

南 首
EIGHT
SOUTHPARK

SALES BROCHURE
售 樓 說 明 書

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一手住宅物業買家須知

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部 and 內部尺寸²。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓說明書

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

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8. 成交紀錄冊

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

9. 買賣合約

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

10. 表達購樓意向

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

11. 委託地產代理

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

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

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

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

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

消費者委員會

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

地產代理監管局

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

香港地產建設商會

電話：2826 0111
傳真：2845 2521

一手住宅物業銷售監管局
2023年3月

- 按揭貸款計劃的資料包括有關按揭貸款計劃對借款人的最低收入的要求、就第一按揭連同第二按揭可獲得的按揭貸款金額上限、最長還款年期、整個還款期內的按揭利率變化，以及申請人須繳付的手續費。
- 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項—
 - (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。
- 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) on the first-hand residential property market.
- Study the information on the website designated by the vendor for the development, including the sales brochure, price lists, documents containing the sales arrangements, and the register of transactions of a development.
- Sales brochure for a development will be made available to the general public at least 7 days immediately before a date of sale while price list and sales arrangements will be made available at least 3 days immediately before the date of sale.
- Information on transactions can be found on the register of transactions on the website designated by the vendor for the development and the SRPE.

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans¹ as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/ metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property². The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

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

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

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

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

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

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

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

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

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

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

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

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

15. Estimated material date and handing over date

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

brochure in case of earlier completion of the development.

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

For first-hand completed residential properties

16. Vendor’s information form

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

17. Viewing of property

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

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

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

Other useful contacts:

Consumer Council

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

Estate Agents Authority

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

Real Estate Developers Association of Hong Kong

Telephone : 2826 0111
Fax : 2845 2521

Sales of First-hand Residential Properties Authority
March 2023

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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.

1 發展項目南首的資料

INFORMATION ON THE DEVELOPMENT, EIGHT SOUTHPARK

街道名稱及門牌號數

南角道8號
(此臨時門牌號數有待發展項目建成時確認。)

樓層總數

25層(地下至28樓、不包括天台及頂層天台)

樓層號數

地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、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12月31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. 8 Nam Kok Road
(This provisional street number is subject to confirmation when the development is completed.)

Total number of storeys

25 storeys (G/F to 28/F, excluding Main Roof and Top Roof)

Floor numbering

G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, Main 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 31 December 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

星漢投資有限公司 (亦為擁有人及其控權公司為恒基兆業有限公司、恒基兆業地產有限公司、謙耀置業有限公司、Good Time Limited 及 Kinsford International Limited)
Talybridge Limited (註 : Talybridge Limited 的成立為法團所在地方為英屬維爾京群島，而其成員之法律責任是有限度的) (亦為擁有人及其控權公司為 KSH Financial Holdings Limited、Clear Delight Limited 及 Brimsgate Limited)

發展項目的認可人士

周余石 (香港) 有限公司之周德灝先生
(周德灝先生為周余石 (香港) 有限公司之董事)

發展項目的承建商

Build King Construction Limited

賣方代表律師

中倫律師事務所有限法律責任合夥
孖士打律師行

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 Clear Delight Limited

Vendors

Star Hero Investment Limited (also as the owner and whose holding companies are Henderson Development Limited, Henderson Land Development Company Limited, Mightymark Investment Limited, Good Time Limited and Kinsford International Limited)
Talybridge Limited (remark: the place of incorporation of Talybridge Limited is the British Virgin Islands and the liability of its members is limited) (also as the owner and whose holding companies are KSH Financial Holdings Limited, Clear Delight Limited and Brimsgate Limited)

Authorized person for the development

Mr. Chau Tak Ho Kenneth of CYS Associates (Hong Kong) Limited
(Mr. Chau Tak Ho Kenneth is a director of CYS Associates (Hong Kong) Limited)

Building contractor for the development

Build King Construction Limited

Vendors' solicitors

Zhong Lun Law Firm LLP
Johnson Stokes & Master

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 Clear Delight 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		

(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.)
3樓 3/F	A1	-	1.398
	A2	-	0.877
	A3	-	0.536
	A5	-	0.536
	A6	-	0.242
	A7	0.187	0.454
	A8	0.196	0.915
	B1	-	1.398
	B2	-	0.801
	B3	-	0.516
	B5	-	0.536
	B6	-	0.536
	B7	-	0.242
	B8	0.187	0.454
	B9	0.196	0.895

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-12樓、 15樓-23樓、 25樓-26樓 5/F-12/F, 15/F-23/F, 25/F-26/F	A1	-	1.398
	A2	-	0.877
	A3	-	0.536
	A5	-	0.536
	A6	-	0.242
	A7	0.187	0.454
	A8	0.196	0.915
	B1	-	1.398
	B2	-	0.801
	B3	-	0.516
	B5	-	0.536
	B6	-	0.536
	B7	-	0.242
27樓 27/F	B8	0.187	0.454
	B9	0.196	0.895
	A1	-	1.398
	A2	-	0.877
	A3	-	0.536
	A5	-	0.536
	A6	-	0.242
	A7	0.187	0.454
	B1	-	1.398
	B2	-	0.801
	B3	-	0.516
	B5	-	0.536
	B6	-	0.536
	B7	-	0.242
	B8	0.187	0.454

5 物業管理的資料 INFORMATION ON PROPERTY MANAGEMENT

管理人

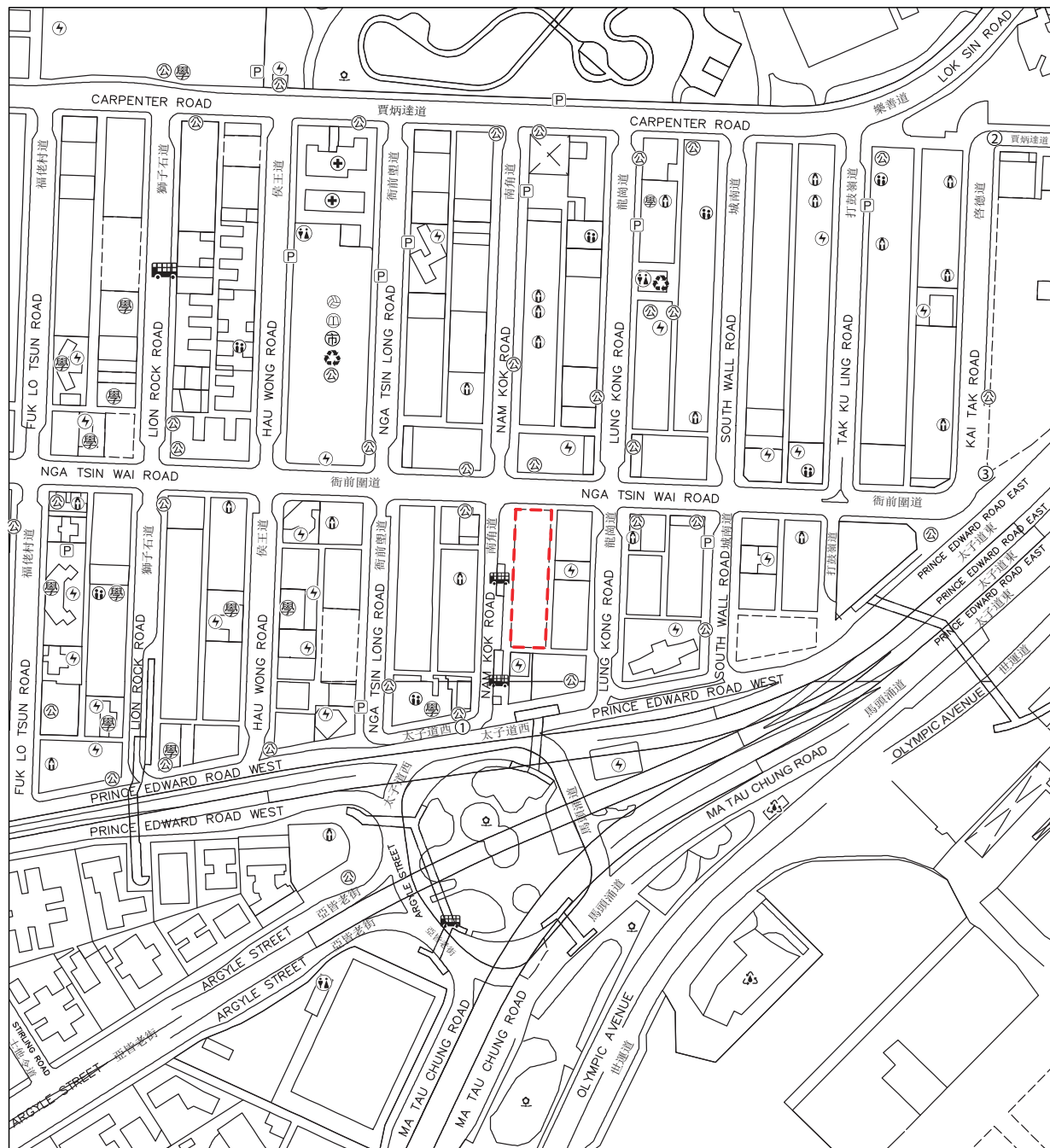
根據發展項目的公契的最新擬稿，尊家管業有限公司將獲委任為發展項目的管理人。

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



資料 / 地圖 / 鳥瞰照片由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。
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此所在位置圖參考測繪圖編號 T11-NE-A、T11-NE-C、T11-NW-B 及 T11-NW-D，經修正處理。
This location plan is made with reference to Survey Sheet Nos. T11-NE-A, T11-NE-C, T11-NW-B and 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)
- P 公眾停車場 (包括貨車停泊處) Public Carpark (including Lorry Park)
- 🚻 公廁 Public Convenience
- ⚙️ 公用事業設施裝置 Public Utility Installation
- 🏠 宗教場所 (包括教堂、廟宇及祠堂) Religious Institution (including Church, Temple and Tsz Tong)
- 🎓 學校 (包括幼稚園) School (including Kindergarten)
- 🏠 社會福利設施 (包括老人中心及弱智人士護理院) Social Welfare Facilities (including Elderly Centre and Home for the Mentally Disabled)
- 🌳 公園 Public Park
- 🚰 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
- 🏥 診療所 Clinic
- 🏪 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)

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

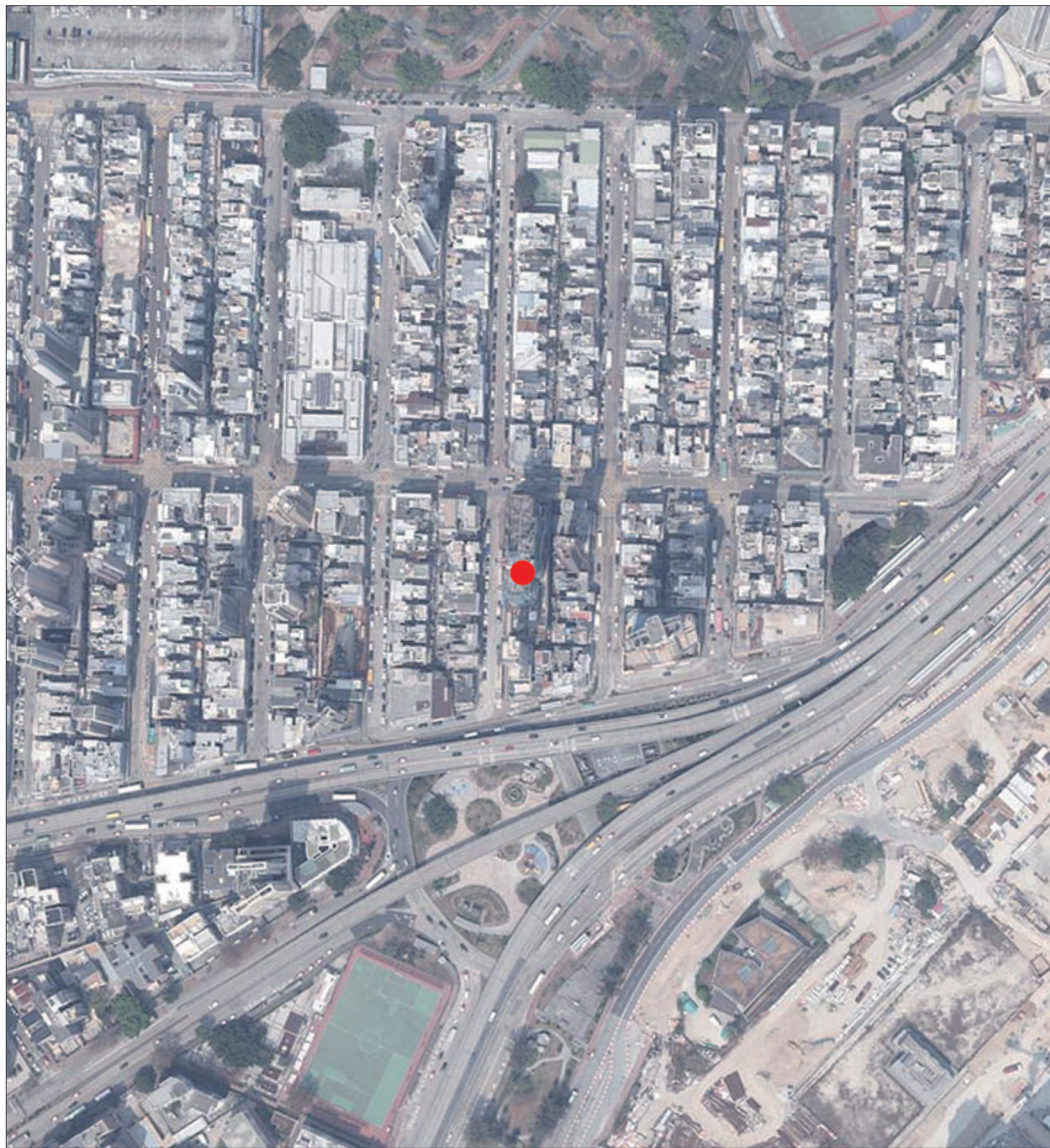
- ① 太子道西 Prince Edward Road West
- ② 賈炳達道 Carpenter Road
- ③ 沙浦道 Sa Po Road

發展項目的位置
Location of the Development

比例：0M/米
Scale: 0 250M/米

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

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



● 發展項目的位置
Location of the Development

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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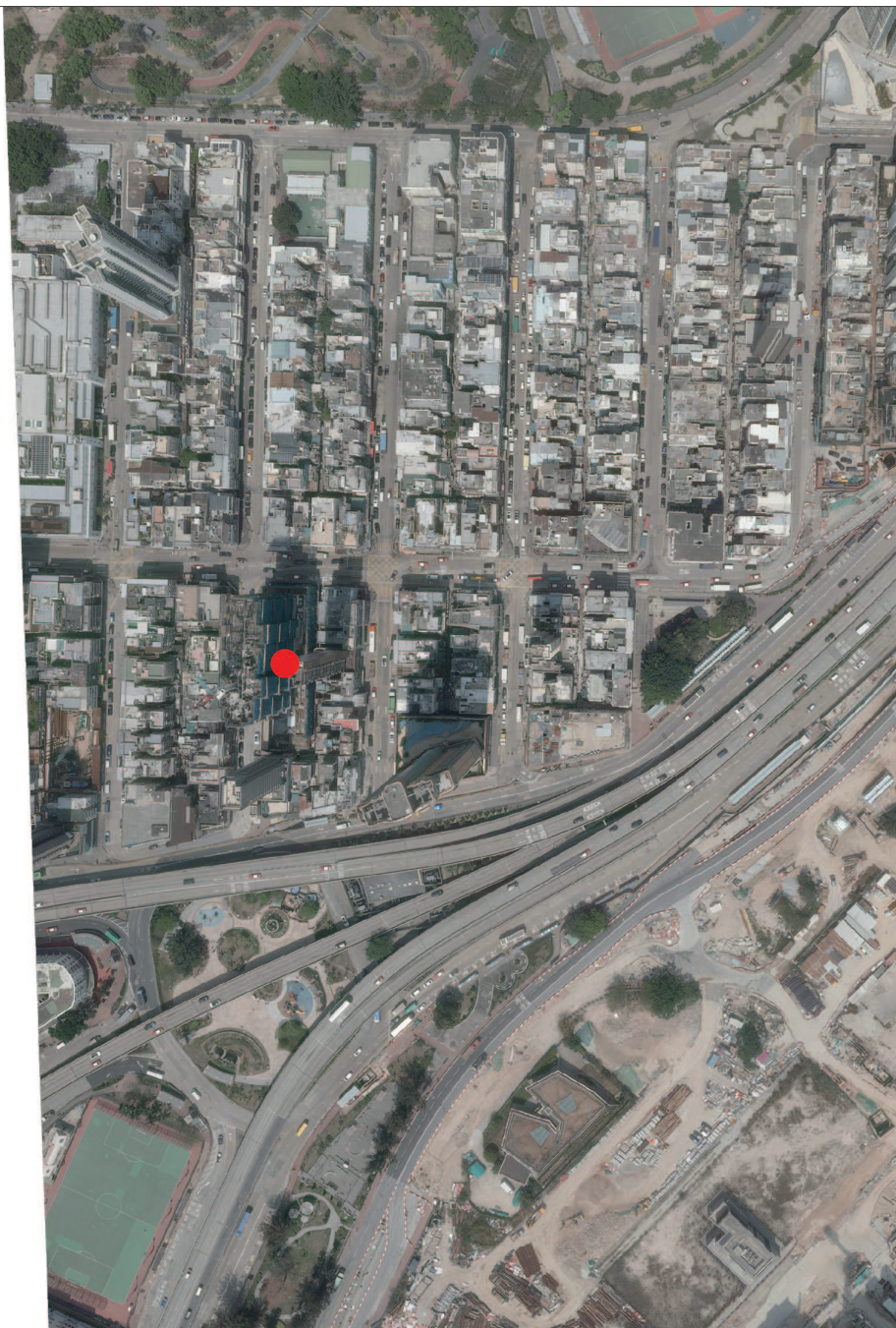
Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved – reproduction by permission only.

摘錄自地政總署測繪處於2024年3月8日在6,000呎飛行高度拍攝之鳥瞰照片，編號為E218540C。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,000 feet, Photo No. E218540C, dated 8 March 2024.

