



售樓說明書
SALES BROCHURE

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NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》（第621章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i)露台；(ii)工作平台；以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部 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，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
 - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
 - 室內和外部的裝置、裝修物料和設備；
 - 管理費按甚麼基準分擔；
 - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
 - 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

- 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.

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

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

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

Other useful contacts:

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

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

Real Estate Developers Association of Hong Kong
Telephone : 2826 0111
Fax : 2845 2521

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

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

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

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

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

1. INFORMATION ON THE DEVELOPMENT, THE SPECTACLE

發展項目，嘉賢居的資料

街道名稱及門牌號數	: 草園街8號	Name of street and street number	: No. 8 Cho Yuen Street
樓層總數	: 全幢共37層 (LG樓至39樓，不包括天台)。	Total number of storeys	: Totally 37 storeys (LG/F to 39/F, excluding the roof).
樓層號數	: LG樓、UG樓、1樓至3樓、5樓至13樓、15樓至23樓、25樓至33樓、35樓至39樓。	Floor numbering	: LG/F, UG/F, 1/F to 3/F, 5/F to 13/F, 15/F to 23/F, 25/F to 33/F, 35/F to 39/F .
被略去的樓層號數	: 不設4、14、24及34樓。	Omitted floor numbers	: 4/F, 14/F, 24/F and 34/F are omitted.
底護層	: 天台	Refuge floor	: Roof floor

2. INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

賣方及有參與發展項目的其他人的資料

賣方	: 良輝有限公司 (亦為擁有人及其控權公司為香港小輪 (集團) 有限公司)	Vendor	: Lenfield Limited (also as the owner and whose holding company is Hong Kong Ferry (Holdings) Company Limited)
發展項目的認可人士	: 李景勳•雷煥庭建築師有限公司的李景勳先生 (李景勳先生為李景勳•雷煥庭建築師有限公司的董事)	Authorized person for the development	: Mr. Andrew Lee King Fun of Andrew Lee King Fun & Associates Architects Limited (Mr. Andrew Lee King Fun is a director of Andrew Lee King Fun & Associates Architects Limited)
發展項目的承建商	: 恒順建築有限公司	Building contractor for the development	: Heng Shung Construction Company Limited
賣方代表律師	: 胡關李羅律師行	Vendor's solicitors	: Woo, Kwan, Lee & Lo
已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構	: 香港上海滙豐銀行有限公司 (該銀行的承諾已無需要並已終止)	Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the development	: The Hong Kong and Shanghai Banking Corporation Limited (The bank undertaking is no longer needed and has been terminated)
已為發展項目的建造提供貸款的任何其他人	: 香港小輪 (集團) 有限公司 (該項貸款經已全部清還)	Any other person who has made a loan for the construction of the development	: Hong Kong Ferry (Holdings) Company Limited (such a loan has been fully repaid)

3. RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

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

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

4. INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

發展項目有構成圍封牆的一部分的非結構的預製外牆。
每幢建築物的非結構的預製外牆的厚度範圍為75毫米至300毫米。
發展項目有構成圍封牆的一部分的幕牆。¹
每幢建築物的幕牆的厚度範圍為125毫米。¹

每個住宅物業的非結構的預製外牆的總面積表

樓層	單位	每個住宅物業的非結構的 預製外牆的總面積(平方米)
5樓	A	5.456
	B	5.960
	C	3.760
	D	3.760
	E	5.026
	F	3.726
6樓至13樓、 15樓至23樓、 25樓至33樓、 35樓至37樓	A	5.456
	B	5.960
	C	3.760
	D	3.760
	E	5.026
	F	3.726
38樓	A	11.981
	C	4.738
39樓	A	13.745
	C	6.470
38樓至39樓複式	B	20.022

不包括14樓、24樓及34樓。
每個住宅物業的幕牆的總面積: 不適用。
備註：¹ 發展項目的幕牆只位於建築物的非住宅部分。

5. INFORMATION ON PROPERTY MANAGEMENT

物業管理的資料

管理人： 恒益物業管理有限公司，根據已簽立的公契，獲委任為發展項目的管理人。
Manager： Hang Yick Properties Management Limited, appointed as the Manager of the development under the deed of mutual covenant that has been executed.

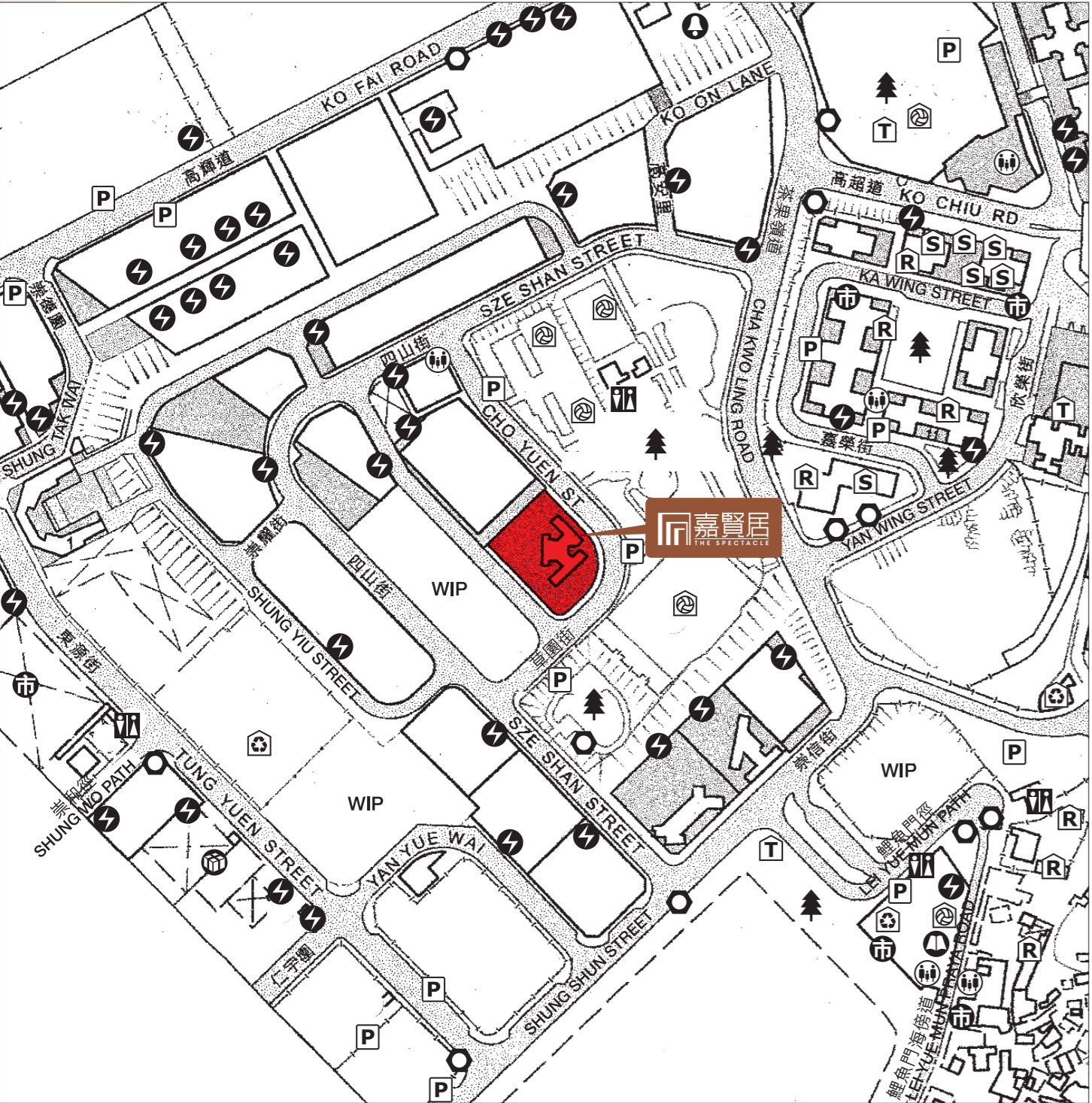
Schedule of total area of the non-structural prefabricated external walls of each residential property

Floor	Unit	Total area of non-structural prefabricated external walls of each residential property (sq.m.)
5/F	A	5.456
	B	5.960
	C	3.760
	D	3.760
	E	5.026
	F	3.726
6/F to 13/F, 15/F to 23/F, 25/F to 33/F, 35/F to 37/F	A	5.456
	B	5.960
	C	3.760
	D	3.760
	E	5.026
	F	3.726
38/F	A	11.981
	C	4.738
39/F	A	13.745
	C	6.470
38/F to 39/F Duplex	B	20.022

14/F, 24/F and 34/F are omitted.
The total area of the curtain walls of each residential property: Not applicable.
Note: ¹ The curtain walls of the development are located at the non-residential part of the building.

6. LOCATION PLAN OF THE DEVELOPMENT

發展項目的所在位置圖



圖例 NOTATION

- | | |
|--|--|
| 消防局
Fire station | 公共交通總站 (包括鐵路車站)
Public transport terminal (including a rail station) |
| 圖書館
Library | 公用事業設施裝置
Public utility installation |
| 發電廠 (包括電力分站)
Power plant (including electricity sub-stations) | 宗教場所 (包括教堂、廟宇及祠堂)
Religious institution (including church, temple and Tsz Tong) |
| 垃圾收集站
Refuse collection point | 學校 (包括幼稚園)
School (including kindergarten) |
| 市場 (包括濕貨市場及批發市場)
Market (including wet market and wholesale market) | 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) |
| 貨物裝卸區
Cargo working area | 體育設施 (包括運動場及游泳池)
Sports facilities (including sports ground and swimming pool) |
| 公眾停車場 (包括貨車停泊處)
Public carpark (including lorry park) | 公廁
Public convenience |
| 施工中
Work in progress | 公園
Public park |
| | 垃圾收集站
Refuse collection point |

發展項目的位置 Location of the development

比例SCALE : 0M (米) 250M (米)

摘錄自地政總署測繪處地圖組別HP5C，編號11-SE-B。
Adopted from part of the scale map from Survey and Mapping Office of Lands Department with Series HP5C, Sheet Number 11-SE-B.

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121/2014。
The map reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR. Licence No. 121/2014.

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. AERIAL PHOTOGRAPH OF THE DEVELOPMENT

發展項目的鳥瞰照片



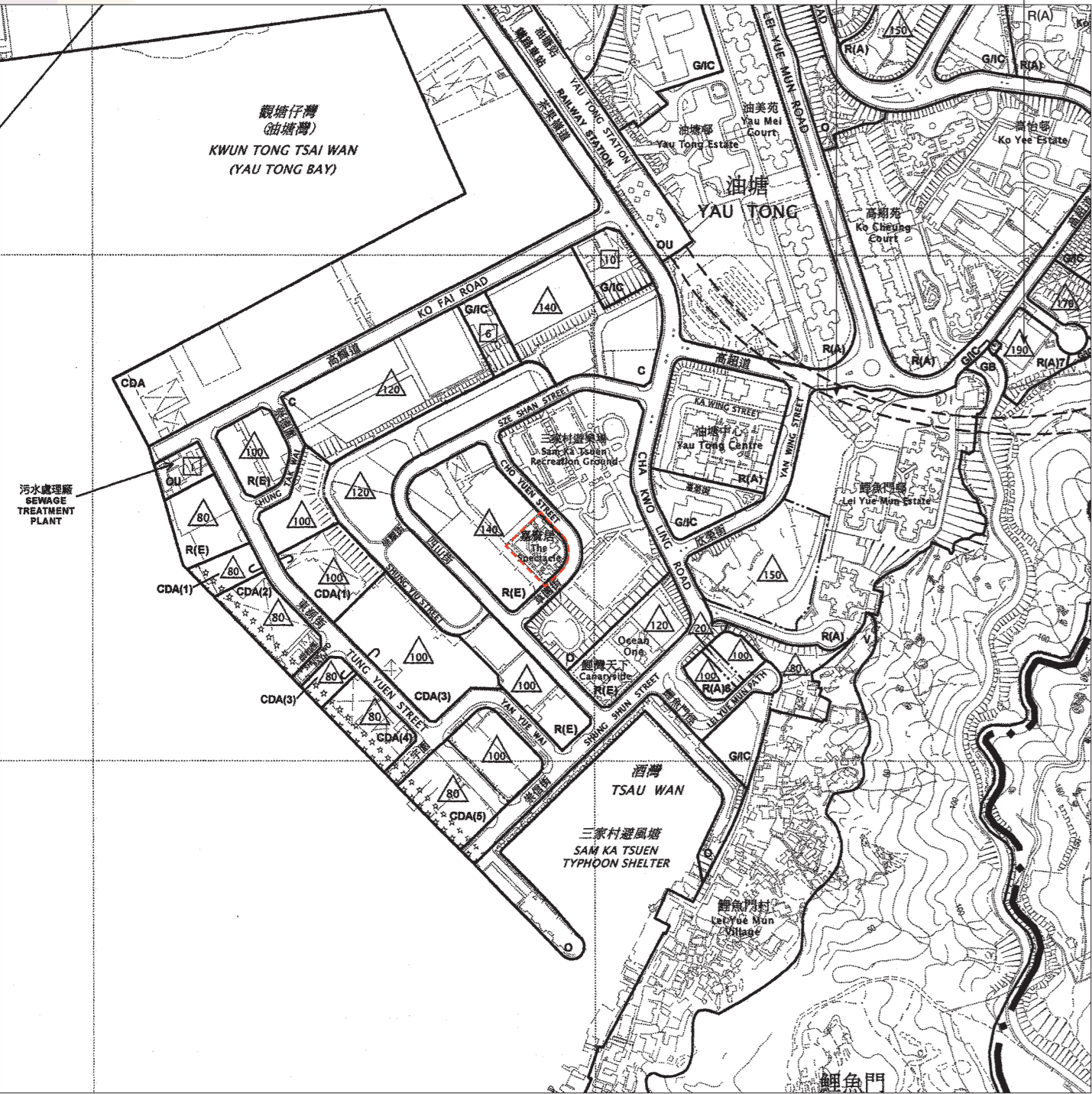
摘錄自地政總署測繪處於2017年1月6日在油塘6,000呎飛行高度拍攝之鳥瞰照片，編號為E011295C。
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height 6,000 feet in Yau Tong. Photo No. E011295C, dated 6th January 2017.

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

香港特別行政區政府地政總署測繪處
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8. OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖等



圖例 NOTATION

地帶 Zones

- 商業 Commercial
- 綜合發展區 Comprehensive Development Area
- 住宅(甲類) Residential (Group A)
- 住宅(戊類) Residential (Group E)
- 鄉村式發展 Village Type Development
- 政府、機構或社區 Government, Institution or Community
- 休憩用地 Open Space
- 其他指定用途 Other Specified Uses
- 綠化地帶 Green Belt

交通 Communications

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

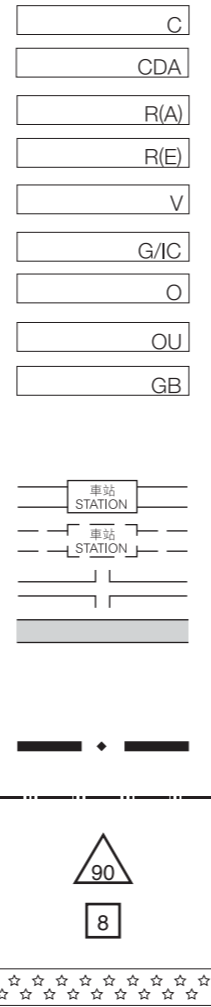
其他 Miscellaneous

- 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 Meters Above Principal Datum)
- 最高建築物高度 (樓層數目) Maximum Building Height (In Number of Storeys)
- 指定為「海濱長廊」的地區 Area Designated for 'Waterfront Promenade'

- 發展項目的界線 Boundary of the development

摘錄自2017年4月28日刊憲之茶果嶺、油塘、鯉魚門(九龍規劃區第15區)分區計劃大綱核准圖，圖則編號為S/K15/25。
Adopted from part of the Kowloon Planning Area No.15 – Cha Kwo Ling, Yau Tong, Lei Yue Mun – approved Outline Zoning Plan with Plan No. S/K15/25 gazetted on 28th April 2017.

備註：因技術性問題，此分區計劃大綱核准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 approved outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.



有關分區計劃大綱草圖並不覆蓋本空白範圍
THIS BLANK AREA FALLS OUTSIDE THE COVERAGE OF THE RELEVANT DRAFT OUTLINE ZONING PLAN

圖例 NOTATION

地帶 Zones

- 綠化地帶 Green Belt

其他 Miscellaneous

- 規劃範圍界線 Boundary of Planning Scheme

- 發展項目的界線 Boundary of the development

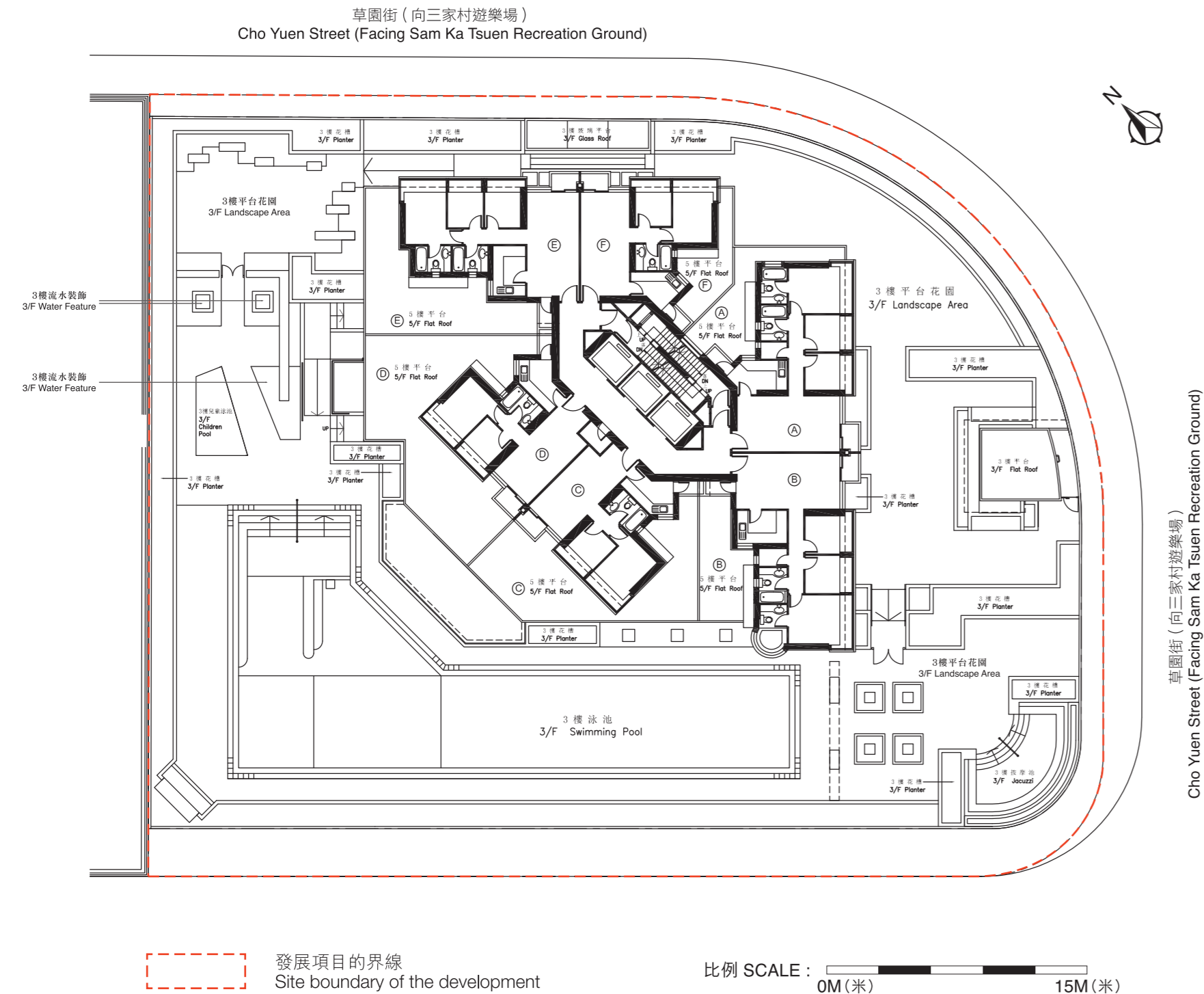
摘錄自2017年8月11日刊憲之將軍澳分區計劃大綱草圖，圖則編號為S/TKO/25。
Adopted from part of the Tseung Kwan O – draft Outline Zoning Plan with Plan No. S/TKO/25 gazetted on 11th August 2017.

備註：因技術性問題，此分區計劃大綱草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 draft outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.



