THE ASCENT 尚都

售樓說明書
Sales Brochure

一手住宅物業買家須知
NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎／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和內部尺寸[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情的傳言，倉卒簽立臨時買賣合約。

8. 成交紀錄冊

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

9. 買賣合約

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

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[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。

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等同買家的「收樓日期」。買家的「收樓日期」必定較發展項目的預計關鍵日期遲。
- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
  - 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買 家；或
  - 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
  - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。
- 認可人士可批予在預計關鍵日期之後完成發展項目
  - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
    - 工人罷工或封閉工地；
    - 暴動或內亂；
    - 不可抗力或天災；
    - 火警或其他賣方所不能控制的意外；
    - 戰爭；或
    - 惡劣天氣。
  - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
  - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

消費者委員會

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

地產代理監管局

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

香港地產建設商會

電話	: 2826 0111
傳真	: 2845 2521

運輸及房屋局
一手住宅物業銷售監管局
2017年8月

[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。

一手住宅物業買家須知
NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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 plans[1] as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. Property area and its surroundings

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

5. Sales brochure

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

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

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

7. Information on Availability of Residential Properties for Selection at Sales Office

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

8. Register of Transactions

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

9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

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[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.

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 date[3] 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 ad enquiries relating to the sales of first-hand residential properties by the vendors which the Ordinance applies, please contact the Sales of First-hand Residential Properties Authority -

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

Other useful contacts:

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

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

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

Sales of First-hand Residential Properties Authority
Transport and Housing Bureau
August 2017

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

發展項目所位於的街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數
順寧道 83 號 *

發展項目包含一幢多單位建築物

該幢多單位建築物的樓層的總數
28層(不包括天台、升降機房層、泵房層及上層天台)

發展項目的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數:
地庫層、地面、1樓至3樓、5樓至12樓、15樓至23樓、25樓至30樓、天台、升降機房層、泵房層及上層天台

有不依連續次序的樓層號數的該幢多單位建築物內被略去的樓層號數
4樓、13樓、14樓及24樓

該幢多單位建築物內的庇護層
3樓

由發展項目的認可人士提供的該項目的預計關鍵日期
2018年5月31日

「關鍵日期」指批地文件的條件就發展項目而獲符合的日期。預計關鍵日期，是受到買賣合約所允許的任何延期所規限的。

為買賣合約的目的，在不局限任何其他可用以證明發展項目落成的方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為發展項目已落成或當作已落成(視屬何情況而定)的確證。

*上述臨時門牌號數有待發展項目建成時確認。

The Name of the street at which the Development is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development
No. 83 Shun Ning Road*

The Development consists of one multi-unit building

Total Number of Storeys of the multi-unit building
28 Storeys (excluding Roof, Lift Machine Room Floor, Pump Room Floor and Upper Roof)

The Floor Numbering in the multi-unit building as provided in the approved building plans for the Development
B/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-30/F, Roof, Lift Machine Room Floor, Pump Room Floor and Upper Roof

The Omitted Floor Numbers in the multi-unit building in which the floor numbering is not in consecutive order
4/F, 13/F, 14/F and 24/F

Refuge Floor of the multi-unit building
3/F

The estimated material date for the Development, as provided by the Authorized Person for the Development
31st May 2018

"Material Date" means the date on which the conditions of the land grant are complied with in respect of the Development. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.

For the purpose of the agreement for sale and purchase, without limiting any other means by which the completion of the Development may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Development has been completed or is deemed to be completed (as the case may be).

*The above provisional street number is subject to confirmation when the Development is completed.

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

賣方
市區重建局(作為"擁有人")
啓延投資有限公司(作為"如此聘用的人")

附註:
1. "擁有人"指發展項目的住宅物業的法律上的擁有人或實益擁有人
2. "如此聘用的人"指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

賣方的控權公司
擁有人(市區重建局)的控權公司
不適用
如此聘用的人(啓延投資有限公司)的控權公司
Wise Yield Investments Limited
P&R Holdings Limited 百富控股有限公司
Paliburg Development BVI Holdings Limited
Paliburg Holdings Limited
Century City BVI Holdings Limited
Century City International Holdings Limited

發展項目的認可人士
吳傑華先生

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團
百利保發展顧問有限公司

發展項目的承建商
永明建築有限公司

就發展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
孖士打律師行

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構
大華銀行有限公司

已為發展項目的建造提供貸款的任何其他人
Wise Yield Investments Limited

Vendor
Urban Renewal Authority (as "owner")
Star Yield Investments Limited (as "person so engaged")

Remarks:
1. "Owner" means the legal or beneficial owner of the residential properties of the Development; and
2. "Person so engaged" means the person who is engaged by the owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.

Holding company of the vendor
Holding company of the owner (Urban Renewal Authority)
Not Applicable
Holding company of the person so engaged (Star Yield Investments Limited)
Wise Yield Investments Limited
P&R Holdings Limited
Paliburg Development BVI Holdings Limited
Paliburg Holdings Limited
Century City BVI Holdings Limited
Century City International Holdings Limited

Authorized person for the Development
Mr. Ng Kit Wah Benny

The firm or corporation of which an authorized person for the Development is a proprietor, director or employee in his or her professional capacity
Paliburg Development Consultants Limited

Building contractor for the Development
W. M. Construction Limited

The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development
Mayer Brown JSM

Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development
United Overseas Bank Limited

Any other person who has made a loan for the construction of the Development
Wise Yield Investments Limited

(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。 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.	不適用 Not Applicable
(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。 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.	不適用 Not Applicable
(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。 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.	否 No
(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。 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.	不適用 Not Applicable
(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。 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.	不適用 Not Applicable
(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。 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.	不適用 Not Applicable
(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。 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.	不適用 Not Applicable
(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。 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.	不適用 Not Applicable
(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。 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.	否 No
(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。 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.	否 No
(k)	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少 1% 的已發行股份。 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.	就上述認可人士而言：否 Insofar as such an authorized person is concerned: No 就上述認可人士的有聯繫人士而言：不適用 Insofar as an associate of such an authorized person is concerned: Not Applicable

(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。 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.	就上述認可人士而言：否 Insofar as such an authorized person is concerned: No 就上述認可人士的有聯繫人士而言：不適用 Insofar as an associate of such an authorized person is concerned: Not Applicable
(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。 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.	不適用 Not Applicable
(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。 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.	否 No
(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。 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.	否 No
(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。 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.	否 No
(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。 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.	不適用 Not Applicable
(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份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。 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.	認可人士（吳傑華先生）以其專業身份擔任僱員的法團為賣方（啓延投資有限公司）及其四間控權公司（Paliburg Development BVI Holdings Limited, Paliburg Holdings Limited, Century City International Holdings Limited 及 Century City BVI Holdings Limited）的有聯繫法團。 The corporation of which the authorized person (Mr. Ng Kit Wah Benny) is an employee in his professional capacity is an associate corporation of the vendor (Star Yield Investments Limited) and four of its holding companies (Paliburg Development BVI Holdings Limited, Paliburg Holdings Limited, Century City International Holdings Limited and Century City BVI Holdings Limited).
(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。 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.	否 No

本發展項目將沒有構成圍封牆的一部分的非結構的預製外牆。
There will be no non-structural prefabricated external walls forming part of the enclosing walls of the Development.