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

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



● 發展項目的位置
Location of the Development

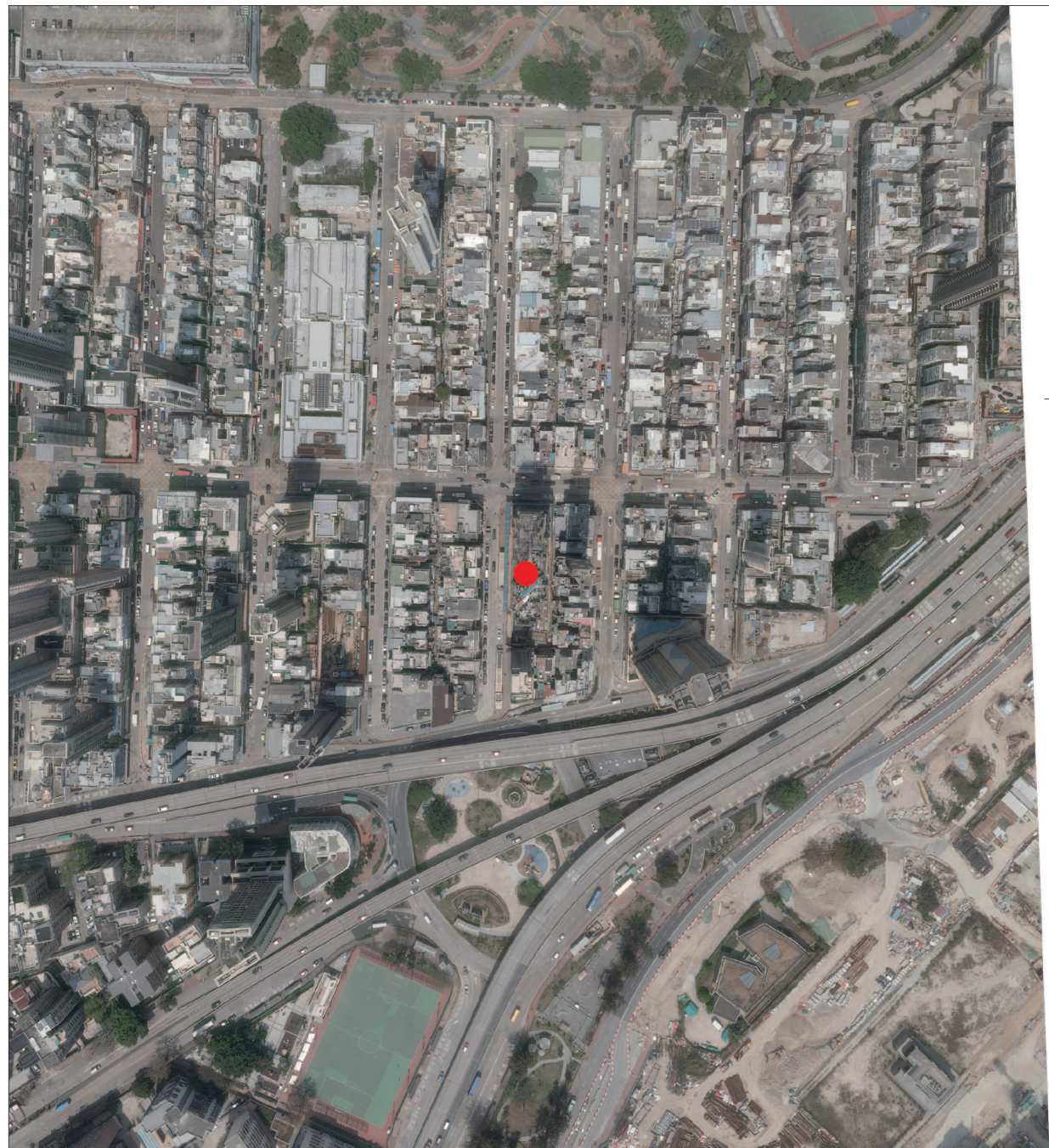
備註： 因技術性問題，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》的規定。
Note : Due to technical reasons, this aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

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摘錄自地政總署測繪處於2024年3月20日在2,000呎飛行高度拍攝之鳥瞰照片，編號為E220191C。
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 2,000 feet, Photo No. E220191C, dated 20 March 2024.

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.

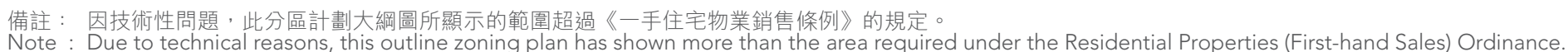
資料 / 地圖 / 鳥瞰照片由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。
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摘錄自地政總署測繪處於2024年3月20日在2,000呎飛行高度拍攝之鳥瞰照片，編號為E220192C。
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 2,000 feet, Photo No. E220192C, dated 20 March 2024.

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

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



摘錄自 2023 年 9 月 8 日刊憲之馬頭角 (九龍規劃區第 10 區) 分區計劃大綱核准圖，圖則編號為 S/K10/30，經修正處理。
Extracted from the approved Ma Tau Kok (Kowloon Planning Area No. 10) Outline Zoning Plan, Plan No. S/K10/30, gazetted on 8 September 2023, with adjustments where necessary.

地帶 ZONES

C	商業 Commercial
R(A)	住宅(甲類) Residential (Group A)
R(B)	住宅(乙類) Residential (Group B)
G/I/C	政府、機構或社區 Government, Institution or Community
O	休憩用地 Open Space

其他 MISCELLANEOUS

- 

規劃範圍界線
Boundary of Planning Scheme
- 

市區重建局發展計劃圖範圍
Urban Renewal Authority Development Scheme Plan Area
- 

建築物高度管制區界線
Building Height Control Zone Boundary
- 

最高建築物高度(在主水平基準上若干米)
Maximum Building Height (In metres above Principal Datum)
- 

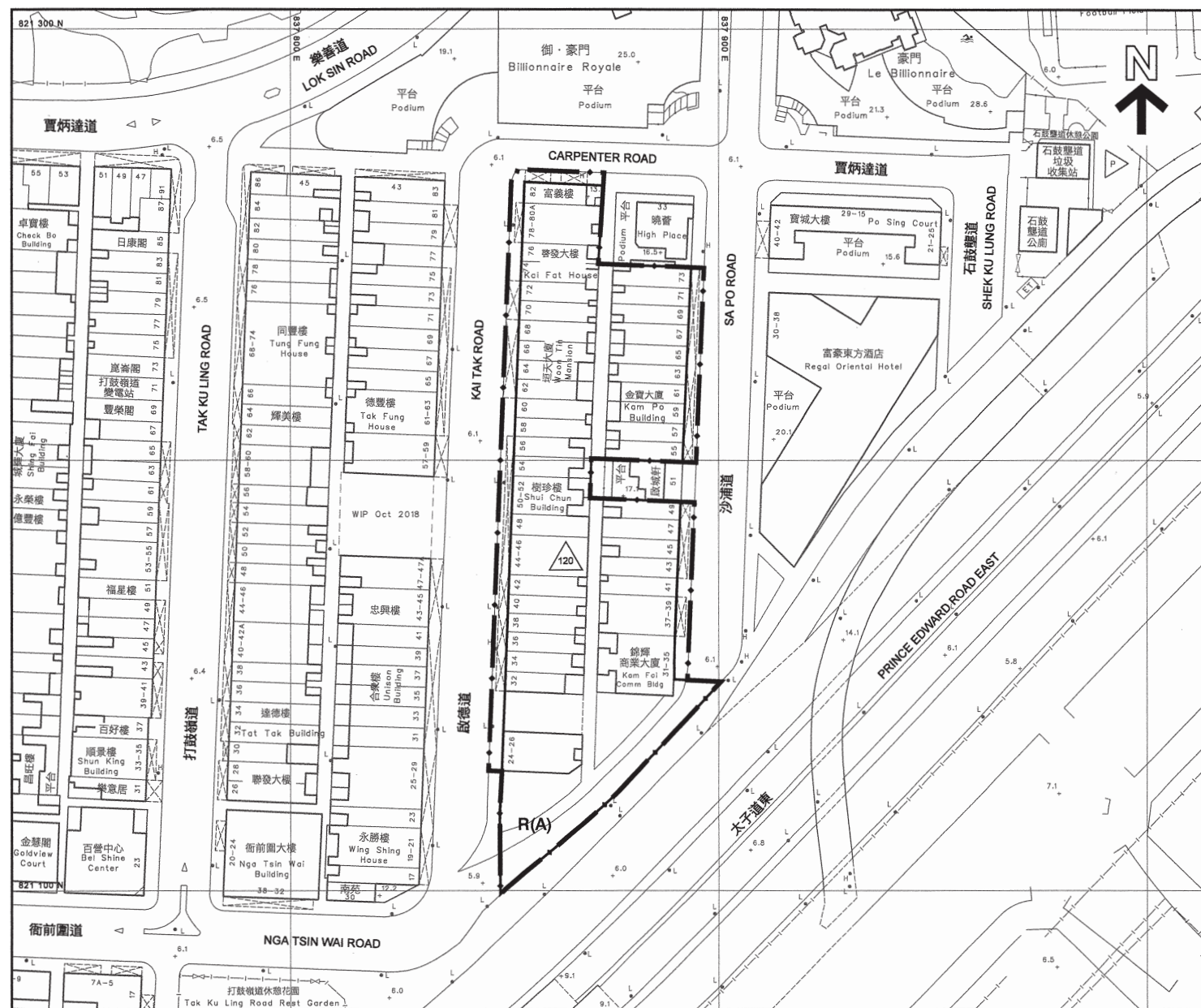
最高建築物高度(樓層數目)
Maximum Building Height (In number of storeys)

交通 COMMUNICATIONS

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

* 此區的土地用途地帶見市區重建局衙前圍道／賈炳達道發展計劃圖。
For zoning of this area, refer to Urban Renewal Authority Nqa Tsin Wai Road / Carpenter Road Development Scheme Plan.

此區的土地用途地帶見市區重建局啟德道／沙浦道發展計劃圖。
For zoning of this area, refer to Urban Renewal Authority Kai Tak Road / Sa Po Road Development Scheme Plan.



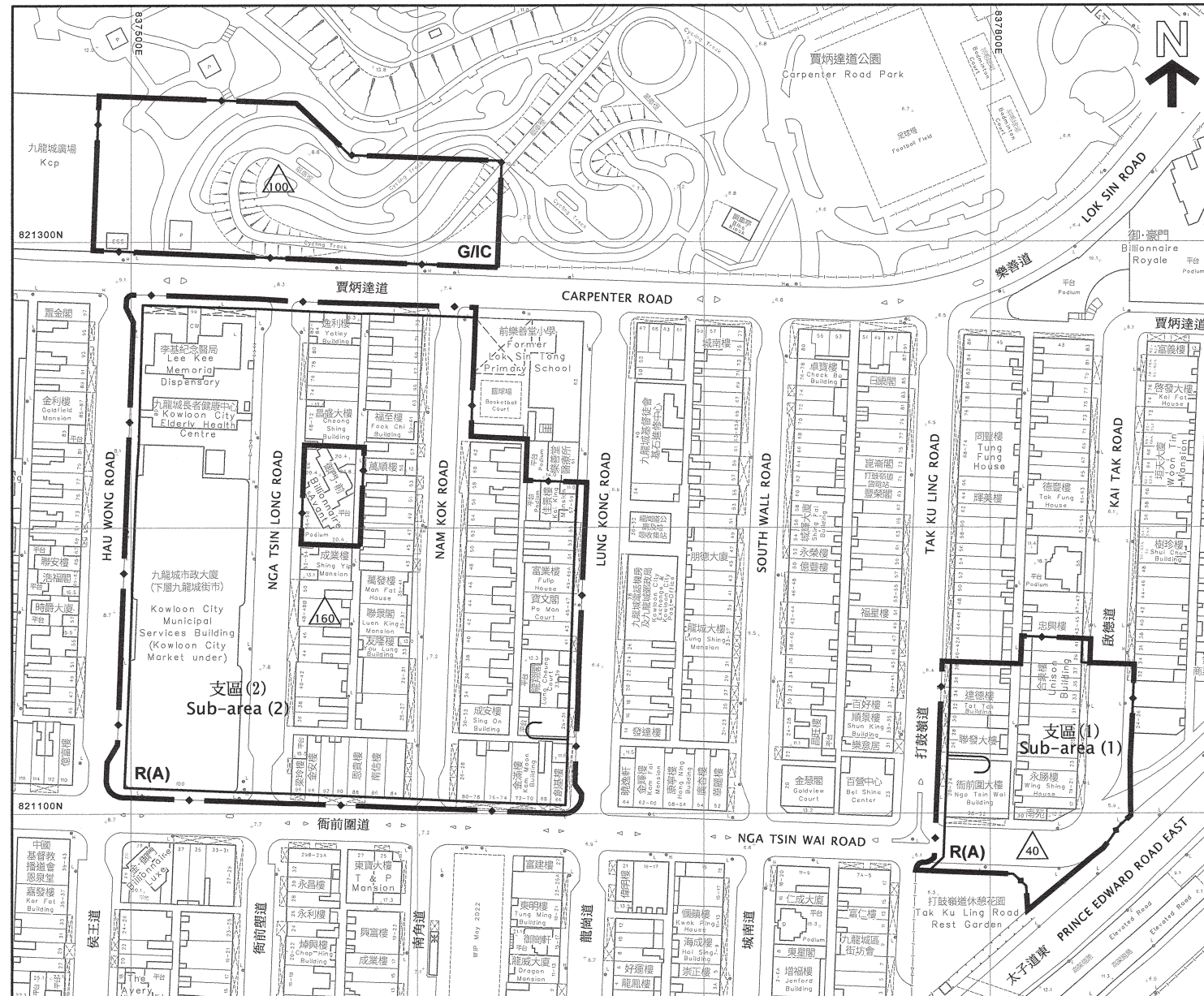
比例：20 0 20 40 60 80
Scale : METRES 米

摘錄自 2020 年 10 月 9 日刊憲之市區重建局啟德道／沙浦道發展計劃核准圖，圖則編號為 S/K10/URA1/2。

Adopted from the Approved Urban Renewal Authority Kai Tak Road / Sa Po Road Development Scheme Plan with Plan No. S/K10/URA1/2 gazetted on 9 October 2020.

圖例 NOTATION

- • — 發展計劃範圍界線
Boundary of Development Scheme
- R(A) 住宅(甲類)
Residential (Group A)
- △120 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)



比例：20 0 20 40 60 80
Scale：METRES 米

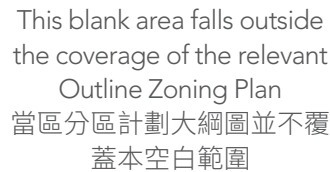
摘錄自 2023 年 9 月 8 日刊憲之市區重建局衙前圍道／賈炳達道發展計劃核准圖，圖則編號為 S/K10/URA3/2。

Adopted from the Approved Urban Renewal Authority Nga Tsin Wai Road/ Carpenter Road Development Scheme Plan with Plan No. S/K10/URA3/2 gazetted on 8 September 2023.

圖例 NOTATION

-  發展計劃範圍界線
Boundary of Development Scheme
-  住宅(甲類)
Residential (Group A)
-  政府、機構或社區
Government, Institution or Community
-  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)

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



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 2022 年 10 月 28 日刊憲之啟德 (九龍規劃區第 22 區) 分區計劃大綱核准圖，圖則編號為 S/K22/8，經修正處理。
Extracted from the approved Kai Tak (Kowloon Planning Area No. 22) Outline Zoning Plan, Plan No. S/K22/8, gazetted on 28 October 2022, with adjustments where necessary.

圖例 NOTATION

地帶 ZONES

- CDA

 綜合發展區
Comprehensive Development Area
- R(A)

 住宅(甲類)
Residential (Group A)
- R(B)

 住宅(乙類)
Residential (Group B)
- G/C

 政府、機構或社區
Government, Institution or Community
- O

 休憩用地
Open Space
- OU

 其他指定用途
Other Specified Uses

其他 MISCELLANEOUS

	規劃範圍界線 Boundary of Planning Scheme
	建築物高度管制區界線 Building Height Control Zone Boundary
	最高建築物高度(在主水平基準上若干米) Maximum Building Height (In metres above Principal Datum)
	只限於指定為「商店及服務行業」和「食肆」 用途的地區 Area Designated for 'Shop and Services' and 'Eating Place' Uses Only
	非建築用地 Non-Building Area

交通 COMMUNICATIONS

	鐵路及車站 (地下) Railway and Station (Underground)
	主要道路及路口 Major Road and Junction
	高架道路 Elevated Road
	行人專用區或街道 Pedestrian Precinct / Street

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



比例：0M/米 500M/米
Scale: 

22

Extracted from the approved Wang Tau Hom and Tung Tau (Kowloon Planning Area No. 8) Outline Zoning Plan, Plan No. S/K8/25, gazetted on 5 May 2023, with adjustments where necessary.


