

9 EASTERN STREET
東 邊 街 九 號

售樓說明書 SALES BROCHURE

9 EASTERN STREET
東 邊 街 九 號

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

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.

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.

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.

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.

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

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》(第621章)(下稱「條例」)，賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i)露台；(ii)工作平台；以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部 and 內部尺寸²。售樓說明書所提供有關住宅物業外部和內部的尺寸，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。

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

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

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

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6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

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

10. 表達購樓意向

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

11. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名/名稱。
- 您可委託任何地產代理(不一定是賣方所指定的地產代理)，以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。
- 委託地產代理以物色物業前，您應該—
 - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
 - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及
 - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監局的網頁(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。

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。
- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期³。
 - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。
- 收樓日期
 - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意(視屬何種情況而定)。
 - 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內(以較早者為準)，就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
 - 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件(包括佔用許可證)發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
 - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。
- 認可人士可批予在預計關鍵日期之後完成發展項目
 - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
 - 工人罷工或封閉工地；
 - 暴動或內亂；
 - 不可抗力或天災；
 - 火警或其他賣方所不能控制的意外；
 - 戰爭；或
 - 惡劣天氣。
 - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。

- 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

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

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

1. INFORMATION ON THE DEVELOPMENT

發展項目的資料

Name of the Development

9 Eastern Street

發展項目名稱

東邊街九號

Name of the street and the street number

9 Eastern Street

街道名稱及門牌號數

東邊街9號

The Development consists of one multi-unit building

發展項目包含一幢多單位建築物

Total number of storeys

23 storeys (excluding roof, upper roof and top roof)

樓層總數

23層(不包括天台、上層天台及頂層天台)

Floor numbering

G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 26/F, roof, upper roof and top roof

樓層號數

地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至26樓、天台、上層天台及頂層天台

Omitted floor numbers

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

被略去的樓層號數

不設4樓、13樓、14樓及24樓

Refuge floors

Not applicable

庇護層

不適用

2. INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

賣方及有參與發展項目的其他人的資料

Vendor

Global Favour Limited

Holding companies of the Vendor

Million Nice (Hong Kong) Limited
Camilla Catering Group (HK) Company Limited
Majestic River Holdings Limited

Authorized Person for the Development

Mr. Henry Lau King Chiu

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

DLN Architects Limited

Building contractor for the Development

Superb Interior Contracting Company Limited

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

Johnson Stokes & Master

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

China CITIC Bank International Limited
(Remarks: The loan has been repaid in full)

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

Capital Vision (BVI) Limited

賣方

環球豐有限公司

賣方的控權公司

萬麗(香港)有限公司
嘉美軒飲食集團(香港)有限公司
宏河控股有限公司

發展項目的認可人士

劉鏡釗先生

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團

劉榮廣伍振民建築師有限公司

發展項目的承建商

卓越天工有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所

孖士打律師行

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

中信銀行(國際)有限公司
(註：該項貸款已全數清還)

已為發展項目的建造提供貸款的任何其他人

Capital Vision (BVI) Limited

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

(a)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an Authorized Person for the Development 賣方或有關發展項目的承建商屬個人，並屬該發展項目的認可人士的家人	Not Applicable 不適用
(b)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an Authorized Person 賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人	Not Applicable 不適用
(c)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an Authorized Person 賣方或該發展項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人	No 否
(d)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an Authorized Person 賣方或該發展項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人	Not Applicable 不適用
(e)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an Authorized Person 賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人	Not Applicable 不適用
(f)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an Authorized Person 賣方或該發展項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人	No 否
(g)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development 賣方或該發展項目的承建商屬個人，並屬就該發展項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人	Not Applicable 不適用
(h)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development 賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該發展項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人	Not Applicable 不適用
(i)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors 賣方或該發展項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人	No 否
(j)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and an Authorized Person for the Development, or an associate of such an Authorized Person, holds at least 10% of the issued shares in that Vendor, holding company or contractor 賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該發展項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份	No 否
(k)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and such an Authorized Person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor 賣方、賣方的控權公司或該發展項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份	Not Applicable 不適用

3. RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(l)	The Vendor or a building contractor for the Development is a corporation, and such an Authorized Person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor 賣方或該發展項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書	No 否
(m)	The Vendor or a building contractor for the Development is a partnership, and such an Authorized Person, or such an associate, is an employee of that Vendor or contractor 賣方或該發展項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員	Not Applicable 不適用
(n)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that Vendor, holding company or contractor 賣方、賣方的控權公司或該發展項目的承建商屬私人公司，而就該發展項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份	No 否
(o)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor 賣方、賣方的控權公司或該發展項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份	Not Applicable 不適用
(p)	The Vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor 賣方或該發展項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書	No 否
(q)	The Vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor 賣方或該發展項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員	Not Applicable 不適用
(r)	The Vendor or a building contractor for the Development is a corporation, and the corporation of which an Authorized Person for the Development is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor 賣方或該發展項目的承建商屬法團，而該發展項目的認可人士以其專業身份擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團	No 否
(s)	The Vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor 賣方或該發展項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團	No 否

4. INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

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

The range of thickness of the non-structural prefabricated external walls of the building : 150mm
建築物的非結構的預製外牆的厚度範圍：150毫米

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

The range of thickness of the curtain walls of the building : 200mm
建築物的幕牆的厚度範圍：200毫米

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

每個住宅物業的非結構的預製外牆及幕牆的總面積表

Floor 樓層	Unit 單位	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)
5/F 5樓	A	0.307
	B	—
	C	—
	D	0.319
6/F-12/F, 15/F-17/F 6樓至12樓、 15樓至17樓	A	0.307
	B	—
	C	—
	D	0.319
18/F-23/F, 25/F-26/F 18樓至23樓、 25樓至26樓	A	0.307
	B	—
	C	—
	D	0.319

Floor 樓層	Unit 單位	Total area of curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
5/F 5樓	A	2.349
	B	0.752
	C	0.752
	D	1.012
6/F-12/F, 15/F-17/F 6樓至12樓、 15樓至17樓	A	2.114
	B	0.905
	C	0.905
	D	1.012
18/F-23/F, 25/F-26/F 18樓至23樓、 25樓至26樓	A	2.045
	B	0.905
	C	0.905
	D	1.012

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

5. INFORMATION ON PROPERTY MANAGEMENT 物業管理的資料

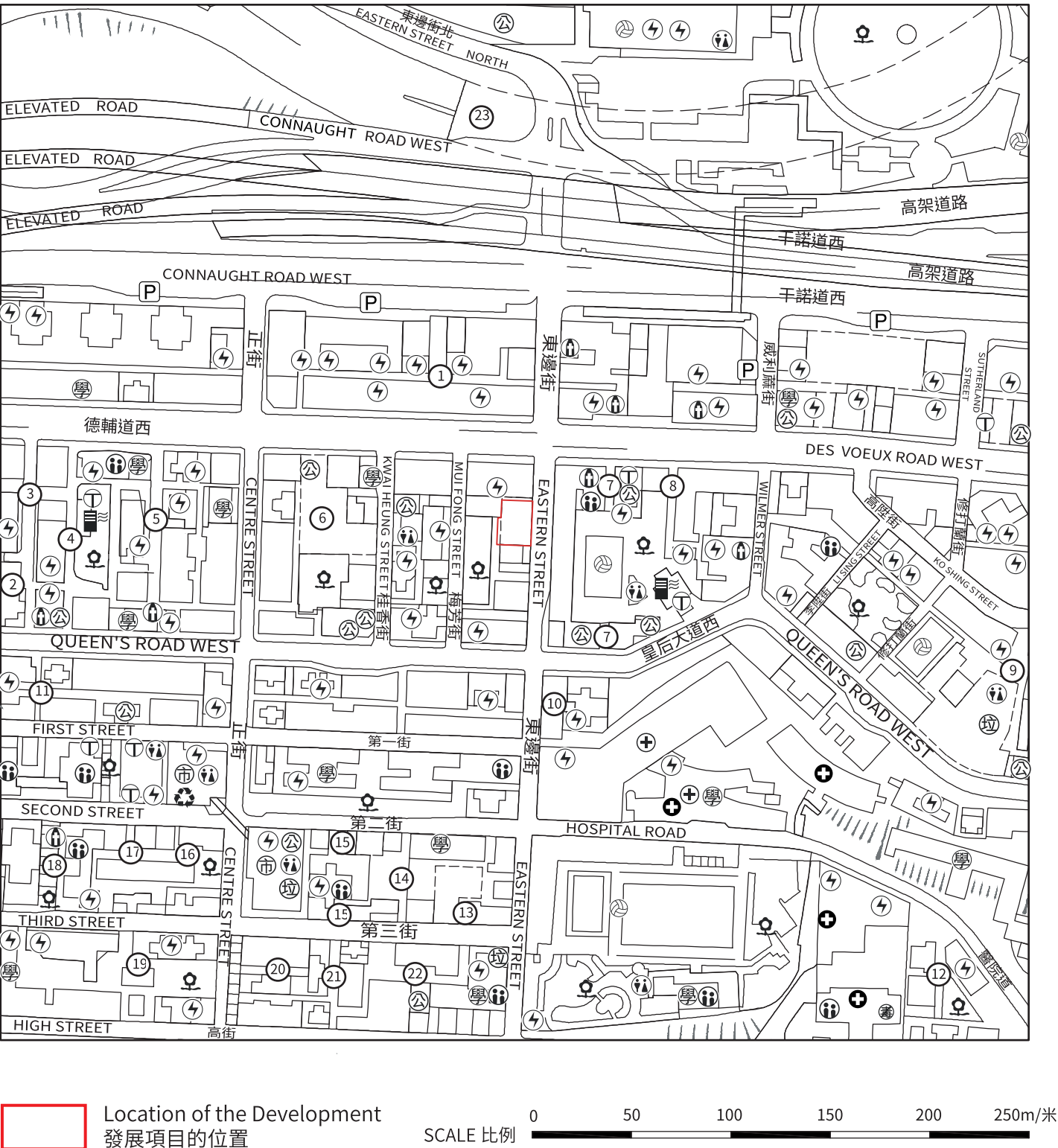
The person appointed as the Manager of the Development under the latest draft Deed of Mutual Covenant:

Savills Property Management Limited

根據有關公契的最新擬稿, 獲委任為發展項目的管理人的人:

第一太平戴維斯物業管理有限公司

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



This location plan is prepared by the Vendor with reference to the Digital Topographic Map No. T11-SW-A dated 14 August 2025 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.
此位置圖是由賣方擬備並參考地政總署測繪處於2025年8月14日出版之數碼地形圖，圖幅編號T11-SW-A，有需要處經修正處理。

NOTATION 圖例

- | | |
|--|--|
| Power Plant
(including Electricity Sub-stations)
發電廠 (包括電力分站) | Market (including Wet Market and Wholesale Market)
市場 (包括濕貨市場及批發市場) |
| Public Carpark (including Lorry Park)
公眾停車場 (包括貨車停泊處) | Public Transport Terminal
(including Rail Station)
公共交通總站 (包括鐵路車站) |
| Public Convenience
公廁 | Public Utility Installation
公用事業設施裝置 |
| School (including Kindergarten)
學校 (包括幼稚園) | Religious Institution (including Church, Temple and Tsz Tong)
宗教場所 (包括教堂、廟宇及祠堂) |
| Social Welfare Facilities
(including Elderly Centre and Home for the Mentally Disabled)
社會福利設施
(包括老人中心及弱智人士護理院) | Sports Facilities (including Sports Ground and Swimming Pool)
體育設施 (包括運動場及游泳池) |
| Public Park
公園 | Clinic
診療所 |
| Addiction Treatment Centre
戒毒院所 | Ventilation Shaft for the Mass Transit Railway
香港鐵路的通風井 |
| Hospital
醫院 | Refuse Collection Point
垃圾收集站 |

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

- | | | |
|----------------------|-----------------------------------|--------------------------|
| ① Ham Yu Street 鹹魚街 | ② Shek Chan Lane 石棧里 | ③ Chung Ching Street 忠正街 |
| ④ Ki Ling Lane 奇靈里 | ⑤ Sai Yuen Lane 西源里 | ⑥ Sung Hing Lane 崇慶里 |
| ⑦ Sai Woo Lane 西湖里 | ⑧ Tsz Mi Alley 紫薇街 | ⑨ In Ku Lane 賢居里 |
| ⑩ Ng Fuk Lane 五福里 | ⑪ Algar Court 亞厘架巷 | ⑫ College View 育賢坊 |
| ⑬ Kwok Hing Lane 郭興里 | ⑭ Ui On Lane 匯安里 | ⑮ Un Fuk Lane 元福里 |
| ⑯ David Lane 爹核里 | ⑰ Tak Sing Lane 德星里 | ⑱ Sheung Fung Lane 常豐里 |
| ⑲ Yu Lok Lane 餘樂里 | ⑳ Cheung On Lane 長安里 | ㉑ Leung I Fong 兩儀坊 |
| ㉒ Un Shing Lane 元勝里 | ㉓ Western Harbour Crossing 西區海底隧道 | |

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

- 備註:
- 賣方亦建議準買方到該發展地盤作實地考察，以對該發展地盤、以及周邊地區環境及附近的公共設施有較佳了解。
 - 因技術原因(例如發展項目之形狀)，此位置圖所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。

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



Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,000 feet, Photo No. E225204C, dated 7 August 2024.
摘錄自地政總署測繪處於2024年8月7日在6,000呎飛行高度拍攝之鳥瞰照片，照片編號為E225204C。

● Location of the Development
發展項目的位置

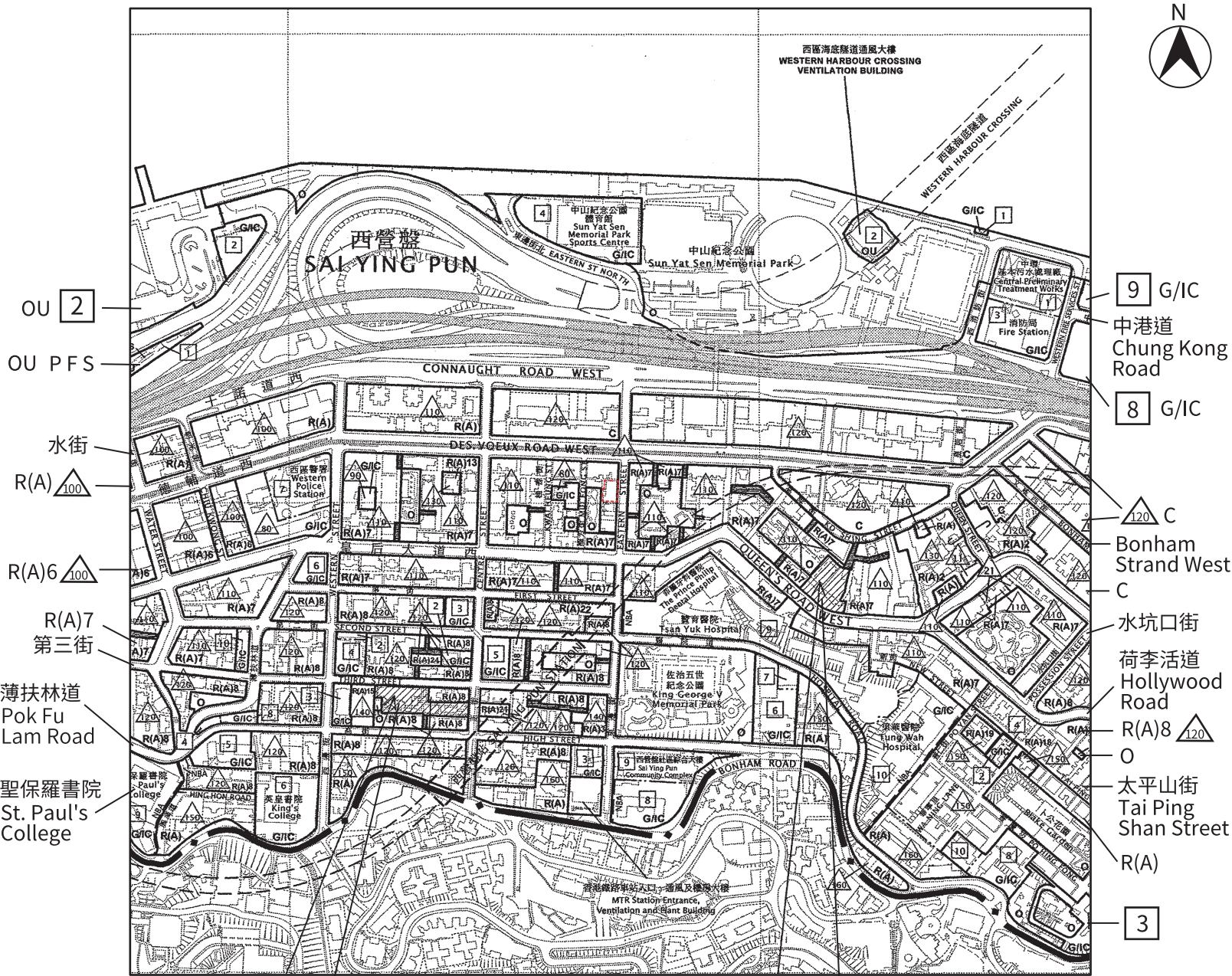
Notes:

1. Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved – reproduction by permission only.
2. The aerial photograph is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.
3. Due to technical reasons (such as the shape of the Development), the aerial photograph has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.

備註：

1. 香港特別行政區政府地政總署測繪處 © 版權所有，未經許可，不得複製。
2. 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。
3. 因技術原因(例如發展項目之型狀)，鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》所要求。

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



此區的土地用途地帶見市區重建局
 餘樂里/正街發展計劃圖。
 For zoning of this area, refer to Urban Renewal Authority
 Yu Lok Lane / Centre Street Development Scheme Plan.

此區的土地用途地帶見市區重建局
 皇后大道西/賢居里發展計劃圖。
 For zoning of this area, refer to Urban Renewal Authority
 Queen's Road West / In Ku Lane Development Scheme Plan.



Location of the Development
 發展項目的位置

Adopted from the Approved Sai Ying Pun & Sheung Wan Outline Zoning Plan with Plan No. S/H3/34, gazetted on 13 November 2020, with adjustments where necessary.
 摘錄自2020年11月13日刊憲之西營盤及上環分區計劃大綱核准圖，圖則編號為S/H3/34，有需要處經修正處理。

NOTATION 圖例

Zones 地帶

- C Commercial 商業
- R(A) Residential (Group A) 住宅(甲類)
- G/IC Government, Institution or Community 政府、機構或社區
- O Open Space 休憩用地
- OU Other Specified Uses 其他指定用途

Miscellaneous 其他

- Boundary of Planning Scheme 規劃範圍界線
- Land Development Corporation/ Urban Renewal Authority Development Scheme Plan Area 土地發展公司/市區重建局發展計劃圖範圍
- Building Height Control Zone Boundary 建築物高度管制區界線
- Maximum Building Height (In metres above Principal Datum) 最高建築物高度 (在主水平基準上若干米)

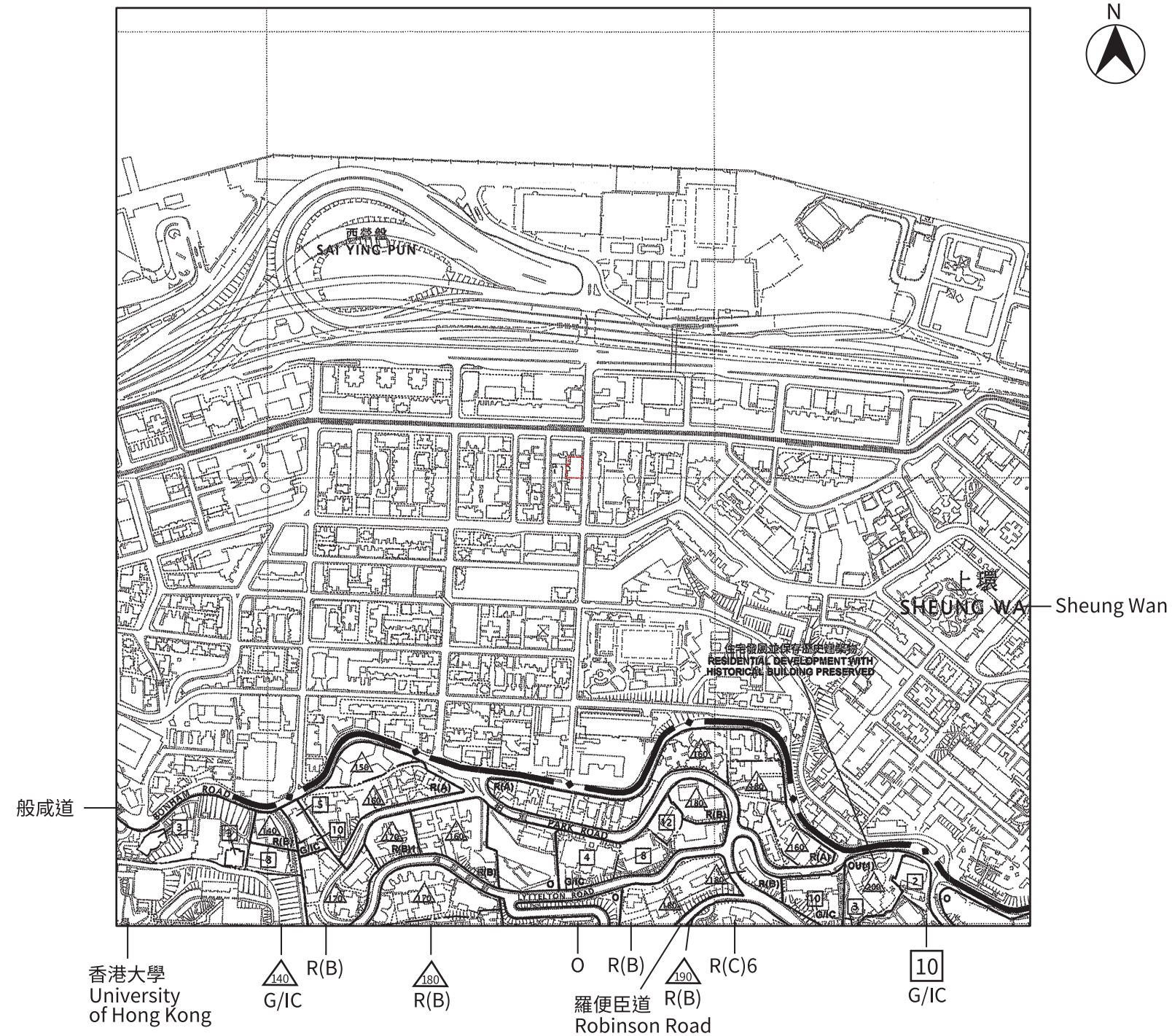
Communications 交通

- Railway and Station (Underground) 鐵路及車站(地下)
- Major Road and Junction 主要道路及路口
- Elevated Road 高架道路
- Pedestrian Precinct / Street 行人專用區或街道
- Maximum Building Height (In number of storeys) 最高建築物高度 (樓層數目)
- PFS Petrol Filling Station 加油站
- Non-Building Area 非建築用地

Notes : 1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
 2. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
 3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reasons that the boundary of the Development is irregular.
 4. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of the Hong Kong SAR.

