



arbours

本木

SALES BROCHURE

售樓說明書

目錄

Index

一手住宅物業買家須知 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES	P. 03	16 公共設施及公眾休憩用地的資料 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES	P. 51
1 發展項目本木的資料 INFORMATION ON THE DEVELOPMENT, ARBOUR	P. 10	17 對買方的警告 WARNING TO PURCHASERS	P. 51
2 賣方及有參與發展項目的其他人的資料 INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT	P. 11	18 發展項目中的建築物的橫截面圖 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT	P. 52
3 有參與發展項目的各方的關係 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT	P. 12	19 立面圖 ELEVATION PLAN	P. 54
4 發展項目的設計的資料 INFORMATION ON DESIGN OF THE DEVELOPMENT	P. 14	20 發展項目中的公用設施的資料 INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT	P. 56
5 物業管理的資料 INFORMATION ON PROPERTY MANAGEMENT	P. 15	21 閱覽圖則及公契 INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT	P. 56
6 發展項目的所在位置圖 LOCATION PLAN OF THE DEVELOPMENT	P. 16	22 裝置、裝修物料及設備 FITTINGS, FINISHES AND APPLIANCES	P. 57
7 發展項目的鳥瞰照片 AERIAL PHOTOGRAPH OF THE DEVELOPMENT	P. 17	23 服務協議 SERVICE AGREEMENTS	P. 74
8 關乎發展項目的分區計劃大綱圖等 OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT	P. 18	24 地稅 GOVERNMENT RENT	P. 74
9 發展項目的布局圖 LAYOUT PLAN OF THE DEVELOPMENT	P. 22	25 買方的雜項付款 MISCELLANEOUS PAYMENTS BY PURCHASER	P. 75
10 發展項目的住宅物業的樓面平面圖 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT	P. 23	26 欠妥之處的保養責任期 DEFECT LIABILITY WARRANTY PERIOD	P. 75
11 發展項目中的住宅物業的面積 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT	P. 34	27 斜坡維修 MAINTENANCE OF SLOPES	P. 76
12 發展項目中的停車位的樓面平面圖 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT	P. 38	28 修訂 MODIFICATION	P. 76
13 臨時買賣合約的摘要 SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE	P. 40	29 申請建築物總樓面面積寬免的資料 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING	P. 77
14 公契的摘要 SUMMARY OF DEED OF MUTUAL COVENANT	P. 41	30 有關資料 RELEVANT INFORMATION	P. 81
15 批地文件的摘要 SUMMARY OF LAND GRANT	P. 45		

一手住宅物業買家須知

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 閱覽售樓說明書，並須特別留意以下資訊：
 - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享有有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
 - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
 - 室內和外部的裝置、裝修物料和設備；
 - 管理費按甚麼基準分擔；
 - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
 - 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

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

10. 表達購樓意向

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

11. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名/名稱。
- 您可委託任何地產代理(不一定是賣方所指定的地產代理)，以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。
- 委託地產代理以物色物業前，您應該 —
 - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
 - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及
 - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁(網址：www.eaa.org.hk)，查閱牌照目錄。

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

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

一手住宅物業買家須知

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

- 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。
- 認可人士可批予在預計關鍵日期之後完成發展項目
 - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
 - 工人罷工或封閉工地；
 - 暴動或內亂；
 - 不可抗力或天災；
 - 火警或其他賣方所不能控制的意外；
 - 戰爭；或
 - 惡劣天氣。
 - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
 - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

- 確保取得最近三個月內印製有關您擬購買的一手已落成住宅物業的「賣方資料表格」。

17. 參觀物業

- 購置住宅物業前，確保已獲安排參觀您打算購置的住宅物業。倘參觀有關物業並非合理地切實可行，則應參觀與有關物業相若的物業，除非您以書面同意賣方無須開放與有關物業相若的物業供您參觀。您應仔細考慮，然後才決定是否簽署豁免上述規定的書面同意。
- 除非有關物業根據租約持有，或為確保物業參觀者的人身安全而須設定合理限制，您可以對該物業進行量度、拍照或拍攝影片。

任何與賣方銷售受條例所規管的一手住宅物業有關的投訴和查詢，請與一手住宅物業銷售監管局聯絡。

網址 : www.srpa.gov.hk
電話 : 2817 3313
電郵 : enquiry_srpa@hd.gov.hk
傳真 : 2219 2220

其他相關聯絡資料：

消費者委員會

網址 : www.consumer.org.hk
電話 : 2929 2222
電郵 : cc@consumer.org.hk
傳真 : 2856 3611

地產代理監管局

網址 : www.eaa.org.hk
電話 : 2111 2777
電郵 : enquiry@eaa.org.hk
傳真 : 2598 9596

香港地產建設商會

電話 : 2826 0111
傳真 : 2845 2521

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

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

For all first-hand residential properties

1. IMPORTANT INFORMATION

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

2. FEES, MORTGAGE LOAN AND PROPERTY PRICE

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

3. PRICE LIST, PAYMENT TERMS AND OTHER FINANCIAL INCENTIVES

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

4. PROPERTY AREA AND ITS SURROUNDINGS

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

5. SALES BROCHURE

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

the location of the public open space or public facilities; and

- whether individual owners have responsibility to maintain slopes.

6. GOVERNMENT LAND GRANT AND DEED OF MUTUAL COVENANT (DMC)

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

7. INFORMATION ON AVAILABILITY OF RESIDENTIAL PROPERTIES FOR SELECTION AT SALES OFFICE

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

8. REGISTER OF TRANSACTIONS

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

9. AGREEMENT FOR SALE AND PURCHASE

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.

- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

10. EXPRESSION OF INTENT OF PURCHASING A RESIDENTIAL PROPERTY

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

11. APPOINTMENT OF ESTATE AGENT

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

12. APPOINTMENT OF SOLICITOR

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

FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES

13. PRE-SALE CONSENT

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

14. SHOW FLATS

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

FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES AND COMPLETED RESIDENTIAL PROPERTIES PENDING COMPLIANCE

15. ESTIMATED MATERIAL DATE AND HANDING OVER DATE

- Check the estimated material date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is inevitably later than the former.
- Handing over date
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/a Certificate of Compliance or the Director of Lands’ Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
 - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or

- For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.

- The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.

- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.

- The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:

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

- The AP may grant more than once such an extension of time depending on the circumstances. That means 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.

一手住宅物業買家須知

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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

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

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

Other useful contacts:

CONSUMER COUNCIL

Website : www.consumer.org.hk
Telephone : 2929 2222
Email : cc@consumer.org.hk
Fax : 2856 3611

ESTATE AGENTS AUTHORITY

Website : www.eaa.org.hk
Telephone : 2111 2777
Email : enquiry@eaa.org.hk
Fax : 2598 9596

REAL ESTATE DEVELOPERS ASSOCIATION OF HONG KONG

Telephone : 2826 0111
Fax : 2845 2521

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

- 2 According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following—
- the external dimensions of each residential property;
 - the internal dimensions of each residential property;
 - the thickness of the internal partitions of each residential property;
 - the external dimensions of individual compartments in each residential property.
- According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.
- 3 Generally speaking, “material date” means the date on which the conditions of the land grant are complied with in respect of the development, or the date on which the development is completed in all respects in compliance with the approved building plans or the conditions subject to which the certificate of exemption is issued. For details, please refer to section 2 of the Ordinance.

1 發展項日本木的資料 INFORMATION ON THE DEVELOPMENT, ARBOUR

街道名稱及門牌號數

德成街2號

樓層總數

23層(地庫2樓至23樓、不包括天台)

樓層號數

地庫2樓、地庫1樓、地下、1樓至3樓、5樓至12樓、15樓至23樓及天台

被略去的樓層號數

4樓、13樓及14樓

庇護層

不適用

本發展項目屬未落成發展項目：

- (a) 由該項目的認可人士提供的該項目的預計關鍵日期為2021年4月30日。
- (b) 預計關鍵日期，是受到買賣合約所允許的任何延期所規限的。
- (c) 為買賣合約的目的，發展項目當作在佔用許可證就該項目中的每幢建築物發出的日期落成。

NAME OF THE STREET AND THE STREET NUMBER

No. 2 Tak Shing Street

TOTAL NUMBER OF STOREYS

23 storeys (B2/F to 23/F, excluding roof)

FLOOR NUMBERING

B2/F, B1/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F and Roof

OMITTED FLOOR NUMBERS

4/F, 13/F and 14/F

REFUGE FLOOR

Not Applicable

THIS DEVELOPMENT IS AN UNCOMPLETED DEVELOPMENT:

- (a) The estimated material date for the development, as provided by the Authorized Person for the development is 30 April 2021.
- (b) The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.
- (c) For the purpose of the Agreement for Sale and Purchase, the development is deemed to be completed on the date on which an occupation permit for every building in the development is issued.

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

賣方

成輝有限公司 (並以成輝地產有限公司之名稱在香港經營業務)(註：賣方的成立為法團所在地方為英屬維爾京群島，而賣方的成員之法律責任是有限的)(亦為擁有人及其控權公司為恒基兆業有限公司、恒基兆業地產有限公司、謙耀置業有限公司、Good Time Limited及Kinsford International Limited)

發展項目的認可人士

周余石(香港)有限公司之周德灝先生
(周德灝先生為周余石(香港)有限公司之董事)

發展項目的承建商

祥記馮祥建築有限公司

賣方代表律師

中倫律師事務所

已為發展項目的建造提供貸款或已承諾為發展項目的建造提供融資的認可機構
不適用

已為發展項目的建造提供貸款的任何其他人
恒基兆業地產代理有限公司

VENDOR

Success Sheen Limited (remark: the place of incorporation of the Vendor is British Virgin Islands and the liability of the members of the Vendor is limited) (also as the owner and whose holding companies are Henderson Development Limited, Henderson Land Development Company Limited, Mightymark Investment Limited, Good Time Limited and Kinsford International Limited)

AUTHORIZED PERSON FOR THE DEVELOPMENT

Mr. Chau Tak Ho Kenneth of CYS Associates (Hong Kong) Limited
(Mr. Chau Tak Ho Kenneth is a director of CYS Associates (Hong Kong) Limited)

BUILDING CONTRACTOR FOR THE DEVELOPMENT

Cheung Kee Fung Cheung Construction Company Limited

VENDOR'S SOLICITORS

Zhong Lun Law Firm

AUTHORIZED INSTITUTION THAT HAS MADE A LOAN OR HAS UNDERTAKEN TO PROVIDE
FINANCE FOR THE CONSTRUCTION OF THE DEVELOPMENT
Not applicable

ANY OTHER PERSON WHO HAS MADE A LOAN FOR THE CONSTRUCTION OF THE DEVELOPMENT

Henderson Real Estate Agency Limited

3

有參與發展項目的各方的關係

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

(a) 賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人；	不適用	(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
(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	(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
(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	(o) 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份；	否
(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	(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
(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	(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
(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	(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
(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	(s) 賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	否
(h) 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	不適用		
(i) 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人；	否		
(j) 賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份；	否		
(k) 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份；	否		
(l) 賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書；	否		

3

有參與發展項目的各方的關係

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

(a) The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the development;	Not applicable	(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
(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	(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
(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	(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
(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	(o) The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor;	No
(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	(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
(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	(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
(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	(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
(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	(s) The vendor or a building contractor for the development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor.	No
(i) The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors;	No		
(j) The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and an authorized person for the development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor;	No		
(k) The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor;	No		

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

發展項目將會有構成圍封牆的一部分的非結構的預製外牆。

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

每幢建築物的非結構的預製外牆的厚度範圍為150毫米。

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

發展項目將會有構成圍封牆一部分的幕牆。

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

每幢建築物的幕牆的厚度範圍為200毫米。

The range of thickness of the curtain walls of each building is 200mm.

每個住宅物業的非結構的預製外牆及幕牆的總面積表

SCHEDULE OF TOTAL AREA OF THE NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS AND CURTAIN WALLS OF EACH RESIDENTIAL PROPERTY

樓層 Floor	單位 Flat	每個住宅物業的非結構的預製外牆的總面積 (平方米) The total area of the non-structural prefabricated external walls of each residential property (sq.m.)	每個住宅物業的幕牆的總面積 (平方米) The total area of the curtain walls of each residential property (sq.m.)
2樓至3樓及 5樓至12樓 2/F-3/F and 5/F-12/F	A1	0.338	-
	A2	-	0.985
	A3	-	-
	A5	-	0.985
	A6	0.338	-
	B1	0.863	-
	B2	-	0.980
	B3	-	-
	B5	-	0.980
	B6	0.863	-
15樓至23樓 15/F-23/F	A1	0.338	-
	A2	0.413	0.985
	A3	-	0.985
	A5	0.338	-
	B1	0.863	-
	B2	0.413	0.980
	B3	-	0.980
	B5	0.863	-

5 物業管理的資料 INFORMATION ON PROPERTY MANAGEMENT

管理人

根據發展項目的公契的最新擬稿，尊家管業有限公司將獲委任為發展項目的管理人。

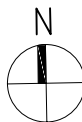
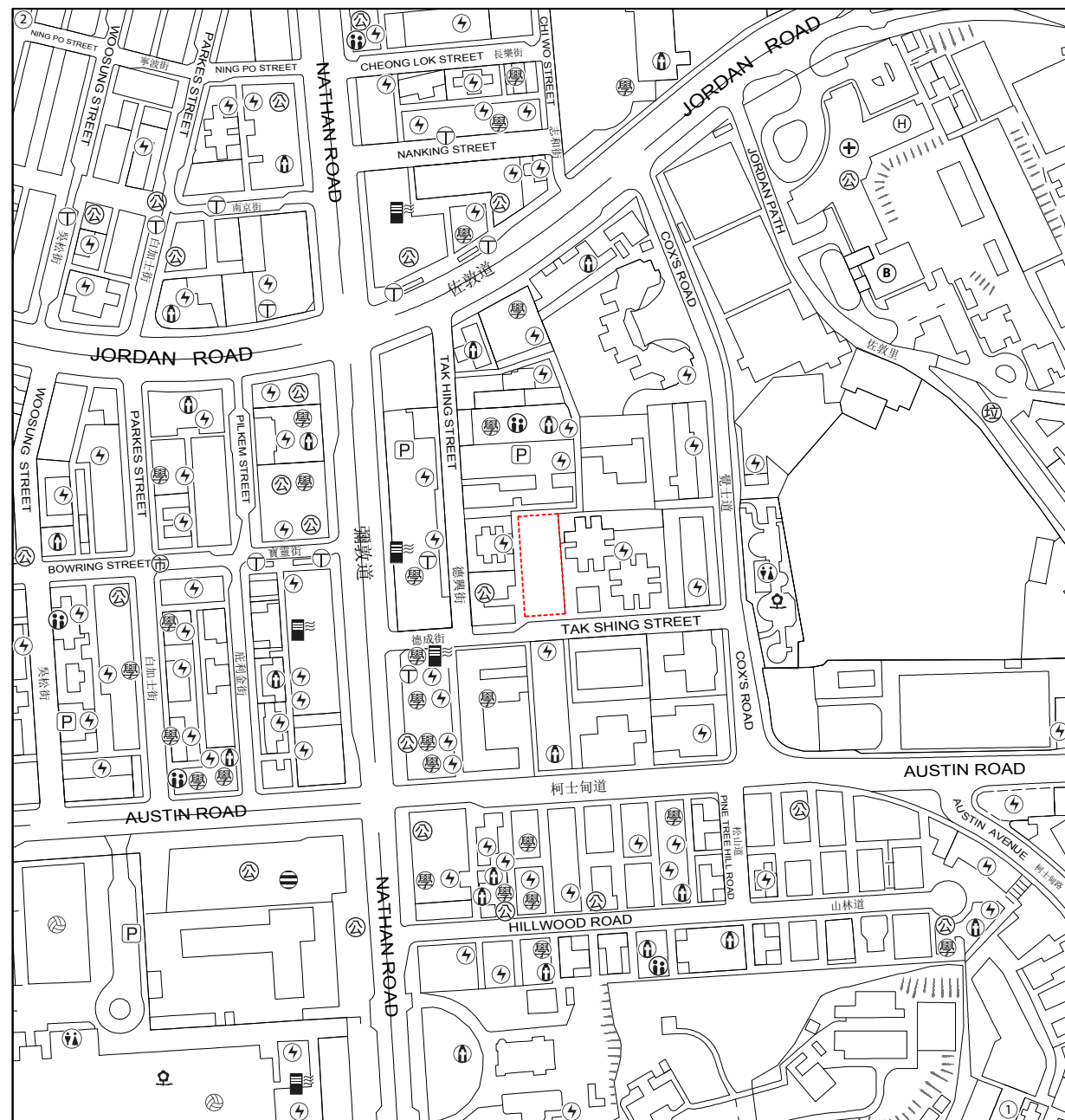
MANAGER

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

6

發展項目的所在位置圖

LOCATION PLAN OF THE DEVELOPMENT



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 116/2020。

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此所在位置圖參考測繪圖編號 11-NW-D，經修正處理。

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

圖例 NOTATION

- ⚡ 發電廠 (包括電力分站) Power plant (including Electricity Sub-stations)
- ♻️ 垃圾收集站 Refuse collection point
- P 公眾停車場 (包括貨車停泊處) Public carpark (including Lorry Park)
- 🚻 公廁 Public convenience
- ⚡ 公用事業設施裝置 Public utility installation
- 🏠 宗教場所 (包括教堂、廟宇及祠堂) Religious institution (including Church, Temple and Tsz Tong)
- 🎓 學校 (包括幼稚園) School (including Kindergarten)
- 🏠 社會福利設施 (包括老人中心及弱智人士護理院) Social welfare facilities (including Elderly Centre and Home for the Mentally Disabled)
- 🌳 公園 Public park
- 🏪 市場 (包括濕貨市場及批發市場) Market (including Wet Market and Wholesale Market)
- 🚉 公共交通總站 (包括鐵路車站) Public Transport Terminal (including Rail Station)
- 🏊 體育設施 (包括運動場及游泳池) Sports Facilities (including Sports Ground and Swimming Pool)
- 🚇 香港鐵路的通風井 Ventilation Shaft for the Mass Transit Railway
- 🏥 醫院 Hospital
- 🏢 軍營 Barrack
- 🚁 直升機升降坪 Helicopter landing pad
- 🚓 警署 Police station

於發展項目的所在位置圖未能顯示之街道的中英文全名：

Street names in Chinese and English not shown in full in the location plan of the Development:

- ① 天文臺圍 Observatory Court
- ② 廟街 Temple Street

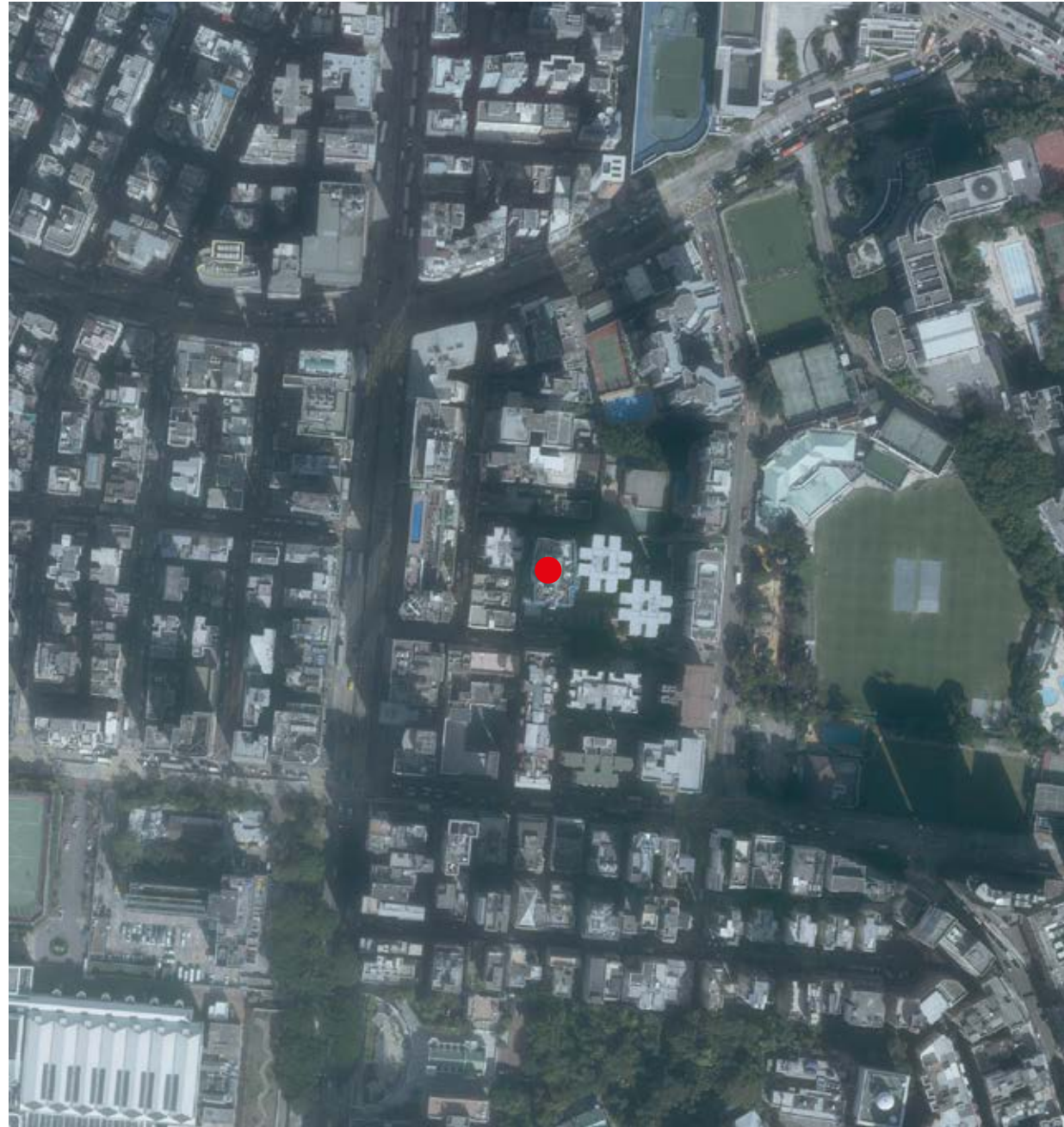
--- 發展項目的位置
--- Location of the Development

比例：0M/米
Scale: 250M/米

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

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

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



● 發展項目的位置
Location of the Development

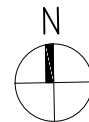
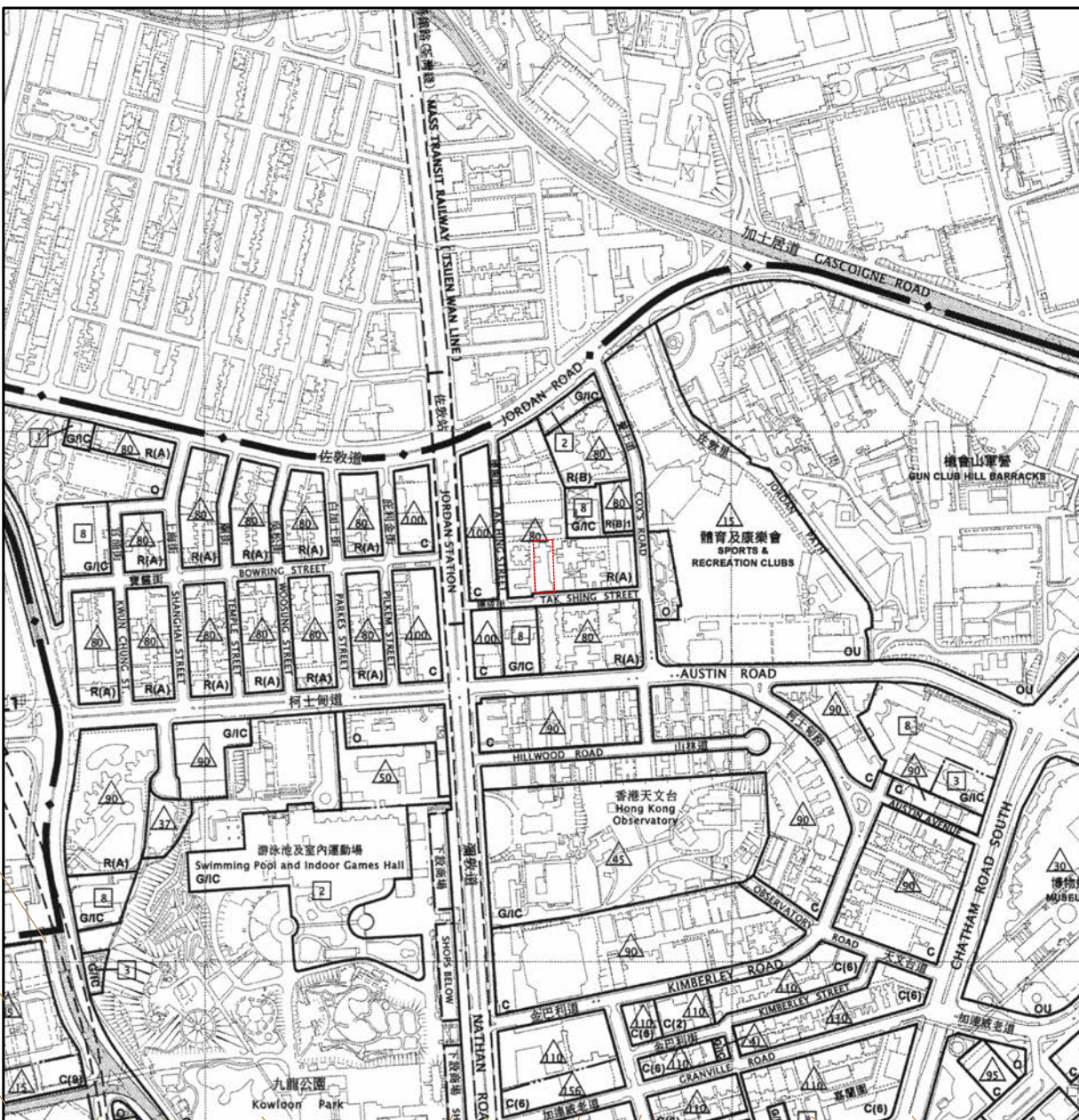
備註：因技術性問題，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》的規定。
Note : Due to technical reasons, this aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

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。
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摘錄自地政總署測繪處於2019年11月29日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E081678C。
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, Photo No. E081678C, dated 29 November 2019.

