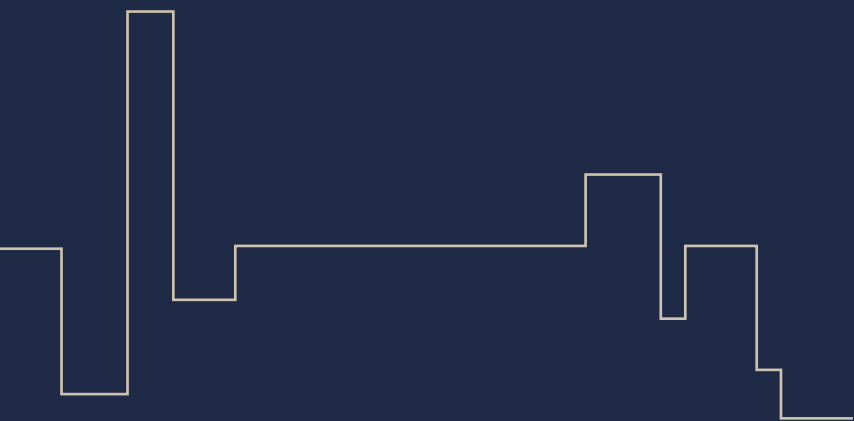




THE  
ASTRO 悦雅

售樓說明書  
Sales Brochure





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# 一手住宅物業買家須知

## Notes to purchasers of first-hand residential properties

您在購置一手住宅物業之前，應留意下列事項：

### 適用於所有一手住宅物業

#### 1. 重要資訊

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

#### 2. 費用、按揭貸款和樓價

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

#### 3. 價單、支付條款，以及其他財務優惠

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

#### 4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎 / 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

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

### For all first-hand residential properties

#### 1. Important information

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

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

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

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

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

#### 4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property -



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、前庭或庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。

- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部 and 內部尺寸<sup>2</sup>。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。
- 閱覽售樓說明書，並須特別留意以下資訊：
  - ~ 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享有有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
  - ~ 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
  - ~ 室內和外部的裝置、裝修物料和設備；
  - ~ 管理費按甚麼基準分擔；
  - ~ 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
  - ~ 小業主是否須要負責維修斜坡。

#### 6. 政府批地文件和公契

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

(i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.

- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property<sup>2</sup>. The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

#### 5. Sales brochure

- Ensure that the sales brochure you have 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.
- Read through the sales brochure and in particular, check the following information in the sales brochure -
  - ~ whether there is a section on “relevant information” in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as “relevant information”;
  - ~ the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
  - ~ interior and exterior fittings and finishes and appliances;
  - ~ the basis on which management fees are shared;
  - ~ whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
  - ~ whether individual owners have responsibility to maintain slopes.

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

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

#### 7. 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。
- 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。

#### 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.
- 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. 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](http://www.eaa.org.hk)），查閱牌照目錄。

## 12. 委聘律師

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

### 適用於一手未落成住宅物業

## 13. 預售樓花同意書

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

## 14. 示範單位

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

## 11. Appointment of estate agent

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

## 12. Appointment of solicitor

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

### For first-hand uncompleted residential properties

## 13. Pre-sale Consent

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

## 14. Show flats

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



適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

#### 15. 預計關鍵日期 及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期<sup>3</sup>。
  - ~ 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」必定較發展項目的預計關鍵日期遲。
- 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。

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

#### 15. Estimated material date and handing over date

- Check the estimated material date<sup>3</sup> for the development in the sales brochure.
  - ~ The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is inevitably later than the former.
- Handing over date
  - ~ The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
    - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
    - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
  - ~ The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
  - ~ The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
    - strike or lock-out of workmen;
    - riots or civil commotion;
    - force majeure or Act of God;
    - fire or other accident beyond the vendor's control;
    - war; or
    - inclement weather.
  - ~ The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
  - ~ The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

## 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

## 運輸及房屋局

一手住宅物業銷售監管局

2017年8月

- 1 按揭貸款計劃的資料包括有關按揭貸款計劃對借款人的最低收入的要求、就第一按揭連同第二按揭可獲得的按揭貸款金額上限、最長還款年期、整個還款期內的按揭利率變化，以及申請人須繳付的手續費。
- 2 根據條例附表1第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10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。
- 3 一般而言，「關鍵日期」指該項目符合批地文件的條件的日期，或該項目在遵照經批准的建築圖則的情況下或按照豁免證明書的發出的條件在各方面均屬完成的日期。有關詳情請參閱條例第2條。

## 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

Transport and Housing Bureau

August 2017

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



# 發展項目的資料

## Information on the development

發展項目名稱

悅雅

Name of the development

The Astro

街道名稱及門牌號數

元州街310號\*

Name of the street and the street number

310 Un Chau Street\*

發展項目包含一幢多單位建築物

The development consists of 1 multi-unit building

該幢多單位建築物的樓層的總數

22層

Total number of storeys of the multi-unit building

22 storeys

上述樓層樓數目不包括天台、高層天台1、高層天台2及頂層天台

The above number of storeys does not include R/F, UR1/F, UR2/F & TR/F

經批准的建築圖則所規定於該幢多單位建築物內的樓層號數

地下、1樓、2樓、3樓、5樓、6樓、7樓、8樓、9樓、10樓、11樓、12樓、15樓、16樓、17樓、18樓、19樓、20樓、21樓、22樓、23樓及25樓

Floor numbering in the multi-unit building as provided in the approved building plans

G/F, 1/F, 2/F, 3/F, 5/F, 6/F, 7/F, 8/F, 9/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F, 20/F, 21/F, 22/F, 23/F & 25/F

該幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數

不設4樓, 13樓, 14樓及24樓

Omitted floor numbers in the multi-unit building in which the floor numbering is not in consecutive order

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

該幢多單位建築物內的庇護層(如有的話)

不設庇護層

Refuge floor (if any) of the multi-unit building

There is no refuge floor

本發展項目屬未落成發展項目

1. 由該發展項目的認可人士提供的該發展項目的預計關鍵日期為2019年7月31日。
2. 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。
3. 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，發展項目當作在佔用許可證就發展項目中的每幢建築物發出的日期落成。

This development is an uncompleted development

1. The estimated material date for the development, as provided by the authorized person for the development is 31 July 2019.
2. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.
3. 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.

\* 上述臨時門牌號數有待差餉物業估價署在發展項目建成時確認。

\* The above provisional street number is subject to confirmation from the Rating and Valuation Department when the Development is completed.

# 賣方及有參與發展項目的其他人的資料

## Information on vendor and others involved in the development

### 賣方

雅仕圖遠東置業有限公司、滙駿置業有限公司、居安置業有限公司

### Vendor

Astro Far East Estate Limited, Smart Team Properties Limited, Home Well Properties Limited

### 賣方的控權公司

Famous Sight Limited、雅仕圖遠東置業有限公司、Harvest City Holdings Limited

### Holding companies of the vendor

Famous Sight Limited, Astro Far East Estate Limited, Harvest City Holdings Limited

### 認可人士

何德華先生

### Authorized person

Mr. Ho Tak Wah

認可人士以其專業身份擔任經營人、董事或僱員的商號或法團

周德年建築設計有限公司

(何德華先生為周德年建築設計有限公司的僱員)

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

Thomas Chow Architects Limited

(Mr. Ho Tak Wah is an employee of Thomas Chow Architects Limited)

### 承建商

保成建設有限公司

### Building contractor

Po Shing Construction Limited

### 賣方代表律師

孖士打律師行

### Solicitors acting for vendor

Mayer Brown JSM

已為發展項目的建造提供貸款或已承諾為該項目建造提供融資的認可機構

中國工商銀行(亞洲)有限公司

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

Industrial and Commercial Bank of China (Asia) Limited

已為發展項目的建造提供貸款的任何其他人

雅仕圖遠東置業有限公司

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

Astro Far East Estate Limited

# 有參與發展項目的各方的關係

## Relationship between parties involved in the development

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

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

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

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

# 發展項目的設計的資料

## Information on design of the development

發展項目將不會有構成圍封牆的一部分的非結構的預製外牆。

There will be no non-structural prefabricated external walls forming part of the enclosing walls of the development.

發展項目將會有構成圍封牆一部分的幕牆。

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

該幢建築物的幕牆的厚度範圍為125毫米至200毫米。

The range of thickness of the curtain walls of the block is 125mm to 200mm.

每個住宅物業的幕牆的總面積表

Schedule of total area of the curtain walls of each residential property

樓層 Floor	單位 Unit	每個住宅物業的幕牆的總面積 (平方米) Total area of the curtain walls of each residential property (sq.m.)
3樓 3/F	A	0.410
	B	0.469
	C	0.469
	D	0.469
	E	0.779
	F	0.610
5樓至12樓 及 15樓至16樓 5/F – 12/F & 15/F – 16/F	A	0.610
	B	0.469
	C	0.469
	D	0.469
	E	0.469
	F	0.610

樓層 Floor	單位 Unit	每個住宅物業的幕牆的總面積 (平方米) Total area of the curtain walls of each residential property (sq.m.)
17樓 17/F	A	0.610
	B	0.469
	C	0.878
	E	0.469
	F	0.610
18樓至23樓 18/F – 23/F	A	0.610
	B	0.469
	C	1.318
	E	0.469
	F	0.610
25樓 25/F	A	0.938
	B	0.938
	C	0.960

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



# 物業管理的資料

## Information on property management

根據公契的最新擬稿獲委任的管理人

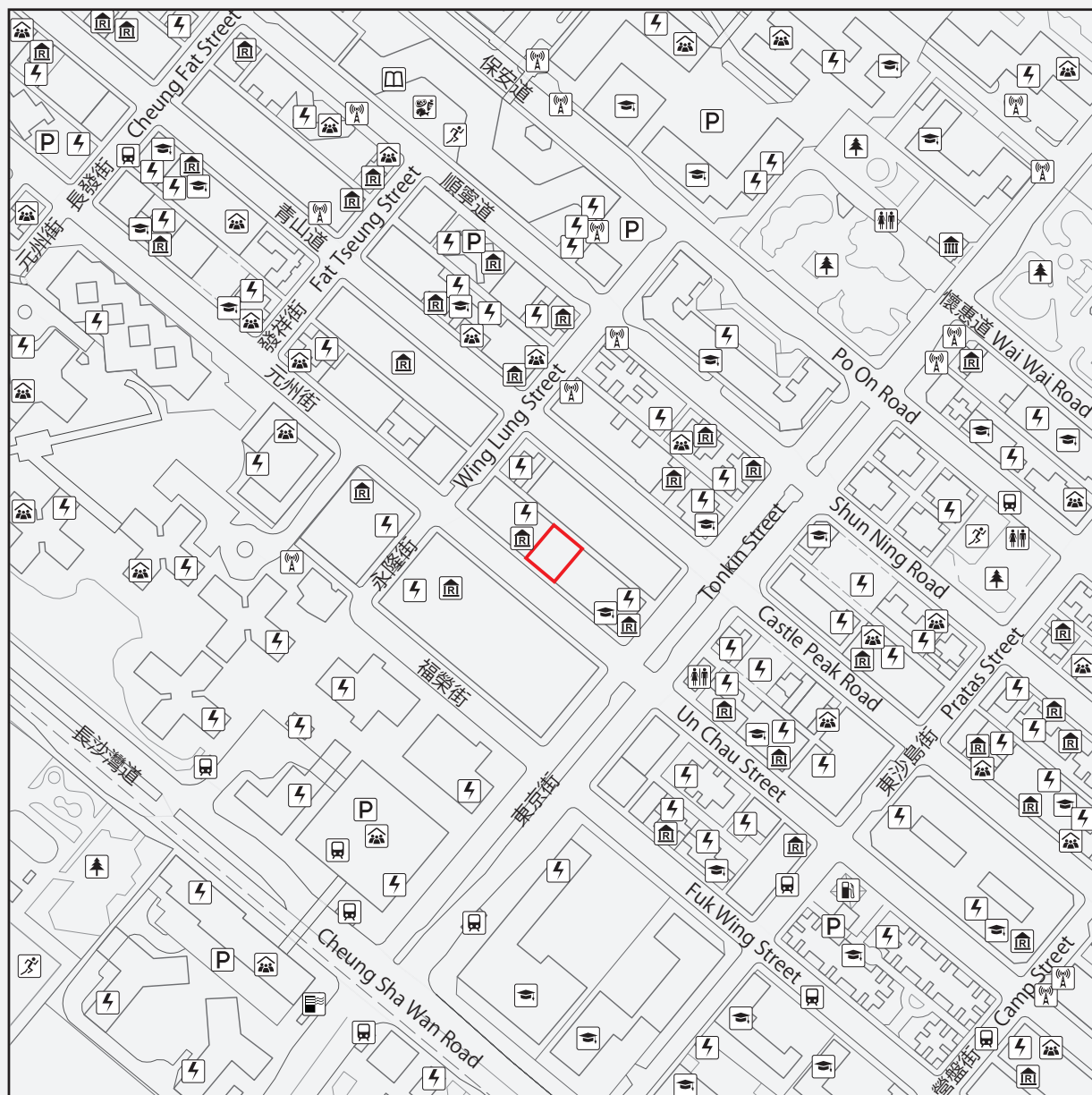
源康酒店管理有限公司

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

Elegant Base Hotel Management Limited

# 發展項目的所在位置圖

## Location plan of the development



### 圖例 Notation

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

此位置圖是由賣方擬備並參考地政總署測繪處出版之測繪圖，圖幅編號11-NW-B，有需要處經修正處理。

This location plan is prepared by the vendor with reference to the Survey Sheet No. 11-NW-B from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號2/2018。

The plan is reproduced with permission of the Director of Lands.

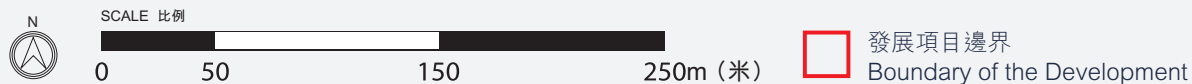
© The Government of Hong Kong SAR. License No. 2/2018.

備註：1. 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。

2. 由於發展項目的邊界不規則的技術原因，此位置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。

Note: 1. 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.

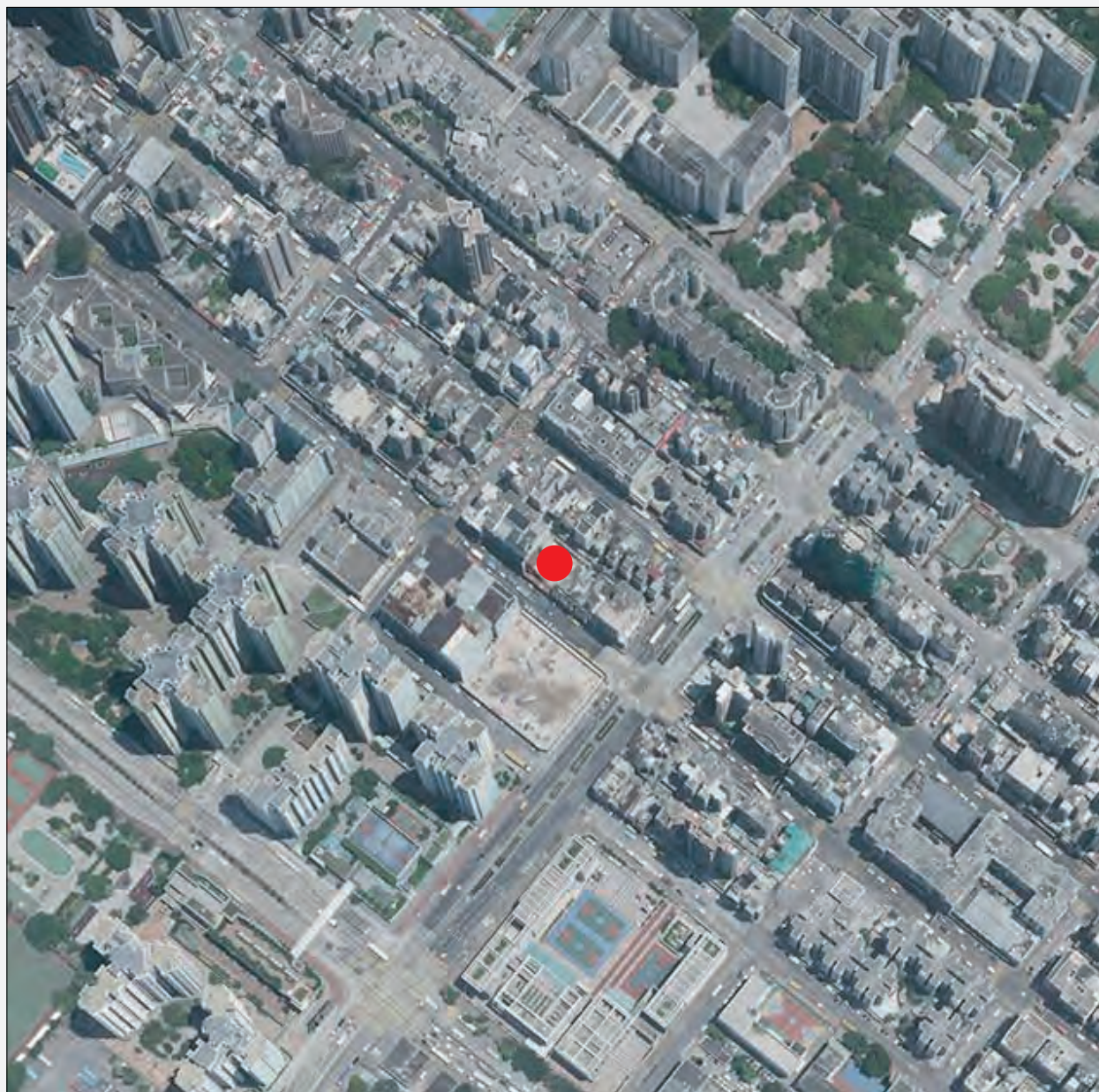
2. The location plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the development is irregular.





