



SALES BROCHURE  
售樓說明書



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# 一手住宅物業買家須知

## NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

您在購置一手住宅物業之前，應留意下列事項：

### 適用於所有一手住宅物業

#### 1. 重要資訊

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

#### 2. 費用、按揭貸款和樓價

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

#### 3. 價單、支付條款，以及其他財務優惠

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

#### 4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方米/每平方呎售價。根據《一手住宅物業銷售條例》(第621章)(下稱「條例」)，賣方只可以實用面積表達住宅物業的面積和每平方米及平方呎的售價。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及內部尺寸<sup>2</sup>。售樓說明書所提供有關住宅物業外部及內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境(包括交通和社區設施)；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

#### 5. 售樓說明書

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

#### 6. 政府批地文件和公契

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

#### 7. 售樓處內有關可供揀選住宅物業的資料

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

### 8. 成交紀錄冊

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

### 9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 留意賣方有權改動未落成發展項目的建築圖則（如有的話）。如屬未落成發展項目，條例規定物業的買賣合約須載有強制性條文，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網頁(網址：[www.eaa.org.hk](http://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<sup>3</sup>。
  - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。
- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意(視屬何種情況而定)。
    - 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內(以較早者為準)，就賣方有能力有效地轉讓有關物業一

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

### 適用於一手已落成住宅物業

#### 16. 賣方資料表格

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

#### 17. 參觀物業

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

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

網址 : [www.srpa.gov.hk](http://www.srpa.gov.hk)  
電話 : 2817 3313  
電郵 : [enquiry\\_srpa@hd.gov.hk](mailto: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](http://www.consumer.org.hk)  
電話 : 2929 2222  
電郵 : [cc@consumer.org.hk](mailto:cc@consumer.org.hk)  
傳真 : 2856 3611

#### 地產代理監管局

網址 : [www.eaa.org.hk](http://www.eaa.org.hk)  
電話 : 2111 2777  
電郵 : [enquiry@eaa.org.hk](mailto: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

### 1. Important information

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

### 2. Fees, mortgage loan and property price

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

### 3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans<sup>1</sup> as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

### 4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/ metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property<sup>2</sup>. The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

### 5. Sales brochure

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

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

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

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

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

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

#### 8. Register of Transactions

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

#### 9. Agreement for sale and purchase

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

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

#### 10. Expression of intent of purchasing a residential property

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

#### 11. Appointment of estate agent

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.
- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.
- Before you appoint an estate agent to look for a property, you should -
  - find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;
  - find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and



- note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: [www.eaa.org.hk](http://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 date<sup>3</sup> 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](http://www.srpa.gov.hk)  
Telephone : 2817 3313  
Email : [enquiry\\_srpa@hd.gov.hk](mailto:enquiry_srpa@hd.gov.hk)  
Fax : 2219 2220

Other useful contacts:

**Consumer Council**

Website : [www.consumer.org.hk](http://www.consumer.org.hk)  
Telephone : 2929 2222  
Email : [cc@consumer.org.hk](mailto:cc@consumer.org.hk)  
Fax : 2856 3611

**Estate Agents Authority**

Website : [www.eaa.org.hk](http://www.eaa.org.hk)  
Telephone : 2111 2777  
Email : [enquiry@eaa.org.hk](mailto:enquiry@eaa.org.hk)  
Fax : 2598 9596

**Real Estate Developers Association of Hong Kong**

Telephone : 2826 0111  
Fax : 2845 2521

Sales of First-hand Residential Properties Authority  
March 2023

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

**街道名稱及門牌號數**

嘉善街 1號

(此臨時門牌號數有待發展項目建成時確認。)

**樓層總數**

26層(不包括天台、高層天台、中層天台及頂層天台)

**樓層號數**

地下、1樓至 3樓、5樓至 12樓、15樓至 23樓、25樓至 29樓、天台、高層天台、中層天台及頂層天台

**被略去的樓層號數**

4樓、13樓、14樓及 24樓

**庇護層**

不適用

**本發展項目屬未落成發展項目：**

- (a) 由該項目的認可人士提供的該項目的預計關鍵日期為2025年6月10日。
- (b) 預計關鍵日期，是受到買賣合約所允許的任何延期所規限的。
- (c) 為買賣合約的目的，發展項目當作在佔用許可證就該項目中的每幢建築物發出的日期落成。

**Name of the street and the street number**

No. 1 Ka Shin Street

(This provisional street number is subject to confirmation when the development is completed.)

**Total number of storeys**

26 storeys (excluding Roof, Upper Roof, Intermediate Roof and Top Roof)

**Floor numbering**

G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F, Roof, Upper Roof, Intermediate Roof and Top Roof

**Omitted floor numbers**

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

**Refuge floor**

Not applicable

**This development is an uncompleted development:**

- (a) The estimated material date for the development, as provided by the Authorized Person for the development is 10 June 2025.
- (b) The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.
- (c) For the purpose of the Agreement for Sale and Purchase, the development is deemed to be completed on the date on which an occupation permit for every building in the development is issued.

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

### 賣方

廣源發展有限公司 (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、謙耀置業有限公司、Good Time Limited 及 Broadwin Int'l Limited)

### 發展項目的認可人士

王董建築師事務有限公司的柯華雄先生  
(柯華雄先生為王董建築師事務有限公司的董事)

### 發展項目的承建商

顯利工程有限公司

### 賣方代表律師

中倫律師事務所有限法律責任合夥

### 已為發展項目的建造提供貸款或已承諾為發展項目的建造提供融資的認可機構

不適用

### 已為發展項目的建造提供貸款的任何其他人

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

### Vendor

Century Wide Development Limited (also as the owner and whose holding companies are Henderson Development Limited, Henderson Land Development Company Limited, Mightymark Investment Limited, Good Time Limited and Broadwin Int'l Limited)

### Authorized person for the development

Mr. Orr Wah Hung David of Wong Tung & Partners Limited  
(Mr. Orr Wah Hung David is a director of Wong Tung & Partners Limited)

### Building contractor for the development

Hien Lee Engineering Company Limited

### Vendor's solicitors

Zhong Lun Law Firm LLP

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

Not applicable

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

Henderson Real Estate Agency Limited and Max-mercan Investment Limited

## 3

## 有參與發展項目的各方的關係

## RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

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

## 3

## 有參與發展項目的各方的關係

## RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

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

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

發展項目將會有構成圍封牆的一部分的非結構的預製外牆。

There will be non-structural prefabricated external walls forming part of the enclosing walls of the development.

每幢建築物的非結構的預製外牆的厚度範圍為150毫米。

The range of thickness of the non-structural prefabricated external walls of each block is 150mm.

發展項目將會有構成圍封牆的一部分的幕牆。

There will be curtain walls forming part of the enclosing walls of the development.

每幢建築物的幕牆的厚度範圍為200毫米。

The range of thickness of the curtain walls of each building is 200mm.

### 每個住宅物業的非結構的預製外牆及幕牆的總面積表

#### Schedule of total area of the non-structural prefabricated external walls and curtain walls of each residential property

樓層 Floor	單位 Flat	每個住宅物業的非結構的預製外牆的 總面積 (平方米) The total area of the non-structural prefabricated external walls of each residential property (sq.m.)	每個住宅物業的幕牆的總面積 (平方米) The total area of the curtain walls of each residential property (sq.m.)
5樓 5/F	A	0.186	1.344
	B	-	0.345
	C	-	0.419
	D	-	1.400
	E	-	0.456
	F	-	0.435
	G	-	0.435
	H	-	1.582
	J	0.269	0.736
	K	0.137	0.689
6樓-12樓、 15樓-23樓、 25樓-28樓 6/F-12/F, 15/F-23/F, 25/F-28/F	M	0.248	0.584
	A	0.186	1.344
	B	-	0.345
	C	-	0.419
	D	-	1.400
	E	-	0.456
F	-	0.435	

樓層 Floor	單位 Flat	每個住宅物業的非結構的預製外牆的 總面積 (平方米) The total area of the non-structural prefabricated external walls of each residential property (sq.m.)	每個住宅物業的幕牆的總面積 (平方米) The total area of the curtain walls of each residential property (sq.m.)
6樓-12樓、 15樓-23樓、 25樓-28樓 6/F-12/F, 15/F-23/F, 25/F-28/F	G	-	0.435
	H	-	1.582
	J	0.269	0.736
	K	0.137	1.167
	M	0.248	0.784
29樓 29/F	A	-	3.363
	B	-	3.330
	C	0.137	0.787

## 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，尊家管業有限公司將獲委任為發展項目的管理人。

### Manager

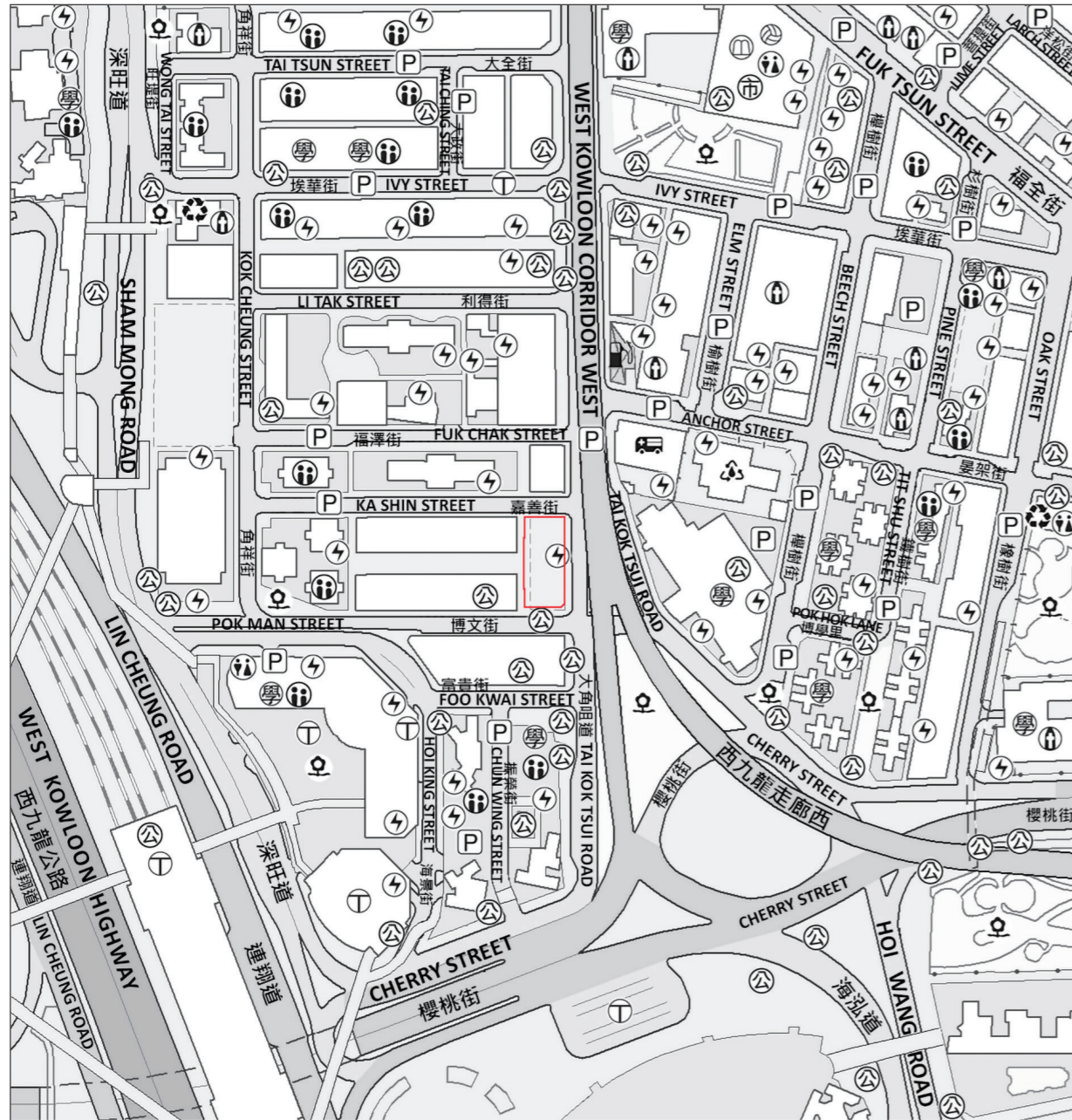
H-Privilege Limited will be appointed as the Manager of the development under the latest draft deed of mutual covenant in respect of the development.




# 6

## 發展項目的所在位置圖

### LOCATION PLAN OF THE DEVELOPMENT



 發展項目的位置  
Location of the Development

比例：0M/米  
Scale :  250M/米



資料 / 地圖 / 鳥瞰照片由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。  
The Data/Map/Aerial Photograph is/are provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.

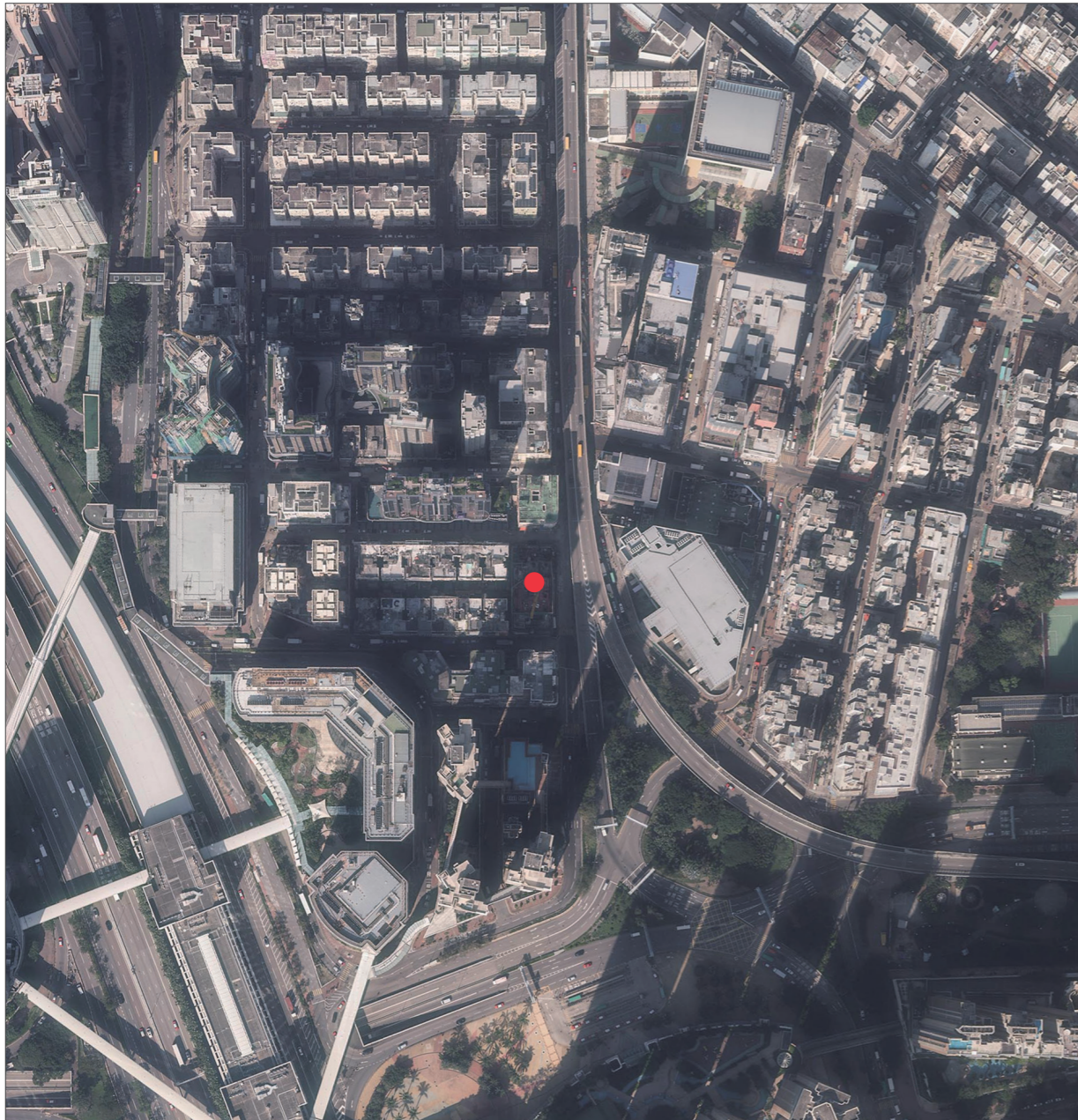
此所在位置圖參考測繪圖編號 T11-NW-D，經修正處理。  
This location plan is made with reference to Survey Sheet No. T11-NW-D with adjustments where necessary.

#### 圖例 NOTATION

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

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

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



● 發展項目的位置  
Location of the Development

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.

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

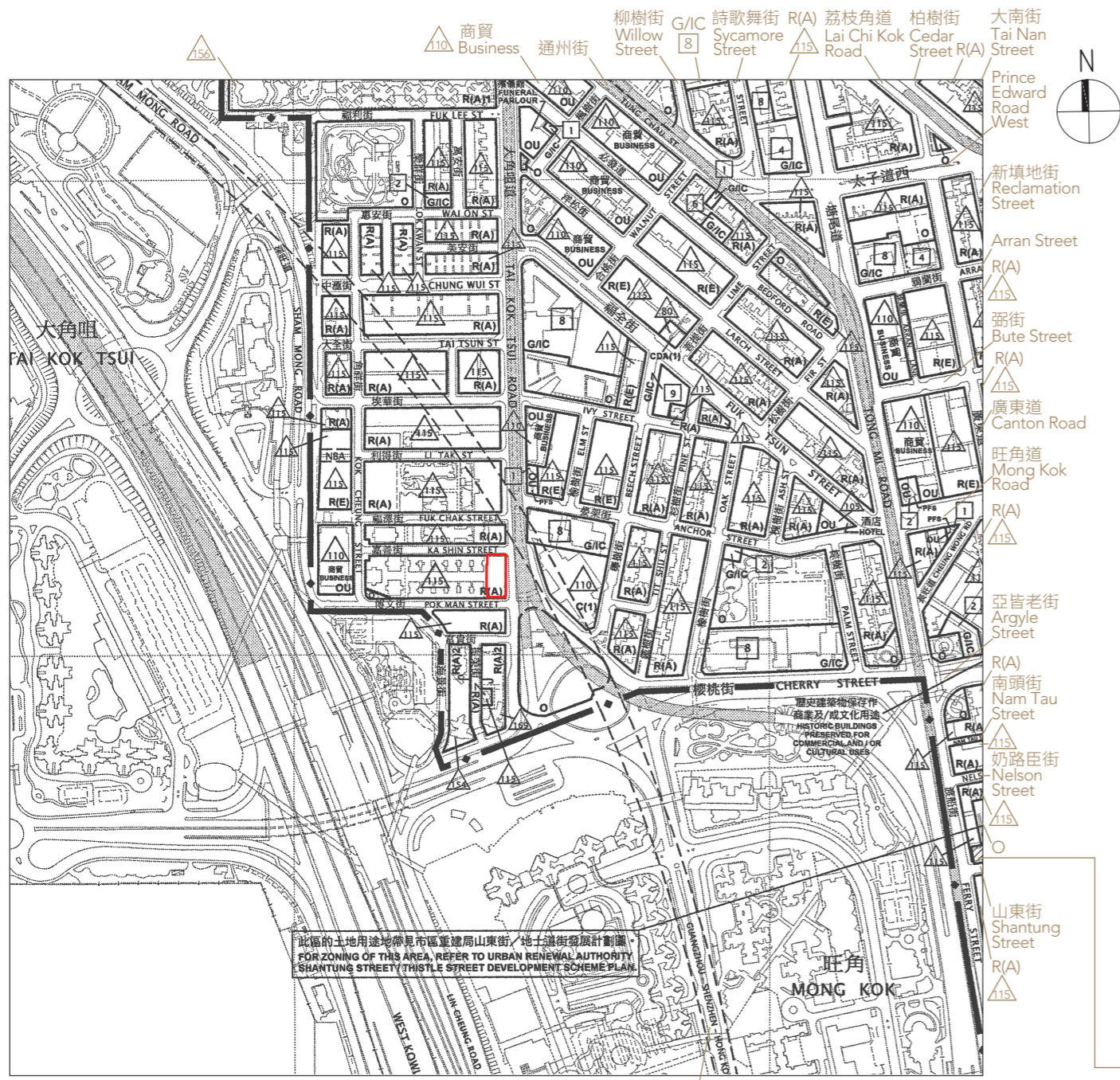
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摘錄自地政總署測繪處於2022年12月8日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E167505C。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, Photo No. E167505C, dated 8 December 2022.



摘錄自 2023 年 6 月 9 日刊憲之旺角 (九龍規劃區第 3 區) 分區計劃大綱核准圖，圖則編號為 S/K3/36，經修正處理。  
Extracted from the approved Mong Kok (Kowloon Planning Area No. 3) Outline Zoning Plan, Plan No. S/K3/36, gazetted on 09 June 2023, with adjustments where necessary.

