SEMORA 瀚澄

SALES BROCHURE

售樓說明書

SEMORA 瀚澄

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

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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.

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;

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

  - ➢ war; or
  - ➢ inclement weather.
- The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
- The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.

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

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

- Ensure that, before you purchase a residential property, you are arranged to view the residential property that you would like to purchase or, if it is not reasonably practicable to view the property in question, a comparable property in the development, unless you agree in writing that the vendor is not required to arrange such a comparable property for viewing for you. You are advised to think carefully before signing any waiver.

- You may take measurements, take photographs or make video recordings of the property, unless the property is held under a tenancy or reasonable restriction(s) is/are needed to ensure safety of the persons viewing the property.

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

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

Other useful contacts:

Consumer Council		
Website	:	www.consumer.org.hk
Telephone	:	2929 2222
Email	:	cc@consumer.org.hk
Fax	:	2856 3611
Estate Agents Authority		
Website	:	www.eaa.org.hk
Telephone	:	2111 2777
Email	:	enquiry@eaa.org.hk
Fax	:	2598 9596
Real Estate Developers Association of Hong Kong		
Telephone	:	2826 0111
Fax	:	2845 2521

Sales of First-hand Residential Properties Authority
March 2023

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。

[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。

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

[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。

- 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

[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
Semora

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
2 Ping Lan Street*

*This provisional street number is subject to confirmation when the Development is completed.

Total number of storeys of the multi-unit building
24 storeys
Note: The above number of storeys exclude Transfer Plate, 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 to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 27/F, Roof, Upper Roof and Top 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

Refuge floors (if any) of the multi-unit building
There is no refuge floor.

The Development is an uncompleted development

Estimated Material Date for the Development as provided by the Authorized Person for the Development
30 June 2027

The above estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.

Under the land grant, the consent of the Director of Lands is not required to be given for the sale and purchase. For the purpose of the Agreement for Sale and Purchase, the Development is deemed to be completed on the date on which an occupation permit for every building in the Development is issued.

Note:
"material date" means the date on which the Development is completed in all respects in compliance with the approved building plans.

發展項目名稱
瀚澄

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
平瀾街2號*

*此臨時門牌號數有待發展項目建成時確認。

該幢多單位建築物的樓層的總數
24層
備註：上述樓層數目不包括轉換層、天台、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27樓、天台、上層天台及頂層天台

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
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。

發展項目屬未落成發展項目

發展項目的認可人士提供的發展項目的預計關鍵日期
2027年6月30日

上述預計關鍵日期，是受到買賣合約所允許的任何延期所規限的。

根據批地文件，進行該項買賣，不需獲地政總署署長同意。為買賣合約的目的，該發展項目當作在佔用許可證就該項目中的每幢建築物發出的日期落成。

備註：
「關鍵日期」指發展項目在遵照經批准的建築圖則的情況下在各方面均屬完成的日期。

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
Sky Dynamic International Investments Limited

賣方
天駿國際投資有限公司

Holding Companies of the Vendor
Golden Victory Investments Limited, Victory Gold Investments Limited and River Wick Investments Limited

賣方的控權公司
金御投資有限公司、Victory Gold Investments Limited 及 River Wick Investments Limited

Authorized Person for the Development
Tsui Tack Kong

發展項目的認可人士
崔德剛

The firm or corporation of which an authorized person for the Development is proprietor, director or employee in his or her professional capacity
T.K. Tsui & Associates Limited

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
崔德剛建築工程師樓有限公司

Building contractor for the Development
Ching Lee Engineering Limited

發展項目的承建商
正利工程有限公司

The firms of solicitors acting for the Owner in relation to the sale of residential properties in the Development
Baker & McKenzie

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
貝克．麥堅時律師事務所

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

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
大華銀行有限公司

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

已為發展項目的建造提供貸款的任何其他人
JT Development Limited

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

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

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

(l)	The Vendor or a building contractor for the Development is a corporation, and such an Authorized Person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor. 賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。	No 否
(m)	The Vendor or a building contractor for the Development is a partnership, and such an Authorized Person, or such an associate, is an employee of that Vendor or contractor. 賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。	Not applicable 不適用
(n)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that Vendor, holding company or contractor. 賣方、賣方的控權公司或該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。	No 否
(o)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor. 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份。	Not applicable 不適用
(p)	The Vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor. 賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。	No 否
(q)	The Vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor. 賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。	Not applicable 不適用
(r)	The Vendor or a building contractor for the Development is a corporation, and the corporation of which an Authorized Person for the Development is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor. 賣方或該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。	No 否
(s)	The Vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor. 賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	No 否

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

There will be no non-structural prefabricated external walls forming part of the enclosing walls of the Development.
發展項目將不會有構成圍封牆一部分的非結構的預製外牆。

There will be curtain walls forming part of the enclosing walls of the Development.
發展項目將會有構成圍封牆的一部分的幕牆。

The range of thickness of the curtain walls of each block is 200 mm.
每幢建築物的幕牆的厚度範圍為200毫米。

Schedule of Total Area of Curtain Walls of Each Residential Property
每個住宅物業的幕牆總面積表

Floor 樓層	Unit 單位	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	1.713
	B	0.660
	C	1.035
	D	0.530
5/F - 12/F, 15/F - 17/F 5樓至12樓、15樓至17樓	A	1.713
	B	0.660
	C	1.035
	D	0.530
18/F - 23/F, 25/F - 26/F 18樓至23樓、25樓至26樓	A	1.713
	B	0.660
	C	1.156
	D	0.570
27/F 27樓	A	2.543
	B	1.805

Note:
Residential floors of the Development are from 3/F to 27/F. There are no 4/F, 13/F, 14/F, 24/F.

備註：
發展項目住宅樓層由3樓至27樓。不設4樓、13樓、14樓及24樓。

INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

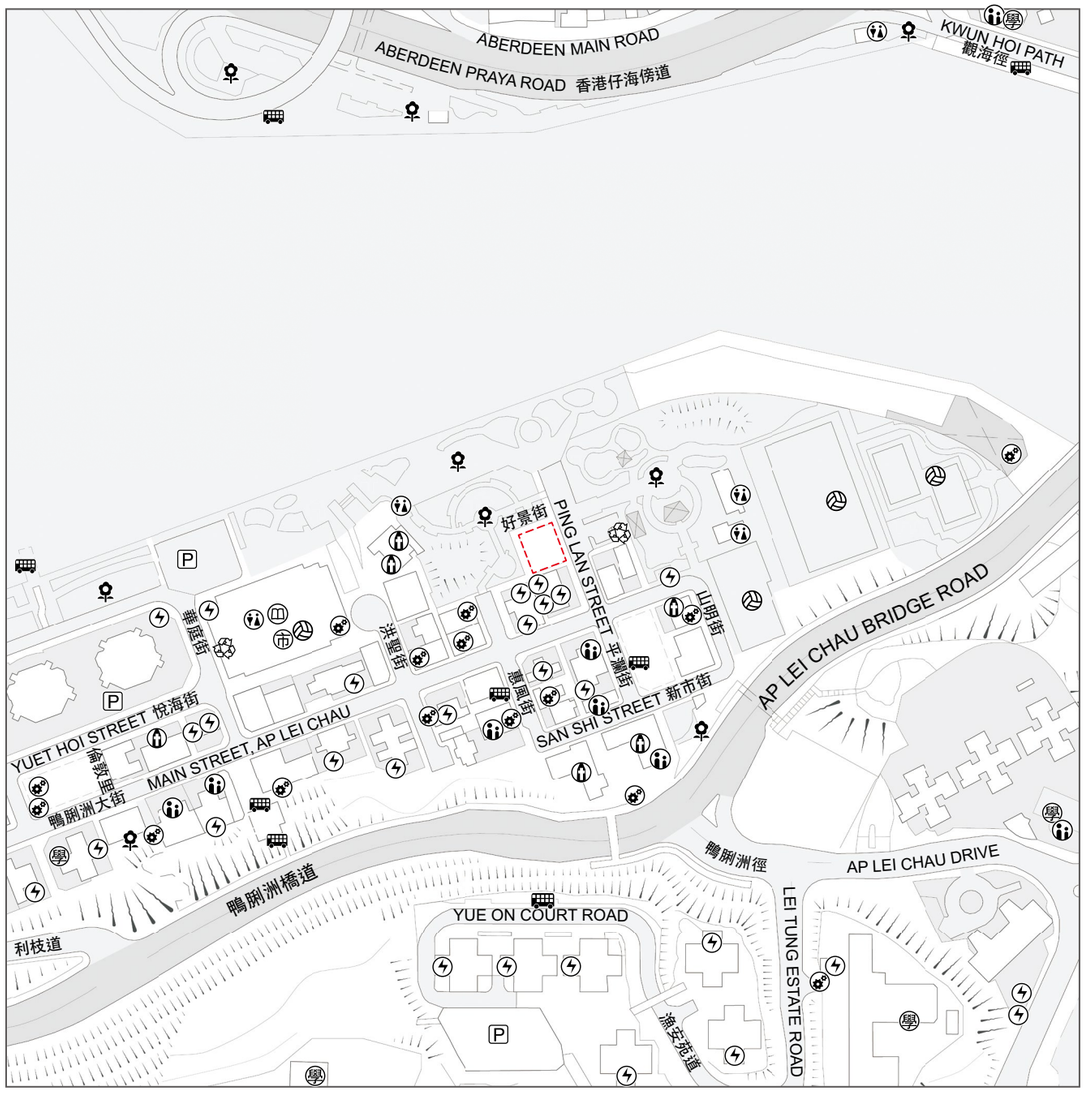
The person to be appointed as the manager of the Development under the latest draft deed of mutual covenant

Jones Lang LaSalle Management Services Limited

根據公契的最新擬稿將獲委任的發展項目的管理人

仲量聯行物業管理有限公司

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



N

Location of the Development
發展項目的位置

SCALE 比例：

0 50 100 150 200 250M/米

The map is provided by the Common Spatial Data Infrastructure (CSDI) Portal and intellectual property rights are owned by the Government of the HKSAR.

此地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

This location plan is prepared by the Vendor with reference to the Digital Topographic Map No. T11-SW-D dated 11 October 2026 and No. T15-NW-B dated 11 October 2026 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

此位置圖是由賣方擬備並參考地政總署測繪處於2026年10月11日出版之數碼地形圖，圖幅編號T11-SW-D及於2026年10月11日出版之數碼地形圖，圖幅編號T15-NW-B，有需要處經修正處理。

NOTATION 圖例

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

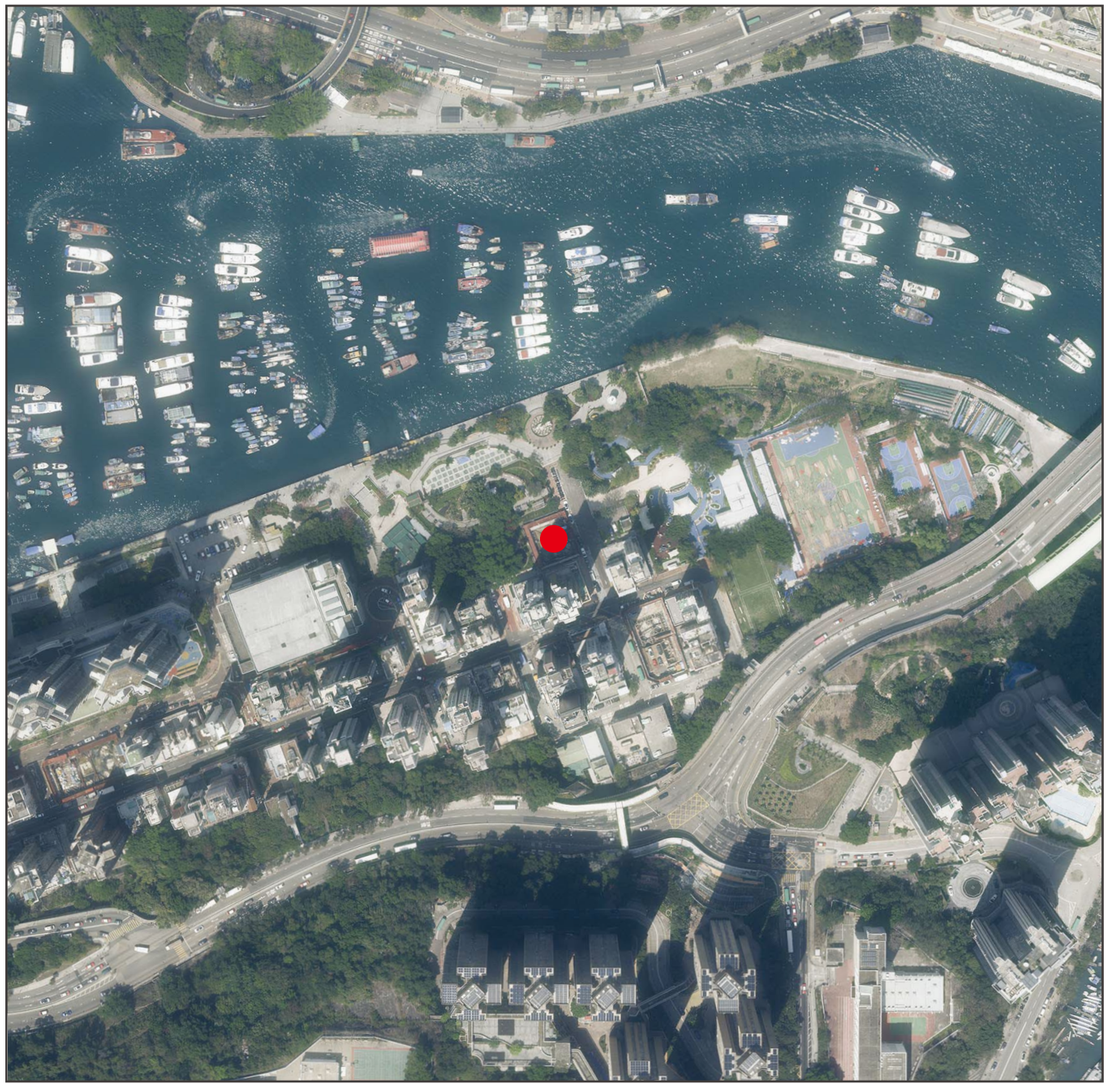
Street name(s) not shown in full in the Location Plan of the Development:
於發展項目的所在位置圖未能顯示之街道全名：

ABERDEEN MAIN ROAD 香港仔大道	HO KING STREET 好景街	SHAN MING STREET 山明街	WAI FUNG STREET 惠風街
HUNG SHING STREET 洪聖街	WAH TING STREET 華庭街	LONDON LANE 倫敦里	LEE CHI ROAD 利枝道
LEI TUNG ESTATE ROAD 利東邨道			

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

備註：
1. 因技術性問題，此所在位置圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
2. 賣方建議準買家到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



Location of the Development
發展項目的位置

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. E256131C, date of flight: 22 March 2025.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E256131C，飛行日期：2025年3月22日。

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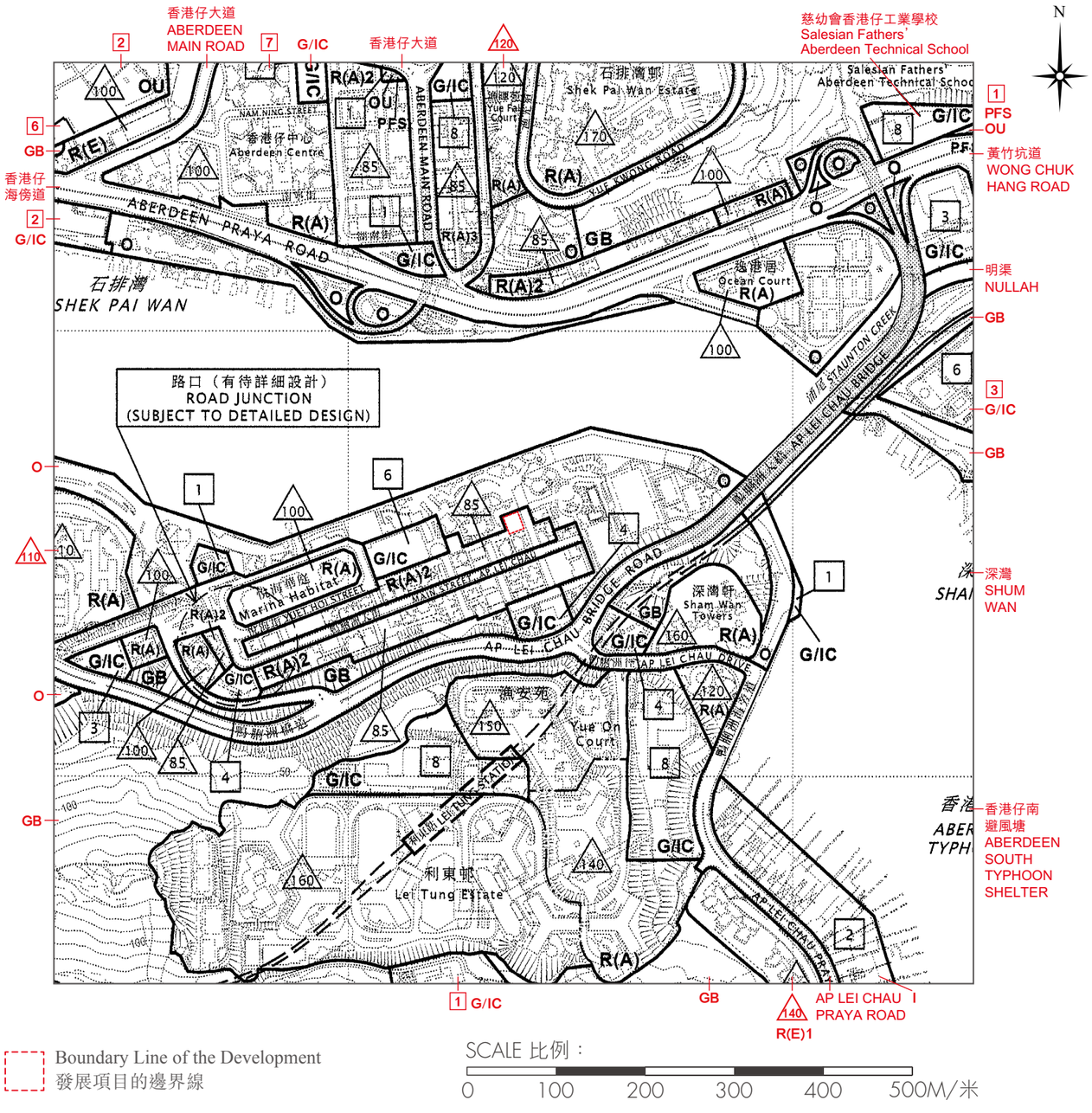
Notes:

1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：

1. 發展項目的鳥瞰照片之副本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，此鳥瞰照片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。

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



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

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.

地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。

Extracted from the draft Aberdeen & Ap Lei Chau Outline Zoning Plan (Plan no. S/H15/34), gazetted on 24 July 2026, with adjustments where necessary as shown in red.