8

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



摘錄自 2013 年 12 月 13 日刊憲之尖沙咀 (九龍規劃區第 1 區) 分區計劃大綱核准圖，圖則編號為 S/K1/28，經修正處理。

Extracted from the approved Tsim Sha Tsui (Kowloon Planning Area No. 1) Outline Zoning Plan, Plan No. S/K1/28, gazetted on 13 December 2013, with adjustments where necessary.

圖例 NOTATION

地帶 ZONES

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

其他 MISCELLANEOUS

- 規劃範圍界線
Boundary of Planning Scheme
- 建築物高度管制區界線
Building Height Control Zone Boundary
- 最高建築物高度(在主水平基準上若干米)
Maximum Building Height (In metres above Principal Datum)
- 最高建築物高度(樓層數目)
Maximum Building Height (In number of storeys)

交通 COMMUNICATIONS

- 鐵路及車站(地下) Railway and Station (Underground)
- 主要道路及路口 Major Road and Junction
- 高架道路 Elevated Road
- 行人專用區或街道 Pedestrian Precinct / Street

廣東道
Canton Road

港威大道
Gateway Boulevard

暢運道
Cheong Wan Road

博物館
Museums

廣東道 Canton Road

九龍公園徑 Kowloon Park Drive

九龍公園 Kowloon Park

博物館 OU Museum

Shops Below

Nathan Road

加拿分道 Carnarvon Road

厚福街 Hau Fook Street

漆咸道南 C

發展項目的位置
Location of the Development

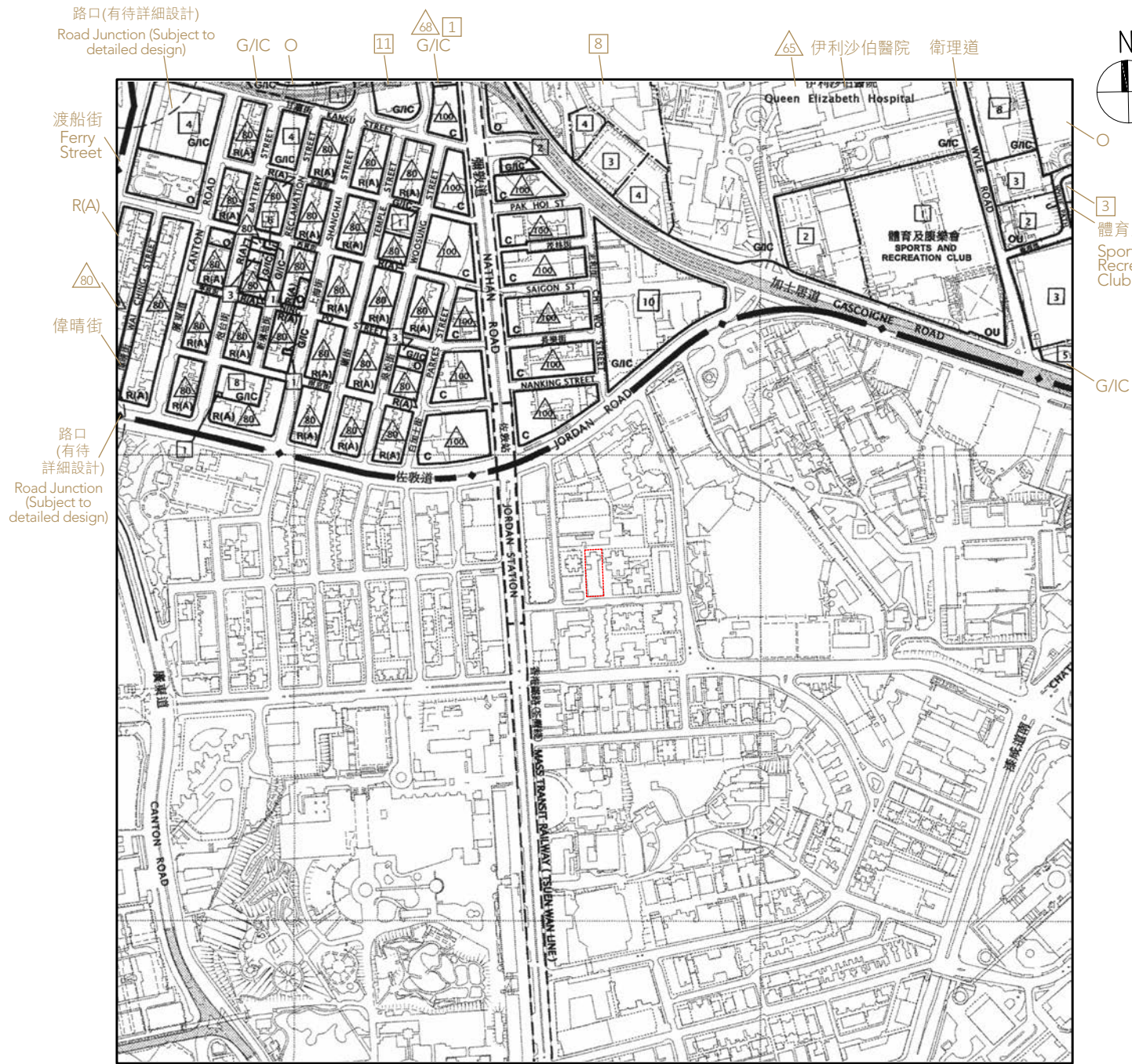
比例：0M/米
Scale: 500M/米

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

8

關於發展項目的分區計劃大綱圖等

OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT



摘錄自 2014 年 5 月 16 日刊憲之油麻地 (九龍規劃區第 2 區) 分區計劃大綱草圖，圖則編號為 S/K2/22，經修正處理。

Extracted from the draft Yau Ma Tei (Kowloon Planning Area No. 2) Outline Zoning Plan, Plan No. S/K2/22, gazetted on 16 May 2014, with adjustments where necessary.

圖例 NOTATION

地帶 ZONES

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

其他 MISCELLANEOUS

- 規劃範圍界線 Boundary of Planning Scheme
- 建築物高度管制區界線 Building Height Control Zone Boundary
- 最高建築物高度(在主水平基準上若干米) Maximum Building Height (In metres above Principal Datum)
- 最高建築物高度(樓層數目) Maximum Building Height (In number of storeys)

交通 COMMUNICATIONS

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

發展項目的位置
Location of the Development

比例：0M/米
Scale: 500M/米

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

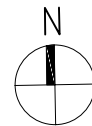
Note: Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

8

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



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空白範圍。



摘錄自 2014 年 10 月 3 日刊憲之西南九龍 (九龍規劃區第 20 區) 分區計劃大綱核准圖，圖則編號為 S/K20/30，經修正處理。

Extracted from the approved South West Kowloon (Kowloon Planning Area No. 20) Outline Zoning Plan, Plan No. S/K20/30, gazetted on 3 October 2014, with adjustments where necessary.

圖例 NOTATION

地帶 ZONES

R(A) 住宅(甲類)
Residential (Group A)

其他 MISCELLANEOUS

— • — 規劃範圍界線
Boundary of Planning Scheme

西九文化區發展圖則範圍
West Kowloon Cultural District
Development Plan Area

交通 COMMUNICATIONS

— STATION — 鐵路及車站 (地下) Railway and Station (Underground)

—+— 主要道路及路口 Major Road and Junction

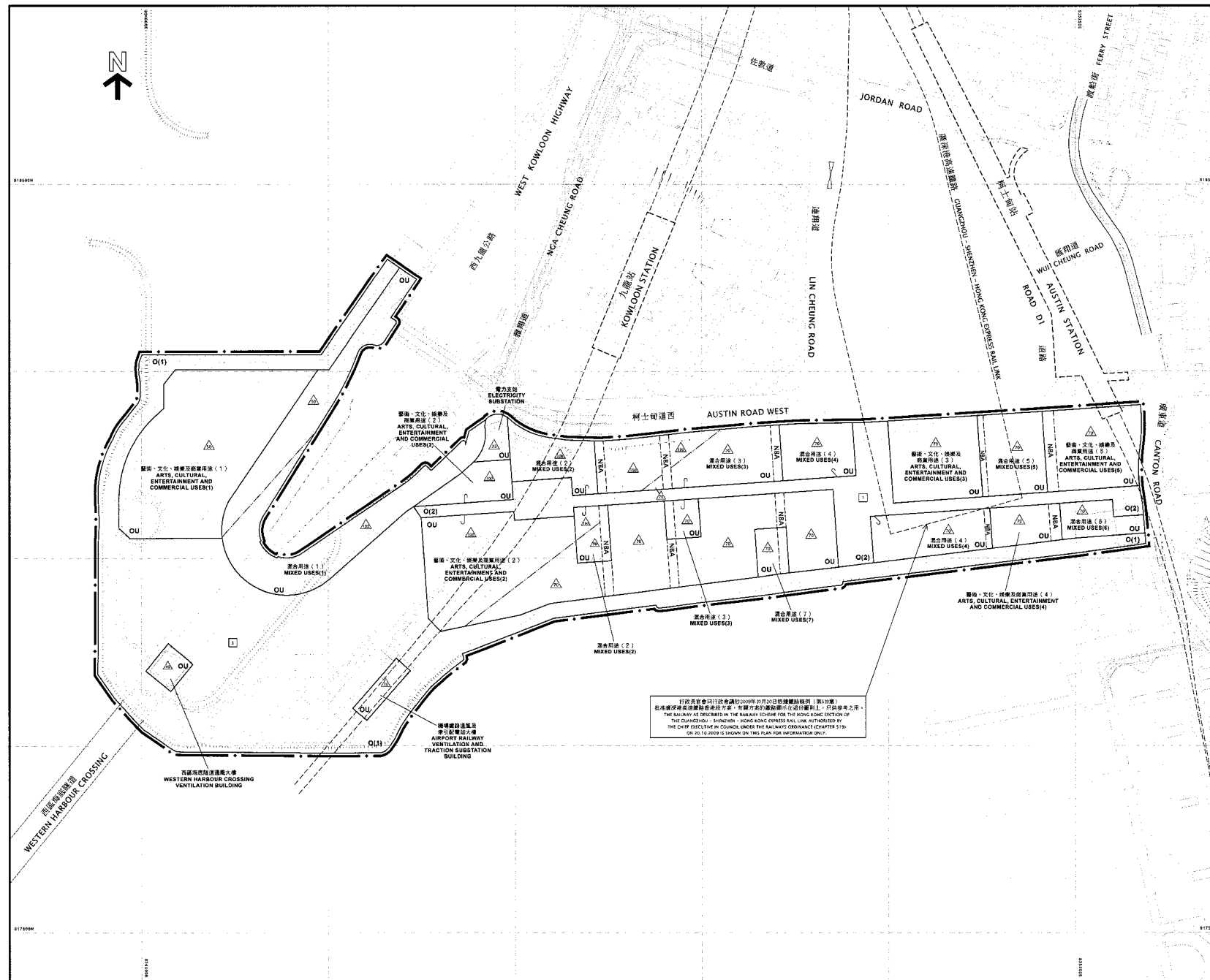
* 此區的土地用途地帶見西九文化區發展圖則。
For zoning of this area, refer to West Kowloon Cultural District Development Plan.

*

— — — 發展項目的位置
Location of the Development

比例：0M/米
Scale : 0 500M/米

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



摘錄自 2013 年 1 月 8 日核准之西九文化區發展圖則，圖則編號為 S/K20/WKCD/2。

Extracted from the West Kowloon Cultural District Development Plan, Plan No. S/K20/WKCD/2, approved on 8 January 2013.

圖例 NOTATION

地帶 ZONES

- O 休憩用地
Open Space
- OU 其他指定用途
Other Specified Uses

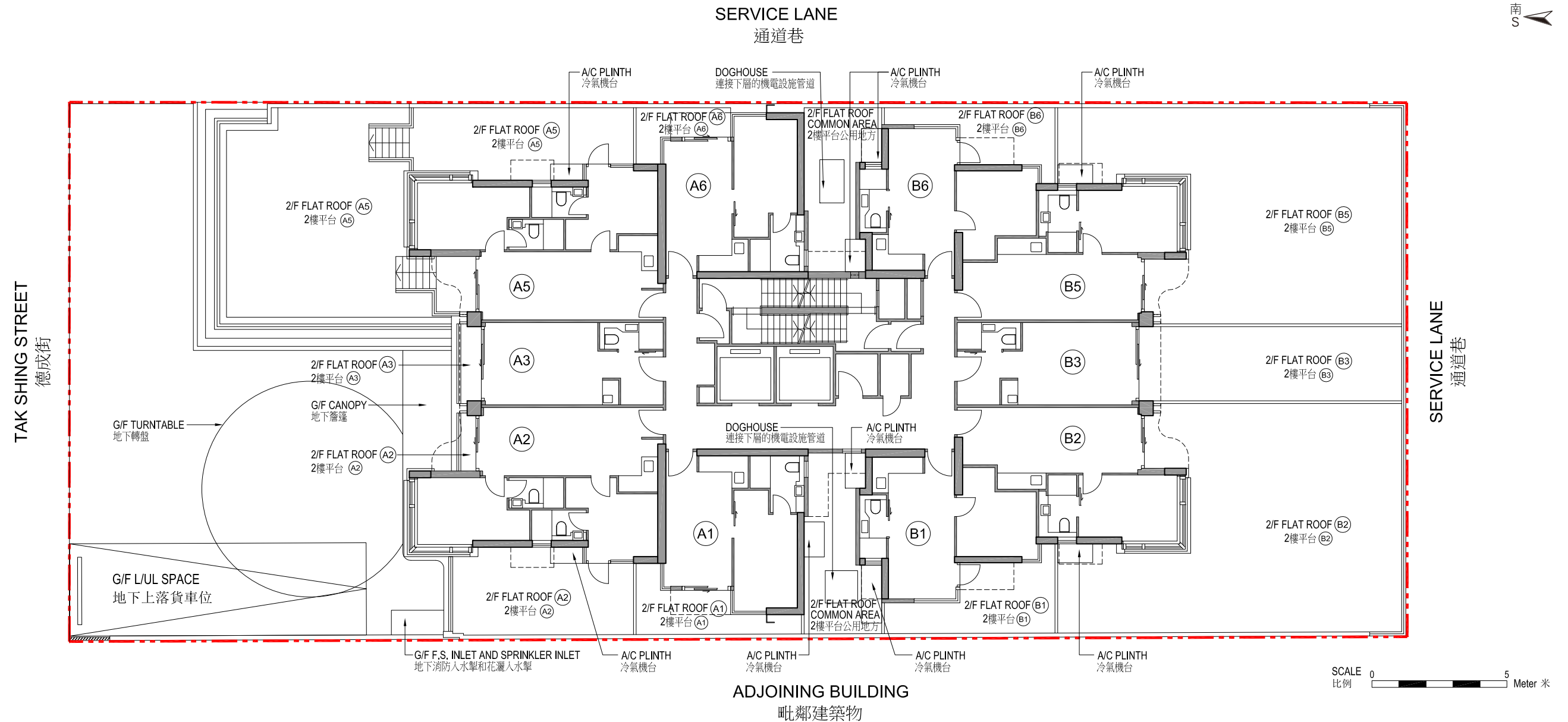
交通 COMMUNICATIONS

- 車站
STATION
- 鐵路及車站 (地下) Railway and Station (Underground)
- 高架道路 Elevated Road

其他 MISCELLANEOUS

- 規劃範圍界線
Boundary of Planning Scheme
- 建築物高度管制區界線
Building Height Control Zone Boundary
- 70 最高建築物高度(在主水平基準上若干米)
Maximum Building Height (In metres above Principal Datum)
- 1 最高建築物高度(樓層數目)
Maximum Building Height (In number of storeys)
- NBA 非建築用地
Non-building Area

備註：因技術性問題，此發展圖則所顯示的範圍超過《一手住宅物業銷售條例》的規定。
Note: Due to technical reasons, this development plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.



- DOGHOUSE = Mechanical & Electrical Services Duct connecting to the Floor Below 連接下層的機電設施管道
 - F.S. INLET = Fire Service Inlet 消防入水掣
 - L/UL SPACE = Loading/Unloading Space 上落貨車位
 - A/C PLINTH = Air-conditioner Plinth 冷氣機台
- Boundary of the Development 發展項目的界線

由該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 2021 年 4 月 30 日。
備註：圖中所示之發展項目住宅樓層布局是參照適用於 2 樓住宅樓層的樓面平面圖。

The estimated date of completion of these buildings and facilities, as provided by the authorized person for the development is 30 April 2021.
Note: The layout of the residential floor of the development shown in this plan is based on floor plan applicable to 2/F.

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

在本頁上之備註和圖例適用於全部的「發展項目的住宅物業的樓面平面圖」頁數。

THE REMARKS AND LEGENDS ON THIS PAGE APPLY TO ALL PAGES OF "FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT".

樓面平面圖圖例

LEGENDS OF THE FLOOR PLANS

A/C PLATFORM = Air-conditioner Platform 冷氣機平台

A/C PLINTH = Air-conditioner Plinth 冷氣機台

ALUM. A/C SCREEN = Aluminium Air-conditioner Screen 鋁冷氣格柵

BAL. = Balcony 露台

B.R. = Bedroom 睡房

B. = Bathroom 浴室

DN = Down 落

DOGHOUSE = Mechanical & Electrical Services Duct connecting to the Floor Below 連接下層的機電設施管道

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 / Dining Room 客廳/飯廳

M.B. = Master Bathroom 主人浴室

M.B.R. = Master Bedroom 主人睡房

P.D. = Pipe Duct 管道

STORAGE REFUSE = Refuse Storage and Material Recovery Room 垃圾及物料回收室

TOP OF BAL. BELOW = Top of Balcony Below 下層露台之頂蓋

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

備註：

1. 部分住宅物業的露台、平台或外牆或設有外露之公用喉管，或外牆裝飾板內藏之公用喉管。
2. 部分住宅物業內之部分天花或有跌級樓板，用以安裝上層之機電設備或配合上層之結構、建築設計及/或裝修設計上的需要。
3. 部分住宅物業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。

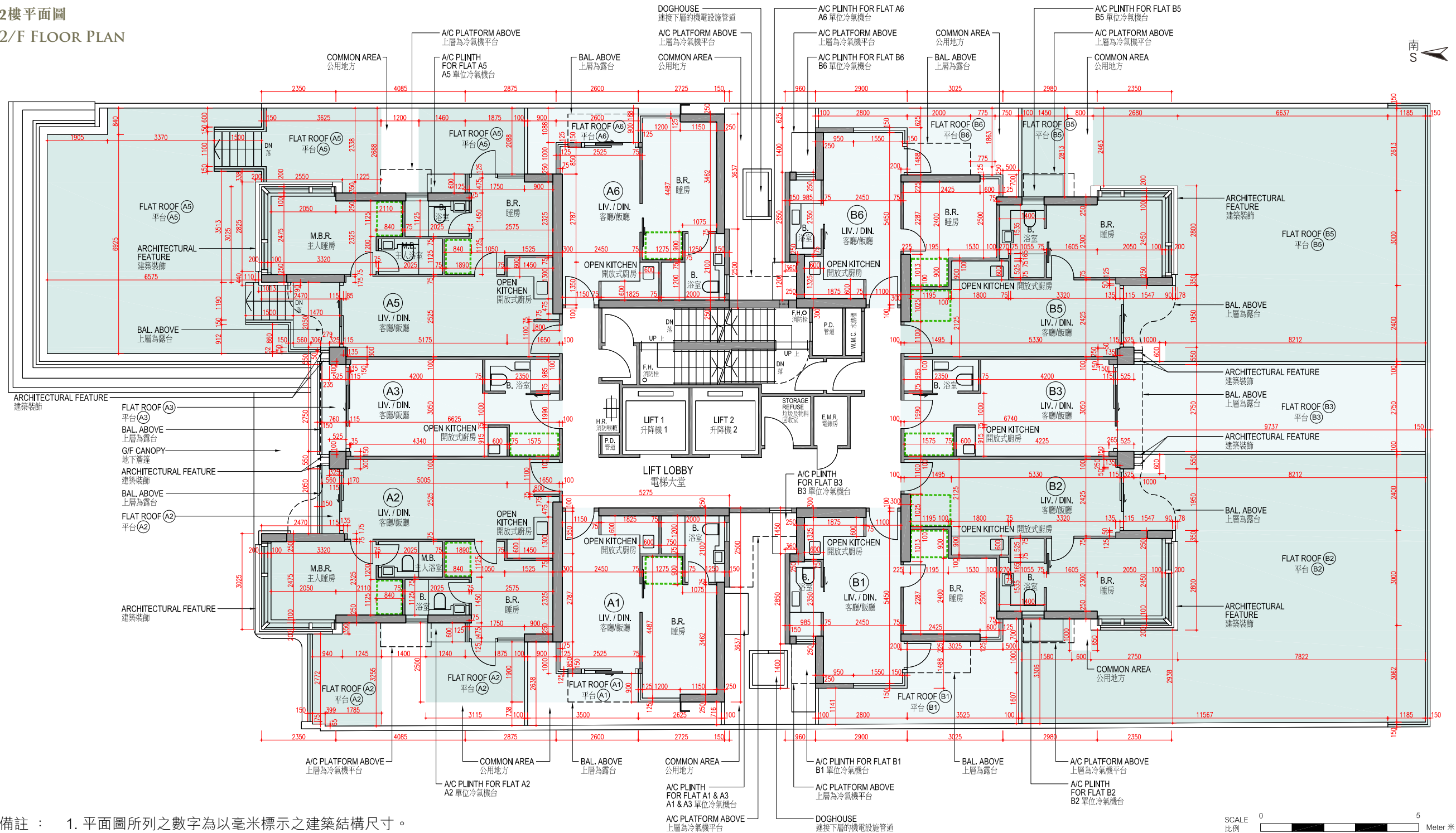
Remarks:

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

10 發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

2樓平面圖
2/F FLOOR PLAN



10 發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat									
		A1	A2	A3	A5	A6	B1	B2	B3	B5	B6
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	2 樓 2/F	2700, 2950, 2975	2700, 2950, 2975	2925, 2950, 2975	2700, 2950, 2975	2700, 2950, 2975	2950, 2975	2950, 2975	2700, 2925, 2950, 2975	2700, 2950, 2975	2950, 2975
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		150	150	150	150	150	150	150	150	150	150

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。

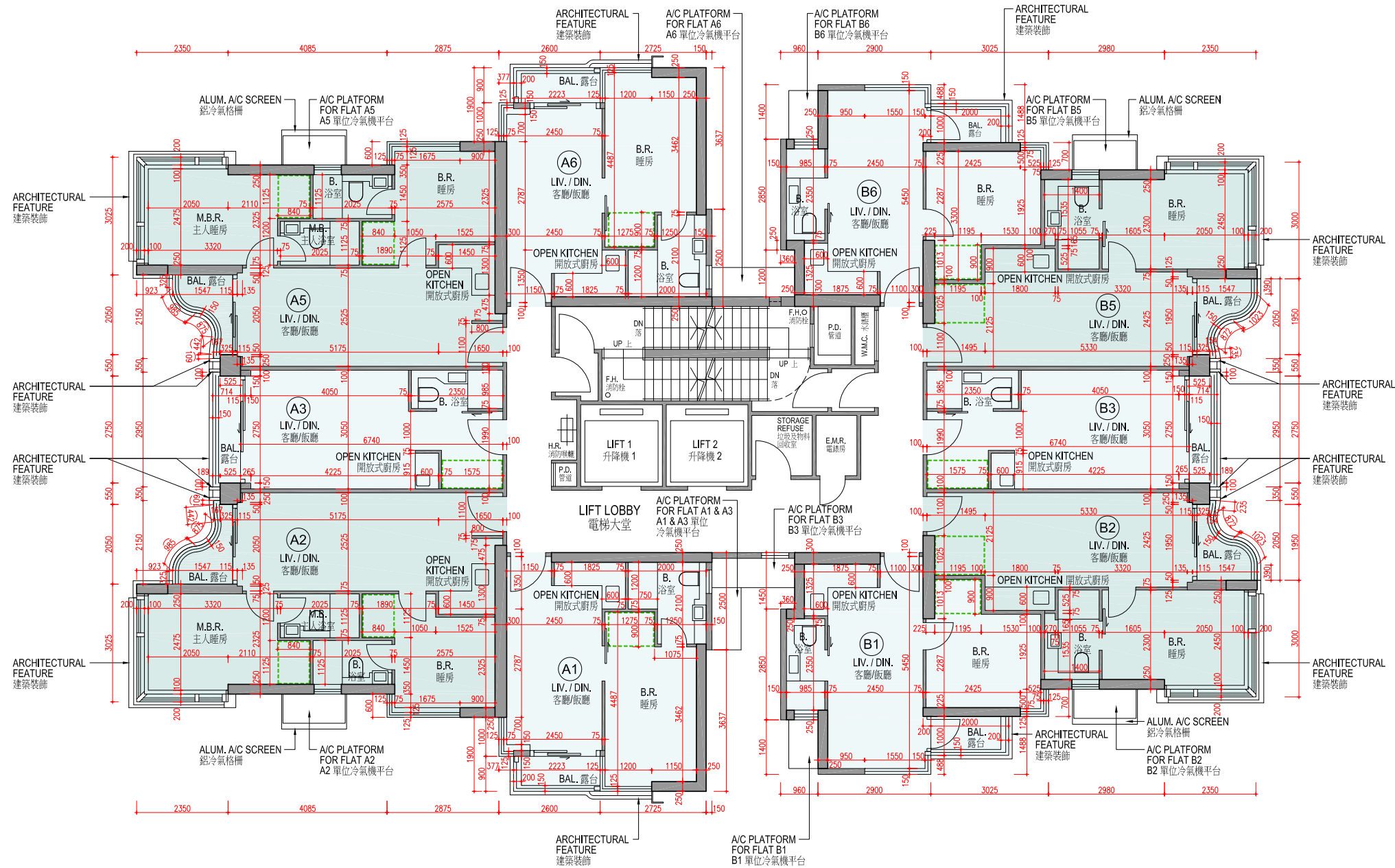
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

請參閱本售樓說明書第23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。

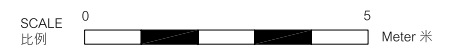
Please refer to page 23 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

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

3樓、5樓至12樓平面圖
3/F, 5/F - 12/F FLOOR PLAN



備註：平面圖所列的數字為以毫米標示之建築結構尺寸。
Note: The dimensions in floor plans are all structural dimensions in millimeter.