9. LAYOUT PLAN OF THE DEVELOPMENT

發展項目的布局圖



10. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

下列平面圖圖例及備註適用於「發展項目的住宅物業的樓面平面圖」中的所有頁數。

The legend for floor plans and notes below are applicable for all pages in "Floor Plans of Residential Properties in the Development".

Legend for floor plans 平面圖圖例

A/C Platform	= Air-conditioner Platform 空調機平台
Bath	= Bathroom 浴室
B.W.	= Bay Window 窗台
C.D.	= Cable Duct 電線槽
Din.	= Dining Room 飯廳
DN	= Down 落
E.M.R.	= Electrical Meter Room 電錶房
Lav	= Lavatory 洗手間
H.R.	= Hose Reel 消防喉轆
Kit	= Kitchen 廚房
Liv.	= Living Room 客廳
P.D.	= Pipe Duct 槽位
Store	= Store Room 儲物房
T.D.	= Telephone Duct 電話線槽
U.P.	= Utility Platform 工作平台
UP	= Up 上
W.C.	= Water Closet 廁所

住宅物業的平面圖的備註:

1. 部分住宅單位的露台、陽台、工作平台、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. 部分住宅單位內之部分天花或有跌級樓板，用以安裝上層之機電設備或配合上層之結構、建築設計及/或裝修設計上的需要。
3. 部分住宅單位內或設有假陣或假天花用以安裝冷氣喉管及/或其他機電設備。

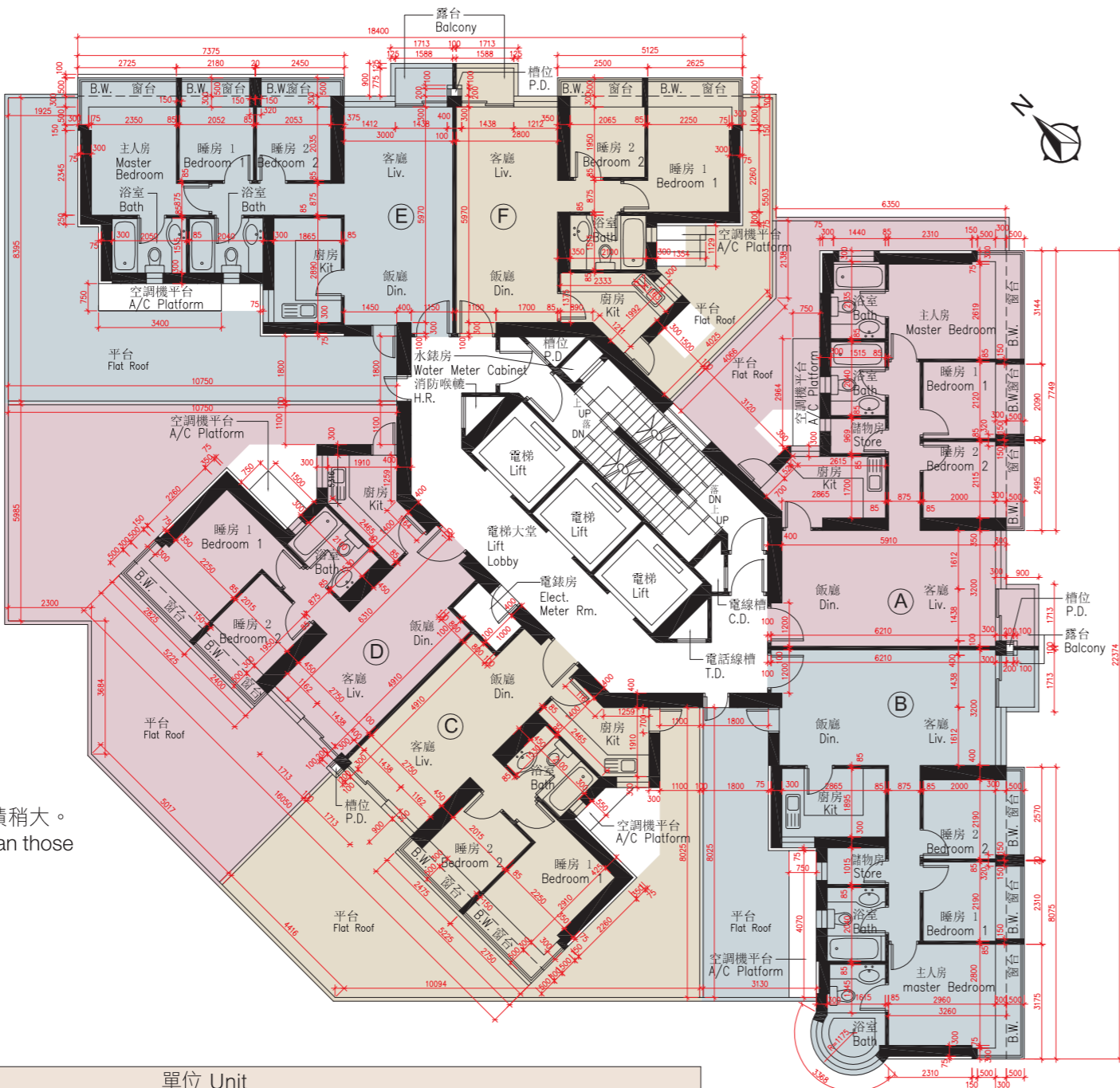
Remarks for the Floor Plans of Residential Properties:

1. Common pipes exposed or enclosed in cladding may be located at the balcony, verandah, utility platform, flat roof or external wall of some residential units.
2. There may be sunken slabs at some parts of the ceiling inside some residential units for the installation of mechanical and electrical services of the floor above or due to the structural, architectural and/or decoration design requirements of the floor above.
3. There may be ceiling bulkheads or false ceiling inside some residential units for the installation of air-conditioning conduits and/or other mechanical and electrical services.

10. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

5樓平面圖 5TH FLOOR PLAN



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.

平台空白位置為供維修大廈設備使用的公用地方。
Blank areas on the flat roof are common areas for building facility maintenance.

備註：平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
Note : The dimensions of floor plans are all structural dimensions in millimeter.

每個住宅物業 Each Residential Property	樓層 Floor	單位 Unit					
		A	B	C	D	E	F
		150, 200, 250	150, 200	150, 200, 250	150, 200, 250	150, 200	150, 200, 250
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	5/F	2800, 3150	2800, 3150	2800, 3150	2800, 3150	2800, 3150	2800, 3150
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)		2800, 3150	2800, 3150	2800, 3150	2800, 3150	2800, 3150	2800, 3150

比例 SCALE : 0M (米) 5M (米)

6樓至13樓、15樓至23樓、25樓至33樓及35樓至36樓平面圖
6TH TO 13TH, 15TH TO 23RD, 25TH TO 33RD and 35TH TO 36TH FLOOR PLAN

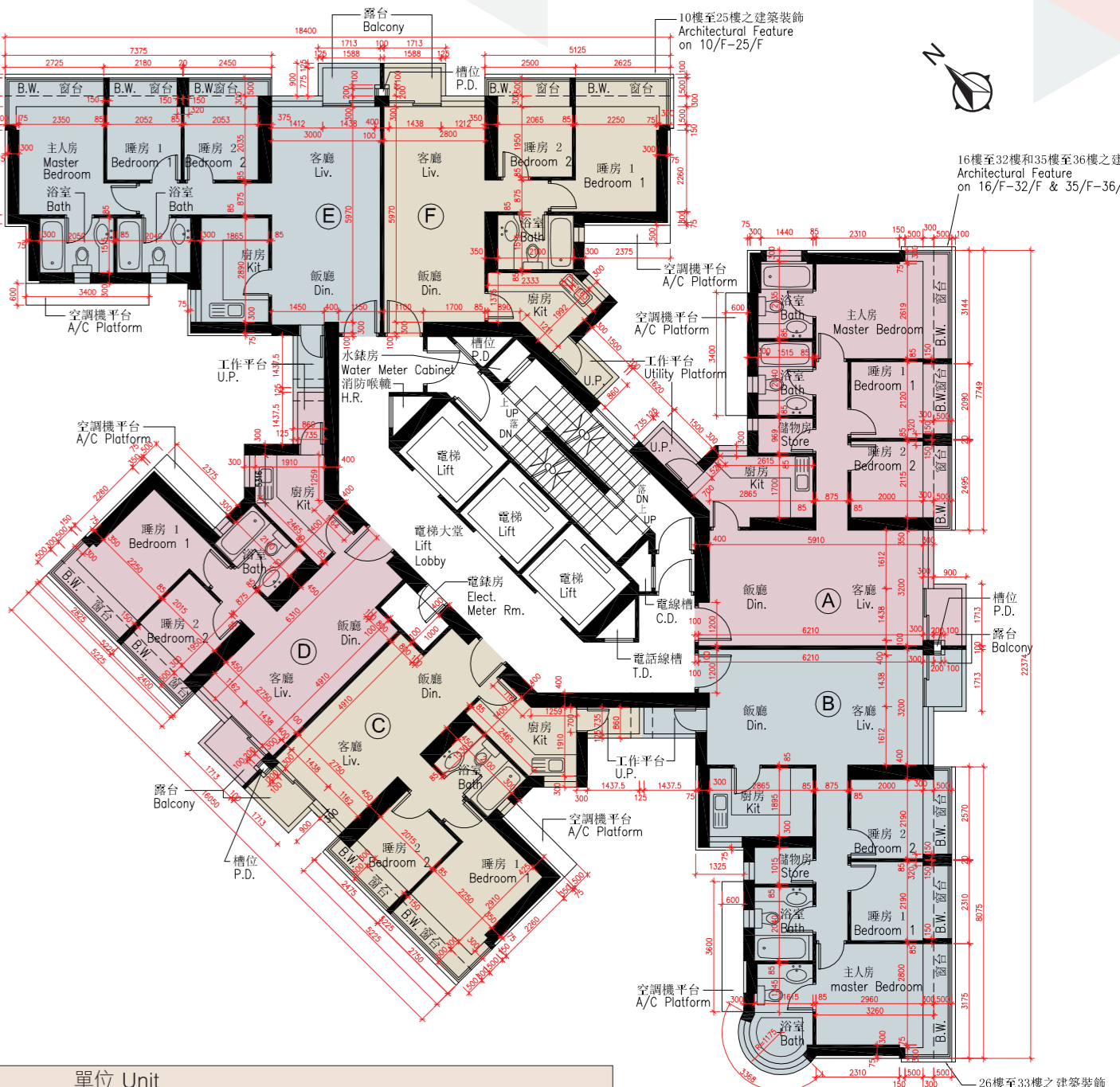
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

不包括14樓、24樓及34樓。
14/F, 24/F and 34/F are omitted.

備註：平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
Note : The dimensions of floor plans are all structural dimensions in millimeter.

每個住宅物業 Each Residential Property	樓層 Floor	單位 Unit					
		A	B	C	D	E	F
		150, 200, 250	150, 200	150, 200, 250	150, 200, 250	150, 200	150, 200, 250
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	6/F - 36/F	2800, 3150	2800, 3150	2800, 3150	2800, 3150	2800, 3150	2800, 3150
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)		2800, 3150	2800, 3150	2800, 3150	2800, 3150	2800, 3150	2800, 3150

比例 SCALE : 0M (米) 5M (米)



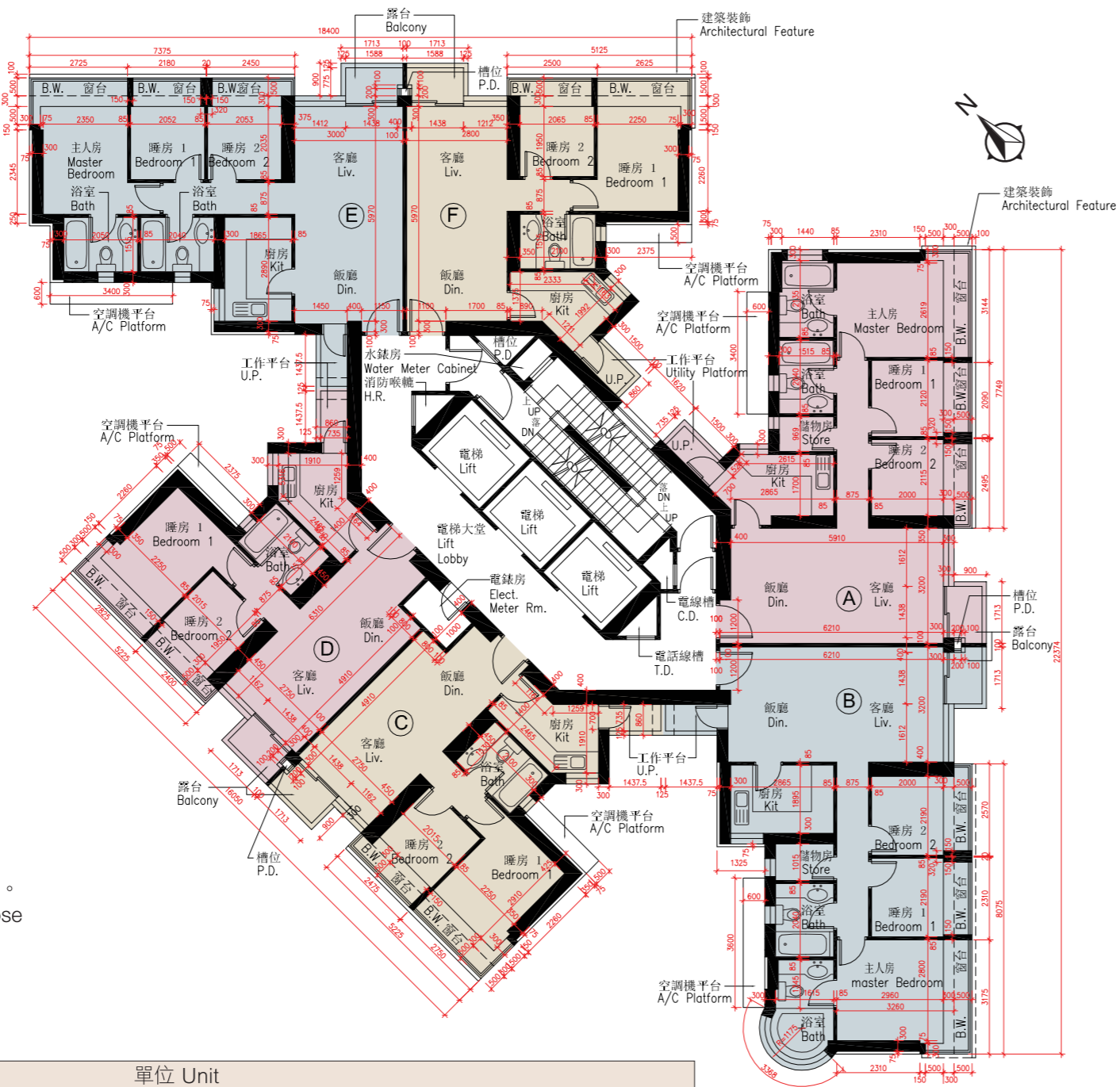
16樓至32樓和35樓至36樓之建築裝飾
Architectural Feature on 16/F-32/F & 35/F-36/F

26樓至33樓之建築裝飾
Architectural Feature on 26/F-33/F

10. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

37樓平面圖 37TH FLOOR PLAN



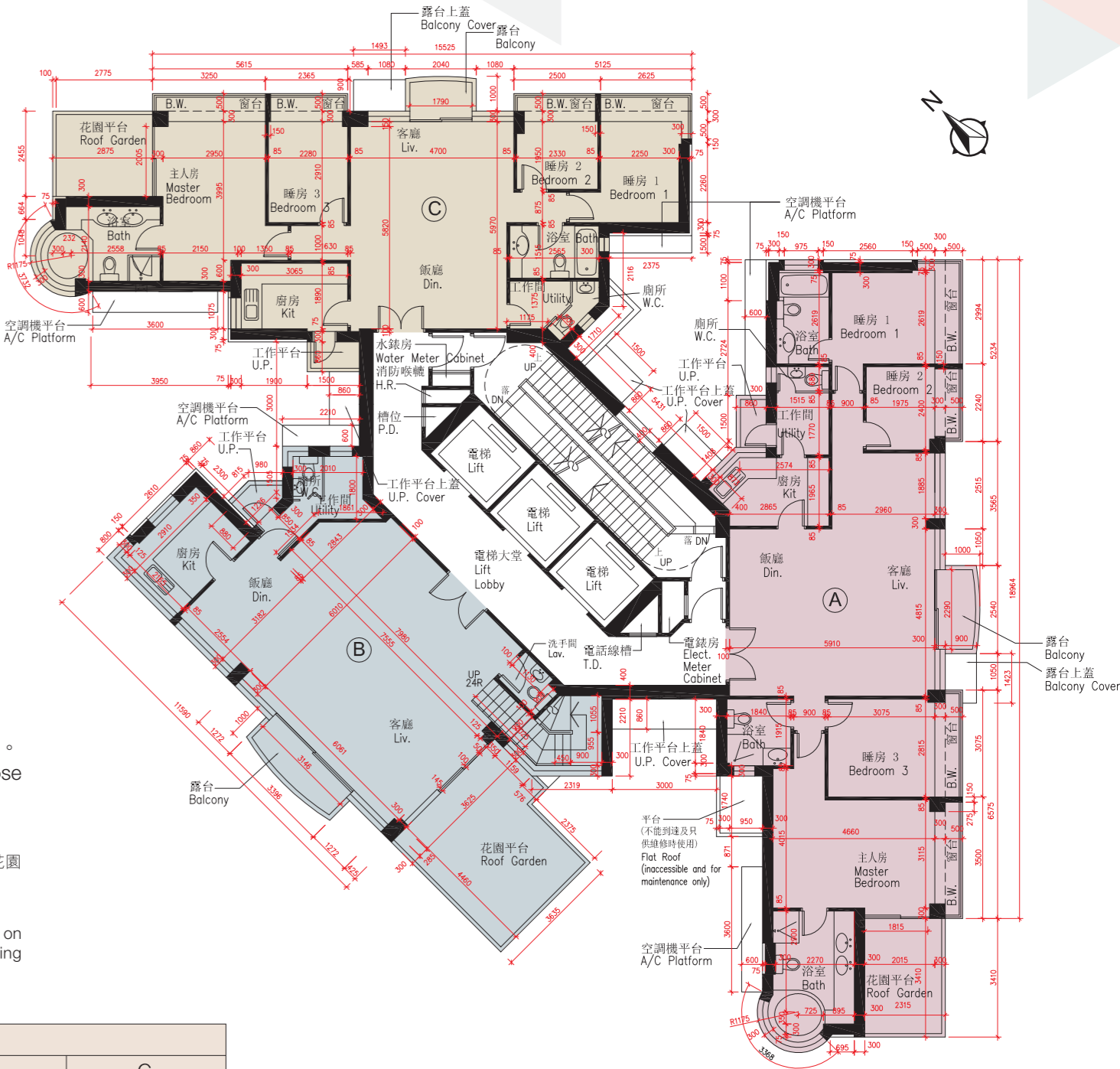
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

備註：平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
Note: The dimensions of floor plans are all structural dimensions in millimeter.

每個住宅物業 Each Residential Property	樓層 Floor	單位 Unit					
		A	B	C	D	E	F
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	37/F	150, 200, 250	150, 225, 250	150, 225, 250	150, 250	150, 200, 225, 250	150, 200, 250
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)		3050, 3400	3050, 3200, 3400	3050, 3400	3050, 3400	3050, 3400	3050, 3400

比例 SCALE : 0M (米) 5M (米)

38樓平面圖 38TH FLOOR PLAN



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.

備註：1. 平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 有關38樓A及C單位主人房外之位置及38樓B單位客廳外之位置在該發展項目經屋宇署批准的建築圖則上標示為“花園平台”，實際上其用途為平台，而其面積將以平台列出。

Note : 1. The dimensions of floor plans are all structural dimensions in millimeter.
2. For the location next to the master bedroom in Unit A and C on 38/F and the location next to living room in Unit B on 38/F, it was specified as “roof garden” in the general building plans of the development approved by the building authority. In practice, it is a “flat roof” and its area is listed under “flat roof”.

