

利奧坊 凱岸
SqUARE MILE

Sales Brochure 售樓說明書



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SqUARE MILE

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您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》(第621章)(下稱「條例」)，賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i)露台；(ii)工作平台；以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭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及內部尺寸²。售樓說明書所提供有關住宅物業外部及內部的尺寸，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，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
 - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
 - 室內和外部的裝置、裝修物料和設備；
 - 管理費按甚麼基準分擔；
 - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
 - 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 訂立臨時買賣合約時，您須向擁有人(即賣方)支付樓價5%的臨時訂金。
- 如您在訂立臨時買賣合約後**五個工作日**(工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子)之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金(即樓價的5%)會被沒收，而擁有人(即賣方)不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人(即賣方)必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

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

11. 委託地產代理

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

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期⁹。
 - 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。

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@caa.org.hk
傳真	: 2598 9596
香港地產建設商會	
電話	: 2826 0111
傳真	: 2845 2521

- ¹ 按揭貸款計劃的資料包括有關按揭貸款計劃對借款人的最低收入的要求、就第一按揭連同第二按揭可獲得的按揭貸款金額上限、最長還款年期、整個還款期內的按揭利率變化，以及申請人須繳付的手續費。
- ² 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項—
 - (i) 每個住宅物業的外部尺寸；
 - (ii) 每個住宅物業的內部尺寸；
 - (iii) 每個住宅物業的內部間隔的厚度；
 - (iv) 每個住宅物業內個別分隔室的外部尺寸。
 根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。
- ³ 一般而言，「關鍵日期」指該項目符合批地文件的條件的日期，或該項目在遵照經批准的建築圖則的情況下或按照豁免證明書的發出的條件在各方面均屬完成的日期。有關詳情請參閱條例第2條。

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

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

5. Sales brochure

- Ensure that the sales brochure 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. 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. Appointment of estate agent

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

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

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

15. Estimated material date and handing over date

- Check the estimated material date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is 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 hand-over of the property may be delayed.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16. Vendor’s information form

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

17. Viewing of property

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

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

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

Other useful contacts:

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

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

² According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following -

- (i) the external dimensions of each residential property;
- (ii) the internal dimensions of each residential property;
- (iii) the thickness of the internal partitions of each residential property;
- (iv) the external dimensions of individual compartments in each residential property.

According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

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

1 發展項目利奧坊•凱岸的資料

INFORMATION ON THE DEVELOPMENT, CETUS • SQUARE MILE

街道名稱及門牌號數

嘉善街18號

樓層總數

29層(不包括天台)

樓層號數

地庫、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至31樓及天台

被略去的樓層號數

不設4樓、13樓、14樓及24樓

庇護層

5樓

本發展項目屬未落成發展項目

- (a) 由該項目的認可人士提供的該項目的預計關鍵日期為2019年10月31日。
- (b) 預計關鍵日期，是受到買賣合約所允許的任何延期所規限的。
- (c) 為買賣合約的目的，發展項目當作在佔用許可證就該項目中的每幢建築物發出的日期落成。

Name of the street and the street number

18 Ka Shin Street

Total number of storeys

29 storeys (excluding roof)

Floor numbering

B/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-31/F and Roof

Omitted floor numbers

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

Refuge floor

5/F

This development is an uncompleted development

- (a) The estimated material date for the development as provided by the Authorized Person for the development is 31 October 2019.
- (b) The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.
- (c) For the purpose of the Agreement for Sale and Purchase, the development is deemed to be completed on the date on which an occupation permit for every building in the development is issued.

2 賣方及有參與發展項目的其他人的資料 INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

賣方

多發投資有限公司

(亦為擁有人及其控權公司為恒基兆業有限公司、恒基兆業地產有限公司、謙耀置業有限公司、Good Time Limited 及 Winberg Investment Limited)

發展項目的認可人士

劉榮廣伍振民建築師有限公司的歐建棟先生

(歐建棟先生為劉榮廣伍振民建築師有限公司的董事)

發展項目承建商

恒達建築有限公司

賣方代表律師

中倫律師事務所

孖士打律師行

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

不適用

已為發展項目的建造提供貸款的任何其他人

恒基兆業地產代理有限公司

Vendor

Many Gain Investment Limited

(also as the owner and whose holding companies are Henderson Development Limited, Henderson Land Development Company Limited, Mightymark Investment Limited, Good Time Limited and Winberg Investment Limited)

Authorized person for the development

Mr. Au Kin Tung of DLN Architects Limited

(Mr. Au Kin Tung is a director of DLN Architects Limited)

Building contractor for the development

Heng Tat Construction Company Limited

Vendor's solicitors

Zhong Lun Law Firm

Mayer Brown JSM

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

Not Applicable

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

Henderson Real Estate Agency Limited

3 有參與發展項目的各方的關係

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

(a) 賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人。	不適用
(b) 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。	不適用
(c) 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人。	否
(d) 賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	不適用
(e) 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	不適用
(f) 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人。	否
(g) 賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(h) 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(i) 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人。	否
(j) 賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份。	否
(k) 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份。	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。	是 承建商恒達建築有限公司屬於賣方及其所有控權公司的有聯繫法團。

3 有參與發展項目的各方的關係

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

(a) The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the development.	Not applicable
(b) The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person.	Not applicable
(c) The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person.	No
(d) The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not applicable
(e) The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not applicable
(f) The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person.	No
(g) The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development.	Not applicable
(h) The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development.	Not applicable
(i) The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors.	No
(j) The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and an authorized person for the development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor.	No
(k) The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor.	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.	Yes The building contractor, Heng Tat Construction Company Limited, is an associate corporation of the vendor and all its holding companies.

4 發展項目的設計的資料

INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目將會有構成圍封牆的一部分的非結構的預製外牆。

There will be non-structural prefabricated external walls forming part of the enclosing walls of the development.

每幢建築物的非結構的預製外牆的厚度範圍為150毫米。

The range of thickness of the non-structural prefabricated external walls of each block is 150 mm.

發展項目將會有構成圍封牆的一部分的幕牆。

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

每幢建築物的幕牆的厚度為300毫米。

The range of thickness of the curtain walls of each building is 300 mm.

每個住宅物業的非結構的預製外牆及幕牆的總面積表

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

座數 Tower	樓層 Floor	單位 Flat	每個住宅物業的非結構的預製外牆的總面積(平方米) The total area of the non-structural prefabricated external walls of each residential property (sq.m.)	每個住宅物業的幕牆的總面積(平方米) The total area of the curtain walls of each residential property (sq.m.)
第1座及第2座 Tower 1 and Tower 2	3樓 3/F	A	1.256	1.943
		B	-	0.870
		C	-	0.900
		D	-	0.570
		E	-	1.178
		F	-	0.982
		G	-	0.570
		H	-	0.900
		J	-	0.870
		K	0.296	1.493
		L	-	0.914
	6樓至12樓，15樓至23樓及25樓至30樓 6/F-12/F, 15/F-23/F & 25/F-30/F	A	1.256	1.927
		B	-	0.870
		C	-	0.900
		D	-	0.570
		E	-	1.178
		F	-	0.982
		G	-	0.570
		H	-	0.900
		J	-	0.870
		K	0.296	1.493
		L	-	0.914
	31樓 31/F	A	1.153	2.453
		B	-	1.935
C		-	1.935	
D		0.296	2.151	

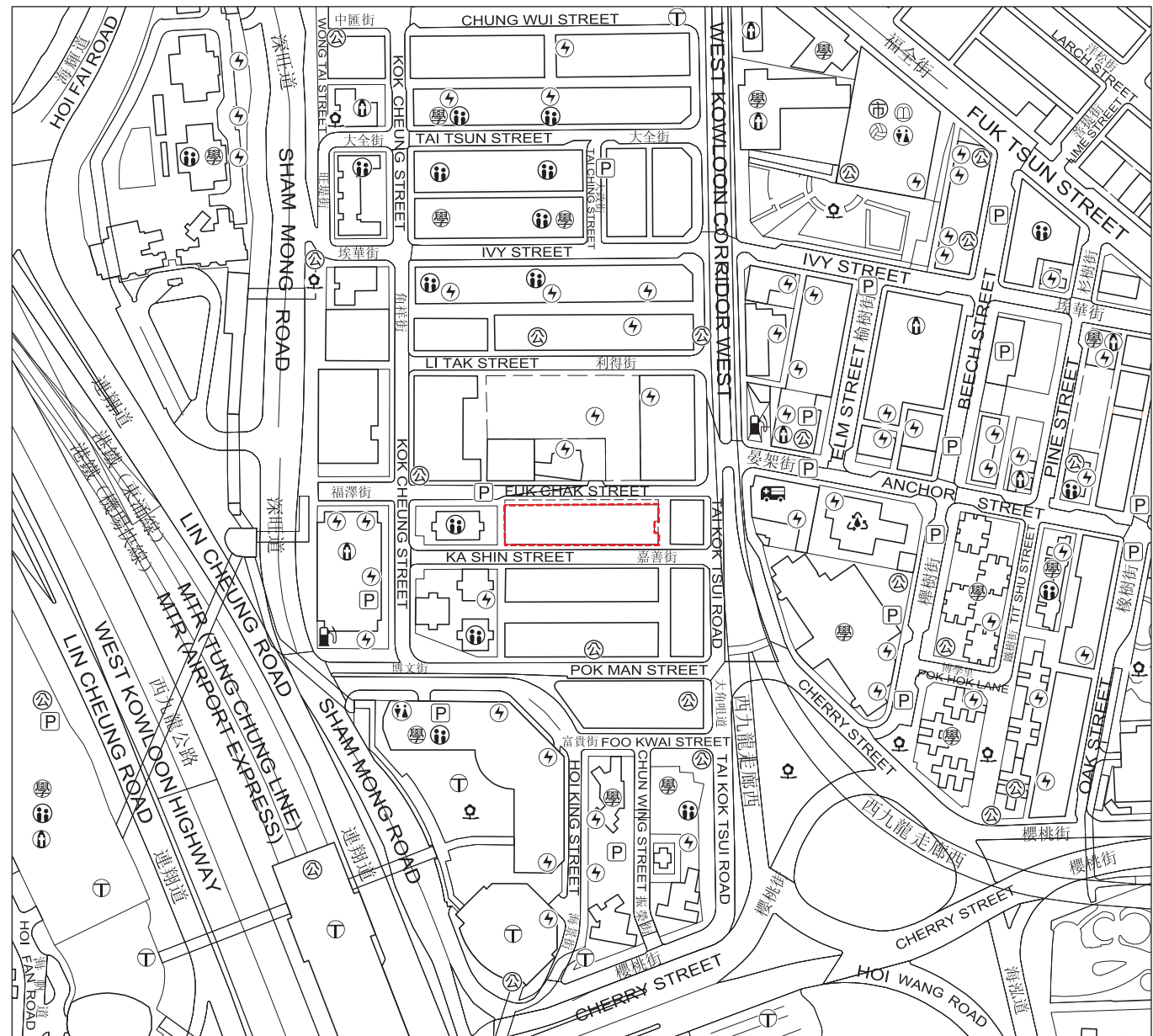
管理人


根據發展項目的公契的最新擬稿，尊家管業有限公司將獲委任為發展項目的管理人。

Manager

H-Privilege Limited will be appointed as the Manager of the development under the latest draft deed of mutual covenant in respect of the development.


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



 發展項目的位置
Location of the Development

比例：0米 / M
Scale :  250米 / M

圖例 NOTATION

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

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上述位置圖參考測繪圖編號11-NW-D，經修正處理。

The above location plan is made with reference to Survey Sheet No. 11-NW-D with adjustments where necessary.

備註：因技術性問題，此位置圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。

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

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



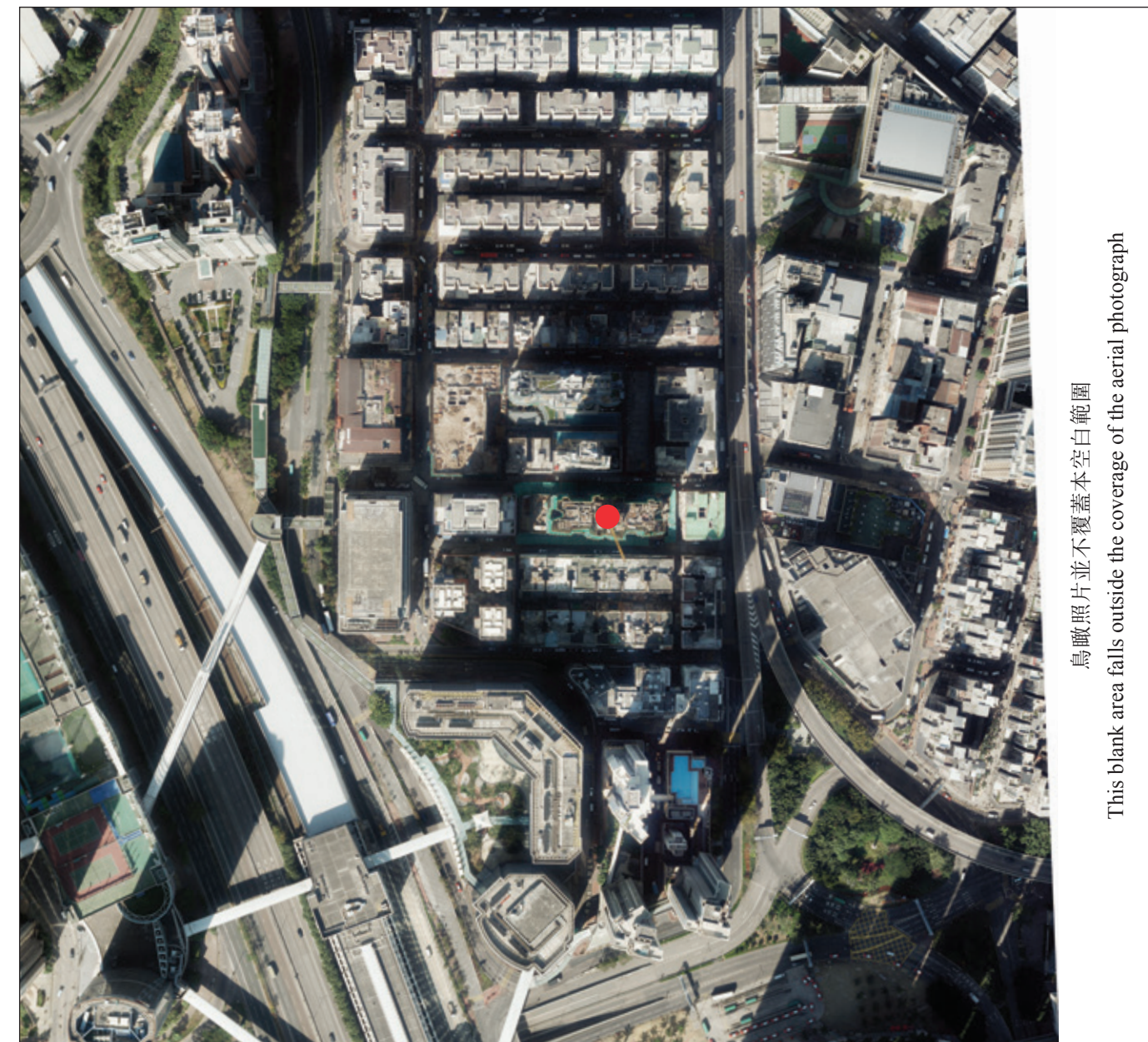
鳥瞰照片並不覆蓋
本空白範圍
This blank area falls
outside the coverage
of the aerial
photograph

● 發展項目的位置
Location of the Development

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摘錄自地政總署測繪處於2017年12月27日在6000呎飛行高度拍攝之鳥瞰照片，編號為E030847C。
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6000 feet, Photo No.E030847C dated 27th December 2017.

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



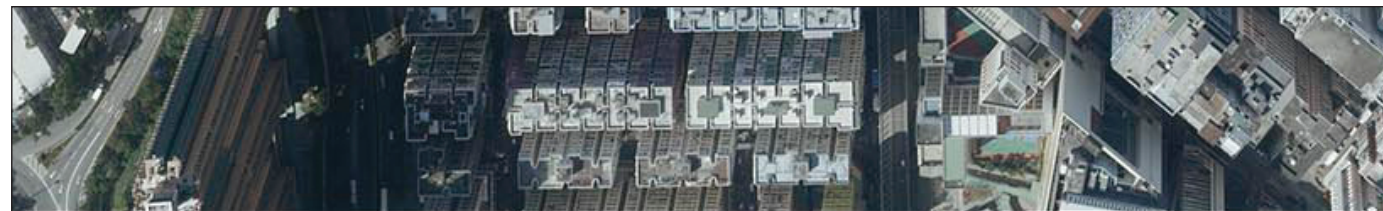
鳥瞰照片並不覆蓋本空白範圍
This blank area falls outside the coverage of the aerial photograph

● 發展項目的位置
Location of the Development

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摘錄自地政總署測繪處於2017年12月27日在6000呎飛行高度拍攝之鳥瞰照片，編號為E030846C。
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6000 feet, Photo No.E030846C dated 27th December 2017.

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



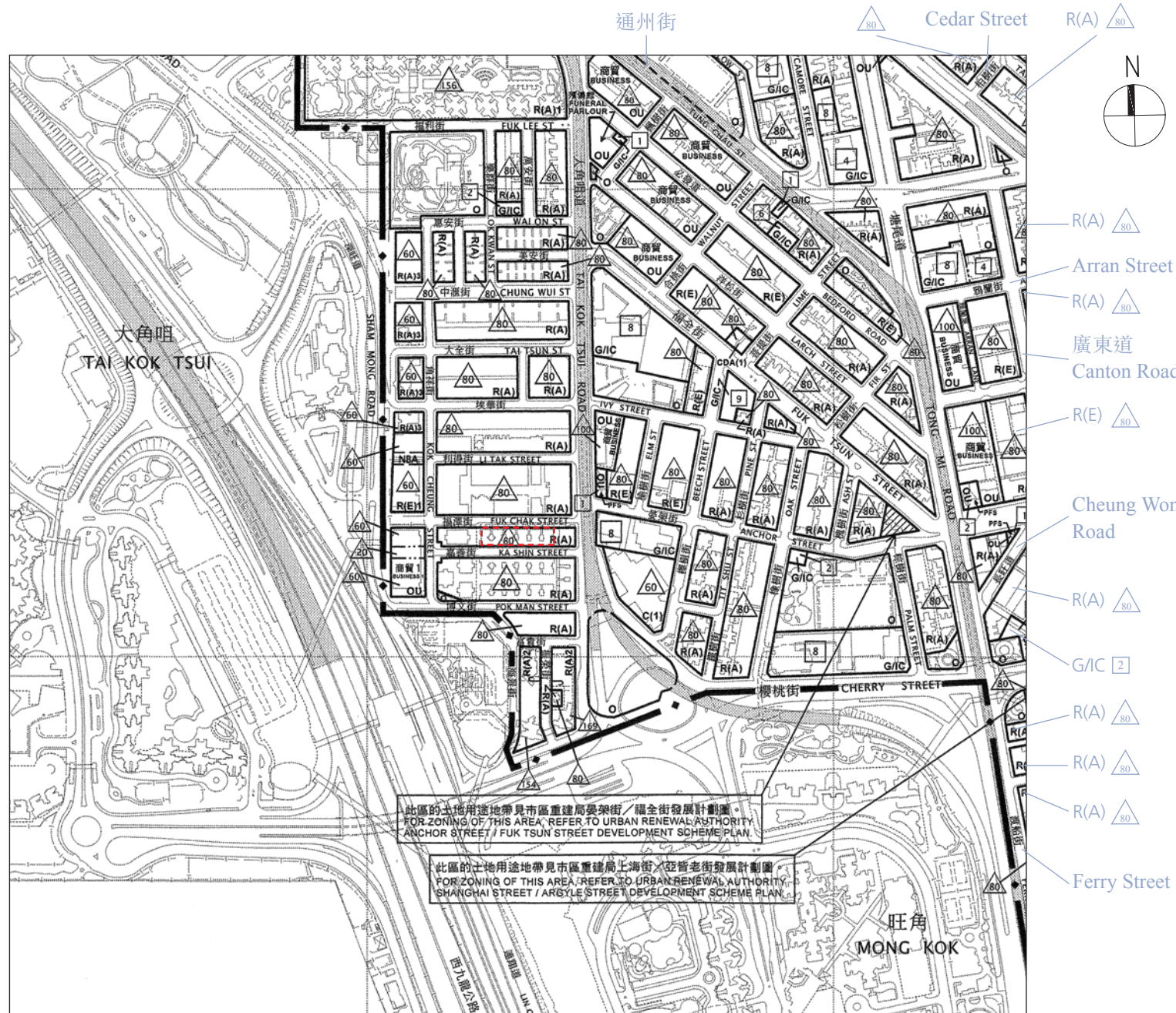
鳥瞰照片並不覆蓋本空白範圍
This blank area falls outside the coverage of the aerial photograph

● 發展項目的位置
Location of the Development

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摘錄自地政總署測繪處於2018年3月10日在6000呎飛行高度拍攝之鳥瞰照片，編號為E034156C。
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6000 feet, Photo No.E034156C dated 10th March 2018.

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



摘錄自2013年5月31日刊憲之旺角(九龍規劃區第3區)分區計劃大綱草圖，圖則編號為S/K3/30。
Excerpt from the Kowloon Planning Area No. 3 - Draft Mong Kok Outline Zoning Plan with Plan No. S/K3/30, gazetted on 31 May 2013.

圖例 NOTATION

地帶 ZONES

- C 商業
Commercial
- CDA 綜合發展區
Comprehensive Development Area
- R(A) 住宅(甲類)
Residential (Group A)
- R(E) 住宅(戊類)
Residential (Group E)
- G/I/C 政府、機構或社區
Government, Institution or Community
- O 休憩用地
Open Space
- OU 其他指定用途
Other Specified Uses

交通 COMMUNICATIONS

- 主要道路及路口
Major road and junction
- 高架道路
Elevated road

其他 MISCELLANEOUS

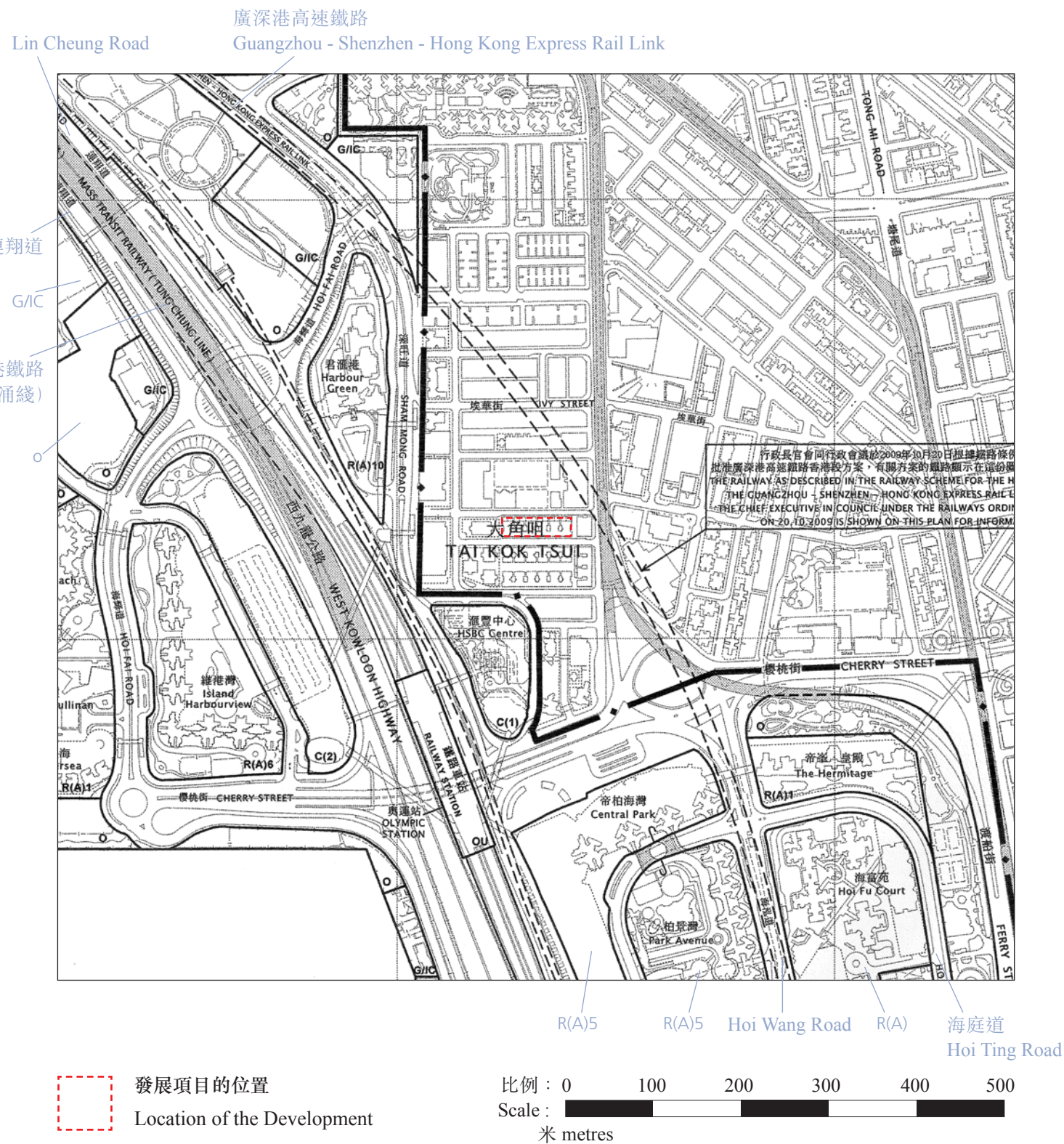
- 規劃範圍界線
Boundary of planning scheme
- 土地發展公司/市區重建局發展計劃圖範圍
Land Development Corporation/Urban Renewal Authority Development Scheme Plan Area
- 建築物高度管制區界線
Building Height Control Zone Boundary
- 最高建築物高度(在主水平基準上若干米)
Maximum Building Height (In metres above Principal Datum)
- 最高建築物高度(樓層數目)
Maximum Building Height (In number of storeys)
- P F S 加油站
Petrol Filling Station
- NBA 非建築用地
Non-Building Area

發展項目的位置
Location of the Development

比例：0 100 200 300 400 500
Scale: 米 metres

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

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



摘錄自2014年10月3日刊憲之西南九龍(九龍規劃第20區)分區計劃大綱核准圖，圖則編號為S/K20/30。
Excerpt from the Kowloon Planning Area No. 20 - Approved South West Kowloon Outline Zoning Plan with Plan No. S/K20/30, gazetted on 3 October 2014.

