

單位 樓層	A 連露台、陽台及空調機房	B 連露台、陽台及空調機房
25樓	45000份之40903 中的其 19600份之11070 中的其 21884份之258	45000份之40903 中的其 19600份之11070 中的其 21884份之259
26樓	45000份之40903 中的其 19600份之11070 中的其 21884份之258	45000份之40903 中的其 19600份之11070 中的其 21884份之259
27樓	45000份之40903 中的其 19600份之11070 中的其 21884份之258	45000份之40903 中的其 19600份之11070 中的其 21884份之259
28樓	45000份之40903 中的其 19600份之11070 中的其 21884份之258	45000份之40903 中的其 19600份之11070 中的其 21884份之259
30樓	45000份之40903 中的其 19600份之11070 中的其 21884份之259	45000份之40903 中的其 19600份之11070 中的其 21884份之259
31樓	45000份之40903 中的其 19600份之11070 中的其 21884份之259	45000份之40903 中的其 19600份之11070 中的其 21884份之259
32樓	45000份之40903 中的其 19600份之11070 中的其 21884份之259	45000份之40903 中的其 19600份之11070 中的其 21884份之259



單位 樓層	A 連露台、陽台及空調機房	B 連露台、陽台及空調機房
33樓	45000份之40903 中的其 19600份之11070 中的其 21884份之259	45000份之40903 中的其 19600份之11070 中的其 21884份之259
35樓	45000份之40903 中的其 19600份之11070 中的其 21884份之259	45000份之40903 中的其 19600份之11070 中的其 21884份之259
樓層	全層連露台、陽台及空調機房	
36樓	45000份之40903 中的其 19600份之11070 中的其 21884份之520	
37樓	45000份之40903 中的其 19600份之11070 中的其 21884份之520	
38樓	45000份之40903 中的其 19600份之11070 中的其 21884份之520	
39樓	45000份之40903 中的其 19600份之11070 中的其 21884份之519	
40樓	45000份之40903 中的其 19600份之11070 中的其 21884份之519	

樓層	全層連露台、陽台及空調機房
41樓	45000份之40903 中的其 19600份之11070 中的其 21884份之519
42樓	45000份之40903 中的其 19600份之11070 中的其 21884份之519
43樓	45000份之40903 中的其 19600份之11070 中的其 21884份之521
45樓	45000份之40903 中的其 19600份之11070 中的其 21884份之520
單位 樓層	Duplex 46 連露台、陽台及空調機房
46樓至47樓	45000份之40903 中的其 19600份之700 中的其 1033份之774
單位 樓層	B 連露台、陽台及空調機房
47樓	45000份之40903 中的其 19600份之700 中的其 1033份之259



單位 樓層	Duplex 48 連露台、陽台及空調機房
48樓至49樓	45000份之40903 中的其 19600份之1005 中的其 1808份之774
單位 樓層	B 連露台、陽台及空調機房
49樓	45000份之40903 中的其 19600份之1005 中的其 1808份之259
單位 樓層	Duplex 50 連露台、陽台及空調機房
50樓至51樓	45000份之40903 中的其 19600份之800 中的其 1013份之759
單位 樓層	B 連露台、陽台及空調機房
51樓	45000份之40903 中的其 19600份之800 中的其 1013份之254
樓層	Penthouse 52W 全層連露台、平台、私人天台連其私人升降機大堂及空調機房 連同3樓的升降機大堂‘29’
52樓至55樓	45000份之40903 中的其 19600份之1010

1. 於樓層的排序中，4樓、13樓、14樓、24樓、34樓、44樓及54樓均被省略。
2. 庇護層位於29樓。

C. 發展項目的管理人的委任年期

「管理人」首屆任期由公契日期起計兩年，其後繼續留任至其委任按「公契」的條文終止為止。

D. 發展項目中的住宅物業的擁有人之間分擔管理開支的計算基準

每個「住宅單位」的「業主」應在每個曆月首日預繳按「住宅管理預算案」其應繳的年度開支份額的十二份之一的「管理費」，以分擔「屋苑」的「管理費」（包括「管理人費用」）。該應繳的份額比例，應與分配給其「住宅單位」的「管理份數」佔分配給發展項目內的所有「住宅單位」的總「管理份數」的比例相同。

E. 計算管理費按金的基準

管理費按金的金額相等於「業主」就其「住宅單位」按首個「住宅管理預算案」釐定而須繳交的三個月「管理費」。

F. 擁有人在發展項目中保留作自用的範圍(如有)

不適用。

備註：

1. 互換契諾公契及管理協議用作於《一手住宅物業銷售條例》（香港法例第 621 章）中所指的「公契」。
2. 詳情請參考「公契」。「公契」副本已備於售樓處，在開放時間可供免費查閱，並可在要求及支付必要的影印費用後獲取副本。
3. 除非本售樓說明書另有規定，本公契的摘要內所採用的詞彙與該詞彙在「公契」內的意思相同。

