THE BOUNDARY

SALES BROCHURE 售樓説明書

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 plans[1] as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. **Property area and its surroundings**
   - Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
   - Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property[2]. The external and internal dimensions of residential properties as provided in the sales

brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.

- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

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

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

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

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

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

8. Register of Transactions

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

which members of the public can grasp the daily sales condition of the development.

9. Agreement for sale and purchase

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

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

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

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

- For uncompleted residential property under the Lands Department Consent Scheme, seek confirmation from the vendor whether the

"Pre-sale Consent" has been issued by the Lands Department for the development.

14. Show flats

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

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

15. Estimated material date and handing over date

- Check the estimated material date[3] 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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[1] The details of various mortgage loan plans include the requirements for mortgagors on minimum income level, the loan limit under the first mortgage and second mortgage, the maximum loan repayment period, the change of mortgage interest rate throughout the entire repayment period, and the payment of administrative fees.

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

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

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES
一手住宅物業買家須知

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

5. **售樓說明書**
   - 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
   - 如屬未落成發展項目，賣方在認為有需要時可改動建築圖則(如有的話)，因此應留意由賣方提供的任何經修改的售樓說明書，以了解有關未落成發展項目的最新資料。
   - 閱覽售樓說明書，並須特別留意以下資訊：
     - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；

- 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
- 室內和外部的裝置、裝修物料和設備；
- 管理費按甚麼基準分擔；
- 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
- 小業主是否須要負責維修斜坡。

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

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

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

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

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

11. **委託地產代理**
    - 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名/名稱。

- 您可委託任何地產代理(不一定是賣方所指定的地產代理)，以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。
- 委託地產代理以物色物業前，您應該–
  - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
  - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及
  - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁(網址：www.eaa.org.hk)，查閱牌照目錄。

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期[3]。
  - 售樓說明書中有關發展項目的預計關鍵日期並不等同買家的「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

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

[2] 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項—
(i) 每個住宅物業的外部尺寸；
(ii) 每個住宅物業的內部尺寸；
(iii) 每個住宅物業的內部間隔的厚度；
(iv) 每個住宅物業內個別分隔室的外部尺寸。
根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。

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

INFORMATION ON THE DEVELOPMENT
發展項目的資料

Name of the Development
THE BOUNDARY

Name of the street at which the development is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the development:
2C Boundary Street

The Development consists of 1 multi-unit building

Total number of storeys of the multi-unit building
23 storeys (excluding Transfer Plate, Roof, Upper Part Roof, Upper Roof and Top Roof)

Floor numbering in the multi-unit building as provided in the approved building plans for the Development
G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 26/F and Roof

Omitted floor numbers in the multi-unit building in which the floor numbering is not in consecutive order
4/F, 13/F, 14/F and 24/F are omitted

Refuge floor (if any) of the multi-unit building
No refuge floor is provided

發展項目名稱
THE BOUNDARY

發展項目所位於的街道名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數 :
界限街2C號

發展項目包括1幢多單位建築物

該幢多單位建築物的樓層的總數
23層（不包括轉換層、天台、天台上層、上層天台及頂層天台）

發展項目的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數
地下、1 樓至3 樓、5 樓至12樓、15 樓至23 樓、25樓至26樓及天台

該幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數
不設4 樓、13樓、14 樓及 24 樓

該幢多單位建築物內的庇護層（如有的話）
不設庇護層

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
Bright View Land Development Limited

Holding companies of the Vendor
Bright View Land International Limited
BVL Holding Limited

Authorized Person for the Development
Mr. William Liu

Firm or corporation of which the authorized person for the Development is a proprietor, director or employee in his or her professional capacity
ARK Associates Limited

Building contractor for the Development
Martin Construction Company Limited

The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development
Johnson Stokes & Master

Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development
Bank of China (Hong Kong) Limited

Any other person who has made a loan for the construction of the Development
Not Applicable

賣方
Bright View Land Development Limited

賣方的控權公司
Bright View Land International Limited
BVL Holding Limited

發展項目的認可人士
廖偉廉先生

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
神舟設計有限公司

發展項目的承建商
鴻業建築有限公司

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
中國銀行(香港)有限公司

已為發展項目的建造提供貸款的任何其他人
不適用

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

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

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

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

There are no non-structural prefabricated external walls forming part of the enclosing walls in the Development.

發展項目沒有構成圍封牆的一部分的非結構的預製外牆。

There are curtain walls forming part of the enclosing walls in the Development.

發展項目有構成圍封牆的一部份的幕牆。

The thickness of the curtain walls is 200mm.

幕牆的厚度為200毫米。

Area Schedule of Curtain Walls of Each Residential Property
每個住宅物業的幕牆的面積表

Floor 樓層	Flat 單位	The total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
3/F 3樓	A	0.025
	B	0.923
	C	0.681
5/F - 12/F & 15/F - 23/F 5樓至12樓及 15樓至23樓	A	0.114
	B	1.186
	C	0.811
25/F 25樓	A	0.624
	B	0.811
26/F 26樓	A	1.405
	B	0.811

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

The person to be appointed as the manager of the Development under the latest draft Deed of Mutual Covenant as at the date on which the sales brochure is printed:

Noah Property Management Limited

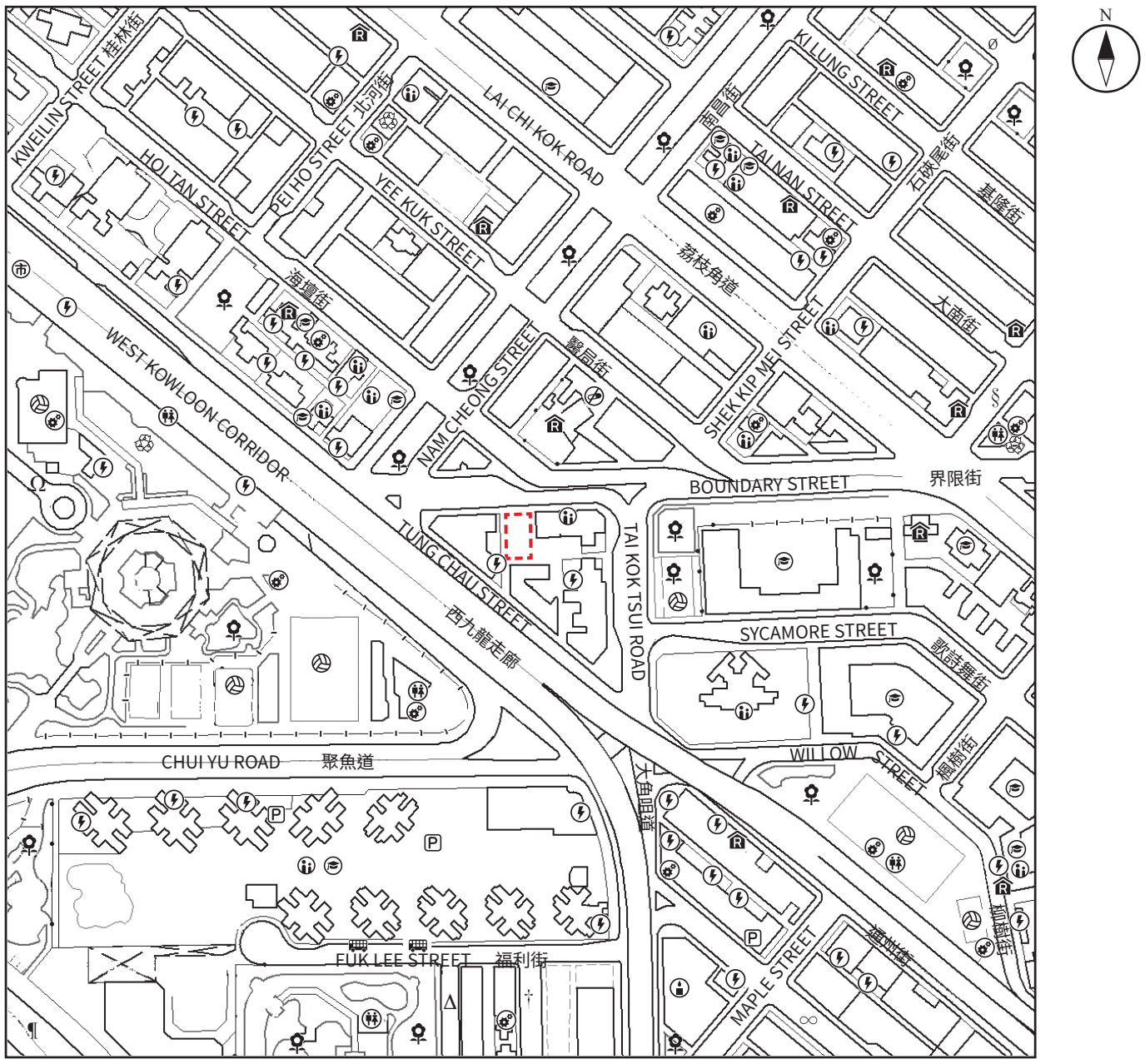
根據公契在該售樓說明書的印製日期的最新擬稿，將獲委任為發展項目的管理人的人：

諾亞物業管理有限公司

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-NW-B dated 12th February 2026 and No. T11-NW-D dated 12th February 2026 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

此所在位置圖是參考地政總署測繪處於2026年2月12日出版之數碼地形圖，圖幅編號T11-NW-B，及於2026年2月12日出版之數碼地形圖，圖幅編號T11-NW-D，並由賣方擬備，有需要處經修正處理。



Location of the Development
發展項目的位置

Scale 比例

Metre 米 0 50 100 150 200 250

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

This Map is provided by the Common Spatial Data Infrastructure Portal and DATA.GOV.HK and intellectual property rights are owned by the Government of the HKSAR and the relevant organizations.
地圖由空間數據共享平台入門網站及資料一線通提供，香港特別行政區政府及有關機構為知識產權擁有人。

Notation 圖例：

- Addiction Treatment Centre
  戒毒院所
- Funeral Parlour
  殯儀館
- Market (including Wet Market and Wholesale Market)
  市場（包括濕貨市場及批發市場）
- Power Plant (including Electricity Sub-stations)
  發電廠（包括電力分站）
- Public Carpark (including Lorry Park)
  公眾停車場（包括貨車停泊處）
- Public Convenience
  公廁
- Public Park
  公園
- Public Transport Terminal (including Rail Station)
  公共交通總站（包括鐵路車站）
- Public Utility Installation
  公共事業設施裝置
- Refuse Collection Point
  垃圾收集站
- Religious Institution (including Church, Temple and Tsz Tong)
  宗教場所（包括教堂、廟宇及祠堂）
- School (including Kindergarten)
  學校（包括幼稚園）
- 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）

Street name(s) 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全名：

Ω CHEONG SAN LANE 昌新里　† MAN ON STREET 萬安街　¶ SHAM MONG ROAD 深旺道　Δ LOK KWAN STREET 樂群街

ø YU CHAU STREET 汝州街　§ WONG CHUK STREET 黃竹街　∞ BEDFORD ROAD 必發道

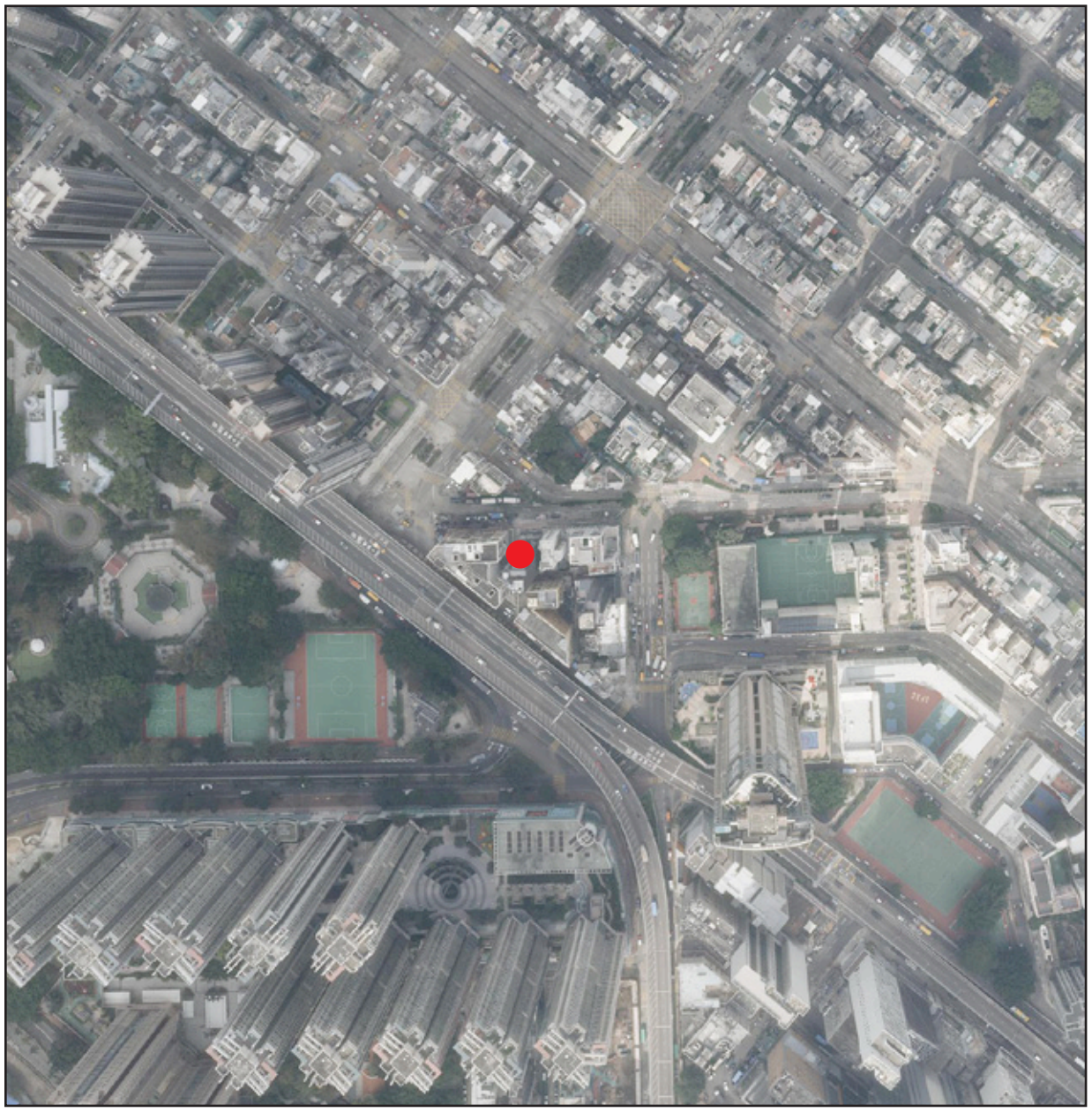
Notes:
1. Due to technical reasons that the boundary of the Development is irregular, this location plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding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

備註：
1. 由於發展項目的邊界不規則的技術原因，此所在位置圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
2. 賣方建議準買家到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

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

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 3,000 feet, Photo No. E248414C, dated 7th January 2025.

摘錄自地政總署測繪處於2025年1月7日在3,000呎飛行高度拍攝之鳥瞰照片，編號為E248414C。



Location of the Development
發展項目的位置

The aerial photo is provided by the Common Spatial Data Infrastructure Portal and DATA.GOV.HK and intellectual property rights are owned by the Government of the HKSAR and the relevant organizations.

鳥瞰照片由空間數據共享平台入門網站及資料一線通提供，香港特別行政區政府及有關機構為知識產權擁有人。

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香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。

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

備註：
因技術性問題，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》的規定。

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 6,900 feet, Photo No. E259106C, dated 12th September 2025.

摘錄自地政總署測繪處於2025年9月12日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E259106C。

Location of the Development
發展項目的位置

The aerial photo is provided by the Common Spatial Data Infrastructure Portal and DATA.GOV.HK and intellectual property rights are owned by the Government of the HKSAR and the relevant organizations.

鳥瞰照片由空間數據共享平台入門網站及資料一線通提供，香港特別行政區政府及有關機構為知識產權擁有人。

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

備註：
因技術性問題，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》的規定。

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 6,900 feet, Photo No. E259107C, dated 12th September 2025.

摘錄自地政總署測繪處於2025年9月12日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E259107C。

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

Location of the Development
發展項目的位置

The aerial photo is provided by the Common Spatial Data Infrastructure Portal and DATA.GOV.HK and intellectual property rights are owned by the Government of the HKSAR and the relevant organizations.

鳥瞰照片由空間數據共享平台入門網站及資料一線通提供，香港特別行政區政府及有關機構為知識產權擁有人。

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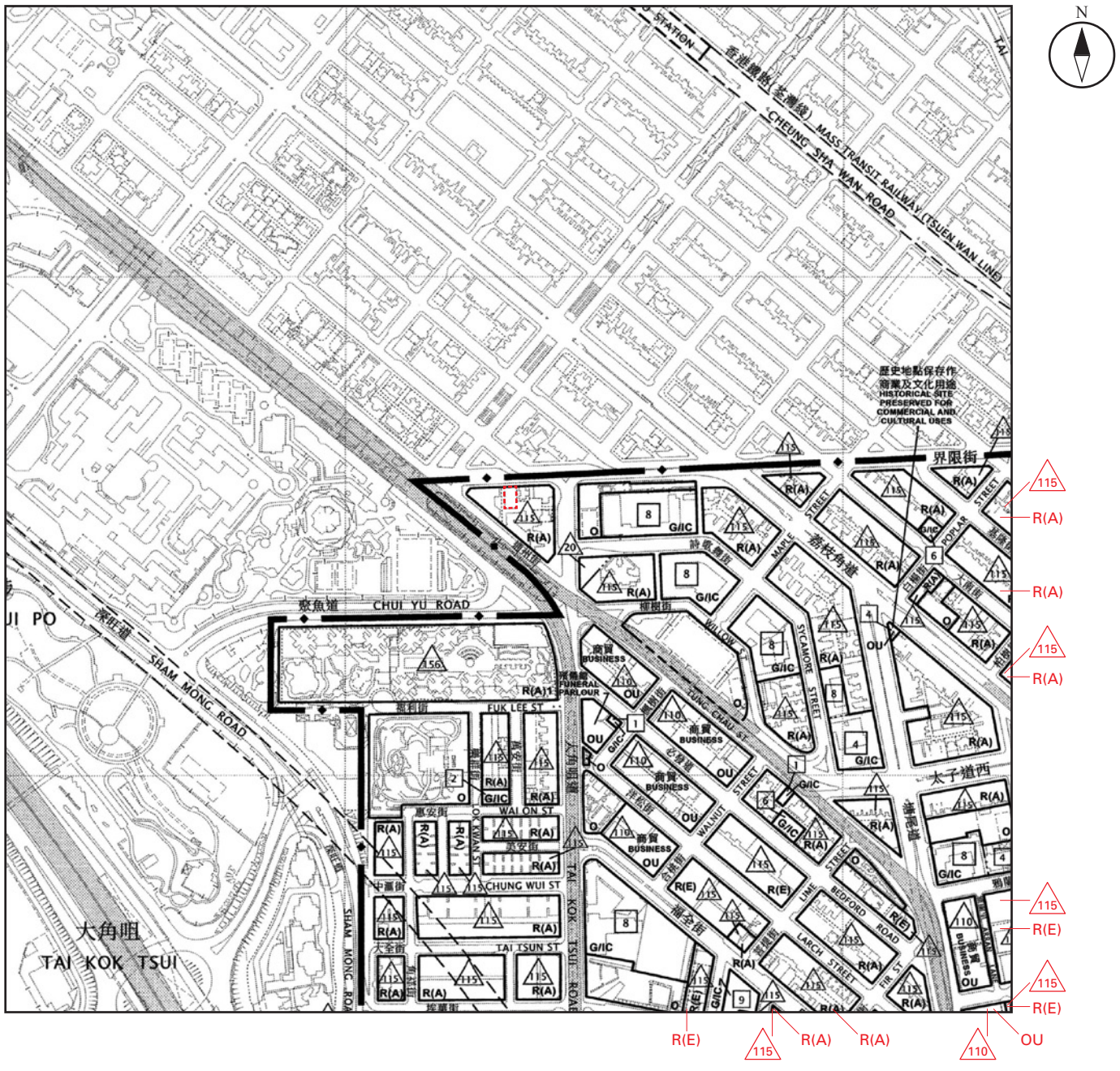
Notes:
Due to technical reasons, this aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註：
因技術性問題，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》的規定。