圖例 NOTATION

地帶 ZONES

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

其他 MISCELLANEOUS

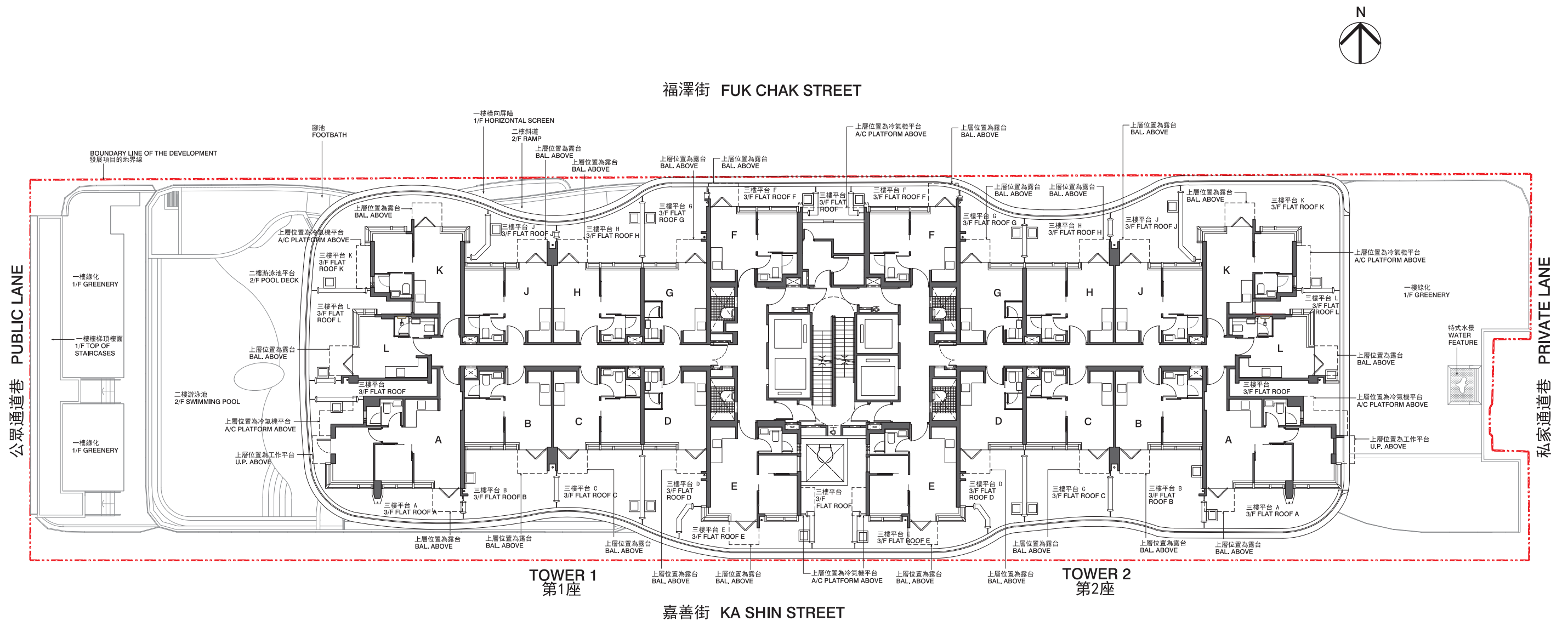
- 規劃範圍界線
Boundary of planning scheme
- 建築物高度管制區界線
Building Height Control Zone Boundary

交通 COMMUNICATIONS

- 鐵路及車站
Railway and Station
- 鐵路及車站(地下)
Railway and Station (underground)
- 主要道路及路口
Major road and junction
- 高架道路
Elevated road

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

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



- - - - - Boundary of the Development 發展項目的界線
- A/C Platform = Air-conditioning Platform 冷氣機平台
- BAL. = Balcony 露台
- U.P. = Utility Platform 工作平台

比例：
Scale: 0 5
米 metres

由發展項目的認可人士提供的該等建築物及設施的預計落成日期為2019年10月31日。
The estimated date of completion of these buildings and facilities, as provided by the authorized person for the development is 31 October 2019.

備註：圖中所示之發展項目住宅樓層佈局是參照適用於3樓住宅樓層之平面圖。
Note: The layout of the residential floor of the development shown in the plan is based on floor plan applicable to 3/F

10 發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

在本頁上之備註和圖例適用於全部的「發展項目的住宅物業的樓面平面圖」頁數。

The notes and legends on this page apply to all pages of "Floor plans of residential properties in the development".

樓面平面圖圖例

Legends of the Floor Plans

A/C UNIT	Air-conditioning Unit	冷氣機
BAL.	Balcony	露台
BAL. ABOVE	Balcony Above	上層位置為露台
BATH	Bathroom	浴室
BED RM.	Bedroom	睡房
BED RM. 1	Bedroom 1	睡房 1
BED RM. 2	Bedroom 2	睡房 2
C.D.	Cable Duct	電線管道
DN	Down	落
E.D.	Electric Cable Duct	電線管道
ELEC. ROOM	Electric Meter Room	電錶房
ELV	Extra Low Voltage Duct	弱電電線管道
F.H.	Fire Hydrant	消防栓
H.R.	Hose Reel	消防喉轆
LIV./DIN.	Living Room and Dining Room	客廳及飯廳
MASTER BED RM.	Master Bedroom	主人睡房
M. BATH	Master Bathroom	主人浴室
OPEN KIT.	Open Kitchen	開放式廚房
PD	Pipe Duct	管道
REFUSE RM.	Refuse Storage and Material Recovery Room	垃圾及物料回收室
T.D.	Telephone Duct	電話線管道
T.G.	Town Gas	煤氣
T.G. METER CABINET	Town Gas Meter Cabinet	煤氣錶櫃
TOP OF BAL.	Top of Balcony	露台上蓋
TOP OF U.P.	Top of Utility Platform	工作平台上蓋
U.P.	Utility Platform	工作平台
U.P. ABOVE	Utility Platform Above	上層位置為工作平台
WMC	Water Meter Cabinet	水錶櫃

備註：

1. 部分住宅單位的露台、平台、天台或外牆或設有外露之公用喉管，或外牆裝飾板內藏有公用喉管。
2. 部分住宅單位內之部分天花或有跌級樓板，用以安裝上層之機電設備或配合上層之結構、建築設計及/或裝修設計上的需要。
3. 部分住宅單位內或設有假陣或假天花用以安裝冷氣喉管及/或其他機電設備。
4. 平面圖所列之數字為以毫米標示之建築結構尺寸。
5. 各住宅物業的樓面平面圖內所展示之裝置及設備的圖標如浴缸、洗面盆、座廁、淋浴間、洗滌盆、櫃(如有)等乃根據最新經批准的建築圖則擬備，並形狀、尺寸、比例或與實際提供的裝置及設備存在差異，僅供示意及參考之用。

Notes:

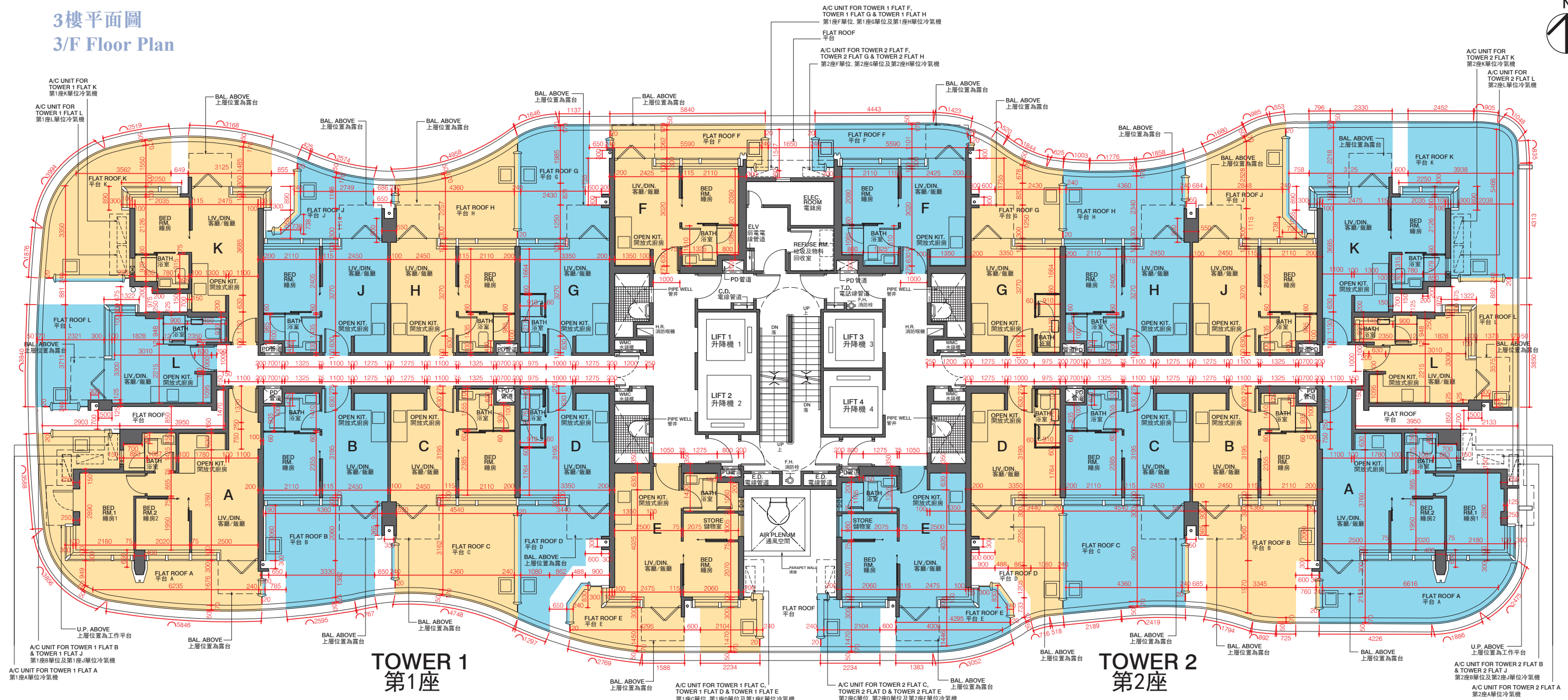
1. Common pipes exposed or enclosed in cladding may be located at the balcony, flat roof, roof or external wall of some residential units.
2. There may be sunken slabs at some parts of the ceiling inside some residential units for the installation of mechanical and electrical services of the floor above or due to the structural, architectural and/or decoration design requirements of the floor above.
3. There may be ceiling bulkheads or false ceiling inside some residential units for the installation of air-conditioning conduits and/or other mechanical and electrical services.
4. The dimensions of the floor plans are all structural dimensions in millimeter.
5. Those icons of fittings and fitments shown on the floor plans of residential properties like bathtubs, wash basins, water closets, shower cubicles, sink units, cabinets (if any) etc. are prepared in accordance with the latest approved building plans. Their shapes, dimensions, scales may be different from the fittings and fitments actually provided and they are for indication and reference only.

10 發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

3樓平面圖

3/F Floor Plan



比例：0米/M 5米/M
Scale: 0m/M 5m/M

每個住宅物業 Each Residential Property	座數 Tower	單位 Flat 樓層 Floor	A	B	C	D	E	F	G	H	J	K	L
層與層之間的高度 (毫米) Floor to Floor Height (mm)	1及2	3樓	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	1 and 2	3/F	150	150	150	150	150	150	150	150	150	150	150

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。請參閱本售樓說明書第20頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

備註：1. 平面圖所列的數字為以毫米標示之建築結構尺寸。
2. 平台空白位置為供維修大廈設備使用的公用地方。

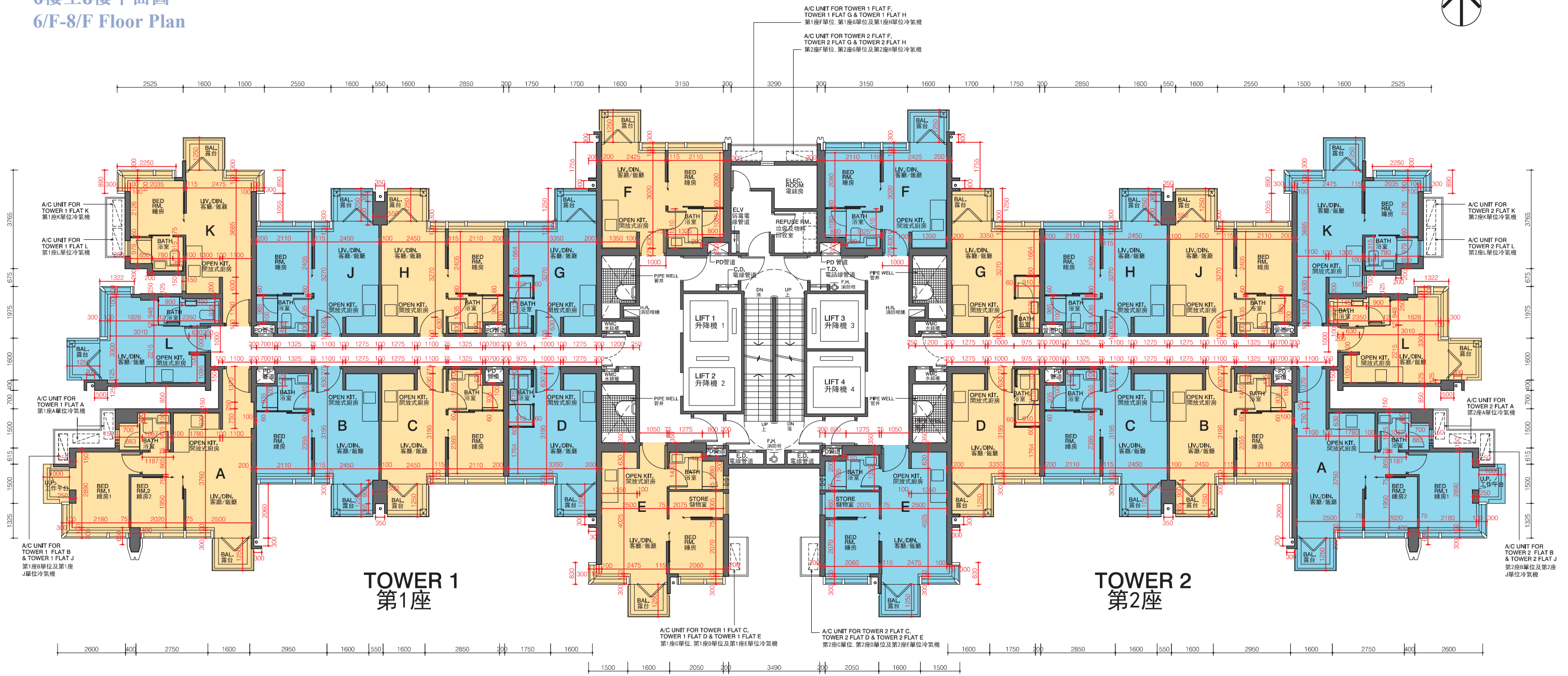
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. Please refer to page 20 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

Notes: 1. The dimensions in floor plans are all structural dimensions in millimeter.
2. Blank areas on flat roof are common areas for building facility maintenance.

10 發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

6樓至8樓平面圖 6/F-8/F Floor Plan



比例：0米/M 5米/M
Scale: 0m/M 5m/M

每個住宅物業 Each Residential Property	座數 Tower	單位 Flat 樓層 Floor	A	B	C	D	E	F	G	H	J	K	L
			層與層之間的高度 (毫米) Floor to Floor Height (mm)	1及2 1 and 2	6樓至8樓 6/F-8/F	3065	3065	3065	3065	3065	3065	3065	3065
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)			150	150	150	150	150	150	150	150	150	150	150

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。請參閱本售樓說明書第20頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

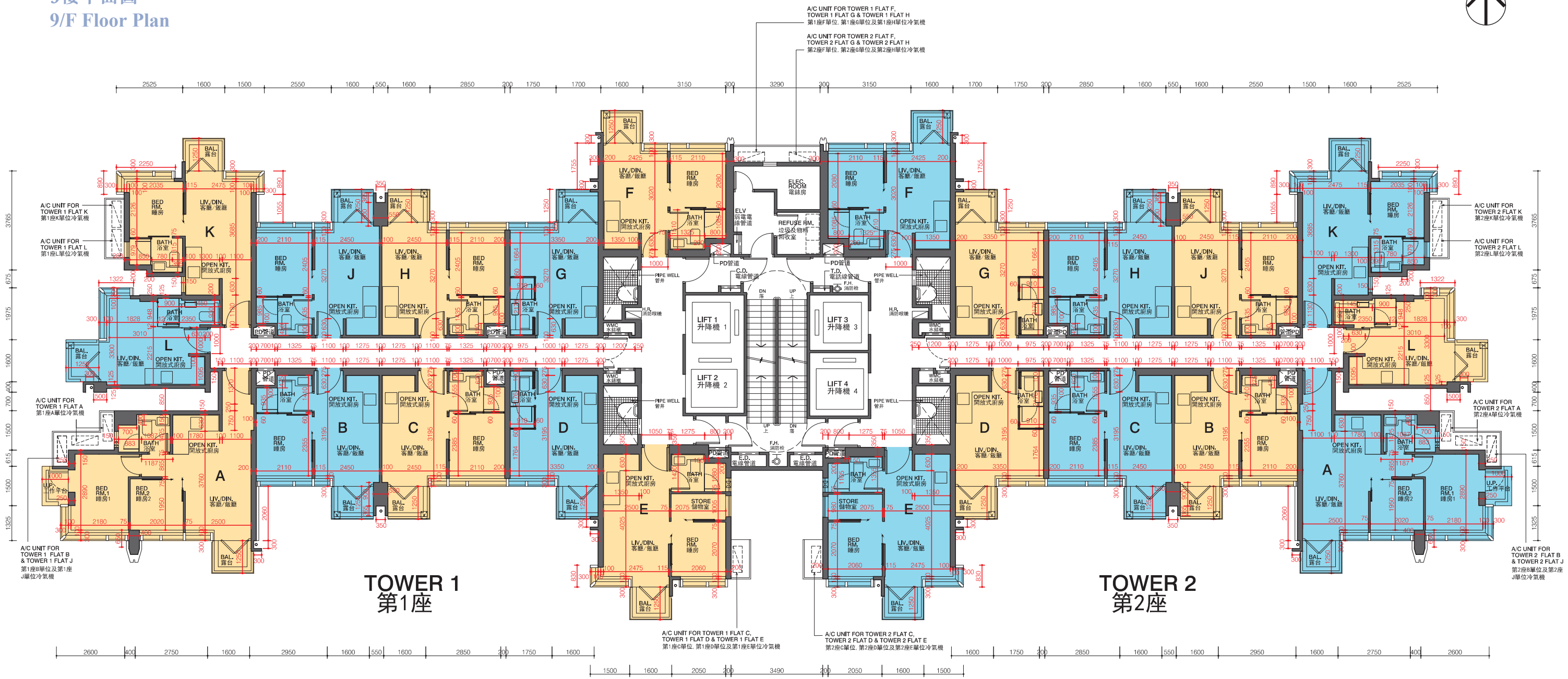
備註：1. 平面圖所列的數字為以毫米標示之建築結構尺寸。

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. Please refer to page 20 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

Notes: 1. The dimensions in floor plans are all structural dimensions in millimeter.

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

9樓平面圖 9/F Floor Plan



比例：0米/M 5米/M
Scale: 0m 5m

每個住宅物業 Each Residential Property	座數 Tower	單位 Flat 樓層 Floor	A	B	C	D	E	F	G	H	J	K	L
			層與層之間的高度 (毫米) Floor to Floor Height (mm)	1 及 2	9樓 9/F	3065	3065	3065	3065	3065	3065	3065	3065
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	1 and 2		150	150	150	150	150	150	150	150	150	150	150

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。請參閱本售樓說明書第20頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

備註：平面圖所列的數字為以毫米標示之建築結構尺寸。

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.

Please refer to page 20 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

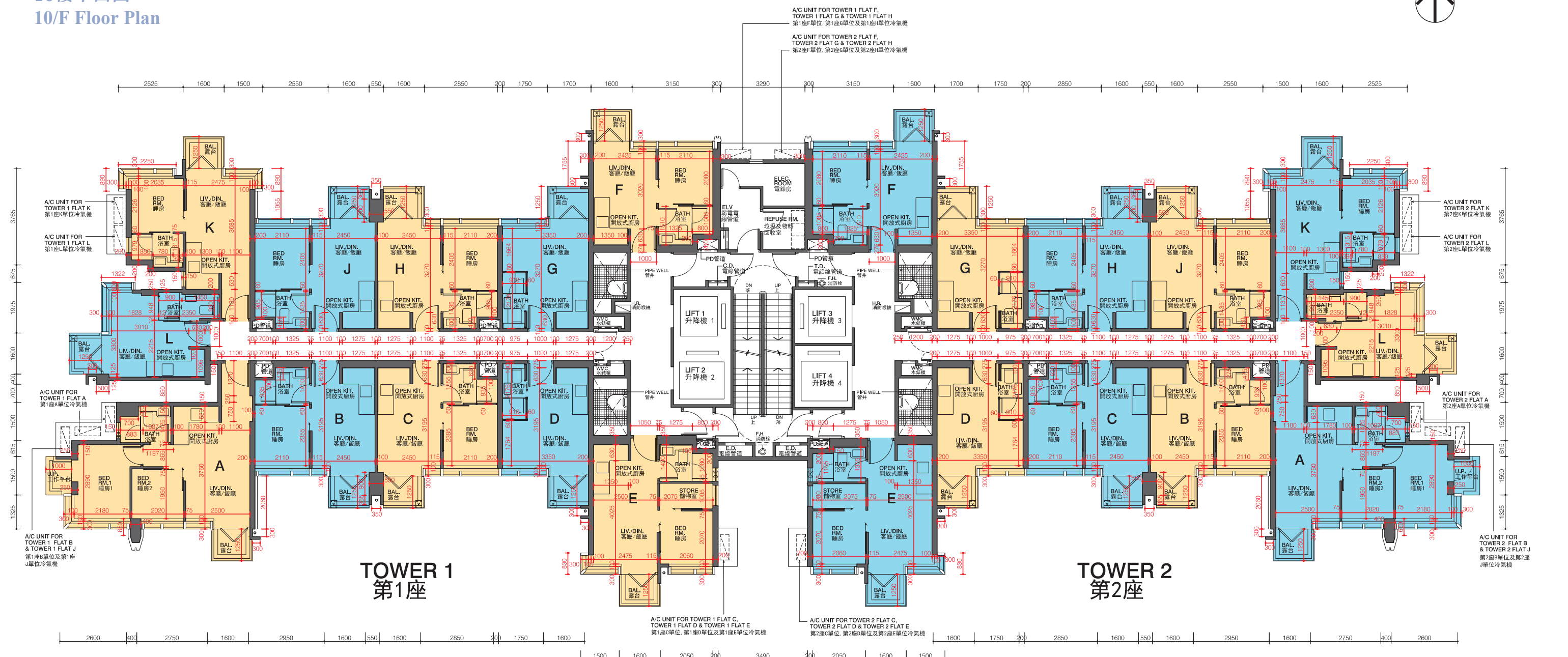
Notes: The dimensions in floor plans are all structural dimensions in millimeter.

10 發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

10樓平面圖

10/F Floor Plan



每個住宅物業 Each Residential Property	座數 Tower	樓層 Floor	單位 Flat											
			A	B	C	D	E	F	G	H	J	K	L	
層與層之間的高度 (毫米) Floor to Floor Height (mm)	1及2	10樓	3065	3065	3065	3065	3065	3065	3065	3065	3065	3065	3065	3065
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	1 and 2	10/F	150	150	150	150	150	150	150	150	150	150	150	150

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。請參閱本售樓說明書第20頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

備註：平面圖所列的數字為以毫米標示之建築結構尺寸。

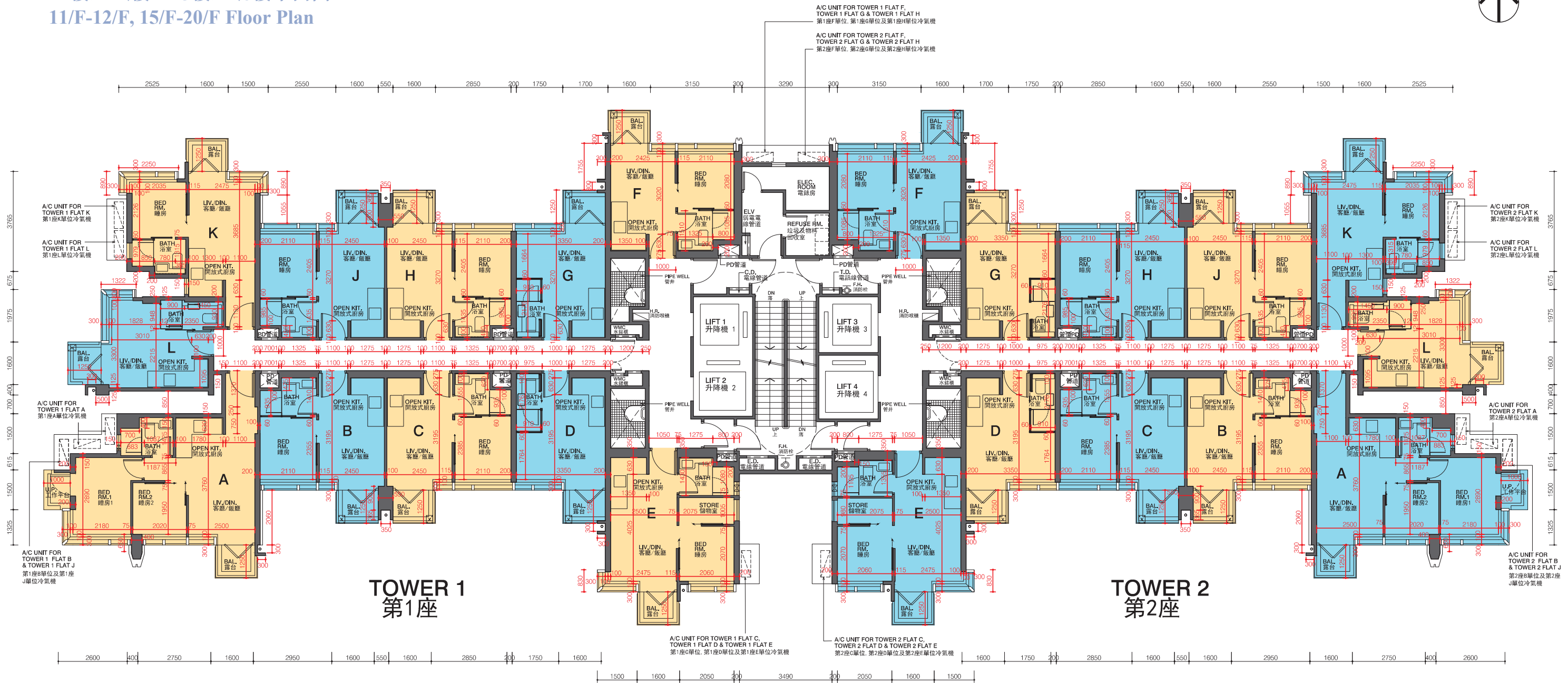
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Please refer to page 20 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

Notes: The dimensions in floor plans are all structural dimensions in millimeter.

