

維峯·浚匯

THE CONSONANCE

SALES BROCHURE 售樓說明書



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# NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

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

### For all first-hand residential properties

#### 1. Important information

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

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

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

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

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

#### 4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property<sup>2</sup>. The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

#### 5. Sales brochure

- Ensure that the sales brochure you have obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- Read through the sales brochure and in particular, check the following information in the sales brochure -
  - whether there is a section on "relevant information" in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as "relevant information";
  - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;

- interior and exterior fittings and finishes and appliances;
- the basis on which management fees are shared;
- whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
- whether individual owners have responsibility to maintain slopes.

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

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

#### 7. 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.



# NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

- Before you appoint an estate agent to look for a property, you should -
  - find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;
  - find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and
  - note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: [www.eaa.org.hk](http://www.eaa.org.hk).

### 12. Appointment of solicitor

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

### For first-hand uncompleted residential properties

#### 13. Pre-sale Consent

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

#### 14. Show flats

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

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

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

- Check the estimated material date<sup>3</sup> for the development in the sales brochure.
  - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is inevitably later than the former.
- Handing over date
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document / a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
    - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
    - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:

- strike or lock-out of workmen;
- riots or civil commotion;
- force majeure or Act of God;
- fire or other accident beyond the vendor's control;
- war; or
- inclement weather.

- The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

### 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	: <a href="http://www.srpa.gov.hk">www.srpa.gov.hk</a>
Telephone	: 2817 3313
Email	: <a href="mailto:enquiry_srpa@hd.gov.hk">enquiry_srpa@hd.gov.hk</a>
Fax	: 2219 2220

Other useful contacts :

<b>Consumer Council</b>
Website : <a href="http://www.consumer.org.hk">www.consumer.org.hk</a>
Telephone : 2929 2222
Email : <a href="mailto:cc@consumer.org.hk">cc@consumer.org.hk</a>
Fax : 2856 3611

<b>Estate Agents Authority</b>
Website : <a href="http://www.eaa.org.hk">www.eaa.org.hk</a>
Telephone : 2111 2777
Email : <a href="mailto:enquiry@eaa.org.hk">enquiry@eaa.org.hk</a>
Fax : 2598 9596

<b>Real Estate Developers Association of Hong Kong</b>
Telephone : 2826 0111
Fax : 2845 2521

<sup>1</sup> 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.

<sup>2</sup> 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.

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

# NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

### 適用於所有一手住宅物業

- 1. 重要資訊**
  - 瀏覽一手住宅物業銷售資訊網（下稱「銷售資訊網」）（網址：[www.srpe.gov.hk](http://www.srpe.gov.hk)），參考「銷售資訊網」內有關一手住宅物業的市場資料。
  - 閱覽賣方就該發展項目所指定的互聯網網站內的有關資訊，包括售樓說明書、價單、載有銷售安排的文件，及成交紀錄冊。
  - 發展項目的售樓說明書，會在該項目的出售日期前最少七日向公眾發布，而有關價單和銷售安排，亦會在該項目的出售日期前最少三日公布。
  - 在賣方就有關發展項目所指定的互聯網網站，以及「銷售資訊網」內，均載有有關物業成交資料的成交紀錄冊，以供查閱。
- 2. 費用、按揭貸款和樓價**
  - 計算置業總開支，包括律師費、按揭費用、保險費，以及印花稅。
  - 向銀行查詢可否取得所需的按揭貸款，然後選擇合適的還款方式，並小心計算按揭貸款金額，以確保貸款額沒有超出本身的負擔能力。
  - 查閱同類物業最近的成交價格，以作比較。
  - 向賣方或地產代理瞭解，您須付予賣方或該發展項目的管理人的預計的管理費、管理費上期金額（如有）、特別基金金額（如有）、補還的水、電力及氣體按金（如有）、以及/或清理廢料的費用（如有）。
- 3. 價單、支付條款，以及其他財務優惠**
  - 賣方未必會把價單所涵蓋的住宅物業悉數推售，因此應留意有關的銷售安排，以了解賣方會推售的住宅物業為何。賣方會在有關住宅物業推售日期前最少三日公布銷售安排。
  - 留意價單所載列的支付條款。倘買家可就購置有關住宅物業而連帶獲得價格折扣、贈品，或任何財務優惠或利益，上述資訊亦會在價單內列明。
  - 如您擬選用由賣方指定的財務機構提供的各類按揭貸款計劃，在簽訂臨時買賣合約前，應先細閱有關價單內列出的按揭貸款計劃資料<sup>1</sup>。如就該些按揭貸款計劃的詳情有任何疑問，應在簽訂臨時買賣合約前，直接向有關財務機構查詢。
- 4. 物業的面積及四周環境**
  - 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》（第621章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括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<sup>2</sup>。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。



# NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

- 委託地產代理以物業前，您應該—
  - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
  - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及
  - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁(網址：[www.eaa.org.hk](http://www.eaa.org.hk))，查閱牌照目錄。

### 12. 委聘律師

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

### 適用於一手未落成住宅物業

#### 13. 預售樓花同意書

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

#### 14. 示範單位

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

### 適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

#### 15. 預計關鍵日期及收樓日期

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

- 火警或其他賣方所不能控制的意外；
- 戰爭；或
- 惡劣天氣。

- 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
  - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

### 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：

<b>消費者委員會</b>
網址 : www.consumer.org.hk
電話 : 2929 2222
電郵 : cc@consumer.org.hk
傳真 : 2856 3611

<b>地產代理監管局</b>
網址 : www.eaa.org.hk
電話 : 2111 2777
電郵 : enquiry@eaa.org.hk
傳真 : 2598 9596

<b>香港地產建設商會</b>
電話 : 2826 0111
傳真 : 2845 2521

<sup>1</sup> 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。

<sup>2</sup> 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。

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

# 1. INFORMATION ON THE DEVELOPMENT, THE CONSONANCE

## 發展項目維峯·浚匯的資料

### Name of the street and the street number

No. 23 Jupiter Street

街道名稱及門牌號數

木星街23號

### Total number of storeys

27 storeys (G/F to 30/F, excluding the roof)

樓層總數

27層(地下至30樓, 不包括天台)

### Floor numbering

G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-30/F

樓層號數

地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至30樓

### Omitted floor numbers

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

被略去的樓層號數

不設4樓、13樓、14樓及24樓

### Refuge floor

Not applicable

庇護層

不適用

### This development is an uncompleted development:

- The estimated material date for the development, as provided by the Authorized Person for the development is 31 August 2020.
- The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.
- For the purpose of the Agreement for Sale and Purchase, the development is deemed to be completed on the date on which an occupation permit for every building in the development is issued.

### 本發展項目屬未落成發展項目：

- 由該項目的認可人士提供的該項目的預計關鍵日期為2020年8月31日。
- 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。
- 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。

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

### Vendor

Longmax Development Limited (also as the owner and whose holding company is Jetwin International Limited)

### 賣方

龍詠發展有限公司 (亦為擁有人及其控權公司為Jetwin International Limited)

### Authorized person for the development

Mr. Kwan Wing Hong, Dominic of K & W Architects Limited  
(Mr. Kwan Wing Hong, Dominic is a director of K&W Architects Limited)

### 發展項目的認可人士

關黃建築師有限公司之關永康先生  
(關永康先生為關黃建築師有限公司的董事)

### Building contractor for the development

Grandic Construction Company Limited

### 發展項目的承建商

光迪建築有限公司

### Vendor's solicitors

Mayer Brown  
Zhong Lun Law Firm

### 賣方代表律師

孖士打律師行  
中倫律師事務所

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

Not applicable

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

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

Greatzi Limited

已為發展項目的建造提供貸款的任何其他人

高寶智有限公司

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

(a)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the development;	Not applicable
(b)	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person;	Not applicable
(c)	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person;	No
(d)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person;	Not applicable
(e)	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person;	Not applicable
(f)	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person;	No
(g)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development;	Not applicable
(h)	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development;	Not applicable
(i)	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors;	No
(j)	The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and an authorized person for the development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor;	No
(k)	The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor;	Not applicable
(l)	The vendor or a building contractor for the development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor;	No
(m)	The vendor or a building contractor for the development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor;	Not applicable
(n)	The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development holds at least 10% of the issued shares in that vendor, holding company or contractor;	No
(o)	The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor;	Not applicable
(p)	The vendor or a building contractor for the development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor;	No
(q)	The vendor or a building contractor for the development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor;	Not applicable
(r)	The vendor or a building contractor for the development is a corporation, and the corporation of which an authorized person for the development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor;	No
(s)	The vendor or a building contractor for the development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor.	Yes The building contractor, Grandic Construction Company Limited, is an associate corporation of the vendor and its holding company.

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

(a)	賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人；	不適用
(b)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人；	不適用
(c)	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人；	否
(d)	賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人；	不適用
(e)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人；	不適用
(f)	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人；	否
(g)	賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	不適用
(h)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	不適用
(i)	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人；	否
(j)	賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份；	否
(k)	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份；	不適用
(l)	賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書；	否
(m)	賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員；	不適用
(n)	賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份；	否
(o)	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份；	不適用
(p)	賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書；	否
(q)	賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員；	不適用
(r)	賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團；	否
(s)	賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	是 承建商光迪建築有限公司 屬於賣方及其控權公司 的有聯繫法團。



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

There will be non-structural prefabricated external walls forming part of the enclosing walls of the development.  
發展項目將會有構成圍封牆的一部分的非結構的預製外牆。

The range of thickness of the non-structural prefabricated external walls of each building is 150mm.  
每幢建築物的非結構的預製外牆的厚度範圍為150毫米。

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

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

Schedule of the total area of the non-structural prefabricated external walls and curtain walls of each residential property  
每個住宅物業的非結構的預製外牆及幕牆的總面積表

Floor 樓層	Flat 室	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)	Total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
3/F 3樓	A	0.159	1.058
	B	-	0.741
	C	-	0.741
	D	-	1.498
	E	-	0.786
	F	0.169	0.746
	G	1.039	0.801
	H	0.439	0.236
	J	0.762	0.256
5/F-12/F, 15/F-23/F, 25/F-30/F 5樓-12樓、 15樓-23樓、 25樓-30樓	A	0.159	1.058
	B	-	0.741
	C	-	0.741
	D	-	1.498
	E	-	0.786
	F	0.135	0.746
	G	1.178	0.801
	H	0.439	0.256
	J	0.762	0.256

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

### **Manager**

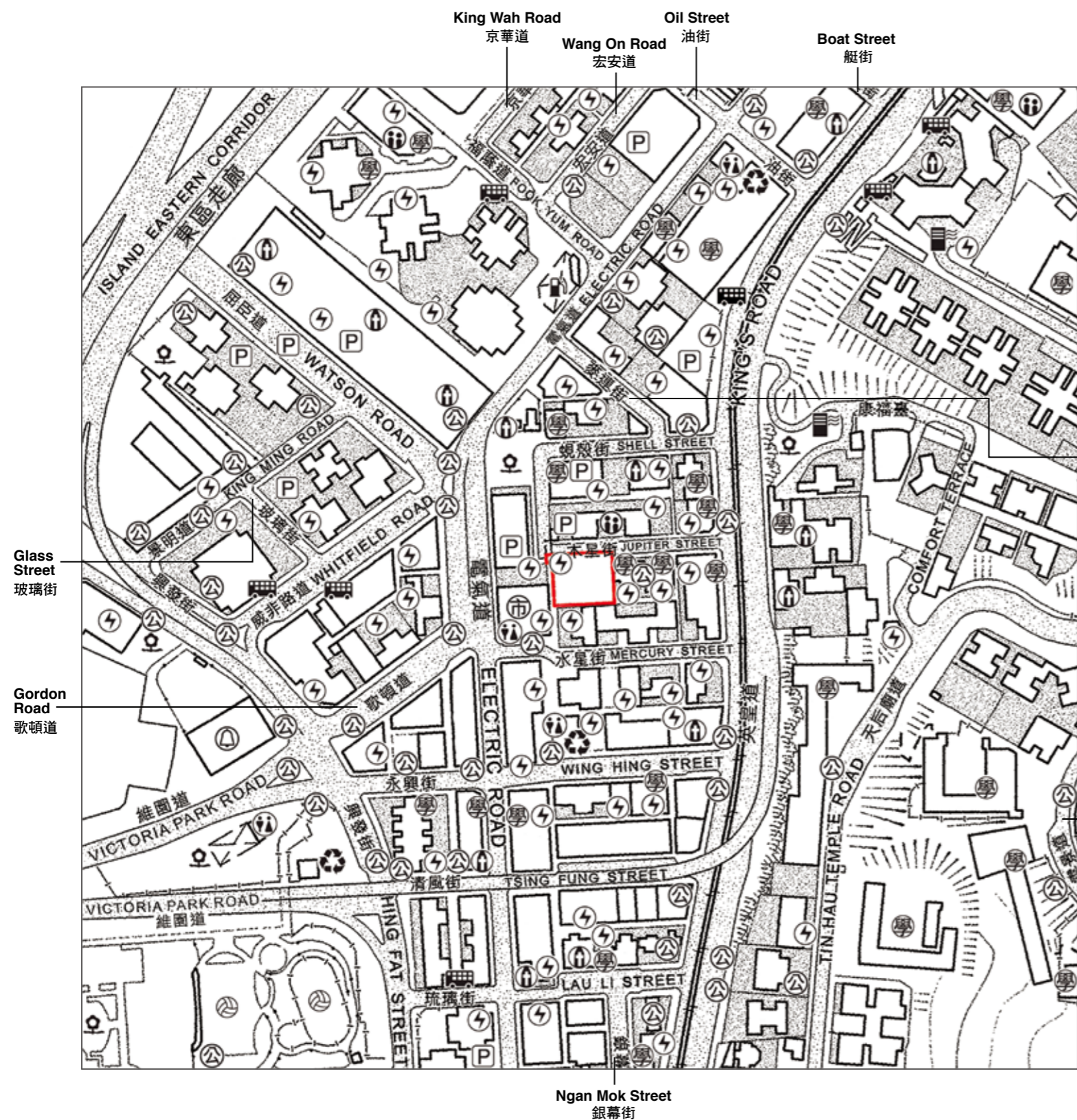
H-Privilege Limited will be appointed as the Manager of the development under the latest draft Deed of Mutual Covenant in respect of the development.

### **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。



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



Glass Street  
玻璃街

Gordon Road  
歌頓道



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地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號34/2018。

This location plan is made with reference to Survey Sheet No. 11-SE-A with adjustments where necessary.