摘錄自2026年7月24日刊憲之香港仔及鴨脷洲分區計劃大綱草圖（圖則編號S/H15/34），有需要處經修正處理，以紅色表示。

NOTATION 圖例

Zones 地帶

Residential (Group A)	R(A)	住宅（甲類）
Residential (Group E)	R(E)	住宅（戊類）
Industrial	I	工業
Government, Institution or Community	G/IC	政府、機構或社區
Open Space	O	休憩用地
Other Specified Uses	OU	其他指定用途
Green Belt	GB	綠化地帶

Communications 交通

Railway and Station (Underground)	STATION	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		建築物高度管制區界線
Maximum Building Height (in metres above Principal Datum)	100	最高建築物高度（在主水平基準上若干米）
Maximum Building Height (in number of storeys)	8	最高建築物高度（樓層數目）
Petrol Filling Station	PFS	加油站

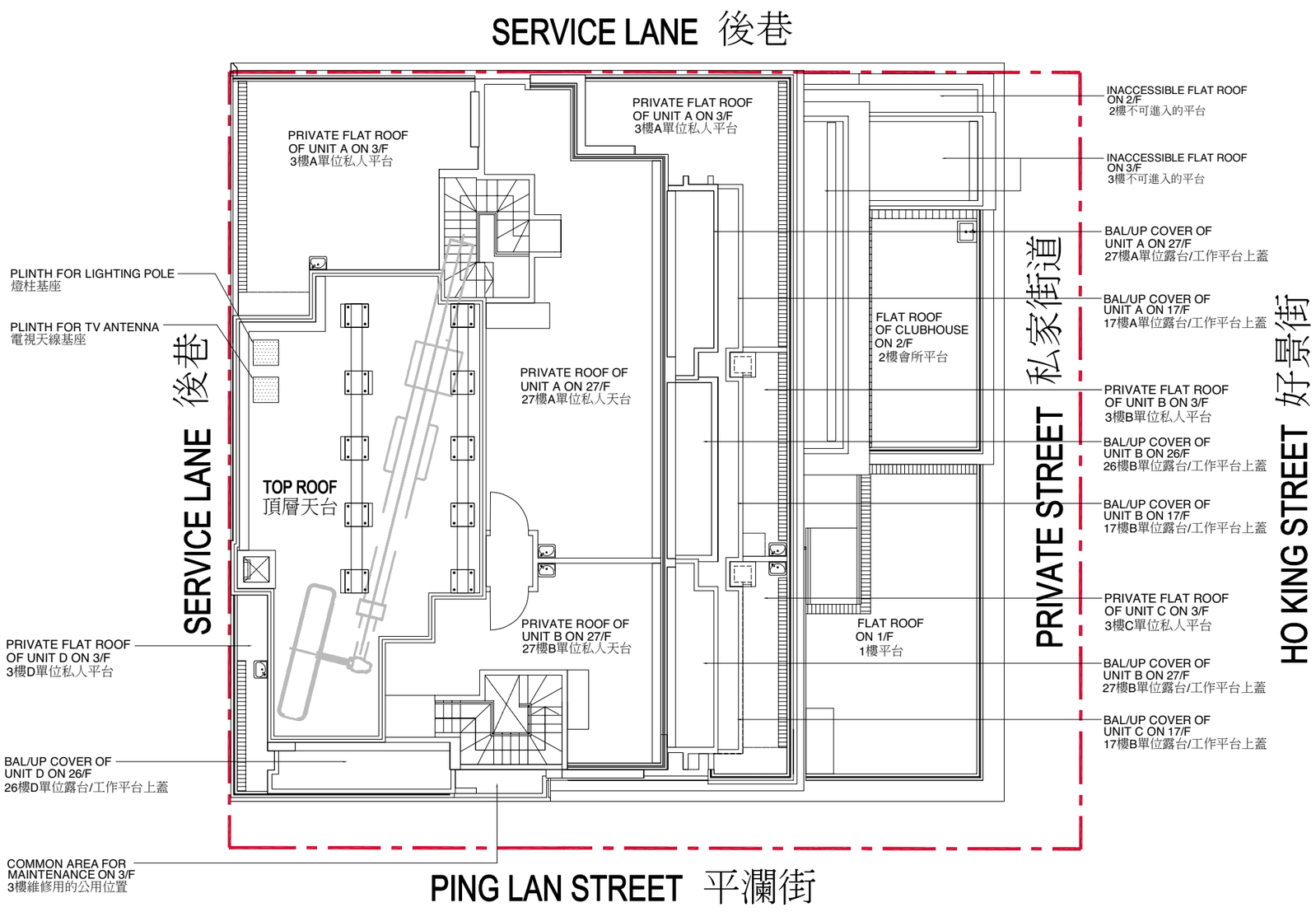
Notes:

1. The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

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，此分區計劃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。

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



Boundary of the Development
發展項目的界線

The estimated date of completion of the uncompleted building and facilities as provided by the Authorized Person for the Development is 30 June 2027 .
由發展項目的認可人士提供的未落成建築物及設施的預計落成日期為2027年6月30日。

N

SCALE 比例 : 0 5M/米

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 PLAN 樓面平面圖中所使用名詞及簡稱之圖例

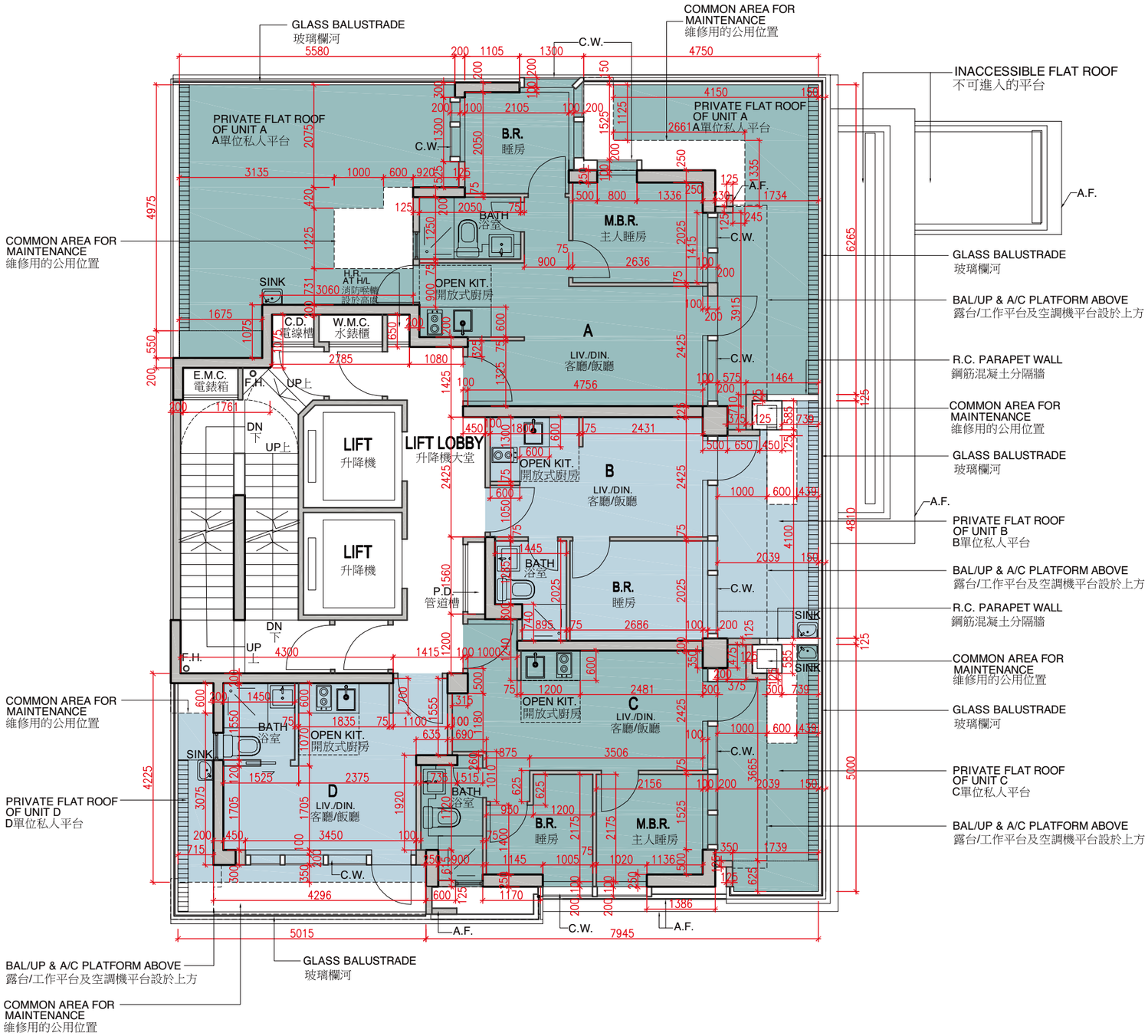
A.F.	=	Architectural Feature	建築裝飾	C.W.	=	Curtain Wall	玻璃幕牆
A/C PLATFORM	=	Air-conditioner Platform	空調機平台	DN	=	Down	下
B.R.	=	Bedroom	睡房	E.M.C.	=	Electrical Meter Cabinet	電錶櫃
B.R.1	=	Bedroom 1	睡房1	F.H.	=	Fire Hose	消防栓
B.R.2	=	Bedroom 2	睡房2	H.R. AT H/L	=	Hose Reel At High Level	消防喉轆設於高處
BAL/UP & A/C PLATFORM ABOVE	=	Balcony / Utility Platform & Air-conditioner Platform Above	露台 / 工作平台及空調機平台設於上方	LIV. / DIN.	=	Living / Dining	客廳 / 飯廳
BAL/UP	=	Balcony / Utility Platform	露台 / 工作平台	M.B.R.	=	Master Bedroom	主人睡房
BAL/UP COVER OF BELOW	=	Balcony / Utility Platform Cover of Below	下層露台 / 工作平台上蓋	OPEN KIT.	=	Open Kitchen	開放式廚房
BAL/UP COVER OF BELOW AT 18/F	=	Balcony / Utility Platform Cover of Below at 18/F	於18樓的下層露台 / 工作平台上蓋	P.D.	=	Pipe Duct	管道槽
BATH	=	Bathroom	浴室	R.C. PARAPET WALL	=	Reinforced Concrete Parapet Wall	鋼筋混凝土分隔牆
BATH 1	=	Bathroom 1	浴室1	T.O.C.W.	=	Top of Curtain Wall	玻璃幕牆頂
BATH 2	=	Bathroom 2	浴室2	UP	=	Up	上
C.D.	=	Cable Duct	電線槽	W.M.C.	=	Water Meter Cabinet	水錶櫃

Notes applicable to the floor plans in this section :
1. There are architectural features and/or exposed pipes on the external walls of some of the floors. For details, please refer to the latest approved building plans and other relevant plans.
2. Common pipes exposed and/or enclosed in cladding are located at/adjacent to the balcony / utility platform and/or flat roof and/or roof and/or air-conditioner platform and/or external wall of some residential properties. For details, please refer to the latest approved building plans and/or approved drainage plans and/or other relevant plans.
3. There are ceiling bulkheads and/or sunken slabs on the ceiling inside some residential properties for the installation of the air-conditioning system and/or other mechanical and electrical services.
4. Balconies / utility platforms are non-enclosed areas.
5. Symbols of fittings and fitments such as shower cubicles, sink, water closet, shower, sink counter, etc. in the floor plans are prepared based on the latest approved building plans and are for general indication only.
6. The dimensions on the floor plans are all structural dimensions in millimeter.

適用於本節各樓面平面圖之備註 :
1. 部分樓層外牆設有建築裝飾及/或外露喉管/管道。詳細資料請參考最新的經批准的建築圖則及其他相關圖則。
2. 部分住宅物業的露台/工作平台及/或平台及/或冷氣機平台及/或外牆上/附近設有外露及/或外牆覆蓋板內藏之公用喉管，詳細資料請參考最新經批准的建築圖則及/或經批准的排水設施圖則及/或其他相關圖則。
3. 部分住宅物業內可能設有假天花及/或跌級樓板用以裝置冷氣系統及/或其他機電設備。
4. 露台/工作平台為不可封閉的地方。
5. 樓面平面圖上所顯示的裝置符號，如淋浴間、洗滌盆、坐廁、花灑、洗滌盆櫃等乃按最新的經批准的建築圖則繪製，只作一般示意用途。
6. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

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樓平面圖



N

SCALE 比例：
0 5M/米

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

Description 描述	Floor 樓層	Unit 單位			
		A	B	C	D
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3/F 3樓	2900, 3100, 3175*, 3450*, 3500*	3100, 3200*, 3450*, 3500*	2800, 3050*, 3100, 3200*, 3300*, 3500*	2800, 3100, 3200*, 3450*, 3500*
The 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)		150, 200	175	150, 175	150

* Inclusive of the sunken depth of the sunken slab on the floor of this floor.
包括本層地台跌級樓板之跌級深度。

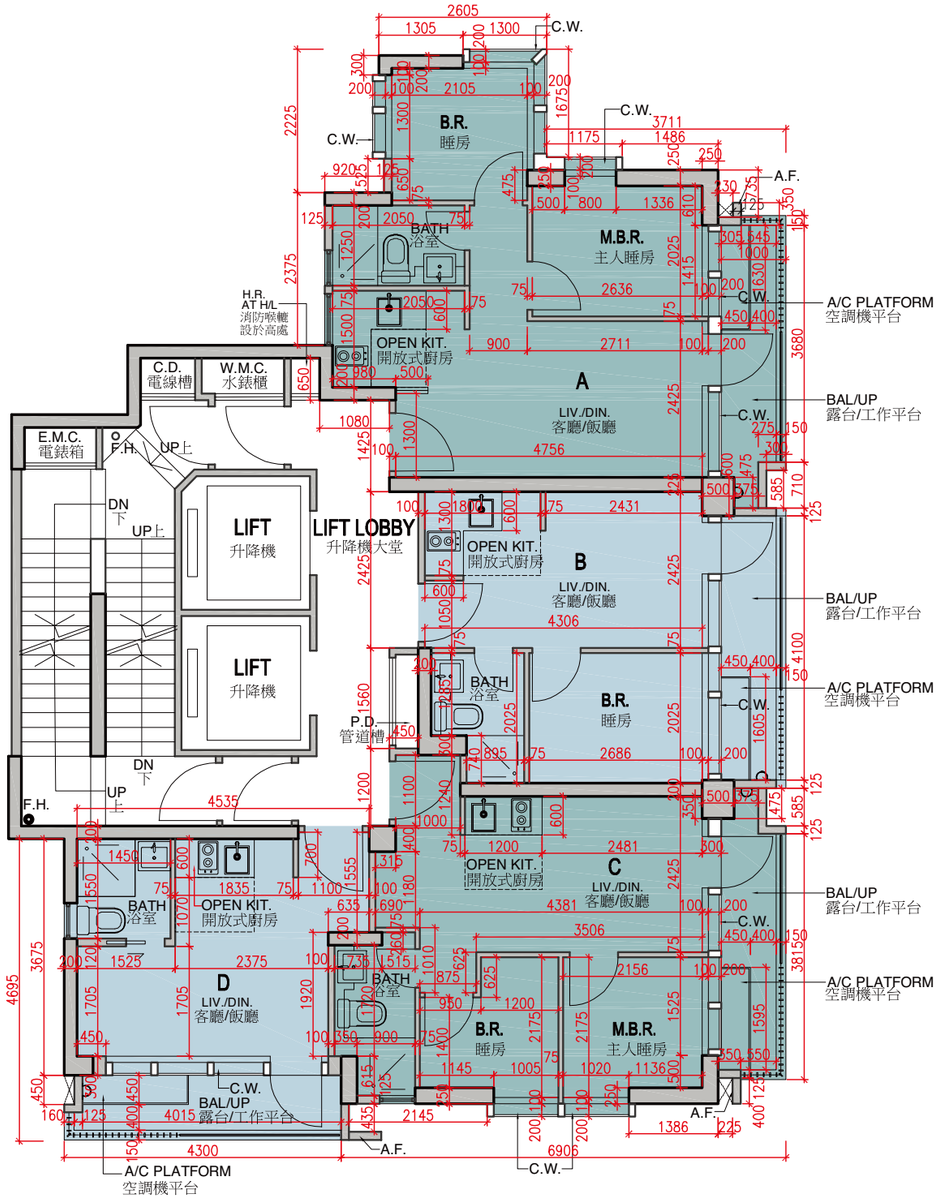
The internal areas of the residential properties on the upper floors will be generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floor.
(Note: This situation and section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance are not applicable to the 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。
(備註：此情況及《一手住宅物業銷售條例》附表1第1部第10(2)(e) 條並不適用於發展項目)

Notes:
1. Please refer to Page 19 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.
2. Residential floors of the Development are from 3/F to 27/F. There are no 4/F, 13/F, 14/F, 24/F.

備註：
1. 平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第19頁。
2. 發展項目住宅樓層由3樓至27樓。不設4樓、13樓、14樓及24樓。

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

5/F - 12/F, 15/F - 17/F FLOOR PLAN
5樓至12樓、15樓至17樓平面圖



N

SCALE 比例：
0 5M/米

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

Description 描述	Floor 樓層	Unit 單位			
		A	B	C	D
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	5/F - 12/F, 15/F - 16/F 5樓至12樓、15樓至16樓	3100, 3100*	3100, 3100*	3100, 3100*	3100, 3100*
The 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)		150, 175, 200	175	150, 175	150, 175
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	17/F 17樓	2925, 3100, 3100*	2925, 3100, 3100*	2850, 2850*, 2900, 2925, 3050, 3100, 3350*, 3400*, 3550*	2750, 3050, 3050*, 3100, 3100*, 3350*
The 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)		150, 175, 200	175	150, 175	150, 175

* Inclusive of the sunken depth of the sunken slab on the floor of this floor.
包括本層地台跌級樓板之跌級深度。

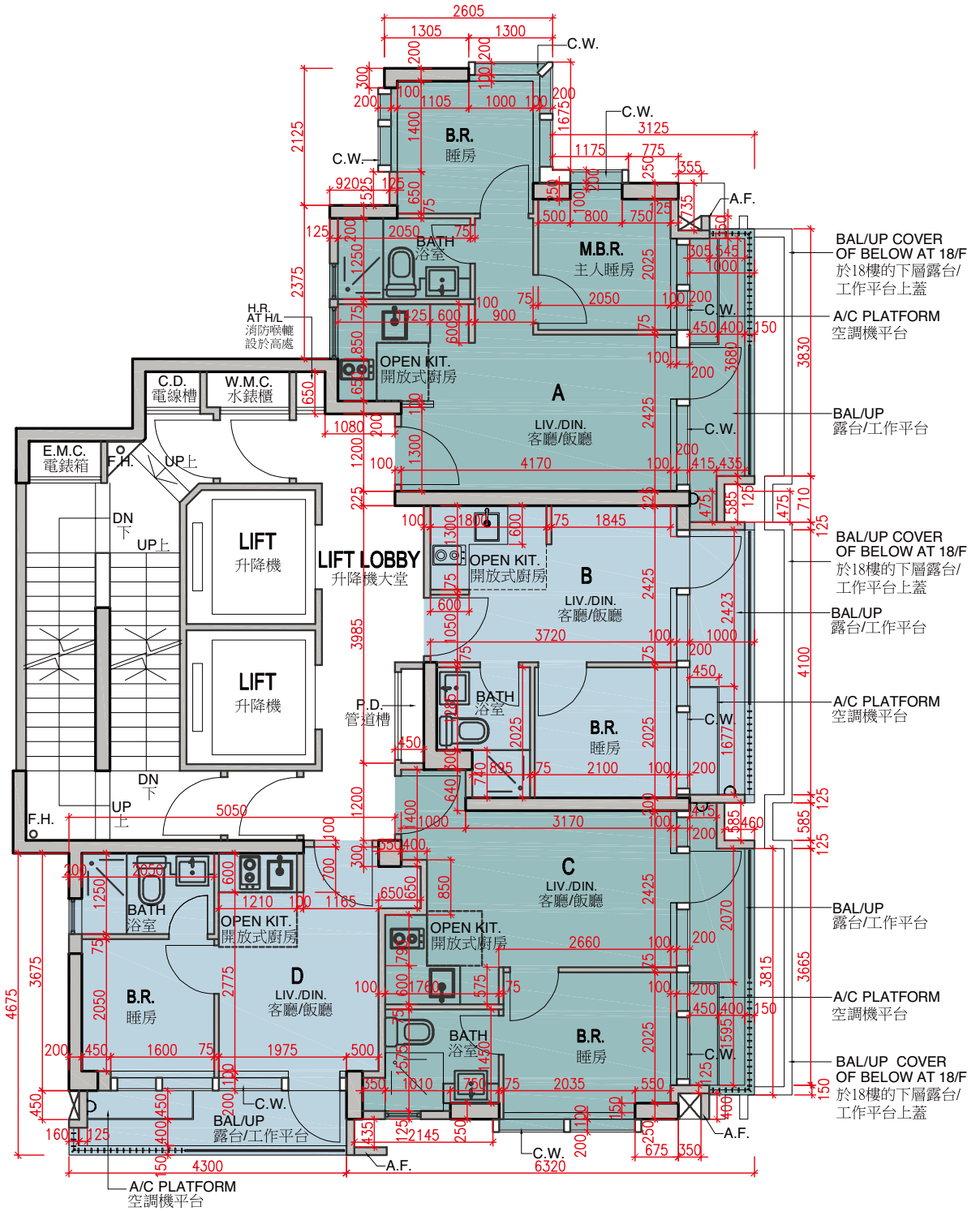
The internal areas of the residential properties on the upper floors will be generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floor.
(Note: This situation and section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance are not applicable to the 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。
(備註：此情況及《一手住宅物業銷售條例》附表1第1部第10(2)(e) 條並不適用於發展項目)

Notes:
1. Please refer to Page 19 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.
2. Residential floors of the Development are from 3/F to 27/F. There are no 4/F, 13/F, 14/F, 24/F.

備註：
1. 平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第19頁。
2. 發展項目住宅樓層由3樓至27樓。不設4樓、13樓、14樓及24樓。

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

18/F-23/F, 25/F-26/F FLOOR PLAN
18樓至23樓、25樓至26樓平面圖



N

SCALE 比例：
0 5M/米

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

Description 描述	Floor 樓層	Unit 單位			
		A	B	C	D
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	18/F - 23/F, 25/F 18樓至23樓、25樓	3100, 3100*	3100, 3100*	3100, 3100*	3100, 3100*
The 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)		150, 175, 200	175	150, 175	150, 175
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	26/F 26樓	2650, 2775, 2980*, 3100, 3255*	2800, 3050, 3100, 3100*, 3400*	2600, 2930, 2980*, 3050*, 3100, 3160*, 3180*, 3380*	2800, 3100, 3100*, 3450*
The 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)		150, 175, 250	175	150, 175	150, 175

* Inclusive of the sunken depth of the sunken slab on the floor of this floor.
包括本層地台跌級樓板之跌級深度。

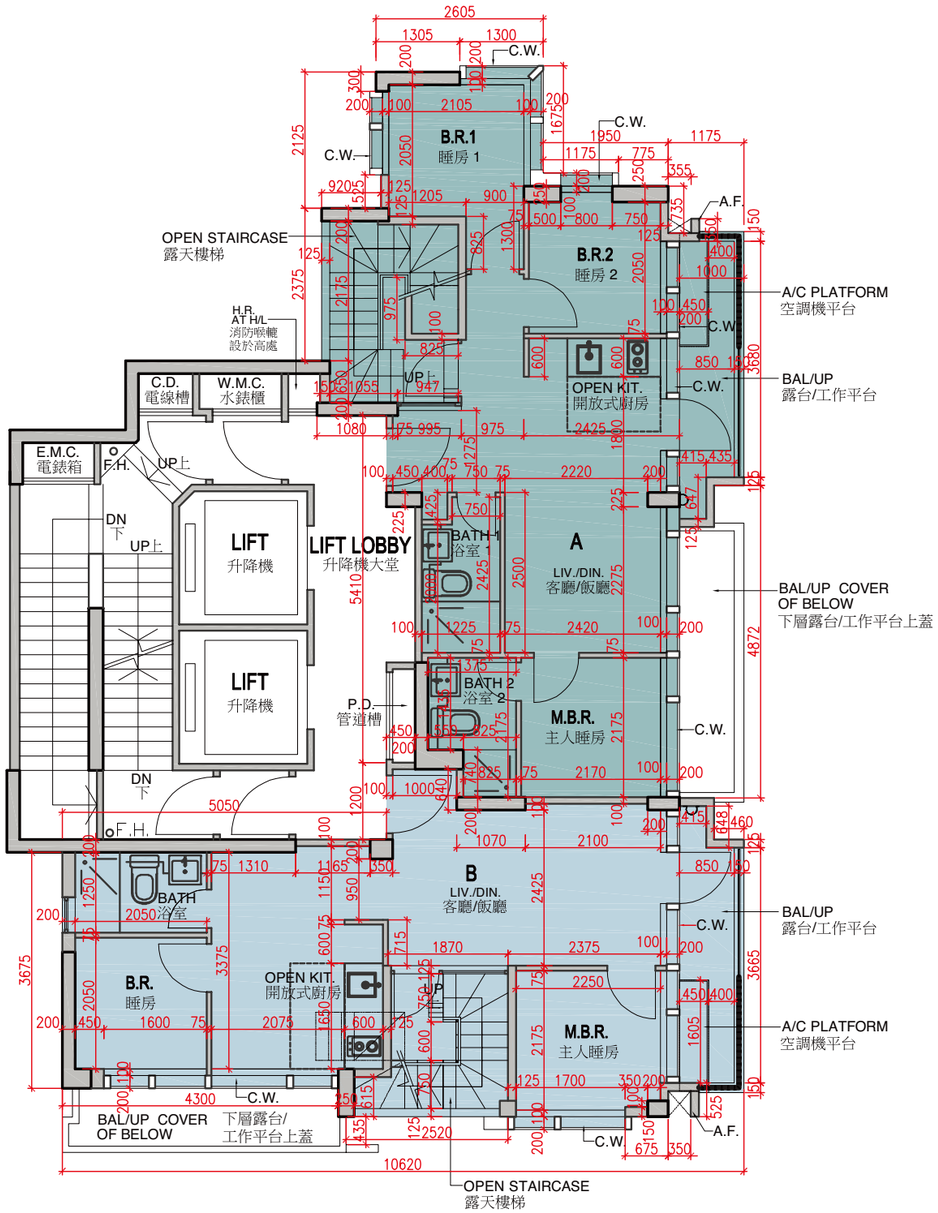
The internal areas of the residential properties on the upper floors will be generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floor.
(Note: This situation and section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance are not applicable to the 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。
(備註：此情況及《一手住宅物業銷售條例》附表1第1部第10(2)(e) 條並不適用於發展項目)

Notes:
1. Please refer to Page 19 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.
2. Residential floors of the Development are from 3/F to 27/F. There are no 4/F, 13/F, 14/F, 24/F.