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

11樓至12樓、15樓至20樓平面圖 11/F-12/F, 15/F-20/F Floor Plan



比例：0米/M 5米/M
Scale: 0m/M 5m/M

每個住宅物業 Each Residential Property	座數 Tower	單位 Flat 樓層 Floor	A	B	C	D	E	F	G	H	J	K	L
			層與層之間的高度 (毫米) Floor to Floor Height (mm)	1及2 1 and 2	11樓至12樓, 15樓至20樓 11/F-12/F, 15/F-20/F	3065	3065	3065	3065	3065	3065	3065	3065
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)			150	150	150	150	150	150	150	150	150	150	150

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。請參閱本售樓說明書第20頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

備註：平面圖所列的數字為以毫米標示之建築結構尺寸。

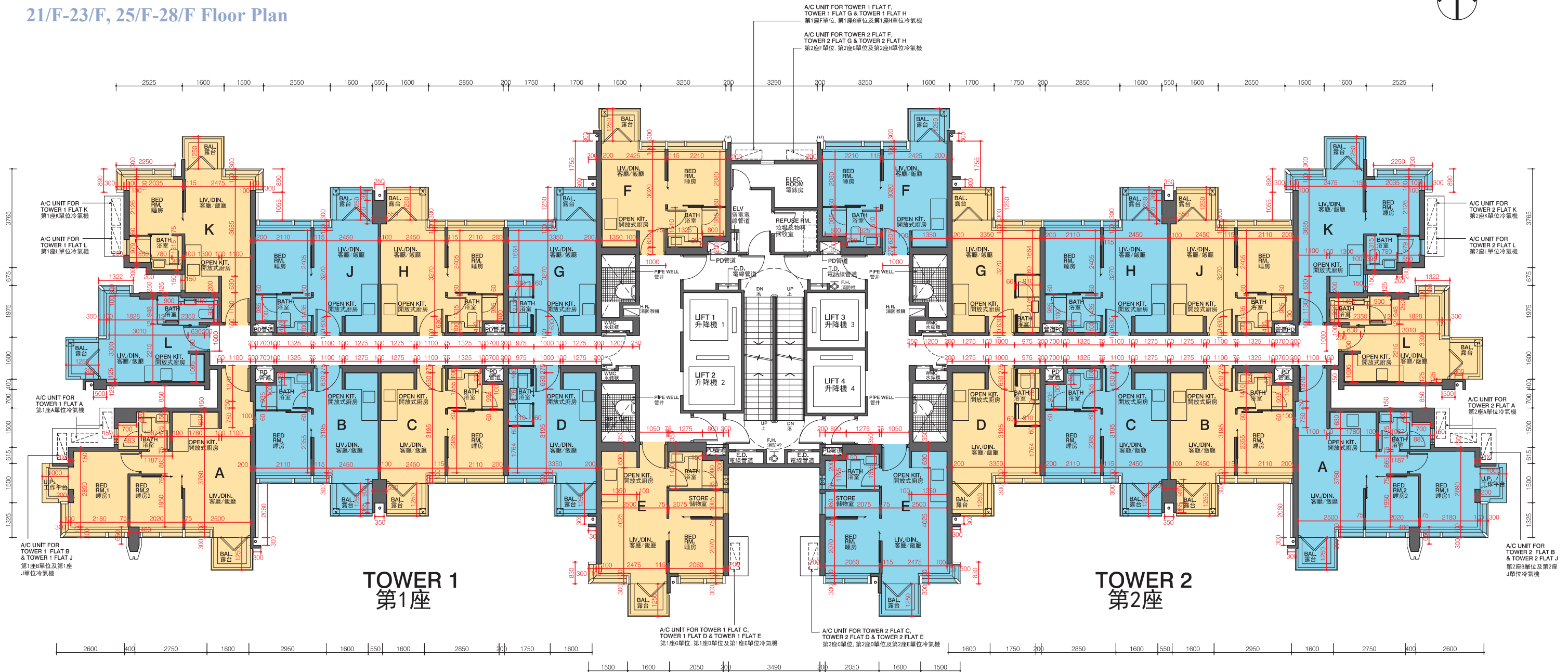
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Please refer to page 20 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

Notes: The dimensions in floor plans are all structural dimensions in millimeter.

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

21樓至23樓、25樓至28樓平面圖 21/F-23/F, 25/F-28/F Floor Plan



比例：0米/M 5米/M
Scale: 0m/M 5m/M

每個住宅物業 Each Residential Property	座數 Tower	單位 Flat 樓層 Floor	A	B	C	D	E	F	G	H	J	K	L
			層與層之間的高度 (毫米) Floor to Floor Height (mm)	1及2 1 and 2	21樓至23樓, 25樓至28樓 21/F-23/F, 25/F-28/F	3065	3065	3065	3065	3065	3065	3065	3065
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)			150	150	150	150	150	150	150	150	150	150	150

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
請參閱本售樓說明書第20頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

備註：平面圖所列的數字為以毫米標示之建築結構尺寸。

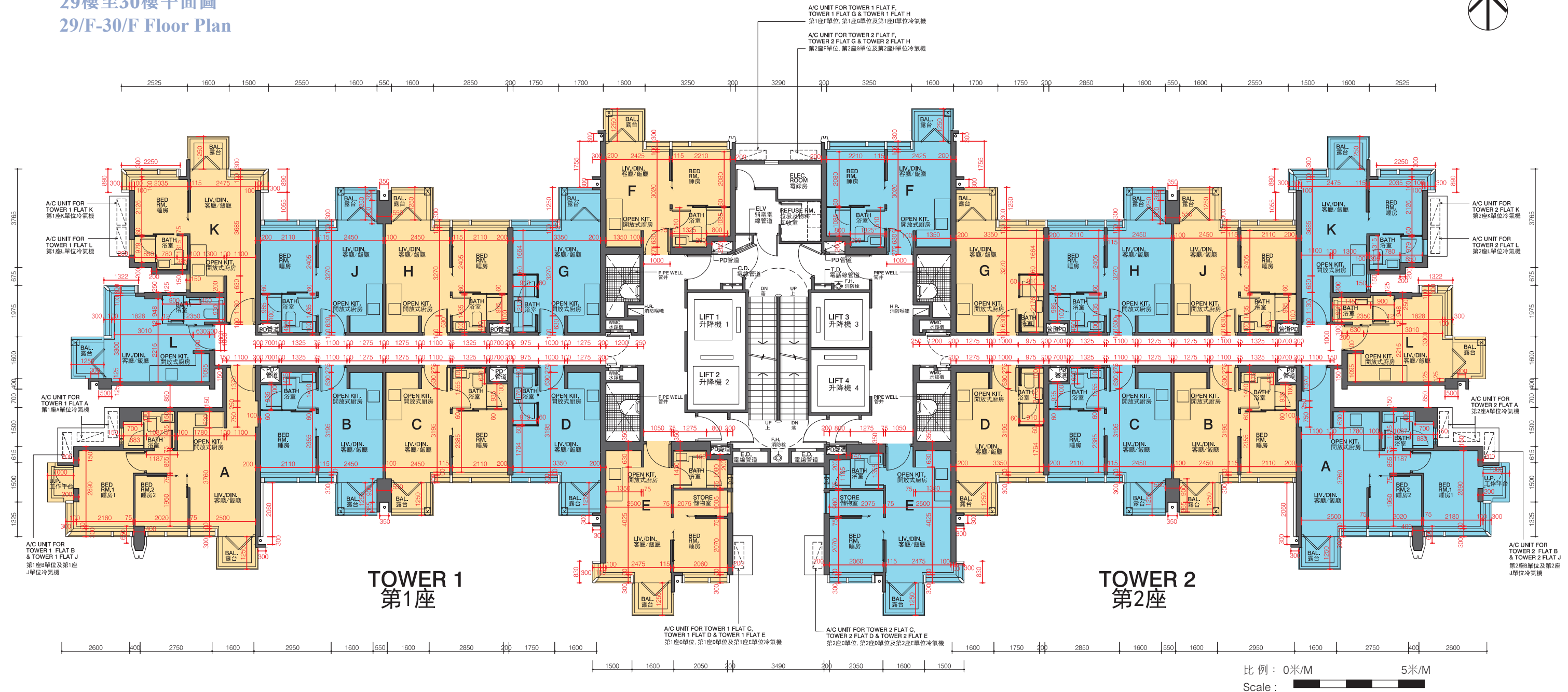
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Please refer to page 20 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

Notes: The dimensions in floor plans are all structural dimensions in millimeter.

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

29樓至30樓平面圖 29/F-30/F Floor Plan



每個住宅物業 Each Residential Property	座數 Tower	單位 Flat 樓層 Floor	A	B	C	D	E	F	G	H	J	K	L
			層與層之間的高度 (毫米) Floor to Floor Height (mm)	1及2 1 and 2	29樓 29/F	3500	3500	3500	3500	3500	3500	3500	3500
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		30樓 30/F	3150, 3200, 3250, 3400, 3500	3500	3150, 3400, 3425, 3500	3225, 3500	3150, 3200, 3300, 3400, 3425, 3500	3200, 3300, 3500	3225, 3500	3150, 3250, 3400, 3425, 3500	3150, 3400, 3425, 3500	3050, 3200, 3300, 3400, 3500	3200, 3500
		29樓至30樓 29/F-30/F	150	150	150	150	150	150	150	150	150	150	150

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
請參閱本售樓說明書第20頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

備註：平面圖所列的數字為以毫米標示之建築結構尺寸。

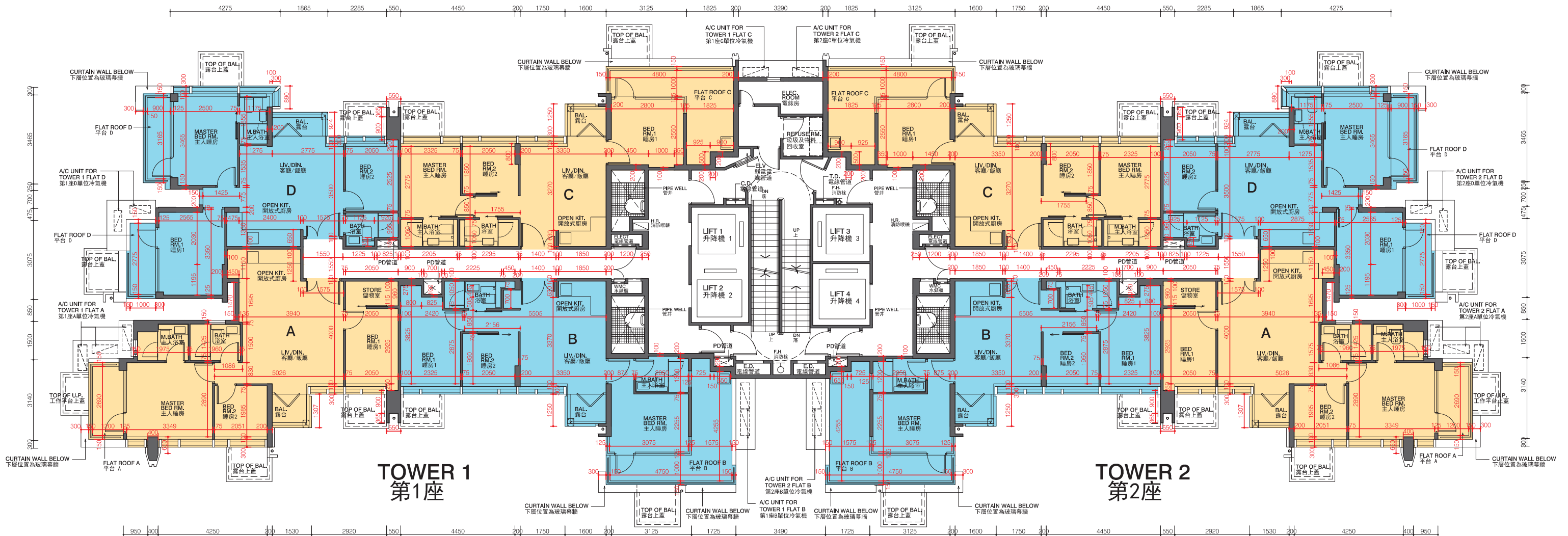
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Please refer to page 20 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

Notes: The dimensions in floor plans are all structural dimensions in millimeter.

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

31樓平面圖 31/F Floor Plan



比例：0米/M 5米/M
Scale: 0m/M 5m/M

每個住宅物業 Each Residential Property	座數 Tower	單位 Flat				
		樓層 Floor	A	B	C	D
層與層之間的高度 (毫米) Floor to Floor Height (mm)	1及2	31樓	3500	3500	3050, 3400, 3500	3050, 3400, 3500
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	1 and 2	31/F	200	200	200	200

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。請參閱本售樓說明書第20頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

備註：平面圖所列的數字為以毫米標示之建築結構尺寸。

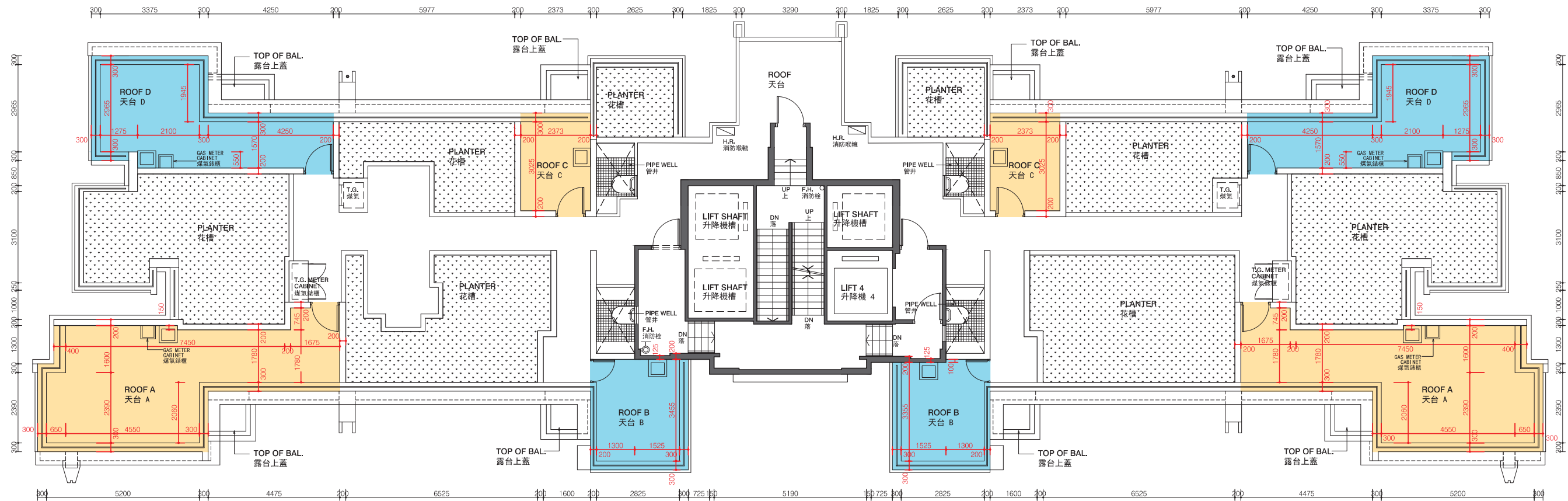
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Please refer to page 20 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

Notes: The dimensions in floor plans are all structural dimensions in millimeter.

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

天台平面圖 Roof Plan



比例：0米/M 5米/M
Scale :

每個住宅物業 Each Residential Property	座數 Tower	樓層 Floor	A	B	C	D
層與層之間的高度(毫米) Floor to Floor Height (mm)	1及2 1 and 2	天台 Roof	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)			不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable

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。請參閱本售樓說明書第20頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

- 備註：1. 平面圖所列的數字為以毫米標示之建築結構尺寸。
2. 有關天台的位置在該發展項目經建築事務監督批准的建築圖則上列為私人天台，實際上其用途為天台，而其面積將以天台計算。

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. Please refer to page 20 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

- Notes: 1. The dimensions in floor plans are all structural dimensions in millimeter.
2. For the location of the roof, it was specified as private flat roof in the general building plans of the development approved by the Building Authority. In practice, it is a roof and its area is calculated under the roof.

11 發展項目中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積(包括露台, 工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
座數 Tower	樓層 Floor	單位 Flat		空調機房 Air-conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第1座 Tower 1	3樓 3/F	A	35.229 (379) 露台Balcony: -- 工作平台Utility Platform: --	-	-	-	16.307 (176)	-	-	-	-	-	-
		B	21.344 (230) 露台Balcony: -- 工作平台Utility Platform: --	-	-	-	13.360 (144)	-	-	-	-	-	-
		C	21.423 (231) 露台Balcony: -- 工作平台Utility Platform: --	-	-	-	14.739 (159)	-	-	-	-	-	-
		D	16.329 (176) 露台Balcony: -- 工作平台Utility Platform: --	-	-	-	9.362 (101)	-	-	-	-	-	-
		E	26.855 (289) 露台Balcony: -- 工作平台Utility Platform: --	-	-	-	9.567 (103)	-	-	-	-	-	-
		F	21.624 (233) 露台Balcony: -- 工作平台Utility Platform: --	-	-	-	6.121 (66)	-	-	-	-	-	-
		G	15.928 (171) 露台Balcony: -- 工作平台Utility Platform: --	-	-	-	11.117 (120)	-	-	-	-	-	-
		H	21.076 (227) 露台Balcony: -- 工作平台Utility Platform: --	-	-	-	11.069 (119)	-	-	-	-	-	-
		J	21.081 (227) 露台Balcony: -- 工作平台Utility Platform: --	-	-	-	7.205 (78)	-	-	-	-	-	-
		K	23.833 (257) 露台Balcony: -- 工作平台Utility Platform: --	-	-	-	19.034 (205)	-	-	-	-	-	-
L	15.906 (171) 露台Balcony: -- 工作平台Utility Platform: --	-	-	-	8.600 (93)	-	-	-	-	-	-		

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部分別計算得出的。
備註：上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據 1 平方米 = 10.764 平方呎換算，並四捨五入至整數。

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes: Areas in square metre as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

11 發展項目中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積(包括露台, 工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)										
座數 Tower	樓層 Floor	單位 Flat		空調機房 Air-conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard	
第1座 Tower 1	6樓至12樓、 15樓至23樓、 25樓至30樓 6/F-12/F, 15/F-23/F, 25/F-30/F	A	38.713 (417) 露台Balcony: 2.000 (22) 工作平台Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	
		B	23.344 (251) 露台Balcony: 2.000 (22) 工作平台Utility Platform: --	-	-	-	-	-	-	-	-	-	-	-
		C	23.423 (252) 露台Balcony: 2.000 (22) 工作平台Utility Platform: --	-	-	-	-	-	-	-	-	-	-	-
		D	18.329 (197) 露台Balcony: 2.000 (22) 工作平台Utility Platform: --	-	-	-	-	-	-	-	-	-	-	-
		E	28.855 (311) 露台Balcony: 2.000 (22) 工作平台Utility Platform: --	-	-	-	-	-	-	-	-	-	-	-
		F	23.499 (253) 露台Balcony: 2.000 (22) 工作平台Utility Platform: --	-	-	-	-	-	-	-	-	-	-	-
		G	18.053 (194) 露台Balcony: 2.000 (22) 工作平台Utility Platform: --	-	-	-	-	-	-	-	-	-	-	-
		H	23.076 (248) 露台Balcony: 2.000 (22) 工作平台Utility Platform: --	-	-	-	-	-	-	-	-	-	-	-
		J	23.081 (248) 露台Balcony: 2.000 (22) 工作平台Utility Platform: --	-	-	-	-	-	-	-	-	-	-	-
		K	25.833 (278) 露台Balcony: 2.000 (22) 工作平台Utility Platform: --	-	-	-	-	-	-	-	-	-	-	-
L	17.906 (193) 露台Balcony: 2.000 (22) 工作平台Utility Platform: --	-	-	-	-	-	-	-	-	-	-	-		

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部分別計算得出的。
備註：上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米 = 10.764平方呎換算，並四捨五入至整數。

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes: Areas in square metre as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

11 發展項目中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積(包括露台, 幕牆及外牆(如有)) 平方米(平方呎) Saleable Area (including balcony, curtain wall and pre-cast façade, 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.)									
座數 Tower	樓層 Floor	單位 Flat		空調機房 Air-conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第1座 Tower 1	31樓 31/F	A	58.715 (632) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	3.202 (34)	-	-	29.343 (316)	-	-	-
		B	51.753 (557) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	10.226 (110)	-	-	9.760 (105)	-	-	-
		C	47.286 (509) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	9.227 (99)	-	-	7.178 (77)	-	-	-
		D	53.802 (579) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	5.624 (61)	-	-	18.305 (197)	-	-	-

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部分別計算得出的。
備註：上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米 = 10.764平方呎換算，並四捨五入至整數。

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes: Areas in square metre as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

11 發展項目中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積(包括露台, 工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
座數 Tower	樓層 Floor	單位 Flat		空調機房 Air-conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第2座 Tower 2	3樓 3/F	A	35.229 (379) 露台Balcony: -- 工作平台Utility Platform: --	-	-	-	13.379 (144)	-	-	-	-	-	-
		B	21.344 (230) 露台Balcony: -- 工作平台Utility Platform: --	-	-	-	15.209 (164)	-	-	-	-	-	-
		C	21.423 (231) 露台Balcony: -- 工作平台Utility Platform: --	-	-	-	16.184 (174)	-	-	-	-	-	-
		D	16.329 (176) 露台Balcony: -- 工作平台Utility Platform: --	-	-	-	8.986 (97)	-	-	-	-	-	-
		E	26.600 (286) 露台Balcony: -- 工作平台Utility Platform: --	-	-	-	9.445 (102)	-	-	-	-	-	-
		F	21.624 (233) 露台Balcony: -- 工作平台Utility Platform: --	-	-	-	6.211 (67)	-	-	-	-	-	-
		G	15.928 (171) 露台Balcony: -- 工作平台Utility Platform: --	-	-	-	8.021 (86)	-	-	-	-	-	-
		H	21.076 (227) 露台Balcony: -- 工作平台Utility Platform: --	-	-	-	10.527 (113)	-	-	-	-	-	-
		J	21.081 (227) 露台Balcony: -- 工作平台Utility Platform: --	-	-	-	10.978 (118)	-	-	-	-	-	-
		K	23.833 (257) 露台Balcony: -- 工作平台Utility Platform: --	-	-	-	22.940 (247)	-	-	-	-	-	-
L	15.906 (171) 露台Balcony: -- 工作平台Utility Platform: --	-	-	-	5.120 (55)	-	-	-	-	-	-		

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部分別計算得出的。
備註：上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米 = 10.764平方呎換算，並四捨五入至整數。

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11 發展項目中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積(包括露台, 工作平台, 幕牆及外牆 (如有))平方米(平方呎) Saleable Area (including balcony, utility platform curtain wall and pre-cast façade, if any) sq.metre (sq.ft.)	其他指明項目的面積(不計入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)											
座數 Tower	樓層 Floor	單位 Flat		空調機房 Air-conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard		
第2座 Tower 2	6樓至12樓、 15樓至23樓、 25樓至30樓 6/F-12/F, 15/F-23/F, 25/F-30/F	A	38.713 (417) 露台Balcony: 2.000 (22) 工作平台Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-		
		B	23.344 (251) 露台Balcony: 2.000 (22) 工作平台Utility Platform: --	-	-	-	-	-	-	-	-	-	-	-	
		C	23.423 (252) 露台Balcony: 2.000 (22) 工作平台Utility Platform: --	-	-	-	-	-	-	-	-	-	-	-	-
		D	18.329 (197) 露台Balcony: 2.000 (22) 工作平台Utility Platform:--	-	-	-	-	-	-	-	-	-	-	-	-
		E	28.600 (308) 露台Balcony: 2.000 (22) 工作平台Utility Platform: --	-	-	-	-	-	-	-	-	-	-	-	-
		F	23.499 (253) 露台Balcony: 2.000 (22) 工作平台Utility Platform: --	-	-	-	-	-	-	-	-	-	-	-	-
		G	18.053 (194) 露台Balcony: 2.000 (22) 工作平台Utility Platform: --	-	-	-	-	-	-	-	-	-	-	-	-
		H	23.076 (248) 露台Balcony: 2.000 (22) 工作平台Utility Platform: --	-	-	-	-	-	-	-	-	-	-	-	-
		J	23.081 (248) 露台Balcony: 2.000 (22) 工作平台Utility Platform: --	-	-	-	-	-	-	-	-	-	-	-	-
		K	25.833 (278) 露台Balcony: 2.000 (22) 工作平台Utility Platform: --	-	-	-	-	-	-	-	-	-	-	-	-
L	17.906 (193) 露台Balcony: 2.000 (22) 工作平台Utility Platform: --	-	-	-	-	-	-	-	-	-	-	-	-		

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部分別計算得出的。
備註：上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米 = 10.764平方呎換算，並四捨五入至整數。

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11 發展項目中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積(包括露台, 幕牆及外牆(如有)) 平方米(平方呎) Saleable Area (including balcony, curtain wall and pre-cast façade, 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.)									
座數 Tower	樓層 Floor	單位 Flat		空調機房 Air-conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第2座 Tower 2	31樓 31/F	A	58.714 (632) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	3.202 (34)	-	-	29.343 (316)	-	-	-
		B	51.587 (555) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	10.153 (109)	-	-	9.608 (103)	-	-	-
		C	47.286 (509) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	9.227 (99)	-	-	7.178 (77)	-	-	-
		D	53.802 (579) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	5.624 (61)	-	-	18.305 (197)	-	-	-

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部分別計算得出的。
備註：上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米 = 10.764平方呎換算，並四捨五入至整數。

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

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不適用

Not Applicable

13 臨時買賣合約的摘要

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

1. 買方在簽立臨時買賣合約時向賣方(擁有人)繳付相等於樓價5%之臨時訂金。
 2. 買方在簽署臨時買賣合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有。
 3. 如買方沒有在訂立該臨時買賣合約之後的5個工作日內簽立正式買賣合約 —
 - i. 該臨時買賣合約即告終止；及
 - ii. 買方支付的臨時訂金，即予沒收；及
 - iii. 賣方（擁有人）不得就買方沒有簽立正式買賣合約，而對買方提出進一步申索。
1. A preliminary deposit which is equal to 5% of the purchase price is payable by the purchaser to the vendor (the owner) upon signing of the preliminary agreement for sale and purchase.
 2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement for sale and purchase will be held by a firm of solicitors acting for the owner, as stakeholders.
 3. If the purchaser fails to sign the formal agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement for sale and purchase -
 - i. that preliminary agreement for sale and purchase is terminated; and
 - ii. the preliminary deposit paid by the purchaser is forfeited; and
 - iii. the vendor (the owner) does not have any further claim against the purchaser for the failure.