此所在位置圖是參考測繪圖編號11-SE-A，經修正處理。


### NOTATION 圖例

-  Ventilation shaft for the Mass Transit Railway  
香港鐵路的通風井
-  Petrol filling station  
油站
-  Power plant (including electricity sub-stations)  
發電廠 (包括電力分站)
-  Refuse collection point  
垃圾收集站
-  Market (including wet market and wholesale market)  
市場 (包括濕貨市場及批發市場)
-  Public carpark (including lorry park)  
公眾停車場 (包括貨車停泊處)
-  Public convenience  
公廁
-  Public transport terminal (including rail station)  
公共交通總站 (包括鐵路車站)
-  Public utility installation  
公用事業設施裝置
-  Fire station  
消防局
-  Religious institution (including church, temple and Tsz Tong)  
宗教場所 (包括教堂、廟宇及祠堂)
-  School (including kindergarten)  
學校 (包括幼稚園)
-  Social welfare facilities (including elderly centre and home for the mentally disabled)  
社會福利設施 (包括老人中心及弱智人士護理院)
-  Sports facilities (including sports ground and swimming pool)  
體育設施 (包括運動場及游泳池)
-  Public park  
公園

Merlin Street  
麥連街

Cloud View Road  
雲景道

Ngan Mok Street  
銀幕街

 Location of the development  
發展項目的位置

0M/米  
Scale:   
比例

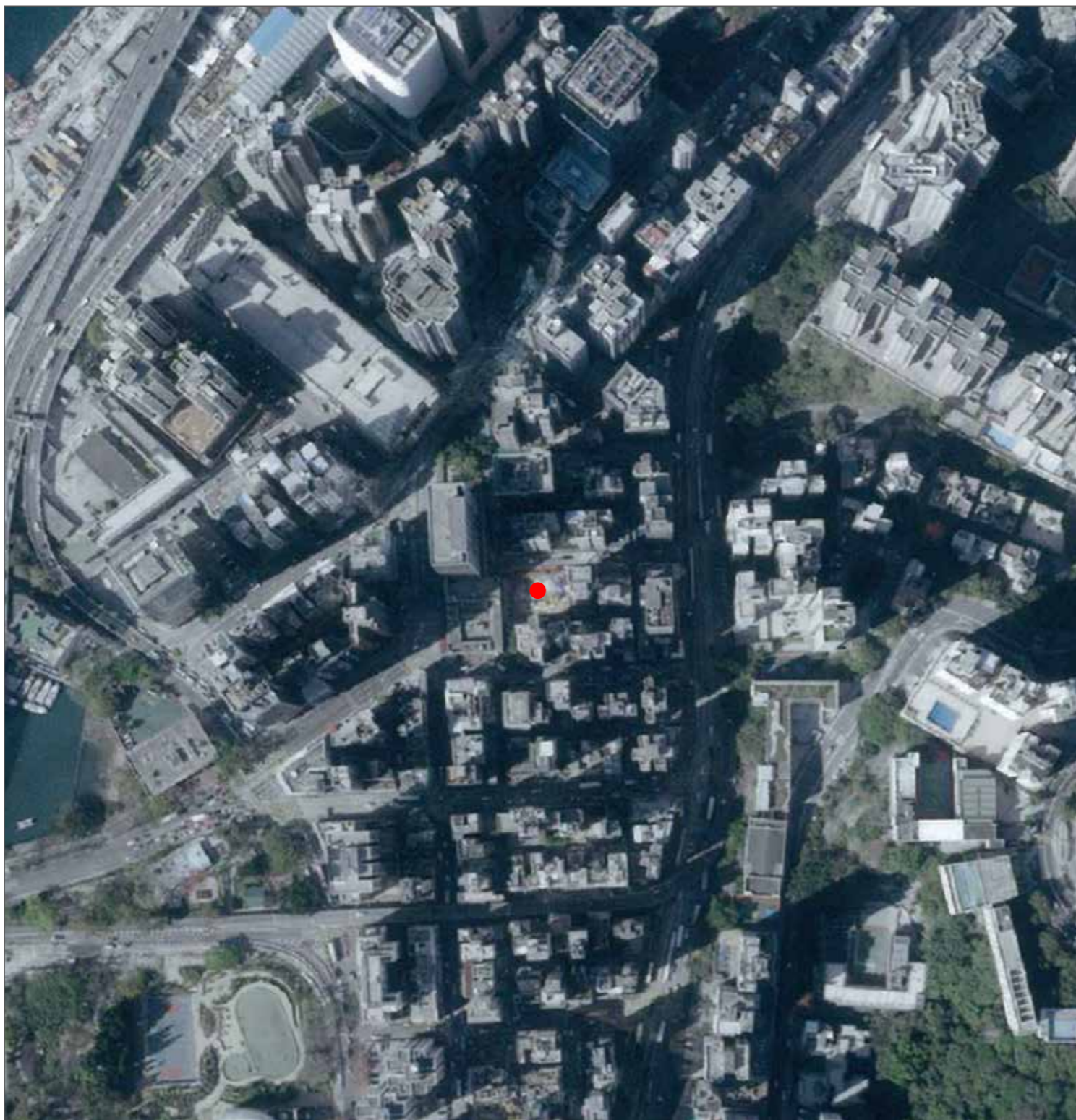
250M/米

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

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



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



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香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,000 feet, Photo No. E034248C, dated 10th March 2018.

摘錄自地政總署測繪處於2018年3月10日在6,000呎飛行高度拍攝之鳥瞰照片，編號為E034248C。

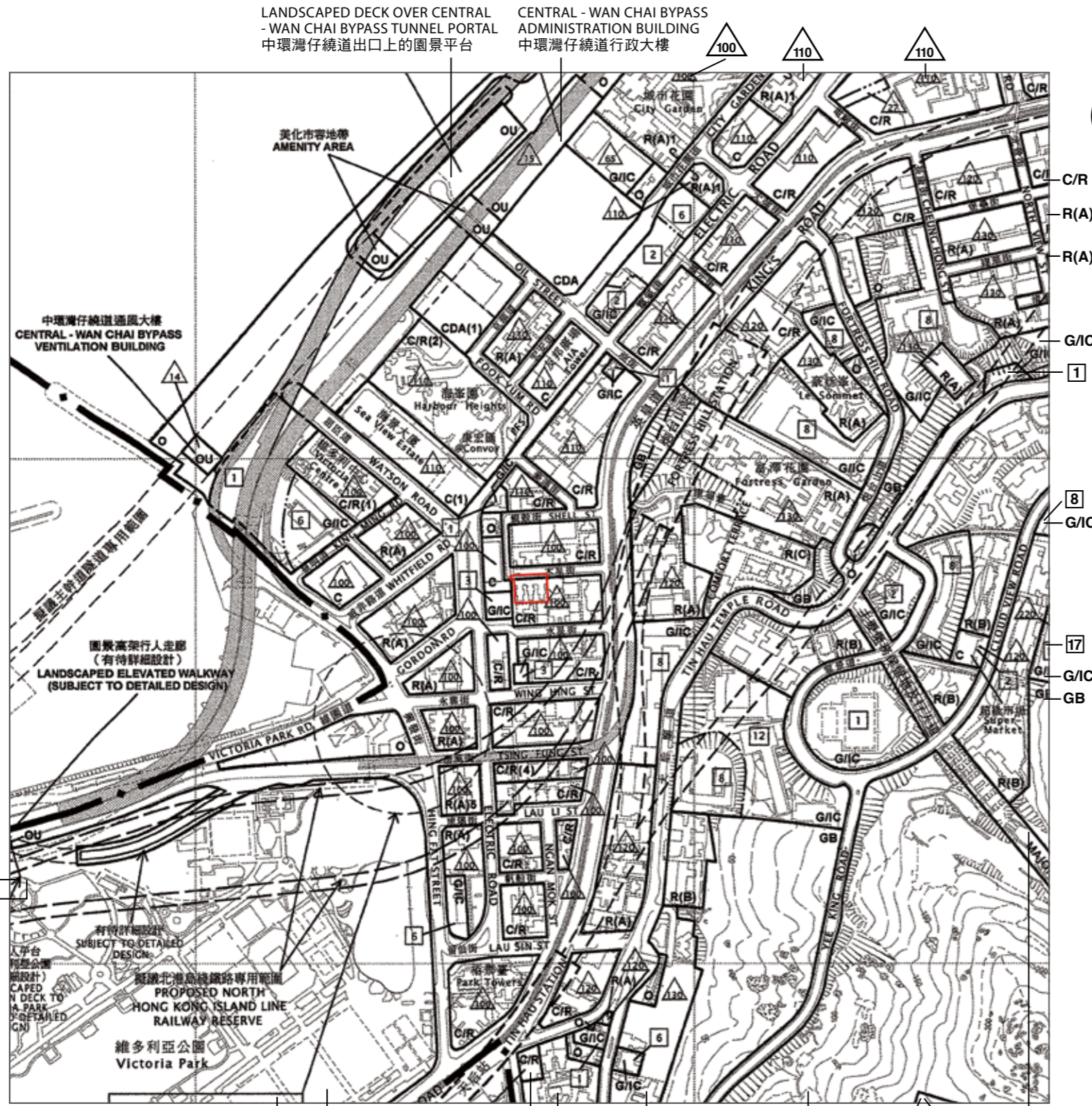
● Location of the development  
發展項目的位置

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

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



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



Extracted from the approved North Point (Hong Kong Planning Area No. 8) Outline Zoning Plan, Plan No. S/H8/26, gazetted on 25th August 2017, with adjustments where necessary.  
 摘錄自2017年8月25日刊憲之北角(港島規劃區第8區)分區計劃大綱核准圖，圖則編號為S/H8/26，經修正處理。

### NOTATION 圖例

- ZONES 地帶
- C COMMERCIAL 商業
  - CDA COMPREHENSIVE DEVELOPMENT AREA 綜合發展區
  - C/R COMMERCIAL / RESIDENTIAL 商業/住宅
  - R(A) RESIDENTIAL (GROUP A) 住宅(甲類)
  - R(B) RESIDENTIAL (GROUP B) 住宅(乙類)
  - R(C) RESIDENTIAL (GROUP C) 住宅(丙類)
  - G/IC GOVERNMENT, INSTITUTION OR COMMUNITY 政府、機構或社區
  - O OPEN SPACE 休憩用地
  - OU OTHER SPECIFIED USES 其他指定用途
  - GB GREEN BELT 綠化地帶
- COMMUNICATIONS 交通
- RAILWAY AND STATION (UNDERGROUND) 鐵路及車站(地下)
  - MAJOR ROAD AND JUNCTION 主要道路及路口
  - ELEVATED ROAD 高架道路
  - RAILWAY RESERVE 鐵路專用範圍
- MISCELLANEOUS 其他
- BOUNDARY OF PLANNING SCHEME 規劃範圍界線
  - BUILDING HEIGHT CONTROL ZONE BOUNDARY 建築物高度管制區界線
  - MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM) 最高建築物高度(在主水平基準上若干米)
  - MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) 最高建築物高度(樓層數目)

LANDSCAPED PEDESTRIAN DECK TO VICTORIA PARK (SUBJECT TO DETAILED DESIGN)  
 園景行人平台連接維多利亞公園(有待詳細設計)

ROAD JUNCTION (SUBJECT TO DETAILED DESIGN)  
 路口(有待詳細設計)

MAJOR DRAINAGE RESERVE AND FOOTWAY

Location of the development  
 發展項目的位置



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



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



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

CENTRAL-WAN CHAI BYPASS AND ISLAND EASTERN CORRIDOR LINK  
 (THE TRUNK ROAD) (TUNNEL)  
 中環及灣仔繞道和東區走廊連接路(主幹道)(隧道)

G/C 8

Location of the development  
 發展項目的位置

Scale: 0M/米 500M/米  
 比例



Extracted from the draft Causeway Bay (Hong Kong Planning Area No. 6) Outline Zoning Plan, Plan No. S/H6/16, gazetted on 26th January 2018, with adjustments where necessary.

摘錄自2018年1月26日刊憲之銅鑼灣(港島規劃區第6區)分區計劃大綱草圖，圖則編號為S/H6/16，經修正處理。

### NOTATION 圖例

#### ZONES 地帶

**G/C** GOVERNMENT, INSTITUTION OR COMMUNITY 政府、機構或社區

#### COMMUNICATIONS 交通

RAILWAY AND STATION (UNDERGROUND) 鐵路及車站(地下)  
 MAJOR ROAD AND JUNCTION 主要道路及路口  
 RAILWAY RESERVE 鐵路專用範圍

#### MISCELLANEOUS 其他

BOUNDARY OF PLANNING SCHEME 規劃範圍界線  
 BUILDING HEIGHT CONTROL ZONE BOUNDARY 建築物高度管制區界線  
 MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) 最高建築物高度(樓層數目)

AMENDMENTS EXHIBITED UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE  
 按照城市規劃條例第7條展示的修訂

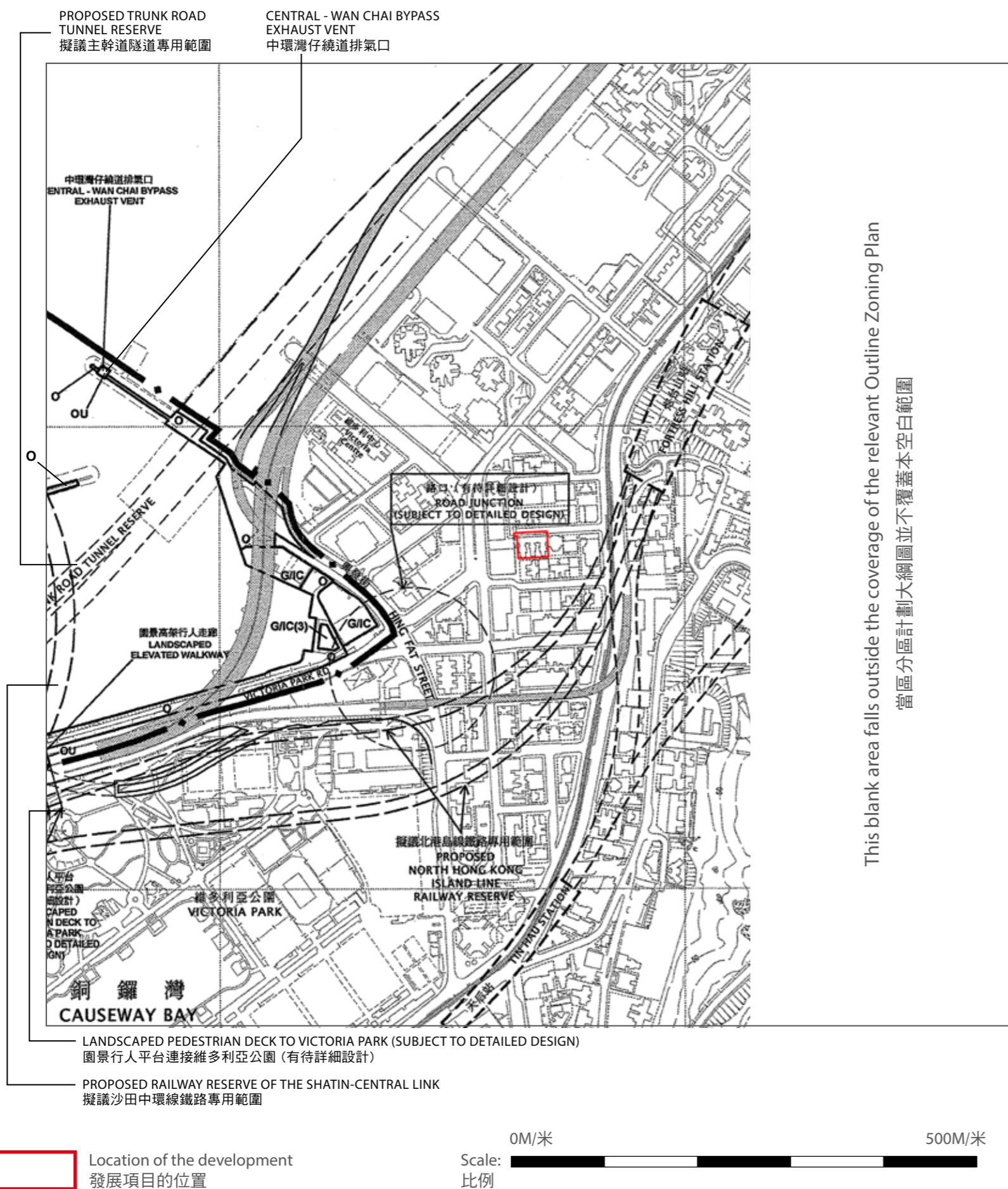
AMENDMENT ITEM E2 修訂項目E2項

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

備註：因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。



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



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



Extracted from the approved Wan Chai North (Hong Kong Planning Area No. 25) Outline Zoning Plan, Plan No. S/H25/4, gazetted on 28th February 2014, with adjustments where necessary.