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

發展項目的幕牆的厚度範圍為200毫米(住宅物業)。
The range of thickness of the curtain walls of the Development is 200mm (residential property).

每個住宅物業的幕牆的總面積:
Total Area of the Curtain Walls of Each Residential Property:

樓層* Floor	單位 Flat	每個住宅物業的幕牆之總面積(平方米) Total Area of the Curtain Walls of Each Residential Property (sq.m)
五樓至二十八樓 5/F to 28/F	A	0.579
	B	0.485
	C	0.431
	D	0.323
	E	0.323
	F	0.461
	G	0.579
二十九樓至三十樓 29/F to 30/F	A	1.130
	B	0.431
	C	0.323
	D	0.323
	E	1.105

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

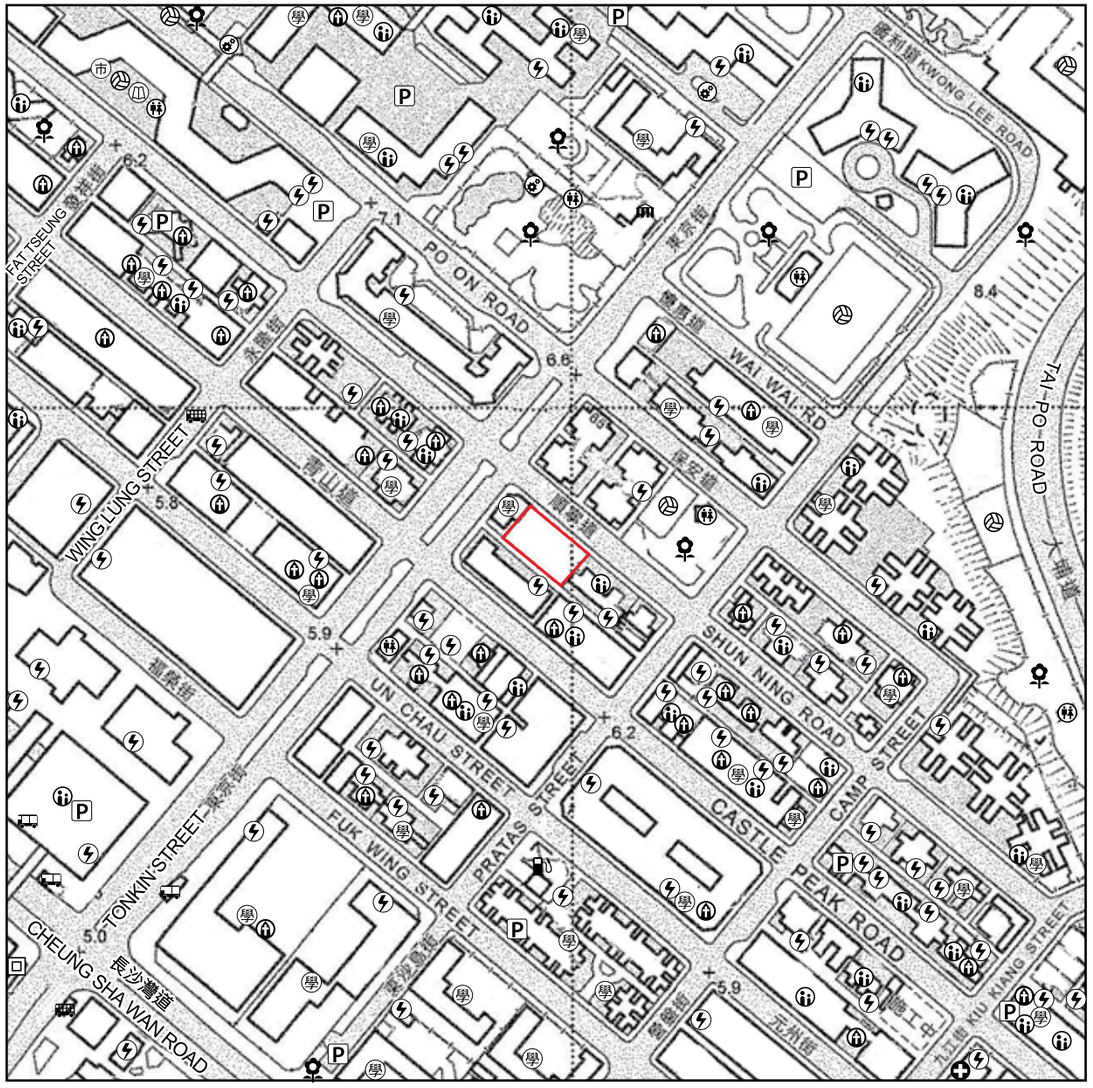
根據公契的最新擬稿獲委任的管理人

根據有關發展項目的公契的最新擬稿，百利保物業管理有限公司將獲委任為發展項目的管理人。

THE MANAGER APPOINTED UNDER THE LATEST DRAFT DEED OF MUTUAL COVENANT

Paliburg Estate Management Limited will be appointed as the manager of the Development under the latest draft deed of mutual covenant in respect of the Development.