A. 發展項目的公用部分

1. 「公用地方與設施」統指「屋苑公用地方與設施」及「住宅公用地方與設施」，每類公用地方與設施在適用的情況下包括在《建築物管理條例》第2條所列出「公用部分」的定義所包含的適當及有關部分；及如個別處置商業發展項目的單位時，在有關商業發展項目的副公契或契約內所定義的該等商業發展項目公用地方與設施。
2. 「屋苑公用地方與設施」統指「屋苑公用地方」及「屋苑公用設施」。
3. 「住宅公用地方與設施」統指「住宅公用地方」及「住宅公用設施」。
4. 「屋苑公用地方」指擬供屋苑整體而並非只供任何個別單位或其任何部分公用及共享的屋苑部分，受公契的條款所約束及所有現存的權利及通行權(如有的話)所規限，每位業主及佔用人可與其他屋苑業主及佔用人共用該等部分，當中包括但不限於：-
 - (a) 不屬於或不構成商業發展項目或住宅發展項目一部分的該等地基、柱、樑、樓板及其他結構性支承物及元素；
 - (b) 斜坡及護土牆(如有的話)；
 - (c) 提供安裝或使用天線廣播分導或電訊網絡設施的地方；
 - (d) 在附於公契的圖則上顯示為「屋苑公用地方」屋苑地下及以上而非構成商業發展項目或住宅發展項目一部分的屋苑外牆(包括在外牆上的玻璃幕牆及簷篷、建築鱗片及在其上的特色)及在附於公契的圖則上顯示為「屋苑公用地方」的下層天台、上層天台及頂層天台水平的屋苑外牆；
 - (e) 所有在附於公契的圖則上顯示為「屋苑公用地方」的屋苑部分及在附於公契的圖則上顯示為「綠化面積」之屋苑公用地方內的綠化面積部分；
 - (f) 位於屋苑地下供屋苑整體而並非只供其任何個別單位或其任何部分所用渠蓋下的溝槽、污水管、排水渠或喉管；及
 - (g) 由第一業主按照公契的條款在任何時候指定用作「屋苑公用地方」的額外地方。
5. 「屋苑公用設施」指擬供屋苑整體而並非只供其任何個別單位或其任何部分公用及共享的屋苑設施，並受公契的條款所約束，每位業主及佔用人可與其他屋苑業主及佔用人共用該等設施，當中包括但不限於公共天線、所有訊號接收器、污水管、排水渠、雨水渠、水道(特別是位於屋苑地下供屋苑整體而並非只供其任何個別單位或其任何部分所用渠蓋下的溝槽、污水管、排水渠或喉管)、電纜、喉管、電線、導管、總沖廁水管、總食水管，基於保安理由而安裝在屋苑公共地方的閉路電視及其他設施及設備、屋苑機械設備和其他類似的裝置、設施或服務、電力變壓房、電纜設施及為屋苑提供電力的所有關連設施及輔助電力裝置、設備和設施、及由第一業主按照公契的條款在任何時候指定用作「屋苑公用設施」的額外裝置及設施。
6. 「住宅公用地方」指擬供住宅發展項目整體而並非只供個別住宅單位公用及共享的住宅發展項目部分，受公契的條款所約束，每位住宅單位的業主及佔用人可與其他住宅單位業主及佔用人共用該等部分，當中包括但不限於：-
 - (a) 在附於公契的圖則上顯示為「住宅公用地方」屋苑3樓以下而非構成商業發展項目或屋苑公用地方的屋苑外牆；
 - (b) 屋苑3樓及以上而非構成屋苑公用地方或住宅單位的屋苑外牆，當中包括但不限於：-
 - (1) 在其上的建築鱗片及特色；
 - (2) 毗連住宅單位的冷氣機平台(包括其百葉窗(如有的話))，或指定用作該用途的其他地方(如有的話)；及
 - (3) 屋苑的玻璃幕牆結構，包括但不限於豎框及面版(但不包括(i)玻璃幕牆結構可開啟的部分；及(ii)完全包圍或面向住宅單位的玻璃嵌板，而上述可開啟部分及玻璃嵌板則構成有關住宅單位的部分)。
為免生疑問，任何構成屋苑玻璃幕牆結構一部分而非完全包圍一個住宅單位，反而伸延跨越兩個或以上住宅單位的玻璃嵌板則構成住宅公用地方一部分；
但不包括構成相關住宅單位的露台、工作平台、平台或天台的玻璃欄杆、金屬欄杆或欄杆；
 - (c) 康樂地方與設施；

- (d) 管理員、看守員及管理公司職員的辦公室及/或櫃台，包括位於住宅發展項目大堂供保安人員使用的櫃枱及警衛室；
- (e) 屋苑的庇護層；
- (f) 所有在附於公契的圖則上顯示為「住宅公用地方」的屋苑部分及在附於公契的圖則上顯示為「綠化面積」之住宅公用地方內的綠化面積部分；及
- (g) 由第一業主按照公契的條款在任何時候指定用作「住宅公用地方」的額外地方。

7. 「住宅公用設施」指擬供住宅發展項目整體而並非只供個別住宅單位公用及共享的屋苑設施，受公契的條款所約束，每位住宅單位的業主及佔用人可與其他住宅單位業主及佔用人共用該等設施，當中包括但不限於所有設於住宅公用地方指定的升降機、電線、電纜、導管、喉管、排水渠、基於保安理由而安裝在住宅公用地方的閉路電視及其他設施及設備、位於康樂地方與設施的運動及康樂設施，專屬住宅發展項目的所有機電裝置及設備，以及由第一業主按照公契的條款在任何時候指定用作「住宅公用設施」的額外裝置及設施。
8. 商業發展項目的現任業主，及經有關商業發展項目的副公契訂立後，每一個位於商業發展項目1樓的單位的現任業主、其租戶、租客、傭僕、代理、合法佔用人及受許可人及其真正訪客，如乃傷殘人士及/或長者(與所有其他具有同等權利之人等)，在已支付按照公契及任何相關的副公契其應分擔的所有款項(但仍受制於政府批地文件、公契、任何相關的副公契、屋苑規則之條文和公契及或任何相關的副公契所賦予管理人及第一業主享有之權利)之下，為了及只為了進出位於商業發展項目1樓的單位，擁有全權和自由在管理的人指示下，通過、往復通過、及使用位於屋苑地下及1樓各自的升降機大堂及管理人不時指明的客用升降機(均構成住宅公用地方與設施一部分)。管理人就任何人士是否傷殘及/或長者所作的決定將作終論並對該等人士及任何業主及/或相關人士具約束力。

B. 分配予發展項目中的每個住宅物業的不可分割份數的數目

第1座												
室 樓層*	A	B	C	D	E	F	G	H	J	K	L	
3樓	36/16000	22/16000	22/16000	16/16000	26/16000	21/16000	16/16000	22/16000	21/16000	24/16000	15/16000	
6樓至30樓	38/16000	23/16000	23/16000	18/16000	28/16000	23/16000	18/16000	23/16000	23/16000	25/16000	17/16000	
31樓	60/16000	52/16000	47/16000	54/16000	-	-	-	-	-	-	-	

*備註: 不設4樓、13樓、14樓及24樓。

第2座												
室 樓層*	A	B	C	D	E	F	G	H	J	K	L	
3樓	36/16000	22/16000	22/16000	16/16000	26/16000	21/16000	15/16000	22/16000	22/16000	25/16000	15/16000	
6樓至30樓	38/16000	23/16000	23/16000	18/16000	28/16000	23/16000	18/16000	23/16000	23/16000	25/16000	17/16000	
31樓	60/16000	52/16000	47/16000	54/16000	-	-	-	-	-	-	-	

*備註: 不設4樓、13樓、14樓及24樓。

C. 發展項目的管理人的委任年期

管理人首屆任期由簽訂公契日期起計兩年，其後續任至按公契的條文終止其管理人的委任為止。

D. 發展項目中的住宅物業的業主之間分擔管理開支的計算基準

每個住宅單位的業主應在每個曆月首日預繳按住宅管理預算案其應繳的年度開支份額的十二份之一的管理費，以分擔發展項目的管理開支(包括管理人費用)。該應繳的份額比例，應與分配給該業主的住宅單位的管理份數佔分配給發展項目內所有住宅單位的總管理份數的比例相同。

E. 計算管理費按金的基準

管理費按金相等於每個業主就其單位按首個住宅管理預算案釐定而須繳交的三個月管理費。

F. 業主在發展項目中保留作自用的範圍(如有的話)

不適用。

註: 除非本售樓說明書另有規定，本公契的摘要內所採用的詞彙與該詞彙在公契內的意思相同。

A. The common parts of the development

1. “Common Areas and Facilities” means collectively the Estate Common Areas and Facilities and the Residential Common Areas and Facilities, each of which shall, where applicable, include those appropriate and relevant common parts covered by the definition of “common parts” set out in section 2 of the BMO; and in the event the Units in the Commercial Development are disposed of individually, such commercial common areas and facilities in the Commercial Development as shall be defined in the relevant Sub-Deed or Deeds in respect of the Commercial Development.
2. “Estate Common Areas and Facilities” means collectively the Estate Common Areas and the Estate Common Facilities.
3. “Residential Common Areas and Facilities” means collectively the Residential Common Areas and the Residential Common Facilities.
4. “Estate Common Areas” means those parts of the Estate intended for the common use and benefit of the Estate as a whole and not just any particular Unit or any particular part thereof and which are, subject to the provisions of the Deed of Mutual Covenant and all subsisting rights and rights of way, to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate which said parts include but not limited to: -
 - (a) such foundations, columns, beams, slabs and other structural supports and elements that do not belong to or do not form part of the Commercial Development or the Residential Development;
 - (b) the Slopes and Retaining Walls (if any);
 - (c) the areas for the installation or use of aerial broadcast distribution or telecommunications network facilities;
 - (d) those parts of the external walls of the Estate (including the curtain walls and canopies thereof, architecture fins and features thereon) at and above the ground floor not forming part of the Commercial Development or the Residential Development and shown as the Estate Common Areas on the plans annexed to the Deed of Mutual Covenant and those parts of the external walls of the Estate at the levels of lower roof, upper roof and top roof which lower roof, upper roof and top roof are shown as the Estate Common Areas on the plans annexed to the Deed of Mutual Covenant;
 - (e) all those areas of the Estate shown as the Estate Common Areas on the plans annexed to the Deed of Mutual Covenant and such parts of the Greenery Areas within the Estate Common Areas shown as the Greenery Areas on the plans annexed to the Deed of Mutual Covenant;
 - (f) the trenches, sewers, drains or pipes underneath the drains or service channel covers on the ground floor of the Estate and serving the Estate as a whole and not just any particular Unit or any particular part thereof; and
 - (g) such additional areas of the Estate as may at any time be designated as the Estate Common Areas by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.
5. “Estate Common Facilities” means all those facilities of the Estate intended for the common use and benefit of the Estate as a whole and not just any particular Unit or any particular part thereof which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate and includes but not limited to the communal aerial, all signal receivers, sewers, drains, storm water drains, water courses (in particular the trenches, sewers, drains or pipes underneath the drains or service channel covers on the ground floor of the Estate serving the Estate as a whole and not just any particular Unit or any particular part thereof), cables, pipes, wires, ducts, flushing mains, fresh water mains, CCTV and other facilities and equipment installed in the Estate Common Areas for security purposes, plant and machinery and other like installations, facilities or services of the Estate, the transformer room, cable accommodations and all associated facilities and ancillary electricity installation equipment and facilities for the supply of electricity to the Estate and such additional devices and facilities of the Estate as may at any time be designated as Estate Common Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.
6. “Residential Common Areas” means those parts of the Residential Development intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit and which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier of the Residential Units in common with all other Owners and Occupiers of the Residential Units which said parts include but not limited to: -
 - (a) those parts of the external walls of the Estate below the 3rd floor not forming part of the Commercial Development or the Estate Common Areas and shown as the Residential Common Areas on the plans annexed to the Deed of Mutual Covenant;
 - (b) those parts of the external walls of the Estate at and above the 3rd floor not forming part of the Estate Common Areas or the Residential Units including but not limited to: -
 - (1) the architecture fins and features thereon;
 - (2) the air-conditioning platforms (including the louvers thereof (if any)) adjacent to the Residential Units, or such other area(s), if any, as may be designated for that purpose; and
 - (3) the curtain wall structures of the Estate including but not limited to the mullions and cladding (except: (i) the openable parts of the curtain wall structures; and (ii) such pieces of glass panels wholly enclosing or fronting a Residential Unit, which said openable parts and glass panels shall form parts of the relevant Residential Units).
For the avoidance of doubt, any glass panel forming part of the curtain wall structures of the Estate that does not wholly enclose a Residential Unit but extends across two or more Residential Units shall form part of the Residential Common Areas;
BUT excluding the glass balustrades, metal balustrades or railings of the balconies, utility platforms, flat roofs or roofs which form parts of the relevant Residential Units;
 - (c) the Recreational Areas and Facilities;
 - (d) office and/or counter for caretakers, watchmen and management staff, including guard counter and guard room at the lobby of the Residential Development;
 - (e) the refuge floor of the Estate;
 - (f) all those areas of the Estate shown as the Residential Common Areas on the plans annexed to the Deed of Mutual Covenant and such parts of the Greenery Areas within the Residential Common Areas shown as the Greenery Areas on the plan annexed to the Deed of Mutual Covenant; and
 - (g) such additional areas of the Estate as may at any time be designated as the Residential Common Areas by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.
7. “Residential Common Facilities” means all those facilities of the Estate intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier of the Residential Units in common with all other Owners and Occupiers of the Residential Units and includes but not limited to all lifts designated in the Residential Common Areas, wires, cables, ducts, pipes, drains, CCTV and other facilities and equipment installed in the Residential Common Areas for security purposes, the sports and recreational facilities in the Recreational Areas and Facilities and all mechanical and electrical installations and equipment exclusively for the Residential Development and such additional devices and facilities of the Estate as may at any time be designated as the Residential Common Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.
8. The Owners for the time being of the Commercial Development, and upon execution of a Sub-Deed in respect of the Commercial Development, the Owner for the time being of each Unit in the Commercial Development on the 1st floor of the Estate, their lessees, tenants, servants, agents, lawful occupants, licensees and bona fide visitors who are disabled and/or elderly persons (in common with all persons having the like right) shall have the full right and liberty subject to payment of his due proportion of all payments payable pursuant to the Deed of Mutual Covenant or any relevant Sub-Deed (but subject always to the provisions of the Government Grant, the Deed of Mutual Covenant, any relevant Sub-Deed, the Estate Rules and the rights of the Manager and the First Owner as provided in the Deed of Mutual Covenant or any relevant Sub-Deed) to go pass or repass over and along and to use the lift lobbies on the ground floor and the 1st floor respectively and the passenger lift(s) designated by the Manager from time to time (which form parts of the Residential Common Areas and

14 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

Facilities) under the direction of the Manager for the purpose of and only of gaining access to and from those Units in the Commercial Development on the 1st floor of the Estate Provided That the decision of the Manager as to whether a person is disabled and/or elderly shall be final, conclusive and binding on such person and any Owner(s) and/or person(s) who may be concerned.

B. The number of undivided shares assigned to each residential property in the development

Tower 1											
Flat Floor*	A	B	C	D	E	F	G	H	J	K	L
3/F	36/16000	22/16000	22/16000	16/16000	26/16000	21/16000	16/16000	22/16000	21/16000	24/16000	15/16000
6/F-30/F	38/16000	23/16000	23/16000	18/16000	28/16000	23/16000	18/16000	23/16000	23/16000	25/16000	17/16000
31/F	60/16000	52/16000	47/16000	54/16000	-	-	-	-	-	-	-

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

Tower 2											
Flat Floor*	A	B	C	D	E	F	G	H	J	K	L
3/F	36/16000	22/16000	22/16000	16/16000	26/16000	21/16000	15/16000	22/16000	22/16000	25/16000	15/16000
6/F-30/F	38/16000	23/16000	23/16000	18/16000	28/16000	23/16000	18/16000	23/16000	23/16000	25/16000	17/16000
31/F	60/16000	52/16000	47/16000	54/16000	-	-	-	-	-	-	-

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

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

The Manager is to be appointed for an initial term of two years from the date of the Deed of Mutual Covenant and to be continued thereafter until the termination of the Manager's appointment in accordance with the provisions thereof.

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

The Owner of each Residential Unit shall contribute towards the Management Expenses (including the Manager's Fee) of the development by paying in advance on the first day of each calendar month 1/12th of the due proportion of the annual expenditure in accordance with the Residential Management Budget which due proportion shall be the same proportion as the number of Management Units allocated to his Residential Unit bears to the total number of Management Units allocated to all the Residential Units in the development.

E. The basis on which the management fee deposit is fixed

The management fee deposit is equivalent to three months' management contribution payable by the Owner in respect of his Unit based on the first Residential Management Budget.

F. The area (if any) in the development retained by the owner for that owner's own use

Not applicable.

Remarks: Unless otherwise defined in this sales brochure, the capitalized terms used in this Summary of Deed of Mutual Covenant shall have the same meaning of such terms in the Deed of Mutual Covenant.

15 批地文件的摘要 SUMMARY OF LAND GRANT

1. 發展項目位處於九龍內地段第9988號餘段、九龍內地段第9989號餘段、九龍內地段第10023號餘段、九龍內地段第9969號餘段、九龍內地段第10005號餘段、九龍內地段第9987號餘段、九龍內地段第10007號、九龍內地段第9960號餘段、九龍內地段第10013號餘段、九龍內地段第9968號餘段（統稱「政府租契地段」）及九龍內地段第10147號餘段（「重批地段」）。

2. 每一塊政府租契地段(除九龍內地段第10007號外)均是根據一份日期為1973年7月27日的政府租契持有。九龍內地段第10007號是根據一份日期為1973年1月25日的政府租契持有。上述等政府租契在下文統稱「租契」。而重批地段則是根據一份日期為1973年4月4日的協議及重批條件持有(「重批條件」)。

每塊政府租契地段及重批地段的批租年期均由1891年4月13日起計150年。

3. 每一份租契規定：「該承租人不得使用或准許批租的該片或該幅土地或其任何部分或豎立在其上的建築物或該建築物的任何部分被用作非工業用途以外之用途。」及「如非事先獲得女皇陛下以書面所指派港督或其他為此獲授權人士的許可，該承租人或其他人士均不可在批租年期內於使用、行使或接續於批租的處所或其上或其任何部分經營或從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務，或經營或從事任何其他發出高噪音、惡臭或令人厭惡的行業或業務。」根據一份日期為2015年12月14日登記於土地註冊處註冊摘要編號為15122800730016 的厭惡性行業牌照，政府經已批准政府租契地段的註冊業主在受該牌照施加的條件所規限下在政府租契地段上經營或從事製糖、油料(加油站除外)、售肉、食物供應及旅館的行業或業務。

重批條件則規定重批地段不得被用作工業用途，且不能在其上豎立工廠大廈。

4. 租契規定承租人：「此後不時及無論何時及在每當有需要時或情況要求時，承租人將會自費和妥善地及足夠地修葺、維持、支持、保養、鋪飾、清洗、洗滌、潔淨、卸空、修改及保存現時或此後任何時間位於批租的該片或該幅土地上之宅院或物業單位及所有其他豎設物及建築物，以及所有屬於並以任何形式從屬於或關連該處的牆、堤岸、路塹、籬笆、溝渠、路軌、電燈、行人道、水廁、洗滌槽、排水渠及水道，並且全面執行有需要及必要的修葺、清洗及修改工程，以達致令女皇陛下的工務司下稱「該工務司」滿意為止。及當現時或此後任何時間位於批租的該片或該幅土地上之宅院或物業單位及所有其他豎設物及建築物於批租年期內拆卸時，承租人將會以完好及堅固的同類且不比其的體積小之建築物，或以得到該工務司所批准該種類及價值的建築物作替代。」

5. 租契規定承租人：「在此予以批租的年期內，須不時按需要而所要求承擔、支付及准許以合理份數和比例計算費用及收費，以支付建造、建築、修葺及修改批租的處所或其任何部分所需的、或於其內的、或屬於其的並與毗鄰處所共用的所有或任何道路、通道、行人路、渠道、柵欄及共用牆、排氣管、私家或公共污水渠及排水渠。有關的付款比例由該工務司釐定及確定，並可當作欠繳地租的性質追討。」

6. 租契規定：「女皇陛下由該工務司或獲指派代表女皇陛下行事的其他人有合法權在批租年期內，每年兩次或多次在日間的合理時間內進入該批租的處所視察、搜查及觀看該處的狀況，及每當視察時發現有任何頹敗、損壞及需要維修及修正的地方時，向承租人發出並在該處所或其部分留下書面通知，要求承租人在三個曆月內就上述問題進行維修及修正。承租人須於其後三個曆月內就上述問題進行維修及修正。」

7. 租契規定：「如因應改善殖民地或不論任何其他公共目的所需，女皇陛下擁有全權向承租人在發出三個曆月的通知後，並根據該工務司公平客觀地估值該土地及在其上的建築物向承租人作出全面合理的賠償，從而收回、進入及再估管該批租的處所的所有部份或其何部分。本項權利一旦行使，本文所訂的年期及產業權將分別終止、終結及無效。」

8. 至於重批地段，重批地契：-

(1) 於一般條款第3條規定：「承批人須在批租期間使現時或此後任何時間豎立於批租土地上的建築物保持修葺良好堅固及狀況良好，並於批租終止或提前終止時以該修葺和狀況將其交還。當在批租年期內的任何時間位於批租土地上或其任何部分的建築物拆卸時，承批人須以完好及堅固的同類且不比其的體積小之建築物，或以得到工務司所批准該種類及價值的建築物作替代。」

(2) 於特別條款第5條規定：「承批人須按工務司的要求及其所批准的就批租土地內的排水系統進行維修及改動以確保所有污水及雨水被引到公共污水渠或公共雨水渠。」

(3) 於特別條款第12條規定：「任何豎立於批租土地上的建築物的排水渠須按工務司的要求所實行，為處理和處置污水或被污染的水，承批人須就該工務司所要求的條款自費於批租土地或政府土地或其他地方建設合適的工程，以達致工務司滿意為止，而承批人須對所引起的任何損失或滋擾承擔全部責任。」

註：除非本售樓說明書另有規定，本批地文件摘要內所採用的詞彙與該詞彙在有關批地文件內的意思相同。

1. The development is situated on the Remaining Portion of Kowloon Inland Lot No.9988, the Remaining Portion of Kowloon Inland Lot No.9989, the Remaining Portion of Kowloon Inland Lot No.10023, the Remaining Portion of Kowloon Inland Lot No.9969, the Remaining Portion of Kowloon Inland Lot No.10005, the Remaining Portion of Kowloon Inland Lot No.9987, Kowloon Inland Lot No. 10007, the Remaining Portion of Kowloon Inland Lot No.9960, the Remaining Portion of Kowloon Inland Lot No.10013, the Remaining Portion of Kowloon Inland Lot No.9968 (collectively “the Government Lease Lots”) and the Remaining Portion of Kowloon Inland Lot No.10147 (“the Re-grant Lot”).

2. Each of the Government Lease Lots (save for Kowloon Inland Lot No.10007) is held under a Government lease dated 27th July 1973. Kowloon Inland Lot No.10007 is held under a Government lease dated 25th January 1973. The above Government leases are hereinafter collectively called “the Leases”. The Re-grant Lot is held under an Agreement and Conditions of Re-grant dated 4th April 1973 deposited and registered in the Land Registry as Conditions of Re-grant No. 10451 (“the Conditions of Re-grant”).

Each of the Government Lease Lots and the Re-grant Lot is held for a term of 150 years commencing from 13th April 1891.

3. Each of the Leases stipulates that “the said Lessee will not use or allow to be used the said piece or parcel of ground or any part thereof or any building erected thereon or any part of such building for any purposes other than non-industrial purposes” And That “the said Lessee or any person or persons will not during the continuance of this demise use exercise or follow in or upon the demised premises or any part thereof the trade or business of a Brazier Slaughterman Soap-maker Sugar-baker Fellmonger Melter of tallow Oilman Butcher Distiller Victualler or Tavern-keeper Blacksmith Nightman Scavenger or any other noisy noisome or offensive trade or business whatever without the previous licence of Her said Majesty signified in writing by the Governor or other person duly authorized in that behalf.” By an Offensive Trade Licence dated 14th December 2015 and registered in the Land Registry by Memorial No. 15122800730016, the Government has approved a licence to the registered owner of the Government Lease Lots to carry out the trade or business of sugar-baker, oilman (excluding petrol filling station), butcher, victualler and tavern-keeper in or upon the Government Lease Lots subject to the conditions imposed therein.

The Conditions of Re-grant stipulates that the Re-grant Lot shall not be used for industrial purposes and no factory building shall be erected thereon.

4. The Leases require the Lessees “will from time to time and at all times hereafter when where and as often as need or occasion shall require at the said Lessee’s own proper costs and charges well and sufficiently Repair Uphold Support Maintain Pave Purge Scour Cleanse Empty Amend and keep the messuage or tenement messuages or tenements and all other erections and buildings now or at any time hereafter standing upon the said piece or parcel of ground and all the Walls Banks Cuttings Hedges Ditches Rails Lights Pavements Privies Sinks Drains and Watercourses thereunto belonging and which shall in any-wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever the whole to be done to the satisfaction of Her said Majesty’s Director of Public Works (hereinafter referred to as “the said Director”) And in the event of the demolition at any time during the continuance of this demise of the said messuage or tenement messuages or tenements or any other erections and buildings now or at any time hereafter standing upon the said piece or parcel of ground or any of them or any part thereof the said Lessee will replace the same with either by sound and substantial buildings of the same type and of no less volume or by buildings of such type and value as shall be approved by the said Director.”

5. The Leases require the Lessees “will during the term hereby granted as often as need shall require bear pay and allow a reasonable share and proportion for and towards the costs and charges of making building repairing and amending all or any roads lanes pavements channels fences and party walls draughts private or public sewers and drains requisite for or in or belonging to the demised premises or any part thereof in common with other premises near or adjoining thereto and that such proportion shall be fixed and ascertained by the said Director and shall be recoverable in the nature of rent in arrear.”

6. The Leases provide that “it shall and may be lawful to and for Her said Majesty by the said Director or other persons deputed to act for Her twice or oftener in every year during the said term at all reasonable times in the day to enter into and upon the demised premises to view search and see the condition of the same and of all decays defects and wants of reparation and amendment which upon every such view shall be found to give or leave notice in writing at or upon the demised premises or some part thereof unto or for the said Lessee to repair and amend the same within Three Calendar Months then next following within which time the said Lessee will repair and amend the same accordingly.”

7. The Leases provide that “Her said Majesty shall have full power to resume enter into and re-take possession of all or any part of the demised premises if required for the improvement of the said Colony or for any other public purpose whatsoever Three Calendar Months’ notice being given to the said Lessee of its being so required and a full and fair compensation for the said Land and the Buildings thereon being paid to the said Lessee at a Valuation to be fairly and impartially made by the said Director and upon the exercise of such power the term and estate hereby created shall respectively cease determine and be void.”

8. Regarding the Re-grant Lot, the Conditions of Re-grant:-

(1) , in General Condition No.3, stipulates that “The grantee shall throughout the tenancy maintain all buildings erected or which may at any time hereafter be erected on the lot in good substantial repair and condition, and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy. In the event of the demolition at any time during the tenancy of any building then standing on the lot or any part thereof the grantee shall replace the same either by sound and substantial buildings of the same type and of no less volume or by buildings of such type and value as shall be approved by the Director of Public Works.”

(2) , in Special Condition No.5, stipulates that “The grantee shall when required by the Director of Public Works carry out repairs and alterations to the drainage system within the lot so as to ensure that all foul and storm water is led to a public foul sewer or public storm water drain as the said Director may approve.”

(3) , in Special Condition No.12, stipulates that “The drainage of any building erected on the lot shall be effected as may be required by the Director of Public Works, and the grantee shall make all arrangements at his own expense and to the satisfaction of the said Director for the treatment and disposal of foul or contaminated water by the construction of suitable works either within the lot or on Crown Land or otherwise and on such terms as the said Director shall require, and the grantee shall be solely liable for any damage or nuisance caused thereby.”

Remarks: Unless otherwise defined in this sales brochure, the capitalized terms used in this Summary of Land Grant shall have the same meaning of such terms in the relevant Land Grant.