備註：
1. 平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第19頁。
2. 發展項目住宅樓層由3樓至27樓。不設4樓、13樓、14樓及24樓。

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

27/F FLOOR PLAN
27樓平面圖



N

SCALE 比例：
0 5M/米

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

Description 描述	Floor 樓層	Unit 單位	
		A	B
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	27/F 27樓	3550, 3600*, 3850*, 3875*, 3950, 4000*	3550, 3600*, 3700*, 3850*, 3900*, 3950, 4050*
The 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)		150, 175	150, 175

* Inclusive of the sunken depth of the sunken slab on the floor of this floor.
包括本層地台跌級樓板之跌級深度。

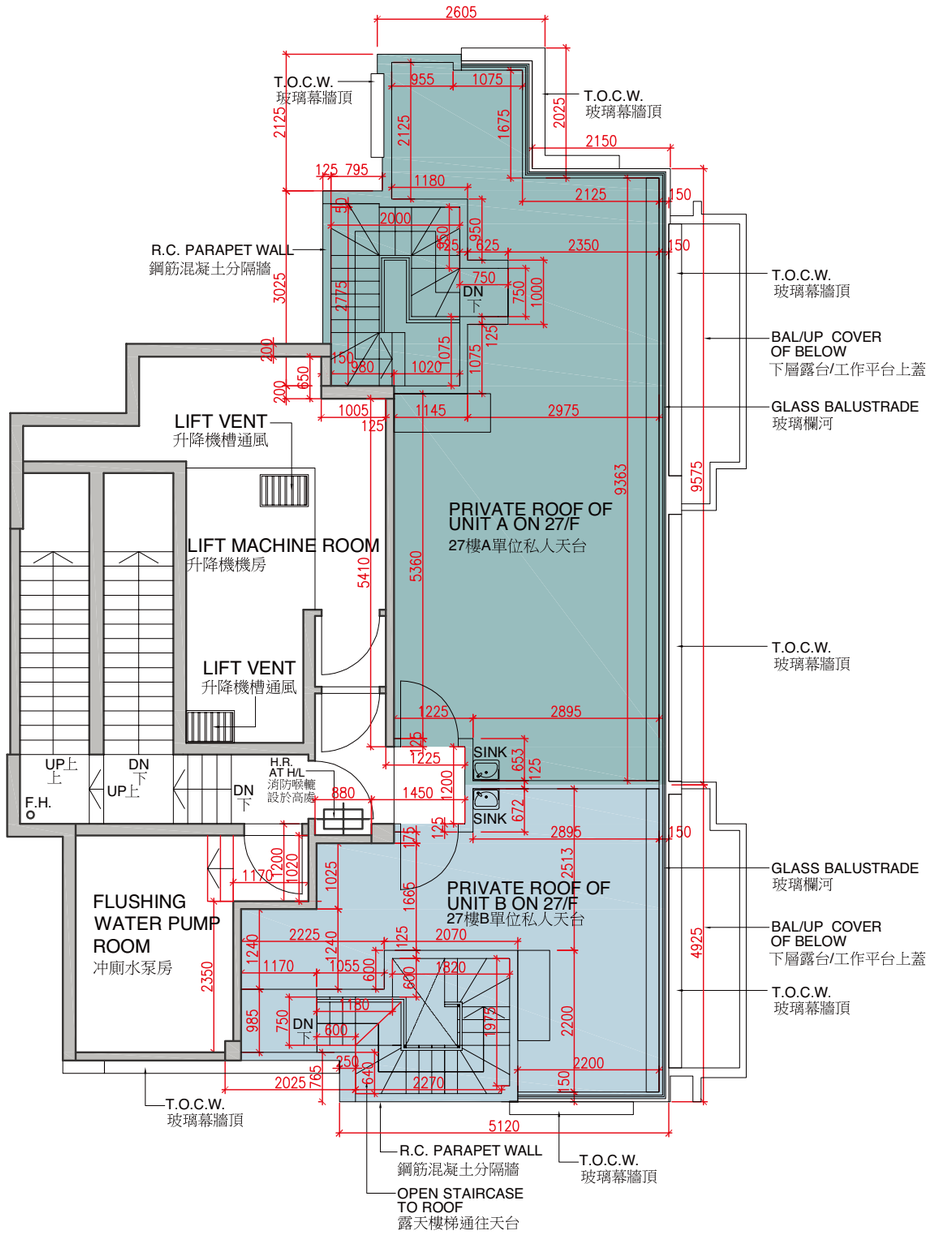
The internal areas of the residential properties on the upper floors will be generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floor. (Note: This situation and section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance are not applicable to the 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。
(備註：此情況及《一手住宅物業銷售條例》附表1第1部第10(2)(e) 條並不適用於發展項目)

Notes:
1. Please refer to Page 19 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.
2. Residential floors of the Development are from 3/F to 27/F. There are no 4/F, 13/F, 14/F, 24/F.

備註：
1. 平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第19頁。
2. 發展項目住宅樓層由3樓至27樓。不設4樓、13樓、14樓及24樓。

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

ROOF FLOOR PLAN
天台樓面平面圖



N

SCALE 比例：
0 5M/米

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

Description 描述	Floor 樓層	Unit 單位	
		A	B
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	Roof 天台	Not Applicable 不適用	
The 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)		Not Applicable 不適用	

* Inclusive of the sunken depth of the sunken slab on the floor of this floor.
包括本層地台跌級樓板之跌級深度。

The internal areas of the residential properties on the upper floors will be generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floor. (Note: This situation and section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance are not applicable to the 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。
(備註：此情況及《一手住宅物業銷售條例》附表1第1部第10(2)(e) 條並不適用於發展項目)

Notes:
1. Please refer to Page 19 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.
2. Residential floors of the Development are from 3/F to 27/F. There are no 4/F, 13/F, 14/F, 24/F.

備註：
1. 平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第19頁。
2. 發展項目住宅樓層由3樓至27樓。不設4樓、13樓、14樓及24樓。

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	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
3/F 3樓	A	33.764 (363) Balcony 露台：- (-) Utility Platform 工作平台：- (-)	-	-	-	37.013 (398)	-	-	-	-	-	-
	B	21.920 (236) Balcony 露台：- (-) Utility Platform 工作平台：- (-)	-	-	-	7.856 (85)	-	-	-	-	-	-
	C	28.934 (311) Balcony 露台：- (-) Utility Platform 工作平台：- (-)	-	-	-	8.420 (91)	-	-	-	-	-	-
	D	17.311 (186) Balcony 露台：- (-) Utility Platform 工作平台：- (-)	-	-	-	3.954 (43)	-	-	-	-	-	-

1. The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) to the extent that it forms part of the residential property set out in the above table are calculated in accordance with section 8 of the residential properties (first-hand sales) ordinance.
2. The areas of other specified items (if any), to the extent they form part of the residential property (not included in the saleable area) set out in the above table are calculated in accordance with part 2 of schedule 2 to the residential properties (first-hand sales) ordinance.

Notes:
1. The areas as specified above in square feet are converted from the areas in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties in the Development.
3. Residential floors of the Development are from 3/F to 27/F. There are no 4/F, 13/F, 14/F, 24/F.

1. 上述所列之每個住宅物業的實用面積，以及構成住宅物業一部分的範圍內的每一個露台、工作平台或陽台（如有的話）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。
2. 上述所列之構成住宅物業一部分的範圍內的其他指明項目（如有的話）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。

備註：
1. 上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 住宅物業並無陽台。
3. 發展項目住宅樓層由3樓至27樓。每座不設4樓、13樓、14樓及24樓。

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	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
5/F - 12/F, 15/F - 17/F 5樓至12樓、15樓至17樓	A	37.264 (401) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B	25.420 (274) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	C	32.434 (349) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D	20.811 (224) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-

1. The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) to the extent that it forms part of the residential property set out in the above table are calculated in accordance with section 8 of the residential properties (first-hand sales) ordinance.
2. The areas of other specified items (if any), to the extent they form part of the residential property (not included in the saleable area) set out in the above table are calculated in accordance with part 2 of schedule 2 to the residential properties (first-hand sales) ordinance.

Notes:
1. The areas as specified above in square feet are converted from the areas in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties in the Development.
3. Residential floors of the Development are from 3/F to 27/F. There are no 4/F, 13/F, 14/F, 24/F.

1. 上述所列之每個住宅物業的實用面積，以及構成住宅物業一部分的範圍內的每一個露台、工作平台或陽台（如有的話）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。
2. 上述所列之構成住宅物業一部分的範圍內的其他指明項目（如有的話）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。

備註：
1. 上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 住宅物業並無陽台。
3. 發展項目住宅樓層由3樓至27樓。每座不設4樓、13樓、14樓及24樓。

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	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
18/F - 23/F, 25/F - 26/F 18樓至23樓、25樓至26樓	A	34.198 (368) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B	22.525 (242) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	C	27.639 (298) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D	22.700 (244) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-

1. The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) to the extent that it forms part of the residential property set out in the above table are calculated in accordance with section 8 of the residential properties (first-hand sales) ordinance.
2. The areas of other specified items (if any), to the extent they form part of the residential property (not included in the saleable area) set out in the above table are calculated in accordance with part 2 of schedule 2 to the residential properties (first-hand sales) ordinance.

Notes:
1. The areas as specified above in square feet are converted from the areas in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties in the Development.
3. Residential floors of the Development are from 3/F to 27/F. There are no 4/F, 13/F, 14/F, 24/F.

1. 上述所列之每個住宅物業的實用面積，以及構成住宅物業一部分的範圍內的每一個露台、工作平台或陽台（如有的話）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。
2. 上述所列之構成住宅物業一部分的範圍內的其他指明項目（如有的話）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。

備註：
1. 上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 住宅物業並無陽台。
3. 發展項目住宅樓層由3樓至27樓。每座不設4樓、13樓、14樓及24樓。

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	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
27/F 27樓	A	46.758 (503) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	43.366 (467)	-	-	-
	B	42.464 (457) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	24.958 (269)	-	-	-

1. The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) to the extent that it forms part of the residential property set out in the above table are calculated in accordance with section 8 of the residential properties (first-hand sales) ordinance.
2. The areas of other specified items (if any), to the extent they form part of the residential property (not included in the saleable area) set out in the above table are calculated in accordance with part 2 of schedule 2 to the residential properties (first-hand sales) ordinance.

Notes:
1. The areas as specified above in square feet are converted from the areas in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties in the Development.
3. Residential floors of the Development are from 3/F to 27/F. There are no 4/F, 13/F, 14/F, 24/F.

1. 上述所列之每個住宅物業的實用面積，以及構成住宅物業一部分的範圍內的每一個露台、工作平台或陽台（如有的話）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。
2. 上述所列之構成住宅物業一部分的範圍內的其他指明項目（如有的話）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。

備註：
1. 上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 住宅物業並無陽台。
3. 發展項目住宅樓層由3樓至27樓。每座不設4樓、13樓、14樓及24樓。

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 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 -
   (a) that preliminary agreement is terminated;
   (b) the preliminary deposit is forfeited; and
   (c) 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. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有。

3. 如買方沒有於訂立該臨時合約的日期之後的5個工作日內簽立買賣合約－
   (a) 該臨時合約即告終止；
   (b) 有關的臨時訂金即予沒收；及
   (c) 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。

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

The latest draft Deed of Mutual Covenant of the Development ("**DMC**") provides that:-

A. The common parts of the Development

1. "**Common Areas and Facilities**" means all areas, systems, equipment, facilities, machinery, fixtures, fittings, Conduits or other matters in the Land and the Development which:

   (a) are intended for the common use and benefit of different Owners, occupiers, licensees or invitees of the Land and the Development or any part thereof;

   (b) fall within the definition of "common parts" in section 2 of the Ordinance; or

   (c) are now or from time to time provided, installed or designated by the Manager, the First Owner or an Owner to be Common Areas and Facilities in accordance with the DMC or any Sub-Deed,

   including (subject to the provisions of the DMC) the matters referred to in Schedule 1 to the Ordinance but excluding any area the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and any system, equipment, facility, machinery, fixture, fitting or Conduit which serves any particular Owner.

2. The Common Areas and Facilities are categorized under the DMC into:

   (a) the **Development Common Areas and Facilities** which are provided or installed for the common use and benefit of the Owners, occupiers, licensees or invitees of different Residential Units and Shops and the Office, and include those areas of the Development which are (for identification purpose) shown coloured Indigo on the plans annexed to the DMC;

   (b) the **Residential Common Areas and Facilities** which are provided or installed for the common use and benefit of Owners, occupiers, licensees or invitees of different Residential Units, and include those areas of the Development which are (for identification purpose) shown coloured Yellow and Yellow Hatched Black on the plans annexed to the DMC; and

   (c) the **Upper Floors Common Areas and Facilities** which are provided or installed for the common use and benefit of Owners, occupiers, licensees or invitees of different Residential Units and the Office, and include those areas of the Development which are (for identification purpose) shown coloured Green on the plans annexed to the DMC.

3. Subject to the DMC and the Government Grant, the Owners and their tenants, licensees and invitees shall have the right to use the Common Areas and Facilities for all purposes connected with the proper use and enjoyment of their Units.

4. The Owners shall not obstruct the Common Areas and Facilities or do anything in or to the Common Areas and Facilities which may be or become a nuisance to any other Owners or occupiers of the Land or any neighbouring premises.

5. The Owners shall not alter the Common Areas and Facilities or do anything which may, in the opinion of the Manager interfere with or damage the Common Areas and Facilities or adversely affect the normal functioning of the Common Areas and Facilities.

6. The Owners shall not convert the Common Areas and Facilities or any part thereof to their own use or for their own benefit unless with the approval by a resolution of the Owners' Committee.

7. The Common Areas and Facilities shall be under the exclusive control of the Manager and be held by the Manager as trustee for the benefit of all Owners.

B. Number of Undivided Shares assigned to each residential property in the Development

The number of undivided shares allocated to each residential property in the Development is set out in the table below:

Floor	Unit	No. of Undivided Shares allocated to each residential unit
3/F	A	37
	B	23
	C	30
	D	18
5/F – 17/F (11 storeys)	A	38
	B	26
	C	33
	D	22
18/F – 26/F (8 storeys)	A	35
	B	23
	C	28
	D	23
27/F	A	52
	B	46

Note: There are no designations of 4th, 13th, 14th and 24th Floors.

C. Term of years for which the Manager of the Development is appointed

The Manager will be appointed for an initial term of two years from the date of the DMC. The appointment of the Manager may be terminated according to the provisions of the DMC.

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

Each Owner shall contribute towards the Management Expenses (which shall be the total expenses, costs and charges necessarily and reasonably incurred in the management of the Development under the DMC, and shall be based on the Budget prepared by the Manager) (including the Manager's Remuneration) of the Development in such manner, amount and proportion as provided in the DMC by reference to the Management Shares allocated to his Unit. In general:

(a) each Owner of a Unit shall contribute towards the Management Expenses relating to the Development Common Areas and Facilities in the proportion equal to the number of Management Shares allocated to the Unit bears to the total number of all Management Shares; and

(b) each Owner of a Residential Unit shall contribute to:

   (i) the Management Expenses relating to the Residential Common Areas and Facilities in the proportion equal to the number of Management Shares allocated to his Residential Unit bears to the total number of Management Shares allocated to all Residential Units; and

   (ii) the Management Expenses relating to the Upper Floors Common Areas and Facilities in the proportion equal to the number of Management Shares allocated to his Residential Unit bears to the total number of Management Shares allocated to all Residential Units and the Office.

The number of Management Shares allocated to a Residential Unit is the same as the number of Undivided Shares allocated to that Residential Unit. However, the total number of Undivided Shares of the Development (2,668) is different from the total number of Management Shares of the Development (2,658). The total number of Management Shares of all Residential Units in the Development is 2,387, whereas the total number of Management Shares of all Residential Units and the Office in the Development is 2,459.

E. Basis on which the management fee deposit is fixed

The amount of management fee deposit equals to 3 months' Monthly Management Fees.

F. Area (if any) in the Development retained by the owner for that owner's own use

Not applicable.

Notes:

1. Unless otherwise defined in this Sales Brochure, capitalized terms used in the above shall have the same meaning of such capitalized terms used in the DMC.

2. For full details, please refer to the latest draft DMC which is free for inspection during opening hours at the sales office. Full script of the latest draft DMC is available for inspection upon request and copies of the latest draft DMC can be obtained upon paying necessary photocopying charges.

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

發展項目的公共契約暨管理協議（「**公契**」）的最新擬稿訂明：

A. 發展項目的公用部分

1. 「**公用地方與設施**」指所有在該土地（指發展項目於其上興建之土地，及如文意允許包括其上之發展項目）內符合以下情況的地方、系統、裝備、設備、機器、固定裝置、裝置、管道或其他事宜：

   (a) 該地方與設施的目的是供該土地或其任何部分的不同業主、佔用人、被許可人或被邀請人共同使用與享用；

   (b) 該部分符合該條例第2條中「公用部分」的定義；或

   (c) 管理人、第一業主或任何業主不時按照公契或副公契提供、安裝或指定之公用地方與設施，

   包括（受限於公契之條文）該條例附表1所提及之事宜惟不包括任何由個別業主享有專有權利及特權以持有、使用、佔用及享用的地方，以及任何僅供個別業主使用的系統、裝備、設備、機器、固定裝置、裝置或管道。

2. 在公契下，公用地方與設施分為：

   (a) **發展項目公用地方與設施**，該地方與設施提供或安裝給不同住宅單位及商舖及辦公室之業主、佔用人、被許可人或被邀請人共同使用與享用，並包括發展項目在公契附圖上以靛藍色顯示的地方，以茲識別；

   (b) **住宅公用地方與設施**，該地方與設施提供或安裝給不同住宅單位之業主、佔用人、被許可人或被邀請人共同使用與享用，並包括發展項目在公契附圖上以黃色及黃色間黑斜線顯示的地方，以茲識別；及

   (c) **上層公用地方與設施**，該地方與設施提供或安裝給不同住宅單位及辦公室之業主、佔用人、被許可人或被邀請人共同使用與享用，並包括發展項目在公契附圖上以綠色顯示的地方，以茲識別。

3. 受限於公契及批地文件，業主有權為了正當使用與享用其單位有關的一切目的使用公用地方與設施。

4. 業主不得阻塞公用地方與設施，亦不得在公用地方與設施作出任何事情，以致可能或成為對該土地或任何毗鄰房產的任何其他業主或佔用人造成滋擾。

5. 業主不得更改公用地方與設施或作出任何事情，以致管理人認為會干涉或損壞公用地方與設施或對公用地方與設施的正常運作有不利影響。

6. 除非已經取得業主委員會的批准，業主不得轉變任何公用地方與設施供其個人使用或享用。

7. 管理人全面控制公用地方與設施。管理人須作為全體業主的受託人持有公用地方與設施。

B. 分配予發展項目中各住宅物業的不分割份數的數目

發展項目中的各住宅物業配有不分割份數。詳細的分配狀況，請參閱下表：

樓層	單位	分配到每個住宅單位的不分割分數數目
3樓	A	37
	B	23
	C	30
	D	18
5樓至17樓（11層）	A	38
	B	26
	C	33
	D	22
18樓至26樓（8層）	A	35
	B	23
	C	28
	D	23
27樓	A	52
	B	46

註： 不設4樓、13樓、14樓及24樓。

C. 發展項目的管理人的委任年期

管理人的首屆任期為由公契簽署日期起計兩年。管理人的委任可按公契的條文終止。

D. 在發展項目中的住宅物業的擁有人之間分擔管理開支的基準

每名業主須根據分配到其單位的管理份數按公契指明的方式、金額及比例分擔發展項目的管理開支（指管理發展項目時必須地和合理地招致的支出、費用及收費，且須基於管理人擬定之預算）（包括管理人之酬金）。一般而言：

(a) 每名單位業主須按分配到其單位之管理份數佔管理份數總數之比例分擔有關發展項目公用地方與設施之管理開支；及

(b) 每名住宅單位業主須：

   (i) 按分配到其住宅單位之管理份數佔分配到所有住宅單位之管理份數之比例分擔有關住宅公用地方與設施之管理開支；及

   (ii) 按分配到其住宅單位之管理份數佔分配到所有住宅單位及辦公室之管理份數之比例分擔有關上層公用地方與設施之管理開支。

每個住宅單位之管理份數相等於其獲分配之不分割份數，惟發展項目不分割份數總數（2,668）與發展項目管理份數總數（2,658）不同。發展項目之所有住宅單位之管理份數總數為2,387。發展項目之所有住宅單位及辦公室之管理份數總數為2,459。

E. 計算管理費按金的基準

管理費按金相等於三個月之管理費。

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

F. 擁有人（即賣方）在發展項目中保留作自用的範圍（如有的話）

不適用。

註：
1. 除非本售樓說明書另作定義，以上使用的專有詞語具有公契內該等詞語的相同意義。

2. 請查閱公契的最新擬稿以了解全部詳情。公契的最新擬稿現存於售樓處，於開放時間可供免費查閱，並可在支付所需影印費後取得公契的最新擬稿之複印本。

SUMMARY OF LAND GRANT
批地文件的摘要

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

Aplichau Inland Lot No.66 (**"APLIL No.66"**), Aplichau Inland Lot No.70 (**"APLIL No.70"**) and Aplichau Inland Lot No.76 (**"APLIL No.76"**) (collectively **"the Land"**).