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

Extracted from the Approved Mong Kok Outline Zoning Plan, Plan No. S/K3/38, gazetted on 8 November 2024, with adjustments where necessary.
摘錄自2024年11月8日刊憲之旺角分區計劃大綱核准圖，圖則編號為S/K3/38，經修正處理。



Location of the Development
發展項目的位置

Scale 比例
Metre 米 0 100 200 300 400 500

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

Notation 圖例：

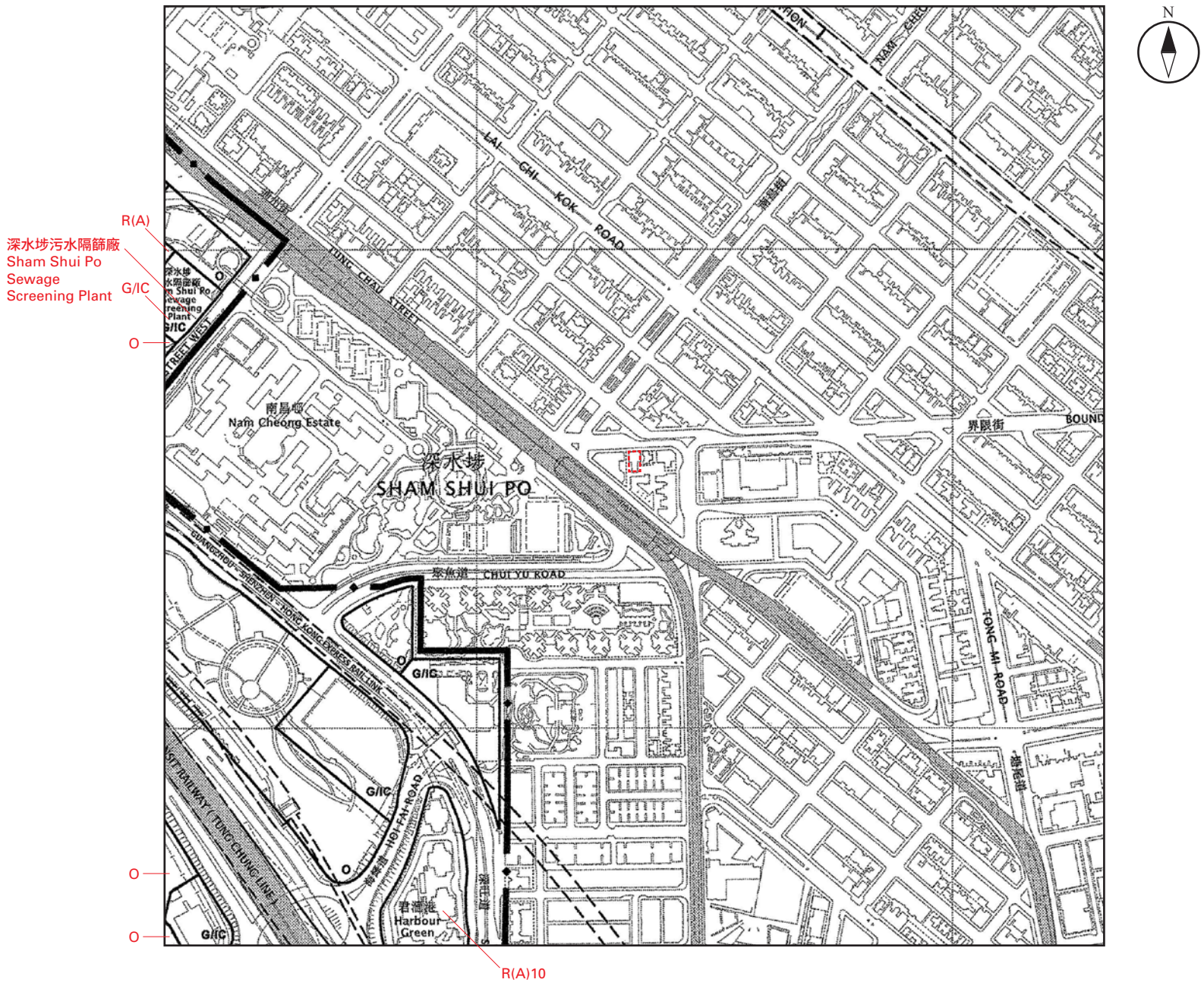
	ZONES	地帶
R(A)	RESIDENTIAL (GROUP A)	住宅（甲類）
R(E)	RESIDENTIAL (GROUP E)	住宅（戊類）
G/IC	GOVERNMENT, INSTITUTION OR COMMUNITY	政府、機構或社區
O	OPEN SPACE	休憩用地
OU	OTHER SPECIFIED USES	其他指定用途
	COMMUNICATIONS	**交通**
車站 STATION	RAILWAY AND STATION (UNDERGROUND)	鐵路及車站（地下）
	MAJOR ROAD AND JUNCTION	主要道路及路口
	ELEVATED ROAD	高架道路
	MISCELLANEOUS	**其他**
	BOUNDARY OF PLANNING SCHEME	規劃範圍界線
	BUILDING HEIGHT CONTROL ZONE BOUNDARY	加油站
115	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）
8	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	最高建築物高度（樓層數目）

Notes:
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor also 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.
3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason 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 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. 賣方建議準買家到有關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》所規定的範圍。
4. 此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。

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

Extracted from the Approved South West Kowloon Outline Zoning Plan, Plan No. S/K20/30, gazetted on 3rd October 2014, with adjustments where necessary.
摘錄自2014年10月3日刊憲之西南九龍分區計劃大綱核准圖，圖則編號為S/K20/30，經修正處理。



Location of the Development
發展項目的位置

Scale 比例
Metre 米 0 100 200 300 400 500

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

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
O	OPEN SPACE	休憩用地
	COMMUNICATIONS	**交通**
車站 STATION	RAILWAY AND STATION	鐵路及車站
車站 STATION	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
	MISCELLANEOUS	**其他**
	BOUNDARY OF PLANNING SCHEME	規劃範圍界線

Notes:
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
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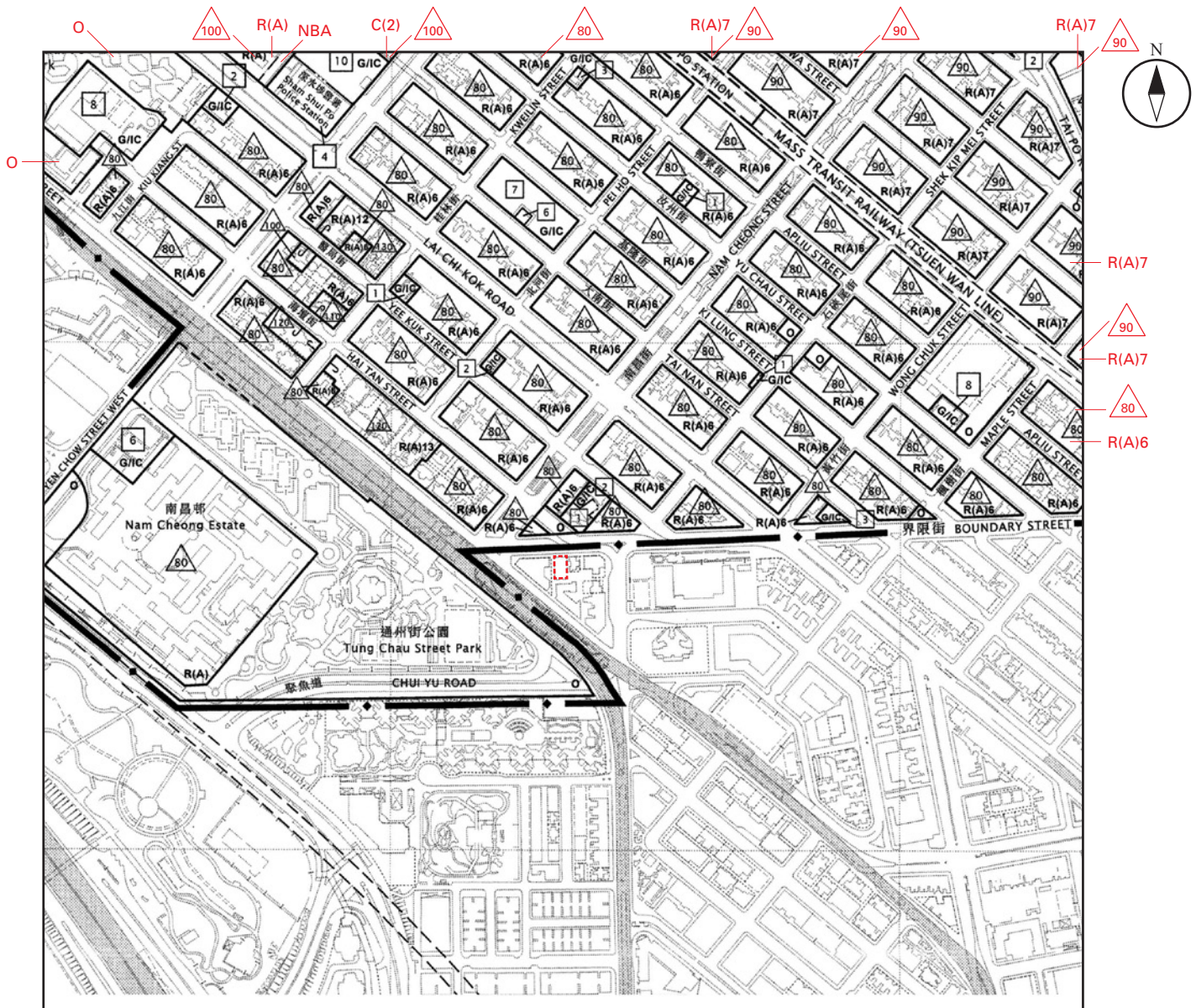
4. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

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. 賣方建議準買家到有關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》所規定的範圍。
4. 此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。

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

Extracted from the Draft Cheung Sha Wan Outline Zoning Plan, Plan No. S/K5/40, gazetted on 13th June 2025, with adjustments where necessary.
摘錄自2025年6月13日刊憲之長沙灣分區計劃大綱草圖，圖則編號為S/K5/40，經修正處理。



This blank area falls outside the coverage of the relevant Outline Zoning Plan
當區分區計劃大綱圖並不覆蓋本空白範圍

Location of the Development
發展項目的位置

Scale 比例
Metre 米 0 100 200 300 400 500

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

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
	COMMUNICATIONS	**交通**
車站 STATION	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
	MISCELLANEOUS	**其他**
	BOUNDARY OF PLANNING SCHEME	規劃範圍界線
	BUILDING HEIGHT CONTROL ZONE BOUNDARY	加油站
90	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）
8	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	最高建築物高度（樓層數目）
NBA	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 is available for free inspection at the sales office during opening hours.
2. The Vendor also 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.
3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason 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 Hong Kong SAR.

備註：
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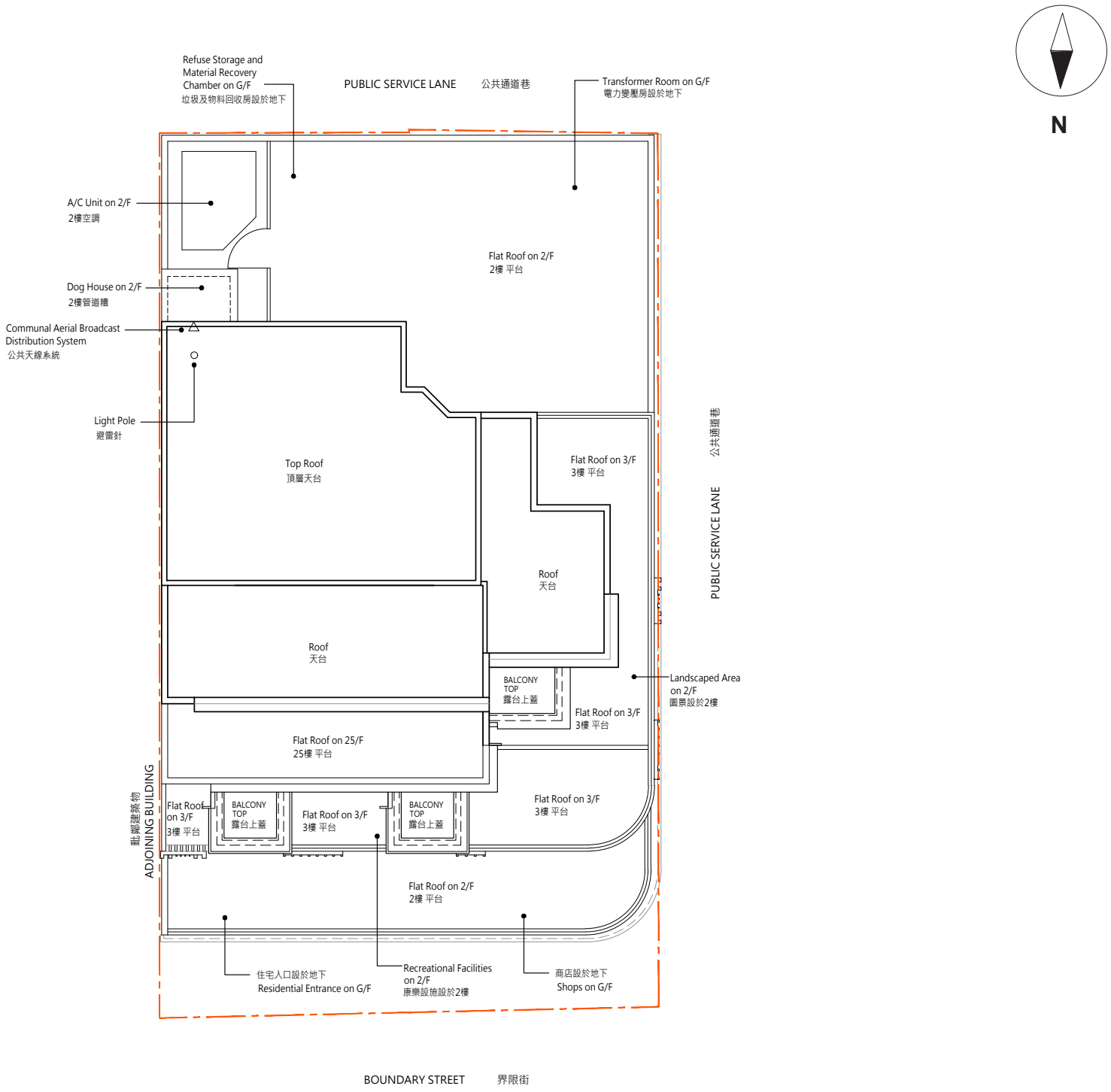
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
4. 此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

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



Boundary Line of the Development
發展項目的邊界線

Scale 比例
Metre 米 0 5

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:
平面圖中所使用名稱及簡稱之圖例：

A/C PLATFORM	Air Conditioner Platform	空調機平台
A/C PLINTH	Air Conditioner Plinth	空調機基座
A/C UNIT FOR FLAT A	Air Conditioner Unit for Flat A	空調機 (單位A)
ALUMINIUM GRILLE ARCHITECTURAL FEATURE	Aluminium Grille Architectural Feature	鋁質格柵建築裝飾
ARCHITECTURAL FEATURE	Architectural Feature	建築裝飾
BALCONY	Balcony	露台
BALCONY ABOVE	Balcony Above	露台置上
BALCONY TOP	Balcony Top	露台上蓋
BATH	Bathroom	浴室
BEDROOM	Bedroom	睡房
COMMON AREA FOR GONDOLA USE	Common Area for Gondola Use	吊船用的公用地方
CURTAIN WALL TOP	Curtain Wall Top	玻璃幕牆蓋
C.D.	Cable Duct	電纜槽
D	Down	落
DOG HOUSE	Dog House	室外管道檢修井
E.M.C.	Electricity Meter Cabinet	電錶櫃
FLAT ROOF	Flat Roof	平台
F.H.	Fire Hydrant	消防栓
H.R.	Hose Reel	消防喉轆
H.R. AT H/L	Hose Reel at High Level	消防喉轆在高位
LIFT	Lift	升降機
LIFT LOBBY	Lift Lobby	升降機大堂
LIFT SHAFT	Lift Shaft	升降機槽
LIVING / DINING	Living Room & Dining Room	客廳及飯廳
MAIN ROOF	Main Roof	主天台
OPEN KITCHEN	Open Kitchen	開放式廚房
P.D.	Pipe Duct	管道槽
U	Up	上

Notes :

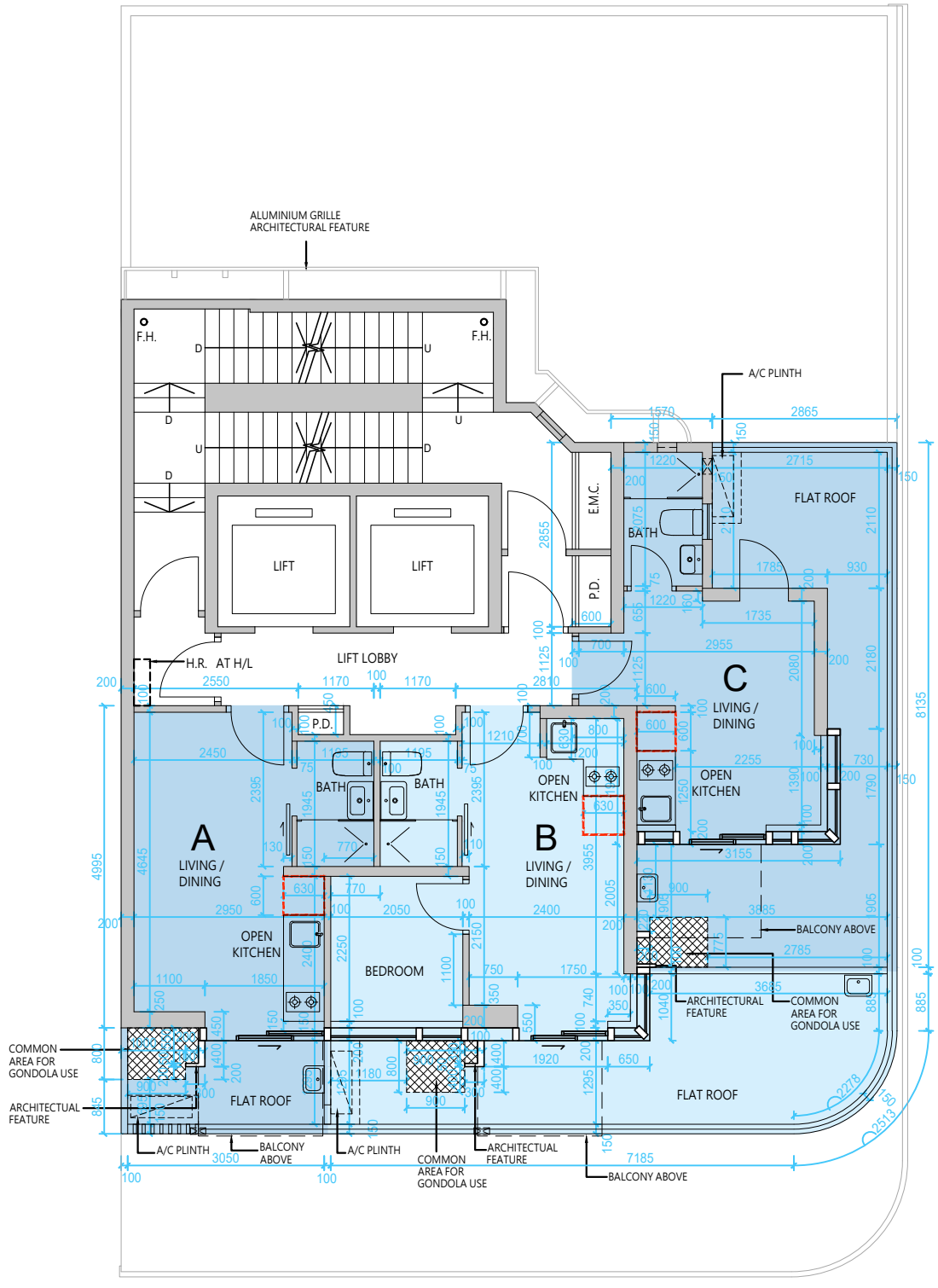
1. There may be architectural features on external walls of some floors.
2. Common pipes exposed and/or enclosed in cladding are located at/ adjacent to balcony and/or flat roof and/or roof and/or air conditioner platform and/or external wall of some residential units.
3. There are sunken slabs and/or ceiling bulkheads and/or false ceiling at living rooms & dining rooms, bedrooms, corridors, bathrooms and open kitchens of some residential units for the air-conditioning system and/or mechanical and electrical services.
4. The internal ceiling height within some units may vary due to structural, architectural and/or decoration design variations.
5. Balconies are non-enclosed areas.
6. Symbols of fittings and fitments shown on the floor plans, such as sink, water closets, shower, sink counter, cabinet, fittings etc, are architectural symbols extracted from the latest approved general building plans and are for general indication only and are not for showing their actual size, design and shape.
7. There are curtain walls forming part of the enclosing walls of the residential units. The Saleable Area as defined in the Formal Agreement for Sale and Purchase of a residential unit has included the curtain walls, and is measured from the exterior of such and curtain walls.