10 發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat									
		A1	A2	A3	A5	A6	B1	B2	B3	B5	B6
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	3樓、5樓至 11樓 3/F, 5/F - 11/F	2975	2975	2975	2975	2975	2975	2975	2975	2975	2975
	12樓 12/F	2975	2975	2700, 2975	2975	2975	2975	2700, 2975	2700, 2975	2975	2975
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	3樓、5樓至 12樓 3/F, 5/F - 12/F	150	150	150	150	150	150	150	150	150	150

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

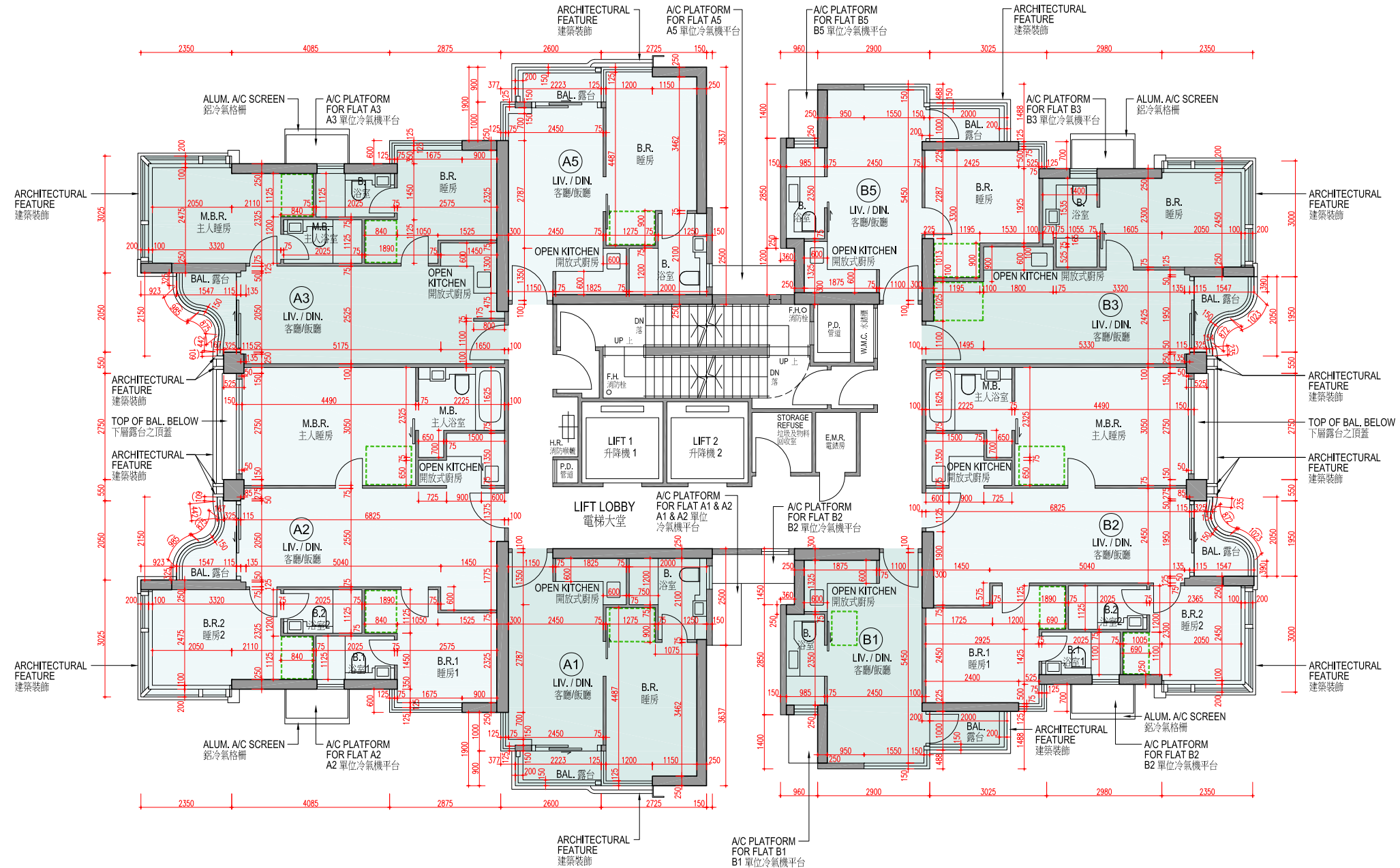
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

請參閱本售樓說明書第23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。

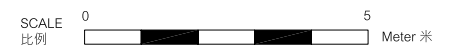
Please refer to page 23 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

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

15樓平面圖
15/F FLOOR PLAN



備註：平面圖所列的數字為以毫米標示之建築結構尺寸。
Note: The dimensions in floor plans are all structural dimensions in millimeter.



10 發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat							
		A1	A2	A3	A5	B1	B2	B3	B5
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	15 樓 15/F	2975	2700, 2975	2975	2975	2975	2700, 2975	2975	2975
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		150	150	150	150	150	150	150	150

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。

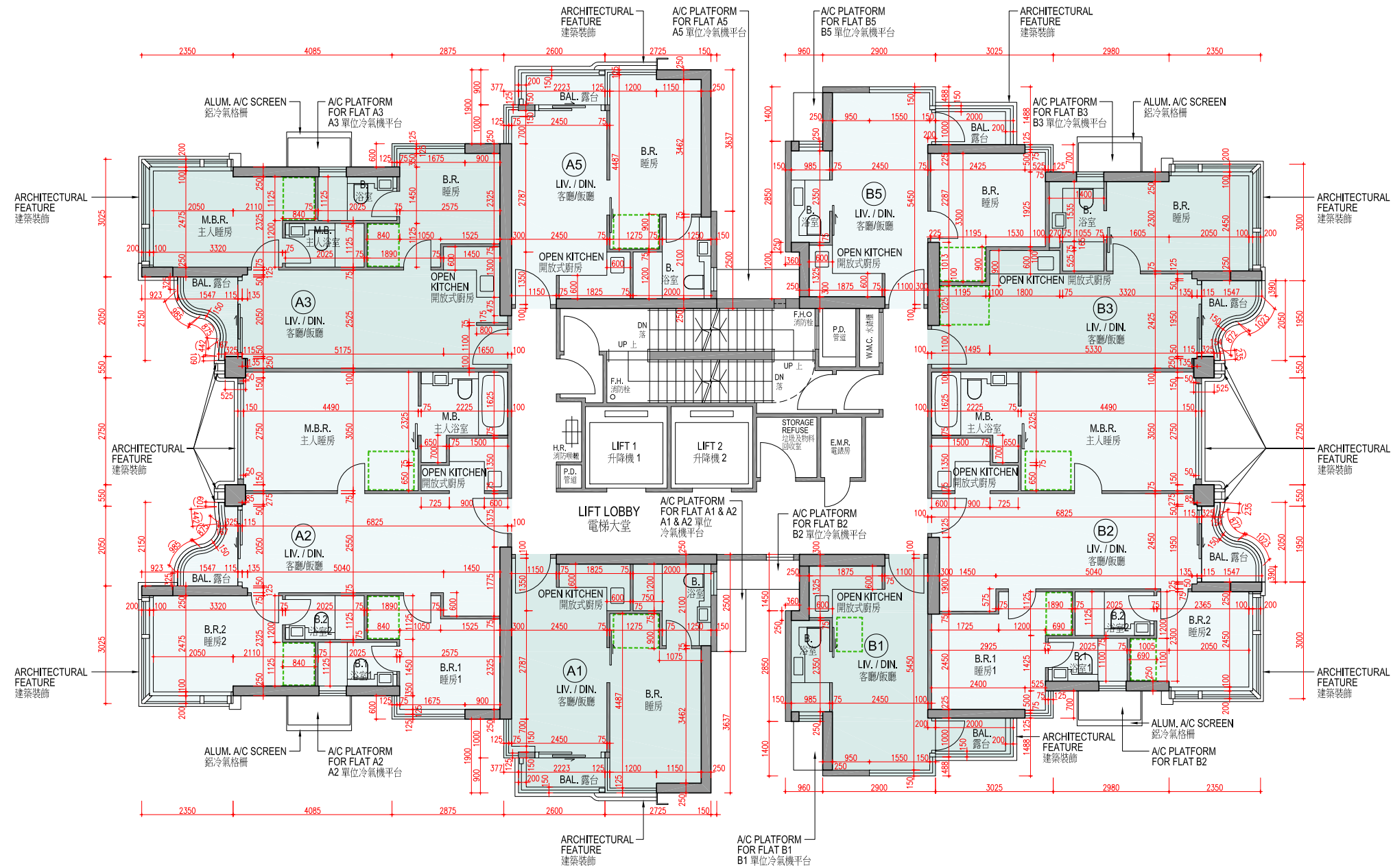
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

請參閱本售樓說明書第23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。

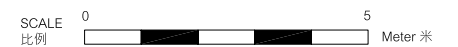
Please refer to page 23 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

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

16樓至23樓平面圖
16/F-23/F FLOOR PLAN



備註：平面圖所列的數字為以毫米標示之建築結構尺寸。
Note: The dimensions in floor plans are all structural dimensions in millimeter.



10 發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat							
		A1	A2	A3	A5	B1	B2	B3	B5
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	16 樓至 23 樓	2975	2975	2975	2975	2975	2975	2975	2975
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	16/F-23/F	150	150	150	150	150	150	150	150

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

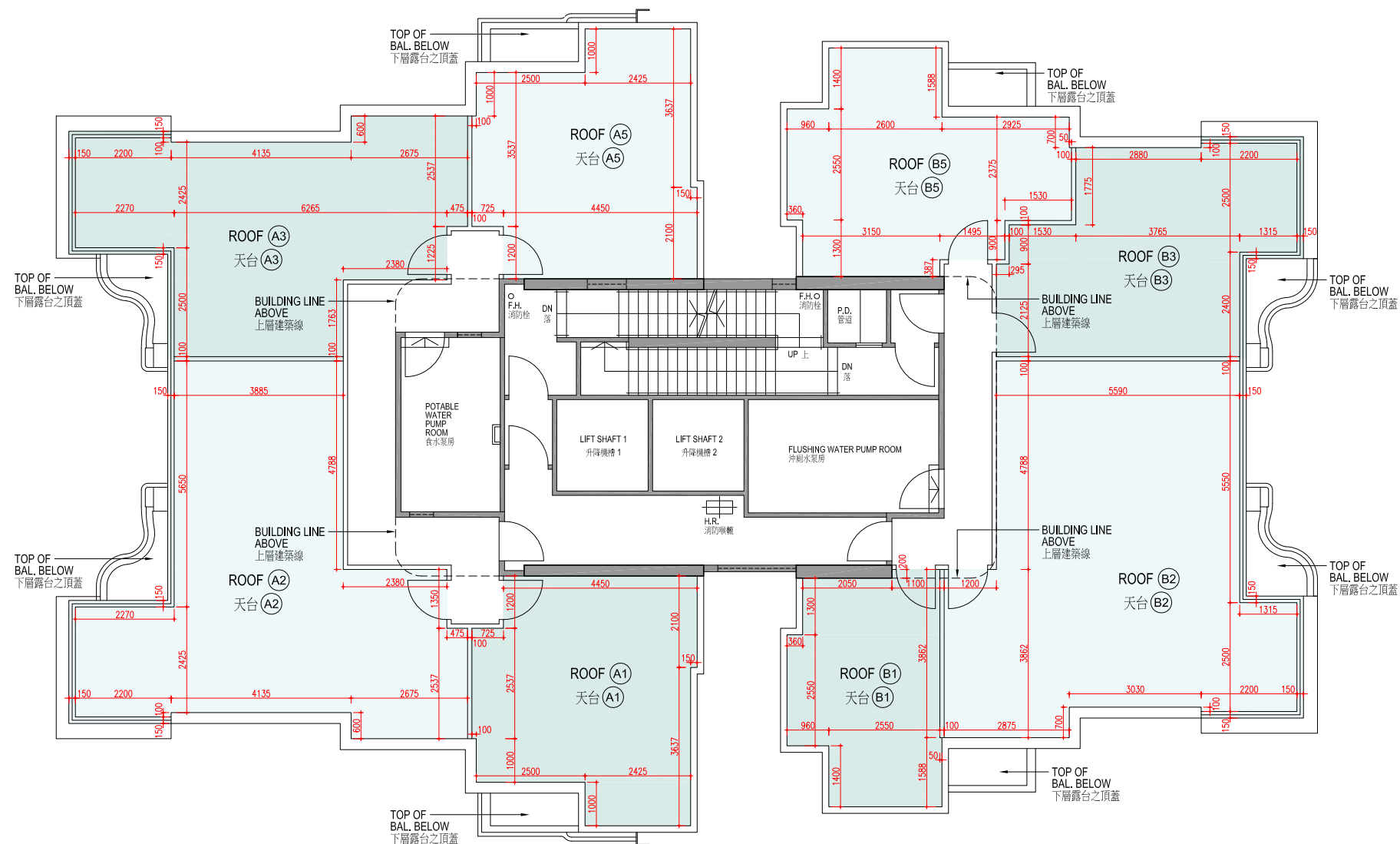
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

請參閱本售樓說明書第23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。

Please refer to page 23 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

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

天台平面圖
ROOF PLAN



備註： 1. 平面圖所列之數字為以毫米標示之建築結構尺寸。
Notes: 1. The dimensions of floor plans are all structural dimensions in millimeter.



10 發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat						
		A1	A2	A3	A5	B1	B2	B3
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	天台 Roof	不適用 Not applicable						
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)								

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。

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.

請參閱本售樓說明書第23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。

Please refer to page 23 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

1 發展項目中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
本木 Arbour	2樓 2/F	A1	30.509 (328) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	4.050 (44)	-	-	-	-	-	-
		A2	45.513 (490) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	14.599 (157)	-	-	-	-	-	-
		A3	21.827 (235) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	2.137 (23)	-	-	-	-	-	-
		A5	45.513 (490) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	72.866 (784)	-	-	-	-	-	-
		A6	30.509 (328) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	4.708 (51)	-	-	-	-	-	-
		B1	29.130 (314) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	12.742 (137)	-	-	-	-	-	-
		B2	33.124 (357) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	84.374 (908)	-	-	-	-	-	-
		B3	21.827 (235) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	26.777 (288)	-	-	-	-	-	-
		B5	33.124 (357) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	76.755 (826)	-	-	-	-	-	-
B6	29.130 (314) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	7.420 (80)	-	-	-	-	-	-		

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部分別計算得出的。

備註：上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米 = 10.764平方呎換算，並四捨五入至整數。

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

Notes: Areas in square metre as specified in the above are calculated in accordance with the latest approved building plans.

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

1 發展項目中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)										
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard	
本木 Arbour	3樓、5樓至 12樓 3/F, 5/F-12/F	A1	32.509 (350) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	
		A2	47.513 (511) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		A3	23.827 (256) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		A5	47.513 (511) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		A6	32.509 (350) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		B1	31.130 (335) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		B2	35.124 (378) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		B3	23.827 (256) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		B5	35.124 (378) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
B6	31.130 (335) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-		

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部分別計算得出的。

備註：上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米 = 10.764平方呎換算，並四捨五入至整數。

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

Notes: Areas in square metre as specified in the above are calculated in accordance with the latest approved building plans.

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

11 發展項目中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)										
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard	
本木 Arbour	15樓至22樓 15/F-22/F	A1	32.509 (350) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	
		A2	69.891 (752) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		A3	47.513 (511) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		A5	32.509 (350) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		B1	21.668 (233) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		B2	66.964 (721) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		B3	35.124 (378) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		B5	31.130 (335) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部分別計算得出的。

備註：上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米 = 10.764平方呎換算，並四捨五入至整數。

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

Notes: Areas in square metre as specified in the above are calculated in accordance with the latest approved building plans.

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

1.1 發展項目中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
本木 Arbour	23樓 23/F	A1	32.509 (350) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	25.573 (275)	-	-	-
		A2	69.891 (752) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	47.444 (511)	-	-	-
		A3	47.513 (511) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	34.909 (376)	-	-	-
		A5	32.509 (350) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	25.573 (275)	-	-	-
		B1	21.668 (233) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	16.915 (182)	-	-	-
		B2	66.964 (721) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	53.623 (577)	-	-	-
		B3	35.124 (378) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	26.703 (287)	-	-	-
		B5	31.130 (335) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	25.190 (271)	-	-	-

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部分別計算得出的。

備註：上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米 = 10.764平方呎換算，並四捨五入至整數。

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

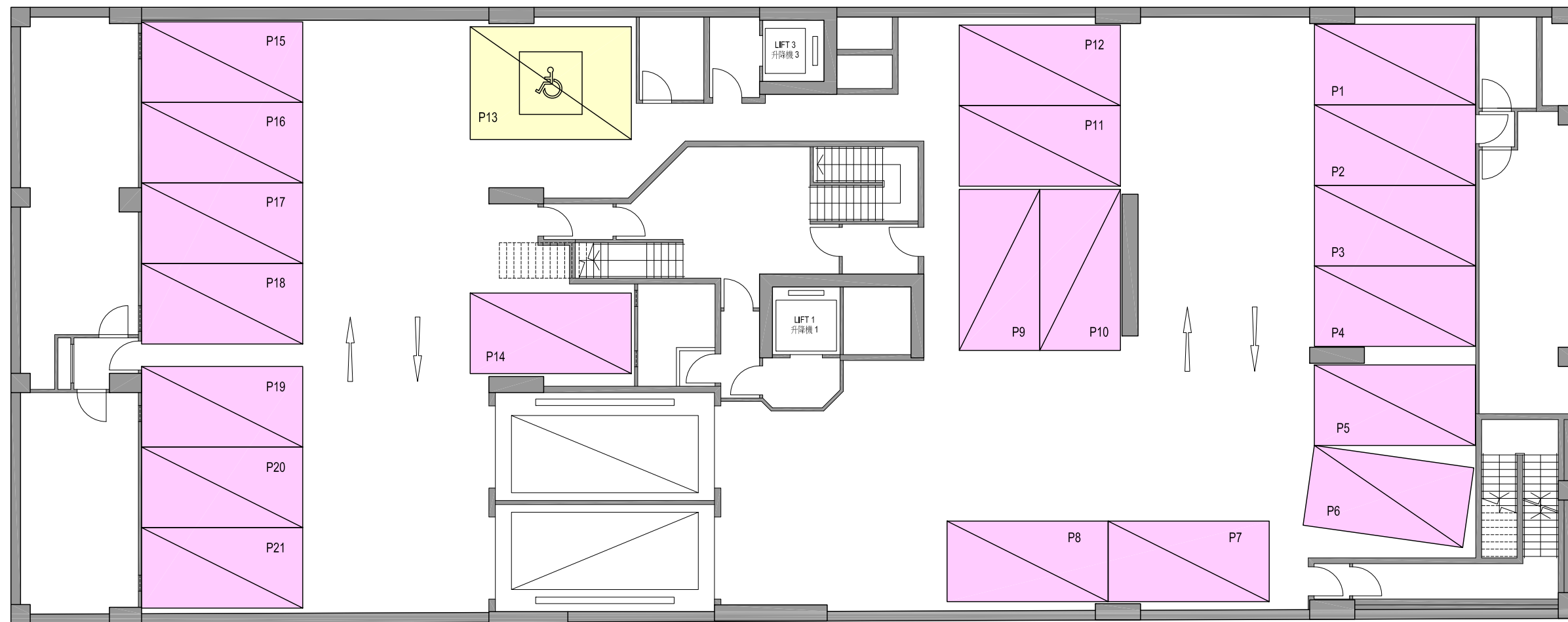
Notes: Areas in square metre as specified in the above are calculated in accordance with the latest approved building plans.


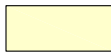
Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

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

地庫1樓停車位平面圖

BASEMENT 1 FLOOR PLAN OF PARKING SPACES

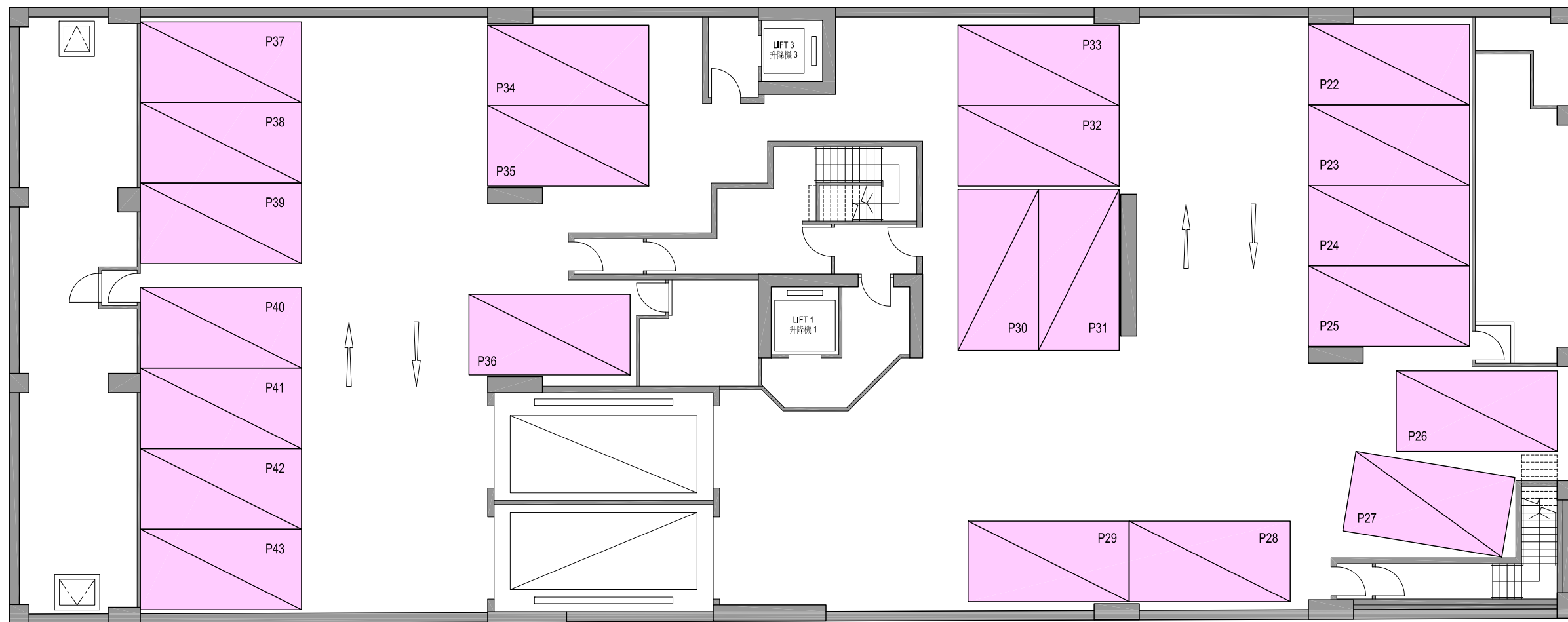



停車位類別 Type of Parking Space		數目 Number	尺寸 (長 x 闊) (米) Dimensions (L x W) (m)	每個停車位面積 (平方米) Area of Each Parking Space (sq. m.)
	停車位 Car Parking Space	20	5 x 2.5	12.5
	暢通易達停車位 Accessible Car Parking Space	1	5 x 3.5	17.5

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

地庫2樓停車位平面圖

BASEMENT 2 FLOOR PLAN OF PARKING SPACES



停車位類別 Type of Parking Space	數目 Number	尺寸 (長 x 闊) (米) Dimensions (L x W) (m)	每個停車位面積 (平方米) Area of Each Parking Space (sq. m.)
 停車位 Car Parking Space	22	5 x 2.5	12.5