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



發展項目的位置
Location of the Development

所在位置圖是參考地政總署測繪處於2017年9月11日之測繪圖編號11-NW-B後擬備，有需要的地方經修正處理。
This Location Plan is prepared with reference to the Survey Sheet No.11-NW-B, dated 11 September 2017 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

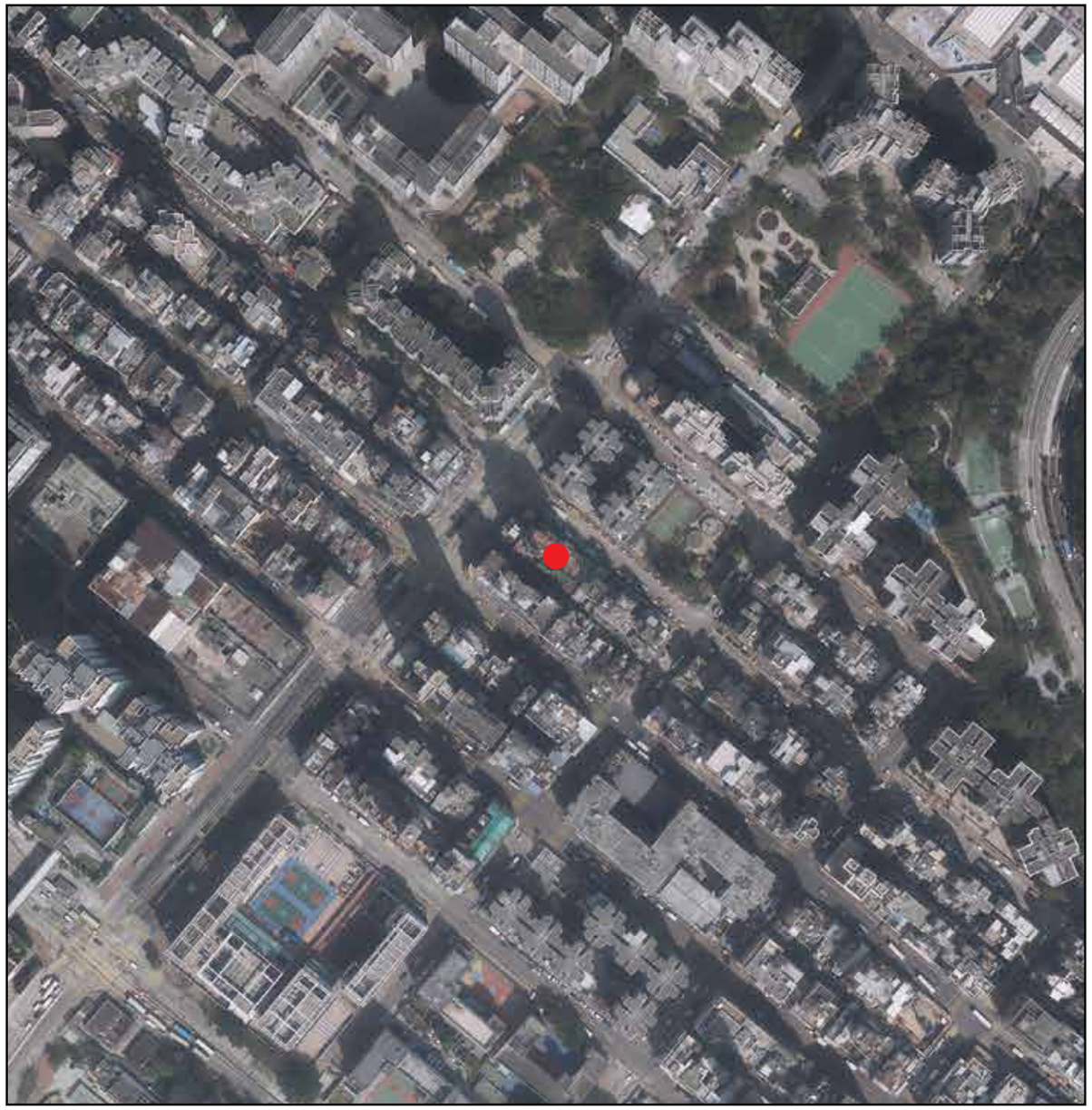
圖例 Notation

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

附註：
1. 因技術原因（例如發展項目之形狀），所在位置圖所顯示之範圍多於《一手住宅物業銷售條例》（第621章）所要求的範圍。
2. 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7/2016。

Note:
1. Due to technical reasons (such as the shape of the Development), the Location Plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance (Cap. 621).
2. The Map reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR. Licence No.7/2016.

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



發展項目的位置
Location of the Development

摘錄自地政總署測繪處於 2017年 2月 13日在 6, 900 呎飛行高度拍攝之鳥瞰照片，編號為 E014090C。
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, Photo No. E014090C, dated 13 February 2017.

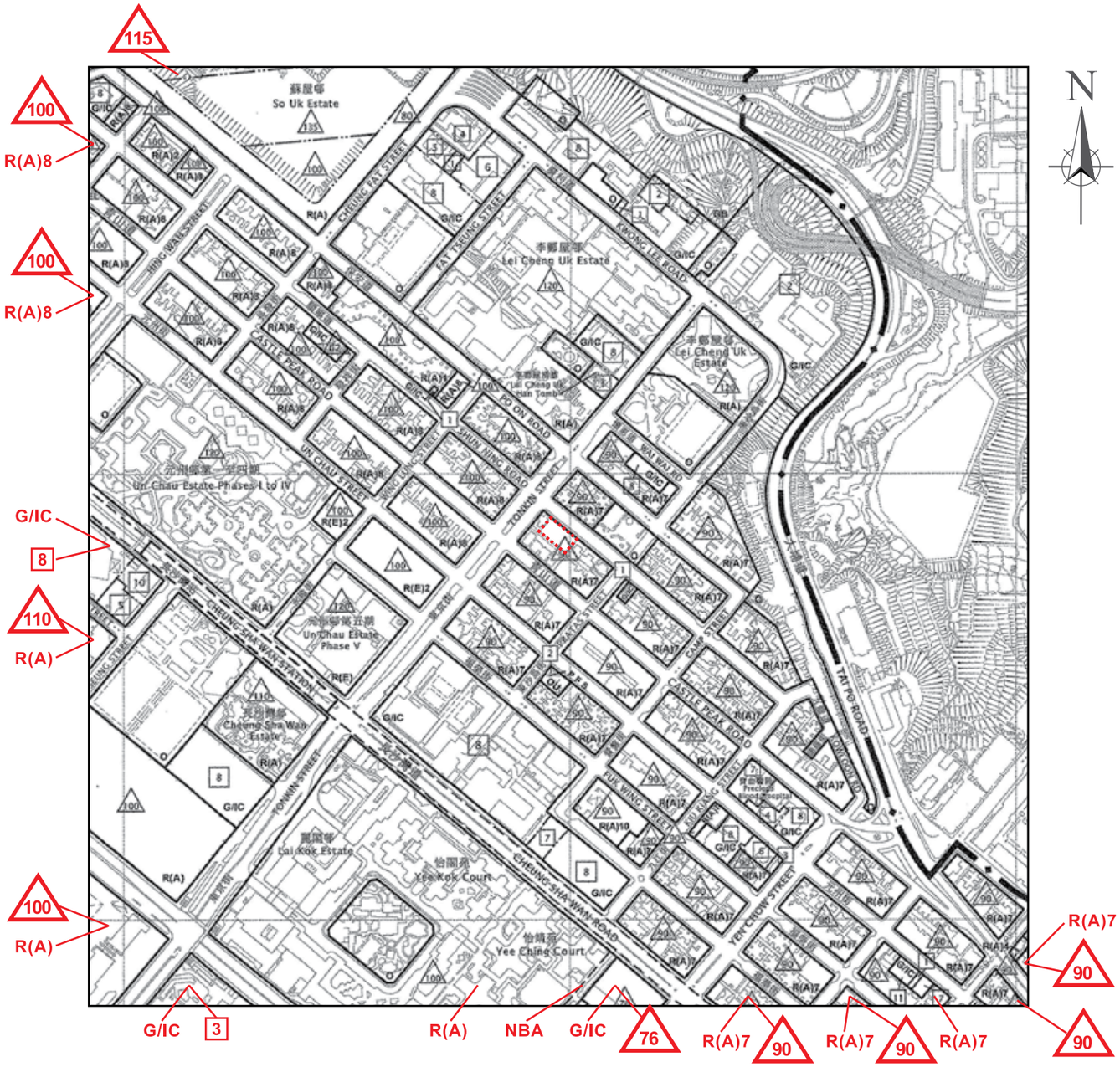
附註：
1. 因技術原因（例如發展項目之形狀），鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》(第621章)所要求的範圍。
2. 香港特別行政區地政總署測繪處©版權所有，未經許可，不得複製。