2. The term of years under the lease

APLIL No.66

75 years from 18 March 1957 with a right of renewal for one further term of 75 years.

APLIL No.70

75 years from 25 November 1957 with a right of renewal for one further term of 75 years.

APLIL No.76

75 years from 13 July 1959 with a right of renewal for one further term of 75 years.

3. The user restrictions applicable to that land

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

In respect of APLIL No.66 and APLIL No.70, the grantee shall form to the satisfaction of the Director of Public Works with approved materials the portions of public roads shown coloured green on the plan annexed to the respective Land Grants and prepare them so that building traffic may be carried thereon, and such area shall be retained by the Government on completion.

In respect of APLIL No.76, the portions of public roads and lanes shown coloured green on the plan annexed to the Land Grant shall be formed with approved materials to the satisfaction of the Director of Public Works and prepared so that building traffic may be carried thereon, and such area shall be retained by the Government on completion.

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. In respect of the Land (**"Lot"** below in this item A means each of APLIL No.66, APLIL No.70 and APLIL No.76):

(a) The grantee shall throughout the tenancy maintain all buildings erected or which may at any time hereafter be erected on the Lot in good and substantial repair and condition, and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy. In the event of the demolition at any time during the tenancy of the buildings then standing on the Lot or any of them or any part thereof the grantee shall replace the same either by sound and substantial buildings of the same type and of no less volume or by buildings of such type and value as shall be approved by the Director of Public Works. In the event of the demolition at any time during the tenancy of the buildings then standing on the Lot or any of them or any part thereof the grantee shall, within three months of such demolition, submit plans for redevelopment of the Lot to the Building Authority, and upon approval of such plans shall within one month thereof commence the necessary work of redevelopment, and shall complete the same to the satisfaction of, and within such time limit as is laid down by, the Director of Public Works.

(b) The grantee shall form at his own expense the whole of the areas coloured red and green on the plan annexed to the respective Land Grants to the satisfaction of the Director of Public Works within 6 months from the respective dates of the Land Grants. The area coloured green on the plan annexed to the respective Land Grants shall be retained by Government on completion.

B. In respect of APLIL No.66 and APLIL No.70 (**"Lot"** below in this item B means each of APLIL No.66 and APLIL No.70):

(a) The grantee shall develop the Lot by the erection thereon of a building or buildings complying with Special Condition (2) of the respective Land Grants and in all respects in accordance with the requirements of the Special Conditions of the respective Land Grants and the provisions of all Ordinances, Byelaws and Regulations relating to buildings or sanitation as shall or may at any time be in force in the Hong Kong Special Administrative Region, such buildings to be completed before the expiration of 18 calendar months from the respective dates of the Land Grants and the grantee shall expend thereon a sum of not less than $25,000.00 (such sum to exclude moneys spent on site formation, foundations, access roads, and other ancillary work).

(b) Any private streets or roads and scavenging or other lanes which may be formed shall be sited to the satisfaction of the Director of Public Works and included in or excluded from the area to be leased as may be determined by him and in either case shall be handed over to Government free of cost if so required. Where taken over by Government the surfacing, kerbing and channelling shall be carried out by Government at the cost of the grantee and thereafter maintained at public expense but where remaining part of the area leased or to be leased such streets, roads or lanes shall be surfaced, kerbed, channelled and maintained by and at the expense of the grantee to the satisfaction in all respects of the Director of Public Works.

(c) The grantee shall form to the satisfaction of the Director of Public Works with approved materials the portions of public roads shown coloured green on the plan annexed to the respective Land Grants 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.

C. In respect of APLIL No.76 (**"Lot"** below in this item C means APLIL No.76):

(a) The grantee shall develop the Lot by the erection thereon of a building or buildings complying with the Special Conditions of the Land Grant and in all respects in accordance with the provisions of all Ordinances, Byelaws and Regulations relating to buildings or sanitation which are or may at any time be in force in the Hong Kong Special Administrative Region, such building or buildings to be completed before the expiration of 18 calendar months from the date upon which possession of the Lot is given and shall expend thereon a sum of not less than $30,000.00 (such sum to exclude moneys spent on site formation, foundations, access roads and other ancillary works).

(b) Any private streets, roads and lanes which are required to be formed shall be sited to the satisfaction of the Director of Public Works and included in or excluded from the area to be leased as may be determined by him and in either case shall be handed over to Government free of cost if so required. Where taken over by Government the surfacing, kerbing, drainage (both foul and storm-water sewers) and channelling shall be carried out by Government at the cost of the grantee and thereafter maintained at public expense but where remaining part of the area leased or to be leased, such streets, roads or lanes shall be surfaced, kerbed, drained, channelled and maintained by and at the expense of the grantee to the satisfaction in all respects of the Director of Public Works.

(c) The portion of public roads and lanes shown coloured green on the plan annexed to the Land Grant shall be formed with approved materials to the satisfaction of the Director of Public Works and prepared so that building traffic may be carried thereon and maintained in good condition until the building covenant has been fulfilled.

6. The lease conditions that are onerous to a purchaser

A. In respect of the Land (**"Lot"** below in this item A means each of APLIL No.66, APLIL No.70 and APLIL No.76):

(a) The grantee shall at his own expense construct and maintain to the satisfaction of the Director of Public Works such drains or channels as may be necessary to intercept and carry off storm-water or rain water falling on or flowing from the hillside 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-water 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.

(b) Any damage or obstruction caused to any nullah, sewer, storm-water drain, watermain or other Government properties within or adjoining the Lot by the grantee, his servants or agents, shall be made good by Government at the cost of the grantee, and the amount due in respect thereof shall be payable by the grantee on demand.

B. In respect of APLIL No.66 and APLIL No.70 (**"Lot"** below in this item B means each of APLIL No.66 and APLIL No.70):

(a) The grantee shall not permit sewage or refuse water to flow from the Lot on to any adjoining land or any decaying, noisome, noxious, excrementitious, or other refuse matter to be deposited on any portion of the Lot, and in carrying out any works of excavation on the Lot no excavated earth shall be deposited on the Lot or (where so permitted) on land adjoining, in such manner as shall expose the slopes of such excavated earth to be eroded and washed down by the rains, and all such slopes shall be properly turfed and, if necessary, secured in place by means of masonry toe walls. The grantee shall see that all refuse matters are properly removed daily from the premises.

(b) Should the grantee fail or neglect to observe or comply with any of the conditions of the respective Land Grants the Government shall be entitled to re-enter and take back possession of the Lot and all buildings, erections and works thereon and thereupon the respective Land Grants and the rights of the grantee thereunder shall absolutely cease and determine but without prejudice nevertheless to the rights remedies and claims of the Government in respect of any breach non-observance or non-performance of the terms and conditions of the respective Land Grants.

(c) In the event of spoil or debris from the site or from other areas affected by the development of the Lot being eroded and washed down on to public lanes or roads, or into road-culverts, sewers, storm-water drains or nullahs, or other government properties the grantee shall be held responsible and shall pay to the Government on demand such sum as may be demanded by Government to cover the cost of removal of the spoil or debris from or damage to the public lanes or roads, or road-culverts, sewers, storm-water drains or nullahs or other government properties. The grantee shall also indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion and washing down.

(d) The grantee shall pay to the Government, on demand, the cost of removing, diverting and reinstating elsewhere as may be required any drains, sewers, nullahs, water courses, pipes, cables wires or other utility services, or any other works or installations on the Lot whatsoever which the Director of Public Works may consider it necessary to remove or divert.

(e) 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 connexion 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 paragraph, 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 Director of Public Works the grantee shall at any time be in default under this paragraph then (in addition to any other rights or remedies in the respective Land Grants provided for breach of any of the conditions of the respective Land Grants) the Director of Public Works 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 said Director may forthwith execute and carry out the same and the grantee shall on demand repay to the Government the cost thereof.

(f) The grantee shall pay to the Government, on demand, any sum which the Director of Public Works 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 workmen or vehicles or by any spoil from the Lot.

(g) All storm or rain water either from the Lot or from the approach road to the Lot shall be conveyed into the nearest stream course, catchpit, channel or storm water drain as required and in a manner to be approved by the Director of Public Works.

(h) No water from Government mains shall be used for flushing purposes upon any part of the Lot without the written consent of the Director of Public Works. Such consent will not normally be given unless an alternative supply is impracticable and evidence to that effect is offered to the Water Authority before construction is commenced. It is considered that a well/salt water supply should be possible on this site.

(i) 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 Director of Public Works who shall, however, incur no liability to the grantee in respect thereof.

C. In respect of APLIL No.76 (**"Lot"** below in this item C means APLIL No.76):

(a) The grantee shall not permit sewage or refuse water to flow from the Lot on to any adjoining land or allow any decaying, noisome, noxious, excrementitious, or other refuse matter to be deposited on any portion of the Lot and shall see that all such matter is removed daily from the premises in a proper manner.

(b) Upon any failure or neglect by the grantee to observe or comply with any of the conditions of the Land Grant the Government shall be entitled to re-enter and take back possession of the Lot and all buildings, erections and works thereon and thereupon the Land Grant and the rights of the grantee thereunder shall absolutely cease and determine but without prejudice nevertheless to the rights remedies and claims of the Government in respect of any breach non-observance or non-performance of the terms and conditions of the Land Grant.

(c) Where any cutting away, removal or setting back of 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 the adjacent hillside or banks or in or from the Lot itself as a result of any default by the grantee under this paragraph, the grantee shall at his own expense reinstate and make good the same and shall indemnify 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 Director of Public Works the grantee shall at any time be in default under this paragraph, then in addition to any other rights or remedies in the Land Grant provided for breach of any of the conditions of the Land Grant, the said Director shall be entitled by a 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 said Director may forthwith execute and carry out the work and the grantee shall on demand repay to Government the cost thereof.

(d) In the event of spoil or debris from the site or from other areas affected by the development of the Lot being eroded and washed down on to public lanes or roads, or into road-culverts, sewers, storm-water drains or nullahs, or other Government properties the grantee shall be held responsible and shall pay to Government on demand the cost of removal of the spoil and debris from or for damage to the public lanes or roads, or road-culverts, sewers, storm-water drains or nullahs or other government properties. The grantee shall also indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion and washing down.

(e) No building shall have a frontage of less than one third of its depth.

(f) The grantee shall pay to Government on demand any sum which the Director of Public Works shall certify to be the cost of making good any damage done to adjoining public roads and lanes by the grantee, his contractors or sub-contractors or his or their workmen or vehicles or by any spoil from the Lot.

(g) All storm or rain water from the Lot and from the approach road and lanes thereto shall be conveyed into the nearest stream course, catchpit, channel or storm water drain as required and in a manner to be approved by the Director of Public Works.

(h) The grantee shall pay to Government on demand the cost of connecting any drains and sewers from the Lot to Government storm-water drains and sewers when laid; such works shall be carried out by the Director of Public Works who shall incur no liability to the grantee in respect thereof.

(i) No water from Government mains shall be used for flushing purposes upon any part of the Lot without the written consent of the Water Authority. Such consent will not normally be given unless an alternative supply is impracticable and evidence to that effect is offered to the Water Authority before construction is commenced.

(j) The grantee shall pay to Government on demand, the cost of removing, diverting and reinstating elsewhere as may be required any drains, sewers, nullahs, water courses, pipes, cables, wires, utility services or any other works or installations on the Lot or on areas adjacent thereto whatsoever, which the Director of Public Works may consider it necessary to remove or divert.

D. See paragraph 5.

Note:
The expression "grantee" as mentioned in this section means the purchaser under the Land Grants concerned and where the context admits or requires includes his executors, administrators and assigns.

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

鴨脷洲內地段第66號(「**APLIL No.66**」)、鴨脷洲內地段第70號(「**APLIL No.70**」)及鴨脷洲內地段第76號(「**APLIL No.76**」)(統稱「**該土地**」)。

2. 有關租契規定的年期

APLIL No.66
由1957年3月18日起計75年,其後有權續期75年。

APLIL No.70
由1957年11月25日起計75年,其後有權續期75年。

APLIL No.76
由1959年7月13日起計75年,其後有權續期75年。

3. 適用於該土地的用途限制

該土地不得用作工業用途,及不得於其上興建工廠建築物。

4. 按規定須興建並提供予政府或供公眾使用的設施

就APLIL No.66及APLIL No.70,承授人須以使工務局局長滿意之方式以經批准的物料塑造各該批地文件附圖中以綠色顯示若干公共道路的部分,並使該等部分可供建築交通通行,而該等範圍須於完成時由政府管有。

就APLIL No.76,該批地文件附圖中以綠色顯示的若干公共道路及巷徑的部分須以經批准的物料塑造以使工務局局長滿意,並使之可供建築交通通行,而該等範圍須於完成時由政府管有。

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. 就該土地而言(本A項下文中「**該地段**」指APLIL No.66、APLIL No.70及APLIL No.76之各地段):

(a) 承授人須在整個租契年期內將所興建或於其後任何時間在該地段上興建的所有建築物維持修葺良好堅固,並在租契年期屆滿或提前終止時以同樣之修葺狀況交還之。於租契年期任何時間內,倘當其時該地段或其任何部分上之任何建築物被拆卸,承授人須以穩固及堅固之同類及體積並無縮減之建築物或工務局局長批准之類型和價值之建築物取而代之。於租契年期任何時間內,倘當其時該地段或其任何部分上之任何建築物被拆卸,承授人須於該拆卸後三個月內向建築事務監督提交該地段重建計劃並於該計劃獲批准後一個月內展開必要的重建工程,並須在工務局局長所規定的期限內並達其滿意完成該重建工程。

(b) 承授人須在各該批地文件日期起六個月內自費塑造整個各該批地文件附圖中塗以紅色和綠色的範圍,以使工務局局長滿意。各該批地文件附圖中塗以綠色的範圍須於完成時由政府管有。

B. 就APLIL No.66及APLIL No.70而言(本B項下文中「**該地段**」指APLIL No.66及APLIL No.70之各地段):

(a) 承授人須在該地段上建造一棟或多棟建築物以發展該地段,而該等建築物須符合各該批地文件的特別條款第(2)條及在各方面均符合該批地文件的特別條款及一切在香港特別行政區不時生效與建築物或衞生相關之條例、附例及規例。該等建築物須於各該批地文件日期起十八個公曆月屆滿前完成,且承授人須於該地段上支出不少於25,000.00元的款項(該款項不包括用於地盤平整、地基工程、通道道路及其他附屬工程的開支)。

(b) 任何可能鋪設的私家街道或道路及清潔或其他路徑須處於使工務局局長滿意之位置,並按其決定包括入或排除出租契範圍,及在任何一種情形下須應要求免費交回政府。如政府已取回後,其路面鋪築、路邊石及鋪設管道的工程由政府進行,費用由承授人承擔,其後由公帑支付其維修,唯其他租出或將出租範圍中的該等街道、道路或路徑,則須由承授人自費鋪設該等路面、路邊石、管道及作保養,以在各方面使工務局局長滿意。

(c) 承授人須以使工務局局長滿意之方式以經批准的物料塑造各該批地文件附圖中以綠色顯示若干公共道路的部分,以便交通通行,並須將該等部分維持至良好狀態,直至建築契諾獲得履行為止。

C. 就APLIL No.76而言(本C項下文中「**該地段**」指APLIL No.76):

(a) 承授人須在該地段上建造一棟或多棟建築物以發展該地段,而該等建築物須符合該批地文件的特別條款及在各方面均符合一切在香港特別行政區不時生效與建築物或衞生相關之條例、附例及規例。該等建築物須於自該地段交付管有的日期起十八個公曆月屆滿前完成,且承授人須於該地段上支出不少於30,000.00元的款項(該款項不包括用於地盤平整、地基工程、通道道路及其他附屬工程的開支)。

(b) 任何要求鋪設的私家街道、道路及路徑須處於使工務局局長滿意之位置,並按其決定包括入或排除出租契範圍,及在任何一種情形下須應要求免費交回政府。如政府已取回後,其路面鋪築、路邊石、排水渠(包括污水渠及雨水渠)及鋪設管道的工程由政府進行,費用由承授人承擔,其後由公帑支付其維修,唯其他租出或將出租範圍中的該等街道、道路或路徑,則須由承授人自費鋪設該等路面、路邊石、排水、管道及作保養,以在各方面使工務局局長滿意。

(c) 該批地文件附圖中以綠色顯示的若干公共道路及巷徑的部分須以經批准的物料塑造以使工務局局長滿意及使交通可通行,並須將該等部分維持至良好狀態,直至建築契諾獲得履行為止。

6. 對買方造成負擔的租用條件

A. 就該土地而言(本A項下文中「**該地段**」指APLIL No.66、APLIL No.70及APLIL No.76之各地段):

(a) 承授人須自費興建與保養以使工務局局長滿意之攔截及引導落於該地段或由山坡流下該地段的暴雨或雨水所必需的排水渠或渠道,而承授人須對上述暴雨或雨水造成的任何損壞或滋擾所導致的所有訴訟、申索及索求獨自負責及彌償政府及其官員,且在租契年期存續時所有時間內負責保養和維修不論處於該地段邊界內或政府土地上的該等排水渠或渠道。

(b) 承授人、其傭工或代理人對該地段之內或毗鄰的任何溝渠、污水渠、雨水排水渠、總水喉或其他政府財產造成的任何損壞或阻塞,將由政府修復而費用由承授人承擔,承授人須應要求支付有關應付之費用予政府。

B. 就APLIL No.66及APLIL No.70而言(本B項下文中「**該地段**」指APLIL No.66及APLIL No.70之各地段):

(a) 承授人不得准許污水或廢水由該地段流進任何毗鄰土地或容許任何腐爛的、令人厭惡的、有害的、屬排洩物或其他垃圾物質放置在該地段任何部分,及在進行任何挖掘工程時,不得將挖掘之泥土放置在該地段上或(在獲准許之情況下)毗鄰土地上以致暴露該等挖掘泥土之斜面被雨水侵蝕及沖走,所有該等斜面須妥善鋪草皮及如有需要以石砌護趾牆固定。承授人須確保所有廢物每日由物業中妥善移走。

(b) 倘承授人未能或忽略履行或符合各該批地文件內任何條件,政府有權重收及取回該地段和其上之所有建築物、搭建物和工程,而各該批地文件和其下承授人的權利隨即絕對終止和完結,但不影響政府就各該批地文件的條款和條件之任何違反、不符合或不履行之權利、濟助和申索。

(c) 倘自該地段或受發展該地段影響的其他範圍任何棄土或瓦礫侵蝕或沖流到公眾路徑或道路上或道路暗渠、污水渠、雨水排水渠或溝渠或其他政府物業中，承授人須負責及應要求向政府支付清除該等棄土或瓦礫或修復其對該等公眾路徑或道路或道路暗渠、污水渠、雨水排水渠或溝渠或其他政府物業造成的損毀之支出。承授人亦須就該等侵蝕或沖流造成私人財產的任何損毀或滋擾導致的所有訴訟、申索及索求彌償政府。

(d) 承授人須應要求向政府支付工務局局長認為必要之將該地段上的任何排水渠、污水渠、溝渠、水道、管道、電纜、電線或其他公用事業或任何其他工程或裝置作所需之清除、改道和另址復原的費用。