備註：

1 部分樓層外牆或設有建築裝飾。
2. 部分住宅單位的露台及/或平台及/或天台及/或空調機平台及/或外牆或其鄰近地方設有外露及/或內藏於覆蓋層板的公用喉管。
3. 部分住宅單位客廳及飯廳、睡房、走廊、浴室及開放式廚房設有跌級樓板及/或天花假陣及/或假天花，用以裝置空調系統及/或機電設備。
4. 部分單位之室內天花高度或會因應結構、建築及/或裝修設計上的需要而有差異。
5. 露台為不可封閉的地方。
6. 樓面平面圖上所顯示的裝置及設備符號，例如洗滌盆、坐廁、淋浴間、洗滌盆櫃、櫃、裝置等乃摘自最新的經批准的建築圖則的建築圖示，只作一般性標誌，並非展示其實際大小、設計及形狀。
7. 住宅單位有構成其圍封牆的一部分的幕牆。住宅單位之正式買賣合約內所定義之實用面積已包括幕牆，並由該幕牆之外圍起計。

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

3/F
FLOOR PLAN
3樓
樓面平面圖



N

Built-in fittings provided in the flats
隨樓附送之嵌入式裝置

Scale 比例
Metre 米 0 5

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

Floor 樓層	Flat 單位	Thickness of the Floor Slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)
3/F 3樓	A	1500	2975#, 3075#, 3275#, 3325#
	B	1500	
	C	1500	

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. This situation and section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable for this Development.

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。此情況及《一手住宅物業銷售條例》附表1第1部第10(2)(e)條不適用於此發展項目。

Notes :

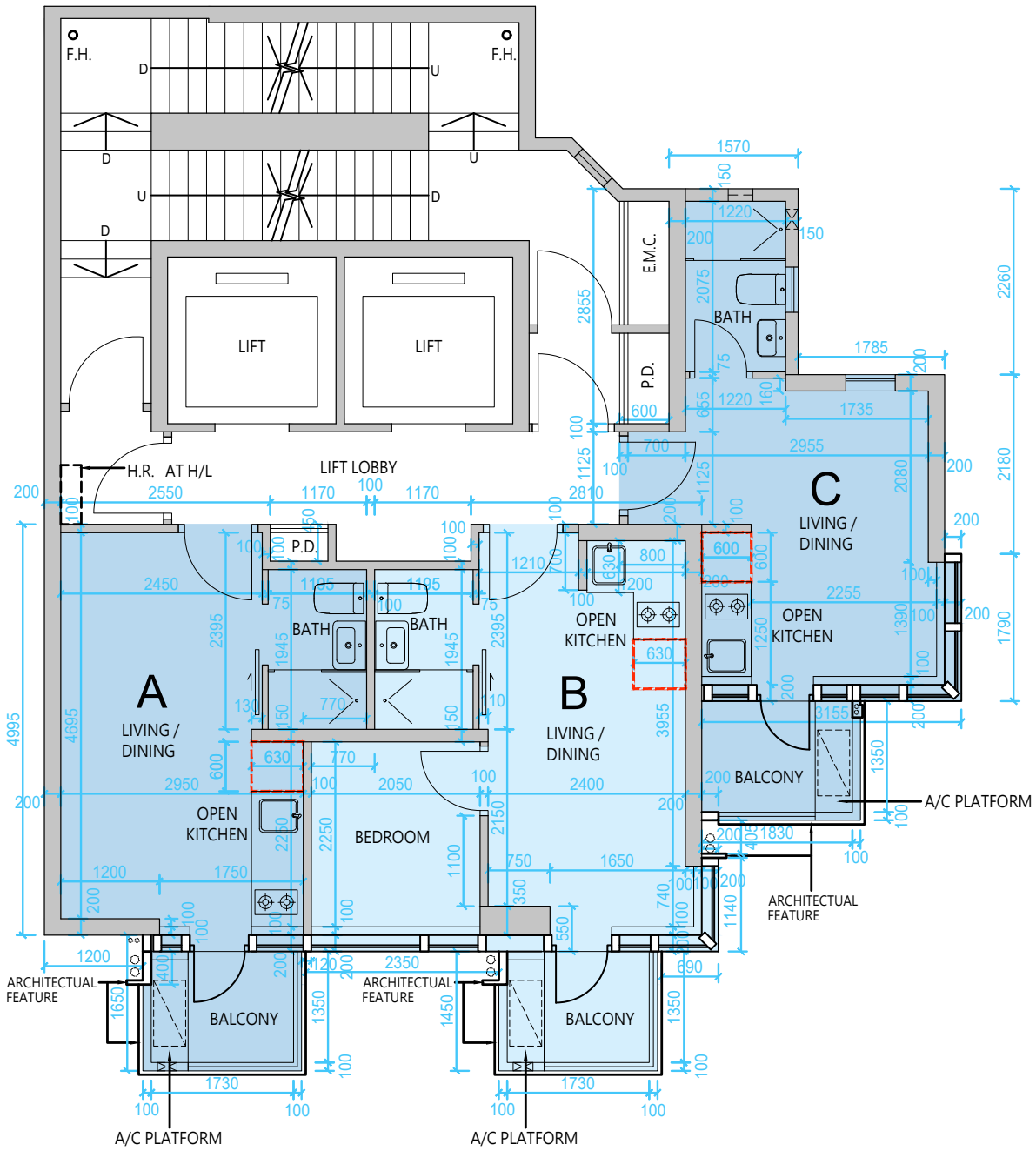
1. The dimensions of the floor plan are all structural dimensions in millimetres.
2. Please refer to Page 28 of this sales brochure for the legend of the terms and abbreviations shown on the floor plans and remarks that are applicable thereto.
3. There may be architechtural features on external walls of some residential properties. For details, please refer to the latest approved building plans.
4. "Floor-to-floor height" refers to the height between the top surface of the structural slab of floor and the top surface of the structural slab of its immediate upper floor.
5. # Inclusive of the thickness of mass concrete fill on transfer plate.

備註：

1 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 樓面平面圖中顯示之名詞及簡稱之圖例及其適用的附註，請參閱本售樓說明書第28頁。
3. 部分住宅物業外牆可能設有建築裝飾。詳情請參考最新批准之建築圖則。
4. 「層與層之間的高度」指該樓層之石屎地台面與上一層石屎地台面之高度距離。
5. # 包括轉換層上之混凝土填充厚度。

5/F - 12/F & 15/F - 23/F
FLOOR PLAN
5樓至12樓及15至23樓
樓面平面圖

N



Built-in fittings provided in the flats
隨樓附送之嵌入式裝置

Scale 比例
Metre 米 0 5

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

Floor 樓層	Flat 單位	Thickness of the Floor Slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)
5/F - 12/F & 15/F - 22/F 5樓至12樓 及 15樓至22樓	A	150	2975#, 3075#, 3275#, 3325#
	B	150	
	C	150	
23/F 23樓	A	150	2975#, 3325#
	B	150	3075#, 3325#
	C	150	2975#, 3075#, 3275#, 3325#

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. This situation and section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable for this Development.

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。此情況及《一手住宅物業銷售條例》附表1第1部第10(2)(e)條不適用於此發展項目。

Notes :

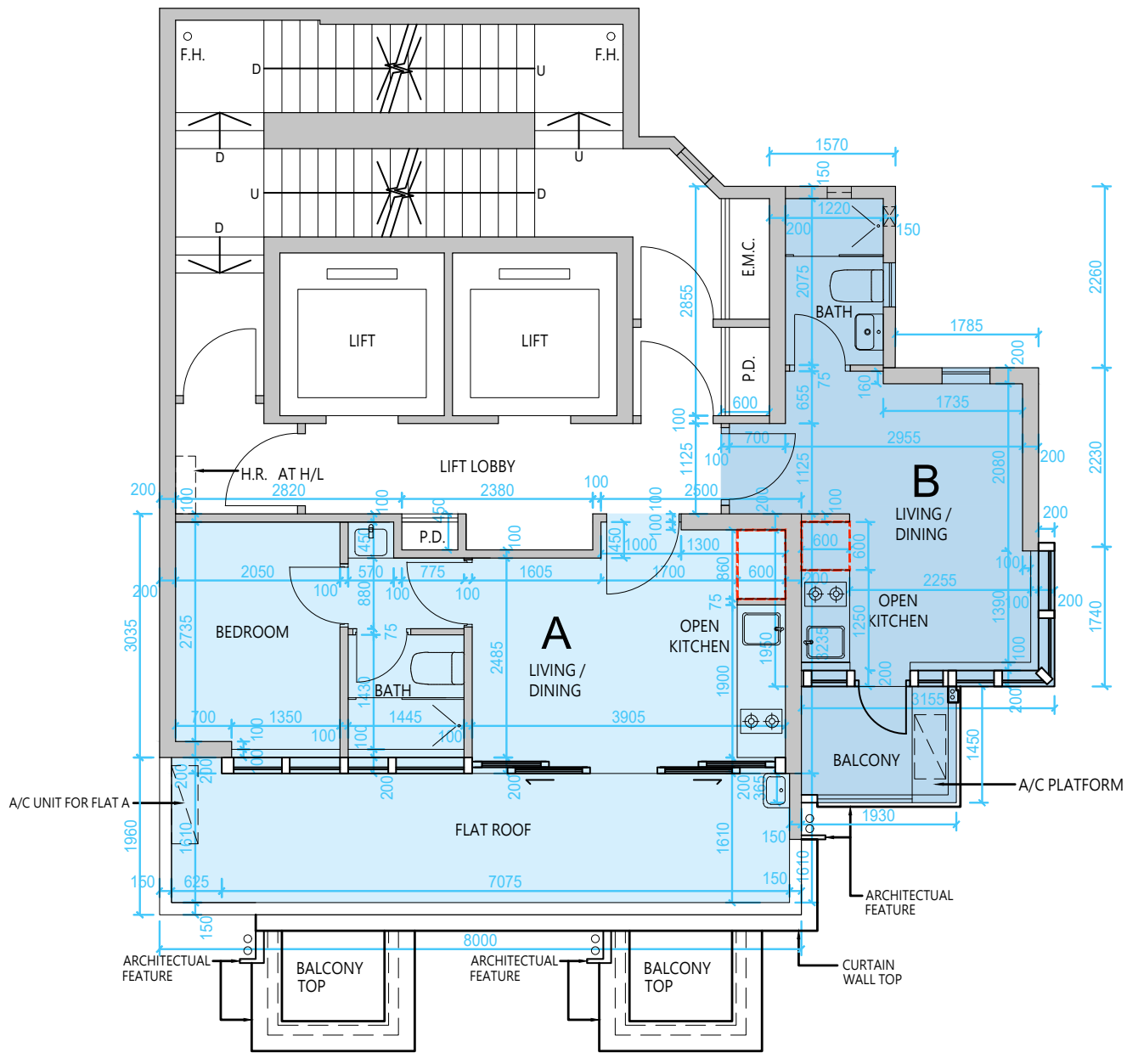
1. The dimensions of the floor plan are all structural dimensions in millimetres.
2. Please refer to Page 28 of this sales brochure for the legend of the terms and abbreviations shown on the floor plans and remarks that are applicable thereto.
3. There may be architechtural features on external walls of some residential properties. For details, please refer to the latest approved building plans.
4. "Floor-to-floor height" refers to the height between the top surface of the structural slab of floor and the top surface of the structural slab of its immediate upper floor.
5. # Inclusive of the thickness of mass concrete fill on transfer plate.

備註：

1 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 樓面平面圖中顯示之名詞及簡稱之圖例及其適用的附註，請參閱本售樓說明書第28頁。
3. 部分住宅物業外牆可能設有建築裝飾。詳情請參考最新批准之建築圖則。
4. 「層與層之間的高度」指該樓層之石屎地台面與上一層石屎地台面之高度距離。
5. # 包括轉換層上之混凝土填充厚度。

25/F
FLOOR PLAN
25樓
樓面平面圖

N



Built-in fittings provided in the flats
隨樓附送之嵌入式裝置

Scale 比例
Metre 米 0 5

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

Floor 樓層	Flat 單位	Thickness of the Floor Slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)
25/F 25樓	A	150	2975#, 3075#, 3325#
	B	150	2975#, 3075#, 3275#, 3325#

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. This situation and section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable for this Development.

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。此情況及《一手住宅物業銷售條例》附表1第1部第10(2)(e)條不適用於此發展項目。

Notes :

1. The dimensions of the floor plan are all structural dimensions in millimetres.
2. Please refer to Page 28 of this sales brochure for the legend of the terms and abbreviations shown on the floor plans and remarks that are applicable thereto.
3. There may be architechtural features on external walls of some residential properties. For details, please refer to the latest approved building plans.
4. "Floor-to-floor height" refers to the height between the top surface of the structural slab of floor and the top surface of the structural slab of its immediate upper floor.
5. # Inclusive of the thickness of mass concrete fill on transfer plate.

備註：

1 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 樓面平面圖中顯示之名詞及簡稱之圖例及其適用的附註，請參閱本售樓說明書第28頁。
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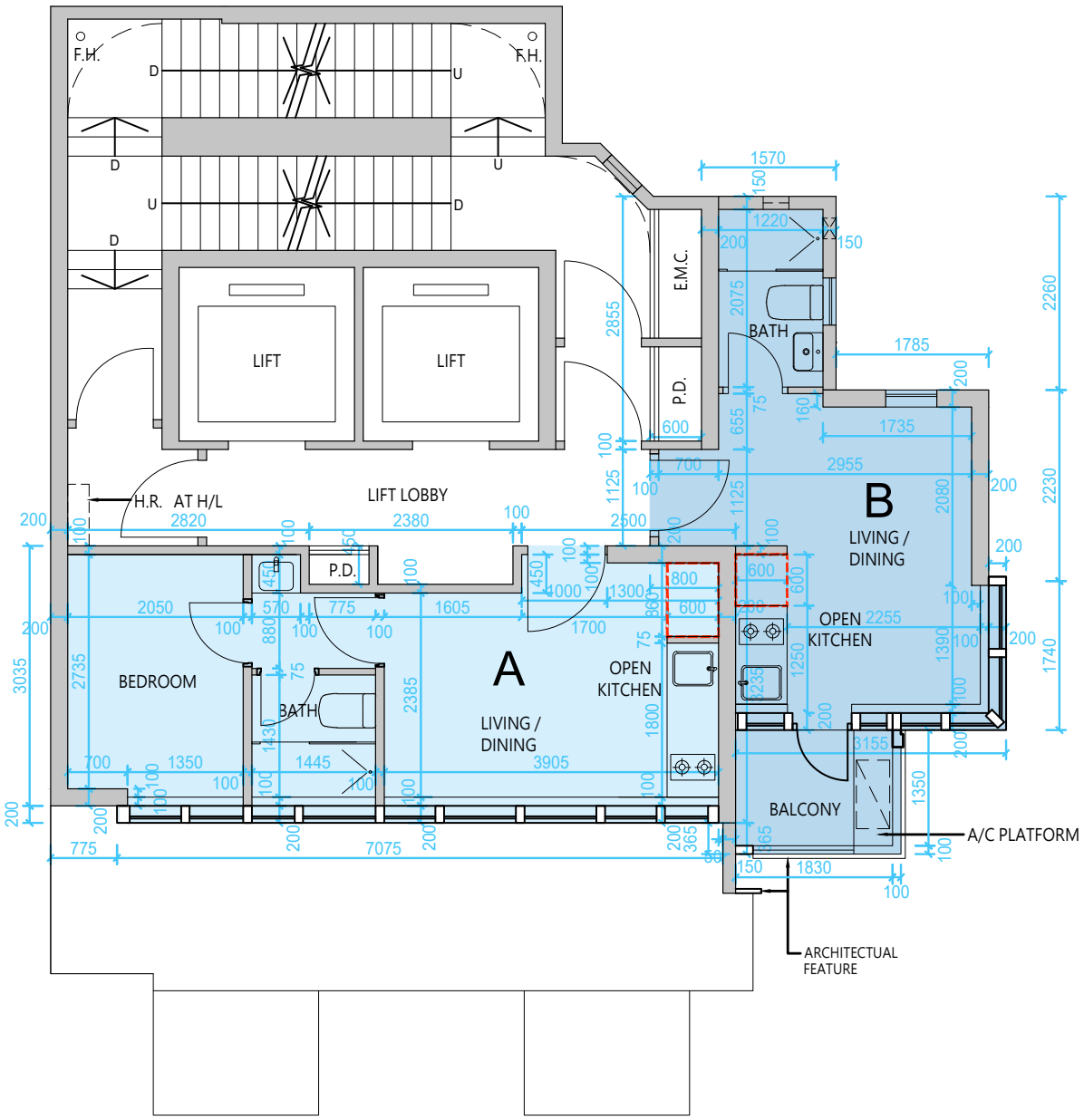
4. 「層與層之間的高度」指該樓層之石屎地台面與上一層石屎地台面之高度距離。
5. # 包括轉換層上之混凝土填充厚度。

26/F
FLOOR PLAN
26樓
樓面平面圖

N



Built-in fittings provided in the flats
隨樓附送之嵌入式裝置

Scale 比例
Metre 米
0 5

Floor 樓層	Flat 單位	Thickness of the Floor Slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)
26/F 26樓	A	150	4000#
	B	150	