備註：1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
 2. 賣方建議準買家到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
 3. 由於發展項目的邊界不規則的技術原因，此大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
 4. 此大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

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



Location of the Development
 發展項目的位置

SCALE 比例 0 100 200 300 400 500 M/米



Adopted from the Approved Mid-Levels West Outline Zoning Plan with Plan No. S/H11/15, gazetted on 19 March 2010, with adjustments where necessary.
 摘錄自2010年3月19日刊憲之半山區西部分區計劃大綱核准圖，圖則編號為S/H11/15，有需要處經修正處理。

NOTATION 圖例

Zones 地帶

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

Communications 交通

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

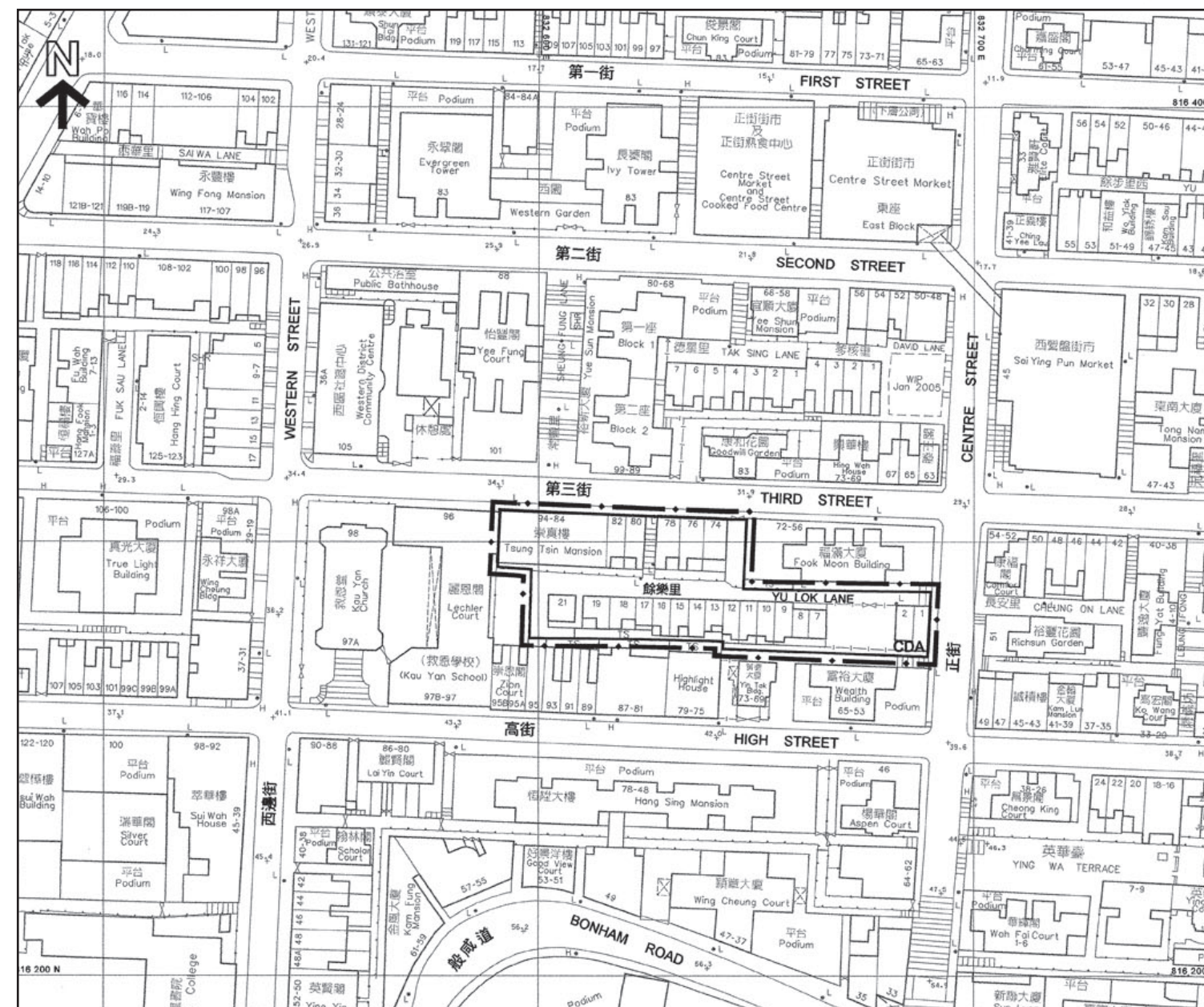
Miscellaneous 其他

— . —	Boundary of Planning Scheme 規劃範圍界線
— — —	Building Height Control Zone Boundary 建築物高度管制區界線
△ 140	Maximum Building Height (In metres above Principal Datum) 最高建築物高度 (在主水平基準上若干米)
□ 5	Maximum Building Height (In number of storeys) 最高建築物高度 (樓層數目)

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

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。

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



0 20 40 60 80 100 metres 米
 SCALE 比例



Excerpt from the Urban Renewal Authority Yu Lok Lane/Centre Street Development Scheme Plan with Plan No. S/H3/URA2/2, approved on 27 March 2007.

摘錄自2007年3月27日核准之市區重建局餘樂里/正街發展計劃圖，圖則編號為S/H3/URA2/2。

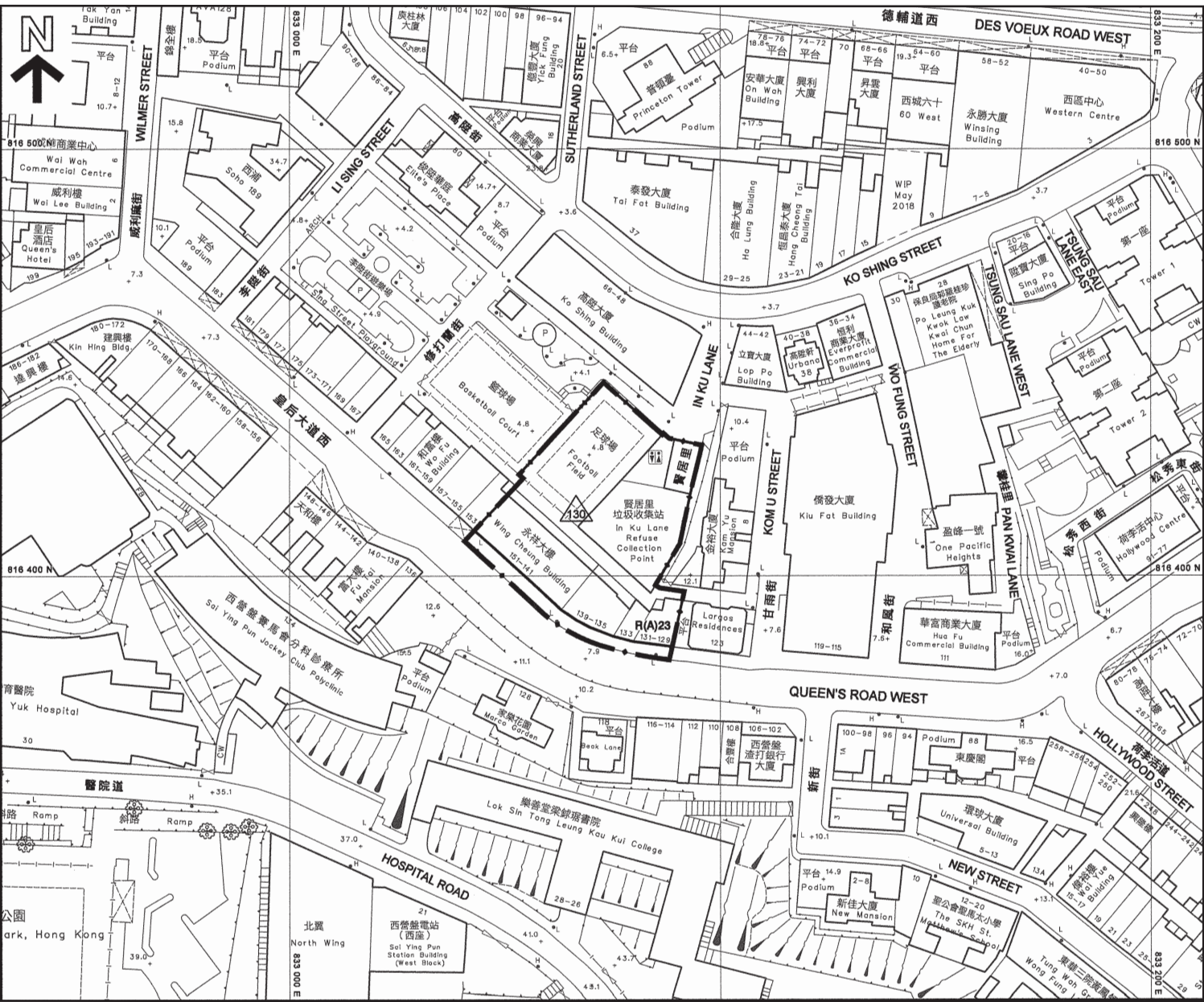
NOTATION 圖例

- . — Boundary of development scheme
發展計劃範圍界線
- CDA Comprehensive development area
綜合發展區

- Notes :
- The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
 - The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
 - The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reasons that the boundary of the Development is irregular.
 - The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of the Hong Kong SAR.

- 備註：
- 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
 - 賣方建議準買家到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
 - 由於發展項目的邊界不規則的技術原因，此大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
 - 此大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

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



Excerpt from the Urban Renewal Authority Queen's Road West/In Ku Lane Development Scheme Plan with Plan No. S/H3/URA3/2, approved on 9 July 2019.
 摘錄自2019年7月9日核准之市區重建局皇后大道西/賢居里發展計劃圖，圖則編號為S/H3/URA3/2。

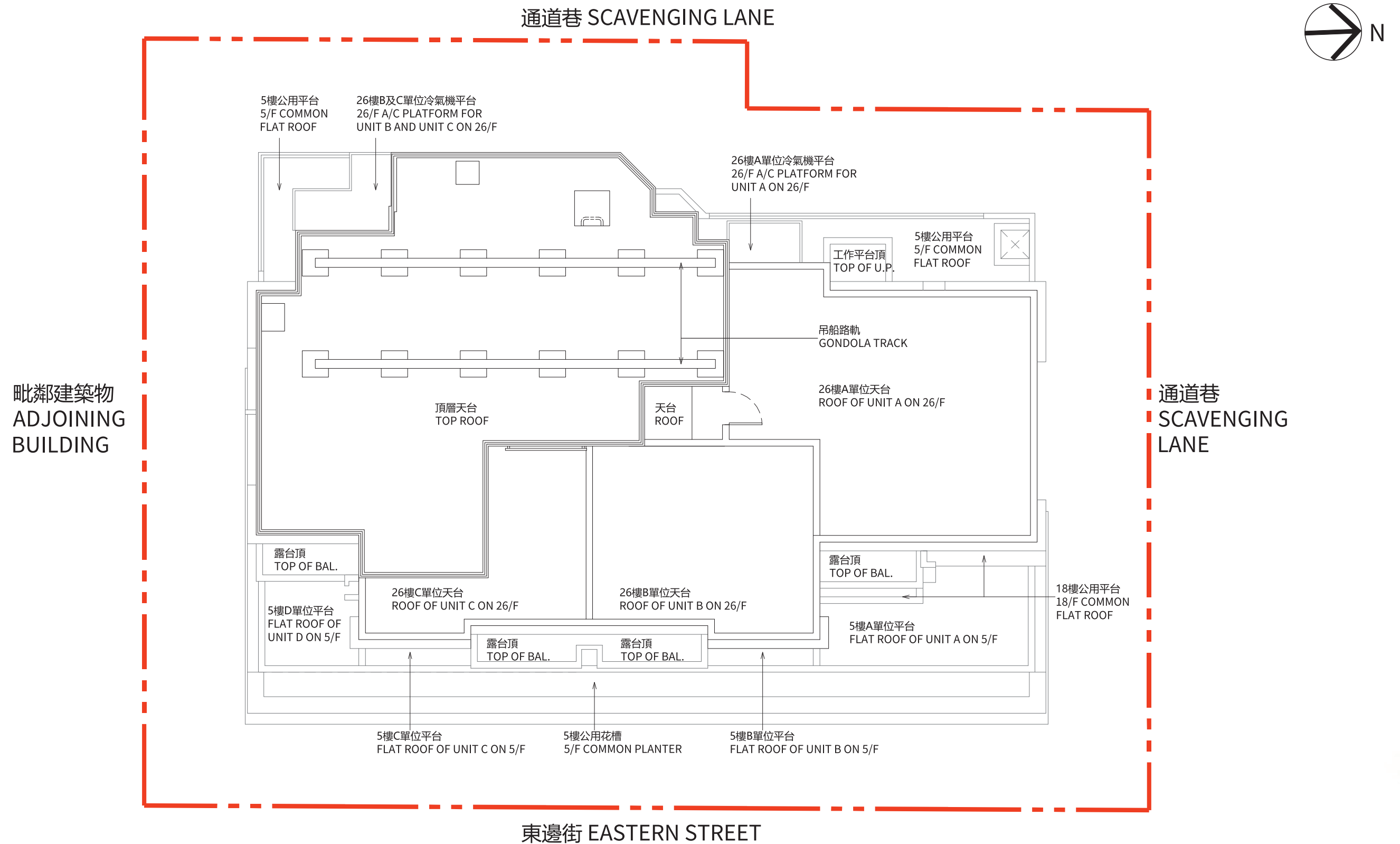
NOTATION 圖例

- Boundary of development scheme
發展計劃範圍界線
- R(A)23
Residential (Group A)23
住宅(甲類)23
- Maximum Building Height
(in metres above Principal Datum)
最高建築物高度(在主水平基準上若干米)

Notes : 1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
 2. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
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備註： 1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
 2. 賣方建議準買家到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
 3. 由於發展項目的邊界不規則的技術原因，此大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
 4. 此大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

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



A/C PLATFORM = 冷氣機平台 Air-Conditioner Platform
BAL. = 露台 Balcony
U.P. = 工作平台 Utility Platform

SCALE 比例: 0 5M (米)

--- BOUNDARY LINE OF THE DEVELOPMENT
發展項目的邊界線

10. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Legend of Terms and Abbreviations used on Floor Plans:
樓面平面圖中所使用名詞及簡稱之圖例：

A/C UNIT	=	冷氣機	Air-Conditioner Unit
A/C PLATFORM	=	冷氣機平台	Air-Conditioner Platform
BAL.	=	露台	Balcony
BAL. ABOVE	=	上層為露台	Balcony Above
B.	=	浴室	Bathroom
DN	=	落	Down
DIN.	=	飯廳	Dining Room
ELV	=	低壓電線槽	Extra Low Voltage Cable Duct
E.D.	=	電線槽	Electric Duct
E.M.C.	=	電錶櫃	Electrical Meter Cabinet
F.H.	=	消防栓	Fire Hydrant
H/L	=	上方	High Level
H.R.	=	消防喉轆	Hose Reel
LIV.	=	客廳	Living Room
L/L	=	下方	Low Level
OPEN KIT.	=	開放式廚房	Open Kitchen
P.D.	=	管道槽	Pipe Duct
TOP OF U.P.	=	工作平台頂	Top of Utility Platform
TOP OF BAL.	=	露台頂	Top of Balcony
U.P. ABOVE	=	上層為工作平台	Utility Platform Above
U.P.	=	工作平台	Utility Platform
W.M.C	=	水錶櫃	Water Meter Cabinet

10. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Each Residential Property 每個住宅物業	Floor 樓層	Unit 單位			
		A	B	C	D
Floor-to-Floor Height* (mm) 層與層之間的高度* (毫米)	5/F 5樓	2800, 3050, 3150, 3200, 3450, 3550	3150, 3500	3150, 3500	2800, 3050, 3150, 3200
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150	150	150	150

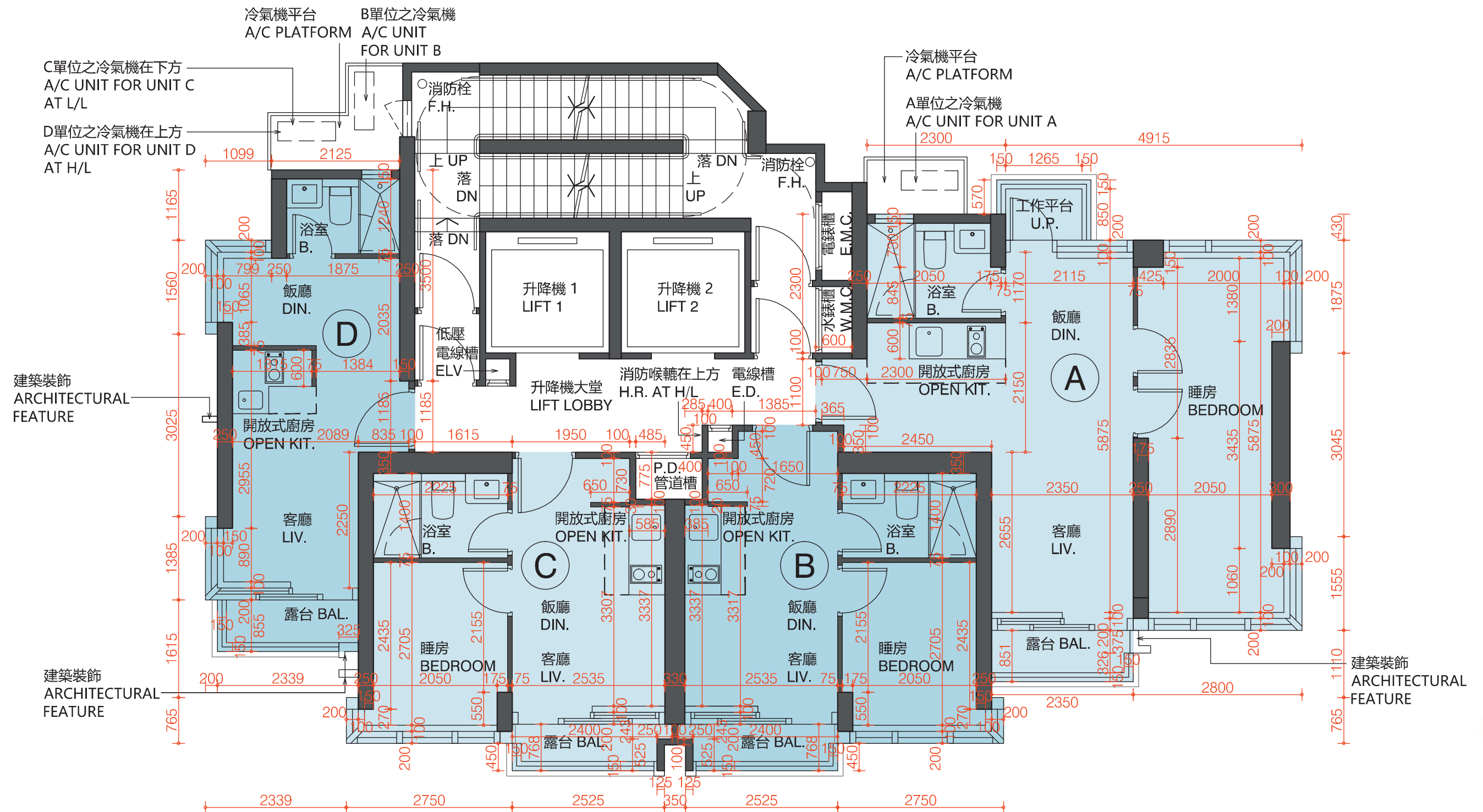
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