(e) 如因塑造、平整及發展該地段或其任何部分目的或在與之有關連的情況下需要對毗連、鄰近或附近山坡或堤作任何削去、移除或移後或作任何建造或填土，承授人須興建當時或其後任何時間為保護與承托該等山坡和堤和該地段本身及避免和防止於其後發生任何泥土傾瀉、土地崩塌或地陷所必要的護土牆或其他承托物或負擔該興建支出，並於其後所有時間將上述護土牆或其他承托物維持修葺良好堅固。倘因承授人違反本段規定導致於任何時間發生任何泥土傾瀉、土地崩塌或地陷，不論是在或自鄰近山坡和堤或在或自該地段本身發生，承授人須自費修葺使之恢復原狀，及須就因或透過此而承受或招致的任何形式的將或可能作出之所有支出、費用、損害賠償、索求和申索彌償政府。如按工務局局長意見承授人於任何時間違反本段規定，則（除各該批地文件對違反各該批地文件的任何條件的其他權利或濟助外）工務局局長有權透過書面通知要求承授人進行上述興建及／或保養工程或修葺和修復任何泥土傾瀉、土地崩塌或地陷，而若承授人忽略或未能在通知指定的期間內符合該通知，工務局局長可立即執行和進行該工程，承授人須應要求歸還其費用給政府。

(f) 承授人須應要求向政府支付工務局局長所核證之修復由承授人、其承判商或分判商或其工人或車輛或出自該地段之任何棄土對毗連公眾道路所造成之任何損毀的支出之任何金額。

(g) 所有流自該地段或該地段通路之暴雨水或雨水須引導至要求的最近之溪流、集水井、渠道或雨水排水渠及須按工務局局長批准的方式作出引導。

(h) 未經工務局局長書面同意，政府總水喉來水不得用於該地段內任何部分的沖廁用途。除非替代水源不切實可行且能作證明之證據已在施工前提交予水務監督，以淡水作沖廁用途之同意通常將不會發出。該地段被認為應可能使用井水／鹹水供應。

(i) 承授人須應要求向政府支付將任何排水渠或污水渠從該地段連接至政府的雨水渠或污水渠的費用。上述工程由工務局局長進行，惟工務局局長毋須就此向承授人承擔任何責任。

C. 就APLIL No.76而言（本C項下文中**「該地段」**指APLIL No.76）：

(a) 承授人不得准許污水或廢水由該地段流進任何毗鄰土地或容許任何腐爛的、令人厭惡的、有害的、屬排洩物或其他垃圾物質放置在該地段任何部分，並須每日從物業中以妥善方式移走上述一切物質。

(b) 倘承授人未能或忽略履行或符合批地文件內任何條件，政府有權重收及取回該地段和其上之所有建築物、搭建物和工程，而批地文件和其下承授人的權利隨即絕對終止和完結，但不影響政府就批地文件的條款和條件之任何違反、不符合或不履行之權利、濟助和申索。

(c) 如因塑造、平整及發展該地段或其任何部分目的或在與之有關連的情況下需要對鄰近或附近山坡或堤作任何削去、移除或移後或作任何建造或填土，承授人須興建當時或其後任何時間為保護與承托該等山坡和堤和該地段本身及避免和防止於其後發生任何泥土傾瀉、土地崩塌或地陷所必要的護土牆或其他承托物或負擔該興建支出，並於其後所有時間將上述護土牆或其他承托物維持修葺良好堅固。倘因承授人違反本段規定導致於任何時間發生任何泥土傾瀉、土地崩塌或地陷，不論是在或自鄰近山坡和堤或在或自該地段本身發生，承授人須自費修葺使之恢復原狀，及須就因或透過此而承受或招致的任何形式的將或可能作出之所有支出、費用、損害賠償、索求和申索彌償政府。如按工務局局長意見承授人於任何時間違反本段規定，則除該批地文件對違反該批地文件的任何條件的其他權利或濟助外，工務局局長有權透過書面通知要求承授人進行上述興建及／或保養工程或修葺和修復任何泥土傾瀉、土地崩塌或地陷，而若承授人忽略或未能在通知指定的期間內符合該通知，工務局局長可立即執行和進行該工程，承授人須應要求歸還其費用給政府。

(d) 倘自該地段或受發展該地段影響的其他範圍任何棄土或瓦礫侵蝕或沖流到公眾路徑或道路上或道路暗渠、污水渠、雨水排水渠或溝渠或其他政府物業中，承授人須負責及應要求支付政府清除該等棄土或瓦礫或修復其對該等公眾路徑或道路或道路暗渠、污水渠、雨水排水渠或溝渠或其他政府物業造成的損毀之支出。承授人亦須就該等侵蝕或沖流造成私人財產的任何損毀或滋擾導致的所有訴訟、申索及索求彌償政府。

(e) 任何建築物之臨街面不得少於其深度之三分之一。

(f) 承授人須應要求向政府支付工務局局長所核證之修復由承授人、其承判商或分判商或其工人或車輛或出自該地段之任何棄土對毗連公眾道路及巷徑所造成之任何損毀的支出之任何金額。

(g) 所有流自該地段及通往該地段之道路及巷徑之暴雨水或雨水須引導至要求的最近之溪流、集水井、渠道或雨水排水渠及須按工務局局長批准的方式作出引導。

(h) 在被要求時，承授人須向政府支付將任何排水渠和污水渠從該地段連接至政府的雨水渠和污水渠（當已鋪設）的費用；上述工程由工務局局長進行，工務局局長毋須就此向承授人承擔任何責任。

(i) 未經水務監督書面同意，政府總水喉來水不得用於該地段內任何部分的沖廁用途。除非替代水源不切實可行且能作證明之證據已在施工前提交予水務監督，以淡水作沖廁用途之同意通常將不會發出。

(j) 承授人須應要求向政府支付工務局局長認為必要之將該地段上或其毗連範圍的任何排水渠、污水渠、溝渠、水道、管道、電纜、電線、公用事業或任何其他工程或裝置作所需之清除、改道和另址復原的費用。

D. 見第5段。

備註：
本節中提述「承授人」一詞指根據相關批地文件中的買方和如文意允許時包括其遺囑執行人、遺產管理人及承讓人。

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

Information on Public Facilities and Public Open Spaces

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

Public Roads and Lanes

Relevant provisions in the Land Grant

In respect of Aplichau Inland Lot No.66 and Aplichau Inland Lot No.70:

(a) The grantee shall form at his own expense the whole of the areas coloured red and green on the plan annexed to the respective Land Grants to the satisfaction of the Director of Public Works within 6 months from the respective dates of the Land Grants. The area coloured green on the plan annexed to the respective Land Grants shall be retained by Government on completion.

(b) The grantee shall form to the satisfaction of the Director of Public Works with approved materials the portions of public roads shown coloured green on the plan annexed to the respective Land Grants 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.

(c) The grantee will not utilize the area coloured green on the plan annexed to the respective Land Grants 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.

In respect of Aplichau Inland Lot No.76:

(d) The grantee shall form at his own expense the whole of the areas coloured red and green on the plan annexed to the Land Grant to the satisfaction of the Director of Public Works within 6 months from the date of the Land Grant. The area coloured green on the plan annexed to the Land Grant shall be retained by Government on completion.

(e) The portion of public roads and lanes shown coloured green on the plan annexed to the Land Grant shall be formed with approved materials to the satisfaction of the Director of Public Works and prepared so that building traffic may be carried thereon and maintained in good condition until the building covenant has been fulfilled.

(f) The grantee will not utilize the area coloured green on the plan annexed to the Land Grant for the purpose of storage or for the erection of any temporary structures without the prior written consent of the Director of Public Works.

Relevant provisions in the deed of mutual covenant

Not applicable.

2. 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. Open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development

Not applicable.

4. 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.

In relation to any of those facilities and open spaces, and those parts of the land, mentioned in paragraphs 1, 2, 3 and 4 above that are for public use, the general public has the right to use the facilities or open spaces, or the parts of the land, in accordance with the land grant or the deed of dedication (as the case may be).

Note: The expression "grantee" as mentioned in this section means the purchaser under the Land Grants concerned and where the context admits or requires includes his executors, administrators and assigns.

公共設施及公眾休憩用地的資料

1. 根據批地文件規定須興建並提供予政府或供公眾使用設施

公共道路及巷徑

批地文件相關條文

就鴨脷洲內地段第66號及鴨脷洲內地段第70號而言：

(a) 承授人須在各該批地文件日期起六個月內自費塑造整個各該批地文件附圖中塗以紅色和綠色的範圍，以使工務局局長滿意。各該批地文件附圖中塗以綠色的範圍須於完成時由政府管有。

(b) 承授人須以使工務局局長滿意之方式以經批准的物料塑造各該批地文件附圖中以綠色顯示若干公共道路的部分，以便交通通行，並須將該等部分維持至良好狀態，直至建築契諾獲得履行為止。

(c) 未經工務局局長書面同意，各該批地文件附圖中塗以綠色的範圍不得用作儲物用途或搭建任何臨時建築或構築物。

就鴨脷洲內地段第76號而言：

(d) 承授人須在該批地文件日期起六個月內自費塑造整個該批地文件附圖中塗以紅色和綠色的範圍，以使工務局局長滿意。該批地文件附圖中塗以綠色的範圍須於完成時由政府管有。

(e) 該批地文件附圖中以綠色顯示的若干公共道路及巷徑的部分須以經批准的物料塑造以使工務局局長滿意及使交通可通行，並須將該等部分維持至良好狀態，直至建築契諾獲得履行為止。

(f) 未經工務局局長書面同意，各該批地文件附圖中塗以綠色的範圍不得用作儲物用途或搭建任何臨時構築物。

批地文件相關條文

不適用。

2. 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設施

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休憩用地

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部分

不適用。

就以上第 1、2、3 及 4 段提述的供公眾使用的任何該等設施及休憩用地，及土地中的該等部分，公眾有權按照批地文件或撥出私人地方供公眾使用的契據(視屬何情況而定)使用該等設施或休憩用地，或土地中的該等部分。

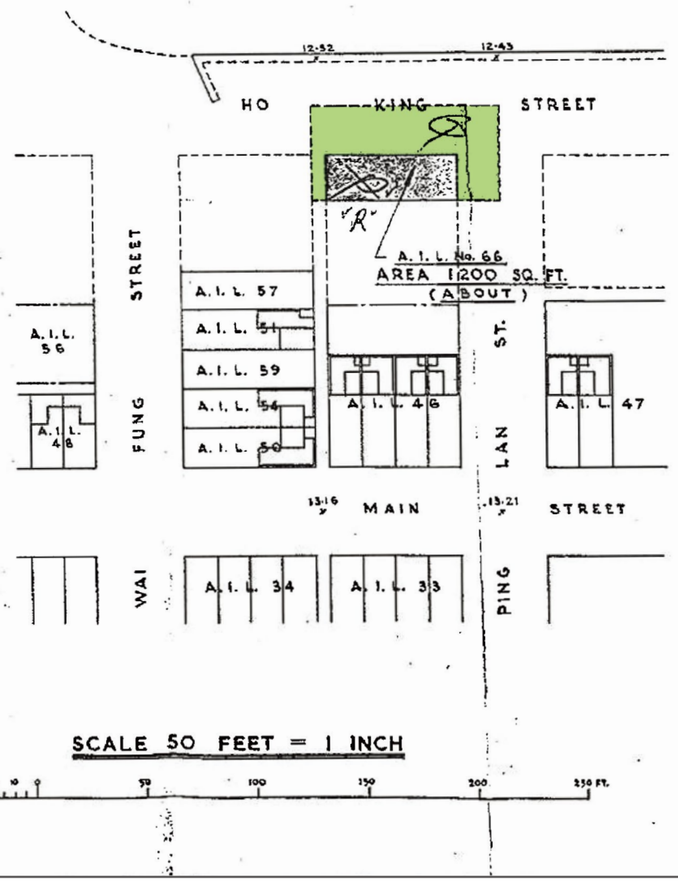
備註：本節中提述「承授人」一詞指根據相關批地文件中的買方和如文意允許時包括其遺囑執行人、遺產管理人及承讓人。

C5619

SALE PLAN OF APLICHAU INLAND LOT No. 66

DATE OF SALE 18/3/1957
L. S. O. No. 52/5152/55
SEC. No. 27/3091/56
PREMIUM:-
UPSET $ 4·00 PER SQ. FT.
REALIZED $ " " "
C. R. $ 1,000·00 PER ACRE PER ANNUM

Wah Wing Hong
85, JAFFE ROAD, 1ST. FLOOR,
HONG KONG.



Jo Land Registrar
15.3.2002

P-2

CROWN LANDS & SURVEY OFFICE * P. W. D. *

J. Forbes
Ag. DIRECTOR OF PUBLIC WORKS
18 TH. MARCH, 1957.

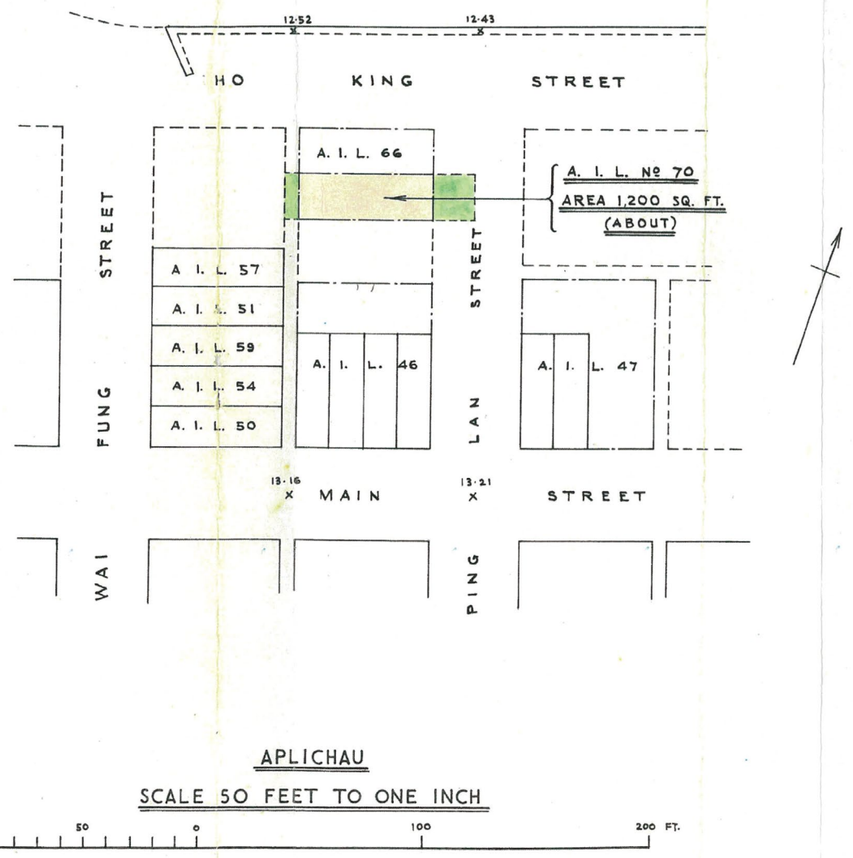
Notes:
(a) The plans are extracts of plans annexed to the respective Land Grants, with adjustments where necessary, which show the locations of the relevant public facilities.
(b) The plans are for showing the location of the public roads and lanes only. Other matters shown on the plans may not reflect their latest conditions.

備註：
(a) 本圖乃摘錄於各該批地文件夾附的圖則。有需要處經修正處理，以顯示相關公共設施的位置。
(b) 本圖僅作顯示公共道路及巷徑的位置。圖中所示之其他事項未必能反映其最新狀況。

SALE PLAN OF APLICHAU INLAND LOT Nº 70

DATE OF SALE 25/11/57.
L. S. O. Nº 25/5152/57.
PREMIUM:- $19,250.00
UPSET $12·00 PER SQ. FT.
C. R. $1,000·00 PER ACRE PER ANNUM.

鄭輝棠
水坑口拾号地下



APLICHAU
SCALE 50 FEET TO ONE INCH

FT. 100 50 0 100 200 FT.

CROWN LAND & SURVEY OFFICE ★ P.W.D. ★

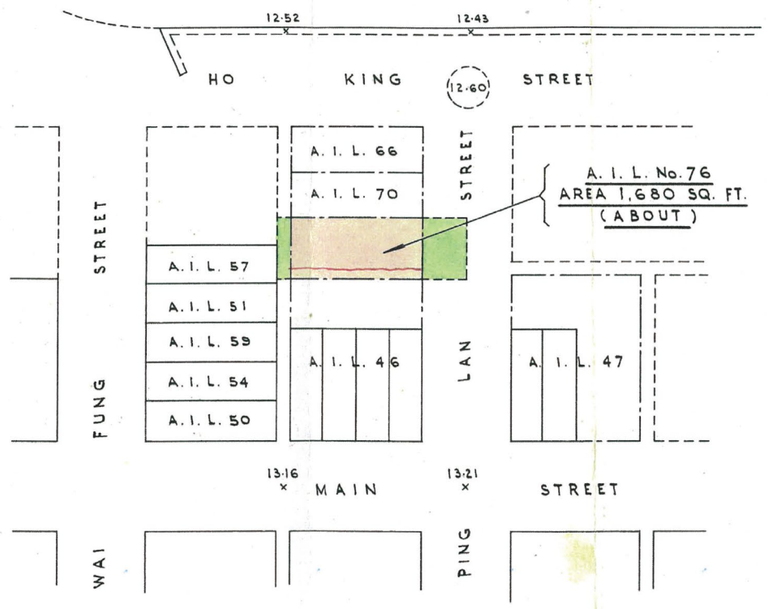
DIRECTOR OF PUBLIC WORKS
25 TH NOVEMBER, 1957.

Notes:
(a) The plans are extracts of plans annexed to the respective Land Grants, with adjustments where necessary, which show the locations of the relevant public facilities.
(b) The plans are for showing the location of the public roads and lanes only. Other matters shown on the plans may not reflect their latest conditions.

備註：
(a) 本圖乃摘錄於各該批地文件夾附的圖則。有需要處經修正處理，以顯示相關公共設施的位置。
(b) 本圖僅作顯示公共道路及巷徑的位置。圖中所示之其他事項未必能反映其最新狀況。

SALE PLAN OF AP LEI CHAU INLAND LOT No. 76

DATE OF SALE 13/7/59
L. S. O. No. 64/5152/57
PREMIUM:-
UPSET $12·00 PER SQ. FT.
C. R. $1,000·00 PER ACRE PER ANNUM



EXISTING LEVELS = 13·21 ×
PROPOSED LEVEL = (12·60)

梁沛權
10, Island Road,
Aberdeen, Hong Kong.

CROWN LANDS & SURVEY OFFICE * P.W.D. *

AP LEI CHAU
SCALE 50 FEET TO ONE INCH
FT. 50 0 50 100 150 200 250 300 FT.

DIRECTOR OF PUBLIC WORKS
13th. JULY, 1959.

Notes:
(a) The plans are extracts of plans annexed to the respective Land Grants, with adjustments where necessary, which show the locations of the relevant public facilities.
(b) The plans are for showing the location of the public roads and lanes only. Other matters shown on the plans may not reflect their latest conditions.