摘錄自2014年2月28日刊憲之灣仔北(港島規劃區第25區)分區計劃大綱核准圖，圖則編號為S/H25/4，經修正處理。

### NOTATION 圖例

#### ZONES 地帶

G/IC	GOVERNMENT, INSTITUTION OR COMMUNITY 政府、機構或社區
O	OPEN SPACE 休憩用地
OU	OTHER SPECIFIED USES 其他指定用途

#### COMMUNICATIONS 交通

	RAILWAY AND STATION (UNDERGROUND) 鐵路及車站(地下)
	MAJOR ROAD AND JUNCTION 主要道路及路口
	ELEVATED ROAD 高架道路
	RAILWAY RESERVE 鐵路專用範圍

#### MISCELLANEOUS 其他

	BOUNDARY OF PLANNING SCHEME 規劃範圍界線
--	------------------------------------

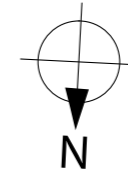
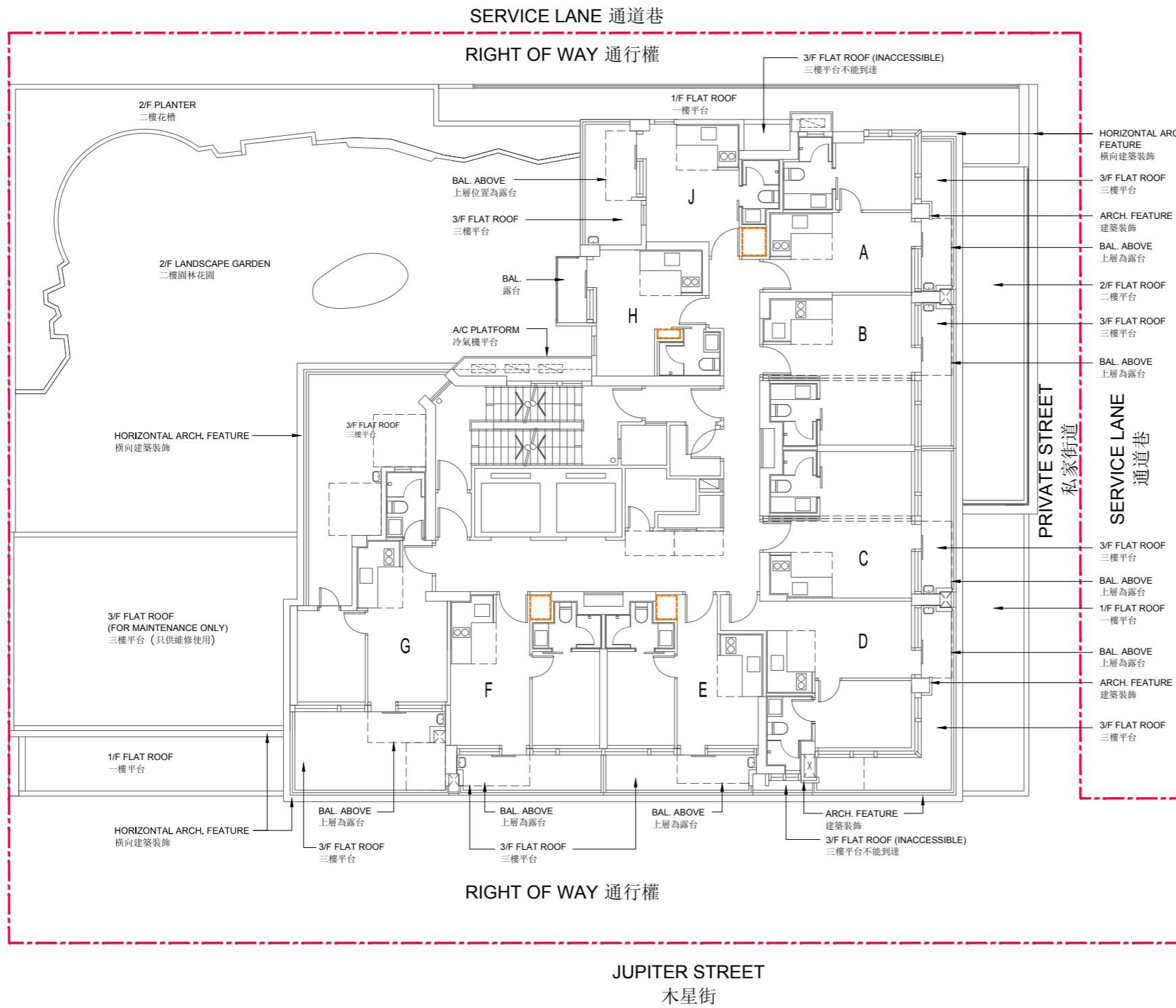
Note: Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註：因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。



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

ADJOINING BUILDING  
毗鄰建築物



The estimated date of completion of these buildings and facilities, as provided by the authorized person for the development is 31st August 2020.

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2020年8月31日。

- Boundary of the Development  
發展項目的界線
- A/C PLATFORM = Air-conditioner Platform 冷氣機平台
- ARCH. FEATURE = Architectural Feature 建築裝飾
- BAL. = Balcony 露台
- = Built-in fittings provided in the flats  
隨樓附送嵌入式裝置


SCALE 比例: 0M(米) 5M(米)

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

The remarks and legends on this page apply to all pages of “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。

### Legends of the Floor Plans

#### 樓面平面圖圖例

A/C PLATFORM	=	Air-conditioner Platform 冷氣機平台
A/C UNIT	=	Air-conditioning Unit 冷氣機
ARCH. FEATURE	=	Architectural Feature 建築裝飾
BAL.	=	Balcony 露台
B.	=	Bathroom 浴室
B.R.	=	Bedroom 睡房
DN	=	Down 落
E.M.R.	=	Electric Meter Room 電錶房
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
P.D.	=	Pipe Duct 管道
OPEN KIT.	=	Open Kitchen 開放式廚房
RS & MRR	=	Refuse Storage & Material Recovery Room 垃圾及物料回收房
W.M.C.	=	Water Meter Cabinet 水錶櫃
	=	Built-in fittings provided in the flats 隨樓附送嵌入式裝置

### Remarks:

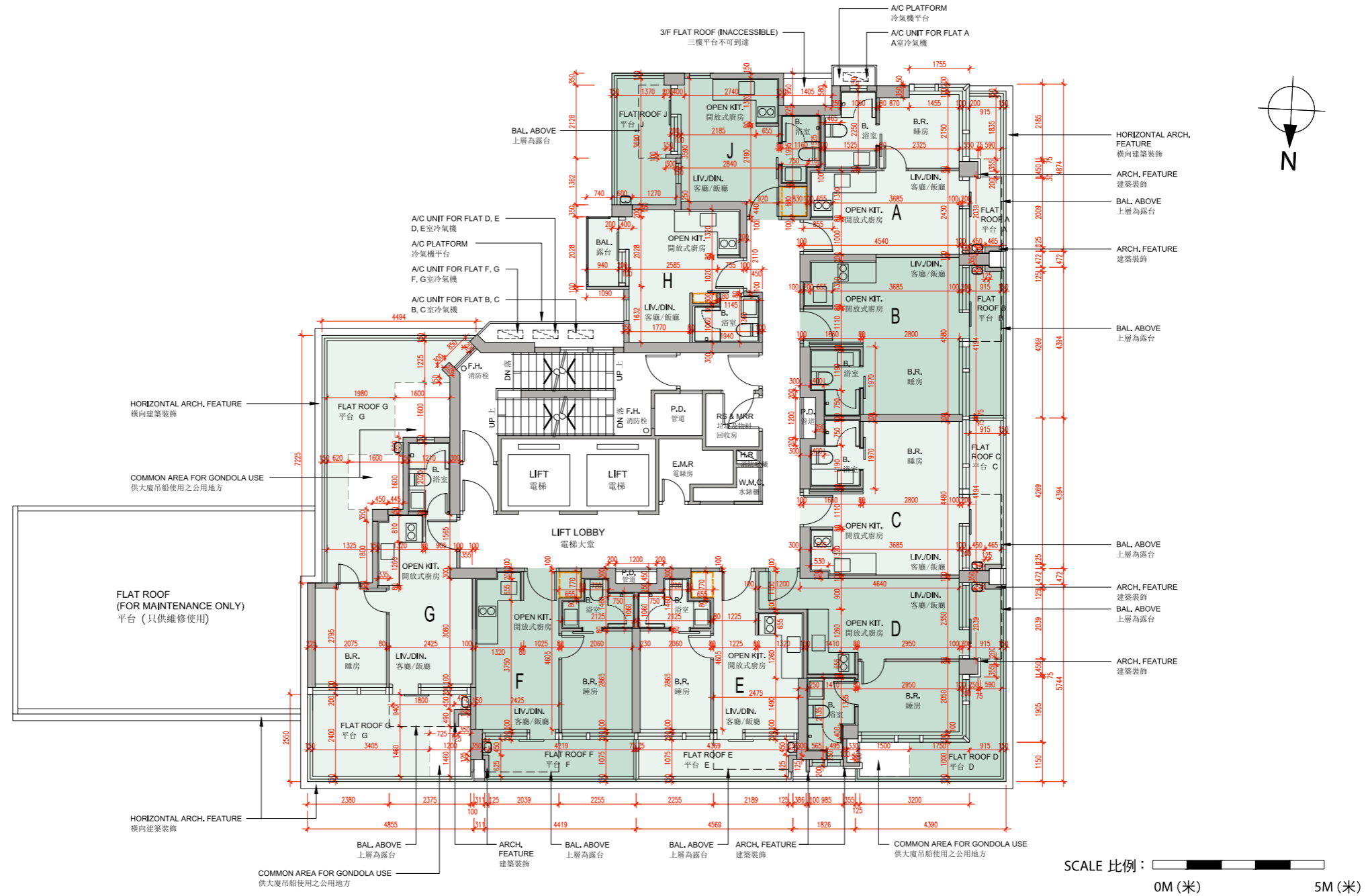
1. Common pipes exposed or enclosed in cladding may be located at the balcony, flat roof, roof or external wall of some residential units.
2. There may be sunken slabs at some parts of the ceiling inside some residential units for the installation of mechanical and electrical services of the floor above 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 appliances 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 appliances actually provided and they are for indication and reference only.

### 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、洗手盆、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，其形狀、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。

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

## 3/F Floor Plan 3樓平面圖



Each Residential Property 每個住宅物業	Flat 室									
	Floor 樓層	A	B	C	D	E	F	G	H	J
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	3/F 3樓	3150	3150	3150	3150	3150	3150	3150	3150	3150
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150	150	150	150	150	150	150	150	150

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. Please refer to page 17 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

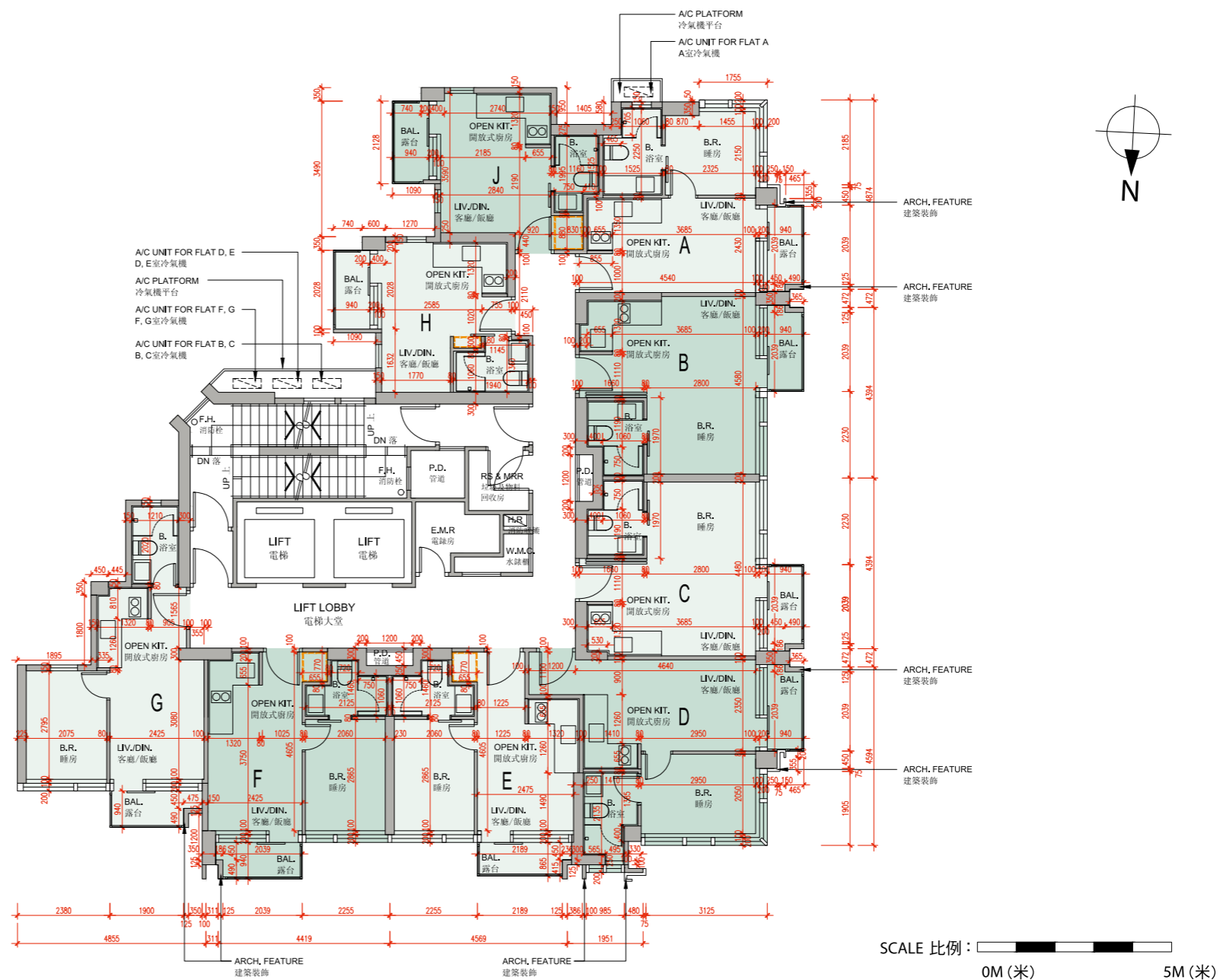
Notes: 1. The dimensions in floor plans are all structural dimensions in millimeter.  
2. Blank areas on flat roof are common areas for building facility maintenance.

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17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。

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

5/F-12/F, 15/F-23/F, 25/F-30/F Floor Plan  
5樓至12樓、15樓至23樓、25樓至30樓平面圖



Each Residential Property 每個住宅物業	Flat 室 Floor 樓層	A	B	C	D	E	F	G	H	J
		Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	3150	3150	3150	3150	3150	3150	3150	3150
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	5/F-12/F, 15/F-23/F, 25/F-29/F 5樓至12樓、15樓至23樓、 25樓至29樓	150	150	150	150	150	150	150	150	150
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	30/F 30樓	3500	3500	3500	3500	3500	3500	3500	3500	3500
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		175	175	175	175	175	175	175	175	175

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 17 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

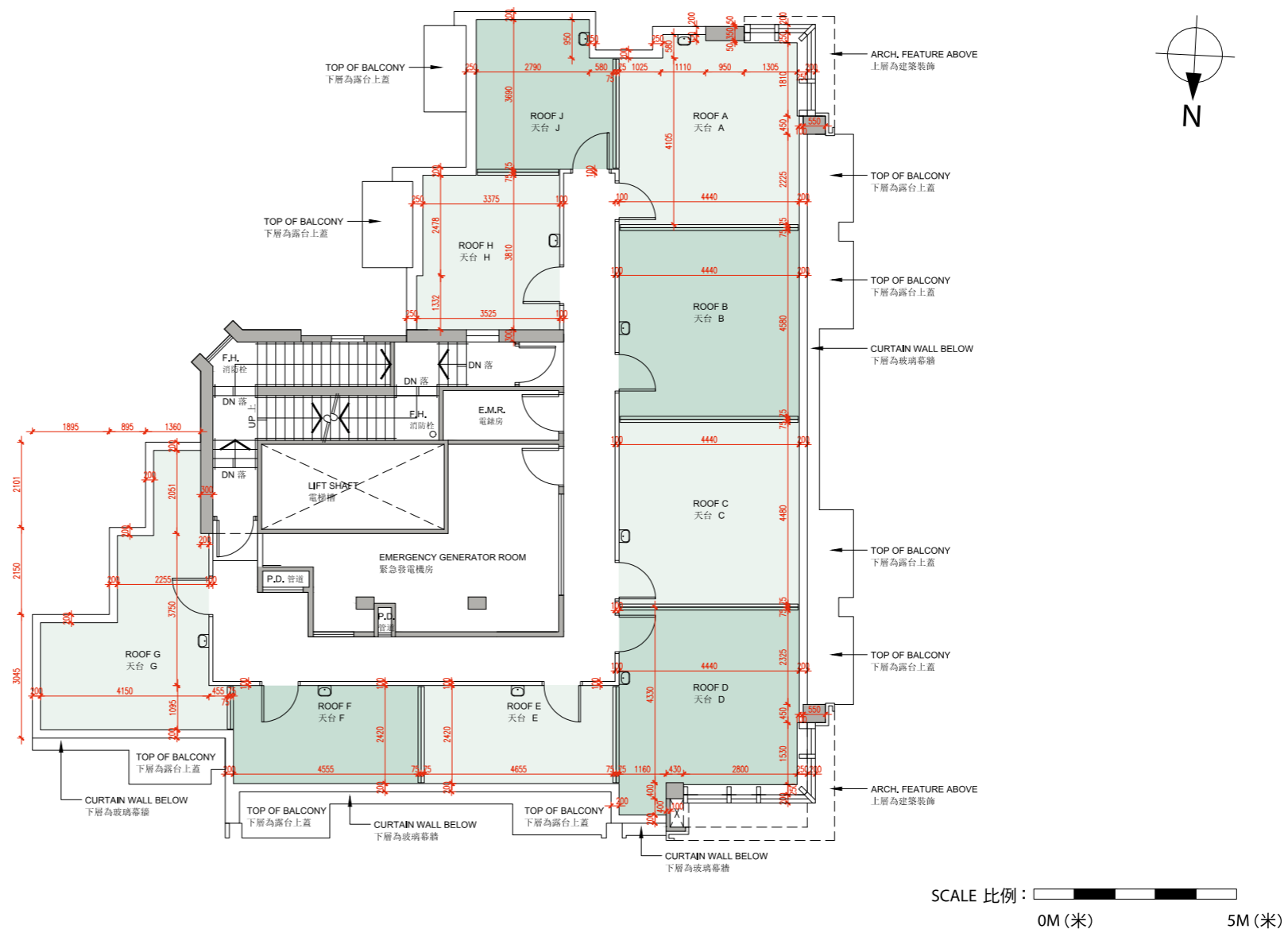
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。請參閱本售樓說明書第17頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

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

備註：平面圖所列的數字為以毫米標示之建築結構尺寸。

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

## Roof Floor Plan 天台平面圖



Each Residential Property 每個住宅物業	Flat 室									
	Floor 樓層	A	B	C	D	E	F	G	H	J
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	Roof 天台	Not applicable 不適用								
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	Roof 天台	Not applicable 不適用								

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. Please refer to page 17 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. Each of the roofs of the residential properties is specified as private roof in the general building plans of the development approved by Building Authority.