* (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor)
* (指該樓層之石屎地台面與上一層石屎地台面之高度距離)

- Remarks :
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 - 6. The internal ceiling height within residential units may vary due to structural, architectural and/or decoration design variations.
 - 7. Some louvers that are installed at false ceilings may not be indicated on the floor plans.
 - 8. Balcony and utility platform are non-enclosed area.
 - 9. Symbols of fittings and fitments such as bathtub, sink, water closet, shower, sink counter, etc. are prepared based on the latest approved building plans and are for general indication only, and are not indications of their actual size, designs, shapes, dimensions and scales.
 - 10. The dimensions of floor plans are all structural dimensions in millimetre.
- 備註：
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 - 2. 部份樓層外牆及/或窗戶設有建築裝飾及/或外露喉管，詳細資料請參考最新批准的建築圖則。
 - 3. 部份住宅單位的露台及/或工作平台側之外牆裝飾板內設有內藏之公用喉管。公用喉管亦安裝於部份連平台及/或天台住宅單位之平台及/或天台內。
 - 4. 分體式冷氣機的冷凝器設於冷氣機平台/平台 (如適用)。
 - 5. 部份住宅單位客/飯廳、睡房、走廊及/或開放式廚房的裝飾橫樑或假天花裝置冷氣喉管及/或其他機電設備。
 - 6. 住宅單位的內部天花高度可能因應其結構、建築設計及/或裝修設計上的需要而有差異。
 - 7. 部份百葉窗安裝於假天花之上且沒有於平面圖顯示。
 - 8. 露台及工作平台為不可封閉的地方。
 - 9. 樓面平面圖上所顯示的裝置符號，如浴缸、洗滌盆、座廁、花灑、洗滌盆櫃等乃按最新的經批准的建築圖則繪製，只作一般示意用途，而非展示其實際大小、設計、形狀、尺寸及比例。
 - 10. 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。

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

6/F-11/F Floor Plan 6樓至11樓平面圖



SCALE 比例:  0 5M (米)

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

10. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Each Residential Property 每個住宅物業	Floor 樓層	Unit 單位			
		A	B	C	D
Floor-to-Floor Height* (mm) 層與層之間的高度* (毫米)	6/F-11/F 6樓至11樓	3150	3150	3150	3150
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150	150	150	150

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

* (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor)
* (指該樓層之石屎地台面與上一層石屎地台面之高度距離)

- Remarks :
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 - 3. 部份住宅單位的露台及/或工作平台側之外牆裝飾板內設有內藏之公用喉管。公用喉管亦安裝於部份連平台及/或天台住宅單位之平台及/或天台內。
 - 4. 分體式冷氣機的冷凝器設於冷氣機平台/平台 (如適用)。
 - 5. 部份住宅單位客/飯廳、睡房、走廊及/或開放式廚房的裝飾橫樑或假天花裝置冷氣喉管及/或其他機電設備。
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 - 10. 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。

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

Each Residential Property 每個住宅物業	Floor 樓層	Unit 單位			
		A	B	C	D
Floor-to-Floor Height* (mm) 層與層之間的高度* (毫米)	12/F, 15/F-16/F 12樓、15樓至16樓	3150	3150	3150	3150
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150	150	150	150

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

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* (指該樓層之石屎地台面與上一層石屎地台面之高度距離)

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 - 3. 部份住宅單位的露台及/或工作平台側之外牆裝飾板內設有內藏之公用喉管。公用喉管亦安裝於部份連平台及/或天台住宅單位之平台及/或天台內。
 - 4. 分體式冷氣機的冷凝器設於冷氣機平台/平台 (如適用)。
 - 5. 部份住宅單位客/飯廳、睡房、走廊及/或開放式廚房的裝飾橫樑或假天花裝置冷氣喉管及/或其他機電設備。
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10. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

Each Residential Property 每個住宅物業	Floor 樓層	Unit 單位			
		A	B	C	D
Floor-to-Floor Height* (mm) 層與層之間的高度* (毫米)	17/F 17樓	2850, 2950, 3150	3150	3150	3150
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150	150	150	150

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

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* (指該樓層之石屎地台面與上一層石屎地台面之高度距離)

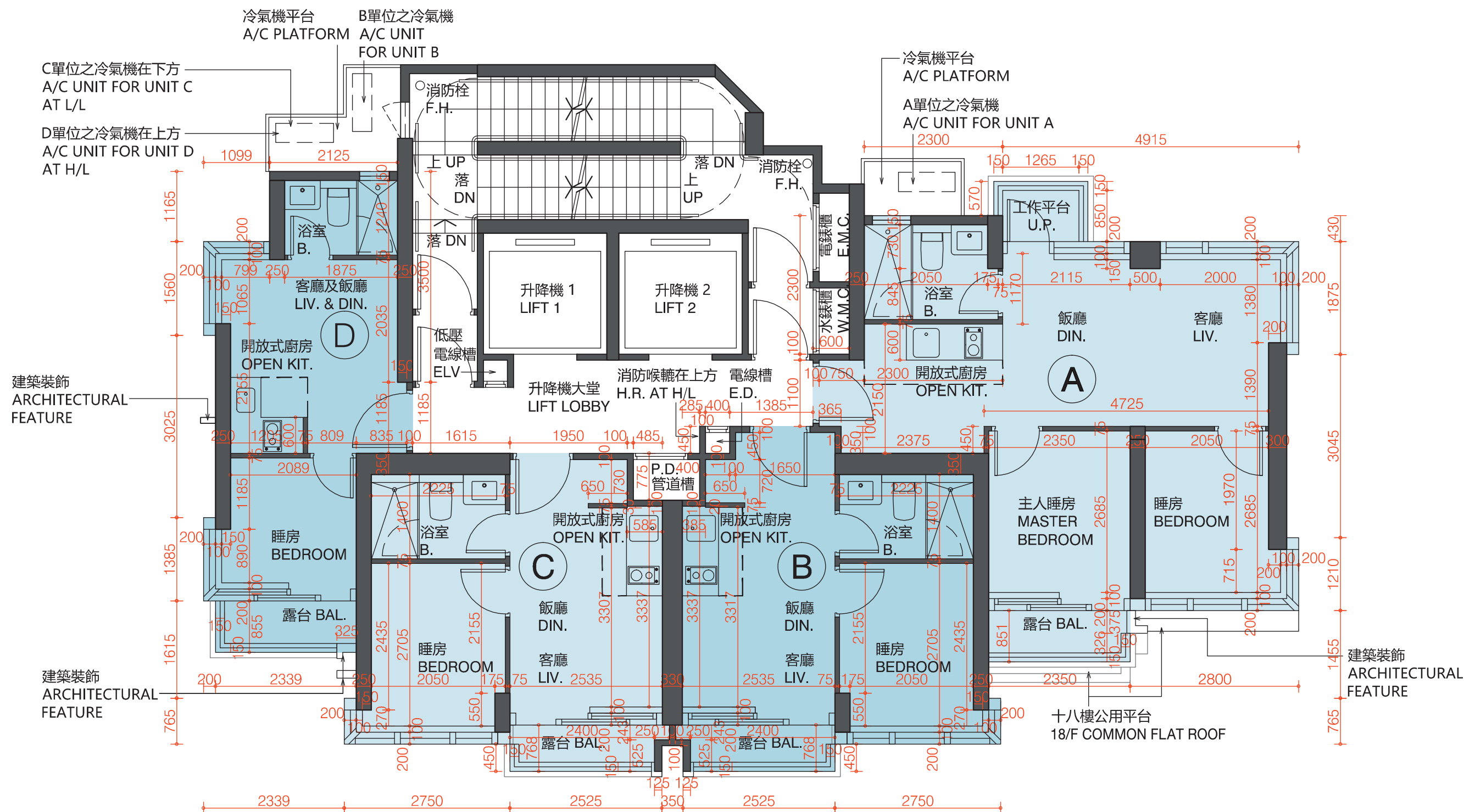
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 - 3. 部份住宅單位的露台及/或工作平台側之外牆裝飾板內設有內藏之公用喉管。公用喉管亦安裝於部份連平台及/或天台住宅單位之平台及/或天台內。
 - 4. 分體式冷氣機的冷凝器設於冷氣機平台/平台 (如適用)。
 - 5. 部份住宅單位客/飯廳、睡房、走廊及/或開放式廚房的裝飾橫樑或假天花裝置冷氣喉管及/或其他機電設備。
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 - 10. 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。

10. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

18/F-23/F & 25/F-26/F Floor Plan

18樓至23樓及25樓至26樓平面圖



SCALE 比例 : 0 5M (米)

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

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

Each Residential Property 每個住宅物業	Floor 樓層	Unit 單位			
		A	B	C	D
Floor-to-Floor Height* (mm) 層與層之間的高度* (毫米)	18/F-23/F & 25/F 18樓至23樓及25樓	3150	3150	3150	3150
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150	150	150	150

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

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 - 部份住宅單位的露台及/或工作平台側之外牆裝飾板內設有內藏之公用喉管。公用喉管亦安裝於部份連平台及/或天台住宅單位之平台及/或天台內。
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10. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Each Residential Property 每個住宅物業	Floor 樓層	Unit 單位			
		A	B	C	D
Floor-to-Floor Height* (mm) 層與層之間的高度* (毫米)	26/F 26樓	3500, 3600, 3850	3500, 3600, 3850, 3900	3500, 3600, 3850, 3900	3500, 3600, 3850
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150	150	150	150

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

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 - There may be architectural features and/or exposed pipes on external walls and/or windows of some of the floors. For details, please refer to the latest approved building plans.
 - Common pipes enclosed in cladding may be located adjacent to balcony and/or utility platform of some residential units. For some residential units with flat roof and/or roof, common pipes will run through the flat roof and/or roof.
 - The condensers of the split-type air-conditioners are installed on A/C platforms / flat roofs (where applicable).
 - There are ceiling bulkheads or false ceiling in living/dining rooms, bedrooms, corridors and/or open kitchens of some residential units for the air-conditioning system and/or mechanical and electrical services.
 - The internal ceiling height within residential units may vary due to structural, architectural and/or decoration design variations.
 - Some louvers that are installed at false ceilings may not be indicated on the floor plans.
 - Balcony and utility platform are non-enclosed area.
 - Symbols of fittings and fitments such as bathtub, sink, water closet, shower, sink counter, etc. are prepared based on the latest approved building plans and are for general indication only, and are not indications of their actual size, designs, shapes, dimensions and scales.
 - The dimensions of floor plans are all structural dimensions in millimetre.
- 備註：
- 以上樓面平面圖中顯示之名詞及簡稱，請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁之說明。
 - 部份樓層外牆及/或窗戶設有建築裝飾及/或外露喉管，詳細資料請參考最新批准的建築圖則。
 - 部份住宅單位的露台及/或工作平台側之外牆裝飾板內設有內藏之公用喉管。公用喉管亦安裝於部份連平台及/或天台住宅單位之平台及/或天台內。
 - 分體式冷氣機的冷凝器設於冷氣機平台/平台 (如適用)。
 - 部份住宅單位客/飯廳、睡房、走廊及/或開放式廚房的裝飾橫樑或假天花裝置冷氣喉管及/或其他機電設備。
 - 住宅單位的內部天花高度可能因應其結構、建築設計及/或裝修設計上的需要而有差異。
 - 部份百葉窗安裝於假天花之上且沒有於平面圖顯示。
 - 露台及工作平台為不可封閉的地方。
 - 樓面平面圖上所顯示的裝置符號，如浴缸、洗滌盆、座廁、花灑、洗滌盆櫃等乃按最新的經批准的建築圖則繪製，只作一般示意用途，而非展示其實際大小、設計、形狀、尺寸及比例。
 - 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。

10. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

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

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

* (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor)

* (指該樓層之石屎地台面與上一層石屎地台面之高度距離)

- Remarks :
- 1. Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for the notations of the terms and abbreviations for the floor plans of the residential properties.
 - 2. There may be architectural features and/or exposed pipes on external walls and/or windows of some of the floors. For details, please refer to the latest approved building plans.
 - 3. Common pipes enclosed in cladding may be located adjacent to balcony and/or utility platform of some residential units. For some residential units with flat roof and/or roof, common pipes will run through the flat roof and/or roof.
 - 4. The condensers of the split-type air-conditioners are installed on A/C platforms / flat roofs (where applicable).
 - 5. There are ceiling bulkheads or false ceiling in living/dining rooms, bedrooms, corridors and/or open kitchens of some residential units for the air-conditioning system and/or mechanical and electrical services.
 - 6. The internal ceiling height within residential units may vary due to structural, architectural and/or decoration design variations.
 - 7. Some louvers that are installed at false ceilings may not be indicated on the floor plans.
 - 8. Balcony and utility platform are non-enclosed area.
 - 9. Symbols of fittings and fitments such as bathtub, sink, water closet, shower, sink counter, etc. are prepared based on the latest approved building plans and are for general indication only, and are not indications of their actual size, designs, shapes, dimensions and scales.
 - 10. The dimensions of floor plans are all structural dimensions in millimetre.

- 備註：
- 1. 以上樓面平面圖中顯示之名詞及簡稱，請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁之說明。
 - 2. 部份樓層外牆及/或窗戶設有建築裝飾及/或外露喉管，詳細資料請參考最新批准的建築圖則。
 - 3. 部份住宅單位的露台及/或工作平台側之外牆裝飾板內設有內藏之公用喉管。公用喉管亦安裝於部份連平台及/或天台住宅單位之平台及/或天台內。
 - 4. 分體式冷氣機的冷凝器設於冷氣機平台/平台 (如適用)。
 - 5. 部份住宅單位客/飯廳、睡房、走廊及/或開放式廚房的裝飾橫樑或假天花裝置冷氣喉管及/或其他機電設備。
 - 6. 住宅單位的內部天花高度可能因應其結構、建築設計及/或裝修設計上的需要而有差異。
 - 7. 部份百葉窗安裝於假天花之上且沒有於平面圖顯示。
 - 8. 露台及工作平台為不可封閉的地方。
 - 9. 樓面平面圖上所顯示的裝置符號，如浴缸、洗滌盆、座廁、花灑、洗滌盆櫃等乃按最新的經批准的建築圖則繪製，只作一般示意用途，而非展示其實際大小、設計、形狀、尺寸及比例。
 - 10. 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。

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

Description of Residential Property 住宅物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積(不計算入實用面積) sq. metre (sq. ft.) 平方米 (平方呎)									
Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
5/F 5樓	A	43.592 (469) Balcony 露台:- (-) Utility Platform 工作平台:- (-)	-	-	-	9.836 (106)	-	-	-	-	-	-
	B	24.154 (260) Balcony 露台:- (-) Utility Platform 工作平台:- (-)	-	-	-	2.528 (27)	-	-	-	-	-	-
	C	23.547 (253) Balcony 露台:- (-) Utility Platform 工作平台:- (-)	-	-	-	2.528 (27)	-	-	-	-	-	-
	D	21.059 (227) Balcony 露台:- (-) Utility Platform 工作平台:- (-)	-	-	-	4.999 (54)	-	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

住宅物業的實用面積，以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes : 1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

2. There is no designation of 4/F, 13/F, 14/F and 24/F.

3. There is no verandah in the residential properties of the Development.

備註 : 1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。

2. 不設4樓、13樓、14樓及24樓。

3. 發展項目住宅物業不設陽台。

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

Description of Residential Property 住宅物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積(不計算入實用面積) sq. metre (sq. ft.) 平方米(平方呎)									
Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
6/F-11/F 6樓至11樓	A	47.198 (508) Balcony 露台: 2.106 (23) Utility Platform 工作平台: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	B	26.201 (282) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	—	—	—	—	—	—	—	—	—	—
	C	25.593 (275) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	—	—	—	—	—	—	—	—	—	—
	D	23.166 (249) Balcony 露台: 2.107 (23) Utility Platform 工作平台: - (-)	—	—	—	—	—	—	—	—	—	—

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

住宅物業的實用面積，以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes : 1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

2. There is no designation of 4/F, 13/F, 14/F and 24/F.

3. There is no verandah in the residential properties of the Development.

備註 : 1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。

2. 不設4樓、13樓、14樓及24樓。

3. 發展項目住宅物業不設陽台。

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

Description of Residential Property 住宅物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積(不計算入實用面積) sq. metre (sq. ft.) 平方米 (平方呎)									
Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
12/F, 15/F-17/F 12樓、 15樓至17樓	A	47.198 (508) Balcony 露台: 2.106 (23) Utility Platform 工作平台: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	B	26.201 (282) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	—	—	—	—	—	—	—	—	—	—
	C	25.593 (275) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	—	—	—	—	—	—	—	—	—	—
	D	23.166 (249) Balcony 露台: 2.107 (23) Utility Platform 工作平台: - (-)	—	—	—	—	—	—	—	—	—	—

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

住宅物業的實用面積，以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes : 1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

2. There is no designation of 4/F, 13/F, 14/F and 24/F.

3. There is no verandah in the residential properties of the Development.

備註 : 1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。

2. 不設4樓、13樓、14樓及24樓。

3. 發展項目住宅物業不設陽台。

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

Description of Residential Property 住宅物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積(不計算入實用面積) sq. metre (sq. ft.) 平方米 (平方呎)									
Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
18/F-23/F and 25/F 18樓至23樓及 25樓	A	45.378 (488) Balcony 露台: 2.106 (23) Utility Platform 工作平台: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	B	26.244 (282) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	—	—	—	—	—	—	—	—	—	—
	C	25.593 (275) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	—	—	—	—	—	—	—	—	—	—
	D	23.166 (249) Balcony 露台: 2.107 (23) Utility Platform 工作平台: - (-)	—	—	—	—	—	—	—	—	—	—

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

住宅物業的實用面積，以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes : 1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

2. There is no designation of 4/F, 13/F, 14/F and 24/F.

3. There is no verandah in the residential properties of the Development.

備註 : 1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。

2. 不設4樓、13樓、14樓及24樓。

3. 發展項目住宅物業不設陽台。

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

Description of Residential Property 住宅物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積(不計算入實用面積) sq. metre (sq. ft.) 平方米 (平方呎)									
Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
26/F 26樓	A	45.378 (488) Balcony 露台: 2.106 (23) Utility Platform 工作平台: 1.500 (16)	—	—	—	—	—	—	33.476 (360)	—	—	—
	B	26.244 (282) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	—	—	—	—	—	—	20.037 (216)	—	—	—
	C	25.593 (275) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	—	—	—	—	—	—	11.637 (125)	—	—	—
	D	23.166 (249) Balcony 露台: 2.107 (23) Utility Platform 工作平台: - (-)	—	—	—	—	—	—	—	—	—	—

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

住宅物業的實用面積，以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes : 1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

2. There is no designation of 4/F, 13/F, 14/F and 24/F.

3. There is no verandah in the residential properties of the Development.

備註 : 1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。

2. 不設4樓、13樓、14樓及24樓。

3. 發展項目住宅物業不設陽台。

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

Not applicable

不適用

13. SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

- a. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase (the "preliminary agreement");
 - b. The preliminary deposit paid by the purchaser on the signing of the preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders;
 - c. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the preliminary agreement –
 - (i) the preliminary agreement is terminated;
 - (ii) the preliminary deposit is forfeited; and
 - (iii) the owner does not have any further claim against the purchaser for the failure.
- a. 在簽署臨時買賣合約(「該臨時合約」)時須支付款額為5%的臨時訂金；
 - b. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有；
 - c. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約 —
 - (i) 該臨時合約即告終止；
 - (ii) 有關的臨時訂金即予沒收；及
 - (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

14. SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

A. Common parts of the Development

"Common Areas and Facilities"

means, collectively, the Development Common Areas and Facilities, the Residential Common Areas and Facilities and all those parts and such of the areas and facilities (if any) of the Development designated as common areas and facilities by the First Owner in accordance with the provisions of this Deed or by the relevant Owners in any Sub-Deed(s) (if any).