Note:
1. Due to technical reasons (such as the shape of the Development), the aerial photograph has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance (Cap. 621).
2. Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved - reproduction by permission only.

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

摘錄自刊憲日期2016年12月16日之九龍規劃區第5區 – 長沙灣分區計劃大綱核准圖編號為S/K5/37之部分，以紅色顯示發展項目邊界及其他資料。

The Outline Zoning Plan is adopted from part of Kowloon Planning Area No.5 - Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/37 gazetted on 16 December 2016 to show the Development site boundary and other information in red.



發展項目的所在位置
Location of the Development

0米/M 500米/M
比例:
Scale:

圖例 Notation

地帶 ZONES

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

交通 COMMUNICATIONS

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

其他 MISCELLANEOUS

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

附註：

1. 分區計劃大綱圖版權屬香港特區政府，經地政總署准許複印。
2. 因技術原因（例如發展項目之形狀），分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》（第621章）所要求的範圍。

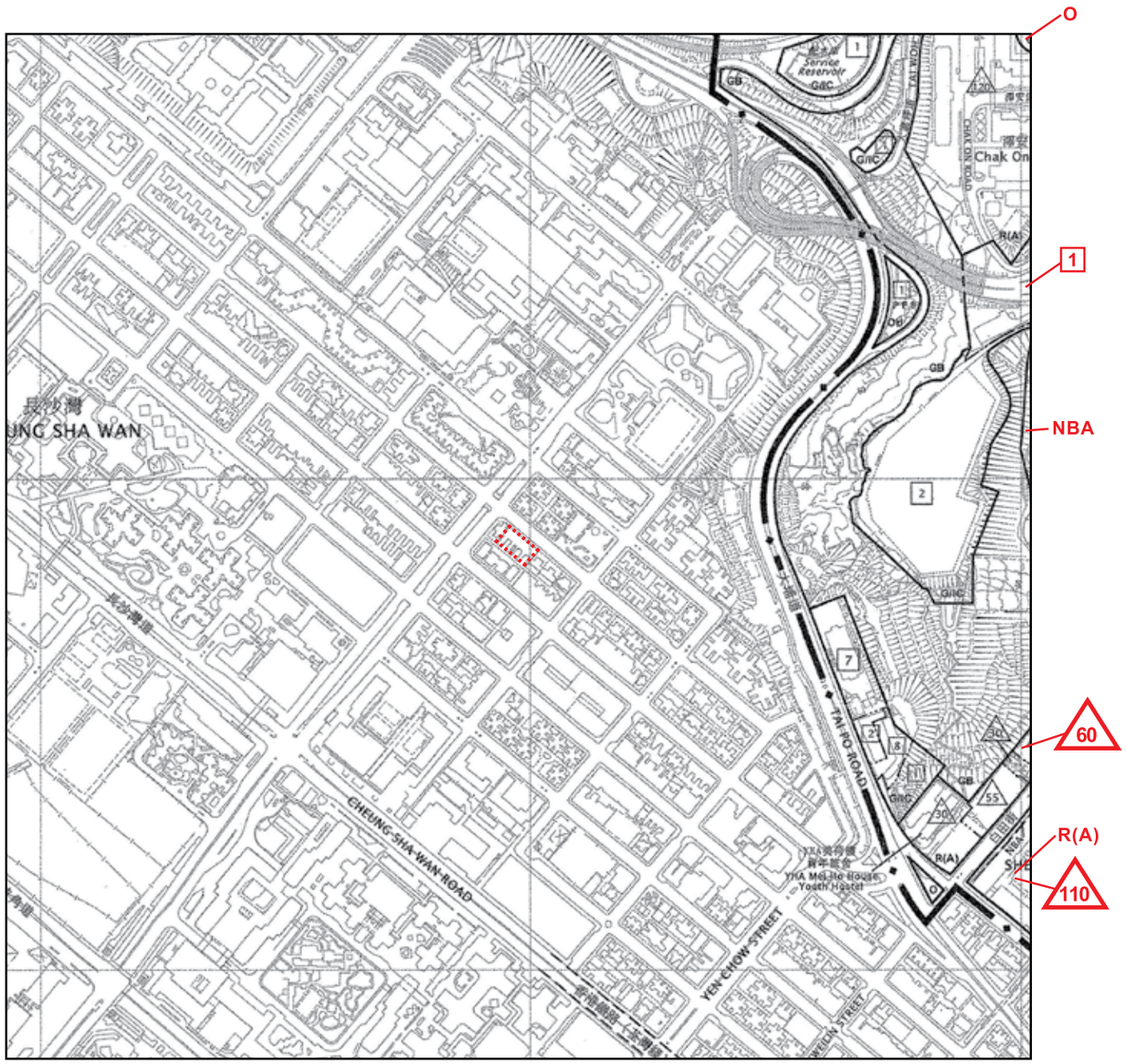
Note:

1. The Outline Zoning Plan is reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR.
2. Due to technical reasons (such as the shape of the Development), the Outline Zoning Plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance (Cap. 621).