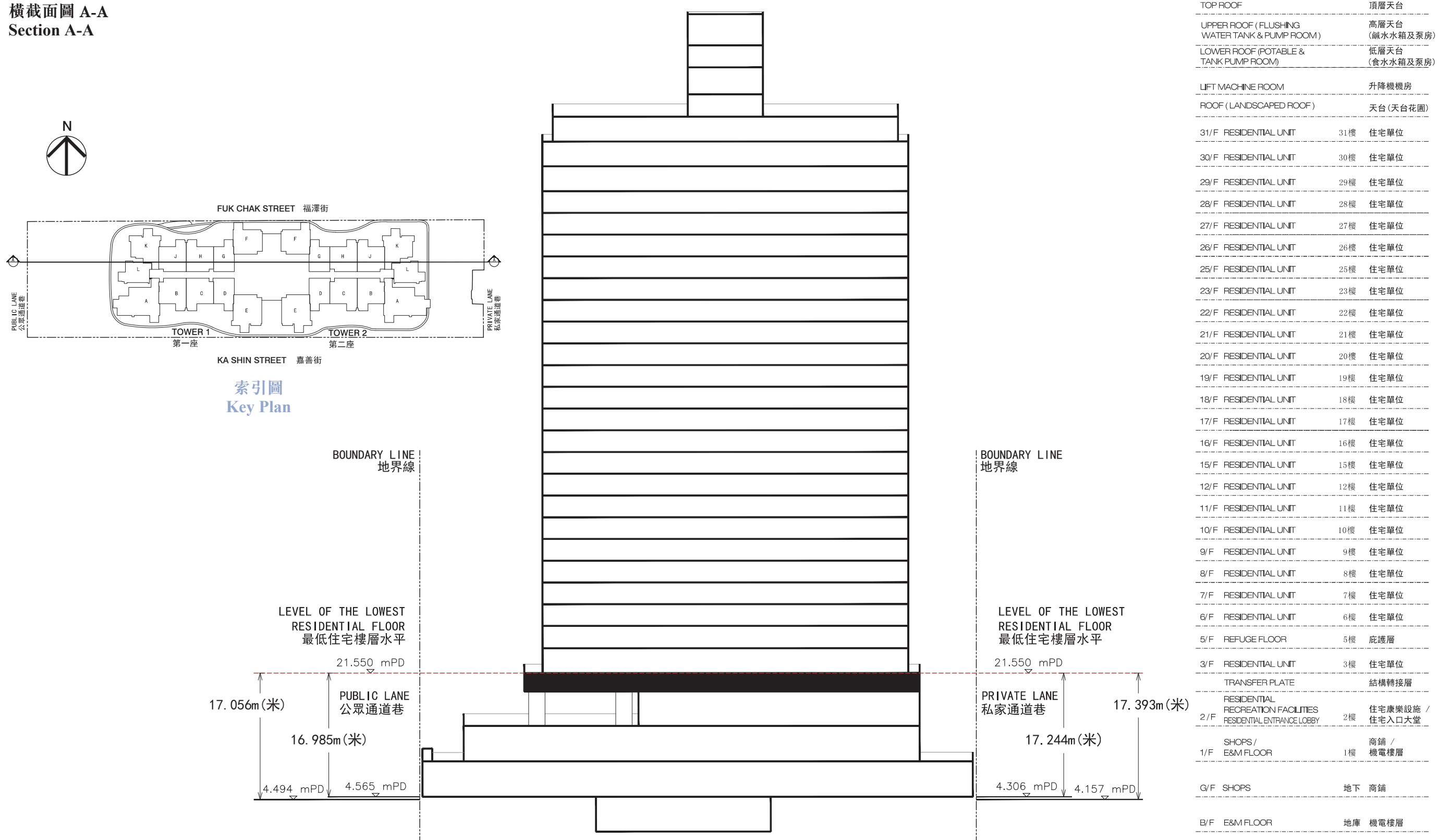
- | | |
|--|---|
| <p>A. 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施
不適用。</p> <p>B. 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施
不適用。</p> <p>C. 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地的大小
不適用。</p> <p>D. 發展項目所位於的土地中為施行《建築物(規劃)規例》(第123章, 附屬法例F)第22(1)條而撥供公眾用途的任何部分
不適用。</p> <p>E. 在切實可行範圍內, 盡量顯示該等設施的位置的圖則
不適用。</p> <p>F. 以與批地文件中相同的顏色、格式或圖案(如適用的話)著色或以陰影顯示的該等設施的圖則
不適用。</p> <p>G. 批地文件中關於該等設施的條文
不適用。</p> <p>H. 指明住宅物業的每一公契中關於該等設施的條文
不適用。</p> | <p>A. Facilities that are required under the land grant to be constructed and provided for the Government, or for public use
Not applicable.</p> <p>B. Facilities or open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development
Not applicable.</p> <p>C. The size of any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development
Not applicable.</p> <p>D. Any part of the land (on which the development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap. 123 sub. leg. F)
Not applicable.</p> <p>E. A plan that shows the location of those facilities and open spaces, and those parts of the land
Not applicable.</p> <p>F. A plan that has those facilities and open spaces, and those parts of the land, coloured or shaded in the same colour, format or pattern (as applicable) as in the land grant or the deed of dedication
Not applicable.</p> <p>G. Provisions of the land grant in respect of the specified residential property, that concern those facilities and open spaces, and those parts of the land
Not applicable.</p> <p>H. Provisions of every deed of mutual covenant in respect of the specified residential property, that concern those facilities and open spaces, and those parts of the land
Not applicable.</p> |
|--|---|

17 對買方的警告

WARNING TO PURCHASERS

1. 此提示建議你聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表你行事。
 2. 如你聘用上述的獨立的律師事務所，以在交易中代表你行事，該律師事務所將會能夠向你提供獨立意見。
 3. 如你聘用代表擁有人行事的律師事務所同時代表你行事，而擁有人與你之間出現利益衝突：
 - (i) 該律師事務所可能不能夠保障你的利益；及
 - (ii) 你可能要聘用一間獨立的律師事務所。
 4. 如屬3(ii)段的情況，你須支付的律師費用總數，可能高於如你自一開始即聘用一間獨立的律師事務所須支付的費用。
1. You are recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for you in relation to the transaction.
 2. If you instruct such separate firm of solicitors to act for you in relation to the transaction, that firm will be able to give independent advice to you.
 3. If you instruct the firm of solicitors acting for the owner to act for you as well, and a conflict of interest arises between the owner and you:
 - (i) that firm may not be able to protect your interests; and
 - (ii) you may have to instruct a separate firm of solicitors.
 4. In the case of paragraph 3 (ii), the total solicitors' fees payable by you may be higher than the fees that would have been payable if you had instructed a separate firm of solicitors in the first place.

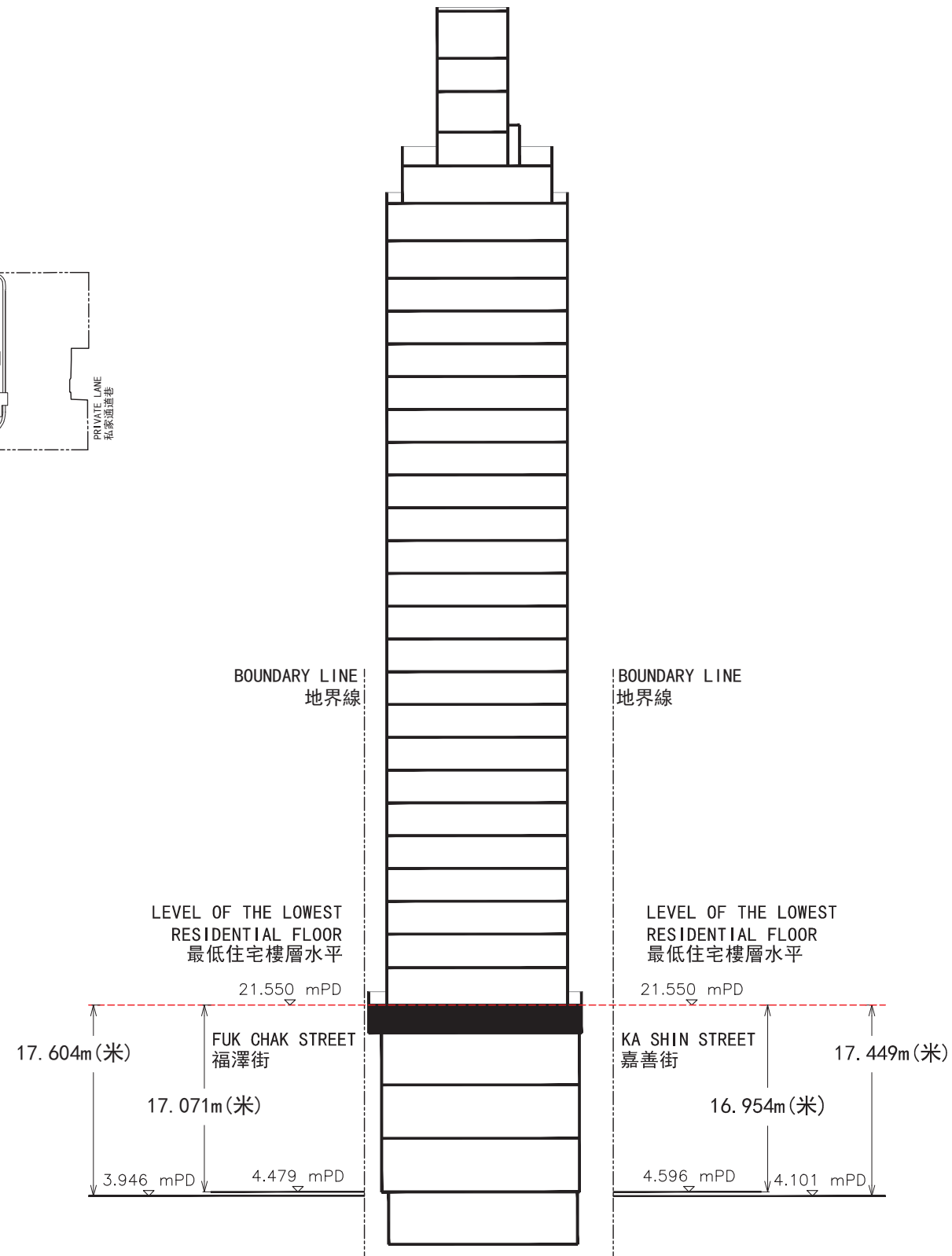
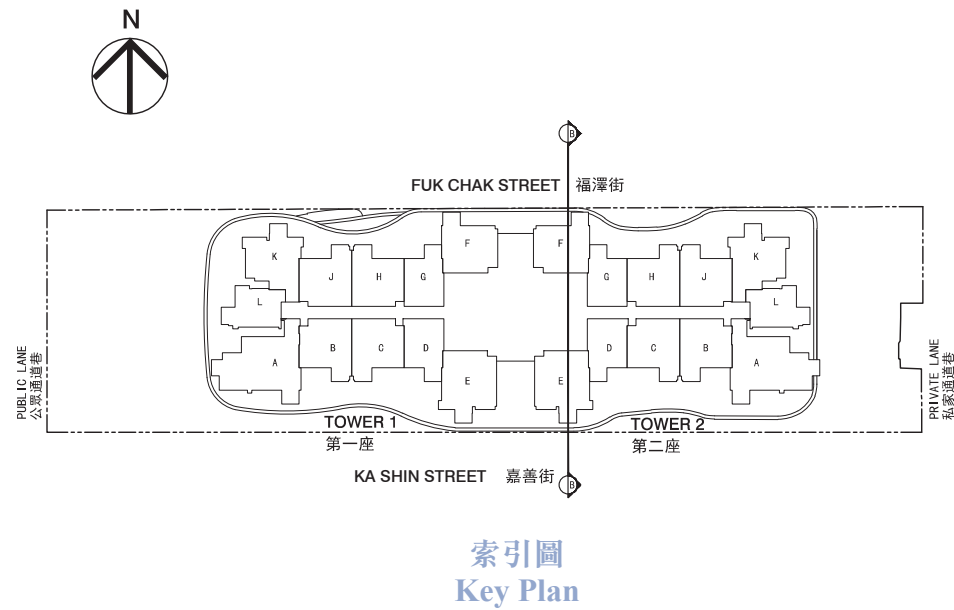
橫截面圖 A-A
Section A-A



- 毗連建築物的一段公眾通道巷為香港主水平基準以上4.494米至4.565米。
- 毗連建築物的一段私家通道巷為香港主水平基準以上4.157米至4.306米。
- 紅色虛線為該建築物最低住宅樓層水平。

- The part of Public Lane adjacent to the building is 4.494 to 4.565m metres above the Hong Kong Principal Datum (mPD).
- The part of Private Lane adjacent to the building is 4.157 to 4.306m metres above the Hong Kong Principal Datum (mPD).
- Red dotted line denotes the lowest residential floor of the building.

橫截面圖 B-B
Section B-B



TOP ROOF	頂層天台
UPPER ROOF (FLUSHING WATER TANK & PUMP ROOM)	高層天台 (鹹水水箱及泵房)
LOWER ROOF (POTABLE & TANK PUMP ROOM)	低層天台 (食水水箱及泵房)
LIFT MACHINE ROOM	升降機機房
ROOF (LANDSCAPED ROOF)	天台 (天台花園)
31/F RESIDENTIAL UNIT	31樓 住宅單位
30/F RESIDENTIAL UNIT	30樓 住宅單位
29/F RESIDENTIAL UNIT	29樓 住宅單位
28/F RESIDENTIAL UNIT	28樓 住宅單位
27/F RESIDENTIAL UNIT	27樓 住宅單位
26/F RESIDENTIAL UNIT	26樓 住宅單位
25/F RESIDENTIAL UNIT	25樓 住宅單位
23/F RESIDENTIAL UNIT	23樓 住宅單位
22/F RESIDENTIAL UNIT	22樓 住宅單位
21/F RESIDENTIAL UNIT	21樓 住宅單位
20/F RESIDENTIAL UNIT	20樓 住宅單位
19/F RESIDENTIAL UNIT	19樓 住宅單位
18/F RESIDENTIAL UNIT	18樓 住宅單位
17/F RESIDENTIAL UNIT	17樓 住宅單位
16/F RESIDENTIAL UNIT	16樓 住宅單位
15/F RESIDENTIAL UNIT	15樓 住宅單位
12/F RESIDENTIAL UNIT	12樓 住宅單位
11/F RESIDENTIAL UNIT	11樓 住宅單位
10/F RESIDENTIAL UNIT	10樓 住宅單位
9/F RESIDENTIAL UNIT	9樓 住宅單位
8/F RESIDENTIAL UNIT	8樓 住宅單位
7/F RESIDENTIAL UNIT	7樓 住宅單位
6/F RESIDENTIAL UNIT	6樓 住宅單位
5/F REFUGE FLOOR	5樓 庇護層
3/F RESIDENTIAL UNIT	3樓 住宅單位
TRANSFER PLATE	結構轉接層
RESIDENTIAL RECREATION FACILITIES RESIDENTIAL ENTRANCE LOBBY	住宅康樂設施 / 住宅入口大堂
2/F	2樓
SHOPS / E&M FLOOR	1樓 商舖 / 機電樓層
1/F	1樓
G/F SHOPS	地下 商舖
B/F E&M FLOOR	地庫 機電樓層

1. 毗連建築物的一段福澤街為香港主水平基準以上3.946米至4.479米。
2. 毗連建築物的一段嘉善街為香港主水平基準以上4.101米至4.596米。
3. 紅色虛線為該建築物最低住宅樓層水平。

1. The part of Fuk Chak Street adjacent to the building is 3.946 to 4.479 metres above the Hong Kong Principal Datum (mPD).
2. The part of Ka Shin Street adjacent to the building is 4.101 to 4.596 metres above the Hong Kong Principal Datum (mPD).
3. Red dotted line denotes the lowest residential floor of the building.



東面立面圖
East Elevation

發展項目的認可人士證明本立面圖所顯示的立面：

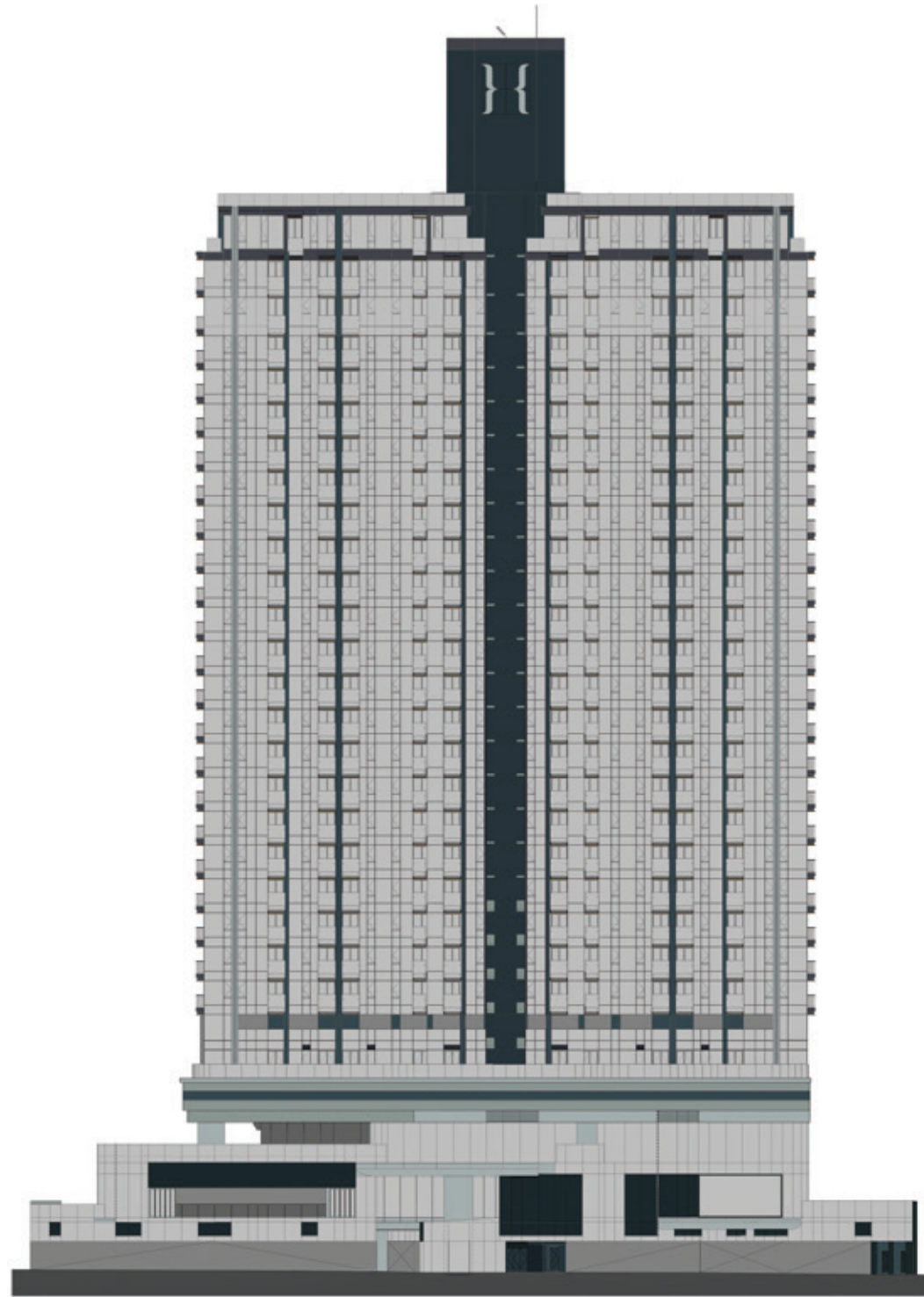
1. 以2018年5月18日的情況為準的本項目的經批准的建築圖則為基礎擬備；及
2. 大致上與本項目的外觀一致。



西面立面圖
West Elevation

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

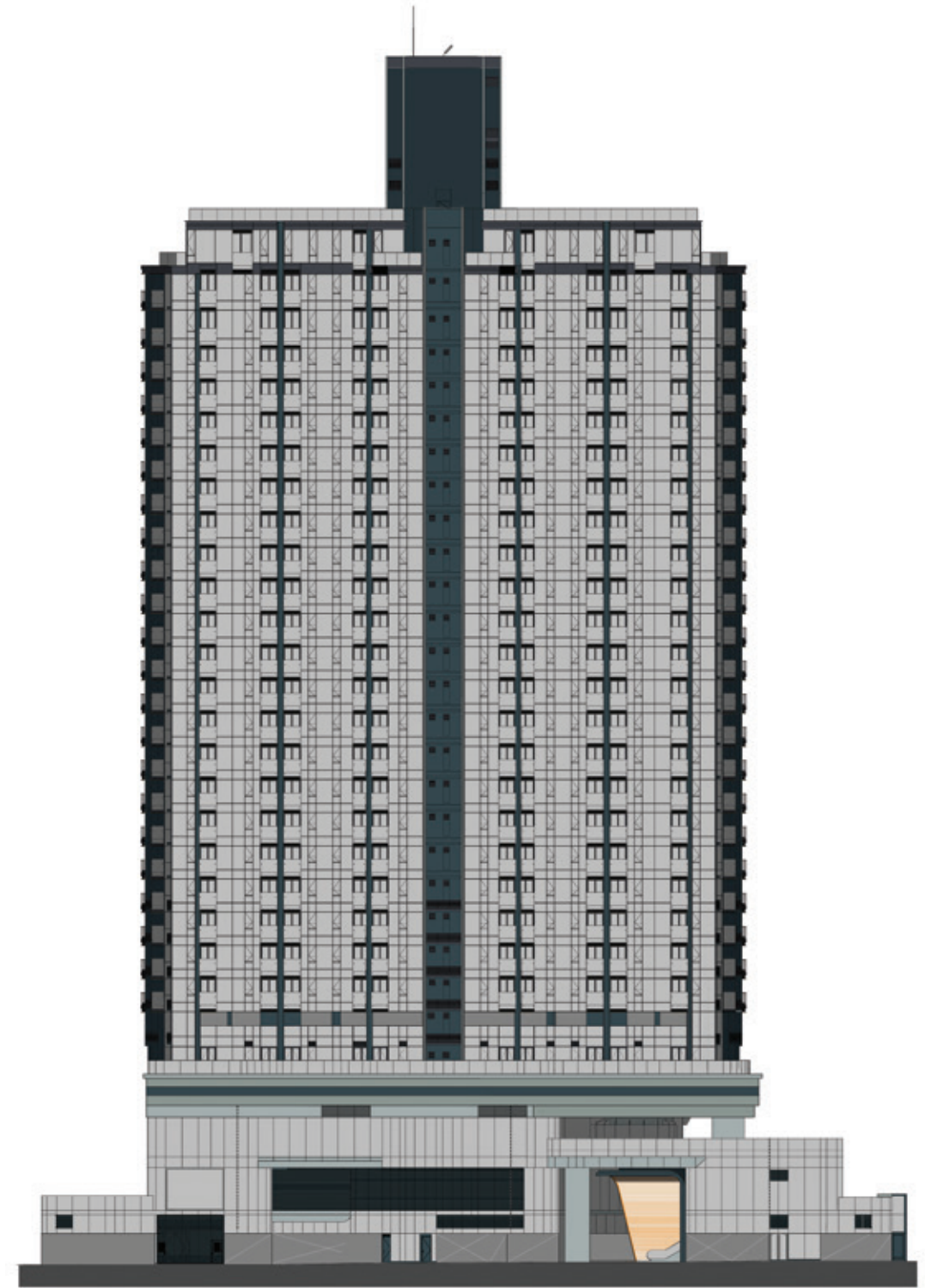
1. are prepared on the basis of the approved building plans for the development as of 18 May 2018; and
2. are in general accordance with the outward appearance of the development.



南面立面圖
South Elevation

發展項目的認可人士證明本立面圖所顯示的立面：

1. 以2018年5月18日的情況為準的本項目的經批准的建築圖則為基礎擬備；及
2. 大致上與本項目的外觀一致。



北面立面圖
North Elevation

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

1. are prepared on the basis of the approved building plans for the development as of 18 May 2018; and
2. are in general accordance with the outward appearance of the development.

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

公用設施 Common Facilities	位置 Location	有上蓋遮蓋面積 Covered area	沒有上蓋遮蓋面積 Uncovered area
(a) 住客會所 Residents' Clubhouse	1樓及2樓 1/F and 2/F	557.569 sq.m. 平方米 6,002 sq.ft. 平方呎	189.419 sq.m. 平方米 2,039 sq.ft. 平方呎
(b) 位於發展項目中的建築物的天台和最低一層住宅樓層之間任何一層的、供住客使用的公用花園或遊樂地方。 A communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the development.	天台 Roof	不適用 Not Applicable	153.160 sq.m. 平方米* 1,649 sq.ft. 平方呎*
(c) 於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方。 A communal garden or play area for residents' use below the lowest residential floor of a building in the development.	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable

* 此面積包括153.160平方米(1,649平方呎)的「住宅公用地方」，亦即按照由屋宇署發出的認可人士、註冊結構工程師及註冊岩土工程師作業備考(APP-152)所規定並受發展項目公契所約束的綠化面積。

* This area includes 153.160 s.m. (1,649 s.f.) of the Residential Common Areas which are the greenery areas in accordance with the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (APP-152) issued by the Buildings Department and subject to the Deed of Mutual Covenant of the development.

備註：以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。

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

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

- 備有關於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。
- (a) 以下文件的文本存放在發售有關住宅物業的售樓處，以供閱覽 - 本住宅物業的每一公契在將本住宅物業提供出售的日期的最新擬稿。
- (b) 無須為閱覽付費。

- Copies of outline zoning plans relating to the development are available for inspection at www.ozp.tpb.gov.hk.
- (a) Copies of the following document are available for inspection at the place at which the residential property is offered to be sold - the latest draft of every deed of mutual covenant in respect of the residential property as at the date on which the residential property is offered to be sold.
- (b) The inspection is free of charge.