每個住宅物業 Each Residential Property	樓層 Floor	單位 Unit		
		A	B	C
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	38/F	150, 200, 250	150, 200, 225, 250, 350	150, 200, 250
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)		3650, 4000	4000	3650, 4000

比例 SCALE : 0M (米) 5M (米)

10. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

39樓平面圖 39TH FLOOR PLAN

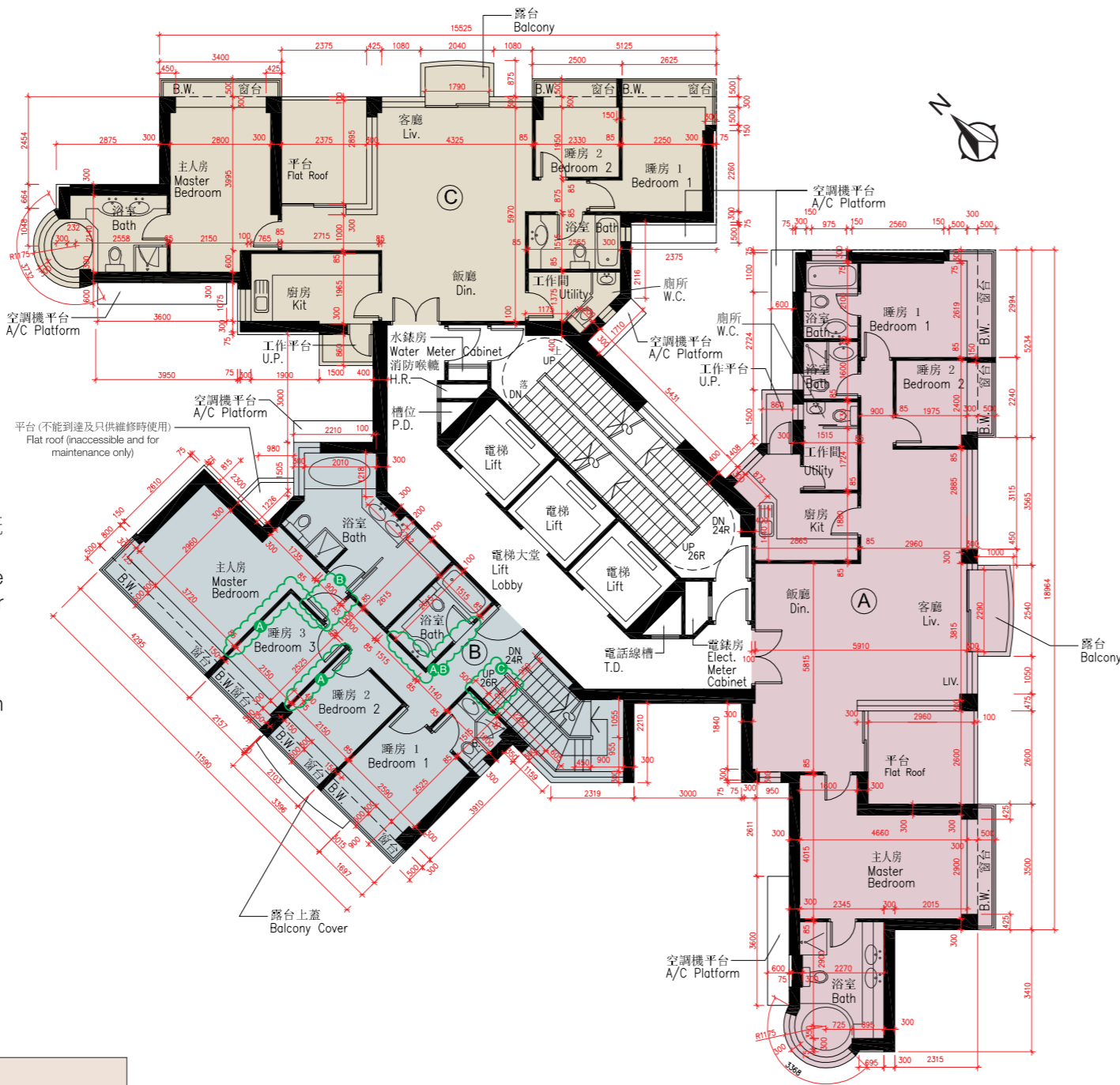
39樓B單位在發展項目落成後進行小型工程或獲《建築物條例》豁免的工程而有所改動。該等改動大概位置於本樓面平面圖中標出。
Unit B on 39/F has been altered by way of minor works or exempted works under the Buildings Ordinance after completion of the development. The approximate location of the alterations are indicated in this floor plan.

- (A) 原本之間牆拆除，並以不同尺寸的間牆及不同的裝置取代。
Original partition walls removed, and replaced by partition walls with different dimension and fitted with different fittings.
- (B) 門移位或拆除，並以不同位置或不同設計之門取代。
Doors were relocated or removed, and replaced by doors at a different location or different design.
- (C) 樓梯改動。
Staircase alteration.

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.

備註：平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
Note : The dimensions of floor plans are all structural dimensions in millimeter.

每個住宅物業 Each Residential Property	樓層 Floor	單位 Unit		
		A	B	C
樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) (mm)	39/F	150, 200	150, 225, 300	150, 200
層與層之間的高度（毫米） Floor-to-Floor Height (mm)		4000	4000	4000



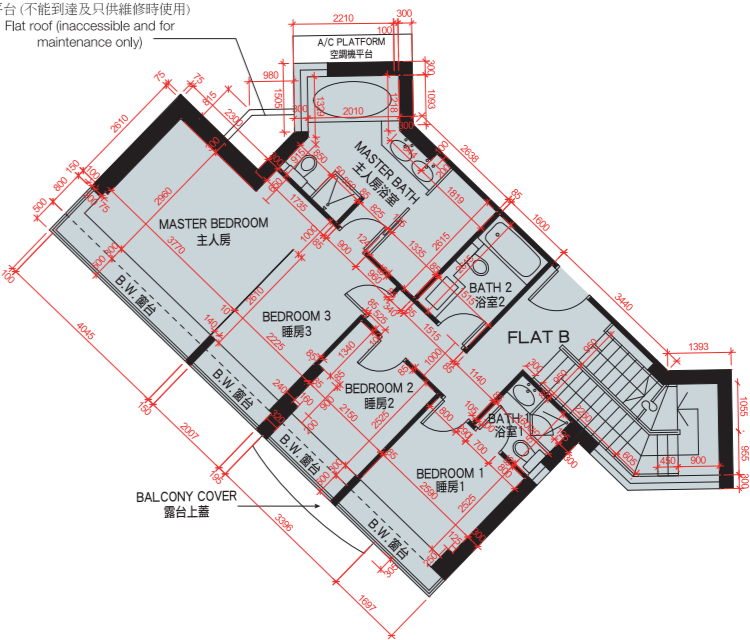
比例 SCALE : 0M (米) 5M (米)

39樓B單位現狀間隔平面圖 UNIT B 39TH AS-IS FLOOR PLAN

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.

備註：平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
Note : The dimensions of floor plans are all structural dimensions in millimeter.

每個住宅物業 Each Residential Property	樓層 Floor	單位 Unit
		B
樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) (mm)	39/F	150, 225, 300
層與層之間的高度（毫米） Floor-to-Floor Height (mm)		4000



比例 SCALE : 0M (米) 5M (米)

發展項目的住宅物業的樓面平面圖

[illegible]

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.

備註：平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
Note: The dimensions of floor plans are all structural dimensions in millimeter.

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

發展項目中的住宅物業的面積

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(不計入實用面積) , 平方米(平方呎) Area of other specified items (Not included in Saleable Area), sq. metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
嘉賢居 The Spectacle	5/F	A	66.486 (716) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: —	—	3.874 (42)	—	18.003 (194)	—	—	—	—	—	—
		B	69.044 (743) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: —	—	4.037 (43)	—	16.785 (181)	—	—	—	—	—	
		C	47.063 (507) 露台 Balcony: — 工作平台 Utility Platform: —	—	2.612 (28)	—	44.017 (474)	—	—	—	—	—	
		D	47.063 (507) 露台 Balcony: — 工作平台 Utility Platform: —	—	2.612 (28)	—	61.981 (667)	—	—	—	—	—	
		E	61.991 (667) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: —	—	3.687 (40)	—	36.917 (397)	—	—	—	—	—	
		F	48.803 (525) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: —	—	2.562 (28)	—	11.437 (123)	—	—	—	—	—	
	6/F - 13/F, 15/F - 23/F, 25/F - 33/F, 35/F - 37/F	A	68.376 (736) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	—	3.874 (42)	—	—	—	—	—	—	—	—
		B	70.924 (763) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	—	4.037 (43)	—	—	—	—	—	—	—	—
		C	50.520 (544) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	—	2.612 (28)	—	—	—	—	—	—	—	—
		D	50.520 (544) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	—	2.612 (28)	—	—	—	—	—	—	—	—

11. AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

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(不計入實用面積) ，平方米(平方呎) Area of other specified items (Not included in Saleable Area), sq. metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
嘉賢居 The Spectacle	6/F - 13/F, 15/F - 23/F, 25/F - 33/F, 35/F - 37/F	E	63.871 (688) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	—	3.687 (40)	—	—	—	—	—	—	—	—
		F	50.693 (546) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	—	2.562 (28)	—	—	—	—	—	—	—	—
	38/F	A	125.000 (1346) 露台 Balcony: 3.137 (34) 工作平台 Utility Platform: 1.5 (16)	—	5.904 (64)	—	7.332 (79)	—	—	—	—	—	—
		C	103.276 (1112) 露台 Balcony: 2.530 (27) 工作平台 Utility Platform: 1.5 (16)	—	5.370 (58)	—	6.535 (70)	—	—	—	—	—	—
	39/F	A	117.042 (1260) 露台 Balcony: 3.137 (34) 工作平台 Utility Platform: 1.5 (16)	—	4.367 (47)	—	7.696 (83)	—	—	16.466 (177)	—	—	—
		C	96.163 (1035) 露台 Balcony: 2.530 (27) 工作平台 Utility Platform: 1.5 (16)	—	4.263 (46)	—	6.876 (74)	—	—	14.901 (160)	—	—	—
	38/F & 39/F	B	163.062 (1755) 露台 Balcony: 4.120 (44) 工作平台 Utility Platform: 1.5 (16)	—	5.795 (62)	—	16.316 (176)	—	—	61.580 (663)	9,205 (99)	—	—

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條及附表二第2部的計算分別得出的。

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。

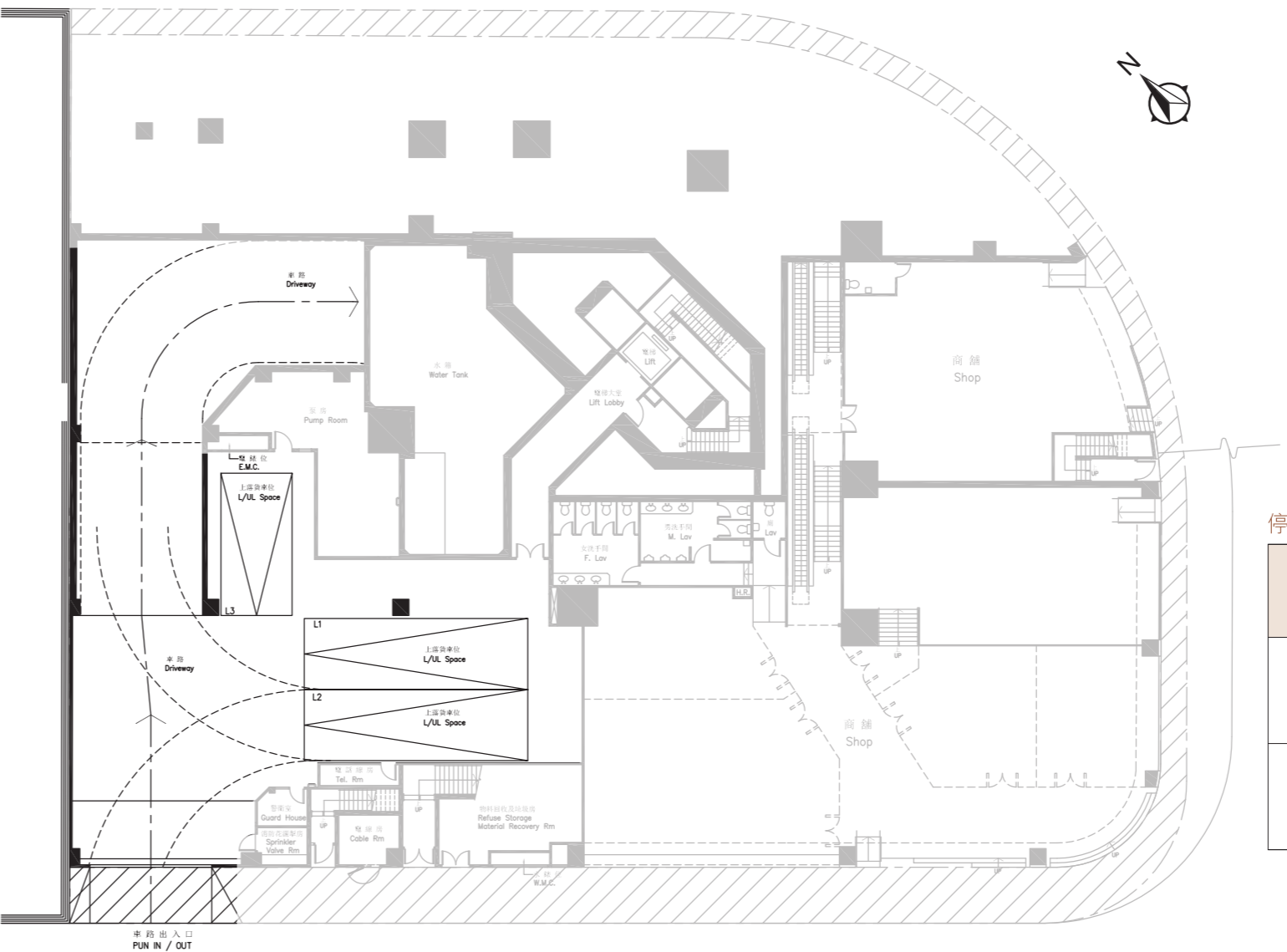
The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Note : Areas in metres 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. FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

低層地下平面圖 LOWER GROUND FLOOR PLAN

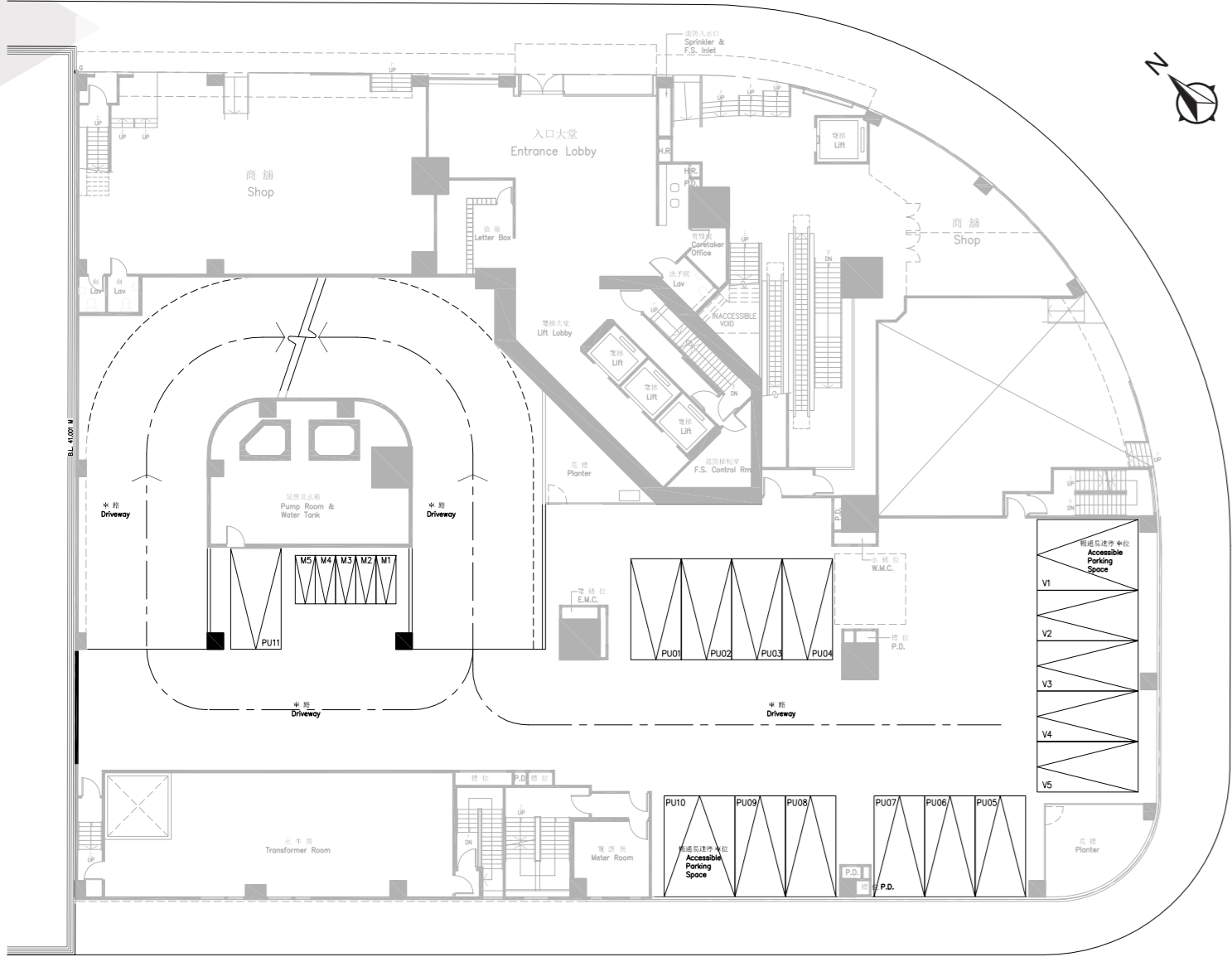


停車位數目及面積 Number and Area of Parking Spaces				
停車位類別 Type of Parking Space	位置 Location	數目 Number	尺寸(長 x 闊) (米) Dimensions (L x W) (m)	每個車位面積(平方米) Area of each parking space (sq. m.)
上落貨車位 Loading and Unloading Parking Space	LG	2	11.0 x 3.5	38.5
上落貨車位 Loading and Unloading Parking Space	LG	1	7 x 3.5	24.5

12. FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

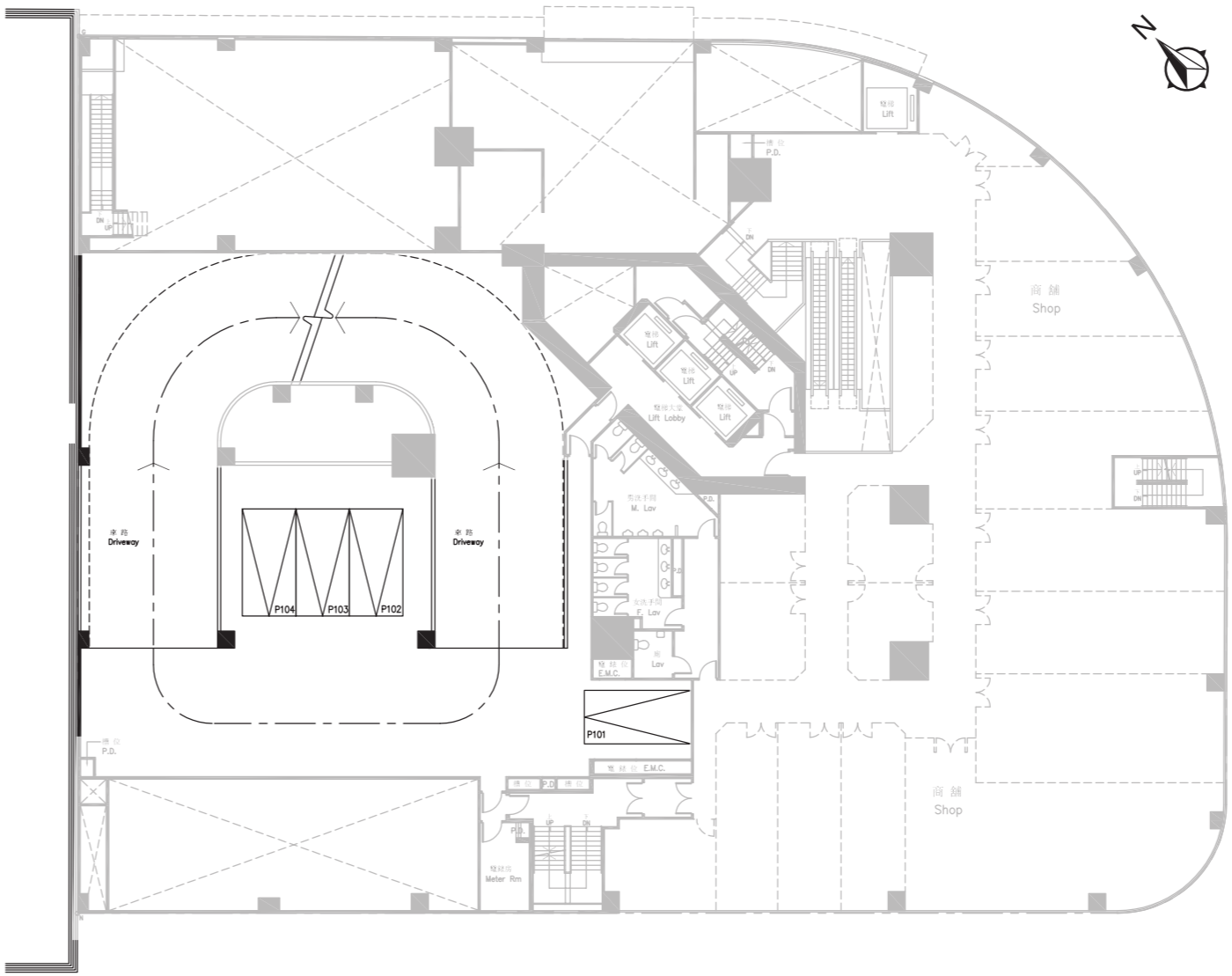
高層地下平面圖 UPPER GROUND FLOOR PLAN



停車位數目及面積 Number and Area of Parking Spaces

停車位類別 Type of Parking Space	位置 Location	數目 Number	尺寸(長 x 闊) (米) Dimensions (L x W) (m)	每個車位面積(平方米) Area of each parking space (sq. m.)
商業車位 Commercial Parking Space	UG	8	5.0 x 2.5	12.5
商業車位(暢通易達停車位) Commercial Parking Space (Accessible Parking Space)	UG	1	5.0 x 3.5	17.5
住客車位 Residential Parking Space	UG	2	5.0 x 2.5	12.5
住客電單車車位 Residential Motor Cycle Parking Space	UG	5	2.4 x 1.0	2.4
訪客車位 Visitor's Parking Space	UG	4	5.0 x 2.5	12.5
訪客車位(暢通易達停車位) Visitor's Parking Space (Accessible Parking Space)	UG	1	5.0 x 3.5	17.5