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17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. 每個住宅單位的天台在該發展項目經建築事務監督批准的建築圖則上列為私家天台。

# 11. AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積(不計算入實用面積) sq. metre (sq. ft.) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 室		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
THE CONSONANCE 維峯·浚匯	3/F 3樓	A	22.807 (245) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	3.906 (42)	-	-	-	-	-	-
		B	23.079 (248) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	3.921 (42)	-	-	-	-	-	-
		C	22.636 (244) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	3.921 (42)	-	-	-	-	-	-
		D	26.065 (281) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	6.635 (71)	-	-	-	-	-	-
		E	22.630 (244) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	4.803 (52)	-	-	-	-	-	-
		F	23.743 (256) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	4.619 (50)	-	-	-	-	-	-
		G	24.905 (268) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	21.878 (235)	-	-	-	-	-	-
		H	18.614 (200) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-
		J	16.256 (175) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	5.942 (64)	-	-	-	-	-	-

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.

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。



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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積(不計算入實用面積) sq. metre (sq. ft.) 平方米(平方呎)											
Block Name 大廈名稱	Floor 樓層	Flat 室		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院		
THE CONSONANCE 維峯·浚匯	5/F-12/F, 15/F-23/F, 25/F-29/F 5樓至12樓、 15樓至23樓、 25樓至29樓	A	24.807 (267) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-		
		B	25.079 (270) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-	-	
		C	24.636 (265) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-	-	
		D	28.065 (302) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-	-	
		E	24.630 (265) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-	-	
		F	25.709 (277) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-	-	-
		G	26.939 (290) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-	-	-
		H	18.614 (200) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-	-	-
		J	18.241 (196) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-	-	-

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.

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。



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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積(不計算入實用面積) sq. metre (sq. ft.) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 室		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
THE CONSONANCE 維峯·浚匯	30/F 30樓	A	24.807 (267) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	19.674 (212)	-	-	-
		B	25.079 (270) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	20.335 (219)	-	-	-
		C	24.636 (265) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	19.891 (214)	-	-	-
		D	28.065 (302) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	19.886 (214)	-	-	-
		E	24.630 (265) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	11.265 (121)	-	-	-
		F	25.709 (277) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	11.023 (119)	-	-	-
		G	26.939 (290) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	18.770 (202)	-	-	-
		H	18.614 (200) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	13.059 (141)	-	-	-
		J	18.241 (196) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	11.884 (128)	-	-	-

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.

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。

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

Not applicable

不適用

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

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.
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的日期之後的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。

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

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

### A. The common parts of the development

“Common Areas and Facilities” means collectively the Common Areas and the Common Facilities.

“Common Areas” means collectively the Estate Common Areas and the Residential Common Areas, each of which Common Areas 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 Units in the Commercial Development are disposed of individually, such Commercial Development common areas (if any) as shall be defined in the relevant Sub-Deed or Deeds in respect of the Commercial Development.

“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 DMC 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) Yellow Dotted Black Area;
- (b) such foundations, columns, beams, slabs and other structural supports and elements that do not belong to or form part of the Commercial Development or the Residential Development;
- (c) the Slopes and Retaining Walls (if any);
- (d) the areas for the installation or use of aerial broadcast distribution or telecommunications network facilities;
- (e) those parts of the external walls of the Estate (including the curtain walls and canopies thereof, architecture fins and features thereon) not forming part of the Commercial Development and the Residential Development, and for the purpose of identification only shown and coloured yellow on the plans annexed to the DMC, and the accuracy of such plans is certified by or on behalf of the Authorized Person;
- (f) Yellow Cross-hatched Black Areas;
- (g) all those areas of the Estate for the purpose of identification only shown and coloured yellow on the plans annexed to the DMC and the accuracy of such plans is certified by or on behalf of the Authorized Person; and
- (h) 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 DMC

PROVIDED THAT, where appropriate, if (i) any parts of the Estate covered by paragraph (a) of the definition of “common parts” set out in section 2 of the BMO or (ii) any parts specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of “common parts” set out in section 2 of the BMO shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Estate Common Areas.

“Yellow Dotted Black Area” means those areas forming part of the Estate Common Areas and for the purpose of identification only shown and coloured yellow dotted black on the plan annexed to the DMC and the accuracy of such plan is certified by or on behalf of the Authorized Person.

“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 DMC, 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 not forming part of the Commercial Development or the Estate Common Areas and for the purpose of identification only shown and coloured green on the plans annexed to the DMC and the accuracy of such plans is certified by or on behalf of the Authorized Person;
- (b) those parts of the external walls of the Estate 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 and/or metal supporting frames 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, roofs or flat roofs which form parts of the relevant Residential Units;

- (c) the Recreational Facilities;
- (d) office and/or counter for caretakers, watchmen and management staff (if any) including but not limited to the caretaker’s counter on the ground floor;
- (e) all those areas of the Estate for the purpose of identification only shown and coloured green on the plans annexed to the DMC and the accuracy of such plans is certified by or on behalf of the Authorized Person; and
- (f) 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 DMC

PROVIDED THAT, where appropriate, if (i) any parts of the Estate covered by paragraph (a) of the definition of “common parts” set out in section 2 of the BMO or (ii) any parts specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of “common parts” set out in section 2 of the BMO shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Residential Common Areas.

“Common Facilities” means collectively the Estate Common Facilities and the Residential Common Facilities, and in the event Units in the Commercial Development are disposed of individually, such Commercial Development common facilities (if any) as shall be defined in the relevant Sub-Deed or Deeds in respect of the Commercial Development.

“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 DMC, 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, 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 DMC.

“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 DMC, 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 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 DMC.

“Residential Development” means those parts of the Estate comprising the Residential Units and the Residential Common Areas and Facilities.

“Yellow Cross-hatched Black Areas” means those areas forming part of the Estate Common Areas and for the purpose of identification only shown and coloured yellow cross-hatched black on the plan annexed to the DMC and the accuracy of such plan is certified by or on behalf of the Authorized Person.

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

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

Please refer to the "Table of Allocation of Undivided Shares" in this section below for the number of undivided shares assigned to each residential property.

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

The Manager will be appointed for an initial term of two years from the date of the DMC and such appointment shall continue until terminated in accordance with the provisions of the DMC.

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

Each Owner of a Unit shall contribute towards the Management Expenses (which shall be based on the Management Budget prepared by the Manager) (including the Manager's Fee) of the Estate in such manner, amount and proportion as provided in the DMC by reference to the Management Units allocated to his Unit and the principles provided in the DMC.

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

The management fee deposit is equal to three (3) months' contribution towards the Management Charges payable in respect of a Unit based on the first Management Budget.

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

Not applicable.

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

Flat	Floor*		
	3/F	5/F-29/F	30/F
A	22 / 6,300	24 / 6,300	25 / 6,300
B	23 / 6,300	25 / 6,300	27 / 6,300
C	22 / 6,300	24 / 6,300	25 / 6,300
D	26 / 6,300	28 / 6,300	29 / 6,300
E	22 / 6,300	24 / 6,300	25 / 6,300
F	23 / 6,300	25 / 6,300	26 / 6,300
G	26 / 6,300	26 / 6,300	27 / 6,300
H	18 / 6,300	18 / 6,300	19 / 6,300
J	16 / 6,300	18 / 6,300	19 / 6,300

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

- Remark: 1. For full details, please refer to the latest draft of the DMC which is free for inspection during open hours at the sales office. A copy of the latest draft DMC is available upon request and payment of the necessary photocopying charges.
2. 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.



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

發展項目的公共契約和管理協議(「公契」)規定：-

### A. 發展項目的公用部分

「公用地方及設施」合指公用地方及公用設施。

「公用地方」合指屋苑公用地方及住宅公用地方，而在適用情況下，每個公用地方應包括《建築物管理條例》第2條所列的「公用部分」定義涵蓋的適當和相關公用部分，以及假如商業發展的單位個別出售，也包括商業發展的相關副公契或公契所界定的商業發展之公用地方(如有)。

「屋苑公用地方」指擬供屋苑整體共用及共享而並非只供任何個別單位或其任何部分使用及享用的屋苑部分，而在公契條文及所有現存的權利及通行權的規限下，每位擁有人及佔用人可與屋苑所有其他擁有人及佔用人共用該等地方，當中包括但不限於：-

- (a) 黃色加黑點面積；
- (b) 不屬於或不構成商業發展或住宅發展一部分的地基、柱、樑、樓板及其他結構性支承物及元件；
- (c) 斜坡及護土牆(如有)；
- (d) 用以安裝或使用天線廣播分導或電訊網絡設施的地方；
- (e) 不構成商業發展及住宅發展一部分的屋苑外牆部分(包括其幕牆及簷蓬、其上的建築鱗片及特色)，並在附於公契的圖則上用黃色顯示僅作識別之用，而該等圖則的準確性已獲認可人士核實；
- (f) 黃色加黑交叉斜線面積；
- (g) 在附於公契的圖則上用黃色顯示僅作識別之用的屋苑所有該等地方，而該等圖則的準確性已獲認可人士核實；及
- (h) 由首位擁有人按照公契的條文在任何時候指定為屋苑公用地方的其他額外地方，

但在適用情況下，如果(i)屋苑任何被《建築物管理條例》第2條所列的「公用部分」定義(a)段涵蓋的部分，或(ii)《建築物管理條例》附表1指明及被《建築物管理條例》第2條所列的「公用部分」定義(b)段涵蓋的任何部分，亦被納入上述條文時，該等部分應被視為包括在並構成屋苑公用地方的一部分。

「黃色加黑點面積」指構成屋苑公用地方一部分的地方，並在附於公契的圖則上用黃色加黑點顯示僅作識別之用，而該等圖則的準確性已獲認可人士核實。

「住宅公用地方」指擬供住宅發展整體共用及共享而並非只供任何個別單位使用及享用的住宅發展部分，而在公契條文的規限下，每位住宅單位擁有人及佔用人可與所有其他住宅單位擁有人及佔用人共用該等地方，當中包括但不限於：-

- (a) 不構成商業發展或屋苑公用地方一部分的屋苑外牆部分，並在附於公契的圖則上用綠色顯示僅作識別之用，而該等圖則的準確性已獲認可人士核實；
- (b) 不構成屋苑公用地方或住宅單位一部分的屋苑外牆部分，包括但不限於：-
  - (1) 其上的建築鱗片及特色；
  - (2) 毗連住宅單位的冷氣機平台(包括其百葉窗及/或金屬支撐框架(如有))，或其他指定用作安放冷氣機的地方(如有)；及
  - (3) 屋苑的幕牆結構，包括但不限於豎框及面板(但不包括(i)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，而該等可開啟部分及玻璃嵌板則構成有關住宅單位的一部分)。為免存疑，任何構成屋苑的幕牆結構一部分而並非完全包圍一個住宅單位而是伸延跨越兩個或多個住宅單位的玻璃嵌板，應構成住宅公用地方的一部分，但不包括構成有關住宅單位一部分的露台、天台或平台的玻璃欄杆、金屬欄杆或欄杆；

- (c) 康樂設施；
  - (d) 管理員、看守員及管理人員的辦公室及/或櫃位(如有)，包括但不限於位於地面的管理員櫃位；
  - (e) 在附於公契的圖則上用綠色顯示僅作識別之用的屋苑所有該等地方，而該等圖則的準確性已獲認可人士核實；及
  - (f) 由首位擁有人按照公契的條文在任何時候指定為住宅公用地方的其他額外地方，
- 但在適用情況下，如果(i)屋苑任何被《建築物管理條例》第2條所列的「公用部分」定義(a)段涵蓋的部分，或(ii)《建築物管理條例》附表1指明及被《建築物管理條例》第2條所列的「公用部分」定義(b)段涵蓋的任何部分，亦被納入上述條文時，該等部分應被視為包括在並構成住宅公用地方的一部分。

「公用設施」合指屋苑公用設施及住宅公用設施，以及假如商業發展的單位個別出售，也包括商業發展的相關副公契或公契所界定的商業發展之公用設施(如有)。

「屋苑公用設施」指擬供屋苑整體共用及共享而並非只供任何個別單位或其任何部分使用及享用的屋苑所有該等設施，而在公契條文的規限下，每位擁有人及佔用人可與屋苑所有其他擁有人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、污水渠、排水渠、雨水渠、水道、電纜、喉管、電線、管槽、總沖廁水管、總食水管、閉路電視及其他裝設於屋苑公用地方的保安設施及設備、屋苑內的機械與機器和其他類似裝置、設施或服務、變壓房、電纜設施及為屋苑提供電力的所有相關設施及輔助電力裝置、設備及設施，以及由首位擁有人按照公契的條文在任何時候指定為屋苑公用設施的其他額外裝置及設施。

「住宅公用設施」指擬供住宅發展整體共用及共享而並非只供任何個別住宅單位使用及享用的屋苑所有該等設施，而在公契條文的規限下，每位住宅單位擁有人及佔用人可與所有其他住宅單位擁有人及佔用人共用該等設施，當中包括但不限於所有指定設於住宅公用地方的升降機、電線、電纜、管槽、喉管、排水渠、閉路電視及其他裝設於住宅公用地方的保安設施及設備、位於康樂設施的運動及康樂設施、專供住宅發展使用的所有機電裝置及設備，以及由首位擁有人按照公契的條文在任何時候指定為住宅公用設施的其他額外裝置及設施。

「住宅發展」指包含住宅單位和住宅公用地方及設施的屋苑部分。

「黃色加黑交叉斜線面積」指構成屋苑公用地方一部分的地方，並在附於公契的圖則上用黃色加黑交叉斜線顯示僅作識別之用，而該等圖則的準確性已獲認可人士核實。

### B. 分配予發展項目中的每個住宅物業的不分割份數數目

每個住宅物業獲分配的不分割份數數目請參閱本節以下的「不分割份數分配表」。

### C. 發展項目的管理人的委任年期

管理人首屆任期為兩年，由公契生效日起開始，其後繼續留任至其委任按照公契的條文終止為止。

### D. 發展項目中的各住宅物業擁有人之間分擔管理開支的基準

每個單位的擁有人須按照公契規定的方式、金額和比例，參照分配予其單位的管理份數及公契規定的原則，支付屋苑的管理開支(以管理人編製的管理預算案為依據)(包括管理人費用)。

### E. 計算管理費按金的基準

管理費按金的金額相等於每個單位按首個管理預算案須繳交的三(3)個月管理費。

### F. 擁有人在發展項目中保留作自用的範圍(如有)

不適用。

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

### 分配予發展項目中的每個住宅物業的不分割份數的數目

室	樓層*		
	3樓	5樓至29樓	30樓
A	22 / 6,300	24 / 6,300	25 / 6,300
B	23 / 6,300	25 / 6,300	27 / 6,300
C	22 / 6,300	24 / 6,300	25 / 6,300
D	26 / 6,300	28 / 6,300	29 / 6,300
E	22 / 6,300	24 / 6,300	25 / 6,300
F	23 / 6,300	25 / 6,300	26 / 6,300
G	26 / 6,300	26 / 6,300	27 / 6,300
H	18 / 6,300	18 / 6,300	19 / 6,300
J	16 / 6,300	18 / 6,300	19 / 6,300