# 發展項目的鳥瞰照片

## Aerial photograph of the development



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，照片編號為E028055C，飛行日期：2017年5月29日。

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. E028055C, dated 29 May 2017.

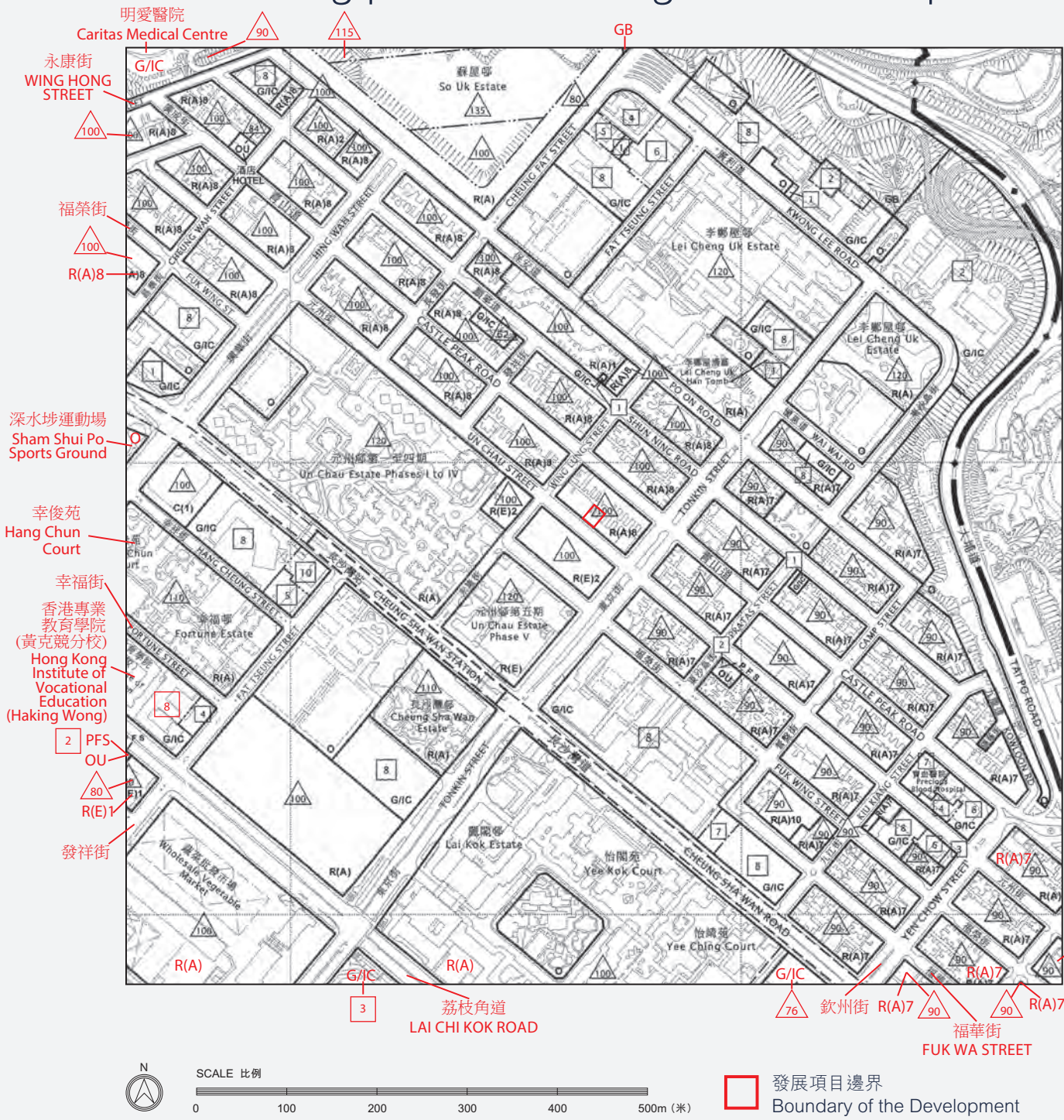
香港特別行政區政府地政總署測繪處©版權所有，未經許可，不得翻印。  
Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved — reproduction by permission only.

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. 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。

Note: 1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.  
2. 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.



# 關乎發展項目的分區計劃大綱圖等 Outline zoning plan etc. relating to the development



## 圖例 Notation

### 地帶 Zones

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

### 交通 Communications

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

### 其他 Miscellaneous

規劃範圍界線 Boundary of Planning Scheme	最高建築物高度 (樓層數目) Maximum Building Height (In Number of Storeys)
建築物高度管制區界線 Building Height Control Zone Boundary	加油站 Petrol Filling Station
最高建築物高度 (在主水平基準上若干米) Maximum Building Height (In Metres Above Principal Datum)	非建築用地 Non-Building Area

摘錄自2016年12月16日刊憲之長沙灣分區計劃大綱核准圖，圖則編號為S/K5/37，有需要處經修正處理，以紅色顯示。  
Adopted from part of the approved Cheung Sha Wan Outline Zoning Plan, Plan No. S/K5/37, gazetted on 16 December 2016, with adjustments where necessary as shown in red.

- 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。  
4. 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。
- Note: 1. The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.  
2. The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.  
3. The 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.  
4. The map, 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.



# 關乎發展項目的分區計劃大綱圖等 Outline zoning plan etc. relating to the development



## 圖例 Notation

### 地帶 Zones

- G/IC 政府、機構或社區  
Government, Institution or Community
- OU 其他指定用途  
Other Specified Uses
- GB 綠化地帶  
Green Belt

### 交通 Communications

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

### 其他 Miscellaneous

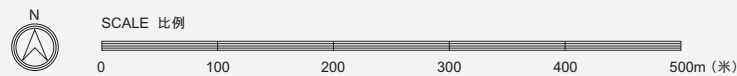
- 規劃範圍界線  
Boundary of Planning Scheme
- 建築物高度管制區界線  
Building Height Control Zone Boundary
- 最高建築物高度 (樓層數目)  
Maximum Building Height (In Number of Storeys)
- 加油站  
Petrol Filling Station

摘錄自2015年7月24日刊憲之石硤尾分區計劃大綱核准圖，圖則編號為S/K4/29，有需要處經修正處理，以紅色顯示。

Adopted from part of the approved Shek Kip Mei Outline Zoning Plan, Plan No. S/K4/29, gazetted on 24 July 2015, with adjustments where necessary as shown in red.

- 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。
  4. 此分區計劃大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

- Note:
1. The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
  2. The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
  3. The 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.
  4. The outline zoning 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.



□ 發展項目邊界  
Boundary of the Development



# 發展項目的布局圖

## Layout plan of the development

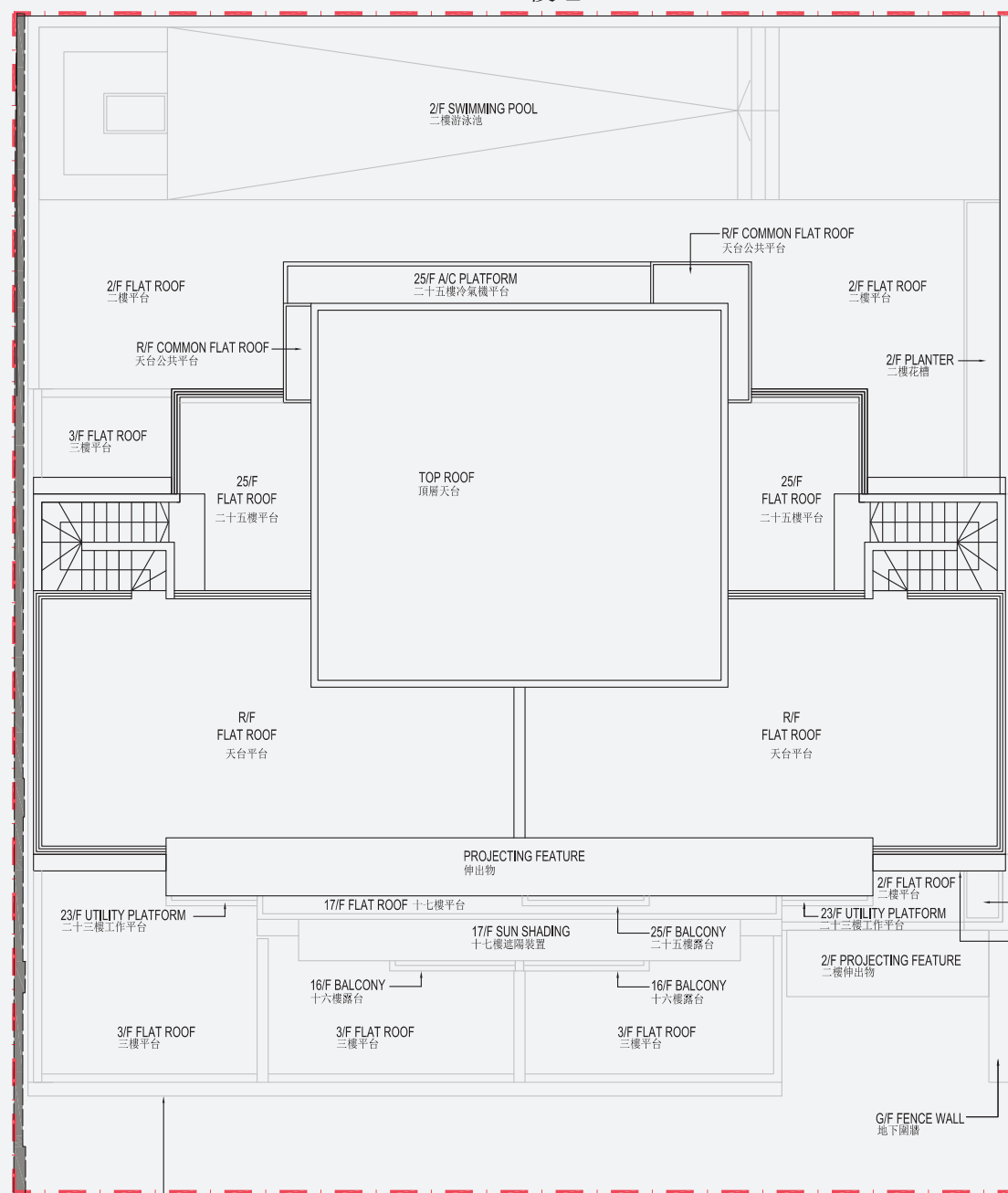
SCAVENGING LANE

後巷



Party Wall 共用牆  
ADJOINING LOT 毗鄰地段

ADJOINING LOT 毗鄰地段



--- BOUNDARY LINE OF THE DEVELOPMENT  
發展項目的地界線

由發展項目的認可人士提供的位於發展項目內的建築物及設施的預計落成日期為2019年7月31日。  
The estimated date of completion of the buildings and facilities within the development as provided by the authorized person for the development is 31 July 2019.

2/F RESIDENTIAL RECREATIONAL FACILITIES  
二樓住宅康樂設施


UN CHAU STREET  
元州街

# 發展項目的住宅物業的平面圖

## Floor plans of residential properties in the development

樓面平面圖中所使用名稱及簡稱之圖例

Legend of terms and abbreviations used on floor plans

AC	=	冷氣機	AIR CONDITIONER	HR	=	消防喉轆	HOSE REEL
AF	=	建築裝飾	ARCHITECTURAL FEATURE	LMR	=	升降機機房	LIFT MACHINE ROOM
B	=	浴室	BATHROOM	LIV.	=	客廳	LIVING ROOM
BR	=	睡房	BEDROOM	OK	=	開放式廚房	OPEN KITCHEN
CA	=	公用地方	COMMON AREA	PD	=	管道	PIPE DUCT
CFR	=	公共平台	COMMON FLAT ROOF	RM	=	垃圾房	REFUSE ROOM
D	=	樓梯向下	DOWN	SR	=	貯物室	STORE ROOM
DIN.	=	飯廳	DINING ROOM	U	=	樓梯向上	UP
ED	=	電線管道	ELECTRIC DUCT	WMC	=	水錶櫃	WATER METER CABINET
FR	=	平台	FLAT ROOF		=	隨樓附送嵌入式裝置	BUILT-IN FITTING PROVIDED IN THE FLATS

附註：

1. 部份樓層外牆範圍設有建築裝飾。
2. 部份住宅單位的露台及/或工作平台及/或平台及/或冷氣機平台及/或外牆設有外露及/或外牆裝飾板內藏之公用喉管。
3. 部份住宅單位客廳、飯廳、睡房、走廊、浴室、貯物室及/或廚房天花板有假陣及/或跌級樓板以裝置冷氣喉管及/或其他機電設備。
4. 露台及工作平台為不可封閉的地方。

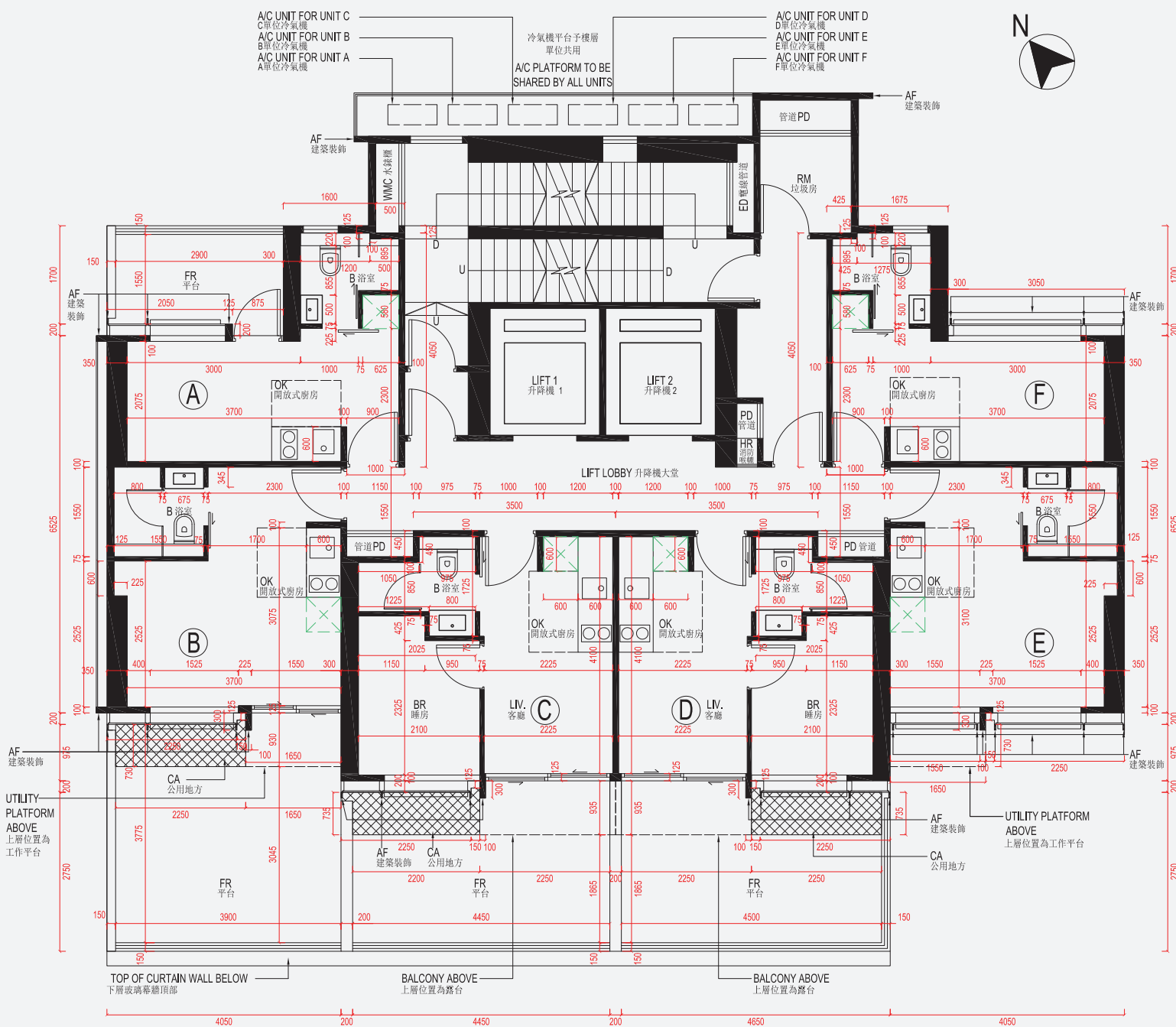
Explanatory notes:

1. There may be architectural features on external walls of some of the floors.
2. Common pipes exposed and/or enclosed in cladding are located at / adjacent to balcony and/or utility platform and/or flat roof and/or air-conditioning platform and/or external wall of some residential units.
3. There are ceiling bulkheads and/or sunken slabs at living rooms, dining rooms, bedrooms, corridors, bathrooms, store rooms and/or open kitchens of some residential units for the air-conditioning system and/or M&E services.
4. Balconies and utility platforms are non-enclosed areas.