13 臨時買賣合約的摘要

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

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

14 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

A. 發展項目的公用部分

1. 「**停車場公用地方**」指所有擬供停車場整體共用及共享而並非只供任何個別停車位使用及享用的停車場部分，受公契的條款所約束，每位停車位的擁有人、佔用人及用戶可與所有其他停車位的擁有人、佔用人及用戶共用該等部分，當中包括但不限於：
 - (a) 在附於公契的圖則上顯示為停車場公用地方(僅作識別之用)的屋苑地方；
 - (b) 在附於公契的圖則上顯示為停車場公用地方(僅作識別之用)而非構成住宅發展項目或商業發展項目或屋苑公用地方一部分的屋苑外牆部分；及
 - (c) 由首位擁有人按照公契的條款可能在任何時候指定為停車場公用地方的額外屋苑地方。
2. 「**停車場公用設施**」指所有擬供停車場整體共用及共享而並非只供任何個別停車位使用及享用的屋苑設施，受公契的條款所約束，每位停車位的擁有人、佔用人及用戶可與所有其他停車位的擁有人、佔用人及用戶共用該等設施，當中包括但不限於所有設於停車場公用地方指定的車輛升降機、電線、電纜、導管、喉管、排水渠、基於保安理由而安裝於停車場公用地方的閉路電視及其他設施及設備、及專屬停車場的所有機電裝置及設備，以及由首位擁有人按照公契的條款可能在任何時候指定為停車場公用設施的額外屋苑裝置及設施。
3. 「**公用地方**」統指屋苑公用地方、住宅公用地方及停車場公用地方，每類公用地方在適用的情況下包括在《建築物管理條例》第2條所列出「公用部分」的定義所包含的適當及有關公用部分，及如商業發展項目的單位個別出售，將包括商業發展項目有關的副公契或契約內所定義的商業發展項目公用地方（如有的話）。
4. 「**公用地方與設施**」統指公用地方及公用設施。
5. 「**公用設施**」統指屋苑公用設施、住宅公用設施及停車場公用設施，及如商業發展項目的單位個別出售，將包括商業發展項目有關的副公契或契約內所定義的商業發展項目公用設施（如有的話）。
6. 「**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，受公契的條款所約束及所有現存的權利及通行權所規限，每位擁有人及佔用人可與所有其他屋苑的擁有人及佔用人共用該等部分，當中包括但不限於：
 - (a) 不屬於或構成商業發展項目或住宅發展項目或停車場一部分的地基、柱、樑、樓板及其他結構性支承物及元素；
 - (b) 斜坡及護土牆(如有的話)；
 - (c) 供安裝或使用天線廣播分導或電訊網絡設施的地方；
 - (d) 在附於公契的圖則上顯示為屋苑公用地方(僅作識別之用)而非構成商業發展項目或住宅發展項目或停車場一部分的屋苑外牆部分(包括其玻璃幕牆及簷篷、建築鱗片及在其上的特色)；
 - (e) 所有在附於公契的圖則上顯示為屋苑公用地方(僅作識別之用)的屋苑地方；
 - (f) 位於屋苑地下及地庫2層的排水渠、表面溝道、沙井或進出口蓋下供屋苑整體而並非只供其任何個別單位或其任何部分使用的溝槽、污水管、排水渠、喉管及沙井；及
 - (g) 由首位擁有人按照公契的條款可能在任何時候指定為屋苑公用地方的額外屋苑地方。

惟倘若情況適當，如(i)《建築物管理條例》第2條所列出「公用部分」的定義之(a)段所包含的任何屋苑部分或(ii)《建築物管理條例》附表1所指明並包含於《建築物管理條例》第2條所列出「公用部分」的定義之(b)段的任何部分也應被上文提供之條款所涵蓋，該等部分將被視作已被包括為及構成屋苑公用地方一部分。

7. 「**屋苑公用設施**」指所有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設施，受公契的條款所約束，每位擁有人及佔用人可與所有其他屋苑的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、污水管、排水渠、雨水渠、水道（特別是位於屋苑地下及地庫2層的排水渠、表面溝道、沙井或進出口蓋下供屋苑整體而並非只供任何個別單位或其任何部分使用的溝槽、污水管、排水渠、喉管及沙井）、電纜、喉管、電線、導管、總沖廁水管、總食水管、基於保安理由而安裝於屋苑公共地方的閉路電視及其他設施及設備、屋苑的機器及機械設備和其他類似的裝置、設施或服務、電力變壓房、電纜設施及為屋苑提供電力的所有關連設施及輔助電力裝置、設備和設施，以及由首位擁有人按照公契的條款可能在任何時候指定為屋苑公用設施的額外屋苑裝置及設施。
8. 「**住宅公用地方**」指擬供住宅發展項目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住宅發展項目部分，受公契的條款所約束，每位住宅單位的擁有人及佔用人可與所有其他住宅單位的擁有人及佔用人共用該等部分，當中包括但不限於：
 - (a) 在附於公契的圖則上顯示為住宅公用地方(僅作識別之用)而非構成商業發展項目或屋苑公用地方或停車場一部分，位於2樓及以下的屋苑外牆部分；
 - (b) 非構成商業發展項目、屋苑公用地方或住宅單位一部分，位於2樓及以上的屋苑外牆部分，當中包括但不限於：
 - (1) 在其上的建築鱗片及特色；
 - (2) 毗連住宅單位的冷氣機平台(包括其百葉窗及/或金屬支架(如有的話))，或可能指定用作該用途的其他地方(如有的話)(但不包括該等位於及構成住宅單位一部分的冷氣機平台)；
 - (3) 屋苑的玻璃幕牆結構，包括但不限於豎框及面版(但不包括:(i)玻璃幕牆結構可開啟的部分；及(ii)完全包圍或面向一個住宅單位的玻璃嵌板，而上述可開啟部分及玻璃嵌板則構成有關住宅單位的部分)。為免生疑問，任何構成屋苑玻璃幕牆結構一部分而非完全包圍一個住宅單位，反而伸延跨越兩個或以上住宅單位的玻璃嵌板則構成住宅公用地方一部分；及
 - (4) 位於天台、上層天台及頂層天台層的屋苑外牆，該等樓層均在附於公契的圖則上顯示(僅作識別之用)；但不包括構成相關住宅單位一部分的露台、工作平台(如有的話)、私人天台或私人平台的玻璃欄杆、金屬欄杆或欄杆；
 - (c) 康樂設施；
 - (d) 管理員、看守員及管理公司職員的辦公室及/或櫃台(如有的話)，包括但不限於位於地下的管理員櫃檯；
 - (e) 住宅上落貨車位；
 - (f) 所有在附於公契的圖則上顯示為住宅公用地方(僅作識別之用)的屋苑地方；及
 - (g) 由首位擁有人按照公契的條款可能在任何時候指定為住宅公用地方的額外屋苑地方。

惟倘若情況適當，如(i)《建築物管理條例》第2條所列出「公用部分」的定義之(a)段所包含的任何屋苑部分或(ii)《建築物管理條例》附表1所指明並包含於《建築物管理條例》第2條所列出「公用部分」的定義之(b)段的任何部分也應被上文提供之條款所涵蓋，該等部分將被視作已被包括為及構成住宅公用地方一部分。

14 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

9. 「住宅公用設施」指所有擬供住宅發展項目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設施，受公契的條款所約束，每位住宅單位的擁有人及佔用人可與所有其他住宅單位的擁有人及佔用人共用該等設施，當中包括但不限於所有設於住宅公用地方指定的升降機、電線、電纜、導管、喉管、排水渠、基於保安理由而安裝於住宅公用地方的閉路電視及其他設施及設備、位於康樂設施的運動及康樂設施、及專屬住宅發展項目的所有機電裝置及設備，以及由首位擁有人按照公契的條款可能在任何時候指定為住宅公用設施的額外屋苑裝置及設施。

B. 分配予發展項目中的每個住宅物業的不可分割份數的數目

單位	樓層*				
	2樓	3樓至12樓	15樓	16樓至22樓	23樓
A1	309/78000	325/78000	325/78000	325/78000	350/78000
A2	469/78000	475/78000	698/78000	698/78000	745/78000
A3	220/78000	238/78000	475/78000	475/78000	509/78000
A5	527/78000	475/78000	325/78000	325/78000	350/78000
A6	309/78000	325/78000	-	-	-
B1	303/78000	311/78000	216/78000	216/78000	232/78000
B2	415/78000	351/78000	669/78000	669/78000	722/78000
B3	244/78000	238/78000	351/78000	351/78000	377/78000
B5	407/78000	351/78000	311/78000	311/78000	336/78000
B6	298/78000	311/78000	-	-	-

*備註:不設4樓、13樓及14樓。

C. 發展項目的管理人的委任年期

管理人首屆任期由公契日期起計兩年，其後繼續留任至其委任按公契的條文終止為止。

D. 發展項目中的住宅物業的擁有人之間分擔管理開支的計算基準

每個住宅單位的擁有人應在每個曆月首日預繳按住宅管理預算案其應繳的年度開支份額的十二份之一的管理費，以分擔屋苑的管理費（包括管理人費用）。該應繳的份額比例應與分配給該擁有人住宅單位的管理份數佔分配給屋苑內所有住宅單位的總管理份數的比例相同。

E. 計算管理費按金的基準

管理費按金的金額相等於擁有人就其住宅單位按首個住宅管理預算案釐定而須繳交的三個月管理費。

F. 擁有人在發展項目中保留作自用的範圍（如有的話）

不適用。

註:

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

14 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

A. THE COMMON PARTS OF THE DEVELOPMENT

1. **"Car Park Common Areas"** means all those parts of the Car Park intended for the common use and benefit of the Car Park as a whole and not just any particular Car Parking Space and which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner, Occupier and user of the Car Parking Spaces in common with all other Owners, Occupiers and users of the Car Parking Spaces which said parts include but not limited to :-
 - (a) those areas of the Estate for the purpose of identification only shown as the Car Park Common Areas on the plans annexed to the Deed of Mutual Covenant;
 - (b) those parts of the external walls of the Estate not forming part of the Residential Development or the Commercial Development or the Estate Common Areas and for the purpose of identification only shown as the Car Park Common Areas on the plans annexed to the Deed of Mutual Covenant; and
 - (c) such additional areas of the Estate as may at any time be designated as the Car Park Common Areas by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.
 2. **"Car Park Common Facilities"** means all those facilities of the Estate intended for the common use and benefit of the Car Park as a whole and not just any particular Car Parking Space which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner, Occupier and user of the Car Parking Spaces in common with all other Owners, Occupiers and users of the Car Parking Spaces and include but not limited to all car lifts designated in the Car Park Common Areas, wires, cables, ducts, pipes, drains, CCTV and other facilities and equipment installed in the Car Park Common Areas for security purposes, and all mechanical and electrical installations and equipment exclusively for the Car Park and such additional devices and facilities of the Estate as may at any time be designated as the Car Park Common Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.
 3. **"Common Areas"** means collectively the Estate Common Areas, the Residential Common Areas and the Car Park 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.
 4. **"Common Areas and Facilities"** means collectively the Common Areas and the Common Facilities.
 5. **"Common Facilities"** means collectively the Estate Common Facilities, the Residential Common Facilities and the Car Park 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.
 6. **"Estate Common Areas"** means those parts of the Estate intended for the common use and benefit of the Estate as a whole and not just any particular Unit or any particular part thereof and which are, subject to the provisions of the Deed of Mutual Covenant and all subsisting rights and rights of way, to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate which said parts include but not limited to:-
 - (a) such foundations, columns, beams, slabs and other structural supports and elements that do not belong to or form part of the Commercial Development or the Residential Development or the Car Park;
 - (b) the Slopes and Retaining Walls (if any);
 - (c) the areas for the installation or use of aerial broadcast distribution or telecommunications network facilities;
 - (d) those parts of the external walls of the Estate (including the curtain walls and canopies thereof, architecture fins and features thereon) not forming part of the Commercial Development or the Residential Development or the Car Park, and for the purpose of identification only shown as the Estate Common Areas on the plans annexed to the Deed of Mutual Covenant;
 - (e) all those areas of the Estate for the purpose of identification only shown as the Estate Common Areas on the plans annexed to the Deed of Mutual Covenant;
 - (f) the trenches, sewers, drains, pipes and manholes underneath the drain, surface channel, manhole or access covers on the ground floor and basement level 2 of the Estate and serving the Estate as a whole and not just any particular Unit or any particular part thereof; and
 - (g) such additional areas of the Estate as may at any time be designated as the Estate Common Areas by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.
- 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.
7. **"Estate Common Facilities"** means all those facilities of the Estate intended for the common use and benefit of the Estate as a whole and not just any particular Unit or any particular part thereof which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate and includes but not limited to the communal aerial, all signal receivers, sewers, drains, storm water drains, water courses (in particular the trenches, sewers, drains, pipes and manholes underneath the drain, surface channel, manhole or access covers on the ground floor and basement level 2 of the Estate serving the Estate as a whole and not just any particular Unit or any particular part thereof), cables, pipes, wires, ducts, flushing mains, fresh water mains, CCTV and other facilities and equipment installed in the Estate Common Areas for security purposes, plant and machinery and other like installations, facilities or services of the Estate, the transformer room, cable accommodations and all associated facilities and ancillary electricity installation equipment and facilities for the supply of electricity to the Estate and such additional devices and facilities of the Estate as may at any time be designated as Estate Common Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.
 8. **"Residential Common Areas"** means those parts of the Residential Development intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit and which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier of the Residential Units in common with all other Owners and Occupiers of the Residential Units which said parts include but not limited to:-

14 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

- (a) those parts of the external walls of the Estate at and below the 2nd floor not forming part of the Commercial Development or the Estate Common Areas or the Car Park and for the purpose of identification only shown as the Residential Common Areas on the plans annexed to the Deed of Mutual Covenant;
- (b) those parts of the external walls of the Estate at and above the 2nd floor not forming part of the Commercial Development, 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 (but excluding those air-conditioning platforms within and form part of the Residential Units);
 - (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; and
 - (4) the external walls of the Estate at the roof, upper roof and top roof levels, which levels are for the purpose of identification only shown on the plan annexed to the Deed of Mutual Covenant;
- BUT excluding the glass balustrades, metal balustrades or railings of the balconies, utility platforms (if any), private roofs or private 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) the Residential Loading and Unloading Space;
- (f) all those areas of the Estate for the purpose of identification only shown as the Residential Common Areas on the plans annexed to the Deed of Mutual Covenant; and
- (g) such additional areas of the Estate as may at any time be designated as the Residential Common Areas by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

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.

9. **"Residential Common Facilities"** means all those facilities of the Estate intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier of the Residential Units in common with all other Owners and Occupiers of the Residential Units and includes but not limited to all lifts designated in the Residential Common Areas, wires, cables, ducts, pipes, drains, CCTV and other facilities and equipment installed in the Residential Common Areas for security purposes, the sports and recreational facilities in the Recreational Facilities and all mechanical and electrical installations and equipment exclusively for the Residential Development and such additional devices and facilities of the Estate as may at any time be designated as the Residential Common Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

B. THE NUMBER OF UNDIVIDED SHARES ASSIGNED TO EACH RESIDENTIAL PROPERTY IN THE DEVELOPMENT

Flat	Floor*				
	2/F	3/F-12/F	15/F	16/F-22/F	23/F
A1	309/78000	325/78000	325/78000	325/78000	350/78000
A2	469/78000	475/78000	698/78000	698/78000	745/78000
A3	220/78000	238/78000	475/78000	475/78000	509/78000
A5	527/78000	475/78000	325/78000	325/78000	350/78000
A6	309/78000	325/78000	-	-	-
B1	303/78000	311/78000	216/78000	216/78000	232/78000
B2	415/78000	351/78000	669/78000	669/78000	722/78000
B3	244/78000	238/78000	351/78000	351/78000	377/78000
B5	407/78000	351/78000	311/78000	311/78000	336/78000
B6	298/78000	311/78000	-	-	-

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

C. THE TERM OF YEARS FOR WHICH THE MANAGER OF THE DEVELOPMENT IS APPOINTED

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

D. THE BASIS ON WHICH THE MANAGEMENT EXPENSES ARE SHARED AMONG THE OWNERS OF THE RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

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

E. THE BASIS ON WHICH THE MANAGEMENT FEE DEPOSIT IS FIXED

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

F. THE AREA (IF ANY) IN THE DEVELOPMENT RETAINED BY THE OWNER FOR THAT OWNER'S OWN USE

Not applicable.

Remarks:

1. For full details, please refer to the latest draft Deed of Mutual Covenant which is free for inspection during open hours at the sales office. A copy of the latest draft Deed of Mutual Covenant 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.

15 批地文件的摘要

SUMMARY OF LAND GRANT

1. 發展項目位處於九龍內地段第11015號、九龍內地段第11016號、九龍內地段第11017號、九龍內地段第11018號、九龍內地段第11019號及九龍內地段第11020號（下統稱「該等地段」）。

2. 每幅該等地段是分別根據一份日期為1994年1月28日的政府租契持有，批租年期由1990年6月25日起至2047年6月30日止，而該等租契經六份日期均為2020年9月28日並分別在土地註冊處以註冊摘要編號20101201120018、20101201120023、20101201120034、20101201120047、20101201120056及20101201120063註冊的批約修訂書更改及/或修改（下統稱「租契」）。

3. 租契所載有關該等地段的用途限制如下:-

「受制於任何其他明訂或隱含有關特此予以批租的土地之用途的契約，如非事先獲得政府經署長或其他獲授權人士作代表發出的書面許可，承租人或任何其他一或多人在批租期內不得使用或於特此予以批租的土地或其任何部分內經營或從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務，或經營或從事任何其他發出噪音、惡臭或令人厭惡的行業或業務」。

「承租人不得自行或容許別人把該片或該幅土地或其任何部分或其上現已或將會興建的任何一座或多座建築物或其任何部分用作非工業用途(不包括貨倉)以外的任何用途」。

「承租人不得自行或容許別人於任何時候於該片或該幅土地或其任何部分或其上現已或將會興建的任何建築物或其任何部分作出任何行為，以致或可能對政府或毗連或毗鄰一個或多個地段或物業的業主或佔用人構成滋擾或騷擾，或可能造成損害或不便」。

「該片或該幅土地上不可搭建或建造任何墳墓或骨灰龕，亦不可安葬或放置任何人類或動物遺體，不論該等遺體是否置於陶泥金塔，骨灰盅或其他器皿」。

「該片或該幅土地或其上現已或將會興建的任何一座或多座建築物上不得放置任何先人牌位」。

4. 每份租契均規定:-

「根據本租契的條款及契約進行建造或重建（本詞就此款而言指下文第4(4)及4(5)款所述該片或該幅土地的重建工程）後，承租人應不時及無論何時，每當有需要時或情況要求時，依照該一座或多座宅院或物業、豎設物及建築物經《建築物條例》、其任何附屬規例及任何相關修訂法例下批准的建築圖則(不得作任何更改或修改)及本租契的所有條款及契約（受制於其日後任何合約修訂條文），適當地自費妥善地及足夠地修葺、維持、支持、保養、鋪飾、清洗、洗滌、潔淨、卸空、修改及保存該片或該幅土地上現有或日後任何時間存在的一座或多座宅院或物業、豎設物及建築物，以及所有屬於並以任何形式從屬於或關連該處的牆、堤岸、切割路塹、籬、溝、軌道、燈、行人路、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」。

「如在批租期內拆卸該片或該幅土地上或其任何部分的任何現有或日後任何時間存在的該一座或多座宅院或物業、豎設物及建築物，承租人必須另建良好穩固同類型而總樓面面積最少相等的建築物或經署長批核的類型及價值的建築物替代」。

「倘如上述拆卸建築物，承租人應在拆卸後一個曆月內向署長申請同意於該片或該幅土地上進行重建工程。承租人接獲同意書後，必須於三個曆月內展開必要重建工程，並在署長指定的期限內以署長滿意的方式完成重建」。

「承租人須於批租期內不時及每當有需要時或情況要求時，承擔、支付及准許以合理份數和比例計算的費用及收費，以建造、建築、修葺及修改特此予以批租的土地或其任何部分所需的、或於其內的、或屬於其的並與毗鄰土地共用的所有或任何道路、車道、行人路、渠道、圍欄及共用牆、排氣管、私家或公共污水渠及排水渠。有關的付款比例由署長釐定及確定，並可當作欠繳地租的性質追討」。

「承租人須在任何時候，特別是在進行任何建築、保養、翻新或維修工程期間，採取或促使他人採取一切適當及充分的謹慎、技巧及預防措施，以避免對於或運行於該片或該幅土地或其任何部分之上、上面、之下或毗鄰的任何現有排水渠、水路或水道(包括總水喉)、行人路、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置，不論屬於政府與否（一併以下統稱「服務設施」）造成任何損壞。惟承租人在進行上述任何工程之前須進行或促使他人進行適當的勘測及可能需要的查詢，以確定任何服務設施的現況及水平，並須向政府以書面提交處理任何服務設施的建議，並於各方面取得其批准，及不得在取得政府對工程及上述建議作出的書面批准之前進行任何工程，並須遵守政府所施加有關服務設施的任何要求，及自行出資履行該等要求，包括任何所需的改道、重鋪或修復的費用。承租人亦須自行出資在一切方面維修、彌補及修復因任何該建築、保養、翻新或維修工程以任何方式對該片或該幅土地或運行於該片或該幅土地之上、上面、之下或毗鄰的任何服務設施的表面所造成的任何損壞或干擾以達致政府滿意(經同意並宣布如承租人未能進行任何上述所需的改道、重鋪、維修、彌補及修復該片或該幅土地或其任何部分或任何服務設施的工程以達致政府滿意，政府可進行其認為需要的任何該改道、重鋪、彌補或修復工程，承租人須應要求向政府支付該等工程的費用)」。

「一經進行該片或該幅土地的任何重建，承租人不得容許他人於其上興建任何不符合署長列明該片或該幅土地之定線的一座或多座建築物。如不按該定線搭建任何一座或多座建築物，承租人須應署長要求拆卸該一座或多座建築物，並按正確的定線重建。倘若承租人未能如上述拆卸該一座或多座建築物，則署長有合法權利促使拆卸該一座或多座建築物，而承租人須應要求向署長支付經署長證明該拆卸工程的費用之款項(經同意並宣布，表明已經署長或其代表簽署有關任何一座或多座建築物的定線或有關拆卸工程的費用的證書內所證明的事實為雙方之間的最終及具決定性的證據)」。

「如根據[第4(18)款(就有關九龍內地段第11015號及九龍內地段第11016號分別的租契)或第4(17)款(就有關九龍內地段第11017號、九龍內地段第11018號、九龍內地段第11019號及九龍內地段第11020號分別的租契)]獲發同意於該片或該幅土地內或任何政府土地上為配合或因應該片或該幅土地或其任何部分的組建、平整或發展或本租契的條款及契約規定承租人執行的任何其他工程而進行的任何土地之削土、移土或後移工程，或任何建造或填土工程，或任何性質之斜坡處理工程，承租人須按當時或其後任何時間需要或可能需要進行、建造或出資進行或建造該斜坡處理工程、護土牆、土地或其他支承結構、防護結構、排水或附屬或其他工程，以保護和支撐該片或該幅土地及任何毗連或毗鄰政府或已批租土地內的土地，同時避免及防止其後發生滑土、山泥傾瀉或地陷。承租人應在整個批租年期內自費維修上述斜坡處理工程、護土牆、土地或其他支承結構、防護結構及排水工程以保持良好及修繕妥當的狀態以達致署長滿意。無論何時，如因任何組建、平整、發展或承租人進行的其他工程導致或引致不論是於或從該片或該幅土地內的任何土地或從任何毗連或毗鄰政府或已批租土地之內發生任何滑土、山泥傾瀉或地陷，承租人須自費還原及修復其以達致署長滿意，並向政府、其代理及承建商賠償

15 批地文件的摘要

SUMMARY OF LAND GRANT

所有透過或因該滑土、山泥傾瀉或地陷所或可能蒙受或招致的任何費用、收費、損害、索求及索償。除於有違反任何此等條款及契約時所擁有的其他權利或補償權外，署長有權發出書面通知，要求承租人執行、建造和維修上述斜坡處理工程、護土牆、土地或其他支承結構、防護結構及排水工程，又或修復及彌補任何滑土、山泥傾瀉或地陷。如承租人疏忽或未能在該通知訂明的期限內履行該通知的規定以達致署長滿意，署長可立即執行及進行該工程，而承租人須應要求向政府償還其費用」。

「如來自該片或該幅土地上或其上的任何發展項目所影響的其他地方的泥石或碎石受侵蝕及沖流在公眾巷或道路上，又或在路旁暗渠、污水渠、雨水渠或溝壑或其他政府產業之內或之上，承租人須承擔責任，並須按政府要求向政府支付清理在公眾巷或道路上，又或在路旁暗渠、污水渠、雨水渠或溝壑或其他政府產業的泥石及碎石或修理對其損毀的有關費用。承租人須就因該等侵蝕及沖流而導致私人物業蒙受任何損害或滋擾所產生的所有訴訟、索償及要求向政府作出彌償」。

「承租人須應要求向政府支付經署長證明為彌補承租人、其承建商、分包商或他的或他們的工人或車輛或該片或該幅土地的任何泥石對毗鄰公共道路造成的任何損壞之費用的任何款項」。

「承租人須自費建造及保養，因署長可能認為必須以截斷及引導降落或流入該片或該幅土地的一切暴雨或雨水流到最接近的河道、集水井、渠道或雨水渠，不論是該片或該幅土地的邊界內或是政府土地內的排水渠及渠道致使署長滿意。承租人須自行承擔該等暴雨或雨水所造成的任何損毀或滋擾衍生的一切訴訟、索償及要求並向政府及其官員作出彌償」。