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

摘錄自刊憲日期2015年7月24日之九龍規劃區第4區 – 石硤尾分區計劃大綱核准圖編號為S/K4/29之部分，以紅色顯示發展項目邊界及其他資料。

The Outline Zoning Plan is adopted from part of Kowloon Planning Area No.4 - Approved Shek Kip Mei Outline Zoning Plan No. S/K4/29 gazetted on 24 July 2015 to show the Development site boundary and other information in red.



圖例 Notation

地帶 ZONES

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

交通 COMMUNICATIONS

- 主要道路及路口 Major Road and Junction
- 高架道路 Elevated Road

其他 MISCELLANEOUS

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

發展項目的所在位置
Location of the Development

比例 Scale: 0米/M 500米/M

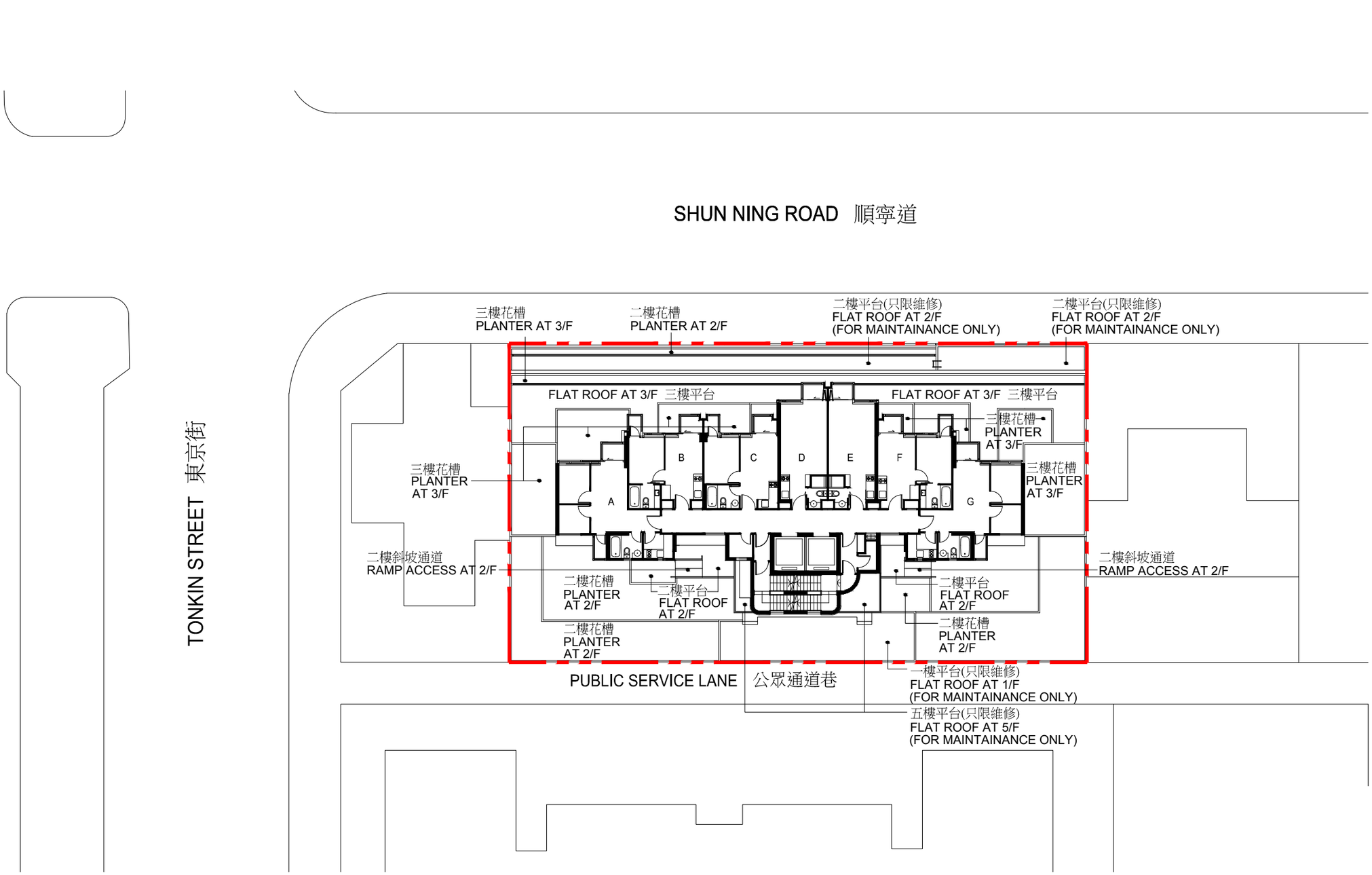
附註：

1. 分區計劃大綱圖版權屬香港特區政府，經地政總署准許複印。
2. 因技術原因（例如發展項目之形狀），分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》（第621章）所要求的範圍。

Note:

1. The Outline Zoning Plan is reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR.
2. Due to technical reasons (such as the shape of the Development), the Outline Zoning Plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance (Cap. 621).

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



發展項目界線
Boundary Line of Development

0米/M 20米/M
比例:
Scale:

由發展項目的認可人士提供的未落成建築物或設施的預計落成日期(註:指佔用許可證發出日期):
2017年12月29日

The estimated date of completion of the uncompleted building or facilities (note: i.e. issue of the occupation permit) as provided by the Authorized Person for the Development: 29th December 2017

附註:
圖中所示之發展項目住宅大樓布局參照適用於十八樓之布局。

Note:
The layout of the residential tower of the Development shown in the plan is based on the layout applicable to 18/F.