1. 外部裝修物料

a.	外牆	裝修物料的類型	基座：外牆鋪砌玻璃外牆、瓷磚、鋁質飾板、鋁質百葉及垂直綠牆	
			住宅樓：外牆鋪砌玻璃幕牆、瓷磚、鋁質飾板及鋁質百葉	
b.	窗	框的用料	氟碳塗層鋁質框	
		玻璃的用料	所有客廳、飯廳及睡房窗戶及31樓D單位之浴室之窗戶為水晶灰色透明玻璃 浴室(除31樓D單位之主人浴室)、廚房及儲物室之窗戶均為磨砂玻璃	
c.	窗台	用料	不適用	
		窗台板的裝修物料	不適用	
d.	花槽	裝修物料的類型	不適用	
e.	陽台或露台	裝修物料的類型	露台： 露台：裝有夾層玻璃欄河 地台：鋪砌瓷磚及人造木平台 牆身：鋁質飾板及瓷磚 天花：鋁質飾板	
			是否有蓋	露台有蓋
			陽台	不適用
		f.	乾衣設施	類型
		用料	不適用	

2. 室內裝修物料(第1座及第2座)

		牆壁	地板	天花板		
a.	大堂	地下住宅入口大堂裝修物料的類型	外露牆身鋪砌玻璃，木飾面及不銹鋼	外露地台鋪砌瓷磚及天然石材	石膏板假天花	
		一樓住宅入口大堂裝修物料的類型	瓷磚	外露地台鋪砌地台瓷磚	石膏板假天花	
		二樓住宅入口大堂裝修物料的類型	外露牆身鋪砌玻璃，木飾面及不銹鋼	外露地台鋪砌天然石材	金屬假天花及石膏板假天花	
		公用升降機大堂裝修物料的類型	外露牆身鋪砌玻璃，樹脂膠板及不銹鋼	外露地台鋪砌瓷磚	金屬假天花及石膏板假天花	
		牆壁	天花板			
b.	內牆及天花板	客廳裝修物料的類型	木紋木皮木飾面及乳膠漆	乳膠漆		
		飯廳裝修物料的類型	木紋木皮木飾面及乳膠漆	乳膠漆		
		睡房裝修物料的類型	木紋木皮木飾面及乳膠漆	乳膠漆		
		地板	牆腳線			
c.	內部地板	客廳的用料	瓷磚	木腳線		
		飯廳的用料	瓷磚	木腳線		
		睡房的用料	瓷磚	木腳線		
		牆壁	地板	天花板		
d.	浴室	裝修物料的類型	外露牆身鋪砌玻璃面板飾面及牆磚	外露地台鋪砌瓷磚	石膏板假天花	
		牆壁的裝修物料是否鋪至天花板	牆壁的裝修物料會鋪至假天花底			
		牆壁	地板	天花板	灶台	
e.	廚房	裝修物料的類型	玻璃面板及鋪砌瓷磚	瓷磚	石膏板假天花 髹乳膠漆	無縫人造石
		牆壁的裝修物料是否鋪至天花板	牆壁的裝修物料會鋪至假天花底			

3. 室內裝置 (第1座及第2座)

		用料	裝修物料	配件	
a.	門	單位大門	實心防火木掩門	木紋木皮飾面	電子鎖、門鼓、門擋及防盜眼
		露台門	鋁框雙摺門	灰玻璃	門柄及門鎖
		工作平台門	鋁框單掩門	灰玻璃	門柄及門鎖
		平台門 (3樓A、B、C、D、E、F、G、H、J、K及L單位)	鋁框雙摺門	灰玻璃	門柄及門鎖
		平台門 (第1座3樓A單位、31樓A、B、C及D單位)	鋁框單掩門	灰玻璃	門柄及門鎖
		睡房門 (3樓、6樓至12樓、15樓至23樓、25樓至30樓B、C、E、F、H、J及K單位)	鋁框玻璃趟門	夾絲玻璃	門鎖
		睡房1門 (3樓、6樓至12樓、15樓至23樓、25樓至31樓A單位、31樓B、C及D單位)	中空木掩門	木紋木皮飾面	門鎖及門檔
		睡房2門 (3樓、6樓至12樓、15樓至23樓、25樓至30樓A單位、31樓B及C單位)	鋁框玻璃趟門	夾絲玻璃	門鎖
		睡房2門 (31樓A及D單位)	中空木掩門	木紋木皮飾面	門鎖及門檔
		主人睡房門 (31樓A、B、C及D單位)	中空木掩門	木紋木皮飾面	門鎖及門檔
		浴室趟門 (3樓、6樓至12樓、15樓至23樓、25樓至30樓B、C、D、F、G、H、J、K及L單位、31樓B及C單位)	鋁框玻璃趟門	夾絲玻璃	門鎖
		浴室門 (3樓、6樓至12樓、15樓至23樓、25樓至30樓A、B、C、E、F、H及J單位、31樓A及D單位)	中空木掩門	木紋木皮飾面	門鎖及門檔
		主人浴室門 (31樓A及B單位)	中空木掩門	木紋木皮飾面	門鎖及門檔
		主人浴室門 (31樓C及D單位)	鋁框玻璃趟門	夾絲玻璃	門鎖
		儲物室門 (3樓、6樓至12樓、15樓至23樓、25樓至30樓的所有E單位及31樓A單位)	鋁框玻璃趟門	夾絲玻璃	門鎖

3. 室內裝置 (第1座及第2座)

		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	洗手盆櫃枱面	無縫人造石
				洗手盆櫃	木製, 玻璃, 膠板飾面及不銹鋼
				鏡櫃	木製, 鏡及膠板飾面
		潔具		洗手盆水龍頭	鍍鉻
				洗手盆	搪瓷(所有單位除3樓、6樓至12樓、15樓至23樓、25樓至30樓的D、G及L單位) 無縫人造石(3樓、6樓至12樓、15樓至23樓、25樓至30樓的D、G及L單位)
				坐廁	搪瓷
				毛巾架	鍍鉻
				廁紙架	鍍鉻
				淋浴間	強化清玻璃
			浴室設備	隨樓附送的設備及品牌, 請參閱「設備說明」	
(ii) 供水系統的類型及用料		冷水喉	銅喉		
		熱水喉	配有隔熱絕緣保護之銅喉		
(iii) 沐浴設施(包括花灑或浴缸, 如適用的話)	花灑	花灑套裝	鍍鉻		
(iv) 浴缸大小(如適用的話)		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	木製廚櫃配櫃門板	膠板及木紋木皮飾面	
(iv) 所有其他裝置及設備的類型	其他裝置配	鍍鉻冷熱水龍頭			
	其他裝置	隨樓附送之設備及品牌, 請參閱「設備說明表」			
		裝置	類型	用料	
d.	睡房	裝置(包括嵌入式衣櫃)的類型及用料	嵌入式衣櫃	不適用	不適用
			其他裝置	不適用	不適用
e.	電話	接駁點的位置及數目 請參閱「機電裝置位置及數量說明表」			
f.	天線	接駁點的位置及數目 請參閱「機電裝置位置及數量說明表」			
		裝置	類型		
g.	電力裝置	(i) 供電附件(包括安全裝置)	供電附件	提供電掣及插座之面板	
			安全裝置	3樓、6樓至12樓、15樓至23樓、25樓至30樓A單位提供單相電力並安裝微型斷路器 3樓、6樓至12樓、15樓至23樓、25樓至30樓B、C、D、E、F、G、H、J、K及L單位, 31樓A、B、C及D單位提供三相電力並安裝微型斷路器	
		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露		
		(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(第1座及第2座)

h.	氣體供應	類型	煤氣
		系統	3樓、6樓至12樓、15樓至23樓、25樓30樓A單位及31樓A、B、C及D單位的煤氣喉接駁煤氣煮食爐及煤氣熱水爐
		位置	煤氣接駁點位置請參閱「機電裝置位置及數量說明表」
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、去水接駁喉位
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 ²
		有否熱水供應	廚房和浴室供應熱水

4. 雜項(第1座及第2座)

住宅升降機					
a.	升降機	(i) 品牌名稱及產品型號	品牌名稱	奧的斯	
			產品型號	GEN2-MR	
		(ii) 升降機的數目及到達的樓層	升降機的數目	4	
			到達的樓層	升降機1號：2樓至31樓(不設4樓、13樓、14樓及24樓) 升降機2號：地下、2樓至31樓(不設4樓、13樓、14樓及24樓) 升降機3號：2樓至31樓(不設4樓、13樓、14樓及24樓) 升降機4號：地下至31樓及天台(不設4樓、13樓、14樓及24樓)	
b.	信箱	用料	不銹鋼		
c.	垃圾收集	(i) 垃圾收集的方法	由清潔工人於垃圾及物料回收室收集垃圾		
		(ii) 垃圾房的位置	各住宅層之公用地方均設有垃圾及物料回收室；另中央垃圾收集房設於地下		
d.	水錶、電錶及氣體錶	(i) 位置	水錶	電錶	氣體錶
			每層之公共水錶櫃	每層之公共電錶房	廚房(3樓、6樓至12樓、15樓至23樓、25樓30樓A單位) 天台(31樓A、B、C及D單位)
			(ii) 就住宅單位而言是獨立或公用的錶	獨立	獨立

5. 保安設施(第1座及第2座)

保安系統及設備	入口通道控制及保安系統	地下及2樓住宅入口大堂及升降機(升降機1號至4號)裝有智能讀咭機(八達通)。各住宅單位內安裝視像對講機。
	閉路電視	地下住宅入口大堂、2樓入口大堂、樓梯出口及所有升降機內均裝有閉路電視直接連接大堂管理處。
嵌入式的裝備的細節	各住宅單位均設有視像對講機配有開門功能連接住宅入口大堂管理處。	
嵌入式裝備的位置	視像對講機的位置，請參閱「住宅單位機電裝置位置及數量說明表」	

備註：

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

6. 設備說明3樓、6樓至12樓、15樓至23樓、25樓至28樓及29樓至30樓(第1座及第2座)

位置	設備	適用單位	品牌	型號(如有)	
				室內機	室外機
客廳及飯廳	分體式冷氣機	A單位	東芝	RAS-18N3KCV(HK)	RAS-18N3ACV
		B單位		RAS-M13N3KCV(HK)	RAS-3M20S3ACV (與睡房共用)
		C單位		RAS-M13N3KCV(HK)	RAS-5M38S3ACV (與睡房共用)
		D單位		RAS-18N3KCV(HK)	RAS-18N3ACV
		E單位		RAS-M13N3KCV(HK)	RAS-3M20S3ACV (與睡房及儲物室共用)
		F單位		RAS-M13N3KCV(HK)	RAS-3M20S3ACV (與睡房共用)
		G單位		RAS-13N3KCV(HK)	RAS-13N3ACV
		H單位		RAS-M13N3KCV(HK)	RAS-3M20S3ACV (與睡房共用)
		J單位		RAS-M13N3KCV(HK)	RAS-3M20S3ACV (與睡房共用)
		K單位		RAS-M13N3KCV(HK)	RAS-3M20S3ACV (與睡房共用)
L單位	RAS-22N3KCV(HK)1	RAS-22N3ACV-1			
睡房 1	分體式冷氣機	A單位	東芝	RAS-M13N3KCV(HK)	RAS-3M20S3ACV (與睡房2共用)
睡房 2	分體式冷氣機	A單位	東芝	RAS-M10N3KCV(HK)	RAS-3M20S3ACV (與睡房1共用)
睡房	分體式冷氣機	B單位	東芝	RAS-M10N3KCV(HK)	RAS-3M20S3ACV (與客廳及飯廳共用)
		C單位		RAS-M10N3KCV(HK)	RAS-5M38S3ACV (與客廳及飯廳共用)
		E單位		RAS-M10N3KCV(HK)	RAS-3M20S3ACV (與客廳及飯廳及儲物室共用)
		F單位		RAS-M10N3KCV(HK)	RAS-3M20S3ACV (與客廳及飯廳共用)
		H單位		RAS-M10N3KCV(HK)	RAS-3M20S3ACV (與客廳及飯廳共用)
		J單位		RAS-M10N3KCV(HK)	RAS-3M20S3ACV (與客廳及飯廳共用)
K單位	RAS-M10N3KCV(HK)	RAS-3M20S3ACV (與客廳及飯廳共用)			
儲物室	分體式冷氣機	E單位	東芝	RAS-M10N3KCV(HK)	RAS-3M20S3ACV (與客廳及飯廳及睡房共用)

6. 設備說明(第1座及第2座)

位置	設備	適用單位	品牌	型號(如有)	
				室內機	室外機
客廳及飯廳	分體式冷氣機	A單位	東芝	RAS-M24N3KCV(HK)	RAS-5M38S3ACV (與睡房1共用)
		B單位		RAS-M22N3KCV(HK)	RAS-5M38S3ACV (與睡房1共用)
		C單位		RAS-M22N3KCV(HK)	RAS-5M38S3ACV (與睡房1共用)
		D單位		RAS-M22N3KCV(HK)	RAS-5M38S3ACV (與睡房1共用)
主人睡房	分體式冷氣機	A單位	東芝	RAS-M24N3KCV(HK)	RAS-5M38S3ACV (與睡房2共用)
		B單位		RAS-M24N3KCV(HK)	RAS-5M38S3ACV (與睡房2共用)
		C單位		RAS-M10N3KCV(HK)	RAS-3M20S3ACV (與睡房2共用)
		D單位		RAS-M24N3KCV(HK)	RAS-5M38S3ACV (與睡房2共用)
睡房 1	分體式冷氣機	A單位	東芝	RAS-M13N3KCV(HK)	RAS-5M38S3ACV (與客廳及飯廳共用)
		B單位		RAS-M13N3KCV(HK)	RAS-5M38S3ACV (與客廳及飯廳共用)
		C單位		RAS-M13N3KCV(HK)	RAS-5M38S3ACV (與客廳及飯廳共用)
		D單位		RAS-M22N3KCV(HK)	RAS-5M38S3ACV (與客廳及飯廳共用)
睡房 2	分體式冷氣機	A單位	東芝	RAS-M10N3KCV(HK)	RAS-5M38S3ACV (與主人睡房共用)
		B單位		RAS-M10N3KCV(HK)	RAS-5M38S3ACV (與主人睡房共用)
		C單位		RAS-M10N3KCV(HK)	RAS-3M20S3ACV (與主人睡房共用)
		D單位		RAS-M10N3KCV(HK)	RAS-5M38S3ACV (與主人睡房共用)
儲物室	分體式冷氣機	A單位	東芝	RAS-13N3KCV(HK)	RAS-13N3ACV

6. 設備說明(第1座及第2座)

位置	設備	適用單位	品牌	型號(如有)
客廳及飯廳	電熱水器	3樓、6樓至12樓、15樓至23樓、25樓至30樓D、E、G及L單位, 30樓K單位	Stiebel Eltron	DHE18/21/24SLi
開放式廚房	微波爐	3樓、6樓至12樓、15樓至23樓及25樓至28樓B、C、D、E、F、G、H、J、K及L單位	Siemens	HF15M564HK
		3樓、6樓至12樓、15樓至23樓及25樓至28樓A; 29樓至30樓A、B、C、D、E、F、G、H、J、K及L單位	Miele	M 6032
		31樓A、B、C、D單位	Miele	M 6262
	洗衣乾衣機	3樓、6樓至12樓、15樓至23樓、25樓至30樓A、B、C、D、E、F、G、H、J、K及L單位	Siemens	WK14D321HK
		31樓A、B、C、D單位	Miele	WTH 120 WPM
	雪櫃	3樓、6樓至12樓、15樓至23樓、25樓至30樓B、C、D、E、F、G、H、J、K及L單位	Siemens	KU15LA65HK
		3樓、6樓至12樓、15樓至23樓、25樓至30樓A單位	Siemens	KI86NAF31K
	嵌入式冷櫃	31樓A、B、C、D單位	Miele	KFNS 37432iD
	嵌入式電磁煮食爐	3樓、6樓至12樓、15樓至23樓、25樓至30樓B、C、D、E、F、G、H、J、K及L單位	Miele	CS 1212-1i
	嵌入式煤氣煮食爐	3樓、6樓至12樓、15樓至23樓、25樓至30樓A單位	Mia Cucina	MY32C
煤氣煮食爐(單頭)	31樓A、B、C、D單位	Miele	CS 1018	
煤氣煮食爐(雙頭)	31樓A、B、C、D單位	Miele	CS 1013-1	
抽油煙機	3樓、6樓至12樓、15樓至23樓、25樓至30樓A、B、C、D、E、F、G、H、J、K及L單位	Siemens	L167SA530B	
	29至30樓A單位	Miele	DA 3466 HP	
纖體式抽油煙機	31樓A、B、C、D單位	Miele	DA 3466 HP	
電熱水器	3樓、6樓至12樓、15樓至23樓、25樓至30樓B、C、D、E、F、G、H、J、K及L單位	Stiebel Eltron	DHE18/21/24SLi	
	3樓、6樓至12樓、15樓至23樓、25樓至29樓K單位	Stiebel Eltron	DHE18/21/24SLi	
主人浴室	抽氣扇	全部單位	Systemair	CBF 125M
	煤氣熱水器	31樓A、B及D單位	TGC	TRJW222TFQL
浴室	抽氣扇	全部單位	Systemair	CBF 125M
	電熱水器	3樓、6樓至12樓、15樓至23樓、25樓至30樓B、C、F、H及J單位	Stiebel Eltron	DHE18/21/24SLi
	煤氣熱水器	3樓、6樓至12樓、15樓至23樓、25樓至30樓A單位	TGC	TRJW162TFL
天台	煤氣熱水器	31樓C單位	TGC	TRJW222TFQL

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

1. EXTERIOR FINISHES

a.	External wall	Type of finishes	Podium: Glass wall, glazed ceramic tiles, aluminium cladding, aluminium louver and vertical green wall
			Residential towers: Curtain wall, glazed ceramic tiles, aluminium cladding and aluminium louver
b.	Window	Material of frame	Fluorocarbon coating aluminium frame
		Material of glass	Crystal grey single glazed glass for windows in living rooms, dining rooms, bedrooms in all units and bathroom of Flat D on 31/F Frosted glass for windows in bathrooms (except master bathroom of Flat D on 31/F), kitchens and stores
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	<u>Balcony</u> Balcony: Installed with laminated glass balustrade Floor: Ceramic tiles and artificial wood deck Wall: Aluminium cladding and ceramic tiles Ceiling: Aluminium cladding
		Whether it is covered	Balconies are covered
		Verandah	Not applicable
f.	Drying facilities for clothing	Type	Not applicable
		Material	Not applicable

2. INTERIOR FINISHES (Tower 1 & Tower 2)

			Wall	Floor	Ceiling	
a.	Lobby	G/F residential entrance lobby finishes	Laminated glass, wooden veneer and stainless steel to the exposed surface	Tile and natural stone to the exposed surface	Gypsum board false ceiling	
		1/F residential entrance lobby finishes	Ceramic tile to the exposed surface	Ceramic tile to the exposed surface	Gypsum board false ceiling	
		2/F residential entrance lobby finishes	Laminated glass, stainless steel and wooden veneer to the exposed surface	Natural stone to the exposed surface	Metal false ceiling and gypsum board false ceiling	
		Common lift lobby finishes	Laminated glass, resin panel and stainless steel to the exposed surface	Tile to the exposed surface	Metal false ceiling and gypsum board false ceiling	
			Wall		Ceiling	
b.	Internal wall and ceiling	Living room finishes	Wooden veneer and emulsion paint		Emulsion Paint	
		Dining room finishes	Wooden veneer and emulsion paint		Emulsion Paint	
		Bedroom finishes	Wooden veneer and emulsion paint		Emulsion Paint	
			Floor	Skirting		
c.	Internal floor	Material of living room	Tile	Wooden skirting		
		Material of dining room	Tile	Wooden skirting		
		Material of bedroom	Tile	Wooden skirting		
			Wall	Floor	Ceiling	
d.	Bathroom	Type of finishes	Wall tile and glass panel to the exposed surface	Tile to exposed surface	Gypsum board false ceiling	
		Whether the wall finishes run up to ceiling	Wall finishes run up to false ceiling			
			Wall	Floor	Ceiling	Cooking Bench
e.	Kitchen	Type of finishes	Glass panel and wall tile	Tile	Gypsum board false ceiling with emulsion paint	Silestone
		Whether the wall finishes run up to ceiling	Wall finishes run up to false ceiling			

3. INTERIOR FITTINGS (Tower 1 & Tower 2)

			Material	Finishes	Accessories
a.	Door	Main entrance door	Fire rated solid core timber swing door	Wood veneer	Digital lockset, door closer, door stopper and eyes viewer
		Balcony door	Aluminium framed bi-folding door	Grey tinted glass	Door handle and lockset
		Utility platform door	Aluminium framed swing door	Grey tinted glass	Door handle and lockset
		Flat roof door (Flats A, B, C, D, E, F, G, H, J, K and L on 3/F)	Aluminium framed bi-folding door	Grey tinted glass	Door handle and lockset
		Flat roof door (Flat A on 3/F of Tower 1, Flats A, B, C and D on 31/F)	Aluminium framed swing door	Grey tinted glass	Door handle and lockset
		Bedroom door (Flats B, C, E, F, H, J, and K on 3/F, 6/F- 12/F, 15/F-23/F and 25/F-30/F)	Aluminum frame glass sliding door	Fabric laminated glass	Lockset
		Bedroom 1 door (Flat A on 3/F, 6/F- 12/F, 15/F-23/F and 25/F-31/F, Flats B, C and D on 31/F)	Hollow core timber swing door	Timber veneer	Lockset and door stopper
		Bedroom 2 door (Flat A on 3/F, 6/F- 12/F, 15/F-23/F and 25/F-30/F, Flats B and C on 31/F)	Aluminum frame glass sliding door	Fabric laminated glass	Lockset
		Bedroom 2 door (Flats A and D on 31/F)	Hollow core timber swing door	Timber veneer	Lockset and door stopper
		Master Bedroom door (Flats A, B, C and D on 31/F)	Hollow core timber swing door	Timber veneer	Lockset and door stopper
		Bathroom sliding door (Flats B, C, D, F, G, H, J, K and L on 3/F, 6/F-12/F, 15/F-23/F and 25/F-30/F, Flats B and C on 31/F)	Aluminum frame glass sliding door	Fabric laminated glass	Lockset
		Bathroom door (Flats A, B, C, E, F, H and J on 3/F, 6/F- 12/F, 15/F-23/F and 25/F-30/F, Flats A and D on 31/F)	Hollow core timber swing door	Timber veneer	Lockset and door stopper
		Master Bathroom door (Flats A and B on 31/F)	Hollow core timber swing door	Timber veneer	Lockset and door stopper
		Master Bathroom door (Flats C and D on 31/F)	Aluminum frame glass sliding door	Fabric laminated glass	Lockset
		Store door (Flat E on 3/F, 6/F- 12/F, 15/F-23/F and 25/F-30/F and Flat A on 31/F)	Aluminium framed glass sliding door	Fabric laminated glass	Lockset

3. INTERIOR FITTINGS (Tower 1 & Tower 2)

			Fittings & equipment	Type	Material	
b.	Bathroom	(i) Type and material of fittings and equipment	Cabinet	Countertop	Silestone	
				Basin cabinet	Wooden cabinet with glass, plastic laminate finish and stainless steel	
				Mirror cabinet	Wooden cabinet with mirror and plastic laminate finish	
			Bathroom fittings	Wash basin mixer	Chrome plated	
				Wash basin	Vitreous China (All units except Flat D, G & L of 3/F, 6/F-12/F, 15/F-23/F, 25/F-30/F) Silestone (Flats D, G & L of 3/F, 6/F-12/F, 15/F-23/F, 25/F-30/F)	
				Water closet	Vitreous china	
				Towel bar	Chrome plated	
				Paper holder	Chrome plated	
				Shower compartment	Tempered glass	
		Bathroom appliances	For 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 pipes with thermal insulation		
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Shower set	Chrome plated	
				(iv) Size of bath tub, if applicable	Not applicable	
					Material	
c.	Kitchen	(i) Sink unit	Stainless steel			
		(ii) Water supply system	Copper pipes for cold water and copper pipes with thermal insulation for hot water supply			
		(iii) Kitchen cabinet	Timber cabinet with door panel	Finishes		Plastic laminate and wooden veneer
		(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 "Appliances Schedule"		
			Fittings	Type	Material	
d.	Bedroom	Fittings	Built-in Wardrobe	Not applicable	Not applicable	
			Other fittings	Not applicable	Not applicable	
e.	Telephone	Location and number of connection points	Please refer to the "Schedule and Location of Electrical & Mechanical Provisions"			
f.	Aerials	Location and number of connection points	Please refer to the "Schedule and Location of Electrical & Mechanical Provisions"			

3. INTERIOR FITTINGS (Tower 1 & Tower 2)

		Fittings	Type
g.	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings Faceplate for all switches and power sockets. Safety devices Single phase electricity supply with miniature circuit breaker distribution board is provided for Flat A on 3/F, 6/F-12/F, 15/F-23/F, 25/F-30/F Three phases electricity supply with miniature circuit breaker distribution board is provided in Flats B, C, D, E, F, G, H, J, K and L on 3/F, 6/F-12/F, 15/F-23/F, 25/F-30/F and Flats A, B, C and D on 31/F.
		(ii) Whether conduits are concealed or exposed	Conduit are partly concealed and partly exposed ¹ .
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule and Location of Electrical & Mechanical Provisions of Residential Units".
h.	Gas supply	Type	Towngas
		System	Gas supply pipe is provided and connected to gas hob and gas water heater for Flat A on 3/F, 6/F-12/F, 15/F-23/F, 25/F-30/F and Flats A, B, C and D on 31/F
		Location	For the location of gas connection points, please refer to the "Schedule and Location of Electrical & Mechanical Provisions of Residential Units".
i.	Washing machine connection point	Location	Please refer to the "Schedule and Location of Electrical & Mechanical Provisions of Residential Units".
		Design	Drain point and water point are provided for washing machine.
j.	Water supply	Material of water pipes	Copper pipes for cold water and copper pipes with thermal insulation for hot water supply.
		Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed ² .
		Whether hot water is available	Hot water supply to kitchen and bathroom.

Remarks:

- 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.
- 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.

4. MISCELLANEOUS (Tower 1 & Tower 2)

		Residential Lift			
a.	Lifts	(i) Brand name and model number	Brand Name	OTIS	
			Model Number	GEN2-MR	
		(ii) Number and floors served by them	Number of lifts	4	
			Floors served by the lifts	Lift No.1: 2/F-31/F (4/F, 13/F, 14/F & 24/F omitted) Lift No.2: G/F, 2/F-31/F (4/F, 13/F, 14/F & 24/F omitted) Lift No.3: 2/F-31/F (4/F, 13/F, 14/F & 24/F omitted) Lift No.4: G/F-31/F & Roof (4/F, 13/F, 14/F & 24/F omitted)	
b.	Letter box	Material	Stainless Steel		
c.	Refuse collection	(i) Means of refuse collection	Collected by cleaners from Refuse Storage and Material Recovery Room		
		(ii) Location of refuse room	Refuse Storage and Material Recovery Room is provided in the common area of each residential floor. Refuse Storage and Material Recovery Chamber is provided on G/F		
		Water meter	Electricity meter	Gas meter	
d.	Water meter, electricity meter and gas meter	(i) Location	Inside common water meter cabinet on each floor	Inside common electrical meter room on each floor	Kitchen (Flat A on 3/F, 6/F-12/F, 15/F-23/F, 25/F-30/F) Roof (Flats A, B, C and D on 31/F)
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

5. SECURITY FACILITIES (Tower 1 & Tower 2)

Security system and equipment	Access control and security system	Visitor panels with access card reader (octopus card) are installed at the tower's main entrance lobbies at G/F and 2/F and lift cars (lift no. 1-4) for resident access. Video door phone is provided in all residential units.
	CCTV	CCTV system is provided at tower's residential entrance lobby on G/F, main lobby at 2/F, staircase exit and all lifts connecting directly to the local tower caretaker's counter
Details of built-in provisions	Video door phone connecting to the caretaker's counter at the residential entrance lobby is provided in all residential units.	
Location of built-in provisions	For the location of video door phone, please refer to the "Schedule and Location of Electrical & Mechanical Provisions of Residential Units"	

6. APPLIANCES SCHEDULE 3/F, 6/F-12/F, 15/F-23/F, 25/F-30/F (Tower 1 & Tower 2)

Location	Appliance	Flat apply	Brand	Model No. (if any)	
				Indoor Unit	Outdoor Unit
Living Room and Dining Room	Split Type Air Conditioner	Flat A	Toshiba	RAS-18N3KCV(HK)	RAS-18N3ACV
		Flat B		RAS-M13N3KCV(HK)	RAS-3M20S3ACV (share with Bedroom)
		Flat C		RAS-M13N3KCV(HK)	RAS-5M38S3ACV (share with Bedroom)
		Flat D		RAS-18N3KCV(HK)	RAS-18N3ACV
		Flat E		RAS-M13N3KCV(HK)	RAS-3M20S3ACV (share with Bedroom and Store)
		Flat F		RAS-M13N3KCV(HK)	RAS-3M20S3ACV (share with Bedroom)
		Flat G		RAS-M13N3KCV(HK)	RAS-13N3ACV
		Flat H		RAS-M13N3KCV(HK)	RAS-3M20S3ACV (share with Bedroom)
		Flat J		RAS-M13N3KCV(HK)	RAS-3M20S3ACV (share with Bedroom)
		Flat K		RAS-M13N3 KCV(HK)	RAS-3M20S3ACV (share with Bedroom)
		Flat L		RAS-22N3KCV(HK)1	RAS-22N3ACV-1
Bedroom 1	Split Type Air Conditioner	Flat A	Toshiba	RAS-M13N3KCV(HK)	RAS-3M20S3ACV (share with Bedroom 2)
Bedroom 2	Split Type Air Conditioner	Flat A	Toshiba	RAS-M10N3KCV(HK)	RAS-3M20S3ACV (share with Bedroom 1)
Bedroom	Split Type Air Conditioner	Flat B	Toshiba	RAS-M10N3KCV(HK)	RAS-3M20S3ACV (share with Living Room and Dining Room)
		Flat C		RAS-M10N3KCV(HK)	RAS-5M38S3ACV (share with Living Room and Dining Room)
		Flat E		RAS-M10N3KCV(HK)	RAS-3M20S3ACV (share with Living Room and Dining Room and Store)
		Flat F		RAS-M10N3KCV(HK)	RAS-3M20S3ACV (share with Living Room and Dining Room)
		Flat H		RAS-M10N3KCV(HK)	RAS-3M20S3ACV (share with Living Room and Dining Room)
		Flat J		RAS-M10N3KCV(HK)	RAS-3M20S3ACV (share with Living Room and Dining Room)
		Flat K		RAS-M10N3KCV(HK)	RAS-3M20S3ACV (share with Living Room and Dining Room)
Store	Split Type Air Conditioner	Flat E	Toshiba	RAS-M10N3KCV(HK)	RAS-3M20S3ACV (share with Living Room and Dining Room and Bedroom)