圖例 NOTATION

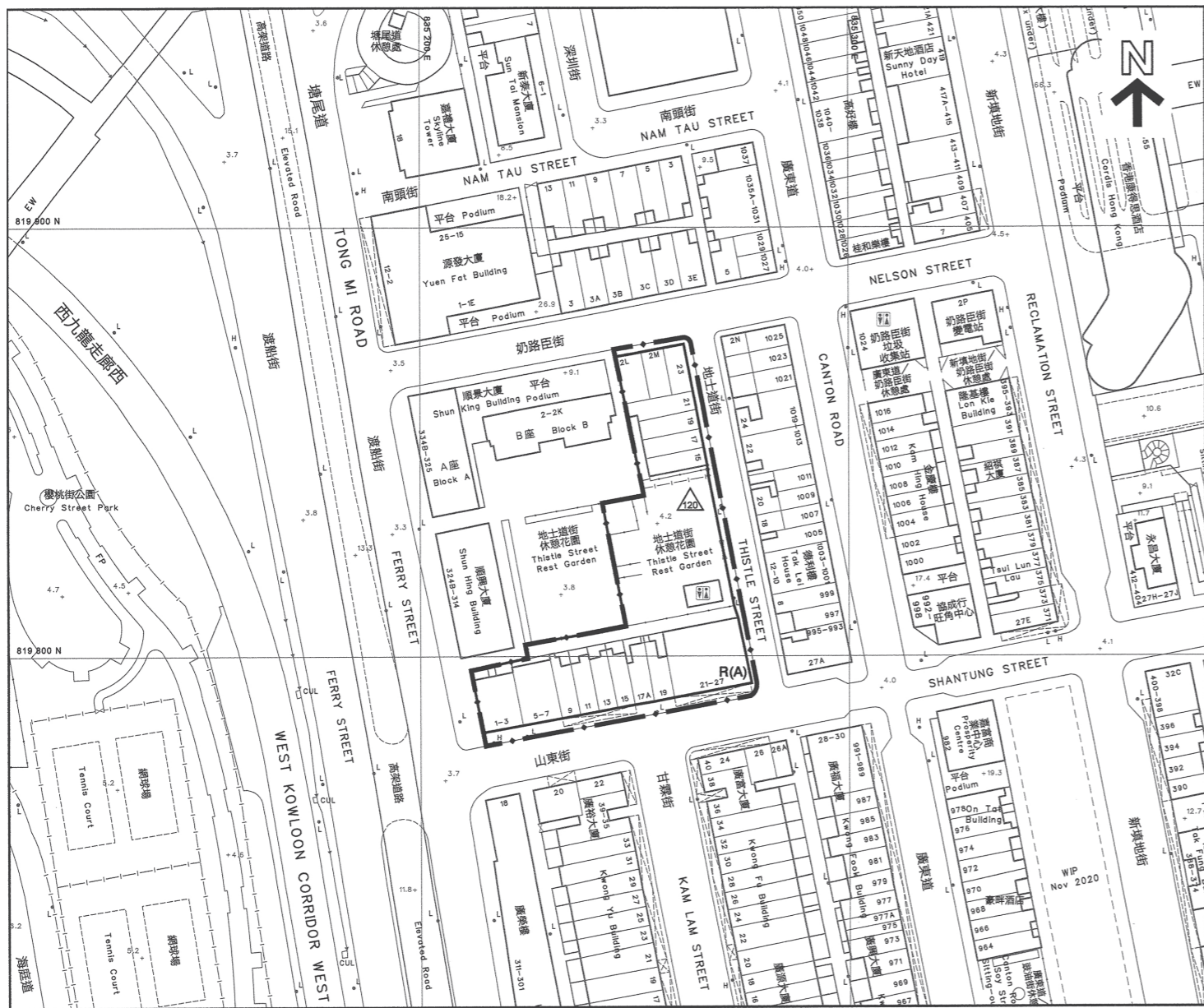
- |  |   |   |  |
|--|---|---|--|
| 地帶 ZONES   |   | 其他 MISCELLANEOUS  |  |
| <b>C</b> 商業<br>Commercial                                    | <b>CDA</b> 綜合發展區<br>Comprehensive Development Area      | <b>R(A)</b> 住宅(甲類)<br>Residential (Group A)   | <b>R(E)</b> 住宅(戊類)<br>Residential (Group E)                            |
| <b>G/IC</b> 政府、機構或社區<br>Government, Institution or Community | <b>O</b> 休憩用地<br>Open Space                             | <b>OU</b> 其他指定用途<br>Other Specified Uses  | —•— 規劃範圍界線<br>Boundary of Planning Scheme                              |
| <b>O</b> 休憩用地<br>Open Space                                  | <b>OU</b> 其他指定用途<br>Other Specified Uses                | △115 最高建築物高度(在主水平基準上若干米)<br>Maximum Building Height (In metres above Principal Datum) | ▨ 市區重建局發展計劃圖範圍<br>Urban Renewal Authority Development Scheme Plan Area |
| <b>OU</b> 其他指定用途<br>Other Specified Uses                     | 交通 COMMUNICATIONS                                       | 8 最高建築物高度(樓層數目)<br>Maximum Building Height (In number of storeys)                     | --- 建築物高度管制區界線<br>Building Height Control Zone Boundary                |
|  | —[STATION]— 鐵路及車站(地下) Railway and Station (Underground) | PFS 加油站<br>Petrol Filling Station   |  |
|  | == 主要道路及路口 Major Road and Junction                      | [NBA] 非建築用地<br>Non-Building Area  |  |
|  | == 高架道路 Elevated Road                                   |   |  |

此區的土地用途地帶見市區重建局山東街/地士道街發展計劃圖。  
FOR ZONING OF THIS AREA, REFER TO URBAN RENEWAL AUTHORITY SHANTUNG STREET / THISTLE STREET DEVELOPMENT SCHEME PLAN.

此區的土地用途地帶見市區重建局山東街/地士道街發展計劃圖。  
FOR ZONING OF THIS AREA, REFER TO URBAN RENEWAL AUTHORITY SHANTUNG STREET / THISTLE STREET DEVELOPMENT SCHEME PLAN.

發展項目的位置 Location of the Development  
比例：0M/米 500M/米  
Scale: 0 500

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.



比例：20 0 20 40 60 80  
Scale: METRES 米

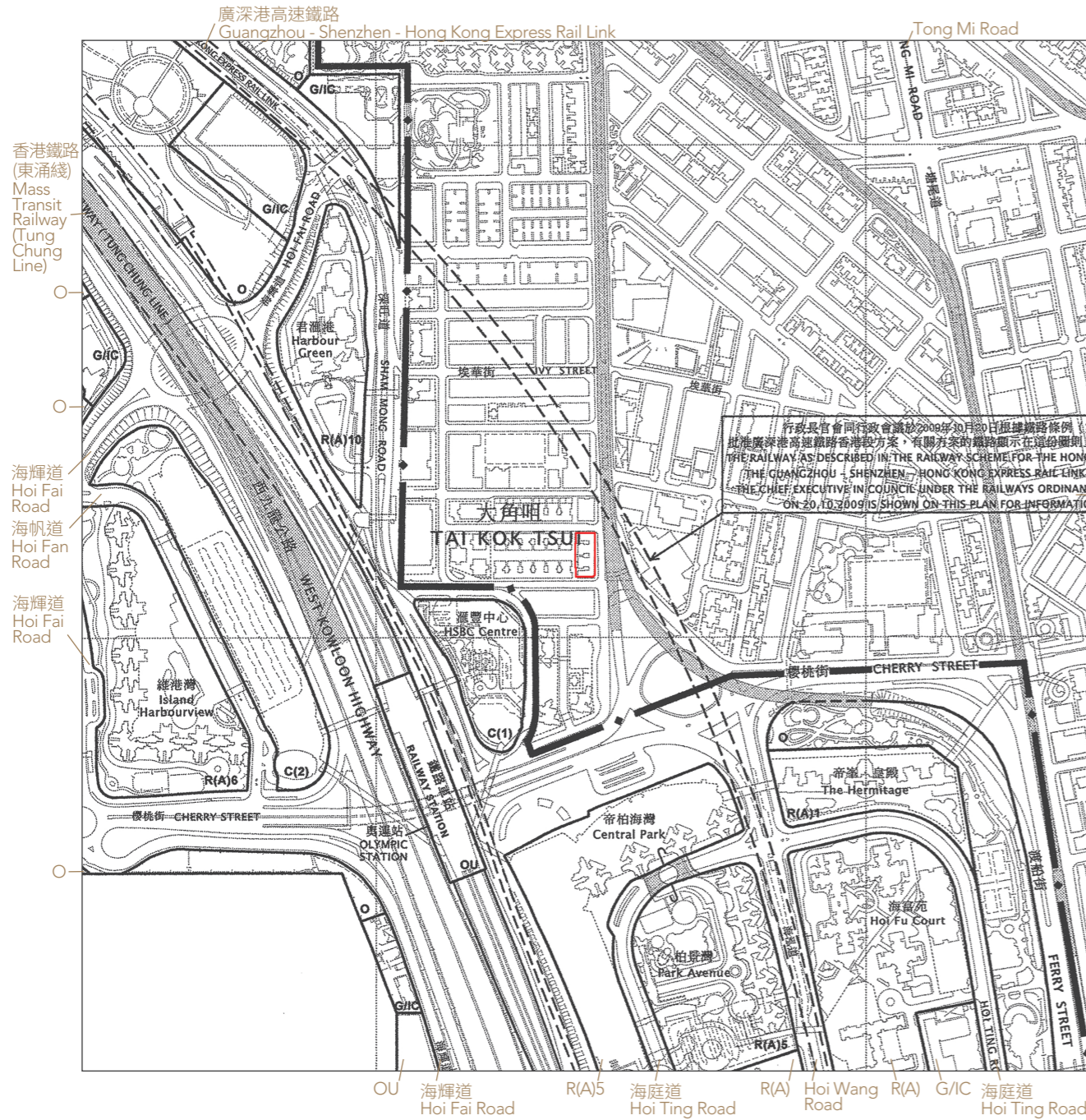
摘錄自行政長官會同行政會議於 2022 年 2 月 8 日根據城市規劃條例第 9(1)(a) 條核准之香港城市規劃委員會依據城市規劃條例擬備的市區重建局山東街 / 地士道街發展計劃圖，圖則編號為 S/K3/URA4/2。

Adopted from Town Planning Ordinance, Hong Kong Town Planning Board Urban Renewal Authority Shantung Street / Thistle Street Development Scheme Plan with Plan No. S/K3/URA4/2 approved by the Chief Executive in Council under Section 9(1)(a) of the Town Planning Ordinance on 8 February 2022.

圖例 NOTATION

-  發展計劃範圍界線  
Boundary of Development Scheme
-  住宅(甲類)  
Residential (Group A)
-  主要道路及路口  
Major Road and Junction
-  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)

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.



摘錄自 2014 年 10 月 3 日刊憲之西南九龍 (九龍規劃區第 20 區) 分區計劃大綱核准圖，圖則編號為 S/K20/30，經修正處理。  
Extracted from the approved South West Kowloon (Kowloon Planning Area No. 20) Outline Zoning Plan, Plan No. S/K20/30, gazetted on 3 October 2014, with adjustments where necessary.

圖例 NOTATION

- |  |  |
|--|--|
| 地帶 ZONES   | 其他 MISCELLANEOUS                                   |
| <b>C</b> 商業<br>Commercial                                    | <b>— • —</b> 規劃範圍界線<br>Boundary of Planning Scheme |
| <b>R(A)</b> 住宅(甲類)<br>Residential (Group A)                  |  |
| <b>G/IC</b> 政府、機構或社區<br>Government, Institution or Community |  |
| <b>O</b> 休憩用地<br>Open Space                                  |  |
| <b>OU</b> 其他指定用途<br>Other Specified Uses                     |  |
| 交通 COMMUNICATIONS  |  |
| 鐵路及車站 Railway and Station                                    |  |
| 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   |  |

行政長官會同行政會議於2009年10月20日根據鐵路條例(第519章)批准廣深港高速鐵路香港段方案，有關方案的鐵路顯示在這份圖則上，只供參考之用。  
THE RAILWAY AS DESCRIBED IN THE RAILWAY SCHEME FOR THE HONG KONG SECTION OF THE GUANGZHOU - SHENZHEN - HONG KONG EXPRESS RAIL LINK AUTHORIZED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER THE RAILWAYS ORDINANCE (CHAPTER 519) ON 20.10.2009 IS SHOWN ON THIS PLAN FOR INFORMATION ONLY.

發展項目的位置  
Location of the Development

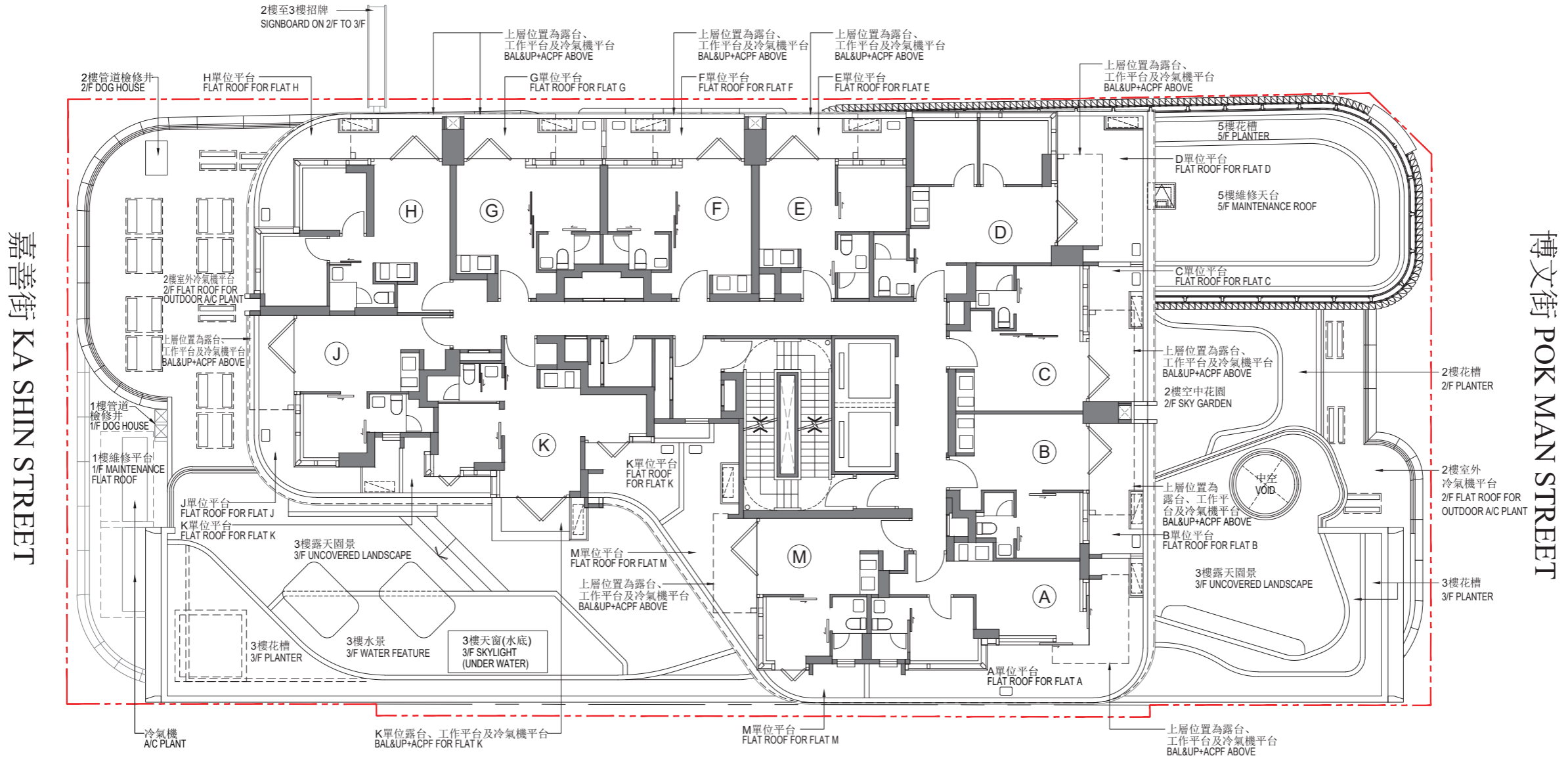
比例：0M/米  
Scale: 500M/米

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.



比例 Scale: 0米/M 2.5米/M 5米/M

大角咀道 TAI KOK TSUI ROAD



現有巷 EXISTING LANE

A/C PLANT = Air-conditioner Plant 冷氣機

BAL&UP+ACPF = Balcony, Utility Platform and Air-conditioner Platform 露台、工作平台及冷氣機平台

DOG HOUSE = Mechanical and Electrical Services Duct 管道檢修井

由該項目的認可人士提供的該等建築物及設施的預計落成日期為 2025 年 6 月 10 日。

備註：圖中所示之發展項目住宅樓層布局是參照適用於 5 樓住宅樓層的樓面平面圖。

發展項目的界線 Boundary of the Development

The estimated date of completion of these buildings and facilities, as provided by the authorized person for the development is 10 June 2025.

Note: The layout of the residential floor of the development shown in this plan is based on floor plan applicable to 5/F.

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

在本頁上之備註和圖例適用於全部的「發展項目的住宅物業的樓面平面圖」頁數。

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

## 樓面平面圖圖例

### Legends of the Floor Plans

AC	= Air-conditioner Unit 冷氣機
ACP	= Air-conditioner Plinth 冷氣機台
ACPF	= Air-conditioner Platform 冷氣機平台
AD	= Air Duct 氣喉
AF	= Architectural Feature 建築裝飾
BAL	= Balcony 露台
BAL&UP	= Balcony and Utility Platform 露台及工作平台
BAL&UP+ACPF ABOVE	= Balcony, Utility Platform and Air-conditioner Platform Above 上層位置為露台、工作平台及冷氣機平台
BATH	= Bathroom 浴室
BR	= Bedroom 睡房
DN	= Down 落
ELV	= Extra Low Voltage Duct 弱電電線管道
EMC	= Electric Meter Cabinet 電錶櫃
FH	= Fire Hydrant 消防栓
FS	= Fire Services Installation 消防裝置
GB	= Glass Balustrade 玻璃欄杆
H/L	= High Level 高位
HR	= Hose Reel 消防喉轆
LIV/DIN	= Living Room / Dining Room 客廳/飯廳
MB	= Metal Balustrade 金屬欄杆
MBR	= Master Bedroom 主人睡房
O KIT	= Open Kitchen 開放式廚房
PD	= Pipe Duct 管道
RC COVER FOR BAL&UP+ACPF BELOW	= Reinforced Concrete Cover for Balcony and Utility Platform and Air-conditioner Platform Below 下層鋼筋混凝土露台及工作平台及冷氣機平台上蓋
RC PARAPET WALL	= Reinforced Concrete Parapet Wall 鋼筋混凝土矮牆
RSMRR	= Refuse Storage and Material Recovery Room 垃圾及物料回收室
T/AF	= Top of Architectural Feature 建築裝飾上蓋
TRS	= Temporary Refuge Space 臨時庇護處
WMC	= Water Meter Cabinet 水錶櫃
	= Built-in fittings provided in the flats 隨樓附送嵌入式裝置

### 備註：

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

### Remarks:

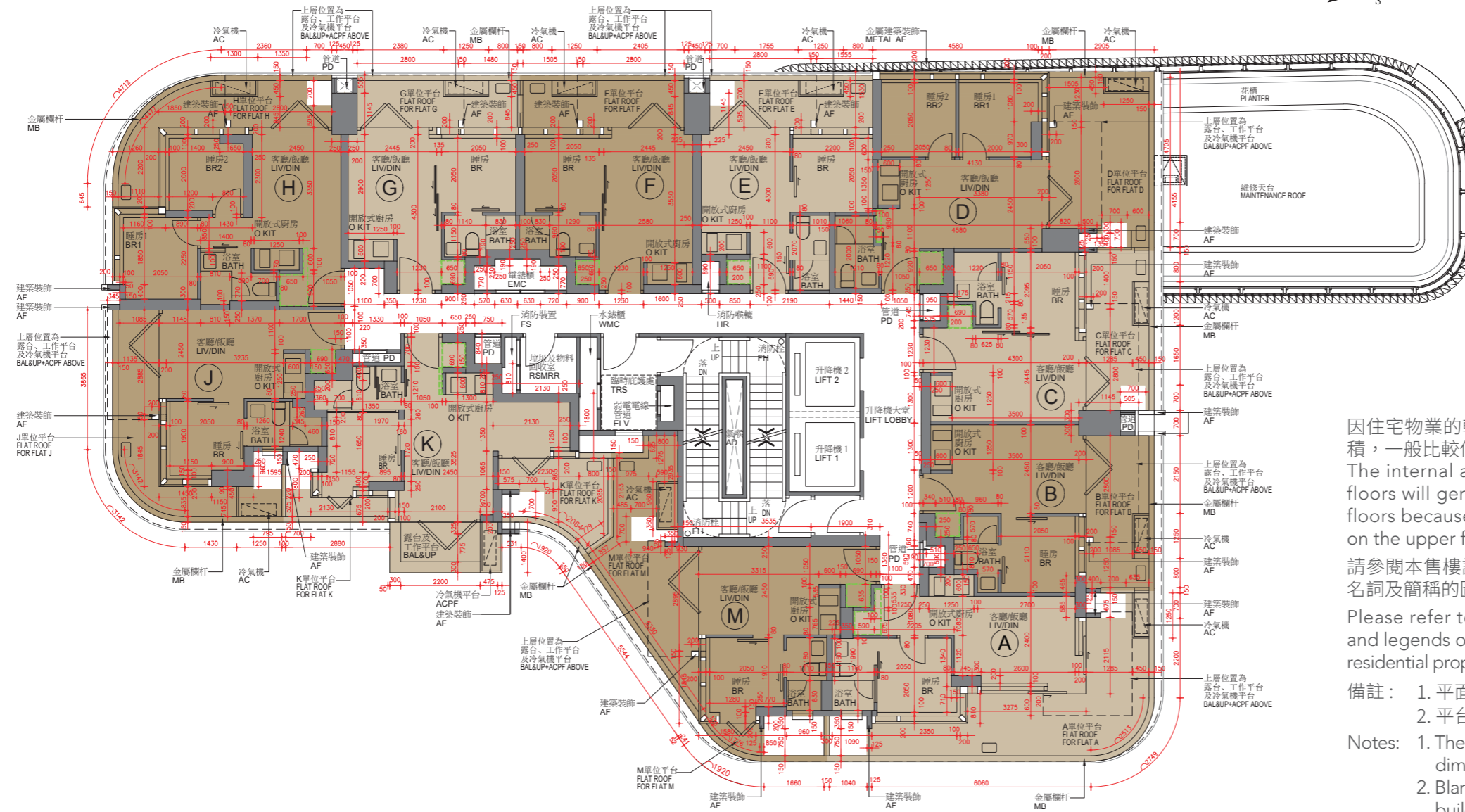
1. Common pipes exposed or enclosed in cladding may be located at the balcony, utility platform, flat roof, roof or external wall of some residential properties.
2. There may be sunken slabs at some parts of the ceiling inside some residential properties for the installation of mechanical and electrical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

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

比例 Scale: 0米/M 2.5米/M 5米/M



5樓平面圖  
5/F Floor Plan



因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。  
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22頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

Please refer to page 22 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

備註： 1. 平面圖所列的數字為以毫米標示之建築結構尺寸。  
2. 平台空白位置為供維修大廈設備使用的公用地方。

Notes: 1. The dimensions in floor plans are all structural dimensions in millimeter.  
2. Blank areas on the flat roof are common areas for building facility maintenance.