「如承租人、其僱員或代理人令該片或該幅土地內或毗鄰的溝壑、污水渠、雨水渠、輸水道或其他政府產業受損毀或阻礙，承租人須按要求支付以作妥善修理該損毀或阻礙的費用（經同意並宣布必要的工程應由政府進行，費用由承租人承擔）」。

「承租人須應要求向政府支付連接該片或該幅土地的任何排水渠和污水渠至政府的雨水渠和污水渠的費用。經同意上述工程須由署長進行，但毋須就此向承租人承擔任何責任」。

「在整個批租期內:-

- (a) 承租人須自費以消防處處長滿意的方式:-
 - (i) 提供適當的通道供消防器材及消防人員進出入現已或將會在該片或該幅土地上興建或放置的任何一座或多座建築物或構築物
 - (ii) 時刻允許消防人員及消防器材暢通無阻地使用該進出通道及
 - (iii) 維持此等通道開放及保持其暢通無阻
- (b) 承租人應允許消防處處長、其屬下人員、傭僕或代理人不論事前發出通知與否在任何合理時間進入該片或該幅土地或其任何部份又或現已或將會在該處興建或放置的一座或多座建築物或構築物，從而進行檢查以確保[此次條](a)款訂明的規定經已圓滿履行」。

「承租人應自費以消防處處長滿意的方式，按消防處處長全權酌情指定，在該片或該幅土地上（或如事前獲署長書面同意及批准，於任何毗鄰或毗連政府土地）及/或現已或將會興建於其上的任何一座或多座建築物內，在消防處處長指定的位置提供消防栓、滅火器材、抽水接駁裝置及其他消防裝置與設備（釋義以《消防條例》所訂為準）。承租人應自費維修上述消防栓、滅火器材、抽水接駁裝置及其他消防裝置與設備，以保持其狀態良好使消防處處長滿意」。

「受制於本文所載的條款及契約，一經進行該片或該幅土地或其任何部分的重建（本詞僅指第4(4)及4(5)款所述的重建工程），承租人須遵守及服從以下條件:-

- ...
- (c) 該片或該幅土地以及 [構成該等地段的其他地段] (下文統稱「毗連地段」)(該片或該幅土地連同毗連地段下文統稱「該土地」)作為單一發展項目內應設置空間致使署長滿意:-
 - (i) 以供停泊車輛，比率為現已或將會興建於該土地上的一座或多座建築物的每4個住宅單位或其部分1個車位及
 - (ii) 以供貨車上落客貨，比率為現已或將會興建於該土地上的一座或多座建築物的每800個單位或其部分1個上落貨車位，但現已或將會建於該土地的每座住宅大廈最少應設有1個上落貨車位，或署長決定之數量的上落客貨的車位。
- ...
- (j) 除連同毗連地段作為單一發展項目外，該片或該幅土地不可被進行建造或重建。而署長就該片或該幅土地是否連同毗連地段建造或重建成單一發展項目所作的決定將作終論，並對承租人人具約束力」。

「當於本租契內任何地方有所提及:-

- (a) 政府或政府授權人員須或可於該片或該幅土地或其任何部分或該片或該幅土地以外(不論是代承租人或於承租人未能進行該些工程時進行或於其他情況下)由承租人出資，或承租人須應要求支付或還付予政府或上述授權人員該些工程費用而進行任何形式的工程，則該費用包括政府或上述授權人員所訂定之監督及管理收費；或
- (b) 須獲得政府或上述授權人員的事先書面批准或同意，他們可以以他們認為合適的條款及條件給予批准或同意，或以他們絕對的酌情權拒絕批准或同意」。

5. 每份租契均規定:-

「政府保留所有政府就其為香港的道路、公共建築或其他公共目的所需，在該片或該幅土地之內、之下或之上的礦產、礦物、石油、石礦、及所有現時或其後於批租存續期間內於該片或該幅土地或其任何部分之下或之上的土壤、泥土、泥灰岩、黏土、白堊、磚土、礫石、砂、石頭及石堆、及其他土料或材料；政府、其代理人、傭人及工人有權於批租存續期間內於年中合理時間內自由進出穿越該片或該幅土地或其任何部分，不論是否連同馬匹、馬車、車輛及其他機器及其他必需之事物，以視察、挖掘、轉用及移走上述保留之礦物、石頭、土料及其他事物或其任何部分，惟須對該片或該幅土地造成盡可能少的損害。政府亦有全權於該片或該幅土地內、穿過、或於其之下加置或接駁所有及任何公共或公用排污渠、排水渠或水道」。

「政府有合法權利透過署長或獲其指派代表行事的其他人在批租年期內，每年兩次或多次在日間所有合理時間進入特此予以批租的土地，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，將會發出或在特此予以批租的土地或其部分留下書面通知，要求承租人在其後三個曆月內進行維修及修正，而承租人須按通知於該期限內進行維修及修正」。

「政府擁有全權為改善香港，或不論任何其他公眾目的所需，在給予承租人三個公曆月的通知並根據署長公平及公正無私地釐定的估值計算對該土地及其上之建築物的公平及公正的賠償後，收回、進入及再估管特此表明予以批租的土地的全部或其任何部分，而當行使此權利時，本文產生的年期及利益將停止、終結及無效」。

15 批地文件的摘要

SUMMARY OF LAND GRANT

6. 儘管上文第3段有所限制，根據一份日期為2018年6月8日，並在土地註冊處以註冊摘要編號18062501300029註冊的厭惡性行業牌照，該等地段的註冊擁有人、其遺囑執行人、遺產管理人或受讓人獲准經營或從事製糖、油料(加油站除外)、售肉、食物供應及旅館的行業或業務，惟須受該牌照施加的條件所規限。

註:

1. 詳情請參考租契。租契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。
2. 除非本售樓說明書另有規定，本批地文件摘要內所採用的詞彙與該詞彙在有關租契內的意思相同。

15 批地文件的摘要

SUMMARY OF LAND GRANT

1. The development is situated on Kowloon Inland Lot No. 11015, Kowloon Inland Lot No. 11016, Kowloon Inland Lot No. 11017, Kowloon Inland Lot No. 11018, Kowloon Inland Lot No. 11019 and Kowloon Inland Lot No. 11020 (collectively “the Lots”).
2. Each of the Lots is separately held under a Government lease dated 28th January 1994 for a term commencing on 25th June 1990 and expiring on 30th June 2047 and the Government leases are varied and/or modified by 6 Modification Letters all dated 28th September 2020 and respectively registered in the Land Registry by Memorial Nos. 20101201120018, 20101201120023, 20101201120034, 20101201120047, 20101201120056 and 20101201120063 (collectively “the Leases”).
3. The user restrictions applicable to the Lots as contained in the Leases are as follows:-
 - “subject to any other covenant expressed or implied relating to the use of the demised premises the Lessee or any other person or persons will not during the continuance of this demise use exercise or follow in or upon the demised premises or any part thereof the trade or business of a Brazier Slaughterman Soap-maker Sugar-baker Fellmonger Melter of tallow Oilman Butcher Distiller Victualler or Tavern-keeper Blacksmith Nightman Scavenger or any other noisy noisome or offensive trade or business whatever without the previous licence of the Government signified in writing by the Director or other person duly authorized in that behalf”.
 - “the Lessee will not use or permit or suffer the said piece or parcel of ground or any part thereof or any building or buildings erected or to be erected thereon or any part or parts of such building or buildings to be used for any purpose other than non-industrial (excluding godown) purposes”.
 - “the Lessee will not do or permit or suffer anything to be done at any time in or upon the said piece or parcel of ground or any part thereof or any building or any part of any building erected or to be erected thereon which may be or become a nuisance or annoyance or which may cause damage or inconvenience to the Government or to the lessees owners or occupiers of any adjoining or neighbouring lot or lots or premises”.
 - “no grave or columbarium shall be erected or made on the said piece or parcel of ground nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon”.
 - “no memorial tablets shall be placed on the said piece or parcel of ground or in any building or buildings erected or to be erected on the said piece or parcel of ground”.
4. Each of the Leases stipulates that:-
 - “having built or rebuilt (which expression for the purpose of this Clause only shall refer to redevelopment of the said piece or parcel of ground as contemplated in Clauses 4(4) and 4(5) hereof) in accordance with the terms and covenants contained in this Lease the Lessee shall from time to time and at all time hereafter when where and as often as need or occasion shall require at the Lessee’s own proper costs and charges well and sufficiently Repair Uphold Support Maintain Pave Purge Scour Cleanse Empty Amend and Keep the messuage or tenement messuages or tenements and all other erections and buildings now or may at any time hereafter standing upon

the said piece or parcel of ground and all the Walls Banks Cuttings Hedges Ditches Rails Lights Pavements Privies Sinks Drains and Watercourses thereunto belonging and which shall in any-wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever the whole to be done in accordance with the building plans of the said messuage or tenement messuages or tenements erections and buildings approved under the Buildings Ordinance and Regulations and any amending legislation without variation or modification thereto and all the terms and covenants contained in this Lease subject to any subsequent contractual variation of this Lease”.

“in the event of the demolition at any time during the continuance of this demise of the said messuage or tenement messuages or tenements or any other erections and buildings now or at any time hereafter standing upon the said piece or parcel of ground or any of them or any part thereof the Lessee will replace the same either by sound and substantial buildings of the same type and of no less gross floor area or by buildings of such type and value as shall be approved by the Director”.

“in the event of demolition as aforesaid the Lessee will within one month of such demolition apply to the Director for consent to carry out building works for the redevelopment of the said piece or parcel of ground and upon receiving such consent will within three months thereof commence the necessary work of redevelopment and will complete the same to the satisfaction of and within such time limit as shall be laid down by the Director”.

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

“the Lessee will take or cause to be taken all proper and adequate care skill and precautions at all times and particularly during any construction maintenance renewal or repair work to avoid doing any damage to any existing drain waterway or watercourse (including water main) footpath sewer nullah pipe cable wire utility service or any other works or installations whether of the Government or otherwise (all together hereinafter referred to as “the Works and Services”) being or running upon over under or adjacent to the said piece or parcel of ground or any part thereof Provided That the Lessee before carrying out any such work as aforesaid will make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of any of the Works and Services and will submit its proposals for dealing with any of such Works and Services in writing to the Government for its approval in all respects and will not carry out any work whatsoever until the Government shall have given its written approval to the works and to such proposals aforesaid and will comply with any requirement of the Government in respect of the Works and Services and will bear the cost of meeting such requirements including the cost of any necessary diversion relaying or reinstatement and will at the Lessee’s own expense in all respects repair make good and reinstate to the satisfaction of the Government any damage or disturbance caused to the surface of the said piece or parcel of ground or any of the Works and Services running on over under or adjacent to the said piece or parcel of ground in any manner arising out of any such construction maintenance renewal or repair work (it being agreed and declared that if the Lessee fails to carry out any

such necessary diversion relaying repairing making good and reinstatement of the said piece or parcel of ground or any part thereof or of any of the Works and Services to its satisfaction the Government may carry out any such diversion relaying reinstatement or making good as it considers necessary and the Lessee will pay to the Government on demand the cost of such works”.

“upon any redevelopment of the said piece or parcel of ground the Lessee will not erect or allow to be erected thereon any building or buildings which does not or do not accord with the alignment of the said piece or parcel of ground as set out by the Director and in the event of any building or buildings being erected otherwise than in due accord with such alignment the Lessee will demolish such building or buildings when called upon by the Director so to do and will rebuild upon the correct alignment and if the Lessee shall fail so to demolish the building or buildings as aforesaid then it shall be lawful for the Director to cause such building or buildings to be demolished and the Lessee will on demand pay to the Director such a sum as the Director shall certify to be the cost of such demolition (it being agreed and declared that a certificate purporting to have been signed by or on behalf of the Director as to the alignment of any building or buildings or as to the cost of the demolition shall be final and conclusive evidence as between the parties hereto as to the facts certified therein)”.

“where consent has been given pursuant to [Clause 4(18) (for the respective Government leases of Kowloon Inland Lot No. 11015 and Kowloon Inland Lot No. 11016) or Clause 4(17) (for the respective Government leases of Kowloon Inland Lot No. 11017, Kowloon Inland Lot No. 11018, Kowloon Inland Lot No. 11019 and Kowloon Inland Lot No. 11020)] for any cutting away removal or setting back of any land or any building up or filling in or any slope treatment works of any kind whatsoever within the said piece or parcel of ground or on any Government land which is required for the purpose of or in connection with the formation levelling or development of the said piece or parcel of ground or any part thereof or any other works required to be done by the Lessee under the terms and covenants herein contained the Lessee will carry out construct or bear the cost of the carrying out or construction of such slope treatment works retaining walls land or other support protection drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the said piece or parcel of ground and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away landslip or subsidence occurring thereafter and will at all times during the term hereby granted maintain at the Lessee’s own expense the said slope treatment works retaining walls land or other support protection and drainage works in good and substantial repair and condition to the satisfaction of the Director and in the event that as a result or arising out of any formation levelling development or other works done by the Lessee any falling away landslip or subsidence occurs at any time whether in or from any land within the said piece or parcel of ground or from any adjacent or adjoining Government or leased land the Lessee will at the Lessee’s own expense reinstate and make good the same to the satisfaction of the Director and will indemnify the Government its agents and contractors from and against all costs charges damages demands and claims whatsoever which shall or may be made suffered or incurred through or by reason of such falling away landslip or subsidence and in addition to any other rights or remedies herein provided for breach of any of the terms and covenants herein contained the Director shall be entitled by notice in writing to call upon the Lessee to carry out construct and maintain the said slope treatment works retaining walls land or other support protection and drainage works or to reinstate and make good any falling away landslip or subsidence and if the Lessee shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein the Director may forthwith execute and carry out the work and the Lessee will on demand repay to the Government the cost thereof”.

“in the event of spoil or debris from the said piece or parcel of ground or from other areas affected by any development of the said piece or parcel of ground being eroded and washed down on to public lanes or roads or into road culverts sewers storm water drains or nullahs or other Government properties the Lessee will be held responsible and will pay to the Government on demand the cost of removal of the spoil and debris from or of damage to the public lanes or roads or road culverts sewers storm water drains or nullahs or other Government properties and will indemnify the Government against all actions claims and demands arising out of any damage or nuisance to private property caused by such erosion and washing down”.

“the Lessee will pay to the Government on demand any sum which the Director shall certify to be the cost of making good any damage done to adjoining public roads by the Lessee its contractors or sub-contractors or its or their workmen or vehicles or by any spoil from the said piece or parcel of ground”.

“the Lessee will at the Lessee’s own expense construct and maintain to the satisfaction of the Director such drains and channels whether within the boundaries of the said piece or parcel of ground or on Government land as the Director may consider necessary to intercept and convey into the nearest streamcourse catchpit channel or storm water drain all storm water or rain water falling or flowing on to the said piece or parcel of ground and the Lessee will be solely liable for and will indemnify the Government and its officers from and against all actions claims and demands arising out of any damage or nuisance caused by such storm water or rain water”.

“in the event of any damage or obstruction being caused to any nullah sewer storm water drain watermain or other properties belonging to the Government within or adjoining the said piece or parcel of ground by the Lessee its servants or agents the Lessee will pay on demand the cost of making good or removing such damage or obstruction (it being agreed and declared that the necessary works shall be carried out by the Government at the cost of the Lessee)”.

“the Lessee will pay to the Government on demand the cost of connecting any drains and sewers from the said piece or parcel of ground to the Government storm water drains and sewers it being agreed that such works shall be carried out by the Director who shall incur no liability to the Lessee in respect thereof”.

“throughout the term hereby granted:-

- (a) The Lessee will at the Lessee’s own expense and to the satisfaction of the Director of Fire Services:-
 - (i) provide suitable means of access for the passage of Fire Services appliances and Fire Services personnel to any building or buildings structure or structures erected or placed or to be erected or placed on the said piece or parcel of ground
 - (ii) at all times permit such Fire Services personnel and Fire Services appliances the free and uninterrupted use of such means of access and
 - (iii) maintain such means of access and keep the same free from obstruction
- (b) the Lessee will permit the Director of Fire Services his officers servants or agents at all reasonable times with or without notice to enter upon the said piece or parcel of ground or any part thereof or any building or buildings structure or structures or any part thereof erected or placed or to be erected or placed thereon for the purpose of inspecting the same so as to ensure that the requirements referred to in sub-clause (a) of [this sub-clause] have been complied with”.

15 批地文件的摘要

SUMMARY OF LAND GRANT

“the Lessee will at the Lessee’s own expense and to the satisfaction of the Director of Fire Services provide fire hydrants fire fighting appliances water pumping connections and such other fire service installations and equipment (as defined in the Fire Services Ordinance) as the Director of Fire Services in his sole discretion shall require within the said piece or parcel of ground (or subject to the prior written consent and approval of the Director on any adjacent or adjoining Government land) and/or within any building or buildings erected or to be erected thereon at such point or points as the Director of Fire Services may require and will maintain at the Lessee’s own expense the said fire hydrants fire fighting appliances water pumping connections and such other fire service installations and equipment in good condition and to the satisfaction of the Director of Fire Services”.

“subject to the terms and covenants herein contained upon redevelopment (which term refers solely to redevelopment contemplated in Clauses 4(4) and 4(5) hereof) of the said piece or parcel of ground or any part thereof the Lessee will observe and comply with the following conditions:-

...

(c) Space shall be provided within the said piece or parcel of ground and [the other lots comprising the Lots] (hereinafter collectively referred to as “the Adjoining Lots”) (the said piece or parcel of ground together with the Adjoining Lots are hereinafter collectively referred to as “the Land”) as a single development, to the satisfaction of the Director:-

(i) for the parking of motor vehicles at the rate of one space for every four residential flats or part thereof in the building or buildings erected or to be erected on the Land, and

(ii) for the loading and unloading of vehicles at the rate of one bay for every 800 flats or part thereof in the building or buildings erected or to be erected on the Land, subject to a minimum of one bay for each residential block erected or to be erected on the Land, or such number of bays as may be determined by the Director.

...

(j) the said piece or parcel of ground shall not be developed or redeveloped except jointly with the Adjoining Lots as a single development. The decision of the Director as to whether the said piece or parcel of ground is jointly developed or redeveloped with the Adjoining Lots as a single development shall be final and binding on the Lessee”.

“wherever in this Lease it is provided :-

(a) that the Government or the duly authorized officers of the Government shall or may carry out works of any description on the said piece or parcel of ground or any part thereof or outside the said piece or parcel of ground (whether on behalf of the Lessee or on the failure of the Lessee to carry out such works or otherwise) at the cost of the Lessee or that the Lessee will pay or repay to the Government or to the said duly authorized officers on demand the cost of such works such cost shall include such supervisory and overhead charges as may be fixed by the Government or by the said duly authorized officers or

(b) that the prior approval or consent in writing of the Government or the said duly authorized officers is required they may even the approval or consent on such terms and conditions as they see fit or refuse it at their absolute discretion”.

5. Each of the Leases provides that:-

It is “except and reserved unto the Government all Mines Minerals Mineral Oils and Quarries of Stone in under and upon the said piece or parcel of ground and all such Earth Soil Marl Clay Chalk Brick-earth Gravel Sand Stone and Stones and other Earths or Materials which now are or hereafter during the continuance of this demise shall be under or upon the said piece or parcel of ground or any part or parts thereof as the Government may require for the Roads Public Buildings or other Public Purposes of Hong Kong with fully liberty of Ingress Egress and Regress to and for the Government its Agents Servants and Workmen at reasonable times in the day during the continuance of this demise with or without horses carts motor and other machines and all other necessary things into upon from and out of all or any part or parts of the said piece or parcel of ground to view dig for convert and carry away the said excepted Minerals Stone Earths and other things respectively or any part or parts thereof respectively thereby doing as little damage as possible to the said piece or parcel of ground and also save and except full power to the Government to make and conduct in through and under the said piece or parcel of ground all and any public or common sewers drains or watercourses”.

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

“the Government shall have full power to resume enter into and re-take possession of all or any part of the demised premises if required for the improvement of Hong Kong or for any other public purpose whatsoever Three Calendar Months’ notice being given to the Lessee of its being so required and a full and fair compensation for the land and the buildings thereon being paid to the Lessee at a valuation to be fairly and impartially made by the Director and upon the exercise of such power the term and estate hereby created shall respectively cease determine and be void”.

6. Notwithstanding the above restrictions at paragraph 3 above, an Offensive Trade Licence dated 8th June 2018 and registered in the Land Registry by Memorial No. 18062501300029 was granted allowing the registered owner of the Lots, 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 or upon the Lots subject to the conditions imposed therein.

Remarks:

1. For full details, please refer to the Leases. Full script of the Leases are available for free inspection upon request at the sales office during open hours and copies of the Leases 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 Leases.

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

不適用

Not applicable

17 對買方的警告 WARNING TO PURCHASERS

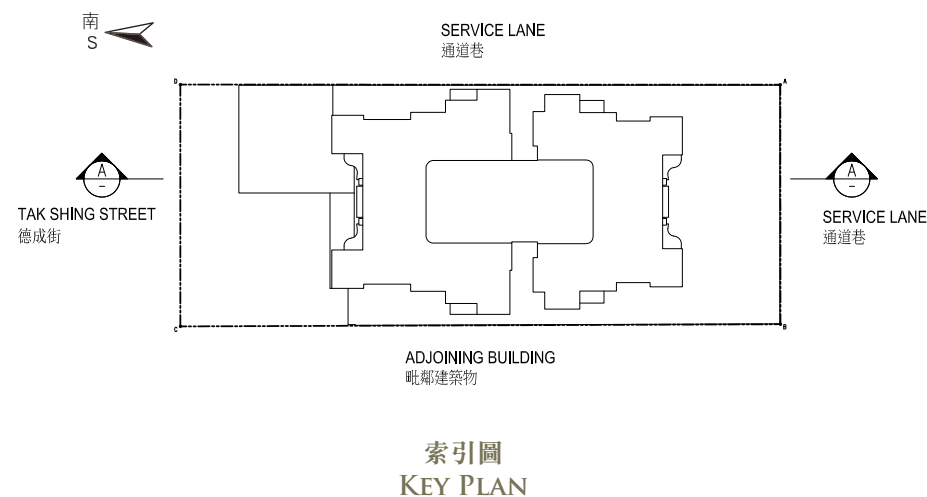
1. 此提示建議你聘用一間獨立的律師事務所 (代表擁有人行事者除外)，以在交易中代表你行事。
2. 如你聘用上述的獨立的律師事務所，以在交易中代表你行事，該律師事務所將會能夠向你提供獨立意見。
3. 如你聘用代表擁有人行事的律師事務所同時代表你行事，而擁有人與你之間出現利益衝突：
 - (i) 該律師事務所可能不能夠保障你的利益；及
 - (ii) 你可能要聘用一間獨立的律師事務所。
4. 如屬 3(ii)段的情況，你須支付的律師費用總數，可能高於如你自一開始即聘用一間獨立的律師事務所須支付的費用。

1. You are recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for you in relation to the transaction.
2. If you instruct such separate firm of solicitors to act for you in relation to the transaction, that firm will be able to give independent advice to you.
3. If you instruct the firm of solicitors acting for the owner to act for you as well, and a conflict of interest arises between the owner and you:
 - (i) that firm may not be able to protect your interests; and
 - (ii) you may have to instruct a separate firm of solicitors.
4. In the case of paragraph 3 (ii), the total solicitors' fees payable by you may be higher than the fees that would have been payable if you had instructed a separate firm of solicitors in the first place.