6. APPLIANCES SCHEDULE 31/F (Tower 1 & Tower 2)

Location	Appliance	Flat apply	Brand	Model No. (if any)	
				Indoor Unit	Outdoor Unit
Living Room and Dining Room	Split Type Air Conditioner	Flat A	Toshiba	RAS-M24N3KCV (HK)	RAS-5M38S3ACV (share with Bedroom 1)
		Flat B		RAS-M22N3KCV (HK)	RAS-5M38S3ACV (share with Bedroom 1)
		Flat C		RAS-M22N3KCV (HK)	RAS-5M38S3ACV (share with Bedroom 1)
		Flat D		RAS-M22N3KCV (HK)	RAS-5M38S3ACV (share with Bedroom 1)
Master Bedroom	Split Type Air Conditioner	Flat A	Toshiba	RAS-M24N3KCV (HK)	RAS-5M38S3ACV (share with Bedroom 2)
		Flat B		RAS-M24N3KCV (HK)	RAS-5M38S3ACV (share with Bedroom 2)
		Flat C		RAS-M10N3KCV (HK)	RAS-3M20S3ACV (share with Bedroom 2)
		Flat D		RAS-M24N3KCV (HK)	RAS-5M38S3ACV (share with Bedroom 2)
Bedroom 1	Split Type Air Conditioner	Flat A	Toshiba	RAS-M13N3KCV (HK)	RAS-5M38S3ACV (share with Living Room and Dining Room)
		Flat B		RAS-M13N3KCV (HK)	RAS-5M38S3ACV (share with Living Room and Dining Room)
		Flat C		RAS-M13N3KCV (HK)	RAS-5M38S3ACV (share with Living Room and Dining Room)
		Flat D		RAS-M22N3KCV (HK)	RAS-5M38S3ACV (share with Living Room and Dining Room)
Bedroom 2	Split Type Air Conditioner	Flat A	Toshiba	RAS-M10N3KCV (HK)	RAS-5M38S3ACV (share with Master Bedroom)
		Flat B		RAS-M10N3KCV (HK)	RAS-5M38S3ACV (share with Master Bedroom)
		Flat C		RAS-M10N3KCV (HK)	RAS-3M20S3ACV (share with Master Bedroom)
		Flat D		RAS-M10N3KCV (HK)	RAS-5M38S3ACV (share with Master Bedroom)
Store	Split Type Air Conditioner	Flat A	Toshiba	RAS-13N3KCV(HK)	RAS-13N3ACV

6. APPLIANCES SCHEDULE (Tower 1 & Tower 2)

Location	Appliance	Flats apply	Brand	Model No. (if any)
Living Room and Dining Room	Electric Water Heater	Flats D, E, G, L on 3/F, 6/F-12/F, 15/F-23/F and 25/F-30/F, Flat K on 30/F	Stiebel Eltron	DHE18/21/24SLi
Open Kitchen	Microwave Owen	Flats B, C, D, E, F, G, H, J, K, L on 3/F, 6/F-12/F, 15/F-23/F and 25/F-28/F	Siemens	HF15M564HK
		Flat A on 3/F, 6/F-12/F, 15/F-23/F, 25/F-28/F and Flats A, B, C, D, E, F, G, H, J, K, L on 29/F-30/F	Miele	M 6032
		Flats A, B, C, D on 31/F	Miele	M 6262
	Wash Dryer	Flats A, B, C, D, E, F, G, H, J, K, L on 3/F, 6/F-12/F, 15/F-23/F and 25/F-30/F	Siemens	WK14D321HK
		Flats A, B, C, D on 31/F	Miele	WTH 120 WPM
	Refrigerator	Flats B, C, D, E, F, G, H, J, K, L on 3/F, 6/F-12/F, 15/F-23/F and 25/F-30/F	Siemens	KU15LA65HK
		Flats A on 3/F, 6/F-12/F, 15/F-23/F and 25/F-30/F	Siemens	KI86NAF31K
	Built in Fridge-Freezer	Flats A, B, C, D on 31/F	Miele	KFNS 37432iD
	Built in Induction Hob	Flats B, C, D, E, F, G, H, J, K, L on 3/F, 6/F-12/F, 15/F-23/F and 25/F-30/F	Miele	CS 1212-1i
	Built in Gas Cooker	Flat A on 3/F, 6/F-12/F, 15/F-23/F and 25/F-30/F	Mia Cucina	MY32C
	Gas Hob (Single Burner)	Flats A, B, C, D on 31/F	Miele	CS 1018
	Gas Hob (2-Burner)	Flats A, B, C, D on 31/F	Miele	CS 1013-1
	Telescopic Hood	Flats A, B, C, D, E, F, G, H, J, K, L on 3/F, 6/F-12/F, 15/F-23/F and 25/F-30/F	Siemens	L167SA530B
		Flat A on 29/F-30/F	Miele	DA 3466 HP
Slimline Cooker Hood	Flats A, B, C, D on 31/F	Miele	DA 3466 HP	
Electric Water Heater	Flats B, C, D, E, F, G, H, J, K, L on 3/F, 6/F-12/F, 15/F-23/F and 25/F-30/F	Stiebel Eltron	DHM6	
	Flat K on 3/F, 6/F-12/F, 15/F-23/F and 25/F-29/F	Stiebel Eltron	DHE18/21/24SLi	
Master Bathroom	Exhaust Fan	All flats	Systemair	CBF 125M
	Gas Water Heater	Flats A, B and D on 31/F	TGC	TRJW222TFQL
Bathroom	Exhaust Fan	All flats	Systemair	CBF 125M
	Electric Water Heater	Flats B, C, F, H, J on 3/F, 6/F-12/F, 15/F-23/F and 25/F-30/F	Stiebel Eltron	DHE18/21/24SLi
	Gas Water Heater	Flat A on 3/F, 6/F-12/F, 15/F-23/F and 25/F-30/F	TGC	TRJW162TFL
Roof	Gas Water Heater	Flat C on 31/F	TGC	TRJW222TFQL

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

3樓住宅單位機電裝置及位置數量說明表(第1座及第2座)
Schedule and Location of Electrical & Mechanical Provisions of 3/F Residential Units (Tower 1 & 2)

位置 Location	描述 Description	A	B	C	D	E	F	G	H	J	K	L
客廳及飯廳 Living Room and Dining Room	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1
	雙位電插座 Twin Socket Outlet	2	2	2	2	2	2	2	2	2	2	2
	室內空調機接駁點 Connection Point for A/C indoor unit	1	1	1	1	1	1	1	1	1	1	1
	視像對講機 Video Door Phone	1	1	1	1	1	1	1	1	1	1	1
睡房 Bedroom	電視及電台天線插座 TV and FM outlet	-	1	1	-	1	1	-	1	1	1	-
	電話插座 Telephone Outlet	-	1	1	-	1	1	-	1	1	1	-
	雙位電插座 Twin Socket Outlet	-	2	2	-	2	2	-	2	2	2	-
	室內空調機接駁點 Connection Point for A/C indoor unit	-	1	1	-	1	1	-	1	1	1	-
睡房1 Bedroom 1	電視及電台天線插座 TV and FM Outlet	1	-	-	-	-	-	-	-	-	-	-
	電話插座 Telephone Outlet	1	-	-	-	-	-	-	-	-	-	-
	雙位電插座 Twin Socket Outlet	2	-	-	-	-	-	-	-	-	-	-
	室內空調機接駁點 Connection Point for A/C indoor unit	1	-	-	-	-	-	-	-	-	-	-
睡房 2 Bedroom 2	電視及電台天線插座 TV and FM Outlet	1	-	-	-	-	-	-	-	-	-	-
	電話插座 Telephone Outlet	1	-	-	-	-	-	-	-	-	-	-
	單位電插座 Single Socket Outlet	1	-	-	-	-	-	-	-	-	-	-
	雙位電插座 Twin Socket Outlet	1	-	-	-	-	-	-	-	-	-	-
	室內空調機接駁點 Connection Point for A/C indoor unit	1	-	-	-	-	-	-	-	-	-	-
浴室 Bathroom	單位電插座 Single Socket Outlet	1	1	1	1	1	1	1	1	1	1	1
	煤氣接駁點 Gas Connection Point	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
	洗衣乾衣機接駁點 Washer Dryer Machine Connection Point	1	1	1	1	1	1	1	1	1	1	1
	煤氣接駁點 Gas Connection Point	1	-	-	-	-	-	-	-	-	-	-
	微型斷路器配電箱 Miniature Circuit Breakers Board	1	1	1	1	1	1	1	1	1	1	1
儲物室 Store	雙位電插座 Twin Socket Outlet	-	-	-	-	1	-	-	-	-	-	-
	室內空調機接駁點 Connection Point for A/C indoor unit	-	-	-	-	1	-	-	-	-	-	-
冷氣機平台 A/C Platform	室外空調機接駁點 Connection Point for A/C outdoor unit	2	1	1	1	1	1	1	1	1	1	1

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

6樓至12樓、15樓至23樓、25樓至30樓住宅單位機電裝置及位置數量說明表(第1座及第2座)
Schedule and Location of Electrical & Mechanical Provisions of 6/F-12/F, 15/F-23/F, 25/F-30/F Residential Units (Tower 1 & 2)

位置 Location	描述 Description	A	B	C	D	E	F	G	H	J	K	L
客廳及飯廳 Living Room and Dining Room	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1
	雙位電插座 Twin Socket Outlet	2	2	2	2	2	2	2	2	2	2	2
	室內空調機接駁點 Connection Point for A/C indoor unit	1	1	1	1	1	1	1	1	1	1	1
	視像對講機 Video Door Phone	1	1	1	1	1	1	1	1	1	1	1
睡房 Bedroom	電視及電台天線插座 TV and FM outlet	-	1	1	-	1	1	-	1	1	1	-
	電話插座 Telephone Outlet	-	1	1	-	1	1	-	1	1	1	-
	雙位電插座 Twin Socket Outlet	-	2	2	-	2	2	-	2	2	2	-
	室內空調機接駁點 Connection Point for A/C indoor unit	-	1	1	-	1	1	-	1	1	1	-
睡房1 Bedroom 1	電視及電台天線插座 TV and FM Outlet	1	-	-	-	-	-	-	-	-	-	-
	電話插座 Telephone Outlet	1	-	-	-	-	-	-	-	-	-	-
	雙位電插座 Twin Socket Outlet	2	-	-	-	-	-	-	-	-	-	-
	室內空調機接駁點 Connection Point for A/C indoor unit	1	-	-	-	-	-	-	-	-	-	-
睡房2 Bedroom 2	電視及電台天線插座 TV and FM Outlet	1	-	-	-	-	-	-	-	-	-	-
	電話插座 Telephone Outlet	1	-	-	-	-	-	-	-	-	-	-
	單位電插座 Single Socket Outlet	1	-	-	-	-	-	-	-	-	-	-
	雙位電插座 Twin Socket Outlet	1	-	-	-	-	-	-	-	-	-	-
	室內空調機接駁點 Connection Point for A/C indoor unit	1	-	-	-	-	-	-	-	-	-	-
浴室 Bathroom	單位電插座 Single Socket Outlet	1	1	1	1	1	1	1	1	1	1	1
	煤氣接駁點 Gas Connection Point	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
	洗衣乾衣機接駁點 Washer Dryer Machine Connection Point	1	1	1	1	1	1	1	1	1	1	1
	煤氣接駁點 Gas Connection Point	1	-	-	-	-	-	-	-	-	-	-
	微型斷路器配電箱 Miniature Circuit Breakers Board	1	1	1	1	1	1	1	1	1	1	1
儲物室 Store	雙位電插座 Twin Socket Outlet	-	-	-	-	1	-	-	-	-	-	-
	室內空調機接駁點 Connection Point for A/C indoor unit	-	-	-	-	1	-	-	-	-	-	-
冷氣機平台 A/C Platform	室外空調機接駁點 Connection Point for A/C outdoor unit	2	1	1	1	1	1	1	1	1	1	1

31樓住宅單位機電裝置及位置數量說明表(第1座及第2座)
Schedule and Location of Electrical & Mechanical Provisions of 31/F Residential Units (Tower 1 & 2)

位置 Location	描述 Description	A	B	C	D
客廳及飯廳 Living Room and Dining Room	電視及電台天線插座 TV and FM Outlet	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1
	雙位電插座 Twin Socket Outlet	2	2	2	2
	室內空調機接駁點 Connection Point for A/C indoor unit	1	1	1	1
	視像對講機 Video Door Phone	1	1	1	1
主人睡房 Master Bedroom	電視及電台天線插座 TV and FM outlet	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1
	雙位電插座 Twin Socket Outlet	2	2	2	2
	室內空調機接駁點 Connection Point for A/C indoor unit	1	1	1	1
睡房1 Bedroom 1	電視及電台天線插座 TV and FM outlet	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1
	雙位電插座 Twin Socket Outlet	2	2	2	2
	室內空調機接駁點 Connection Point for A/C indoor unit	1	1	1	1
睡房2 Bedroom 2	電視及電台天線插座 TV and FM outlet	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1
	雙位電插座 Twin Socket Outlet	2	2	2	2
	室內空調機接駁點 Connection Point for A/C indoor unit	1	1	1	1
儲物室 Store	雙位電插座 Twin Socket Outlet	1	-	-	-
	室內空調機接駁點 Connection Point for A/C indoor unit	1	-	-	-
主人浴室 Master Bathroom	單位電插座 Single Socket Outlet	1	1	1	1
	煤氣接駁點 Gas Connection Point	1	1	1	1
浴室 Bathroom	單位電插座 Single Socket Outlet	1	1	1	1
	煤氣接駁點 Gas Connection Point	1	1	1	1
開放式廚房 Open Kitchen	雙位電插座 Twin Socket Outlet	1	1	1	1
	洗衣乾衣機接駁點 Washer Dryer Machine Connection Point	1	1	1	1
	煤氣接駁點 Gas Connection Point	1	1	1	1
	微型斷路器配電箱 Miniature Circuit Breakers Board	1	1	1	1
平台(主人睡房) Flat Roof (Master Bedroom)	防水單位電插蘇 Weather Proof Single Socket Outlet	-	1	-	-
平台(睡房1) Flat Roof (Bedroom 1)	防水單位電插蘇 Weather Proof Single Socket Outlet	-	-	1	-
天台 Roof	防水單位電插蘇 Weather Proof Single Socket Outlet	1	1	1	1
冷氣機平台 A/C Platform	室外空調機接駁點 Connection Point for A/C outdoor unit	3	2	2	2

23 服務協議 SERVICE AGREEMENTS

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

煤氣由香港中華煤氣有限公司供應。

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

Towngas is supplied by The Hong Kong and China Gas Company Limited.

24 地稅 GOVERNMENT RENT

賣方(擁有人)有法律責任繳付住宅物業的地稅直至住宅物業買賣完成日(包括該日)為止。

The vendor (the owner) is liable for the Government rent of a residential property up to and including the date of completion of the sale and purchase of that residential property.

25 買方的雜項付款

MISCELLANEOUS PAYMENTS BY PURCHASER

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須向賣方(擁有人)補還水、電力及氣體的按金。
2. 在交付時，買方不須向賣方(擁有人)支付清理廢料的費用。
3. 水、電力及氣體的按金及清理廢料的費用的款額於售樓說明書印製日尚未決定。

備註：買方須向發展項目管理人及不須向賣方(擁有人)繳付水、電力及氣體的按金及清理廢料的費用。

1. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the vendor (the owner) for the deposits for water, electricity and gas.
2. On that delivery, the purchaser is not liable to pay to the vendor (the owner) a debris removal fee.
3. The amount of deposits for water, electricity and gas and debris removal fee is yet to be ascertained at the date on which the sales brochure is printed.

Note : The purchaser should pay to the manager and not the vendor (the owner) of the development the deposits for water, electricity and gas and the debris removal fee.

26 欠妥之處的保養責任期

DEFECT LIABILITY WARRANTY PERIOD

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

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

27 斜坡維修 MAINTENANCE OF SLOPES

不適用

Not Applicable

28 修訂 MODIFICATION

沒有向政府申請中而未獲批准的批地文件修訂。

There is no on-going application to the Government for modification of the land grant which is not yet granted.

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》(《規劃規例》)第23(3)(b)條不計算的總樓面面積		
1	停車場及上落客貨地方(公共交通總站除外)	不適用
2	機房及相類設施	
2.1 (#)	所佔面積受相關《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、垃圾房等	171.283
2.2 (#)	所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	1028.622
2.3 (#)	非強制性或非必要機房，例如空調機房、風櫃房等	102.335
根據《規劃規例》第23A(3)條不計算的總樓面面積		
3	供人離開或到達旅館時上落汽車的地方	不適用
4	旅館的輔助性設施	不適用
根據《聯合作業備考》第 1 號和第 2 號提供的環保設施		
5	住宅樓宇露台	544.000
6	加闊的公用走廊及升降機大堂	不適用
7	公用空中花園	不適用
8	非住宅樓宇的公用平台花園	不適用
9	隔聲簷	不適用
10	翼牆、捕風器及風斗	不適用
11	非結構預製外牆	132.306
12	工作平台	36.000
13	隔音屏障	不適用
適意設施		
14 (#)	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	16.231
15 (#)	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	557.569
16	有上蓋的園景區及遊樂場	不適用
17	橫向屏障/有蓋人行道、花棚	不適用
18 (#)	擴大升降機井道	147.490
19	煙囪管道	不適用
20	其他非強制性或非必要機房，例如爐房、衛星電視共用天線房	不適用

適意設施		
21 (#)	強制性設施或必要機房所需的管槽、氣槽	142.530
22 (#)	非強制性設施或非必要機房所需的管槽、氣槽	10.345
23	環保系統及設施所需的機房、管槽及氣槽	不適用
24 (#)	非住用發展項目中電影院、商場等的較高的淨高及前方中空	175.818
25	非住用發展項目的公用主要入口(尊貴入口)上方的中空	不適用
26	複式住宅單位及洋房的中空	不適用
27	遮陽篷及反光罩	不適用
28 (#)	小型伸出物，例如空調機箱、窗台、伸出的窗台	416.737
29	其他伸出物，如空調機箱或伸出外牆超過750毫米的平台	不適用
其他項目		
30 (#)	庇護層，包括庇護層兼空中花園	276.174
31	大型伸出/外懸設施下的有蓋面積	不適用
32	公共交通總站	不適用
33	共用構築物及樓梯	不適用
34 (#)	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	115.000
35	公眾通道	不適用
36	因樓宇後移導致的覆蓋面積	不適用
額外總樓面面積		
37 (#)	額外總樓面面積	898.512

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。

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

有關建築物的環境評估

發展項目獲得綠建環評1.2版(新建建築)暫定銀級。



發展項目的公用部份的預計能量表現或消耗

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

第I部份	
提供中央空調	否
提供具能源效益的設施	是
擬安裝的具能源效益的設施	1. 高效能系數分體式空調裝置(2.6-3.4) 2. 高發光效率照明安裝

第II部份：擬興建樓宇預計每年能源消耗量(註腳 1)：-						
發展項目類型	位置	使用有關裝置的內部樓面面積(平方米)	基線樓宇(註腳 2) 每年能源消耗量		擬興建樓宇每年能源消耗量	
			電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年	電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年
住用發展項目(不包括酒店)	中央屋宇裝備裝置(註腳 3)	2,899	99.9	N/A	68.8	N/A
非住用發展項目(註腳 4)(包括酒店)	平台(中央屋宇裝備裝置)	4,514	192.1	N/A	175.1	N/A
	平台(非中央屋宇裝備裝置)	N/A	N/A	N/A	N/A	N/A
	塔樓(中央屋宇裝備裝置)	N/A	N/A	N/A	N/A	N/A
	塔樓(非中央屋宇裝備裝置)	N/A	N/A	N/A	N/A	N/A

註腳：

- 一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。預計每年能源消耗量 [以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-
 - “每年能源消耗量”與新建樓宇BEAM Plus標準(1.2版)第4節及附錄8中的「年能源消耗」具有相同涵義；及
 - 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。
- “基線樓宇”與新建樓宇BEAM Plus標準(1.2版)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中的涵義相同。
- 平台一般指發展項目的最低部分(通常為發展項目最低於15米部分及其地庫(如適用))，並與其上的塔樓具有不同用途。對於並無明確劃分平台與塔樓的發展項目，應視整個發展項目為塔樓。

第III部份：以下裝置乃按機電工程署公布的相關實務守則設計：-			
裝置類型	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			✓

請在適當方格填上(✓)號

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 ²)
Disregarded GFA under Regulation 23(3)(b) of the Building (Planning) Regulations (B(P)R)		
1	Carpark and loading/unloading area excluding public transport terminus	Not Applicable
2	Plant rooms and similar services	
2.1 (#)	Mandatory feature or essential plant room, area of which is limited by respective PNAP or regulation, such as lift machine room, TBE room, refuse storage chamber, etc.	171.283
2.2 (#)	Mandatory feature or essential plant room, areas of which is NOT limited by any PNAP or regulation, such as room occupied solely by FSI and equipment, meter room, transformer room, potable and flushing water tank, etc.	1028.622
2.3 (#)	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	102.335
Disregarded GFA under Regulation 23A(3) of the B(P)R		
3	Area for picking up and setting down persons departing from or arriving at the hotel by vehicle	Not Applicable
4	Supporting facilities for a hotel	Not Applicable
Green Features under Joint Practice Notes 1 and 2		
5	Balcony for residential buildings	544.000
6	Wider common corridor and lift lobby	Not Applicable
7	Communal sky garden	Not Applicable
8	Communal podium garden for non-residential buildings	Not Applicable
9	Acoustic fin	Not Applicable
10	Wing wall, wind catcher and funnel	Not Applicable
11	Non-structural prefabricated external wall	132.306
12	Utility platform	36.000
13	Noise barrier	Not Applicable
Amenity Features		
14 (#)	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	16.231
15 (#)	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	557.569
16	Covered landscaped and play area	Not Applicable
17	Horizontal screen/covered walkway, trellis	Not Applicable
18 (#)	Larger lift shaft	147.490
19	Chimney shaft	Not Applicable
20	Other non-mandatory or non-essential plant room, such as boiler room, SMATV room	Not Applicable

Amenity Features		
21 (#)	Pipe duct, air duct for mandatory feature or essential plant room	142.530
22 (#)	Pipe duct, air duct for non-mandatory or non-essential plant room	10.345
23	Plant room, pipe duct, air duct for environmentally friendly system and feature	Not Applicable
24 (#)	High headroom and void in front of cinema, shopping arcade etc. in non-domestic development	175.818
25	Void over main common entrance (prestige entrance) in non-domestic development	Not Applicable
26	Void in duplex domestic flat and house	Not Applicable
27	Sunshade and reflector	Not Applicable
28 (#)	Minor projection such as AC box, window cill, projecting window	416.737
29	Other projection such as air-conditioning box and platform with a projection of more than 750mm from the external wall	Not Applicable
Other Items		
30 (#)	Refuge floor including refuge floor cum sky garden	276.174
31	Covered area under large projecting/overhanging feature	Not Applicable
32	Public transport terminus (PTT)	Not Applicable
33	Party structure and common staircase	Not Applicable
34 (#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	115.000
35	Public passage	Not Applicable
36	Covered set back area	Not Applicable
Bonus GFA		
37 (#)	Bonus GFA	898.512

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

The Environmental Assessment of the Building

The Development has achieved the PROVISIONAL SILVER rating under the BEAM Plus V1.2 for New Buildings



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

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

Part I	
Provision of Central Air Conditioning	No
Provision of Energy Efficient Features	Yes
Energy Efficient Features proposed	1. High COP split type & VRF system (2.6-3.4) 2. High luminous efficacy lighting

Part II : The predicted annual energy use of Proposed Building (Note 1) : -

Type of Development	Location	Internal Floor Area Served (m ²)	Annual Energy Use of Baseline Building ^(Note 2)		Annual Energy Use of Proposed Building	
			Electricity kWh / m ² / annum	Town Gas / LPG Flat / m ² / annum	Electricity kWh / m ² / annum	Town Gas / LPG Flat / m ² / annum
Domestic Development (excluding Hotel)	Central building services installation ^(Note 3)	2,899	99.9	N/A	68.8	N/A
Non-domestic Development ^(Note 4) (including Hotel)	Podium(s) (central building services installation)	4,514	192.1	N/A	175.1	N/A
	Podium(s) (non - central building services installation)	N/A	N/A	N/A	N/A	N/A
	Tower(s) (central building services installation)	N/A	N/A	N/A	N/A	N/A
	Tower(s) (non - central building services installation)	N/A	N/A	N/A	N/A	N/A

Notes:

- In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency. The predicted annual energy use, in terms of electricity consumption (kWh/m²/annum) and town gas/LPG consumption (unit/m²/annum), of the development by the internal floor area served, where:
 - “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 (v1.2 version); and
 - “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 (v1.2 version).
- “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Building.
- Podium(s) normally means the lowest part of the development (usually the lowest 15m of the development and its basement, if any) carrying different use(s) from that of the tower(s) above. For development without clear demarcation between podium(s) and tower(s), the development, as a whole, should be considered as tower(s).