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat											
		A	B	C	D	E	F	G	H	J	K	M	
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	5樓 5/F	3150, 3200, 3450, 3500	3150, 3450, 3500	3150, 3200, 3450, 3500	3150, 3200, 3450, 3500	3150, 3200, 3450, 3500	3150, 3200, 3450, 3500	3150, 3200, 3450, 3500	3150, 3200, 3450, 3500	3150, 3200, 3450, 3500	3150, 3200, 3450, 3500	3150, 3200, 3450, 3500	3150, 3200, 3450, 3500
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		150	175	175	150, 175	175	175	175	175	150	175	150	150

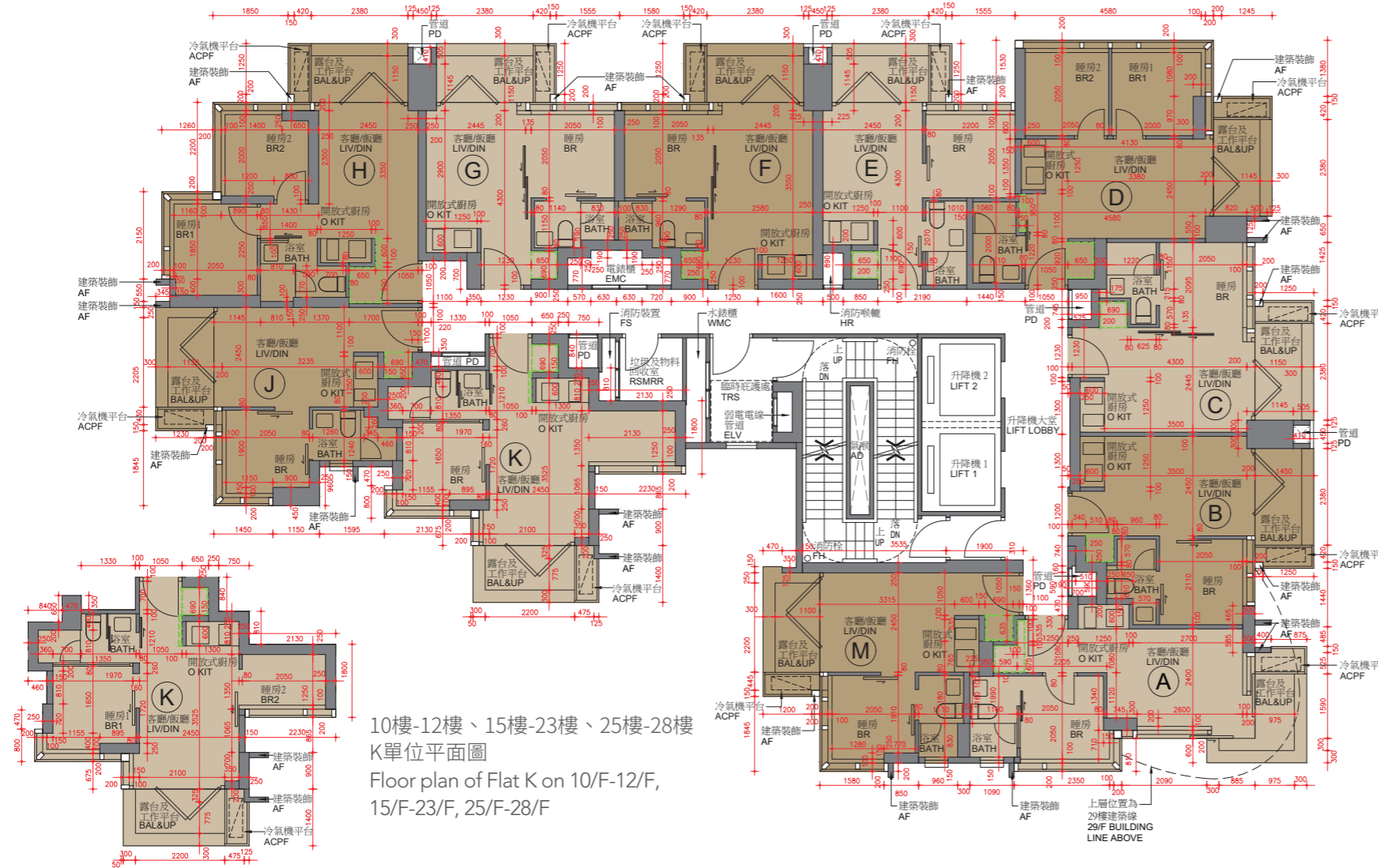


# 10 發展項目的住宅物業的樓面平面圖 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

比例 Scale: 0米/M 2.5米/M 5米/M



6樓-12樓、15樓-23樓、25樓-28樓平面圖  
6/F-12/F, 15/F-23/F, 25/F-28/F Floor Plan



10樓-12樓、15樓-23樓、25樓-28樓  
K單位平面圖  
Floor plan of Flat K on 10/F-12/F,  
15/F-23/F, 25/F-28/F

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22頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

Please refer to page 22 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

備註：平面圖所列的數字為以毫米標示之建築結構尺寸。

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

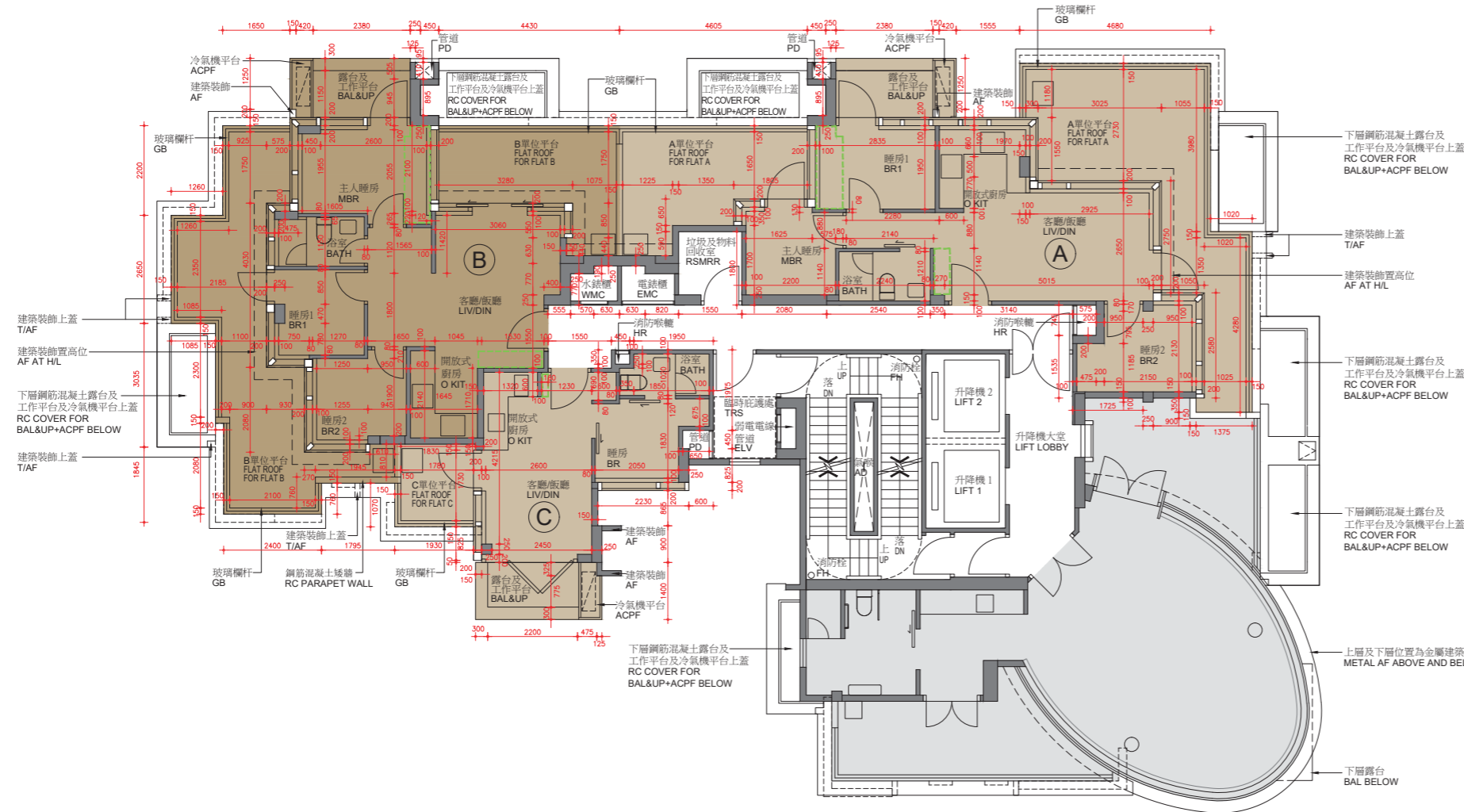
每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat										
		A	B	C	D	E	F	G	H	J	K	M
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	6樓-12樓、15樓-23樓、 25樓-27樓	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	6/F-12/F, 15/F-23/F, 25/F-27/F	150	175	175	150, 175	175	175	175	150	175	150	150
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	28樓	3275, 3325, 3500	3275, 3500	3275, 3500	3275, 3500	3150, 3200, 3450, 3500	3150, 3275, 3325, 3500	3275, 3325, 3500	3150, 3275, 3450, 3500	3275, 3325, 3500	3150, 3200, 3275, 3450, 3500	3150, 3275, 3325, 3500
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	28/F	200	200	175	150, 175	175	175	175	150	175	150	150

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

比例 Scale: 0米/M 2.5米/M 5米/M



29樓平面圖  
29/F Floor Plan



因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。  
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22頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

Please refer to page 22 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

備註： 平面圖所列的數字為以毫米標示之建築結構尺寸。  
Note: The dimensions in floor plans are all structural dimensions in millimeter.

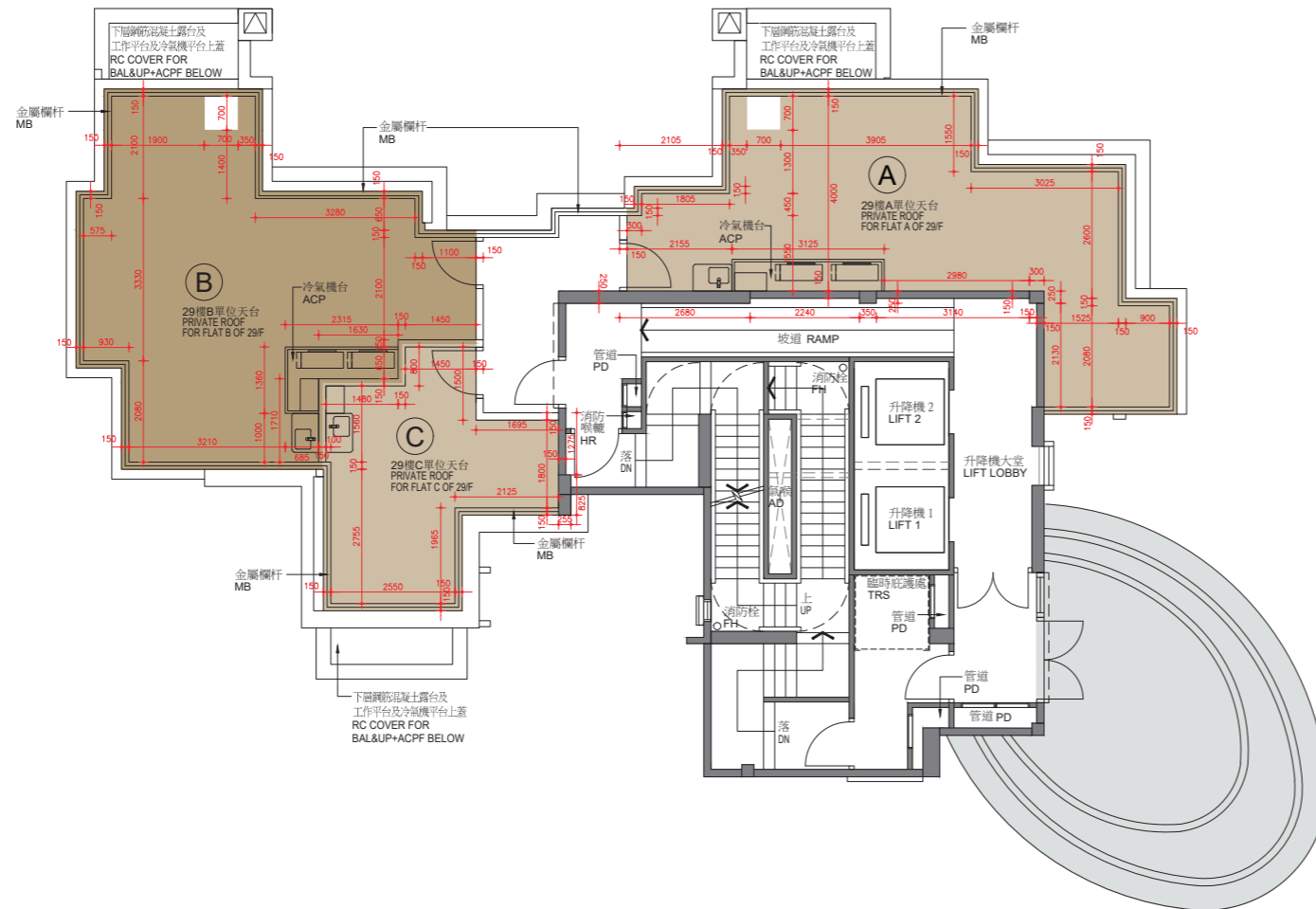
每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat		
		A	B	C
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	29樓	4000	4000	4000
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	29/F	175	175	175

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

比例 Scale: 0米/M 2.5米/M 5米/M



天台平面圖  
Roof Floor Plan



因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。  
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22頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

Please refer to page 22 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

- 備註：
1. 平面圖所列的數字為以毫米標示之建築結構尺寸。
  2. 平台空白位置為供維修大廈設備使用的公用地方。

- Notes:
1. The dimensions in floor plans are all structural dimensions in millimeter.
  2. Blank areas on the flat roof are common areas for building facility maintenance.

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

# 11 發展項目中的住宅物業的面積

## AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積) 平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
利奧坊·首隅 Gateway · Square Mile	5樓 5/F	A	22.993 (247) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	14.577 (157)	-	-	-	-	-	-
		B	20.570 (221) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	7.267 (78)	-	-	-	-	-	-
		C	20.832 (224) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	7.035 (76)	-	-	-	-	-	-
		D	29.305 (315) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	11.695 (126)	-	-	-	-	-	-
		E	19.871 (214) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	5.314 (57)	-	-	-	-	-	-
		F	21.897 (236) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	5.739 (62)	-	-	-	-	-	-
		G	20.684 (223) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	5.707 (61)	-	-	-	-	-	-
		H	29.133 (314) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	7.832 (84)	-	-	-	-	-	-
		J	21.750 (234) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	8.485 (91)	-	-	-	-	-	-
		K	29.909 (322) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	6.537 (70)	-	-	-	-	-	-
M	21.419 (231) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	12.412 (134)	-	-	-	-	-	-		

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

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

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

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

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

# 11 發展項目中的住宅物業的面積

## AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積) 平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)										
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard	
利奧坊·首隅 Gateway · Square Mile	6樓-12樓、 15樓-23樓、 25樓-28樓 6/F-12/F, 15/F-23/F, 25/F-28/F	A	26.493 (285) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	
		B	24.070 (259) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		C	24.332 (262) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		D	32.805 (353) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		E	23.371 (252) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		F	25.397 (273) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		G	24.184 (260) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		H	32.633 (351) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		J	25.312 (272) 露台 Balcony: 2.062 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		K	29.909 (322) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
M	24.922 (268) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-		

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

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

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

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

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

# 11 發展項目中的住宅物業的面積

## AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積) 平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
利奧坊·首隅 Gateway · Square Mile	29樓 29/F	A	50.566 (544) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	28.996 (312)	-	-	36.630 (394)	-	-	-
		B	49.177 (529) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	26.839 (289)	-	-	39.545 (426)	-	-	-
		C	26.209 (282) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	3.354 (36)	-	-	16.827 (181)	-	-	-

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

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

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

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

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

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

不適用。

Not applicable.

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

1. 買方在簽立臨時買賣合約時向賣方 (擁有人) 繳付相等於樓價 5% 之臨時訂金。
  2. 買方在簽署臨時買賣合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有。
  3. 如買方沒有在訂立該臨時買賣合約之後的 5 個工作日內簽立正式買賣合約 —
    - i. 該臨時買賣合約即告終止；及
    - ii. 買方支付的臨時訂金，即予沒收；及
    - iii. 賣方 (擁有人) 不得就買方沒有簽立正式買賣合約，而對買方提出進一步申索。
1. A preliminary deposit which is equal to 5% of the purchase price is payable by the purchaser to the vendor (the owner) upon signing of the preliminary agreement for sale and purchase.
  2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement for sale and purchase will be held by a firm of solicitors acting for the owner, as stakeholders.
  3. If the purchaser fails to sign the formal agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement for sale and purchase -
    - i. that preliminary agreement for sale and purchase is terminated; and
    - ii. the preliminary deposit paid by the purchaser is forfeited; and
    - iii. the vendor (the owner) does not have any further claim against the purchaser for the failure.

# 14 公契的摘要

## SUMMARY OF DEED OF MUTUAL COVENANT

### A. 發展項目的公用部分

1. **「公用地方」** 統指屋苑公用地方及住宅公用地方，每類公用地方在適用的情況下包括在《建築物管理條例》第2條所列出「公用部分」的定義所包含的適當及有關公用部分，及如商業發展項目的單位個別出售，將包括商業發展項目有關的副公契內所定義的商業發展項目公用地方（如有的話）。
2. **「公用地方與設施」** 統指公用地方及公用設施。
3. **「公用設施」** 統指屋苑公用設施及住宅公用設施，及如商業發展項目的單位個別出售，將包括商業發展項目有關的副公契內所定義的商業發展項目公用設施（如有的話）。
4. **「屋苑公用地方」** 指擬供屋苑整體共用及共享而並非只供任何個別單位或其任何部分使用及享用的屋苑部分，受公契的條款所約束及所有現存的權利及通行權所規限，每位擁有人及佔用人可與所有其他屋苑的擁有人及佔用人共用該等部分，當中包括但不限於：
  - (a) 不屬於或構成商業發展項目或住宅發展項目一部分的地基、柱、樑、樓板及其他結構性支承物及元素；
  - (b) 斜坡及護土牆(如有)；
  - (c) 供安裝或使用天線廣播分導或電訊網絡設施的地方；
  - (d) 在附於公契的圖則上以黃色顯示(僅作識別之用)而非構成商業發展項目或住宅發展項目一部分的屋苑外牆部分(包括其玻璃幕牆及簷篷、建築鱗片及在其上的特色)；
  - (e) 保養及維修通道(除了該等構成住宅公用地方一部分及在住宅公用地方之內的)；
  - (f) 所有在附於公契的圖則上以黃色顯示(僅作識別之用)的屋苑地方；
  - (g) 位於屋苑地下的排水渠或表面溝道、沙井或進出口蓋下供屋苑整體而並非只供其任何個別單位或其任何部分使用的溝槽、溝槽系統、污水管、排水渠、喉管、導管及沙井；及
  - (h) 由首位擁有人按照公契的條款可能在任何時候指定為屋苑公用地方的額外屋苑地方惟倘若情況適當，如(i)《建築物管理條例》第2條所列出「公用部分」的定義之(a)段所包含的任何屋苑部分或(ii)《建築物管理條例》附表1所指明並包含於《建築物管理條例》第2條所列出「公用部分」的定義之(b)段的任何部分也應被上文提供之條款所涵蓋，該等部分將被視作已被包括為及構成屋苑公用地方一部分。
5. **「屋苑公用地方與設施」** 統指屋苑公用設施和屋苑公用設施。
6. **「屋苑公用設施」** 指所有擬供屋苑整體共用及共享而並非只供任何個別單位或其任何部分使用及享用的屋苑設施，受公契的條款所約束，每位擁有人及佔用人可與所有其他屋苑的擁有人及佔用人共用該等設施，當中包括但不限於公共天線、所有訊號接收器、污水管、排水渠、雨水渠、水道(特別是位於屋苑地下的排水渠或表面溝道、沙井或進出口蓋下供屋苑整體而並非只供任何個別單位或其任何部分使用的溝槽、溝槽系統、污水管、排水渠、喉管、導管及沙井)、電纜、喉管、管道(包括但不限於便溺污水及廢水處置和雨水管)、電線、導管、總沖廁水管、總食水管、基於保安理由而安裝於屋苑公共地方的閉路電視及其他設施及設備、屋苑的機器及機械設備和其他類似的裝置、設施或服務、電力變壓房、電纜設施及為屋苑提供電力的所有關連設施及輔助電力裝置、設備和設施，以及由首位擁有人按照公契的條款可能在任何時候指定為屋苑公用設施的額外屋苑裝置及設施。
7. **「住宅公用地方」** 指擬供住宅發展項目整體共用及共享而並非只供任何個別住宅單位使用及享用的住宅發展項目部分，受公契的條款所約束，每位住宅單位的擁有人及佔用人可與所有其他住宅單位的擁有人及佔用人共用該等部分，當中包括但不限於：
  - (a) 在附於公契的圖則上以綠色顯示(僅作識別之用)而非構成商業發展項目或屋苑公用地方一部分，位於5樓以下的屋苑外牆部分；
  - (b) 非構成商業發展項目、屋苑公用地方或住宅單位一部分，位於5樓及以上的屋苑外牆部分，當中包括但不限於：
    - (1) 在其上的建築鱗片及特色；
    - (2) 屋苑的玻璃幕牆結構，包括但不限於豎框及面版(但不包括:(i)玻璃幕牆結構可開啟的部分;及(ii)完全包圍或面向一個住宅單位的玻璃嵌板，而上述可開啟部分及玻璃嵌板則構成有關住宅單位的部分)。為免存疑，任何構成屋苑玻璃幕牆結構一部分而非完全包圍一個住宅單位，反而伸延跨越兩個或以上住宅單位的玻璃嵌板則構成住宅公用地方一部分；
    - (3) 非結構的預製外牆(除了該等構成任何住宅單位一部分的)；及
    - (4) 位於主天台、上層天台、中層天台及頂層天台樓層的屋苑外牆，該等樓層均在附於公契的圖則上顯示(僅作識別之用)；但不包括構成相關住宅單位一部分的露台、工作平台、私人天台或私人平台的玻璃欄杆、金屬欄杆或欄杆；
  - (c) 住宅發展項目內的消防升降機大堂及通往規定樓梯的防護大堂；
  - (d) 根據「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規定，用於以閉路電視(「閉路電視」)影像設備進行的隱蔽式排水管之檢測及保養，其的進出口及工作空間；
  - (e) 康樂設施；
  - (f) 在附於公契的圖則上以綠色顯示並標記「COMMUNAL SKY GARDEN」(僅作識別之用)的公用空中花園；
  - (g) 在附於公契的圖則上以綠色顯示並標記「COVERED LANDSCAPE AREA」(僅作識別之用)的有蓋景區；
  - (h) 保養及維修通道(除了該等構成屋苑公用地方一部分及在屋苑公用地方之內的)；
  - (i) 住宅發展項目內的管理員、看守員及管理公司職員的櫃台、辦公室、儲物室、警衛室及衛生間(如有的話)，包括但不限於位於屋苑地下的管理員櫃台及位於屋苑2樓的管理儲物室；
  - (j) 所有在附於公契的圖則上以綠色顯示(僅作識別之用)的屋苑地方；及
  - (k) 由首位擁有人按照公契的條款可能在任何時候指定為住宅公用地方的額外屋苑地方惟倘若情況適當，如(i)《建築物管理條例》第2條所列出「公用部分」的定義之(a)段所包含的任何屋苑部分或(ii)《建築物管理條例》附表1所指明並包含於《建築物管理條例》第2條所列出「公用部分」的定義之(b)段的任何部分也應被上文提供之條款所涵蓋，該等部分將被視作已被包括為及構成住宅公用地方一部分。
8. **「住宅公用地方及設施」** 統指住宅公用地方及住宅公用設施。
9. **「住宅公用設施」** 指所有擬供住宅發展項目整體共用及共享而並非只供任何個別住宅單位使用及享用的屋苑設施，受公契的條款所約束，每位住宅單位的擁有人及佔用人可與所有其他住宅單位的擁有人及佔用人共用該等設施，當中包括但不限於所有設於住宅公用地方指定的升降機、電線、電纜、導管、隱蔽式排水管、喉管、管道(包括但不限於便溺污水及廢水處置和雨水管)、排水渠、基於保安理由而安裝於住宅公用地方的閉路電視及其他設施及設備、位於康樂設施的運動及康樂設施、及專屬住宅發展項目的所有機電裝置及設備，以及由首位擁有人按照公契的條款可能在任何時候指定為住宅公用設施的額外屋苑裝置及設施。