地帶 ZONES

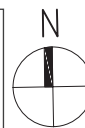
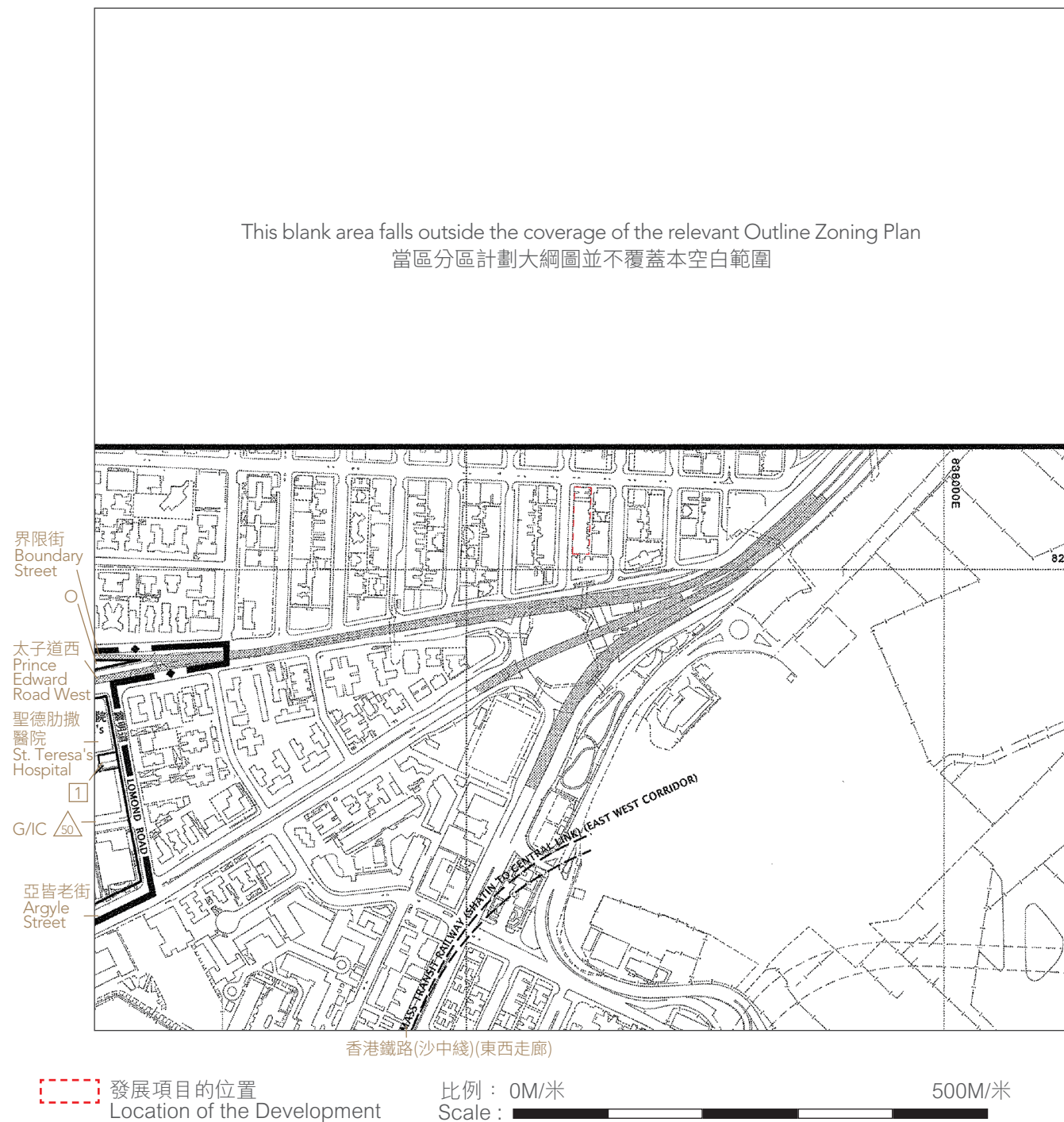
OU 其他指定用途
Other Specified Uses

其他 MISCELLANEOUS


 非建築用地
Non-Building Area

交通 COMMUNICATIONS

 高架道路 Elevated Road



摘錄自 2015 年 9 月 18 日刊憲之何文田 (九龍規劃區第 6 及 7 區) 分區計劃大綱核准圖，圖則編號為 S/K7/24，經修正處理。

Extracted from the approved Ho Man Tin (Kowloon Planning Areas No. 6 and 7) Outline Zoning Plan, Plan No. S/K7/24, gazetted on 18 September 2015, with adjustments where necessary.

圖例 NOTATION

地帶 ZONES

G/IC 政府、機構或社區
Government, Institution or Community

O 休憩用地
Open Space

其他 MISCELLANEOUS

— • — 規劃範圍界線
Boundary of Planning Scheme

△100 最高建築物高度(在主水平基準上若干米)
Maximum Building Height (In metres above Principal Datum)

8 最高建築物高度(樓層數目)
Maximum Building Height (In number of storeys)

交通 COMMUNICATIONS

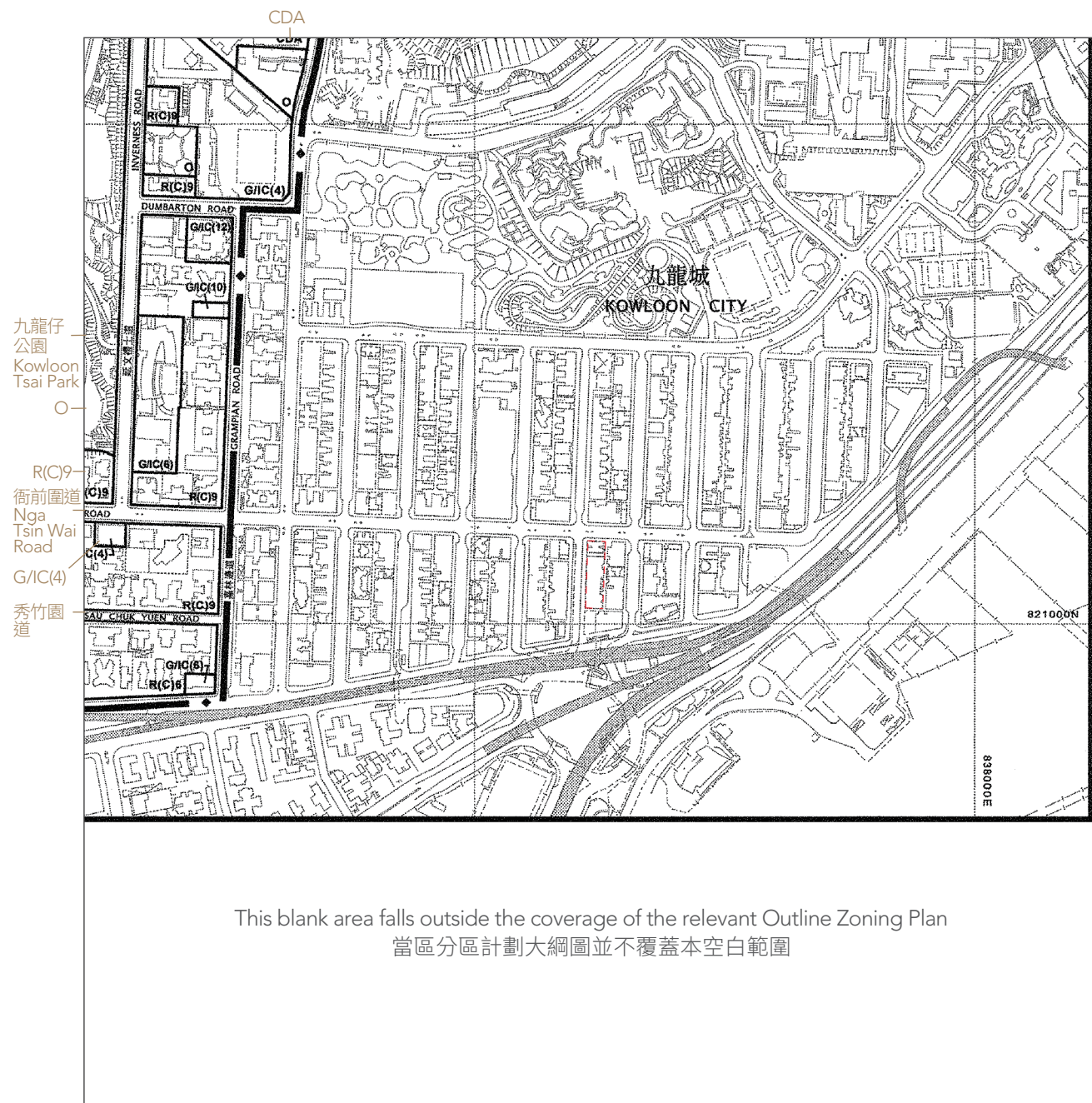
— [STATION] — 鐵路及車站 (地下) Railway and Station (Underground)

— + — 主要道路及路口 Major Road and Junction

— — — 高架道路 Elevated Road

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 2017 年 12 月 15 日刊憲之九龍塘 (九龍規劃區第 18 區) 分區計劃大綱核准圖，圖則編號為 S/K18/21，經修正處理。

Extracted from the approved Kowloon Tong (Kowloon Planning Area No. 18) Outline Zoning Plan, Plan No. S/K18/21, gazetted on 15 December 2017, with adjustments where necessary.

圖例 NOTATION

地帶 ZONES

- CDA** 綜合發展區
Comprehensive Development Area
- R(C)** 住宅(丙類)
Residential (Group C)
- G/IC** 政府、機構或社區
Government, Institution or Community
- O** 休憩用地
Open Space

其他 MISCELLANEOUS

- • — 規劃範圍界線
Boundary of Planning Scheme

交通 COMMUNICATIONS

- +— 主要道路及路口 Major Road and Junction
- — — 高架道路 Elevated Road

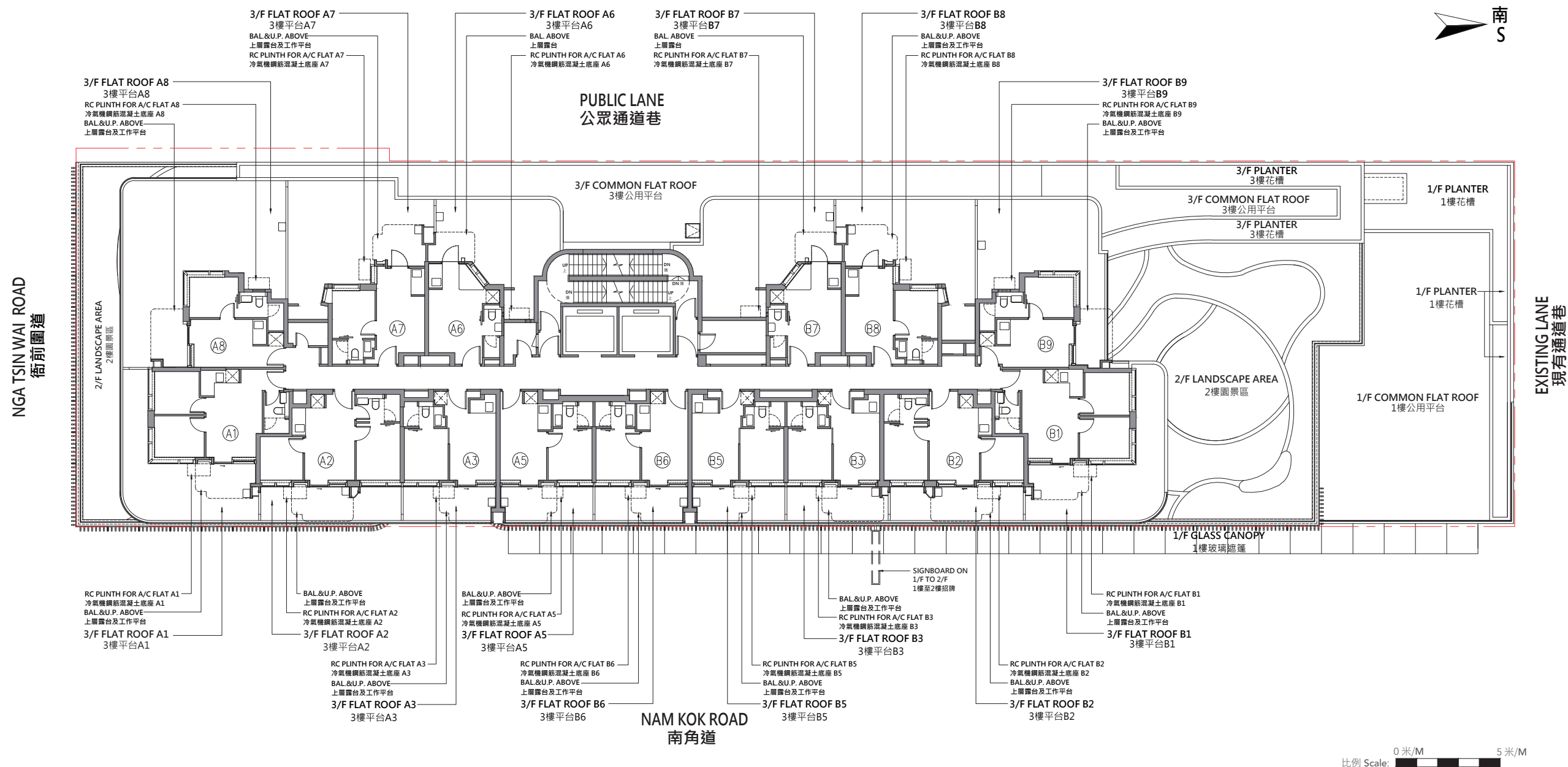
 發展項目的位置
Location of the Development

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.

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



BAL. = Balcony 露台

U.P. = Utility Platform 工作平台

RC PLINTH FOR A/C = Reinforced Concrete Plinth for Air-conditioner Unit 冷氣機鋼筋混凝土底座

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 12 月 31 日。

備註：圖中所示之發展項目住宅樓層布局是參照適用於 3 樓住宅樓層的樓面平面圖。

The estimated date of completion of these buildings and facilities, as provided by the authorized person for the development is 31 December 2025.

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

A/C	=	Air-conditioner Unit 冷氣機
A/C PLATFORM	=	Air-conditioner Platform 冷氣機平台
ARCH. FEATURE	=	Architectural Feature 建築裝飾
BAL.	=	Balcony 露台
B	=	Bathroom 浴室
BR	=	Bedroom 睡房
DN	=	Down 落
E.M.R.	=	Electric Meter Room 電錶房
ELV. DUCT	=	Extra Low Voltage Duct 低電壓管道
F.S.	=	Fire Services Pipe Duct 消防管道
H.R.	=	Hose Reel 消防喉轆
LIV/DIN	=	Living Room / Dining Room 客廳/飯廳
MBR	=	Master Bedroom 主人睡房
P.D.	=	Pipe Duct 管道
RC PLINTH FOR A/C	=	Reinforced Concrete Plinth for Air-conditioner Unit 冷氣機鋼筋混凝土底座
RS&MRR	=	Refuse Storage and Material Recovery Room 垃圾及物料回收室
T.R.S.	=	Temporary Refuge Space 臨時庇護處
TEL. DUCT	=	Telephone Duct 電話線槽
U.P.	=	Utility Platform 工作平台
W.M.C.	=	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。

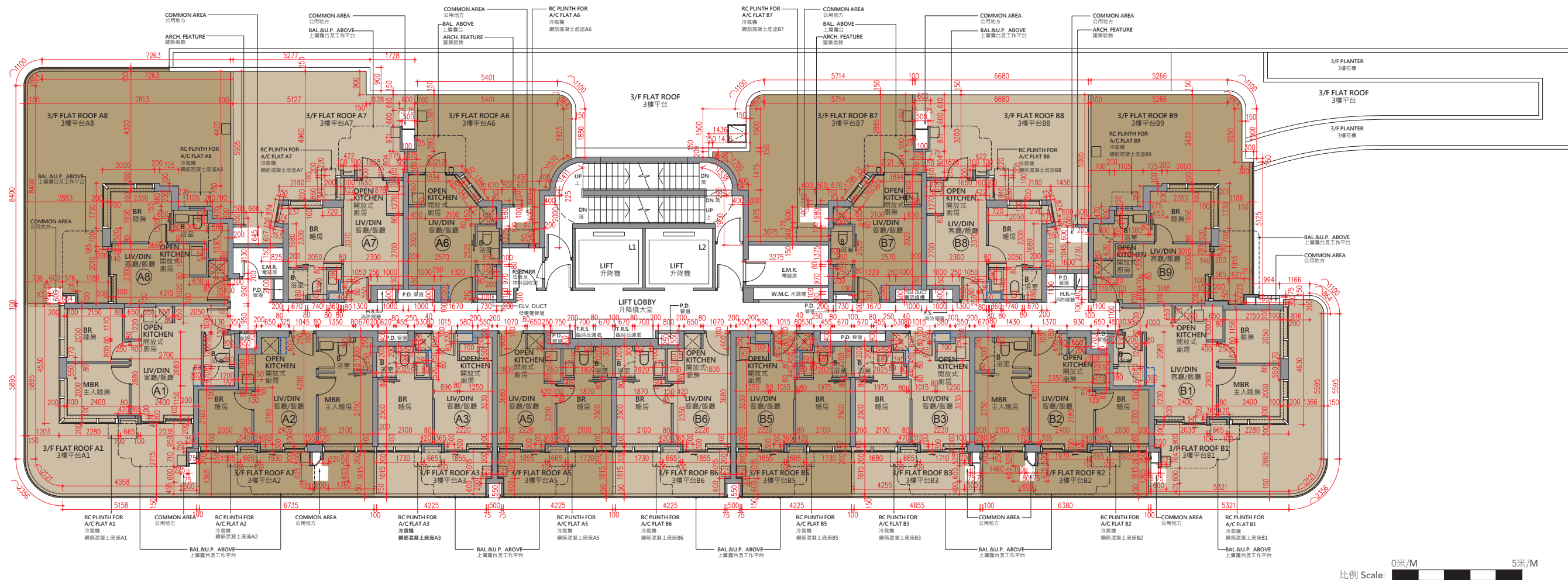
Remarks:

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

3樓平面圖
3/F Floor Plan



- 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.