備註：
(a) 本圖乃摘錄於各該批地文件夾附的圖則。有需要處經修正處理，以顯示相關公共設施的位置。
(b) 本圖僅作顯示公共道路及巷徑的位置。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－

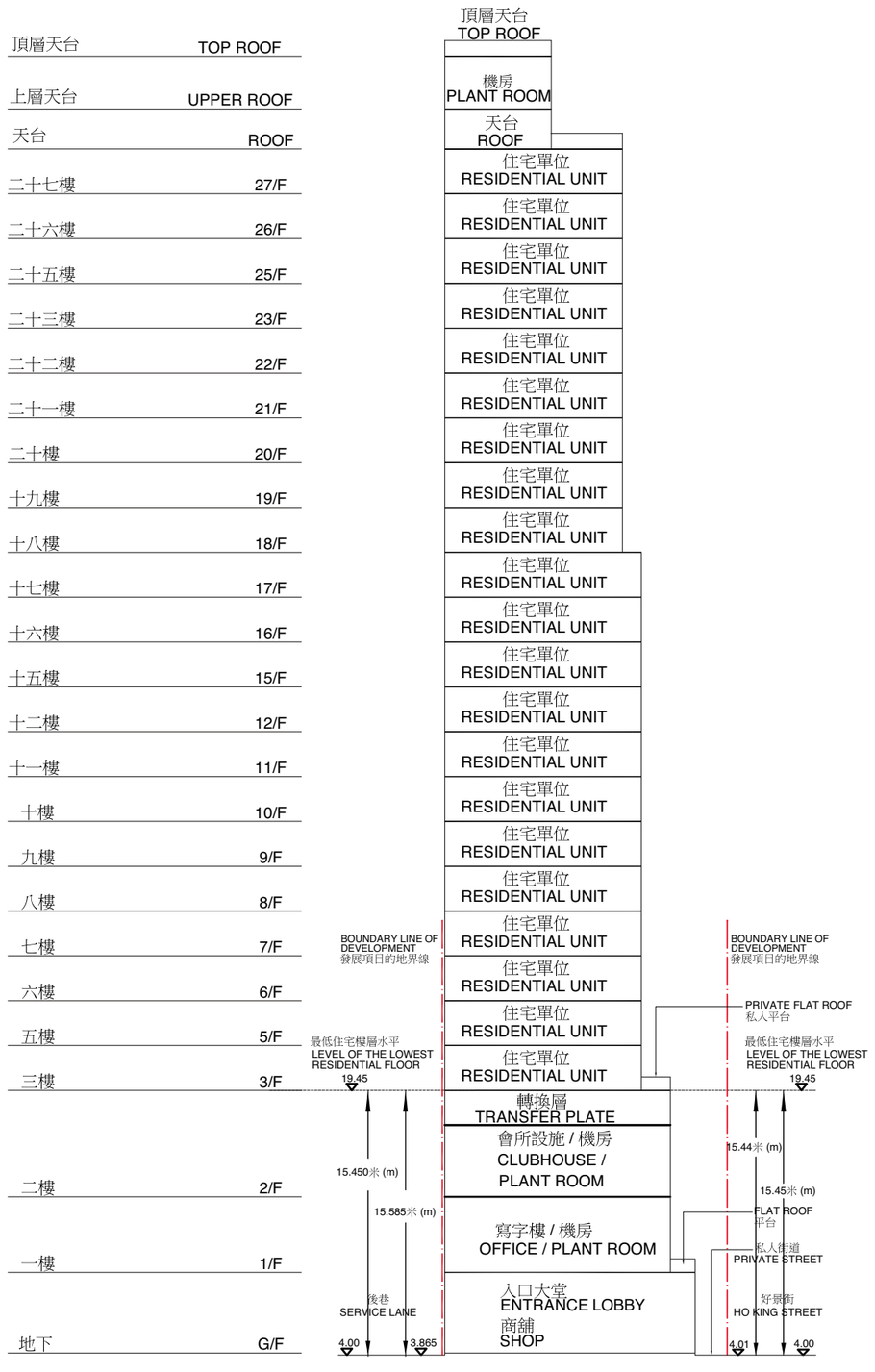
(i) 該律師事務所可能不能夠保障買方的利益；及

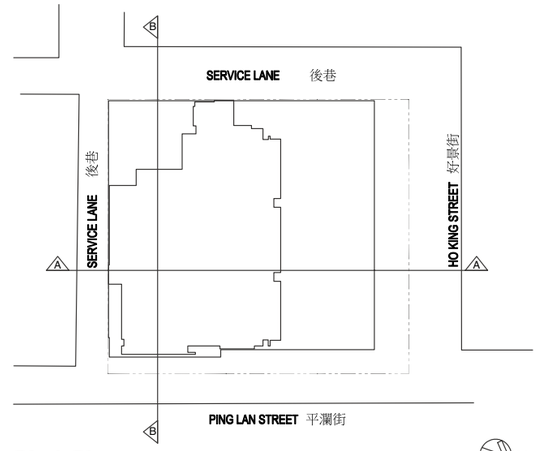
(ii) 買方可能要聘用一間獨立的律師事務所。

(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





Block Plan
座向圖

LEGEND 圖例

▽ Height (in Metres) above Hong Kong Principal Datum
香港主水平基準以上高度（米）

Notes:

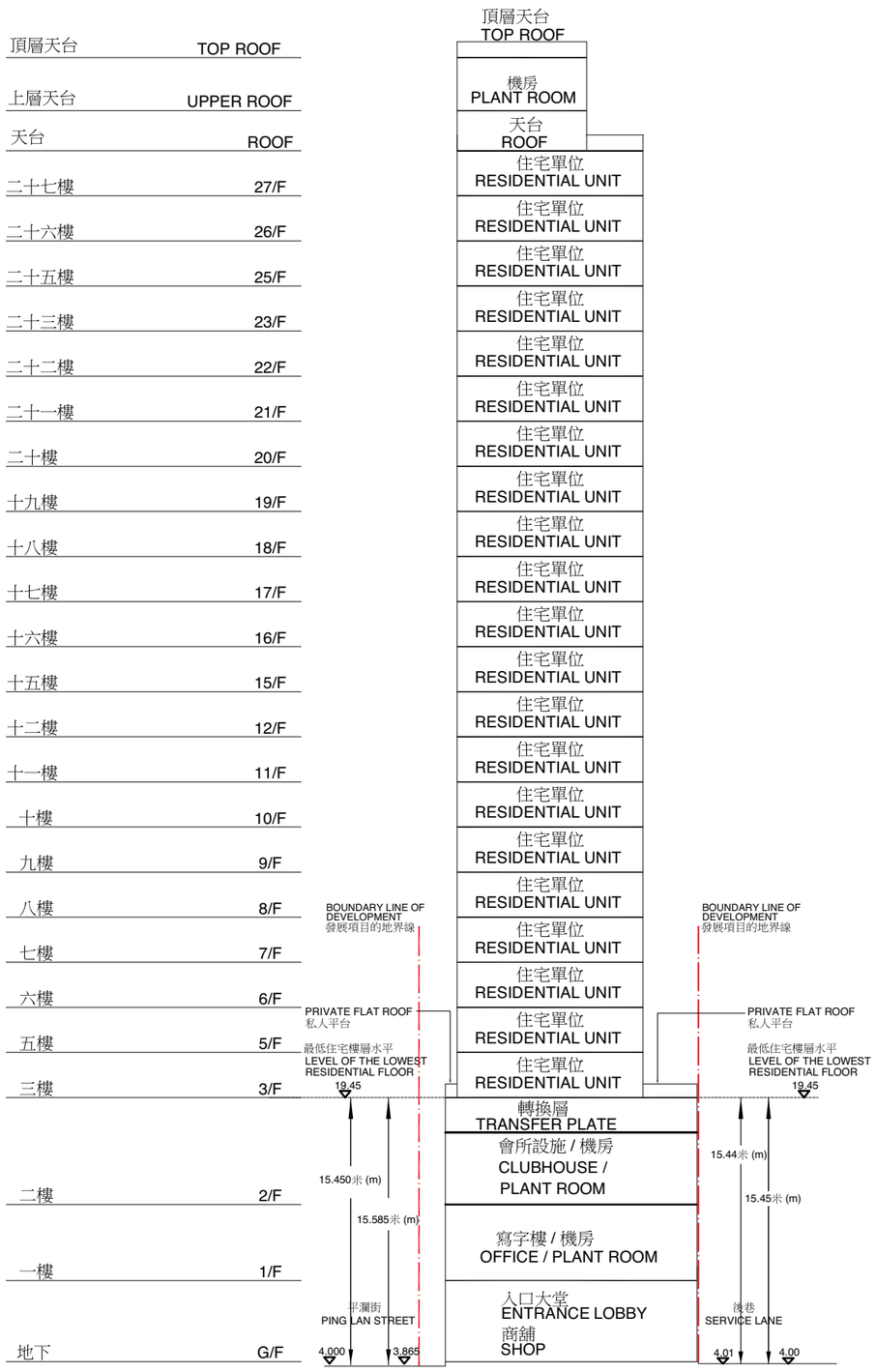
1. The part of Service Lane adjacent to the building is 3.865 to 4.00 metres above the Hong Kong Principal Datum.
2. The part of Ho King Street adjacent to the building is 4.00 to 4.01 metres above the Hong Kong Principal Datum.
3. Dotted line denotes the level of the lowest residential floor.

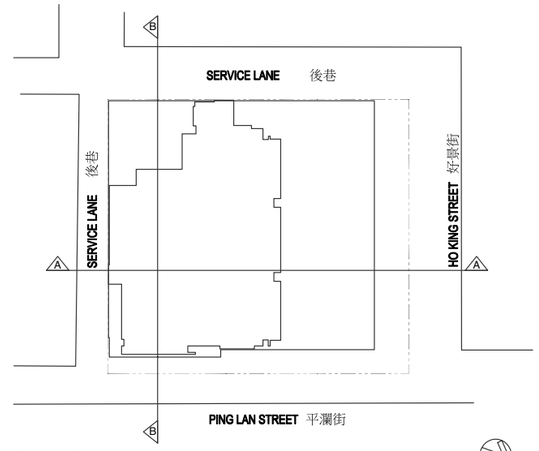
備註：

1. 毗連建築物的一段後巷為香港主水平基準以上3.865至4.00米。
2. 毗連建築物的一段好景街為香港主水平基準以上4.00至4.01米。
3. 虛線為最低住宅樓層水平。

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





Block Plan
座向圖

LEGEND 圖例

▽ Height (in Metres) above Hong Kong Principal Datum
香港主水平基準以上高度（米）

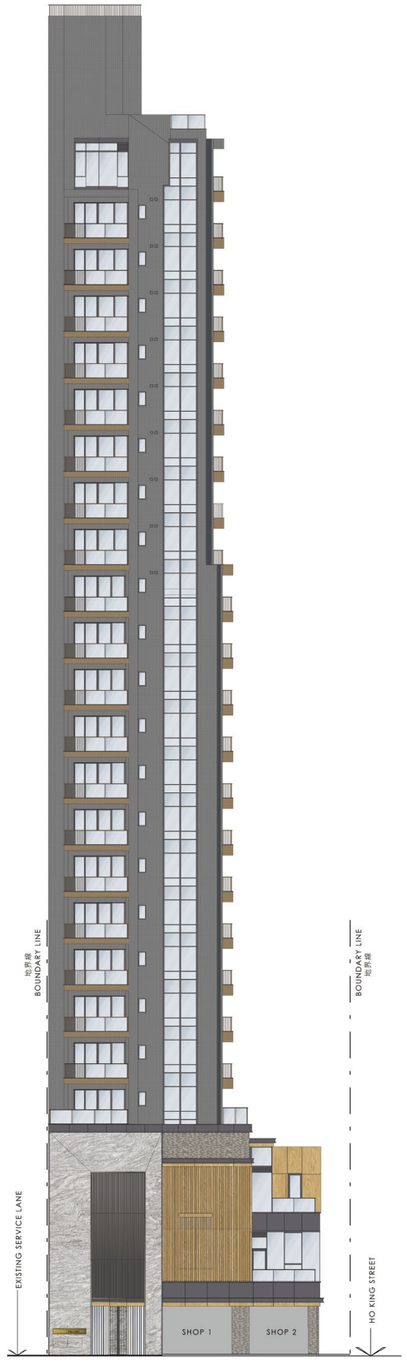
Notes:

1. The part of Service Lane adjacent to the building is 4.00 to 4.01 metres above the Hong Kong Principal Datum.
2. The part of Ping Lan Street adjacent to the building is 3.865 to 4.00 metres above the Hong Kong Principal Datum.
3. Dotted line denotes the level of the lowest residential floor.

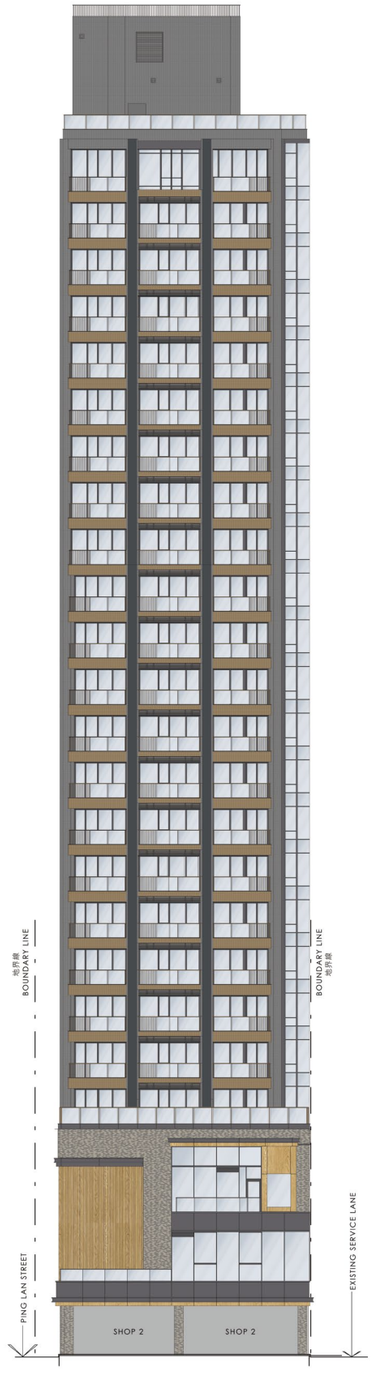
備註：

1. 毗連建築物的一段後巷為香港主水平基準以上4.00至4.01米。
2. 毗連建築物的一段平瀾街為香港主水平基準以上3.865至4.00米。
3. 虛線為最低住宅樓層水平。

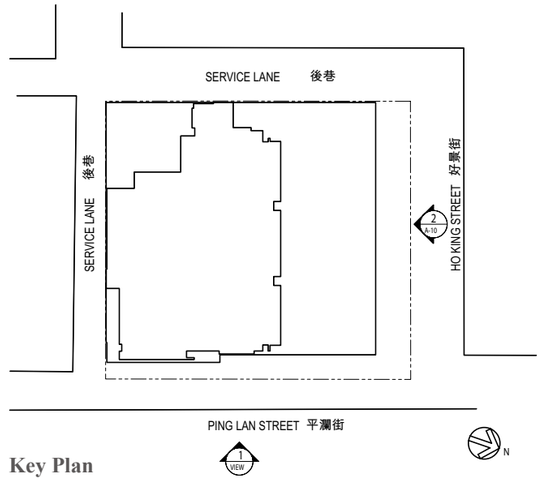
ELEVATION PLAN
立面圖



ELEVATION 1
立面圖 1



ELEVATION 2
立面圖 2



Key Plan
索引圖

The Authorized Person for the Development certified that the elevation shown on these plans:

(a) are prepared on the basis of the approved building plans for the Development as of 13 October 2026; and

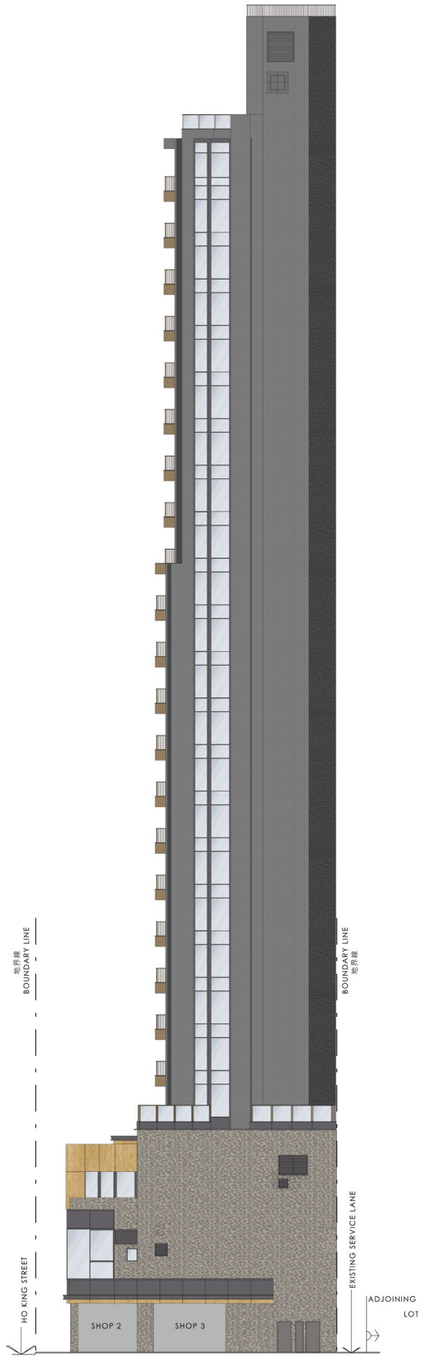
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：

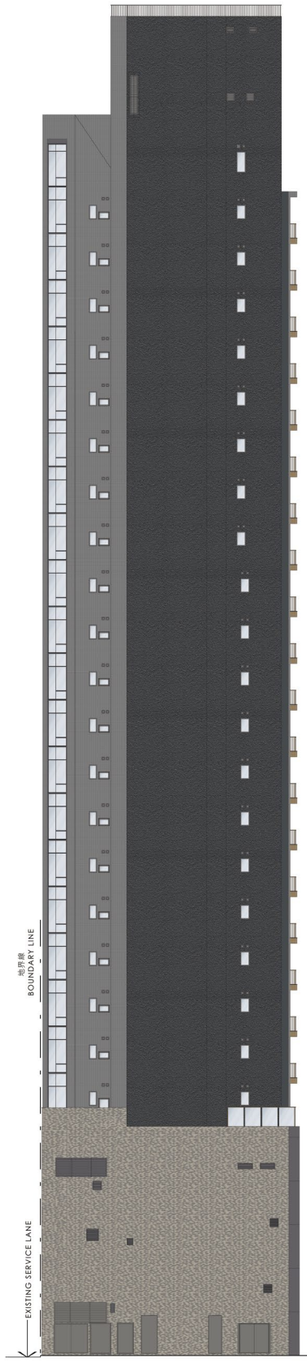
(a) 以2026年10月13日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及

(b) 大致上與發展項目的外觀一致。

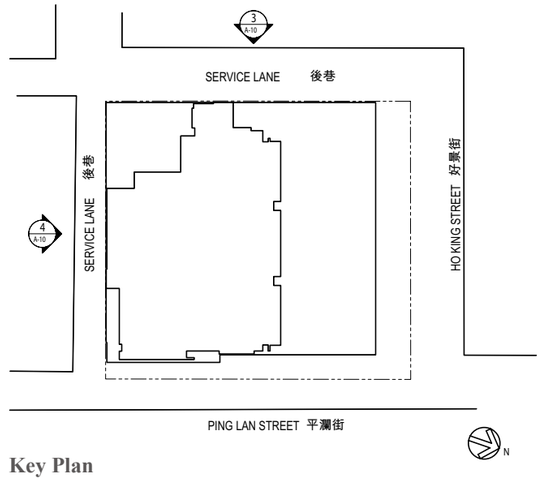
ELEVATION PLAN
立面圖



ELEVATION 3
立面圖 3



ELEVATION 4
立面圖 4



Key Plan
索引圖

The Authorized Person for the Development certified that the elevation shown on these plans:

(a) are prepared on the basis of the approved building plans for the Development as of 13 October 2026; and

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

發展項目的認可人士證明本圖顯示的立面：

(a) 以2026年10月13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

(b) 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

Category of Common Facilities 公用設施類別	Covered area 有上蓋遮蓋面積		Uncovered area 沒有上蓋遮蓋面積		Total Area 總面積	
	Area (sq.m.) 面積（平方米）	Area (sq.ft.) 面積（平方呎）	Area (sq.m.) 面積（平方米）	Area (sq.ft.) 面積（平方呎）	Area (sq.m.) 面積（平方米）	Area (sq.ft.) 面積（平方呎）
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所（包括供住客使用的任何康樂設施）	48.828	526	29.632	319	78.460	845
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方（不論是稱為公用空中花園或有其他名稱）	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方（不論是稱為有蓋及園景的遊樂場或有其他名稱）	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用

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

備註：
以平方呎列出的面積均依據1平方米 = 10.764平方呎換算，並四捨五入至整數。

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

1. Copies of the Outline Zoning Plans relating to the Development are available for inspection at www.ozp.tpb.gov.hk

2. (a) A copy of the latest draft of every deed of mutual covenant in respect of the specified residential property as at the date on which the specified residential property is offered to be sold is available for inspection at the place at which the specified residential property is offered to be sold.

   (b) The inspection is free of charge.

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

2. (a) 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。

   (b) 無須為閱覽付費。

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

1. EXTERIOR FINISHES 外部裝修物料

Item		Description		
(a)	External wall	Type of finishes	Podium : (G/F - 2/F)	curtain walls, aluminium windows, glass walls, aluminium claddings & features, porcelain tiles, natural stones, paintings, glass balustrades and metal louvres.
			Residential tower : (3/F & Above)	curtain walls, aluminium windows, aluminium claddings, porcelain tiles, paintings, glass balustrades, metal grilles and metal louvres.
(b)	Window	Material of frame	Fluorocarbon coated aluminium frame.	
		Material of glass	Window at curtain wall: Insulated-Glass-Unit (IGU) Window at bathroom: Frosted tempered glass Window at open kitchen (if window is provided): Clear tempered glass	
(c)	Bay window	Material of bay window	Not applicable	
		Window sill finishes	Not applicable	
(d)	Planter	Type of finishes	Not applicable	
(e)	Verandah or balcony	Type of finishes	Balustrade	Clear tempered laminated glass balustrade and metal balustrade with metal top rail
			Floor	Tiles
			Wall	Tiles
			Ceiling	Painting (except the units listed below) Unit B on 5/F to 26/F: Painting and aluminium cladding
		Whether balcony is covered	Yes	
		Verandah	Not applicable	
(f)	Drying facilities for clothing	Type	Not applicable	
		Material	Not applicable	

細項		描述		
(a)	外牆	裝修物料的類型	基座： （地下至2樓）	幕牆、鋁窗、玻璃外牆、鋁飾板及建築裝飾、高溫瓷質磚、天然石、油漆、玻璃欄杆及金屬百葉。
			住宅大樓： （3樓及以上）	幕牆、鋁窗、鋁飾板、高溫瓷質磚、油漆、玻璃欄杆、金屬格柵及金屬百葉。
(b)	窗	框的用料	氟碳噴塗層鋁質窗框。	
		玻璃的用料	幕牆之窗戶：雙層中空玻璃 浴室之窗戶：強化磨砂玻璃 開放式廚房之窗戶（如有窗）：強化清玻璃	
(c)	窗台	窗台的用料	不適用	
		窗台板的裝修物料	不適用	
(d)	花槽	裝修物料的類型	不適用	
(e)	陽台或露台	露台裝修物料的類型	欄杆	強化夾層清玻璃欄杆及金屬欄杆配金屬頂蓋
			地板	磚
			牆身	磚
			天花	油漆（以下所列單位除外） 5樓至26樓B單位：油漆及鋁飾板
		露台是否有蓋	是	
		陽台	不適用	
(f)	乾衣設施	類型	不適用	
		用料	不適用	

Note:
- Residential floors of the Development are from 3/F to 27/F. There are no 4/F, 13/F, 14/F, 24/F.