# 發展項目的住宅物業的平面圖

## Floor plans of residential properties in the development

3樓  
3/F



單位 Unit						
A	B	C	D	E	F	
150	150, 175	150, 175	150, 175	150, 175	150, 175	150
#3.25	#3.25	#3.25	#3.25	#3.25	#3.25	#3.25
#3.60	#3.60	#3.60	#3.60	#3.60	#3.60	#3.60

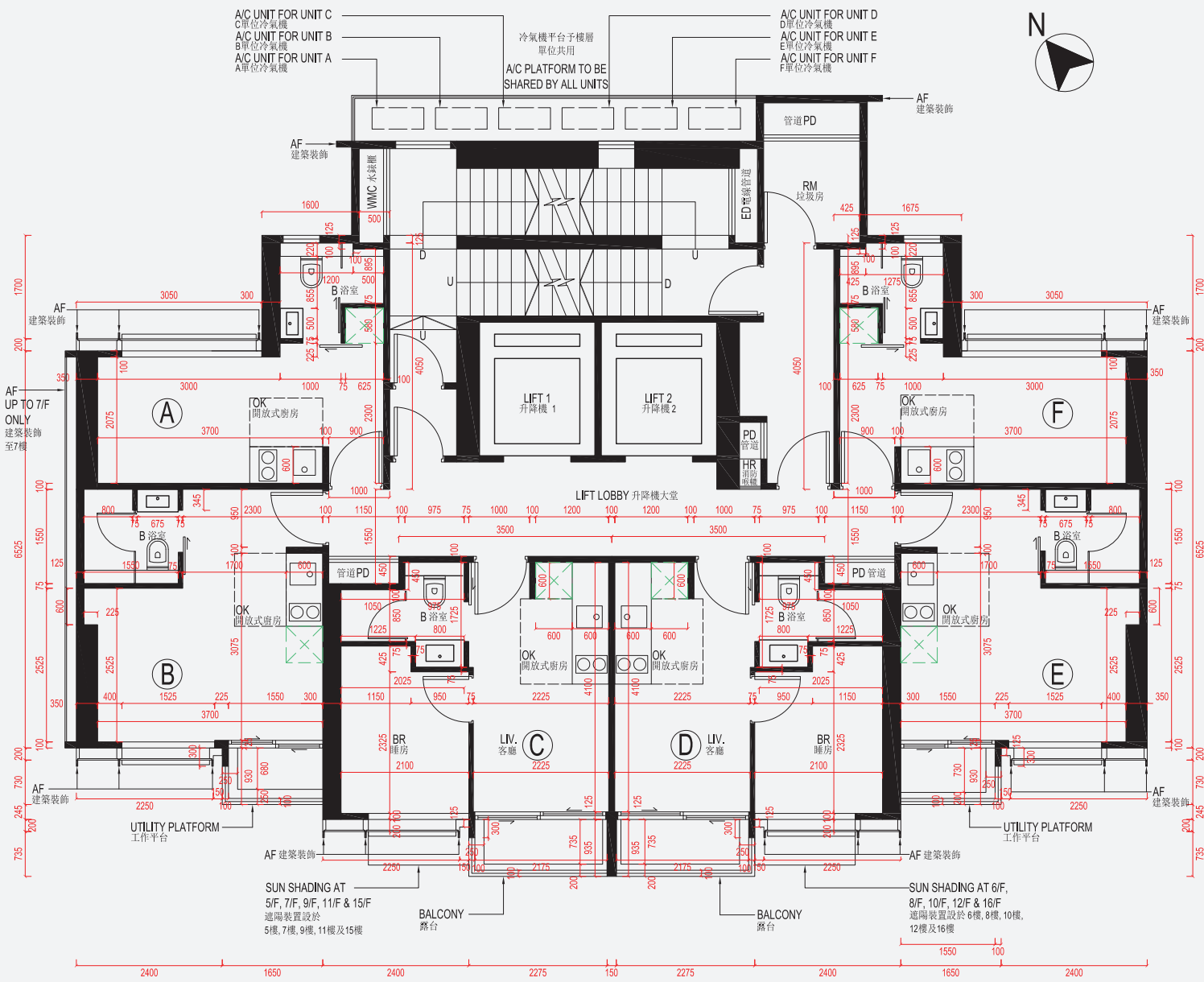
每個住宅物業的樓板（不包括灰泥）的厚度（毫米）  
The thickness of the floor slabs (excluding plaster) of each residential property (mm)

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）（米）  
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 (m)

- # 包括轉換層上之混凝土填充層（450毫米）。  
1. 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。（不適用）
- # Inclusive of the thickness of mass concrete fill (450mm) on transfer plate.  
1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable)

備註：1.樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。  
2.樓面平面圖中顯示之名詞、簡稱及其適用的附註，請參閱本售樓說明書第18頁。  
Note: 1.The dimensions of the floor plans are all structural dimensions in millimeter.  
2.Please refer to page 18 of this sales brochure for legend of the terms and abbreviations shown on the floor plan and the explanatory notes that are applicable thereto.

5樓-12樓 及 15樓-16樓  
5/F-12/F & 15/F-16/F



樓層 Floor	單位 Unit					
	A	B	C	D	E	F
5樓-12樓及 15樓 5/F-12/F & 15/F	150	150, 175	150, 175	150, 175	150, 175	150
16樓 16/F	150	150, 190	175, 200	175, 200	150, 190	150
5樓-12樓及 15樓 5/F-12/F & 15/F	3.15	3.15	3.15	3.15	3.15	3.15
5/F-12/F & 15/F	*3.15	*3.15	*3.15	*3.15	*3.15	*3.15
16樓 16/F	3.15	3.15	2.80 2.90 3.05 3.15	2.80 2.90 3.05 3.15	3.15	3.15
16/F	*3.15	*3.15	*3.50	*3.15	*3.15	*3.15

每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)  
The thickness of the floor slabs (excluding plaster) 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) (米)  
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 (m)

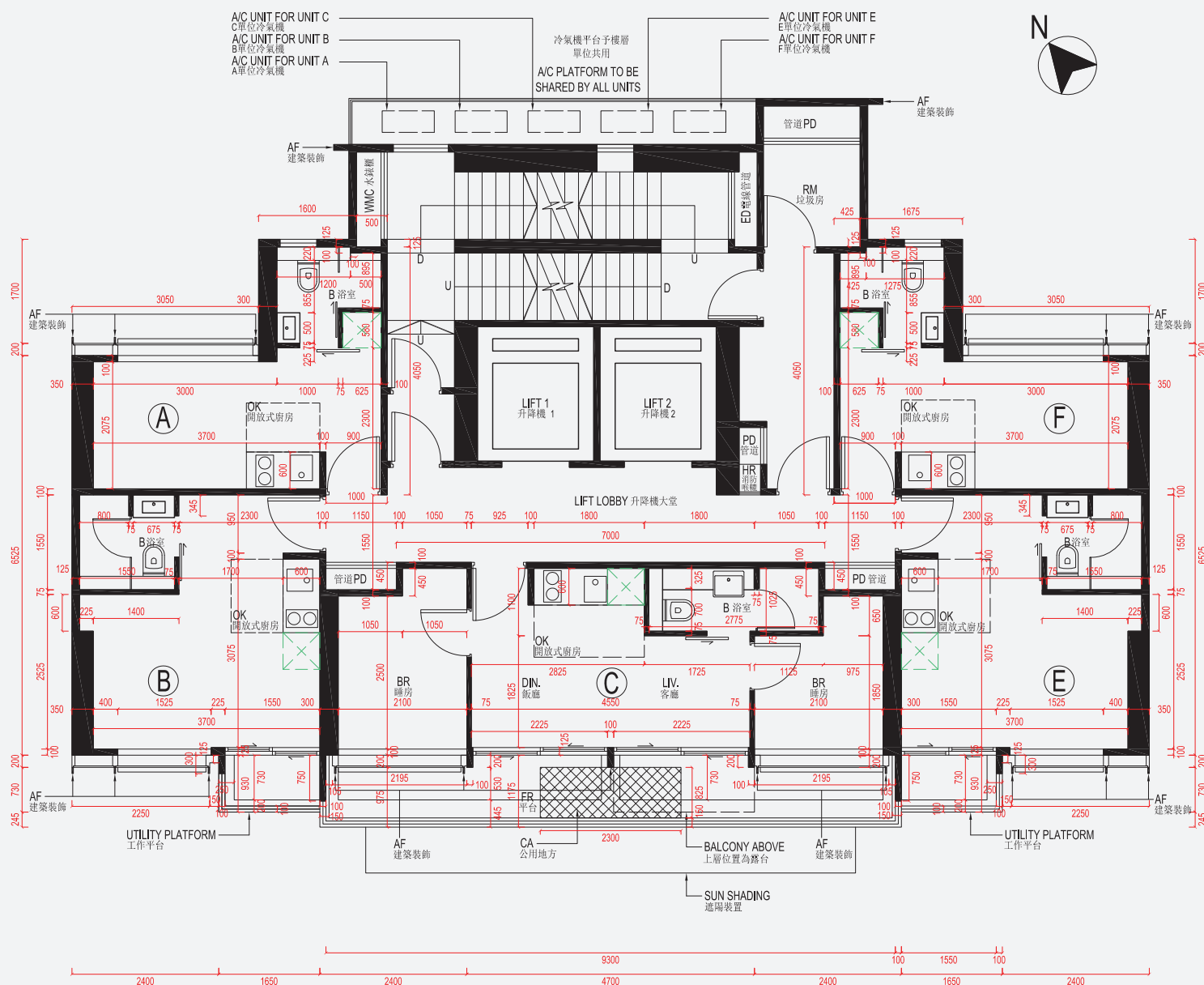
- \* 包括本樓層機電區域之跌級深度 (350毫米)。
- 1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用)
- \* Inclusive of the sunken depth of the electrical and mechanical zone on the floor of this floor (350mm).
- 1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable)

備註：1.樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。  
2.樓面平面圖中顯示之名詞、簡稱及其適用的附註，請參閱本售樓說明書第18頁。  
Note: 1.The dimensions of the floor plans are all structural dimensions in millimeter.  
2.Please refer to page 18 of this sales brochure for legend of the terms and abbreviations shown on the floor plan and the explanatory notes that are applicable thereto.

# 發展項目的住宅物業的平面圖

## Floor plans of residential properties in the development

17樓  
17/F



		單位 Unit				
		A	B	C	E	F
每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm)	150	150, 190	150, 175	150, 190	150
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) (米)	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 (m)	3.15 *3.15	3.15 *3.15	3.15 *3.15	3.15 *3.15	3.15 *3.15

每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)  
The thickness of the floor slabs (excluding plaster) of each residential property (mm)

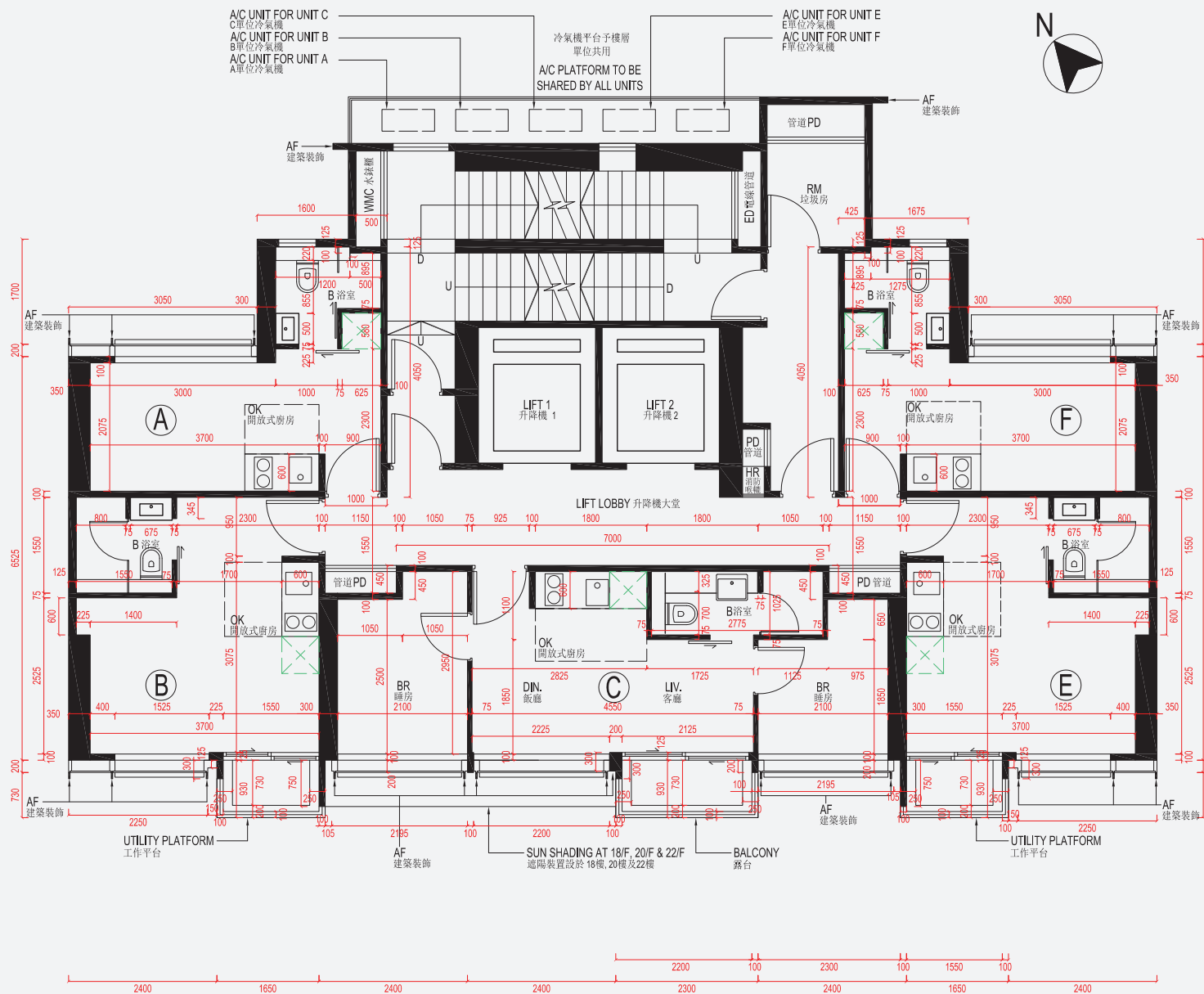
每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (米)  
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (m)

- \* 包括本樓層機電區域之跌級深度 (350毫米)。
- 1. 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。(不適用)
- \* Inclusive of the sunken depth of the electrical and mechanical zone on the floor of this floor (350mm).
- 1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable)

備註: 1.樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。  
2.樓面平面圖中顯示之名詞、簡稱及其適用的附註, 請參閱本售樓說明書第18頁。  
Note: 1.The dimensions of the floor plans are all structural dimensions in millimeter.  
2.Please refer to page 18 of this sales brochure for legend of the terms and abbreviations shown on the floor plan and the explanatory notes that are applicable thereto.