14 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

A. The common parts of the development

1. **"Common Areas"** means collectively the Estate Common Areas, the Residential Common Areas and other common areas to be designated as such in the Sub-Deed(s) (including but not limited to, in the event the Car Park or any part thereof is/are disposed of individually, the Car Park common areas as shall be defined in the relevant Sub-Deed(s)), such common areas shall, where applicable, include those appropriate and relevant common parts covered by the definition of "common parts" set out in section 2 of the BMO.
2. **"Common Areas and Facilities"** means collectively the Common Areas and the Common Facilities.
3. **"Common Facilities"** means collectively the Estate Common Facilities, the Residential Common Facilities and other common facilities to be designated as such in the Sub-Deed(s) (including but not limited to, in the event the Car Park or any part thereof is/are disposed of individually, such Car Park common facilities as shall be defined in the relevant Sub-Deed(s)).
4. **"Estate Common Areas"** means those parts of the Estate intended for the common use and benefit of the Estate as a whole and not just any particular Unit or any particular part thereof and which are, subject to the provisions of this Deed and all subsisting rights and rights of way, to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate which said parts include but not limited to:
 - (a) such foundations, columns, beams, slabs and other structural supports and elements that do not belong to or form part of the Residential Development or the Car Park;
 - (b) the areas for the installation or use of aerial broadcast distribution or telecommunications network facilities in the Estate;
 - (c) those parts of the external walls of the podium of the Estate (which includes the Lower Ground Floor, the Ground Floor, the 1/F, the 2/F, the 3/F and the 5/F) (including the curtain walls and canopies thereof, architecture fins and features thereon) not forming part of the Residential Development or the Car Park;
 - (d) all those areas of the Estate which are for the purpose of identification only shown and coloured yellow, yellow cross hatched black and yellow hatched black respectively on the plans marked Drawing Nos. DMG-01 to DMG-39 (both inclusive) annexed to this Deed, and the accuracy of such plans is certified by or on behalf of the Authorized Person;
 - (e) (if any) sunshade devices/canopies not forming part of the Residential Common Areas or the Residential Units or the Car Park;
 - (f) the Slopes and Retaining Walls;
 - (g) the void space(s) between the existing retaining wall and the Estate; and

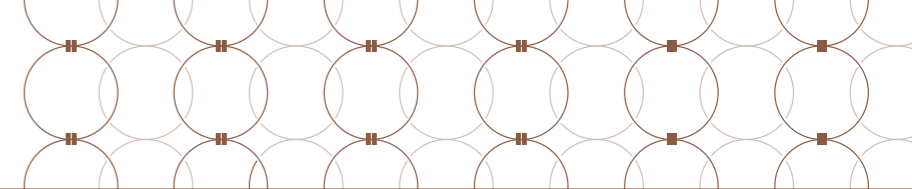
- (h) such additional areas as may at any time be designated as the Estate Common Areas by the First Owner in accordance with the provisions of this Deed,

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

5. **"Estate Common Areas and Facilities"** means collectively the Estate Common Areas and the Estate Common Facilities, if any.
6. **"Estate Common Facilities"** means all those facilities of the Estate intended for the common use and benefit of the Estate as a whole and not just any particular Unit or any particular part thereof and which are, subject to the provisions of this Deed, to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate which said facilities include but not limited to the lift systems and lift cars designated in the Estate Common Areas, IBMU, the communal aerial, all signal receivers, sewers, drains, storm water drains, water courses (in particular the trenches, services trenches, sewers, drains, pipes, ducts and manholes underneath the drain, surface channel, manhole or access covers in the Estate serving the Estate as a whole and not just any particular Unit or any particular part thereof), cables, pipes, pipework (including but not limited to the soil and wastewater disposal and stormwater pipe), wires, ducts, flushing mains, fresh water mains, CCTV and other facilities and equipment installed in the Estate Common Areas for security purposes, plant and machinery and other like installations, facilities or services of the Estate, the substation(s), transformer room, cable accommodations and all associated facilities and ancillary electricity installation equipment and facilities for the supply of electricity to the Estate, and such additional devices and facilities of the Estate as may at any time be designated as the Estate Common Facilities by the First Owner in accordance with the provisions of this Deed.
7. **"Residential Common Areas"** means all those areas of Estate intended for the common use and benefit of the Residential Units as a whole and not just any particular Residential Unit or the Residential Units of any particular Phase and which are, subject to the provisions of this Deed, to be used by each Owner and Occupier of the Residential Units in the Estate in common with all other Owners and Occupiers of the Residential Units in the Estate which said parts include but not limited to:-