1樓平面圖 1ST FLOOR PLAN



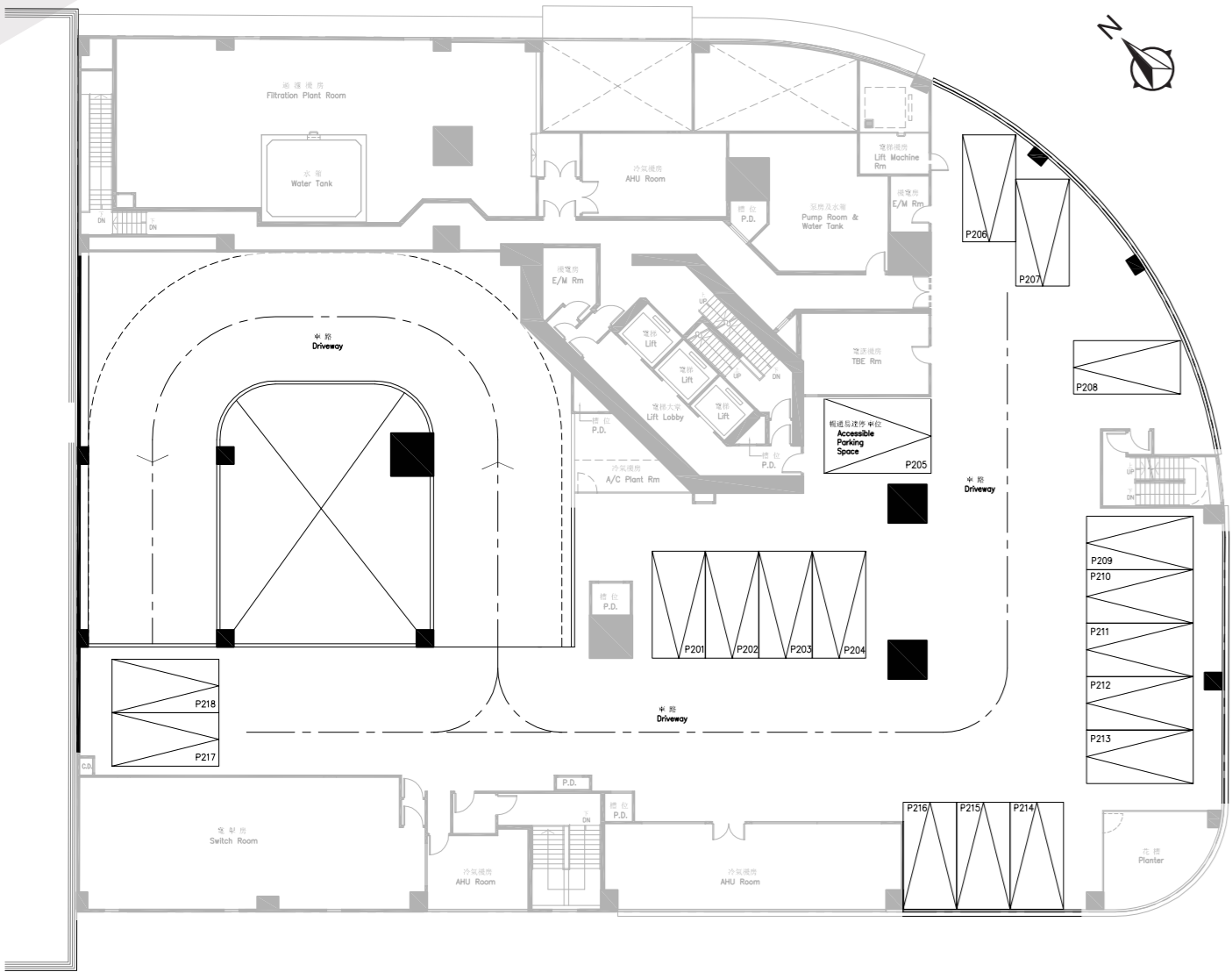
停車位數目及面積 Number and Area of Parking Spaces

停車位類別 Type of Parking Space	位置 Location	數目 Number	尺寸(長 x 闊) (米) Dimensions (L x W) (m)	每個車位面積(平方米) Area of each parking space (sq. m.)
住客車位 Residential Parking Space	1/F	4	5.0 x 2.5	12.5

12. FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

2樓平面圖 2ND FLOOR PLAN



停車位數目及面積 Number and Area of Parking Spaces

停車位類別 Type of Parking Space	位置 Location	數目 Number	尺寸(長 x 闊) (米) Dimensions (L x W) (m)	每個車位面積(平方米) Area of each parking space (sq. m.)
住客車位 Residential Parking Space	2/F	17	5.0 x 2.5	12.5
住客車位 (暢通易達停車位) Residential Parking Space (Accessible Parking Space)	2/F	1	5.0 x 3.5	17.5

13. SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

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份持有。

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. SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

1. 發展項目的公用部份

「公用地方與設施」統指「大廈公用地方與設施」(供「大廈」整體公用及共享)及「住宅公用地方與設施」(供「住宅發展項目」整體公用及共享)，並在適用的情況下包括《建築物管理條例》第2條及《建築物管理條例》附表一所列舉的適當及相關公用部分。

「大廈公用地方與設施」包括但不限於「大廈」平台由地下低層至三樓的外牆(包括該處的玻璃篷但並不包括「廣告位」及「停車場招牌位置」)、垃圾及物料回收房、保安護衛室、變壓器房(包括但不限於通風系統、屋宇裝備、主牆、電纜入線設施和安裝安全截斷開關及儀錶板和設施的構築物)、緊急發電機房、中電電纜房、灑水系統水箱、灑水系統閥房、灑水系統泵房、空氣處理裝置室、食水及沖廁水箱和泵房、儀錶房、電掣房、電訊及廣播器材室、安裝或使用天線廣播分導系統或電訊網絡設施的地方、花槽地方、檢測水錶櫃、電錶櫃、消防水箱及泵房、消防控制室、消防閘閥房、機電房及「訪客車位」、公共天線、所有訊號接收器，以及所有污水管、排水渠、雨水渠、水道、電纜、水管、電線、管道、沖廁水總水管、食水總水管、機器及機械和其他同類裝置、設施或服務。

「住宅公用地方與設施」包括但不限於住宅大廈的外牆(包括該處的建築特色、肋板及預製外牆)、「住宅客貨上落車位」、公用平台花園、管理員辦事處、管理員櫃檯、「康樂地方與設施」、濾水裝置機房、公共走廊、電梯大堂、電梯機房、樓梯、樓梯平台、機電房、冷氣機房、空氣處理裝置室、電訊及廣播器材室、郵遞室連信箱，以及「康樂地方與設施」範圍內所有電梯、電線、電纜、管道、水管、排水渠和體育及康樂設施，以及所有「住宅發展項目」專用的機電裝置與設備。

2. 分配予發展項目中的每個住宅物業的不分割份數的數目

單位	樓層				
	5樓	6樓至37樓	38樓	39樓	38樓及39樓 (複式單位)
A	71/14500	72/14500	131/14500	124/14500	—
B	74/14500	75/14500	—	—	188/14500
C	53/14500	53/14500	106/14500	100/14500	—
D	55/14500	53/14500	—	—	—
E	69/14500	68/14500	—	—	—
F	52/14500	53/14500	—	—	—

*不設14樓、24樓及34樓

3. 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，其後續任至遵照「公契」條款終止委任為止。

4. 在發展項目中的住宅物業的擁有人之間分擔管理開支的基準

每個「住宅單位」的「業主」應在每個曆月首日預繳按付「住宅管理預算案」其應繳的年度開支額的十二分之一的管理費，以分擔發展項目的管理開支(包括「管理人酬金」)。該應繳的份額比例，應與分配給其「住宅單位」的「管理份數」對分配給「發展項目」內所有「住宅單位」的「管理份數」的比例相同。

5. 計算管理費按金的基準

管理費按金相等於「業主」就其「單位」按首個年度管理預算案計算而須繳的三個月管理費。

6. 賣方在發展項目中保留作自用的範圍(如有的話)

不適用。

1. The common parts of the development

“Common Areas and Facilities” means collectively the Estate Common Areas and Facilities (intended for the common use and benefit of the Estate as a whole) and the Residential Common Areas and Facilities (intended for the common use and benefit of the Residential Development as a whole) and, where appropriate, includes those appropriate and relevant “common parts” specified in Section 2 of the Building Management Ordinance and those parts specified in Schedule 1 to the Building Management Ordinance.

The Estate Common Areas and Facilities includes but not limited to the external walls from the Lower Ground Floor to the Third Floor of the podium of the Estate (including the glass canopy thereon but excluding the Advertising Spaces and Car Park Signage Spaces), refuse storage and material recovery chamber, guard room, transformer room (including but not limited to ventilation system, building services, main walls, cable entry facilities and structures for mounting cutouts and meter boards and facilities), emergency generator room, CLP cable room, sprinkler water tank, sprinkler valve room, sprinkler pump room, AHU room, potable and flushing water tank and pump room, meter room, switch room, TBE room, areas for the installation or use of aerial broadcast distribution or telecommunication network facilities, planter area, water check meter cabinet, electricity meter cabinets, fire services water tank and pump room, fire services control room, fire services gate valve room, electrical and mechanical room and Visitors Car Parking Spaces, communal aerial, all signal receivers and all sewers, drains, storm water drains, water courses, cables, pipes, wires, ducts, flushing mains, fresh water mains, plant and machinery and other like installations, facilities or services.

The Residential Common Areas and Facilities includes but not limited to the external walls of the residential tower (including the architectural features and fins thereon and the prefabricated external walls), Residential Loading and Unloading Space, the communal podium garden, the caretaker’s office, the caretaker’s counter, the Recreational Areas and Facilities, filtration plant room, common corridors, lift lobbies, lift machine room, staircases, landings, electrical and mechanical room, air-conditioning plant room, AHU room, TBE room and mail delivery room with mail boxes, all lifts, wires, cables, ducts, pipes, drains, the sports and recreational facilities in the Recreational Areas and Facilities and all mechanical and electrical installations and equipment exclusively for the Residential Development.

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

Unit	Floor				
	5/F	6/F - 37/F	38/F	39/F	38/F and 39/F (Duplex unit)
A	71/14500	72/14500	131/14500	124/14500	---
B	74/14500	75/14500	---	---	188/14500
C	53/14500	53/14500	106/14500	100/14500	---
D	55/14500	53/14500	---	---	---
E	69/14500	68/14500	---	---	---
F	52/14500	53/14500	---	---	---

*14/F, 24/F and 34/F are omitted

3. 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 DMC and to be continued thereafter until termination of the Manager’s appointment in accordance with the provisions thereof.

4. 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 remuneration) of the development by paying in advance on the first day of each calendar month 1/12th of the due proportion of the annual expenditure in accordance with the Residential Management Budget which due proportion shall be the same proportion as the number of Management Units allocated to his Residential Unit bears to the total number of Management Units allocated to all the Residential Units in the Development.

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

The management fee deposit is equivalent to three months’ management contribution based on the first annual management budget payable by the Owner in respect of his Unit.

6. The area (if any) in the development retained by the vendor for its own use

Not applicable.

15. SUMMARY OF LAND GRANT

批地文件的摘要

- 發展項目位於油塘內地段第38號餘段。
- 油塘內地段第38號(「該地段」)由「政府」根據1979年4月26日所訂的「賣地條件」第11311號批授，其後於1985年7月16日以「官契修訂書」修訂，並於土地註冊處登記為註冊摘要第UB2827755號，以及於2004年6月28日以「修訂書」修訂，並於土地註冊處登記為註冊摘要第UB9265377號(統稱「批地文件」)，批地年期為1898年7月1日起之99年減最後3天(「批地文件」的年期已根據《新界土地契約(續期)條例》第6條規定延續至2047年6月30日)。根據2008年7月14日訂立並於土地註冊處註冊為註冊摘要第08072100560155號的「分割契約」，「該地段」已劃分為油塘內地段第38號A段及油塘內地段第38號餘段兩部份。油塘內地段第38號A段已於2010年12月3日根據一份在土地註冊處註冊為註冊摘要第10121703210012號的「土地歸還契約」，按照第(40)條特別批地條款規定交還「政府」。
- 「批地文件」第(3)條特別批地條款訂明：
 - 買方應在「該地段」建造一座或多座建築物，有關工程必須全面遵從此等「條款」及香港特別行政區現時及於任何時間生效的所有關於建築、衛生及規劃的條例、附例及規例。此等建築物必須在2009年6月30日或之前建成並適宜居住。
 - 買方應在2005年12月31日或之前自費以地政總署署長(以下簡稱「署長」)全面滿意的方式拆卸「該地段」現有的建築物及構築物。如因上述建築物或構築物的存在或繼續拆卸令買方蒙受或招致任何損害、滋擾或騷擾，香港特別行政區政府(以下簡稱「政府」)概不承擔任何責任或義務。倘上述建築物或構築物的存在或繼續拆卸直接或間接引起任何責任、索償、費用、索求、訴訟或其他法律程序，買方現承諾向「政府」賠償並確保其免責。
- 「批地文件」第(4)條特別批地條款訂明：
 - 遵從本特別批地條款(b)及(c)次條規定，「該地段」或其任何部份或現已或將會建於該處之任何建築物，除作非工業用途外(不包括貨倉、加油站及酒店)，不可作任何其他用途。
 - 除下列用途外，現已或將會建於「該地段」的任何建築物或其任何部份不可作其他用途：
 - 最低三層只可作非工業用途(不包括貨倉、加油站及酒店)；
 - 其餘樓層只可作私人住宅用途。
 - 儘管有本特別批地條款(b)(i)次條之規定，任何地庫樓層(如已建造)除作非工業用途外(不包括私人住宅、貨倉、加油站及酒店)，不可作任何其他用途。
- 「批地文件」第8條一般批地條款訂明：「該地段」之買方應在整個批租年期內維修現已或日後無論何時建於「該地段」的所有建築物，以保持其維修充足及狀態良好，並在批租年期屆滿或提前終止時以保養完好的狀況交還。如在批租年期有效期間，當時建於「該地段」或其任何部份的建築物需要拆卸，買方應另建穩健堅固的同類建築物作替代，樓面總面積不可少於舊有建築物，又或另建類型和價值已獲「署長」批准的其他建築物。如要進行上述拆卸工程，買方必須在拆卸一個月內向「署長」申請同意，以進行建造工程再發展「該地段」。「署長」給予同意後，買方應在三個月內動工，並在「署長」訂明的時限內以「署長」滿意的方式完成工程。

- 「批地文件」第10條一般批地條款訂明：本文規定鋪造的任何私家街、私家路及後巷，選址必須令「署長」滿意，並按照「署長」決定納入或不納入於本文協定批租的「該地段」範圍。無論屬何情況，此等私家街、私家路及後巷必須在「政府」要求時免費交還「政府」。如向「政府」交還上述私家街、私家路及後巷，將由「政府」進行該處的路面、路緣石、排水渠(包括污水及雨水渠)及渠道建設工程，費用則由買方支付，其後則以公帑維修。如上述私家街、私家路及後巷仍屬於現已或將會批租的範圍一部份，買方應自費在該處提供路面、路緣石、排水渠、渠道及進行維修工程，以全面令「署長」滿意。
- 「批地文件」第(15)條特別批地條款訂明：
 - (iii) 根據本文提供的車位(即貨車上落車位)除供與上述各建築物相關的貨車停泊上落客貨外，不可作任何其他用途。
 - (i) 根據本特別批地條款(a)(i)及(a)(iv)次條提供的車位(即停車位及貨車上落車位)除供現已或將會建於「該地段」各建築物的業主或佔用人及彼等真正訪客或來賓停泊其擁有而根據《道路交通條例》持牌的車輛外，不可作任何其他用途，其中特別禁止在上述車位存放、陳列或展示車輛招售等。
 - (ii) 根據本特別批地條款(a)(ii)次條提供的車位(即電單車車位)除供現已或將會建於「該地段」各建築物的業主或佔用人及彼等真正訪客或來賓停泊其擁有而根據《道路交通條例》持牌的電單車外，不可作任何其他用途，其中特別禁止在上述車位存放、陳列或展示車輛招售等。
- 「批地文件」第(16)條特別批地條款訂明：上述停車位、貨車上落車位、其他車位及在核准圖則(即經「署長」批核的停車場平面佈置圖)註明的「住宅停車場公用地方」除作第(15)及(48)條特別批地條款指定的用途外，不可作任何其他用途。買方應按照核准圖則維修此等停車位、貨車上落車位、其他車位及「住宅停車場公用地方」，如非事前獲「署長」書面同意，不得更改平面佈置圖。
- 「批地文件」第(18)條特別批地條款訂明：
 - (i) 如「該地段」或任何「政府」官地現時或以往曾經配合或因應「該地段」或其任何部份的平整、水準測量或發展事宜或此等「條款」指定執行的任何其他工程而進行削土、移土或土地後移工程，或建造或填土工程，或任何性質的斜坡處理工程，或此等「條款」規定買方執行的其他工程，不論事前是否獲「署長」書面同意，買方亦須在當時或繼續任何時間，按需要自費進行及建造斜坡處理工程、護土牆或其他支承防護結構、排水或附屬或其他工程，以保護和支撐「該地段」內的土地及任何毗連或毗鄰「政府」官地或已批租土地，同時避免及防止其後發生滑土、山泥傾瀉或地陷。買方應在「批地文件」協定的整個批租年期內自費維修上述土地、斜坡處理工程、護土牆或其他支承防護結構、排水或附屬或其他工程，以保持其維修充足及狀態良好，令「署長」滿意。

- 「批地文件」第(23)條特別批地條款訂明：買方應按「署長」視為必要，在「該地段」邊界內或政府官地自費以「署長」滿意的方式建造和維修排水渠及渠道，以截流及輸送所有落水或流進「該地段」的暴雨水或雨水至最最近的河溪、集水井、渠道、雨水渠或大海。倘此等暴雨水或雨水造成任何損害或滋擾以致引起任何訴訟、索償及索求，買方必須承擔全責並向「政府」及其官員賠償。

- 「批地文件」第(41)條特別批地條款訂明：買方應自費在無建築結構的「該地段」範圍和平台(如有者)進行園景美化工程及植樹和栽種灌木，其後並須維修和保養，以保持該處安全、清潔、整齊及健康，全面令「署長」滿意。
- 「批地文件」第(44)條特別批地條款訂明：
 - 按照本特別批地條款(a)次條規定提供的康樂設施及附屬設施(「設施」)只可供現已或日後建於「該地段」各住宅大廈的居民和彼等的真正訪客使用，任何其他人士等一概不可使用。
 - 倘任何「設施」根據本特別批地條款(c)次條規定豁免計入樓面面積：
 - 買方應自費維修「設施」，以保持其維修充足及狀態良好，並須完善運作「設施」以令「署長」滿意。
- 「批地文件」第(45)條特別批地條款訂明：
 - (ii) 「該地段」的看更或管理員辦事處或兩者除作完全及必要地受僱於「該地段」工作的看更或管理員又或兩者的辦事處外，概不可作任何其他用途。
- 「批地文件」第(46)條特別批地條款訂明：
 - (iii) 「該地段」的看更或管理員宿舍或兩者除供完全及必要地受僱於「該地段」工作的看更或管理員又或兩者住宿外，概不可作任何其他用途。
- 「批地文件」第(47)條特別批地條款訂明：
 - (i) 「該地段」的「業主立案法團」或「業主委員會」辦事處除供現已或將會興建於「該地段」各建築物而成立或將會成立的「業主立案法團」或「業主委員會」舉行會議及辦理行政事務外，不得作任何其他用途。
- 「批地文件」第(48)條特別批地條款訂明：
 - 根據本文第(15)(a)條特別批地條款提供的「該地段」內「住宅車位」除供現已或將會建於「該地段」各建築物的住宅單位居民停泊其擁有的車輛外，不可作任何其他用途。「住宅車位」應按照本文第(16)條特別批地條款所載的核准停車場平面佈置圖劃定。
 - 「住宅車位」不可：
 - 轉讓，除非：
 - 連同賦予專有權使用與佔用現已或將會興建於「該地段」各建築物一個或多個住宅單位的不分割份數一併轉讓；或
 - 承讓人現時已擁有具專有權使用與佔用現已或將會興建於「該地段」各建築物一個或多個住宅單位的不分割份數；或
 - 分租(租予現已或將會興建於「該地段」各建築物內住宅單位的居民除外)。