圖例 Legend

A.A.F.	= 鋁質建築裝飾	ALUMINIUM ARCHITECTURAL FEATURE
A/C PLATFORM	= 空調機平台	AIR-CONDITIONING PLATFORM
BATH	= 浴室	BATHROOM
CABD ROOM	= 公共天線系統房	COMMUNAL AERIAL BROADCAST DISTRIBUTION ROOM
DIN.	= 飯廳	DINING ROOM
HR	= 消防喉轆	HOSE REEL
KIT.	= 廚房	KITCHEN
LIV.	= 客廳	LIVING ROOM
OPEN KIT.	= 開放式廚房	OPEN KITCHEN
P.D.	= 管道槽	PIPE DUCT
R.C.A.F.	= 鋼筋混凝土建築裝飾	REINFORCED CONCRETE ARCHITECTURAL FEATURE
RSMRR	= 垃圾及物料回收室	REFUSE STORAGE MATERIAL RECOVERY ROOM
SMATV	= 衞星天線設備房	SATELLITE MASTER ANTENNA TELEVISION ROOM
UTIL	= 工作平台	UTILITY PLATFORM
W.M.C.	= 水錶櫃	WATER METER CABINET

五樓平面圖 5/F Floor Plan

按發展項目的經批准的建築圖則所規定，發展項目五樓的每個住宅物業的樓板（不包括灰泥）的厚度為：

The thickness of the floor slabs (excluding plaster) of each residential property on 5/F of the Development as provided in the approved building plans is:

單位 Flat	單位（不包括露台及工作平台） Flat (excluding balcony and utility platform)	露台 Balcony	工作平台 Utility Platform
A	150毫米(mm)	150毫米(mm)	150毫米(mm)
B	150毫米(mm)	150毫米(mm)	150毫米(mm)
C	150毫米(mm)	150毫米(mm)	150毫米(mm)
D	150毫米(mm)	150毫米(mm)	-
E	150毫米(mm)	150毫米(mm)	-
F	150毫米(mm)	150毫米(mm)	150毫米(mm)
G	150毫米(mm)	150毫米(mm)	150毫米(mm)

按發展項目的經批准的建築圖則所規定，發展項目五樓每個住宅物業的層與層之間的高度為 3.15 米。

The floor-to-floor height of each residential property on 5/F of the Development as provided in the approved building plans of the Development is 3.15m.

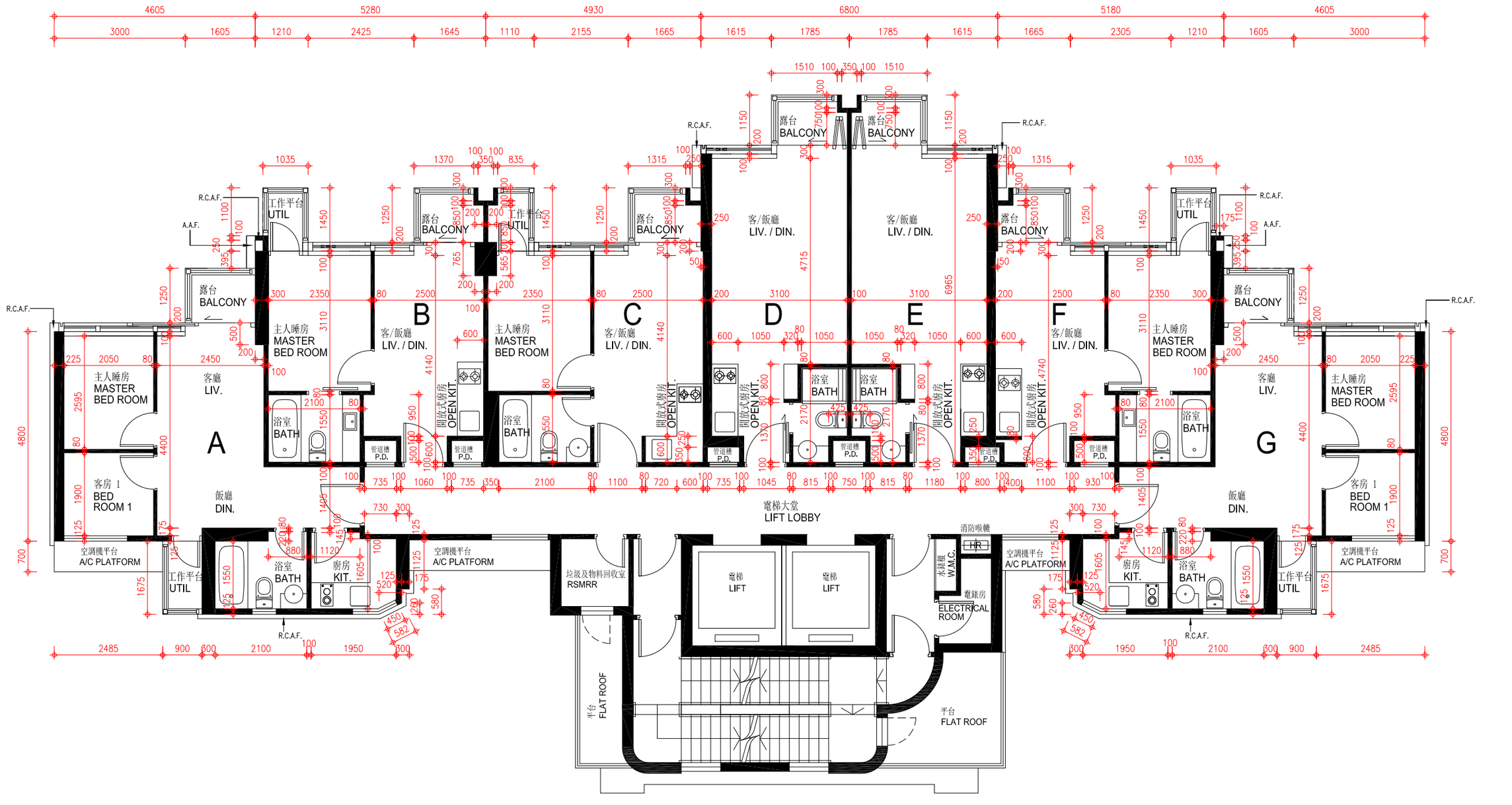
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

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.