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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。此情況及《一手住宅物業銷售條例》附表1第1部第10(2)(e)條不適用於此發展項目。

Notes :

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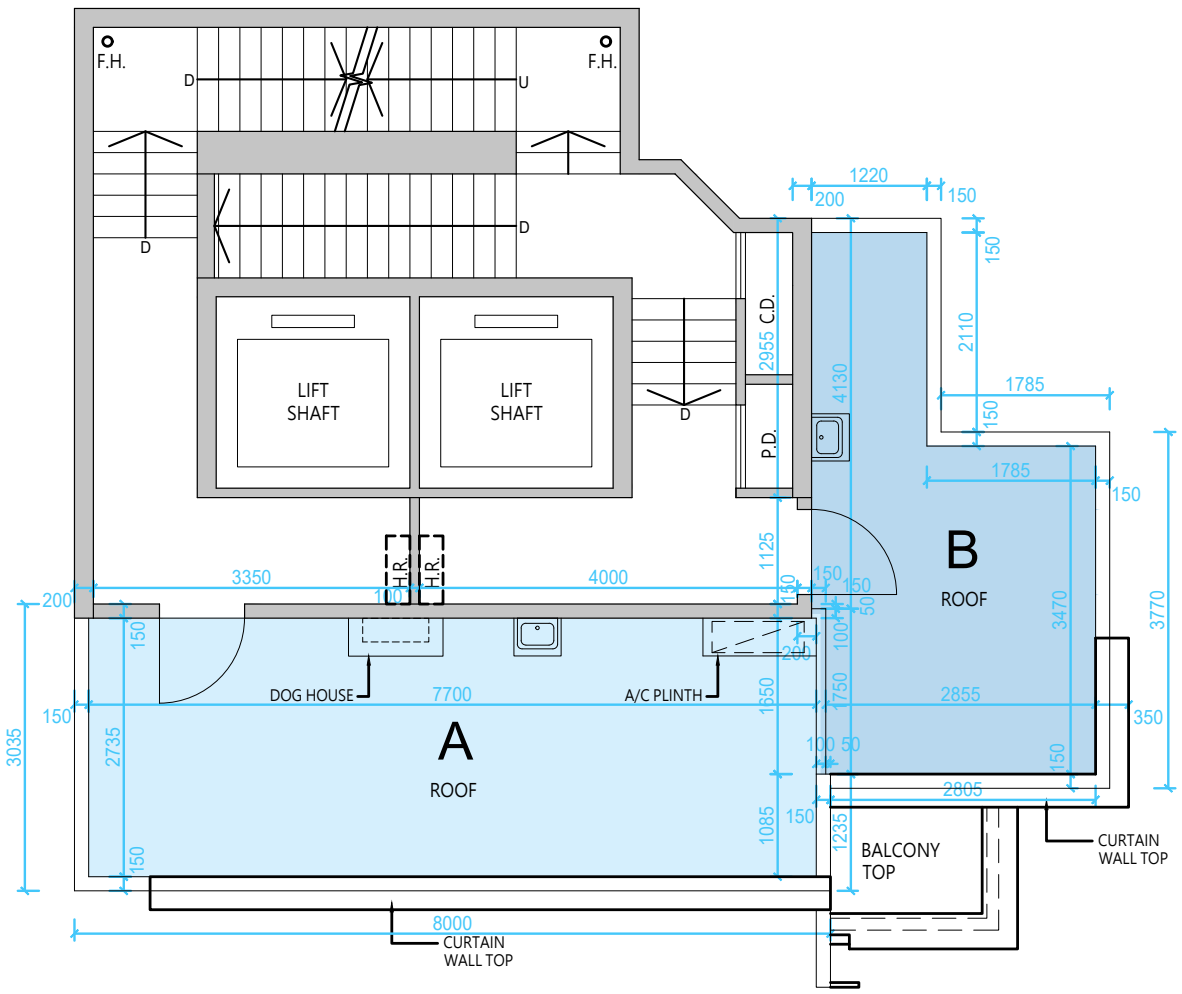
2. Please refer to Page 28 of this sales brochure for the legend of the terms and abbreviations shown on the floor plans and remarks that are applicable thereto.
3. There may be architechtural features on external walls of some residential properties. For details, please refer to the latest approved building plans.
4. "Floor-to-floor height" refers to the height between the top surface of the structural slab of floor and the top surface of the structural slab of its immediate upper floor.
5. # Inclusive of the thickness of mass concrete fill on transfer plate.

備註：

1 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 樓面平面圖中顯示之名詞及簡稱之圖例及其適用的附註，請參閱本售樓說明書第28頁。
3. 部分住宅物業外牆可能設有建築裝飾。詳情請參考最新批准之建築圖則。
4. 「層與層之間的高度」指該樓層之石屎地台面與上一層石屎地台面之高度距離。
5. # 包括轉換層上之混凝土填充厚度。

Roof
FLOOR PLAN
天台
樓面平面圖



Built-in fittings provided in the flats
隨樓附送之嵌入式裝置

Scale 比例
Metre 米
0 5

Floor 樓層	Flat 單位	Thickness of the Floor Slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)
Roof 天台	A	Not applicable 不適用	Not applicable 不適用
	B	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. This situation and section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable for this Development.
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。此情況及《一手住宅物業銷售條例》附表1第1部第10(2)(e)條不適用於此發展項目。

Notes :

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2. Please refer to Page 28 of this sales brochure for the legend of the terms and abbreviations shown on the floor plans and remarks that are applicable thereto.
3. There may be architechtural features on external walls of some residential properties. For details, please refer to the latest approved building plans.
4. "Floor-to-floor height" refers to the height between the top surface of the structural slab of floor and the top surface of the structural slab of its immediate upper floor.

備註：

1 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 樓面平面圖中顯示之名詞及簡稱之圖例及其適用的附註，請參閱本售樓說明書第28頁。
3. 部分住宅物業外牆可能設有建築裝飾。詳情請參考最新批准之建築圖則。
4. 「層與層之間的高度」指該樓層之石屎地台面與上一層石屎地台面之高度距離。

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

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah (if any)) sq. metre (sq. ft) 實用面積（包括露台，工作平台及陽台(如有)）平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)									
Floor 樓層	Flat 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
3/F 3樓	A	17.814 (192) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	3.290 (35)	-	-	-	-	-	-
	B	22.331 (240) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	13.724 (148)	-	-	-	-	-	-
	C	17.405 (187) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	15.655 (169)	-	-	-	-	-	-
5/F - 12/F & 15/F - 23/F 5樓至12樓及15樓至23樓	A	19.814 (213) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	B	24.186 (260) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	C	19.550 (210) Balcony 露台 : 2.145 (23) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-

Notes:

1. The saleable area of each residential property and, the floor areas 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 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.
2. The areas as specified above in square feet are converted at a rate of 1 square metre=10.764 square feet and rounded up or down to the nearest whole square feet, which may be slightly different from that shown in square metre.
3. There is no verandah in the residential properties of the Development.
4. 4/F, 13/F, 14/F and 24/F are omitted.
5. The symbol "--" as shown in the above table denotes "Not provided".

備註：

1. 每個住宅物業的實用面積、露台、工作平台及陽台(如有)之樓面面積，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。
2. 上述所列之面積是以英制之平方呎列明，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，平方呎與平方米之數字可能有些微差異。
3. 發展項目住宅物業並無陽台。
4. 不設4樓、13樓、14樓及24樓。
5. 上表所顯示之「--」符號代表「不提供」。

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

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah (if any)) sq. metre (sq. ft) 實用面積（包括露台，工作平台及陽台(如有)）平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)									
Floor 樓層	Flat 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
25/F 25樓	A	24.240 (261) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	12.522 (135)	-	-	-	-	-	-
	B	19.568 (211) Balcony 露台 : 2.163 (23) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
26/F 26樓	A	24.240 (261) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	-	-	-	21.059 (227)	-	-	-
	B	19.568 (211) Balcony 露台 : 2.163 (23) Utility Platform 工作平台 : -	-	-	-	-	-	-	12.922 (139)	-	-	-

Notes:

1. The saleable area of each residential property and, the floor areas 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 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.
2. The areas as specified above in square feet are converted at a rate of 1 square metre=10.764 square feet and rounded up or down to the nearest whole square feet, which may be slightly different from that shown in square metre.
3. There is no verandah in the residential properties of the Development.
4. 4/F, 13/F, 14/F and 24/F are omitted.
5. The symbol "--" as shown in the above table denotes "Not provided".

備註：

1. 每個住宅物業的實用面積、露台、工作平台及陽台(如有)之樓面面積，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。
2. 上述所列之面積是以英制之平方呎列明，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，平方呎與平方米之數字可能有些微差異。
3. 發展項目住宅物業並無陽台。
4. 不設4樓、13樓、14樓及24樓。
5. 上表所顯示之「--」符號代表「不提供」。

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

Not Applicable

不適用

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

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase.

2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement for sale and purchase will be held by a firm of solicitors acting for the owner, as stakeholders.

3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement –
   (i) that 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.

1. 在簽署臨時買賣合約時須支付款額為5%的臨時訂金。

2. 買方在簽署該臨時買賣合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身份持有。

3. 如買方沒有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。

A. Common parts of the Development

"Common Areas and Facilities" means, collectively, the Development Common Areas and Facilities, the Residential Common Areas and Facilities, the Commercial Common Areas and Facilities and all those parts and such of the areas and facilities (if any) of the Building 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) sprinkler / fire service inlets, gas control compartment, master check meter cabinet, sprinkler control valve set room, refuse room, transformer room, fresh & flushing water pump room, main switch room, telecommunications and broadcasting equipment room, fire service and sprinkler pump and tank room, pipe duct, electric meter cabinet, water meter cabinet, cable duct, potable and flushing water pump and tank room, emergency generator room, flat roof for maintenance only, staircases and such other areas and any other systems, services, devices and facilities provided for or installed in the Building intended for the common use and benefit of the Building 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 Orange on the DMC Plans;

(b) such parts of the external walls of the Building (including the Curtain Wall and non-structural prefabricated external walls and glass walls, if any) (but excluding those parts forming part of (i) the Residential Units; (ii) the Commercial Units; (iii) the Residential Common Areas and Facilities; and (iv) the Commercial Common Areas and Facilities) which are (if and where capable of being shown on plans) for identification purposes only shown coloured Orange on the DMC Plans;

(c) such other areas, systems, devices, services and facilities of and in the Land and the Building 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 Building as may fall within the definition of "common parts" as defined in the BMO, but excludes the Residential Common Areas and Facilities, the Commercial Common Areas and Facilities and such areas within the Building the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Building serving only any particular Owner PROVIDED THAT, where appropriate, if

(i) any parts of the Building 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) lifts, lift overrun, lift machine room, lobbies, maintenance areas, flat roof for air-conditioning outdoor unit, external parapet(s) of the Residential Units (excluding the interior finishes of any part of the external parapet(s) enclosing and facing a Residential Unit and top of such external parapet(s), which interior finishes and top of such external parapet(s) shall form part of the Residential Unit), top of Curtain Wall (C.W.) and top of balconies which are (if and where capable of being shown on plans) for identification purposes only shown coloured Green and Green Stippled Black on the DMC Plans;

(b) such parts of the external walls of the Building from about 2/F and above (including the Curtain Wall and non-structural prefabricated external walls, if any) (but excluding the windows, louvers, sliding door, French door and balustrades of the Residential Units and those parts forming part of (i) the Residential Units; (ii) the Commercial Units; (iii) the Development Common Areas and Facilities; and (iv) the Commercial 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) the Recreational Facilities;

(d) the Covered Landscaped and Play Area;

(e) such other areas and any other systems, services, devices and facilities provided for or installed in the Building intended for the common use and benefit of all the Residential Units as a whole and not just any particular Residential Unit; and

(f) such other areas, systems, devices, services and facilities of and in the Land and the Building 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 Commercial Common Areas and Facilities and such areas within the Building the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Building serving only any particular Owner.

"Commercial Common Areas and Facilities" means, and includes :-

(a) such parts of the external walls of the Building (including the Curtain Wall and non-structural prefabricated external walls and glass walls, if any) which are (if and where capable of being shown on plans) for identification purposes only shown coloured Yellow on the DMC Plans;

(b) such other areas and any other systems, services, devices and facilities provided for or installed in the Building intended for the common use and benefit of all the Commercial Units as a whole and not just any particular Commercial Unit; and

(c) such other areas, systems, devices, services and facilities of and in the Land and the Building as may be designated as Commercial 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 Residential Common Areas and Facilities, the Development Common Areas and Facilities and such areas within the Building the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Building serving only any particular Owner.

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

Floor	Flat	Undivided Shares Per Residential Unit
3/F	A	181
	B	236
	C	189
5/F - 12/F (8 storeys)	A	198
	B	241
	C	195
15/F - 23/F (9 storeys)	A	198
	B	241
	C	195
25/F	A	254
	B	195
26/F	A	263
	B	207

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 as provided in the DMC.

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

Each Owner shall contribute towards the Management Expenses of the Building (including the Manager's remuneration) in such manner in such amount and in such proportion as provided in the DMC by reference to the Undivided Shares allocated to his Unit in accordance with the following principles:

1. Each Owner shall contribute his due proportion of the budgeted Development Management Expenses which proportion shall be equal to the Undivided Shares of his Unit divided by the total

Undivided Shares of all Units (excluding the Undivided Shares of the Common Areas and Facilities); and

2. Each Owner of a Residential Unit shall contribute his due proportion of the budgeted Residential Management Expenses which proportion shall be equal to the Undivided Shares of his Residential Unit divided by the total Undivided Shares of all Residential Units.

E. Basis on which the management fee deposit is fixed

A sum as security equivalent to three (3) months' monthly management contribution towards Management Expenses and such security amount shall be non-refundable but transferable.

F. The area in the Development retained by the Vendor for the Vendor's own use

There is no area in the Development which is retained by the Owner for that owners' use as referred to in section 14(2)(f), Part 1, Schedule 1 of the Residential Properties (First-hand Sales) Ordinance.

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.

A. 發展項目的公用部分

「公用地方及設施」統指發展項目公用地方及設施、住宅公用地方及設施、商業公用地方及設施及第一業主根據公契的條文或相關業主在任何分公契 (如有) 中指定作公用地方及設施的大廈的所有該等部分、地方及設施(如有)。

「發展項目公用地方及設施」指及包括：

(a) 花灑/消防進水口、氣體控制間、主校對錶櫃、花灑控制器閥房、垃圾房、變壓器室、食水及沖廁水泵房、總掣房、電訊及廣播設備室、消防及花灑水泵及水箱房、管道槽、電錶櫃、水錶櫃、電纜槽、飲用及沖廁水泵及水箱房、緊急發電機房、僅供維修用之平台、樓梯以及在大廈內提供或安裝擬供整個大廈共同使用和享用，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) 在公契圖則上以橙色顯示，僅供識別；

(b) 大廈外牆的部分(包括幕牆和非結構的預製外牆和玻璃牆，如有)(但不包括構成(i)住宅單位；(ii)商業單位；(iii)住宅公用地方及設施；及(iv)商業公用地方及設施的部分)，該等部分(如果可以在圖則上顯示)在公契圖則上以橙色顯示，僅供識別；

(c) 第一業主根據公契的條文或相關業主在任何分公契中指定為發展項目公用地方及設施的該土地及大廈內的其他區域、系統、設備、服務和設施；及

(d) 如果上述(a)、(b) 和(c) 段沒有明特別指定，屬於《建築物管理條例》列明「公用部分」定義所涵蓋的該土地及大廈的其他部分，

但不包括住宅公用地方及設施、商業公用地方及設施及大廈內屬於任何特定業主擁有權利和特權獨家持有、使用、佔有和享用的地方和大廈內僅為任何個別業主服務的設施，但是，於適當情況下，如果

(i) 大廈的任何部分符合《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訂明而符合《建築物管理條例》第2條中「公用部分」第(b)段的定義，

此等部分將將受制於前述的規定並被視為納入及屬於發展項目公用地方及設施的一部分。

「住宅公用地方及設施」指及包括：

(a) 升降機、升降機緩衝裝置、升降機機房大堂、維修範圍、空調機室外機用之平台、住宅單位的外部護牆 (不包括包圍及面向住宅單位的外部護牆的內部飾面和該等外部護牆的頂部，該等外部護牆的內部飾面和頂部應構成住宅單位的一部分)、幕牆頂部 (C.W.) 和露台上蓋，該等部分 (如果可以在圖則上顯示)在公契圖則上以綠色和綠色加黑點顯示，僅供識別；

(b) 大廈由約2樓及以上的外牆的部分 (包括幕牆及非結構的預製外牆，如有)(但不包括住宅單位的窗戶、百葉窗、滑動門、落地窗和欄杆及構成(i)住宅單位；(ii)商業單位；(iii) 發展項目公用地方及設施；及(iv)商業公用地方及設施一部分的該等外牆及大廈幕牆)，(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) 康樂設施；

(d) 有蓋園景和遊樂地方；

(e) 大廈內有住宅單位整體的共同使用和享用，而不僅僅是供任何個別住宅單位使用及享用而提供或安裝的的該等其他區域和任何其他系統、服務、裝置和設施；及

(f) 第一業主根據公契或相關業主在任何分公契 (如有) 中指定為住宅公用地方及設施的該土地及大廈內的其他區域、系統、設備、服務和設施，

但不包括發展項目公用地方及設施、商業公用地方及設施及大廈內屬於任何個別業主有權利和特權獨家持有、使用、佔有和享用的地方和大廈內僅為任何個別業主服務的設施。

「商業公用地方及設施」指及包括：

(a) 大廈的外牆部分 (包括幕牆和非結構的預製外牆和玻璃牆，如有)，該等部分 (如果可以在圖則上顯示) 在公契圖則上以黃色顯示，僅供識別；

(b) 大廈內為所有商業單位整體的共同使用和享用而不僅僅是供任何個別商業單位使用及享用而提供或安裝的該等其他區域和任何其他系統、服務、裝置和設施；及

(c) 第一業主根據公契或相關業主在任何分公契 (如有) 中指定為商業公用地方及設施的該土地及大廈內的其他區域、系統、設備、服務和設施，

但不包括住宅公用地方及設施、發展項目公用地方及設施及大廈內屬於任何個別業主擁有權利和特權獨家持有、使用、佔有和享用的地方，以及大廈內僅為任何個別業主服務的設施。

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

樓層	單位	每個住宅單位獲分配的不分割份數的數目
3樓	A	181
	B	236
	C	189
5樓至12樓 (共8層)	A	198
	B	241
	C	195
15樓至23樓 (共9層)	A	198
	B	241
	C	195
25樓	A	254
	B	195
26樓	A	263
	B	207

C. 有關發展項目的管理人的委任年期

發展項目管理人的首屆任期為兩(2)年，自公契簽訂之日起開始，直至按公契規定終止為止。

D. 在發展項目的住宅物業的業主之間分擔管理開支的基準

每位業主須根據公契中規定的方式、金額和比例參考分配給其單位的不分割份數按照下列原則分擔大廈的管理開支 (包括管理人的酬金)：

1. 每位業主須須分擔預算發展項目管理開支中他的適當比例該比例應等於其單位的不分割份數除以所有單位的總不分割份數 (不包括公用地方及設施的不分割份數)；及
2. 住宅單位的每位業主須分擔預算住宅管理開支中他的適當比例，該比例應等於他的住宅單位的不分割份數除以所有住宅單位的總不分割份數。

E. 計算管理費按金的基準

一筆相當於三(3)個月的每月管理開支分擔款項作為保證金，該保證金不可退還，但可以轉讓。

F. 擁有人在發展項目中保留作自用的範圍 (如有的話)

擁有人在發展項目中並無《一手住宅物業銷售條例》附表1第1部分第14(2)(f) 條所述之保留作自用的範圍。

註：
(1) 除售樓說明書另作定義外，以上使用的詞彙與公契內該等詞彙具有相同涵義。
(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。

SUMMARY OF LAND GRANT
批地文件的摘要

1. The lot numbers of the land on which the Development is situated

   The Development is situated on Kowloon Inland Lot No.6385 and Kowloon Inland Lot No.6386 (collectively referred to as the "Land" and each a "Lot").