18樓、20樓及22樓  
18/F, 20/F & 22/F



		單位 Unit				
		A	B	C	E	F
每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm)	150	150, 190	150, 175	150, 190	150
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) (米)	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 (m)	3.15 *3.15	3.15 *3.15	3.15 *3.15	3.15 *3.15	3.15 *3.15

每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)  
The thickness of the floor slabs (excluding plaster) 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) (米)  
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 (m)

\* 包括本樓層機電區域之跌級深度 (350毫米)。

1. 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。(不適用)
- \* Inclusive of the sunken depth of the electrical and mechanical zone on the floor of this floor (350mm).
1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable)

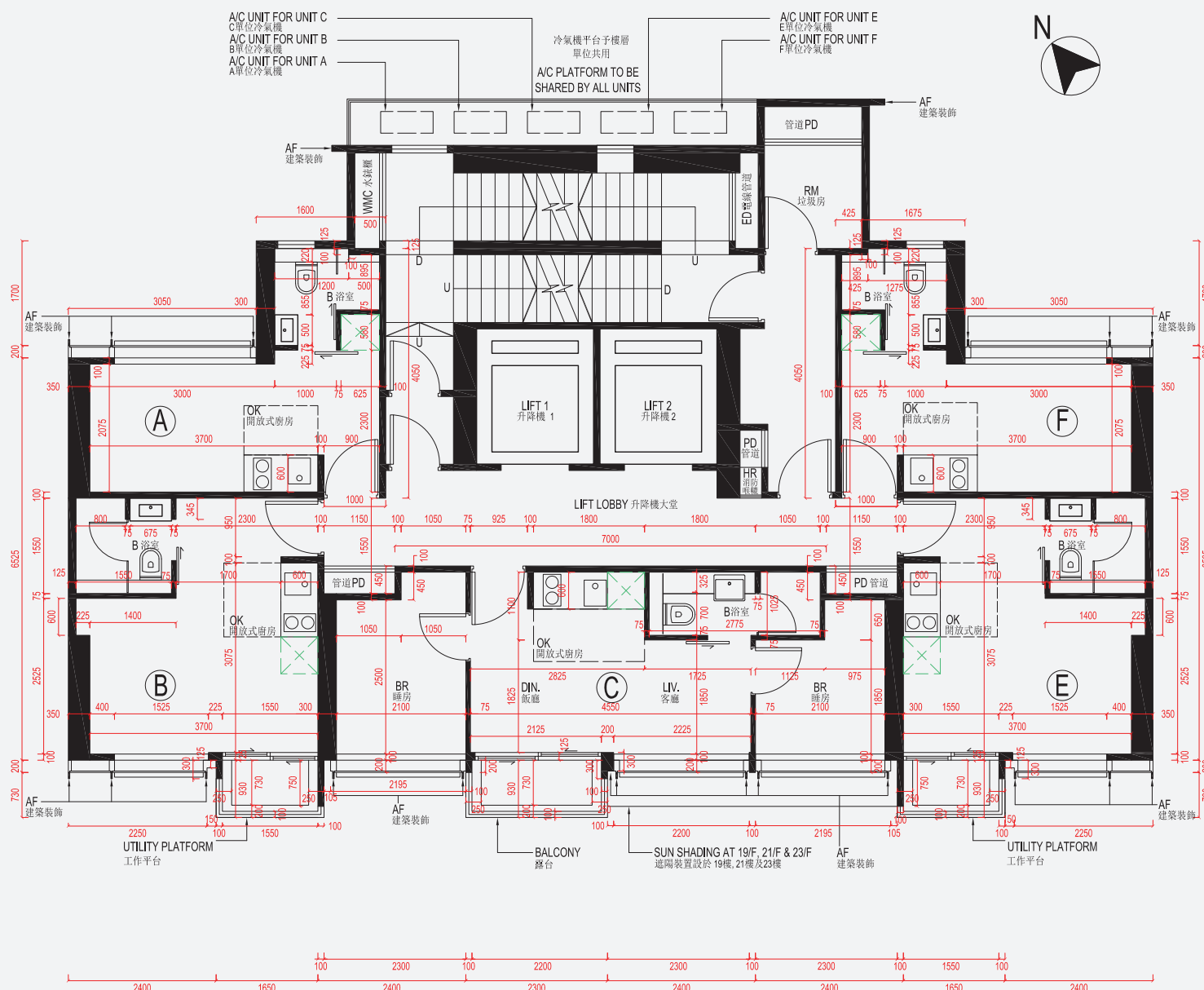


備註：1.樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。  
2.樓面平面圖中顯示之名詞、簡稱及其適用的附註，請參閱本售樓說明書第18頁。  
Note: 1.The dimensions of the floor plans are all structural dimensions in millimeter.  
2.Please refer to page 18 of this sales brochure for legend of the terms and abbreviations shown on the floor plan and the explanatory notes that are applicable thereto.

# 發展項目的住宅物業的平面圖

## Floor plans of residential properties in the development

19樓、21樓及23樓  
19/F, 21/F & 23/F



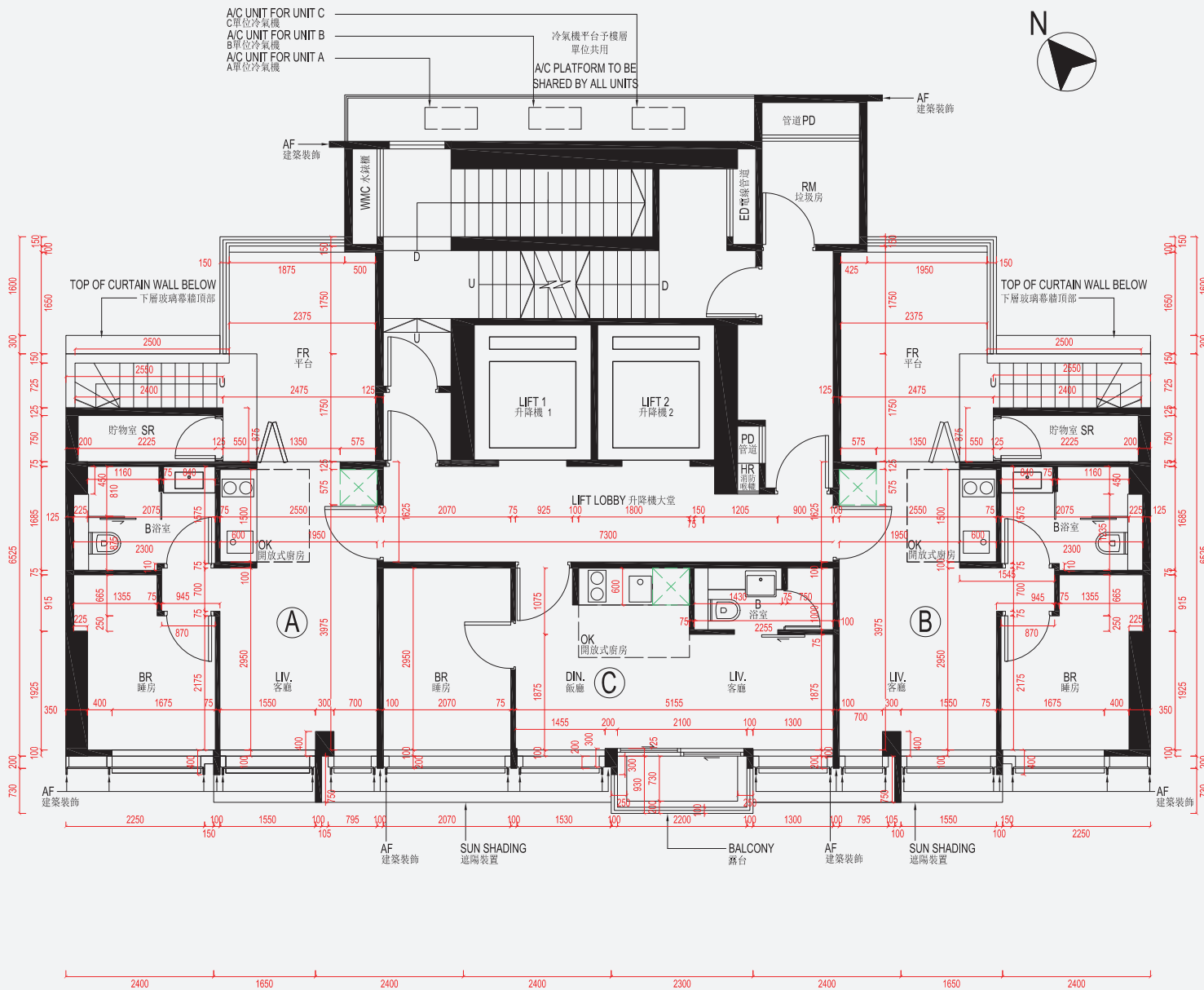
樓層 Floor	單位 Unit				
	A	B	C	E	F
19樓及21樓 19/F & 21/F	150	150, 190	150, 175	150, 190	150
23樓 23/F	150, 175	150, 200	150, 175	150, 200	150, 175
19樓及21樓 19/F & 21/F	3.15	3.15	3.15	3.15	3.15
23樓 23/F	2.925	2.80	2.80	2.80	2.925
	*3.275	*3.15	*3.15	*3.15	*3.275

每個住宅物業的樓板（不包括灰泥）的厚度（毫米）  
The thickness of the floor slabs (excluding plaster) 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）（米）  
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 (m)

- \* 包括本樓層機電區域之跌級深度（350毫米）。
- 1. 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。（不適用）
- \* Inclusive of the sunken depth of the electrical and mechanical zone on the floor of this floor (350mm).
- 1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable)

備註：1.樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。  
2.樓面平面圖中顯示之名詞、簡稱及其適用的附註，請參閱本售樓說明書第18頁。  
Note: 1. The dimensions of the floor plans are all structural dimensions in millimeter.  
2. Please refer to page 18 of this sales brochure for legend of the terms and abbreviations shown on the floor plan and the explanatory notes that are applicable thereto.



	單位 Unit		
	A	B	C
每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米) The thickness of the floor slabs (excluding plaster) of each residential property (mm)	175	175	150, 175
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) (米) 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 (m)	3.50 *3.85	3.50 *3.85	3.50 *3.85

- \* 包括本樓層機電區域之跌級深度 (350毫米)。
- 1. 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。(不適用)
- \* Inclusive of the sunken depth of the electrical and mechanical zone on the floor of this floor (350mm).
- 1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable)

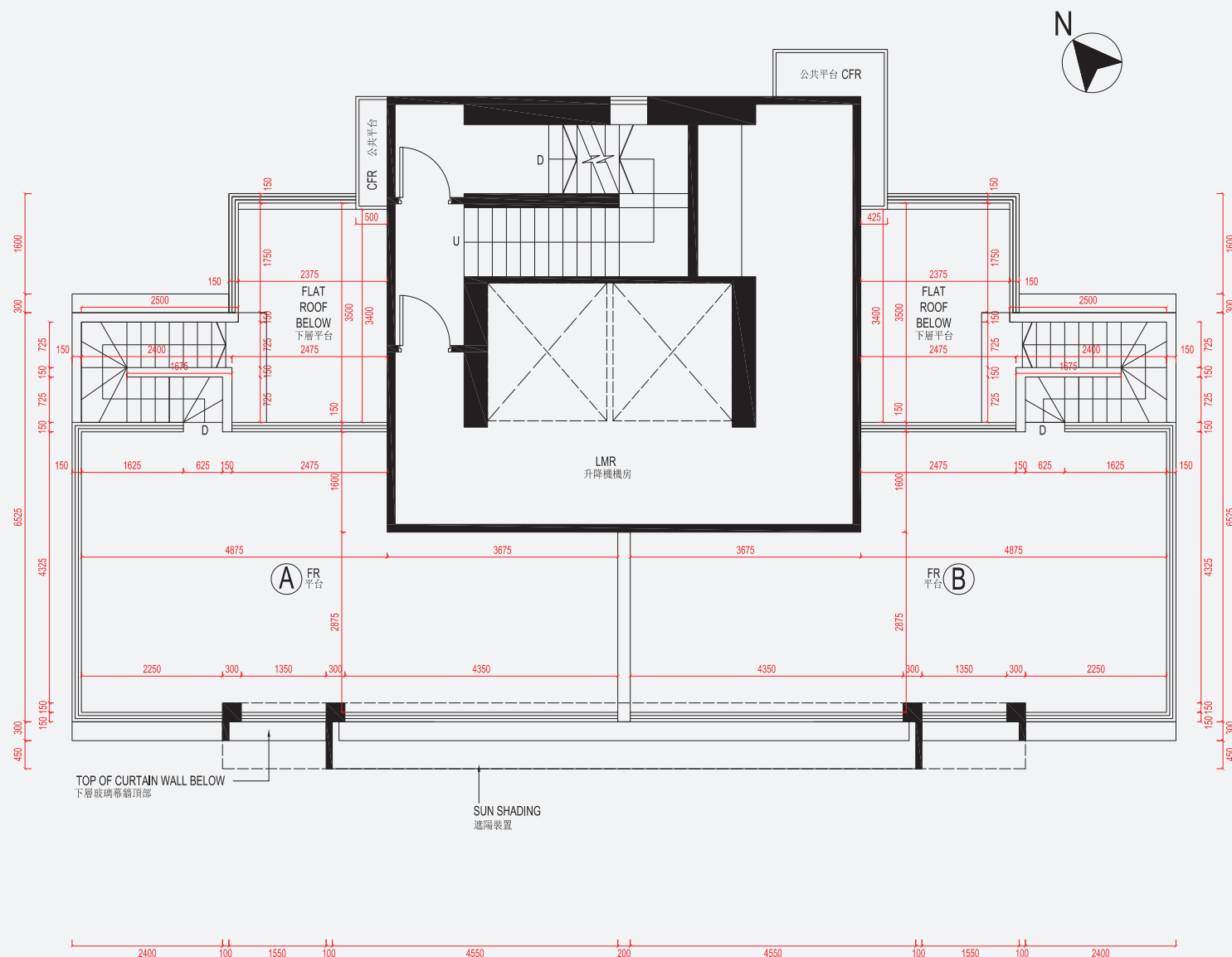


備註：1.樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。  
2.樓面平面圖中顯示之名詞、簡稱及其適用的附註，請參閱本售樓說明書第18頁。  
Note: 1.The dimensions of the floor plans are all structural dimensions in millimeter.  
2.Please refer to page 18 of this sales brochure for legend of the terms and abbreviations shown on the floor plan and the explanatory notes that are applicable thereto.

# 發展項目的住宅物業的平面圖

## Floor plans of residential properties in the development

天台  
R/F



	單位 Unit				
	A	B	C	E	F
每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米) The thickness of the floor slabs (excluding plaster) of each residential property (mm)	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
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) (米) 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 (m)	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

1. 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。(不適用)
1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable)

備註：1.樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。  
2.樓面平面圖中顯示之名詞、簡稱及其適用的附註，請參閱本售樓說明書第18頁。  
Note: 1.The dimensions of the floor plans are all structural dimensions in millimeter.  
2.Please refer to page 18 of this sales brochure for legend of the terms and abbreviations shown on the floor plan and the explanatory notes that are applicable thereto.

# 發展項目中的住宅物業的面積

## Area of residential properties in the development

物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.)									
樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
3樓 3/F	A	15.849 ( 171 ) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	4.668 ( 50 )	-	-	-	-	-	-
	B	18.446 ( 199 ) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	13.380 ( 144 )	-	-	-	-	-	-
	C	20.045 ( 216 ) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	10.373 ( 112 )	-	-	-	-	-	-
	D	20.045 ( 216 ) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	10.466 ( 113 )	-	-	-	-	-	-
	E	18.756 ( 202 ) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
	F	16.058 ( 173 ) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-

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

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

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

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

物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積(不計算入實用面積) 平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.)									
樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
5樓至12樓 及 15樓至16樓  5/F – 12/F & 15/F – 16/F	A	16.049 ( 173 ) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
	B	20.120 ( 217 ) 露台 Balcony: - 工作平台 Utility Platform: 1.535 ( 17 ) 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
	C	22.103 ( 238 ) 露台 Balcony: 2.197 ( 24 ) 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
	D	22.103 ( 238 ) 露台 Balcony: 2.197 ( 24 ) 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
	E	20.120 ( 217 ) 露台 Balcony: - 工作平台 Utility Platform: 1.535 ( 17 ) 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
	F	16.058 ( 173 ) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-

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

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

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

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



物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積(不計算入實用面積) 平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.)									
樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
17樓 17/F	A	16.049 ( 173 ) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
	B	20.074 ( 216 ) 露台 Balcony: - 工作平台 Utility Platform: 1.628 ( 18 ) 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
	C	28.868 ( 311 ) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	6.585 ( 71 )	-	-	-	-	-	-
	E	20.074 ( 216 ) 露台 Balcony: - 工作平台 Utility Platform: 1.628 ( 18 ) 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
	F	16.058 ( 173 ) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-

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

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

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

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

物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.)									
樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
18樓至23樓 18/F – 23/F	A	16.049 ( 173 ) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
	B	20.074 ( 216 ) 露台 Balcony: - 工作平台 Utility Platform: 1.628 ( 18 ) 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
	C	31.447 ( 338 ) 露台 Balcony: 2.139 ( 23 ) 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
	E	20.074 ( 216 ) 露台 Balcony: - 工作平台 Utility Platform: 1.628 ( 18 ) 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
	F	16.058 ( 173 ) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
25樓 25/F	A	27.603 ( 297 ) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	10.163 ( 109 )	-	-	34.125 ( 367 )	-	-	-
	B	27.603 ( 297 ) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	10.170 ( 109 )	-	-	34.125 ( 367 )	-	-	-
	C	26.409 ( 284 ) 露台 Balcony: 2.139 ( 23 ) 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-

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

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

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

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

# 發展項目中的停車位的樓面平面圖

## Floor plans of parking spaces in the development

不適用

Not applicable

# 臨時買賣合約的摘要

## Summary of the preliminary agreement for sale and purchase

1. 在簽署臨時買賣合約（該“臨時合約”）時須支付款額為5%的臨時訂金；
  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5個工作日內簽立買賣合約——
    - (i) 該臨時合約即告終止；
    - (ii) 有關的臨時訂金即予沒收；及
    - (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。
1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement sale and purchase (the “preliminary agreement”);
  2. The preliminary deposit paid by the purchaser on the signing of the preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders;
  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 the preliminary agreement —
    - (i) the preliminary agreement is terminated;
    - (ii) the preliminary deposit is forfeited; and
    - (iii) the owner does not have any further claim against the purchaser for the failure.