備註：
- 發展項目住宅樓層由3樓至27樓。不設4樓、13樓、14樓及24樓。

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

2. INTERIOR FINISHES 室內裝修物料

Item		Description				
(a)	Lobby	Type of finishes (on exposed surface)		Wall	Floor	Ceiling
		Residential lift lobby	Ground floor	Stainless steel, timber veneer, plastic laminate, frosted tempered glass	Natural stone	Gypsum board false ceiling finished with paint, timber veneer, plastic laminate finish
			Residential floors (3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 27/F)	Stainless steel, timber veneer, plastic laminate	Tile	Stainless steel, glass, gypsum board false ceiling finished with paint
(b)	Internal wall and ceiling	Type of finishes (on exposed surface)		Wall	Ceiling	
		Living Room / Dining Room		Paint	Paint and partly installed with gypsum board false ceiling and bulkhead finished with paint	
		Bedroom		Paint	Paint and partly installed with gypsum board false ceiling and bulkhead finished with paint	
(c)	Internal floor	Type of finishes (on exposed surface)		Floor	Skirting	
		Living Room / Dining Room		Tile	Timber skirting	
		Bedroom		Tile	Timber skirting	
(d)	Bathroom			Wall	Floor	Ceiling
		Type of finishes (on exposed surface)		Tile, stainless steel	Tile, natural stone, reconstituted stone	Gypsum board false ceiling finished with paint
		Whether the wall finishes run up to ceiling		Wall finishes on exposed surface run up to false ceiling level		

Note:
- Residential floors of the Development are from 3/F to 27/F. There are no 4/F, 13/F, 14/F, 24/F.

細項		描述				
(a)	大堂	裝修物料的類型（於外露位置）		牆壁	地板	天花板
		住宅升降機大堂	地下	不銹鋼、木皮飾面、層壓塑料板、強化磨砂玻璃	天然石	石膏板假天花髹油漆、木皮飾面、層壓塑料板
			住宅樓層（3樓、5樓至12樓、15樓至23樓、25樓至27樓）	不銹鋼、木皮飾面、層壓塑料板	磚	不銹鋼、玻璃、石膏板假天花髹油漆
(b)	內牆及天花板	裝修物料的類型（於外露位置）		牆壁		天花板
		客廳 / 飯廳		油漆		油漆及部分位置裝設石膏板假天花及假陣並髹上油漆
		睡房		油漆		油漆及部分位置裝設石膏板假天花及假陣並髹上油漆
(c)	內部地板	裝修物料的類型（於外露位置）		地板		牆腳線
		客廳 / 飯廳		磚		木腳線
		睡房		磚		木腳線
(d)	浴室			牆壁	地板	天花板
		裝修物料的類型（於外露位置）		磚、不銹鋼	磚、天然石及人造石	石膏板假天花髹油漆
		牆壁的裝修物料是否鋪至天花板		牆身外露位置的裝修物料鋪砌至假天花板		

備註：
- 發展項目住宅樓層由3樓至27樓。不設4樓、13樓、14樓及24樓。

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

2. INTERIOR FINISHES 室內裝修物料

Item		Description					
(e)	Kitchen			Wall	Floor	Ceiling	Cooking Bench
		Type of finishes (on exposed surface)	Open Kitchen	Unit A on 3/F, Unit C on 18/F -26/F, Unit D on 3/F-26/F: Tile, paint and stainless steel Unit B on 3/F-27/F, Unit C on 3/F-17/F: Tile and stainless steel Unit A on 5/F-26/F: Tile, paint, stainless steel and glass Unit A on 27/F: Tile	Tile	Unit A on 3/F-26/F: Gypsum board false ceiling finished with paint Unit A on 27/F, Unit B on 3/F-27/F, Unit C and Unit D on 3/F-26/F: Paint and partly installed with gypsum board false ceiling and bulkhead finished with paint	Reconstituted stone
		Whether the wall finishes run up to ceiling		Wall finishes on exposed surface run up to false ceiling level or ceiling level when no false ceiling / bulkhead			

細項		描述					
(e)	廚房			牆壁	地板	天花板	灶台
		裝修物料的類型（於外露位置）	開放式廚房	3樓A單位，18樓至26樓C單位，3樓至26樓D單位：磚，油漆及不銹鋼 3樓至27樓B單位，3樓至17樓C單位：磚及不銹鋼 5樓至26樓A單位：磚，油漆，不銹鋼及玻璃 27樓A單位：磚	磚	3樓至26樓A單位：石膏板假天花髹油漆 27樓A單位，3樓至27樓B單位，3樓至26樓C及D單位：油漆及部分位置裝設石膏板假天花及假陣並髹上油漆	人造石
		牆壁的裝修物料是否鋪至天花板		牆身外露位置的裝修物料鋪砌至假天花板，或至天花板（沒有假天花/假陣位置）			

Note:
- Residential floors of the Development are from 3/F to 27/F. There are no 4/F, 13/F, 14/F, 24/F.

備註：
- 發展項目住宅樓層由3樓至27樓。不設4樓、13樓、14樓及24樓。

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

3. INTERIOR FITTINGS 室內裝置

Item		Description				
(a)	Doors			Materials	Finishes	Accessories
		Unit main entrance door		Fire rated solid core timber door	Wood veneer and plastic laminate	Digital lockset with handle, door hinges, door closer, door stopper and door viewer
		Bedroom door		Hollow core timber door	Plastic laminate	Lockset with handle, door hinges and door stopper
		Bathroom door	Swing door (with louver) (For Unit A on 27/F and Unit B on 3/F-26/F only)	Hollow core timber door with louver	Plastic laminate, stainless steel	Lockset with handle, door hinges and door stopper
			Swing door (without louver) (expect Unit A on 27/F and Unit B on 3/F-26/F)	Hollow core timber door	Plastic laminate	Lockset with handle, door hinges and door stopper
			Sliding door (For Unit D on 3/F to 17/F only)	Hollow core timber door	Plastic laminate	Lockset with pull and sliding door track
		Door from 27/F to Roof	Swing door	Aluminium framed glass door	Glass and flurocarbon coating aluminium door frames	Lockset with handle and door hinges
		Roof door on roof level	Swing door	Aluminium door	Flurocarbon coating aluminium	Lockset with handle and door hinges
		Flat roof door	Swing door on curtain wall	Aluminium framed glass door	Glass and flurocarbon coating aluminium door frames	Lockset with handle and door hinges
		Balcony / Utility Platform door	Swing door on curtain wall	Aluminium framed glass door	Glass and flurocarbon coating aluminium door frames	Lockset with handle and door hinges

Note:
- Residential floors of the Development are from 3/F to 27/F. There are no 4/F, 13/F, 14/F, 24/F.

細項		描述				
(a)	門			用料	裝修物料	配件
		單位入口大門		防火實心木門	木皮飾面，層壓塑料板	電子門鎖連把手，門鉸，氣鼓，門擋及防盜眼
		睡房門		空心木門	層壓塑料板	門鎖連把手，門鉸及門擋
		浴室門	掩門（附有門百頁）（27樓A單位及3至26樓B單位）	附有門百頁空心木門	層壓塑料板，不銹鋼	門鎖連把手，門鉸及門擋
			掩門（沒有門百頁）（27樓A單位及3至26樓B單位除外）	空心木門	層壓塑料板	門鎖連把手，門鉸及門擋
			趟門（3樓至17樓D單位）	空心木門	層壓塑料板	門鎖連拉手及趟門軌道
		27樓至天台門	掩門	鋁框玻璃門	玻璃及氟化碳塗層鋁質門框	門鎖連把手及門鉸
		天台層之天台門	掩門	鋁門	氟化碳塗層鋁質	門鎖連把手及門鉸
		平台門	於幕牆之掩門	鋁框玻璃門	玻璃及氟化碳塗層鋁質門框	門鎖連把手及門鉸
		露台 / 工作平台門	於幕牆之掩門	鋁框玻璃門	玻璃及氟化碳塗層鋁質門框	門鎖連把手及門鉸

備註：
- 發展項目住宅樓層由3樓至27樓。不設4樓、13樓、14樓及24樓。

3. INTERIOR FITTINGS 室內裝置

Item		Description		
(b)	Bathroom		Type	Material
		Fittings and equipment	Basin counter top	Solid surface
			Basin cabinet	Wooden cabinet with plastic laminate and tile finish
			Mirror cabinet	Wooden cabinet with plastic laminate and mirror finish
			Wash basin mixer	Chrome plated
			Wash basin	Vitreous China
			Water closet	Vitreous China
			Paper holder	Chrome plated
			Shower shelf (except Unit C on 3/F to 26/F)	Chrome plated
			Towel rack (Unit C on 18/F to 26/F only)	Chrome plated
			Robe hook	Chrome plated
		Water supply system	Plastic coated copper pipes are used for cold and hot water supply system. UPVC pipes are used for flushing water system	
		Bathing facilities (including shower or bath tub, if applicable) – Shower	Shower compartment	For Unit A on 3/F to 27/F, Unit B on 3/F to 27/F, Unit C on 3/F to 17/F, Unit D on 18/F to 26/F: Clear tempered glass and glass door, with chromed plated handle For Unit C on 18/F to 26/F, Unit D on 3/F to 17/F: Clear tempered glass and sliding glass door
			Shower mixer and shower set	Chrome plated
		Size of bath tub, if applicable	Not applicable	

細項		描述		
(b)	浴室		類型	用料
		裝置及設備	洗面盆櫃檯面	實心面板
			洗面盆櫃	木製櫃配層壓塑料板及磚
			鏡櫃	木製櫃配層壓塑料板及鏡
			洗面盆水龍頭	鍍鉻
			洗面盆	衛浴陶瓷
			座廁	衛浴陶瓷
			紙巾架	鍍鉻
			淋浴置物架（3樓至26樓C單位除外）	鍍鉻
			毛巾圈（18樓至26樓C單位）	鍍鉻
			衣鈎	鍍鉻
		供水系統	冷熱供水系統採用膠層保護之銅喉。沖廁水供水系統採用膠喉管	
		沐浴設施（包括花灑或浴缸（如適用的話）） – 花灑	淋浴間	3樓至27樓A單位，3樓至27樓B單位，3樓至17樓C單位，18樓至26樓D單位： 強化清玻璃及玻璃門，配以鍍鉻拉手 18樓至26樓C單位，3樓至17樓D單位： 強化清玻璃及玻璃門
			花灑套裝	鍍鉻
		浴缸大小（如適用的話）	不適用	

Note:
- Residential floors of the Development are from 3/F to 27/F. There are no 4/F, 13/F, 14/F, 24/F.

備註：
- 發展項目住宅樓層由3樓至27樓。不設4樓、13樓、14樓及24樓。

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

3. INTERIOR FITTINGS 室內裝置

Item		Description			
(c)	Kitchen		Material		
		Sink unit	Stainless steel		
		Water supply system	Plastic coated copper pipes are used for cold and hot water supply system		
			Material	Finishes	
		Kitchen cabinet	Timber cabinet with timber door panels	Plastic laminate, stainless steel and solid surface countertop	
		Type of all other fittings and equipment	Chrome plated sink mixer Sprinkler head(s) and sounder-base smoke detector are fitted in or near Open Kitchen of all Units For brand name and model number of appliances, please refer to the "Appliances Schedule"		
(d)	Bedroom		Fittings	Type	Material
		Type and material of fittings (including built-in wardrobe)	Built-in wardrobe	Not applicable	Not applicable
			Other fittings	Not applicable	Not applicable
(e)	Telephone	Location and number of connection points	Please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Properties”		
(f)	Aerials	Location and number of connection points	Please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Properties”		
(g)	Electrical installations	Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets are provided	
			Safety devices	Three phase electricity supply distribution board completed with miniature circuit breaker and residual current device	
		Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed Other than those parts of the conduits concealed within concrete, the rest of them are exposed The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials		
		Location and number of power points and air-conditioner points	Please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Properties”		

Note:
- Residential floors of the Development are from 3/F to 27/F. There are no 4/F, 13/F, 14/F, 24/F.

細項		描述			
(c)	廚房		用料		
		洗滌盆	不銹鋼		
		供水系統	冷熱供水系統採用膠層保護之銅喉		
			用料	裝修物料	
		廚櫃	木製櫃配木門	層壓塑料板，不銹鋼及實心面板檯面	
		所有其他裝置及設備的類型	鍍鉻洗滌盆水龍頭 所有單位之開放式廚房內或附近安裝消防花灑頭及設有聲響報警基座的煙霧感應器 有關設備之品牌及型號，請參閱「設備說明表」		
(d)	睡房		裝置	類型	用料
		裝置（包括嵌入式衣櫃）的類型及用料	嵌入式衣櫃	不適用	不適用
			其他裝置	不適用	不適用
(e)	電話	接駁點的位置及數目	請參閱「住宅物業機電裝置說明表」		
(f)	天線	接駁點的位置及數目	請參閱「住宅物業機電裝置說明表」		
(g)	電力裝置	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	
			安全裝置	三相電力配電箱配置微型斷路器及漏電斷路器	
		導管是隱藏或外露	導管是部分隱藏及部分外露 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露 外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間隔牆、指定之管道槽或其他物料遮蓋或隱藏		
		電插座及空調機接駁點的位置及數目	請參閱「住宅物業機電裝置說明表」		

備註：
- 發展項目住宅樓層由3樓至27樓。不設4樓、13樓、14樓及24樓。

3. INTERIOR FITTINGS 室內裝置

Item		Description	
(h)	Gas supply	Type	Not applicable
		System	Not applicable
		Location	Not applicable
(i)	Washing machine connection point	Location	Please refer to the Schedule of Mechanical & Electrical Provisions of Residential Properties
		Design	40mm diameter drain point and 22mm diameter water point are provided for washer dryer
(j)	Water supply	Material of water pipes	Plastic coated copper pipes are used for cold and hot water supply system. UPVC pipes are used for flushing water system
		Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed Other than those parts of the water pipes concealed within concrete, the rest of the water pipes are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.
		Whether hot water is available	Hot water is available for Open Kitchen and Bathroom

細項		描述	
(h)	氣體供應	類型	不適用
		系統	不適用
		位置	不適用
(i)	洗衣機接駁點	位置	請參閱「住宅物業機電裝置說明表」
		設計	設有直徑40毫米的洗衣機去水接駁喉位及直徑22毫米的來水接駁喉位
(j)	供水	水管的用料	冷熱供水系統採用膠層保護之銅喉。沖廁水供水系統採用膠喉管
		水管是隱藏或外露	水管是部份隱藏及部份外露 除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間隔牆、指定之管道槽位或其他物料遮蓋或隱藏。
		有否熱水供應	開放式廚房及浴室有熱水供應

Note:
- Residential floors of the Development are from 3/F to 27/F. There are no 4/F, 13/F, 14/F, 24/F.

備註:
- 發展項目住宅樓層由3樓至27樓。不設4樓、13樓、14樓及24樓。

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

4. MISCELLANEOUS 雜項

Item		Description			
			Residential lift		
(a)	Lifts	Brand name and Model number	Brand Name	Kone	
			Model number	MiniSpace	
		Number of lifts and floor served by them	Number of lifts	2	
			Floors served by the lifts	L1: G/F, 2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 27/F L2: G/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 27/F	
(b)	Letter box	Material	Wooden cabinet with wood veneer, plastic laminate and stainless steel finish		
(c)	Refuse collection	Means of refuse collection	Collected by cleaners		
		Location of refuse room	Refuse storage and material recovery room is located on G/F		
(d)	Water meter, electricity meter and gas meter		Water meter	Electricity meter	Gas meter
		Location	Water meter for each residential unit on 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 27/F is located in the common water meter cabinet on each respective floor	Electricity meter for each residential unit on 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 27/F is located in the common electricity meter cabinet on each respective floor	Not applicable
		Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Not applicable

細項		描述			
			住宅升降機		
(a)	升降機	品牌名稱及產品型號	品牌名稱	通力	
			產品型號	MiniSpace	
		升降機的數目及到達的樓層	升降機的數目	2	
			到達的樓層	L1：地下，2 樓至 3 樓，5 樓至 12 樓，15 樓至 23 樓，25 樓至 27 樓 L2：地下至 3 樓，5 樓至 12 樓，15 樓至 23 樓，25 樓至 27 樓	
(b)	信箱	用料	木製櫃配層木皮飾面，膠板及不銹鋼飾面		
(c)	垃圾收集	垃圾收集的方法	由清潔工人收集垃圾		
		垃圾房的位置	垃圾及物料回收房設於地下		
(d)	水錶、電錶及氣體錶		水錶	電錶	氣體錶
		位置	3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 27 樓各住宅單位水錶設於相應樓層之公用水錶櫃內	3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 27 樓各住宅單位電錶設於相應樓層之公用電錶櫃內	不適用
		就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	不適用

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed, lifts or appliances of comparable quality will be installed.
賣方承諾如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:
- Residential floors of the Development are from 3/F to 27/F. There are no 4/F, 13/F, 14/F, 24/F.

備註：
- 發展項目住宅樓層由3樓至27樓。不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES
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5. SECURITY FACILITIES 保安設施

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 reader for access control are provided at residential entrance lobby on G/F Card reader for access control is provided at G/F residential entrance lobby and lifts
	CCTV	CCTVs are installed at G/F residential entrance lobby, 1/F lift lobby, 2/F lift lobby and all lifts connecting directly to the caretaker counter

細項	描述	
保安系統及設備（包括嵌入式的裝備的細節及其位置）	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及讀卡器設於地下住宅入口大堂 用於入口通道控制的讀卡器設於地下升降機大堂及升降機
	閉路電視	地下住宅入口大堂、一樓、二樓升降機大堂及天台樓梯出口及所有升降機內均裝有閉路電視，並直接連接管理處

6. APPLIANCES 設備

Description	
Brand name and model number	For brand name and model number of appliances, please refer to the "Appliances Schedule"

描述	
品牌名稱和產品型號	有關設備之品牌名稱及產品型號，請參閱「設備說明表」

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed, lifts or appliances of comparable quality will be installed.
賣方承諾如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。

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES 住宅物業機電裝置說明表

Location 位置	Description 描述	3/F 3樓				5/F - 12/F, 15/F - 17/F 5樓至12樓、15樓至17樓				18/F - 23/F, 25/F - 26/F 18樓至23樓、25樓至26樓				27/F 27樓	
		A	B	C	D	A	B	C	D	A	B	C	D	A	B
Main Entrance 大門入口	Door Bell 門鈴	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Living Room / Dining Room 客廳 / 飯廳	Door Phone 對講機	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV/FM Outlet 電視 / 收音機天線插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone outlet 電話插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Data Outlet 數據插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A 安培雙位電插座	2	2	2	2	2	2	2	2	2	2	2	2	4	5
	Lighting Switch 燈掣	11	7	11	7	10	7	11	7	10	7	8	4	11	13
	Lighting Point 燈位	5	3	4	3	5	3	4	3	5	3	3	2	5	5
	13A Switched Fused Spur Unit (For Air-conditioner Indoor Unit) 13A 安培有掣熔絲接線座（供空調機室內機）	1	1	1	1	1	1	1	1	1	1	1	1	1	2
	20A Double Pole Isolator Switch (For Electrical Applicance Installed) 20A 安培雙極電路斷路開關（供已安裝家電）	-	-	1	-	-	-	1	-	-	-	-	1	-	-
	13A Socket Outlet (For Electrical Applicance Installed) 13A 安培電插座（供已安裝家電）	-	-	1	-	-	-	1	-	-	-	-	1	-	-
	Water Heater Switch (For Bathroom) 熱水爐開關（供浴室）	1	1	1	-	1	1	1	-	1	1	-	-	1	1
	Thermo Ventilator Switch (For Bathroom) 浴室寶開關（供浴室）	1	1	1	-	1	1	1	-	1	1	-	-	1	1
	Smoke Detector with sounder base 煙霧偵測器配置聲響警報底座	1	1	2	1	1	1	2	1	1	1	1	1	2	2

Notes :
1. “1, 2, ...” denotes the quantity of such provision(s) provided in the residential property.
2. “-” denotes “not applicable”.
3. Residential floors of the Development are from 3/F to 27/F. There are no 4/F, 13/F, 14/F, 24/F.

備註：
1. "1, 2, ..." 表示提供於該住宅物業內的裝置數量。
2. "-" 代表不適用。
3. 發展項目住宅樓層由3樓至27樓。不設4樓、13樓、14樓及24樓。

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES 住宅物業機電裝置說明表

Location 位置	Description 描述	3/F 3樓				5/F - 12/F, 15/F - 17/F 5樓至12樓、15樓至17樓				18/F - 23/F, 25/F - 26/F 18樓至23樓、25樓至26樓				27/F 27樓	
		A	B	C	D	A	B	C	D	A	B	C	D	A	B
Master Bedroom 主人睡房	TV/FM Outlet 電視/收音機天線插座	1	-	1	-	1	-	1	-	1	-	-	-	1	1
	13A Twin Socket Outlet 13A安培雙位電插座	1	-	1	-	1	-	1	-	1	-	-	-	1	1
	Lighting Switch 燈掣	1	-	1	-	1	-	1	-	1	-	-	-	3	1
	Lighting Point 燈位	1	-	1	-	1	-	1	-	1	-	-	-	1	1
	13A Switched Fused Spur Unit (For Air-conditioner Indoor Unit) 13A安培有掣熔絲接線座（供空調機室內機）	1	-	1	-	1	-	1	-	1	-	-	-	1	1
	Water Heater Switch (For Bathroom) 熱水爐開關（供浴室）	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	Thermo Ventilator Switch (For Bathroom) 浴室寶開關（供浴室）	-	-	-	-	-	-	-	-	-	-	-	-	1	-
Bedroom 睡房	TV/FM Outlet 電視／收音機天線插座	1	1	1	-	1	1	1	-	1	1	1	1	-	1
	13A Twin Socket Outlet 13A安培雙位電插座	1	1	1	-	1	1	1	-	1	1	1	1	-	1
	Lighting Switch 燈掣	1	1	1	-	1	1	1	-	1	1	3	3	-	1
	Lighting Point 燈位	1	1	1	-	1	1	1 / 2#	-	1	1	1	1	-	1
	13A Switched Fused Spur Unit (For Air-conditioner Indoor Unit) 13A安培有掣熔絲接線座（供空調機室內機）	1	1	1	-	1	1	1	-	1	1	1	1	-	1
	Water Heater Switch (For Bathroom) 熱水爐開關（供浴室）	-	-	-	-	-	-	-	-	-	-	1	1	-	-
	Thermo Ventilator Switch (For Bathroom) 浴室寶開關（供浴室）	-	-	-	-	-	-	-	-	-	-	1	1	-	-

For relevant residential unit on 17/F only
只適用於17樓之相關住宅單位

Notes :
1. “1, 2, ...” denotes the quantity of such provision(s) provided in the residential property.
2. “-” denotes “not applicable”.
3. Residential floors of the Development are from 3/F to 27/F. There are no 4/F, 13/F, 14/F, 24/F.