\* 不設4樓、13樓、14樓及24樓。

註：

1. 詳情請參考公契最新擬稿。公契最新擬稿已備於售樓處，在開放時間可供免費查閱，並可在支付必要的影印費用後獲取副本。
2. 除非本售樓說明書另有定義，否則本公契的摘要中採用的詞彙須與該等詞彙在公契中的涵義相同。



## 15. SUMMARY OF LAND GRANT

### 批地文件的摘要

1. The development is situated on Section T of Inland Lot No. 1366, Section U of Inland Lot No. 1366, The Remaining Portion of Section V of Inland Lot No. 1366, Sub-Section 1 of Section V of Inland Lot No. 1366, The Remaining Portion of Inland Lot No. 1366 and The Remaining Portion of Section W of Inland Lot No. 1366 (the "**Land**").
2. The lease term granted under the Government Lease of Inland Lot No. 1366 (the "**Government Lease**") is 999 years commencing from the 24th day of February 1896.
3. The Government Lease contains the following provisions :-
  - (a) "that the said Lessees, their Executors, Administrators or Assigns, or any other person or persons, shall not nor will, during the continuance of this demise, use, exercise or follow, in or upon the said premises or any part thereof, the trade or business of a Brazier, Slaughterman, Soap-maker, Sugar-baker, Fellmonger, Melter of tallow, Oilman, Butcher, Distiller, Victualler, or Tavern-keeper, Blacksmith, Nightman, Scavenger, or any other noisy, noisome or offensive trade or business whatever, without the previous licence of Her said Majesty, Her Heirs, Successors, or Assigns, signified in writing by the Governor of the said Colony of Hongkong, or other person duly authorized in that behalf";
  - (b) "Her said Majesty, Her Heirs, Successors and Assigns, shall have full power to resume, enter into, and re-take possession of all or any part of the premises hereby expressed to be demised, if required for the improvement of the said Colony of Hong Kong, or for any other public purpose whatsoever {illegible\*} and a full and fair Compensation for the said Land and the Buildings thereon, being paid to the said Lessees, their Executors, Administrators or Assigns, at a valuation, to be fairly and impartially made by the Surveyor of Her said Majesty, Her Heirs, Successors, or Assigns, and upon the exercise of such power the term and estate hereby created shall respectively cease, determine and be void."
  - (c) "that the said Lessees, their Executors, Administrators and Assigns, shall and will, from time to time, and at all times hereafter, when, where, and as often as need or occasion shall be and require, at his and their own proper costs and charges, well and sufficiently Repair, Uphold, Support, Maintain, Pave, Purge, Scour, Cleanse, Empty, Amend and keep the messuage or tenement, messuages or tenements, and all other erections and buildings, now or at any time hereafter standing upon the said piece or parcel of ground hereby expressed to be demised, and all the Walls, Rails, Lights, Pavements, Privies, Sinks, Drains and Watercourses thereunto belonging, and which shall in any-wise belong or appertain unto the same, in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Surveyor of Her said Majesty, Her Heirs, Successors, or Assigns";
  - (d) "that the said Lessees their Executors, Administrators and Assigns shall and will during the term hereby granted, as often as need shall require, bear, pay and allow a reasonable share and proportion for and towards the costs and charges of making, building, repairing and amending, all or any roads, pavements, channels, fences and party-walls, draughts, private or public sewers and drains, requisite for, or in, or belonging to the said premises, hereby expressed to be demised or any part thereof, in common with other premises near or adjoining thereto, and that such proportion shall be fixed and ascertained by the Surveyor of Her said Majesty, Her Heirs, Successors or Assigns, and shall be recoverable in the nature of rent in arrear";
  - (e) "that it shall and may be lawful to and for Her said Majesty, Her Heirs, Successors, or Assigns, by Her or their Surveyor, or other persons deputed to act for Her or them, twice or oftener in every year during the said term, at all reasonable times in the day, to enter and come into and upon the said premises hereby expressed to be demised, to view, search and see the condition of the same, and of all decays, defects and wants of reparation and amendment, which upon every such view or views shall be found, to give or leave notice or warning in writing, at or upon the said premises, or some part thereof, unto or for the said Lessees, their Executors, Administrators, or Assigns, to repair and amend the same within Three Calendar Months then next following, within which said time or space of Three Calendar Months, after every notice or warning shall be so given, or left as aforesaid, the said Lessees, their Executors, Administrators or Assigns will repair and amend the same accordingly."

4. Notwithstanding the above restrictions at paragraph 3(a), an Offensive Trade Licence dated 12 December 2016 and registered in the Land Registry by Memorial No. 17011101050018 was granted allowing the registered owner of the Land, his executors, administrators and assigns to carry out the trade or business of sugar-baker, oilman (excluding petrol filling station), butcher, victualler and tavern keeper in accordance with the conditions of the Offensive Trade Licence.

- Remark: 1. For full details, please refer to the Land Grant. Full script of the Land Grant is available for free inspection upon request at the sales office during open hours and copies of the Land Grant can be obtained upon paying necessary photocopying charges.
2. 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 Government Lease.

{illegible\*} = Those parts are not legible from the certified true copy Government Lease obtained from the Land Registry.

## 15. SUMMARY OF LAND GRANT 批地文件的摘要

- 發展項目位於內地段第1366號T分段、內地段第1366號U分段、內地段第1366號V分段餘段、內地段第1366號V分段第1小分段、內地段第1366號餘段及內地段第1366號W分段餘段（「**該土地**」）。
- 內地段第1366號的政府租契（「**政府租契**」）批租年期為999年，由1896年2月24日開始生效。
- 政府租契包括以下條款：-
  - 「如非事先獲得香港殖民地港督或就此獲正式授權的其他人以書面表示女皇陛下、其世襲繼承人、繼承人或受讓人已給予許可，所述承租人、其遺囑執行人、遺產管理人或受讓人或任何其他一或多人在批租的持續期內，不得及不會利用該處所或其任何部分經營或從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務，或任何其他發出噪音、惡臭或令人厭惡的行業或業務」；
  - 「如果為了改善所述香港殖民地或任何其他公共目的所需，女皇陛下、其世襲繼承人、繼承人及受讓人擁有全權收回、進入及再佔管在此表明批租的處所或其任何部分{無法辨認的\*}並根據女皇陛下、其世襲繼承人、繼承人或受讓人的測量師公平和客觀地對該土地及其上建築物作出的估值，向所述承租人、其遺囑執行人、遺產管理人或受讓人作出充分和合理的賠償。本項權利一旦行使，本文件所訂的年期及設定的產業權須分別予以終止、終結及無效。」
  - 「所述承租人、其遺囑執行人、遺產管理人及受讓人在此後所有時候及不時在有需要或情況要求時，必須及將會自費妥善及充分地修葺、維持、支持、保養、鋪設、清洗、洗滌、清潔、清空、修改及保存現時或此後任何時候位於在此表明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，以及所有屬於並且以任何形式附屬於或關連該處的牆壁、路軌、電燈、行人道、水廁、洗滌槽、排水渠及水道，並且全面執行需要及必須的修葺、清洗及修改工程，以令女皇陛下、其世襲繼承人、繼承人或受讓人的測量師滿意」；
  - 「所述承租人、其遺囑執行人、遺產管理人及受讓人於批租年期內，必須及將會不時按需要承擔、支付及允許以合理份額和比例計算的費用及收費，以支付建造、建築、修葺及修改在此表明批租的處所或其任何部分所需的、或於其內的、或屬於該處所並且與其他鄰近或毗鄰處所共用的所有或任何道路、行人道、渠道、圍欄及共用牆、排氣管、私家或公共污水渠及排水渠。有關的付款比例由女皇陛下、其世襲繼承人、繼承人或受讓人的測量師釐定及確定，並且可當作欠繳地租的性質追討」；
  - 「女皇陛下、其世襲繼承人、繼承人或受讓人有合法權利透過其測量師或獲指派代表彼等的其他人在該批租年期內，每年兩次或多次在日間所有合理時間進入在此表明批租的處所從而視察、搜查及查看其狀況。每當視察時發現有任何頹敗、損壞及需要維修及修正之處，將會發出或在該處所或其任何部分留下書面通知或警告，要求所述承租人、其遺囑執行人、遺產管理人或受讓人在其後三個曆月內進行維修及修正。所述承租人、其遺囑執行人、遺產管理人或受讓人須於按照上文所述發出或留下每項通知或警告後三個曆月內進行維修及修正」。
- 即使上文第3(a)段有所限制，但根據一份日期為2016年12月12日並於土地註冊處以註冊摘要第17011101050018號註冊的厭惡性行業牌照，該土地的註冊擁有人、其遺囑執行人、遺產管理人及受讓人獲准按照該厭惡性行業牌照的條件經營製糖、油料（加油站除外）、售肉、食物供應及旅館的行業或業務。

註：

- 詳情請參考批地文件。批地文件全份文本已備於售樓處，在開放時間可供免費查閱，並可在支付必要的影印費用後獲取副本。
- 除非本售樓說明書另有定義，否則本批地文件的摘要中採用的詞彙須與該等詞彙在政府租契中的涵義相同。

{無法辨認的\*} = 此部份無法從土地註冊處獲取的政府租契經核證真實副本中辨認。

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

Not applicable

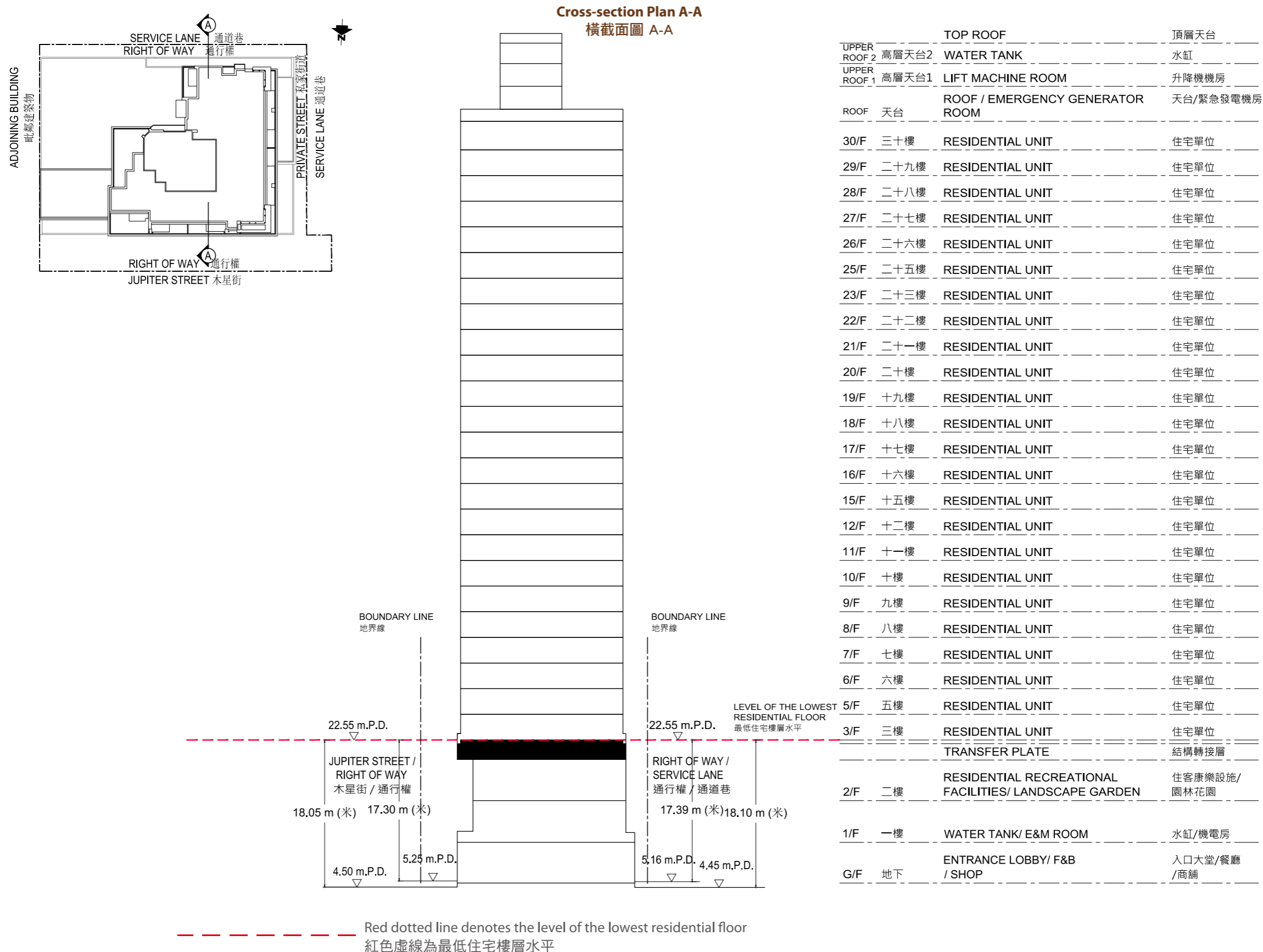
不適用



## 17. WARNING TO PURCHASERS 對買方的警告

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.
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。

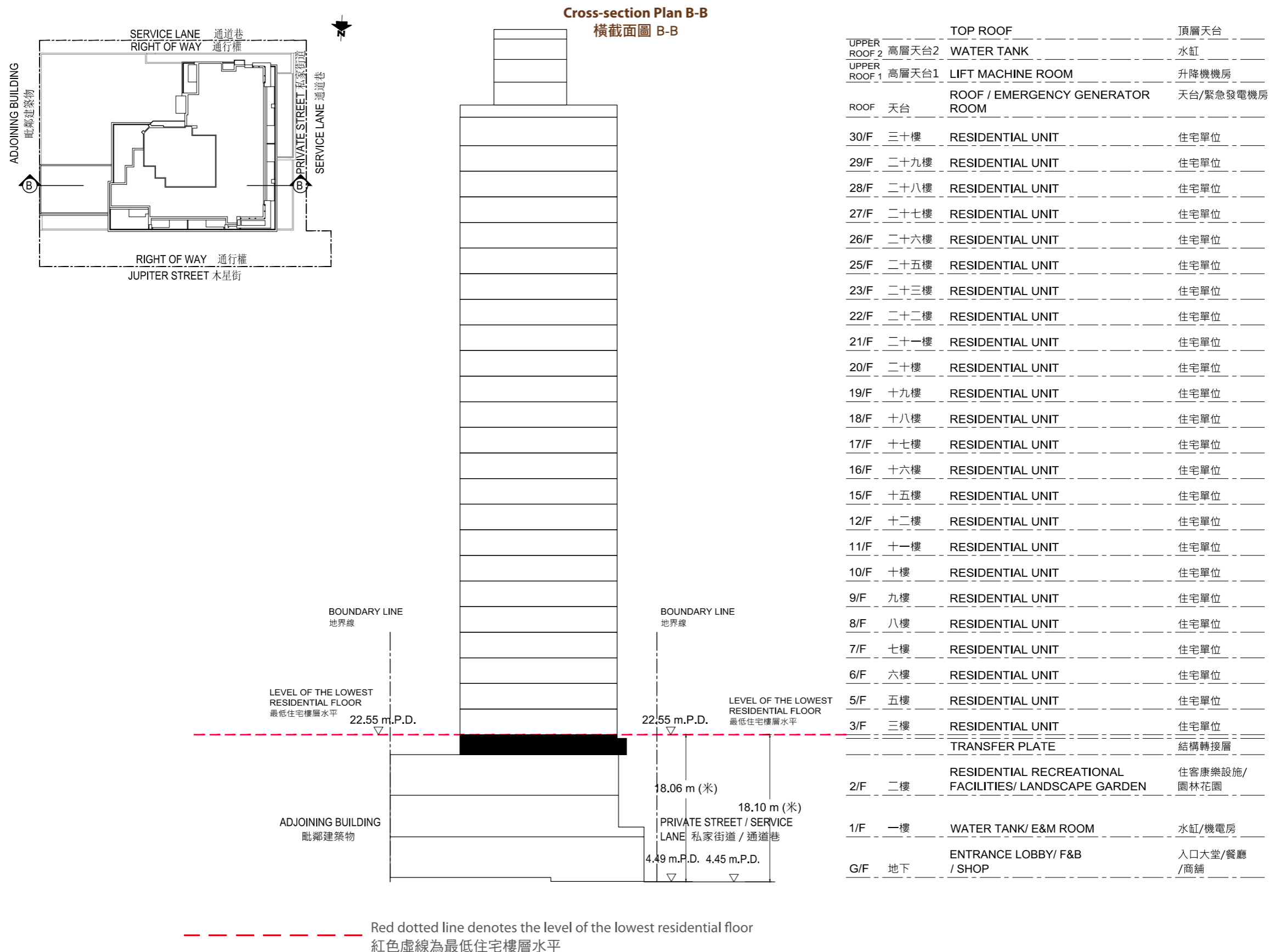
# 18. CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT 發展項目中的建築物的橫截面圖



The part of Jupiter Street/right-of-way adjacent to the building is 4.50 to 5.25 metres above the Hong Kong Principal Datum (m.P.D.).  
The part of right-of-way/service lane adjacent to the building is 4.45 to 5.16 metres above the Hong Kong Principal Datum (m.P.D.).