附註：
1. 平面圖所列之尺寸數字為以毫米標示之建築尺寸。
2. 外牆設有建築裝飾及/或外露喉管。詳細資料請參考最新批准之建築圖則。
3. 平台及/或外牆設有外露及/或外牆裝飾板內藏之公用喉管。詳細資料請參考最新批准的建築圖則。
4. 部分住宅物業天花有跌級樓板(用以安裝樓上物業之機電設備)。
5. 客/飯廳、睡房、走廊、浴室及/或廚房有假天花以內藏冷氣系統及/或機電設備。
6. 平面圖中顯示之名詞及簡稱請參閱本售樓書第16頁。

Note:
1. The dimensions of floor plans are all structural dimensions in millimeter.
2. There may be architectural features and/or exposed pipes on external walls. For details, please refer to the latest approved building plans.
3. Common pipes exposed and/or enclosed in cladding are located at/adjacent to flat roof and/or external wall. For details, please refer to the latest approved building plans.
4. There are sunken slabs (for mechanical & electrical services of properties above) at some residential properties.
5. There are ceiling bulkheads at living/dining rooms, bedrooms, corridors, bathrooms and/or kitchens enclosing air-conditioning systems and/or mechanical and electrical services.
6. Please refer to page 16 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

五樓平面圖 5/F Floor Plan



比例: 0米/M 5米/M
Scale:

六樓平面圖 6/F Floor Plan

按發展項目的經批准的建築圖則所規定，發展項目六樓的每個住宅物業的樓板（不包括灰泥）的厚度為：

The thickness of the floor slabs (excluding plaster) of each residential property on 6/F of the Development as provided in the approved building plans is:

單位 Flat	單位（不包括露台及工作平台） Flat (excluding balcony and utility platform)	露台 Balcony	工作平台 Utility Platform
A	150毫米(mm)	150毫米(mm)	150毫米(mm)
B	150毫米(mm)	150毫米(mm)	150毫米(mm)
C	150毫米(mm)	150毫米(mm)	150毫米(mm)
D	150毫米(mm)	150毫米(mm)	-
E	150毫米(mm)	150毫米(mm)	-
F	150毫米(mm)	150毫米(mm)	150毫米(mm)
G	150毫米(mm)	150毫米(mm)	150毫米(mm)

按發展項目的經批准的建築圖則所規定，發展項目六樓每個住宅物業的層與層之間的高度為 3.15 米。

The floor-to-floor height of each residential property on 6/F of the Development as provided in the approved building plans of the Development is 3.15m.

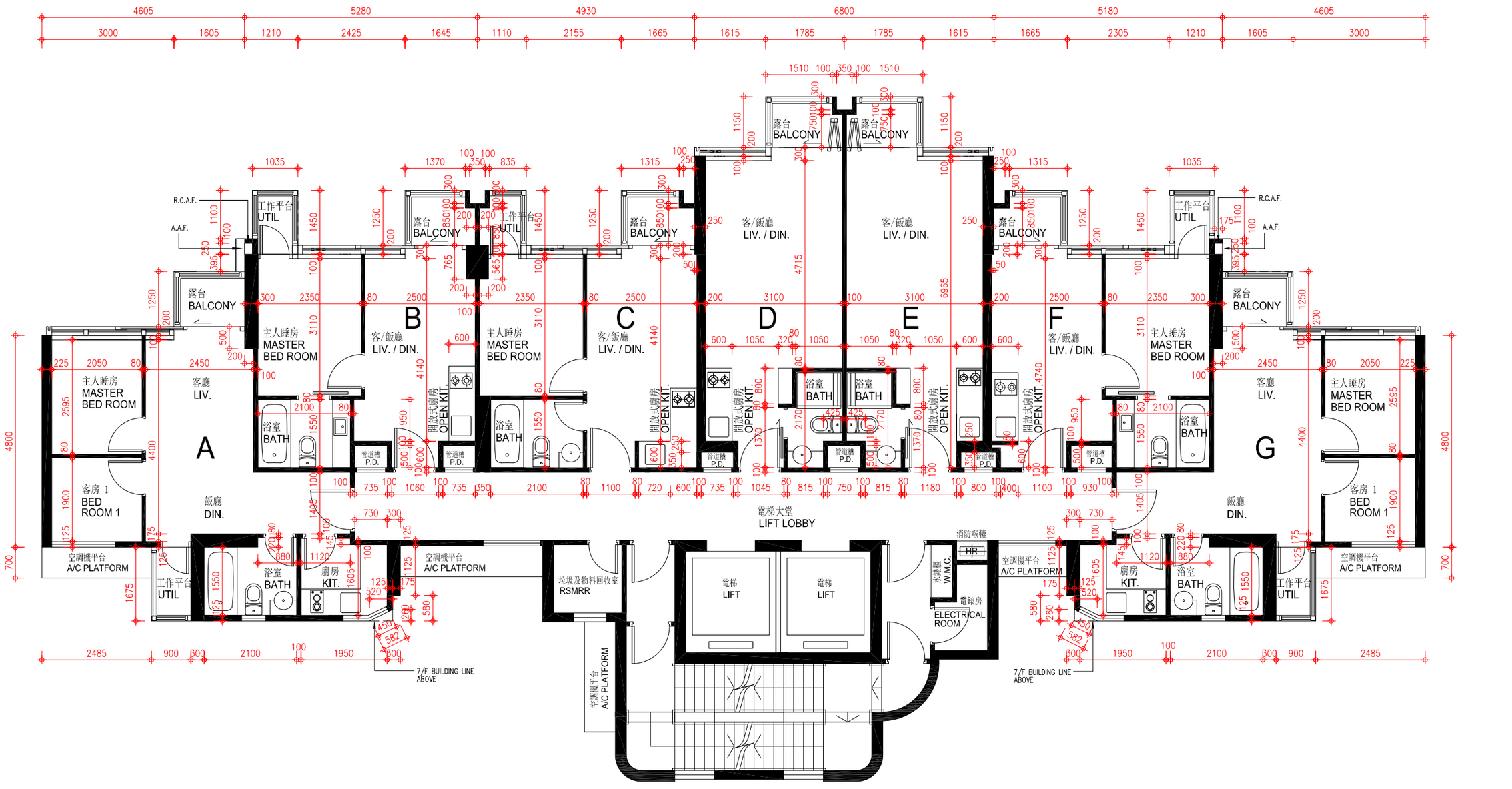
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

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.