備註：
1. "1, 2, ..." 表示提供於該住宅物業內的裝置數量。
2. "-" 代表不適用。
3. 發展項目住宅樓層由3樓至27樓。不設4樓、13樓、14樓及24樓。

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES 住宅物業機電裝置說明表

Location 位置	Description 描述	3/F 3樓				5/F - 12/F, 15/F - 17/F 5樓至12樓、15樓至17樓				18/F - 23/F, 25/F - 26/F 18樓至23樓、25樓至26樓				27/F 27樓	
		A	B	C	D	A	B	C	D	A	B	C	D	A	B
Bedroom 1 睡房 1	TV/FM Outlet 電視／收音機天線插座	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	13A Twin Socket Outlet 13A安培雙位電插座	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	13A Switched Fused Spur Unit (For Air-conditioner Indoor Unit) 13A安培有掣熔絲接線座（供空調機室內機）	-	-	-	-	-	-	-	-	-	-	-	-	1	-
Bedroom 2 睡房 2	TV/FM Outlet 電視／收音機天線插座	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	13A Twin Socket Outlet 13A安培雙位電插座	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	13A Switched Fused Spur Unit (For Air-conditioner Indoor Unit) 13A安培有掣熔絲接線座（供空調機室內機）	-	-	-	-	-	-	-	-	-	-	-	-	1	-

Notes :
1. “1, 2, ...” denotes the quantity of such provision(s) provided in the residential property.
2. “-” denotes “not applicable”.
3. Residential floors of the Development are from 3/F to 27/F. There are no 4/F, 13/F, 14/F, 24/F.

備註：
1. "1, 2, ..." 表示提供於該住宅物業內的裝置數量。
2. "-" 代表不適用。
3. 發展項目住宅樓層由3樓至27樓。不設4樓、13樓、14樓及24樓。

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES 住宅物業機電裝置說明表

Location 位置	Description 描述	3/F 3樓				5/F - 12/F, 15/F - 17/F 5樓至12樓、15樓至17樓				18/F - 23/F, 25/F - 26/F 18樓至23樓、25樓至26樓				27/F 27樓	
		A	B	C	D	A	B	C	D	A	B	C	D	A	B
Open Kitchen 開放式廚房	Miniature Circuit Breakers Distribution Board 配電箱	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet (For Electrical Applicance Installed) 13A安培單位電插座（供已安裝家電）	3	3	2	3	3	3	2	3	3	3	3	2	2	2
	13A Twin Socket Outlet 13A安培雙位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	32A SPN Isolator Switch 32A安培單相電路斷路開關	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	20A Double Pole Isolator Switch (For Electrical Applicance Installed) 20A安培雙極電路斷路開關（供已安裝家電）	2	2	1	2	2	2	1	2	2	2	2	1	2	2
	Lighting Point 燈位	2	2	2	2	2	2	2	2	2	2	2	2	3	3
	Water Heater Switch (For Bathroom) 熱水爐開關（供浴室）	-	-	-	1	-	-	-	1	-	-	-	-	-	-
	Thermo Ventilator Switch (For Bathroom) 浴室寶開關（供浴室）	-	-	-	1	-	-	-	1	-	-	-	-	-	-
	Sprinkler Head 花灑頭	2	2	2	2	2	2	2	2	2	2	2/3*	2	2	3
	Sprinkler Head (Side wall) 花灑頭（側牆式）	-	1	1	1	-	1	1	1	-	1	1/-*	1	1	1

* For relevant residential unit on 26/F only
只適用於26樓之相關住宅單位

Notes :
1. “1, 2, ...” denotes the quantity of such provision(s) provided in the residential property.
2. “-” denotes “not applicable”.
3. Residential floors of the Development are from 3/F to 27/F. There are no 4/F, 13/F, 14/F, 24/F.

備註：
1. "1, 2, ..." 表示提供於該住宅物業內的裝置數量。
2. "-" 代表不適用。
3. 發展項目住宅樓層由3樓至27樓。不設4樓、13樓、14樓及24樓。

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES 住宅物業機電裝置說明表

Location 位置	Description 描述	3/F 3樓				5/F - 12/F, 15/F - 17/F 5樓至12樓、15樓至17樓				18/F - 23/F, 25/F - 26/F 18樓至23樓、25樓至26樓				27/F 27樓	
		A	B	C	D	A	B	C	D	A	B	C	D	A	B
Master Bathroom 主人浴室	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	4	-
	13A Single Socket Outlet 13安培單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	13A Fuse Spur Unit (For Thermo Ventilator) 13安培熔絲接線座（供浴室寶）	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	32A TPN Isolator Switch 32安培三相電路斷路開關	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	Wire Remote Controller For Water Heater 熱水爐線控	-	-	-	-	-	-	-	-	-	-	-	-	1	-
Bathroom 浴室	Lighting Point 燈位	4	4	4	4	4	4	4	4	4	4	4	4	4	4
	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Fuse Spur Unit (For Thermo Ventilator) 13安培熔絲接線座（供浴室寶）	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	32A TPN Isolator Switch 32安培三相電路斷路開關	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Wire Remote Controller For Water Heater 熱水爐線控	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Balcony / Utility Platform 露台 / 工作平台	Lighting Point 燈位	-	-	-	-	3	4	3	3	3	4	3	3	3	3
	Weatherproof Type 32A Double Pole Isolator Switch 32安培雙極防水斷路開關	-	-	-	-	1	1	1	1	1	1	1	1	1	1
	Weatherproof type 13A socket outlet 13安培防水插座	-	-	-	-	1	1	1	1	1	1	1	1	1	1

Notes :
1. “1, 2, ...” denotes the quantity of such provision(s) provided in the residential property.
2. “-” denotes “not applicable”.
3. Residential floors of the Development are from 3/F to 27/F. There are no 4/F, 13/F, 14/F, 24/F.

備註：
1. "1, 2, ..." 表示提供於該住宅物業內的裝置數量。
2. "-" 代表不適用。
3. 發展項目住宅樓層由3樓至27樓。不設4樓、13樓、14樓及24樓。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES 住宅物業機電裝置說明表

Location 位置	Description 描述	3/F 3樓				5/F - 12/F, 15/F - 17/F 5樓至12樓、15樓至17樓				18/F - 23/F, 25/F - 26/F 18樓至23樓、25樓至26樓				27/F 27樓	
		A	B	C	D	A	B	C	D	A	B	C	D	A	B
Flat Roof 平台	Lighting Point 燈位	8	4	3	4	-	-	-	-	-	-	-	-	-	-
	Weatherproof Type 32A Double Pole Isolator Switch 32安培雙極防水斷路開關	1	1	1	1	-	-	-	-	-	-	-	-	-	-
	Weatherproof type 13A socket outlet 13安培防水插座	2	1	1	1	-	-	-	-	-	-	-	-	-	-
Roof 天台	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	-	3	3
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	21	15
	Weatherproof Type 32A Double Pole Isolator Switch 32安培雙極防水斷路開關	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	Weatherproof type 13A socket outlet 13安培防水插座	-	-	-	-	-	-	-	-	-	-	-	-	3	2
	Miniature Circuit Breakers Distribution Board 配電箱	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	32A SPN Weather-Proof Switch 32安培單相防水斷路開關	-	-	-	-	-	-	-	-	-	-	-	-	1	1

Notes :
1. “1, 2, ...” denotes the quantity of such provision(s) provided in the residential property.
2. “-” denotes “not applicable”.
3. Residential floors of the Development are from 3/F to 27/F. There are no 4/F, 13/F, 14/F, 24/F.

備註：
1. "1, 2, ..." 表示提供於該住宅物業內的裝置數量。
2. "-" 代表不適用。
3. 發展項目住宅樓層由3樓至27樓。不設4樓、13樓、14樓及24樓。

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

APPLIANCES SCHEDULE 設備說明表

Location 位置	Appliance 設備	Brand 品牌	Floor 樓層	3/F 3樓				5/F - 12/F, 15/F - 17/F 5樓至12樓、15樓至17樓				18/F - 23/F, 25/F - 26/F 18樓至23樓、25樓至26樓				27/F 27樓	
			Unit 單位 / Model No. 型號	A	B	C	D	A	B	C	D	A	B	C	D	A	B
Living Room / Dining Room 客廳 / 飯廳	Split Type Air-conditioner Indoor Unit 分體式冷氣機（室內機）	Daikin 大金	FTXS50KAVMN	1	1	1	-	1	1	1	-	1	-	1	-	-	-
			FTXP50MV1H	-	-	-	1	-	-	-	1	-	-	-	-	-	-
			FTXS35KVMN	-	-	-	-	-	-	-	-	-	1	-	1	-	1
			FTXP71MV1H	-	-	-	-	-	-	-	-	-	-	-	-	1	-
			FTXS25KVMN	-	-	-	-	-	-	-	-	-	-	-	-	-	1
	Video Door Phone 視像對講機	Akuvox	S562	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Master Bedroom 主人睡房	Split Type Air-conditioner Indoor Unit 分體式冷氣機（室內機）	Daikin 大金	FTXS25KVMN	1	-	1	-	1	-	1	-	1	-	-	-	1	1
Bedroom 睡房	Split Type Air-conditioner Indoor Unit 分體式冷氣機（室內機）	Daikin 大金	FTXS25KVMN	1	1	1	-	1	1	1	-	1	1	1	1	-	1
Bedroom 1 睡房 1	Split Type Air-conditioner Indoor Unit 分體式冷氣機（室內機）	Daikin 大金	FTXS25KVMN	-	-	-	-	-	-	-	-	-	-	-	-	1	-
Bedroom 2 睡房 2	Split Type Air-conditioner Indoor Unit 分體式冷氣機（室內機）	Daikin 大金	FTXS25KVMN	-	-	-	-	-	-	-	-	-	-	-	-	1	-

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

Notes :
1. "✓" means such appliance(s) is / are provided and / or installed in the residential property.
2. "-" denotes "not applicable".
3. Residential floors of the Development are from 3/F to 27/F. There are no 4/F, 13/F, 14/F, 24/F.

備註：
1. "✓" 表示此設備於該住宅物業內提供及 / 或安裝。
2. "-" 代表不適用。
3. 發展項目住宅樓層由3樓至27樓。不設4樓、13樓、14樓及24樓。

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

APPLIANCES SCHEDULE 設備說明表

Location 位置	Appliance 設備	Brand 品牌	Floor 樓層 / Unit 單位 / Model No. 型號	3/F 3樓				5/F - 12/F, 15/F - 17/F 5樓至12樓、15樓至17樓				18/F - 23/F, 25/F - 26/F 18樓至23樓、25樓至26樓				27/F 27樓	
				A	B	C	D	A	B	C	D	A	B	C	D	A	B
Open Kitchen 開放式廚房	Induction Hob 電磁爐	Electrolux 伊萊克斯	EHI30350HK	1	1	1	1	1	1	1	1	1	1	1	1	-	-
	Induction Hob 電磁爐	Electrolux 伊萊克斯	EIS62341	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	Oven 焗爐	Electrolux 伊萊克斯	KVAAS2SH	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Washer Dryer 洗衣乾衣機	Rosieres	RILS14853TH2-UK	1	1	1	1	1	1	1	1	1	1	1	1	-	-
	Refrigerator 雪櫃	Rosieres	RSOP122-2	1	1	1	1	1	1	1	1	1	1	1	1	-	-
	Refrigerator 雪櫃	Rosieres	RBBF178TNF	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	Cooker Hood 抽油煙機	Electrolux 伊萊克斯	ECP6641X	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Instantaneous Electric Water Heater 即熱式熱水爐	Stiebel Eltron 斯寶亞創	DHM6	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bathroom 浴室	Instantaneous Electric Water Heater 即熱式熱水爐	Stiebel Eltron 斯寶亞創	DHB 18 ST Trend	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Thermo Ventilator 浴室寶	Panasonic	FV-40BEN4H	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Master Bathroom 主人浴室	Instantaneous Electric Water Heater 即熱式熱水爐	Stiebel Eltron 斯寶亞創	DHB 18 ST Trend	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	Thermo Ventilator 浴室寶	Panasonic	FV-40BEN4H	-	-	-	-	-	-	-	-	-	-	-	-	1	-
Roof 天台	Washer Dryer 洗衣乾衣機	Rosieres	RILS14853TH2-UK	-	-	-	-	-	-	-	-	-	-	-	-	1	1

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

Notes :
1. "✓" means such appliance(s) is / are provided and / or installed in the residential property.
2. "-" denotes "not applicable".
3. Residential floors of the Development are from 3/F to 27/F. There are no 4/F, 13/F, 14/F, 24/F.

備註：
1. "✓" 表示此設備於該住宅物業內提供及 / 或安裝。
2. "-" 代表不適用。
3. 發展項目住宅樓層由3樓至27樓。不設4樓、13樓、14樓及24樓。

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

APPLIANCES SCHEDULE 設備說明表

Location 位置	Appliance 設備	Brand 品牌	Floor 樓層	3/F 3樓				5/F - 12/F, 15/F - 17/F 5樓至12樓、15樓至17樓				18/F - 23/F, 25/F - 26/F 18樓至23樓、25樓至26樓				27/F 27樓	
			Unit 單位 Model No. 型號	A	B	C	D	A	B	C	D	A	B	C	D	A	B
Flat Roof / Air-conditioner Platform 平台 / 空調機平台	Split Type Air-conditioner Outdoor Unit 分體式冷氣機（室外機）	Daikin 大金	4MXS100AA	1	-	1	-	1	-	1	-	1	-	-	-	-	-
			4MXS80LVMA9	-	1	-	-	-	1	-	-	-	-	1	-	1	-
			RXP50MV1H	-	-	-	1	-	-	-	1	-	-	-	-	-	-
			3MXS68LVMA9	-	-	-	-	-	-	-	-	-	1	-	1	-	2
			RXP71MV1H	-	-	-	-	-	-	-	-	-	-	-	-	1	-

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

Notes :
1. “✓” means such appliance(s) is / are provided and / or installed in the residential property.
2. “-” denotes "not applicable".
3. Residential floors of the Development are from 3/F to 27/F. There are no 4/F, 13/F, 14/F, 24/F.

備註：
1. "✓" 表示此設備於該住宅物業內提供及 / 或安裝。
2. "-" 代表不適用。
3. 發展項目住宅樓層由3樓至27樓。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.

食水及沖廁水由水務署供應。

Electricity is supplied by The Hongkong Electric Company, Limited.

電力由香港電燈有限公司供應。

No gas supply.

沒有氣體供應。

GOVERNMENT RENT
地稅

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

賣方有法律責任繳付指明住宅物業直至該指明住宅物業買賣完成日（即該物業轉讓契日期）（包括該日）為止之地稅。

MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

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

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

Note:
On that delivery, the purchaser is liable to pay a debris removal fee to the manager of the Development (not the Vendor (the owner)) under the Deed of Mutual Covenant, and where the Vendor (the owner) has paid that debris removal fee, the purchaser shall reimburse the Vendor (the owner) for the same.

1. 在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向賣方（擁有人）補還水及電力的按金。

2. 在交付時，買方不須向賣方（擁有人）支付清理廢料的費用。

備註：
在交付時，買方須根據公契向發展項目的管理人（而非賣方（擁有人））支付清理廢料的費用，而如賣方（擁有人）已支付清理廢料的費用，買方須向賣方（擁有人）補還清理廢料的費用。

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 of the residential property, remedy any defects to such residential property, or the fittings, finishes or appliances incorporated into the residential property as set out in the agreement for sale and purchase, caused otherwise than by the act or neglect of the purchaser.

凡住宅物業或於買賣合約列出裝設於住宅物業內的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方的行為或疏忽造成，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

The Owner is applying for No-objection Letters such that Aplichau Inland Lot No.66, Aplichau Inland Lot No.70 and Aplichau Inland Lot No.76 (collectively "the Land") may be developed or redeveloped for the erection thereon of a building or buildings or part of a building or buildings straddling the Land.

擁有人現時正在申請不反對通知書使鴨脷洲內地段第66號、鴨脷洲內地段第70號及鴨脷洲內地段第76號（統稱「該土地」）可予以發展或重建以在該土地上興建一棟或多棟建築物或建築物之一部分橫跨該土地。

RELEVANT INFORMATION
有關資料

I. Operation of building maintenance system

The manager of the Development has the power to operate the gondola or building maintenance unit (BMU) system in the Development and for the avoidance of doubt the manager of the Development may move and use a gondola or a building maintenance unit in or through the airspace over any balcony, utility platform, air-conditioner platform, flat roof or roof forming part of or any part of any Residential Unit.

II. Sunken Slabs

There may be sunken slabs at some parts of the ceiling inside some residential properties for the installation of mechanical and electrical services of the floor above or due to the structural, architectural and/or decoration design requirements of the floor above.

III. Gas

No gas supply is provided to the residential properties in the Development and no gas pipes for the supply of town gas or liquefied petroleum gas to the residential properties are installed. Flame cooking is not allowed in the residential properties in the Development.

I. 大廈保養系統操作

發展項目管理人有權於發展項目操作吊船或大廈維修裝置系統且為免生疑，發展項目管理人可以於任何住宅單位的露台、工作平台、空調機平台、平台或天台或其他部分上空操作吊船或大廈維修裝置或使其進入或穿過任何住宅單位的露台、工作平台、空調機平台、平台或天台或其他部分上空。

II. 跌級樓板

部分住宅物業內之部分天花或有跌級樓板，用以安裝上層之機電設備或配合上層之結構、建築及/或裝修設計上的需要。

III. 氣體

發展項目的住宅物業沒有提供氣體供應，以及沒有安裝供應煤氣或石油氣至住宅物業的氣體喉。發展項目的住宅物業內不能明火煮食。

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

The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance (Cap 621) is:

www.semora.com.hk

賣方為施行《一手住宅物業銷售條例》(第621章)第2部而就發展項目指定的互聯網網站的網址為：

www.semora.com.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。

		Area (m^2) 面積（平方米）
Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物（規劃）規例》第23(3)(b)條不計算的總樓面面積		
1.(#)	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方（公共交通總站除外）	Not Applicable 不適用
2.	**Plant rooms and similar services 機房及相類設施**	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》) 或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室（訊播室）、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等	58.016
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	364.050
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	9.680
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施		
3.	Balcony 露台	78.000
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not Applicable 不適用
5.	Communal sky garden 公用空中花園	Not Applicable 不適用
6.	Acoustic fin 隔聲鰭	Not Applicable 不適用
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not Applicable 不適用
8.	Non-structural prefabricated external wall 非結構預製外牆	Not Applicable 不適用
9.	Utility platform 工作平台	58.500
10.	Noise barrier 隔音屏障	Not Applicable 不適用

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

		Area (m^2) 面積（平方米）
Amenity Features 適意設施		
11.	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office 管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	Not Applicable 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	48.828
13.	Covered landscaped and play area 有蓋園景區及遊樂場地	Not Applicable 不適用
14.	Horizontal screen/covered walkway and trellis 橫向屏障/有蓋人行道及花棚	Not Applicable 不適用
15.	Larger lift shaft 擴大升降機槽	105.523
16.	Chimney shaft 煙囪管道	Not Applicable 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	Not Applicable 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	Not Applicable 不適用
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	25.942
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	Not Applicable 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	Not Applicable 不適用
22.	Sunshade and reflector 遮陽篷及反光罩	Not Applicable 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	Not Applicable 不適用
24.	Other projection such as A/C box and 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	Not Applicable 不適用

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

		Area (m^2) 面積（平方米）
Other Exempted Items 其他項目		
25.(#)	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Not Applicable 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	3.616
27.	Public transport terminus 公共交通總站	Not Applicable 不適用
28.(#)	Party structure and common staircase 共用構築物及公用樓梯	Not Applicable 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	Not Applicable 不適用
30.	Public passage 公眾通道	Not Applicable 不適用
31.	Covered set back area 有蓋的後移部分	Not Applicable 不適用
Bonus GFA 額外總樓面面積		
32.	Bonus GFA 額外總樓面面積	Not Applicable 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		
33.	Buildings adopting Modular Integrated Construction 採用「組裝合成」建築法的樓宇	Not Applicable 不適用

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

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

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

Environmental Assessment of the Building
有關建築物的環境評估

Green Building Certification

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

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

Application no.: REG0036/26

HKGBC 香港綠色建築議會

綠色建築認證

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

評級註冊
此項目已登記作香港綠色建築議會認受的綠建環評認證，但尚未完成評估程序。

申請編號: REG0036/26

HKGBC 香港綠色建築議會

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分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 A/C unit 採用高效能的空調設備 2. LED lighting fitting 採用LED光管/燈膽

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 (m^2) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Baseline of Building (Note 2) 基線樓宇每年能源消耗量(註腳2)		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity kWh/ m^2 /annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/ m^2 /annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh/ m^2 /annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/ m^2 /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	712.667	324.471	Not Applicable 不適用	287.650	Not Applicable 不適用

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

Part III : The following installation(s) are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD) **第 III 部分：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	Not Applicable 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/m^2/annum) and town gas/LPG consumption (unit/m^2/annum), of the Development by the internal floor area served, where:

   (a) "total annual energy use" has the same meaning of "annual energy use" in the BEAM Plus New Buildings (current version); and

   (b) "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.

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

3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.

註腳：

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。

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 on which the sales brochure is printed: 11 November 2026

售樓說明書的印製日期：2026年11月11日