"Development Common Areas and Facilities"

means and includes :-

- (a) all foundations, columns and structures, architectural features, claddings, cable riser room, low voltage cable riser duct, hose reels, check meter cabinets, water meter cabinets, electrical meter cabinet, extra low voltage room, fire service control centre, reception counter for watchman, building maintenance unit(s), open space, passages, entrances, staircases, landings, retaining wall, emergency genset room, high voltage switch room, low voltage switch room, pipe ducts, electrical ducts, town gas duct, telecommunications and broadcasting equipment room, potable and flushing transfer water pump room, potable water and flushing water pump and tank room, fire service pump room, fire service tank, sprinkler tank, sprinkler pump room, transformer (TX) room, sprinkler inlets, fire service inlet, planter, lifts, lift lobbies, lift machine room, flat roofs, material recovery chamber room, A/C room, A/C concrete plinths, slabs, lighting systems, lighting conduits and fittings, drains (including any road drainage system passing through the Land), sprinkler system, electrical cable trenches, gutters, channels, drains (including any drain or pipe constructed by the First Owner, whether within or outside the Land, on or beneath Government land or other land, serving the Development or any part thereof), meters, transformers and ancillary installations and facilities, lighting fixtures, pipes, ducts, wires, cables, valves, switches and other facilities whether ducted or otherwise through which fresh or salt water, sewage, electricity, air-conditioning, mechanical ventilation and other services are supplied to the Development, pumps, sanitary fittings, electrical installations, refuse disposal equipment, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, security systems and apparatus and such other areas and any other systems, services, devices and facilities provided for or installed in the Development intended for the common use and benefit of the Development as a whole and not just any particular Unit and which are (if and where capable of being shown on plans) for identification purposes only shown coloured Yellow, Yellow Hatched Black and Yellow Cross-Hatched Black on the DMC Plans;
- (b) such parts of the external walls of the Development (including the Curtain Wall but excluding those external walls of the Development forming part of (i) the Residential Units; (ii) the Commercial Units; and (iii) the Residential Common Areas and Facilities) which are (if and where capable of being shown on plans) for identification purposes only shown coloured Yellow, Yellow Hatched Black and Yellow Cross-Hatched Black on the DMC Plans;
- (c) such other areas, systems, devices, services and facilities of and in the Land and the Development as may be designated as Development Common Areas and Facilities by the First Owner in accordance with this Deed or by the relevant Owners in any Sub-Deed; and

- (d) to the extent not specifically provided in paragraphs (a), (b) and (c) above, such other parts of the Land and the Development as may fall within the definition of "common parts" as defined in the BMO,

but excludes the Residential Common Areas and Facilities and such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner PROVIDED THAT, where appropriate, if

- (i) any parts of the Development covered by paragraph (a) of the definition of "common parts" set out in section 2 of the BMO; and/or
- (ii) any parts specified in the 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 Development Common Areas and Facilities.

"Residential Common Areas and Facilities"

means and includes :-

- (a) the Recreational Facilities, architectural features, claddings, top of balconies, top of utility platform, passages, staircases, lift lobbies, flat roofs, A/C platforms, maintenance and repair access, and which are (if and where capable of being shown on plans) for identification purposes only shown coloured Green on the DMC Plans;
- (b) such parts of the external walls of the Development (including the Curtain Wall but excluding the windows, sliding door, french door and balustrades of the Residential Units and those external walls of the Development forming part of (i) the Residential Units; (ii) the Commercial Units; and (iii) the Development Common Areas and Facilities) which are (if and where capable of being shown on plans) for identification purposes only shown coloured Green on the DMC Plans;
- (c) such other areas and any other systems, services, devices and facilities provided for or installed in the Development intended for the common use and benefit of all the Residential Units as a whole and not just any particular Residential Unit; and
- (d) such other areas, systems, devices, services and facilities of and in the Land and the Development as may be designated as Residential Common Areas and Facilities by the First Owner in accordance with this Deed or by the relevant Owners in any Sub-Deed (if any),

but excludes the Development Common Areas and Facilities and such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner.

14. SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

B. Number of undivided shares assigned to each residential property in the Development

Residential Units		Undivided Shares Per Residential Unit
Floor	Unit	
5/F	Unit A (including flat roof adjacent thereto)	45
	Unit B (including flat roof adjacent thereto)	25
	Unit C (including flat roof adjacent thereto)	24
	Unit D (including flat roof adjacent thereto)	22
6/F – 11/F (6 storeys)	Unit A (including balcony and utility platform thereof)	48
	Unit B (including balcony thereof)	27
	Unit C (including balcony thereof)	26
	Unit D (including balcony thereof)	24
12/F – 17/F (4 storeys)	Unit A (including balcony and utility platform thereof)	48
	Unit B (including balcony thereof)	27
	Unit C (including balcony thereof)	26
	Unit D (including balcony thereof)	24
18/F – 25/F (7 storeys)	Unit A (including balcony and utility platform thereof)	46
	Unit B (including balcony thereof)	27
	Unit C (including balcony thereof)	26
	Unit D (including balcony thereof)	24
26/F	Unit A (including balcony and utility platform thereof and roof thereabove)	49
	Unit B (including balcony thereof and roof thereabove)	29
	Unit C (including balcony thereof and roof thereabove)	27
	Unit D (including balcony thereof)	24
Sub-total		2356

Note:
In the numbering of floors, 4/F, 13/F, 14/F and 24/F are omitted.

C. Terms of years for which the manager of the Development is appointed

The manager for the Development shall be appointed for an initial term of two (2) years commencing from the date of the DMC and shall continue thereafter until terminated by not less than three (3) calendar months' notice in writing in accordance with the terms of the DMC.

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

Each Owner of a Residential Unit shall contribute towards the management expenses (which shall be based on the budget prepared by the Manager) of the Development in such manner, amount and proportion as provided in the DMC by reference to the Undivided Shares allocated to his Residential Unit and the principles provided in the DMC.

E. Basis on which the management fee deposit is fixed

A sum as security equivalent to three (3) months' contribution towards management expenses payable in respect of his Unit based on the first annual management budgets and such security amount shall be non-refundable but transferable.

F. The area (if any) in the Development retained by the Vendor for the Vendor's own use

Not applicable.

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

14. SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

A. 發展項目的公用部分

「公用地方及設施」

合指發展項目公用地方及設施、住宅公用地方及設施及第一業主根據公契的規定或相關業主在任何副公契(如有)中指定為公用地方及設施的發展項目的所有部分、區域及設施(如有)。

「發展項目公用地方及設施」

指並包括：

- (a) 所有地基、柱子及結構、建築裝飾、覆蓋層、電纜立管室、低電壓電纜立管、消防喉轆、檢查表櫃、水錶櫃、電錶櫃、超低電壓室、消防控制中心、看守員接待處、樓宇維修裝置、休憩區、通道、入口、樓梯、梯台、擋土牆、緊急發電機房、高壓電掣房、低壓電掣房、管道槽、電線槽、煤氣管道槽、電訊及廣播設備房、飲用水及沖廁水輸送泵房、飲用水及沖廁水泵房及水箱、消防水泵房、消防水箱、花灑水箱、花灑泵房、變壓器(TX)房、花灑進水口、消防進水口、花棚、升降機、升降機大堂、升降機機房、平台、物料回收房、空調室、空調混凝土基座、樓板、照明系統、照明導管及裝置、排水渠(包括任何穿過土地的道路排水系統)、花灑系統、電纜槽、排水溝、渠道、排水渠(包括第一業主在土地之內或之外，或在政府土地或其他土地上或地下建造用於服務於發展項目或其任何部分的任何排水渠或管道)、儀表、變壓器及輔助裝置及設施、照明燈具、管道、槽、電線、電纜、閘門、開關及向發展項目供應淡水或鹹水、污水、電力、空調、機械通風和其他服務的其他設施(不論是否透過管道或其他方式)、水泵、衛生設備、電力裝置、垃圾處理設備、固定物、設備和器具、消防設備和器具、保安系統和器具以及發展項目內提供或安裝擬供整個發展項目共同使用和享用，而非僅供任何特定單位使用的其他區域和任何其他系統、服務、裝置和設施，(如果可以在圖則上顯示)在公契圖則上以黃色、黃色間黑斜線和黃色間黑交叉斜線顯示，僅供識別；

- (b) 發展項目的外牆部分(包括幕牆，但不包括構成(i)住宅單位；(ii)商業單位；及(iii)住宅公用地方及設施一部分的發展項目外牆)，(如果可以在圖則上顯示)在公契圖則上以黃色、黃色間黑斜線和黃色間黑交叉斜線顯示，僅供識別；

- (c) 第一業主根據公契的規定或相關業主在任何副公契中指定為發展項目公用地方及設施的該土地及發展項目內的其他區域、系統、裝置、服務和設施；及

- (d) 如果上述(a)、(b) 和(c) 段沒有明確規定，該土地及發展項目內符合《建築物條例》定義的「公用部分」的其他部分，

但不包括住宅公用地方及設施，以及發展項目中屬於任何特定業主擁有專有權利和特權持有、使用、佔有和享用的區域，以及發展項目中僅為任何特定業主服務的設施，但是於適當情況下，如果

- (i) 發展項目的任何部分符合《建築物管理條例》第2條中「公用部分」第(a)段的定義；及／或
- (ii) 《建築物管理條例》附表1訂明的任何部分，並符合《建築物管理條例》第2條中「公用部分」第(b)段的定義，

亦受前述條款的約束，此等部分將被視為屬於並構成發展項目公用地方及設施的一部分。

「住宅公用地方及設施」

指並包括：

- (a) 康樂設施、建築裝飾、覆層、露台頂部、工作平台頂部、通道、樓梯、升降機大堂、平台、空調平台、保養和維修通道，(如果可以在圖則上顯示)在公契圖則上以綠色顯示，僅供識別；
- (b) 發展項目的外牆部分(包括幕牆，但不包括住宅單位的窗戶、趟門、落地玻璃門和欄桿，以及構成(i)住宅單位；(ii)商業單位；和(iii)發展項目的公用地方及設施一部分的發展項目外牆)，(如果可以在圖則上顯示)在公契圖則上以綠色顯示，僅供識別；
- (c) 發展項目內提供或安裝擬供所有住宅單位整體共同使用和享用，而非僅供任何特定住宅單位使用的其他區域和任何其他系統、服務、裝置和設施；及
- (d) 第一業主根據公契的規定或相關業主在任何副公契(如有)中指定為住宅公用地方及設施的該土地及發展項目內的其他區域、系統、裝置、服務和設施，

但不包括發展項目公用地方及設施，以及發展項目中屬於任何特定業主擁有專有權利和特權持有、使用、佔有和享用的區域，以及發展項目中僅為任何特定業主服務的設施。

B. 分配予發展項目中的每個住宅物業的不分割份數的數目

住宅單位		每個住宅單位的不分割份數
樓層	單位	
5樓	單位 A (包括毗鄰的平台)	45
	單位 B (包括毗鄰的平台)	25
	單位 C (包括毗鄰的平台)	24
	單位 D (包括毗鄰的平台)	22
6樓至11樓 (6 層)	單位 A (包括露台和工作平台)	48
	單位 B (包括露台)	27
	單位 C (包括露台)	26
	單位 D (包括露台)	24

14. SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

住宅單位		每個住宅單位的不分割份數
樓層	單位	
12樓至17樓 (4 層)	單位 A (包括露台和工作平台)	48
	單位 B (包括露台)	27
	單位 C (包括露台)	26
	單位 D (包括露台)	24
18樓至25樓 (7 層)	單位 A (包括露台和工作平台)	46
	單位 B (包括露台)	27
	單位 C (包括露台)	26
	單位 D (包括露台)	24
26樓	單位 A (包括露台、工作平台及天台)	49
	單位 B (包括露台和天台)	29
	單位 C (包括露台和天台)	27
	單位 D (包括露台)	24
小計		2356

註：不設4樓、13樓、14樓 及 24樓。

C. 發展項目的管理人的委任年期

發展項目的管理人的首屆任期為兩 (2) 年，自公契簽訂之日起開始，直至根據公契規定以不少於三(3)個曆月的書面通知終止任期為止。

D. 發展項目的住宅物業業主之間分擔管理開支的基準

每個住宅單位業主須根據他的住宅單位獲分配的不分割份數及公契所訂明的原則，按公契所訂明的方式、金額及比例，繳付發展項目的管理費用(該費用須根據管理人所編制的預算而定)。

E. 釐定管理費按金的基準

管理費按金相等於該單位根據第一年的管理預算應付三(3)個月的分擔款項，該按金不可退還，但可以轉讓。

F. 賣方在發展項目中保留作自用的範圍(如有)

不適用

備註：

- (1) 除售樓說明書另作定義外，以上使用的詞語具有公契內該詞語的相同意義。
- (2) 請查閱公契以了解全部詳情。公契全文現存於售樓處，於開放時間可供免費查閱，並可在要求及支付所需影印費後取得公契之複印本。

15. SUMMARY OF LAND GRANT

批地文件的摘要

1. The Development is constructed on: (1) Section W of Inland Lot No. 1247; (2) Subsection 1 of Section X of Inland Lot No.1247; (3) The Remaining Portion of Section X of Inland Lot No. 1247; (4) Subsection 1 of Section Y of Inland Lot No.1247; (5) The Remaining Portion of Section Y of Inland Lot No. 1247; (6) The Remaining Portion of Subsection 1 of Section Z of Inland Lot No. 1247; and (7) The Remaining Portion of Section Z of Inland Lot No. 1247 (collectively "**the Lots**").
2. The Lots are held under the Government Lease of Inland Lot No. 1247 dated 4 June 1892 ("**the Lease**") for the term of nine-hundred and ninety-nine (999) years commencing from 4 August 1855.
3. The Lease requires 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 and 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, 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 the Surveyor of Her said Majesty, Her Heirs, Successors or Assigns".
4. The Lease requires that the Lessee "shall and 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 Surveyor of Her said Majesty, Her Heirs, Successors, or Assigns, and shall be recoverable in the nature of rent in arrears".
5. The Lease requires that the Lessee "shall and may be lawful to and for Her said Majesty, Her Heirs, Successors, or Assigns, by Her or their Surveyor, or other persons deputed to act for Her or them, twice or often 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 or views shall be found, to give or leave notice or warning in writing, at or upon the said premises, or some part thereof, unto or for the said Lessees and his Executors, Administrator and Assigns, to repair and amend the same within Three Calendar Months then next following, within which said time or space of Three Calendar Months, after every such notice or warning shall be so given, or left as aforesaid, the said Lessees and his Executors, Administrator and Assigns will repair and amend the same accordingly."
6. The Lease requires that the Lessee "the Lessees and his Executors. Administrator and Assigns, 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 Brazier, Slaughterman, Soap-maker, Sugar-baker, Fellmonger, Melter of tallow, Oilman, Butcher, Distiller, Victualler, or Tavern-keeper, Blacksmith, Nightman, Scavenger, or any other noisy, noisome or offensive trade or business whatever, without the previous licence of Her said Majesty, Her Heirs, Successors, or Assigns, signified in writing by the Governor of the said Colony of Hongkong, or other person duly authorized in that behalf".

Offensive Trade Licence

- (a) A licence to carry out the trade or business of sugar-baker, oilman (excluding petrol filling station), butcher, victualler and tavern-keeper ("**the Trade or Business**") in or upon (1) Section W of Inland Lot No. 1247; (2) The Remaining Portion of Section X of Inland Lot No. 1247; (3) The Remaining Portion of Section Y of Inland Lot No. 1247; (4) The Remaining Portion of Subsection 1 of Section Z of Inland Lot No. 1247; and (5) The Remaining Portion of Section Z of Inland Lot No. 1247 has been granted by the Government on 18 January 2022 and registered in the Land Registry by Memorial No. 22032800630198 ("**the Licence**").
 - (b) Under the Licence, the owner will be required (among other terms): -
 - (i) to comply with all ordinances, bye-laws, rules and regulations affecting the Trade or Business; and
 - (ii) to indemnify and keep indemnified the Government from and against all actions arising out of the Development for the purpose of the Trade or Business.
 - (c) The Licence will be deemed to be terminated in the event of any breach of or non-compliance with the terms and conditions contained in the Licence.
 - (d) There is no offensive trade licence granted by the Government to carry out the Trade or Business in or upon (1) Subsection 1 of Section X of Inland Lot No.1247; and (2) Subsection 1 of Section Y of Inland Lot No.1247.
7. The Lease requires that the Lessee "shall not nor will, let, underlet, mortgage, assign, or otherwise part with, all or any part of the said premises hereby expressed to be demised, for all or any part of the said term of Nine hundred and Ninety-nine years, without at the same time registering such alienation in the Land Office, or in such other Office as may hereafter be instituted for the purposes of Registration in the said Colony of Hongkong, and paying all reasonable fees and other expenses thereon."

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

15. SUMMARY OF LAND GRANT 批地文件的摘要

- 發展項目建於：(1) 內地段第 1247 號 W 分 段；(2) 內地段第1247號X分段第1小段；(3) 內地段第1247號X分段餘段；(4) 內地段第1247號Y分段第1小段；(5) 內地段第1247號Y分段餘段；(6) 內地段第1247號Z分段第1小段餘段；及 (7) 內地段第1247號Z分段餘段 (統稱「**該等地段**」)。
- 該等地段乃根據1892年6月4日簽訂的內地段第 1247 號政府租契 (「**租契**」) 批授，租期為九百九十九 (999) 年，由1855年8月4日起計。
- 租契規定承租人「必須及將會在今後任何時間隨時及任何時候、任何地點，每當有需要時或情況要求時，自費妥善及充分地修葺、維持、支持、保養、鋪設、清洗、洗滌、清潔、清空、修改及保存現在或今後任何時候矗立在此批租的土地上所述的宅院或物業單位、豎設物及建築物，以及所有屬於並且以任何形式附屬於或關連該處的牆壁、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、清洗及修改工程，以令女皇陛下、其世襲繼承人、繼承人或受讓人的測量師滿意」。
- 租契規定承租人「必須及將會在批租年期內，必須及將會不時按需要承擔、支付及允許以合理份額和比例計算的費用及收費，以支付建造、建築、修葺及修改在此批租的土地上所述的該處所或其任何部分所需的、或於其內的、或屬於該處所並且與其他鄰近或毗鄰處所共用的所有或任何道路、行人道、渠道、圍欄及共用牆、排氣管、私家或公共污水渠及排水渠。有關的付款比例由女皇陛下、其世襲繼承人、繼承人或受讓人的測量師釐定及確定，並且可當作欠繳地租的性質追討」。
- 租契規定承租人「女皇陛下、其世襲繼承人、繼承人或受讓人有合法權利透過其測量師或獲指派代表彼等的其他人在該批租年期內，每年兩次或多次在日間所有合理時間進入在此批租的物業單位從而視察、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，將會發出或在批租的該處所或其任何部分留下書面通知或警告，要求承租人、其遺囑執行人、遺產管理人或受讓人在其後三個曆月內對其進行維修及修正。承租人自己、其遺囑執行人、遺產管理人及受讓人在此契約，會按照上文所述發出或留下每項通知或警告後三個曆月內維修及修正所有該頹敗、損壞及需要維修及修正之處」。
- 租契規定承租人「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女皇陛下、其世襲繼承人、繼承人或受讓人已給予許可，承租人、其遺囑執行人、遺產管理人及受讓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、垃圾清理的任何或其中的行業或業務，或任何其他發出噪音、惡臭或令人厭惡的行業或業務」。

厭惡性行業牌照

- 政府已於 2022 年 1 月 18 日批出並在土地註冊處註冊以註冊摘要第 22032800630198號註冊一份許可證 (「許可證」)，允許在 (1) 內地段第 1247 號 W 分 段；(2) 內地段第1247號X分段餘段；(3)內地段第1247號Y分段餘段；(4) 內地段第1247號Z分段第1小段餘段；(5) 內地段第1247號Z分段餘段之內或之上經營製糖、油料 (加油站除外)、售肉、食物供應及旅館的行業或業務。

(b) 根據許可證，業主須 (除其他條款外)：

- 遵守所有影響該行業或業務的法令、附則、規則和法規；及
- 就發展項目經營該行業或業務所引起的一切訴訟，向政府作出彌償及使其獲得彌償。

(c) 如果違反或不遵守許可證中的條款和條件，則許可證將被視為終止。

(d) 政府並無發出任何在 (1) 內地段第1247號X分段第1小段；(2) 內地段第1247號Y分段第1小段之內或之上進行厭惡性行業的牌照。

7. 租約規定承租人「如非同時向土地註冊處或今後為辦理香港殖民地登記而設立的其他機構登記轉讓並支付所有合理費用及其他開支的情況下，不得及不會在任何情況下於出租期限九百九十九年內，出租、轉租、按揭、轉讓或以其他方式放棄管有在此批租的土地上所述的該處所或其任何部分。」

註：如欲了解完整詳情，請參閱租契。在售樓處的營業時間內可免費查閱完整的租契文本，並在繳付影印費用後，索取其副本。

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

A. Any facilities that are required under the land grant to be constructed and provided for the Government, or for public use

Not applicable.

B. Any facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development

Not applicable.

C. Size of any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development

Not applicable.

D. Any part of the land (on which the development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap. 123 sub. leg. F)

Not applicable.