# 公契的摘要

## Summary of deed of mutual covenant

發展項目的公契及管理協議（「公契」）訂明：

### A. 發展項目的公用部份

1. 「公用地方與設施」統指發展項目公用地方與設施及住宅公用地方與設施及發展項目內以任何副公契訂明劃作公用地方與設施的所有部份及設施。
2. 「發展項目公用地方與設施」指及包括：
  - (a) 發展項目的外牆部份（不包括組成住宅樓宇部份及組成商業樓宇部份之外牆），現於公契所夾附經認可人士核正的立面圖則（如可於圖則上顯示）以綠色顯示，以供識別；
  - (b) 公共平台、電線管道、電錶房、緊急發電機室、入口大堂、圍牆、火警控制中心、消防服務及花灑上水泵房、消防水入口/花灑水入口、消防水缸、食水及沖廁水泵房、消防喉轆、升降機、升降機大堂、升降機機房、升降機槽、露天地方、管道、延展裝飾、垃圾及物料回房、花灑水缸、樓梯、電制房、通訊及廣播器材房、變壓房及水錶櫃，現於公契所夾附經認可人士核正的圖則（如可於圖則上顯示）以綠色顯示，以供識別；
  - (c) 在該土地及發展項目內擬供發展項目公用與共享的任何其他地方與設施；及
  - (d) 根據公契劃為發展項目公用地方與設施的該土地及發展項目內的其他地方與設施惟如適用，如任何該土地及發展項目內的部份（住宅樓宇及商業樓宇除外）：
    - (i) 符合《建築物管理條例》第2條中公用部份第(a)段釋義者；及/或
    - (ii) 《建築物管理條例》附表1訂明而符合《建築物管理條例》第2條中公用部份第(b)段釋義者的類別；該等部份亦被視作為包括入及組成發展項目公用地方與設施，但不包括住宅公用地方與設施。
3. 「住宅公用地方與設施」指及包括：
  - (a) 發展項目的外牆部份（不包括組成商業樓宇部份、組成發展項目公用地方與設施部份）；
  - (b) 冷氣機平台、地面層管理員櫃位、有蓋園景美化區（於公契夾附經認可人士核正的圖則以黃色加黑色斜線顯示，僅供識別）、會所、公用平台、為維修下水管之指定位置（於公契夾附經認可人士核正的圖則以黃色加黑色交叉斜線顯示，僅供識別）、消防喉轆、升降機大堂、平台護牆、延展裝飾、垃圾房、遮陽板、樓梯，現於公契所夾附經認可人士核正的圖則（如可於圖則上顯示）以黃色、黃色加黑色斜線、黃色加黑色交叉斜線及棕色加黑色交叉斜線顯示，以供識別；
  - (c) 在住宅樓宇內擬供住宅樓宇公用與共享的任何其他地方與設施；及
  - (d) 根據公契劃為住宅公用地方與設施的該土地及發展項目內的其他地方與設施惟如適用，如任何住宅樓宇內的部份：
    - (i) 符合《建築物管理條例》第2條中公用部份第(a)段釋義者；及/或
    - (ii) 《建築物管理條例》附表1訂明而符合《建築物管理條例》第2條中公用部份第(b)段釋義者的類別；該等部份亦被視作為包括入及組成住宅公用地方與設施，但不包括發展項目公用地方與設施。

The Deed of Mutual Covenant and Management Agreement of the Development (the “DMC”) provides that :-

### A. The common parts of the Development

1. “Common Areas and Facilities” means collectively the Development Common Areas and Facilities and the Residential Common Areas and Facilities and all those parts and such of the facilities of the Development designated as common areas and facilities in any Sub-Deed.
  2. “Development Common Areas and Facilities” means and includes:-
    - (a) such part of the external walls (other than those forming part of the Residential Accommodation and those forming part of the Commercial Accommodation) of the Development which are (in so far as the same are capable of being shown on plans) shown and coloured Green on the elevation plan certified by the Authorized Person and annexed to the DMC;
    - (b) common flat roofs, electric ducts, electric meter rooms, emergency generator room, entrance lobby, fence wall, fire control centre, fire services and sprinkler water pump room, fire services inlet/sprinkler inlet, fire services water tank, flushing and potable water pump rooms, hose reels, lifts, lift lobbies, lift machine room, lift shafts, open spaces, pipe ducts, projecting feature, refuse storage and material recovery chambers, sprinkler water tank, staircases, switch rooms, telecommunications and broadcasting equipment rooms, transformer room, water meter cabinets, which are (in so far as the same are capable of being shown on plans) for the purposes of identification only shown coloured Green on the plans certified by the Authorized Person and annexed to the DMC;
    - (c) such areas and facilities of and in the Land and the Development intended for common use and benefit of the Development as a whole; and
    - (d) such other areas and facilities of and in the Land and the Development designated as Development Common Areas and Facilities in accordance with the DMC
- PROVIDED THAT where appropriate, if any parts of the Land and the Development other than the Residential Accommodation and the Commercial Accommodation:-
- (i) are covered by paragraph (a) of the definition of “common parts” set out in section 2 of the Building Management Ordinance and/or
  - (ii) fall within the categories as specified in Schedule 1 to the Building Management Ordinance and included under paragraph (b) of the definition of “common parts” set out in section 2 of the Building Management Ordinance,
- then such parts shall be deemed to have been included as, and shall form part of, the Development Common Areas and Facilities, but excluding the Residential Common Areas and Facilities.
3. “Residential Common Areas and Facilities” means and includes:-
    - (a) such part of the external walls of the Development (other than those forming part of the Commercial Accommodation, those forming part of the Development Common Areas and Facilities);
    - (b) A/C platforms, caretaker counter area on the Ground Floor, covered landscaped area (which is for the purposes of identification only shown coloured Yellow Hatched Black on the plans certified by the Authorized Person and annexed to the DMC), Club House, common flat roofs, dedicated areas for downpipe maintenance (which is for the purposes of identification only shown coloured Yellow Cross-hatched Black on the plans certified by the Authorized Person and annexed to the DMC), hose reels, lift lobbies, parapet walls of flat roofs, projecting feature, refuse rooms, sun shadings, staircases, which are (in so far as the same are capable of being shown on plans) for the purposes of identification only shown coloured Yellow, Yellow Hatched Black, Yellow Cross-hatched Black and Brown Cross-hatched Black on the plans certified by the Authorized Person and annexed to the DMC;
    - (c) such areas and facilities of and in the Residential Accommodation intended for common use and benefit of the Residential Accommodation as a whole; and



#### B. 分配予發展項目中每個住宅物業的不分割份數的數目

樓層	單位					
	A	B	C	D	E	F
3樓	17	21	22	22	19	16
5樓-12樓, 15樓, 16樓	每個單位16	每個單位20	每個單位22	每個單位22	每個單位20	每個單位16
17樓	16	20	30	-	20	16
18樓-23樓	每個單位16	每個單位20	每個單位31	-	每個單位20	每個單位16
25樓	37	37	26	-	-	-

#### C. 發展項目的管理人的委任年期

管理人的首屆任期為不超過兩(2)年，由公契的日期開始，直至依照公契條款終止委任為止。

#### 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

每名住宅單位的擁有人應根據分配予其住宅單位的不分割份數，按照公契訂明的準則，以公契規定的方式、金額和比例分擔發展項目的管理開支（根據管理人所編製的預算案所計算）。

#### E. 釐定管理費按金的基準

管理費按金金額為單位應根據首份年度管理預算案攤付的三(3)個月管理開支。

#### F. 擁有人在發展項目中保留作自用的範圍（如有者）

不適用。

#### 註：

請查閱公契以了解全部詳情。公契可於售樓處開放時間內免費查閱，而且可支付所需影印費用後取得公契的副本。

(d) such other areas and facilities of and in the Land and the Development designated as Residential Common Areas and Facilities in accordance with the DMC

PROVIDED THAT where appropriate, if any parts of the Residential Accommodation:-

(i) are covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance and/or

(ii) fall within the categories as specified in Schedule 1 to the Building Management Ordinance and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance,

then such parts shall be deemed to have been included as, and shall form part of, the Residential Common Areas and Facilities, but excluding the Development Common Areas and Facilities.

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

Floor	Unit					
	A	B	C	D	E	F
3/F	17	21	22	22	19	16
5/F-12/F, 15/F, 16/F	16 each	20 each	22 each	22 each	20 each	16 each
17/F	16	20	30	-	20	16
18/F-23/F	16 each	20 each	31 each	-	20 each	16 each
25/F	37	37	26	-	-	-

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

The Manager will be/has been appointed for an initial term of not exceeding 2 years from the date of the DMC. The appointment of the Manager may be terminated in accordance with the provisions of the DMC.

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

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

#### E. The basis on which the management fees deposit is fixed

The management fees deposit is equal to three (3) months' contribution towards the management expenses payable in respect of a Unit based on the first annual management budget.

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

Not Applicable.

#### Note:

For full details, please refer to the DMC which is free for inspection during open hours at the sales office. A copy of the DMC is available upon request and payment of the necessary photocopying charges.

# 批地文件的摘要

## Summary of land grant

### A. 發展項目所位於的土地的地段編號

1. 發展項目建於新九龍內地段第2797號第A分段餘段、新九龍內地段第2797號第A分段第1小段、新九龍內地段第2797號第B分段及新九龍內地段第2797號第C分段（以下統稱為「該土地」）。

### B. 有關租契規定的年期

2. 根據新九龍內地段第2797號之政府租契（以下稱為「政府租契」）批出的年期為自1973年7月1日起計24年減去最後3日，該年期已按第150章《新界土地契約（續期）條例》續期至2047年6月30日。

### C. 適用於該土地用途限制

3. 政府租契有以下行業或業務的限制：黃銅匠、屠夫、製皂商、製糖商、皮革商、溶脂商、油商、肉商、釀酒商、食物供應或客棧旅舍、鐵匠、清糞商、清潔街道者，或任何其他嘈雜、惡臭或厭惡性行業或業務。

### D. 按規定須興建並提供予政府或公眾使用的設施

4. 不適用。

### E. 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

5. 不適用。

### F. 對買方造成負擔的租用條件

6. 不適用。

### A. Lot number of the land on which the Development is situated

1. The Development is constructed on The Remaining Portion of Section A of New Kowloon Inland Lot No. 2797, Sub-section 1 of Section A of New Kowloon Inland Lot No. 2797, Section B of New Kowloon Inland Lot No. 2797 and Section C of New Kowloon Inland Lot No. 2797 (the "Land").

### B. Term of years

2. The lease term granted under the Government Lease of New Kowloon Inland Lot No. 2797 (the "Government Lease") is 24 years less the last 3 days thereof commencing from 1 July 1973 and extended until 30 June 2047 pursuant to section 6 of the New Territories Lease (Extension) Ordinance (Cap.150).

### C. User restrictions applicable to the Land

3. The Government Lease contains the restrictions on the trade or business of a brazier, slaughterman, soap-maker, sugar-baker, fellmonger, melter of tallow, oilman, butcher, distiller, victualler or tavern keeper, blacksmith, nightman, scavenger, or any other noisy, noisome or offensive trade or business whatever.

### D. Facilities that are required to be constructed and provided for the Government, or for public use

4. Not Applicable.

### E. Grantee's obligation to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside the Land

5. Not Applicable.

### F. Lease conditions that are onerous to a purchaser

6. Not Applicable.

## 公共設施及公眾休憩用地的資料

Information on public facilities and public open spaces

不適用

Not applicable

# 對買方的警告

## Warning to purchasers

- (a) 現建議買方聘用一間獨立的律師事務所（代表擁有人行事者除外），以在交易中代表買方行事。
  - (b) 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
  - (c) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突—
    - (i) 該律師事務所可能不能夠保障買方的利益；及
    - (ii) 買方可能要聘用一間獨立的律師事務所；及
    - (iii) 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。
- (a) The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
  - (b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
  - (c) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser,
    - (i) that firm may not be able to protect the purchaser's interests; and
    - (ii) the purchaser may have to instruct a separate firm of solicitors; and
    - (iii) 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.

# 發展項目中的建築物的橫截面圖

## Cross-section plan of building in the development

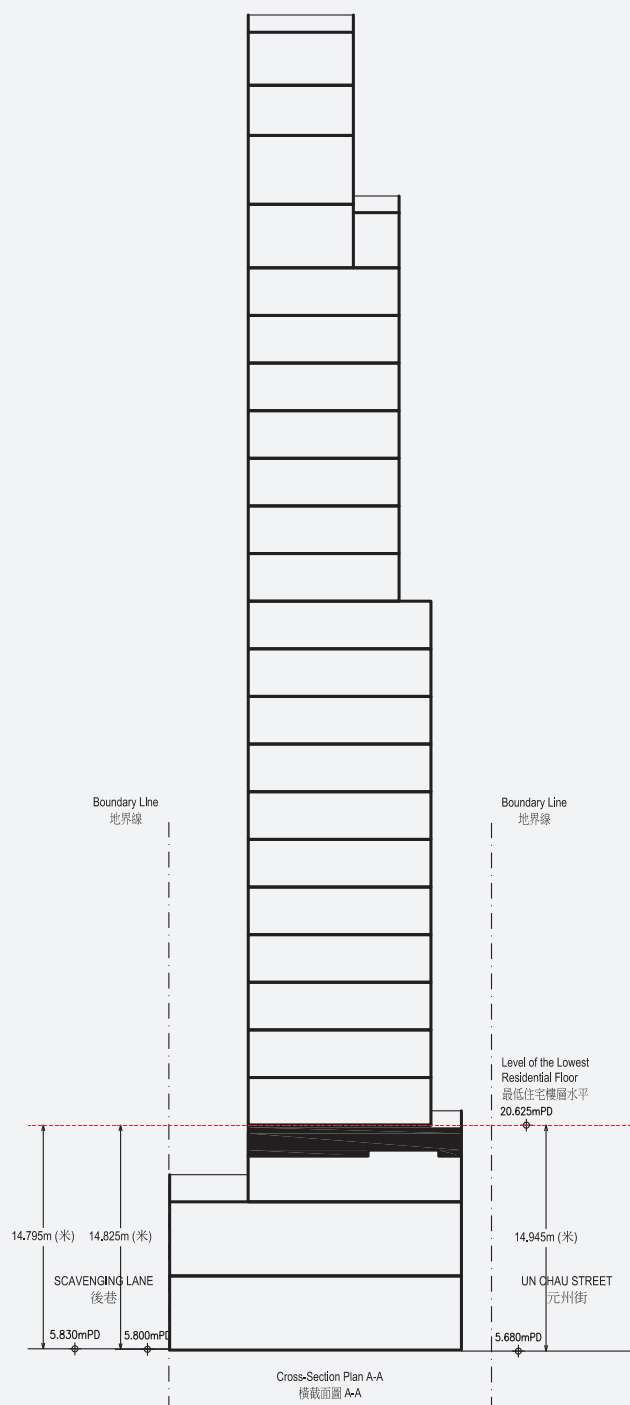
### 橫截面圖A-A

#### Cross-section plan A-A

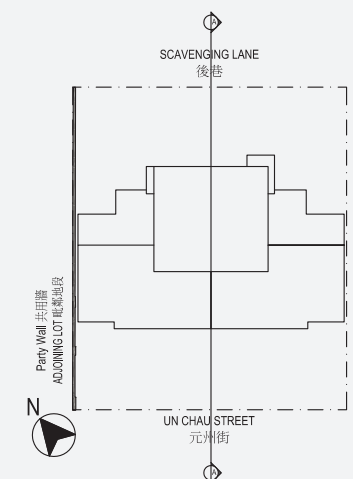
紅色虛線為發展項目樓宇之最低住宅樓層水平。

Red dotted line denotes the lowest residential floor of the building in the development.