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## SUMMARY OF DEED OF MUTUAL COVENANT

### B. 分配予發展項目中的每個住宅物業的不可分割份數的數目

單位	樓層*		
	5樓	6樓至28樓	29樓
A	243	264	569
B	212	240	556
C	215	243	281
D	304	328	
E	203	233	
F	223	253	
G	211	241	
H	298	326	
J	225	253	
K	305	299	
M	226	249	

\* 不設13樓、14樓及24樓。

### C. 發展項目的管理人的委任年期

管理人首屆任期由公契日期起計兩年，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

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

### E. 計算管理費按金的基準

管理費按金的金額相等於擁有人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（如有的話）

不適用。

註:

- 詳情請參考公契最新擬稿。公契最新擬稿已備於售樓處，在開放時間可供免費查閱，並可在支付必要的影印費用後獲取副本。
- 除非本售樓說明書另有規定，本公契的摘要內所採用的詞彙與該詞彙在公契內的意思相同。

### A. The common parts of the development

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

PROVIDED THAT, where appropriate, if (i) any parts of the Estate covered by paragraph (a) of the definition of "common parts" set out in section 2 of the BMO or (ii) any parts specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of "common parts" set out in section 2 of the BMO shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Estate Common Areas.
5. **"Estate Common Areas and Facilities"** means collectively the Estate Common Areas and the Estate Common Facilities.
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 which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate and includes but not limited to the communal aerial, all signal receivers, sewers, drains, storm water drains, water courses (in particular the trenches, services trenches, sewers, drains, pipes, ducts and manholes underneath the drain or surface channel, manhole or access covers on the ground floor of the Estate serving the Estate as a whole and not just any particular Unit or any particular part thereof), cables, pipes, pipe works (including but not limited to the soil and wastewater disposal and stormwater pipes), 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 transformer room, cable accommodations and all associated facilities and ancillary electricity installation equipment and facilities for the supply of electricity to the Estate and such additional devices and facilities of the Estate as may at any time be designated as Estate Common Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.
7. **"Residential Common Areas"** means those parts of the Residential Development intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit and which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier of the Residential Units in common with all other Owners and Occupiers of the Residential Units which said parts include but not limited to:-
  - (a) those parts of the external walls of the Estate below the 5th floor not forming part of the Commercial Development or the Estate Common Areas and for the purpose of identification only shown and coloured green on the plans annexed to the Deed of Mutual Covenant;
  - (b) those parts of the external walls of the Estate at and above the 5th floor not forming part of the Commercial Development, the Estate Common Areas or the Residential Units including but not limited to:-
    - (1) the architecture fins and features thereon;
    - (2) the curtain wall structures of the Estate including but not limited to the mullions and cladding (except: (i) the openable parts of the curtain wall structures; and (ii) such pieces of glass panels wholly enclosing or fronting a Residential Unit, which said openable parts and glass panels shall form parts of the relevant Residential Units). For the avoidance of doubt, any glass panel forming part of the curtain wall structures of the Estate that does not wholly enclose a Residential Unit but extends across two or more Residential Units shall form part of the Residential Common Areas;
    - (3) the Non-Structural Prefabricated External Walls (other than those forming part of any Residential Unit); and
    - (4) the external walls of the Estate at the main roof, upper roof, intermediate roof and top roof levels, which levels are for the purpose of identification only shown on the plans annexed to the Deed of Mutual Covenant;

BUT excluding the glass balustrades, metal balustrades or railings of the balconies, utility platforms, private roofs or private flat roofs which form parts of the relevant Residential Units;

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- (c) the fireman's lift lobby(ies) and protected lobby(ies) to a required staircase within the Residential Development;
- (d) the access openings and working spaces of the Concealed Drainage Pipes for conducting closed circuit television ("CCTV") imaging device inspection and maintenance thereof as required in Annex 1 of Appendix B of "the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers" No. APP-93;
- (e) the Recreational Facilities;
- (f) the communal sky garden areas which are for the purpose of identification only shown and coloured green and marked "COMMUNAL SKY GARDEN" on the plan annexed to the Deed of Mutual Covenant;
- (g) the covered landscape areas which are for the purpose of identification only shown and coloured green and marked "COVERED LANDSCAPE AREA" on the plan annexed to the Deed of Mutual Covenant;
- (h) such Maintenance and Repair Access (other than those forming parts of and within the Estate Common Areas);
- (i) such counters, offices, stores, guard rooms and lavatories for caretakers, watchmen and management staff (if any) within the Residential Development, including but not limited to the caretaker's counter on the ground floor of the Estate and the management store on the 2nd floor of the Estate;
- (j) all those areas of the Estate for the purpose of identification only shown and coloured green on the plans annexed to the Deed of Mutual Covenant; and
- (k) such additional areas of the Estate as may at any time be designated as the Residential Common Areas by the First Owner in accordance with the provisions of the Deed of Mutual Covenant

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

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

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

Flat	Floor*		
	5/F	6/F-28/F	29/F
A	243	264	569
B	212	240	556
C	215	243	281
D	304	328	
E	203	233	
F	223	253	
G	211	241	
H	298	326	
J	225	253	
K	305	299	
M	226	249	

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

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

The Manager is to be appointed for an initial term of two years from the date of the Deed of Mutual Covenant and 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 Estate by paying in advance on the first day of each calendar month 1/12th of the due proportion of the annual expenditure in accordance with the Residential Management Budget which due proportion shall be the same proportion as the number of Management Units allocated to his Residential Unit bears to the total number of Management Units allocated to all the Residential Units in the Estate.

### 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 owner for that owner's own use

Not applicable.

### Remarks:

1. For full details, please refer to the latest draft Deed of Mutual Covenant which is free for inspection during opening hours at the sales office. A copy of the latest draft Deed of Mutual Covenant is available upon request and payment of the necessary photocopying charges.
2. Unless otherwise defined in this sales brochure, the capitalized terms used in this Summary of Deed of Mutual Covenant shall have the same meaning of such terms in the Deed of Mutual Covenant.

# 15 批地文件的摘要

## SUMMARY OF LAND GRANT

1. 發展項目位處於九龍內地段第9934號餘段（「該地段」）。
  2. 該地段是根據一份有關九龍內地段第9934號的政府租契持有（下稱「租契」）。租契的批租年期為150年，由1891年4月13日開始生效。
  3. 租契包括以下條款
    - (a) 「所述承租人不得使用或准許該片或該幅土地或其任何部分或豎立在其上的任何建築物或該建築物的任何部分用作非工業用途以外的用途」；
    - (b) 「如非事先獲得港督或就此獲正式授權的其他人以書面表示女皇陛下已給予許可，所述承租人或其他一或多人在批租的持續期內不會利用獲批租的處所或其任何部分經營或從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務，或任何其他發出噪音、惡臭或令人厭惡的行業或業務」；
    - (c) 「女皇陛下保留所有就其為該香港殖民地的道路、公共建築物或其他公共目的所需，在該片或該幅土地之內、之下或之上的所有礦產、礦物、礦物油及石礦，及所有現時或其後在批租的持續期內於該片或該幅土地或其任何一個或多個部分之下或之上的土料、泥土、泥灰岩、黏土、白堊、製磚土、礫石、砂、石頭及石堆、及其他土料或材料；女皇陛下、其代理人、傭人及工人有權於在批租的持續期內於日內的合理時間內自由進出及穿越該片或該幅土地的所有或任何一個或多個部分，不論是否連同馬匹、馬車、車輛及所有其他必需之事物，以視察、挖掘、轉用及移走上述保留之礦物、石頭、土料及其他事物或其任何一個或多個部分，惟須對該片或該幅土地造成盡可能少的損害；亦保留女皇陛下全權於該片或該幅土地內、穿過及於其之下加置及接駁所有及任何公共或公用排污渠、排水渠或水道」；
    - (d) 承租人「會在此後不時、無論何時、在每當有需要或情況要求時，自費妥善地及充分地修葺、維持、支持、保養、鋪設、清洗、洗滌、清潔、清空、修改及保存現時或此後任何時間位處於該片或該幅土地上之一個院宅或多個物業院宅或多個物業及所有其他豎設物及建築物，以及所有屬於並以任何形式從屬於或關連該處的牆、堤岸、路塹、籬笆、溝渠、路軌、電燈、行人道、水廁、洗滌槽、排水渠及水道，並且全面執行需要及必須的修葺、清洗及任何的修改工程。一切工程須進行以達致女皇陛下的工務司司長(下稱「該司長」)滿意」；
    - (e) 「若在批租的持續期內任何時間拆卸現時或此後任何時間位處於該片或該幅土地上的該等院宅或多個物業院宅或多個物業或任何其他豎設物及建築物或當中任何院宅、物業院宅、物業、豎設物及建築物或其任何部分，所述承租人會以良好穩固的同類型而建築量不得更少的建築物或具經該司長批核的類型及價值的建築物作替代，及若如上所述進行拆卸，所述承租人會在拆卸後一個月內向該司長申請同意於該片或該幅土地進行重建工程。所述承租人接獲該同意後，必須於三個月內展開必要的重建工程，並在該司長指定的期限內完成重建，以致該司長滿意」；
    - (f) 承租人「會在特此予以批租的年期內，每當有需要時，承擔、支付及准許以合理份額和按比例計算的費用及收費，以支付建造、建築、修葺及修改獲批租的處所或其任何部分所需的、或於其內的、或屬於其的，並與其他鄰近或毗鄰處所共用的所有或任何道路、車道、行人路、渠道、圍欄及共用牆、通風管、私家或公共排污渠及排水渠。該比例由該司長釐定及確定，並可當作欠繳地租的性質追討」；
    - (g) 「女皇陛下有合法權利透過該司長或獲指派代表其的其他人在該批租年期內，每年兩次或多次在日內的所有合理時間進入獲批租的處所，從而視察、搜查及查看其狀況。每當視察時發現的所有頹敗、損壞及需要維修及修正之處，將會發出或在獲批租的處所或其某部分留下書面通知予所述承租人，要求所述承租人在其後三個曆月內對此進行維修及修正。而所述承租人須在該時間內，就所有該等頹敗、損壞及需要維修及修正之處進行維修及修正」；
    - (h) 「該片或該幅土地一經進行任何重建，所述承租人不得或容許於其上興建任何不符合該司長列明該片或該幅土地之走線的一座或多座建築物。如不按該走線搭建任何一座或多座建築物，所述承租人須應該司長要求拆卸該一座或多座建築物，並按正確的走線重建。倘若所述承租人未能如上述拆卸該一座或多座建築物，則該司長有合法權利促使拆卸該一座或多座建築物，而所述承租人須應要求向該司長支付經該司長證明該拆卸工程的費用之款項(經同意並宣佈，表明已經由該司長或其代表簽署有關任何一座或多座建築物的走線或有關拆卸工程的費用的證書內所證明的事實為雙方之間的最終及具決定性的證據)」；
    - (i) 承租人「會在女皇陛下的註冊總署署長(田土註冊處處長)的要求下，免費向女皇陛下歸還在該圖則上以粉紅色加藍色斜線顯示的該片或該幅土地的部分，共一百零二平方呎，以達致女皇陛下的註冊總署署長(田土註冊處處長)滿意，及會在女皇陛下的註冊總署署長(田土註冊處處長)的要求下，向女皇陛下歸還在該圖則上以粉紅色加藍色交叉斜線顯示的該片或該幅土地的部分，共一百零三平方呎，以達致女皇陛下的註冊總署署長(田土註冊處處長)滿意，而香港政府應為此作出以下任何一個賠償(如有)：
      - (i) 總數為每平方呎所述殖民地的通用貨幣兩元乘以於歸還當日租契年期未屆滿的部分的完整年數；或
      - (ii) 該司長以公平和客觀的估值，決定因歸還以粉紅色加藍色交叉斜線顯示之範圍所導致該片或該幅土地在市場價值上減少的款額(如有)，以較少者為準」；
    - (j) 「女皇陛下擁有全權就為改善所述殖民地，或任何其他公共目的所需，在向所述承租人發出三個曆月有關該需要的通知後，收回、進入及再估管獲批租的處所的所有或任何部分，並根據該司長公平和客觀地對所述土地及其上的建築物作出之估值，向所述承租人作出全面和公平的賠償。本項權利一經行使，本文所訂立的年期及產生的產業權將分別終止、終結及無效」。
  4. 儘管上文第3(b)段有所限制，但根據一份日期為2021年2月9日，並登記於土地註冊處摘要編號為21031200700011的厭惡性行業牌照，該地段的註冊擁有人、其遺囑執行人、遺產管理人及受讓人，及如是公司，其繼承人及受讓人，獲准於該地段之內或之上經營或從事製糖、油料(加油站除外)、售肉、食物供應及旅館的行業或業務，惟須受該牌照施加的條件所規限。
- 註:
1. 請查閱租契以了解全部詳情。完整的租契現存於售樓處，於開放時間可供免費查閱，並可在支付所需影印費後取得租契之複印本。
  2. 除非本售樓說明書另有規定，本批地文件摘要內所採用的詞彙與該詞彙在有關租契內的意思相同。

1. The development is situated on The Remaining Portion of Kowloon Inland Lot No. 9934 (the "Lot").
2. The Lot is held under the Government Lease of Kowloon Inland Lot No. 9934 ("the Lease") for a term of 150 years commencing from 13th April 1891.
3. The Lease contains the following provisions:-
  - (a) "the said Lessee will not use or allow to be used the said piece or parcel of ground or any part thereof or any building erected thereon or any part of such building for any purposes other than non-industrial purposes";
  - (b) "the said Lessee or any other person or persons will not during the continuance of this demise use exercise or follow in or upon the demised premises or any part thereof the trade or business of a Brazier Slaughterman Soap-maker Sugar-baker Fellmonger Melter of tallow Oilman Butcher Distiller Victualler or Tavern-keeper Blacksmith Nightman Scavenger or any other noisy noisome or offensive trade or business whatever without the previous licence of Her said Majesty signified in writing by the Governor or other person duly authorized in that behalf";
  - (c) It is "Except and Reserved unto Her said Majesty all Mines Minerals Mineral Oils and Quarries of Stone in under and upon the said piece or parcel of ground and all such Earth Soil Marl Clay Chalk Brick-earth Gravel Sand Stone and Stones and other Earths or Materials which now are or hereafter during the continuance of this demise shall be under or upon the said piece or parcel of ground or any part or parts thereof as Her said Majesty may require for the Roads Public Buildings or other Public Purposes of the said Colony of Hong Kong with full liberty of Ingress Egress and Regress to and for Her said Majesty Her Agents Servants and Workmen at reasonable times in the day during the continuance of this demise with or without horses carts carriages and all other necessary things into upon from and out of all or any part or parts of the said piece or parcel of ground to view dig for convert and carry away the said excepted Minerals Stone Earths and other things respectively or any part or parts thereof respectively thereby doing as little damage as possible to the said piece or parcel of ground And also Save and Except full power to Her said Majesty to make and conduct in through and under the said piece or parcel of ground all and any public or common sewers drains or watercourses";
  - (d) the lessee "will from time to time and at all times hereafter when where and as often as need or occasion shall require at the said Lessee's own proper costs and charges well and sufficiently Repair Uphold Support Maintain Pave Purge Scour Cleanse Empty Amend and keep the messuage or tenement messuages or tenements and all other erections and buildings now or at any time hereafter standing upon the said piece or parcel of ground and all the Walls Banks Cuttings Hedges Ditches Rails Lights Pavements Privies Sinks Drains and Watercourses thereunto belonging and which shall in any-wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever the whole to be done to the satisfaction of Her said Majesty's [Director] of Public Works (hereinafter referred to as "the said Director")";
  - (e) "in the event of the demolition at any time during the continuance of this demise of the said messuage or tenement messuages or tenements or any other erections and buildings now or at any time hereafter standing upon the said piece or parcel of ground or any of them or any part thereof the said Lessee will replace the same either by sound and substantial buildings of the same type and of no less volume or by buildings of such type and value as shall be approved by the said Director AND in the event of demolition as aforesaid the said Lessee will within one month of such demolition apply to the said Director for consent to carry out building works for the redevelopment of the said piece or parcel of ground and upon receiving such consent will within three months thereof commence the necessary work of redevelopment and will complete the same to the satisfaction of and within such time limit as shall be laid down by the said Director";
  - (f) the lessee "will during the term hereby granted as often as need shall require bear pay and allow a reasonable share and proportion for and towards the costs and charges of making building repairing and amending all or any roads lanes pavements channels fences and party walls draughts private or public sewers and drains requisite for or in or belonging to the demised premises or any part thereof in common with other premises near or adjoining thereto and that such proportion shall be fixed and ascertained by the said Director and shall be recoverable in the nature of rent in arrear";
  - (g) "it shall and may be lawful to and for Her said Majesty by the said Director or other persons deputed to act for Her twice or oftener in every year during the said term at all reasonable times in the day to enter into and upon the demised premises to view search and see the condition of the same and of all decays defects and wants of reparation and amendment which upon every such view shall be found to give or leave notice in writing at or upon the demised premises or some part thereof unto or for the said Lessee to repair and amend the same within Three Calendar Months then next following within which time the said Lessee will repair and amend the same accordingly";
  - (h) "upon any redevelopment of the said piece or parcel of ground the said Lessee will not erect or allow to be erected thereon any building or buildings which does not or do not accord with the alignment of the said piece or parcel of ground as set out by the said Director and in the event of any building or buildings being erected otherwise than in due accord with such alignment the said Lessee will demolish such building or buildings when called upon by the said Director so to do and will rebuild upon the correct alignment and if the said Lessee shall fail so to demolish the building or buildings as aforesaid then it shall be lawful for the said Director to cause such building or buildings to be demolished and the said Lessee will on demand pay to the said Director such a sum as the said Director shall certify to be the cost of such demolition (it being agreed and declared that a certificate purporting to have been signed by or on behalf of the said Director as to the alignment of any building or buildings or as to the cost of the demolition shall be final and conclusive evidence as between the parties hereto as to the facts certified therein)";
  - (i) the lessee "will surrender to Her said Majesty free of cost the portion of the said piece or parcel of ground shown coloured pink hatched blue on the said plan comprising One hundred and two square feet when required by and to the satisfaction of Her said Majesty's Registrar General (Land Officer) AND will surrender to Her said Majesty the portion of the said piece or parcel of ground shown coloured pink cross-hatched blue on the said plan comprising One hundred and three square feet when required by and to the satisfaction of Her said Majesty's Registrar General (Land Officer) and compensation (if any) shall be paid by the Government of Hong Kong therefor, either
    - (i) in the sum of Two dollars in Current Money of the said Colony per square foot multiplied by the number of complete years of the portion of the lease term unexpired at the date of surrender; or
    - (ii) in such sum as the said Director shall, on a fair and impartial valuation, determine to be the reduction (if any) in the market value of the said piece or parcel of ground attributable to the surrender of the area coloured pink cross-hatched blue, whichever is the less";

(j) "Her said Majesty shall have full power to resume enter into and re-take possession of all or any part of the demised premises if required for the improvement of the said Colony or for any other public purpose whatsoever Three Calendar Months' notice being given to the said Lessee of its being so required and a full and fair compensation for the said Land and the Buildings thereon being paid to the said Lessee at a Valuation to be fairly and impartially made by the said Director and upon the exercise of such power the term and estate hereby created shall respectively cease determine and be void".

4. Notwithstanding the above restrictions at paragraph 3(b) above, an Offensive Trade Licence dated 9th February 2021 and registered in the Land Registry by Memorial No. 21031200700011 was granted, allowing the registered owner of the Lot, his executors, administrator and assigns and in the case of a corporation its successors and assigns to carry out the trade or business of sugar baker, oilman (excluding petrol filling station), butcher, victualler and tavern keeper, in or upon the Lot subject to the conditions imposed therein.

Remarks:

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

不適用。

Not applicable.