2. The term of years under the lease

   In respect of Kowloon Inland Lot No.6385, the terms of years shall be 75 years commencing from 1 January 1894 with a right of renewal for a further term of 75 years. The right of renewal was deemed to have been exercised under and by virtue of the Government Leases Ordinance (Cap.40).

   In respect of Kowloon Inland Lot No.6386, the terms of years shall be 75 years commencing from 3 July 1954 with a right of renewal for a further term of 75 years.

3. The user restrictions applicable to that Land

   According to the Government Lease in respect of each Lot (each of the Government Leases is referred to as a "Land Grant"):-

   The Land shall not be used for industrial purposes and no factory building shall be erected thereon.

4. The facilities that are required to be constructed and provided for the Government, or for public use

   Each Land Grant states that the grantee shall form at his own expense the whole of the areas coloured red and green on the plan annexed to such Land Grant to such levels as the Government may require and to his satisfaction within 6 months from the date on which possession shall be given. The area coloured green shall be retained by the Government on completion.

   Each Land Grant also states that the grantee shall form to the satisfaction of the Government with approved material the portions of public roads and scavenging lane shown coloured green on the plan annexed to such Land Grant and prepare them so that building traffic may be carried thereon, and maintain them in good condition until the building covenant has been complied with.

   (Note: such formation and preparation have been completed and the aforesaid area coloured green have been retained by the Government.)

5. The grantee's obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside that Land

   (a) Each Land Grant states that the grantee shall maintain all buildings now standing or thereafter erected on the Lot in good and tenantable repair and condition throughout the tenancy.

   (b) Each Land Grant also states that the grantee shall at his own expense construct and maintain to the satisfaction of the Government such drains or channels as may be necessary to intercept and carry off storm or rain water falling on or flowing on to the Lot, and the grantee shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm or rain water, and shall at all times during the continuance of the demise remain responsible for the maintenance and repair of such drains or channels whether within the boundaries of the Lot or on Government land.

   (c) See paragraph 4.

6. The lease conditions that are onerous to a purchaser

   (a) Each Land Grant states that should the grantee neglect or fail to comply with the General or Special Conditions specified in the Land Grant, the Government shall have full power to re-enter and take possession of the Lot without prejudice to the remedies and claims of the Government in respect of any antecedent breach non-observance or non-performance of the terms and conditions of the Land Grant.

   (b) Each Land Grant also states that where any cutting away removal or setting back of adjoining adjacent or nearby hillside or banks or any building up or filling in is required for the purpose of or in connection with the formation levelling and development of the Lot or any part thereof, the grantee shall construct or bear the cost of the construction of such retaining walls or other support as shall or may then or at any time thereafter be necessary to protect and support such hillside and banks and the Lot itself and to obviate and prevent any falling away landslips or subsidence occurring thereafter, and shall at all times maintain the said retaining walls or other support

in good and substantial repair and condition. In the event of any landslip subsidence or falling away occurring at any time whether in or from adjoining hillside or banks or in or from the Lot itself as a result of any default by the grantee under this condition, the grantee shall at his own expense reinstate and make good the same and shall indemnify the Government from and against all costs charges damages demands and claims whatsoever which shall or may be made suffered or incurred through or by reason thereof. If in the opinion of the Government the grantee shall at any time be in default under this condition then (in addition to any other rights or remedies therein provided for breach of any of the conditions of the Land Grant) the Government shall be entitled by notice in writing to call upon the grantee to carry out such construction and/or maintenance or to reinstate and make good any falling away landslip or subsidence and if the grantee shall neglect or fail to comply with such notice within the period specified therein the Government may forthwith execute and carry out the same and the grantee shall on demand repay to the Government the cost thereof.

(c) Each Land Grant further states that the grantee shall pay to the Government, on demand, any such which the Government shall certify to be the cost of making good any damage done to adjoining public roads by the grantee, his contractors or sub-contractors or his or their workmen or vehicles or by any spoil from the Lot.

(d) Each Land Grant further states that the grantee shall pay to the Government, on demand, the cost of connecting any drains or sewers from the Lot to the Government storm-water drains or sewers. Such work shall be carried out by the Government who shall, however, incur no liability to the grantee in respect thereof.

(e) See paragraph 5.

Note:
1. The expression "grantee" as mentioned in this section means the lessee under the Land Grant and where the context admits or requires includes his executors, administrators and assigns.
2. For full details, please refer to the Land Grant. Full script of the Land Grant 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.

SUMMARY OF LAND GRANT
批地文件的摘要

1. 發展項目所位於的土地的地段編號

   發展項目位於九龍內地段第6385號及九龍內地段第6386號（統稱「該土地」，各稱為「地段」）。

2. 有關租契規定的年期

   就九龍內地段第6385號而言，年期為由1894年1月1日起計75年，且有一次續租權續期75年。續租權根據《政府租契條例》（第40章）被視作已行使。

   就九龍內地段第6386號而言，年期為由1954年7月3日起計75年，且有一次續租權續期75年。

3. 適用於該土地的用途限制

   根據每個地段的政府租契（每份政府租契稱為「批地文件」）：

   該土地不得用作工業用途，亦不得在其上興建工廠大廈。

4. 按規定須興建並提供予政府或供公眾使用的設施

   每份批地文件訂明，承授人須自費將該批地文件所附圖則上標示為紅色及綠色的全部範圍，塑造至政府可能要求的水平，並須令政府滿意，有關工程須於取得土地管有權當日起計6個月內完成。標示為綠色的範圍須於完成後由政府保留。

   每份批地文件亦訂明，承授人須以獲批准的物料，將該批地文件所附圖則上標示為綠色的公共道路及後巷的部分塑造至令政府滿意的程度，並將其準備妥當以便建築交通可在其上進行，以及須維持其良好狀況，直至建築規約已獲遵守為止。

   （註：該等塑造及準備工程已完成，而上述標示為綠色的範圍已由政府保留。）

5. 有關承授人在該土地內外鋪設、塑造或作環境美化的任何範圍，或興建或維持任何構築物或設施的責任

   (a) 每份批地文件訂明，承授人須在整個租賃期內，將現時矗立或其後在地段上興建的所有樓宇維持於良好及適合租用的維修及狀況。

   (b) 每份批地文件亦訂明，承授人須自費建造及維修令政府滿意的渠道或水道，以截取及排走落在或流到地段上的暴雨或雨水，承授人須單獨承擔及就該等暴雨或雨水所引致的任何損害或妨擾而產生的所有訴訟、索償及要求，向政府及其人員作出彌償，並須在批租存續期間時刻負責維修及修理該等渠道或水道，不論其位於地段界線內或政府土地上。

   (c) 見第4段。

6. 對買方造成負擔的租用條件

   (a) 每份批地文件訂明，如承授人疏忽或未能遵守批地文件所訂明的一般或特別條款，政府有充分權力重新進入及收回該地段的管有權，並不影響政府就任何先前違反、不遵守或不履行批地文件的條款及條件而享有的濟助及申索。

   (b) 每份批地文件亦訂明，如為塑造、平整及發展該地段或其任何部分之目的或就此而需要切削、移走或後移毗鄰、鄰接或附近的山坡或土堤，或任何填高或填土，承授人須建造或承擔建造該等擋土牆或其他支撐物的費用，而該等擋土牆或其他支撐物為當時或其後任何時間保護及支撐該等山坡及土堤以及該地段本身，以及避免及防止其後發生任何塌下、山泥傾瀉或沉降所必需或可能需要者，並須時刻將該等擋土牆或其他支撐物維持於良好及堅固的維修及狀況。如於任何時間因承授人違反本條件而在毗鄰山坡或土堤內或由其發生任何山泥傾瀉、沉降或塌下，或在該地段本身內或由其發生任何山泥傾瀉、沉降或塌下，承授人須自費恢復原狀及修補，並須就所有透過或因此而可能提出、蒙受或招致的費用、支出、損害賠償、要求及申索，向政府作出彌償。如政府認為承授人於任何時間違反本條件，則政府有權（除批地文件就違反任何條件而提供的任何其他權利或濟助外）以書面通知要求承授人進行該等建造及/或維修，或恢復原狀及修補任何塌下、山泥傾瀉或沉降，如承授人疏忽或未能於通知所訂明的期間內遵守該通知，政府可即時執行及進行有關工程，而承授人須於要求時向政府償還其費用。

   (c) 每份批地文件進一步訂明，承授人須應要求向政府支付政府證明為修補承授人、其承建商或分判商或其或彼等的工人或車輛或該地段的任何廢料對毗鄰公共道路所造成任何損害的費用。

   (d) 每份批地文件進一步訂明，承授人須應要求向政府支付將該地段的任何渠道或污水渠連接至政府雨水渠或污水渠的費用。該等工程須由政府進行，惟政府就此不會對承批人承擔任何法律責任。

   (e) 見第5段。

註:
1. 本節所述的「承授人」一詞指批地文件下的承租人，而在文義許可或需要的情況下，包括其遺囑執行人、遺產管理人及承讓人。
2. 如欲查閱全部詳情，請參閱批地文件。批地文件的全文可於辦公時間內在售樓處免費查閱，批地文件的副本可於繳付所需影印費用後索取。

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

1. Description of any facilities that are required under the land grant to be constructed and provided for the Government, or for public use

   The area coloured green on the plan annexed to the respective Land Grant of Kowloon Inland Lot No.6385 and Kowloon Inland Lot No.6386 to be formed by the grantee at his own expense to such levels as the Government may require and to the satisfaction of the Government. The area coloured green to be retained by the Government on completion.

   The portions of public roads and scavenging lane shown coloured green on the plan annexed to the respective Land Grant of Kowloon Inland Lot No.6385 and Kowloon Inland Lot No.6386 to be formed by the grantee to the satisfaction of the Government with approved material and prepared so that building traffic may be carried thereon, and to be maintained in good condition until the building covenant has been complied with.

   (Note: such formation and preparation have been completed and the aforesaid area coloured green have been retained by the Government.)

2. Description of 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.

3. Size of any open spaces 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.

4. Description of 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.

5. General public's right to use

   The general public has the right to use those facilities mentioned in paragraph 1 that are for public use (if any), in accordance with the land grants.

6. Management, operation and maintenance of the facilities mentioned in paragraph 2 and open spaces mentioned in paragraph 3

   Not applicable.

7. Provisions of the land grant and the deed of dedication (if applicable), and of the deed of mutual covenant in respect of the Development that concern the facilities, open spaces and part of the land mentioned above

   Facilities mentioned in paragraph 1

   (a) Land Grant

   (i) Special Condition No.(3) of the respective Land Grants of Kowloon Inland Lot No.6385 and Kowloon Inland Lot No.6386:

   "The lessee shall form at his own expense the whole of the areas coloured red and green on plan to such levels as the Director of Public Works may require and to his satisfaction within 6 months from the date on which possession shall be given. The area coloured green shall be retained by Government on completion."

   (ii) Special Condition No.(4) of the respective Land Grant of Kowloon Inland Lot No.6385 and Kowloon Inland Lot No.6386:

   "The lessee will not utilize the area coloured green on plan for the purpose of storage or for the erection of any temporary buildings or structures without the consent of the Director of Public Works first having been obtained."

   (iii) Special Condition No.(6) of the respective Land Grant of Kowloon Inland Lot No.6385 and Kowloon Inland Lot No.6386:

   "The lessee shall form to the satisfaction of the Director of Public Works with approved material the portions of public roads and scavenging lane shown coloured green on plan and prepare them so that building traffic may be carried thereon, and maintain them in good condition until the building covenant has been complied with."

   (b) Deed of Mutual Covenant

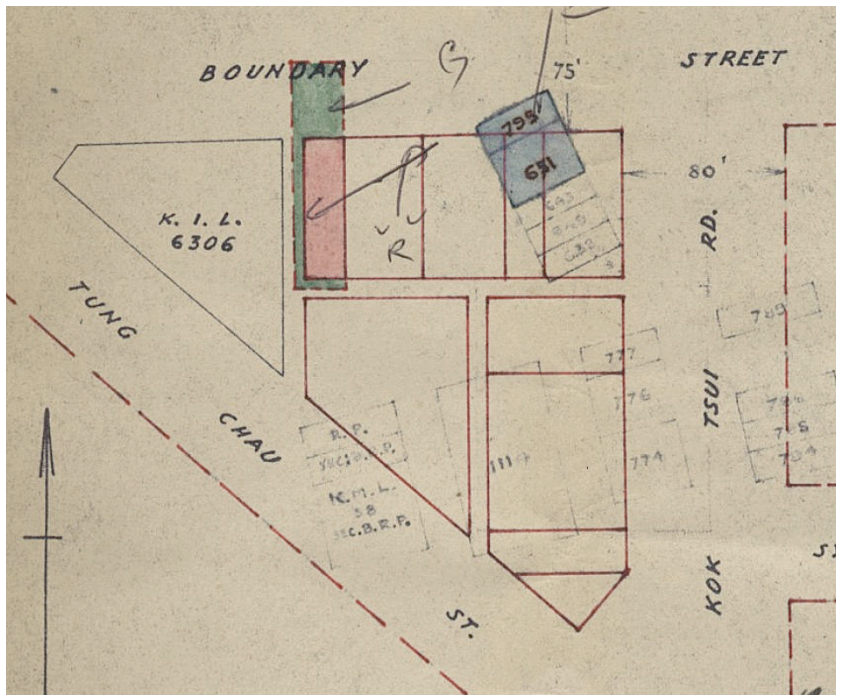
   Not applicable.

   (c) Deed of Dedication

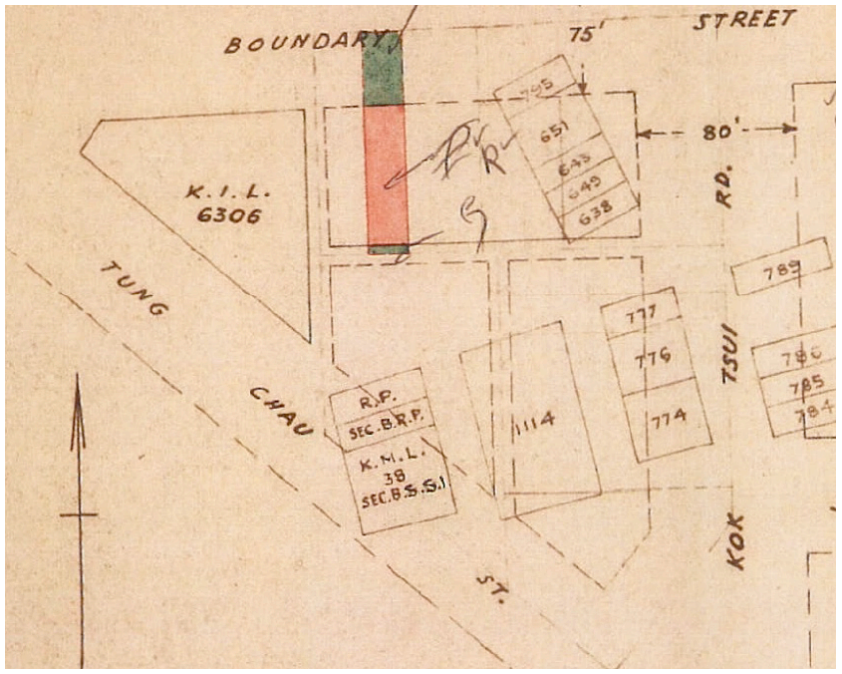
   Not applicable.

8. Plan(s) showing locations of the facilities, open spaces and part of the land mentioned above

   See the plan in this section of the sales brochure for the location of the facilities mentioned in 1.



Extracted from plan annexed to Land Grant of Kowloon Inland Lot No.6385



Extracted from plan annexed to Land Grant of Kowloon Inland Lot No.6386

Remark: These plans are for showing the locations of the areas coloured green on the plans annexed to the relevant Land Grants. Other matters shown on these plans may not reflect their latest conditions.

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

1. 對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的描述

   九龍內地段第6385號及九龍內地段第6386號各自的批地文件所附圖則上標示為綠色之範圍須由承授人自費塑造至政府可能要求之水平，並須令政府滿意。有關標示為綠色的範圍須於完成後由政府保留。

   九龍內地段第6385號及九龍內地段第6386號各自的批地文件所附圖則上標示為綠色之公共道路及後巷部分須由承授人以獲批准之物料塑造至令政府滿意的程度，將其準備妥當以便建築交通可在其上進行，以及須維持其良好狀況，直至建築規約已獲遵守為止。

   （註：該等塑造及準備工程已完成，而上述標示為綠色的範圍已由政府保留。）

2. 對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的描述

   不適用。

3. 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。

4. 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的描述

   不適用。

5. 公眾之使用權

   公眾有權按照批地文件使用第1段所述之供公眾使用的設施（如有）。

6. 第2段提及的設施及第3段提及的休憩用地的管理、營運及維持

   不適用。

7. 批地文件、撥出私人地方供公眾使用的契據（如適用）及發展項目公契中關於上文提及的設施、休憩用地、土地中的該等部分的條文

   第1段所提及之設施

   (a) 批地文件

   (i) 九龍內地段第6385號及九龍內地段第6386號各自的批地文件的特別條款第(3)條：

   「承授人須自費將圖則上標示為紅色及綠色的全部範圍，塑造至工務局局長可能要求的水平，並須令其滿意，有關工程須於取得土地管有權當日起計6個月內完成。標示為綠色的範圍須於完成後由政府保留。」

   (ii) 九龍內地段第6385號及九龍內地段第6386號各自的批地文件的特別條款第(4)條：

   「承授人不得在未事先獲得工務局局長同意之情況下，將圖則上標示為綠色的範圍用作貯物用途或搭建任何臨時建築物或構築物。」

   (iii) 九龍內地段第6385號及九龍內地段第6386號各自的批地文件的特別條件第(6)條：

   「承授人須以獲批准的物料，將圖則上標示為綠色之公共道路及後巷的部分塑造至令工務局局長滿意的程度，並將其準備妥當以便建築交通可在其上進行，以及須維持其良好狀況，直至建築規約已獲遵守為止。」