- 「批地文件」第(51)條特別批地條款訂明：於「批地文件」協定的整個批租年期內：
 - 買方應自費以消防處處長滿意的方式：

- 提供適當的通道供消防器材及消防人員進出現已或將會在「該地段」興建或放置的建築物或構築物；
 - 時刻允許消防人員及消防器材暢通無阻地進出；及
 - 維持此等通道開放及暢通無阻；
- 買方應允許消防處處長、其屬下人員、傭僕或代理不論事前發出通知與否在任何合理時間進入「該地段」或其任何部份又或現已或將會在該處興建或放置的建築物或構築物，從而進行檢查以確保本特別批地條款(a)次條訂明的規定經已圓滿履行。

- 「批地文件」第(52)條特別批地條款訂明：買方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「該地段」內(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)以及現已或將會興建於該處的建築物內，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)。買方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，令消防處處長滿意。

備註：本節中「買方」一詞指「批地文件」訂明的「買方」，如上下文意允許或規定則包括其遺產執行人、遺產管理人及受讓人；如屬公司「買方」則包括其繼承人及受讓人。

15. SUMMARY OF LAND GRANT

批地文件的摘要

1. The development is situated on the Remaining Portion of Yau Tong Inland Lot No.38.
2. Yau Tong Inland Lot No.38 (“the lot”) is held from the Government under Conditions of Sale No.11311 dated 26th April 1979 as varied by Deed of Variation of Crown Lease dated 16th July 1985 and registered in the Land Registry by Memorial No.UB2827755 and modified by a Modification Letter dated 28th June 2004 and registered in the Land Registry by Memorial No.UB9265377 (collectively “the Land Grant”) for a term of 99 years less last three days commencing from 1st July 1898 (the term of the Land Grant is extended until 30th of June 2047 under Section 6 of the New Territories Leases (Extension) Ordinance). The lot is divided into two portions as Section A of Yau Tong Inland Lot No.38 and the Remaining Portion of Yau Tong Inland Lot No.38 by a Deed Poll dated 14th July 2008 and registered in the Land Registry by Memorial No.08072100560155. Section A of Yau Tong Inland Lot No.38 was surrendered to the Government in accordance with the Special Condition No.(40) by a Deed of Surrender dated 3rd December 2010 and registered in the Land Registry by Memorial No.10121703210012.
3. Special Condition No.(3) of the Land Grant stipulates that:-
 - (a) The purchaser shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in the Hong Kong Special Administrative Region, such building or buildings to be completed and made fit for occupation on or before the 30th day of June 2009.
 - (b) The purchaser shall on or before the 31st day of December 2005, at his own expense and in all respects to the satisfaction of the Director of Lands (hereinafter referred to as “the Director”), demolish the existing building and structures on the lot. The Government of the Hong Kong Special Administrative Region (hereinafter referred to as “the Government”) will accept no responsibility or liability for any damage, nuisance or disturbance caused to or suffered by the purchaser by reason of the presence or subsequent demolition of the said building and structures and the purchaser hereby indemnifies and shall keep indemnified the Government against all liability, claims, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the presence and subsequent demolition of the said building and structures.
4. Special Condition No.(4) of the Land Grant stipulates that:-
 - (a) Subject to sub-clauses (b) and (c) of this Special Condition, the lot or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for non-industrial (excluding godown, petrol filling station and hotel) purposes.
 - (b) Any building or part of any building erected or to be erected on the lot shall not be used for any purpose other than the following:-
 - (i) the lowest three floors for non-industrial (excluding godown, petrol filling station and hotel) purposes;
 - (ii) the remaining floors for private residential purposes.
 - (c) (i) Notwithstanding sub-clause (b)(i) of this Special Condition, any basement level or levels (if erected) shall not be used for any purpose other than for non-industrial (excluding private residential, godown, petrol filling station and hotel) purposes.

5. General Condition No. 8 of the Land Grant stipulates that:-

The purchaser of the lot shall throughout the tenancy maintain all buildings erected or which may at any time hereafter be erected on the lot in good and substantial repair and condition, and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy. In the event of the demolition at any time during the tenancy of any building then standing on the lot or any part thereof the purchaser shall replace the same either by sound and substantial buildings of the same type and of no less volume or by buildings of such type and value as shall be approved by the said Director. In the event of demolition as aforesaid the purchaser shall within one month of such demolition apply to the said Director for consent to carry out building works for the redevelopment of the lot and upon receiving such consent shall within three months thereof commence the necessary work of redevelopment and shall complete the same to the satisfaction of and within such time limit as is laid down by the said Director.
6. General Condition No. 10 of the Land Grant stipulates that:-

Any private streets, roads and lanes which are required to be formed shall be sited to the satisfaction of the said Director and included in or excluded from the area to be leased as may be determined by him and in either case shall be handed over to the Government free of cost if so required. Where taken over by the Government the surfacing, kerbing, drainage (both foul and storm-water sewers) and channelling shall be carried out by the Government at the cost of the purchaser and thereafter maintained at public expense but where remaining part of the area leased or to be leased, such streets, roads or lanes shall be surfaced, kerbed, drained, channelled and maintained by and at the expense of the purchaser to the satisfaction in all respects of the said Director.
7. Special Condition No.(15) of the Land Grant stipulates that:-
 - (a) (iii) The spaces so provided (i.e. spaces for the loading and unloading of goods vehicles) shall not be used for any purposes other than for the loading and unloading of goods vehicles in connection with the said building or buildings.
 - (b) (i) The parking spaces provided under sub-clauses (a)(i) and (a)(iv) of this Special Condition (i.e. spaces for the parking of motor vehicles and loading and unloading of goods vehicles) shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance and belonging to the owners or occupiers of the building or buildings erected or to be erected on the lot and their bona fide visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise.
 - (ii) The parking spaces provided under sub-clause (a)(ii) of this Special Condition (i.e. spaces for parking of motor cycles) shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance and belonging to the owners or occupiers of the building or buildings erected or to be erected on the lot and their bona fide visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise.

8. Special Condition No.(16) of the Land Grant stipulates that:-

The said parking, loading and unloading spaces, other spaces and the Residential Car Park Common Areas indicated on the said approved plan (i.e. car park layout plan approved by the Director) shall not be used for any purpose other than for the purposes set out in Special Conditions Nos.(15) and (48) hereof. The purchaser shall maintain the parking, loading and unloading spaces, other spaces and the Residential Car Park Common Areas in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the Director.
9. Special Condition No.(18) of the Land Grant stipulates that:-
 - (b) (i) Where there is or has been 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, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the purchaser under these Conditions, or for any other purpose, the purchaser shall at his own expense carry out and construct such slope treatment works, retaining walls 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 lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The purchaser shall at all times during the term agreed to be granted under the Land Grant maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.
- 10.Special Condition No. (23) of the Land Grant stipulates that:-

The purchaser shall construct and maintain at his own expense and to the satisfaction of the said Director such drains and channels, whether within the boundaries of the lot or on Crown land, as the said Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel, storm-water drain or sea all storm-water or rain-water falling or flowing on to the lot and the purchaser shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.
- 11.Special Condition No.(41) of the Land Grant stipulates that:-

The purchaser shall at his own expense landscape and plant with trees and shrubs any portion of the lot and podium (if any) not built upon and thereafter maintain and keep the same in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.
- 12.Special Condition No.(44) of the Land Grant stipulates that:-
 - (b) The recreational facilities and facilities ancillary thereto (“the Facilities”) provided in accordance with sub-clause (a) of this Special Condition shall only be used by any one or more residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors and by no other person or persons whatsoever.

- (d) In the event that any part of the Facilities is exempted from the gross floor area calculation pursuant to sub-clause (c) of this Special Condition:
 - (ii) The purchaser shall at his own expense maintain such part of the Facilities in good and substantial repair and condition and shall operate such part of the Facilities to the satisfaction of the Director.
- 13.Special Condition No.(45) of the Land Grant stipulates that:-
 - (a) (ii) Office accommodation for watchmen or caretakers or both shall not be used for any purpose other than office accommodation for watchmen or caretakers or both, who are wholly and necessarily employed on the lot.
- 14.Special Condition No.(46) of the Land Grant stipulates that:-
 - (a) (iii) Quarters for watchmen or caretakers or both shall not be used for any purpose other than the residential accommodation of watchmen or caretakers or both, who are wholly and necessarily employed within the lot.
- 15.Special Condition No.(47) of the Land Grant stipulates that:-
 - (a) (i) One office for the use of the Owners’ Corporation or the Owners’ Committee shall not be used for any purpose other than for meetings and administrative work of the Owners’ Corporation or Owners’ Committee formed or to be formed in respect of the lot and the buildings erected or to be erected thereon.
- 16.Special Condition No.(48) of the Land Grant stipulates that:-
 - (a) The Residential Parking Spaces provided within the lot in accordance with Special Condition No.(15)(a) hereof shall not be used for any purpose other than for the parking of motor vehicles belonging to the residents of the residential units in the building or buildings erected or to be erected on the lot and shall be designated as such on the approved car park layout plan referred to in Special Condition No.(16) hereof.
 - (b) The Residential Parking Spaces shall not be:
 - (i) assigned except
 - (I) together with undivided shares in the lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot or
 - (II) to a person who is already the owner of undivided shares in the lot with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or
 - (ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the lotprovided that in any event not more than three of the Residential Parking Spaces shall be assigned or underlet to the owner or resident of any one residential unit.

15. SUMMARY OF LAND GRANT

批地文件的摘要

17.Special Condition No.(51) of the Land Grant stipulates that:-

Throughout the term agreed to be granted under the Land Grant:

(a) the purchaser shall at his 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 lot;
- (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 purchaser shall permit the Director of Fire Services, his officers, servants or agents at all reasonable times with or without notice to enter upon the lot 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 Special Condition have been complied with.

18.Special Condition No.(52) of the Land Grant stipulates that:-

The purchaser shall at his 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 lot (or, subject to the prior written consent and approval of the Director, on any adjacent or adjoining Government land) and within any building or buildings erected or to be erected thereon at such point or points as the Director of Fire Services may require. The purchaser shall maintain at his 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.

Remarks : The “purchaser” as mentioned in this section means the purchaser under the Land Grant and where the context so admits or requires his executors, administrators and assigns and in case of a corporation its successors and assigns.

16. INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

A. 有關的批地文件規定興建並提供予政府或供公眾使用的設施的資料

「批地文件」第(36)、(37)、(38)、(39)及(40)條特別批地條款所載的「粉紅色間藍斜線範圍」

(I) 「批地文件」條款

「批地文件」第(36)條特別批地條款訂明：

- (a) 如非事前獲「署長」書面批准，不可在「批地文件」所夾附並註明為「圖則A」以粉紅色間藍斜線顯示的範圍(以下簡稱「粉紅色間藍斜線範圍」)以上、以下、上方、下方或以內搭建、興建或放置任何建築物或構築物、或其支承件，惟遵照本文第(37)(a)次條特別批地條款建造的構築物除外。「粉紅色間藍斜線範圍」不得存放或停泊任何貨物或車輛。
- (b) 除作買方履行本文第(37)條及(39)(a)次條特別批地條款所訂責任的用途外，如非事前獲「署長」書面同意，概不可使用「粉紅色間藍斜線範圍」或其任何部分作任何其他用途。

「批地文件」第(37)條特別批地條款訂明：

- (a) 買方必須：
 - (i) 在2009年6月30日或之前自費以「署長」全面滿意的方式，按照「署長」批准的方式及物料、標準、樓層、定線和設計，鋪設、平整、提供及建造「粉紅色間藍斜線範圍」(包括提供和建造下水道、污水管、排水渠、行人路或「署長」全權酌情規定的其他構築物，以供行人通過)。
 - (ii) 在2009年6月30日或之前自費以「署長」滿意的方式，在「粉紅色間藍斜線範圍」鋪設表面、建造路緣和渠道，以及為此等設施提供「署長」規定的溝渠、污水管、排水渠、消防栓連接駁總水管的水管、街燈、交通燈、街道傢俬及道路標記；及
 - (iii) 自費維修「粉紅色間藍斜線範圍」連同在該處建造、安裝及提供的所有構築物、服務設施、街道傢俬及機器，以令「署長」滿意，直至「粉紅色間藍斜線範圍」根據「批地文件」第(40)(a)次條特別批地條款交還「政府」為止。
- (b) 如買方不在指定期限內履行本特別批地條款(a)次條訂明其應有的責任，「政府」可執行必要的工程，費用則由買方承擔。買方必須在「政府」通知時支付相等於有關費用的款項，金額由「署長」指定，而其決定將作終論，並對買方具約束力。
- (c) 倘因買方履行本特別批地條款(a)次條所訂責任或因「政府」行使本特別批地條款(b)次條所訂的權利等原因導致或引致買方或任何其他人士招致或蒙受任何損失、損害、滋擾或騷擾，「署長」概毋須就此承擔責任。買方不得就此向「政府」或「署長」或其授權人員索償。

「批地文件」第(38)條特別批地條款訂明：

買方遵照本文第(40)(a)次條特別批地條款規定將「粉紅色間藍斜線範圍」交還「政府」之前，在任何合理時間均應免費允許「署長」、其人員、承辦商及任何其他獲其授權人等攜帶工具、設備、機器與否或駕車進出、再進出及通行該地段或其任何部份，以便檢查、檢驗及監督任何遵照本文第(37)(a)次條特別批地條款規定進行的工程、任何遵照本文第(37)(b)次條特別批地條款規定進行的工程，以及「署長」認為必須在「粉紅色間藍斜線範圍」以上、以下、上方、下方或內部進行的任何其他工程。倘「署長」、其人員、承辦商及其授權的任何其他人士因行使本批地特別條款賦予的進出及往返通行權而令買方或任何其他人士蒙受或招致任何損失、損害、滋擾或騷擾，「署長」、其人員、承辦商及其授權的任何其他人士概毋須就此承擔責任，買方亦無權就此向「署長」、其人員、承辦商及其授權的任何其他人士索償。

「批地文件」第(39)條特別批地條款訂明：

- (a) 在本文第(37)(a)次條特別批地條款指定的工程以「署長」滿意的方式完竣之後及「粉紅色間藍斜線範圍」根據本文第(40)(a)次條特別批地條款交還「政府」之前，買方應全面允許「政府」及公眾人士每日24小時自由及免費地通行、往返及行經「粉紅色間藍斜線範圍」，以作所有合法用途。
- (b) 倘因買方履行本特別批地條款(a)次條所訂責任而導致或引致買方或任何其他人士招致或蒙受任何損失、損害、滋擾或騷擾，「署長」概毋須就此承擔責任。買方不得就此向「政府」或「署長」或其授權人員索償。

「批地文件」第(40)條特別批地條款訂明：

- (a) 買方應在「署長」通知時，自費、免費及無償地以不帶任何產權負擔的騰空形式將「粉紅色間藍斜線範圍」或其任何部份交還「政府」，惟「政府」並無責任必須應買方要求收回「粉紅色間藍斜線範圍」，「政府」只須在其視為恰當時收回。
- (b) 在「粉紅色間藍斜線範圍」根據本文第(40)(a)次條特別批地條款交還「政府」之前，除非買方以「署長」滿意的方式分割「粉紅色間藍斜線範圍」，否則不可將該地段或其任何部份或該處任何建築物或相關權益或該處建築物當中任何部份轉讓、按揭、押記、批租、分租、出讓、以其他方式處置又或設立產權負擔，又或就此訂立任何協議。買方分割「粉紅色間藍斜線範圍」之前應先向「署長」提交分割文件以供批核。

(II)「公契」條款
不適用。

在可行情況下盡量顯示「粉紅色間藍斜線範圍」位置之圖則已載於本節末頁。

B. 有關的批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的設施或休憩用地的資料：
不適用。

C. 發展項目所位於的土地中為施行《建築物(規劃)規例》(香港法例第123章附例F)第22(1)條而撥供公眾用途的部份資料：
不適用。

附註：

- (1) 本節中「買方」一詞指「批地文件」所載的「買方」。如上下文意允許或規定，「買方」的釋義包括其遺產執行人、遺產管理人及受讓人，如屬公司則包括其繼承人及受讓人。
- (2) 「粉紅色間藍斜線範圍」已依照「批地文件」第(40)條特別批地條款規定，於2010年12月3日訂立「土地歸還契約」並在土地註冊處註冊為註冊摘要第10121703210012號，據此交還「政府」。

16. INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

A. Information on any facilities that are required under the land grant to be constructed and provided for the government, or for public use

The Pink Hatched Blue Area as referred to in Special Condition Nos.(36), (37), (38), (39) and (40) of the Land Grant

- (I) Provisions of the Land Grant
- Special Condition No. (36) of the Land Grant stipulates that:-
- (a) Except with the prior written consent of the Director, no building or structure or support for any building or structure shall be erected or constructed or placed on, over, under, above, below or within the area shown coloured pink hatched blue on the plan marked “PLAN A” annexed to the Land Grant (hereinafter referred to as “the Pink Hatched Blue Area”) except the structure or structures constructed in compliance with Special Condition No. (37)(a) hereof and no goods or vehicles shall be stored or parked within the Pink Hatched Blue Area.
- (b) Except with the prior written consent of the Director, the Pink Hatched Blue Area or any part thereof shall not be used for any purpose other than for the fulfilment of the purchaser’s obligations under Special Conditions Nos. (37) and (39)(a) hereof.

Special Condition No. (37) of the Land Grant stipulates that:-

- (a) The purchaser shall,
- (i) on or before the 30th day of June 2009 at his own expense and in all respects to the satisfaction of the Director lay, form, provide and construct in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve, (including the provision and construction of such culverts, sewers, drains, pavements or such other structures as the Director in his sole discretion may require, so that pedestrian traffic may be carried thereon) the Pink Hatched Blue Area;
- (ii) on or before the 30th day of June 2009 at his own expense and to the satisfaction of the Director surface, kerb and channel the Pink Hatched Blue Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and
- (iii) maintain at his own expense the Pink Hatched Blue Area together with all structures, services, street furniture, and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as the Pink Hatched Blue Area has been surrendered to the Government in accordance with Special Condition No. (40)(a) hereof.
- (b) In the event of the non-fulfilment of the purchaser’s obligations under sub-clause (a) of this Special Condition within the prescribed period stated therein, the Government may carry out the necessary works at the cost of the purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the purchaser.

(c) The Director shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the purchaser or any other person whether arising out of or incidental to the fulfilment of the purchaser’s obligations under sub-clause (a) of this Special Condition or the exercise of the rights by the Government under sub-clause (b) of this Special Condition or otherwise, and no claim for compensation shall be made against the Government or the Director or his authorized officer by the purchaser in respect of any such loss, damage, nuisance or disturbance.

Special Condition No. (38) of the Land Grant stipulates that:-

The purchaser shall at all reasonable times prior to the surrender of the Pink Hatched Blue Area to the Government in accordance with Special Condition No. (40)(a) hereof permit the Director, his officers, contractors and any other persons authorized by him with or without tools, equipment, machinery or motor vehicles, the right of ingress, egress and regress to, from and through the lot or any part thereof free of cost for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (37)(a) hereof, carrying out the works in accordance with Special Condition No. (37)(b) hereof and carrying out, inspecting, checking and supervising any other works which the Director may consider necessary on, over, under, above, below or within the Pink Hatched Blue Area. The Director, his officers, contractors and any other persons authorized by him, shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the purchaser or any other person whether arising out of or incidental to the exercise by the Director, his officers, contractors and any other persons authorized by him of the right of ingress, egress and regress conferred under this Special Condition, and no claim shall be made against the Director, his officers, contractors and any other persons authorized by him by the purchaser in respect of any such loss, damage, nuisance or disturbance.