## 17 對買方的警告

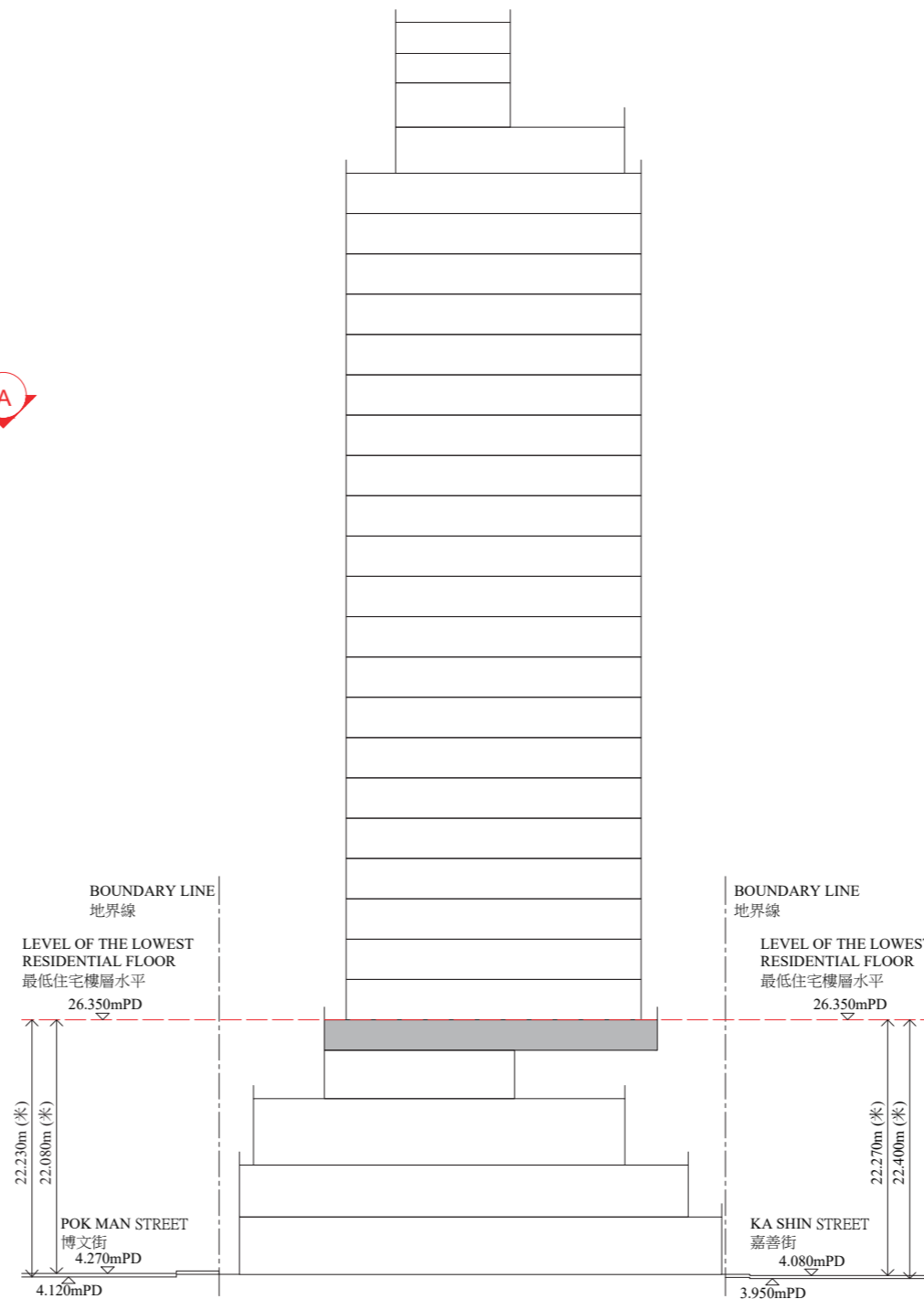
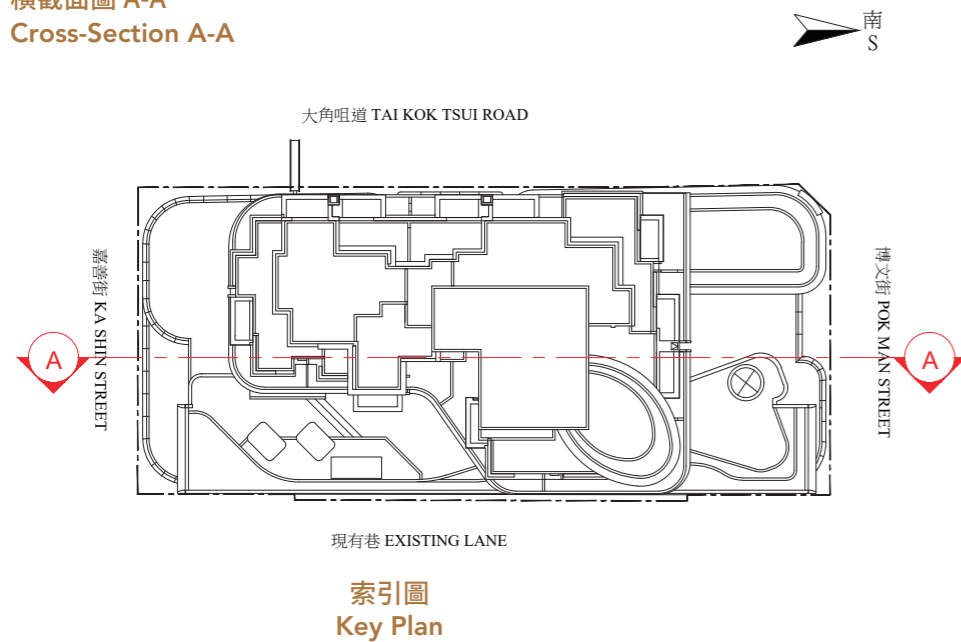
### WARNING TO PURCHASERS

1. 此提示建議你聘用一間獨立的律師事務所 (代表擁有人行事者除外)，以在交易中代表你行事。
2. 如你聘用上述的獨立的律師事務所，以在交易中代表你行事，該律師事務所將會能夠向你提供獨立意見。
3. 如你聘用代表擁有人行事的律師事務所同時代表你行事，而擁有人與你之間出現利益衝突：
  - (i) 該律師事務所可能不能夠保障你的利益；及
  - (ii) 你可能要聘用一間獨立的律師事務所。
4. 如屬 3(ii)段的情況，你須支付的律師費用總數，可能高於如你自一開始即聘用一間獨立的律師事務所須支付的費用。

1. You are recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for you in relation to the transaction.
2. If you instruct such separate firm of solicitors to act for you in relation to the transaction, that firm will be able to give independent advice to you.
3. If you instruct the firm of solicitors acting for the owner to act for you as well, and a conflict of interest arises between the owner and you:
  - (i) that firm may not be able to protect your interests; and
  - (ii) you may have to instruct a separate firm of solicitors.
4. In the case of paragraph 3 (ii), the total solicitors' fees payable by you may be higher than the fees that would have been payable if you had instructed a separate firm of solicitors in the first place.

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

橫截面圖 A-A  
Cross-Section A-A



TOP ROOF	頂層天台
INTERMEDIATE ROOF (LIFT MACHINE ROOM)	中層天台 (升降機機房)
UPPER ROOF (FRESH WATER AND FLUSHING WATER TANK AND PUMP ROOM)	高層天台 (食水及沖廁水水箱及泵房)
ROOF (PRIVATE ROOF/ ROOF GARDEN)	天台 (私人住宅天台/天台花園)
29/F RESIDENTIAL UNITS / RESIDENTIAL RECREATIONAL FACILITIES	29樓 住宅單位 / 住宅康樂設施
28/F RESIDENTIAL UNITS	28樓 住宅單位
27/F RESIDENTIAL UNITS	27樓 住宅單位
26/F RESIDENTIAL UNITS	26樓 住宅單位
25/F RESIDENTIAL UNITS	25樓 住宅單位
23/F RESIDENTIAL UNITS	23樓 住宅單位
22/F RESIDENTIAL UNITS	22樓 住宅單位
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15/F RESIDENTIAL UNITS	15樓 住宅單位
12/F RESIDENTIAL UNITS	12樓 住宅單位
11/F RESIDENTIAL UNITS	11樓 住宅單位
10/F RESIDENTIAL UNITS	10樓 住宅單位
9/F RESIDENTIAL UNITS	9樓 住宅單位
8/F RESIDENTIAL UNITS	8樓 住宅單位
7/F RESIDENTIAL UNITS	7樓 住宅單位
6/F RESIDENTIAL UNITS	6樓 住宅單位
5/F RESIDENTIAL UNITS	5樓 住宅單位
TRANSFER PLATE	結構轉換層
3/F RESIDENTIAL RECREATIONAL FACILITIES / LANDSCAPE GARDEN	3樓 住宅康樂設施 / 園林花園
2/F RESIDENTIAL RECREATIONAL FACILITIES / LANDSCAPE GARDEN / ELECTRICAL & MECHANICAL FLOOR	2樓 住宅康樂設施 / 園林花園 / 機電樓層
1/F SHOPS / ELECTRICAL & MECHANICAL FLOOR	1樓 商舖 / 機電樓層
G/F SHOPS / RESIDENTIAL ENTRANCE LOBBY	地下 商舖 / 住宅入口大堂

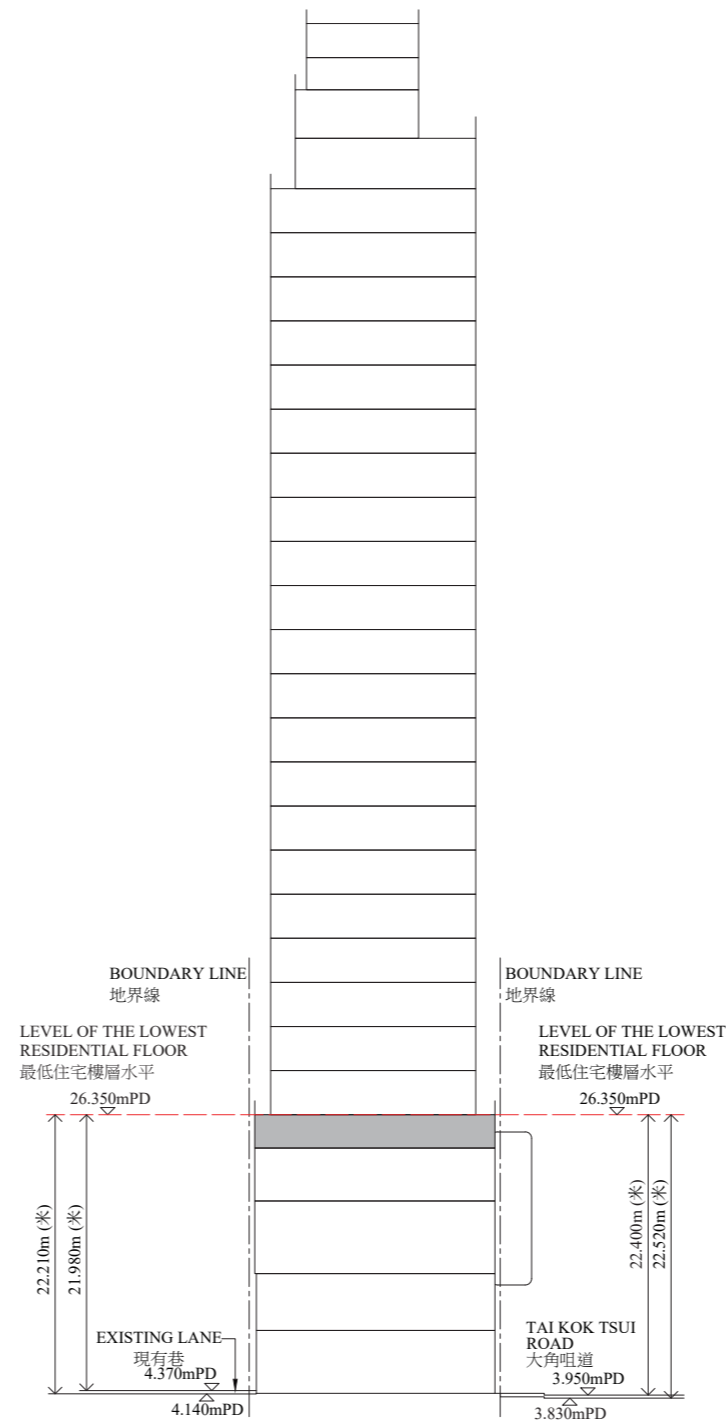
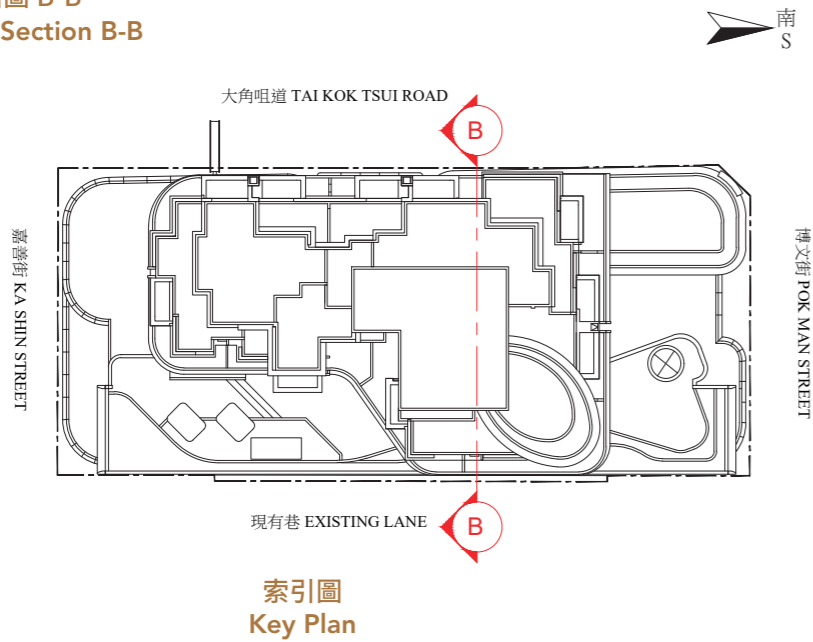
- 毗連建築物的一段博文街為香港主水平基準以上4.120米至4.270米。
- 毗連建築物的一段嘉善街為香港主水平基準以上3.950米至4.080米。
- 紅色虛線為最低住宅樓層水平。

- The part of Pok Man Street adjacent to the building is 4.120 metres to 4.270 metres above the Hong Kong Principal Datum (m.P.D.).
- The part of Ka Shin Street adjacent to the building is 3.950 metres to 4.080 metres above the Hong Kong Principal Datum (m.P.D.).
- Red dotted line denotes the lowest residential floor.



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

橫截面圖 B-B  
Cross-Section B-B



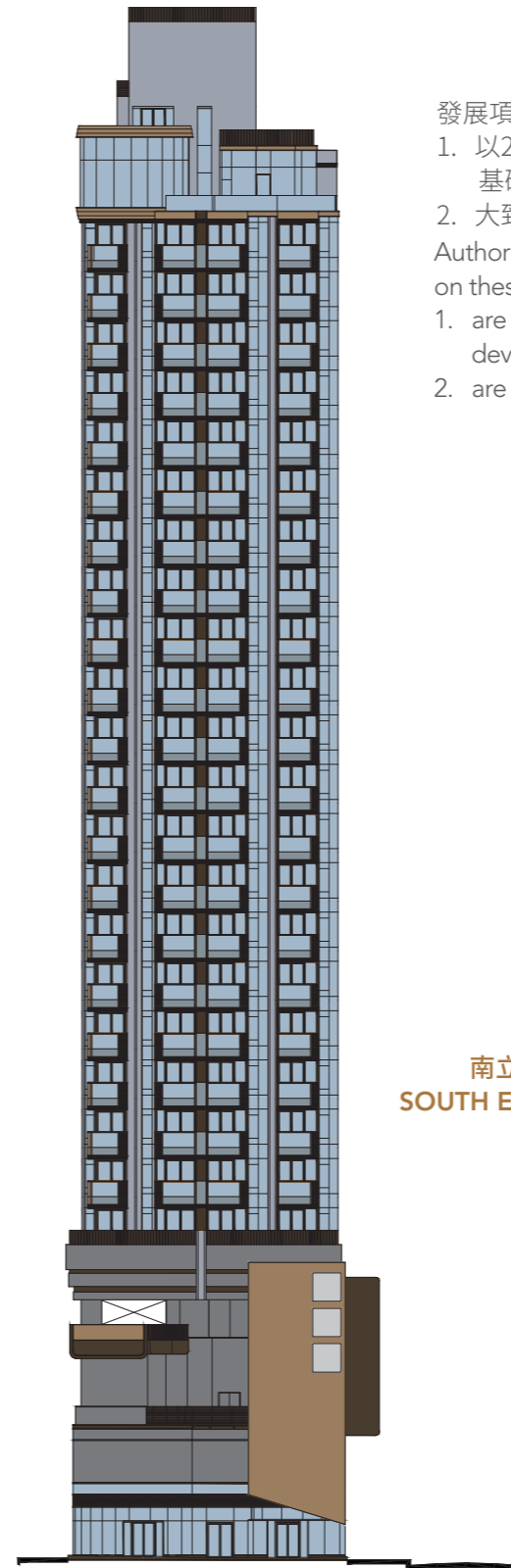
TOP ROOF	頂層天台
INTERMEDIATE ROOF (LIFT MACHINE ROOM)	中層天台 (升降機機房)
UPPER ROOF (FRESH WATER AND FLUSHING WATER TANK AND PUMP ROOM)	高層天台 (食水及沖廁水箱及泵房)
ROOF (PRIVATE ROOF/ ROOF GARDEN)	天台 (私人住宅天台/天台花園)
29/F RESIDENTIAL UNITS / RESIDENTIAL RECREATIONAL FACILITIES	29樓 住宅單位 / 住宅康樂設施
28/F RESIDENTIAL UNITS	28樓 住宅單位
27/F RESIDENTIAL UNITS	27樓 住宅單位
26/F RESIDENTIAL UNITS	26樓 住宅單位
25/F RESIDENTIAL UNITS	25樓 住宅單位
23/F RESIDENTIAL UNITS	23樓 住宅單位
22/F RESIDENTIAL UNITS	22樓 住宅單位
21/F RESIDENTIAL UNITS	21樓 住宅單位
20/F RESIDENTIAL UNITS	20樓 住宅單位
19/F RESIDENTIAL UNITS	19樓 住宅單位
18/F RESIDENTIAL UNITS	18樓 住宅單位
17/F RESIDENTIAL UNITS	17樓 住宅單位
16/F RESIDENTIAL UNITS	16樓 住宅單位
15/F RESIDENTIAL UNITS	15樓 住宅單位
12/F RESIDENTIAL UNITS	12樓 住宅單位
11/F RESIDENTIAL UNITS	11樓 住宅單位
10/F RESIDENTIAL UNITS	10樓 住宅單位
9/F RESIDENTIAL UNITS	9樓 住宅單位
8/F RESIDENTIAL UNITS	8樓 住宅單位
7/F RESIDENTIAL UNITS	7樓 住宅單位
6/F RESIDENTIAL UNITS	6樓 住宅單位
5/F RESIDENTIAL UNITS	5樓 住宅單位
TRANSFER PLATE	結構轉換層
3/F RESIDENTIAL RECREATIONAL FACILITIES / LANDSCAPE GARDEN	3樓 住宅康樂設施 / 園林花園
2/F RESIDENTIAL RECREATIONAL FACILITIES / LANDSCAPE GARDEN / ELECTRICAL & MECHANICAL FLOOR	2樓 住宅康樂設施 / 園林花園 / 機電樓層
1/F SHOPS / ELECTRICAL & MECHANICAL FLOOR	1樓 商舖 / 機電樓層
G/F SHOPS / RESIDENTIAL ENTRANCE LOBBY	地下 商舖 / 住宅入口大堂

- 毗連建築物的一段大角咀道為香港主水平基準以上3.830米至3.950米。
- 毗連建築物的一段現有巷為香港主水平基準以上4.140米至4.370米。
- 紅色虛線為最低住宅樓層水平。

- The part of Tai Kok Tsui Road adjacent to the building is 3.830 metres to 3.950 metres above the Hong Kong Principal Datum (m.P.D.).
- The part of Existing Lane adjacent to the building is 4.140 metres to 4.370 metres above the Hong Kong Principal Datum (m.P.D.).
- Red dotted line denotes the lowest residential floor.