   (b) 公契

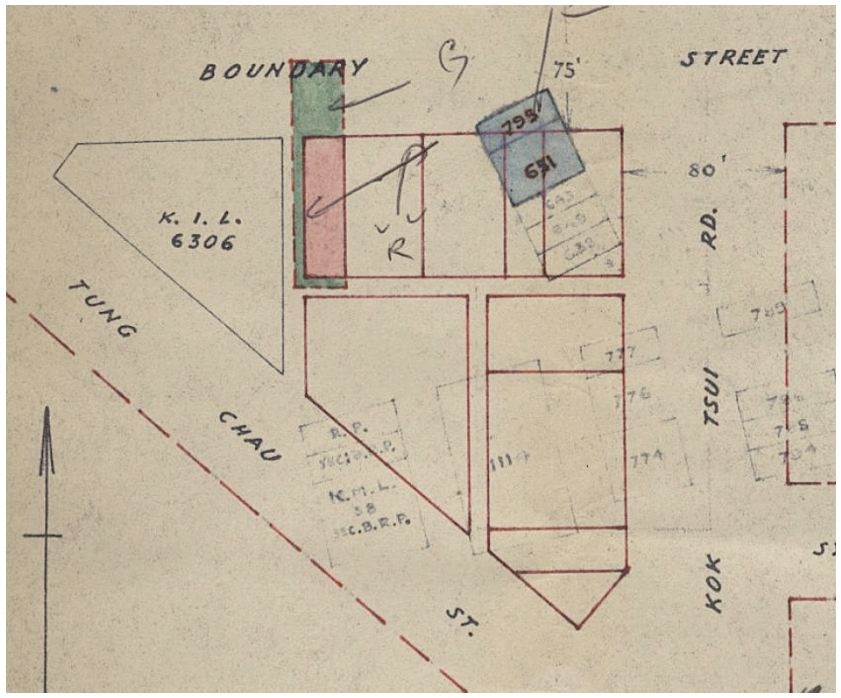
   不適用。

   (c) 撥出私人地方供公眾使用的契據

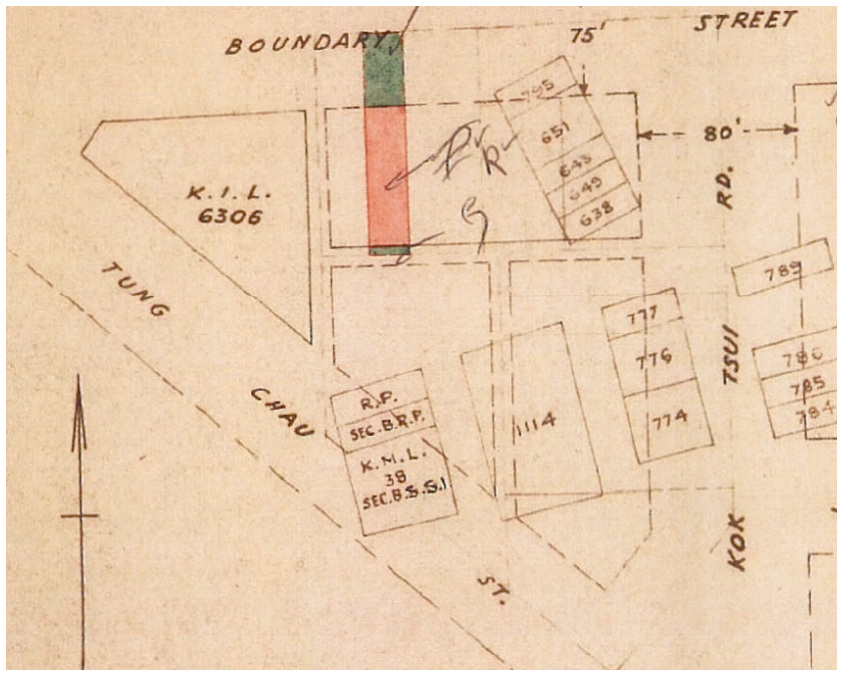
   不適用。

8. 顯示上文提及的設施、休憩用地、土地中的該等部分的位置之圖則

   第 1 段所提及之設施位置見售樓說明書本節下文之圖則。



摘錄自九龍內地段第6385號批地文件所附圖則



摘錄自九龍內地段第6386號批地文件所附圖則

備註：上圖僅作顯示有關批地文件所附圖則上標示為綠色之範圍，圖中所示之其他事項未必能反映其最新狀況。

WARNING TO PURCHASERS
對買方的警告

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

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

c. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser,
   (i) that firm may not be able to protect the purchaser's interests; and
   (ii) the purchaser may have to instruct a separate firm of solicitors.

d. In the case of paragraph (c)(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

a. 現建議買方聘用一間獨立的律師事務所（代表擁有人行事者除外），以在交易中代表買方行事。

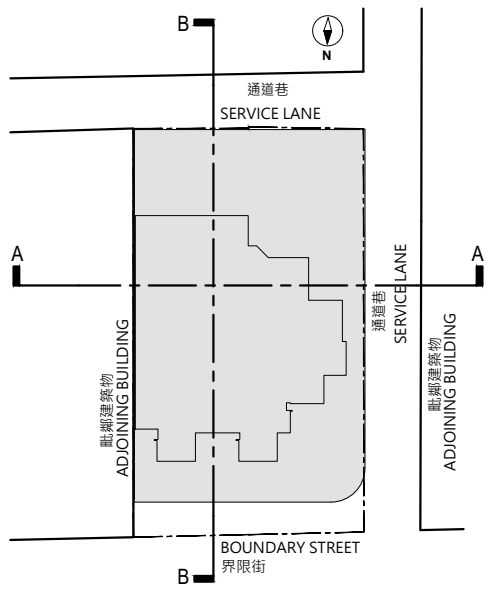
b. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。

c. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突 –
   (i) 該律師事務所可能不能夠保障買方的利益；及
   (ii) 買方可能要聘用一間獨立的律師事務所。

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

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

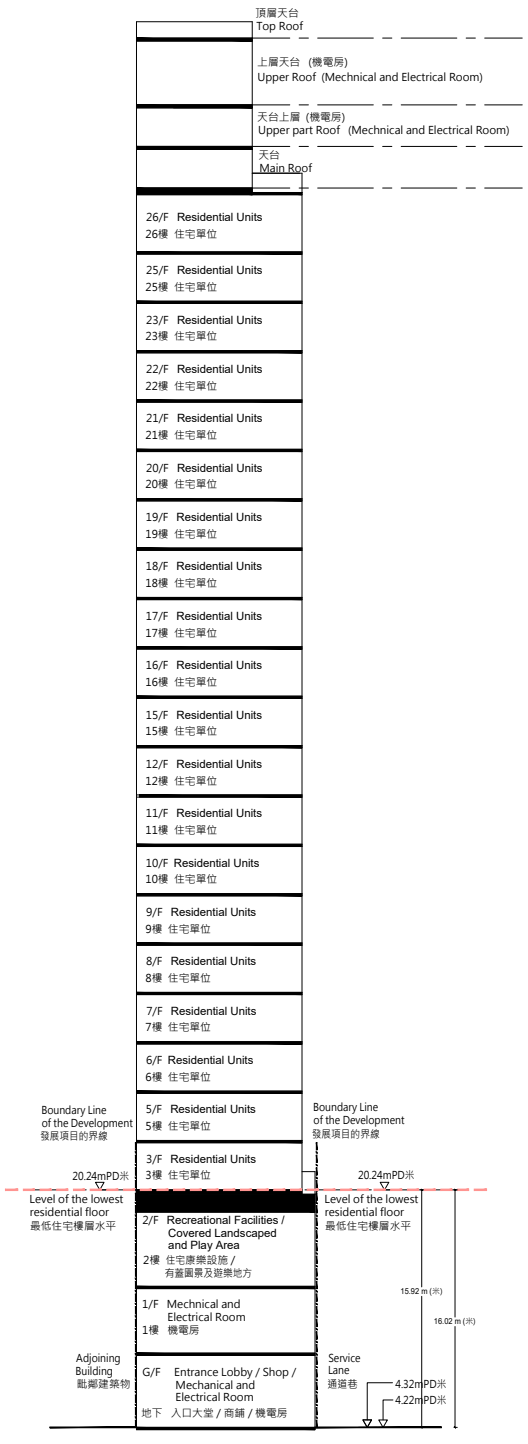
CROSS-SECTION PLAN A-A
橫截面圖 A-A



KEY PLAN
索引圖

- - - - - - Dotted line denotes the lowest residential floor
虛線為最底住宅樓層水平

—·—·— Boundary Line of the Development
為發展項目的界線

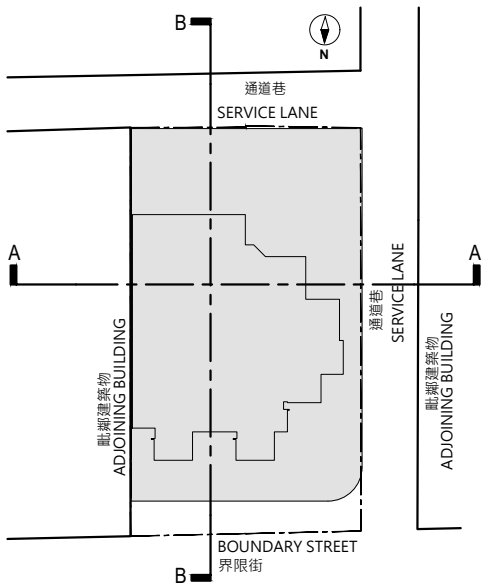


1. The part of Service Lane adjacent to the building is 4.22 to 4.32 metres above the Hong Kong Principal Datum.
2. ▽ Denote height (in metres) above the Hong Kong Principal Datum (PD).

1. 毗連建築物的一段通道巷為香港主水平基準以上4.22米至4.32米。
2. ▽表示高於香港主要基準面(PD)的高度（以米為單位）。

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



KEY PLAN
索引圖

- - - - - - Dotted line denotes the lowest residential floor
虛線為最底住宅樓層水平

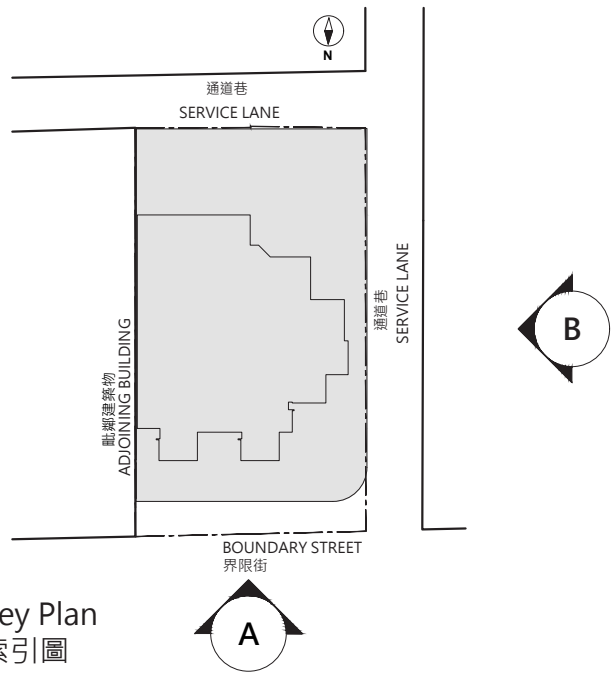
—·—·— Boundary Line of the Development
為發展項目的界線

1. The part of Boundary Street adjacent to the building is 4.23 to 4.25 metres above the Hong Kong Principal Datum.
2. The part of Service Lane adjacent to the building is 4.32 to 4.36 metres above the Hong Kong Principal Datum.
3. ▽ Denotes height (in metres) above the Hong Kong Principal Datum (PD).

1. 毗連建築物的一段界限街為香港主水平基準以上4.23米至4.25米。
2. 毗連建築物的一段通道巷為香港主水平基準以上4.32米至4.36米。
3. ▽表示高於香港主要基準面(PD)的高度(以米為單位。

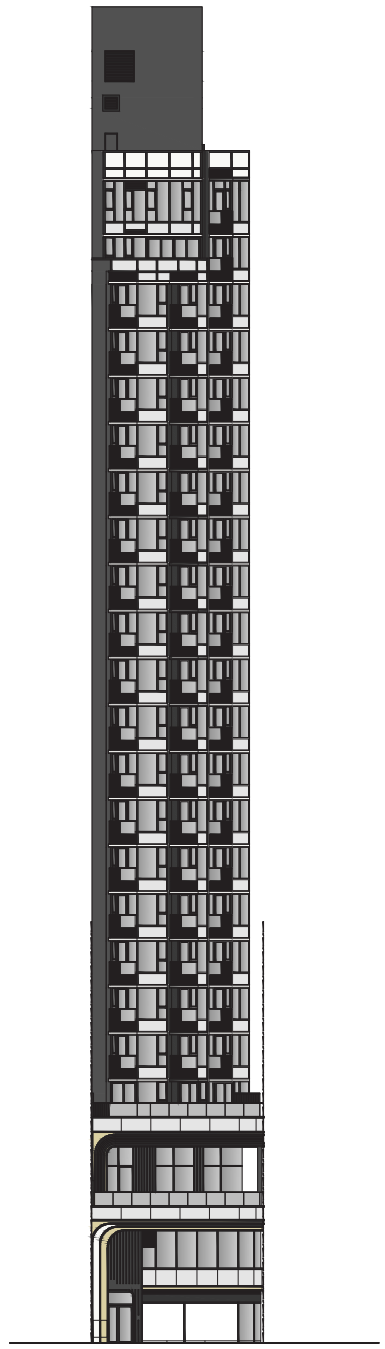
ELEVATION PLAN
立面圖

ELEVATION PLAN A & B
立面圖 A & B

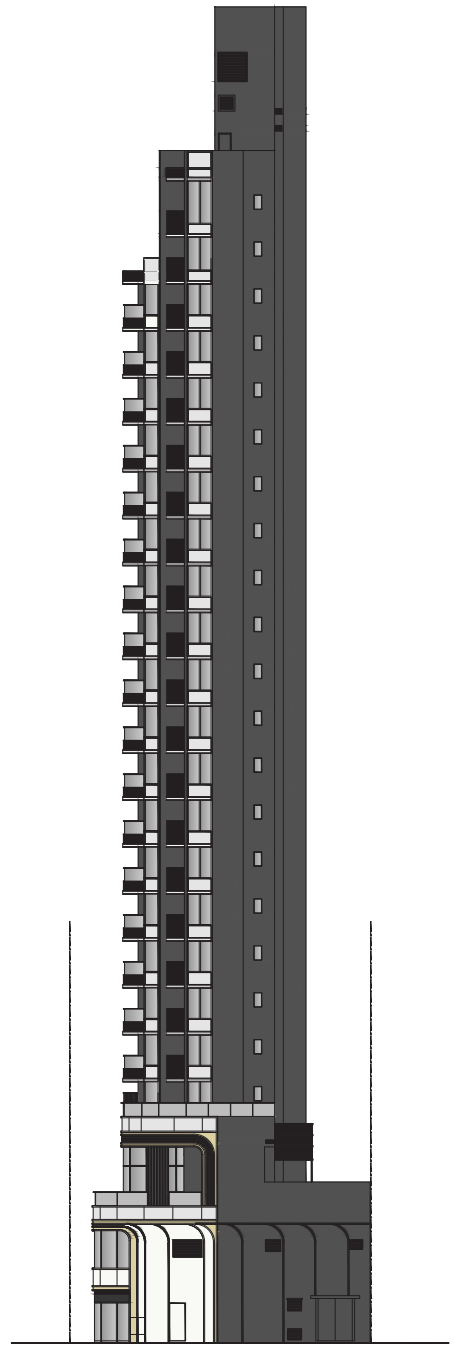


Key Plan
索引圖

—·—·— Boundary Line of the Development
為發展項目的界線



ELEVATION A
立面圖A



ELEVATION B
立面圖B

Authorized Person for the Development has certified that the elevations shown on these plans:

(1) are prepared on the basis of the approved building plans for the Development as of 4th February 2025; and

(2) are in general accordance with the outward appearance of the Development.

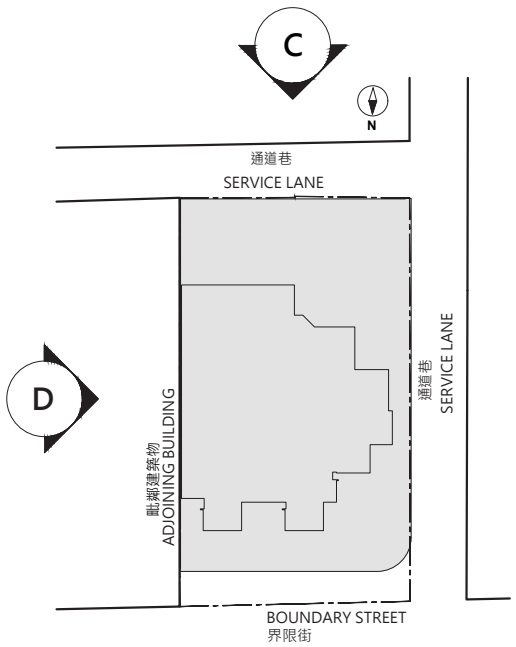
發展項目的認可人士證明本圖所示的立面：

(1) 以2025年2月4日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及

(2) 大致上與發展項目的外觀一致。

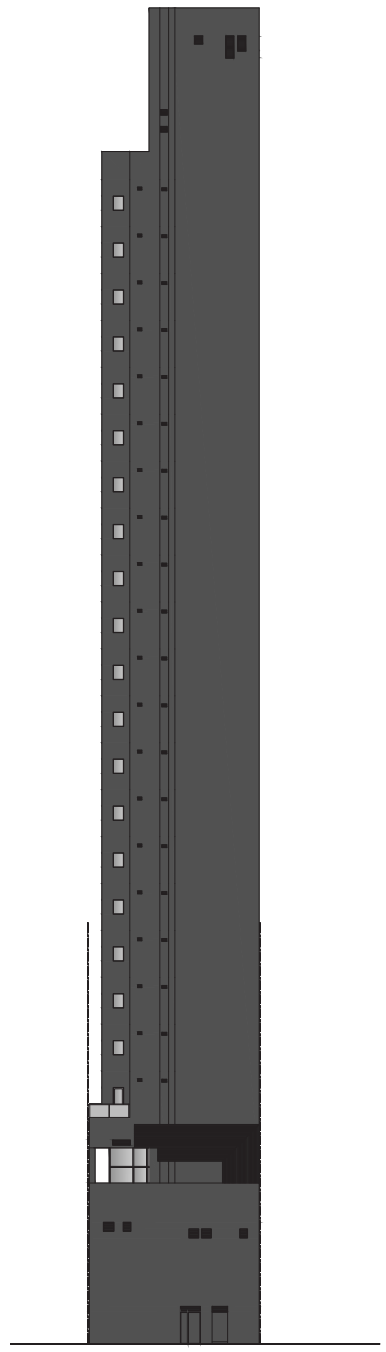
ELEVATION PLAN
立面圖

ELEVATION PLAN C & D
立面圖 C & D

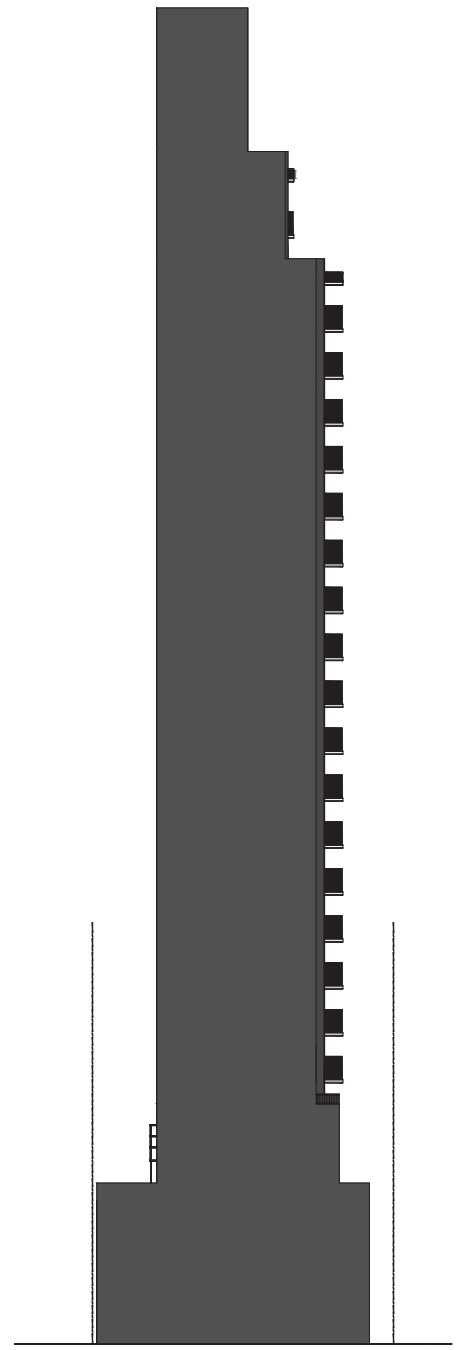


Key Plan
索引圖

—·—·— Boundary Line of the Development
為發展項目的界線



ELEVATION C
立面圖C



ELEVATION D
立面圖D

Authorized Person for the Development has certified that the elevations shown on these plans:

(1) are prepared on the basis of the approved building plans for the Development as of 4th February 2025; and

(2) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所示的立面：

(1) 以2025年2月4日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及

(2) 大致上與發展項目的外觀一致。

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

Common Facilities 公用設施		Covered 有蓋	Uncovered 露天	Total Area 總面積
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）	Area (sq. m.) 面積(平方米)	60.888	-	60.888
	Area (sq. ft.) 面積(平方呎)	655	-	655
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)	Area (sq. m.) 面積(平方米)	-	-	-
	Area (sq. ft.) 面積(平方呎)	-	-	-
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)	Area (sq. m.) 面積(平方米)	31.518	53.254	84.772
	Area (sq. ft.) 面積(平方呎)	339	573	912

Note 備註：

Areas in square metres as specified in the above are based on the latest approved building plans. Areas in square feet are converted at a rate of 1 square metres to 10.764 square feet and rounded off to nearest square foot.
上述所列以平方米顯示之面積乃依據最新的批准建築圖則。以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並以四拾五入至整數。

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

1. A copy of the outline zoning plan (OZP) relating to the development is available at 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 properties are offered to be sold is available for inspection at the place at which the specified residential properties are offered to be sold.