14 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT



- (a) those parts of the external walls of the Estate above the 5/F not forming part of the Estate Common Areas or the Residential Units including but not limited to:-
- the architecture fins and features thereon;
 - (if any) the sunshade devices/canopies not forming part of the Estate Common Areas, the Residential Units or the Car Park; and
 - the curtain wall structures of the Towers including but not limited to the mullions and cladding (except: (i) the openable parts of the curtain wall structures; and (ii) such pieces of glass panels wholly enclosing or fronting a Residential Unit, which said openable parts and glass panels shall form parts of the relevant Residential Units). For the avoidance of doubt, any glass panel forming part of the curtain wall structures of the Towers that does not wholly enclose a Residential Unit but extends across two or more Residential Units or where the glass panel forming part of the curtain wall structures wholly enclosing a Residential Unit but the internal surface of such glass panel is facing a concrete wall, such glass panel shall form part of the Residential Common Areas;
- BUT excluding the glass balustrades, metal balustrades or railings of the gardens, balconies, verandahs, private roofs or private flat roofs which form parts of the relevant Residential Units;
- (b) all those areas of the Estate which are for the purpose of identification only shown and coloured pink and pink hatched black on the plans marked Drawing Nos. DMG-01 to DMG-38 (both inclusive) annexed to this Deed, and the accuracy of such plans is certified by or on behalf of the Authorized Person;
- (c) the Recreational Facilities;
- (d) the Lift Emergency Doors, the lift doors and the lift panels of the common lift system within the Residential Units;
- (e) the water damper tank(s) and associated plant room(s) located on the respective upper floor roof level of Tower 1 and Tower 2;
- (f) the loading and unloading spaces on the Ground Floor;
- (g) the access and working spaces of the Concealed Drainage Pipes of the Residential Development for conducting closed-circuit television ("CCTV") imaging device inspection required in Annex 1 of Appendix B of Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers No. APP-93;
- (h) outdoor and indoor visitors' parking space(s) together with its ancillary spaces to be located on any part or parts of the Estate to be further designated/specified in any Sub-Deed(s) or instrument(s); and
- (i) such additional areas in the Estate as may at any time be designated as the Residential Common Areas by the First Owner in accordance with the provisions of this Deed,

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

8. **"Residential Common Facilities"** means all those facilities of the Estate intended for the common use and benefit of the Residential Units as a whole and not just any particular Residential Unit or the Residential Units of any particular Phase and which are, subject to the provisions of this Deed, to be used by each Owner and Occupier of the Residential Units in the Estate in common with all other Owners and Occupiers of the Residential Units in the Estate and includes but not limited to the lift systems and lift cars (including single deck lift cars and double deck lift cars) designated in the Residential Common Areas, wires, cables, ducts, pipes, pipe works (including but not limited to the soil and wastewater disposal and stormwater pipes), the Concealed Drainage Pipes, drains, CCTV and other facilities and equipment for security purposes, the sports and recreational facilities in the Recreational Facilities, all mechanical and electrical installations and equipment exclusively for the Residential Units as a whole and not just any particular Residential Unit, and such additional devices and facilities of the Estate as may at any time be designated as the Residential Common Facilities by the First Owner in accordance with the provisions of this Deed.
9. **"Residential Common Areas and Facilities"** means collectively the Residential Common Areas and the Residential Common Facilities.

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

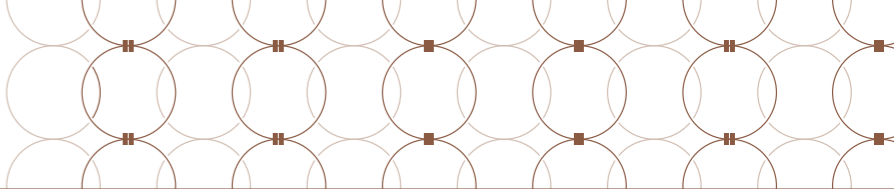
Tower 1

Unit Floor	A with Gardens and Air-Conditioning Plant Room	B with Gardens and Air-Conditioning Plant Room
6/F	255 / 21884 of and in 11070 / 19600 of and in 40903 / 45000	267 / 21884 of and in 11070 / 19600 of and in 40903 / 45000
Unit Floor	A with Balcony, Verandah and Air-Conditioning Plant Room	B with Balcony, Verandah and Air-Conditioning Plant Room
7/F	258 / 21884 of and in 11070 / 19600 of and in 40903 / 45000	259 / 21884 of and in 11070 / 19600 of and in 40903 / 45000