10

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat						
		A1	A2	A3	A5	A6	A7	A8
層與層之間的高度（毫米） Floor-to-Floor Height (mm)	3 樓 3/F	3325	3325	3325	3325	3325	3325	3325
樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) (mm)		150	150	150	150	150	150	150

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat							
		B1	B2	B3	B5	B6	B7	B8	B9
層與層之間的高度（毫米） Floor-to-Floor Height (mm)	3 樓 3/F	3325	3325	3325	3325	3325	3325	3325	3325
樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) (mm)		150	150	150	150	150	150	150	150

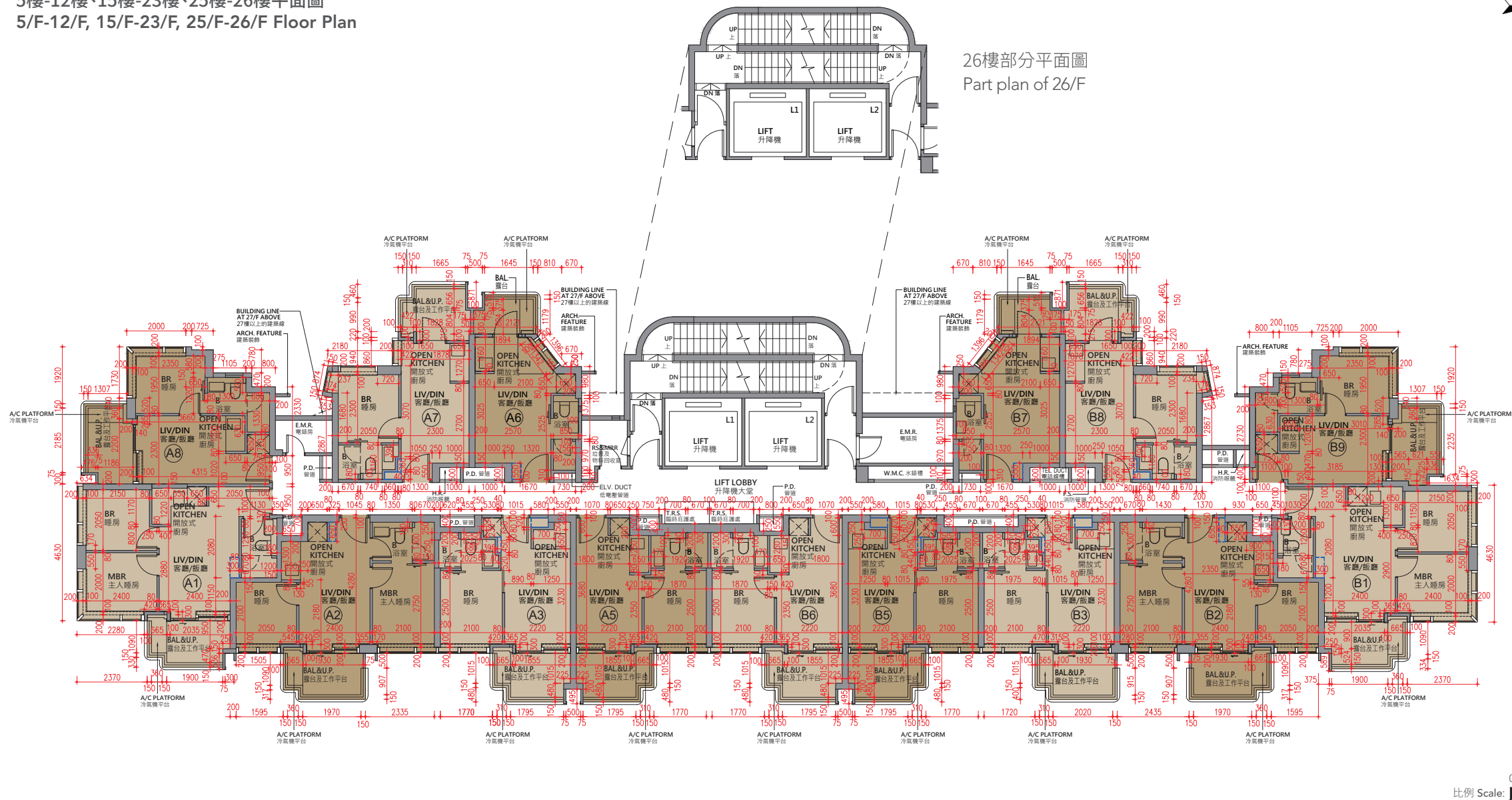
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
請參閱本售樓說明書第26頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。
Please refer to page 26 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

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

5樓-12樓、15樓-23樓、25樓-26樓平面圖
5/F-12/F, 15/F-23/F, 25/F-26/F Floor Plan



26樓部分平面圖
Part plan of 26/F



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. 經屋宇署批准的建築圖則內之 26 樓部分平面圖是展示該樓層的豎板數量為 20, 有別於 5 樓 -12 樓、15 樓 -23 樓、25 樓的豎板數量 19。

Notes: 1. The dimensions in floor plans are all structural dimensions in millimeter.
2. The part plan of 26/F in General Building Plans approved by the Buildings Department is to demonstrate that the number of risers is 20 instead of 19 as on 5/F-12/F, 15/F-23/F, 25/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

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat						
		A1	A2	A3	A5	A6	A7	A8
層與層之間的高度（毫米） Floor-to-Floor Height (mm)	5樓-12樓、 15樓-23樓、25樓 5/F-12/F, 15/F-23/F, 25/F	3325	3325	3325	3325	3325	3325	3325
樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) (mm)		150	150	150	150	150	150	150
層與層之間的高度（毫米） Floor-to-Floor Height (mm)	26樓 26/F	3500	3500	3500	3500	3500	3500	3325
樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) (mm)		150	150	150	150	150	150	150

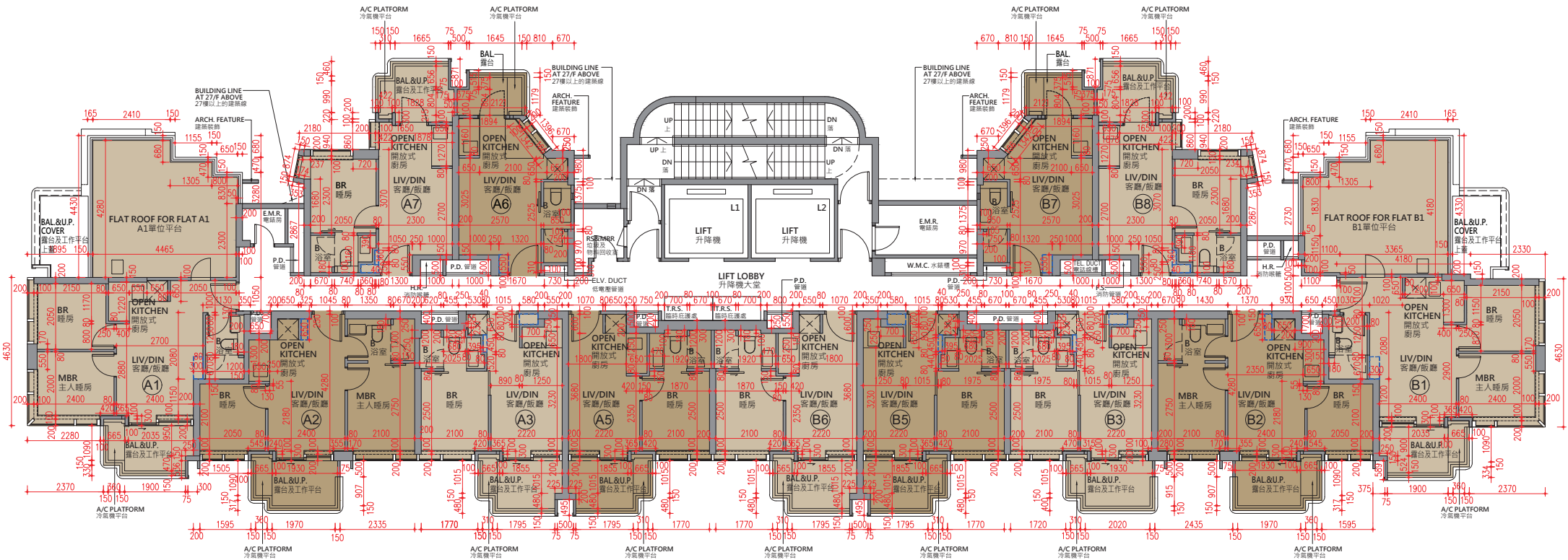
每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat							
		B1	B2	B3	B5	B6	B7	B8	B9
層與層之間的高度（毫米） Floor-to-Floor Height (mm)	5樓-12樓、 15樓-23樓、25樓 5/F-12/F, 15/F-23/F, 25/F	3325	3325	3325	3325	3325	3325	3325	3325
樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) (mm)		150	150	150	150	150	150	150	150
層與層之間的高度（毫米） Floor-to-Floor Height (mm)	26樓 26/F	3500	3500	3500	3500	3500	3500	3500	3325
樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) (mm)		150	150	150	150	150	150	150	150

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26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 26 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

10 發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

27樓平面圖
27/F Floor Plan



0米/M 5米/M
比例 Scale:

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.

10

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

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat					
		A1	A2	A3	A5	A6	A7
層與層之間的高度（毫米） Floor-to-Floor Height (mm)	27樓 27/F	3700	3700, 4200*	3700, 4200*	3700,4200*	3700, 4200*	3700, 4200*
樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) (mm)		200	200, 700*	200, 700*	200, 700*	200, 700*	200, 700*

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat						
		B1	B2	B3	B5	B6	B7	B8
層與層之間的高度（毫米） Floor-to-Floor Height (mm)	27樓 27/F	3700	3700, 4200*	3700, 4200*	3700, 4200*	3700, 4200*	3700, 4200*	3700, 4200*
樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) (mm)		200	200, 700*	200, 700*	200, 700*	200, 700*	200, 700*	200, 700*

- * 包括結構轉換層厚度 (700 毫米)
- * Inclusive of the thickness of transfer plate (700mm)

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26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 26 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

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
南首 Eight Southpark	3樓 3/F	A1	28.913 (311) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	21.983 (237)	-	-	-	-	-	-
		A2	28.251 (304) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	10.274 (111)	-	-	-	-	-	-
		A3	20.917 (225) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	7.052 (76)	-	-	-	-	-	-
		A5	20.510 (221) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	7.052 (76)	-	-	-	-	-	-
		A6	16.569 (178) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	22.494 (242)	-	-	-	-	-	-
		A7	20.809 (224) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	31.125 (335)	-	-	-	-	-	-
		A8	20.847 (224) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	49.069 (528)	-	-	-	-	-	-
		B1	29.120 (313) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	23.199 (250)	-	-	-	-	-	-
		B2	28.235 (304) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	9.706 (104)	-	-	-	-	-	-
		B3	20.893 (225) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	7.281 (78)	-	-	-	-	-	-
		B5	20.893 (225) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	7.052 (76)	-	-	-	-	-	-

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
南首 Eight Southpark	3樓 3/F	B6	20.445 (220) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	7.052 (76)	-	-	-	-	-	-
		B7	16.569 (178) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	28.727 (309)	-	-	-	-	-	-
		B8	20.809 (224) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	26.291 (283)	-	-	-	-	-	-
		B9	20.769 (224) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	28.073 (302)	-	-	-	-	-	-
	5樓-12樓、 15樓-23樓、 25樓-26樓 5/F-12/F, 15/F-23/F, 25/F-26/F	A1	32.413 (349) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		A2	31.751 (342) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		A3	24.417 (263) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		A5	24.010 (258) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		A6	18.569 (200) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		A7	24.309 (262) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		A8	24.347 (262) 露台 Balcony: 2.000 (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
南首 Eight Southpark	5樓-12樓、 15樓-23樓、 25樓-26樓 5/F-12/F, 15/F-23/F, 25/F-26/F	B1	32.620 (351) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B2	31.735 (342) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B3	24.393 (263) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B5	24.393 (263) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B6	23.945 (258) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B7	18.569 (200) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		B8	24.309 (262) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B9	24.269 (261) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	27樓 27/F	A1	32.836 (353) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	17.402 (187)	-	-	-	-	-	-
		A2	31.751 (342) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		A3	24.417 (263) 露台 Balcony: 2.000 (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
南首 Eight Southpark	27樓 27/F	A5	24.010 (258) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		A6	18.569 (200) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		A7	24.309 (262) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B1	33.297 (358) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	16.950 (182)	-	-	-	-	-	-
		B2	31.735 (342) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B3	24.393 (263) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B5	24.393 (263) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B6	23.945 (258) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B7	18.569 (200) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		B8	24.309 (262) 露台 Balcony: 2.000 (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.

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、建築鰭片及在其上的特色)；
 - (e) 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；
 - (f) 位於屋苑地下、1樓及2樓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
 - (g) 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、1樓及2樓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3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3樓及以上的屋苑外牆部分，當中包括但不限於：
 - (1) 在其上的建築鰭片及特色；及
 - (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；但不包括構成相關住宅單位一部分的露台、工作平台、私人平台或私人天台(如有)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) 康樂設施；
- (e) 在附於公契的圖則上以綠色顯示並標記「COVERED LANDSCAPE」(僅作識別之用)的有蓋園景區；
- (f) 所有保養及維修通道；
- (g) 住宅發展項目內的管理員、看守員及管理公司職員的辦公室及/或櫃台(如有的話)，包括但不限於位於屋苑地下的管理員辦公室；
- (h) 綠化範圍；
- (i) 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
- (j) 由首位擁有人按照公契的條款可能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、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任何時候指定為住宅公用設施的額外屋苑裝置及設施。

14 公契的摘要

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*		
	3樓	5樓至26樓	27樓
A1	310	324	345
A2	292	317	317
A3	216	244	244
A5	212	240	240
A6	187	185	185
A7	239	243	243
A8	257	243	
B1	314	326	348
B2	291	317	317
B3	215	243	243
B5	215	243	243
B6	211	239	239
B7	193	185	185
B8	234	243	243
B9	235	242	

* 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。

14 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

A. The common parts of the development

1. **"Common Areas"** means collectively the Estate Common Areas 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, architectural 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) 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;
 - (f) the trenches, services trenches, sewers, drains, pipes, ducts and manholes underneath the drain or surface channel, manhole or access covers on the ground floor, the 1st floor and the 2nd floor of the Estate and serving the Estate as a whole and not just any particular Unit or any particular part thereof; and
 - (g) 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, the 1st floor and the 2nd 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 3rd 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 3rd 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; and
 - (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;

BUT excluding the glass balustrades, metal balustrades or railings of the balconies, utility platforms, private flat roofs or private roofs (if any) which form parts of the relevant Residential Units;
 - (c) the fireman's lift lobby(ies) and protected lobby(ies) to a required staircase within the Residential Development;
 - (d) the Recreational Facilities;
 - (e) the covered landscape areas which are for the purpose of identification only shown and coloured green and marked "COVERED LANDSCAPE" on the plan annexed to the Deed of Mutual Covenant;
 - (f) all those Maintenance and Repair Access;

- (g) office and/or counter for caretakers, watchmen and management staff (if any) within the Residential Development, including but not limited to the caretaker office on the ground floor of the Estate;
- (h) the Greenery Areas;
- (i) 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
- (j) 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, 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*		
	3/F	5/F-26/F	27/F
A1	310	324	345
A2	292	317	317
A3	216	244	244
A5	212	240	240
A6	187	185	185
A7	239	243	243

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

Flat	Floor*		
	3/F	5/F-26/F	27/F
A8	257	243	
B1	314	326	348
B2	291	317	317
B3	215	243	243
B5	215	243	243
B6	211	239	239
B7	193	185	185
B8	234	243	243
B9	235	242	

*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(I)新九龍內地段第1822號餘段、新九龍內地段第1824號餘段，及新九龍內地段第2183號餘段(統稱「**第一地段**」)，(II)新九龍內地段第1936號餘段、新九龍內地段第2278號餘段、新九龍內地段第2279號餘段、新九龍內地段第2280號餘段，及新九龍內地段第2281號餘段(統稱「**第二地段**」)，(III)新九龍內地段第1935號餘段、新九龍內地段第2334號餘段，及新九龍內地段第2335號餘段(統稱「**第三地段**」)，及(IV)新九龍內地段第1881號、新九龍內地段第2298號，及新九龍內地段第2299號(統稱「**第四地段**」)。

第一地段、第二地段、第三地段及第四地段下統稱「**地段**」。

2. (a) 每幅第一地段(新九龍內地段第1824號餘段除外)各自根據一份政府租契持有，而該些政府租契的日期均為1935年2月14日。新九龍內地段第1824號餘段則根據一份日期為1934年6月25日的政府租契持有。上述政府租契，下統稱「**第一地段租契**」。
- (b) 每幅第二地段各自根據一份政府租契持有，而該些政府租契的日期均為1937年5月14日(統稱「**第二地段租契**」)。
- (c) 每幅第三地段各自根據一份政府租契持有，而該些政府租契的日期均為1937年1月26日(統稱「**第三地段租契**」)。
- (d) 每幅第四地段各自根據一份政府租契持有，而該些政府租契的日期均為1937年10月27日(統稱「**第四地段租契**」)。

第一地段租契、第二地段租契、第三地段租契及第四地段租契下統稱「**租契**」。

每幅地段的批租年期均為75年，由1898年7月1日起生效，並可以24年減去最後3天的年期續期。該年期根據《新界土地契約(續期)條例》(第150章)第6條的規定經續期至2047年6月30日。

3. 每份租契均包括以下條款:-
- (a) 「如非事先獲得香港殖民地港督或就此獲正式授權的其他人以書面表示皇上陛下已給予許可，上述承租人或任何其他一或多人在批租的持續期內不得及不會利用該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」；
- (b) 「保留[予]皇上陛下所有就其為香港殖民地的道路、公共建築物或其他公共目的所需，在該處所之內、之下或之上的礦產、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處所或其任何一或多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；皇上陛下，及其代理人、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特此表明予以批租的土地的所有或其任何一或多部分，不論是否連同馬匹、馬車、車輛及其他必需之事物，以視察、挖掘、轉用及移走上述保留之礦物、石料、土料及其他事物或其任何一或多部分，惟須對上述承租人造成盡可能少的損害；亦保留皇上陛下全權於該處所內、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」；
- (c) 「上述承租人必須及將會於在此批租的該年期內的每一年，每年妥善地及真誠地支付或安排支付予皇上陛下上述[十元(適用於每份租契，除了新九龍內地段第2183號餘段所根據持有的政府租契及第四地段租契外)或十二元(適用於新九龍內地段第2183號餘段所根據持有的政府租契及每份第四地段租契)]之年租金，不包括上文所述的所有扣減，並於分別的日期和時間以及以上述方式保留並支付；此外，上述承租人必須及將會於在此批租的該年期內，承擔、支付及清償任何現在或今後將對於、或有關於

在此表明予以批租的該處所或其任何部分評定或徵收的所有稅款、差餉、收費及評估款項」；

- (d) 承租人「必須及將會在此後不時、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在此表明予以批租的該片或該幅土地上之一或多個宅院或物業單位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壁、堤岸、路塹、樹籬、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[皇上陛下的工務司(以下稱為「**上述司長**」)]滿意」；
- (e) 承租人「將會於在此批租的年期內，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、修葺及修改在特此表明予以批租的該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、行人路、渠道、圍欄及共用牆、通風管、私家或公共污水渠及排水渠。該比例由上述司長釐定及確定，並可當作欠繳地租的性質追討」；
- (f) 「皇上陛下有合法權利透過上述司長或獲指派代表他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在此表明予以批租的該處所，從而視察、搜查及查看其狀況。每當視察時發現有任何頹敗、損壞及需要維修及修正之處，將會發出或在該處所或其某部分留下書面通知或警告予上述承租人，要求在其後三個曆月內對此進行維修及修正。而上述承租人須在每個該通知或警告發出後三個曆月內，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」；及
- (g) 「皇上陛下擁有全權就為改善所述香港殖民地，或任何其他公共目的所需，在向予上述承租人發出三個曆月有關該需要的通知後，收回、進入及再佔管在此表明予以批租的處的所有或任何部分，並根據上述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，向予上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. 除了在以上第3段中所述的條款外，每份第一地段租契都規定承租人「須在1932年3月19日起計的24個曆月期滿前自費於在此批租的土地之某部分上以良好、堅固及熟練的技術方式搭建、建造及將之完全裝修至可用，一或多個良好、堅固及安全的磚塊或石材結構的宅院或物業單位，而該宅院或物業單位須配備適當的圍欄、牆壁、污水渠、排水渠及所有其他通常或必要的附屬設施，並須在及將在前述24個曆月期滿前就此花費及總支出最少4000元。所述的宅院或物業單位須有與同一街道上的宅院或物業單位(如有)同樣等級的建築、立面特徵及描述及一致的座向及排列方式。一切工程須使[上述司長]滿意」*。