A. 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施

不適用。

B. 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施

不適用。

C. 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地的大小

不適用。

D. 發展項目所位於的土地中為施行《建築物（規劃）規例》(第123章，附屬法例F)第22(1)條而撥供公眾用途的任何部分

不適用。

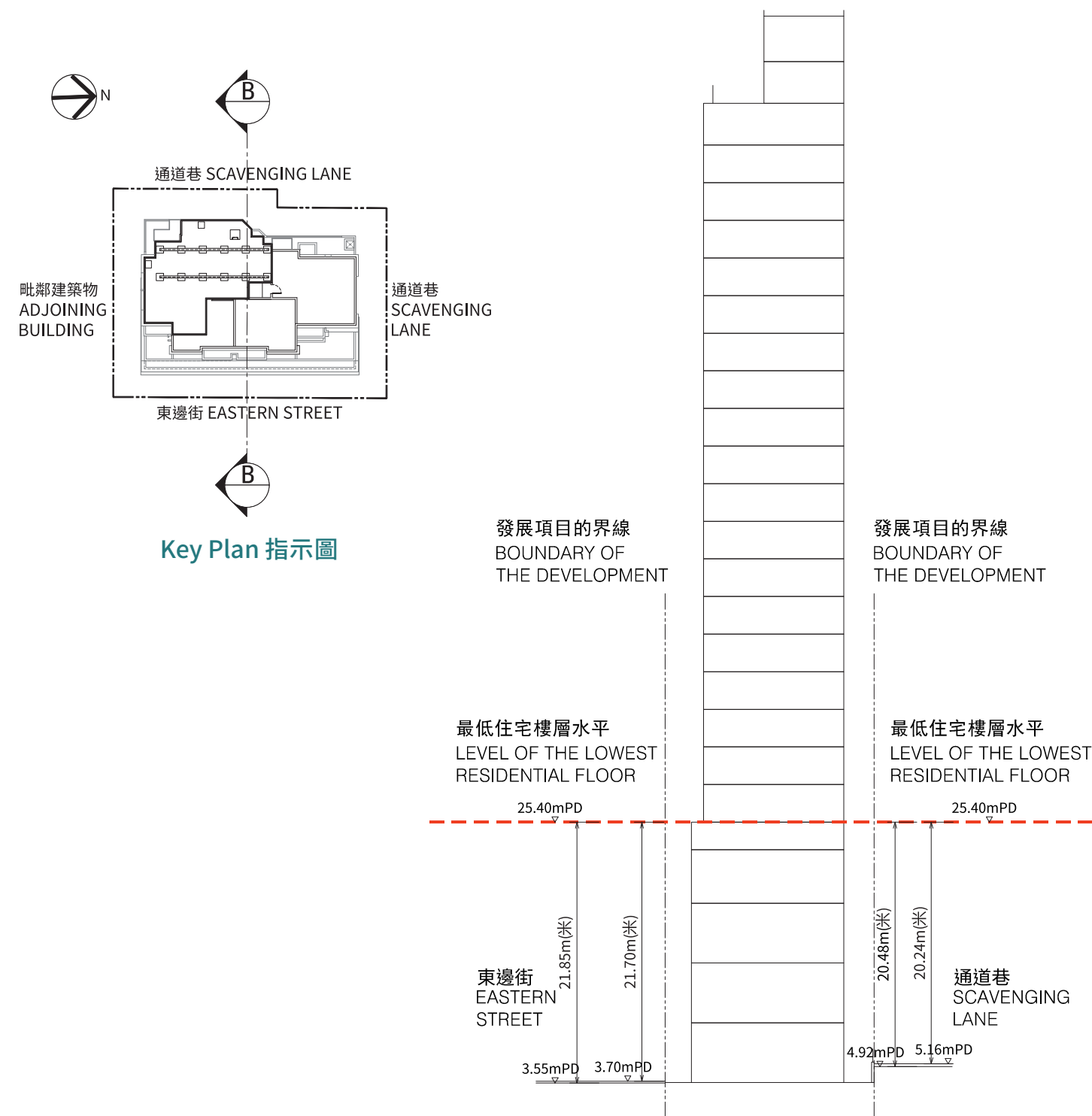
17. WARNING TO PURCHASERS

對買方的警告

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

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

Cross-section Plan B-B
橫截面圖 B-B



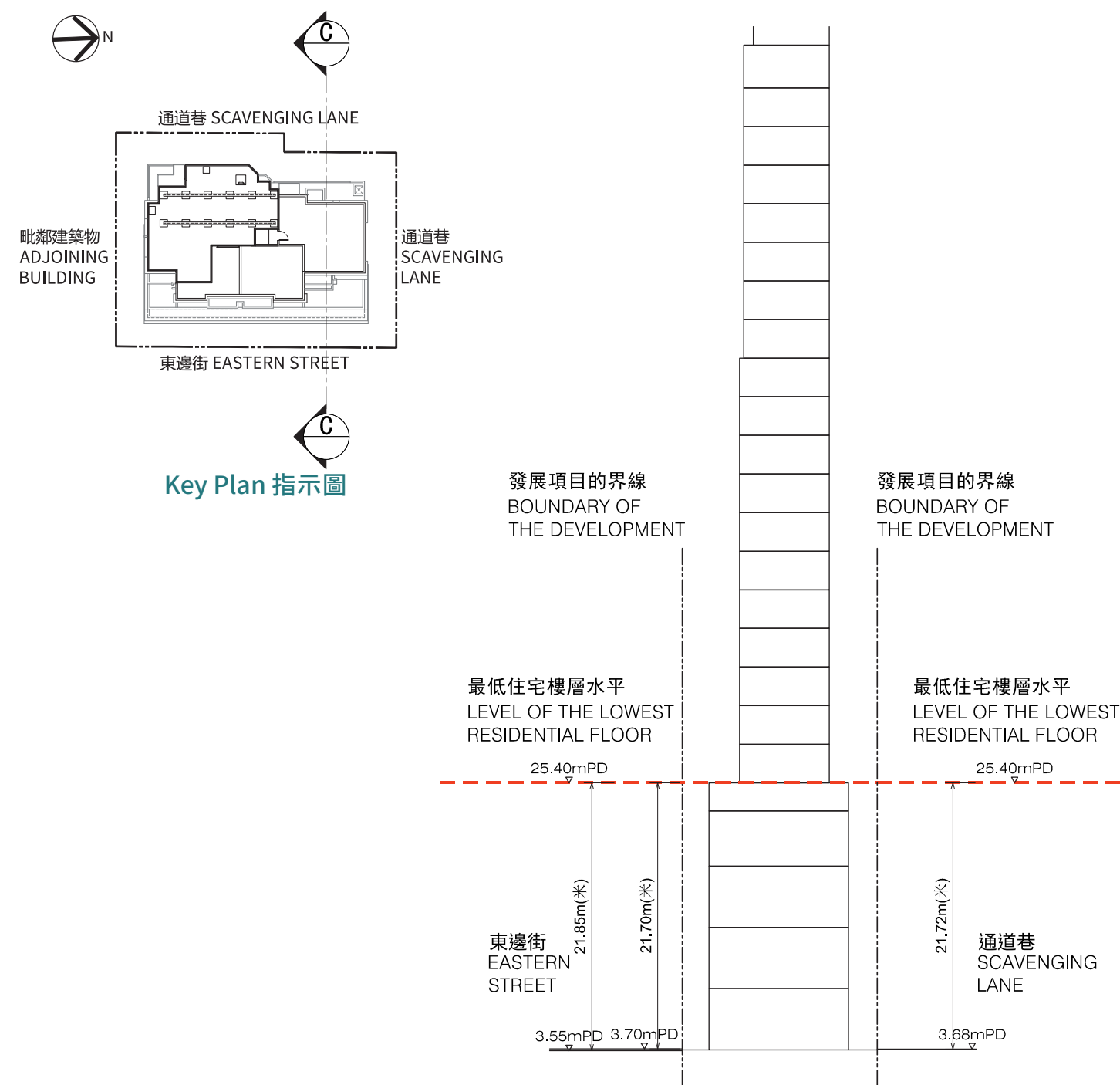
TOP ROOF	頂層天台		
UPPER ROOF	上層天台	ELECTRICAL & MECHANICAL ROOMS	機電房
ROOF	天台	PRIVATE ROOF/ ELECTRICAL & MECHANICAL ROOMS	私人天台/機電房
26 / F	26樓	RESIDENTIAL UNITS	住宅單位
25 / F	25樓	RESIDENTIAL UNITS	住宅單位
23 / F	23樓	RESIDENTIAL UNITS	住宅單位
22 / F	22樓	RESIDENTIAL UNITS	住宅單位
21 / F	21樓	RESIDENTIAL UNITS	住宅單位
20 / 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
		TRANSFER PLATE	結構轉換層
3 / F	3樓	GYMNASIUM/ ELECTRICAL & MECHANICAL ROOMS	健身室/機電房
2 / F	2樓	SHOP/ ELECTRICAL & MECHANICAL ROOMS	商舖/機電房
1 / F	1樓	SHOP/ RESTAURANT/ ELECTRICAL & MECHANICAL ROOMS	商舖/餐廳/機電房
G / F	地下	SHOP/ RESTAURANT/ ENTRANCE LOBBY	商舖/餐廳/入口大堂

1. The part of Eastern Street adjacent to the building is 3.55 metres to 3.70 metres above the Hong Kong Principal Datum (mPD).
2. The part of scavenging lane adjacent to the building is 4.92 metres to 5.16 metres above the Hong Kong Principal Datum (mPD).
3. Red dotted line denotes the level of the lowest residential floor.

1. 毗連建築物的一段東邊街為香港主水平基準以上3.55米至3.70米。
2. 毗連建築物的一段通道巷為香港主水平基準以上4.92米至5.16米。
3. 紅色虛線為最低住宅樓層水平。

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

Cross-section Plan C-C
橫截面圖 C-C

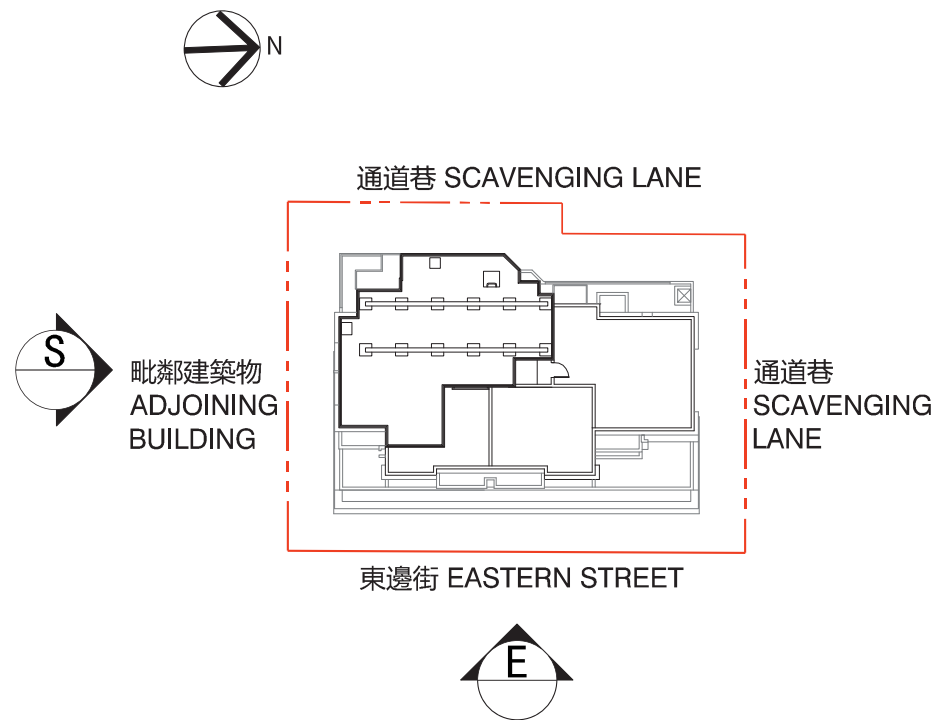


TOP ROOF	頂層天台		
UPPER ROOF	上層天台	ELECTRICAL & MECHANICAL ROOMS	機電房
ROOF	天台	PRIVATE ROOF/ELECTRICAL & MECHANICAL ROOMS	私人天台/機電房
26 / F	26樓	RESIDENTIAL UNITS	住宅單位
25 / F	25樓	RESIDENTIAL UNITS	住宅單位
23 / F	23樓	RESIDENTIAL UNITS	住宅單位
22 / F	22樓	RESIDENTIAL UNITS	住宅單位
21 / F	21樓	RESIDENTIAL UNITS	住宅單位
20 / 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
		TRANSFER PLATE	結構轉換層
3 / F	3樓	GYMNASIUM/ ELECTRICAL & MECHANICAL ROOMS	健身室/機電房
2 / F	2樓	SHOP/ ELECTRICAL & MECHANICAL ROOMS	商舖/機電房
1 / F	1樓	SHOP/RESTAURANT/ ELECTRICAL & MECHANICAL ROOMS	商舖/餐廳/機電房
G / F	地下	SHOP/ RESTAURANT/ENTRANCE LOBBY	商舖/餐廳/入口大堂

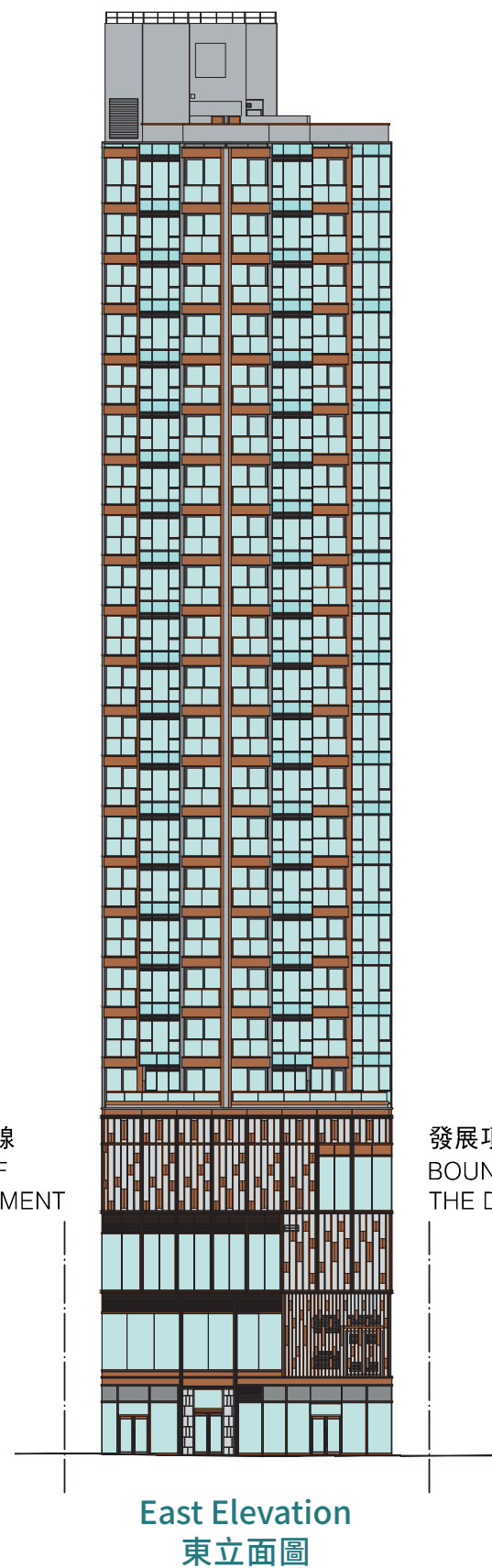
1. The part of Eastern Street adjacent to the building is 3.55 metres to 3.70 metres above the Hong Kong Principal Datum (mPD).
2. Red dotted line denotes the level of the lowest residential floor.

1. 毗連建築物的一段東邊街為香港主水平基準以上3.55米至3.70米。
2. 紅色虛線為最低住宅樓層水平。

19. ELEVATION PLAN 立面圖

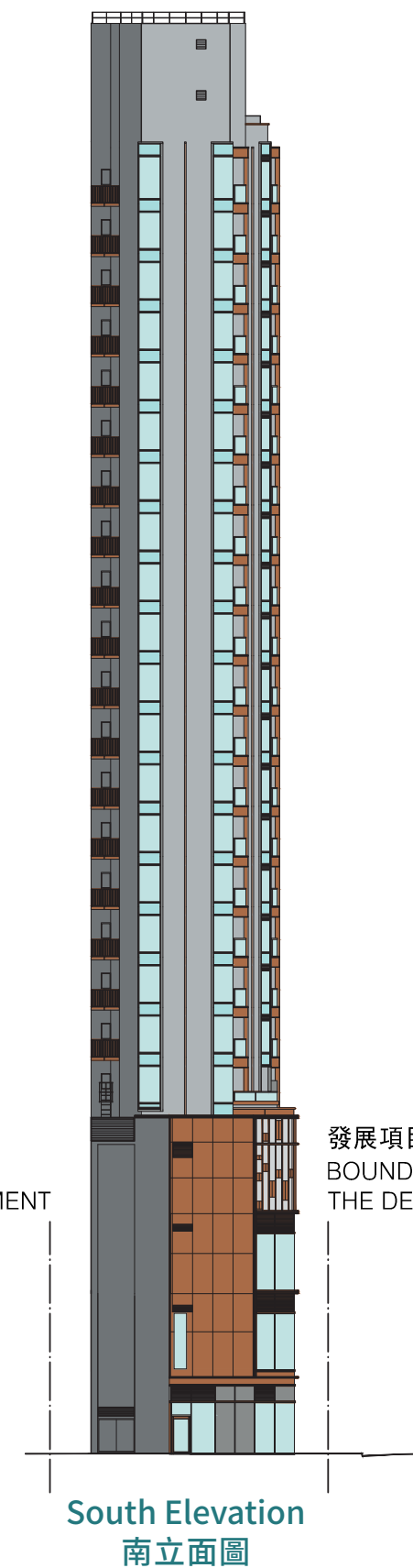


發展項目的界線
BOUNDARY OF
THE DEVELOPMENT



發展項目的界線
BOUNDARY OF
THE DEVELOPMENT

發展項目的界線
BOUNDARY OF
THE DEVELOPMENT



發展項目的界線
BOUNDARY OF
THE DEVELOPMENT

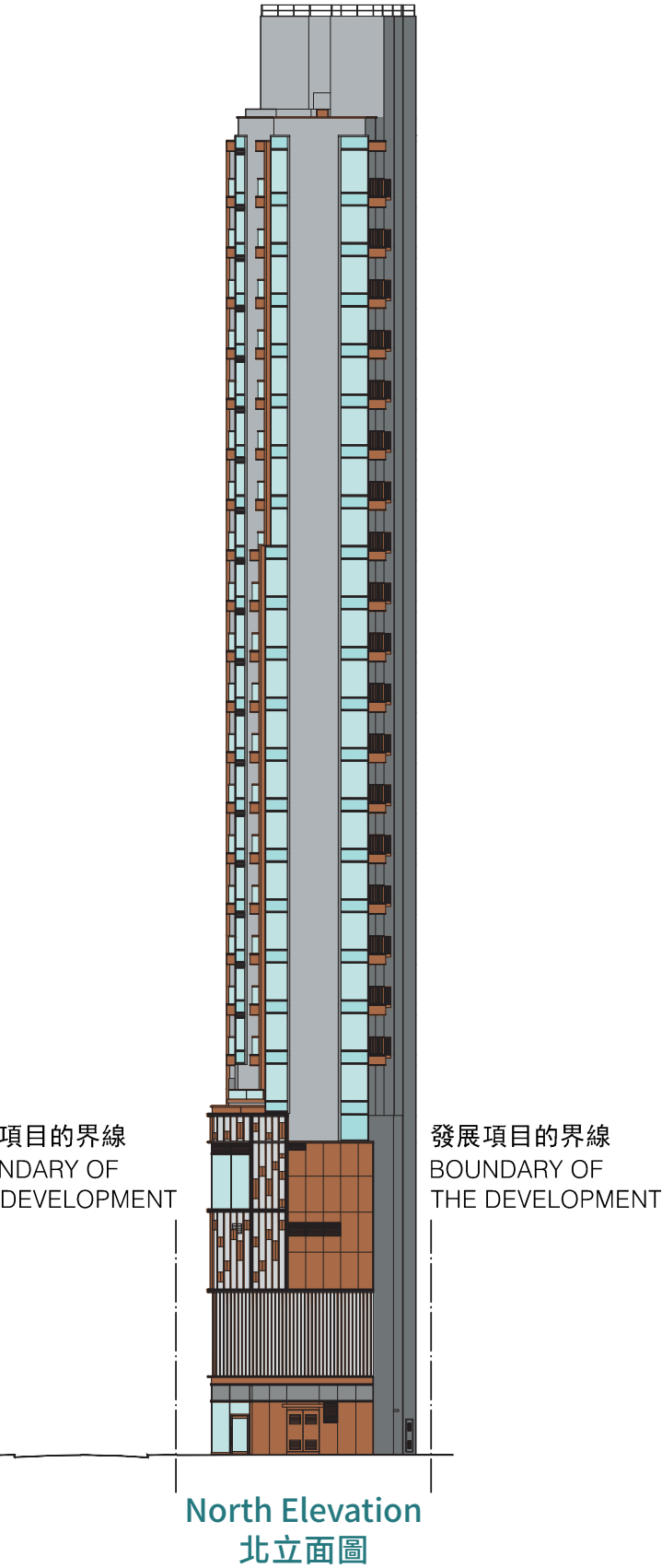
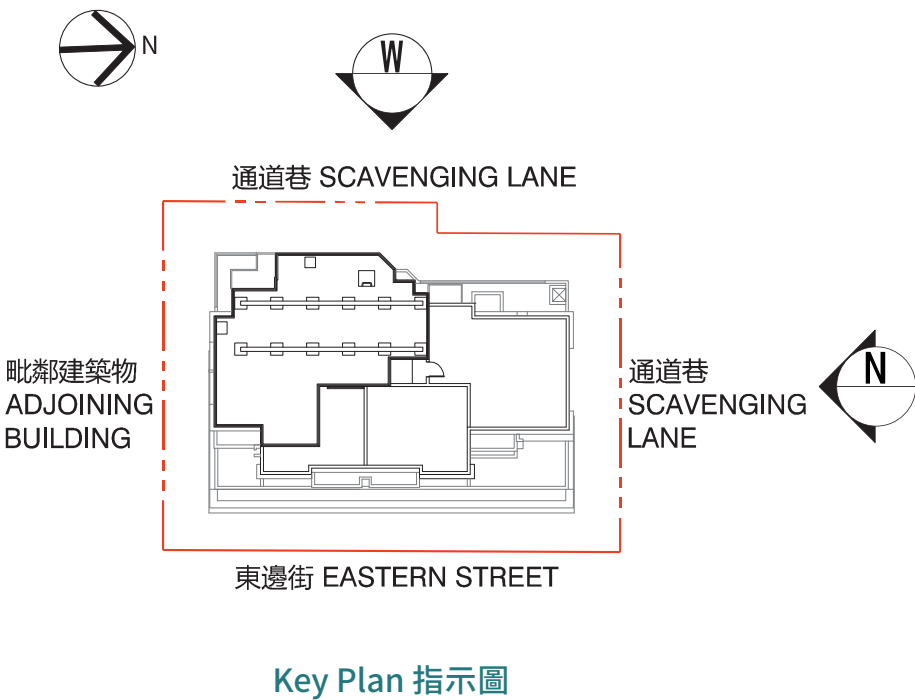
Authorized person for the development certified that the elevations shown on these plans:

1. are prepared on the basis of the approved building plans for the development as of 25 April 2025; and
2. are in general accordance with the outward appearance of the development.