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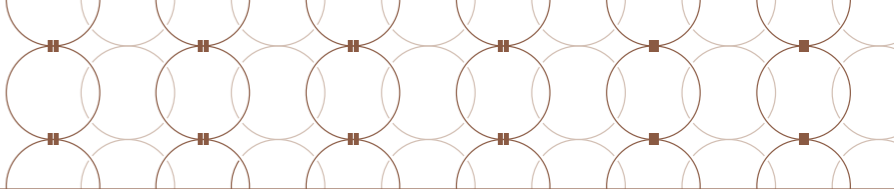
公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT



Unit Floor	A with Balcony, Verandah and Air-Conditioning Plant Room	B with Balcony, Verandah and Air-Conditioning Plant Room
8/F	258 / 21884 of and in 11070 / 19600 of and in 40903 / 45000	259 / 12888 of and in 4115 / 19600 of and in 40903 / 45000
9/F	258 / 12888 of and in 4115 / 19600 of and in 40903 / 45000	259 / 12888 of and in 4115 / 19600 of and in 40903 / 45000
10/F	258 / 12888 of and in 4115 / 19600 of and in 40903 / 45000	259 / 12888 of and in 4115 / 19600 of and in 40903 / 45000
11/F	258 / 21884 of and in 11070 / 19600 of and in 40903 / 45000	259 / 12888 of and in 4115 / 19600 of and in 40903 / 45000
12/F	258 / 12888 of and in 4115 / 19600 of and in 40903 / 45000	259 / 12888 of and in 4115 / 19600 of and in 40903 / 45000
15/F	258 / 12888 of and in 4115 / 19600 of and in 40903 / 45000	259 / 12888 of and in 4115 / 19600 of and in 40903 / 45000
16/F	258 / 12888 of and in 4115 / 19600 of and in 40903 / 45000	259 / 12888 of and in 4115 / 19600 of and in 40903 / 45000

Unit Floor	A with Balcony, Verandah and Air-Conditioning Plant Room	B with Balcony, Verandah and Air-Conditioning Plant Room
17/F	258 / 12888 of and in 4115 / 19600 of and in 40903 / 45000	259 / 12888 of and in 4115 / 19600 of and in 40903 / 45000
18/F	258 / 1808 of and in 1005 / 19600 of and in 40903 / 45000	259 / 1808 of and in 1005 / 19600 of and in 40903 / 45000
19/F	258 / 12888 of and in 4115 / 19600 of and in 40903 / 45000	259 / 12888 of and in 4115 / 19600 of and in 40903 / 45000
20/F	258 / 12888 of and in 4115 / 19600 of and in 40903 / 45000	259 / 21884 of and in 11070 / 19600 of and in 40903 / 45000
21/F	258 / 21884 of and in 11070 / 19600 of and in 40903 / 45000	259 / 21884 of and in 11070 / 19600 of and in 40903 / 45000
22/F	258 / 1808 of and in 1005 / 19600 of and in 40903 / 45000	259 / 21884 of and in 11070 / 19600 of and in 40903 / 45000
23/F	258 / 21884 of and in 11070 / 19600 of and in 40903 / 45000	259 / 21884 of and in 11070 / 19600 of and in 40903 / 45000



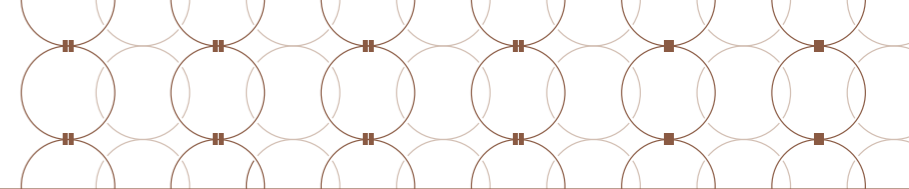
Unit Floor	A with Balcony, Verandah and Air-Conditioning Plant Room	B with Balcony, Verandah and Air-Conditioning Plant Room
25/F	258 / 21884 of and in 11070 / 19600 of and in 40903 / 45000	259 / 21884 of and in 11070 / 19600 of and in 40903 / 45000
26/F	258 / 21884 of and in 11070 / 19600 of and in 40903 / 45000	259 / 21884 of and in 11070 / 19600 of and in 40903 / 45000
27/F	258 / 21884 of and in 11070 / 19600 of and in 40903 / 45000	259 / 21884 of and in 11070 / 19600 of and in 40903 / 45000
28/F	258 / 21884 of and in 11070 / 19600 of and in 40903 / 45000	259 / 21884 of and in 11070 / 19600 of and in 40903 / 45000
30/F	259 / 21884 of and in 11070 / 19600 of and in 40903 / 45000	259 / 21884 of and in 11070 / 19600 of and in 40903 / 45000
31/F	259 / 21884 of and in 11070 / 19600 of and in 40903 / 45000	259 / 21884 of and in 11070 / 19600 of and in 40903 / 45000
32/F	259 / 21884 of and in 11070 / 19600 of and in 40903 / 45000	259 / 21884 of and in 11070 / 19600 of and in 40903 / 45000