(*註釋：此段所列明之在每份第一地段租契內均有的建築規約已無效，並不適用於發展項目。)

5. 儘管上文第3(a)段有所限制，根據一份日期為2022年12月19日，並在土地註冊處以註冊摘要編號23021301270011註冊的厭惡性行業牌照(適用於第一地段)、一份日期為2022年12月19日，並在土地註冊處以註冊摘要編號23020600790064註冊的厭惡性行業牌照(適用於第二地段及第三地段)，及一份日期為2013年1月30日，並在土地註冊處以註冊摘要編號13020801130022註冊的厭惡性行業牌照(適用於第四地段)，地段的註冊擁有人、其遺囑執行人、遺產管理人及受讓人，如是公司，其繼承人及受讓人，獲准經營或從事製糖、油料(加油站除外)、售肉、食物供應及旅館的行業或業務，但須受該牌照施加的條件所規限。

註:

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

1. The development is situated on (I) The Remaining Portion of New Kowloon Inland Lot No.1822, The Remaining Portion of New Kowloon Inland Lot No.1824, and The Remaining Portion of New Kowloon Inland Lot No.2183 (collectively, the “**1st Lots**”), (II) The Remaining Portion of New Kowloon Inland Lot No.1936, The Remaining Portion of New Kowloon Inland Lot No. 2278, The Remaining Portion of New Kowloon Inland Lot No.2279, The Remaining Portion of New Kowloon Inland Lot No.2280, and The Remaining Portion of New Kowloon Inland Lot No.2281 (collectively, the “**2nd Lots**”), (III) The Remaining Portion of New Kowloon Inland Lot No.1935, The Remaining Portion of New Kowloon Inland Lot No.2334, and The Remaining Portion of New Kowloon Inland Lot No.2335 (collectively, the “**3rd Lots**”), and (IV) New Kowloon Inland Lot No.1881, New Kowloon Inland Lot No.2298, and New Kowloon Inland Lot No.2299 (collectively, the “**4th Lots**”).

The 1st Lots, the 2nd Lots, the 3rd Lots and the 4th Lots are hereinafter collectively referred to as the “**Lots**”.

2. (a) Each of the 1st Lots (save for The Remaining Portion of New Kowloon Inland Lot No.1824) is respectively held under a Government lease, all of which are dated 14th February 1935, and The Remaining Portion of New Kowloon Inland Lot No.1824 is held under a Government lease dated 25th June 1934. The aforesaid Government leases are hereinafter collectively referred to as the “**1st Lots Leases**”.
- (b) Each of the 2nd Lots is respectively held under a Government lease, all of which are dated 14th May 1937 (collectively, the “**2nd Lots Leases**”).
- (c) Each of the 3rd Lots is respectively held under a Government lease, all of which are dated 26th January 1937 (collectively, the “**3rd Lots Leases**”).
- (d) Each of the 4th Lots is respectively held under a Government lease, all of which are dated 27th October 1937 (collectively, the “**4th Lots Leases**”).

The 1st Lots Leases, the 2nd Lots Leases, the 3rd Lots Leases and the 4th Lots Leases are hereinafter collectively referred to as the “**Leases**”.

Each of the Lots is held for a term of 75 years commencing from 1st July 1898 and renewable for 24 years less the last 3 days thereof which term has been extended to 30th June 2047 under Section 6 of the New Territories Leases (Extension) Ordinance (Cap. 150).

3. Each of the Leases contains the following provisions:-
 - (a) “the said Lessee or any other person or persons shall not nor will during the continuance of this demise use, exercise, or follow in or upon the said premises or any part thereof the trade or business of a Brazil 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 His said Majesty signified in writing by the Governor or other person duly authorised in that behalf”;
 - (b) It is “Except and Reserved [unto] His said Majesty all Mines Minerals Mineral Oils and Quarries of Stone in under and upon the said premises 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 premises or any part or parts thereof as His 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 His said Majesty His 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 premises hereby expressed to be demised 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 Lessee AND also Save and Except full power to His said Majesty to make and conduct in through and under the said premises all and any public or common sewers drains or watercourses”;

- (c) “the said Lessee will yearly and every year during the said term hereby granted well and truly pay or cause to be paid to His said Majesty the said yearly Rent of [ten dollars (for each of the Leases except the Government lease under which The Remaining Portion of New Inland Lot No. 2183 is held and the 4th Lots Leases) or twelve dollars (for the Government lease under which The Remaining Portion of New Inland Lot No. 2183 is held and each of the 4th Lots Leases)] clear of all deductions as aforesaid on the several days and times and in the manner hereinbefore reserved and made payable AND will during the whole of the said term hereby granted bear pay and discharge all taxes rates charges and assessments whatsoever which now are or shall be hereafter assessed or charged upon or in respect of the said premises hereby expressed to be demised or any part thereof”;
- (d) The lessee “shall and will from time to time and at all times hereafter when where and as often as need or occasion shall be and require at his her or their own proper costs and charges well and sufficiently Repair Uphold Support Maintain Pave Purge Scour Cleanse Empty Amend and keep the messuage or tenement messuages or tenements and all other erections and buildings now or at any time hereafter standing upon the said piece or parcel of ground hereby expressed to be demised 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 [His said Majesty’s Director of Public Works (hereinafter referred to as “the said Director”)]”;
- (e) 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 pavements channels fences and party walls draughts private or public sewers and drains requisite for or in or belonging to the said premises hereby expressed to be demised 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”;
- (f) “it shall and may be lawful to and for His said Majesty by the said Director or other persons deputed to act for Him twice or oftener in every year during the said term at all reasonable times in the day to enter into and upon the said premises hereby expressed to be demised 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 said 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”; and

(g) "His said Majesty shall have full power to resume enter into and re-take possession of all or any part of the premises hereby expressed to be demised 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. In addition to the provisions set out in paragraph 3 above, it is provided in each of the 1st Lots Leases that the lessee "will before the expiration of twenty four calendar months from the nineteenth day of March one thousand nine hundred and thirty two at his her or their own proper costs and charges erect build and completely finish fit for use in a good substantial and workmanlike manner and with the best materials of their respective kinds one or more good substantial and safe brick or stone messuage or tenement messuages or tenements upon some part of the ground hereby demised with proper fences walls sewers drains and all other usual or necessary appurtenances and shall and will before the expiration of the said twenty four calendar months lay out and expend thereon the Sum of four thousand dollars at the least which said messuage or tenement messuages or tenements shall be of the same rate of building elevation character and description and shall front and range in an uniform manner with the buildings (if any) immediately adjoining in the same Street and the whole to be done to the satisfaction of [the said Director]"*.

*(*Note: This is an expired building covenant contained in each of the 1st Lots Leases and is not applicable to the development.)*

5. Notwithstanding the above restrictions at paragraph 3(a) above, an Offensive Trade Licence dated 19th December 2022 and registered in the Land Registry by Memorial No. 23021301270011 (for the 1st Lots), an Offensive Trade Licence dated 19th December 2022 and registered in the Land Registry by Memorial No. 23020600790064 (for the 2nd Lots and the 3rd Lots), and an Offensive Trade Licence dated 30th January 2013 and registered in the Land Registry by Memorial No. 13020801130022 (for the 4th Lots) were granted allowing the respective registered owners of the Lots, their respective executors, administrators and assigns, and in the case of corporations their respective 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 Lots subject to the conditions imposed therein.

Remarks:

1. For full details, please refer to the Leases. Full scripts of the Leases are available for free inspection upon request at the sales office during opening hours and copies of the Leases 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 Leases.

不適用。

Not applicable.

17

對買方的警告
WARNING TO PURCHASERS

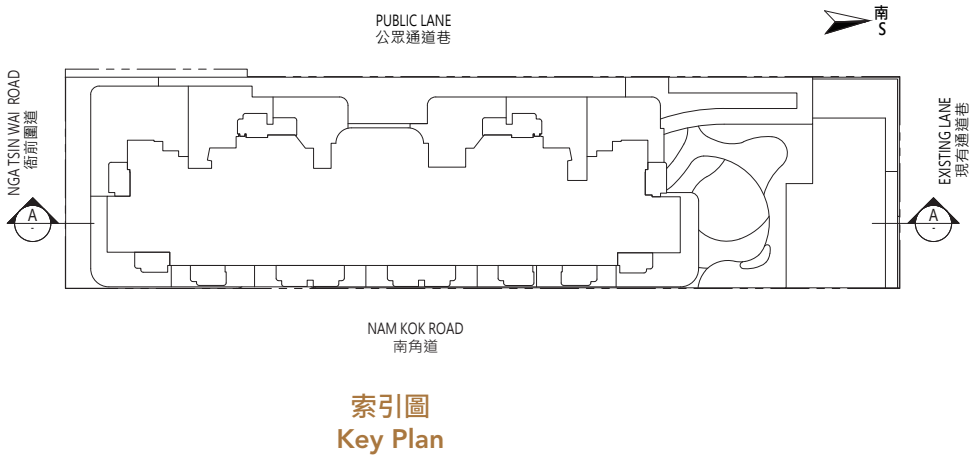
1. 此提示建議你聘用一間獨立的律師事務所（代表擁有人行事者除外），以在交易中代表你行事。
2. 如你聘用上述的獨立的律師事務所，以在交易中代表你行事，該律師事務所將會能夠向你提供獨立意見。
3. 如你聘用代表擁有人行事的律師事務所同時代表你行事，而擁有人與你之間出現利益衝突：
 - (i) 該律師事務所可能不能夠保障你的利益；及
 - (ii) 你可能要聘用一間獨立的律師事務所。
4. 如屬 3(ii)段的情況，你須支付的律師費用總數，可能高於如你自一開始即聘用一間獨立的律師事務所須支付的費用。

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

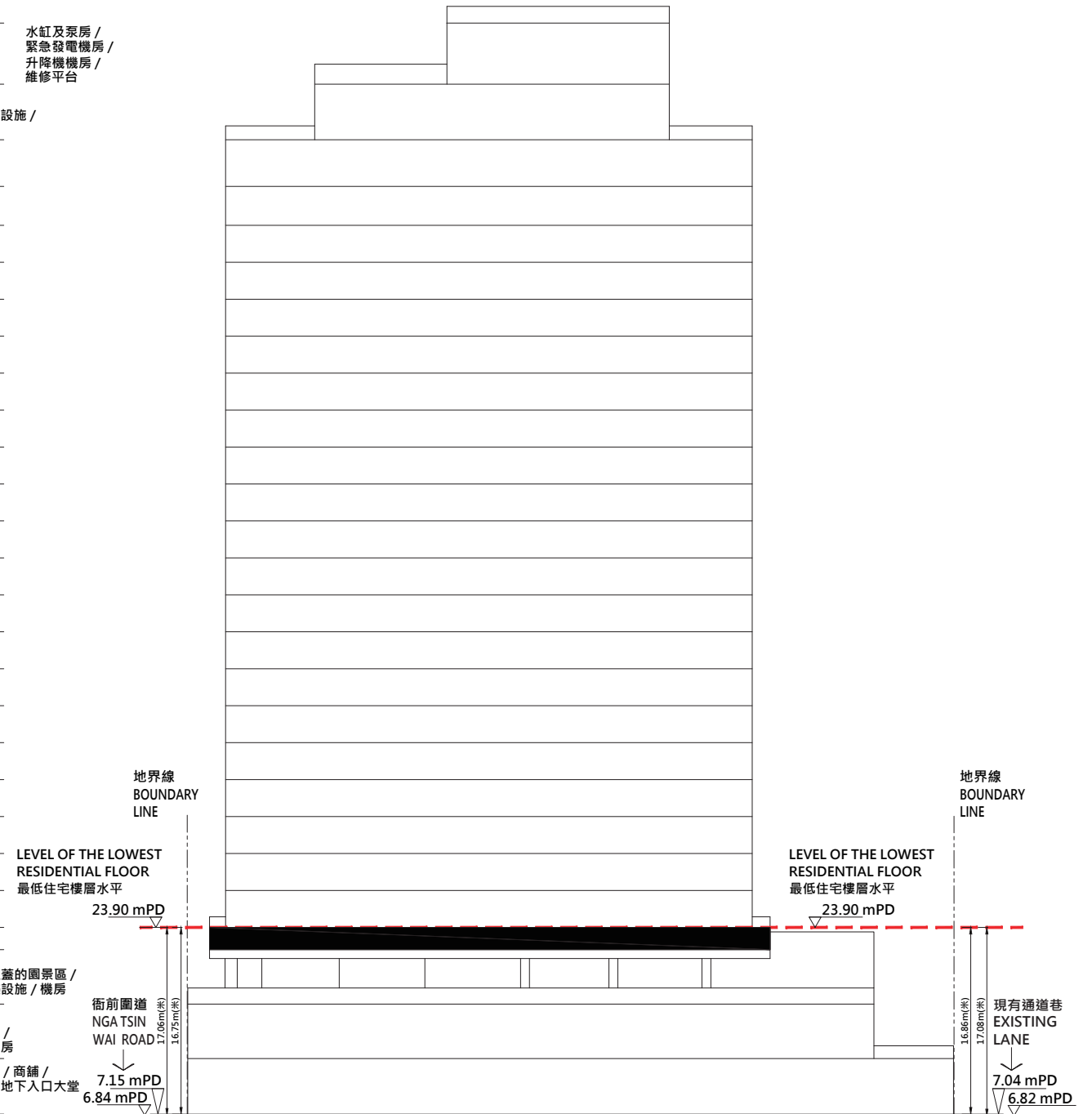
CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

橫截面圖 A-A
Cross-Section A-A



索引圖
Key Plan

TOP ROOF 頂層天台	MAINTENANCE FLAT ROOF	維修平台
MAIN ROOF 天台	WATER TANK & PUMP ROOM / EMERGENCY GENERATOR ROOM / LIFT MACHINE ROOM / MAINTENANCE FLAT ROOF	水缸及泵房 / 緊急發電機房 / 升降機機房 / 維修平台
28/F 28樓	RECREATIONAL FACILITIES / PLANT ROOM	康樂設施 / 機房
27/F 27樓	RESIDENTIAL UNITS 住宅單位	
26/F 26樓	RESIDENTIAL UNITS 住宅單位	
25/F 25樓	RESIDENTIAL UNITS 住宅單位	
23/F 23樓	RESIDENTIAL UNITS 住宅單位	
22/F 22樓	RESIDENTIAL UNITS 住宅單位	
21/F 21樓	RESIDENTIAL UNITS 住宅單位	
20/F 20樓	RESIDENTIAL UNITS 住宅單位	
19/F 19樓	RESIDENTIAL UNITS 住宅單位	
18/F 18樓	RESIDENTIAL UNITS 住宅單位	
17/F 17樓	RESIDENTIAL UNITS 住宅單位	
16/F 16樓	RESIDENTIAL UNITS 住宅單位	
15/F 15樓	RESIDENTIAL UNITS 住宅單位	
12/F 12樓	RESIDENTIAL UNITS 住宅單位	
11/F 11樓	RESIDENTIAL UNITS 住宅單位	
10/F 10樓	RESIDENTIAL UNITS 住宅單位	
9/F 9樓	RESIDENTIAL UNITS 住宅單位	
8/F 8樓	RESIDENTIAL UNITS 住宅單位	
7/F 7樓	RESIDENTIAL UNITS 住宅單位	
6/F 6樓	RESIDENTIAL UNITS 住宅單位	
5/F 5樓	RESIDENTIAL UNITS 住宅單位	
3/F 3樓	RESIDENTIAL UNITS 住宅單位	
	TRANSFER PLATE 結構轉接層	
2/F 2樓	COVERED LANDSCAPE / RECREATIONAL FACILITIES / PLANT ROOM	有上蓋的園景區 / 康樂設施 / 機房
1/F 1樓	RESTAURANT / PLANT ROOM	食肆 / 機電房
G/F 地下	RESTAURANT/ SHOP/ RESIDENTIAL ENTRANCE LOBBY	食肆 / 商舖 / 住宅地下入口大堂



- 毗連建築物的一段衙前圍道為香港主水平基準以上6.84米至7.15米。
- 毗連建築物的一段現有通道巷為香港主水平基準以上6.82米至7.04米。
- 紅色虛線為最低住宅樓層水平。

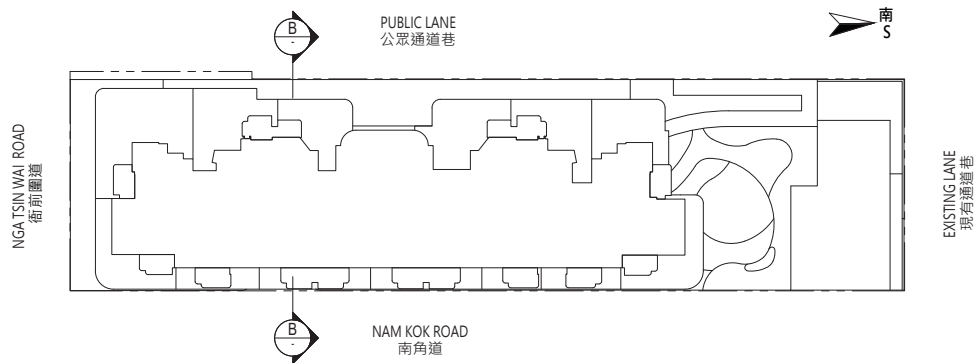
- The part of Nga Tsin Wai Road adjacent to the building is 6.84 metres to 7.15 metres above the Hong Kong Principal Datum (m.P.D.).
- The part of Existing Lane adjacent to the building is 6.82 metres to 7.04 metres above the Hong Kong Principal Datum (m.P.D.).
- Red dotted line denotes the level of 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