1. 毗鄰建築物東北面的一段後巷為香港主水平基準以上5.800米至5.830米。
2. 毗鄰建築物西南面的一段元州街為香港主水平基準以上5.680米。
1. The part of scavenging lane adjacent to the building on the North-eastern side is 5.800 meters to 5.830 meters above the Hong Kong Principal Datum.
2. The part of Un Chau Street adjacent to the building on the South-western side is 5.680 meters above the Hong Kong Principal Datum.



TR/F	TOP ROOF	頂層天台
UR2/F	UPPER ROOF 2 (EMERGENCY GENERATOR PLANT ROOM)	高層天台2 (緊急發電機機房)
UR1/F	UPPER ROOF 1 (FLUSHING & POTABLE WATER TANK ROOM)	高層天台1 (鹹水及食水缸房)
R/F	ROOF (LIFT MACHINE ROOM)	天台 (升降機房)
25/F	RESIDENTIAL UNITS	住宅單位
23/F	RESIDENTIAL UNITS	住宅單位
22/F	RESIDENTIAL UNITS	住宅單位
21/F	RESIDENTIAL UNITS	住宅單位
20/F	RESIDENTIAL UNITS	住宅單位
19/F	RESIDENTIAL UNITS	住宅單位
18/F	RESIDENTIAL UNITS	住宅單位
17/F	RESIDENTIAL UNITS	住宅單位
16/F	RESIDENTIAL UNITS	住宅單位
15/F	RESIDENTIAL UNITS	住宅單位
12/F	RESIDENTIAL UNITS	住宅單位
11/F	RESIDENTIAL UNITS	住宅單位
10/F	RESIDENTIAL UNITS	住宅單位
9/F	RESIDENTIAL UNITS	住宅單位
8/F	RESIDENTIAL UNITS	住宅單位
7/F	RESIDENTIAL UNITS	住宅單位
6/F	RESIDENTIAL UNITS	住宅單位
5/F	RESIDENTIAL UNITS	住宅單位
3/F	RESIDENTIAL UNITS	住宅單位
	TRANSFER PLATE	結構轉接層
2/F	RESIDENTIAL RECREATIONAL FACILITIES / COVERED LANDSCAPED AREA	住宅康樂設施 / 有蓋園景區
1/F	SHOP / PLANT ROOM	商舖 / 機房
G/F	SHOPS / PLANT ROOM / RESIDENTIAL ENTRANCE LOBBY	商舖 / 機房 / 住宅入口大堂





# 立面圖

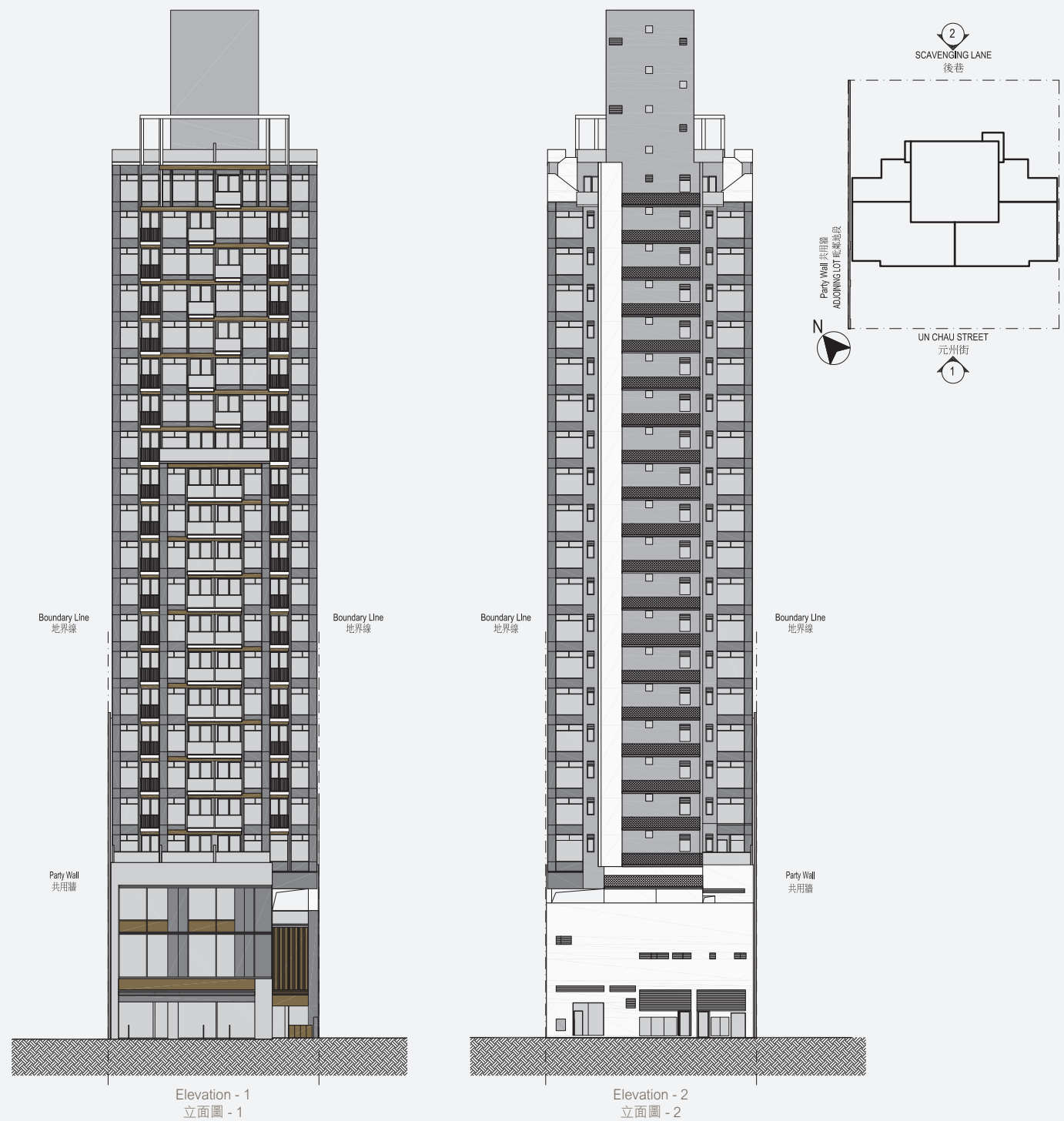
## Elevation plan

發展項目的認可人士證明本圖顯示的立面：

- (a) 以 2017年7月14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。

Authorized person for the development certified that the elevations shown on this plan:-

- (a) are prepared on the basis of the approved building plans for the development as of 14 July 2017; and
- (b) are in general accordance with the outward appearance of the development.



# 立面圖

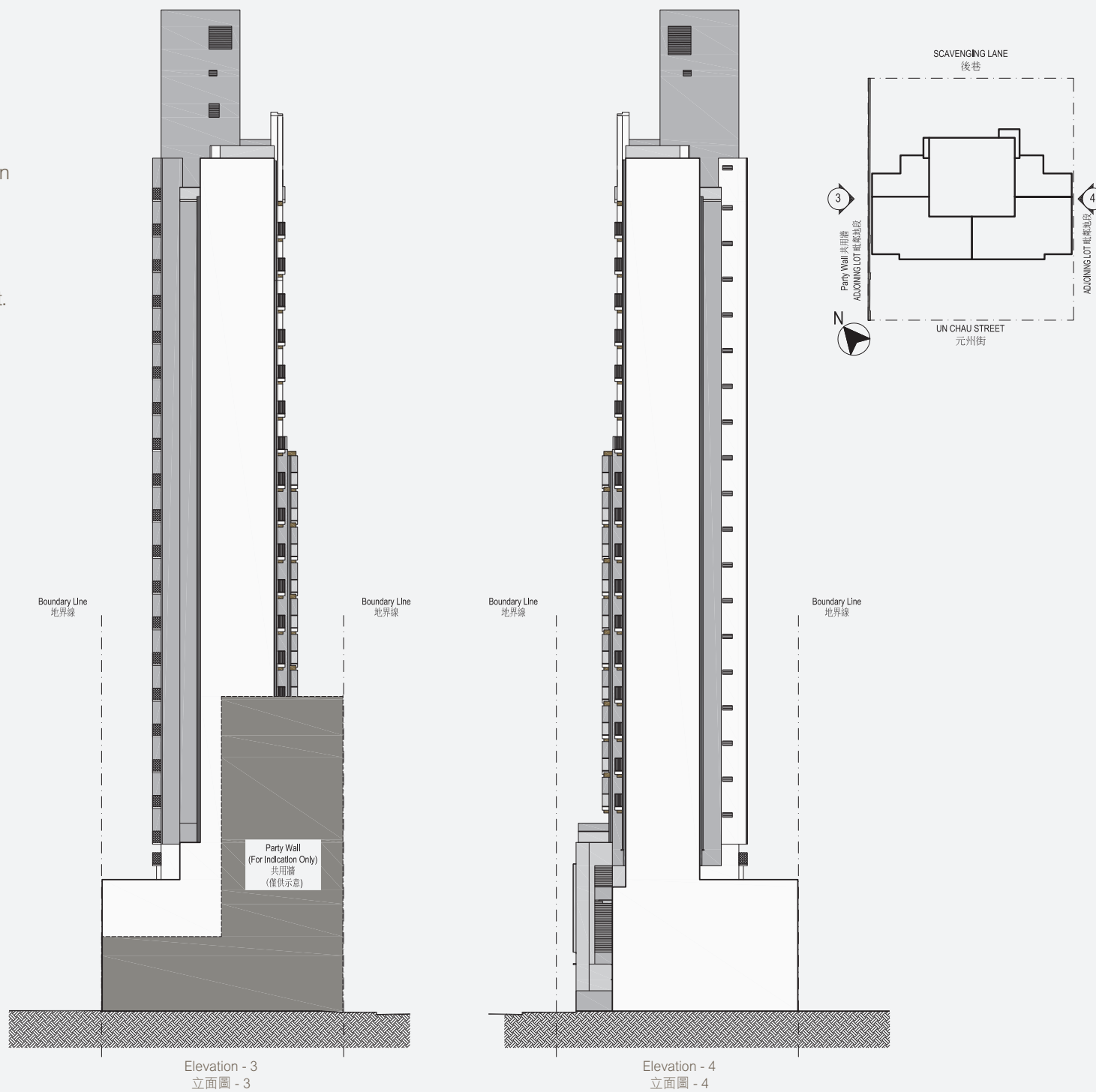
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## 發展項目中的公用設施的資料

### Information on common facilities in the development

		有上蓋遮蓋 Covered	無蓋遮蓋 Uncovered	總面積 Total Area
住客會所 (包括供住客使用的任何康樂設施) Residents' clubhouse (including any recreational facilities for residents' use)	平方呎 sq.ft.	1,387	不適用 Not Applicable	1,387
	平方米 sq.m.	128.834	不適用 Not Applicable	128.834
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) 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)	平方呎 sq.ft.	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable
	平方米 sq.m.	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable
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) 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)	平方呎 sq.ft.	529	1,109	1,637
	平方米 sq.m.	49.102	103.018	152.120

備註：以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並以四捨五入至整數。平方呎與平方米之數字可能有些微差異。

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 square foot, which may be slightly different from that shown in square metre.



## 閱覽圖則及公契

### Inspection of plans and deed of mutual covenant

1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為[www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk)。
2. 關於住宅物業的每一公契在將住宅物業提供出售的日期的最新擬稿存放在住宅物業的售樓處，以供閱覽。
3. 無須為閱覽付費。

1. Copies of the outline zoning plans relating to the development is available at [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk).
2. A copy of the latest draft of every deed of mutual covenant as at the date on which the residential property is offered to be sold is available for inspection at the place at which the residential property is offered to be sold.
3. The inspection is free of charge

# 裝置、裝修物料及設備

## Fittings, finishes and appliances

### 1. 外部裝修物料

細項	描述	
a. 外牆	裝修物料的類型	基座：外牆鋪砌玻璃幕牆、瓷磚、鋁質飾板、鋁質格柵、鋁質百葉及油漆 住宅大樓：外牆鋪砌玻璃幕牆、瓷磚、鋁質飾板、鋁質格柵、鋁質百葉及油漆
b. 窗	框的用料	氟碳噴塗鋁窗框
	玻璃的用料	有色強化玻璃
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	露台：裝有強化清玻璃欄杆 地台：木紋瓷磚 牆身：鋪砌瓷磚 天花：油漆
	是否有蓋	露台：5-12樓及15樓有蓋；16、18-23及25樓部份有蓋(遮陽板)。
	陽台	不適用
	乾衣設施	類型
f. 乾衣設施	用料	不適用

### 2. 室內裝修物料

細項	描述				
a. 大堂	地下住宅入口穿越升降機大堂裝修物料的類型	牆壁		地板	天花板
	各層升降機大堂裝修物料的類型	不銹鋼飾板，特色玻璃，木紋飾面板，人造植物牆 人造石飾面，不銹鋼飾板，木紋飾面板，特色玻璃		天然石	石膏板假天花
b. 室內牆壁及天花板	客廳及飯廳裝修物料的類型	牆壁		天花板	
	睡房裝修物料的類型	乳膠漆		外露天花位置髹乳膠漆，部份位置有石膏板假天花及鋁百葉及假陣髹上乳膠漆；除以下單位外露天花位置髹乳膠漆，部份位置有石膏板假天花及假陣髹上乳膠漆：17至23樓之C單位及25樓之A、B及C單位。	
		地板		乳膠漆	
c. 室內地板	客廳及飯廳的用料	白橡木複合木地板		牆腳線	
	睡房的用料	白橡木複合木地板		木牆腳線	
d. 浴室	裝修物料的類型	牆壁	地板	天花板	
	牆壁的裝修物料是否鋪至天花板	外露地方鋪設磚	外露地方鋪設磚	鋁板天花	
e. 廚房	裝修物料的類型	牆壁	地板	天花板	灶台
	牆壁的裝修物料是否鋪至天花板	外露地方鋪設玻璃面板	外露地方鋪設白橡木複合木地板	部分位置有石膏板及鋁百葉假天花及 部分髹上乳膠漆	人造石

### 3. 室內裝置

細項		描述		用料	裝修物料	配件	
a.	門	單位大門		防火實心木門	木皮飾面	防盜眼、門鼓及門鎖	
		睡房門		空心木門	木皮飾面	門鎖及門檔	
		浴室門		空心木門連百頁	木皮飾面	所有單位設門鎖；25樓A及B單位設有門檔	
		門通往露台、工作平台及平台		鋁質框配玻璃門	玻璃及鋁質框	門鎖	
		貯物室		不銹鋼門	磚	門鎖及門檔	
		裝置及設備		類型	用料		
b.	浴室	(i) 裝置及設備的類型及用料		櫃	洗手盆檯面	天然石	
					洗手盆櫃	膠板及木皮飾面木製櫃	
		浴室裝置			鏡櫃	鏡飾板金屬櫃	
					洗手盆水龍頭	鍍鉻	
					坐廁	搪瓷	
					洗手盆	搪瓷	
					花灑套裝	鍍鉻	
					淋浴間	強化清玻璃	
					毛巾棍	鋁合金	
					廁紙架	不銹鋼	
					掛勾	鋁合金	
						浴室設備	隨樓附送的設備及品牌，請參閱「設備說明表」
		(ii) 供水系統的類型及用料			冷水供應	銅喉	
					熱水供應	配有隔熱絕緣保護之銅喉	
(iii) 沐浴設施（包括花灑或浴缸，如適用）			花灑	花灑套裝	鍍鉻		
裝置及設備			用料、尺寸及位置				
(iv) 浴缸大小			不適用				
				用料			
c.	廚房	(i) 洗滌盆		不銹鋼			
		(ii) 供水系統		冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉			
				用料	裝修物料		
		(iii) 廚櫃		木製廚櫃及櫃門板	烤漆及膠板		
		(iv) 所有其他裝置及設備的類型		其他裝置的類型	鍍鉻冷熱水龍頭		
		其他設備的類型	隨樓附送之設備及品牌，請參閱「設備說明表」				
				類型	用料		
d.	睡房	裝置（包括嵌入式衣櫃）的類型及用料		不適用	不適用		
e.	電話	接駁點的位置及數目		請參考「機電裝置位置及數量說明表」			
f.	天線	接駁點的位置及數目		請參考「機電裝置位置及數量說明表」			
g.	電力裝置	(i) 供電附件（包括安全裝置）	供電附件	提供電制及插座之面板			
			安全裝置	三相電力並裝妥微型斷路器提供於所有單位			
		(ii) 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、非混凝土間牆、指定之槽位或其他物料遮蓋。				
(iii) 電插座及空調機接駁點的位置及數目		請參閱「機電裝置位置及數量說明表」					