東立面圖  
EAST ELEVATION



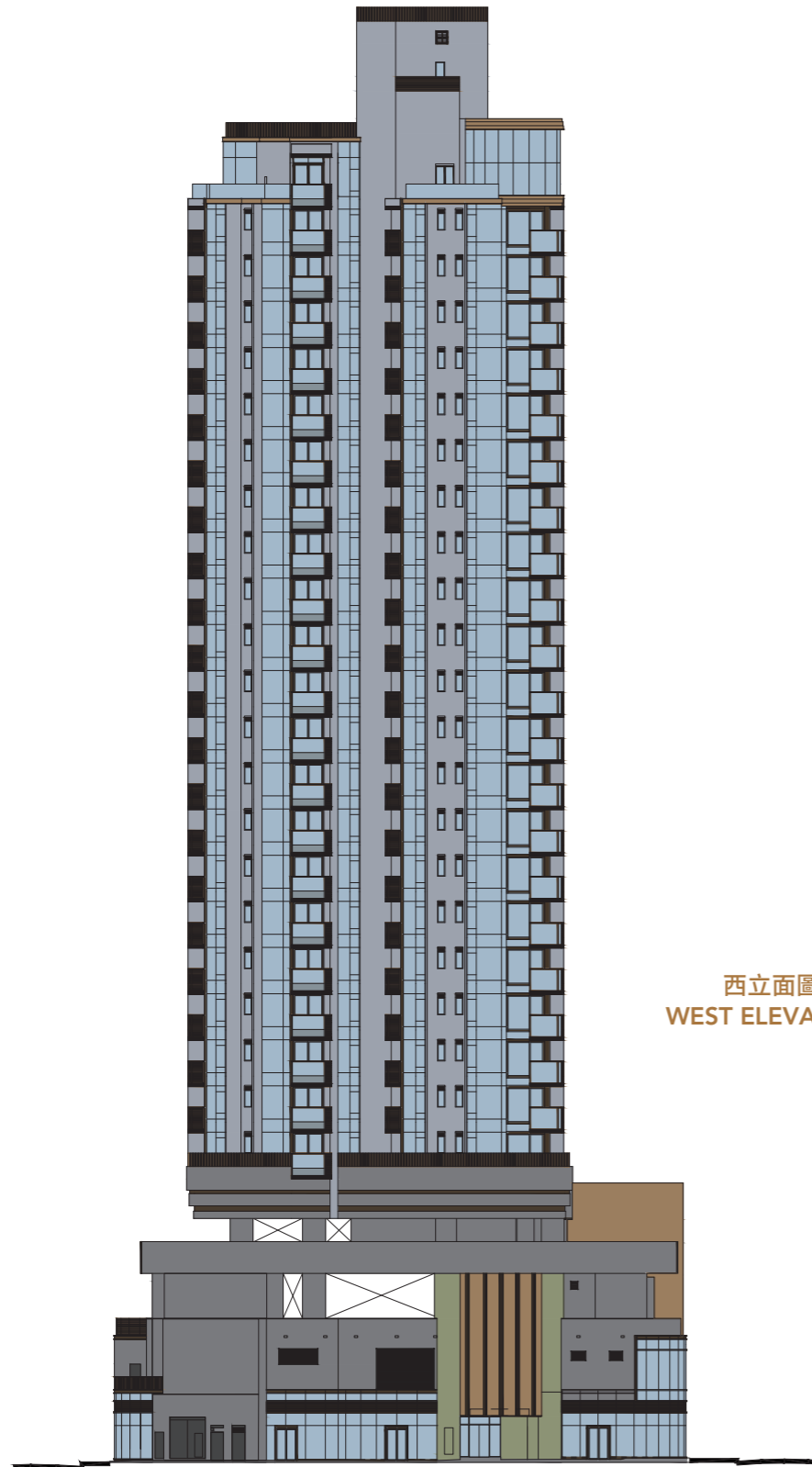
南立面圖  
SOUTH ELEVATION

發展項目的認可人士證明本立面圖所顯示的立面：

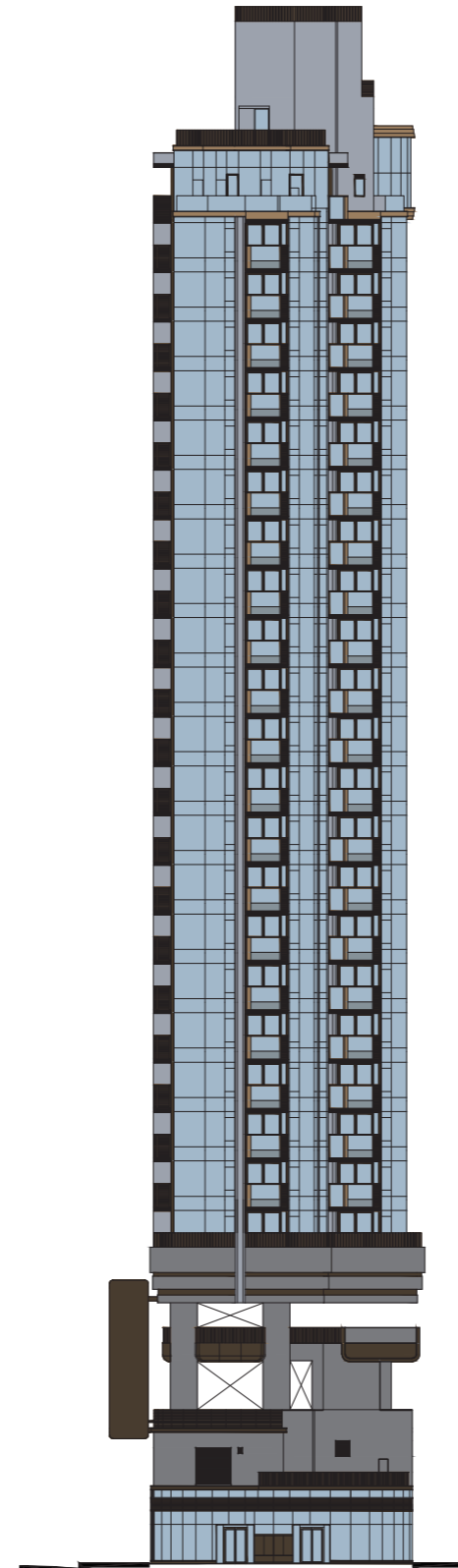
1. 以2023年9月20日的情況為準的本項目的經批准的建築圖則為基礎擬備；及
2. 大致上與本項目的外觀一致。

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

1. are prepared on the basis of the approved building plans for the development as of 20 September 2023; and
2. are in general accordance with the outward appearance of the development.



西立面圖  
WEST ELEVATION



北立面圖  
NORTH ELEVATION

發展項目的認可人士證明本立面圖所顯示的立面：

1. 以2023年9月20日的情況為準的本項目的經批准的建築圖則為基礎擬備；及
2. 大致上與本項目的外觀一致。

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

1. are prepared on the basis of the approved building plans for the development as of 20 September 2023; and
2. are in general accordance with the outward appearance of the development.

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

公用設施 Common Facilities	位置 Location	有上蓋遮蓋面積 Covered Area	沒有上蓋遮蓋面積 Uncovered Area
a) 住客會所(包括供住客使用的任何康樂設施) Residents' clubhouse (including any recreational facilities for residents' use)	2樓、3樓及29樓 2/F, 3/F and 29/F	223.891 sq. m. 平方米 2,410 sq.ft. 平方呎	21.478 sq. m. 平方米 231 sq.ft. 平方呎
b) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 A communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the development	天台 Roof	不適用 Not applicable	28.781 sq. m. 平方米 310 sq.ft. 平方呎
c) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方 A communal garden or play area for residents' use below the lowest residential floor of a building in the development	2樓及3樓 2/F and 3/F	628.546 sq. m. 平方米 6,766 sq.ft. 平方呎	203.263 sq. m. 平方米 2,188 sq.ft. 平方呎

備註： 1. 康樂設施有上蓋遮蓋之面積為核准圖則內獲建築事務監督豁免之康樂設施面積。  
2. 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。

Notes: 1. The covered area of recreational facilities is the exempted recreational facilities area permitted by the Building Authority as shown on the approved building plans.  
2. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

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

- 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk)。
- (a) 以下文件的文本存放在發售有關住宅物業的售樓處，以供閱覽 -  
本住宅物業的每一公契在將本住宅物業提供出售的日期的最新擬稿。  
(b) 無須為閱覽付費。

- Copies of outline zoning plans relating to the development are available for inspection at [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk).
- (a) Copies of the following document are available for inspection at the place at which the residential property is offered to be sold -  
the latest draft of every deed of mutual covenant in respect of the residential property as at the date on which the residential property is offered to be sold.  
(b) The inspection is free of charge.

# 22 裝置、裝修物料及設備

## FITTINGS, FINISHES AND APPLIANCES

### 1. 外部裝修物料

(a)	外牆	裝修物料的類型	基座: 外牆鋪砌玻璃外牆、瓷磚、玻璃飾板、鋁質飾板及鋁質百葉 住宅大廈: 外牆鋪砌玻璃幕牆、瓷磚、油漆、玻璃飾板、鋁質飾板及鋁質百葉
(b)	窗	框的用料	氟碳塗層鋁質框
		玻璃的用料	客廳/飯廳、睡房及開放式廚房之窗戶(如有)為中空玻璃 浴室之窗戶(如有)為不透明玻璃
(c)	窗台	窗台的用料	不適用
		窗台板的裝修物料	不適用
(d)	花槽	裝修物料的類型	不適用
(e)	陽台或露台	裝修物料的類型	露台: 裝有夾層玻璃欄杆 地台: 鋪砌瓷磚及人造木平台 牆身: 瓷磚 天花: 裝有疏孔鋁質飾板
		是否有蓋	露台設有上蓋(除28樓A單位之露台為部分有蓋外)
		陽台	不適用
(f)	乾衣設施	類型	不適用
		用料	不適用

### 2. 室內裝修物料

(a)	大堂	牆壁	地板	天花板
		地下住宅入口大堂的裝修物料的類型	地磚	石膏板假天花及不銹鋼裝飾板
		住宅樓層電梯大堂的裝修物料的類型	地磚	石膏板假天花及不銹鋼裝飾板
(b)	內牆及天花板	牆壁		天花板
		客廳的裝修物料的類型		乳膠漆及膠板飾面假天花
		飯廳的裝修物料的類型		乳膠漆及膠板飾面假天花
		睡房的裝修物料的類型		乳膠漆
(c)	內部地板	地板		牆腳線
		客廳的用料		木腳線及金屬腳線
		飯廳的用料		木腳線及金屬腳線
		睡房的用料		木腳線
(d)	浴室	牆壁	地板	天花板
		(i) 裝修物料的類型	外露地台鋪砌瓷磚	石膏板假天花髹乳膠漆
		(ii) 牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底	

### 2. 室內裝修物料

(e)	廚房	牆壁	地板	天花板	灶台
	(i) 裝修物料的類型	外露牆身鋪砌膠板飾面及玻璃面板	外露地台鋪砌瓷磚	膠板飾面假天花	人造石
	(ii) 牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			

### 3. 室內裝置

(a)	門	用料	裝修物料	配件
	單位大門	防火實心木掩門	膠板飾面	電子門鎖、防盜眼、門鼓及門擋
	露台及工作平台門 (6樓-12樓、15樓-23樓、25樓-29樓A單位、29樓B單位除外)	鋁框摺門	中空玻璃	門鎖
	露台及工作平台門 (適用於6樓-12樓、15樓-23樓、25樓-28樓A單位)	鋁框趟門	中空玻璃	門鎖
	露台及工作平台門 (適用於29樓A及B單位)	鋁框掩門	中空玻璃	門鎖
	平台門 (適用於5樓B、C、D、E、F、G、H、J、K及M單位)	鋁框摺門	中空玻璃	門鎖
	平台門 (適用於5樓A單位及29樓B單位)	鋁框趟門	中空玻璃	門鎖
	平台門 (適用於29樓A、B及C單位)	鋁框掩門	中空玻璃	門鎖
	睡房門 (適用於5樓-12樓、15樓-23樓、25樓-28樓A單位)	中空木掩門	膠板飾面	門鎖
	睡房門 (適用於5樓-12樓、15樓-23樓、25樓-28樓B、E、J及M單位、5樓-9樓K單位及29樓C單位)	中空木趟門	膠板飾面	門鎖
	睡房門 (適用於5樓-12樓、15樓-23樓、25樓-28樓C、F及G單位)	金屬框趟門	特色玻璃	門鎖
	睡房1門 (適用於5樓-12樓、15樓-23樓、25樓-28樓D及H單位、29樓A及B單位)	中空木掩門	膠板飾面	門鎖
	睡房1門 (適用於10樓-12樓、15樓-23樓、25樓-28樓K單位)	中空木趟門	膠板飾面	門鎖
	睡房2門 (10樓-12樓、15樓-23樓、25樓-28樓K單位除外)	中空木掩門	膠板飾面	門鎖
	睡房2門 (適用於10樓-12樓、15樓-23樓、25樓-28樓K單位)	中空木趟門	膠板飾面	門鎖
	主人睡房門	中空木掩門	膠板飾面	門鎖
	浴室門 (適用於5樓-12樓、15樓-23樓、25樓-29樓A單位、5樓-12樓、15樓-23樓、25樓-28樓D、H及K單位)	金屬框趟門	特色玻璃	門鎖
	浴室門 (適用於5樓-12樓、15樓-23樓、25樓-28樓B、C、E、F、G、J及M單位及29樓C單位)	中空木趟門	膠板飾面	門鎖
	浴室門 (適用於29樓B單位)	金屬框掩門	特色玻璃	門鎖
	天台門	金屬掩門	金屬	門鎖
(b)	浴室	裝置及設備	類型	用料
	(i) 裝置及設備的類型及用料	櫃	洗手盆櫃檯面	人造塑料檯面
櫃			木製鏡櫃及木製洗手盆櫃	
層板			人造塑料	
潔具		洗手盆水龍頭	鍍鉻	
		洗手盆	人造塑料	

### 3. 室內裝置

(b)	浴室	(i) 裝置及設備的類型及用料	潔具	座廁	搪瓷	
				毛巾架 (適用於5樓-12樓、15樓-23樓、25樓-28樓A及K單位及29樓A及B單位)	金屬	
				掛鉤 (5樓-12樓、15樓-23樓、25樓-28樓A及K單位及29樓A及B單位除外)	金屬	
				廁紙架	金屬	
				淋浴間	強化玻璃	
	設備	隨樓附送之設備及品牌，請參閱「設備說明」				
(b)	浴室	(ii) 供水系統的類型及用料		冷水喉	銅喉	
				熱水喉	隔熱絕緣保護之銅喉	
			(iii) 沐浴設施 (包括花灑或浴缸 (如適用的話))	花灑	花灑套裝	鍍鉻
			(iv) 浴缸大小 (如適用的話)	不適用		
(c)	廚房	用料	用料			
			(i) 洗滌盆	不銹鋼		
			(ii) 供水系統	冷水喉採用銅喉，熱水喉採用隔熱絕緣保護之銅喉		
			(iii) 廚櫃	用料	裝修物料	
				(a) 木製廚櫃配木製門板 (適用於所有單位) (b) 木製廚櫃配金屬框玻璃門板 (適用於29樓所有單位)	玻璃及膠板飾面	
(c)	廚房	(iv) 所有其他裝置及設備的類型	消防裝置及設備	開放式廚房內或附近的天花裝置煙霧探測器及消防花灑頭		
			其他裝置	鍍鉻洗滌盆水龍頭		
			其他設備	隨樓附送之設備及品牌，請參閱「設備說明」		
(d)	睡房	裝置(包括嵌入式衣櫃)的類型及用料	裝置	類型	用料	
			嵌入式衣櫃	衣櫃 (適用於29樓A單位之睡房1及29樓B單位之主人睡房)	木製衣櫃配金屬框玻璃門	
			其他裝置	不適用		
(e)	電話	接駁點的位置及數目	請參閱「住宅單位機電裝置位置及數量說明表」			
(f)	天線	接駁點的位置及數目	請參閱「住宅單位機電裝置位置及數量說明表」			
(g)	電力裝置	(i) 供電附件(包括安全裝置)	供電附件	提供電掣及插座之面板		
			安全裝置	單相電力並裝妥微型斷路器		
		(ii) 導管是隱藏或外露	導管是部分隱藏部分外露 <sup>1</sup>			
(g)	電力裝置	(iii) 電插座及空調機接駁點的位置及數目	請參閱「住宅單位機電裝置位置及數量說明表」			
(h)	氣體供應	類型	煤氣			

### 3. 室內裝置

(h)	氣體供應	系統	提供煤氣喉接駁煤氣煮食爐及煤氣熱水爐
		位置	請參閱「住宅單位機電裝置位置及數量說明表」
(i)	洗衣機接駁點	位置	請參閱「住宅單位機電裝置位置及數量說明表」
		設計	設有洗衣機來、去水接駁喉位
(j)	供水	(i) 水管的用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉
		(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露 <sup>2</sup>
		(iii) 有否熱水供應	開放式廚房及浴室供應熱水

備註：

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

### 4. 雜項

(a)	升降機	住宅升降機			
		(i) 品牌名稱及產品型號	品牌名稱	奧的斯	
			產品型號	ARISE	
		(ii) 升降機的數目及到達的樓層	升降機的數目	2	
到達的樓層	地下、1樓-3樓、5樓-12樓、15樓-23樓、25樓-29樓及天台				
(b)	信箱	用料	不銹鋼		
(c)	垃圾收集	(i) 垃圾收集的方法	垃圾由清潔工人收集		
		(ii) 垃圾房的位置	各住宅層之公用地方設有垃圾及物料回收室、地下設有中央垃圾收集房		
(d)	水錶、電錶及氣體錶	水錶	電錶	氣體錶	
		(i) 位置	每層之公共水錶櫃	每層之公共電錶櫃	(a) 露台高位 (除5樓A、B、C、D、E、F、G及H單位、5樓-12樓、15樓-23樓、25樓-28樓J及M單位外) (b) 平台高位 (適用於5樓A、B、C、D、E、F、G及H單位) (c) 浴室高位 (適用於5樓-12樓、15樓-23樓、25樓-28樓J及M單位)
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立	獨立	獨立

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

### 5. 保安設施

保安系統及設備	入口通道控制及保安系統	地下住宅入口大堂及升降機設有智能讀咭機(八達通)。
	閉路電視	地下住宅入口大堂、樓梯出口及所有升降機內均設有閉路電視系統直接連接管理處。
嵌入式的裝備的細節	各住宅單位均設有視像對講機並連接地下住宅入口大堂管理櫃檯。	
嵌入式裝備的位置	請參閱「住宅單位機電裝置位置及數量說明表」	



### 6. 設備說明

位置	設備	適用單位	品牌	型號(如有)	
				室內機	室外機
客廳/飯廳	分體式冷氣機	5樓-12樓、15樓-23樓、25樓-28樓A單位	大金	FTXS60KAVMN-C	4MXS80LVMA9-C (與睡房共用)
		5樓-12樓、15樓-23樓、25樓-28樓B、C、E、F、G、J及M單位		FTXS35KVMN-C	3MXS68LVMA9-C (與睡房共用)
		5樓-12樓、15樓-23樓、25樓-28樓D及H單位及 10樓-12樓、15樓-23樓、25樓-28樓K單位		FTXS60KAVMN-C	4MXS80LVMA9-C (與睡房1及2共用)
		5樓-9樓K單位		FTXS60KAVMN-C & FTXS25KVMN-C	4MXS80LVMA9-C (與睡房共用)
		29樓A及B單位		FTXS35KVMN-C & FTXS35KVMN-C	4MXS80LVMA9-C
		29樓C單位		FTXS60KAVMN-C	4MXS80LVMA9-C (與睡房共用)
主人睡房		29樓A單位		FTXS35LVMN-C	RXS35LVMN-C
		29樓B單位		FTXS35KVMN-C	3MXS68LVMA9-C (與睡房1共用)
睡房 / 睡房1		5樓-12樓、15樓-23樓、25樓-28樓A單位		FTXS35KVMN-C	4MXS80LVMA9-C (與客廳/飯廳共用)
		5樓-12樓、15樓-23樓、25樓-28樓B、C、E、F、G、J及M單位		FTXS25KVMN-C	3MXS68LVMA9-C (與客廳/飯廳共用)
		5樓-12樓、15樓-23樓、25樓-28樓D及H單位		FTXS35KVMN-C	4MXS80LVMA9-C (與客廳/飯廳及睡房2共用)
		10樓-12樓、15樓-23樓、25樓-28樓K單位		FTXS25KVMN-C	4MXS80LVMA9-C (與客廳/飯廳及睡房2共用)
		5樓-9樓K單位		FTXS25KVMN-C	4MXS80LVMA9-C (與客廳/飯廳共用)
		29樓A單位		FTXS35KVMN-C	3MXS68LVMA9-C (與睡房2共用)
		29樓B單位		FTXS25KVMN-C	3MXS68LVMA9-C (與主人睡房共用)
		29樓C單位		FTXS25KVMN-C	4MXS80LVMA9-C (與客廳/飯廳共用)
睡房2		5樓-12樓、15樓-23樓、25樓-28樓D及H單位		FTXS35KVMN-C	4MXS80LVMA9-C (與客廳/飯廳及睡房1共用)
		10樓-12樓、15樓-23樓、25樓-28樓K單位		FTXS25KVMN-C	4MXS80LVMA9-C (與客廳/飯廳及睡房1共用)
		29樓A單位		FTXS25KVMN-C	3MXS68LVMA9-C (與睡房1共用)
		29樓B單位		FTXS35LVMN-C	RXS35LVMN-C

賣方承諾如該項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。  
備註: 所有分體式冷氣機只提供製冷功能。

### 6. 設備說明

位置	設備	適用單位	品牌	型號 (如有)
客廳/飯廳	嵌入式蒸焗爐	5樓-12樓、15樓-23樓、25樓-28樓所有單位及29樓A及C單位	西門子	CS589ABS0H
	嵌入式雪櫃	5樓-12樓、15樓-23樓、25樓-28樓所有單位及29樓A及C單位	西門子	KI42LAFF0K
	天花扇燈	5樓-12樓、15樓-23樓、25樓-28樓D及H單位及29樓所有單位	Doshisha	DCEA-SW12CL-LW
開放式廚房	洗衣乾衣機	所有單位	西門子	WK14S250HK
	嵌入式蒸焗爐	29樓B單位	西門子	CS589ABS0H
	嵌入式煤氣煮食爐	5樓-12樓、15樓-23樓、25樓-28樓所有單位	Mia Cucina	MYB32CT
		29樓A及B單位	Miele	KM 3014
		29樓C單位	Miele	CS 1013-1
	嵌入式雪櫃	29樓B單位	西門子	KI42LAFF0K
抽油煙機	5樓-12樓、15樓-23樓、25樓-28樓所有單位	Mia Cucina	MY60	
	29樓所有單位	Miele	DAS 2620	
主人睡房	衣物護理機	29樓A及B單位	LG	Styler S3MFC
浴室	煤氣熱水爐	5樓-12樓、15樓-23樓、25樓-27樓J及M單位	TGC	TRJW162TFL
	藍芽喇叭	所有單位	Herdio	HMS-5104
	抽氣扇	所有單位	Systemair	SWP 100
露台及工作平台	煤氣熱水爐	5樓K單位、6樓-12樓、15樓-23樓、25樓-28樓A、B、E、G及K單位及29樓A及C單位	TGC	RBOX16QL
		6樓-12樓、15樓-23樓、25樓-28樓C、D、F及H單位、28樓J及M單位及29樓B單位	TGC	RBOX16QR
平台	煤氣熱水爐	5樓A、B、E及G單位	TGC	RBOX16QL
		5樓C、D、F及H單位	TGC	RBOX16QR

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

### 1. Exterior finishes

(a)	External Wall	Type of finishes	Podium: Glass wall, glazed ceramic tiles, glass cladding, aluminium cladding and aluminium louver Residential tower: Curtain wall, glazed ceramic tiles, paint, glass cladding, aluminium cladding and aluminium louver
(b)	Window	Material of frame	Fluorocarbon coated aluminium frame
		Material of glass	Insulated-Glass-Unit (IGU) glass for windows (if any) in living room / dining room, bedrooms and open kitchen Translucent glass for windows (if any) in bathrooms
(c)	Bay window	Material of bay window	Not applicable
		Window sill finishes	Not applicable
(d)	Planter	Type of finishes	Not applicable
(e)	Verandah or balcony	Type of finishes	Balcony: Installed with laminated glass balustrade Floor: Finished with ceramic tiles and artificial wooden deck Wall: Glazed ceramic tiles Ceiling: Finished with perforated aluminium cladding
		Whether it is covered	Balcony is covered (Except Balcony of Flat A on 28/F that is partially covered)
		Verandah	Not applicable
(f)	Drying facilities for clothing	Type	Not applicable
		Material	Not applicable