發展項目的認可人士已證明本圖所顯示的立面：

1. 以2025年4月25日的情況為準的本發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與本發展項目的外觀一致。

19. ELEVATION PLAN 立面圖



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

- are prepared on the basis of the approved building plans for the development as of 25 April 2025; and
- are in general accordance with the outward appearance of the development.

發展項目的認可人士已證明本圖所顯示的立面：

- 以2025年4月25日的情況為準的本發展項目的經批准的建築圖則為基礎擬備；及
- 大致上與本發展項目的外觀一致。

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

Common Facilities 公用設施	Uncovered 無蓋		Covered 有蓋		Total Area 總面積	
	Area (sq.m.) 面積 (平方米)	Area (sq.ft.) 面積 (平方呎)	Area (sq.m.) 面積 (平方米)	Area (sq.ft.) 面積 (平方呎)	Area (sq.m.) 面積 (平方米)	Area (sq.ft.) 面積 (平方呎)
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所 (包括供住客使用的任何康樂設施)	Not Applicable 不適用	Not Applicable 不適用	37.097	399	37.097	399
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間 的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱)	Not Applicable 不適用		Not Applicable 不適用		Not Applicable 不適用	
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、 供住客使用的公用花園或遊樂地方 (不論是稱為有蓋及園景的遊樂場或有其他名稱)	Not Applicable 不適用		Not Applicable 不適用		Not Applicable 不適用	

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

21. INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

閱覽圖則及公契

1. The address of the website on which copies of the outline zoning plans relating to the Development are available is www.ozp.tpb.gov.hk.
2. A copy of the latest draft of every deed of mutual covenant in respect of the specified residential property as at the date on which the specified residential property is offered to be sold is available for inspection at the place at which the specified residential property is offered to be sold.
3. The inspection is free of charge.

1. 備有關於發展項目的分區計畫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. 指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿存放在指明住宅物業的售樓處，以供閱覽。
3. 無須為閱覽付費。

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. Exterior Finishes 外部裝修物料				
(a)	External wall 外牆	Type of finishes 裝修物料的類型		Podium : Mainly finished with glass wall, curtain wall, natural stone cladding, aluminium cladding and ceramic wall tiles Residential Tower : Curtain wall, aluminium cladding and ceramic wall tiles 基座 : 主要為玻璃牆、玻璃幕牆、天然石飾板、鋁質飾板及外牆瓷磚 住宅大樓 : 鋪砌玻璃幕牆、鋁質飾板及外牆瓷磚
(b)	Window 窗	Material of frame 框的用料		PVDF coated aluminium frame 聚偏二氟乙烯噴塗鋁窗框
		Material of glass 玻璃的用料		Insulated glass unit (IGU) for windows in living room/dining room and bedrooms of all residential units Monolithic glass for windows (if any) in bathrooms 所有住宅單位的客廳/飯廳及睡房之窗戶為中空玻璃 浴室窗戶(如有)為單層玻璃
(c)	Bay Window 窗台	Material of bay window 窗台的用料		Not Applicable 不適用
		Finishes of window sill 窗台板的裝修物料		Not Applicable 不適用
(d)	Planter 花槽	Type of finishes 裝修物料的類型		Planter at 5/F finished with aluminium cladding and external wall tiles 5樓花槽鋪砌鋁質飾板及外牆瓷磚
(e)	Verandah or Balcony 陽台或露台	(i)	Type of finishes 裝修物料的類型	Balcony : Installed with laminated glass balustrade with metal top rail Floor : Finished with ceramic tiles Wall : Finished with ceramic tiles and aluminium cladding Ceiling : Finished with aluminium cladding and external paint Verandah : Not applicable 露台 : 裝有夾層玻璃欄河配金屬頂扶手 地台 : 鋪砌瓷磚 牆身 : 鋪砌瓷磚及鋁質飾板 天花 : 鋁質飾板及外牆油漆 陽台 : 不適用
		(ii)	Whether it is covered 是否有蓋	Balcony is covered 露台設有上蓋
(f)	Drying facilities for clothing 乾衣設施	Type 類型		Not Applicable 不適用
		Material 用料		Not Applicable 不適用

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior Finishes 室內裝修物料					
			Wall 牆壁	Floor 地板	Ceiling 天花板
(a)	Lobby 大堂	G/F residential entrance lobby finishes 地下住宅入口大堂裝修物料的類型	Special glass, wood veneer, natural stone and stainless steel finish to the exposed surface 外露牆身鋪砌特色玻璃、木皮飾面、天然石及不銹鋼飾面	Natural stone to the exposed surface 外露地面鋪砌天然石	Gypsum board false ceiling with emulsion paint, special paint and stainless steel trim at light trough 石膏板假天花髹乳膠漆、特色油漆及不銹鋼圍邊燈槽
		Residential floor lift lobby finishes 住宅樓層升降機大堂裝修物料的類型	Special glass, plastic laminate, stone pattern tile finish to the exposed surface 外露牆身鋪砌特色玻璃、膠板及石紋磚飾面	Porcelain tiles to the exposed surface 外露地面鋪砌瓷磚	Gypsum board false ceiling with emulsion paint and stainless steel trim at light trough 石膏板假天花髹乳膠漆及不銹鋼圍邊燈槽
			Wall 牆壁	Ceiling 天花板	
(b)	Internal wall and ceiling 內牆及天花板	Living and dining room finishes 客廳及飯廳裝修物料的類型	Emulsion paint 乳膠漆	Emulsion paint and partially finished with gypsum board bulkhead with emulsion paint 乳膠漆，部分裝設石膏板假陣及髹乳膠漆	
		Bedroom finishes 睡房裝修物料的類型	Emulsion paint 乳膠漆	Emulsion paint and partially finished with gypsum board bulkhead with emulsion paint 乳膠漆，部分裝設石膏板假陣及髹乳膠漆	
			Floor 地板	Skirting 牆腳線	
(c)	Internal floor 內部地板	Material of living and dining room 客廳及飯廳的用料	Porcelain tiles to the exposed surface 外露地面鋪砌瓷磚	Timber Skirting 木牆腳線	
		Material of bedroom 睡房的用料	Engineering wood flooring. Reconstituted stone border at balcony door for bedroom of Unit D on 12/F and 15/F-17/F and for master bedroom of Unit A on 18/F-23/F and 25/F-26/F and for bedroom of Unit D on 18/F-23/F and 25/F-26/F 複合木地板。通往露台門以人造石圍邊於12樓及15樓至17樓D單位睡房及於18樓至23樓及25樓至26樓A單位主人睡房及D單位睡房	Timber Skirting 木牆腳線	

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior Finishes 室內裝修物料							
				Wall 牆壁		Floor 地板	Ceiling 天花板
(d)	Bathroom 浴室	(i)	Type of finishes 裝修物料的類型	Porcelain tiles to the exposed surface 外露牆身鋪砌瓷磚		Porcelain tiles to the exposed surface 外露地面鋪砌瓷磚	Gypsum board false ceiling with emulsion paint 石膏板假天花髹乳膠漆
		(ii)	Whether the wall finishes run up to the ceiling 牆壁的裝修物料是否鋪至天花板	Up to the bottom level of false ceiling 裝修物料鋪至假天花底			
				Wall 牆壁	Floor 地板	Ceiling 天花板	Cooking Bench 灶台
(e)	Kitchen 廚房	(i)	Type of finishes 裝修物料的類型	Special glass and plastic laminate to the exposed surface 外露牆身鋪砌特色玻璃及膠板	Porcelain tiles to the exposed surface 外露地面鋪砌瓷磚	Gypsum board false ceiling with emulsion paint 石膏板假天花髹乳膠漆	Solid surfacing material 實體面材
		(ii)	Whether the wall finishes run up to the ceiling 牆壁的裝修物料是否鋪至天花板	Up to the bottom level of false ceiling and bottom of kitchen cabinet top unit 裝修物料鋪砌至假天花及廚房頂櫃底部			

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

3. Interior fittings 室內裝置			
			Material, finishes and accessories 用料、裝修物料及配件
(a)	Doors 門	Main entrance door 單位大門	Fire-rated solid core timber door with plastic laminate, stainless steel trim finish, fitted with electric door lockset, door closer, door stopper, smoke seal, drop seal and eye viewer. 實心防火木門，配膠板飾面以及不銹鋼飾條，配置電子門鎖、門鼓、門擋、防煙條，門底封條及防盜眼。
		Balcony door 露台門	Aluminium framed Insulated glass unit (IGU) sliding door with lockset and handle 鋁框中空玻璃趟門，配置門鎖及門柄
		Utility platform door 工作平台門	Aluminium framed Insulated glass unit (IGU) door with lockset and handle 鋁框中空玻璃門，配置門鎖及門柄
		Master bedroom door 主人睡房門	Hollow core timber door, plastic laminate finish, fitted with lockset and door stopper 中空木門，配膠板飾面，配置門鎖及門擋
		Bedroom door 睡房門	Hollow core timber door, plastic laminate finish, fitted with lockset and door stopper 中空木門，配膠板飾面，配置門鎖及門擋
		Bathroom door 浴室門	Hollow core timber door with timber louvre, plastic laminate finish, fitted with lockset and door stopper 中空木門連木百葉，配膠板飾面，配置門鎖及門擋
		Flat roof door 平台門	Except flat roof in the following unit, are installed with aluminium framed Insulated glass unit (IGU) sliding door with lockset and handle The flat roof in the following unit, is installed with aluminium framed Insulated glass unit (IGU) door with lockset and handle:- - Unit A on 5/F 除了下列單位平台外，裝設鋁框中空玻璃趟門，配置門鎖及門柄 下列單位平台裝設鋁框中空玻璃門，配置門鎖及門柄： - 5樓A單位
		Roof door 天台門	Aluminium door with lockset 鋁門配置門鎖

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

3. Interior fittings 室內裝置						
				Fittings & equipment 裝置及設備	Type 類型	Material 用料
(b)	Bathroom 浴室	(i)	Type and material of fittings and equipment 裝置及設備的類型及用料	Cabinet 櫃	Basin Cabinet 面盆櫃	Wooden cabinet with solid surfacing material counter top and plastic laminate finish 木製櫃配以實體面材枱面及膠板飾面
					Mirror Cabinet 鏡櫃	Wooden cabinet with mirror, plastic laminate, special glass and stainless steel frame 木製櫃配鏡、膠板、特色玻璃及不銹鋼外框
				Bathroom fittings 潔具	Wash basin 面盆	Vitreous china 陶瓷
					Water closet 座廁	Vitreous china 陶瓷
					Wash basin mixer 面盆水龍頭	Chrome plated 鍍鉻
					Toilet paper holder 廁紙架	Chrome plated 鍍鉻
					Robe hook 掛衣勾	Chrome plated 鍍鉻
					Retractable cloth line 伸縮掛衣繩	Polyester 聚酯纖維
					Wall Mounted Soap rack (Except for Units B and C) 掛牆式沐浴架 (B及C單位除外)	Chrome plated 鍍鉻
					Shower Compartment 淋浴間	Tempered Glass 強化玻璃

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior fittings 室內裝置						
				Fittings & equipment 裝置及設備	Type 類型	Material 用料
(b)	Bathroom 浴室	(ii)	Type and material of water supply system 供水系統的類型及用料		Cold water supply 冷水喉	Copper pipes with thermal insulation for cold water supply 冷水喉採用配有隔熱絕緣保護之銅喉
					Hot water supply 熱水喉	Copper pipes with thermal insulation for hot water supply 熱水喉採用配有隔熱絕緣保護之銅喉
		(iii)	Type and material of bathing facilities 沐浴設施	Shower 花灑	Shower set 花灑套裝	Chrome plated 鍍鉻
				Bath tub 浴缸	Not applicable 不適用	
		(iv)	Size of bath tub, if applicable 浴缸大小 (如適用的話)			Not applicable 不適用
				Material 用料		
(c)	Kitchen 廚房	(i)	Sink unit 洗滌盆		Stainless steel 不銹鋼	
		(ii)	Water supply system 供水系統		Copper pipes with thermal insulation for cold water supply and hot water supply 冷熱水喉採用配有隔熱絕緣保護之銅喉	
				Material 用料	Finishes 裝修物料	
		(iii)	Kitchen cabinet 廚櫃		Wooden cabinet 木製廚櫃 Plastic laminate and high glossy paint finish with solid surfacing material counter top 膠板及高光漆飾面，配以實體面材枱面	
		(iv)	Type of all other fittings and equipment 所有其他裝置及設備的類型		Chrome plated sink mixer 鍍鉻洗滌盆水龍頭 Sprinkler heads and smoke detector are fitted in or near open kitchen for all units 所有單位之開放式廚房內或附近安裝消防花灑頭及煙霧偵測器 For the brand name and model number of appliances, please refer to the "Appliances Schedule" 設備之品牌及型號，請參閱「設備說明表」	

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior fittings 室內裝置					
			Fittings 裝置	Type 類型	Material 用料
(d)	Bedroom 睡房	Type and material of fittings (including built-in wardrobe) 裝置(包括嵌入式衣櫃)的類型及用料	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用
(e)	Telephone 電話	Location and number of connection points 接駁點的位置及數目	Please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units" 請參考「住宅單位機電裝置數量說明表」		
(f)	Aerials 天線	Location and number of connection points 接駁點的位置及數目	Please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units" 請參考「住宅單位機電裝置數量說明表」		
			Type 類型		
(g)	Electrical installations 電力裝置	(i)	Electrical fittings 供電附件	Faceplate for all switches and power sockets 提供所有電掣及插座之面板	
			Safety devices 安全裝置	Three phases electricity supply with miniature circuit breaker distribution board is provided for all units 所有單位提供三相電力配電箱連微型斷路器	
		(ii)	Whether conduits are concealed or exposed 導管是隱藏或外露	Conduits are partly concealed and partly exposed ¹ 導管是部分隱藏及部分外露 ¹	
		(iii)	Location and number of power points and air-conditioner points 電插座及空調機接駁點的位置及數目	Please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units" 請參考「住宅單位機電裝置數量說明表」	

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior fittings 室內裝置				
(h)	Gas supply 氣體供應	Type 類型		Not Applicable 不適用
		System 系統		Not Applicable 不適用
		Location 位置		Not Applicable 不適用
(i)	Washing machine connection point 洗衣機接駁點	Location 位置		Please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units" 請參考「住宅單位機電裝置數量說明表」
		Design 設計		Water supply point of a pipe of 22mm in diameter and drainage point of a pipe 40mm in diameter 來水供應點配以22毫米直徑喉管及去水點配以40毫米直徑喉管
(j)	Water supply 供水	(i)	Materials of water pipes 水管的用料	Copper pipes with thermal insulation for cold water supply and hot water supply 冷熱水喉採用配有隔熱絕緣保護之銅喉
		(ii)	Whether water pipes are concealed or exposed 水管是隱藏或外露	Water pipes are partly concealed and partly exposed ² 水管是部分隱藏及部分外露 ²
		(iii)	Whether hot water is available 有否熱水供應	Hot water supply to open kitchen and bathroom 開放式廚房及浴室有熱水供應

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

備註 : 1. 除部份隱藏於混凝土內之導管外，其他部份的導管均為外露。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。
2. 除部份隱藏於混凝土內之水管外，其他部份的水管均為外露。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。

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

4. Miscellaneous 雜項						
(a)	Lifts 升降機	(i)	Brand name and model number 品牌名稱及產品型號	Brand Name 品牌名稱	OTIS 奧的斯	
				Model Number 產品型號	GEN3-MR	
		(ii)	Number and floors served by them 升降機的數目及到達的樓層	Number of lifts 升降機的數目	2	
				Floor served by the lifts 到達的樓層	G/F-3/F, 5/F-12/F, 15/F-23/F, 25/F and 26/F 地下至3樓、5樓至12樓、15樓至23樓、25樓及26樓	
(b)	Letter box 信箱	Material 用料		Stainless steel 不銹鋼		
(c)	Refuse collection 垃圾收集	(i)	Means of refuse collection 垃圾收集的方法	Collected by cleaners 垃圾由清潔工人收集		
		(ii)	Location of refuse room 垃圾房的位置	Material recovery chamber room is provided on G/F 地下設有物料回收房		
				Water meter 水錶	Electricity meter 電錶	Gas meter 氣體錶
(d)	Water meter, electricity meter and gas meter 水錶、電錶及氣體錶	(i)	Location 位置	Inside common water meter cabinet on each floor 設於每層之公共水錶櫃	Inside common electrical meter cabinet on each floor 每層之公共電錶櫃	Not Applicable 不適用
		(ii)	Whether they are separate or communal meters for residential properties 就住宅單位而言是獨立抑或公用的錶	Separate meter 獨立錶	Separate meter 獨立錶	

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

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

5. Security Facility 保安設施		
Item 細項	Description 描述	
Security system and equipment 保安系統及設備	Access control & security system 入口通道控制及保安系統	Visitor panel and card access security system are provided at entrance lobby on G/F. Card access security system is provided at 3/F gymnasium and lifts. 地下入口大堂提供訪客對講機及智能卡保安系統。 3樓健身室及升降機均設有智能卡保安系統。
	CCTV 閉路電視	CCTV system is provided at entrance lobby on G/F, 3/F Gymnasium, 1/F - 3/F Lift Lobby and all lifts connecting directly to the caretaker's counter on G/F counter at entrance lobby 地下入口大堂、3樓健身室、1樓至3樓升降機大堂及各升降機均裝有閉路電視連接地下入口大堂管理處。
Details of built-in provisions 嵌入式裝備的細節	Video door phones are installed in each residential unit and connected to visitor panel at G/F lobby. 每戶住宅單位設有視像對講機並連接至地下大堂的對講機。	
Location of built-in provisions 嵌入式裝備的位置	Please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units" 請參考「住宅單位機電裝置數量說明表」	

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

6. Appliances Schedule 設備說明表											
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	5/F 5樓				6/F-11/F 6樓至11樓			
				Unit 單位							
				A	B	C	D	A	B	C	D
Living and dining room 客廳及飯廳	Split Type Air-Conditioner Indoor Unit 分體式冷氣機室內機	Daikin 大金	FTXS25KVMN	✓	—	—	✓	✓	—	—	✓
			FTXS35KVMN	✓	—	—	✓	✓	—	—	✓
			FTXS50KAVMN	—	✓	✓	—	—	✓	✓	—
Open kitchen 開放式廚房	Cooker Hood 抽油煙機	Siemens 西門子	LI67SA531B	✓	✓	✓	✓	✓	✓	✓	✓
	Induction Hob 電磁爐	Siemens 西門子	EX375FXB1E	✓	✓	✓	✓	✓	✓	✓	✓
	Built-in Washer Dryer 嵌入式洗衣乾衣機	Siemens 西門子	WK14S250HK	✓	✓	✓	✓	✓	✓	✓	✓
	Combination Steam Oven 蒸焗爐	Siemens 西門子	CS656GBS2	✓	✓	✓	✓	✓	✓	✓	✓
	Built-in Fridge with top freezer 嵌入式雪櫃連冰格	Siemens 西門子	KI42LAFF0K	✓	✓	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM6	✓	✓	✓	✓	✓	✓	✓	✓

Notes : 1. "✓" as shown in the above table denotes such appliances(s) is/are provided and/or installed in the residential unit.
2. The symbol "–" as shown in the above table denotes "not provided" or "not applicable".
3. The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
4. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上表 "✓" 代表此設備於該住宅單位內提供及/ 或安裝。
2. 上表 "–" 代表不提供或不適用。
3. 賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。
4. 不設4樓、13樓、14樓及24樓。

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

6. Appliances Schedule 設備說明表															
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	12/F, 15/F-17/F 12樓、15樓至17樓				18/F-23/F and 25/F 18樓至23樓及25樓				26/F 26樓			
				Unit 單位											
				A	B	C	D	A	B	C	D	A	B	C	D
Living and dining room 客廳及飯廳	Split Type Air-Conditioner Indoor Unit 分體式冷氣機室內機	Daikin 大金	FTXS25KVMN	✓	—	—	—	—	—	—	—	—	—	—	—
			FTXS35KVMN	✓	—	—	✓	✓	—	—	✓	✓	—	—	✓
			FTXS50KAVMN	—	✓	✓	—	—	✓	✓	—	✓	✓	✓	—
Open kitchen 開放式廚房	Cooker Hood 抽油煙機	Siemens 西門子	LI67SA531B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Induction Hob 電磁爐	Siemens 西門子	EX375FXB1E	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Built-in Washer Dryer 嵌入式洗衣乾衣機	Siemens 西門子	WK14S250HK	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Combination Steam Oven 蒸焗爐	Siemens 西門子	CS656GBS2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Built-in Fridge with top freezer 嵌入式雪櫃連冰格	Siemens 西門子	KI42LAFF0K	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM6	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

- Notes : 1. "✓" as shown in the above table denotes such appliances(s) is/are provided and/or installed in the residential unit.
2. The symbol "–" as shown in the above table denotes "not provided" or "not applicable".
3. The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
4. 4/F, 13/F, 14/F and 24/F are omitted.