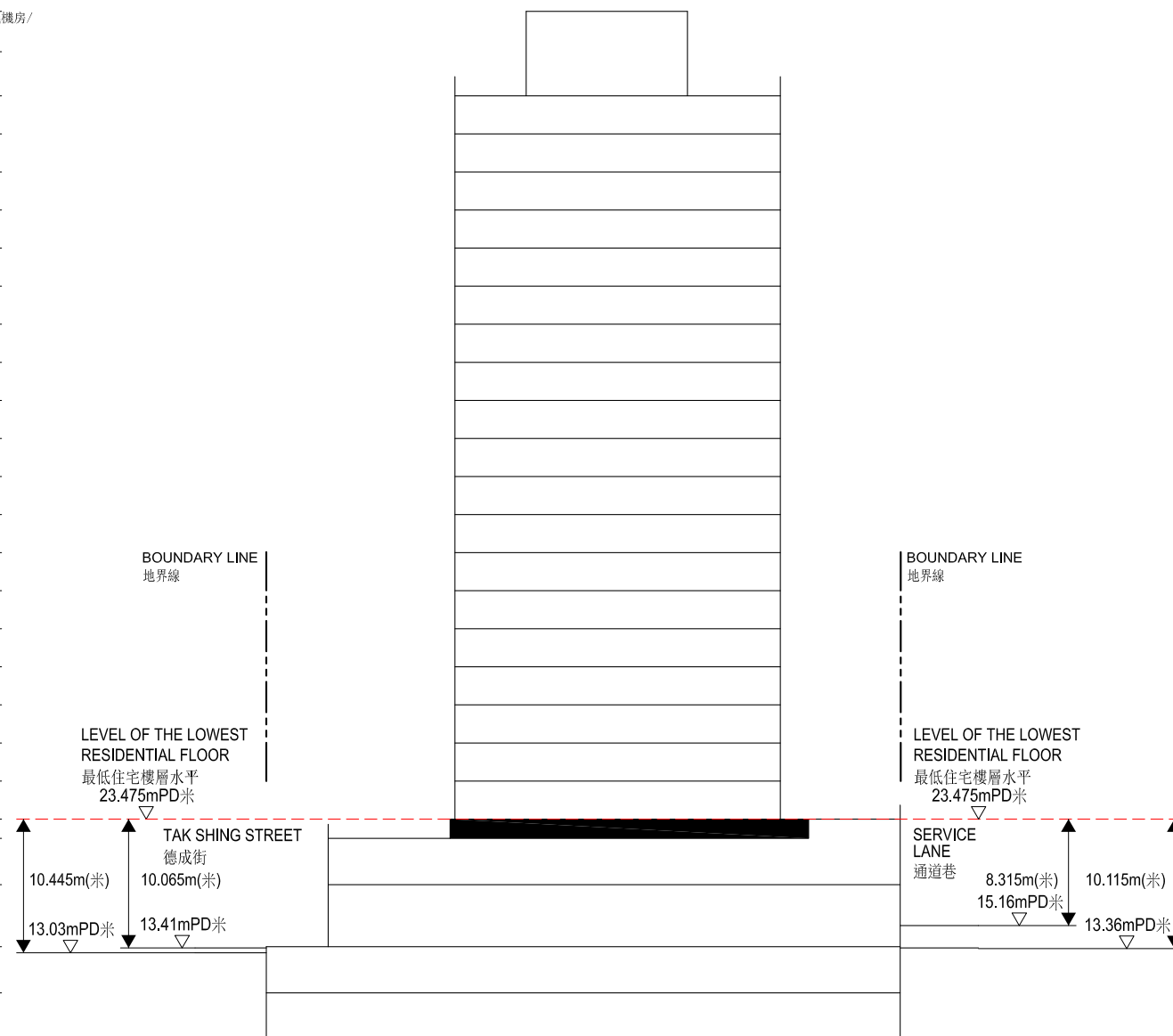
18 發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

橫截面圖 A-A
CROSS-SECTION A-A



TOP ROOF		
頂層天台		
UPPER ROOF	EMERGENCY GENERATOR ROOM / LIFT MACHINE ROOM / POTABLE WATER TANK ROOM / FLUSHING WATER TANK ROOM	緊急發電機房/升降機機房/食水存儲水缸房/沖廁水存儲水缸房
上層天台		
ROOF	POTABLE WATER PUMP ROOM / FLUSHING WATER PUMP ROOM / ROOF	食水泵房/沖廁水泵房/天台
天台		
23/F	RESIDENTIAL UNITS	住宅單位
23樓		
22/F	RESIDENTIAL UNITS	住宅單位
22樓		
21/F	RESIDENTIAL UNITS	住宅單位
21樓		
20/F	RESIDENTIAL UNITS	住宅單位
20樓		
19/F	RESIDENTIAL UNITS	住宅單位
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18/F	RESIDENTIAL UNITS	住宅單位
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17/F	RESIDENTIAL UNITS	住宅單位
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16/F	RESIDENTIAL UNITS	住宅單位
16樓		
15/F	RESIDENTIAL UNITS	住宅單位
15樓		
12/F	RESIDENTIAL UNITS	住宅單位
12樓		
11/F	RESIDENTIAL UNITS	住宅單位
11樓		
10/F	RESIDENTIAL UNITS	住宅單位
10樓		
9/F	RESIDENTIAL UNITS	住宅單位
9樓		
8/F	RESIDENTIAL UNITS	住宅單位
8樓		
7/F	RESIDENTIAL UNITS	住宅單位
7樓		
6/F	RESIDENTIAL UNITS	住宅單位
6樓		
5/F	RESIDENTIAL UNITS	住宅單位
5樓		
3/F	RESIDENTIAL UNITS	住宅單位
3樓		
2/F	RESIDENTIAL UNITS	住宅單位
2樓		
	TRANSFER PLATE	結構轉接層
1/F	RESTAURANT / RESIDENTIAL RECREATIONAL FACILITIES	餐廳及住宅康樂設施
1樓		
G/F	RESTAURANT / RESIDENTIAL ENTRANCE LOBBY	餐廳及住宅入口大堂
地下		
BASEMENT 1	CARPARK / PLANT ROOM	停車場及機房
地庫1層		
BASEMENT 2	CARPARK / PLANT ROOM	停車場及機房
地庫2層		

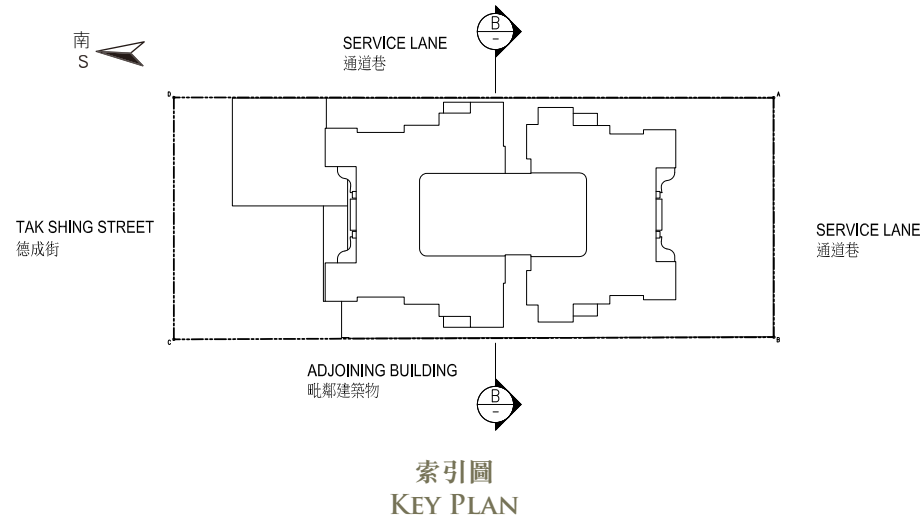


1. 毗連建築物的一段德成街為香港主水平基準以上13.03米至13.41米。
2. 毗連建築物的一段通道巷為香港主水平基準以上13.36米至15.16米。
3. — — — 紅色虛線為最低住宅樓層水平。

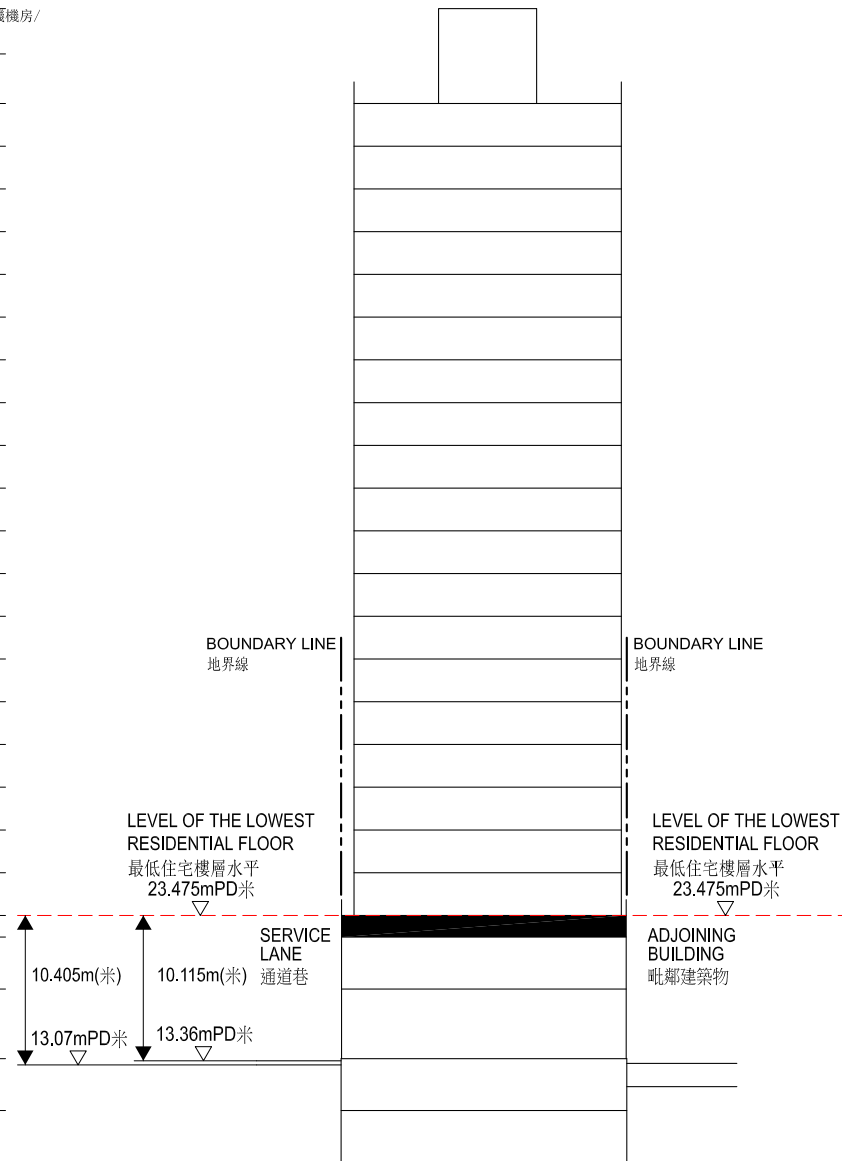
1. The part of Tak Shing Street adjacent to the building is 13.03 to 13.41 metres above the Hong Kong Principal Datum (m.P.D.).
2. The part of Service Lane adjacent to the building is 13.36 to 15.16 metres above the Hong Kong Principal Datum (m.P.D.).
3. — — — Red dotted line denotes the lowest residential floor.

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

橫截面圖 B-B
CROSS-SECTION B-B

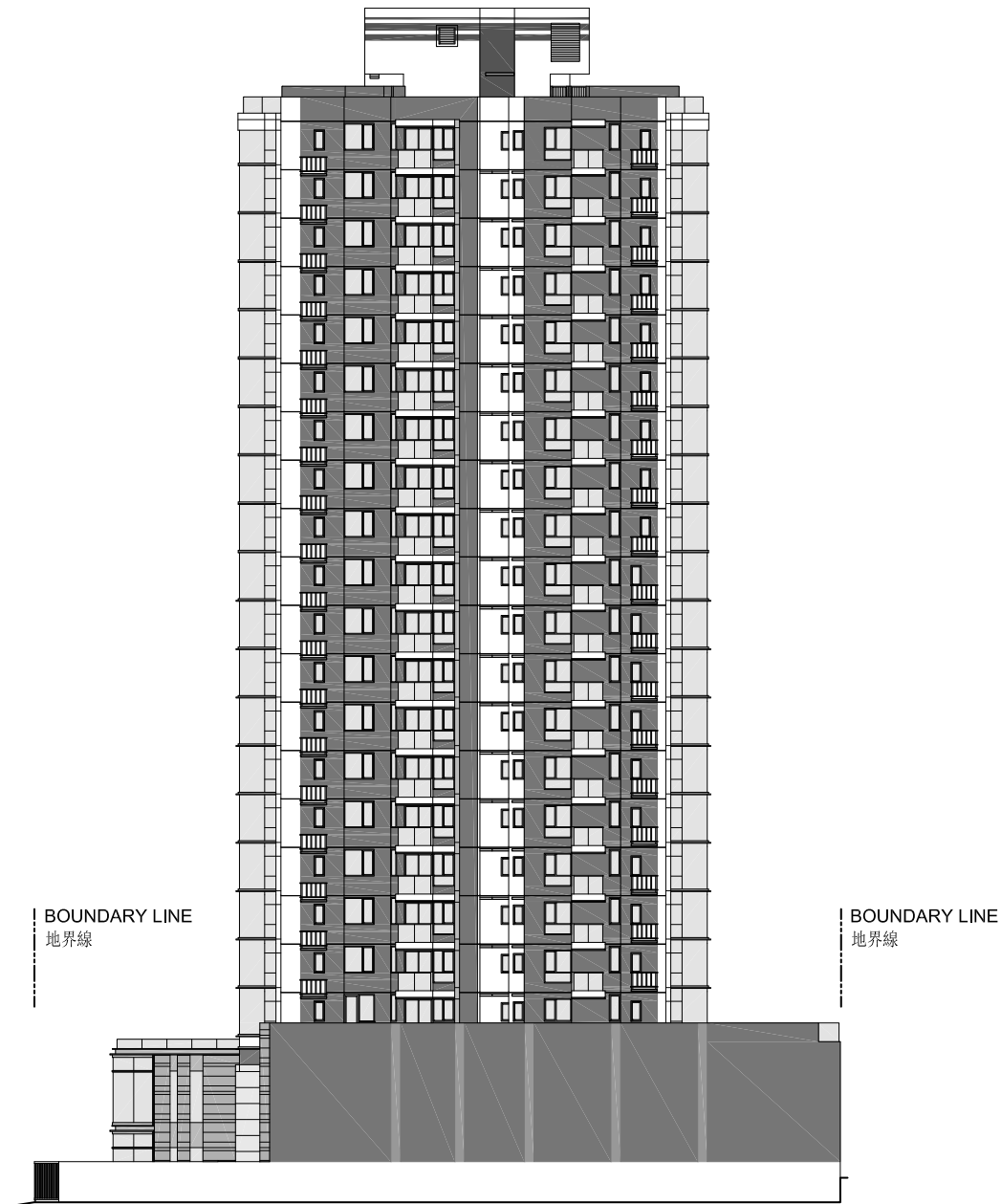


TOP ROOF	頂層天台	
UPPER ROOF	上層天台	EMERGENCY GENERATOR ROOM / LIFT MACHINE ROOM / POTABLE WATER TANK ROOM / FLUSHING WATER TANK ROOM
ROOF	天台	POTABLE WATER PUMP ROOM / FLUSHING WATER PUMP ROOM / ROOF
23/F	23樓	RESIDENTIAL UNITS
22/F	22樓	RESIDENTIAL UNITS
21/F	21樓	RESIDENTIAL UNITS
20/F	20樓	RESIDENTIAL UNITS
19/F	19樓	RESIDENTIAL UNITS
18/F	18樓	RESIDENTIAL UNITS
17/F	17樓	RESIDENTIAL UNITS
16/F	16樓	RESIDENTIAL UNITS
15/F	15樓	RESIDENTIAL UNITS
12/F	12樓	RESIDENTIAL UNITS
11/F	11樓	RESIDENTIAL UNITS
10/F	10樓	RESIDENTIAL UNITS
9/F	9樓	RESIDENTIAL UNITS
8/F	8樓	RESIDENTIAL UNITS
7/F	7樓	RESIDENTIAL UNITS
6/F	6樓	RESIDENTIAL UNITS
5/F	5樓	RESIDENTIAL UNITS
3/F	3樓	RESIDENTIAL UNITS
2/F	2樓	RESIDENTIAL UNITS
		TRANSFER PLATE
1/F	1樓	RESTAURANT / RESIDENTIAL RECREATIONAL FACILITIES
G/F	地下	RESTAURANT / RESIDENTIAL ENTRANCE LOBBY
BASEMENT 1	地庫1層	CARPARK / PLANT ROOM
BASEMENT 2	地庫2層	CARPARK / PLANT ROOM



1. 毗連建築物的一段通道巷為香港主水平基準以上13.07米至13.36米。
2. 紅色虛線為最低住宅樓層水平。

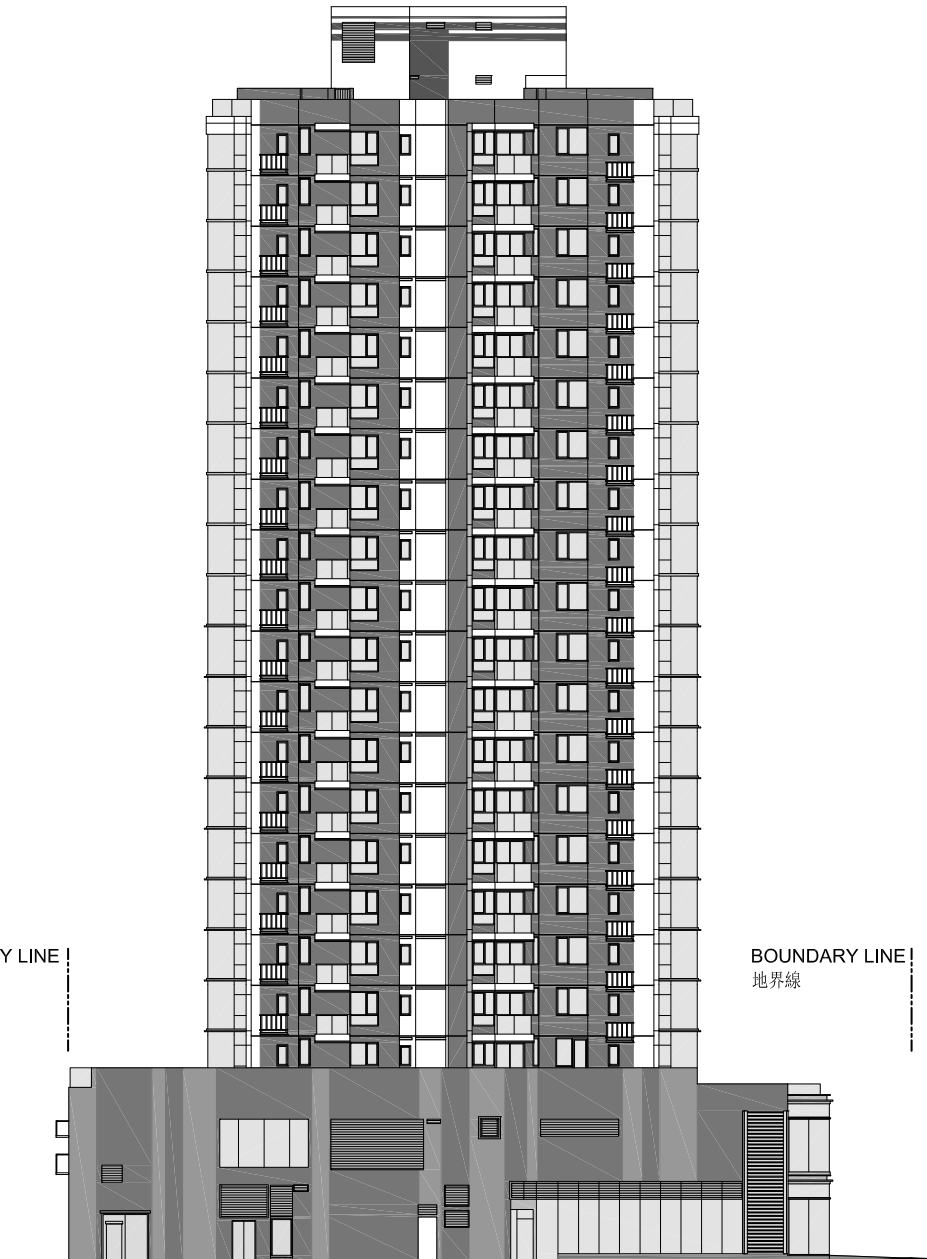
1. The part of Service Lane adjacent to the building is 13.07 to 13.36 metres above the Hong Kong Principal Datum (m.P.D.).
2. Red dotted line denotes the lowest residential floor.



東立面圖
EAST ELEVATION

發展項目的認可人士證明本立面圖所顯示的立面：

1. 以2020年9月30日的情況為準的本項目的經批准的建築圖則為基礎擬備；及
2. 大致上與本項目的外觀一致。

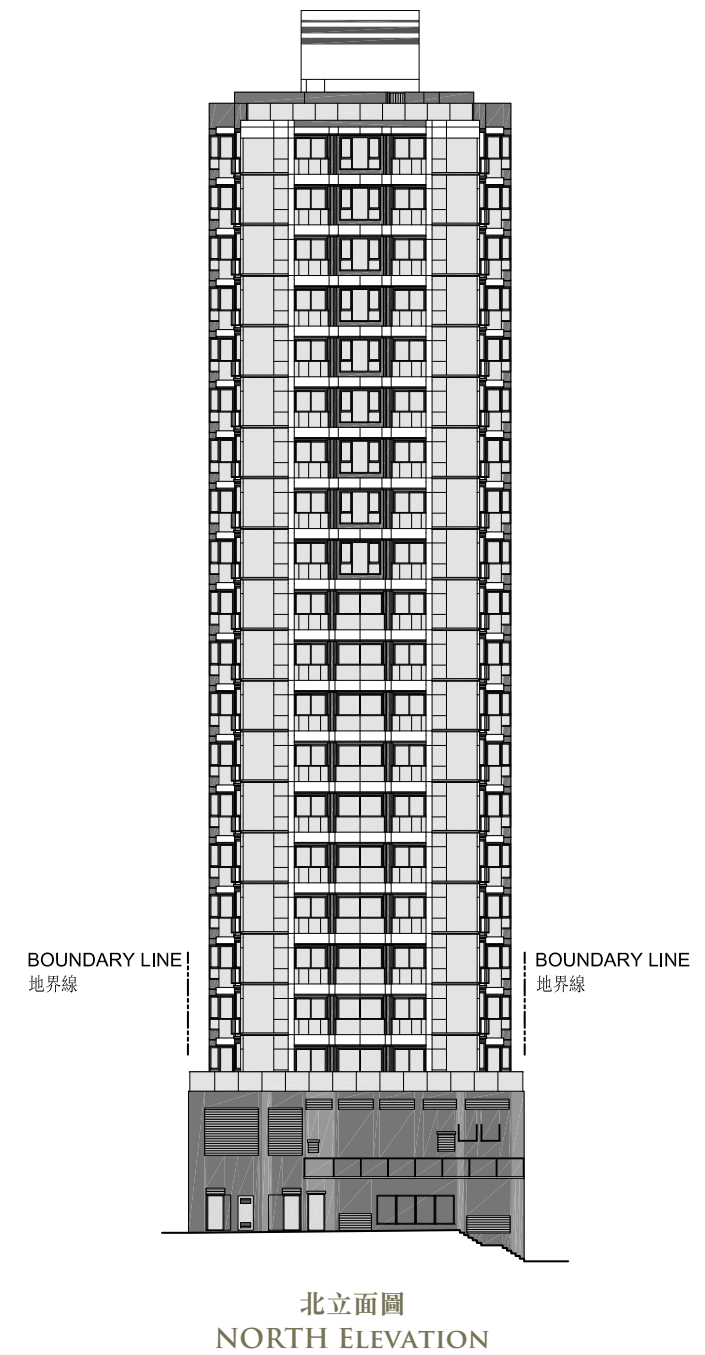
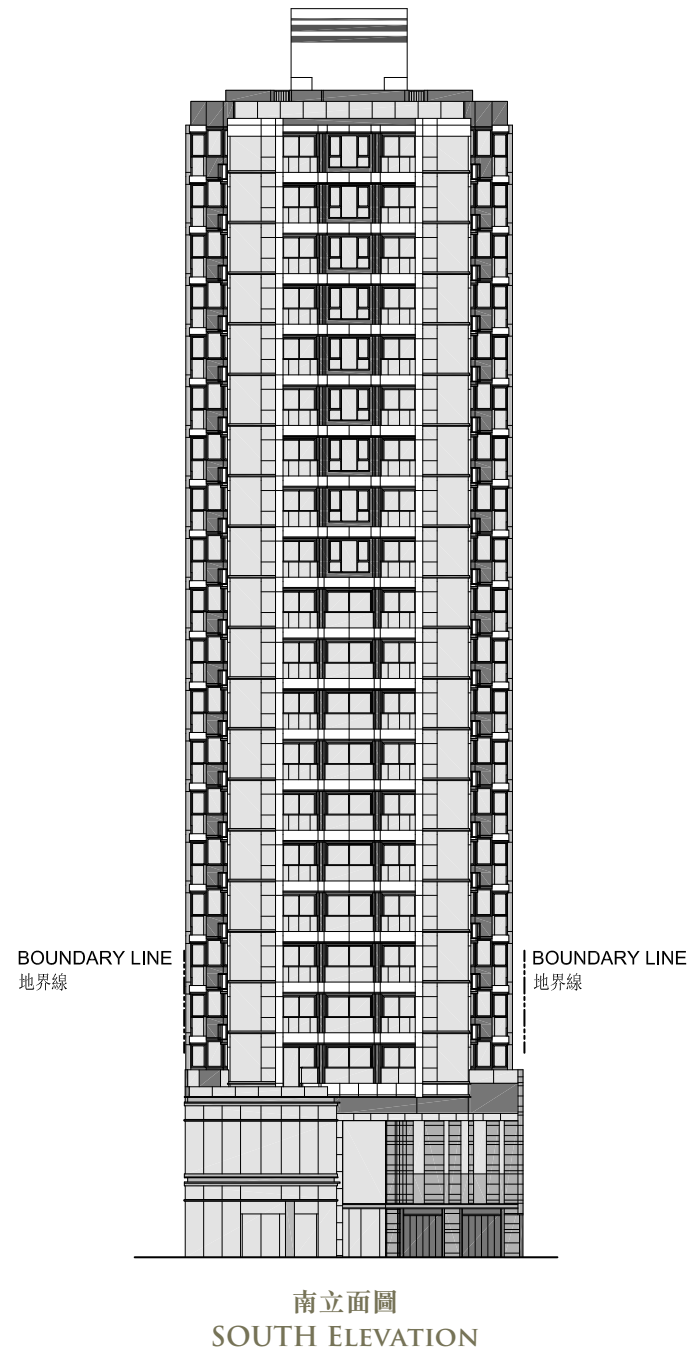


西立面圖
WEST ELEVATION

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

1. are prepared on the basis of the approved building plans for the development as of 30 September 2020; and
2. are in general accordance with the outward appearance of the development.