毗鄰建築物的一段木星街/通行權為香港主水平基準以上4.50至5.25米。  
毗鄰建築物的一段通行權/通道巷為香港主水平基準以上4.45至5.16米。

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

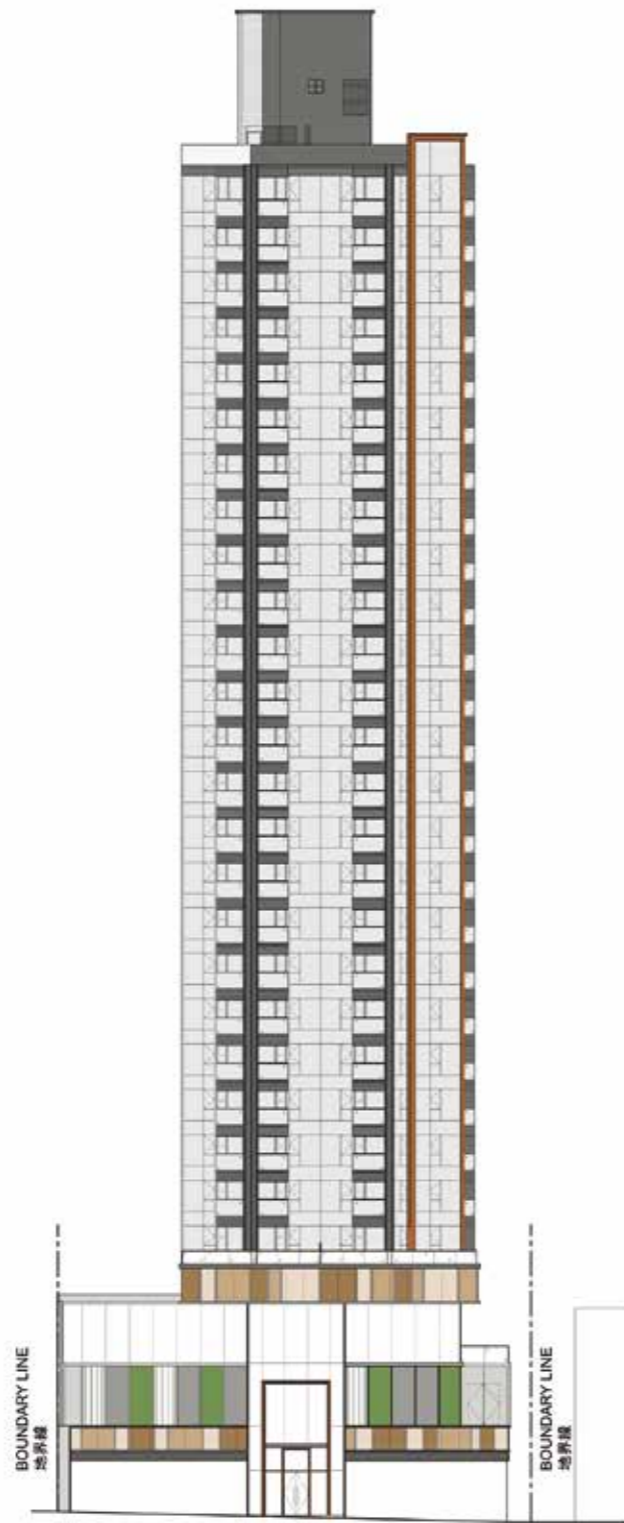


The part of private street/service lane adjacent to the building is 4.45 to 4.49 metres above the Hong Kong Principal Datum (m.P.D.).

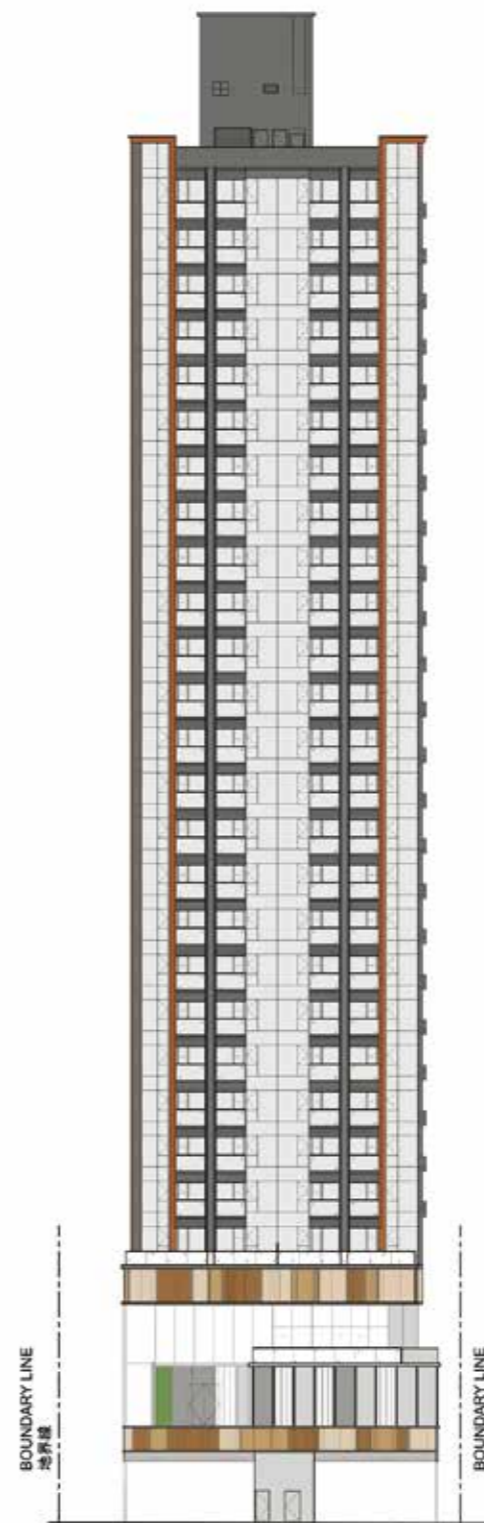
毗鄰建築物的一段私家街道/通道巷為香港主水平基準以上4.45至4.49米。



# 19. ELEVATION PLAN 立面圖



North Elevation  
北立面圖

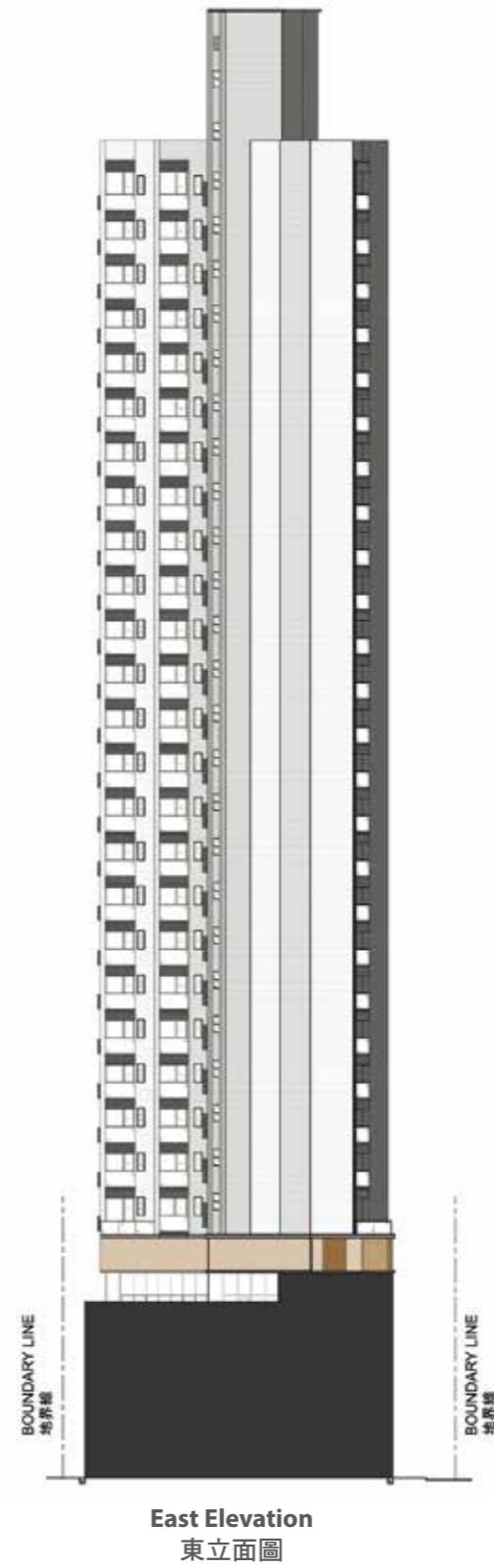
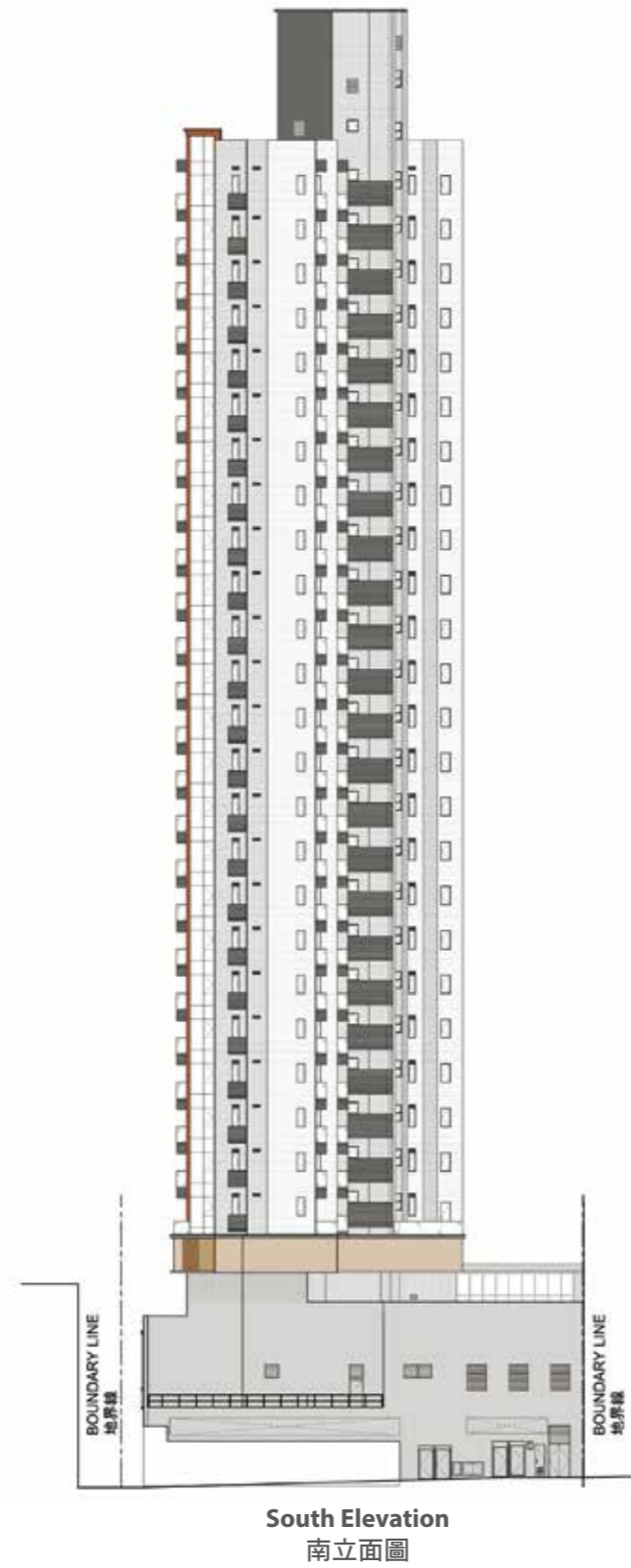


West Elevation  
西立面圖

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 14th September 2018; and  
2. are in general accordance with the outward appearance of the development.

發展項目的認可人士證明本立面圖所顯示的立面：  
1. 以2018年9月14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。

# 19. ELEVATION PLAN 立面圖



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 14th September 2018; and  
2. are in general accordance with the outward appearance of the development.

發展項目的認可人士證明本立面圖所顯示的立面：  
1. 以2018年9月14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。

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

Common Facilities 公用設施	Location 位置	Covered Area 有上蓋遮蓋面積	Uncovered Area 沒有上蓋遮蓋面積
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所(包括供住客使用的任何康樂設施)	2/F 2樓	284.261 sq.metre 平方米 3,060 sq.ft. 平方呎	Not applicable 不適用
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 (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或有其他名稱)	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用
A communal garden or play area for residents' use below the lowest residential floor of a building in the development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱)	2/F 2樓	20.004 sq.metre 平方米 215 sq.ft. 平方呎	212.433 sq.metre 平方米 2,287 sq.ft. 平方呎

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

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

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

- Copies of outline zoning plans relating to the development are available for inspection at [www.ozp.tpb.gov.hk](http://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.

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



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

### 1. EXTERIOR FINISHES

a.	External wall	Type of finishes	Podium : With ceramic tiles, glass wall, glass cladding, aluminium cladding, aluminium louvre, aluminium feature and external paint Residential tower : With ceramic tiles, curtain wall, aluminium cladding, aluminium louvre, aluminium feature and external paint
b.	Window	Material of frame	Fluorocarbon coating aluminium frame
		Material of glass	Grey tinted glass for windows in all residential units Frosted glass for windows in bathrooms (Flats A, D and G)
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 laminate glass balustrade Floor : Ceramic tiles and artificial wood deck Wall : Ceramic tiles Ceiling : Installed with aluminium false ceiling
		Whether it is covered	Balcony is covered
		Verandah	Not applicable
f.	Drying facilities for clothing	Type	Not applicable
		Material	Not applicable

### 2. INTERIOR FINISHES

			Wall	Floor	Ceiling
a.	Lobby	G/F residential entrance lobby finishes	Glass panel, wood veneer with stainless steel, natural stone and metal panel to exposed surface	Natural stone	Partly gypsum board false ceiling with emulsion paint Partly metal panel and wood veneer
		Residential floor lift lobby finishes	Plastic laminate, natural stone and metal panel to exposed surface	Ceramic tiles	Partly gypsum board false ceiling with emulsion paint Partly plastic laminate
			Wall	Ceiling	
b.	Internal wall and ceiling	Living room finishes	Emulsion paint	Emulsion paint	
		Dining room finishes	Emulsion paint	Emulsion paint	
		Bedroom finishes	Emulsion paint	Emulsion paint	
			Floor	Skirting	
c.	Internal floor	Material of living room	Ceramic tiles	Timber skirting	
		Material of dining room	Ceramic tiles	Timber skirting	
		Material of bedroom	Ceramic tiles	Timber skirting	

## 22. FITTINGS, FINISHES AND APPLIANCES

### 裝置、裝修物料及設備

#### 2. INTERIOR FINISHES

			Wall	Floor	Ceiling	
d.	Bathroom	Type of finishes	Ceramic tiles to exposed surface	Ceramic tiles to exposed surface	Gypsum board false ceiling with emulsion paint	
		Whether the wall finishes run up to ceiling	Up to level of false ceiling only			
			Wall	Floor	Ceiling	Cooking Bench
e.	Kitchen	Type of finishes	Glass panel and plastic laminate to exposed surface	Ceramic tiles to exposed surface	Partly gypsum board false ceiling and partly emulsion paint	Solid surfacing material
		Whether the wall finishes run up to ceiling	Up to level of false ceiling only			