Special Condition No. (39) of the Land Grant stipulates that:-

- (a) The purchaser shall after completion of the works referred to in Special Condition No. (37)(a) hereof to the satisfaction of the Director and prior to the surrender of the Pink Hatched Blue Area to the Government in accordance with Special Condition No. (40)(a) hereof allow free passage to, from, by, through, over and along the Pink Hatched Blue Area for all Government and public pedestrian traffic for all lawful purposes 24 hours a day free of cost and payment of any nature whatsoever.
- (b) The Director shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the purchaser or any other person whether arising out of or incidental to the fulfilment of the purchaser’s obligations under sub-clause (a) of this Special Condition, and no claim for compensation shall be made against the Government or the Director or his authorized officers by the purchaser in respect of any such loss, damage, nuisance or disturbance.

Special Condition No. (40) of the Land Grant stipulates that:-

- (a) The purchaser shall at his own expense when called upon by the Director surrender the Pink Hatched Blue Area or any part or parts thereof with vacant possession to the Government free from incumbrances and without any payment or compensation payable by the Government to the purchaser provided always that the Government shall be under no obligation to take possession of the Pink Hatched Blue Area at the request of the purchaser, but may do so as and when it sees fit.
- (b) The purchaser shall not assign, mortgage, charge, demise, underlet, part with the possession of or otherwise dispose of or encumber the lot or any part thereof or any building or any interest therein or part of any building thereon or enter into any agreement so to do prior to the surrender of the Pink Hatched Blue Area pursuant to Special Condition No. (40)(a) hereof unless and until the purchaser has carved out the Pink Hatched Blue Area to the satisfaction of the Director. Prior to such carving out, the purchaser shall submit the carving out document for the Director’s approval.

(II) Provisions of the Deed of Mutual Covenant

Not applicable.

Plan showing the location of the Pink Hatched Blue Area as far as it is practicable to do so is appended hereto at the end of this section.

B. Information on any facilities or open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development

Not applicable.

C. Information on any part of the land (on which the development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap. 123 sub. leg. F)

Not applicable.

Remarks:

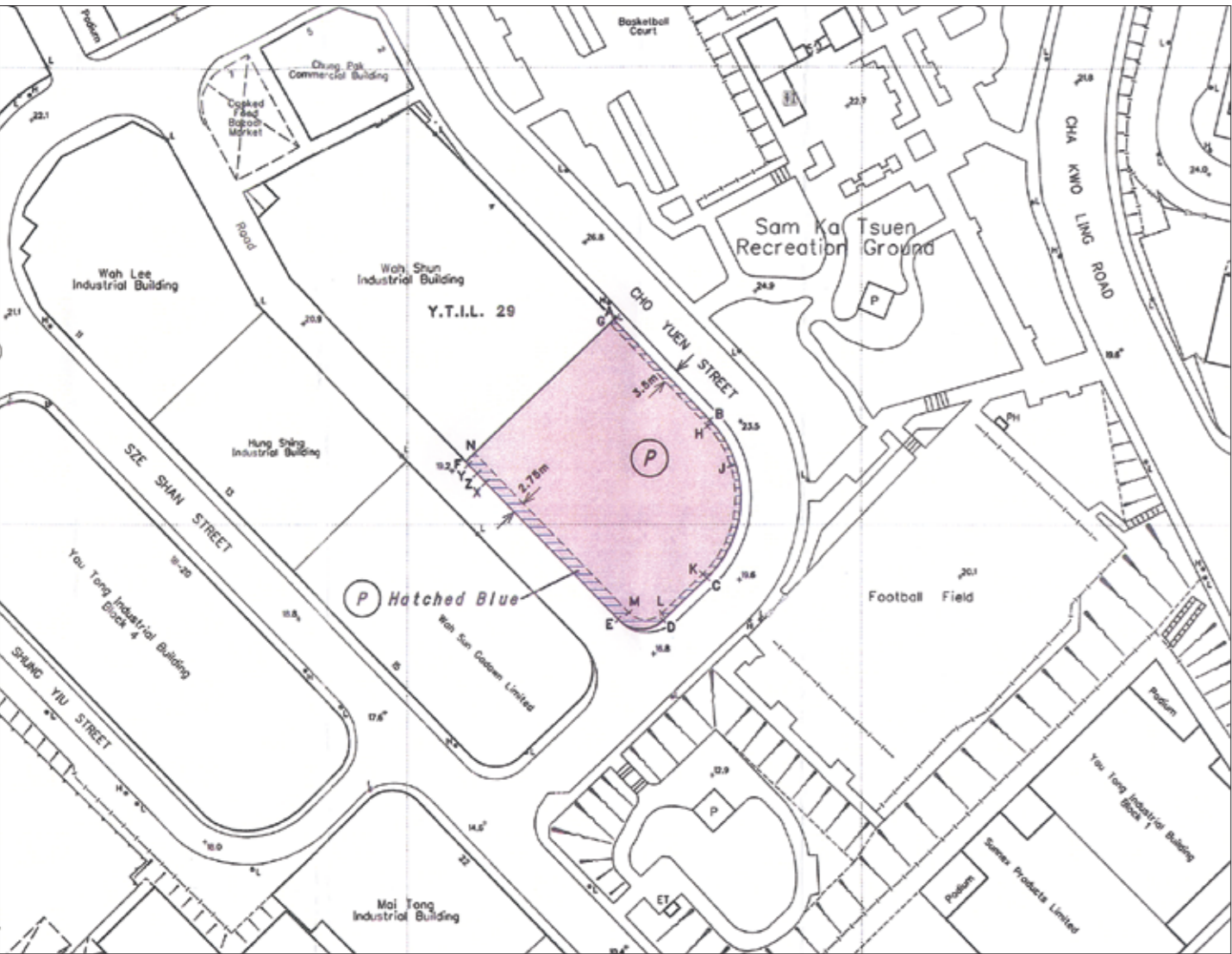
- (1) The “purchaser” as mentioned in this section means the Purchaser under the Land Grant and where the context so admits or requires his executors, administrators and assigns and in the case of a corporation its successors and assigns.
- (2) The Pink Hatched Blue Area was surrendered to the Government in accordance with Special Condition No.(40) of the Land Grant via a Deed of Surrender dated 3rd December 2010 and registered in the Land Registry by Memorial No.10121703210012.

16. INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

「批地文件」所夾附並註明為「圖則A」的圖則

Plan marked “PLAN A” annexed to the Land Grant



Legend 圖例

 The Pink Hatched Blue Area
粉紅色間藍斜線範圍

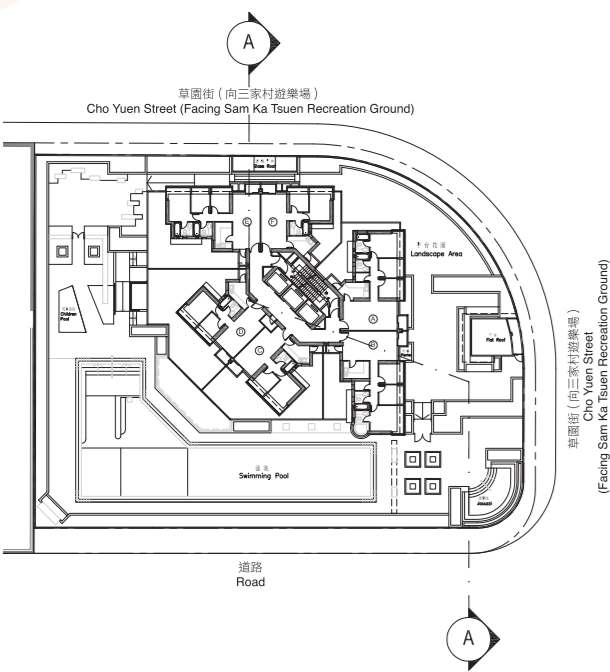
17. WARNING TO PURCHASERS

對買方的警告

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. CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

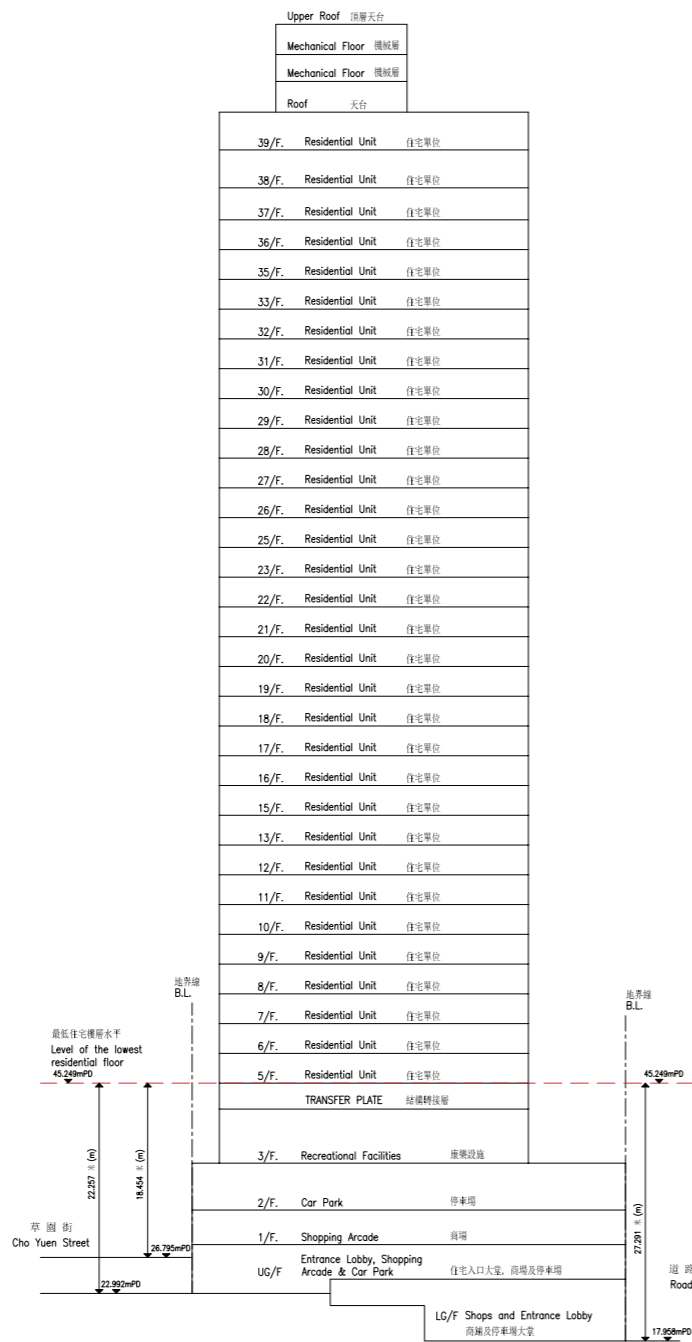
發展項目中的建築物的橫截面圖



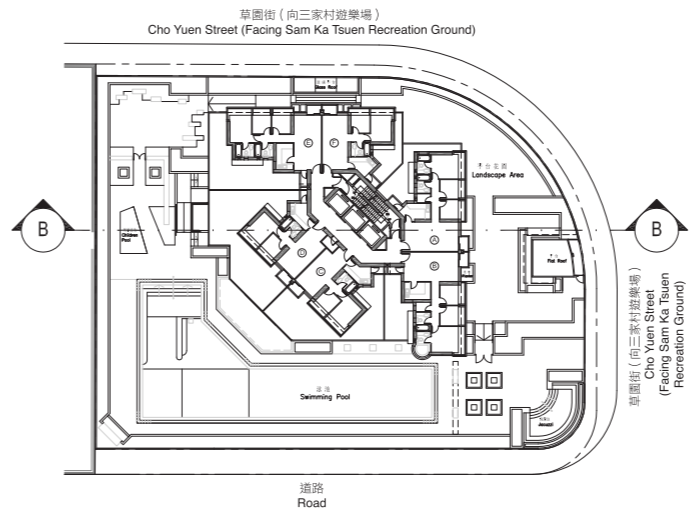
毗鄰建築物的一段草園街，為香港主水平基準以上22.992至26.795米。
The part of Cho Yuen Street adjacent to the building is 22.992 to 26.795 metres above the Hong Kong Principal Datum.

毗鄰建築物的一段道路，為香港主水平基準以上17.958米。
The part of road adjacent to the building is 17.958 metres above the Hong Kong Principal Datum.

紅色虛線為最低住宅樓層水平。
Red dotted line denotes level of the lowest residential floor.

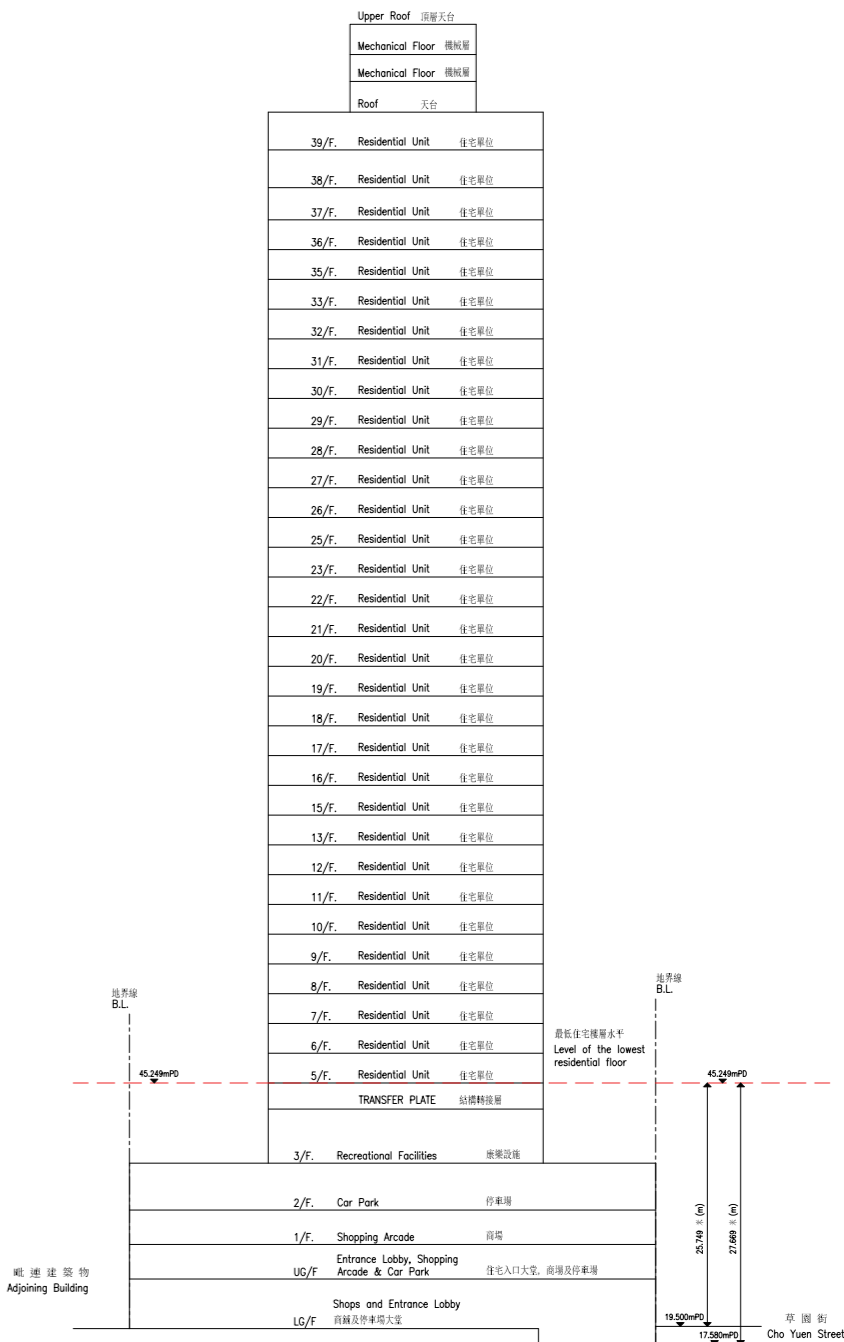


橫截面圖 A-A
Cross - Section Plan A-A



毗鄰建築物的一段草園街，為香港主水平基準以上17.580至19.500米。
The part of Cho Yuen Street adjacent to the building is 17.580 to 19.500 metres above the Hong Kong Principal Datum.

紅色虛線為最低住宅樓層水平。
Red dotted line denotes level of the lowest residential floor.



橫截面圖 B-B
Cross - Section Plan B-B

19. ELEVATION PLAN

立面圖



東南面立面圖
SOUTH-EAST ELEVATION

發展項目的認可人士已證明本圖所顯示的立面：

1. 以2009年2月13日的情況為準的發展項目經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。



西南面立面圖
SOUTH-WEST ELEVATION

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

1. are prepared on the basis of the approved building plans for the development as of 13th February 2009.
2. are in general accordance with the outward appearance of the development.



西北面立面圖
NORTH-WEST ELEVATION

發展項目的認可人士已證明本圖所顯示的立面：

1. 以2009年2月13日的情況為準的發展項目經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。



東北面立面圖
NORTH-EAST ELEVATION

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

1. are prepared on the basis of the approved building plans for the development as of 13th February 2009.
2. are in general accordance with the outward appearance of the development.

20. INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

發展項目中的公用設施的資料

公用設施 Common Facilities	位置 Location	有上蓋遮蓋之面積 Covered Area		沒有上蓋遮蓋之面積 Uncovered Area		總面積 Total Area	
		(平方米 sq.m.)	(平方呎 sq.s.f.)	(平方米 sq.m.)	(平方呎 sq.s.f.)	(平方米 sq.m.)	(平方呎 sq.s.f.)
(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)	(三樓 3/F)	581.373	6,258	—	—	581.373	6,258
(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					
(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.	園藝花園及其附屬面積 Landscape Garden and its associated area (三樓 3/F)	56.213	605	717.909	7,728	774.122	8,333
	泳池與曬台 Pool and Pool Deck (三樓 3/F)	—	—	710.069	7,643	710.069	7,643

附註：1. 住客會所面積為核准圖則內獲建築事務監督豁免之會所面積。
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 area of residents' clubhouse is the exempted club house area permitted by the building authourity under 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. INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

閱覽圖則及公契

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

2. (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——住宅物業每一已簽立的公契。
(b) 無須為閱覽付費。
1. Copies of outline zoning plans relating to the development are available for inspection at www.ozp.tpb.gov.hk.

2. (a) Copies of the following document are available for inspection at the place at which the residential property is offered to be sold –
(i) Every deed of mutual covenant in respect of the residential property that has been executed.
(b) The inspection is free of charge.