3. The inspection is free of charge.

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

2. 關於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。

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

1. EXTERIOR FINISHES						
Item		**Description**				
(a)	External Wall	Type of finishes	Tiles, paint, glass, metal			
(b)	Window	Material of frame	Aluminium			
		Material of glass	Insulated Glass Units (IGU) with low-e coating for curtain wall windows. Tempered glass for windows in Bathroom (if any).			
(c)	Bay window	Material and window sill finishes	Not Applicable			
(d)	Planter	Type of finishes	Not Applicable			
(e)	Verandah or balcony	Type of finishes	Verandah	Not Applicable		
			Balcony			
			Balustrade	Floor	Wall	Ceiling
			Tempered glass balustrade with aluminium handrail. Aluminium railing Curb finished with aluminium	Tiles	Aluminium cladding and tiles	Aluminium cladding and paint
		Whether it is covered	Verandah	Not Applicable		
			Balcony	Covered		
(f)	Drying facilities for clothing	Type and material	Not applicable			

1. 外部裝修物料						
細項		**描述**				
(a)	外牆	裝修物料的類型	磚 、油漆、玻璃及金屬			
(b)	窗	框的用料	鋁			
		玻璃的用料	幕牆窗選用雙層中空低輻射鍍膜玻璃。 浴室窗戶 (如有) 選用強化玻璃。			
(c)	窗台	用料及窗台板的裝修物料	不適用			
(d)	花槽	裝修物料的類型	不適用			
(e)	陽台或露台	裝修物料的類型	陽台	不適用		
			露台			
			欄河	地板	牆壁	天花板
			強化玻璃圍欄配鋁質扶手、鋁質圍欄、圍邊鋪砌鋁板	磚	鋁板及磚	鋁板及油漆
		是否有蓋	陽台	不適用		
			露台	設有上蓋		
(f)	乾衣設施	類型及用料	不適用			

2. INTERIOR FINISHES						
Item		**Description**				
(a)	Lobby	**Type of finishes**	**Wall**		**Floor**	**Ceiling**
		Main entrance lobby (G/F)	Natural stone, stainless steel trims and plastic laminate panels.		Natural stone and stainless steel trims	Gypsum board false ceiling finished with plastic laminate panels
		Typical residential lift lobby (5/F - 12/F, 15/F - 23/F & 25/F - 26/F)	Ceramic Tiles, stainless steel trims and plastic laminate panels.		Ceramic tiles and stainless steel trims	Gypsum board false ceiling finished with emulsion paint and stainless steel trims
(b)	Internal wall and ceiling	**Type of finishes**	**Wall**		**Ceiling**	
		Living and Dining Room	Emulsion paint		Emulsion paint and gypsum board bulkhead finished with emulsion paint	
		Bedroom	Emulsion paint		Emulsion paint and gypsum board bulkhead finished with emulsion paint	
(c)	Internal floor	**Material**	**Floor**		**Skirting**	
		Living and Dining Room	Ceramic tiles		Timber	
		Bedroom	Ceramic tiles		Timber	
(d)	Bathroom	**Type of finishes**	**Wall**		**Floor**	**Ceiling**
		Exposed surfaces	Ceramic tiles		Ceramic tiles	Gypsum board false ceiling finished with emulsion paint
		Wall finishes on exposed walls run up to level of false ceiling				
(e)	Kitchen	**Type of finishes**	**Wall**	**Floor**	**Ceiling**	**Cooking Bench**
		Exposed surfaces	Tempered Glass Wall behind kitchen cabinet finished with ceramic tiles and (where covered by back panel of kitchen cabinet) cement sand	Ceramic tiles	Gypsum board bulkhead finished with emulsion paint	Reconstituted stone
		Wall finishes on exposed walls run up to level of false ceiling				

2. 室內裝修物料						
細項		**描述**				
(a)	大堂	**裝修物料的類型**	**牆壁**		**地板**	**天花板**
		主入口大堂 (地下)	天然石、不銹鋼裝飾條及塑料飾面板		天然石及不銹鋼裝飾條	塑料飾面板石膏板假天花
		標準樓層住宅大堂 (5樓至12樓、15樓至23樓及25樓至26樓)	瓷磚、不銹鋼裝飾條及塑料飾面板		瓷磚及不銹鋼裝飾條	乳膠漆面石膏板假天花及不銹鋼裝飾條
(b)	內牆及天花板	**裝修物料的類型**	**牆壁**		**天花板**	
		客廳及飯廳	乳膠漆		乳膠漆及乳膠漆面石膏板裝飾橫樑	
		睡房	乳膠漆		乳膠漆及乳膠漆面石膏板裝飾橫樑	
(c)	內部地板	**用料**	**地板**		**牆腳線**	
		客廳及飯廳	瓷磚		木	
		睡房	瓷磚		木	
(d)	浴室	**裝修物料的類型**	**牆壁**		**地板**	**天花板**
		外露表面	瓷磚		瓷磚	乳膠漆面石膏板假天花
		牆壁外露位置的裝修物料鋪至假天花板底				
(e)	廚房	**裝修物料的類型**	**牆壁**	**地板**	**天花板**	**灶台**
		外露表面	強化玻璃 廚櫃背牆壁為瓷磚飾面及 (於被廚櫃背板覆蓋處) 水泥砂	瓷磚	乳膠漆面石膏板裝飾橫樑	人造石
		牆壁外露位置的裝修物料鋪至假天花板底				

3. INTERIOR FITTINGS					
Item		**Description**			
(a)	Doors	**Location**	**Material**	**Finishes**	**Accessories**
		Flat main entrance door	Solid core fire-rated timber door	Stainless steel panel and plastic laminate	Fingerprint door lock, eye viewer, door closer and door stopper
		Bedroom door	Hollow core timber door	Plastic laminate	Lockset and door stopper
		Bathroom door (applicable to Flat A and Flat B on 3/F, 5/F - 12/F & 15/F - 23/F)	Hollow core timber door	Plastic laminate	Lockset, louver and sliding track set
		Bathroom door (except for Flat A and Flat B on 3/F, 5/F - 12/F & 15/F - 23/F)	Hollow core timber door	Plastic laminate	Lockset and door stopper
		Balcony door	Tempered glass door with aluminium frame	Aluminium door frame fnished with fluorocarbon coating	Lockset
		Flat Roof door (applicable to Flat A, Flat B and Flat C on 3/F, and Flat A on 25/F)	Tempered glass door with aluminium frame	Aluminium door frame fnished with fluorocarbon coating	Lockset and slide track set
		Flat Roof door (applicable to Flat C on 3/F swing type Flat Roof door)	Tempered glass door with aluminium frame	Aluminium door frame fnished with fluorocarbon coating	Lockset
		Roof door	Metal door	Metal	Lockset and door closer
(b)	Bathroom	(i) Type and material of fittings and equipment	**Fitting and equipment**	**Type**	**Material**
			Cabinet	Countertop	Reconstituted stone
				Mirror cabinet	Timber cabinet in plastic laminate finish with mirror panel
				Basin cabinet	Wooden basin cabinet in plastic laminate finish with stainless steel trims
			Bathroom Fittings	Wash basin mixer	Chrome plated
				Wash Basin	Vitreous china
				Water Closet	Vitreous china
				Shelf	Reconstituted stone
				Towel bar	Chrome plated
				Towel ring	Stainless steel
				Toilet paper holder	Chrome plated
				Robe hook	Chrome plated
				Shower handle	Chrome plated
			Bathroom Appliances	For the appliances provision and brand name, please refer to the "Appliance Schedule"	
		(ii) Type and material of water supply		**Type**	**Material**
				Cold Water Supply	Copper pipes
				Hot Water Supply	Copper pipes
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)		Shower compartment	Tempered glass
				Shower mixer and Shower set	chrome plated
		(iv) Size of bath tub (if applicable)	Not applicable		

3. 室內裝置					
細項		**描述**			
(a)	門	**位置**	**用料**	**裝修物料**	**配件**
		單位入口大門	實心防火木門	不銹鋼裝飾板及膠板飾面	指紋門鎖、防盜眼、氣鼓及門擋
		睡房門	空心木門	膠板飾面	門鎖及門擋
		浴室 (適用於3樓、5樓至12樓及15樓至23樓A單位及B單位)	空心木門	膠板飾面	門鎖、百葉及趟門路軌套裝
		浴室 (除3樓、5樓至12樓及15樓至23樓A單位及B單位)	空心木門	膠板飾面	門鎖及門擋
		露台門	強化玻璃及鋁質門框	氟化碳噴塗鋁質框	門鎖
		平台門 (適用於3樓A單位、B單位及C單位，及25樓A單位)	強化玻璃及鋁質門框	氟化碳噴塗鋁質框	門鎖及趟門路軌套裝
		平台門 (適用於3樓C單位平台掩門)	強化玻璃及鋁質門框	氟化碳噴塗鋁質框	門鎖
		天台門	金屬門	金屬	門鎖及氣鼓
(b)	浴室	(i) 裝置及設備的類型及用料	**裝置及設備**	**類型**	**用料**
			櫃	枱面	人造石
				鏡櫃	木製櫃身配塑料飾面板連清鏡
				洗手盆櫃	木製洗手盆櫃配塑料飾面板連不銹鋼裝飾條
			浴室裝置	洗手盤水龍頭	鍍鉻
				洗手盤	陶瓷
				座廁	陶瓷
				層架	人造石
				毛巾架	鍍鉻
				毛巾環	不銹鋼
				廁紙架	鍍鉻
				掛衣架	鍍鉻
				淋浴間扶手	鍍鉻
			浴室設備	隨樓附送之設備及品牌，請參閱〈設備說明表〉	
		(ii) 供水系統的類型及用料		**類型**	**用料**
				冷水供應	銅喉
				熱水供應	銅喉
		(iii) 沐浴設施 (包括花灑或浴缸、如適用)		淋浴間	強化玻璃
				花灑龍頭及花灑套裝	鍍鉻
		(iv) 浴缸大小 (如適用)	不適用		

3. INTERIOR FITTINGS					
Item		**Description**			
(c)	Kitchen	**Location**		**Material**	
		(i) Material of sink unit		Stainless steel	
		(ii) Material of water supply system		PVC coated Copper pipes for all hot water and cold water	
		(iii) Material and finishes of Kitchen cabinet		**Material**	**Finishes**
				Wooden kitchen cabinet with door	Plastic laminate panels
		(iv) Type of all other fittings and equipment		Other fittings	Chrome plated sink mixer, sprinkler heads fitted in open kitchen and smoke detector with a sounder base fitted in living room and dining room near open kitchen
				Other equipment	For the appliances provision and brand name, please refer to the "Appliance Schedule"
(d)	Bedroom	Type and material of fittings (including built-in wardrobe)	**Type**	**Material**	
			Built-in wardrobe	Not applicable	
			Other fittings	Not applicable	
(e)	Telephone	Location and number of connection points		Please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Flats"	
(f)	Aerials	Location and number of connection points		Please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Flats"	

3. 室內裝置					
細項		**描述**			
(c)	廚房	**位置**		**用料**	
		(i) 洗滌盆的用料		不銹鋼	
		(ii) 供水系統的用料		冷熱水喉採用有膠層保護之銅喉	
		(iii) 廚櫃的用料及裝修物料		**用料**	**裝修物料**
				木製櫃身連櫃門	塑料飾面板
		(iv) 所有其他裝置及設備的類型		其他裝置	鍍鉻洗滌盆龍頭，消防花灑頭安裝在開放式廚房內及設有聲響警報基座的煙霧探測器安裝在開放式廚房附近的客廳及飯廳內
				其他設備	隨樓附送之設備及品牌，請參閱〈設備說明表〉
(d)	睡房	裝置 (包括嵌入式衣櫃) 的類型及用料	**類型**	**用料**	
			嵌入式衣櫃	不適用	
			其他裝置	不適用	
(e)	電話	接駁點的位置及數目		請參閱〈住宅單位機電裝置位置及數量說明表〉	
(f)	天線	接駁點的位置及數目		請參閱〈住宅單位機電裝置位置及數量說明表〉	

3. INTERIOR FITTINGS				
Item		**Description**		
(g)	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets. Location and number of points, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Flats"
			Safety devices	Three phase electricity supply with miniature circuit breaker distribution board
		(ii) Whether conduits are concealed or exposed		Conduits are partly concealed and partly exposed[1]
		(iii) Location and number of power points and air-conditioner points		Please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Flats"
(h)	Gas supply	Not applicable		
(i)	Washing machine connection point	**Location**	Inside open kitchen	
		Design	Drain point (diameter: 40mm) and water point (diameter: 22mm) are provided for washer/dryer	
(j)	Water supply	(i) Material of water pipes	Cold water supply	Copper pipes
			Hot water supply	Copper pipes
			Flushing water supply	UPVC pipes
		(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed[1]	
		(iii) Whether hot water is available	Hot water supply to open kitchen and bathroom	

Note:

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

3. 室內裝置				
細項		**描述**		
(g)	電力裝置	(i) 供電附件 (包括安全裝置)	供電附件	提供電掣及電插座之面板。 接駁點的位置及數目，請參閱〈住宅單位機電裝置位置及數量說明表〉
			安全裝置	三相電力配電箱並安裝微型斷路器
		(ii) 導管是隱藏或外露		導管是部分隱藏及部分外露[1]
		(iii) 電插座及空調機接駁點的位置及數目		請參閱〈住宅單位機電裝置位置及數量說明表〉
(h)	氣體供應	不適用		
(i)	洗衣機 接駁點	**位置**	設於開放式廚房	
		設計	設有洗衣乾衣機來水接駁喉位 (直徑22毫米)及去水接駁喉位 (直徑40毫米)	
(j)	供水	(i) 水管的用料	冷水喉	銅喉
			熱水喉	銅喉
			沖廁供水系統	低塑性聚氯乙烯喉
		(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露[1]	
		(iii) 有否熱水供應	開放式廚房及浴室有熱水供應	

備註：

[1] 除部分隱藏於混凝土內之導管及水管外，其他部分的導管及水管均為外露。外露的導管及水管可能被假天花、假陣、貯存櫃、覆蓋層板、非混凝土間隔牆、指定之管道槽或其他物料遮蓋或掩藏。

4. MISCELLANEOUS				
Item		**Description**		
(a)	Lifts		**Residential Lifts**	**Residential/fireman Lifts**
		(i) Brand name	Hitachi	Hitachi
		(ii) Model number	MCA-800-CO150	MCA-800-CO150
		(iii) Number of lifts	1	1
		(iv) Floor served by the lifts	G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F & 26/F	G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F & 26/F
(b)	Letter box	Material	Stainless steel and plastic laminate	
(c)	Refuse collection	Means of refuse collection	Collection and removal of refuse by cleaners	
		Location of refuse room	Refuse storage and material recovery chamber is located on G/F	
(d)	Water meter, electricity meter and gas meter	(i) Location	**Water meter**	**Electricity meter**
			The pipe duct next to the electrical meter cabinet on each of the following floors contains the water meters of the flats on that floor and the flats on the floor immediately underneath: 5/F, 7/F, 9/F, 11/F, 15/F, 17/F, 19/F, 21/F, 23/F, 26/F.	Electrical meter cabinet at respective floor
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter

5. SECURITY FACILITIES		
Item	**Description**	
Security system and equipment (including details of built-in provisions and their locations)	Access control and security system	Visitor intercom panel with card and QR code reader for access control are provided at domestic entrance lobby on G/F, and connected to video door phone in each residential unit; Card and QR code reader for access control are provided at lobby of clubhouse on 2/F and residential lifts
	CCTV	CCTV system is provided at lifts, domestic entrance lobby on G/F, lift lobby on 2/F, Staircase on G/F & MR/F, clubbhouse on 2/F and external area on G/F, CCTV system is connected to counter on G/F
	Details of built-in provisions	Video door phone connecting to domestic entrance lobby on G/F is provided in all residential units.
	Location of built-in provisions	For the appliances provision and brand name, please refer to the "Appliance Schedule"

6. APPLIANCES	
Item	**Description**
Appliances	For brand name and model number, please refer to the “Appliance Schedule”

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

4. 雜項				
細項		**描述**		
(a)	升降機		**住宅升降機**	**住宅/消防升降機**
		(i) 品牌名稱	日立	日立
		(ii) 產品型號	MCA-800-CO150	MCA-800-CO150
		(iii) 升降機數目	1	1
		(iv) 到達的樓層	地下，1樓至3樓，5樓至12樓，15樓至23樓，25樓及26樓	地下，1樓至3樓，5樓至12樓，15樓至23樓，25樓及26樓
(b)	信箱	用料	不銹鋼及塑料飾面板	
(c)	垃圾收集	垃圾收集的方法	垃圾由清潔工人收集及運走	
		垃圾房位置	垃圾收集及物料回收房設於地下	
(d)	水錶、電錶及氣體錶	(i) 位置	**水錶**	**電錶**
			以下各層之電錶櫃旁之管道槽裝設同層單位和緊接該層下之一層的單位之水錶：5樓、7樓、9樓、11樓、15樓、17樓、19樓、21樓、23樓、26樓。	各樓層之電錶櫃
		(ii) 就住宅單位而言是獨立或公用的錶	獨立錶	獨立錶

5. 保安設施		
細項	**描述**	
保安系統及設施 (包括嵌入式裝置的細節及其位置)	入口通道控制及保安系統	用於入口通道控制的訪客對講機連讀咭器及二維碼掃瞄器設於地下住宅入口大堂，並連接至每戶之視像對講機;用於入口通道控制的讀咭器及二維碼設於2樓會所大堂及住宅升降機
	閉路電視	升降機，地下住宅入口大堂，2樓升降機大堂，地下及主天台樓梯，2樓會所及地下外圍均設有閉路電視系統並連接至地下櫃檯
	嵌入式裝置的細節	各住宅單位均裝設視象對講機並連接至地下住宅入口大堂
	嵌入式裝置的位置	隨樓附送之設備及品牌，請參閱〈設備說明表〉

6. 設備	
細項	**描述**
設備	有關品牌名稱及產品型號，請參閱〈設備說明表〉

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。

Appliance Schedule 設備說明表

Location 位置	Appliance 設備	Brand Name 品牌	Model No. 型號		Flat 單位							
			Indoor Unit 室內機	Outdoor Unit 室外機	3/F 3樓			5/F - 12/F & 15/F - 23/F 5樓至12樓及15樓至23樓			25/F - 26/F 25樓至26樓	
					A	B	C	A	B	C	A	B
Living Room and Dining Room 客廳及飯廳	Split-type Air Conditioner 分體式空調機	DAIKIN 大金	FTXS60LVMN	RXS60LVMN	✓	-	✓	✓	-	✓	-	✓
		DAIKIN 大金	FTXS60KAVMN	3MXS80AA#	-	✓	-	-	✓	-	✓	-
Bedroom 睡房	Split-type Air Conditioner 分體式空調機	DAIKIN 大金	FTXS35KVMN	3MXS80AA#	-	✓	-	-	✓	-	✓	-

The Vendor undertakes that if lifts or appliances of 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。

Note:
1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided" or "Not Applicable".
3. 4/F, 13/F, 14/F and 24/F are omitted.
4. The same symbol "#" denotes "Connected to Same Outdoor Unit".