#### 3. INTERIOR FITTINGS

			Material	Finishes	Accessories
a.	Doors	Main entrance door	Fire-rated solid core timber swing door	Plastic laminate and wood veneer	Electrical lockset, door closer, door stopper and eye viewer
		Balcony door	Aluminium frame sliding door	Grey tinted glass	Lockset
		Flat roof door (Flats A, B, C, D, E, F, G and J on 3/F)	Aluminium frame sliding door	Grey tinted glass	Lockset
		Flat roof door (Flat G on 3/F)	Aluminium frame swing door	Grey tinted glass	Lockset and door stopper
		Bedroom door (Flats A, D, E, F and G on 3/F, 5/F-12/F, 15/F-23/F, 25/F-30/F)	Hollow core timber swing door	Wood veneer	Lockset and door stopper
		Bedroom door (Flats B and C on 3/F, 5/F-12/F, 15/F-23/F, 25/F-30/F)	Aluminium frame sliding door	Glass and wood veneer	Not applicable
		Bathroom door (Flats A, B, C, E, F, H and J on 3/F, 5/F-12/F, 15/F-23/F, 25/F-30/F)	Hollow core timber sliding door	Wood veneer and stainless steel louver	Lockset
		Bathroom door (Flats D and G on 3/F, 5/F-12/F, 15/F-23/F, 25/F-30/F)	Hollow core timber swing door	Wood veneer and stainless steel louver	Lockset
		Roof door	Stainless steel swing door	Not applicable	Lockset

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

### 3. INTERIOR FITTINGS

			Fittings & equipment	Type	Material
b.	Bathroom	(i) Type and material of fittings and equipment	Cabinet	Countertop	Solid surfacing material
				Cabinet	Timber basin cabinet and timber mirror cabinet
			Bathroom fittings	Wash basin mixer	Chrome plated
				Water closet	Vitreous china
				Paper holder	Chrome plated
				Ledge	Chrome plated
				Shower compartment	Tempered glass
				Towel bar	Chrome plated
				Wash basin	Vitreous china
		Bathroom appliances	For the appliances provision and brand name, please refer to the "Appliances Schedule"		
		(ii) Type and material of water supply system	Cold water supply	Copper water pipes	
			Hot water supply	Copper water pipes with thermal insulation	
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Shower set	Chrome plated
			Bath tub	Nil	Not applicable
(iv) Size of bath tub, if applicable	Not applicable		Not applicable		
			Material		
c.	Kitchen	(i) Sink unit	Stainless steel		
		(ii) Water supply system	Copper water pipes for cold water supply are provided. Copper water pipes with thermal insulation for hot water supply are provided.		
			Material	Finishes	
		(iii) Kitchen cabinet	Timber cabinet with door panel	Plastic laminate	
		(iv) Type of all other fittings and equipment	Fire service installations and equipment	Ceiling-mounted smoke detector and sprinkler head are fitted in or near open kitchen	
			Other fittings	Chrome plated sink mixer	
Other equipment	For the appliances provision and brand name, please refer to the "Appliances Schedule"				

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

### 3. INTERIOR FITTINGS

			Fittings	Type	Material
d.	Bedroom	Fittings (including built-in wardrobe)	Built-in Cabinet	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"		
			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	
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed <sup>1</sup>		
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule and Location of Electrical & Mechanical Provisions"		
h.	Gas supply	Type	Town Gas		
		System	Gas piping is provided and connected to gas water heater and gas hob		
		Location	For the location of gas connection points, please refer to the "Schedule and Location of Electrical & Mechanical Provisions"		
i.	Washing machine connection point	Location	Please refer to the "Schedule and Location of Electrical & Mechanical Provisions"		
		Design	Drain point and water point are provided for washing machine		
j.	Water supply	Material of water pipes	Copper water pipes are provided for cold water supply. Copper water pipes with thermal insulation are provided for hot water supply.		
		Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed <sup>2</sup>		
		Whether hot water is available	Hot water supply to kitchen and bathroom		

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



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

### 4. MISCELLANEOUS

				Residential lift		
a.	Lifts	(i) Brand name and model number	Brand Name	Mitsubishi		
			Model Number	NexWay-S		
		(ii) Number and floors served by them	Number of lifts	2		
			Floor served by the lifts	G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 30/F		
b.	Letter box	Material	Metal			
c.	Refuse collection	(i) Means of refuse collection	Collected by cleaners			
		(ii) Location of refuse room	Refuse storage and material recovery room is provided at the common area on 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 at each floor	Inside common electric meter room at each floor	At high level of flat roof (Flats A, B, C, D, E, F, G and J on 3/F) At high level of balcony (Flat H on 3/F and all Flats on 5/F-12/F, 15/F-23/F and 25/F-30/F)	
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter	

### 5. SECURITY FACILITIES

Security system and equipment	Access control and security system	Visitor panel with access card reader is installed at the main entrance lobby. Door phone with security alarm is provided inside each residential unit and connecting to the caretaker office at the residential entrance lobby on G/F.
	CCTV	CCTVs are installed at main entrance lobby, 2/F lift lobby, roof, upper roof floor1 and all the lifts connecting directly to the caretaker office at the residential entrance lobby on G/F.
Details of built-in provisions	Door phone is provided inside each residential unit and connecting to the caretaker office at the residential entrance lobby	
Location of built-in provisions	For the location of door phone, please refer to the "Schedule and Location of Electrical & Mechanical Provisions"	

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.

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

### 6. APPLIANCES SCHEDULE

Location	Appliance	Flats apply	Brand	Model No. (if any)	
				Indoor Unit	Outdoor Unit
Living Room and Dining Room	Split Type Air-Conditioner	Flats A, B, C, D, E, F and G	Mitsubishi	MSY-GJ13VA	MUY-GJ13VA
		Flats H and J	Mitsubishi	MS-GJ12VA	MU-GJ12VA
Bedroom	Split Type Air-Conditioner	Flats A, B, C, D, E, F and G	Mitsubishi	MS-GJ09VA	MU-GJ09VA
Location	Appliance	Flats apply	Brand	Model No. (if any)	
Kitchen	Built-in Refrigerator	All flats	Siemens	KU15LA65HK	
	Built-in Microwave Oven	All flats	Siemens	BF525LMS0H	
	Cooker Hood	All flats	Siemens	LI67SA530B	
	Built-in Washer Dryer	All flats	Siemens	WK14D321HK	
	Built-in Gas Hob	All flats	Mia Cucina	MY32C	
Bathroom	Exhaust Fan	All flats	GELEC	DPT07-13H	
Balcony	Gas Water Heater	All flats	TGC	RBOX16QR / RBOX16QL	

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.

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

### 1. 外部裝修物料

a.	外牆	裝修物料的類型	基座：鋪砌瓷磚、玻璃外牆、玻璃飾板、鋁飾板、鋁百葉、鋁飾條及髹外牆漆 住宅大樓：鋪砌瓷磚、幕牆、鋁飾板、鋁百葉、鋁飾條及髹外牆漆
b.	窗	框的用料	氟化碳噴塗鋁窗框
		玻璃的用料	所有單位窗戶為灰玻璃 浴室窗戶為磨砂玻璃（A、D及G室）
c.	窗台	窗台的用料	不適用
		窗台板的裝修物料	不適用
d.	花槽	裝修物料的類型	不適用
e.	陽台或露台	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：鋪砌瓷磚 天花：裝有鋁質假天花
		是否有蓋	露台設有上蓋
		陽台	不適用
f.	乾衣設施	類型	不適用
		用料	不適用

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

### 2. 室內裝修物料

			牆壁	地板	天花板	
a.	大堂	地下住宅入口大堂裝修物料	外露牆身鋪砌玻璃飾面板、木皮飾面連不銹鋼、天然石及金屬板	天然石	部分石膏板假天花髹乳膠漆 部分金屬板及木皮飾面	
		住宅樓層升降機大堂裝修物料	外露牆身鋪砌膠板、天然石及金屬板	瓷磚	部分石膏板假天花髹乳膠漆 部分膠板	
			牆壁	天花板		
b.	內牆及天花板	客廳裝修物料	乳膠漆	乳膠漆		
		飯廳裝修物料	乳膠漆	乳膠漆		
		睡房裝修物料	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	外露牆身鋪砌瓷磚	外露地台鋪砌瓷磚	石膏板假天花髹乳膠漆	
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			
			牆壁	地板	天花板	灶台
e.	廚房	裝修物料的類型	外露牆身鋪砌玻璃飾面板及膠板	外露地台鋪砌瓷磚	部分石膏板假天花及部分髹乳膠漆	無縫人造物料
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			



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

### 3. 室內裝置

			用料	裝修物料	配件
a.	門	單位大門	實心防火木掩門	膠板及木皮飾面	電子門鎖、門鼓、門擋及防盜眼
		露台門	鋁框趟門	灰玻璃	門鎖
		平台門 (3樓A、B、C、D、E、F、G及J室)	鋁框趟門	灰玻璃	門鎖
		平台門 (3樓G室)	鋁框掩門	灰玻璃	門鎖及門擋
		睡房門 (3樓、5樓-12樓、15樓-23樓、25樓-30樓A、D、E、F及G室)	中空木掩門	木皮飾面	門鎖及門擋
		睡房門 (3樓、5樓-12樓、15樓-23樓、25樓-30樓B及C室)	鋁框趟門	玻璃及木皮飾面	不適用
		浴室門 (3樓、5樓-12樓、15樓-23樓、25樓-30樓A、B、C、E、F、H及J室)	中空木趟門	木皮飾面及不銹鋼百葉窗	門鎖
		浴室門 (3樓、5樓-12樓、15樓-23樓、25樓-30樓D及G室)	中空木掩門	木皮飾面及不銹鋼百葉窗	門鎖
		天台門	不銹鋼掩門	不適用	門鎖
			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	櫃枱面	無縫人造物料
			櫃	櫃	木製洗手盆櫃及木製鏡櫃
		潔具	洗手盆龍頭	鍍鉻	
			座廁	搪瓷	
			廁紙架	鍍鉻	
			儲物架	鍍鉻	
			淋浴間	鋼化玻璃	
			毛巾架	鍍鉻	
		洗手盆	搪瓷		
浴室設備	隨樓附送之設備及品牌，請參閱「設備說明」				

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

### 3. 室內裝置

			裝置及設備	類型	用料
b.	浴室	(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
			浴缸	沒有	不適用
(iv) 浴缸大小(如適用的話)		不適用	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之銅喉		
			用料	裝修物料	
		(iii) 廚櫃	木製廚櫃配櫃門板	膠板	
		(iv) 所有其他裝置及設備的類型	消防裝置及設備	開放式廚房內或附近的天花裝置煙霧探測器及消防花灑頭	
其他裝置	鍍鉻洗滌盆水龍頭				
其他設備	隨樓附送之設備及品牌，請參閱「設備說明」				
			裝置	類型	用料
d.	睡房	裝置 (包括嵌入式衣櫃)	嵌入式櫃	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」		

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

### 3. 室內裝置

			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	單相電力並裝妥微型斷路器
		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露 <sup>1</sup>	
		(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」	
h.	氣體供應	類型	煤氣	
		系統	煤氣喉接駁煤氣熱水爐及煤氣煮食爐	
		位置	煤氣接駁點的位置請參閱「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之銅喉	
		水管是隱藏或外露	水管是部分隱藏及部分外露 <sup>2</sup>	
		有否熱水供應	廚房和浴室供應熱水	

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。

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

### 4. 雜項

				住宅升降機	
a.	升降機	(i) 品牌名稱及產品型號	品牌名稱	三菱	
			產品型號	NexWay-S	
		(ii) 升降機的數目及到達的樓層	升降機的數目	2部	
			到達的樓層	地下、1樓至3樓、5樓至12樓、15樓至23樓及25樓至30樓	
b.	信箱	用料	金屬		
c.	垃圾收集	(i) 垃圾收集的方法	由清潔工人收集垃圾		
		(ii) 垃圾房的位置	每層住宅樓層之公用地方均設有垃圾及物料回收房，中央垃圾房設於地下。		
			水錶	電錶	氣體錶
d.	水錶、電錶及氣體錶	(i) 位置	每層之公共水錶櫃	每層之公共電錶房	平台高位(3樓A、B、C、D、E、F、G及J室) 露台高位(3樓H室及5樓-12樓、15樓-23樓、25樓-30樓的所有室)
		(ii) 就住宅單位而言是獨立或公用的錶	獨立	獨立	獨立

### 5. 保安設施

保安系統及設備	入口通道控制及保安系統	入口大堂設有訪客對講機及智能卡讀卡器。各住宅單位均裝置對講機，並設有警報掣功能連接地下住宅入口大堂管理處。
	閉路電視	大廈入口大堂、2樓升降機大堂、天台、高層天台1及所有升降機均裝有閉路電視連接地下住宅入口大堂管理處。
嵌入式的裝備的細節	各住宅單位均裝配對講機連接住宅入口大堂管理處	
嵌入式的裝備的位置	對講機的位置請參閱「機電裝置位置及數量說明表」	

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。



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

### 6. 設備說明

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、B、C、D、E、F及G室	三菱	MSY-GJ13VA	MUY-GJ13VA
		H及J室	三菱	MS-GJ12VA	MU-GJ12VA
睡房	分體式冷氣機	A、B、C、D、E、F及G室	三菱	MS-GJ09VA	MU-GJ09VA
位置	設備	適用單位	品牌	型號 (如有)	
廚房	嵌入式雪櫃	所有室	西門子	KU15LA65HK	
	嵌入式微波爐	所有室	西門子	BF525LMS0H	
	抽油煙機	所有室	西門子	LI67SA530B	
	嵌入式洗衣乾衣機	所有室	西門子	WK14D321HK	
	嵌入式煤氣煮食爐	所有室	Mia Cucina	MY32C	
浴室	抽氣扇	所有室	GELEC	DPT07-13H	
露台	煤氣熱水爐	所有室	TGC	RBOX16QR / RBOX16QL	

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。

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

### Schedule and Location of Electrical & Mechanical Provisions of 3/F, 5/F-12/F, 15/F-23/F and 25/F-30/F Residential Units

3樓、5樓-12樓、15樓-23樓及25樓-30樓住宅單位機電裝置位置及數量說明表

Location 位置	Description 描述	A	B	C	D	E	F	G	H	J
Living Room and Dining Room 客廳及飯廳	TV/FM Outlet 電視/電台天線插座	1	2	2	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1
	Single Socket Outlet 單頭電插座	1	1	1	1	1	1	1	1	1
	Twin Socket Outlet 雙頭電插座	1	1	1	1	1	1	1	1	1
	Data Outlet 數據插座	1	1	1	1	1	1	1	1	1
	Connection Point for A/C indoor unit 室內空調機接駁點	1	1	1	1	1	1	1	1	1
	Door phone 對講機	1	1	1	1	1	1	1	1	1
Bedroom 睡房	Twin Socket Outlet 雙頭電插座	1	1	1	1	1	1	1	-	-
	TV/FM Outlet 電視/電台天線插座	1	-	-	1	1	1	1	-	-
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	-	-
	Connection Point for A/C indoor unit 室內空調機接駁點	1	1	1	1	1	1	1	-	-
Balcony (Flat H on 3/F and all Flats on 5/F-12/F, 15/F-23/F, 25/F-30/F) 露台 (適用於3樓H室及5樓-12樓、15樓-23樓及 25樓-30樓的所有室)	Gas Connection Point 煤氣接駁點	1	1	1	1	1	1	1	1	1
Bathroom 浴室	Single Socket Outlet 單頭電插座	1	1	1	1	1	1	1	1	1
Open Kitchen 開放式廚房	Twin Socket Outlet 雙頭電插座	1	1	1	1	1	1	1	1	1
	Miniature Circuit Breaker Board 微型斷路器配電箱	1	1	1	1	1	1	1	1	1
	Connection Point for Washer Dryer 洗衣乾衣機接駁點	1	1	1	1	1	1	1	1	1
Flat Roof 平台	Weatherproof Single Socket Outlet 防水單頭電插座	1	1	1	1	1	1	2	-	1
	Gas Connection Point 煤氣接駁點	1	1	1	1	1	1	1	-	1
Roof 天台	Weatherproof Single Socket Outlet 防水單頭電插座	1	1	1	1	1	1	1	1	1

## 23. SERVICE AGREEMENTS 服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by The Hongkong Electric Company Limited.

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

食水及沖廁水由水務署供應。

電力由香港電燈有限公司供應。

煤氣由香港中華煤氣有限公司供應。

## 24. GOVERNMENT RENT 地稅

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.

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。

## 25. MISCELLANEOUS PAYMENTS BY PURCHASER 買方的雜項付款

1. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the 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.

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。

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

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.