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. 外部裝修物料

		描述	
(a)	外牆	裝修物料的類型	基座外牆鋪砌瓷面石配以鋁質裝飾線、鋁百頁及玻璃幕牆。住宅大樓外牆鋪砌瓷面石
(b)	窗	框的用料	氟塗料鋁窗框
		玻璃的用料	玻璃
(c)	窗台	用料	鋼筋混凝土、氟塗料鋁窗框及玻璃窗
		窗台板的裝修物料	麻石 (38及39樓B單位部分窗台板為天然石)
(d)	花槽	裝修物料的類型	不適用
(e)	陽台或露台	(i) 裝修物料的類型	露台設有玻璃欄河，地台鋪砌高溫瓷磚，牆身鋪砌瓷面石。沒有陽台
		(ii) 是否有蓋	露台設有上蓋
(f)	乾衣設施	類型	不適用
		用料	不適用

2. 室內裝修物料（不適用於38樓至39樓B單位）

		描述			
			牆壁	地板	天花板
(a)	大堂	UG層住宅入口大堂裝修物料的類型	天然石、玻璃裝飾飾面及人造皮	天然石	石膏板假天花
		住宅樓層電梯大堂裝修物料的類型	雲石及裝飾玻璃	雲石	石膏板假天花
(b)	內牆及天花板		牆壁	天花板	
		客廳裝修物料的類型	乳膠漆	乳膠漆	
		飯廳裝修物料的類型	乳膠漆	乳膠漆	
		睡房裝修物料的類型	乳膠漆	乳膠漆	
(c)	內部地板		地板	牆腳線	
		客廳的用料	長條複合木地板	木腳線	
		飯廳的用料	長條複合木地板	木腳線	
		睡房的用料	長條複合木地板	木腳線	
(d)	浴室		牆壁	地板	天花板
		裝修物料的類型	外露牆身鋪砌瓷面石、雲石及玻璃裝飾飾面	外露地板為雲石	鋁質假天花
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底		

2. 室內裝修物料（不適用於38樓至39樓B單位）

		描述				
			牆壁	地板	天花板	灶台
(e)	廚房	裝修物料的類型	外露牆身鋪砌瓷面石及裝飾玻璃	外露地板為雲石	鋁質假天花	再造塑料
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			

3. 室內裝置（不適用於38樓至39樓B單位）

		描述			
			用料	裝修物料	配件
(a)	門	單位大門	木門	膠板面	指紋門鎖及防盜眼
		主人睡房及睡房門	木門	膠板面	門鎖
		浴室門	木門	膠板面	門鎖
		廚房門	木及玻璃門	膠板面及玻璃嵌板格	門鎖
(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	櫃枱面	雲石
				櫃	木
			浴室潔具	洗手盤水龍頭及廁紙架	鍍鉻
				洗手盤及座廁	搪瓷
			浴室設備	隨樓附送之設備及品牌，請參閱「設備說明表」	
		(ii) 供水系統的類型及用料		冷熱水喉	銅喉
		(iii) 沐浴設施 (包括花灑或浴缸 (如適用的話))	花灑	淋浴水龍頭	鍍鉻
			浴缸	浴缸 (5樓至37樓浴室，B單位主人房浴室除外)	搪瓷鑄鐵
				浴缸 (只限5樓至37樓B單位主人房浴室)	玻璃纖維
				浴缸 (只限38樓至39樓A單位睡房1浴室)	搪瓷鑄鐵
				浴缸 (只限38樓至39樓C單位浴室)	搪瓷鑄鐵
				浴缸 (只限38樓至39樓A及C單位主人房浴室)	混凝土及紙皮石

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. 室內裝置（不適用於38樓至39樓B單位）

		描述		
			類型	尺寸
(b)	浴室	(iv)浴缸大小 (如適用的話)	浴缸 (5樓至37樓浴室A單位)	1400毫米長 x 750毫米闊 x 450毫米高
			浴缸 (5樓至37樓浴室B至F單位，B單位主人房浴室除外)	1500毫米長 x 750毫米闊 x 450毫米高
			浴缸 (只限5樓至37樓B單位主人房浴室)	1141毫米長 x 712毫米闊 (另部分位置為半徑675毫米之圓形) x 450毫米高
			浴缸 (只限38樓至39樓A單位睡房1浴室)	1400毫米長 x 750毫米闊 x 450毫米高
			浴缸 (只限38樓至39樓C單位浴室)	1500毫米長 x 750毫米闊 x 450毫米高
			浴缸 (只限38樓至39樓A及C單位主人房浴室)	直徑1350毫米之圓形 x 450毫米高
(c)	廚房		用料	
		(i) 洗滌盆的用料	不銹鋼	
		(ii) 供水系統的用料	冷熱水喉均為銅喉	
			用料	裝修物料
		(iii) 廚櫃的用料及裝修物料	木製廚櫃配木製門板	膠板面及木皮面，另配再造塑料枱面
		(iv)所有其他裝置及設備的類型	其他裝置的類型	鍍鉻洗滌盆水龍頭
			設備的類型	隨樓附送之設備及品牌，請參閱「設備說明表」
(d)	睡房		類型	用料
		裝置 (包括嵌入式衣櫃) 的類型及用料	嵌入式衣櫃	不適用
			其他裝置	不適用
(e)	電話	接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」	
(f)	天線	接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」	
(g)	電力裝置	(i) 供電附件 (包括安全裝置)	供電附件	提供電制及插座之面板
			安全裝置	裝妥微型斷路器
		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露 ¹	
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」	

備註：¹ 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。

3. 室內裝置（不適用於38樓至39樓B單位）

		描述	
		類型	煤氣
(h)	氣體供應	系統	煤氣喉接駁煤氣煮食爐及煤氣熱水爐，並裝有獨立煤氣錶
		位置	煤氣煮食爐及煤氣熱水爐的位置請參閱「機電裝置位置及數量說明表」
(i)	洗衣機接駁點	位置	請參閱「機電裝置位置及數量說明表」
		設計	設有洗衣機來、去水接駁喉位
(j)	供水	水管的用料	冷熱水喉採用銅喉
		水管是隱藏或外露	水管是部分隱藏及部分外露 ²
		有否熱水供應	廚房、主人房浴室（如有）和浴室由熱水爐供應熱水

4. 雜項

		描述			
			住宅	住宅	商用
(a)	升降機	(i) 品牌名稱及產品型號	品牌名稱	奧的斯	奧的斯
			產品型號	AC-VF	AC-VF
		(ii) 升降機的數目及到達的樓層	升降機的數目	2部	1部
			到達的樓層	UG樓至39樓	LG樓至39樓
(b)	信箱	用料	不銹鋼		
(c)	垃圾收集	(i) 垃圾收集的方法	由清潔工人收集垃圾		
		(ii) 垃圾房的位置	中央垃圾收集房設於低層地下		
(d)	水錶、電錶及氣體錶		水錶	電錶	氣體錶
		(i) 位置	每層之公共錶房	每層之公共錶房	廚房
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立	獨立	獨立

5. 保安設施

保安系統及設備	入口通道控制及保安系統	UG層大廈入口大堂設有訪客對講機、智能咭閱讀器及密碼門鎖。
	閉路電視	各升降機均設有閉路電視連接管理處。
嵌入式的裝備的細節	標準樓層 (5樓至 37樓) 各住宅單位均裝設視像對講機系統。行政樓層 (38樓至39樓) 各住宅單位均裝設視像對講機系統及無線平安鐘連接大廈管理處。各行政樓層單位之大門及露台門設有防盜門磁系統。	
嵌入式裝備的位置	視像對講機的位置請參閱「機電裝置位置及數量說明表」	

備註：² 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。

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

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. Exterior finishes

		Description	
(a)	External Wall	Type of finishes	Podium : Ceramic tiles with aluminum feature, louver and curtain wall. Residential tower : Ceramic tiles
(b)	Window	Material of frame	Fluorocarbon coating aluminum frame
		Material of glass	Glass
(c)	Bay window	Material of bay window	Reinforced concrete, fluorocarbon coating aluminum frame and glass window
		Window sill finishes	Granite (Part of the window sill for Unit B on 38/F - 39/F is natural stone)
(d)	Planter	Type of finishes	Not applicable
(e)	Verandah or balcony	(i) Type of finishes	Balcony : installed with clear glass balustrade. Floor on Balcony : homogenous tiles. Walls of Balcony : ceramic tiles. Verandah : nil.
		(ii) Whether it is covered	Balcony is covered
(f)	Drying facilities for clothing	Type	Not applicable
		Material	Not applicable

2. Interior finishes (NOT Applicable for unit B on 38/F to 39/F)

		Description			
			Wall	Floor	Ceiling
(a)	Lobby	UG/F Main entrance lobby finishes	Natural stone, feature glass panel and vinyl	Natural stone	Gypsum board false ceiling
		Residential floors lift lobby finishes	Marble and decorative glass	Marble	Gypsum board false ceiling
(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	
			Floor	Skirting	
(c)	Internal floor	Material for living room	Long strip engineered timber	Wood	
		Material for dining room	Long strip engineered timber	Wood	
		Material for bedroom	Long strip engineered timber	Wood	
			Wall	Floor	Ceiling
(d)	Bathroom	Finishes	Ceramic tiles, marble and feature glass panel (for exposed surface only)	Marble (for exposed surface only)	Aluminum false ceiling
		Whether the wall finishes run up to ceiling	Up to the level of false ceiling		

2. Interior finishes (NOT Applicable for unit B on 38/F to 39/F)

		Description				
			Wall	Floor	Ceiling	Cooking Bench
(e)	Kitchen	Finishes	Ceramic tiles and decorative glass (for exposed surface only)	Marble (for exposed surface only)	Aluminium false ceiling	Solid surfacing material
		Whether the wall finishes run up to ceiling	Up to the level of false ceiling			

3. Interior fittings (NOT Applicable for unit B on 38/F to 39/F)

		Description			
			Material	Finishes	Accessories
(a)	Doors	Main entrance door	Timber door	Plastic laminate	Fingerprint door lock and eye viewer
		Master bedroom and bedroom doors	Timber door	Plastic laminate	Door lock
		Bathroom doors	Timber door	Plastic laminate	Door lock
		Kitchen door	Timber and glass door	Plastic laminate with glass vision panel	Door lock
(b)	Bathroom		Fittings and equipment	Type	Material
		(i) Type and material of fittings and equipment	Vanity cabinet	Countertop	Marble
				Cabinet	Wood
			Bathroom fittings	Wash basin mixer and toilet paper holder	Chrome plated
				Wash basin and water closet	Ceramic
			Bathroom appliances	For the appliances provision and brand name, please refer to the "Appliance Schedule"	
		(ii) Type and material of water supply system		Hot and cold water supply	Copper water pipes
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Bath mixer	Chrome plated
			Bath tub	Bath tub (for 5/F to 37/F bathroom except master bathroom in flat B)	Enamelled cast iron
				Bath tub (for 5/F to 37/F master bathroom in flat B)	Fibre Glass

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior fittings (NOT Applicable for unit B on 38/F to 39/F)

		Description			
			Fittings and equipment	Type	Material
(b)	Bathroom	(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Bath tub	Bath tub (for bathroom 1 of flat A on 38/F to 39/F)	Enamelled cast iron
				Bath tub (for bathroom of flat C on 38/F to 39/F)	Enamelled cast iron
				Bath tub (for master bathroom of flat A & C on 38/F to 39/F)	Reinforced concrete and mosaic tiles
			Type	Dimension	
		(iv) Size of bath tub, if applicable	Bath tub (for flat A on 5/F to 37/F)	1400mm L x 750mm W x 450mm H	
			Bath tub (for flat B to F on 5/F to 37/F, except master bathroom in flat B)	1500mm L x 750mm W x 450mm H	
			Bath tub (for master bathroom in flat B on 5/F to 37/F)	1141mm L x 712mm W (part of the circular area with radius of 675mm) x 450mm H	
			Bath tub (for bathroom 1 in unit A on 38/F to 39/F)	1400mm L x 750mm W x 450mm H	
			Bath tub (for bathroom in unit C on 38/F to 39/F)	1500mm L x 750mm W x 450mm H	
			Bath tub (for master bathroom of flat A & C on 38/F to 39/F)	1350mm diameter in circular shape x 450mm H	
(c)	Kitchen		Material		
		(i) Material of sink unit	Stainless steel		
		(ii) Material of water supply system	Copper water pipes for both hot and cold water		
			Material	Finishes	
		(iii) Material and finishes of kitchen cabinet	Timber cabinet with timber door panel	Plastic laminate and timber veneer with solid surfacing material counter-top	
		(iv) Type of all other fittings and equipment	Other fittings	Chrome-plated sink mixer	
			Other equipment	For the appliances provision and brand name, please refer to the "Appliance Schedule"	
(d)	Bedroom		Type	Material	
		Type and material of fittings (including built-in wardrobe)	Built-in wardrobe	Not applicable	
			Other fittings	Not applicable	

3. Interior fittings (NOT Applicable for unit B on 38/F to 39/F)

		Description		
(e)	Telephone	Location and number of connection points	Please refer to the "Schedule and location of Electrical & Mechanical Provisions"	
(f)	Aerials	Location and number of connection points	Please refer to the "Schedule and location of Electrical & Mechanical Provisions"	
(g)	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets
			Safety devices	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 and location of Electrical & Mechanical Provisions"	
(h)	Gas supply	Type	Town Gas	
		System	Separate gas meter with gas supply pipe is provided and connected to gas hob and gas water heater	
		Location	For the location of gas hob and gas water heater, please refer to the "Schedule and location of Electrical & Mechanical Provisions"	
(i)	Washing machine connection point	Location	Please refer to the "Schedule and location of Electrical & Mechanical Provisions"	
		Design	Drain point and water point are provided for washing machine	
(j)	Water supply	Material of water pipes	Copper water pipes for hot and cold water supply	
		Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed ²	
		Whether hot water is available	Hot water supply system is provided to kitchen, master bathroom (if applicable) and bathroom(s) from gas water heater	

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

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

4. Miscellaneous

		Description				
			Residential lift	Residential lift	Commercial lift	
(a)	Lifts	(i) Brand name and model number	Brand Name	Otis	Otis	Otis
			Model Number	AC-VF	AC-VF	AC-VF
		(ii) Number and floors served by them	Number of lifts	Two	One	One
			Floor served by the lifts	UG/F to 39/F	LG/F to 39/F	UG/F to 1/F
(b)	Letter box	Material	Stainless steel			
(c)	Refuse collection	(i) Means of refuse collection	Collected by cleaners			
		(ii) Location of refuse room	Refuse storage and material recovery chamber is provided on LG/F			
(d)	Water meter, electricity meter and gas meter		Water meter	Electricity meter	Gas meter	
		(i) Location	Common meter room on each floor	Common meter room on each floor	Inside kitchen	
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter	

5. Security facilities

Security system and equipment	Access Control and security system	Visitor panel, smart card reader and security door lock installed at the entrance lobby on UG/F.
	CCTV	CCTV system connected to management office installed inside all lifts.
Details of built-in provisions	For typical floor units (5/F to 37/F), video door phone to be provided for each residential unit. For executive floor units (38/F to 39/F), video door phone and wireless panic alarm system connecting to the management office to be provided. Door contact system on main entrance door and balcony door to be provided for each executive units.	
Location of built-in provisions	For the location of video door phone, please refer to the "Schedule and location of Electrical & Mechanical Provision"	

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

2. 室內裝修物料（只適用於38樓至39樓B單位）

		描述			
			牆壁	地板	天花板
(a)	大堂	UG層住宅入口大堂裝修物料的類型	天然石、玻璃裝飾飾面及人造皮	天然石	石膏板假天花
		住宅樓層電梯大堂裝修物料的類型	雲石及裝飾玻璃	雲石	石膏板假天花
(b)	內牆及天花板		牆壁	天花板	
		客廳裝修物料的類型	木飾面、布料及玻璃	石膏板及乳膠漆	
		飯廳裝修物料的類型	木飾面、布料及玻璃	石膏板及乳膠漆	
		主人睡房裝修物料的類型	不銹鋼、牆紙、布料及玻璃	石膏板及乳膠漆	
		睡房1裝修物料的類型	牆紙	石膏板及乳膠漆	
		睡房2裝修物料的類型	木條及牆紙	石膏板及乳膠漆	
		睡房3裝修物料的類型	牆紙及玻璃	石膏板及乳膠漆	
(c)	內部地板		地板	牆腳線	
		客廳的用料	天然石	不適用	
		飯廳的用料	天然石	不適用	
		主人睡房的用料	地毯	木	
		睡房1、2及3的用料	地毯	木	
(d)	浴室	主人浴室	牆壁	地板	天花板
		裝修物料的類型	外露牆身鋪砌玻璃、鏡及天然石	外露地板為天然石	石膏板、乳膠漆及鏡
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底		
		浴室1	牆壁	地板	天花板
		裝修物料的類型	外露牆身鋪砌鏡及天然石	外露地板為天然石	石膏板及乳膠漆
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底		
		浴室2	牆壁	地板	天花板
		裝修物料的類型	外露牆身鋪砌鏡及天然石	外露地板為天然石	石膏板及乳膠漆
(e)	廚房		牆壁	地板	天花板
		裝修物料的類型	外露牆身鋪砌鏡面	外露地板為天然石	石膏板及乳膠漆
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底		
			牆壁	地板	天花板
		裝修物料的類型	外露牆身鋪砌鏡面	外露地板為天然石	石膏板及乳膠漆
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底		

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. 室內裝置（只適用於38樓至39樓B單位）

		描述			
			用料	裝修物料	配件
(a)	門	單位大門	木門	膠板面	警鐘、門鎖及防盜眼
		主人睡房門、睡房1門及睡房2門	木門	油漆	門鎖
		主人浴室門、浴室1門及浴室2門	木門	油漆	門鎖
		廁所門	木門	木皮面	門鎖
		廚房門	木及玻璃門	膠板面及玻璃嵌板格	門鎖
		工作間門	木門	油漆及木皮面	門鎖
		工作間廁所門	鉛質及玻璃門	鉛質及玻璃	門鎖
		工作平台門	鉛質及玻璃門	鉛質及玻璃	門鎖
		共用住宅電梯大堂門(39樓)	木門	油漆	門鎖及防盜眼
		天台門	木門	油漆及玻璃	門鎖
(b)	浴室		裝置及設備	類型	用料
		(i) 裝置及設備的類型及用料	主人房浴室面盆櫃	櫃枱面	不銹鋼
				面盆櫃用料	木及木皮面
			浴室1及2面盆櫃	櫃枱面	天然石
				面盆櫃用料	木及木皮面
			主人房浴室潔具	洗手盤水龍頭	鍍鉻
				洗手盤	不銹鋼
				座廁	搪瓷
			浴室1及2潔具	洗手盤水龍頭	鍍鉻
				洗手盤及座廁	搪瓷
			浴室設備	隨樓附送之設備及品牌，請參閱「設備說明表」	
		(ii) 供水系統的類型及用料		冷熱水喉	銅喉
		(iii) 沐浴設施 (包括花灑或浴缸 (如適用的話))	主人房浴室	花灑	鍍鉻
				浴缸	玻璃纖維按摩浴缸
			浴室1	花灑	鍍鉻
			浴室2	花灑	鍍鉻
				浴缸	搪瓷鑄鐵

3. 室內裝置（只適用於38樓至39樓B單位）

		描述		
			類型	尺寸
(b)	浴室	(iv)浴缸大小 (如適用的話)	主人房浴室浴缸	1700毫米 (長) X 750毫米 (闊) X 500 (高)
			浴室2浴缸	1400毫米 (長) X 780毫米 (闊) X 500 (高)
(c)	廚房		用料	
		(i) 洗滌盆的用料	人造石	
		(ii) 供水系統的用料	冷熱水喉均為銅喉	
			用料	裝修物料
		(iii) 廚櫃的用料及裝修物料	木製廚櫃配木製門板	木皮面，另配人造石枱面
		(iv) 所有其他裝置及設備的類型	其他裝置的類型	鍍鉻洗滌盆水龍頭
			設備的類型	隨樓附送之設備及品牌，請參閱「設備說明表」
(d)	睡房		類型	用料
		裝置 (包括嵌入式衣櫃) 的類型及用料	嵌入式衣櫃	不適用
			其他裝置	不適用
(e)	電話	接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」	
(f)	天線	接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」	
(g)	電力裝置	(i) 供電附件 (包括安全裝置)	供電附件	提供電制及插座之面板
			安全裝置	裝妥微型斷路器
		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露 ¹	
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」	
(h)	氣體供應	類型	煤氣	
		系統	煤氣喉接駁煤氣煮食爐及煤氣熱水爐，並裝有獨立煤氣錶	
		位置	煤氣煮食爐及煤氣熱水爐的位置請參閱「機電裝置位置及數量說明表」	
(i)	洗衣機接駁點	位置	請參閱「機電裝置位置及數量說明表」	
		設計	設有洗衣機來、去水接駁喉位	
(j)	供水	水管的用料	冷熱水喉採用銅喉	
		水管是隱藏或外露	水管是部分隱藏及部分外露 ²	
		有否熱水供應	廚房、主人房浴室和浴室由熱水爐供應熱水	

備註： ¹ 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。

² 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。

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior finishes (Applicable for unit B on 38/F to 39/F only)

		Description			
			Wall	Floor	Ceiling
(a)	Lobby	UG/F Main entrance lobby finishes	Natural stone, feature glass panel and vinyl	Natural stone	Gypsum board false ceiling
		Residential floors lift lobby finishes	Marble and decorative glass	Marble	Gypsum board false ceiling
(b)	Internal wall and ceiling		Wall	Ceiling	
		Living room finishes	Wood veneered, fabric and glass	Gypsum board and emulsion paint	
		Dining room finishes	Wood veneered, fabric and glass	Gypsum board and emulsion paint	
		Master bedroom finishes	Stainless steel, wall paper, fabric and glass	Gypsum board and emulsion paint	
		Bedroom 1 finishes	Wall paper	Gypsum board and emulsion paint	
		Bedroom 2 finishes	Wooden strips and wall paper	Gypsum board and emulsion paint	
		Bedroom 3 finishes	Wall paper and glass	Gypsum board and emulsion paint	
(c)	Internal floor		Floor	Skirting	
		Material for living room	Natural stone	Not applicable	
		Material for dining room	Natural stone	Not applicable	
		Material for master bedroom	Carpet	Wood	
		Material for bedroom 1, 2 & 3	Carpet	Wood	
(d)	Bathroom	Master bathroom	Wall	Floor	Ceiling
		Finishes	Glass, mirror and natural stone (for exposed surface only)	Natural stone (for exposed surface only)	Gypsum board, emulsion paint and mirror
		Whether the wall finishes run up to ceiling	Up to the level of false ceiling		
		Bathroom 1	Wall	Floor	Ceiling
		Finishes	Mirror and natural stone (for exposed surface only)	Natural stone (for exposed surface only)	Gypsum board and emulsion paint
		Whether the wall finishes run up to ceiling	Up to the level of false ceiling		
		Bathroom 2	Wall	Floor	Ceiling
		Finishes	Mirror and natural stone (for exposed surface only)	Natural stone (for exposed surface only)	Gypsum board and emulsion paint
		Whether the wall finishes run up to ceiling	Up to the level of false ceiling		