索引圖
Key Plan

TOP ROOF 頂層天台	MAINTENANCE FLAT ROOF	維修平台
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MAIN ROOF 天台	WATER TANK & PUMP ROOM / EMERGENCY GENERATOR ROOM / LIFT MACHINE ROOM / MAINTENANCE FLAT ROOF	水缸及泵房 / 緊急發電機房 / 升降機機房 / 維修平台
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28/F 28樓	RECREATIONAL FACILITIES / PLANT ROOM	康樂設施 / 機房
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27/F 27樓	RESIDENTIAL UNITS 住宅單位
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26/F 26樓	RESIDENTIAL UNITS 住宅單位
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25/F 25樓	RESIDENTIAL UNITS 住宅單位
-------------	------------------------

23/F 23樓	RESIDENTIAL UNITS 住宅單位
-------------	------------------------

22/F 22樓	RESIDENTIAL UNITS 住宅單位
-------------	------------------------

21/F 21樓	RESIDENTIAL UNITS 住宅單位
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20/F 20樓	RESIDENTIAL UNITS 住宅單位
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19/F 19樓	RESIDENTIAL UNITS 住宅單位
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18/F 18樓	RESIDENTIAL UNITS 住宅單位
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17/F 17樓	RESIDENTIAL UNITS 住宅單位
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16/F 16樓	RESIDENTIAL UNITS 住宅單位
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15/F 15樓	RESIDENTIAL UNITS 住宅單位
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12/F 12樓	RESIDENTIAL UNITS 住宅單位
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11/F 11樓	RESIDENTIAL UNITS 住宅單位
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10/F 10樓	RESIDENTIAL UNITS 住宅單位
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9/F 9樓	RESIDENTIAL UNITS 住宅單位
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8/F 8樓	RESIDENTIAL UNITS 住宅單位
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7/F 7樓	RESIDENTIAL UNITS 住宅單位
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6/F 6樓	RESIDENTIAL UNITS 住宅單位
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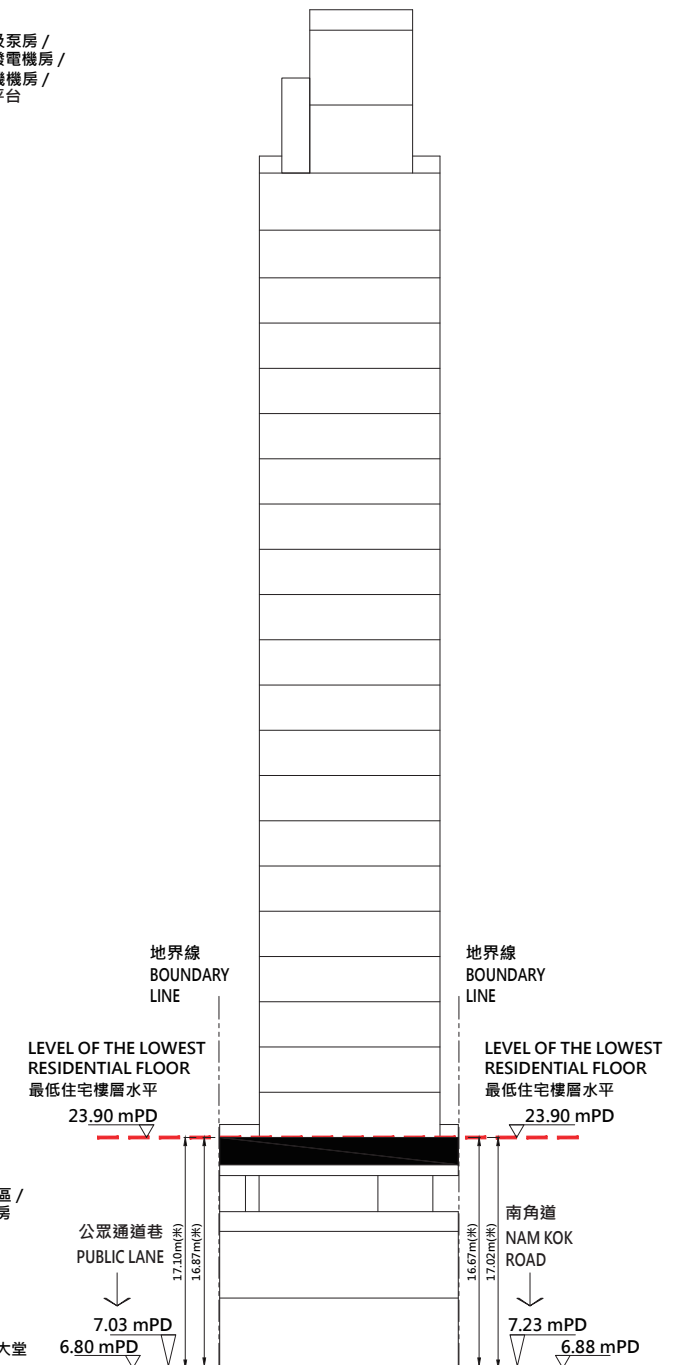
5/F 5樓	RESIDENTIAL UNITS 住宅單位
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3/F 3樓	RESIDENTIAL UNITS 住宅單位
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2/F 2樓	COVERED LANDSCAPE / RECREATIONAL FACILITIES / PLANT ROOM	有上蓋的園景區 / 康樂設施 / 機房
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1/F 1樓	RESTAURANT / PLANT ROOM	食肆 / 機電房
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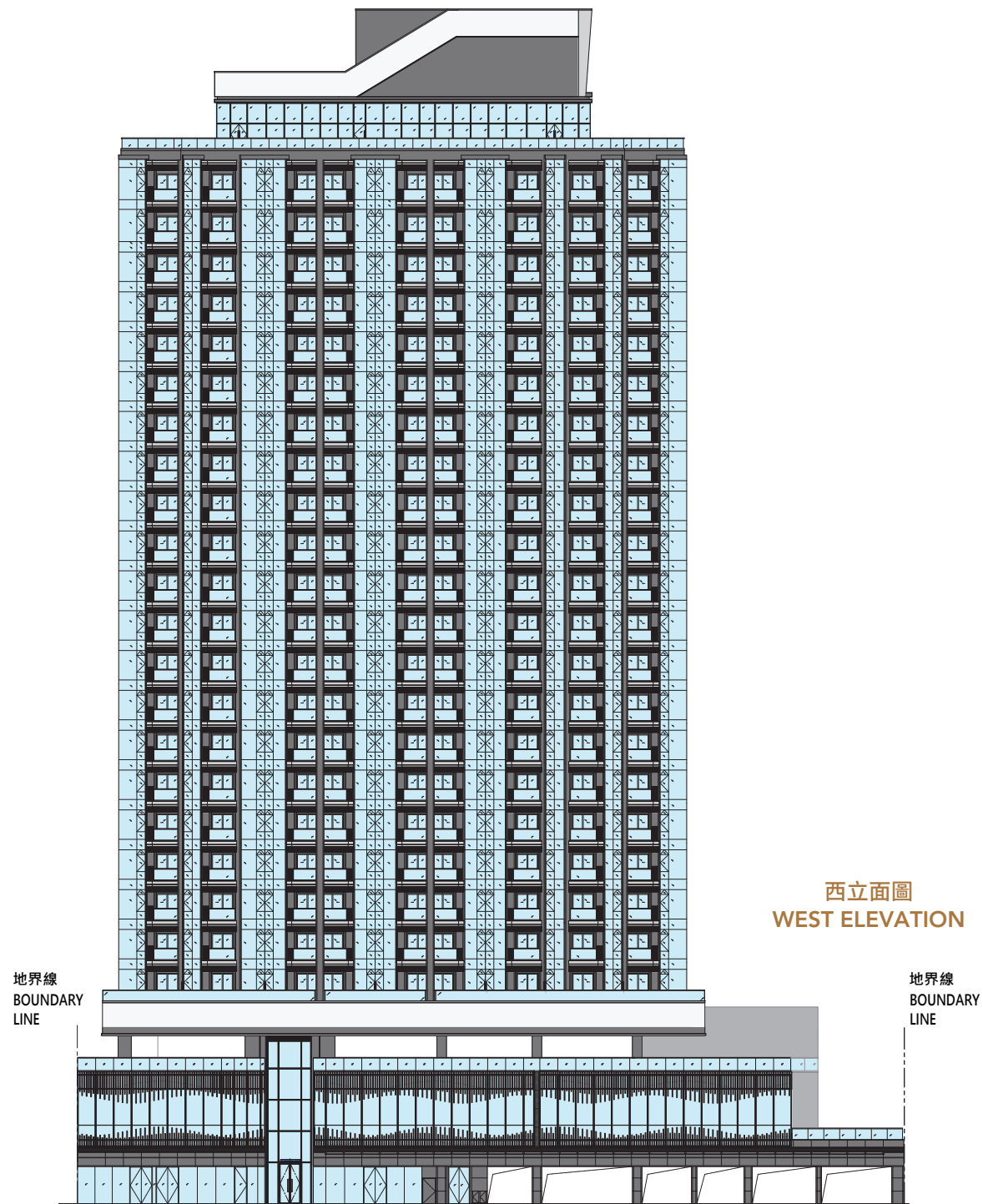
G/F 地下	RESTAURANT / SHOP / RESIDENTIAL ENTRANCE LOBBY	食肆 / 商舖 / 住宅地下入口大堂
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- 毗連建築物的一段南角道為香港主水平基準以上6.88米至7.23米。
- 毗連建築物的一段公眾通道巷為香港主水平基準以上6.80米至7.03米。
- 紅色虛線為最低住宅樓層水平。

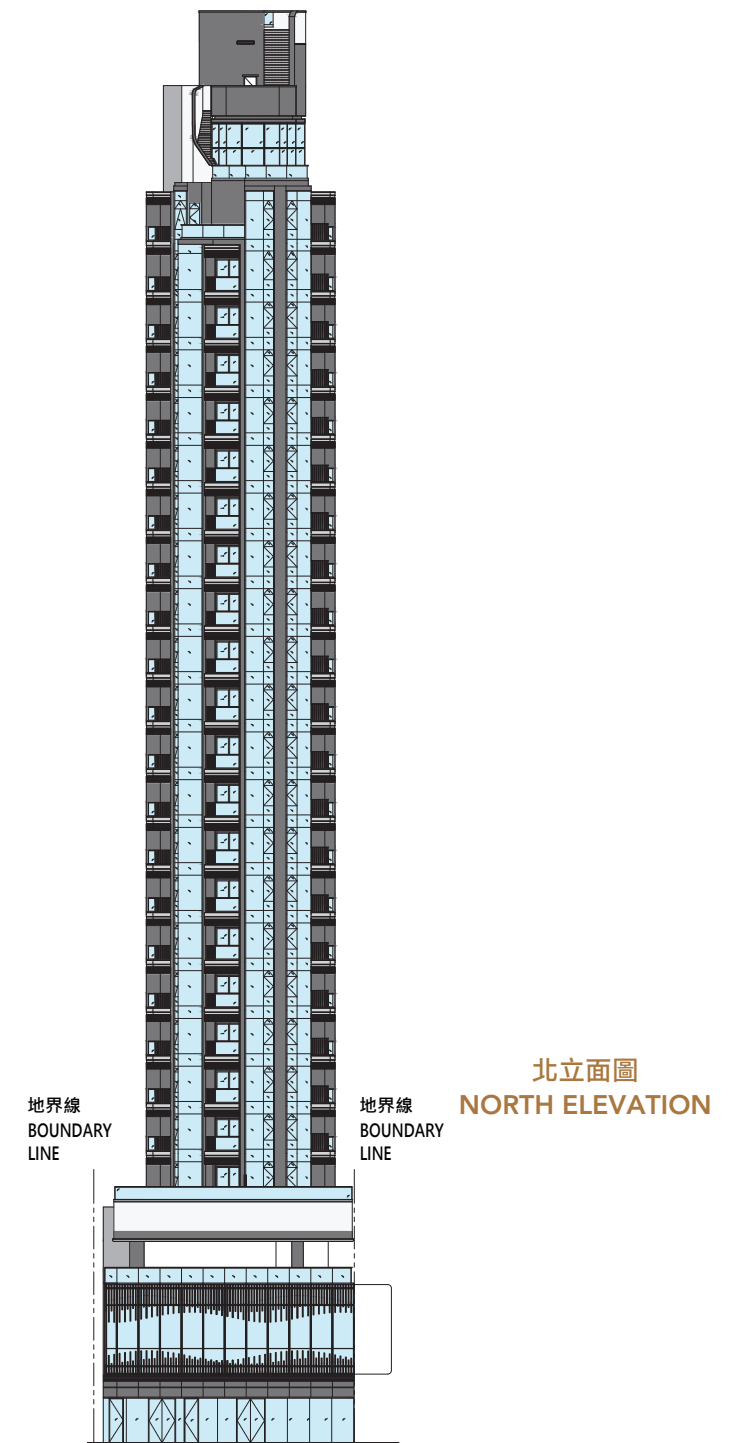
- The part of Nam Kok Road adjacent to the building is 6.88 metres to 7.23 metres above the Hong Kong Principal Datum (m.P.D.).
- The part of Public Lane adjacent to the building is 6.80 metres to 7.03 metres above the Hong Kong Principal Datum (m.P.D.).
- Red dotted line denotes the level of the lowest residential floor.

19 立面圖 ELEVATION PLAN



發展項目的認可人士證明本立面圖所顯示的立面：

1. 以2024年3月14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:

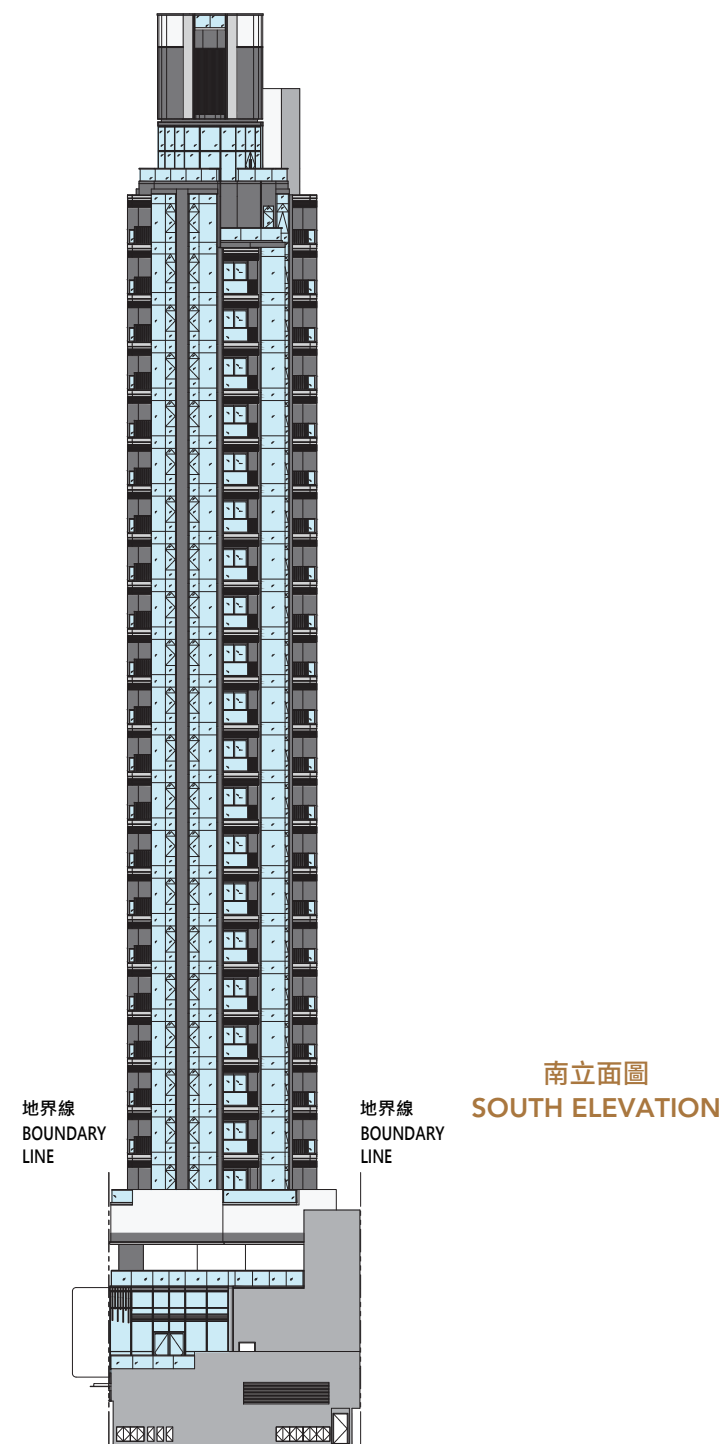
1. are prepared on the basis of the approved building plans for the development as of 14 March 2024; and
2. are in general accordance with the outward appearance of the development.



東立面圖
EAST ELEVATION

發展項目的認可人士證明本立面圖所顯示的立面：

1. 以2024年3月14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。



南立面圖
SOUTH ELEVATION

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

1. are prepared on the basis of the approved building plans for the development as of 14 March 2024; and
2. are in general accordance with the outward appearance of the development.

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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樓及28樓 2/F and 28/F	263.678 sq. m. 平方米 2,838 sq.ft. 平方呎	不適用 Not applicable
b) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 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	28樓、天台及頂層天台 28/F, Main Roof and Top Roof	不適用 Not applicable	301.291 sq. m. 平方米 3,243 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	1樓、2樓及3樓 1/F, 2/F and 3/F	443.479 sq. m. 平方米 4,774 sq.ft. 平方呎	222.300 sq. m. 平方米 2,393 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。

Note:

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.

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

1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 www.ozp.tpb.gov.hk。

2. (a) 以下文件的文本存放在發售有關住宅物業的售樓處，以供閱覽 -
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。
1. Copies of outline zoning plans relating to the development are available for inspection at www.ozp.tpb.gov.hk.

2. (a) Copies of the following document are available for inspection at the place at which the residential property is offered to be sold -
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.