- 備註 : 1. 上表 "✓" 代表此設備於該住宅單位內提供及/ 或安裝。
2. 上表 "–" 代表不提供或不適用。
3. 賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。
4. 不設4樓、13樓、14樓及24樓。

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

6. Appliances Schedule 設備說明表											
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	5/F 5樓				6/F-11/F 6樓至11樓			
				Unit 單位							
				A	B	C	D	A	B	C	D
Bedroom 睡房	Split Type Air-Conditioner Indoor Unit 分體式冷氣機室內機	Daikin 大金	FTXS25KVMN	✓	✓	✓	–	✓	✓	✓	–
			FTXS35KVMN	✓	–	–	–	✓	–	–	–
Bathroom 浴室	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE18	✓	✓	✓	✓	✓	✓	✓	✓
	Thermal Ventilator 浴室寶	Panasonic 樂聲	FV-40BEN4H	✓	✓	✓	✓	✓	✓	✓	✓
	Exhaust Fan 抽氣扇	Panasonic 樂聲	FV-15NS3H	–	✓	✓	✓	–	✓	✓	✓
Air-Conditioner Platform 冷氣機平台	Split Type Air-Conditioner Outdoor Unit 分體式冷氣機室外機	Daikin 大金	3MXS68LVMA9	–	–	–	–	–	–	–	✓
			3MXS80AA	–	–	–	–	–	✓	✓	–
			4MXS100AA	–	–	–	–	–	–	–	–
			4MXS115HV2C	–	–	–	–	✓	–	–	–
Air-Conditioner Room on 3/F 3樓空調機房	Split Type Air-Conditioner Outdoor Unit 分體式冷氣機室外機	Daikin 大金	3MXS80AA	–	✓	✓	–	–	–	–	–
Common Flat Roof on 5/F 5樓公用平台	Split Type Air-Conditioner Outdoor Unit 分體式冷氣機室外機	Daikin 大金	3MXS68LVMA9	–	–	–	✓	–	–	–	–
			4MXS115HV2C	✓	–	–	–	–	–	–	–

- Notes : 1. "✓" as shown in the above table denotes such appliances(s) is/are provided and/or installed in the residential unit.
 2. The symbol "—" as shown in the above table denotes "not provided" or "not applicable".
 3. The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
 4. 4/F, 13/F, 14/F and 24/F are omitted.

- 備註 : 1. 上表 "✓" 代表此設備於該住宅單位內提供及/或安裝。
 2. 上表 "—" 代表不提供或不適用。
 3. 賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。
 4. 不設4樓、13樓、14樓及24樓。

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

6. Appliances Schedule 設備說明表															
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	12/F, 15/F-17/F 12樓、15樓至17樓				18/F-23/F and 25/F 18樓至23樓及25樓				26/F 26樓			
				Unit 單位											
				A	B	C	D	A	B	C	D	A	B	C	D
Master bedroom 主人睡房	Split Type Air-Conditioner Indoor Unit 分體式冷氣機室內機	Daikin 大金	FTXS25KVMN	-	-	-	-	✓	-	-	-	-	-	-	-
			FTXS35KVMN	-	-	-	-	-	-	-	-	✓	-	-	-
Bedroom 睡房	Split Type Air-Conditioner Indoor Unit 分體式冷氣機室內機	Daikin 大金	FTXS25KVMN	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	✓
			FTXS35KVMN	✓	-	-	-	-	-	-	-	✓	✓	✓	-
Bathroom 浴室	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE18	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Thermal Ventilator 浴室寶	Panasonic 樂聲	FV-40BEN4H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Exhaust Fan 抽氣扇	Panasonic 樂聲	FV-15NS3H	-	✓	✓	✓	-	✓	✓	✓	-	✓	✓	✓
Air-Conditioner Platform 冷氣機平台	Split Type Air-Conditioner Outdoor Unit 分體式冷氣機室外機	Daikin 大金	3MXS68LVMA9	-	-	-	✓	-	-	-	✓	-	-	-	✓
			3MXS80AA	-	✓	✓	-	-	✓	✓	-	-	-	-	-
			4MXS100AA	-	-	-	-	-	-	-	-	-	✓	✓	-
			4MXS115HV2C	✓	-	-	-	✓	-	-	-	✓	-	-	-
Air-Conditioner Room on 3/F 3樓空調機房	Split Type Air-Conditioner Outdoor Unit 分體式冷氣機室外機	Daikin 大金	3MXS80AA	-	-	-	-	-	-	-	-	-	-	-	-
Common Flat Roof on 5/F 5樓公用平台	Split Type Air-Conditioner Outdoor Unit 分體式冷氣機室外機	Daikin 大金	3MXS68LVMA9	-	-	-	-	-	-	-	-	-	-	-	-
			4MXS115HV2C	-	-	-	-	-	-	-	-	-	-	-	-

- Notes : 1. "✓" as shown in the above table denotes such appliances(s) is/are provided and/or installed in the residential unit.
2. The symbol "-" as shown in the above table denotes "not provided" or "not applicable".
3. The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
4. 4/F, 13/F, 14/F and 24/F are omitted.

- 備註 : 1. 上表 "✓" 代表此設備於該住宅單位內提供及/或安裝。
2. 上表 "-" 代表不提供或不適用。
3. 賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。
4. 不設4樓、13樓、14樓及24樓。

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表									
Location 位置	Description 描述	5/F 5樓				6/F-11/F 6樓至11樓			
		Unit 單位							
		A	B	C	D	A	B	C	D
Living and Dining Room 客廳及飯廳	Switched Twin Socket Outlet 雙頭插座連開關掣	1	1	1	3	1	1	1	3
	Switched Single Socket Outlet 單頭插座連開關掣	1	—	—	—	1	—	—	—
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關掣	1	1	1	2	1	1	1	2
	Double Pole Switch for Air-Conditioner 空調機雙極開關掣	2	1	1	2	2	1	1	2
	Door Bell 門鐘	1	1	1	1	1	1	1	1
	Video Door Phone 視像對講機	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1
	1 Gang Data Point 單位網絡插座	—	1	1	2	—	1	1	2
	2 Gang Data Point 雙位網絡插座	1	—	—	1	1	—	—	1
	TV/FM Outlet 電視/電台天線插座	1	1	1	3	1	1	1	3
	Lighting Switch 電燈開關掣	6	6	6	8	7	6	6	8
	Electric Water Heater Switch for open Kitchen 開放式廚房電熱水爐開關掣	1	1	1	1	1	1	1	1
	Electric Water Heater Switch for Bathroom 浴室電熱水爐開關掣	1	1	1	1	1	1	1	1
	Lighting Point 燈位	4	3	3	6	4	3	3	6
	Addressable Smoke Detector 可定位煙霧探測器	1	1	1	1	1	1	1	1
	Exhaust Fan Switch 抽氣扇開關掣	—	1	1	1	—	1	1	1
	Fused Spur Unit for Door Bell 門鐘菲士蘇	1	1	1	1	1	1	1	1
Main Entrance 大門入口	Door Bell Push Button 門鐘掣	1	1	1	1	1	1	1	1

Notes : 1. "1, 2, ……" as shown in the above table denotes the quantity of such provision(s) provided in the residential unit.
 2. The symbol "-" as shown in the above table denotes "not provided" or "not applicable".
 3. The quantity of the lighting switch(es) shown in the schedule denotes the quantity of switch faceplates(s).
 4. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上表 "1, 2, ……" 代表此設備於該住宅單位內提供的裝置數量。
 2. 上表 "-" 代表不提供或不適用。
 3. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
 4. 不設4樓、13樓、14樓及24樓。

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表									
Location 位置	Description 描述	12/F, 15/F-17/F 12樓、15樓至17樓				18/F-23/F, 25/F and 26/F 18樓至23樓、25樓及26樓			
		Unit 單位							
		A	B	C	D	A	B	C	D
Living and Dining Room 客廳及飯廳	Switched Twin Socket Outlet 雙頭插座連開關掣	1	1	1	1	1	1	1	1
	Switched Single Socket Outlet 單頭插座連開關掣	1	—	—	—	—	—	—	—
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關掣	1	1	1	1	1	1	1	1
	Double Pole Switch for Air-Conditioner 空調機雙極開關掣	2	1	1	1	2	1	1	1
	Door Bell 門鐘	1	1	1	1	1	1	1	1
	Video Door Phone 視像對講機	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1
	1 Gang Data Point 單位網絡插座	—	1	1	1	—	1	1	1
	2 Gang Data Point 雙位網絡插座	1	—	—	—	1	—	—	—
	TV/FM Outlet 電視/電台天線插座	1	1	1	1	1	1	1	1
	Lighting Switch 電燈開關掣	7	6	6	6	6	6	6	6
	Electric Water Heater Switch for open Kitchen 開放式廚房電熱水爐開關掣	1	1	1	1	1	1	1	1
	Electric Water Heater Switch for Bathroom 浴室電熱水爐開關掣	1	1	1	1	1	1	1	1
	Lighting Point 燈位	4	3	3	2	4	3	3	2
	Addressable Smoke Detector 可定位煙霧探測器	1	1	1	1	1	1	1	1
	Exhaust Fan Switch 抽氣扇開關掣	—	1	1	1	—	1	1	1
Fused Spur Unit for Door Bell 門鐘菲士蘇	1	1	1	1	1	1	1	1	
Main Entrance 大門入口	Door Bell Push Button 門鐘掣	1	1	1	1	1	1	1	1

Notes : 1. "1, 2, ……" as shown in the above table denotes the quantity of such provision(s) provided in the residential unit.
 2. The symbol "-" as shown in the above table denotes "not provided" or "not applicable".
 3. The quantity of the lighting switch(es) shown in the schedule denotes the quantity of switch faceplates(s).
 4. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上表 "1, 2, ……" 代表此設備於該住宅單位內提供的裝置數量。
 2. 上表 "-" 代表不提供或不適用。
 3. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
 4. 不設4樓、13樓、14樓及24樓。

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表									
Location 位置	Description 描述	5/F 5樓				6/F-11/F 6樓至11樓			
		Unit 單位							
		A	B	C	D	A	B	C	D
Open kitchen 開放式廚房	Sprinkler Head 消防花灑頭	1	1	1	1	1	1	1	1
	Miniature Circuit Breakers Distribution Board 微型斷路器配電箱	1	1	1	1	1	1	1	1
	Switched Twin Socket Outlet 雙頭插座連開關掣	1	1	1	1	1	1	1	1
	Switched Socket Outlet for Cooker Hood 抽油煙機插座連開關掣	1	1	1	1	1	1	1	1
	Switched Socket Outlet for Washer Dryer 洗衣乾衣機插座連開關掣	1	1	1	1	1	1	1	1
	Washer Dryer Connection Point 洗衣乾衣機接駁點	1	1	1	1	1	1	1	1
	Socket Outlet for Fridge Freezer 雪櫃連冰箱插座	1	1	1	1	1	1	1	1
	Double Pole Switch for Steam Oven 蒸焗爐雙極開關掣	1	1	1	1	1	1	1	1
	Connection Unit for Steam Oven 蒸焗爐接線蘇	1	1	1	1	1	1	1	1
	Double Pole Isolator for Induction Hob 電磁爐雙極開關掣	1	1	1	1	1	1	1	1
	Connection Unit for Induction Hob 電磁爐接線蘇	1	1	1	1	1	1	1	1
	Double Pole Isolator for Electric Water Heater 電熱水爐雙極開關掣	1	1	1	1	1	1	1	1
	Fused Spur Unit for Kitchen Cabinet Light 廚櫃燈菲士蘇	1	1	1	1	1	1	1	1
	Lighting Point 燈位	—	1	1	—	—	1	1	—
Bedroom 睡房	TV/FM Outlet 電視/電台天線插座	2	1	1	—	2	1	1	—
	Switched Twin Socket Outlet 雙頭插座連開關掣	2	1	1	—	2	1	1	—
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關掣	2	1	1	—	2	1	1	—
	Double Pole Switch for Air-Conditioner 空調機雙極開關掣	2	1	1	—	2	1	1	—
	Lighting Switch 電燈開關掣	2	1	1	—	2	1	1	—
	Lighting Point 燈位	2	1	1	—	2	1	1	—
	1 Gang Data Point 單位網絡插座	2	1	1	—	2	1	1	—

Notes : 1. "1, 2, ……" as shown in the above table denotes the quantity of such provision(s) provided in the residential unit.
 2. The symbol "-" as shown in the above table denotes "not provided" or "not applicable".
 3. The quantity of the lighting switch(es) shown in the schedule denotes the quantity of switch faceplates(s).
 4. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上表 "1, 2, ……" 代表此設備於該住宅單位內提供的裝置數量。
 2. 上表 "-" 代表不提供或不適用。
 3. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
 4. 不設4樓、13樓、14樓及24樓。

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表									
Location 位置	Description 描述	12/F, 15/F-17/F 12樓、15樓至17樓				18/F-23/F, 25/F and 26/F 18樓至23樓、25樓及26樓			
		Unit 單位							
		A	B	C	D	A	B	C	D
Open kitchen 開放式廚房	Sprinkler Head 消防花灑頭	1	1	1	1	1	1	1	1
	Miniature Circuit Breakers Distribution Board 微型斷路器配電箱	1	1	1	1	1	1	1	1
	Switched Twin Socket Outlet 雙頭插座連開關掣	1	1	1	1	1	1	1	1
	Switched Socket Outlet for Cooker Hood 抽油煙機插座連開關掣	1	1	1	1	1	1	1	1
	Switched Socket Outlet for Washer Dryer 洗衣乾衣機插座連開關掣	1	1	1	1	1	1	1	1
	Washer Dryer Connection Point 洗衣乾衣機接駁點	1	1	1	1	1	1	1	1
	Socket Outlet for Fridge Freezer 雪櫃連冰箱插座	1	1	1	1	1	1	1	1
	Double Pole Switch for Steam Oven 蒸焗爐雙極開關掣	1	1	1	1	1	1	1	1
	Connection Unit for Steam Oven 蒸焗爐接線蘇	1	1	1	1	1	1	1	1
	Double Pole Isolator for Induction Hob 電磁爐雙極開關掣	1	1	1	1	1	1	1	1
	Connection Unit for Induction Hob 電磁爐接線蘇	1	1	1	1	1	1	1	1
	Double Pole Isolator for Electric Water Heater 電熱水爐雙極開關掣	1	1	1	1	1	1	1	1
	Fused Spur Unit for Kitchen Cabinet Light 廚櫃燈菲士蘇	1	1	1	1	1	1	1	1
	Lighting Point 燈位	—	1	1	1	—	1	1	1
Bedroom 睡房	TV/FM Outlet 電視/電台天線插座	2	1	1	1	1	1	1	1
	Switched Twin Socket Outlet 雙頭插座連開關掣	2	1	1	1	1	1	1	1
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關掣	2	1	1	1	1	1	1	1
	Double Pole Switch for Air-Conditioner 空調機雙極開關掣	2	1	1	1	1	1	1	1
	Lighting Switch 電燈開關掣	2	1	1	2	1	1	1	2
	Lighting Point 燈位	2	1	1	1	1	1	1	1
	1 Gang Data Point 單位網絡插座	2	1	1	1	1	1	1	1

Notes : 1. "1, 2, ……" as shown in the above table denotes the quantity of such provision(s) provided in the residential unit.
 2. The symbol "-" as shown in the above table denotes "not provided" or "not applicable".
 3. The quantity of the lighting switch(es) shown in the schedule denotes the quantity of switch faceplates(s).
 4. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上表 "1, 2, ……" 代表此設備於該住宅單位內提供的裝置數量。
 2. 上表 "-" 代表不提供或不適用。
 3. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
 4. 不設4樓、13樓、14樓及24樓。

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表									
Location 位置	Description 描述	5/F 5樓				6/F-11/F 6樓至11樓			
		Unit 單位							
		A	B	C	D	A	B	C	D
Master bedroom 主人睡房	TV/FM Outlet 電視/電台天線插座	—	—	—	—	—	—	—	—
	Switched Twin Socket Outlet 雙頭插座連開關掣	—	—	—	—	—	—	—	—
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關掣	—	—	—	—	—	—	—	—
	Double Pole Switch for Air-Conditioner 空調機雙極開關掣	—	—	—	—	—	—	—	—
	Lighting Switch 電燈開關掣	—	—	—	—	—	—	—	—
	Lighting Point 燈位	—	—	—	—	—	—	—	—
	1 Gang Data Point 單位網絡插座	—	—	—	—	—	—	—	—
Bathroom 浴室	Lighting Point 燈位	3	3	3	3	3	3	3	3
	Fused Spur Unit for Mirror Cabinet Light 鏡櫃燈菲士蘇	1	1	1	1	1	1	1	1
	Switched Twin Socket Outlet 雙頭插座連開關掣	1	1	1	1	1	1	1	1
	Switched Fused Spur Unit for Thermo-Ventilator 有掣浴室寶菲士蘇	1	1	1	1	1	1	1	1
	Trip Pole Isolator for Electric Water Heater 電熱水爐三極開關掣	1	1	1	1	1	1	1	1
	Switched Fused Spur Unit for Exhaust Fan 有掣抽氣扇菲士蘇	—	1	1	1	—	1	1	1
Balcony 露台	Lighting Point 燈位	—	—	—	—	1	1	1	1
Utility Platform 工作平台	Lighting Point 燈位	—	—	—	—	1	—	—	—
Flat Roof (Private) 私人平台	Lighting Point 燈位	3	1	1	3	—	—	—	—
	Weatherproof Lighting Switch 防水電燈開關掣	—	—	—	—	—	—	—	—
	Switched Weatherproof Socket Outlet 防水插座連開關掣	1	1	1	1	—	—	—	—

Notes : 1. "1, 2, ……" as shown in the above table denotes the quantity of such provision(s) provided in the residential unit.
 2. The symbol "-" as shown in the above table denotes "not provided" or "not applicable".
 3. The quantity of the lighting switch(es) shown in the schedule denotes the quantity of switch faceplates(s).
 4. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上表 "1, 2, ……" 代表此設備於該住宅單位內提供的裝置數量。
 2. 上表 "-" 代表不提供或不適用。
 3. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
 4. 不設4樓、13樓、14樓及24樓。

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表									
Location 位置	Description 描述	5/F 5樓				6/F-11/F 6樓至11樓			
		Unit 單位							
		A	B	C	D	A	B	C	D
Roof (Private) 私人天台	Lighting Point 燈位	—	—	—	—	—	—	—	—
	Weatherproof Lighting Switch 防水電燈開關掣	—	—	—	—	—	—	—	—
	Switched Weatherproof Socket Outlet 防水插座連開關掣	—	—	—	—	—	—	—	—
Air-Conditioner Platform 冷氣機平台	Double Pole Insulator for Air-Conditioner Outdoor Unit 室外空調機雙極開關掣	—	—	—	—	1	1	1	1
Air-Conditioner Room on 3/F 3樓空調機房	Double Pole Insulator for Air-Conditioner Outdoor Unit 室外空調機雙極開關掣	—	1	1	—	—	—	—	—
Common Flat Roof on 5/F 5樓公用平台	Double Pole Insulator for Air-Conditioner Outdoor Unit 室外空調機雙極開關掣	1	—	—	1	—	—	—	—

Notes : 1. "1, 2, ……" as shown in the above table denotes the quantity of such provision(s) provided in the residential unit.
 2. The symbol "-" as shown in the above table denotes "not provided" or "not applicable".
 3. The quantity of the lighting switch(es) shown in the schedule denotes the quantity of switch faceplates(s).
 4. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上表 "1, 2, ……" 代表此設備於該住宅單位內提供的裝置數量。
 2. 上表 "-" 代表不提供或不適用。
 3. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
 4. 不設4樓、13樓、14樓及24樓。