2. Interior finishes (Applicable for unit B on 38/F to 39/F only)

		Description				
			Wall	Floor	Ceiling	Cooking Bench
(e)	Kitchen	Finishes	Mirror panels (for exposed surface only)	Natural stone (for exposed surface only)	Gypsum board and emulsion paint	Artificial stone
		Whether the wall finishes run up to ceiling	Up to the level of false ceiling			

3. Interior fittings (Applicable for unit B on 38/F to 39/F only)

		Description			
			Material	Finishes	Accessories
(a)	Doors	Main entrance door	Wood door	Plastic laminate	Panic alarm, door lock and eye viewer
		Master bedroom, bedroom 1 & 2 doors	Wood door	Paint	Door lock
		Master bathroom, bathroom 1 & 2 doors	Wood door	Paint	Door lock
		Lavatory door	Wood door	Wood veneer	Door lock
		Kitchen door	Wood and glass door	Plastic laminate with glass vision panel	Door lock
		Utility room door	Wood door	Paint and wood veneer	Door lock
		Lavatory door inside the utility room	Aluminum and glass	Aluminum and glass	Door lock
		Utility platform door	Aluminum and glass	Aluminum and glass	Door lock
		Common lift lobby door (39/F)	Wood	Paint	Door lock and eye viewer
		Roof dooor	Wood	Paint and glass	Door lock
(b)	Bathroom		Fittings and equipment	Type	Material
		(i) Type and material of fittings and equipment	Master bathroom vanity cabinet	Countertop	Stainless steel
				Cabinet finishes	Wood and wood veneer
			Bathroom 1 & 2 vanity cabinet	Countertop	Natural stone
				Cabinet finishes	Wood and wood veneer
			Master bathroom fittings	Wash basin mixer	Chrome-plated
				Wash basin	Stainless steel
				Water closet	Ceramic
			Bathroom 1 & 2 fittings	Wash basin mixer	Chrome-plated
				Wash basin and water closet	Ceramic
			Bathroom appliances	For the appliances provision and brand name, please refer to the "Appliance Schedule"	

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior fittings (Applicable for unit B on 38/F to 39/F only)

		Description			
			Fittings and equipment	Type	Material
(b)	Bathroom	(ii) Type and material of water supply system		Hot and cold water supply	Copper water pipes
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Master bathroom	Bath mixer	Chrome plated
				Bath tub	Fiber glass jacuzzi
			Bathroom 1	Bath mixer	Chrome plated
			Bathroom 2	Bath mixer	Chrome plated
				Bath tub	Enamelled cast iron
				Type	Dimension
		(iv) Size of bath tub, if applicable		Master bathroom bath tub	1700mm L x 750mm W x 500mm H
				Bathroom 2 bath tub	1400mm L x 780mm W x 500mm H
(c)	Kitchen		Material		
		(i) Material of sink unit	Artificial stone		
		(ii) Material of water supply system	Copper water pipes for both hot and cold water		
			Material	Finishes	
		(iii) Material and finishes of kitchen cabinet	Wood cabinet with wood door panel	Wood veneer with artificial stone counter top	
		(iv) Type of all other fittings and equipment	Other fittings	Chrome-plated sink mixer	
			Other equipment	For the appliances provision and brand name, please refer to the "Appliance Schedule"	
(d)	Bedroom		Type	Material	
		Type and material of fittings (including built-in wardrobe)	Built-in wardrobe	Not applicable	
			Other fittings	Not applicable	
(e)	Telephone	Location and number of connection points	Please refer to the "Schedule and location of Electrical & Mechanical Provisions"		
(f)	Aerials	Location and number of connection points	Please refer to the "Schedule and location of Electrical & Mechanical Provisions"		
(g)	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets	
			Safety devices	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 and location of Electrical & Mechanical Provisions"		

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

3. Interior fittings (Applicable for unit B on 38/F to 39/F only)

		Description	
(h)	Gas supply	Type	Town Gas
		System	Separate gas meter with gas supply pipe is provided and connected to gas hob and gas water heater
		Location	For the location of gas hob and gas water heater, please refer to the "Schedule and location of Electrical & Mechanical Provisions"
(i)	Washing machine connection point	Location	Please refer to the "Schedule and location of Electrical & Mechanical Provisions"
		Design	Drain point and water point are provided for washing machine
(j)	Water supply	Material of water pipes	Copper water pipes for hot and cold water supply
		Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed ²
		Whether hot water is available	Hot water supply system is provided to kitchen and bathroom from gas water heater

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

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

6. 設備 Appliances

冷氣機品牌名稱及產品型號列表
Schedule of air-conditioners' brand name and model number

品牌名稱 Brand Name	產品型號 Model Number	層數 Floor	5/F - 37/F						38/F - 39/F		38/F - 39/F
		單位 Unit	A	B	C	E	E	F	A	C	B
Panasonic	CS_PC 12 EKH		√	√			√		√	√	
	CS_PC 18 DKH								√	√	√
	CS_PC 24 DKH		√	√	√	√	√	√	√	√	
	CS_PC 28 DKH								√	√	√
	CS_C9GKZW		√	√	√	√	√	√	√	√	√
	CS_C12GKZW									√	√

賣方承諾如該項目中沒有安裝指明的品牌名稱或產品型號的設備，便會安裝品質相若的設備。
The vendor undertakes that if appliances of the specified brand name or model number are not installed in the development, appliances of comparable quality will be installed.

6. 設備 Appliances

適用於5樓至37樓A至F單位
Applicable for Units A-F on 5/F to 37/F

Appliances	設備	品牌名稱 Brand Name	產品型號 Model Number
Microwave oven	微波爐	Cristal	C17L-700AJS
Fridge	雪櫃	Cristal	BS285EW
Cooker hood (Units A,C,D and F)	抽油煙機 (A,C,D 及 F單位)	Whirlpool	AKR1985IX
Cooker hood (Units B and E)	抽油煙機 (B 及 E單位)	Whirlpool	IN900S/IX
Washer dryer	洗衣乾衣機	LG	F1207CDPB

只適用於38樓至39樓A及C單位
Applicable for Units A and C on 38/F to 39/F only

Appliances	設備	品牌名稱 Brand Name	產品型號 Model Number
2-in-1 Microwave oven	2合1微波爐	Miele	H5040BM
Fridge	雪櫃	Miele	KFN9753iD
Cooker hood	抽油煙機	Miele	DA279-4 Special Version
Double wok burner	雙頭爐頭	Miele	KM405
Single wok burner	單頭爐頭	Miele	KM416
Washer dryer	洗衣乾衣機	Miele	WT2679i WPM

只適用於38樓至39樓B單位
Applicable for Units B on 38/F to 39/F only

Appliances	設備	品牌名稱 Brand Name	產品型號 Model Number
2-in-1 Microwave oven	2合1微波爐	Miele	H5040BM
Fridge	雪櫃	Miele	KFN9753iD
Cooker hood	抽油煙機	Miele	DA279-4
Double wok burner	雙頭爐頭	Miele	KM405
Single wok burner	單頭爐頭	Miele	KM416
Washer dryer	洗衣乾衣機	Miele	WT2679i WPM
Kitchen TV	廚房電視	Uasis	DM5070TW
Gas water heater	煤氣熱水爐	TGC	DJW150SFL, RJW28SFL, TRJW160RFL

賣方承諾如該項目中沒有安裝指明的品牌名稱或產品型號的設備，便會安裝品質相若的設備。
The vendor undertakes that if appliances of the specified brand name or model number are not installed in the development, appliances of comparable quality will be installed.

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

機電裝置位置及數量說明表
Schedule and location of Electrical & Mechanical Provisions

Floor 層		5/F - 13/F, 15/F - 23/F, 25/F - 33/F, 35/F - 37/F						38/F		39/F		38/F - 39/F duplex 複式單位
Location 位置	Unit 單位	A	B	C	D	E	F	A	C	A	C	B
Living room / Dining room 客 / 飯廳	13A Single Socket Outlet 13A單位電插座	-	-	-	-	-	-	-	-	-	-	1
	13A Twin Socket Outlet 13A雙位電插座	4	4	4	4	4	4	7	5	7	5	6
	TV / FM Outlet 電視/電台天線插座	2	2	2	2	2	2	2	2	2	2	1
	Telephone Outlet 電話插座	2	2	2	2	2	2	3	2	3	2	3
	Connection Point for A/C Indoor Unit 室內空調機接駁點	1	1	1	1	1	1	2	2	3	2	3
	Video Door Phone 視像對講機	1	1	1	1	1	1	1	1	1	1	1
Master Bedroom 主人房	13A Single Socket Outlet 13A單位電插座	-	-	-	-	-	-	-	-	-	-	2
	13A Twin Socket Outlet 13A雙位電插座	2	2	-	-	2	-	2	2	2	2	1
	TV / FM Outlet 電視/電台天線插座	1	1	-	-	1	-	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	-	-	1	-	1	1	1	1	1
	Connection Point for A/C Indoor Unit 室內空調機接駁點	1	1	-	-	1	-	1	2	2	2	2
Bedroom 1 睡房1	13A Single Socket Outlet 13A單位電插座	-	-	-	-	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座	2	2	2	2	2	2	2	2	2	2	2
	TV / FM Outlet 電視/電台天線插座	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for A/C Indoor Unit 室內空調機接駁點	1	1	1	1	1	1	1	1	1	1	1
Bedroom 2 睡房2	13A Single Socket Outlet 13A單位電插座	-	-	-	-	-	-	-	-	-	-	1
	13A Twin Socket Outlet 13A雙位電插座	2	2	2	2	2	2	2	2	2	2	1
	TV / FM Outlet 電視/電台天線插座	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for A/C Indoor Unit 室內空調機接駁點	1	1	1	1	1	1	1	1	1	1	1
Bedroom 3 睡房3	13A Twin Socket Outlet 13A雙位電插座	-	-	-	-	-	-	2	2	-	-	1
	TV / FM Outlet 電視/電台天線插座	-	-	-	-	-	-	1	1	-	-	1
	Telephone Outlet 電話插座	-	-	-	-	-	-	1	1	-	-	1
	Connection Point for A/C Indoor Unit 室內空調機接駁點	-	-	-	-	-	-	1	1	-	-	-
Store Room 儲物房	13A Twin Socket Outlet 13A雙位電插座	1	1	-	-	-	-	-	-	-	-	-

機電裝置位置及數量說明表
Schedule and location of Electrical & Mechanical Provisions

Floor 層		5/F - 13/F, 15/F - 23/F, 25/F - 33/F, 35/F - 37/F						38/F		39/F		38/F - 39/F duplex 複式單位
Location 位置	Unit 單位	A	B	C	D	E	F	A	C	A	C	B
Utility 工作間	13A Twin Socket Outlet 13A雙位電插座	-	-	-	-	-	-	1	1	1	1	1
	Gas Water Heater 煤氣熱水爐	-	-	-	-	-	-	-	1	-	1	1
	Connection Point for A/C Indoor Unit 室內空調機接駁點	-	-	-	-	-	-	1	1	1	1	1
Bathroom in Master Bedroom 主人房之浴室	13A Single Socket Outlet 13A單位電插座	1	1	-	-	1	-	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	-	-	-	-	-	-	-	-	-	-	1
	TV / FM Outlet 電視/電台天線插座	1	1	-	-	1	-	1	1	1	1	1
	Telephone Outlet 電話插座	-	-	-	-	-	-	1	1	1	1	1
	Connection Point for A/C Indoor Unit 室內空調機接駁點	-	-	-	-	-	-	-	-	-	-	1
Bathroom 浴室	Gas Water Heater 煤氣熱水爐	1	1	-	-	1	-	1	1	1	1	1
	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	1	1	1	1
	TV / FM Outlet 電視/電台天線插座	1	1	1	1	1	1	-	1	-	1	1
	Telephone Outlet 電話插座	-	-	-	-	-	-	-	1	1	1	1
Bathroom in Bedroom 1 睡房1之浴室	Gas Water Heater 煤氣熱水爐	1	1	1	1	1	1	1	1	1	1	-
	13A Single Socket Outlet 13A單位電插座	-	-	-	-	-	-	1	-	1	-	1
	TV / FM Outlet 電視/電台天線插座	-	-	-	-	-	-	1	-	1	-	-
Kitchen 廚房	Telephone Outlet 電話插座	-	-	-	-	-	-	1	-	1	-	1
	Gas Water Heater 煤氣熱水爐	-	-	-	-	-	-	1	-	1	-	1
	13A Single Socket Outlet 13A單位電插座	3	4	3	3	4	4	5	3	4	4	10
	13A Twin Socket Outlet 13A雙位電插座	1	1	2	2	1	1	1	2	1	1	1
	TV / FM Outlet 電視/電台天線插座	1	1	1	1	1	1	1	1	1	1	1
	Gas Hob 煤氣煮食爐	1	1	1	1	1	1	1	1	1	1	1
39/F Corridor 39樓走廊	Washing Machine Connection Point 洗衣機接駁點	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	-	-	-	-	-	-	-	-	-	-	1
Flat Roof 平台	13A Weatherproof Single Socket Outlet 13A防水單位電插座	-	-	-	-	-	-	-	-	-	-	1
	Connection Point for A/C Outdoor Unit 室外空調機接駁點	-	-	2 (5/F only 只限五樓)	-	-	-	-	-	-	-	-

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

機電裝置位置及數量說明表
Schedule and location of Electrical & Mechanical Provisions

Floor 層		5/F - 13/F, 15/F - 23/F, 25/F - 33/F, 35/F - 37/F						38/F		39/F		38/F - 39/F duplex 複式單位
Location 位置	Unit 單位	A	B	C	D	E	F	A	C	A	C	B
Roof 天台	13A Weatherproof Single Socket Outlet 13A防水單位電插座	-	-	-	-	-	-	-	-	1	1	1
Stairhood 梯屋	13A Single Socket Outlet 13A單位電插座	-	-	-	-	-	-	-	-	-	-	1
Air Conditioning Platform 冷氣機平台	Connection Point for A/C Outdoor Unit 室外空調機接駁點	3	3	² (6/F - 37/F)	2	3	2	6	6	6	6	5

23. SERVICE AGREEMENTS

服務協議

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. GOVERNMENT RENT

地稅

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. MISCELLANEOUS PAYMENTS BY PURCHASER

買方的雜項付款

- 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。

- 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.

附註：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。

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. DEFECT LIABILITY WARRANTY PERIOD

欠妥之處的保養責任期

按買賣合約規定，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. MAINTENANCE OF SLOPES

斜坡維修

不適用
Not applicable

28. MODIFICATION

修訂

不適用
Not applicable

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

申請建築物總樓面面積寬免的資料

獲寬免總樓面面積的設施分項
Breakdown of GFA Concessions Obtained for All Features

- 於印製售樓說明書前呈交予並已獲建築事務監督批准的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。
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.

		面積(平方米) Area (m²)
根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積 Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1.	停車場及上落客貨地方（公共交通總站除外） Carpark and loading/unloading area excluding public transport terminus	3,331.370
2.	機房及相類設施 Plant rooms and similar services	
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 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.	65.413
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 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.	480.536
2.3	非強制性或非必要機房，例如空調機房、風櫃房等 Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	110.892

		面積(平方米) Area (m²)
根據聯合作業備考第1及第2號提供的環保設施 Green Features under Joint Practice Notes 1 and 2		
3.	露台 Balcony	371.454
4.	加闊的公用走廊及升降機大堂 Wider common corridor and lift lobby	167.978
5.	公用空中花園 Communal sky garden	-
6.	隔聲鰭 Acoustic fin	-
7.	翼牆、捕風器及風斗 Wing wall, wind catcher and funnel	-
8.	非結構預製外牆 Non-structural prefabricated external wall	887.596
9.	工作平台 Utility platform	268.490
10.	隔音屏障 Noise barrier	-
適意設施 Amenity Features		
11.	供保安人員和管理處員工使用的櫃檯、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室 Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	18.451
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 Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	225.439
13.	有上蓋的園景區及遊樂場 Covered landscaped and play area	56.213
14.	橫向屏障/有蓋人行道、花棚 Horizontal screens/covered walkways, trellis	-
15.	擴大升降機井道 Larger lift shaft	146.807
16.	煙囪管道 Chimney shaft	-

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

申請建築物總樓面面積寬免的資料

		面積(平方米) Area (m²)
17.	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房 Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	-
18.	強制性設施或必要機房所需的管槽、氣槽 Pipe duct, air duct for mandatory feature or essential plant room	71.646
19.	非強制性設施或非必要機房所需的管槽、氣槽 Pipe duct, air duct for non-mandatory or non-essential plant room	1.977
20.	環保系統及設施所需的機房、管槽及氣槽 Plant room, pipe duct, air duct for environmentally friendly system and feature	-
21.	複式住宅單位及洋房的中空 Void in duplex domestic flat and house	-
22.	伸出物，如空調機箱及伸出外牆超過750毫米的平台 Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall	-
其他項目 Other Exempted Items		
23.	庇護層，包括庇護層兼空中花園 Refuge floor including refuge floor cum sky garden	-
24.	其他伸出物 Other projections	-
25.	公共交通總站 Public transport terminus	-
26.	共用構築物及樓梯 Party structure and common staircase	-
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 Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	193.453
28.	公眾通道 Public passage	-
29.	因建築物後移導致的覆蓋面積 Covered set back area	-
額外總樓面面積 Bonus GFA		
30.	額外總樓面面積 Bonus GFA	-

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

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.

本發展項目的經批准一般建築圖則不受由建築事務監督發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》APP-151規定規限。本發展項目的環境評估及公用部份的預計能量表現或消耗的資料無須呈交建築事務監督，以作為批予總樓面面積寬免的先決條件。

The approved general building plans of this development are not subject to the requirements stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-151 issued by the Building Authority. Environmental assessment and information on the estimated energy performance or consumption for the common parts of this development were not required to be submitted to the Building Authority as a prerequisite for the granting of gross floor area concessions.

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.thespectacle.com.hk

發展項目及其周邊地區日後可能出現改變。 There may be future changes to the development and the surrounding areas.
本售樓說明書印製日期：2014年12月18日 Date of printing of this Sales Brochure：18th December 2014

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
2015年3月17日 17th March 2015	12	更新發展項目的所在位置圖。 Update the location plan of the development.
	13	更新發展項目的鳥瞰照片。 Update the aerial photograph of the development.
	14, 15	更新關乎發展項目的分區計劃大綱圖等。 Update the outline zoning plan etc. relating to the development.
	26	修訂樓層中的 "38/F - 39/F" 為 "38/F & 39/F"。 Revise the floor "38/F - 39/F" as "38/F & 39/F".
2015年6月15日 15th June 2015	12	更新發展項目的所在位置圖。 Update the location plan of the development.
	13	更新發展項目的鳥瞰照片。 Update the aerial photograph of the development.
2015年9月14日 14th September 2015	13	更新發展項目的鳥瞰照片。 Update the aerial photograph of the development.
2015年12月11日 11th December 2015	12	更新發展項目的所在位置圖。 Update the location plan of the development.
	13-1, 13-2	新增發展項目的鳥瞰照片。 Add the aerial photograph of the development.
	14	更新發展項目的分區計劃大綱圖版本。 Update the outline zoning plan of the development.
2016年3月10日 10th March 2016	12	更新發展項目的所在位置圖。 Update the location plan of the development.
	15	更新發展項目的分區計劃大綱圖版本。 Update the outline zoning plan of the development.
2016年6月8日 8th June 2016	12	更新發展項目的所在位置圖。 Update the location plan of the development.
	13, 13-1, 13-2	更新及刪除發展項目的鳥瞰照片。 Update and delete the aerial photograph of the development.

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
2016年9月6日 6th September 2016	12	更新發展項目的所在位置圖。 Update the location plan of the development.
	13-1, 13-2	新增發展項目的鳥瞰照片及空白附頁。 Add the aerial photograph of the development and following blank page.
	14, 15	更新發展項目的分區計劃大綱圖版本。 Update the outline zoning plan of the development.
2016年12月2日 2nd December 2016	12	更新發展項目的所在位置圖。 Update the location plan of the development.
2017年2月28日 28th February 2017	12	更新發展項目的所在位置圖。 Update the location plan of the development.
2017年3月25日 25th March 2017	24	修訂住宅物業的樓面平面圖。 Revise the floor plan of residential properties.
2017年6月23日 23rd June 2017	12	更新發展項目的所在位置圖。 Update the location plan of the development.
	13, 13-1, 13-2	更新及刪除發展項目的鳥瞰照片。 Update and delete the aerial photograph of the development.
	14, 15	更新發展項目的分區計劃大綱圖版本。 Update the outline zoning plan of the development.
2017年9月21日 21st September 2017	2-5, 5-1 & 5-2	修訂一手住宅物業買家須知。 Revise the notes to purchasers of first-hand residential properties.
	12	更新發展項目的位置圖。 Update the location plan of the development.
	15	更新關乎發展項目的分區計劃大綱圖等。 Update the outline zoning plan etc. relating to the development.

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