### 3. 室內裝置

		裝置	
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「機電裝置位置及數量說明表」
		設計	設有洗衣機來水接駁喉位（其設計為直徑22毫米）及去水接駁喉位（其設計為直徑40毫米）。
j.	供水	水管的用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉
		水管是隱藏或外露	水管是部分隱藏及部分外露 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、非混凝土間牆、指定之槽位或其他物料遮蓋。
		有否熱水供應	廚房及浴室有熱水供應

### 4. 雜項

細項		描述			
		住宅升降機			
a.	升降機	(i) 品牌名稱及產品型號	品牌名稱	三菱	
			產品型號	NexWay-S	
		(ii) 升降機的數目及到達的樓層	升降機的數目	2	
			到達的樓層	地下至3樓、5樓至12樓、15樓至23樓及25樓	
b.	信箱	用料	不銹鋼		
c.	垃圾收集	(i) 垃圾收集的方法	由清潔工人定時收集垃圾		
		(ii) 垃圾房的位置	各住宅層之公用地方均設有垃圾房。另垃圾及物料回收室設於地下。		
		水錶			
d.	水錶、電錶及氣體錶	(i) 位置	設於每層之公共用水錶箱	電錶	氣體錶
		(ii) 就住宅單位而言是獨立或公用的錶	獨立錶	每層之公共電線管道	不適用
		獨立錶			
		不適用			

### 5. 保安設施

細項		描述	
保安系統及設備	入口通道控制及保安系統	地下住宅入口大堂裝有對講機系統及智能讀咭機。住客升降機裝有智能讀咭機。	
	閉路電視	地下住宅入口大堂、1樓及2樓升降機大堂、住客會所、天台及各升降機均裝有閉路電視連接地下住宅入口大堂管理處。	

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



## 1. EXTERIOR FINISHES

	Item	Description	
a.	External wall	Type of finishes	Podium: Curtain wall, ceramic tiles, aluminium cladding, aluminium grille, aluminium louver and paint Residential tower: Curtain wall, ceramic tiles, aluminium cladding, aluminium grille, aluminium louver and paint
b.	Window	Material of frame	Fluorocarbon coating aluminium frame
		Material of glass	Tinted tempered glass
c.	Bay window	Material of bay window	Not applicable
		Finishes of window sill	Not applicable
d.	Planter	Type of finishes	Not applicable
e.	Verandah or balcony	Type of finishes of Balcony	Balcony : Installed with clear tempered glass balustrades Floor : Wood patterned porcelain tiles Wall : Ceramic tiles Ceiling : Paint
		Whether it is covered	Balconies: 5/F - 12/F and 15/F are covered ; 16/F, 18/F - 23/F and 25/F are partly covered (by sun shading)
		Verandah	Not applicable
		Type	Not applicable
f.	Drying facilities for clothing	Type	Not applicable
		Material	Not applicable

## 2. INTERIOR FINISHES

	Item	Description			
			Wall	Floor	Ceiling
a.	Lobby	Finishes of Residential Entrance Lobby on G/F	Stainless steel panel, feature glass, wood veneered, artificial green wall	Natural stone	Gypsum board false ceiling
		Finishes of each floor lift lobby	Reconstituted stone, stainless steel panel, feature glass	Natural stone	Gypsum board false ceiling
b.	Internal wall and ceiling	Living room and dining room finishes	Emulsion paint	Emulsion paint where exposed partly with gypsum board and aluminum louver false ceiling and bulk head finished with emulsion paint, except the following unit with emulsion paint where exposed partly with gypsum board false ceiling and bulk head finished with emulsion paint: Unit C on 17/F - 23/F and Unit A, B & C on 25/F	
		Bedroom finishes	Emulsion paint	Emulsion paint	
			Floor	Skirting	
c.	Internal floor	Material of living and dining room	Engineered oak timber flooring	Timber skirting	
		Material of bedroom	Engineered oak timber flooring	Timber skirting	
d.	Bathroom	Type of finishes	Wall: Tiles where exposed	Floor: Tiles where exposed	Ceiling: Aluminum ceiling panels
		Whether the wall finishes run up to ceiling	Up to level of false ceiling		
e.	Kitchen	Type of finishes	Wall: Glass panel where exposed	Floor: White oak engineered wood flooring where exposed	Ceiling: Partly with gypsum board and aluminum louver false ceiling finished with emulsion paint and partly with emulsion paint
		Whether the wall finishes run up to ceiling	Up to level of false ceiling		
					Cooking bench

### 3. INTERIOR FITTINGS

Item		Description				
			Material	Finishes	Accessories	
a.	Doors	Main entrance door	Fire-rated solid core timber door	Timber veneered	Door viewer, door closer and lockset	
		Bedroom door	Hollow core door	Timber veneered	Lockset and door stopper	
		Bathroom door	Hollow core door with louver	Timber veneered	All unit with lockset; Unit A & B on 25/F with door stopper	
		Doors to Balcony and Utility Platform and Flat Roof	Aluminium framed glass door	Glass and aluminium frame	Lockset	
		Store Room	Stainless steel	Tile	Lockset and door stopper	
		Fittings & Equipment		Type	Material	
b.	Bathroom	(i) Type and material of fittings and equipment	Cabinet	Basin countertop	Natural stone	
				Basin cabinet	Wooden cabinet with plastic laminate and timber veneered panel	
				Mirror cabinet	Metal cabinet with mirror panel	
			Bathroom fittings	Wash basin mixer	Chrome plated	
				Water closet	Vitreous china	
				Wash basin	Vitreous china	
				Shower set	Chrome plated	
				Shower compartment	Clear tempered glass	
				Towel bar	Aluminium alloy	
				Paper holder	Stainless steel	
		Robe hook	Aluminium alloy			
		Bathroom appliances	For brand name and model number of appliances provision and brand name, please refer to the "Appliances Schedule"			
		(ii) Type and material of water supply system	Cold water supply	Copper water pipes		
			Hot water supply	Copper water pipes with thermal insulation		
(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Shower set	Chrome plated			
Fittings & Equipment		Material, size & location				
(iv) Size of bathtub		Not applicable				
			Material			
c.	Kitchen	(i) Sink unit	Stainless steel			
		(ii) Water supply system	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply			
		(iii) Kitchen cabinet	Material	Wooden cabinet fitted with wooden cabinet door panel		
			Finishes	Lacquer paint and plastic laminate		
(iv) Type of all other fittings and equipment	Other fittings	Chrome plated sink mixer				
	Other equipment	For the appliances provision and brand name, please refer to the "Appliances schedule"				
			Type	Material		
d.	Bedroom	Type and material of fittings (Including built-in wardrobe)	Not applicable		Not applicable	
e.	Telephone	Location and number of connection points	Please refer to the "Schedule for mechanical & electrical provisions"			
f.	Aerials	Location and number of connection points	Please refer to the "Schedule for mechanical & electrical provisions"			

### 3. INTERIOR FITTINGS

g.	Electrical installations	(i) Electrical fittings (Including safety devices)	Electrical fittings	Faceplate for all switches and power sockets
			Safety devices	Three phases electricity supply with miniature circuit breaker distribution board is provided in all flats
		(ii) 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.
		(iii) Location and number of power points and airconditioner points		Please refer to the "Schedule for mechanical & electrical provisions"
		Fittings		
h.	Gas supply	Type	Not applicable	
		System	Not applicable	
		Location	Not applicable	
i.	Washing machine connection point	Location	Please refer to the "Schedule for mechanical & electrical provisions"	
		Design	Water point (a design of 22mm in diameter) and drain point (a design of 40mm in diameter) for washing machine are provided.	
j.	Water supply	Material of water pipes	Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply	
		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 them 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 supply to kitchen and bathroom	

### 4. MISCELLANEOUS

Item	Description				
a.	Lifts	Residential lift			
		(i) Brand name and model number	Brand Name	Mitsubishi	
			Model Number	NexWay-S	
		(ii) Number and floors served by them	Number of lifts	2	
		Floor served by the lifts	G/F-3/F, 5/F-12/F, 15/F-23/F and 25/F		
b.	Letter box	Material	Stainless steel		
c.	Refuse collection	(i) Means of refuse collection	Collected by cleaners		
		(ii) Location of refuse room	Refuse room is provided in the common area of each residential floor. Refuse storage and material recovery chamber is provided on G/F		
d.	Water meter, electricity meter and gas meter	Water meter		Electricity meter	Gas meter
		(i) Location	Inside common water meter cabinet on each floor	Inside common electric duct on each floor	Not applicable
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	

### 5. SECURITY FACILITIES

Item	Description	
Security system and equipment	Access control and security system	Visitor panel with access card reader is installed at residential entrance lobby on G/F. Access card reader is installed at passenger lifts.
	CCTV	CCTV system is provided at residential entrance lobby on G/F, lift lobby on 1/F & 2/F, clubhouse, R/F and all lifts connecting directly to the caretaker's counter on G/F at the residential entrance lobby.

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.

設備說明

Appliances schedule

位置 Location	設備 Appliances	品牌名稱 Brand Name	產品型號 Model No.	3樓、5樓至12樓及15樓至16樓 3/F, 5/F - 12/F & 15/F - 16/F						17/F - 23/F 17樓至23樓					25樓 25/F			
				A	B	C	D	E	F	A	B	C	E	F	A	B	C	
				產品型號 Model Number						產品型號 Model Number					產品型號 Model Number			
客廳/飯廳 Living Room/ Dining Room	分體式冷氣機(室內機) Split Type Air-conditioner (Indoor Unit)	大金 Daikin	FTKS35AXV1H	1	-	-	-	-	1	1	-	-	-	1	-	-	-	
			FTKS50AXV1H	-	1	-	-	1	-	-	1	1	1	-	-	-	-	
			FTKS35EVMA	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-
			FTXS71FVMA	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1
睡房 Bedroom	分體式冷氣機(室內機) Split Type Air-conditioner (Indoor Unit)	大金 Daikin	FTKS25EVMA	/	/	1	1	/	/	/	/	2	/	/	-	-	-	
			FTXS35EVMA	/	/	-	-	/	/	/	/	-	/	/	1	1	1	
冷氣機平台 Air-conditioner Platform	分體式冷氣機(室外機) Split Type Air-conditioner (Outdoor Unit)	大金 Daikin	RKS35AXV1H	1	-	-	-	-	1	1	-	-	-	1	-	-	-	
			RKS50AXV1H	-	1	-	-	1	-	-	1	1	1	-	-	-	-	
			3MKS58EVMA	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
			3MKS75EVMA	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-
			4MXS80EVMA	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1

賣方承諾如該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。

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

備註：

Note:

1. 上表內之「-」代表「不提供」。
1. The symbol “-” as shown in the above table denotes “Not provided”.
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2. The symbol “/” as shown in the above table denotes “Not applicable”.



位置 Location	設備 Appliances	品牌名稱 Brand Name	產品型號 Model No.	3樓、5樓至12樓及15樓至16樓 3/F, 5/F - 12/F & 15/F - 16/F						17/F - 23/F 17樓至23樓					25樓 25/F		
				A	B	C	D	E	F	A	B	C	E	F	A	B	C
				產品型號 Model Number						產品型號 Model Number					產品型號 Model Number		
開放式廚房 Open Kitchen	抽油煙機 Cooker Hood	惠而浦 Whirlpool	AKR273/IX	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電磁爐 Induction Hob	惠而浦 Whirlpool	ACM712/IX	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	微波爐 Microwave Oven	惠而浦 Whirlpool	AMW498/IX	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	雪櫃 Refrigerator	惠而浦 Whirlpool	ARG646A+	1	-	-	-	-	1	1	-	-	-	1	-	-	-
			ARG860/A++	-	1	1	1	1	-	-	1	1	1	-	1	1	1
	洗衣 / 乾衣機 Washer/Dryer	惠而浦 Whirlpool	AWI64121	1	1	1	1	1	1	1	1	1	1	1	1	1	1
增壓風扇 Booster Fan	Wolter	EKN200-4	-	1	1	1	1	-	-	1	1	1	-	-	-	1	
浴室 Bathroom	電熱水爐 Electric Water Heater	斯寶亞創 STIEBEL ELTRON	DEL21SL	1	1	1	1	1	1	1	1	1	1	1	1	1	
	浴室寶 Thermo Ventilator	Panasonic	FV-30BG3H	1	1	1	1	1	1	1	1	1	1	1	1	1	
	抽氣扇 Exhaust Fan	Wolter	RF150-4	-	1	1	1	1	-	-	1	1	1	-	-	1	

賣方承諾如該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。

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

備註：

1. 上表內之「-」代表「不提供」。

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Note:

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# 住宅單位機電裝置數量說明表

## Schedule of Mechanical & Electrical Provisions for Residential Property

位置 Location	外露型 Exposed Type	非外露型 Non-exposed Type	3樓 3/F						5樓至12樓及15樓至16樓 5/F - 12/F & 15/F - 16/F						17樓 17/F					18樓至23樓 18/F - 23/F					25樓 25/F		
			A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	E	F	A	B	C	E	F	A	B	C
大門入口 Main Entrance	門鈴按鈕 Door Bell Push Button		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
客廳/飯廳 Living Room/ Dining Room	單位電插座 Single Socket Outlet		1	1	-	-	1	1	1	1	-	-	1	1	1	1	-	1	1	1	1	-	1	1	1	-	
	雙位電插座 Twin Socket Outlet		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
	電話插座 Telephone Outlet		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
	電視及電台接收插座 TV/ FM Outlet		2	2	1	1	2	2	2	2	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
	燈位 Lighting Point		2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	2	2	2	2	3	2	2	3	3	3
	燈掣 Lighting Switch		8	7	7	7	6	7	7	7	7	7	7	7	7	7	8	7	7	7	7	8	7	7	9	9	8
	電熱水爐開關 Switch for Electric Water Heater		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	抽氣扇開關 Switch for Exhaust Fan		-	1	1	1	1	-	-	1	1	1	1	-	-	1	1	1	-	-	1	1	1	-	-	-	1
	浴室寶開關 Switch for Thermo Ventilator		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		單位電插座供紅外線發射器 Single Socket Outlet for Infrared Emitter		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		室內冷氣機接線位 Connection Point for Indoor Air-conditioning Unit		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

賣方承諾如該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。

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

備註：

Note:

1. 上表內之「-」代表「不提供」。
1. The symbol “-” as shown in the above table denotes “Not provided”.
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位置 Location	外露型 Exposed Type	非外露型 Non-exposed Type	3樓 3/F						5樓至12樓及15樓至16樓 5/F - 12/F & 15/F - 16/F						17樓 17/F					18樓至23樓 18/F - 23/F					25樓 25/F		
			A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	E	F	A	B	C	E	F	A	B	C
睡房 Bedroom	雙位電插座 Twin Socket Outlet		/	/	2	2	/	/	/	/	2	2	/	/	/	/	/	/	/	/	/	/	/	2	2	2	
	電話插座 Telephone Outlet		/	/	1	1	/	/	/	/	1	1	/	/	/	/	/	/	/	/	/	/	/	1	1	1	
	電視及電台接收插座 TV/ FM Outlet		/	/	1	1	/	/	/	/	1	1	/	/	/	/	/	/	/	/	/	/	/	1	1	1	
	燈位 Lighting Point		/	/	1	1	/	/	/	/	1	1	/	/	/	/	/	/	/	/	/	/	/	1	1	1	
	燈掣 Lighting Switch		/	/	1	1	/	/	/	/	1	1	/	/	/	/	/	/	/	/	/	/	/	1	1	1	
		單位電插座供紅外線發射器 Single Socket Outlet for Infrared Emitter		/	/	1	1	/	/	/	/	1	1	/	/	/	/	/	/	/	/	/	/	1	1	1	
		室內冷氣機接線位 Connection Point for Air-conditioner Indoor Unit		/	/	1	1	/	/	/	/	1	1	/	/	/	/	/	/	/	/	/	/	1	1	1	
睡房 1 Bedroom 1	雙位電插座 Twin Socket Outlet		/	/	/	/	/	/	/	/	/	/	/	/	/	/	2	/	/	/	/	2	/	/	/		
	電話插座 Telephone Outlet		/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	1	/	/	/		
	電視及電台接收插座 TV/ FM Outlet		/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	1	/	/	/		
	燈位 Lighting Point		/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	1	/	/	/		
	燈掣 Lighting Switch		/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	1	/	/	/		
		單位電插座供紅外線發射器 Single Socket Outlet for Infrared Emitter		/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	1	/	/	/		
		室內冷氣機接線位 Connection Point for Air-conditioner Indoor Unit		/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	1	/	/	/		