19 立面圖 ELEVATION PLAN



發展項目的認可人士證明本立面圖所顯示的立面：

1. 以2020年9月30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。

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 30 September 2020; and
2. are in general accordance with the outward appearance of the development.

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

公用設施 Common Facilities	位置 Location	有上蓋遮蓋面積 Covered Area	沒有上蓋遮蓋面積 Uncovered Area
a) 住客會所(包括供住客使用的任何康樂設施) Residents' clubhouse (including any recreational facilities for residents' use)	1樓 1/F	279.557 sq. m. 平方米 3,009 sq.ft. 平方呎	不適用 Not applicable
b) 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 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	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable
c) 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 A communal garden or play area for residents' use below the lowest residential floor of a building in the development	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable

備註： 1. 康樂設施有上蓋遮蓋之面積為核准圖則內獲建築事務監督豁免之康樂設施面積。
2. 以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。

Note: 1. The covered area of recreational facilities is the exempted recreational facilities area permitted by the Building Authority as shown on the approved building plans.
2. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

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

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

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

22 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

1. 外部裝修物料

(a)	外牆	裝修物料的類型	基座: 鋪砌玻璃牆、天然石、鋁質飾板及外牆瓷磚 住宅大廈: 鋪砌玻璃幕牆、鋁質飾板、外牆瓷磚及外牆漆
(b)	窗	框的用料	聚偏二氟乙烯噴塗鋁窗框
		玻璃的用料	所有住宅單位的客廳/飯廳及睡房之窗戶為有色玻璃 浴室窗戶(如有)為不透明玻璃
(c)	窗台	窗台的用料	不適用
		窗台板的裝修物料	不適用
(d)	花槽	裝修物料的類型	不適用
(e)	陽台或露台	裝修物料的類型	露台: 裝有夾層玻璃欄河 地台: 鋪砌瓷磚及環保合成木板地台 牆身: 鋪砌瓷磚 天花: 裝有鋁質飾板及外牆漆
		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

2. 室內裝修物料

		牆壁	地板	天花板	
(a)	大堂	地下住宅入口大堂的裝修物料的類型	外露牆身鋪砌天然石、木飾面板、金屬及玻璃	天然石	石膏板假天花髹乳膠漆
		住宅樓層電梯大堂的裝修物料的類型	外露牆身鋪砌瓷磚、膠板飾面、木飾面板、金屬及玻璃	瓷磚及金屬	石膏板假天花髹乳膠漆
(b)	內牆及天花板		牆壁	天花板	
		客廳的裝修物料的類型	乳膠漆	乳膠漆	
		飯廳的裝修物料的類型	乳膠漆	乳膠漆	
		睡房的裝修物料的類型	乳膠漆	乳膠漆	
(c)	內部地板		地板	牆腳線	
		客廳的用料	(a) 瓷磚 (15樓至23樓A2及B2單位除外) (b) 複合木地板, 另通往露台的室內地台圍邊部分鋪砌天然石 (適用於15樓至23樓A2及B2單位)	木腳線	
		飯廳的用料	(a) 瓷磚 (15樓至23樓A2及B2單位除外) (b) 複合木地板, 另通往露台的室內地台圍邊部分鋪砌天然石 (適用於15樓至23樓A2及B2單位)	木腳線	
		睡房的用料	(a) 瓷磚 (15樓至23樓A2及B2單位除外) (b) 複合木地板 (適用於15樓至23樓A2及B2單位)	木腳線	
(d)	浴室		牆壁	地板	天花板
		(i) 裝修物料的類型	外露牆身鋪砌瓷磚及玻璃飾面	外露地台鋪砌瓷磚	石膏板假天花髹乳膠漆及鋁質面板
		(ii) 牆壁的裝修物料是否鋪至天花底	裝修物料鋪至假天花底		

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

2. 室內裝修物料

(e)	廚房		牆壁	地板	天花板	灶台
		(i) 裝修物料的類型	外露牆身鋪砌金屬面板、玻璃及乳膠漆	(a) 外露地板鋪砌瓷磚 (15樓至23樓A2及B2單位除外) (b) 外露地板鋪砌複合木地板 (適用於15樓至23樓A2及B2單位)	石膏板假天花髹乳膠漆	實體面材
		(ii) 牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			

3. 室內裝置

		用料	裝修物料	配件	
(a)	門	單位大門	防火實心木掩門	膠板飾面	電子門鎖、防盜眼、門鼓及門擋
		露台門 (3樓、5樓至12樓B1及B6單位、15樓至23樓B1及B5單位)	鋁框掩門	有色玻璃	門鎖及門擋
		露台門 (3樓、5樓至12樓A1、A2、A3、A5、A6、B2、B3及B5單位、15樓至23樓A1、A2、A3、A5、B2及B3單位)	鋁框趟門	有色玻璃	門鎖
		平台門 (2樓A2、A5、B1及B6單位)	鋁框掩門	有色玻璃	門鎖及門擋
		平台門 (2樓A1、A2、A3、A5、A6、B2、B3及B5單位)	鋁框趟門	有色玻璃	門鎖
		睡房門 (2樓至3樓、5樓至12樓 A2、A5、B1、B2、B5及B6單位、15樓至23樓A3、B3及B5單位)	中空木掩門	膠板飾面及金屬	門鎖及門擋
		睡房門 (2樓至3樓、5樓至12樓 A1及A6單位及15樓至23樓A1及A5單位)	中空木趟門	膠板飾面及金屬	門鎖
		主人睡房門	中空木掩門	膠板飾面及金屬	門鎖及門擋
		睡房1門及睡房2門	中空木掩門	膠板飾面及金屬	門鎖及門擋
		浴室門 (2樓至3樓、5樓至12樓A1、A2、A5及A6單位及15樓至23樓A1、A3及A5單位)	中空木掩門	膠板飾面及金屬	門鎖及門擋
		浴室門 (2樓至3樓、5樓至12樓A3、B1、B2、B3、B5及B6單位及15樓至23樓B1、B3及B5單位)	中空木趟門	膠板飾面及金屬	門鎖
		主人浴室門 (2樓至3樓、5樓至12樓A2及A5單位、15樓至23樓A3單位)	中空木掩門	膠板飾面及金屬	門鎖及門擋
		主人浴室門 (15樓至23樓A2及B2單位)	中空木趟門	膠板飾面及金屬	門鎖
浴室1及2門	中空木掩門	膠板飾面及金屬	門鎖及門擋		
(b)	浴室	裝置及設備	類型	用料	
		(i) 裝置及設備的類型及用料	櫃	檯面	實體面材
			潔具	櫃	木製鏡櫃及木製洗手盆櫃
				洗手盆水龍頭	鍍鉻及粉末塗層
				洗手盆	實體面材
				座廁	搪瓷
				毛巾架	粉末塗層
				廁紙架	鍍鉻
		淋浴間	強化玻璃		
		設備	隨樓附送之設備及品牌，請參閱「設備說明」		
(ii) 供水系統的類型及用料	冷水喉	銅喉			
	熱水喉	隔熱絕緣保護之銅喉			
(iii) 沐浴設施 (包括花灑或浴缸 (如適用的話))	花灑	花灑套裝	鍍鉻及粉末塗層		

22 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

3. 室內裝置

(b)	浴室	(iii) 沐浴設施 (包括花灑或浴缸 (如適用的話))	浴缸 (適用於15樓至23樓A2及B2單位之主人浴室)	浴缸花灑套裝	鍍鉻及粉末塗層
		(iv) 浴缸大小 (如適用的話)		浴缸	搪瓷鑄鋼
(c)	廚房		用料		
		(i) 洗滌盆	不銹鋼		
		(ii) 供水系統	冷水喉採用銅喉, 熱水喉採用隔熱絕緣保護之銅喉		
			用料	裝修物料	
		(iii) 廚櫃	木製廚櫃配木製門板	玻璃飾面、膠板飾面及金屬	
		(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	不銹鋼洗滌盆及鍍鉻洗滌盆水龍頭		
		其他設備	隨樓附送之設備及品牌, 請參閱「設備說明」		
(d)	睡房		裝置	類型	用料
		裝置(包括嵌入式衣櫃)的類型及用料	嵌入式衣櫃 (2樓至3樓、5樓至12樓A1、A2、A5、A6、B1及B6單位、15樓至23樓A1、A3、A5及B5單位之睡房、2樓至3樓、5樓至12樓A2及A5單位、15樓至23樓A2、A3及B2單位之主人睡房、15樓至23樓A2及B2之睡房1及2)	衣櫃	木製衣櫃
			其他裝置	不適用	不適用
(e)	電話	接駁點的位置及數目	請參閱「住宅單位機電裝置位置及數量說明表」		
(f)	天線	接駁點的位置及數目	請參閱「住宅單位機電裝置位置及數量說明表」		
(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	a. 單相電力(2樓至3樓、5樓至12樓A1、A2、A5、A6、B1、B2、B5及B6單位、15樓至23樓所有單位)並裝妥微型斷路器	
		(ii) 導管是隱藏或外露	導管是部分隱藏部分外露 ¹		
	(iii) 電插座及空調機接駁點的位置及數目	請參閱「住宅單位機電裝置位置及數量說明表」			
(h)	氣體供應	類型	煤氣 (2樓至3樓、5樓至12樓A1、A2、A5、A6、B1、B2、B5及B6單位、15樓至23樓所有單位)		
		系統	2樓至3樓、5樓至12樓A1、A2、A5、A6、B1、B2、B5及B6單位、15樓至23樓所有單位之煤氣喉接駁煤氣煮食爐及煤氣熱水爐		
		位置	請參閱「住宅單位機電裝置位置及數量說明表」		
(i)	洗衣機接駁點	位置	請參閱「住宅單位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	(i) 水管的用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉		
		(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露 ²		
		(iii) 有否熱水供應	開放式廚房及浴室供應熱水		

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掩藏。
- 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掩藏。

22 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

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	
			到達的樓層	一號升降機: 地庫2樓、地庫1樓、地下、1樓至3樓、5樓至12樓、15樓至23樓 二號升降機: 地下、1樓至3樓、5樓至12樓、15樓至23樓	
(b)	信箱	用料	金屬		
(c)	垃圾收集	(i) 垃圾收集的方法	垃圾由清潔工人收集		
		(ii) 垃圾房的位置	各住宅層之公用地方設有垃圾房及地下設有中央垃圾房		
(d)	水錶、電錶及氣體錶	(i) 位置	水錶	電錶	氣體錶
			每層之公共水錶櫃	每層之公共電錶房	2樓至3樓、5樓至12樓A1、A2、A5、A6、B1、B2、B5及B6單位、15樓至23樓A1、A3、A5、B1、B3及B5單位之浴室 15樓至23樓 A2、B2單位之浴室1
			(ii) 就住宅單位而言是獨立抑或公用的錶	獨立	獨立

賣方承諾如該項目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。

5. 保安設施

保安系統及設備			入口通道控制及保安系統	地下住宅入口大堂設有對講機系統，智能讀卡機及密碼門鎖。地庫1樓及地庫2樓電梯大堂及住宅升降機內設有智能讀卡機	
			閉路電視	地下住宅入口大堂、所有升降機內及會所均設有閉路電視系統，直接連接地下大堂之管理處	
嵌入式的裝備的細節			各住宅單位均設有視像對講機並連接地下之管理處		
嵌入式裝備的位置			請參閱「住宅單位機電裝置位置及數量說明表」		

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/飯廳	分體式冷氣機	2樓至3樓、5樓至12樓A1、A6、B1及B6單位 15樓至23樓A1、A5及B5單位	三菱電機	MSZ-GE42VA-E1	MXZ-4E72VA (與睡房共用)
		2樓至3樓、5樓至12樓A2及A5單位 15樓至23樓A3單位		MSZ-GE50VA-E1	MXZ-6D122VA2 (與主人睡房及睡房共用)
		2樓至3樓、5樓至12樓B2及B5單位 15樓至23樓B3單位		MSZ-GE50VA-E1	MXZ-4E83VA (與睡房共用)
		15樓至23樓A2及B2單位		MSZ-GE35VA-E1	MXZ-4E83VA (與主人睡房共用)
		15樓至23樓A2及B2單位		MSZ-GE35VA-E1	MXZ-5E102VA (與睡房1及2共用)
		2樓至3樓、5樓至12樓A3及B3單位 15樓至23樓B1單位		MS-GM19VA	MU-GM19VA
主人睡房	分體式冷氣機	2樓至3樓、5樓至12樓A2及A5單位 15樓至23樓A3單位		MSZ-GE35VA-E1	MXZ-6D122VA2 (與客廳/飯廳及睡房共用)
		15樓至23樓A2及B2單位		MSZ-GE42VA-E1	MXZ-4E83VA (與客廳/飯廳共用)
睡房	分體式冷氣機	2樓至3樓、5樓至12樓A1、A6、B1及B6單位 15樓至23樓A1、A5及B5單位		MSZ-GE35VA-E1	MXZ-4E72VA (與客廳/飯廳共用)
		2樓至3樓、5樓至12樓A2及A5單位 15樓至23樓A3單位		MSZ-GE35VA-E1	MXZ-6D122VA2 (與客廳/飯廳及主人睡房共用)
		2樓至3樓、5樓至12樓B2及B5單位 15樓至23樓B3單位		MSZ-GE35VA-E1	MXZ-4E83VA (與客廳/飯廳共用)
睡房1	分體式冷氣機	15樓至23樓A2及B2單位		MSZ-GE35VA-E1	MXZ-5E102VA (與客廳/飯廳及睡房2共用)
睡房2	分體式冷氣機	15樓至23樓A2及B2單位	MSZ-GE35VA-E1	MXZ-5E102VA (與客廳/飯廳及睡房1共用)	

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6. 設備說明

位置	設備	適用單位	品牌	型號 (如有)
開放式廚房	微波爐	2樓至3樓、5樓至12樓A2、A6、B1、B3及B5單位 15樓至23樓A5、B1、B2及B3單位	西門子	BE634LGS1B
		2樓至3樓、5樓至12樓A1、A3、A5、B2及B6單位 15樓至23樓A1、A2、A3及B5單位		BE634RGS1B
	洗衣乾衣機	全部單位	西門子	WK14D321HK
	雪櫃	2樓至3樓、5樓至12樓A2及A5單位 15樓至23樓A2、A3及B2單位	西門子	KI86NAF31K
		2樓至3樓、5樓至12樓A1、A3、A6、B1、B2、B3、B5及B6單位 15樓至23樓A1、A5、B1、B3及B5單位		KU15LA65HK
	嵌入式煤氣煮食爐	2樓至3樓、5樓至12樓A1、A2、A5、A6、B1、B2、B5及B6單位 15樓至23樓所有單位	Mia Cucina	MY32C
		15樓至23樓A2及B2單位		MY31C
	電磁爐	2樓至3樓、5樓至12樓A3及B3單位	西門子	EX375FXB1E
抽油煙機	全部單位	西門子	LI67SA530B	
主人浴室	抽氣扇	2樓至3樓、5樓至12樓A2及A5單位 15樓至23樓A3單位	Gelec	DPT10-24H
		15樓至23樓A2及B2單位		DPT15-34H
浴室	電熱水爐	2樓至3樓、5樓至12樓A3及B3單位	斯寶亞創	DHB 27 STi
	煤氣熱水爐	2樓至3樓、5樓至12樓A1、A5、B2及B6單位 15樓至23樓A1、A3及B5單位	TGC	RBOX16QL
		2樓至3樓、5樓至12樓A2、A6、B1及B5單位 15樓至23樓A5、B1及B3單位		RBOX16QR
抽氣扇	2樓至3樓、5樓至12樓A1、A3、A6、B1、B2、B3、B5及B6單位 15樓至23樓A1、A5、B1、B3及B5單位	Gelec	DPT10-24H	
浴室1	煤氣熱水爐	15樓至23樓A2單位	TGC	RBOX16QR
		15樓至23樓B2單位		RBOX16QL
浴室2	抽氣扇	15樓至23樓A2及B2單位	Gelec	DPT10-24H

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

1. EXTERIOR FINISHES

(a)	External Wall	Type of finishes	Podium: Glass wall, natural stone, aluminium cladding and ceramic wall tiles Residential tower: Curtain wall, aluminium cladding, ceramic wall tiles and paint
(b)	Window	Material of frame	PVDF coated aluminium frame
		Material of glass	Tinted glass for windows in living / dining room and bedrooms of all residential units Translucent glass for windows (if any) in bathrooms
(c)	Bay window	Material of bay window	Not applicable
		Window sill finishes	Not applicable
(d)	Planter	Type of finishes	Not applicable
(e)	Verandah or balcony	Type of finishes	Balcony: Installed with laminated glass balustrade Floor: Ceramic tiles and wood plastic composite deck Wall: Ceramic tiles Ceiling: Finished with aluminium cladding and paint
		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	Natural stone, wood veneer, metal and glass to the exposed surface	Natural stone	Gypsum board false ceiling with emulsion paint
		Lift lobby finishes for residential floors	Ceramic tiles, plastic laminate, wood veneer, metal and glass to the exposed surface	Ceramic tiles and metal	Gypsum board false ceiling with emulsion paint
(b)	Internal wall and ceiling	Wall		Ceiling	
		Living room finishes	Emulsion paint	Emulsion paint	
		Dining room finishes	Emulsion paint	Emulsion paint	
		Bedroom finishes	Emulsion paint	Emulsion paint	
(c)	Internal floor	Floor		Skirting	
		Material for living room	(a) Ceramic tiles (Except for Flats A2 and B2 on 15/F-23/F) (b) Engineered timber flooring and natural stone border along inside edge of floor in front of door opening to balcony (For Flats A2 and B2 on 15/F-23/F)	Timber skirting	
		Material for dining room	(a) Ceramic tiles (Except for Flats A2 and B2 on 15/F-23/F) (b) Engineered timber flooring and natural stone border along inside edge of floor in front of door opening to balcony (For Flats A2 and B2 on 15/F-23/F)	Timber skirting	
		Material for bedroom	(a) Ceramic tiles (Except for Flats A2 and B2 on 15/F-23/F) (b) Engineered timber flooring for Flats A2 and B2 on 15/F-23/F)	Timber skirting	

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

2. INTERIOR FINISHES

(d)	Bathroom		Wall	Floor	Ceiling	
		(i) Type of finishes	Ceramic wall tiles and glass finishes to the exposed surface	Ceramic floor tiles to the exposed surface	Gypsum board false ceiling with emulsion paint and aluminium panel	
		(ii) Whether the wall finishes run up to the ceiling	up to the bottom level of false ceiling			
(e)	Kitchen		Wall	Floor	Ceiling	Cooking Bench
		(i) Type of finishes	Metal panel, glass and emulsion paint to the exposed surface	(a) Ceramic floor tiles to the exposed surface (Except for Flats A2 and B2 on 15/F-23/F) (b) Engineered timber flooring (For Flats A2 and B2 on 15/F-23/F)	Gypsum board false ceiling with emulsion paint	Solid surfacing material
		(ii) Whether the wall finishes run up to the ceiling	up to the bottom level of false ceiling			

3. INTERIOR FITTINGS

		Material	Finishes	Accessories	
(a)	Doors	Main entrance door	Fire-rated solid core timber swing door	Plastic laminate	Electrical lockset, eye viewer, door closer and door stopper
		Balcony door (Flats B1 and B6 on 3/F, 5/F-12/F and Flats B1 and B5 on 15/F-23/F)	Aluminium frame swing door	Tinted glass	Lockset and door stopper
		Balcony door (Flats A1, A2, A3, A5, A6, B2, B3 and B5 on 3/F, 5/F-12/F and Flats A1, A2, A3, A5, B2 and B3 on 15/F-23/F)	Aluminium frame sliding door	Tinted glass	Lockset
		Flat roof door (Flats A2, A5, B1 and B6 on 2/F)	Aluminium frame swing door	Tinted glass	Lockset and door stopper
		Flat roof door (Flats A1, A2, A3, A5, A6, B2, B3 and B5 on 2/F)	Aluminium frame sliding door	Tinted glass	Lockset
		Bedroom door (Flats A2, A5, B1, B2, B5 and B6 on 2/F-3/F, 5/F-12/F and Flats A3, B3 and B5 on 15/F-23/F)	Hollow core timber swing door	Plastic laminate and metal	Lockset and door stopper
		Bedroom door (Flats A1 and A6 on 2/F-3/F, 5/F-12/F and Flats A1 and A5 on 15/F-23/F)	Hollow core timber sliding door	Plastic laminate and metal	Lockset
		Master bedroom door	Hollow core timber swing door	Plastic laminate and metal	Lockset and door stopper
		Bedroom 1 and 2 door	Hollow core timber swing door	Plastic laminate and metal	Lockset and door stopper
		Bathroom door (Flats A1, A2, A5 and A6 on 2/F-3/F, 5/F-12/F and Flats A1, A3 and A5 on 15/F-23/F)	Hollow core timber swing door	Plastic laminate and metal	Lockset and door stopper
		Bathroom door (Flats A3, B1, B2, B3, B5 and B6 on 2/F-3/F, 5/F-12/F, Flats B1, B3 and B5 on 15/F-23/F)	Hollow core timber sliding door	Plastic laminate and metal	Lockset
		Master bathroom door (Flats A2 and A5 on 2/F-3/F, 5/F-12/F and Flats A3 on 15/F-23/F)	Hollow core timber swing door	Plastic laminate and metal	Lockset and door stopper
Master bathroom door (Flats A2 and B2 on 15/F-23/F)	Hollow core timber sliding door	Plastic laminate and metal	Lockset		
Bathroom 1 and 2 door	Hollow core timber swing door	Plastic laminate and metal	Lockset and door stopper		

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

3. INTERIOR FITTINGS

(b)	Bathroom		Fittings & Equipments	Type	Material	
		(i) Type and material of fittings and equipment	Cabinet	Basin countertop	Solid surfacing material	
				Cabinet	Timber mirror cabinet and timber basin cabinet	
			Bathroom fittings	Wash basin mixer	Chrome plated and powder-coated	
				Wash basin	Solid surfacing material	
				Water closet	Vitreous china	
				Towel rack	Powder-coated	
				Paper holder	Chrome plated	
				Shower compartment	Tempered glass	
		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 mixer	Chrome plated and powder-coated	
			Bath tub (For Master bathroom of Flats A2 and B2 on 15/F-23/F)	Bath mixer	Chrome plated and powder-coated	
Bath tub	Enameled steel					
(iv) Size of bath tub, if applicable	700mm width x 1500mm length x 410mm depth					
(c)	Kitchen		Material			
		(i) Sink unit	Stainless steel			
		(ii) Water supply system	Copper pipes for cold water supply and copper pipes with thermal insulation for hot water supply			
			Material	Finishes		
		(iii) Kitchen cabinet	Timber cabinet with timber door panel	Glass, plastic laminate and metal		
		(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	Stainless steel sink and chrome plated sink mixer		
Other equipment	For the appliances provision and brand name, please refer to the "Appliances Schedule"					
(d)	Bedroom		Fittings	Type	Material	
		Type and material of fittings (including built-in wardrobe)	Built-in wardrobe (Bedroom of Flats A1, A2, A5, A6, B1 and B6 on 2/F-3/F, 5/F-12/F, Flats A1, A3, A5 and B5 on 15/F-23/F, Master bedroom of Flats A2 and A5 on 2/F-3/F, 5/F-12/F, Flats A2, A3 and B2 on 15/F-23/F, Bedroom 1 and 2 of Flats A2 and B2 on 15/F-23/F)	Wardrobe	Wooden wardrobe	
			Other fittings	Not applicable		Not applicable
(e)	Telephone	Location and number of connection points	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units"			
(f)	Aerials	Location and number of connection points	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units"			

3. INTERIOR FITTINGS

(g)	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets
			Safety devices	a. Single phase electricity supply (Flats A1, A2, A5, A6, B1, B2, B5 and B6 on 2/F-3/F, 5/F-12/F and all flats on 15/F-23/F) with miniature circuit breaker distribution board b. Three phase electricity supply (for Flats A3 and B3 on 2/F-3/F, 5/F-12/F) with miniature circuit breaker distribution board
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed ¹	
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units"	
(h)	Gas supply	Type	Town Gas (Flats A1, A2, A5, A6, B1, B2, B5 and B6 on 2/F-3/F, 5/F-12/F, all flats on 15/F-23/F)	
		System	Gas supply pipe is provided and connected to gas cooker and gas water heater for Flats A1, A2, A5, A6, B1, B2, B5 and B6 on 2/F-3/F, 5/F-12/F and all flats on 15/F-23/F	
		Location	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units"	
(i)	Washing machine connection point	Location	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units"	
		Design	Drain point and water point are provided for washing machine	
(j)	Water supply	(i) Material of water pipes	Copper pipes for cold water supply and copper pipes with thermal insulation for hot water supply	
		(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed ²	
		(iii) Whether hot water is available	Hot water supply is provided to the open kitchen and bathroom	

- Notes: 1. Other than those parts of the conduits concealed within the 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 pipes ducts or other materials.
2. Other than those parts of the water pipes concealed within the 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 pipes ducts or other materials.

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	Lift 1: Basement 2, Basement 1, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F Lift 2: G/F, 1/F-3/F, 5/F-12/F, 15/F-23/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 in the common area of each residential floor. Refuse storage and material recovery chamber is provided on G/F	

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

4. MISCELLANEOUS

(d)	Water meter, electricity meter and gas meter	Water Meter	Electricity Meter	Gas Meter
	(i) Location	Common water meter cabinet on each floor	Common electric meter room on each floor	Bathroom at Flats A1, A2, A5, A6, B1, B2, B5 and B6 on 2/F-3/F, 5/F-12/F and Flats A1, A3, A5, B1, B3 and B5 on 15/F-23/F Bathroom 1 at Flats A2 and B2 on 15/F-23/F
	(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

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.