### 2. Interior finishes

(a)	Lobby		Wall	Floor	Ceiling
		G/F residential entrance lobby finishes	Plastic laminate, mirror finish and stainless steel panel to the exposed surface	Tiles	Gypsum board false ceiling and stainless steel panel
		Lift lobby finishes for residential floors	(a) Plastic laminate, mirror finish, glass finish, and stainless steel panel to the exposed surface (For 5/F-12/F, 15/F-23/F, 25/F-28/F) (b) Plastic laminate, mirror finish, glass finish, wallpaper and stainless steel panel to the exposed surface (For 29/F and Roof)	Tiles	Gypsum board false ceiling and stainless steel panel
(b)	Internal wall and ceiling		Wall		Ceiling
		Living room finishes	Emulsion paint, wallpaper, mirror and plastic laminate		Emulsion paint and plastic laminate false ceiling
		Dining room finishes	Emulsion paint, wallpaper, mirror and plastic laminate		Emulsion paint and plastic laminate false ceiling
		Bedroom finishes	Emulsion paint		Emulsion paint
(c)	Internal floor		Floor		Skirting
		Material for living room	Tiles		Timber skirting and metal skirting
		Material for dining room	Tiles		Timber skirting and metal skirting
		Material for bedroom	Tiles		Timber skirting

### 2. Interior finishes

(d)	Bathroom		Wall	Floor	Ceiling	
		(i) Type of finishes	Tiles to the exposed surface	Tiles to the exposed surface	Gypsum board false ceiling with emulsion paint	
		(ii) Whether the wall finishes run up to the ceiling	Up to the bottom level of false ceiling			
(e)	Kitchen		Wall	Floor	Ceiling	Cooking Bench
		(i) Type of finishes	Plastic laminate and glass panel to the exposed surface	Tiles to the exposed surface	Plastic laminate false ceiling	Artificial stone
		(ii) Whether the wall finishes run up to the ceiling	Up to the bottom level of false ceiling			

### 3. Interior fittings

(a)	Doors	Material	Finishes	Accessories
	Main entrance door	Fire-rated solid core timber swing door	Plastic laminate	Electrical lockset, eye viewer, door closer and door stopper
	Balcony and utility platform door (Except Flat A on 6/F-12/F, 15/F-23/F, 25/F-29/F, Flat B on 29/F)	Aluminium frame folding door	Insulated-Glass-Unit (IGU) glass	Lockset
	Balcony and utility platform door (For Flat A on 6/F-12/F, 15/F-23/F, 25/F-28/F)	Aluminium frame sliding door	Insulated-Glass-Unit (IGU) glass	Lockset
	Balcony and utility platform door (For Flats A and B on 29/F)	Aluminium frame swing door	Insulated-Glass-Unit (IGU) glass	Lockset
	Flat roof door (For Flats B, C, D, E, F, G, H, J, K and M on 5/F)	Aluminium frame folding door	Insulated-Glass-Unit (IGU) glass	Lockset
	Flat roof door (For Flat A on 5/F and Flat B on 29/F)	Aluminium frame sliding door	Insulated-Glass-Unit (IGU) glass	Lockset
	Flat roof door (For Flats A, B and C on 29/F)	Aluminium frame swing door	Insulated-Glass-Unit (IGU) glass	Lockset
	Bedroom door (For Flat A on 5/F-12/F, 15/F-23/F, 25/F-28/F)	Hollow core timber swing door	Plastic laminate	Lockset
	Bedroom door (For Flats B, E, J and M on 5/F-12/F, 15/F-23/F, 25/F-28/F, Flat K on 5/F-9/F and Flat C on 29/F)	Hollow core timber sliding door	Plastic laminate	Lockset
	Bedroom door (For Flats C, F and G on 5/F-12/F, 15/F-23/F, 25/F-28/F)	Metal frame sliding door	Feature glass	Lockset
	Bedroom 1 door (For Flats D and H on 5/F-12/F, 15/F-23/F, 25/F-28/F and Flats A and B on 29/F)	Hollow core timber swing door	Plastic laminate	Lockset
	Bedroom 1 door (For Flat K on 10/F-12/F, 15/F-23/F, 25/F-28/F)	Hollow core timber sliding door	Plastic laminate	Lockset
	Bedroom 2 door (Except Flat K on 10/F-12/F, 15/F-23/F, 25/F-28/F)	Hollow core timber swing door	Plastic laminate	Lockset
	Bedroom 2 door (For Flat K on 10/F-12/F, 15/F-23/F, 25/F-28/F)	Hollow core timber sliding door	Plastic laminate	Lockset
	Master bedroom door	Hollow core timber swing door	Plastic laminate	Lockset
	Bathroom door (For Flat A on 5/F-12/F, 15/F-23/F, 25/F-29/F, Flats D, H and K on 5/F-12/F, 15/F-23/F, 25/F-28/F)	Metal frame sliding door	Feature glass	Lockset
	Bathroom door (For Flats B, C, E, F, G, J and M on 5/F-12/F, 15/F-23/F, 25/F-28/F and Flat C on 29/F)	Hollow core timber sliding door	Plastic laminate	Lockset
	Bathroom door (For Flat B on 29/F)	Metal frame swing door	Feature glass	Lockset
	Roof door	Metal swing door	Metal	Lockset

### 3. Interior fittings

(b) Bathroom		Fittings & Equipment	Type	Material
(i) Type and material of fittings and equipment	Cabinet	Basin countertop		Solid surfacing material
		Cabinet		Timber mirror cabinet and timber basin cabinet
		Shelf		Solid surfacing material
	Bathroom fittings	Wash basin mixer		Chrome plated
		Wash basin		Solid surfacing material
		Water closet		Vitreous china
		Towel bar (For Flats A and K on 5/F-12/F, 15/F-23/F, 25/F-28/F and Flats A and B on 29/F)		Metal
		Robe hook (Except Flats A and K on 5/F-12/F, 15/F-23/F, 25/F-28/F and Flats A and B on 29/F)		Metal
		Paper holder		Metal
		Shower compartment		Tempered glass
	Bathroom appliances	For the appliances provision and brand name, please refer to the "Appliances Schedule"		
	(ii) Type and material of water supply system	Cold water supply		Copper water pipes
		Hot water supply		Copper water pipes with thermal insulation
	(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Shower set	Chrome plated
(iv) Size of bath tub, if applicable		Not applicable		
(c) Kitchen		Material		
(i) Sink unit	Stainless steel			
(ii) Water supply system	Copper pipes for cold water supply and copper pipes with thermal insulation for hot water supply			
		Material	Finishes	
(iii) Kitchen cabinet	(a) Timber cabinet with timber door panel (For all flats)	Glass and plastic laminate		
	(b) Timber cabinet with metal framed glass door panel (For all flats on 29/F)			
(iv) Type of all other fittings and equipment	Fire service installations and equipment	Ceiling-mounted smoke detector and sprinkler head are fitted in or near open kitchen		
	Other fittings	Chrome plated sink mixer		
	Other equipment	For the appliances provision and brand name, please refer to the "Appliances Schedule"		
(d) Bedroom		Fittings	Type	Material
Type and material of fittings (including built-in wardrobe)	Built-in wardrobe	Wardrobe (For Bedroom 1 of Flat A on 29/F and Master Bedroom of Flat B on 29/F)		Timber wardrobe with metal frame glass doors
	Other fittings	Not applicable		

### 3. Interior fittings

(e)	Telephone	Location and number of connection points	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units"	
(f)	Aerials	Location and number of connection points	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units"	
(g)	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets
			Safety devices	Single phase electricity supply with miniature circuit breaker distribution board
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed <sup>1</sup>	
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units"	
(h)	Gas supply	Type	Town Gas	
		System	Gas supply pipe is provided and connected to gas cooker and gas water heater for all flats	
		Location	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units"	
(i)	Washing machine connection point	Location	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units"	
		Design	Drain point and water point are provided for washing machine	
(j)	Water supply	(i) Material of water pipes	Copper pipes for cold water supply and copper pipes with thermal insulation for hot water supply	
		(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed <sup>2</sup>	
		(iii) Whether hot water is available	Hot water supply is provided to the open kitchen and bathroom	

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

### 4. Miscellaneous

(a)	Lifts		Residential Lift	
		(i) Brand name and model number	Brand Name	Otis
			Model Number	ARISE
		(ii) Number and floors served by them	Number of lifts	2
Floor served by the lifts	G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F and roof			
(b)	Letter box	Material	Stainless steel	
(c)	Refuse collection	(i) Means of refuse collection	Collected by cleaners	
		(ii) Location of refuse room	Refuse storage and material recovery room is provided in the common area of each residential floor. Refuse storage and material recovery chamber is provided at G/F	

### 4. Miscellaneous

(d)	Water meter, electricity meter and gas meter	Water Meter	Electricity Meter	Gas Meter
	(i) Location	Common water meter cabinet on each floor	Common electric meter cabinet on each floor	(a) High level of balcony (Except Flats A, B, C, D, E, F, G and H on 5/F, Flats J and M on 5/F-12/F, 15/F-23/F and 25/F-28/F) (b) High level of flat roof (For Flats A, B, C, D, E, F, G and H on 5/F) (c) High level of Bathroom (For Flats J and M on 5/F-12/F, 15/F-23/F and 25/F-28/F)
	(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

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

### 5. Security facilities

Security system and equipment	Access control and security system	Access card readers (Octopus card) are installed at the residential entrance lobbies on G/F and lifts.
	CCTV	CCTV system is installed at residential entrance lobby on G/F, staircase exits and all lifts connecting directly to the management office.
Details of built-in provisions	Video door phone in each residential unit is connected to the caretaker's counter at the residential entrance lobby on G/F.	
Location of built-in provisions	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units"	

6. Appliances Schedule

Location	Appliance	Flat apply	Brand	Model No. (if any)	
				Indoor Unit	Outdoor Unit
Living Room / Dining Room	Split Type Air-Conditioner	Flat A on 5/F-12/F, 15/F-23/F, 25/F-28/F	Daikin	FTXS60KAVMN-C	4MXS80LVMA9-C (Share with Bedroom)
		Flats B, C, E, F, G, J and M on 5/F-12/F, 15/F-23/F, 25/F-28/F		FTXS35KVMN-C	3MXS68LVMA9-C (Share with Bedroom)
		Flats D and H on 5/F-12/F, 15/F-23/F, 25/F-28/F, Flat K on 10/F-12/F, 15/F-23/F, 25/F-28/F		FTXS60KAVMN-C	4MXS80LVMA9-C (Share with Bedroom 1 and 2)
		Flat K on 5/F-9/F		FTXS60KAVMN-C & FTXS25KVMN-C	4MXS80LVMA9-C (Share with Bedroom)
		Flats A and B on 29/F		FTXS35KVMN-C & FTXS35KVMN-C	4MXS80LVMA9-C
		Flat C on 29/F		FTXS60KAVMN-C	4MXS80LVMA9-C (Share with Bedroom)
Master Bedroom		Flat A on 29/F		FTXS35LVMN-C	RXS35LVMN-C
		Flat B on 29/F		FTXS35KVMN-C	3MXS68LVMA9-C (Share with Bedroom 1)
Bedroom / Bedroom 1		Flat A on 5/F-12/F, 15/F-23/F, 25/F-28/F		FTXS35KVMN-C	4MXS80LVMA9-C (Share with Living Room / Dining Room)
		Flats B, C, E, F, G, J and M on 5/F-12/F, 15/F-23/F, 25/F-28/F		FTXS25KVMN-C	3MXS68LVMA9-C (Share with Living Room / Dining Room)
		Flats D and H on 5/F-12/F, 15/F-23/F, 25/F-28/F, Flat K on 10/F-12/F, 15/F-23/F, 25/F-28/F		FTXS35KVMN-C	4MXS80LVMA9-C (Share with Living Room / Dining Room and Bedroom 2)
		Flat K on 10/F-12/F, 15/F-23/F, 25/F-28/F		FTXS25KVMN-C	4MXS80LVMA9-C (Share with Living Room / Dining Room and Bedroom 2)
		Flat K on 5/F-9/F		FTXS25KVMN-C	4MXS80LVMA9-C (Share with Living Room / Dining Room)
	Flat A on 29/F	FTXS35KVMN-C	3MXS68LVMA9-C (Share with Bedroom 2)		
	Flat B on 29/F	FTXS25KVMN-C	3MXS68LVMA9-C (Share with Master Bedroom)		
	Flat C on 29/F	FTXS25KVMN-C	4MXS80LVMA9-C (Share with Living Room / Dining Room)		
Bedroom 2	Flats D and H on 5/F-12/F, 15/F-23/F, 25/F-28/F	FTXS35KVMN-C	4MXS80LVMA9-C (Share with Living Room / Dining Room and Bedroom 1)		
	Flat K on 10/F-12/F, 15/F-23/F, 25/F-28/F	FTXS25KVMN-C	4MXS80LVMA9-C (Share with Living Room / Dining Room and Bedroom 1)		
	Flat A on 29/F	FTXS25KVMN-C	3MXS68LVMA9-C (Share with Bedroom 1)		
	Flat B on 29/F	FTXS35LVMN-C	RXS35LVMN-C		

The vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the development, lifts or appliances of comparable quality will be installed.  
Note: All split type air conditioners provide cooling function only.



## 6. Appliances Schedule

Location	Appliance	Flats apply	Brand	Model No. (if any)
Living Room / Dining Room	Built-in Steam Oven	All flats on 5/F-12/F, 15/F-23/F, 25/F-28/F and Flats A and C on 29/F	Siemens	CS589ABS0H
	Built-in Refrigerator	All flats on 5/F-12/F, 15/F-23/F, 25/F-28/F and Flats A and C on 29/F	Siemens	KI42LAFF0K
	Ceiling Fan with Light	Flats D and H on 5/F-12/F, 15/F-23/F, 25/F-28/F and all flats on 29/F	Doshisha	DCEA-SW12CL-LW
Open Kitchen	Washer Dryer	All flats	Siemens	WK14S250HK
	Built-in Steam Oven	Flat B on 29/F	Siemens	CS589ABS0H
	Built-in Gas Cooker	All flats on 5/F-12/F, 15/F-23/F, 25/F-28/F	Mia Cucina	MYB32CT
		Flats A and B on 29/F	Miele	KM 3014
		Flat C on 29/F	Miele	CS 1013-1
	Built-in Refrigerator	Flat B on 29/F	Siemens	KI42LAFF0K
	Telescopic Hood	All flats on 5/F-12/F, 15/F-23/F, 25/F-28/F	Mia Cucina	MY60
All flats on 29/F		Miele	DAS 2620	
Master Bedroom	Clothing Care Styler	Flats A and B on 29/F	LG	Styler S3MFC
Bathroom	Gas Water Heater	Flats J and M on 5/F-12/F, 15/F-23/F, 25/F-27/F	TGC	TRJW162TFL
	Bluetooth Speaker	All flats	Herdio	HMS-5104
	Exhaust Fan	All flats	Systemair	SWP 100
Balcony and Utility Platform	Gas Water Heater	Flat K on 5/F, Flats A, B, E, G and K on 6/F-12/F, 15/F-23/F, 25/F-28/F, Flats A and C on 29/F	TGC	RBOX16QL
		Flats C, D, F and H on 6/F-12/F, 15/F-23/F, 25/F-28/F, Flats J and M on 28/F and Flat B on 29/F	TGC	RBOX16QR
Flat Roof	Gas Water Heater	Flats A, B, E and G on 5/F	TGC	RBOX16QL
		Flats C, D, F and H on 5/F	TGC	RBOX16QR

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

# 22 裝置、裝修物料及設備 FITTINGS, FINISHES AND APPLIANCES

5樓住宅單位機電裝置位置及數量說明表

Schedule for the Location and Number of Mechanical and Electrical Provisions of 5/F Residential Units

位置 Location	描述 Description	A	B	C	D	E	F	G	H	J	K	M	
客廳 / 飯廳 Living Room / Dining Room	視像對講機 Video Door Phone	1	1	1	1	1	1	1	1	1	1	1	
	電視及電台天線插座 TV and FM Outlet	2	1	1	1	1	1	1	1	1	2	1	
	數據及電話插座 Data and Telephone Outlet	-	1	1	1	1	1	1	1	1	1	1	
	電話插座 Telephone Outlet	1	-	-	-	-	-	-	-	-	1	-	
	數據插座 Data Outlet	1	-	-	-	-	-	-	-	-	-	-	
	光纖插座 Fibre Outlet	1	1	1	1	1	1	1	1	1	1	1	
	單位電插座連USB插座 Single Socket Outlet with USB Port	2	2	2	2	2	2	2	2	1	2	2	2
	雙位電插座 Twin Socket Outlet	2	2	2	2	2	2	2	2	3	2	3	2
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1	1	1	1	1	2	1
微型斷路器配電箱 Miniature Circuit Breakers Distribution Board	1	-	-	1	-	-	-	-	1	-	1	-	
開放式廚房 Open Kitchen	煤氣煮食爐接線位 Fused Spur Unit For Gas Hob	1	1	1	1	1	1	1	1	1	1	1	
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	
	洗衣乾衣機接駁點 Washer Dryer Machine Connection Point	1	1	1	1	1	1	1	1	1	1	1	
	微型斷路器配電箱 Miniature Circuit Breakers Distribution Board	-	1	1	-	1	1	1	-	1	-	1	
睡房 / 睡房1 Bedroom / Bedroom 1	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	1	1	1	1	1	1	
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1	
	單位電插座連USB插座 Single Socket Outlet with USB Port	1	1	1	1	1	1	1	1	1	1	1	
	雙位電插座 Twin Socket Outlet	2	2	2	2	2	2	2	2	2	2	2	
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1	1	1	1	1	1	
睡房2 Bedroom 2	電視及電台天線插座 TV and FM Outlet	-	-	-	1	-	-	-	1	-	-	-	
	電話插座 Telephone Outlet	-	-	-	1	-	-	-	1	-	-	-	
	單位電插座連USB插座 Single Socket Outlet with USB Port	-	-	-	1	-	-	-	1	-	-	-	
	雙位電插座 Twin Socket Outlet	-	-	-	2	-	-	-	2	-	-	-	
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	-	-	-	1	-	-	-	1	-	-	-	
浴室 Bathroom	單位電插座 Single Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	
	煤氣熱水爐接線位 Fused Spur Unit For Gas Water Heater	-	-	-	-	-	-	-	-	1	-	1	
露台及工作平台 Balcony and Utility Platform	防水USB插座 Weatherproof USB Port	-	-	-	-	-	-	-	-	-	1	-	
	煤氣熱水爐接線位 Fused Spur Unit For Gas Water Heater	-	-	-	-	-	-	-	-	-	1	-	
平台 Flat Roof	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	1	1	1	1	1	1	1	1	1	-	1	
	煤氣熱水爐接線位 Fused Spur Unit For Gas Water Heater	1	1	1	1	1	1	1	1	-	-	-	
	防水USB插座 Weatherproof USB Port	1	1	1	1	1	1	1	1	1	-	1	
	防水單位電插座 Weatherproof Single Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	
冷氣機平台 A/C Platform	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	-	-	-	-	-	-	-	-	-	1	-	

# 22 裝置、裝修物料及設備 FITTINGS, FINISHES AND APPLIANCES

6樓-12樓、15樓-23樓、25樓-27樓住宅單位機電裝置位置及數量說明表

Schedule for the Location and Number of Mechanical and Electrical Provisions of 6/F-12/F, 15/F-23/F, 25/F-27/F Residential Units

位置 Location	描述 Description	A	B	C	D	E	F	G	H	J	K		M	
											(6樓-9樓) (6/F-9/F)	(除6樓-9樓外) (Except 6/F-9/F)		
客廳 / 飯廳 Living Room / Dining Room	視像對講機 Video Door Phone	1	1	1	1	1	1	1	1	1	1	1	1	
	電視及電台天線插座 TV and FM Outlet	2	1	1	1	1	1	1	1	1	2	1	1	
	數據及電話插座 Data and Telephone Outlet	-	1	1	1	1	1	1	1	1	1	1	1	
	電話插座 Telephone Outlet	1	-	-	-	-	-	-	-	-	-	1	-	-
	數據插座 Data Outlet	1	-	-	-	-	-	-	-	-	-	-	-	-
	光纖插座 Fibre Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1
	單位電插座連USB插座 Single Socket Outlet with USB Port	2	2	2	2	2	2	2	2	1	2	2	2	2
	雙位電插座 Twin Socket Outlet	2	2	2	2	2	2	2	2	3	2	3	2	2
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1	1	1	1	1	2	1	1
微型斷路器配電箱 Miniature Circuit Breakers Distribution Board	1	-	-	1	-	-	-	-	1	-	1	1	-	
開放式廚房 Open Kitchen	煤氣煮食爐接線位 Fused Spur Unit For Gas Hob	1	1	1	1	1	1	1	1	1	1	1	1	
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	
	洗衣乾衣機接駁點 Washer Dryer Machine Connection Point	1	1	1	1	1	1	1	1	1	1	1	1	
	微型斷路器配電箱 Miniature Circuit Breakers Distribution Board	-	1	1	-	1	1	1	-	1	-	-	-	1
睡房 / 睡房1 Bedroom / Bedroom 1	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	1	1	1	1	1	1	1	
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1	1	
	單位電插座連USB插座 Single Socket Outlet with USB Port	1	1	1	1	1	1	1	1	1	1	1	1	
	雙位電插座 Twin Socket Outlet	2	2	2	2	2	2	2	2	2	2	2	2	
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1	1	1	1	1	1	1	
睡房2 Bedroom 2	電視及電台天線插座 TV and FM Outlet	-	-	-	1	-	-	-	1	-	-	1	-	
	電話插座 Telephone Outlet	-	-	-	1	-	-	-	1	-	-	1	-	
	單位電插座連USB插座 Single Socket Outlet with USB Port	-	-	-	1	-	-	-	1	-	-	-	-	
	雙位電插座 Twin Socket Outlet	-	-	-	2	-	-	-	2	-	-	1	-	
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	-	-	-	1	-	-	-	1	-	-	1	-	
浴室 Bathroom	單位電插座 Single Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	
	煤氣熱水爐接線座 Fused Spur Unit for Gas Water Heater	-	-	-	-	-	-	-	-	1	-	-	1	
露台及工作平台 Balcony and Utility Platform	USB電插座 USB Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	
	煤氣熱水爐接線座 Fused Spur Unit for Gas Water Heater	1	1	1	1	1	1	1	1	-	1	1	-	
冷氣機平台 A/C Platform	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	1	1	1	1	1	1	1	1	1	1	1	1	