賣方承諾如該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。

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

備註：

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位置 Location	外露型 Exposed Type	非外露型 Non-exposed Type	3樓 3/F						5樓至12樓及15樓至16樓 5/F - 12/F & 15/F - 16/F						17樓 17/F					18樓至23樓 18/F - 23/F					25樓 25/F		
			A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	E	F	A	B	C	E	F	A	B	C
睡房 2 Bedroom 2	雙位電插座 Twin Socket Outlet		/	/	/	/	/	/	/	/	/	/	/	/	/	/	2	/	/	/	/	2	/	/	/	/	/
	電話插座 Telephone Outlet		/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	1	/	/	/	/	/
	電視及電台接收插座 TV/ FM Outlet		/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	1	/	/	/	/	/
	燈位 Lighting Point		/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	1	/	/	/	/	/
	燈掣 Lighting Switch		/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	1	/	/	/	/	/
		單位電插座供紅外線發射器 Single Socket Outlet for Infrared Emitter		/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	1	/	/	/	/	/
		室內冷氣機接線位 Connection Point for Air-conditioner Indoor Unit		/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	1	/	/	/	/	/
貯物室 Store Room	單位電插座 Single Socket Outlet		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
	燈位 Lighting Point		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
	燈掣 Lighting Switch		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/	
	總電掣箱 Miniature Circuit Breakers Board		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/	

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位置 Location	外露型 Exposed Type	非外露型 Non-exposed Type	3樓 3/F						5樓至12樓及15樓至16樓 5/F - 12/F & 15/F - 16/F						17樓 17/F					18樓至23樓 18/F - 23/F					25樓 25/F		
			A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	E	F	A	B	C	E	F	A	B	C
浴室 Bathroom	燈位 Lighting Point		4	3	3	3	3	4	4	3	3	3	3	4	4	3	3	3	4	4	3	3	3	4	5	5	3
	單位電插座 Single Socket Outlet		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		抽氣扇接線位 Power Connection Point for Exhaust Fan	-	1	1	1	1	-	-	1	1	1	1	-	-	1	1	1	-	-	1	1	1	-	-	-	1
		浴室實接線位 Power Connection Point for Thermo Ventilator	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		電熱水爐接線位 Power Connection Point for Electric Water Heater	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
開放式廚房 Open Kitchen	雙位電插座 Twin Socket Outlet		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	門鈴 Door Bell		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	總電掣箱 Miniature Circuit Breakers Board		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	1
	電磁爐開關 Switch for Induction Hob		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	增壓風扇及抽油煙機開關 Switch for Booster Fan and Cooker Hood		-	1	1	1	1	-	-	1	1	1	1	-	-	1	1	1	-	-	1	1	1	-	-	-	1

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位置 Location	外露型 Exposed Type	非外露型 Non-exposed Type	3樓 3/F						5樓至12樓及15樓至16樓 5/F - 12/F & 15/F - 16/F						17樓 17/F					18樓至23樓 18/F - 23/F					25樓 25/F		
			A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	E	F	A	B	C	E	F	A	B	C
開放式廚房 Open Kitchen		增壓風扇接線位 Connection Point for Booster Fan	-	1	1	1	1	-	-	1	1	1	1	-	-	1	1	1	-	-	1	1	1	-	-	-	1
		電磁爐接線位 Connection Point for Induction Hob	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		單位電插座供抽油煙機 Single Socket Outlet for Cooker Hood	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		單位電插座供微波爐 Single Socket Outlet for Microwave Oven	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		單位電插座供雪櫃 Single Socket Outlet for Refrigerator	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		單位電插座供洗衣/乾衣機 Single Socket Outlet for Washer/ Dryer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		洗衣機接駁點(來水位) Washing Machine Connection Point (Water Inlet)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		洗衣機接駁點(排水位) Washing Machine Connection Point (Water Outlet)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		燈位 Lighting Point	4	3	3	3	3	4	4	3	3	3	3	4	4	3	3	3	4	4	3	3	3	4	3	3	3

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

備註：

Note:

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1. The symbol “-” as shown in the above table denotes “Not provided”.
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2. The symbol “/” as shown in the above table denotes “Not applicable”.

位置 Location	外露型 Exposed Type	非外露型 Non-exposed Type	3樓 3/F						5樓至12樓及15樓至16樓 5/F - 12/F & 15/F - 16/F						17樓 17/F					18樓至23樓 18/F - 23/F					25樓 25/F		
			A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	E	F	A	B	C	E	F	A	B	C
露台 Balcony	燈位 Lighting Point		/	/	/	/	/	/	/	/	1	1	/	/	/	/	/	/	/	/	/	1	/	/	/	/	1
工作平台 Utility Platform	燈位 Lighting Point		/	/	/	/	/	/	/	1	/	/	1	/	/	1	/	1	/	/	1	/	1	/	/	/	/
平台 Flat Roof	燈位 Lighting Point		1	2	2	2	/	/	/	/	/	/	/	/	/	/	2	/	/	/	/	/	/	/	4	4	/
	防水單位插座 Weather-proof Single Socket Outlet		1	1	1	1	/	/	/	/	/	/	/	/	/	/	2	/	/	/	/	/	/	/	2	2	/
冷氣機平台 Air-conditioner Platform	室外冷氣機開關掣 Isolator for Air-conditioner Outdoor Unit		1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1	2	1	1	1	1	1
通往天台之樓梯 Staircase to Roof	燈位 Lighting Point		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	6	6	/
天台 Roof	燈位 Lighting Point		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	5	5	/
	防水單位插座 Weather-proof Single Socket Outlet		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	2	2	/
	防水燈掣 Weather-proof Lighting Switch		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/

賣方承諾如該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。

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

備註：

Note:

1. 上表內之「-」代表「不提供」。
1. The symbol “-” as shown in the above table denotes “Not provided”.
2. 上表內之「/」代表「不適用」。
2. The symbol “/” as shown in the above table denotes “Not applicable”.

# 服務協議

## Service agreements

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.



# 地稅

## Government rent

賣方將會繳付 / 已繳付 (視情況而定) 有關住宅物業之地稅直至包括住宅物業之買賣成交日期。

The Vendor will pay/has paid (as the case may be) all outstanding Government rent in respect of the residential property up to and including the date of the assignment of the residential property.

# 買方的雜項付款

## Miscellaneous payments by purchaser

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

2. 在交付時，買方不須向擁有人支付清理廢料的費用。

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

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

備註：

1. 在交付時，買方須根據公契向發展項目的管理人(而非擁有人)支付清理廢料的費用，而如擁有人已支付清理廢料的費用，買方須向擁有人補還清理廢料的費用。

2. 因發展項目內的住宅物業無氣體供應，故氣體按金並不適用。

3. 上述按金及費用的款額在售楼說明書的印製日期尚未確定，惟買方仍須在交付時繳付上述按金及費用。

Note:

1. On delivery, the purchaser shall pay a debris removal fee to the manager (not the owner) of the development under the deed of mutual covenant, and where the owner has paid that debris removal fee, the purchaser shall reimburse the owner for the same.

2. Deposit for gas is not applicable since no gas is supplied in the residential properities in the development.

3. The purchaser is liable to pay the above deposits and fee on the delivery notwithstanding that the exact amount is yet to be ascertained at the date on which the sales brochure is printed.

## 欠妥之處的保養責任期 Defect liability warranty period

按買賣合約規定，住宅物業及其內裝置、裝修物料及設備之欠妥之處的保養責任期為住宅物業之成交日期起計為期六(6)個月內。

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

# 斜坡維修

## Maintenance of slopes

不適用

Not applicable

# 修訂 Modification

本發展項目現時並沒有向政府提出申請修訂批地文件。

## 有關資料 Relevant information

沒有氣體燃料供應至住宅物業。

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

在發展項目外牆進行由管理人安排的清洗及保養期間，吊船會在住宅物業之窗外及平台及天台（如有）對上的上空操作。

為辨識的目的，位於發展項目地界內的共用牆的位置如下圖顯示。

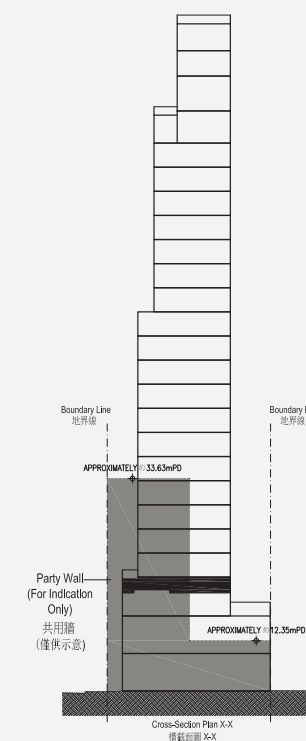
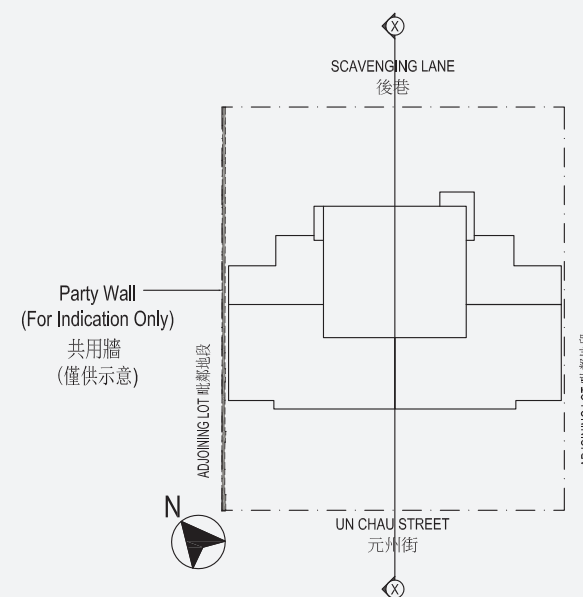
No application to the Government for a modification of the Land Grant for this development is underway.

No Gas Supply to Residential Properties.

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

During the cleaning and maintenance of the external walls of the Development arranged by the manager, the gondola will be operating in the airspace outside windows and above the flat roofs and roofs (if any) of the residential properties in the Development.

The location of the party wall within the development boundary is for identification purposes as shown in the plans below.





# 互聯網網址

## Website address

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

The address of the website designated by the vendor for the development for the purposes of Part 2 of the Residential Property (First-hand Sales) Ordinance: [www.theastro.com.hk](http://www.theastro.com.hk)

# 申請建築物總樓面面積寬免的資料

## Information in application for concession on gross floor area of building

### 獲寬免總樓面面積的設施分項

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

		面積(平方米)
	根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積	
1.	停車場及上落客貨地方(公共交通總站除外)	-
2.	機房及相類設施	
2.1(#)	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	135.237
2.2(#)	所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供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	331.878
2.3	非強制性或非必要機房，例如空調機房、風櫃房等	-
	根據聯合作業備考第1及第2號提供的環保設施	
3.	露台	33.533
4.	加闊的公用走廊及升降機大堂	-
5.	公用空中花園	-
6.	隔聲簷	-
7.	翼牆、捕風器及風斗	-
8.	非結構預製外牆	-
9.	工作平台	27.035
10.	隔音屏障	-
	適意設施	
11.	供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	4.826

		面積(平方米)
12.(#)	住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	128,834
13.(#)	有上蓋的園景區及遊樂場	49.102
14.	橫向屏障/有蓋人行道、花棚	-
15.(#)	擴大升降機井道	92.453
16.	煙囪管道	-
17.	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	-
18.(#)	強制性設施或必要機房所需的管槽、氣槽	48.698
19.	非強制性設施或非必要機房所需的管槽、氣槽	-
20.	環保系統及設施所需的機房、管槽及氣槽	-
21.	複式住宅單位及洋房的中空	-
22.	伸出物，如空調機箱及伸出外牆超過750毫米的平台	-
	其他項目	
23.	庇護層，包括庇護層兼空中花園	-
24.(#)	其他伸出物	19.702
25.	公共交通總站	-
26.	共用構築物及樓梯	-
27.(#)	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	41,400
28.	公眾通道	-
29.	因建築物後移導致的覆蓋面積	-
	額外總樓面面積	
30.	額外總樓面面積	-

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。



發展項目的公用部分的預計能量表現或消耗

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

第 I 部分	
提供中央空調	*是 / 否
提供具能源效益的設施	*是 / 否
擬安裝的具能源效益的設施	沒有

第 II 部分：擬興建樓宇 / 部分樓宇預計每年能源消耗量 <sup>(註腳1)</sup>					
位置	使用有關裝置的內部樓面面積 (平方米)	基線樓宇 <sup>(註腳2)</sup> 每年能源消耗量		擬興建樓宇每年能源消耗量	
		電力 千瓦小時 / 平方米 / 年	煤氣 / 石油氣 用量單位 / 平方米 / 年	電力 千瓦小時 / 平方米 / 年	煤氣 / 石油氣 用量單位 / 平方米 / 年
有使用中央屋宇裝備裝置 <sup>(註腳3)</sup> 的部份	1,860	113.56	-	104.97	-

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			
裝置類型	是	否	不適用
照明裝置	✓		
空調裝置	✓		
電力裝置	✓		
升降機及自動梯的裝置	✓		
以總能源為本的方法			✓

備註：

- 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) 第4節及附錄8中的「年能源消耗」具有相同涵義；及  
(b) 樓宇、空間或單位的“內部樓面面積”，指外牆及/ 或共用牆的內壁之內表面起量度出來的樓面面積。
- “基準樓宇”與新建樓宇 BEAM Plus 標準 (現行版本) 第4節及附錄8中的“基準建築物模式 (零分標準)”具有相同涵義。
- “中央屋宇裝備裝置”與樓宇的屋宇裝備裝置能源效益實務守則 (2010年2月版) (草稿) 中的涵義相同。

# 在售楼說明書內提供申請建築物總樓面面積寬免的資料

## Provision of Information in Application for Concession on Gross Floor Area (GFA) of Building in Sales Brochures

### Breakdown of GFA Concessions Obtained for All Features

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

		Area (m <sup>2</sup> )
	<b>Disregarded GFA under Building (Planning) Regulations 23(3)(b)</b>	
1.	Carpark and loading/unloading area excluding public transport terminus	-
2.	<b>Plant rooms and similar services</b>	
2.1(#)	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	135.237
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	331.878
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	-
	<b>Green Features under Joint Practice Notes 1 and 2</b>	
3.	Balcony	33.533
4.	Wider common corridor and lift lobby	-
5.	Communal sky garden	-
6.	Acoustic fin	-
7.	Wing wall, wind catcher and funnel	-
8.	Non-structural prefabricated external wall	-
9.	Utility platform	27.035
10.	Noise barrier	-
	<b>Amenity Features</b>	
11.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	4.826

		Area (m <sup>2</sup> )
12. (#)	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	128,834
13. (#)	Covered landscaped and play area	49.102
14.	Horizontal screens/covered walkways, trellis	-
15. (#)	Larger lift shaft	92.453
16.	Chimney shaft	-
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room.	-
18. (#)	Pipe duct, air duct for mandatory feature or essential plant room	48.698
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	-
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature.	-
21.	Void in duplex domestic flat and house	-
22.	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall.	-
	<b>Other Exempted Items</b>	-
23.	Refuge floor including refuge floor cum sky garden	-
24. (#)	Other projections	19.702
25.	Public transport terminus	-
26.	Party structure and common staircase	-
27. (#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA.	41,400
28.	Public passage	-
29.	Covered set back area	-
	<b>Bonus GFA</b>	
30.	Bonus GFA	-

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.

## Environmental Assessment of the building



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

Part I	
Provision of Central Air Conditioning	*YES / NO
Provision of Energy Efficient Features	*YES / NO
Energy Efficient Features proposed:	NIL

Part II : The predicted annual energy use of the proposed building / part of building <sup>(Note 1)</sup>					
Location	Internal Floor Area Served (m <sup>2</sup> )	Annual Energy Use of Baseline Building <sup>(Note 2)</sup>		Annual Energy Use of Proposed Building	
		Electricity kWh / m <sup>2</sup> / annum	Town Gas / LPG unit / m <sup>2</sup> / annum	Electricity kWh / m <sup>2</sup> / annum	Town Gas / LPG unit / m <sup>2</sup> / annum
Area served by central building services installation <sup>(Note 3)</sup>	1,860	113.56	-	104.97	-

Part III : The following installation(s) is / are* designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)			
Type of Installations	YES	NO	N/A
Lighting Installations	✓		
Air Conditioning Installations	✓		
Electrical Installations	✓		
Lift & Escalator Installations	✓		
Performance-based Approach			✓

### Notes:

- In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.  
 The predicted annual energy use, in terms of electricity consumption (kWh/m<sup>2</sup>/annum) and town gas/LPG consumption (unit/m<sup>2</sup>/annum), of the development by the internal floor area served, where:  
 (a) "total annual energy use" has the same meaning of "annual energy use" under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (current version); and  
 (b) "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
- "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).
- "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings (February 2010 edition) (Draft).



## 售樓說明書印製日期 Date of printing of sales brochure

本售樓說明書印製日期：2018年1月10日

Date of printing of this Sales Brochure: 10/01/2018

## 日後可能出現改變 Possible future change

發展項目及其周邊地區日後可能出現改變。

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