1. 外部裝修物料

(a)	外牆	裝修物料的類型	基座: 外牆鋪砌玻璃牆、瓷磚、鋁質飾板、鍍鋅鋼百葉、不銹鋼百葉及鋁質格柵 住宅大廈: 外牆鋪砌玻璃幕牆、瓷磚、鋁質飾板、鋁質百葉、鍍鋅鋼百葉、鋁質格柵及鍍鋅鋼格柵
(b)	窗	框的用料	氟化碳噴塗鋁質窗框
		玻璃的用料	所有住宅單位之窗戶為玻璃
(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: 裝有夾層玻璃欄河 地台: 鋪砌瓷磚 牆身: 瓷磚及鋁質飾板 天花: 裝有鋁質飾板
		是否有蓋	露台設有上蓋
		陽台	不適用
(f)	乾衣設施	類型	不適用
		用料	不適用

2. 室內裝修物料

(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	外露牆身鋪砌鋁質飾板、乳膠漆、天然石、特色玻璃及不銹鋼裝飾板	天然石	石膏板假天花髹乳膠漆及不銹鋼裝飾板
		住宅樓層電梯大堂的裝修物料的類型	外露牆身鋪砌木皮飾面、特色玻璃、不銹鋼裝飾板及膠板飾面	瓷磚	石膏板假天花髹乳膠漆
(b)	內牆及天花板		牆壁		天花板
		客廳的裝修物料的類型	乳膠漆及鏡		乳膠漆
		飯廳的裝修物料的類型	乳膠漆及鏡		乳膠漆
		睡房的裝修物料的類型	乳膠漆		乳膠漆
(c)	內部地板		地板		牆腳線
		客廳的用料	瓷磚		木腳線
		飯廳的用料	瓷磚		木腳線
		睡房的用料	瓷磚		木腳線
(d)	浴室		牆壁	地板	天花板
		(i) 裝修物料的類型	外露牆身鋪砌瓷磚、金屬及鏡	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	外露牆身鋪砌人造石、瓷磚及不銹鋼框	外露地台鋪砌瓷磚	石膏板假天花髹乳膠漆	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	木皮飾面	電子門鎖、防盜眼、門鼓及門擋
		露台及工作平台門 (5樓-12樓、15樓-23樓及25樓-27樓A7及B8單位除外)	鋁框趟門	玻璃	門鎖
		露台及工作平台門 (適用於5樓-12樓、15樓-23樓及25樓-27樓A7及B8單位)	鋁框掩門	玻璃	門鎖
		露台門	鋁框掩門	玻璃	門鎖
		平台門 (3樓A6、A7、B7及B8單位及27樓A1及B1單位除外)	鋁框趟門	玻璃	門鎖
		平台門(適用於3樓A6、A7、B7及B8單位及27樓A1及B1單位)	鋁框掩門	玻璃	門鎖
		主人睡房門	中空木掩門	木皮飾面	門鎖及門擋
		睡房門 (3樓、5樓-12樓、15樓-23樓及25樓-27樓A3、B3及B5單位除外)	中空木掩門	木皮飾面	門鎖及門擋
		睡房門 (適用於3樓、5樓-12樓、15樓-23樓及25樓-27樓A3、B3及B5單位)	中空木趟門	木皮飾面	門鎖
		浴室門 (3樓、5樓-12樓、15樓-23樓及25樓-27樓A1及B1單位除外)	不銹鋼框趟門	特色玻璃	門鎖
		浴室門 (適用於3樓、5樓-12樓、15樓-23樓及25樓-27樓A1、A2、B1及B2單位)	中空木掩門	木皮飾面	門鎖及門擋
(b)	浴室		裝置及設備	類型	用料
		(i) 裝置及設備的類型及用料	櫃	洗手盆櫃檯面	人造石
				鏡櫃及洗手盆櫃	木製櫃配膠板及半光漆飾面
				儲物櫃	木製櫃配膠板飾面櫃門、玻璃層板
				層架	人造石
			潔具	洗手盆水龍頭	黃銅焗漆
				洗手盆	人造石
				座廁	搪瓷
				浴袍掛鉤	金屬
				廁紙架	金屬
				淋浴間	強化玻璃
				隨樓附送之設備及品牌，請參閱「設備說明」	
		(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	黃銅焗漆
		(iv) 浴缸大小 (如適用的話)	不適用		

3. 室內裝置

(c)	廚房		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		
			用料	裝修物料	
		(iii) 廚櫃	木製廚櫃配木製門板	1) 半光漆飾面 (除A6及B7單位外) 2) 半光漆飾面及木皮飾面 (適用於A6及B7單位)	
			木製陳列架	木皮飾面及金屬桿 (適用於A6及B7單位)	
		(iv) 所有其他裝置及設備的類型	消防裝置及設備	開放式廚房內或附近的天花裝置煙霧探測器及消防花灑頭	
			其他裝置	鍍鉻洗滌盆水龍頭	
			其他設備	隨樓附送之設備及品牌，請參閱「設備說明」	
(d)	睡房		裝置	類型	用料
		裝置(包括嵌入式衣櫃)的類型及用料	嵌入式衣櫃	不適用	不適用
			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 ¹		
		(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		
		系統	所有單位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 ²		
		(iii) 有否熱水供應	開放式廚房及浴室供應熱水		

備註：

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

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

4. 雜項

(a)	升降機			住宅升降機		
		(i) 品牌名稱及產品型號	品牌名稱	日立		
			產品型號	HCA-1250-CO210		
		(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	1號升降機： 地下、2樓-3樓、5樓-12樓、15樓-23樓、25樓-28樓 2號升降機： 地下、1樓*、2樓-3樓、5樓-12樓、15樓-23樓、25樓-28樓 *升降機門只有在啓動相關消防員開關掣時才運行		
(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	每層之公共電錶房	(a) 露台高位 (3樓所有單位除外) (b) 平台高位 (適用於3樓所有單位)	
		(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(八達通及二維碼)。
	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	3樓、5樓-12樓、15樓-23樓、25樓-27樓A1及B1單位	樂聲	S-56MK2E5A-C	U-4LE2H4-C
		3樓、5樓-12樓、15樓-23樓、25樓-27樓A2及B2單位		CS-Z50TKEW-C	CU-5E34PBE-C
		3樓、5樓-12樓、15樓-23樓、25樓-26樓A3、A5、A7、A8、B3、B5、B6、B8及B9單位 27樓A3、A5、A7、B3、B5、B6及B8單位		CS-Z42TKEW-C	CU-4E23PBE-C
		3樓、5樓-12樓、15樓-23樓、25樓-27樓A6及B7單位		CS-YS12UKA1	CU-YS12UKA1
主人睡房		3樓、5樓-12樓、15樓-23樓、25樓-27樓A1及B1單位		S-28MK2E5A-C	U-4LE2H4-C
		3樓、5樓-12樓、15樓-23樓、25樓-27樓A2及B2單位		CS-Z25TKEW-C	CU-5E34PBE-C
睡房		3樓、5樓-12樓、15樓-23樓、25樓-27樓A1及B1單位		S-28MK2E5A-C	U-4LE2H4-C
		3樓、5樓-12樓、15樓-23樓、25樓-26樓A3、A5、A7、A8、B3、B5、B6、B8 及B9單位 27樓A3、A5、A7、B3、B5、B6及B8單位		CS-Z25TKEW-C	CU-4E23PBE-C
		3樓、5樓-12樓、15樓-23樓、25樓-27樓A2及B2單位		CS-Z25TKEW-C	CU-5E34PBE-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	嵌入式微波爐	3樓、5樓-12樓、15樓-23樓、25樓-26樓A3、A6、A8、B3、B5、B7及B9單位 27樓A3、A6、B3、B5及B7單位	西門子	BE525LMS0H
	嵌入式雪櫃	3樓、5樓-12樓、15樓-23樓、25樓-26樓A3、A8、B3、B5及B9單位 27樓A3、B3及B5單位	惠而浦	ARG 8627 AHK
		3樓、5樓-12樓、15樓-23樓、25樓-27樓A6及B7單位	惠而浦	UC148W
	獨立式雪櫃	3樓、5樓-12樓、15樓-23樓、25樓-27樓A7及B8單位	惠而浦	WF2T203
開放式廚房	洗衣乾衣機	所有單位	惠而浦	WFCI75430
	嵌入式微波爐	3樓、5樓-12樓、15樓-23樓、25樓-27樓A1、A2、A5、A7、B1、B2、B6及B8單位	西門子	BE525LMS0H
	嵌入式煤氣煮食爐	所有單位	Mia Cucina	MYB32CT
	嵌入式雪櫃	3樓、5樓-12樓、15樓-23樓、25樓-27樓A1、A2、B1及B2單位	惠而浦	WHC18T311HK
		3樓、5樓-12樓、15樓-23樓、25樓-27樓A5及B6單位	惠而浦	ARG 8627 AHK
	抽油煙機	所有單位	Mia Cucina	MY60
浴室	浴室寶	所有單位	KDK	40BECH
露台及工作平台	煤氣熱水爐	5樓-12樓、15樓-23樓、25樓-26樓A1、A2、A3、A8、B3、B6及B8單位 27樓A1、A2、A3、B3、B6及B8單位	TGC	RBOX16QR
		5樓-12樓、15樓-23樓、25樓-26樓A5、A7、B1、B2、B5及B9單位 27樓A5、A7、B1、B2及B5單位	TGC	RBOX16QL
平台	煤氣熱水爐	3樓A1、A2、A3、A8、B3、B6、B7及B8單位	TGC	RBOX16QR
		3樓A5、A6、A7、B1、B2、B5及B9單位	TGC	RBOX16QL
露台	煤氣熱水爐	5樓-12樓、15樓-23樓、25樓-27樓A6單位	TGC	RBOX16QL
		5樓-12樓、15樓-23樓、25樓-27樓B7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, aluminium cladding, galvanized mild steel louver, stainless steel louver and aluminium grille Residential tower: Curtain wall, glazed ceramic tiles, aluminium cladding, aluminium louver, galvanized mild steel louver, aluminium grille and galvanized mild steel grille
(b)	Window	Material of frame	Fluorocarbon coated aluminium frame
		Material of glass	Glass for windows in all residential units
(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 Wall: Glazed ceramic tiles and aluminium cladding Ceiling: Finished with aluminium cladding
		Whether it is covered	Balcony is 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	Aluminium cladding, emulsion paint, natural stone, feature glass and stainless steel panel to the exposed surface	Natural stone	Gypsum board false ceiling with emulsion paint and stainless steel panel
		Lift lobby finishes for residential floors	Wood veneer, feature glass, stainless steel panel and plastic laminate to the exposed surface	Porcelain tiles	Gypsum board false ceiling with emulsion paint
(b)	Internal wall and ceiling		Wall		Ceiling
		Living room finishes	Emulsion paint and mirror		Emulsion paint
		Dining room finishes	Emulsion paint and mirror		Emulsion paint
		Bedroom finishes	Emulsion paint		Emulsion paint
(c)	Internal floor		Floor		Skirting
		Material for living room	Porcelain tiles		Timber skirting
		Material for dining room	Porcelain tiles		Timber skirting
		Material for bedroom	Porcelain tiles		Timber skirting

2. Interior finishes

(d)	Bathroom		Wall	Floor	Ceiling	
		(i) Type of finishes	Porcelain tiles, metal and mirror to the exposed surface	Porcelain 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	Reconstituted stone, porcelain tiles and stainless steel frame to the exposed surface	Porcelain tiles to the exposed surface	Gypsum board false ceiling with emulsion paint	Reconstituted 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	Wood veneer	Electrical lockset, eye viewer, door closer and door stopper
		Balcony and utility platform door (Except Flats A7 and B8 on 5/F-12/F, 15/F-23/F and 25/F-27/F)	Aluminium frame sliding door	Glass	Lockset
		Balcony and utility platform door (For Flats A7 and B8 on 5/F-12/F, 15/F-23/F and 25/F-27/F)	Aluminium frame swing door	Glass	Lockset
		Balcony door	Aluminium frame swing door	Glass	Lockset
		Flat roof door (Except Flats A6, A7, B7 and B8 on 3/F and Flats A1 and B1 on 27/F)	Aluminium frame sliding door	Glass	Lockset
		Flat roof door (For Flats A6, A7, B7 and B8 on 3/F and Flats A1 and B1 on 27/F)	Aluminium frame swing door	Glass	Lockset
		Master bedroom door	Hollow core timber swing door	Wood veneer	Lockset and door stopper
		Bedroom door (Except Flats A3, B3 and B5 on 3/F, 5/F-12/F, 15/F-23/F and 25/F-27/F)	Hollow core timber swing door	Wood veneer	Lockset and door stopper
		Bedroom door (For Flats A3, B3 and B5 on 3/F, 5/F-12/F, 15/F-23/F and 25/F-27/F)	Hollow core timber sliding door	Wood veneer	Lockset
		Bathroom door (Except Flats A1 and B1 on 3/F, 5/F-12/F, 15/F-23/F and 25/F-27/F)	Stainless steel frame sliding door	Feature glass	Lockset
		Bathroom door (For Flats A1, A2, B1 and B2 on 3/F, 5/F-12/F, 15/F-23/F and 25/F-27/F)	Hollow core timber swing door	Wood veneer	Lockset and door stopper

3. Interior fittings

(b)	Bathroom		Fittings & Equipment	Type	Material
		(i) Type and material of fittings and equipment	Cabinet	Basin countertop	Solid surfacing material
				Mirror cabinet and basin cabinet	Timber cabinet with plastic laminate and semi gloss lacquer finish
				Storage cabinet	Timber cabinet with plastic laminate finish door, glass shelves
				Shelves	Solid surfacing material
			Bathroom fittings	Wash basin mixer	Powder coated brass
				Wash basin	Solid surfacing material
				Water closet	Vitreous china
				Robe hook	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	Powder coated brass
		(iv) Size of bath tub, if applicable			Not applicable
(c)	Kitchen		Material		
		(i) Sink unit	Stainless steel		
		(ii) Water supply system	Copper pipes for cold water supply and copper pipes with thermal insulation for hot water supply		
			Material	Finishes	
		(iii) Kitchen cabinet	Timber cabinet with timber door panel	1) Semi gloss lacquer finish (Except Flats A6 and B7) 2) Semi gloss lacquer finish and wood veneer finish (For Flats A6 and B7)	
			Timber display shelves	Wood veneer finish and metal rods (For Flats A6 and B7)	
		(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	Not applicable	Not applicable
			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 ¹	
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions 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 ²	
		(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	Hitachi
			Model Number	HCA-1250-CO210
		(ii) Number and floors served by them	Number of lifts	2
			Floor served by the lifts	Lift No.1: G/F, 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F Lift No.2: G/F, 1/F*, 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F *Lift door operates only upon activation of corresponding fireman’s switch
(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 room on each floor	(a) High level of balcony (Except all flats on 3/F) (b) High level of flat roof (For all flats on 3/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 and QR code) are installed at the residential entrance lobby and lifts on G/F.
	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	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	Flats A1 and B1 on 3/F, 5/F-12/F, 15/F-23/F and 25/F-27/F	Panasonic	S-56MK2E5A-C	U-4LE2H4-C
		Flats A2 and B2 on 3/F, 5/F-12/F, 15/F-23/F and 25/F-27/F		CS-Z50TKEW-C	CU-5E34PBE-C
		Flats A3, A5, A7, A8, B3, B5, B6, B8 and B9 on 3/F, 5/F-12/F, 15/F-23/F and 25/F-26/F Flats A3, A5, A7, B3, B5, B6 and B8 on 27/F		CS-Z42TKEW-C	CU-4E23PBE-C
		Flats A6 and B7 on 3/F, 5/F-12/F, 15/F-23/F and 25/F-27/F		CS-YS12UKA1	CU-YS12UKA1
Master Bedroom		Flats A1 and B1 on 3/F, 5/F-12/F, 15/F-23/F and 25/F-27/F		S-28MK2E5A-C	U-4LE2H4-C
		Flats A2 and B2 on 3/F, 5/F-12/F, 15/F-23/F and 25/F-27/F		CS-Z25TKEW-C	CU-5E34PBE-C
Bedroom		Flats A1 and B1 on 3/F, 5/F-12/F, 15/F-23/F and 25/F-27/F		S-28MK2E5A-C	U-4LE2H4-C
		Flats A3, A5, A7, A8, B3, B5, B6, B8 and B9 on 3/F, 5/F-12/F, 15/F-23/F and 25/F-26/F Flats A3, A5, A7, B3, B5, B6 and B8 on 27/F		CS-Z25TKEW-C	CU-4E23PBE-C
		Flats A2 and B2 on 3/F, 5/F-12/F, 15/F-23/F and 25/F-27/F		CS-Z25TKEW-C	CU-5E34PBE-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 Microwave Oven	Flats A3, A6, A8, B3, B5, B7 and B9 on 3/F, 5/F-12/F, 15/F-23/F and 25/F-26/F Flats A3, A6, B3, B5 and B7 on 27/F	Siemens	BE525LMS0H
	Built-in Refrigerator	Flats A3, A8, B3, B5 and B9 on 3/F, 5/F-12/F, 15/F-23/F and 25/F-26/F Flats A3, B3 and B5 on 27/F	Whirlpool	ARG 8627 AHK
		Flats A6 and B7 on 3/F, 5/F-12/F, 15/F-23/F and 25/F-27/F	Whirlpool	UC148W
	Freestanding Refrigerator	Flats A7 and B8 on 3/F, 5/F-12/F, 15/F-23/F and 25/F-27/F	Whirlpool	WF2T203
Open Kitchen	Washer Dryer	All flats	Whirlpool	WFCI75430
	Built-in Microwave Oven	Flats A1, A2, A5, A7, B1, B2, B6 and B8 on 3/F, 5/F-12/F, 15/F-23/F and 25/F-27/F	Siemens	BE525LMS0H
	Built-in Gas Cooker	All flats	Mia Cucina	MYB32CT
	Built-in Refrigerator	Flats A1, A2, B1 and B2 on 3/F, 5/F-12/F, 15/F-23/F and 25/F-27/F	Whirlpool	WHC18T311HK
		Flats A5 and B6 on 3/F, 5/F-12/F, 15/F-23/F and 25/F-27/F	Whirlpool	ARG 8627 AHK
	Telescopic Hood	All flats	Mia Cucina	MY60
Bathroom	Thermal Ventilator	All flats	KDK	40BECH
Balcony and Utility Platform	Gas Water Heater	Flats A1, A2, A3, A8, B3, B6 and B8 on 5/F-12/F, 15/F-23/F and 25/F-26/F Flats A1, A2, A3, B3, B6 and B8 on 27/F	TGC	RBOX16QR
		Flats A5, A7, B1, B2, B5 and B9 on 5/F-12/F, 15/F-23/F and 25/F-26/F Flats A5, A7, B1, B2 and B5 on 27/F	TGC	RBOX16QL
Flat Roof	Gas Water Heater	Flats A1, A2, A3, A8, B3, B6, B7 and B8 on 3/F	TGC	RBOX16QR
		Flats A5, A6, A7, B1, B2, B5 and B9 on 3/F	TGC	RBOX16QL
Balcony	Gas Water Heater	Flat A6 on 5/F-12/F, 15/F-23/F and 25/F-27/F	TGC	RBOX16QL
		Flat B7 on 5/F-12/F, 15/F-23/F and 25/F-27/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.