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

Please (✓) where appropriate

I. 冷氣機平台上放置室外冷氣機

部分室外冷氣機(不論是為該住宅單位而設或是為其他住宅單位而設)放置在第1座及第2座6樓至28樓、29樓及30樓A室、E室、F室及K室及第1座及第2座31樓A室、B室、C室及D室外的冷氣機平台上。室外冷氣機的放置可能對該等住宅單位的享用，諸如熱氣及噪音或其他方面造成影響。有關室外冷氣機的位置，請參閱「發展項目的住宅物業的樓面平面圖」。

II. 建築裝飾

發展項目部分住宅單位外的外牆裝有建築裝飾，建築裝飾的燈光(如有的話)可能對部分住宅單位的享用造成影響。

III. 喉管

發展項目部分住宅單位的平台及/或露台的外牆或毗鄰平台及/或露台的外牆裝有公用喉管及/或外露喉管，部分住宅單位的景觀可能因此受到影響。有關公用喉管及外露喉管的位置，請參閱發展項目最新批准建築圖則。

IV. 大廈保養系統操作

1. 在管理人安排為發展項目的外牆(包括構成住宅物業一部份的玻璃幕牆結構、玻璃幕牆玻璃、窗戶、露台及工作平台)及公用地方與設施進行定期及特別安排的檢查、清潔、保養、維修、改動、翻新、重建、油漆或裝飾的期間，大廈保養系統包括但不限於吊船或其他類似裝置(不論是永久或臨時裝置)可能會安裝及/或停泊在住宅物業的平台及/或天台上，並在住宅物業的平台及天台上空操作，以及在住宅物業的窗外、露台及工作平台外操作。
2. 根據公契，管理人有權進入在發展項目建有平台及/或天台的住宅物業(不論是否連同管理人的代理、工人及職員，及是否攜帶用具、工具及物料)操作大廈保養系統包括但不限於為毗鄰構成住宅物業一部分的天台及/或平台的發展項目公用地方與設施周邊外牆的托架錨固吊船或其他類似裝置及/或於構成住宅物業一部分的天台及/或平台停泊吊船或其他類似裝置，以便清潔、保養及/或維修發展項目的外牆及公用地方與設施。

V. 綠化面積

根據由屋宇署於2016年1月發出的認可人士、註冊結構工程師及註冊岩土工程師作業備考(APP-152)，部分位於發展項目地下、1樓、天台層及外牆的綠化面積須指定為公用地方。根據發展項目的公契，綠化面積構成屋苑公用地方及住宅公用地方一部分。因此，發展項目的所有業主均須分擔管理及維修構成屋苑公用地方一部分的部分綠化面積的費用，而所有住宅單位業主均須分擔管理及維修構成住宅公用地方一部分的部分綠化面積的費用。

VI. 屋苑1樓及2樓的扶手電梯、走廊或部分

每名現任住宅單位業主、其租戶、租客、傭僕、代理、合法佔用人及受許可人及其真正訪客(與所有具有相同權利之人等共享)，在已支付按照公契及任何相關的副公契需支付的款項其應分擔的部分(但仍受制於政府批地書、公契、任何相關的副公契、屋苑規則之條文和公契或任何相關的副公契所賦予管理人及第一業主享有之權利)之下，擁有全權、自由及通行權，通過及往復通過：

- (a) 連接屋苑地下及1樓並構成商業發展項目一部分的扶手電梯(每當其非暫停使用時)；及
- (b) 商業發展項目的業主認為住宅單位業主、其租戶、租客、傭僕、代理、合法佔用人、受許可人及真正訪客為要通過(i)連接屋苑地下及1樓的扶手電梯(構成商業發展項目一部分)；及(ii)連接屋苑1樓及2樓(構成住宅發展項目一部分)的扶手電梯從嘉善街及福澤街進入位於屋苑2樓住宅發展項目的升降機大堂，及離開該升降機大堂往嘉善街及福澤街而需要通過的該等位於屋苑地下及1樓並構成商業發展項目一部分的走廊或部分，

於每天早上7時至午夜12時或其他商業發展項目的業主與管理人考慮到住宅發展項目業主的利益和需要而同意的時段。

為保持該等(連接屋苑地下及1樓並構成商業發展項目一部分的)扶手電梯與及該等(根據公契住宅單位業主、其租戶、租客、傭僕、代理、合法佔用人、受許可人及真正訪客獲賦予通行權的，並位於屋苑地下及1樓與及構成商業發展項目一部分的走廊或部分)的燈光及冷氣供應(如有的話)在上午10時至下午10時以外的時間運作而引致的額外電費將由住宅單位業主負責支付並構成住宅管理預算案的部分，而管理人可以其絕對酌情權釐定該額外電費的金額。

VII. 開口(集風位)及護牆

第1座及第2座3樓E室外有一個主要作通風用途的開口(集風位)連同護牆。該開口(集風位)及護牆的存在可能對該等住宅單位的享用，諸如噪音、氣流、景觀或其他方面造成影響。有關開口(集風位)及護牆的位置，請參閱「發展項目的住宅物業的樓面平面圖」。

VIII. 將交回的土地

位於發展項目地界外並在屋宇署於2018年5月18日批准的一般建築圖則(參考編號2/4080/13/1)標記為「將交回的斜線土地」的兩幅土地(「該等土地」)現正申請交回予政府，並在該申請獲得批准後，將根據政府可能訂明的條款及條件交回予政府作擴闊道路用途。一切與該擴闊道路有關的工程將不會在申請發出佔用許可證時完成，而進行該工程可能對發展項目的享用，包括但不限於進出發展項目，以及周圍環境造成影響。僅為識別目的，該等土地的位置以紅色斜線顯示在本部分最後的圖則上。

IX. 附近的其他地段

1. 第一毗鄰地段

兩間與賣方有關聯的公司(統稱為「第一毗鄰地段的擁有人」)擁有發展項目附近的其他地段，即位於九龍海傍地段第28號K段餘段及九龍海傍地段第28號M段第2分段餘段(統稱為「第一毗鄰地段」)，亦即九龍大角嘴角祥街25-29號。第一毗鄰地段並不構成發展項目的一部分。

直至本售樓說明書的印製日期為止，第一毗鄰地段的擁有人正考慮第一毗鄰地段的發展。第一毗鄰地段的擁有人不會就第一毗鄰地段現在或將來的使用、保養、出售、處置、發展或其他方面作出任何形式的保證或陳述。第一毗鄰地段的擁有人明確保留所有與第一毗鄰地段有關的權利，包括但不限於第一毗鄰地段的使用、保養、出售、處置、發展、任何建築圖則的遞交及修改或其他任何方面。

在獲得政府批准後，將來在第一毗鄰地段上不時進行的工程、使用、處置或發展可能對發展項目住宅物業的享用，諸如通行、景觀、噪音或對周邊環境的其他方面造成影響。

2. 第二毗鄰地段

另一間與賣方有關聯的公司(「第二毗鄰地段的擁有人」)擁有發展項目附近的其他地段，即九龍海傍地段第28號M段第3分段餘段(「第二毗鄰地段」)，亦即九龍大角咀角祥街2-16及2A-16A號、利得街35-47號及福澤街32-44號。第二毗鄰地段並不構成發展項目的一部分。

直至本售樓說明書的印製日期為止，第二毗鄰地段的擁有人正考慮第二毗鄰地段的發展。第二毗鄰地段的擁有人不會就第二毗鄰地段現在或將來的使用、保養、出售、處置、發展或其他方面作出任何形式的保證或陳述。第二毗鄰地段的擁有人明確保留所有與第二毗鄰地段有關的權利，包括但不限於第二毗鄰地段的使用、保養、出售、處置、發展、任何建築圖則的遞交及修改或其他任何方面。

在獲得政府批准後，將來在第二毗鄰地段上不時進行的工程、使用、處置或發展可能對發展項目住宅物業的享用，諸如通行、景觀、噪音或對周邊環境的其他方面造成影響。

3. 第三毗鄰地段

另一間與賣方有關聯的公司（「第三毗鄰地段的收購公司」）正在收購及有意重建發展項目附近的其他地段，即九龍內地段第10046, 10072, 10090, 10067, 10089, 10045, 10062, 8797, 9581, 9582, 9523及9524號（統稱為「第三毗鄰地段」），亦即九龍大角咀道177-199號。第三毗鄰地段並不構成發展項目的一部分。

直至本售樓說明書的印製日期為止，第三毗鄰地段的收購公司正考慮第三毗鄰地段的發展。第三毗鄰地段的收購公司不會就第三毗鄰地段現在或將來的使用、保養、出售、處置、發展或其他方面作出任何形式的保證或陳述。第三毗鄰地段的收購公司明確保留所有與第三毗鄰地段有關的權利，包括但不限於第三毗鄰地段的使用、保養、出售、處置、發展、任何建築圖則的遞交及修改或其他任何方面。

在獲得政府批准後，將來在第三毗鄰地段上不時進行的工程、使用、處置或發展可能對發展項目住宅物業的享用，諸如通行、景觀、噪音或對周邊環境的其他方面造成影響。

4. 第四毗鄰地段

另一間與賣方有關聯的公司（「第四毗鄰地段的收購公司」）正在收購及有意重建發展項目附近的其他地段，即九龍內地段第9482, 9543, 9661, 9284, 10043, 9512, 9534及9555號（統稱為「第四毗鄰地段」），亦即九龍萬安街16-30號。第四毗鄰地段並不構成發展項目的一部分。

直至本售樓說明書的印製日期為止，第四毗鄰地段的收購公司正考慮第四毗鄰地段的發展。第四毗鄰地段的收購公司不會就第四毗鄰地段現在或將來的使用、保養、出售、處置、發展或其他方面作出任何形式的保證或陳述。第四毗鄰地段的收購公司明確保留所有與第四毗鄰地段有關的權利，包括但不限於第四毗鄰地段的使用、保養、出售、處置、發展、任何建築圖則的遞交及修改或其他任何方面。

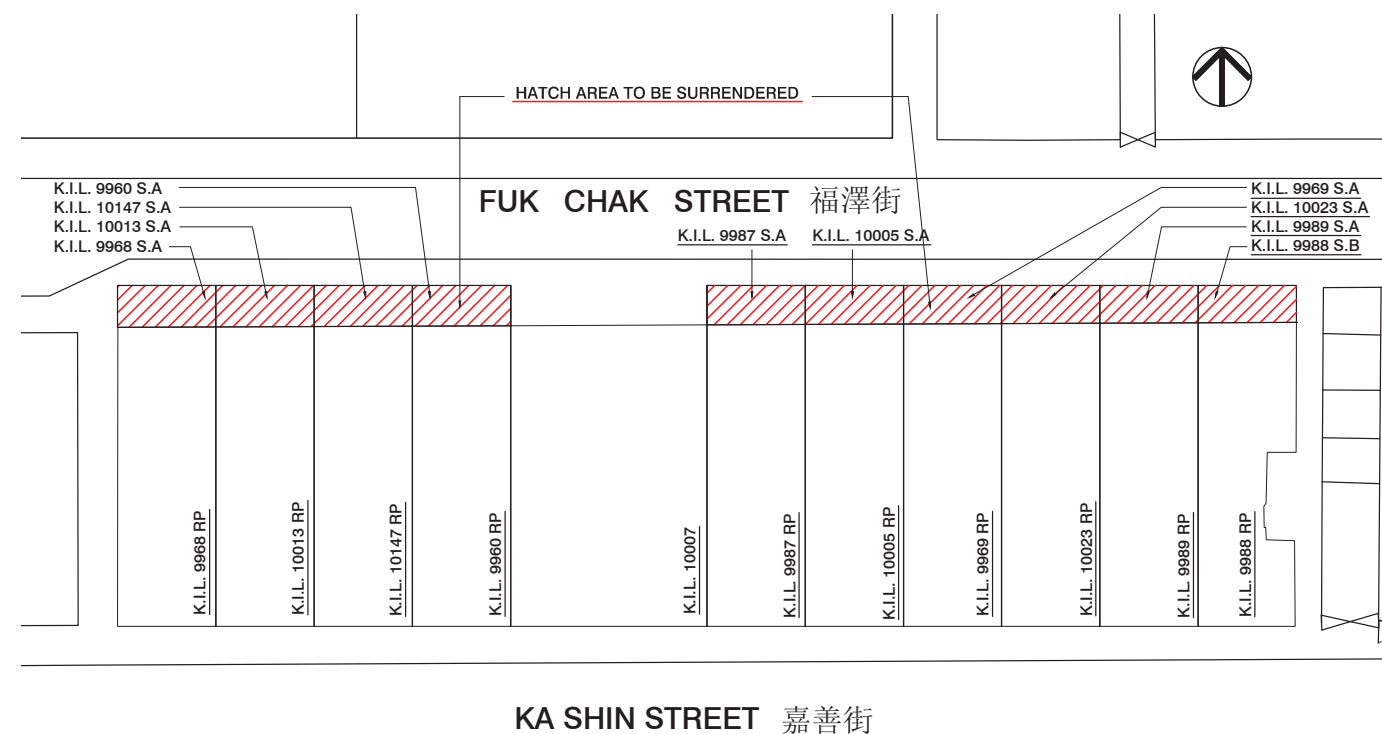
在獲得政府批准後，將來在第四毗鄰地段上不時進行的工程、使用、處置或發展可能對發展項目住宅物業的享用，諸如通行、景觀、噪音或對周邊環境的其他方面造成影響。

5. 第五毗鄰地段

另一間與賣方有關聯的公司（「第五毗鄰地段的收購公司」）正在收購及有意重建發展項目附近的其他地段，即九龍內地段第9934號（「第五毗鄰地段」），亦即九龍大角咀道39-53號、嘉善街1號及博文街2號。第五毗鄰地段並不構成發展項目的一部分。

直至本售樓說明書的印製日期為止，第五毗鄰地段的收購公司正考慮第五毗鄰地段的發展。第五毗鄰地段的收購公司不會就第五毗鄰地段現在或將來的使用、保養、出售、處置、發展或其他方面作出任何形式的保證或陳述。第五毗鄰地段的收購公司明確保留所有與第五毗鄰地段有關的權利，包括但不限於第五毗鄰地段的使用、保養、出售、處置、發展、任何建築圖則的遞交及修改或其他任何方面。

在獲得政府批准後，將來在第五毗鄰地段上不時進行的工程、使用、處置或發展可能對發展項目住宅物業的享用，諸如通行、景觀、噪音或對周邊環境的其他方面造成影響。



備註：

- 1) 除非本售樓說明書另有規定，本有關資料內所採用的詞彙與該詞彙在公契內的意思相同。
- 2) 此圖則僅作為顯示將交回的土地的位置，圖中所顯示之其他事項未必能反映其最新狀況。

I. Placement of outdoor air-conditioning units on air-conditioner platforms

Some outdoor air-conditioning units (either serving its own residential unit or other residential units) are placed on the air-conditioner platforms outside Flats A, E, F and K on 6/F to 28/F, 29/F and 30/F of Tower 1 and Tower 2 and Flats A, B, C and D on 31/F of Tower 1 and Tower 2. The placement of the outdoor air-conditioning units may affect the enjoyment of these residential units of the development in terms of heat and noise or other aspects. For the locations of the air-conditioning units, please refer to “Floor Plans of Residential Properties” in the development.

II. Architectural features

Some architectural features are installed outside the external walls of some residential units of the development. The illumination (if any) of the architectural features may affect the enjoyment of some residential units.

III. Pipes

Some common pipes and/or exposed pipes are located on the external walls at or adjacent to the flat roofs and/or balconies of some residential units of the development. It is possible that the views of some residential units may be affected by these pipes. For the locations of the common pipes and the exposed pipes, please refer to the latest approved building plans of the development.

IV. Operation of building maintenance system

1. During the regular and specially arranged inspection, cleaning, maintenance, repairing, altering, renewing, rebuilding, painting or decorating of the external walls (including the curtain wall structures, glass of curtain walls, windows, balconies and utility platforms forming part of a residential property) and the Common Areas and Facilities of the development as arranged by the Manager, the building maintenance system including but not limited to gondola(s) or likewise equipment (whether its installation is permanently or temporarily) may be installed and/or parked on the flat roofs and/or roofs and operated in air space directly above the flat roofs and the roofs as well as outside the windows, the balconies and the utility platforms of the residential properties.
2. Under the Deed of Mutual Covenant, the Manager shall have the right to access into those residential properties consisting of flat roof(s) and/or roof(s) in the development (with or without the Manager's agents, workmen and staff and with or without other appliances, equipment and materials) for operating the building maintenance system, including but not limited to the anchoring of the gondola or likewise equipment at the brackets located at the building perimeter along such part of the Common Areas and Facilities of the development adjacent to the roof and/or flat roof forming part of a residential property and/or the resting of the gondola or likewise equipment on the roofs and/or the flat roofs forming part of a residential property for cleaning, maintaining and/or repairing the external wall and the Common Areas and Facilities of the development.

V. Greenery areas

Some greenery areas on G/F, 1/F, the roof and the external walls of the development are designated as common areas under the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (APP- 152) issued by the Buildings Department in January 2016. Under the Deed of Mutual Covenant of the development, such greenery areas form part of the Estate Common Areas and the Residential Common Areas. Thus, all owners of the development are obliged to contribute towards the cost of management and maintenance of the portion of such greenery areas which form parts of the Estate Common Areas and all owners of the Residential Units are obliged to contribute towards the costs of management and maintenance of the portion of such greenery areas which form part of the Residential Common Areas.

VI. Escalators, corridors and parts on the ground floor and the 1st floor of the Estate

The Owner(s) for the time being of each Residential Unit, his lessees, tenants, servants, agents, lawful occupants,

licensees and bona fide visitors (in common with all persons having the like right) shall have the full right and liberty and right of way subject to payment of his due proportion of all payments payable pursuant to the Deed of Mutual Covenant or any relevant Sub-Deed (but subject always to the provisions of the Government Grant, the Deed of Mutual Covenant, any relevant Sub-Deed, the Estate Rules and the rights of the Manager and the First Owner as provided in the Deed of Mutual Covenant or any relevant Sub-Deed) to go pass or repass over and along :-

- (a) the escalators connecting the ground floor and the 1st floor of the Estate (whenever the same shall not be suspended from use) and forming part of the Commercial Development; and
- (b) such corridors or parts on the ground floor and the 1st floor of the Estate also forming part of the Commercial Development as the Owner(s) of the Commercial Development shall consider necessary for the Owners of the Residential Units, their lessees, tenants, servants, agents, lawful occupiers, licensees and bona fide visitors to access to the lift lobby of the Residential Development on the 2nd floor of the Estate from Ka Shin Street and Fuk Chak Street, and to egress from the said lift lobby to Ka Shin Street and Fuk Chak Street via (i) the escalators connecting the ground floor and the 1st floor of the Estate (which form part of the Commercial Development); and (ii) the escalators connecting the 1st floor and the 2nd floor of the Estate (which form part of the Residential Development),

during the hours of 7:00 a.m. to 12:00 mid-night every day or such other period(s) of time as the Owner(s) of the Commercial Development may agree with the Manager having regard to the interest and needs of the Owners of the Residential Development.

The extra electricity charges incurred for keeping these escalators (connecting the ground floor and the 1st floor of the Estate and forming part of the Commercial Development) and the lightings and air-conditioning (if any) (in such corridors and parts on the ground floor and the 1st floor of the Estate also forming part of the Commercial Development, to which right of way is granted to the Owners of Residential Units and their lessees, tenants, servants, agents, lawful occupants, licensees and bona fide visitors under the Deed of Mutual Covenant) operative beyond the hours of 10:00 a.m. to 10:00 p.m. every day in such amount as the manager may in its absolute discretion determine shall be borne by the Owners of the Residential Units and form part of the Residential Management Budget.

VII. Opening (air plenum) and parapet walls

There is an opening (air plenum) mainly for the purpose of air ventilation together with parapet walls outside Flat E on 3/F of Tower 1 and Tower 2. The existence of such opening (air plenum) and parapet walls may affect the enjoyment of these residential units of the development in terms of noise, air current, view or other aspects. For the location of the opening (air plenum) and parapet walls, please refer to the “Floor Plans of Residential Properties” in the development.

VIII. Areas to be surrendered

Two areas (the “Areas”) outside the lot boundary of the development and marked as “HATCH AREA TO BE SURRENDERED” respectively in the General Building Plans (Ref No.2/4080/13/1) as approved by the Building Authority on 18 May 2018 are being applied for surrender to the Government and subject to approval of such application, will be surrendered to the Government in accordance with such terms and conditions as may be imposed by the Government for the road widening purpose. All the works in connection with the road widening as aforesaid will not be completed at the time of application for issue of the Occupation Permit of the development and the carrying out of such works may affect the enjoyment of the development including but not limited to the access to and egress from the development and the surrounding environment thereof. For the purpose of identification only, the locations of the Areas are shown and coloured hatched red on the plan at the end of this Section.

IX. Other lots nearby

1. 1st Adjacent Lots

Two companies related to the Vendor (collectively the “Owners of the 1st Adjacent Lots”) own other lots near the development, namely, the Remaining Portion of Section K of Kowloon Marine Lot No. 28 and the Remaining Portion of Subsection 2 of Section M of Kowloon Marine Lot No. 28 (collectively the “1st Adjacent Lots”) at Nos. 25- 29 Kok Cheung Street, Tai Kok Tsui, Kowloon, which do not form part of the development.

As at the date of printing of this sales brochure, the Owners of the 1st Adjacent Lots are considering development of the 1st Adjacent Lots. The Owners of the 1st Adjacent Lots give no warranties or representations whatsoever, whether in relation to any present or future use, maintenance, sale, disposal, development or otherwise, in respect of the 1st Adjacent Lots. The Owners of the 1st Adjacent Lots expressly reserve all rights in respect of the 1st Adjacent Lots, including but not limited to the use, maintenance, sale, disposal, development, submissions of and any amendments to any building plans or otherwise.

Subject to approval by the Government, any works, use, disposal or development from time to time of the 1st Adjacent Lots in the future may affect the enjoyment of the residential properties in the development in terms of the access, views, noise and other aspects of the surrounding environment.

2. 2nd Adjacent Lot

Another company related to the Vendor (the “Owner of the 2nd Adjacent Lot”) owns another lot near the development, namely, the Remaining Portion of Subsection 3 of Section M of Kowloon Marine Lot No. 28 (the “2nd Adjacent Lot”) at Nos. 2-16 & 2A-16A Kok Cheung Street, Nos. 35-47 Li Tak Street and Nos. 32-44 Fuk Chak Street, Tai Kok Tsui, Kowloon, which does not form part of the development.

As at the date of printing of this sales brochure, the Owner of the 2nd Adjacent Lot is considering development of the 2nd Adjacent Lot. The Owner of the 2nd Adjacent Lot gives no warranties or representations whatsoever, whether in relation to any present or future use, maintenance, sale, disposal, development or otherwise, in respect of the 2nd Adjacent Lot. The Owner of the 2nd Adjacent Lot expressly reserves all rights in respect of the 2nd Adjacent Lot, including but not limited to the use, maintenance, sale, disposal, development, submissions of and any amendments to any building plans or otherwise.

Subject to the approval by the Government, any works, use, disposal or development from time to time of the 2nd Adjacent Lot in the future may affect the enjoyment of the residential properties in the development in terms of the access, views, noise and other aspects of the surrounding environment.

3. 3rd Adjacent Lots

Another company related to the Vendor (the “Acquiring Company of the 3rd Adjacent Lots”) is in the course of acquiring and has the intention to redevelop other lots near the development, namely, Kowloon Inland Lots Nos.10046, 10072, 10090, 10067, 10089, 10045, 10062, 8797, 9581, 9582, 9523 and 9524 (collectively the “3rd Adjacent Lots”) at 177-199 Tai Kok Tsui Road, Kowloon, which do not form part of the development.

As at the date of printing of this sales brochure, the Acquiring Company of the 3rd Adjacent Lots is considering development of the 3rd Adjacent Lots. The Acquiring Company of the 3rd Adjacent Lots gives no warranties or representations whatsoever, whether in relation to any present or future use, maintenance, sale, disposal, development or otherwise, in respect of the 3rd Adjacent Lots. The Acquiring Company of the 3rd Adjacent Lots expressly reserves all rights in respect of the 3rd Adjacent Lots, including but not limited to the use, maintenance, sale, disposal, development, submissions of and any amendments to any building plans or otherwise.

Subject to approval by the Government, any works, use, disposal or development from time to time of the 3rd Adjacent Lots in the future may affect the enjoyment of the residential properties in the development in terms of the access, views, noise and other aspects of the surrounding environment.

4. 4th Adjacent Lots

Another company related to the Vendor (the “Acquiring Company of the 4th Adjacent Lots”) is in the course of acquiring and has the intention to redevelop other lots near the development, namely, Kowloon Inland Lots Nos.9482, 9543, 9661, 9284, 10043, 9512, 9534 and 9555 (collectively the “4th Adjacent Lots”) at 16-30 Man On Street, Kowloon, which do not form part of the development.

As at the date of printing of this sales brochure, the Acquiring Company of the 4th Adjacent Lots is considering development of the 4th Adjacent Lots. The Acquiring Company of the 4th Adjacent Lots gives no warranties or representations whatsoever, whether in relation to any present or future use, maintenance, sale, disposal, development or otherwise, in respect of the 4th Adjacent Lots. The Acquiring Company of the 4th Adjacent Lots expressly reserves all rights in respect of the 4th Adjacent Lots, including but not limited to the use, maintenance, sale, disposal, development, submissions of and any amendments to any building plans or otherwise.

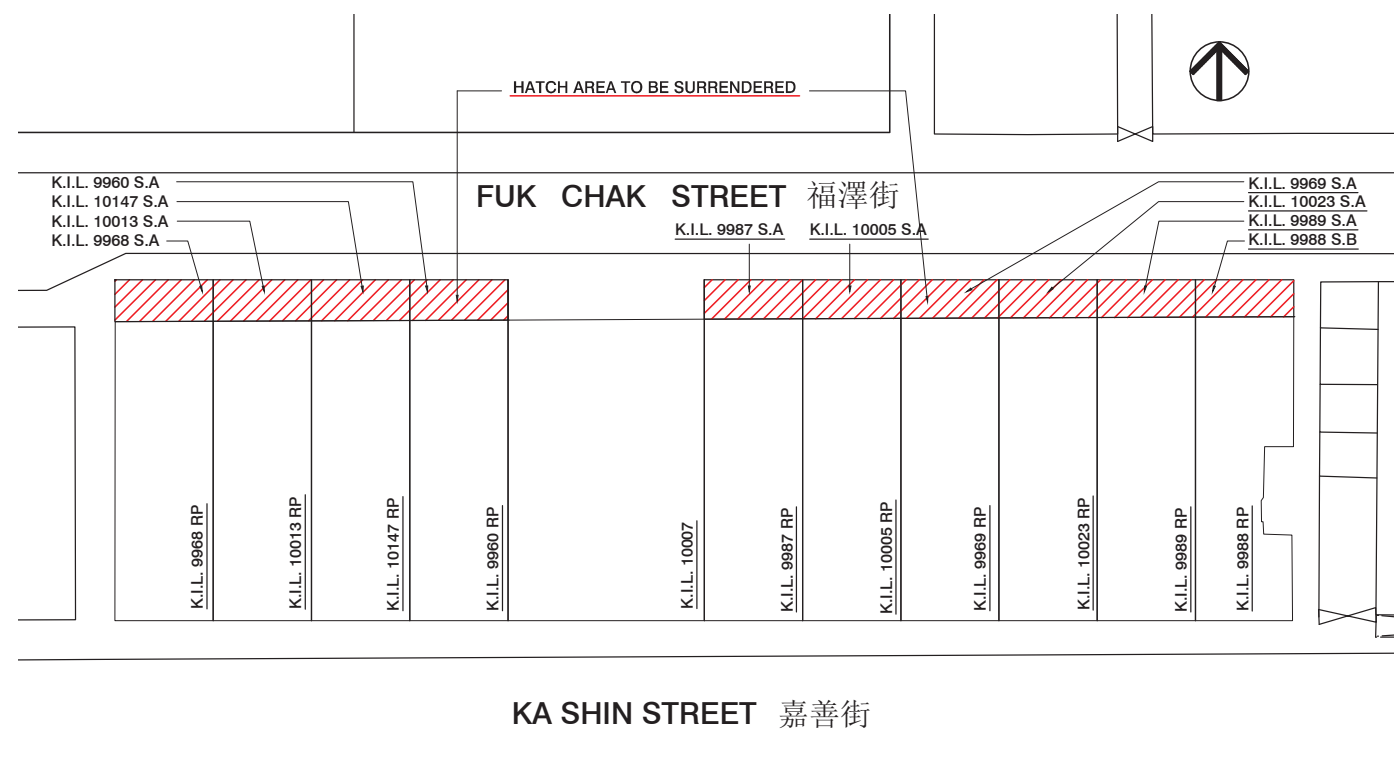
Subject to approval by the Government, any works, use, disposal or development from time to time of the 4th Adjacent Lots in the future may affect the enjoyment of the residential properties in the development in terms of the access, views, noise and other aspects of the surrounding environment.

5. 5th Adjacent Lot

Another company related to the Vendor (the “Acquiring Company of the 5th Adjacent Lot”) is in the course of acquiring and has the intention to redevelop another lot near the development, namely, Kowloon Inland Lot No.9934 (the “5th Adjacent Lot”) at 39-53 Tai Kok Tsui Road, 1 Ka Shin Street and 2 Pok Man Street, Kowloon, which do not form part of the development.

As at the date of printing of this sales brochure, the Acquiring Company of the 5th Adjacent Lot is considering development of the 5th Adjacent Lot. The Acquiring Company of the 5th Adjacent Lot gives no warranties or representations whatsoever, whether in relation to any present or future use, maintenance, sale, disposal, development or otherwise, in respect of the 5th Adjacent Lot. The Acquiring Company of the 5th Adjacent Lot expressly reserves all rights in respect of the 5th Adjacent Lot, including but not limited to the use, maintenance, sale, disposal, development, submissions of and any amendments to any building plans or otherwise.

Subject to approval by the Government, any works, use, disposal or development from time to time of the 5th Adjacent Lot in the future may affect the enjoyment of the residential properties in the development in terms of the access, views, noise and other aspects of the surrounding environment.



Remarks:

- 1) Unless otherwise defined in this sales brochure, the capitalized terms used in this Relevant Information shall have the same meaning of such terms in the Deed of Mutual Covenant.
- 2) This plan is for showing the location of the areas to be surrendered concerned only. Other matters shown on this plan may not reflect their latest conditions.

賣方就該項目指定的互聯網網站的網址：

The address of the website designated by the vendor for the development:

www.cetus-squaremile.com.hk

1. 發展項目及其周邊地區日後可能出現改變。
2. 本售樓說明書印製日期: 2018年5月25日

1. There may be future changes to the development and the surrounding areas.
2. Date of printing of this Sales Brochure: 25 May 2018

EXAMINATION RECORD
檢視記錄

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2018年6月7日 7 June 2018	P. 51, 55	修改裝置、裝修物料及設備 Fittings, finishes and appliances are revised
	P. 71, 73, 73a	修改有關資料 Relevant information is revised