# 22 裝置、裝修物料及設備 FITTINGS, FINISHES AND APPLIANCES

## 28樓住宅單位機電裝置位置及數量說明表

### Schedule for the Location and Number of Mechanical and Electrical Provisions of 28/F Residential Units

位置 Location	描述 Description	A	B	C	D	E	F	G	H	J	K	M
客廳 / 飯廳 Living Room / Dining Room	視像對講機 Video Door Phone	1	1	1	1	1	1	1	1	1	1	1
	電視及電台天線插座 TV and FM Outlet	2	1	1	1	1	1	1	1	1	1	1
	數據及電話插座 Data and Telephone Outlet	-	1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	-	-	-	-	-	-	-	-	-	-
	數據插座 Data Outlet	1	-	-	-	-	-	-	-	-	-	-
	光纖插座 Fibre Outlet	1	1	1	1	1	1	1	1	1	1	1
	單位電插座連USB插座 Single Socket Outlet with USB Port	2	2	2	2	2	2	2	1	2	2	2
	雙位電插座 Twin Socket Outlet	2	2	2	2	2	2	2	3	2	2	2
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1	1	1	1	1	1
開放式廚房 Open Kitchen	微型斷路器配電箱 Miniature Circuit Breakers Distribution Board	1	-	-	1	-	-	-	1	-	1	-
	煤氣煮食爐接線位 Fused Spur Unit For Gas Hob	1	1	1	1	1	1	1	1	1	1	1
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	1
	洗衣乾衣機接駁點 Washer Dryer Machine Connection Point	1	1	1	1	1	1	1	1	1	1	1
睡房 / 睡房1 Bedroom / Bedroom 1	微型斷路器配電箱 Miniature Circuit Breakers Distribution Board	-	1	1	-	1	1	1	-	1	-	1
	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1
	單位電插座連USB插座 Single Socket Outlet with USB Port	1	1	1	1	1	1	1	1	1	1	1
	雙位電插座 Twin Socket Outlet	2	2	2	2	2	2	2	2	2	2	2
睡房2 Bedroom 2	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1	1	1	1	1	1
	電視及電台天線插座 TV and FM Outlet	-	-	-	1	-	-	-	1	-	1	-
	電話插座 Telephone Outlet	-	-	-	1	-	-	-	1	-	1	-
	單位電插座連USB插座 Single Socket Outlet with USB Port	-	-	-	1	-	-	-	1	-	-	-
	雙位電插座 Twin Socket Outlet	-	-	-	2	-	-	-	2	-	1	-
浴室 Bathroom	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	-	-	-	1	-	-	-	1	-	1	-
	單位電插座 Single Socket Outlet	1	1	1	1	1	1	1	1	1	1	1
露台及工作平台 Balcony and Utility Platform	USB電插座 USB Socket Outlet	1	1	1	1	1	1	1	1	1	1	1
	煤氣熱水爐接線座 Fused Spur Unit for Gas Water Heater	1	1	1	1	1	1	1	1	1	1	1
冷氣機平台 A/C Platform	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	1	1	1	1	1	1	1	1	1	1	1

# 22 裝置、裝修物料及設備

## FITTINGS, FINISHES AND APPLIANCES

### 29樓住宅單位機電裝置位置及數量說明表

#### Schedule for the Location and Number of Mechanical and Electrical Provisions of 29/F Residential Units

位置 Location	描述 Description	A	B	C
客廳 / 飯廳 Living Room / Dining Room	視像對講機 Video Door Phone	1	1	1
	電視及電台天線插座 TV and FM Outlet	2	1	1
	數據及電話插座 Data and Telephone Outlet	1	1	1
	光纖插座 Fibre Outlet	1	1	1
	單位電插座連USB插座 Single Socket Outlet with USB Port	2	2	2
	雙位電插座 Twin Socket Outlet	2	2	2
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	2	2	1
開放式廚房 Open Kitchen	微型斷路器配電箱 Miniature Circuit Breakers Distribution Board	1	1	1
	煤氣煮食爐接線位 Fused Spur Unit For Gas Hob	1	1	1
	雙位電插座 Twin Socket Outlet	2	1	1
主人睡房 Master Bedroom	洗衣乾衣機接駁點 Washer Dryer Machine Connection Point	1	1	1
	電視及電台天線插座 TV and FM Outlet	1	1	-
	電話插座 Telephone Outlet	1	1	-
	單位電插座連USB插座 Single Socket Outlet with USB Port	1	1	-
睡房 / 睡房1 Bedroom / Bedroom 1	雙位電插座 Twin Socket Outlet	5	5	-
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	-
	電視及電台天線插座 TV and FM Outlet	1	1	1
	電話插座 Telephone Outlet	1	1	1
	單位電插座連USB插座 Single Socket Outlet with USB Port	1	1	1
睡房2 Bedroom 2	雙位電插座 Twin Socket Outlet	2	2	2
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1
	電視及電台天線插座 TV and FM Outlet	1	1	-
	電話插座 Telephone Outlet	1	1	-
浴室 Bathroom	單位電插座連USB插座 Single Socket Outlet with USB Port	1	1	-
	雙位電插座 Twin Socket Outlet	2	2	-
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	-
	單位電插座 Single Socket Outlet	1	1	1
露台及工作平台 Balcony and Utility Platform	USB電插座 USB Socket Outlet	1	1	1
	煤氣熱水爐接線座 Fused Spur Unit for Gas Water Heater	1	1	1
平台 Flat Roof	防水單位電插座 Weatherproof Single Socket Outlet	1	1	1
冷氣機平台 A/C Platform	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	1	1	1
天台 Roof	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	2	2	-
	防水單位電插座 Weatherproof Single Socket Outlet	1	1	1

## 23 服務協議 SERVICE AGREEMENTS

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

煤氣由香港中華煤氣有限公司供應。

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

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

## 24 地稅 GOVERNMENT RENT

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

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

## 25 買方的雜項付款 MISCELLANEOUS PAYMENTS BY PURCHASER

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須向賣方(擁有人)補還水、電力及氣體的按金。
2. 在交付時，買方不須向賣方(擁有人)支付清理廢料的費用。
3. 水、電力及氣體的按金及清理廢料的費用的款額於售樓說明書印製日尚未決定。

備註：

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

1. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the vendor (the owner) for the deposits for water, electricity and gas.
2. On that delivery, the purchaser is not liable to pay to the vendor (the owner) a debris removal fee.
3. The amount of deposits for water, electricity and gas and debris removal fee is yet to be ascertained at the date on which the sales brochure is printed.

Note :

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

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

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

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

## 27 斜坡維修 MAINTENANCE OF SLOPES

不適用。

Not applicable.

## 28 修訂 MODIFICATION

本發展項目現時並沒有向政府提出申請修訂批地文件。

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



### 獲寬免總樓面面積的設施分項

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

		面積 (平方米)
<b>根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積</b>		
1	停車場及上落客貨地方 (公共交通總站除外)	不適用
2	<b>機房及相類設施</b>	
2.1(#)	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》)或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	122.140
2.2(#)	所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	643.188
2.3	非強制性或非必要機房，例如空調機房、送風櫃房等	不適用
<b>根據聯合作業備考第1號及第2號提供的環保設施</b>		
3(#)	露台	244.065
4	加闊的公用走廊及升降機大堂	不適用
5(#)	公用空中花園	390.333
6	隔聲牆	不適用
7	翼牆、捕風器及風斗	不適用
8(#)	非結構預製外牆	36.624
9(#)	工作平台	183.000
10	隔音屏障	不適用
<b>適意設施</b>		
11(#)	管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	12.951
12(#)	住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	223.891
13(#)	有蓋園景區及遊樂場地	257.318
14	橫向屏障 / 有蓋人行道及花棚	不適用
15(#)	擴大升降機槽	25.389
16	煙囪管道	不適用
17	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	不適用
18(#)	強制性設施或必要機房所需的管槽及氣槽	83.583

19	非強制性設施或非必要機房所需的管槽及氣槽	不適用
20	環保系統及設施所需的機房、管槽及氣槽	不適用
21	複式住宅單位及洋房的中空空間	不適用
22	遮陽篷及反光罩	不適用
23	小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	不適用
24	《作業備考》APP-19 第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台	不適用
<b>其他項目</b>		
25	庇護層，包括庇護層兼空中花園	不適用
26	大型伸出 / 外懸設施下的有蓋地方	不適用
27	公共交通總站	不適用
28	共用構築物及公用樓梯	不適用
29(#)	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	16.045
30	公眾通道	不適用
31	有蓋的後移部分	不適用
<b>額外總樓面面積</b>		
32(#)	額外總樓面面積	148.460
<b>根據聯合作業備考(第8號)提供的額外環保設施</b>		
33	採用「組裝合成」建築法的樓宇	不適用

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

### 有關建築物的環境評估



### 發展項目的公用部份的預計能量表現或消耗

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

第I部份					
提供中央空調		否			
提供具能源效益的設施		是			
擬安裝的具能源效益的設施:-		高效照明系統			
第II部份：擬興建樓宇/部分樓宇預計每年能源消耗量 <sup>(註腳1)</sup> ：-					
位置	使用有關裝置的內部樓面面積(平方米)	基線樓宇 <sup>(註腳2)</sup> 每年能源消耗量		擬興建樓宇每年能源消耗量	
		電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年	電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年
有使用中央屋宇裝備裝置 <sup>(註腳3)</sup> 的部份	4151.679	151.60	不適用	116.60	不適用

註腳：

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

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

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

## Breakdown of GFA Concessions Obtained for All Features

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

		Area (m <sup>2</sup> )
<b>Disregarded GFA under Building (Planning) Regulations 23(3)(b)</b>		
1	Carpark and loading/unloading area excluding public transport terminus	Not Applicable
2	<b>Plant rooms and similar services</b>	
2.1(#)	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	122.140
2.2(#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc.	643.188
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	Not Applicable
<b>Green Features under Joint Practice Notes 1 and 2</b>		
3(#)	Balcony	244.065
4	Wider common corridor and lift lobby	Not Applicable
5(#)	Communal sky garden	390.333
6	Acoustic fin	Not Applicable
7	Wing wall, wind catcher and funnel	Not Applicable
8(#)	Non-structural prefabricated external wall	36.624
9(#)	Utility platform	183.000
10	Noise barrier	Not Applicable
<b>Amenity Features</b>		
11(#)	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	12.951
12(#)	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	223.891
13(#)	Covered landscaped and play area	257.318

14	Horizontal screen/covered walkway and trellis	Not Applicable
15(#)	Larger lift shaft	25.389
16	Chimney shaft	Not Applicable
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	Not Applicable
18(#)	Pipe duct, air duct for mandatory feature or essential plant room	83.583
19	Pipe duct, air duct for non-mandatory or non-essential plant room	Not Applicable
20	Plant room, pipe duct, air duct for environmentally friendly system and feature	Not Applicable
21	Void in duplex domestic flat and house	Not Applicable
22	Sunshade and reflector	Not Applicable
23	Minor projection such as A/C box, A/C platform, window cill and projecting window	Not Applicable
24	Other projection such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19	Not Applicable
<b>Other Exempted Items</b>		
25	Refuge floor including refuge floor cum sky garden	Not Applicable
26	Covered area under large projecting/overhanging feature	Not Applicable
27	Public transport terminus	Not Applicable
28	Party structure and common staircase	Not Applicable
29(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	16.045
30	Public passage	Not Applicable
31	Covered set back area	Not Applicable
<b>Bonus GFA</b>		
32(#)	Bonus GFA	148.460
<b>Additional Green Features under Joint Practice Note (No. 8)</b>		
33	Buildings adopting Modular Integrated Construction	Not Applicable

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

The Environmental Assessment of the Building

**Green Building Certification**

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

**Provisional GOLD**



Application no.: PAG0146/23

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

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

Part I					
Provision of Central Air Conditioning				No	
Provision of Energy Efficient Features				Yes	
Energy Efficient Features proposed:				High efficient lighting system	
Part II : The predicted annual energy use of the proposed building/part of building <sup>(Note 1)</sup>					
Location	Internal Floor Area Served (m <sup>2</sup> )	Annual Energy Use of Baseline Building <sup>(Note 2)</sup>		Annual Energy Use of Proposed Building	
		Electricity kWh / m <sup>2</sup> / annum	Town Gas / LPG unit / m <sup>2</sup> / annum	Electricity kWh / m <sup>2</sup> / annum	Town Gas / LPG unit / m <sup>2</sup> / annum
Area served by central building services installation <sup>(Note 3)</sup>	4151.679	151.60	Not applicable	116.60	Not applicable

Notes:

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

Part III: The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)			
Type of Installations		Electrical Installations	Yes
Lighting Installations	Yes	Lift & Escalator Installations	Yes
Air Conditioning Installations	Yes	Performance-based Approach	Not applicable

### 1. 放置室外冷氣機

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

### 2. 建築裝飾、招牌及招牌板

發展項目部分住宅單位外的外牆裝有一些建築裝飾，而發展項目外牆亦設有招牌及招牌板。建築裝飾、招牌及招牌板的燈光可能對住宅單位的享用造成影響。

### 3. 喉管

發展項目部分住宅單位的私人天台、私人平台、露台及/或工作平台的外牆或毗鄰其的外牆上裝有公用喉管及/或外露喉管，部分住宅單位的景觀可能因此受到影響。有關公用喉管及外露喉管的位置，請參閱發展項目最新批准建築圖則。

### 4. 大廈保養系統操作

- 在管理人安排為發展項目的外牆（包括構成住宅單位一部分的玻璃幕牆結構、玻璃幕牆玻璃、窗戶、露台及工作平台）及公用地方與設施進行定期及特別安排的檢查、清潔、保養、維修、改動、翻新、重建、油漆或裝飾的期間，大廈保養系統包括但不限於吊船或其他類似裝置（不論是永久或臨時裝置）可能會被安裝及/或停泊在私人平台及/或私人天台上，並在私人平台及私人天台上空操作，以及在住宅單位的窗外、露台及工作平台外操作。
- 根據公契，管理人有權進入在發展項目建有私人天台及/或私人平台的住宅單位（不論是否連同管理人的代理、工人及職員，及是否攜帶其他用具、工具及物料）操作大廈保養系統，包括但不限於為毗鄰構成住宅單位一部分的私人天台及/或私人平台的發展項目的公用地方與設施周邊外牆的托架錨固吊船或其他類似裝置及/或於構成任何住宅單位一部分的私人天台及/或私人平台上停泊吊船或其他類似裝置，以便清潔、保養及/或維修發展項目的外牆及公用地方與設施。

### 5. 附近的其他地段

#### 1. 第一毗鄰地段

兩間賣方的有聯繫公司（「第一毗鄰地段的擁有人」）擁有發展項目附近的其他地段，即位於九龍海傍地段第 28 號 K 段餘段及九龍海傍地段第 28 號 M 段第 2 分段餘段（統稱為「第一毗鄰地段」），亦即九龍大角嘴角祥街 25-29 號。第一毗鄰地段並不構成發展項目的一部分。

直至本售樓說明書的印製日期為止，第一毗鄰地段的擁有人正考慮第一毗鄰地段的發展。賣方及第一毗鄰地段的擁有人不會就第一毗鄰地段現在或將來的使用、保養、出售、處置、發展或其他方面作出任何形式的保證或陳述。第一毗鄰地段的擁有人明確保留所有與第一毗鄰地段有關的權利，包括但不限於第一毗鄰地段的使用、保養、出售、處置、發展、任何建築圖則的遞交及修改或其他任何方面。在獲得政府批准後，將來在第一毗鄰地段上不時進行的工程、使用、處置或發展可能對發展項目住宅單位的享用，諸如通行、景觀、噪音或對周邊環境的其他方面造成影響。

#### 2. 第二毗鄰地段

另一間賣方的有聯繫公司（「第二毗鄰地段的擁有人」）擁有發展項目附近的其他地段，即九龍內地段第 10039，10034，10046，10072，10090，10067，10089，10045，10062，8797，9581，9582，9523 及 9524 號（統稱為「第二毗鄰地段」），亦即九龍大角咀道 173-199 號。第二毗鄰地段並不構成發展項目的一部分。

直至本售樓說明書的印製日期為止，第二毗鄰地段的擁有人正考慮第二毗鄰地段的發展。賣方及第二毗鄰地段的擁有人不會就第二毗鄰地段現在或將來的使用、保養、出售、處置、發展或其他方面作出任何形式的保證或陳述。第二毗鄰地段的擁有人明確保留所有與第二毗鄰地段有關的權利，包括但不限於第二毗鄰地段的使用、保養、出售、處置、發展、任何建築圖則的遞交及修改或其他任何方面。

在獲得政府批准後，將來在第二毗鄰地段上不時進行的工程、使用、處置或發展可能對發展項目住宅單位的享用，諸如通行、景觀、噪音或對周邊環境的其他方面造成影響。

#### 3. 第三毗鄰地段

另一間賣方的有聯繫公司（「第三毗鄰地段的擁有人」）擁有發展項目附近的其他地段，即九龍內地段第 9482，9543，9661，9284，10043，9512，9534 及 9555 號（統稱為「第三毗鄰地段」），亦即九龍萬安街 16-30 號。第三毗鄰地段並不構成發展項目的一部分。

直至本售樓說明書的印製日期為止，第三毗鄰地段的擁有人正考慮第三毗鄰地段的發展。賣方及第三毗鄰地段的擁有人不會就第三毗鄰地段現在或將來的使用、保養、出售、處置、發展或其他方面作出任何形式的保證或陳述。第三毗鄰地段的擁有人明確保留所有與第三毗鄰地段有關的權利，包括但不限於第三毗鄰地段的使用、保養、出售、處置、發展、任何建築圖則的遞交及修改或其他任何方面。

在獲得政府批准後，將來在第三毗鄰地段上不時進行的工程、使用、處置或發展可能對發展項目住宅單位的享用，諸如通行、景觀、噪音或對周邊環境的其他方面造成影響。

註：

除非本售樓說明書另有定義，本有關資料內所採用的詞彙與該詞彙在公契內的涵義相同。

### 1. Placing of outdoor air-conditioning units

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

### 2. Architectural features, signage and signage boards

Some architectural features will be installed outside the external walls of some residential units of the development and there will also be signage and signage boards on the external walls of the development. The illumination of the architectural features, signage and signage boards may affect the enjoyment of residential units.

### 3. Pipes

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

### 4. Operation of building maintenance system

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

### 5. Other lots nearby

#### 1. 1st Adjacent Lots

Two associate corporations of the Vendor (the "Owner of the 1st Adjacent Lots") owns other lots near the development, namely, the Remaining Portion of Section K of Kowloon Marine Lot No. 28 and the Remaining Portion of Subsection 2 of Section M of Kowloon Marine Lot No. 28 (collectively the "1st Adjacent Lots") at Nos. 25- 29 Kok Cheung Street, Tai Kok Tsui, Kowloon, which do not form part of the development.

As at the date of printing of this sales brochure, the Owner of the 1st Adjacent Lots is considering development of the 1st Adjacent Lots. The Vendor and the Owner of the 1st Adjacent Lots give no warranties or representations whatsoever, whether in relation to any present or future use, maintenance, sale, disposal, development or otherwise, in respect of the 1st Adjacent Lots. The Owner of the 1st Adjacent Lots expressly reserves all rights in respect of the 1st Adjacent Lots, including but not limited to the use, maintenance, sale, disposal, development, submissions of and any amendments to any building plans or otherwise.

Subject to approval by the Government, any works, use, disposal or development from time to time of the 1st Adjacent Lots in the future may affect the enjoyment of the residential units in the development in terms of the access, views, noise and other aspects of the surrounding environment.

#### 2. 2nd Adjacent Lots

Another associate corporation of the Vendor (the "Owner of the 2nd Adjacent Lot") owns another lot near the development, namely, Kowloon Inland Lots Nos.s.10039, 10034, 10046, 10072, 10090, 10067, 10089, 10045, 10062, 8797, 9581, 9582, 9523 and 9524 (collectively the "2nd Adjacent Lots") at 173-199 Tai Kok Tsui Road, Kowloon, which do not form part of the development.

As at the date of printing of this sales brochure, the Owner of the 2nd Adjacent Lots is considering development of the 2nd Adjacent Lots. The Vendor and the Owner of the 2nd Adjacent Lots give no warranties or representations whatsoever, whether in relation to any present or future use, maintenance, sale, disposal, development or otherwise, in respect of the 2nd Adjacent Lots. The Owner of the 2nd Adjacent Lots expressly reserves all rights in respect of the 2nd Adjacent Lots, including but not limited to the use, maintenance, sale, disposal, development, submissions of and any amendments to any building plans or otherwise.

Subject to approval by the Government, any works, use, disposal or development from time to time of the 2nd Adjacent Lots in the future may affect the enjoyment of the residential units in the development in terms of the access, views, noise and other aspects of the surrounding environment.

3. 3rd Adjacent Lots

Another associate corporation of the Vendor (the "Owner of the 3rd Adjacent Lot") owns another lot near the development, namely, Kowloon Inland Lot Nos. 9482, 9543, 9661, 9284, 10043, 9512, 9534 and 9555 (collectively the "3rd Adjacent Lots") at 16-30 Man On Street, Kowloon, which does not form part of the development.

As at the date of printing of this sales brochure, the Owner of the 3rd Adjacent Lots is considering development of the 3rd Adjacent Lots. The Vendor and the Owner of the 3rd Adjacent Lots give no warranties or representations whatsoever, whether in relation to any present or future use, maintenance, sale, disposal, development or otherwise, in respect of the 3rd Adjacent Lots. The Owner of the 3rd Adjacent Lots expressly reserves all rights in respect of the 3rd Adjacent Lots, including but not limited to the use, maintenance, sale, disposal, development, submissions of and any amendments to any building plans or otherwise.

Subject to approval by the Government, any works, use, disposal or development from time to time of the 3rd Adjacent Lots in the future may affect the enjoyment of the residential units in the development in terms of the access, views, noise and other aspects of the surrounding environment.

Remarks:

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

賣方就該項目指定的互聯網網站的網址：  
**The Address Of The Website Designated By The Vendor For The Development:**  
[www.gateway-squaremile.com.hk](http://www.gateway-squaremile.com.hk)

1. 發展項目及其周邊地區日後可能出現改變
2. 本售樓說明書印製日期：2024年3月11日

1. There may be future changes to the development and the surrounding areas.
2. Date of printing of this Sales Brochure: 11 March 2024



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