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表													
Location 位置	Description 描述	12/F, 15/F-17/F 12樓、15樓至17樓				18/F - 23/F and 25/F 18樓至23樓及25樓				26/F 26樓			
		Unit 單位											
		A	B	C	D	A	B	C	D	A	B	C	D
Master bedroom 主人睡房	TV/FM Outlet 電視/電台天線插座	—	—	—	—	1	—	—	—	1	—	—	—
	Switched Twin Socket Outlet 雙頭插座連開關掣	—	—	—	—	1	—	—	—	1	—	—	—
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關掣	—	—	—	—	1	—	—	—	1	—	—	—
	Double Pole Switch for Air-Conditioner 空調機雙極開關掣	—	—	—	—	1	—	—	—	1	—	—	—
	Lighting Switch 電燈開關掣	—	—	—	—	2	—	—	—	2	—	—	—
	Lighting Point 燈位	—	—	—	—	1	—	—	—	1	—	—	—
	1 Gang Data Point 單位網絡插座	—	—	—	—	1	—	—	—	1	—	—	—
Bathroom 浴室	Lighting Point 燈位	3	3	3	3	3	3	3	3	3	3	3	3
	Fused Spur Unit for Mirror Cabinet Light 鏡櫃燈菲士蘇	1	1	1	1	1	1	1	1	1	1	1	1
	Switched Twin Socket Outlet 雙頭插座連開關掣	1	1	1	1	1	1	1	1	1	1	1	1
	Switched Fused Spur Unit for Thermo-Ventilator 有掣浴室寶菲士蘇	1	1	1	1	1	1	1	1	1	1	1	1
	Trip Pole Isolator for Electric Water Heater 電熱水爐三極開關掣	1	1	1	1	1	1	1	1	1	1	1	1
	Switched Fused Spur Unit for Exhaust Fan 有掣抽氣扇菲士蘇	—	1	1	1	—	1	1	1	—	1	1	1
Balcony 露台	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1
Utility Platform 工作平台	Lighting Point 燈位	1	—	—	—	1	—	—	—	1	—	—	—
Flat Roof (Private) 私人平台	Lighting Point 燈位	—	—	—	—	—	—	—	—	—	—	—	—
	Weatherproof Lighting Switch 防水電燈開關掣	—	—	—	—	—	—	—	—	—	—	—	—
	Switched Weatherproof Socket Outlet 防水插座連開關掣	—	—	—	—	—	—	—	—	—	—	—	—

Notes : 1. "1, 2, ……" as shown in the above table denotes the quantity of such provision(s) provided in the residential unit.
 2. The symbol "-" as shown in the above table denotes "not provided" or "not applicable".
 3. The quantity of the lighting switch(es) shown in the schedule denotes the quantity of switch faceplates(s).
 4. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上表 "1, 2, ……" 代表此設備於該住宅單位內提供的裝置數量。
 2. 上表 "-" 代表不提供或不適用。
 3. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
 4. 不設4樓、13樓、14樓及24樓。

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表													
Location 位置	Description 描述	12/F, 15/F-17/F 12樓、15樓至17樓				18/F - 23/F and 25/F 18樓至23樓及25樓				26/F 26樓			
		Unit 單位											
		A	B	C	D	A	B	C	D	A	B	C	D
Roof (Private) 私人天台	Lighting Point 燈位	—	—	—	—	—	—	—	—	9	8	6	—
	Weatherproof Lighting Switch 防水電燈開關掣	—	—	—	—	—	—	—	—	1	1	1	—
	Switched Weatherproof Socket Outlet 防水插座連開關掣	—	—	—	—	—	—	—	—	1	1	1	—
Air-Conditioner Platform 冷氣機平台	Double Pole Insulator for Air-Conditioner Outdoor Unit 室外空調機雙極開關掣	1	1	1	1	1	1	1	1	1	1	1	1
Air-Conditioner Room on 3/F 3樓空調機房	Double Pole Insulator for Air-Conditioner Outdoor Unit 室外空調機雙極開關掣	—	—	—	—	—	—	—	—	—	—	—	—
Common Flat Roof on 5/F 5樓公用平台	Double Pole Insulator for Air-Conditioner Outdoor Unit 室外空調機雙極開關掣	—	—	—	—	—	—	—	—	—	—	—	—

Notes : 1. "1, 2, ……" as shown in the above table denotes the quantity of such provision(s) provided in the residential unit.
 2. The symbol "-" as shown in the above table denotes "not provided" or "not applicable".
 3. The quantity of the lighting switch(es) shown in the schedule denotes the quantity of switch faceplates(s).
 4. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上表 "1, 2, ……" 代表此設備於該住宅單位內提供的裝置數量。
 2. 上表 "-" 代表不提供或不適用。
 3. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
 4. 不設4樓、13樓、14樓及24樓。

23. SERVICE AGREEMENTS 服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by The Hong Kong Electric Co. Limited.

食水及沖廁水由水務署供應。

電力由香港電燈有限公司供應。

24. GOVERNMENT RENT 地稅

The owner (i.e. the Vendor) is liable for the Government rent payable for the specified residential property up to and including the date of the assignment of the specified residential property.

擁有人(即賣方)有法律責任就指明住宅物業繳付直至該指明住宅物業的轉讓契日期(包括該日)為止的地稅。

25. MISCELLANEOUS PAYMENTS BY PURCHASER

買方的雜項付款

(a) On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water, electricity and gas.

(b) On that delivery, the purchaser is not liable to pay a debris removal fee to the owner.

Remarks:

1. On that delivery, the purchaser is liable to pay a debris removal fee to the manager (not the owner) under the deed of mutual covenant, and where the owner has paid that debris removal fee, the purchaser shall reimburse the owner for the same.
2. As there is no gas supply for the residential property, the purchaser is not liable to pay the owner the deposits for the gas.

(a) 在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金。

(b) 在交付時，買方不須向擁有人支付清理廢料的費用。

備註：

1. 在交付時，買方須根據公契向管理人(而非擁有人)支付清理廢料的費用。如擁有人已支付清理廢料的費用，買方須向擁有人補還清理廢料的費用。
2. 由於住宅物業並無氣體供應，買方無須向擁有人補還氣體按金。

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

Defects liability warranty period for the specified residential property and the fittings, finishes and appliances as provided in the agreement for sale and purchase is within six(6) months from the date of completion of the sale and purchase.

按買賣合約的規定，指明住宅物業及其裝置、裝修物料或設備之欠妥之處的保養責任期為指明住宅物業之成交日期起計為期6個月內。

27. MAINTENANCE OF SLOPES
斜坡維修

A. The Government Lease requires the Owners of the residential properties in the Development to maintain slopes at their own cost

- 1. The Lease requires 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 and 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, 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 the Surveyor of Her said Majesty, Her Heirs, Successors or Assigns".
- 2. Each of the owners is obliged to contribute towards the costs of the maintenance work.
- 3. A plan showing the slopes and any retaining wall or related structures constructed, or to be constructed, within or outside the land on which the Development is situated is set out at the end of this section.

B. Owner' s undertaking to maintain any slope in relation to the Development at the Owner' s own costs
Not applicable.

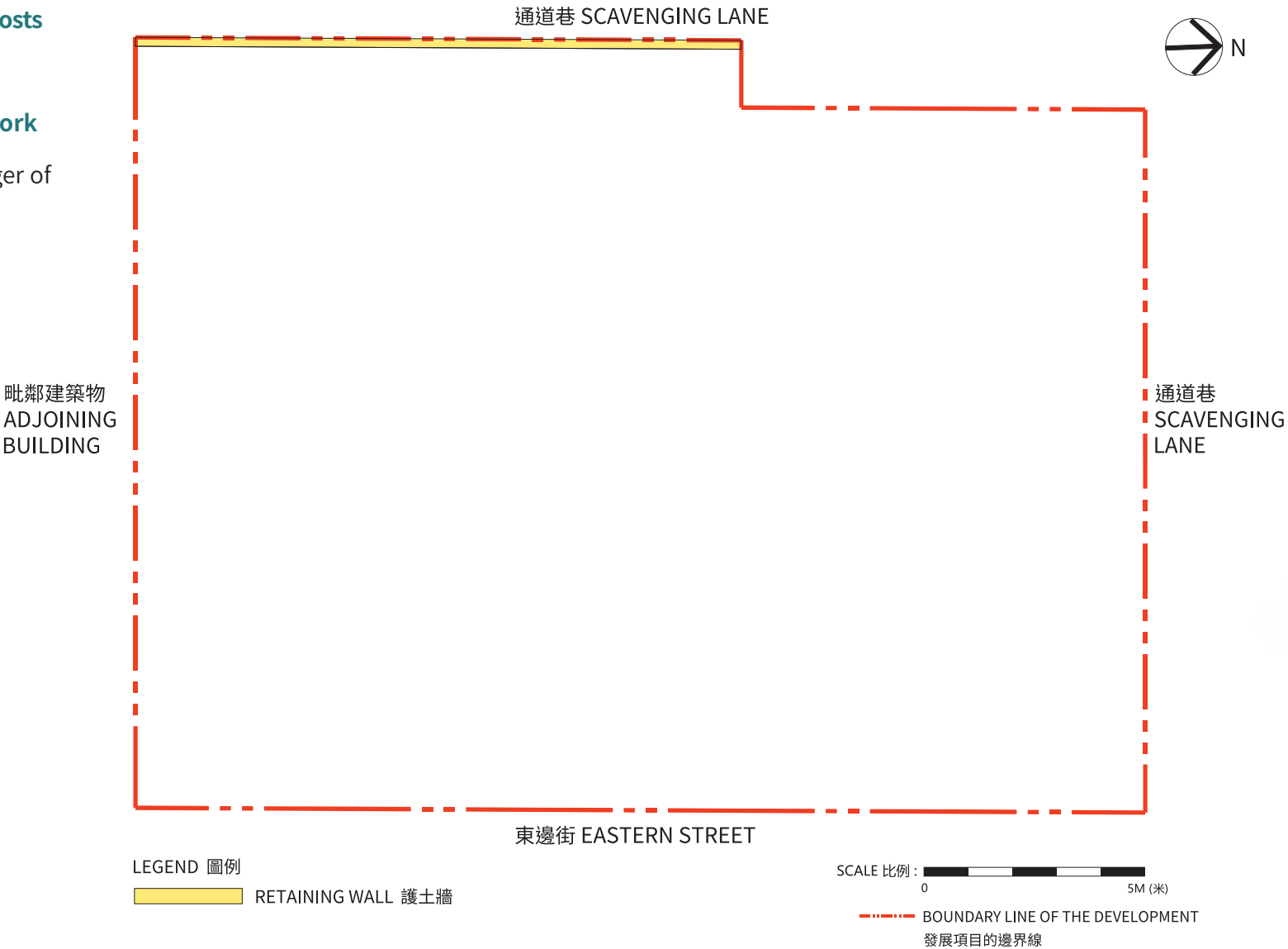
C. The Manager of the Development has the Owners' authority to carry out the maintenance work
Under the Deed of Mutual Covenant and Management Agreement of the Development, the manager of the Development has the owners' authority to carry out the maintenance work.

A. 政府租契規定發展項目中的住宅物業的擁有人須自費維修任何斜坡

- 1. 租契規定承租人「必須及將會在今後任何時間隨時及任何時候、任何地點，每當有需要時或情況要求時，自費妥善及充分地修葺、維持、支持、保養、鋪設、清洗、洗滌、清潔、清空、修改及保存現在或今後任何時候矗立在此批租的土地上所述的宅院或物業單位、豎設物及建築物，以及所有屬於並且以任何形式附屬於或關連該處的牆壁、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、清洗及修改工程，以令女皇陛下、其世襲繼承人、繼承人或受讓人的測量師滿意」。
- 2. 每名擁有人均須分擔維修工程的費用。
- 3. 顯示該斜坡及已經或將會在該項目所位於的土地之內或之外建造的任何護土牆或有關構築物的圖則已在本節尾顯示。

B. 擁有人自費就發展項目維修任何斜坡的承諾
不適用。

C. 發展項目的管理人獲擁有人授權進行維修工程
根據發展項目的公共契約及管理協議，發展項目的管理人獲擁有人授權進行維修工程。



28. MODIFICATION 修訂

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

本發展項目現時並沒有向政府提出申請修改批地文件。

29. RELEVANT INFORMATION 有關資料

1. Operation of Gondola

The manager of the Development has the power to operate the gondolas in the Development and, for the avoidance of doubt, the manager of the Development may move and use a gondola in or through the airspace over any balcony, utility platform, private flat roof or private roof forming part of any Residential Unit or Shop.

2. No Gas Supply

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

3. Exhaust Louvers

There may be exhaust louvers connecting from the shops on G/F to 2/F for exhaust from air-conditioning system and business operations (including restaurant (if any)). The alignment and position of the exhaust louvers may be changed from time to time and are subject to compliance with the relevant statutory requirements and the directions from the relevant governmental authorities. Prospective purchasers should note the possible effect (if any) of such exhaust louvers on individual Residential Units.

4. Outdoor Air-conditioning Units

Outdoor air-conditioning units (either serving its own Residential Unit or other Residential Unit(s)) are placed on the air-conditioner platform(s) adjacent to/adjoining some Residential Units. The placing of outdoor air-conditioning units on the air-conditioner platform(s) may affect the enjoyment of the relevant Residential Units of the Development in terms of heat and noise or other aspects. For the locations of the outdoor air-conditioning units, please refer to the "Floor Plans of Residential Properties in the Development" in this sales brochure. Outdoor air-conditioning units of Unit B on 5/F and Unit C on 5/F are located at air-conditioner room on 3/F.

5. Commercial Accommodation External Wall Lighting

There may be decorative lighting at the external wall of G/F to 3/F of the Development. Prospective purchasers should note the possible impact (if any) of the illumination of the said features on the individual Residential Units.

6. Signages

There will be backlit signages on the external walls of the Development on G/F to 1/F. The backlit signages may be lit on during night time. Prospective Purchasers please note the possible impact (if any) of the illumination of the said signages on individual residential properties.

1. 吊船之運作

發展項目管理人有權於發展項目內操作吊船且為免生疑，發展項目管理人可移動或使用吊船進入或穿過任何構成住宅單位或商鋪部份的露台、工作平台、私人平台或私人天台的上空。

2. 沒有氣體燃料供應

發展項目沒有安裝供應煤氣至住宅單位的氣體喉。發展項目中的住宅單位內不能明火煮食。

3. 排氣口

位於地下至2樓商鋪或會安裝排氣口以給空調系統及經營之業務(包括餐廳(如有))作出排氣。排氣口的排列及位置或會不時更改，並須符合相關法例要求及有關政府部門的指引。準買家請注意上述排氣口對個別住宅單位可能造成的影響(如有)。

4. 室外空調機

室外空調機(不論為業主自己的住宅單位或其他住宅單位而設)放置在毗鄰/毗連某些住宅單位的空調機平台上。在空調機平台設置室外空調機可能對發展項目相關住宅單位的享用造成熱浪、噪音或其他方面之影響。有關室外空調機的位置，請參閱本售樓說明書的「發展項目的住宅物業的樓面平面圖」。5樓B單位和5樓C單位的室外空調機放置在3樓空調機房內。

5. 商用物業的外牆裝飾燈

發展項目地下至3樓商鋪的外牆可能設有裝飾照明。準買家請注意上述特色裝置的照明對個別住宅單位造成之影響(如有)。

6. 廣告牌

發展項目地下至1樓外牆設有燈箱廣告牌。燈箱廣告牌可能會於夜間開啟。準賣家請注意上述燈箱廣告牌對個別住宅物業可能造成之影響(如有)。

30. ADDRESS OF THE WEBSITE DESIGNATED BY THE VENDOR FOR THE DEVELOPMENT 賣方就發展項目指定的互聯網網站的網址

The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.9easternst.com.hk

賣方為施行《一手住宅物業銷售條例》第2部就發展項目指定的互聯網網站的網址：www.9easternst.com.hk

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

Breakdown of GFA Concessions Obtained for All Features
獲寬免總樓面面積的設施分項

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.

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

		Area (m ²) 面積 (平方米)
Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物 (規劃) 規例》第23(3)(b)條不計算的總樓面面積		
1.	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方(公共交通總站除外)	—
2.	Plant rooms and similar services 機房及相類設施	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《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	58.765
2.2	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《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	372.942
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、送風櫃房等	8.943
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施		
3.	Balcony 露台	80.000
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	—
5.	Communal sky garden 公用空中花園	—
6.	Acoustic fin 隔聲鰭	—
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	—
8.	Non-structural prefabricated external wall 非結構預製外牆	11.894

31. INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

		Area (m ²) 面積 (平方米)
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施		
9.	Utility platform 工作平台	15.000
10.	Noise barrier 隔音屏障	—
Amenity Features 適意設施		
11.	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office 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	3.032
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities 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	37.097
13.	Covered landscaped and play area 有蓋園景區及遊樂場地	—
14.	Horizontal screen/covered walkway and trellis 橫向屏障/有蓋人行道及花棚	—
15.	Larger lift shaft 擴大升降機槽	90.994
16.	Chimney shaft 煙囪管道	—
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	—
18.	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽及垂直立管	27.380
19.	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽及氣槽	—
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	—
21.	Void in duplex domestic flat and house 複式住宅單位及洋房的中空空間	—
22.	Sunshade and reflector 遮陽篷及反光罩	—
23.	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window 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	80.676
24.	Other projections such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway 《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	—

31. INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

		Area (m ²) 面積 (平方米)
Other Exempted Items 其他項目		
25.	Refuge floor including refuge floor cum sky garden 底護層，包括底護層兼空中花園	—
26.	Covered area under large projecting/overhanging feature 大型伸出/外懸設施下的有蓋地方	—
27.	Public transport terminus 公共交通總站	—
28.	Party structure and common staircase 共用構築物及公用樓梯	—
29.	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	—
30.	Public passage 公眾通道	—
31.	Covered set back area 有蓋的後移部分	—
Bonus GFA 額外總樓面面積		
32.	Bonus GFA 額外總樓面面積	—
Additional Green Features under Joint Practice Note (No.8) 根據聯合作業備考(第8號)提供的額外環保設施		
33.	Buildings adopting Modular Integrated Construction 採用「組裝合成」建築法的樓宇	—

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

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

31. INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

The Environmental Assessment of the Building

有關建築物的環境評估

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 Assessment Status

This project has completed the project registration application acknowledged by the HKGBC, but not yet gone through the whole Assessment process.

Application no.: REG0006/21



HKGBC
香港綠色建築議會

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。

初步評級註冊

此項目已註冊登記作香港綠色建築議會有限公司認受的綠建環評認證，但尚未完成評估程序。

申請編號: REG0006/21



HKGBC
香港綠色建築議會

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

Latest information on the estimaed energy performance of consumption for the common parts of the Development as submitted to the Building Authority prior to the printing of the sales brochure:

發展項目的公用部分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分的預計能量表現或消耗的最近期資料：

Part I 第I部份					
Provision of Central Air Conditioning 提供中央空調		NO 否			
Provision of Energy Efficient Features 提供具能源效益的設施		NO 否			
Energy Efficient Features proposed: 擬安裝的具能源效益的設施：		1. High coefficient of performance A/C units (高效空調機組)			
		2. Energy efficient lighting in common area (於公眾地方安裝節能燈)			
Part II : The predicted annual energy use of the proposed building / part of building ^(Note 1) 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)					
Location 位置	Internal Floor Area Served (m ²) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Baseline Building ^(Note 2) 基線樓宇(註腳 2) 每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity kWh/ m ² /annum <u>電力</u> 千瓦小時/平方米/年	Town Gas / LPG unit/ m ² /annum <u>煤氣/石油氣</u> 用量單位/平方米/年	Electricity kWh/ m ² /annum <u>電力</u> 千瓦小時/平方米/年	Town Gas / LPG unit/ m ² /annum <u>煤氣/石油氣</u> 用量單位/平方米/年
Area served by central building services installation ^(Note 3) 有使用中央屋宇裝備裝置(註腳 3) 的部份		264.685	345.985	N/A	296.129

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

Part III: The following installation(s) are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD) 第III部份：以下裝置乃按機電工程署公布的相關實務守則設計：	
Type of Installations 裝置類型	Yes 是/ No 否/ Not applicable 不適用
Lighting Installations 照明裝置	Yes 是
Air Conditioning Installations 空調裝置	Yes 是
Electrical Installations 電力裝置	Yes 是
Lift & Escalator Installations 升降機及自動梯的裝置	Yes 是
Performance-based Approach 以總能源為本的方法	Yes 是

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

- 註腳:
- 一般而言，一棟樓宇的預計"每年能源消耗量"愈低，其節約能源的效益愈高。如一棟樓宇預計的"每年能源消耗量"低於該樓宇的"基線樓宇每年能源消耗量"，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。
預計每年能源消耗量 [以耗電量 (千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中:—
(a) "每年能源消耗量"與新建樓宇BEAM Plus標準(現行版本)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。

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1. There may be future changes to the Development and the surrounding areas.
 2. Date of printing of this Sales Brochure: 11 June 2025.

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6月11日。



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Examination Record
檢視紀錄

Examination/ Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
11September 2025 2025年9月11日	13	Location Plan of the Development is updated 更新發展項目的所在位置圖