5. SECURITY FACILITIES

5. SECURITY FACILITIES		
Security system and equipment	Access control and security system	Visitor panel, smart card reader and security control door are installed at G/F residential entrance lobby. Smart card reader is installed at lift lobbies on Basement 1 and Basement 2 and inside the residential lifts
	CCTV	CCTVs are installed at G/F residential entrance lobby, all lifts and clubhouse, connecting directly to the caretaker's counter on G/F
Details of built-in provisions	Video door phone in each residential unit which is connected to the caretaker's counter on G/F	
Location of built-in provisions	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units"	

6. APPLIANCES SCHEDULE

Location	Appliance	Flat apply	Brand	Model No. (if any)	
				Indoor Unit	Outdoor Unit
Living Room / Dining Room	Split Type Air-Conditioner	Flats A1, A6, B1 and B6 on 2/F-3/F, 5/F-12/F Flats A1, A5 and B5 on 15/F-23/F	Mitsubishi Electric	MSZ-GE42VA-E1	MXZ-4E72VA (Share with Bedroom)
		Flats A2 and A5 on 2/F-3/F, 5/F-12/F Flat A3 on 15/F-23/F		MSZ-GE50VA-E1	MXZ-6D122VA2 (Share with Master Bedroom and Bedroom)
		Flats B2 and B5 on 2/F-3/F, 5/F-12/F Flat B3 on 15/F-23/F		MSZ-GE50VA-E1	MXZ-4E83VA (Share with Bedroom)
		Flats A2 and B2 on 15/F-23/F		MSZ-GE35VA-E1	MXZ-4E83VA (Share with Master Bedroom)
		Flats A2 and B2 on 15/F-23/F		MSZ-GE35VA-E1	MXZ-5E102VA (Share with Bedroom 1 and 2)
		Flats A3 and B3 on 2/F-3/F, 5/F-12/F Flat B1 on 15/F-23/F		MS-GM19VA	MU-GM19VA
Master Bedroom	Split Type Air-Conditioner	Flats A2 and A5 on 2/F-3/F, 5/F-12/F Flat A3 on 15/F-23/F		MSZ-GE35VA-E1	MXZ-6D122VA2 (Share with Living / Dining Room and Bedroom)
		Flats A2 and B2 on 15/F-23/F		MSZ-GE42VA-E1	MXZ-4E83VA (Share with Living / Dining Room)
Bedroom	Split Type Air-Conditioner	Flats A1, A6, B1 and B6 on 2/F-3/F, 5/F-12/F Flats A1, A5 and B5 on 15/F-23/F		MSZ-GE35VA-E1	MXZ-4E72VA (Share with Living / Dining Room)
		Flats A2 and A5 on 2/F-3/F, 5/F-12/F Flat A3 on 15/F-23/F		MSZ-GE35VA-E1	MXZ-6D122VA2 (Share with Living / Dining Room and Master Bedroom)
		Flats B2 and B5 on 2/F-3/F, 5/F-12/F Flat B3 on 15/F-23/F	MSZ-GE35VA-E1	MXZ-4E83VA (Share with Living / Dining Room)	
Bedroom 1	Split Type Air-Conditioner	Flats A2 and B2 on 15/F-23/F	MSZ-GE35VA-E1	MXZ-5E102VA (Share with Living / Dining Room and Bedroom 2)	
Bedroom 2	Split Type Air-Conditioner	Flats A2 and B2 on 15/F-23/F	MSZ-GE35VA-E1	MXZ-5E102VA (Share with Living / Dining Room and Bedroom 1)	

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

6. APPLIANCES SCHEDULE

Location	Appliance	Flats apply	Brand	Model No. (if any)
Open Kitchen	Microwave Oven	Flats A2, A6, B1, B3 and B5 on 2/F-3/F, 5/F-12/F Flats A5, B1, B2 and B3 on 15/F-23/F	Siemens	BE634LGS1B
		Flats A1, A3, A5, B2 and B6 on 2/F-3/F, 5/F-12/F Flats A1, A2, A3 and B5 on 15/F-23/F		BE634RGS1B
	Washer Dryer	All flats	Siemens	WK14D321HK
	Refrigerator	Flats A2 and A5 on 2/F-3/F, 5/F-12/F Flats A2, A3 and B2 on 15/F-23/F	Siemens	KI86NAF31K
		Flats A1, A3, A6, B1, B2, B3, B5 and B6 on 2/F-3/F, 5/F-12/F Flats A1, A5, B1, B3 and B5 on 15/F-23/F		KU15LA65HK
	Built-in Gas Cooker	Flats A1, A2, A5, A6, B1, B2, B5 and B6 on 2/F-3/F, 5/F-12/F All flats on 15/F-23/F	Mia Cucina	MY32C
		Flats A2 and B2 on 15/F-23/F		MY31C
	Induction Cooker	Flats A3 and B3 on 2/F-3/F, 5/F-12/F	Siemens	EX375FXB1E
Telescopic Hood	All flats	Siemens	LI67SA530B	
Master Bathroom	Exhaust Fan	Flats A2 and A5 on 2/F-3/F, 5/F-12/F Flat A3 on 15/F-23/F	Gelec	DPT10-24H
		Flats A2 and B2 on 15/F-23/F		DPT15-34H
Bathroom	Electric Water Heater	Flats A3 and B3 on 2/F-3/F, 5/F-12/F	Stiebel Eltron	DHB 27 STi
	Gas Water Heater	Flats A1, A5, B2 and B6 on 2/F-3/F, 5/F-12/F Flats A1, A3 and B5 on 15/F-23/F	TGC	RBOX16QL
		Flats A2, A6, B1 and B5 on 2/F-3/F, 5/F-12/F Flats A5, B1 and B3 on 15/F-23/F		RBOX16QR
Exhaust Fan	Flats A1, A3, A6, B1, B2, B3, B5 and B6 on 2/F-3/F, 5/F-12/F Flats A1, A5, B1, B3 and B5 on 15/F-23/F	Gelec	DPT10-24H	
Bathroom 1	Gas Water Heater	Flat A2 on 15/F-23/F	TGC	RBOX16QR
		Flat B2 on 15/F-23/F		RBOX16QL
Bathroom 2	Exhaust Fan	Flats A2 and B2 on 15/F-23/F	Gelec	DPT10-24H

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

住宅單位機電裝置位置及數量說明表 (2樓至3樓、5樓至12樓)

SCHEDULE FOR THE LOCATION AND NUMBER OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS (2/F-3/F, 5/F-12/F)

位置 Location	描述 Description	A1	A2	A3	A5	A6	B1	B2	B3	B5	B6
客廳/飯廳 Living Room / Dining Room	視像對講機 Video Door Phone	1	1	1	1	1	1	1	1	1	1
	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1
	數據插座 Data Outlet	1	1	1	1	1	1	1	1	1	1
	單位電插座 Single Socket Outlet	1	1	-	1	1	1	1	-	1	1
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1
	雙位電插座連雙USB充電位 Twin Socket Outlet with USB	1	1	1	1	1	1	1	1	1	1
	室內空調機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1	1	1	1	1
開放式廚房 Open Kitchen	單位電插座 Single Socket Outlet	-	-	1	-	-	-	-	1	-	-
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1
	微型斷路器配電箱 Miniature Circuit Breakers Board	1	1	1	1	1	1	1	1	1	1
	洗衣乾衣機接駁點 Washer Dryer Machine Connection Point	1	1	1	1	1	1	1	1	1	1
	電磁爐接線座 Fused Spur Unit for Induction Cooker	-	-	1	-	-	-	-	-	1	-
主人睡房 Master Bedroom	電視及電台天線插座 TV and FM Outlet	-	1	-	1	-	-	-	-	-	-
	電話插座 Telephone Outlet	-	1	-	1	-	-	-	-	-	-
	單位電插座 Single Socket Outlet	-	1	-	1	-	-	-	-	-	-
	雙位電插座 Twin Socket Outlet	-	1	-	1	-	-	-	-	-	-
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	-	1	-	1	-	-	-	-	-	-
睡房 Bedroom	電視及電台天線插座 TV and FM Outlet	1	1	-	1	1	1	1	-	1	1
	電話插座 Telephone Outlet	1	1	-	1	1	1	1	-	1	1
	單位電插座 Single Socket Outlet	1	1	-	1	1	-	1	-	1	-
	雙位電插座 Twin Socket Outlet	1	1	-	1	1	1	1	-	1	1
	室內空調機接駁點 Connection Point for A/C Indoor Unit	1	1	-	1	1	1	1	-	1	1

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

住宅單位機電裝置位置及數量說明表 (2樓至3樓、5樓至12樓)

SCHEDULE FOR THE LOCATION AND NUMBER OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS (2/F-3/F, 5/F-12/F)

位置 Location	描述 Description	A1	A2	A3	A5	A6	B1	B2	B3	B5	B6
主人浴室 Master Bathroom	單位電插座 Single Socket Outlet	-	1	-	1	-	-	-	-	-	-
浴室 Bathroom	煤氣熱水爐接線座 Fused Spur Unit for Gas Water Heater	1	1	-	1	1	1	1	-	1	1
	電熱水爐接線座 Fused Spur Unit for Electric Water Heater	-	-	1	-	-	-	-	1	-	-
	單位電插座 Single Socket Outlet	1	1	1	1	1	1	1	1	1	1
	煤氣接駁點 Gas Connection Point	1	1	-	1	1	1	1	-	1	1
冷氣機平台 (適用於3樓、5樓至12樓) A/C Platform (For 3/F, 5/F-12/F)	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	1	1	1	1	1	1	1	1	1	1
平台 (適用於2樓) Flat Roof (For 2/F)	防水單位電插座 Weatherproof Single Socket Outlet	1	1	-	1	1	1	1	1	1	1
冷氣機台 (適用於2樓) A/C Plinth (For 2/F)	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	1	1	1	1	1	1	1	1	1	1

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

住宅單位機電裝置位置及數量說明表 (15樓至23樓)

SCHEDULE FOR THE LOCATION AND NUMBER OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS (15/F-23/F)

位置 Location	描述 Description	A1	A2	A3	A5	B1	B2	B3	B5
客廳/飯廳 Living Room / Dining Room	視像對講機 Video Door Phone	1	1	1	1	1	1	1	1
	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1
	數據插座 Data Outlet	1	1	1	1	1	1	1	1
	單位電插座 Single Socket Outlet	1	1	1	1	1	1	1	1
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1
	雙位電插座連雙USB充電位 Twin Socket Outlet with USB	1	1	1	1	1	1	1	1
	室內空調機接駁點 Connection Point for A/C Indoor Unit	1	2	1	1	1	2	1	1
開放式廚房 Open Kitchen	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1
	微型斷路器配電箱 Miniature Circuit Breakers Board	1	1	1	1	1	1	1	1
	洗衣乾衣機接駁點 Washer Dryer Machine Connection Point	1	1	1	1	1	1	1	1
主人睡房 Master Bedroom	電視及電台天線插座 TV and FM Outlet	-	1	1	-	-	1	-	-
	電話插座 Telephone Outlet	-	1	1	-	-	1	-	-
	單位電插座 Single Socket Outlet	-	-	1	-	-	-	-	-
	雙位電插座 Twin Socket Outlet	-	1	1	-	-	1	-	-
	雙位電插座連雙USB充電位 Twin Socket Outlet with USB	-	1	-	-	-	1	-	-
	室內空調機接駁點 Connection Point for A/C Indoor Unit	-	1	1	-	-	1	-	-
睡房1 Bedroom 1	電視及電台天線插座 TV and FM Outlet	-	1	-	-	-	1	-	-
	電話插座 Telephone Outlet	-	1	-	-	-	1	-	-
	單位電插座 Single Socket Outlet	-	1	-	-	-	1	-	-
	雙位電插座 Twin Socket Outlet	-	1	-	-	-	1	-	-
	室內空調機接駁點 Connection Point for A/C Indoor Unit	-	1	-	-	-	1	-	-

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

住宅單位機電裝置位置及數量說明表 (15樓至23樓)

SCHEDULE FOR THE LOCATION AND NUMBER OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS (15/F-23/F)

位置 Location	描述 Description	A1	A2	A3	A5	B1	B2	B3	B5
睡房2 Bedroom 2	電視及電台天線插座 TV and FM Outlet	-	1	-	-	-	1	-	-
	電話插座 Telephone Outlet	-	1	-	-	-	1	-	-
	單位電插座 Single Socket Outlet	-	1	-	-	-	1	-	-
	雙位電插座 Twin Socket Outlet	-	1	-	-	-	1	-	-
	室內空調機接駁點 Connection Point for A/C Indoor Unit	-	1	-	-	-	1	-	-
睡房 Bedroom	電視及電台天線插座 TV and FM Outlet	1	-	1	1	-	-	1	1
	電話插座 Telephone Outlet	1	-	1	1	-	-	1	1
	單位電插座 Single Socket Outlet	1	-	1	1	-	-	1	-
	雙位電插座 Twin Socket Outlet	1	-	1	1	-	-	1	1
	室內空調機接駁點 Connection Point for A/C Indoor Unit	1	-	1	1	-	-	1	1
主人浴室 Master Bathroom	單位電插座 Single Socket Outlet	-	1	1	-	-	1	-	-
浴室1 Bathroom 1	煤氣熱水爐接線座 Fused Spur Unit for Gas Water Heater	-	1	-	-	-	1	-	-
	單位電插座 Single Socket Outlet	-	1	-	-	-	1	-	-
	煤氣接駁點 Gas Connection Point	-	1	-	-	-	1	-	-
浴室2 Bathroom 2	單位電插座 Single Socket Outlet	-	1	-	-	-	1	-	-
浴室 Bathroom	煤氣熱水爐接線座 Fused Spur Unit for Gas Water Heater	1	-	1	1	1	-	1	1
	單位電插座 Single Socket Outlet	1	-	1	1	1	-	1	1
	煤氣接駁點 Gas Connection Point	1	-	1	1	1	-	1	1
冷氣機平台 A/C Platform	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	1	2	1	1	1	2	1	1
天台 (適用於23樓) Roof (For 23/F)	防水單位電插座 Weatherproof Single Socket Outlet	1	1	1	1	1	1	1	1

23 服務協議 SERVICE AGREEMENTS

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

煤氣由香港中華煤氣有限公司供應。

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

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

24 地稅 GOVERNMENT RENT

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

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

25 買方的雜項付款 MISCELLANEOUS PAYMENTS BY PURCHASER

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

備註：

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

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

Note:

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

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

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

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

27 斜坡維修 MAINTENANCE OF SLOPES

不適用

Not applicable

28 修訂 MODIFICATION

本發展項目現時並沒有向政府提出申請修訂批地文件。

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

29 申請建築物總樓面面積寬免的資料

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

獲寬免總樓面面積的設施分項

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

		面積 (平方米)
根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		
1(#)	停車場及上落客貨地方 (公共交通總站除外)	1343.693
2	機房及相類設施	
2.1(#)	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	101.786
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	509.454
2.3	非強制性或非必要機房，例如空調機房、風櫃房等	不適用
根據《聯合作業備考》第1及第2號提供的環保設施		
3	住宅樓宇露台	164.000
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 (不包括建築飾條)	53.072
9	工作平台	不適用
10	隔音屏障	不適用
適意設施		
11(#)	供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	5.000
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	279.557
13	有上蓋的園景區及遊樂場	不適用
14	橫向屏障 / 有蓋人行道、花棚	不適用
15	擴大升降機井道	不適用
16	煙囪管道	不適用
17	其他非強制性設施或非必要機房，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	69.979
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	其他伸出物，如空調機箱或伸出外牆超過750毫米的平台	不適用
其他項目		
23	庇護層，包括庇護層兼空中花園	不適用
24(#)	其他伸出物	8.992
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	425.927
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
額外總樓面面積		
30	額外總樓面面積	不適用

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

29 申請建築物總樓面面積寬免的資料

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

有關建築物的環境評估

綠色建築認證

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

**暫定評級
不予評級**



申請編號: PAU0056/20

發展項目的公用部份的預計能量表現或消耗

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

第I部份						
提供中央空調			是			
提供具能源效益的設施			是			
擬安裝的具能源效益的設施			採用LED節能照明及節能空調系統			
第II部份：擬興建樓宇/部分樓宇預計每年能源消耗量 ^(註腳 1)						
發展項目類型	位置	使用有關裝置的內部樓面面積(平方米)	基線樓宇 ^(註腳 2) 每年能源消耗量		擬興建樓宇每年能源消耗量	
			電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年	電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年
住用發展項目 (不包括酒店)	中央樓宇裝備裝置 ^(註腳 3)	3699.141	319.88	不適用	248.50	不適用
非住用發展項目 ^(註腳 4) (包括酒店)	平台 (非中央屋宇裝備裝置)	778.6	183.94	不適用	144.97	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中的涵義相同。
- 平台一般指發展項目的最低部分 (通常為發展項目最低於15米部分及其地庫 (如適用))，並與其上的塔樓有不同用途。對於並無明確分平台與塔樓的發展項目，應視整個發展項目為塔樓。

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

29 申請建築物總樓面面積寬免的資料

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

BREAKDOWN OF GFA CONCESSIONS OBTAINED FOR ALL FEATURES

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

		Area (m ²)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1(#)	Carpark and loading/unloading area excluding public transport terminus	1343.693
2	Plant rooms and similar services	
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.	101.786
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.	509.454
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	Not applicable
Green Features under Joint Practice Notes 1 and 2		
3	Balcony for residential buildings	164.000
4	Wider common corridor and lift lobby	Not applicable
5	Communal sky garden	Not applicable
6	Acoustic fin	Not applicable
7	Wing wall, wind catcher and funnel	Not applicable
8	Non-structural prefabricated external wall (exclude architectural features)	53.072
9	Utility platform	Not applicable
10	Noise barrier	Not applicable
Amenity Features		
11(#)	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	5.000
12(#)	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	279.557
13	Covered landscaped and play area	Not applicable
14	Horizontal screens / covered walkways, trellis	Not applicable
15	Larger lift shaft	Not applicable

16	Chimney shaft	Not applicable
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	Not applicable
18(#)	Pipe duct, air duct for mandatory feature or essential plant room	69.979
19	Pipe duct, air duct for non-mandatory or non-essential plant room	Not applicable
20	Plant room, pipe duct, air duct for environmentally friendly system and feature	Not applicable
21	Void in duplex domestic flat and house	Not applicable
22	Other projection such as air-conditioning box and platform with a projection of more than 750mm from external wall	Not applicable
Other Exempted Items		
23	Refuge floor including refuge floor cum sky garden	Not applicable
24(#)	Other projections	8.992
25	Public transport terminus	Not applicable
26	Party structure and common staircase	Not applicable
27(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	425.927
28	Public passage	Not applicable
29	Covered set back area	Not applicable
Bonus GFA		
30	Bonus GFA	Not applicable

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

THE ENVIRONMENTAL ASSESSMENT OF THE BUILDING



ESTIMATED ENERGY PERFORMANCE OR CONSUMPTION FOR THE COMMON PARTS OF THE DEVELOPMENT

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

Part I						
Provision of Central Air Conditioning			Yes			
Provision of Energy Efficient Features			Yes			
Energy Efficient Features proposed			LED lighting and high efficient A/C unit			
Part II : The predicted annual energy use of the proposed building/part of building ^(Note 1)						
Type of Development	Location	Internal Floor Area Served (m ²)	Annual Energy Use of Baseline Building ^(Note 2)		Annual Energy Use of Proposed Building	
			Electricity kWh / m ² / annum	Town Gas / LPG unit / m ² / annum	Electricity kWh / m ² / annum	Town Gas / LPG unit / m ² / annum
Domestic Development (excluding Hotel)	Central building services installation ^(Note 3)	3699.141	319.88	Not applicable	248.50	Not applicable
Non-domestic Development ^(Note 4) (including hotel)	Podium (non-central building services installation)	778.6	183.94	Not applicable	144.97	Not applicable

Notes:

- In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency. The predicted annual energy use, in terms of electricity consumption (kWh/m²/annum) and town gas/LPG consumption (unit/m²/annum), of the development by the internal floor area served, where:
 - "total annual energy use" has the same meaning of "annual energy use" under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (v1.2 version); and
 - "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
- "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" under Section 4 and Appendix 8 of the BEAM Plus for New Building (v1.2 version).
- "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings.
- Podium(s) normally means the lowest part of the development (usually the lowest 15m of the development and its basement, if any) carrying different use(s) from that of the tower(s) above. For development without clear demarcation between podium(s) and tower(s), the development, as a whole, should be considered as tower(s).

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

1. 放置室外冷氣機

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)放置在毗鄰/附件於部份住宅單位的冷氣機平台上或部份住宅單位的平台的高位或樓層面。該等被放置於冷氣機平台上及平台的室外冷氣機可能對發展項目內有關的住宅單位的享用，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，請參閱本售樓說明書的「發展項目的住宅物業的樓面平面圖」。

2. 建築裝飾

部份住宅單位外設有建築裝飾。此等建築裝飾可能對部份單位的景觀造成影響。有關建築裝飾的位置，請參閱本售樓說明書的「發展項目的住宅物業的樓面平面圖」。

3. 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 / 或露台的外牆裝有喉管，部分住宅單位的景觀可能因此受到影響。有關喉管的位置，請參閱發展項目最新批准建築圖則。

4. 吊船操作

1. 根據公契及管理協議，管理人有權進入建有平台及 / 或天台的住宅單位 (不論是否連同管理人的代理、工人及職員，又或是否攜帶用具、工具及物料) 操作吊船。
2. 在管理人安排為發展項目的外牆 (包括構成住宅單位一部分的玻璃幕牆結構、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、油漆或裝飾期間，吊船 (不論是永久或臨時的吊船裝置) 將會停泊在住宅單位的平台上，並在住宅單位的平台及天台上空操作，以及在住宅單位的窗外及露台外操作。

5. 裝飾燈

1. 發展項目部分住宅單位的外牆裝置 LED 裝飾燈，該等裝飾燈可能不時開啟。
2. LED 裝飾燈的照明 (如有的話) 可能對發展項目住宅物業的享用，諸如景觀、光及對周邊環境的其他方面造成影響。

6. 車輛轉盤

發展項目的地面設有一個車輛轉盤供貨車輛使用。轉盤的使用及操作可能影響位於地面的住宅升降機大堂的出入及有關住宅單位的享用，諸如噪音或其他方面的影響。有關轉盤的位置，請參閱本售樓說明書的「發展項目的布局圖」。

1. PLACING OF AIR-CONDITIONING OUTDOOR UNITS

Air-conditioning outdoor units (either serving its own residential unit or other residential unit(s)) are placed on the air-conditioner platform(s) adjacent to/adjoining some residential units or the high level or floor level of the flat roof(s) of some residential units. The placing of air-conditioning outdoor units on the air-conditioner platform(s) and flat roof(s) may affect the enjoyment of the relevant residential units of the development in terms of heat and noise or other aspects. For the locations of the air-conditioning outdoor units, please refer to the "Floor Plans of Residential Properties in the Development" in this sales brochure.

2. ARCHITECTURAL FEATURES

Some architectural features are installed outside some residential units of the development. The views of some residential units may be affected by these architectural features. For the locations of the architectural features, please refer to the "Floor Plans of Residential Properties in the Development" in this sales brochure.

3. PIPES

Some 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 pipes, please refer to the latest approved building plans of the development.

4. OPERATION OF GONDOLA

1. Under the Deed of Mutual Covenant and Management Agreement, the Manager shall have the right to access into those residential units consisting flat roof(s) and/or roof(s) (with or without the Manager's agents, workmen and staff and with or without other appliances, equipment and materials) for operating the gondola system.
2. 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 unit) and the Common Areas and Facilities of the development as arranged by the Manager, gondola(s) (whether its installation is permanently or temporarily) will be parked on the flat 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 units.

5. LIGHTING

1. LED lightings are installed on the external walls of some residential units of the development and may be turned on from time to time.
2. The illumination (if any) of the LED lightings may affect the enjoyment of some residential units in the development in terms of the views, lighting and other aspects of the surrounding environment.

6. TURNTABLE

A turntable is installed at the ground floor of the development for goods vehicles' use. The use and operation of the turntable may affect the ingress to / egress from the residential lift lobby on ground floor and the enjoyment of the relevant residential units of the development in terms of noise or other aspects. For the location of the turntable, please refer to the "Layout Plan of the Development" in this sales brochure.

賣方就該項目指定的互聯網網站的網址：
THE ADDRESS OF THE WEBSITE DESIGNATED BY THE VENDOR FOR THE DEVELOPMENT:

www.arbour.com.hk

1. 發展項目及其周邊地區日後可能出現改變
2. 本售樓說明書印製日期：2020年11月6日

1. There may be future changes to the development and the surrounding areas.
2. Date of printing of this Sales Brochure: 6 November 2020

EXAMINATION RECORD

檢視記錄

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2020年11月24日 24 November 2020	11	更新賣方及有參與發展項目的其他人的資料 Update information on vendor and others involved in the development
	34	更新發展項目中的住宅物業的面積 Update area of residential properties in the development
2020年12月8日 8 December 2020	22	更新發展項目的布局圖 Update layout plan of the development
	24	更新發展項目的住宅物業的樓面平面圖 Update floor plans of residential properties in the development
	62, 69	更新裝置、裝修物料及設備 Update fittings, finishes and appliances

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