備註：
1. 上表 " ✓ " 代表 "提供" 。
2. 上表 " - " 代表 "不提供" 或 "不適用" 。
3. 不設4樓、13樓、14樓及24樓。
4. 上表 "#" 代表 "連接到同一室外機" 。

Appliance Schedule 設備說明表

Location 位置	Appliance 設備	Brand Name 品牌	Model No. 型號	Flat 單位							
				3/F 3樓			5/F - 12/F & 15/F - 23/F 5樓至12樓及 15樓至23樓			25/F - 26/F 25樓至26樓	
				A	B	C	A	B	C	A	B
Living Room and Dining Room 客廳及飯廳	Video Door Phone 視象對講機	Yoswit	YO191	✓	✓	✓	✓	✓	✓	✓	✓
Open Kitchen 開放式廚房	Steam Oven 蒸焗爐	Electrolux 伊萊克斯	KVBAS21WX	✓	✓	✓	✓	✓	✓	✓	✓
	Induction Hob 電磁爐	Electrolux 伊萊克斯	EIH30350HK	✓	✓	✓	✓	✓	✓	✓	✓
	Telescopic Hood 抽油煙機	Electrolux 伊萊克斯	ECP6641X	✓	✓	✓	✓	✓	✓	✓	✓
	Washer / Dryer 洗衣 / 乾衣機	Electrolux 伊萊克斯	EW7W3866OF	✓	✓	✓	✓	✓	✓	✓	✓
	Refrigerator 雪櫃	SMEG	S7175BKHK	✓	✓	✓	✓	✓	✓	-	✓
	Refrigerator 雪櫃	SMEG	CI726VTHHK	-	-	-	-	-	-	✓	-
Bathroom 浴室	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 18/21/24 LCD	✓	✓	✓	✓	✓	✓	✓	✓
	Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BEN4H	✓	✓	✓	✓	✓	✓	✓	✓

The Vendor undertakes that if lifts or appliances of 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。

Note:
1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided" or "Not Applicable".
3. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
1. 上表 " ✓ " 代表 "提供" 。
2. 上表 " - " 代表 "不提供" 或 "不適用" 。
3. 不設4樓、13樓、14樓及24樓。

Schedule of Mechanical & Electrical Provisions of Residential Flats 住宅單位機電裝置數量說明表

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	3/F 3樓			5/F - 12/F & 15/F - 23/F 5樓至12樓及15樓至23樓			25/F 25樓		26/F 26樓	
			A	B	C	A	B	C	A	B	A	B
Main Entrance 大門入口	Door Bell Push Button 門鐘掣		1	1	1	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Door Bell 門鐘		1	1	1	1	1	1	1	1	1	1
	Video Door Phone 視象對講機		1	1	1	1	1	1	1	1	1	1
	TV / FM connection point 電視 / 收音機天線接駁點		1	1	1	1	1	1	2	1	2	1
	Telephone/Data connection point 電話/數據接駁點		1	1	1	1	1	1	2	1	2	1
	13A Switched Single Socker Outlet 13A單位插座連開關掣		-	1	1	-	1	1	-	1	-	1
	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣		3	2	3	3	2	3	2	3	2	3
	13A Switched Twin Socket Outlet with USB 13A 雙位及USB電插座連開關掣		1	-	1	1	-	1	-	1	-	1
	Lighting Switch 燈掣		2	2	3	2	2	2	1	2	-	2
	Smart Type Lighting Switch 智能型燈掣		2	3	2	2	3	2	2	2	2	2
	Lighting Point 燈位		2	2	2	2	2	2	2	2	2	2
	Smart Type Switch for Air Conditioner Unit 智能型空調機開關掣		1	1	1	1	1	1	1	1	1	1
	Switch for Electric Water Heater 電熱水爐開關掣		1	1	1	1	1	1	-	1	-	1

Note:
1. The numbers as shown in the above table denotes “the numbers provided”.
2. The symbol “ - ” as shown in the above table denotes “not provided”.
3. The symbol “ / ” as shown in the above table denotes “not applicable”.
4. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
1. 上表之數字代表"提供的數量"。
2. 上表 "-" 代表"不提供"。
3. 上表 "/" 代表"不適用"。
4. 不設4樓、13樓、14樓及24樓。

Schedule of Mechanical & Electrical Provisions of Residential Flats 住宅單位機電裝置數量說明表

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	3/F 3樓			5/F - 12/F & 15/F - 23/F 5樓至12樓及 15樓至23樓			25/F 25樓		26/F 26樓	
			A	B	C	A	B	C	A	B	A	B
Living Room and Dining Room 客廳及飯廳	Switch for Thermo Ventilator 浴室寶開關掣		1	1	1	1	1	1	-	1	-	1
	Smoke Detector With Sounder Base 煙霧探測器連警報底座		1	1	1	1	1	1	1	1	1	1
Bedroom 睡房	TV / FM connection point 電視 / 收音機天線接駁點		/	1	/	/	1	/	1	/	1	/
	Telephone connection point 電話接駁點		/	1	/	/	1	/	1	/	1	/
	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣		/	1	/	/	1	/	1	/	1	/
	13A Switched Twin Socket Outlet with USB 13A 雙位及USB電插座連開關掣		/	1	/	/	1	/	1	/	1	/
	Smart Type Lighting Switch 智能型燈掣		/	1	/	/	1	/	1	/	1	/
	Lighting Point 燈位		/	1	/	/	1	/	1	/	1	/
	Smart Type Switch for Air Conditioner Unit 智能型空調機開關掣		/	1	/	/	1	/	1	/	1	/

Note:
1. The numbers as shown in the above table denotes “the numbers provided”.
2. The symbol “ - ” as shown in the above table denotes “not provided”.
3. The symbol “ / ” as shown in the above table denotes “not applicable”.
4. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
1. 上表之數字代表"提供的數量"。
2. 上表 "-" 代表"不提供"。
3. 上表 "/" 代表"不適用"。
4. 不設4樓、13樓、14樓及24樓。

Schedule of Mechanical & Electrical Provisions of Residential Flats 住宅單位機電裝置數量說明表

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	3/F 3樓			5/F - 12/F & 15/F - 23/F 5樓至12樓及 15樓至23樓			25/F 25樓		26/F 26樓	
			A	B	C	A	B	C	A	B	A	B
Open Kitchen 開放式廚房	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣		1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		2	1	1	2	1	1	2	1	2	1
	Sprinkler Head 消防花灑頭		2	2	2	2	2	2	2	2	2	2
		Sprinkler Head 消防花灑頭	1	1	1	1	1	1	1	1	1	1
		Single socket outlet for Refrigerator 單位電插座供雪櫃	1	1	1	1	1	1	1	1	1	1
		Single socket outlet for Washer/ Dryer 單位電插座供洗衣 / 乾衣機	1	1	1	1	1	1	1	1	1	1
		Power connection point for Steam Oven 接駁點供蒸焗爐	1	1	1	1	1	1	1	1	1	1
		Fused spur unit for Telescopic Hood 抽油煙機接線座	1	1	1	1	1	1	1	1	1	1
		Power connection point for Induction Hob 電磁爐電接駁點	1	1	1	1	1	1	1	1	1	1
		Miniature Circuit Breaker Distribution Board 微型斷路器配電箱	1	1	1	1	1	1	1	1	1	1

Note:
1. The numbers as shown in the above table denotes “the numbers provided”.
2. The symbol “ - ” as shown in the above table denotes “not provided”.
3. The symbol “ / ” as shown in the above table denotes “not applicable”.
4. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
1. 上表之數字代表"提供的數量"。
2. 上表 "-" 代表"不提供"。
3. 上表 "/" 代表"不適用"。
4. 不設4樓、13樓、14樓及24樓。

Schedule of Mechanical & Electrical Provisions of Residential Flats 住宅單位機電裝置數量說明表

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	3/F 3樓			5/F - 12/F & 15/F - 23/F 5樓至12樓及15樓至23樓			25/F 25樓		26/F 26樓	
			A	B	C	A	B	C	A	B	A	B
Bathroom 浴室	13A Switched Single Socket Outlet 13A單位插座連開關掣		1	1	1	1	1	1	1	1	1	1
	Smart Type Lighting Switch 智能型燈掣		-	-	-	-	-	-	1	-	1	-
	Lighting Switch 燈掣		-	-	-	-	-	-	2	-	2	-
	Lighting Point 燈位		3	3	3	3	3	3	5	3	5	3
	Switch for Electric Water Heater 電熱水爐開關掣		-	-	-	-	-	-	1	-	1	-
	Switch for Thermo Ventilator 浴室寶開關掣		-	-	-	-	-	-	1	-	1	-
		Power connection point for Electric Water Heater 電熱水爐電接駁點	1	1	1	1	1	1	1	1	1	1
		Power connection point for Thermo ventilator 浴室寶電接駁點	1	1	1	1	1	1	1	1	1	1

Note:
1. The numbers as shown in the above table denotes “the numbers provided”.
2. The symbol “ - ” as shown in the above table denotes “not provided”.
3. The symbol “ / ” as shown in the above table denotes “not applicable”.
4. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
1. 上表之數字代表"提供的數量"。
2. 上表 "-" 代表"不提供"。
3. 上表 "/" 代表"不適用"。
4. 不設4樓、13樓、14樓及24樓。

Schedule of Mechanical & Electrical Provisions of Residential Flats 住宅單位機電裝置數量說明表

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	3/F 3樓			5/F - 12/F & 15/F - 23/F 5樓至12樓及 15樓至23樓			25/F 25樓		26/F 26樓	
			A	B	C	A	B	C	A	B	A	B
Balcony 露台	Lighting Point 燈位		/	/	/	1	1	1	/	1	/	1
Flat Roof 平台	13A Switched Single Socker Outlet (Weatherproof) 13A單位插座連開關掣 (防水)		1	1	2	/	/	/	1	/	/	/
	Lighting Point 燈位		2	3	5	/	/	/	3	/	/	/
Roof 天台	13A Switched Single Socker Outlet (Weatherproof) 13A單位插座連開關掣 (防水)		/	/	/	/	/	/	/	/	1	1
	32A TPN Isolator Switch for BBQ Equipment 32A燒烤爐三極隔離開關掣		/	/	/	/	/	/	/	/	1	1
	Lighting Switch (Weatherproof) 燈掣 (防水)		/	/	/	/	/	/	/	/	1	1
	Lighting Point 燈位		/	/	/	/	/	/	/	/	4	3
A/C Platform 冷氣機平台	20A Double Pole Isolator Switch for A/C Outdoor Unit 20A空調室外機雙極隔離開關掣		1	1	1	1	1	1	1	1	1	1

Note:
1. The numbers as shown in the above table denotes “the numbers provided”.
2. The symbol “ - ” as shown in the above table denotes “not provided”.
3. The symbol “ / ” as shown in the above table denotes “not applicable”.
4. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
1. 上表之數字代表"提供的數量"。
2. 上表 "-" 代表"不提供"。
3. 上表 "/" 代表"不適用"。
4. 不設4樓、13樓、14樓及24樓。

SERVICE AGREEMENTS
服務協議

- Potable and flushing water is supplied by Water Supplies Department.
- Electricity is supplied by CLP Power Hong Kong Limited.
- No gas supply.

- 食水及沖廁水由水務署供應。
- 電力由中華電力有限公司供應。
- 無氣體供應。

GOVERNMENT RENT
地稅

The Vendor is liable for the Government rent payable for a specified residential property up to and including the date of completion of the sale and purchase of that specified residential property to the purchaser (i.e. the date of assignment of that property).

擁有人有法律責任繳付住宅物業直至並包括該住宅物業買賣完成日(即該物業轉讓契日期) 之地稅。

MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

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

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

3. The amount of deposits for water, electricity and debris removal fee is yet to be ascertained at the date on which the sales brochure is printed.

Notes :

1. On that delivery, the purchaser is liable to pay a debris removal fee to the manager of the Development. Where the owner has paid that debris removal fee, the purchaser shall reimburse the owner for the same.
2. No gas supply is provided to the residential properties.

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

2. 在交付時，買方無須向擁有人支付清理廢料的費用。

3. 水及電力的按金及清理廢料的費用的款額於售樓說明書印製日期尚未決定。

備註：

1. 在交付時，買方須向發展項目的管理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. 住宅物業不設氣體供應。

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

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

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

MAINTENANCE OF SLOPES
斜坡維修

Not applicable

不適用

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訂批地文件。

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, flat roof or roof forming part of or any part of any Flat.

2. No Gas Supply

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

3. Exhaust Louvers

There may be exhaust louvers connecting from the Shops on G/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 please note the possible effect (if any) of such exhaust louvers on individual residential properties.

4. Top Roof

Facilities including Antenna for communal Aerial Broadcast/Lightning Pole/Chimney of Emergency Generator Room maybe located within the Top Roof.

1. 吊船之運作

發展項目管理人有權於發展項目操作吊船且為免生疑，發展項目管理人可以於任何住宅單位的露台、平台或天台或其他部分上空操作吊船或使其進入或穿過任何住宅單位的露台、平台或天台或其他部分上空。

2. 沒有氣體燃料供應

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

3. 排氣口

位於地下的商舖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物業可能造成的影響 (如有)。

4. 頂層天台

頂層天台可能設有設施包括公共空中廣播天線、避雷針及緊急發電機機房煙囪。

WEBSITE OF THE DEVELOPMENT
發展項目的互聯網網站

The website address designated by the Vendor for the Development for purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance:

www.theboundary.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.theboundary.hk

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

Breakdown of GFA Concessions Obtained for All Features

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

獲寬免總樓面面積的設施分項

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

	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**	**Area (m2)** **面積(平方米)**
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)	N/A 不適用
2	**Plant rooms and similar services** **機房及相類設施**	**Area (m2)** **面積(平方米)**
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	78.315
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	270.739
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	N/A 不適用
	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**	**Area (m2)** **面積(平方米)**
3	Balcony 露台	59.00
4	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	N/A 不適用
5	Communal sky garden 公用空中花園	N/A 不適用
6	Acoustic fin 隔聲鰭	N/A 不適用
7	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	N/A 不適用
8	Non-structural prefabricated external wall 非結構預製外牆	N/A 不適用
9	Utility platform 工作平台	N/A 不適用
10	Noise barrier 隔音屏障	N/A 不適用

	Amenity Features **適意設施**	**Area (m2)** **面積(平方米)**
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	N/A 不適用
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	60.888
13	Covered landscaped and play area 有蓋園景區及遊樂場地	31.518
14	Horizontal screen/covered walkway and trellis 橫向屏障 / 有蓋人行道及花棚	N/A 不適用
15	Larger lift shaft 擴大升降機槽	72.448
16	Chimney shaft 煙囪管道	N/A 不適用
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衞星電視共用天線房	N/A 不適用
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	22.801
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	N/A 不適用
20	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	N/A 不適用
21	Void in duplex domestic flat and house 複式住宅單位及洋房的中空空間	N/A 不適用
22	Sunshade and reflector 遮陽篷及反光罩	N/A 不適用
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	42.347
24	Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway《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	N/A 不適用
	Other Exempted Items **其他項目**	**Area (m2)** **面積(平方米)**
25(#)	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	N/A 不適用
26	Covered area under large projecting/overhanging feature 大型伸出 / 外懸設施下的有蓋地方	N/A 不適用
27	Public transport terminus 公共交通總站	N/A 不適用
28(#)	Party structure and common staircase 共用構築物及公用樓梯	N/A 不適用
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	64.440
30	Public passage 公眾通道	N/A 不適用
31	Covered set back area 有蓋的後移部分	N/A 不適用

	Bonus GFA **額外總樓面面積**	**Area (m2)** **面積(平方米)**
32	Bonus GFA 額外總樓面面積	N/A 不適用
	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**	**Area (m2)** **面積(平方米)**
33	Buildings adopting Modular Integrated Construction 採用「組裝合成」建築法的樓宇	N/A 不適用

Note 備註：

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.

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。

Environment Assessment of the Building

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 GOLD

PROVISIONAL GOLD NB V1.2 2023 HKGBC BEAM Plus

Application no.: PAG0162/24

綠色建築認證

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

暫定評級
金級

暫定 金級 NB V1.2 2023 HKGBC 綠建環評

申請編號: PAG0162/24

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

發展項目的公用部分的預計能量表現或消耗

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

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

Part I **第 I 部分**	
Provision of Central Air Conditioning 提供中央空調	No 否
Provision of Energy Efficient Features 提供具能源效益的設施	Yes 是
Energy Efficient Features proposed: 擬安裝的具能源效益的設施：	1. High coefficient of performance air conditioner unit 2. Use of energy saving light fittings for common area 1. 高效空調機組 2. 於公共空間使用節能照明配件

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 II: The predicted annual energy use of the proposed building/ part of building (Note 1) **第 II 部分：擬興建樓宇/部分樓宇預計每年能源消耗量(註腳1)**					
Location 位置	Internal Floor Area Served (m²) 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/m²/annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/m²/annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh/m²/annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/m²/annum 煤氣/石油氣 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	1,525.865	44.5	N/A 不適用	32.4	N/A 不適用

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

Notes:

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

備註：

1. 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。
2. "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。
3. "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。

POSSIBLE FUTURE CHANGES
日後可能出現的改變

There may be future changes to the Development and the surrounding areas.

發展項目及其周邊地區日後可能出現改變。

DATE OF PRINTING
印製日期

Date of printing of this Sales Brochure: 4th December 2025

本售樓說明書印製日期：2025年12月4日

Examination/Revision Date 檢視/修改日期	Page Number 頁數	Revision Made 所有修改
4th March 2026 2026年3月4日	18	Updated the “Location Plan of the Development is updated”. 更新「發展項目的所在位置圖」。
	20A, 20B	Additional page for the updated “Aerial Photograph of the Development”. 附加頁供更新的「發展項目的鳥瞰照片」。
	36	Updated the “Floor Plans of Residential Properties in the Development”. 更新「發展項目的住宅物業的樓面平面圖」。