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。



## 27. MAINTENANCE OF SLOPES 斜坡維修

Not applicable

不適用

## 28. MODIFICATION 修訂

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

本發展項目現時並沒有向政府提出申請修訂批地文件。

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

### 申請建築物總樓面面積寬免的資料

#### Breakdown of GFA Concessions Obtained for All Features

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

		Area (m <sup>2</sup> )
<b>Disregarded GFA under Building (Planning) Regulations 23(3)(b)</b>		
1.	Carpark and loading/unloading area excluding public transport terminus	N/A
2.	<b>Plant rooms and similar services</b>	
2.1 (#)	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	129.175
2.2 (#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc.	593.550
2.3 (#)	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	24.578
<b>Green Features under Joint Practice Notes 1 and 2</b>		
3.	Balcony	208.000
4.	Wider common corridor and lift lobby	N/A
5.	Communal sky garden	N/A
6.	Acoustic fin	N/A
7.	Wing wall, wind catcher and funnel	N/A
8. (#)	Non-structural prefabricated external wall	73.383
9.	Utility platform	N/A
10.	Noise barrier	N/A
<b>Amenity Features</b>		
11. (#)	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	7.290
12. (#)	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	284.261
13. (#)	Covered landscaped and play area	20.004
14.	Horizontal screens/covered walkways, trellis	N/A
15. (#)	Larger lift shaft	70.597
16.	Chimney shaft	N/A
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	N/A
18. (#)	Pipe duct, air duct for mandatory feature or essential plant room	75.447
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	N/A
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature	N/A
21.	Void in duplex domestic flat and house	N/A
22.	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall	N/A
<b>Other Exempted Items</b>		
23.	Refuge floor including refuge floor cum sky garden	N/A
24.	Other projections	N/A
25.	Public transport terminus	N/A
26.	Party structure and common staircase	N/A
27. (#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	140.746
28.	Public passage	N/A
29.	Covered set back area	N/A
<b>Bonus GFA</b>		
30.	Bonus GFA	N/A

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

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

### The Environmental Assessment of the Building

The development has achieved Provisional Bronze rating under BEAM Plus NB 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:	Split type air-conditioning unit with energy label				
Part II : The predicted annual energy use of the proposed building / part of building <sup>(Note 1)</sup>					
Location	Internal Floor Area Served (m <sup>2</sup> )	Annual Energy Use of Baseline Building <sup>(Note 2)</sup>		Annual Energy Use of Proposed Building	
		Electricity kWh/ m <sup>2</sup> /annum	Town Gas / LPG unit/ m <sup>2</sup> /annum	Electricity kWh/ m <sup>2</sup> /annum	Town Gas / LPG unit/ m <sup>2</sup> /annum
Tower (Area served by central building services installation <sup>(Note 3)</sup> )	566	649	N/A	624	N/A
Podium (Area served by central building services installation <sup>(Note 3)</sup> )	689	789	N/A	759	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/m<sup>2</sup>/annum) and town gas/LPG consumption (unit/m<sup>2</sup>/annum), of the development by the internal floor area served, where:  
(a) "total annual energy use" has the same meaning of "annual energy use" under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (v1.2 version); and  
(b) "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
- "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" under Section 4 and Appendix 8 of the BEAM Plus for New Building (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 Buildings (February 2010 edition)(Draft).

Part III: The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)	
Type of Installations	
Lighting Installations	Yes
Air Conditioning Installations	Yes
Electrical Installations	Yes
Lift & Escalator Installations	Yes
Performance-based Approach	N/A

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

### 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)
<b>根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積</b>		
1.	停車場及上落客貨地方(公共交通總站除外)	不適用
2.	<b>機房及相類設施</b>	
2.1 (#)	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	129.175
2.2 (#)	所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	593.550
2.3 (#)	非強制性或非必要機房，例如空調機房、風櫃房等	24.578
<b>根據聯合作業備考第1及第2號提供的環保設施</b>		
3.	露台	208.000
4.	加闊的公用走廊及升降機大堂	不適用
5.	公用空中花園	不適用
6.	隔聲簷	不適用
7.	翼牆、捕風器及風斗	不適用
8. (#)	非結構預製外牆	73.383
9.	工作平台	不適用
10.	隔音屏障	不適用
<b>適意設施</b>		
11. (#)	供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	7.290
12. (#)	住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	284.261
13. (#)	有上蓋的園景區及遊樂場	20.004
14.	橫向屏障/有蓋人行道、花棚	不適用
15. (#)	擴大升降機井道	70.597
16.	煙囪管道	不適用
17.	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	不適用
18. (#)	強制性設施或必要機房所需的管槽、氣槽	75.447
19.	非強制性設施或非必要機房所需的管槽、氣槽	不適用
20.	環保系統及設施所需的機房、管槽及氣槽	不適用
21.	複式住宅單位及洋房的中空	不適用
22.	伸出物，如空調機箱及伸出外牆超過750毫米的平台	不適用
<b>其他項目</b>		
23.	庇護層，包括庇護層兼空中花園	不適用
24.	其他伸出物	不適用
25.	公共交通總站	不適用
26.	共用構築物及樓梯	不適用
27. (#)	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	140.746
28.	公眾通道	不適用
29.	因建築物後移導致的覆蓋面積	不適用
<b>額外總樓面面積</b>		
30.	額外總樓面面積	不適用

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

### 有關建築物的環境評估

發展項目獲得綠建環評新建建築(1.2版)暫定銅級。



### 發展項目的公用部分的預計能量表現或消耗

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

第 I 部分					
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:—	具能源效益標籤之分體冷氣				
第 II 部分: 擬興建樓宇/部分樓宇預計每年能源消耗量 (註腳1):—					
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
塔樓(有使用中央屋宇裝備裝置(註腳3)的部分)	566	649	不適用	624	不適用
基座(有使用中央屋宇裝備裝置(註腳3)的部分)	689	789	不適用	759	不適用

#### 註腳:

- 一般而言，一棟樓宇的預計"每年能源消耗量"愈低，其節約能源的效益愈高。如一棟樓宇預計的"每年能源消耗量"低於該樓宇的"基線樓宇每年能源消耗量"，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。  
預計每年能源消耗量[以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中:—  
(a) "每年能源消耗量"與新建樓宇BEAM Plus標準(1.2版)第4節及附錄8中的「年能源消耗」具有相同涵義；及  
(b) 樓宇、空間或單位的"內部樓面面積"，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
- "基準樓宇"與新建樓宇BEAM Plus標準(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(2010年2月版)(草稿)中的涵義相同。

第 III 部分: 以下裝置乃按機電工程署公布的相關實務守則設計:—	
裝置類型	
照明裝置	是
空調裝置	是
電力裝置	是
升降機及自動梯的裝置	是
以總能源為本的方法	不適用

## 30. RELEVANT INFORMATION 有關資料

### (A) Placement of outdoor air-conditioning units on air-conditioner platforms

Some outdoor air-conditioning units (either serving its own residential unit or serving other residential units) are placed on the air-conditioner platforms outside Flat A and Flat H on 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 30/F of the development. The placement of outdoor air-conditioning units may affect the enjoyment of these residential units 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".

### (B) 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.

### (C) 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.

### (D) Operation of Building Maintenance System

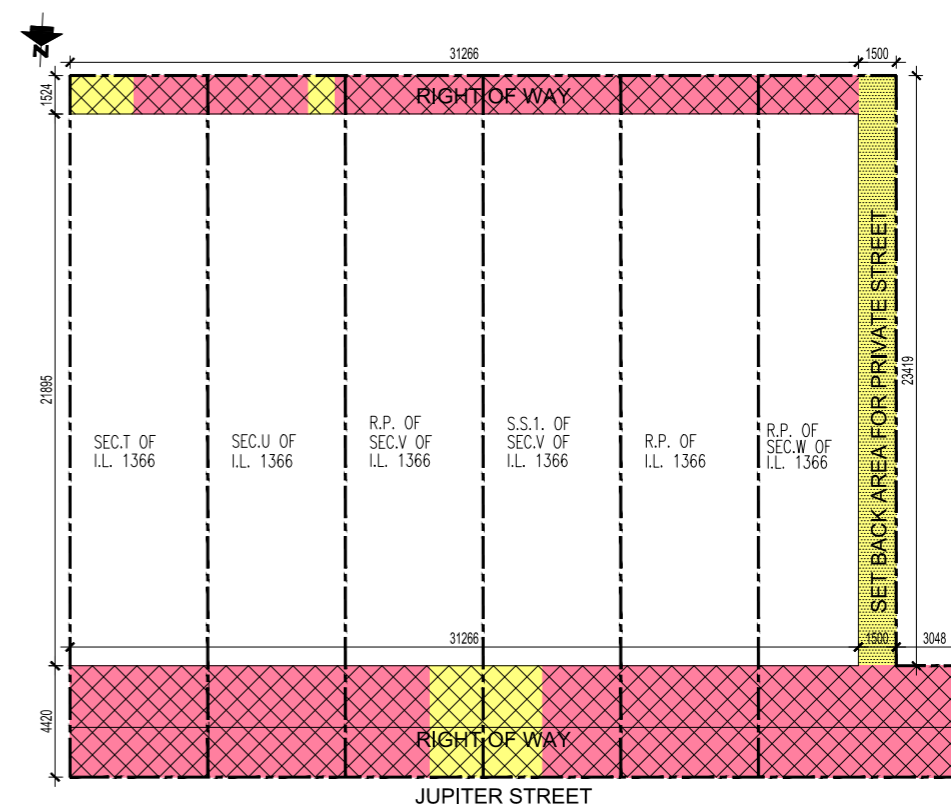
1. During the regular and specially arranged inspection, cleaning, maintenance, repairing, altering, renewing, rebuilding, painting or decorating of the external walls (including the curtain wall structures, glass of curtain walls, windows and balconies forming part of a residential property) and the 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 and the balconies 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.

### (E) Yellow Cross-hatched Black Areas and Red Cross-hatched Black Areas

Under the general building plans Ref. No.BD/2/3050/10(1) as revised and approved by the Building Authority on 14 September 2018, certain areas on G/F of the development are marked as right of way. Under the Deed of Mutual Covenant of the development, such areas are referred to as "Red Cross-hatched Black Areas" (which form part of the Commercial Department) and "Yellow Cross-hatched Black Areas" (which form part of the Estate Common Areas) respectively. All owners of the development are obliged to contribute towards the cost of management and maintenance of the "Yellow Cross-hatched Black Areas" which form part of the Estate Common Areas. For the purpose of identification only, the locations of the "Red Cross-hatched Black Areas" and the "Yellow Cross-hatched Black Areas" are shown and coloured red cross-hatched black and yellow cross-hatched black respectively on the plan at the end of this Section.

### (F) Yellow Dotted Black Area

Under the general building plans Ref. No.BD/2/3050/10(1) as revised and approved by the Building Authority on 14 September 2018, an area on G/F of the development is marked as a set back area. Under the Deed of Mutual Covenant of the development, such set back area is referred to as "Yellow Dotted Black Area" and forms part of the Estate Common Areas. All owners of the development are obliged to contribute towards the cost of management and maintenance of such "Yellow Dotted Black Area" which forms part of the Estate Common Areas. For the purpose of identification only, the location of the "Yellow Dotted Black Area" is shown and coloured yellow dotted black on the plan at the end of this Section.



#### 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 locations of the right of way and Yellow Dotted Black Area concerned only. Other matters shown on this plan may not reflect their latest conditions.

## 30. RELEVANT INFORMATION 有關資料

### (A) 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3樓、5樓至12樓、15樓至23樓及25樓至30樓A室及H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」。

### (B) 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。

### (C) 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。

### (D) 大廈保養系統操作

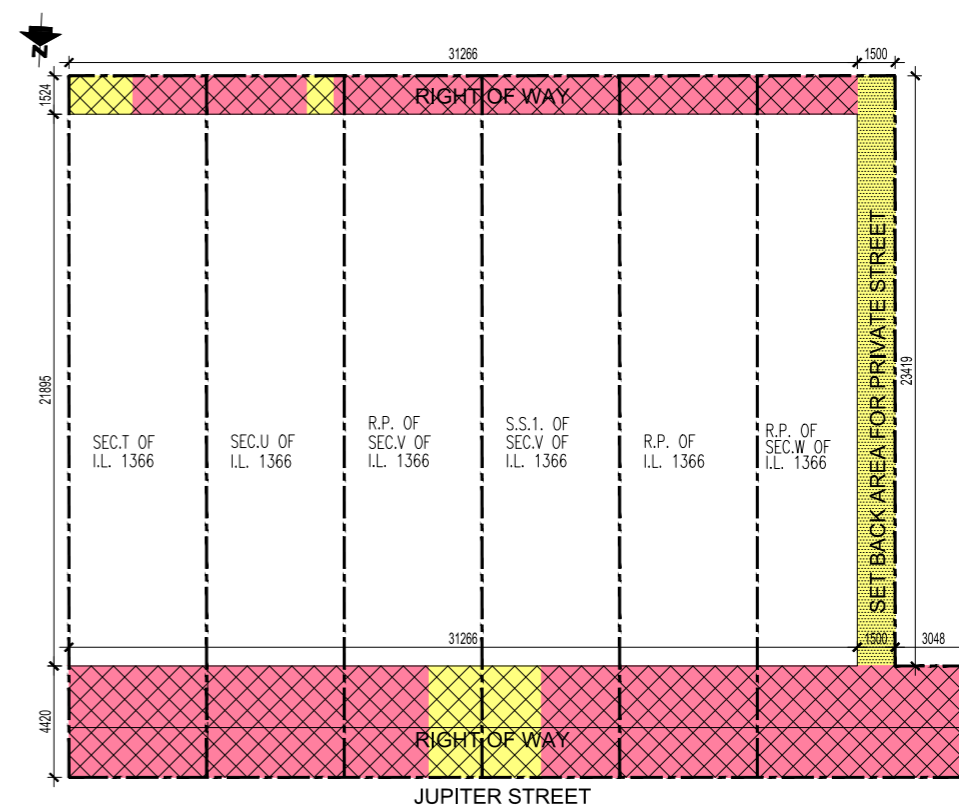
- 在管理人安排為發展項目的外牆(包括構成住宅物業一部份的玻璃幕牆結構、玻璃幕牆玻璃、窗戶及露台)及公用地方與設施進行定期及特別安排的檢查、清潔、保養、維修、改動、翻新、重建、油漆或裝飾的期間, 大廈保養系統包括但不限於吊船或其他類似裝置(不論是永久或臨時裝置)可能會安裝及/或停泊在住宅物業的平台及/或天台上, 並在住宅物業的平台及天台上空操作, 以及在住宅物業的窗外及露台外操作。
- 根據公契, 管理人有權進入在發展項目建有平台及/或天台的住宅物業(不論是否連同管理人的代理、工人及職員, 及是否攜帶用具、工具及物料)操作大廈保養系統包括但不限於為毗鄰構成住宅物業一部分的天台及/或平台的發展項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

### (E) 黃色加黑交叉斜線範圍及紅色加黑交叉斜線範圍

根據建築事務監督於2018年9月14日批准的經修訂一般建築圖則(參考編號BD/2/3050/10(1)), 發展項目地下某部分範圍標記為通行權。根據發展項目的公契, 該範圍分別被稱為「紅色加黑交叉斜線範圍」(其構成「商業發展項目」一部分)及「黃色加黑交叉斜線範圍」(其構成「屋苑公用地方」一部分)。發展項目的所有擁有人均須分擔管理及維修構成「屋苑公用地方」一部分的「黃色加黑交叉斜線範圍」的費用。僅為識別目的, 該「紅色加黑交叉斜線範圍」及「黃色加黑交叉斜線範圍」的位置分別以紅色加黑交叉斜線及黃色加黑交叉斜線顯示在本部分最後的圖則上。

### (F) 黃色加黑點範圍

根據建築事務監督於2018年9月14日批准的經修訂一般建築圖則(參考編號BD/2/3050/10(1)), 發展項目地下某部分範圍標記為向後移入範圍。根據發展項目的公契, 該向後移入範圍被稱為「黃色加黑點範圍」並構成「屋苑公用地方」一部分。發展項目的所有擁有人均須分擔管理及維修構成「屋苑公用地方」一部分的該「黃色加黑點範圍」的費用。僅為識別目的, 該「黃色加黑點範圍」的位置以黃色加黑點顯示在本部分最後的圖則上。



#### 備註:

- 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。
- 此圖則僅作為顯示相關通行權及黃色加黑點面積的位置, 圖中所顯示之其他事項未必能反映其最新狀況。

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**The Address Of The Website Designated By The Vendor For The Development:**

賣方就該項目指定的互聯網網站的網址：

[www.theconsonance.com.hk](http://www.theconsonance.com.hk)

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1. There may be future changes to the development and the surrounding areas.
2. Date of printing of this Sales Brochure: 8th October 2018

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10月8日



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