3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 3/F Residential Units

位置 Location	描述 Description	A1	A2	A3	A5	A6	A7	A8	B1	B2	B3	B5	B6	B7	B8	B9
客廳 / 飯廳 Living Room / Dining Room	對講機 Door Phone	1	1	1	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	1	1	1	1	1	2	1	1	1	1	1	1	1	2	1
	電話插座 Telephone Outlet	1	1	1	1	1	2	1	1	1	1	1	1	1	2	1
	數據插座 Data Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	單位電插座 Single Socket Outlet	-	-	-	-	1	3	-	-	-	-	-	-	1	3	-
	雙位電插座 Twin Socket Outlet	2	2	2	2	1	2	2	2	2	2	2	2	1	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	1	1	1
	微型斷路器配電箱 Miniature Circuit Breakers Distribution Board	1	1	1	-	1	1	1	1	1	1	1	-	1	1	1
開放式廚房 Open Kitchen	單位電插座 Single Socket Outlet	-	-	-	-	1	-	-	-	-	-	-	-	1	-	-
	雙位電插座 Twin Socket Outlet	1	1	1	1	-	1	1	1	1	1	1	1	-	1	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	1	1	1
	微型斷路器配電箱 Miniature Circuit Breakers Distribution Board	-	-	-	1	-	-	-	-	-	-	-	1	-	-	-
主人睡房 Master Bedroom	電視及電台天線插座 TV and FM Outlet	1	1	-	-	-	-	-	1	1	-	-	-	-	-	-
	電話插座 Telephone Outlet	1	1	-	-	-	-	-	1	1	-	-	-	-	-	-
	單位電插座 Single Socket Outlet	1	1	-	-	-	-	-	1	1	-	-	-	-	-	-
	單位電插座連USB插座 Single Socket Outlet with USB Port	1	1	-	-	-	-	-	1	1	-	-	-	-	-	-
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	-	-	-	-	-	1	1	-	-	-	-	-	-
睡房 Bedroom	電視及電台天線插座 TV and FM Outlet	1	1	1	1	-	1	1	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	1
	單位電插座 Single Socket 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	1	1	1	1	-	1	1	1	1	1	1	1	-	1	1
	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	1
浴室 Bathroom	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	1	1	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	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	1	1	1	1	1	1	1
	煤氣接駁點 Gas Connection Point	1	1	1	1	1	1	1	1	1	1	1	1	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	1	1	1	1

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

5樓-12樓、15樓-23樓、25樓-26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-12/F, 15/F-23/F, 25/F-26/F Residential Units

位置 Location	描述 Description	A1	A2	A3	A5	A6	A7	A8	B1	B2	B3	B5	B6	B7	B8	B9
客廳 / 飯廳 Living Room / Dining Room	對講機 Door Phone	1	1	1	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	1	1	1	1	1	2	1	1	1	1	1	1	1	2	1
	電話插座 Telephone Outlet	1	1	1	1	1	2	1	1	1	1	1	1	1	2	1
	數據插座 Data Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	單位電插座 Single Socket Outlet	-	-	-	-	1	3	-	-	-	-	-	-	1	3	-
	雙位電插座 Twin Socket Outlet	2	2	2	2	1	2	2	2	2	2	2	2	1	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	1	1	1
	微型斷路器配電箱 Miniature Circuit Breakers Distribution Board	1	1	1	-	1	1	1	1	1	1	1	-	1	1	1
開放式廚房 Open Kitchen	單位電插座 Single Socket Outlet	-	-	-	-	1	-	-	-	-	-	-	-	1	-	-
	雙位電插座 Twin Socket Outlet	1	1	1	1	-	1	1	1	1	1	1	1	-	1	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	1	1	1
	微型斷路器配電箱 Miniature Circuit Breakers Distribution Board	-	-	-	1	-	-	-	-	-	-	-	1	-	-	-
主人睡房 Master Bedroom	電視及電台天線插座 TV and FM Outlet	1	1	-	-	-	-	-	1	1	-	-	-	-	-	-
	電話插座 Telephone Outlet	1	1	-	-	-	-	-	1	1	-	-	-	-	-	-
	單位電插座 Single Socket Outlet	1	1	-	-	-	-	-	1	1	-	-	-	-	-	-
	單位電插座連USB插座 Single Socket Outlet with USB Port	1	1	-	-	-	-	-	1	1	-	-	-	-	-	-
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	-	-	-	-	-	1	1	-	-	-	-	-	-
睡房 Bedroom	電視及電台天線插座 TV and FM Outlet	1	1	1	1	-	1	1	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	1
	單位電插座 Single Socket 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	1	1	1	1	-	1	1	1	1	1	1	1	-	1	1
	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	1
浴室 Bathroom	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	1	1	1
露台及工作平台 Balcony and Utility Platform	煤氣熱水爐接線位 Fused Spur Unit For Gas Water Heater	1	1	1	1	-	1	1	1	1	1	1	1	-	1	1
	煤氣接駁點 Gas Connection Point	1	1	1	1	-	1	1	1	1	1	1	1	-	1	1
露台 Balcony	煤氣熱水爐接線位 Fused Spur Unit For Gas Water Heater	-	-	-	-	1	-	-	-	-	-	-	-	1	-	-
	煤氣接駁點 Gas Connection Point	-	-	-	-	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	1	1	1

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 27/F Residential Units

位置 Location	描述 Description	A1	A2	A3	A5	A6	A7	B1	B2	B3	B5	B6	B7	B8
客廳 / 飯廳 Living Room / Dining Room	對講機 Door Phone	1	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	1	1	1	1	1	2	1	1	1	1	1	1	2
	電話插座 Telephone Outlet	1	1	1	1	1	2	1	1	1	1	1	1	2
	數據插座 Data Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1
	單位電插座 Single Socket Outlet	-	-	-	-	1	3	-	-	-	-	-	1	3
	雙位電插座 Twin Socket Outlet	2	2	2	2	1	2	2	2	2	2	2	1	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	1
	微型斷路器配電箱 Miniature Circuit Breakers Distribution Board	1	1	1	-	1	1	1	1	1	1	-	1	1
開放式廚房 Open Kitchen	單位電插座 Single Socket Outlet	-	-	-	-	1	-	-	-	-	-	-	1	-
	雙位電插座 Twin Socket Outlet	1	1	1	1	-	1	1	1	1	1	1	-	1
	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	1
	微型斷路器配電箱 Miniature Circuit Breakers Distribution Board	-	-	-	1	-	-	-	-	-	-	1	-	-
主人睡房 Master Bedroom	電視及電台天線插座 TV and FM Outlet	1	1	-	-	-	-	1	1	-	-	-	-	-
	電話插座 Telephone Outlet	1	1	-	-	-	-	1	1	-	-	-	-	-
	單位電插座 Single Socket Outlet	1	1	-	-	-	-	1	1	-	-	-	-	-
	單位電插座連USB插座 Single Socket Outlet with USB Port	1	1	-	-	-	-	1	1	-	-	-	-	-
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	-	-	-	-	1	1	-	-	-	-	-
睡房 Bedroom	電視及電台天線插座 TV and FM Outlet	1	1	1	1	-	1	1	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 Single Socket 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
	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
浴室 Bathroom	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	1
露台及工作平台 Balcony and Utility Platform	煤氣熱水爐接線位 Fused Spur Unit For Gas Water Heater	1	1	1	1	-	1	1	1	1	1	1	-	1
	煤氣接駁點 Gas Connection Point	1	1	1	1	-	1	1	1	1	1	1	-	1
露台 Balcony	煤氣熱水爐接線位 Fused Spur Unit For Gas Water Heater	-	-	-	-	1	-	-	-	-	-	-	1	-
	煤氣接駁點 Gas Connection Point	-	-	-	-	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	1
平台 Flat Roof	防水單位電插座 Weatherproof Single Socket Outlet	1	-	-	-	-	-	1	-	-	-	-	-	-

23 服務協議 SERVICE AGREEMENTS

食水及沖廁水由水務署供應。

電力由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.

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

獲寬免總樓面面積的設施分項

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

		面積 (平方米)
根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		
1	停車場及上落客貨地方（公共交通總站除外）	不適用
2	機房及相類設施	
2.1(＃)	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》（《作業備考》）或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室（訊播室）、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等	132.164
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	309.243
2.3	非強制性或非必要機房，例如空調機房、送風櫃房等	不適用
根據聯合作業備考第1號及第2號提供的環保設施		
3(＃)	露台	328.000
4	加闊的公用走廊及升降機大堂	不適用
5	公用空中花園	不適用
6	隔聲簷	不適用
7	翼牆、捕風器及風斗	不適用
8(＃)	非結構預製外牆	55.111
9(＃)	工作平台	213.000
10	隔音屏障	不適用
適意設施		
11(＃)	管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	4.618
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	263.678
13(＃)	有蓋園景區及遊樂場地	443.479
14	橫向屏障 / 有蓋人行道及花棚	不適用
15(＃)	擴大升降機槽	45.534
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、氣槽及垂直立管	100.321
19	非強制性設施或非必要機房所需的管槽及氣槽	不適用
20	環保系統及設施所需的機房、管槽及氣槽	不適用
21	複式住宅單位及洋房的中空空間	不適用
22	遮陽篷及反光罩	不適用
23(＃)	伸出式花槽及小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	274.634
24	《作業備考》APP-19 第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台，及維修通道	不適用
其他項目		
25	庇護層，包括庇護層兼空中花園	不適用
26(＃)	大型伸出 / 外懸設施下的有蓋地方	21.888
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	30.374
30	公眾通道	不適用
31	有蓋的後移部分	不適用
額外總樓面面積		
32	額外總樓面面積	不適用
根據聯合作業備考(第8號)提供的額外環保設施		
33	採用「組裝合成」建築法的樓宇	不適用

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

有關建築物的環境評估

綠色建築認證

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

暫定評級
金級



暫定
金級
NB V2.0 2023

HKGBC
綠建環評

申請編號: PAG0143/23

發展項目的公用部份的預計能量表現或消耗

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

第I部份						
提供中央空調			否			
提供具能源效益的設施			是			
擬安裝的具能源效益的設施:-			1. 高效能空調機 2. 高效能照明系統			
第II部份：擬興建樓宇/部分樓宇預計每年能源消耗量 ^(註腳 1) ：-						
發展項目類型	位置	使用有關裝置的內部樓面面積(平方米)	基線樓宇 ^(註腳 2) 每年能源消耗量		擬興建樓宇每年能源消耗量	
			電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年	電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年
住用發展項目(不包括酒店)	中央屋宇裝備裝置 ^(註腳 3)	11341.606	115.38	不適用	81.61	1.08
非住用發展項目 ^(註腳 4) (包括酒店)	平台(非中央屋宇裝備裝置)	2411.307	203.51	不適用	185.76	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

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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 (m²)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1	Carpark and loading/unloading area excluding public transport terminus	Not Applicable
2	Plant rooms and similar services	
2.1(#)	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc.	132.164
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.	309.243
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	Not Applicable
Green Features under Joint Practice Notes 1 and 2		
3(#)	Balcony	328.000
4	Wider common corridor and lift lobby	Not Applicable
5	Communal sky garden	Not Applicable
6	Acoustic fin	Not Applicable
7	Wing wall, wind catcher and funnel	Not Applicable
8(#)	Non-structural prefabricated external wall	55.111
9(#)	Utility platform	213.000
10	Noise barrier	Not Applicable
Amenity Features		
11(#)	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	4.618
12(#)	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	263.678
13(#)	Covered landscaped and play area	443.479

14	Horizontal screen/covered walkway and trellis	Not Applicable
15(#)	Larger lift shaft	45.534
16	Chimney shaft	Not Applicable
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	Not Applicable
18(#)	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room	100.321
19	Pipe duct, air duct for non-mandatory or non-essential plant room	Not Applicable
20	Plant room, pipe duct, air duct for environmentally friendly system and feature	Not Applicable
21	Void in duplex domestic flat and house	Not Applicable
22	Sunshade and reflector	Not Applicable
23(#)	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window	274.634
24	Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway	Not Applicable
Other Exempted Items		
25	Refuge floor including refuge floor cum sky garden	Not Applicable
26(#)	Covered area under large projecting/overhanging feature	21.888
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	30.374
30	Public passage	Not Applicable
31	Covered set back area	Not Applicable
Bonus GFA		
32	Bonus GFA	Not Applicable
Additional Green Features under Joint Practice Note (No. 8)		
33	Buildings adopting Modular Integrated Construction	Not Applicable

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

The Environmental Assessment of the Building

Green Building Certification

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

Provisional GOLD

Application no.: PAG0143/23



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:			1. High efficient air conditioning units 2. High efficient lighting system			
Part II : The predicted annual energy use of the proposed building/part of building ^(Note 1)						
Type of Development	Location	Internal Floor Area Served (m ²)	Annual Energy Use of Baseline Building ^(Note 2)		Annual Energy Use of Proposed Building	
			<u>Electricity</u> kWh / m ² / annum	<u>Town Gas / LPG</u> unit / m ² / annum	<u>Electricity</u> kWh / m ² / annum	<u>Town Gas / LPG</u> unit / m ² / annum
Domestic Development (excluding Hotel)	Central building services installation ^(Note 3)	11341.606	115.38	Not applicable	81.61	1.08
Non-domestic Development ^(Note 4) (including Hotel)	Podium (non-central building services installation)	2411.307	203.51	Not applicable	185.76	Not applicable

- Notes:
1.

In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency. The predicted annual energy use, in terms of electricity consumption (kWh/m²/annum) and town gas/LPG consumption (unit/m²/annum), of the development by the internal floor area served, where:
(a) “total annual energy use” has the same meaning of “annual energy use” in the BEAM Plus New Buildings (current version); and
(b) “internal floor area”, in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
2.

“Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” in the BEAM Plus New Buildings (current version).
3.

“Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services 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

部分室外冷氣機(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(i)構成住宅單位一部分的露台及 / 或工作平台上或內部及(ii) 私人平台上。室外冷氣機的放置可能對發展項目內的住宅單位的享用，諸如熱氣及噪音或其他方面造成影響。有關室外冷氣機的位置，請參閱本售樓說明書的「發展項目的住宅物業的樓面平面圖」。

2. 建築裝飾

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

3. 招牌

發展項目一樓及二樓的外牆裝設有招牌。招牌的燈光可能對部分住宅單位的享用造成影響。

4. 大廈保養系統操作

1. 根據公契及管理協議，管理人有權進入建有私人平台及 / 或私人天台(如有)的住宅單位 (不論是否連同管理人的代理、測量師、工人及其他人士，及是否攜帶用具、工具及物料)操作大廈保養系統包括但不限於在毗鄰構成住宅單位一部分的私人平台及/或私人天台(如有)的發展項目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/或於構成住宅單位一部分的私人平台及/或私人天台(如有)停泊吊船或其他類似裝置，以便清潔、檢查、保養及/或維修發展項目的外牆、玻璃幕牆及公用地方與設施。
2. 在管理人安排為外牆(包括玻璃幕牆結構及發展項目的公用地方與設施)進行定期及特別安排的檢查、清潔、保養及/或維修期間，大廈保養系統包括但不限於吊船或其他類似裝置(不論永久或臨時裝置)可能會被安裝及/或停泊在住宅單位的私人平台及/或私人天台(如有)上，並在住宅單位的私人平台及/或私人天台(如有)上空，以及在住宅單位的窗外、露台及/或工作平台外操作。

5. 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。

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. Placement of outdoor air-conditioning units

Some outdoor air-conditioning units (either serving its own residential unit or other residential unit(s)) are placed on the areas provided on or within (i) the balconies and/or utility platforms forming part of residential units and (ii) the private flat roofs. The placement of the outdoor air-conditioning units may affect the enjoyment of the residential units of the Development in terms of heat and noise or other aspects. For the locations of the outdoor air-conditioning units, please refer to the "Floor Plans of Residential Properties in the Development" in this sales brochure.

2. Architectural Features

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

3. Signage

A signage will be installed outside the external walls of the first and second floors of the Development. The illumination of the signage may affect the enjoyment of some residential units.

4. Operation of building maintenance system

1. Under the Deed of Mutual Covenant and Management Agreement, the Manager shall have the right to access into those residential units consisting of private flat roof(s) and/or private roof(s)(if any)(with or without the Manager's agents, surveyors, workmen and others 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 flat roof and/or private roof (if any) forming part of a residential unit and/or the resting of the gondola or likewise equipment on the private flat roofs and/or private roofs (if any) forming part of any residential unit, for cleaning, inspecting, maintaining and/or repairing the external wall, curtain wall and the Common Areas and Facilities of the Development.
2. During regular and specially arranged inspections, cleaning, maintenance and/or repairing of the external walls (including the curtain wall structures and the Common Areas and Facilities of the Development) as arranged by the Manager, the building maintenance systems including but not limited to gondola(s) or similar equipment (whether permanent or temporary equipment) may be installed and/or rested on the private flat roof(s) and/or private roof(s) (if any) of the residential units and operated in the air space directly above the private flat roofs and/or private roof(s) (if any) of the residential units as well as outside windows, balcony(ies) and/or utility platform(s) of the residential units.

5. Pipes

Some pipes are located on the external walls and/or adjacent to the private flat roofs and/or private roofs and/or combined balconies and 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 locations of such pipes, please refer to the latest approved building plans of the Development.

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.eightsouthpark.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：2025年1月21日

1. There may be future changes to the development and the surrounding areas.
2. Date of printing of this Sales Brochure: 21 January 2025

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