Unit Floor	A with Balcony, Verandah and Air-Conditioning Plant Room	B with Balcony, Verandah and Air-Conditioning Plant Room
33/F	259 / 21884 of and in 11070 / 19600 of and in 40903 / 45000	259 / 21884 of and in 11070 / 19600 of and in 40903 / 45000
35/F	259 / 21884 of and in 11070 / 19600 of and in 40903 / 45000	259 / 21884 of and in 11070 / 19600 of and in 40903 / 45000
Floor	Full-floor with Balcony, Verandahs and Air-Conditioning Plant Rooms	
36/F	520 / 21884 of and in 11070 / 19600 of and in 40903 / 45000	
37/F	520 / 21884 of and in 11070 / 19600 of and in 40903 / 45000	
38/F	520 / 21884 of and in 11070 / 19600 of and in 40903 / 45000	
39/F	519 / 21884 of and in 11070 / 19600 of and in 40903 / 45000	
40/F	519 / 21884 of and in 11070 / 19600 of and in 40903 / 45000	

Floor	Full-floor with Balcony, Verandahs and Air-Conditioning Plant Rooms
41/F	519 / 21884 of and in 11070 / 19600 of and in 40903 / 45000
42/F	519 / 21884 of and in 11070 / 19600 of and in 40903 / 45000
43/F	521 / 21884 of and in 11070 / 19600 of and in 40903 / 45000
45/F	520 / 21884 of and in 11070 / 19600 of and in 40903 / 45000
Unit Floor	Duplex 46 with Balcony, Verandahs and Air-Conditioning Plant Rooms
46/F to 47/F	774 / 1033 of and in 700 / 19600 of and in 40903 / 45000
Unit Floor	B with Balcony, Verandahs and Air-Conditioning Plant Rooms
47/F	259 / 1033 of and in 700 / 19600 of and in 40903 / 45000

Unit Floor	Duplex 48 with Balcony, Verandahs and Air-Conditioning Plant Rooms
48/F to 49/F	774 / 1808 of and in 1005 / 19600 of and in 40903 / 45000
Unit Floor	B with Balcony, Verandahs and Air-Conditioning Plant Rooms
49/F	259 / 1808 of and in 1005 / 19600 of and in 40903 / 45000
Unit Floor	Duplex 50 with Balcony, Verandahs and Air-Conditioning Plant Rooms
50/F to 51/F	759 / 1013 of and in 800 / 19600 of and in 40903 / 45000
Unit Floor	B with Balcony, Verandahs and Air-Conditioning Plant Rooms
51/F	254 / 1013 of and in 800 / 19600 of and in 40903 / 45000
Floor	Penthouse 52W with Balcony, Flat Roofs, Private Roof with Private Lift Lobby thereto and Air-Conditioning Plant Rooms together with the Lift Lobby '29' on 3/F
52/F to 55/F	1010 / 19600 of and in 40903 / 45000

1. In terms of floor numbers, 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, and 54/F are omitted.
2. Refuge floor is located on the 29/F.



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

The Manager is to be appointed for an initial term of two years from the date of the Deed of Mutual Grant and Covenant and Management Agreement and such appointment is to be continued thereafter until terminated in accordance with the provisions thereof.

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

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

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

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

F. The area (if any) in the development retained by the vendor for its own use

Not applicable.

Notes: 1. The Deed of Mutual Grant and Covenant and Management Agreement serves as the "deed of mutual covenant" as referred to under the Residential Properties (First-hand Sales) Ordinance (Cap. 621 of the laws of Hong Kong).

2. For full details, please refer to the Deed of Mutual Grant and Covenant and Management Agreement which is free for inspection during opening hours at the sales office. A copy of each of the Deed of Mutual Grant and Covenant and Management Agreement is available upon request and payment of the necessary photocopying charges.

3. Unless otherwise defined in this sales brochure, the capitalized terms used in this Summary of Deed of Mutual Covenant shall have the same meaning of such terms in the Deed of Mutual Grant and Covenant and Management Agreement.