附註：
1. 平面圖所列之尺寸數字為以毫米標示之建築尺寸。
2. 外牆設有建築裝飾及/或外露喉管。詳細資料請參考最新批准之建築圖則。
3. 平台及/或外牆設有外露及/或外牆裝飾板內藏之公用喉管。詳細資料請參考最新批准的建築圖則。
4. 部分住宅物業天花有跌級樓板(用以安裝樓上物業之機電設備)。
5. 客/飯廳、睡房、走廊、浴室及/或廚房有假天花以內藏冷氣系統及/或機電設備。
6. 平面圖中顯示之名詞及簡稱請參閱本售樓書第16頁。

Note:
1. The dimensions of floor plans are all structural dimensions in millimeter.
2. There may be architectural features and/or exposed pipes on external walls. For details, please refer to the latest approved building plans.
3. Common pipes exposed and/or enclosed in cladding are located at/adjacent to flat roof and/or external wall. For details, please refer to the latest approved building plans.
4. There are sunken slabs (for mechanical & electrical services of properties above) at some residential properties.
5. There are ceiling bulkheads at living/dining rooms, bedrooms, corridors, bathrooms and/or kitchens enclosing air-conditioning systems and/or mechanical and electrical services.
6. Please refer to page 16 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

六樓平面圖 6/F Floor Plan



比例: 0米/M 5米/M
Scale:

七樓至十二樓及十五樓至十七樓平面圖 7/F to 12/F and 15/F to 17/F Floor Plan

按發展項目的經批准的建築圖則所規定，發展項目七樓至十二樓及十五樓至十七樓的每個住宅物業的樓板（不包括灰泥）的厚度為：

The thickness of the floor slabs (excluding plaster) of each residential property on 7/F to 12/F and 15/F to 17/F of the Development as provided in the approved building plans is:

單位 Flat	單位（不包括露台及工作平台） Flat (excluding balcony and utility platform)	露台 Balcony	工作平台 Utility Platform
A	150毫米(mm)	150毫米(mm)	150毫米(mm)
B	150毫米(mm)	150毫米(mm)	150毫米(mm)
C	150毫米(mm)	150毫米(mm)	150毫米(mm)
D	150毫米(mm)	150毫米(mm)	-
E	150毫米(mm)	150毫米(mm)	-
F	150毫米(mm)	150毫米(mm)	150毫米(mm)
G	150毫米(mm)	150毫米(mm)	150毫米(mm)

按發展項目的經批准的建築圖則所規定，發展項目七樓至十二樓及十五樓至十七樓每個住宅物業的層與層之間的高度為 3.15 米。

The floor-to-floor height of each residential property on 7/F to 12/F and 15/F to 17/F of the Development as provided in the approved building plans of the Development is 3.15m.

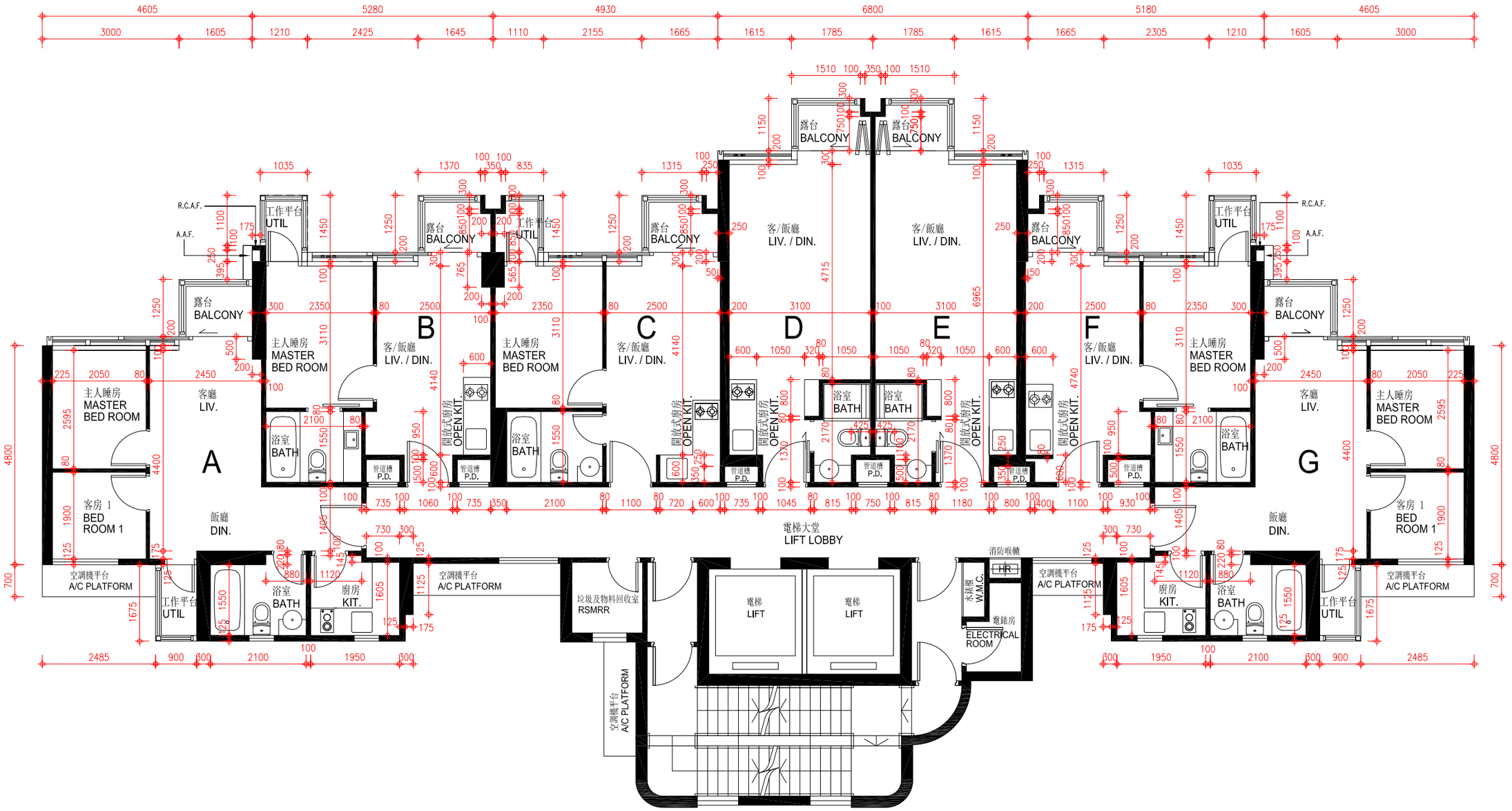
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

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.

附註：
1. 平面圖所列之尺寸數字為以毫米標示之建築尺寸。
2. 外牆設有建築裝飾及/或外露喉管。詳細資料請參考最新批准之建築圖則。
3. 平台及/或外牆設有外露及/或外牆裝飾板內藏之公用喉管。詳細資料請參考最新批准的建築圖則。
4. 部分住宅物業天花有跌級樓板(用以安裝樓上物業之機電設備)。
5. 客/飯廳、睡房、走廊、浴室及/或廚房有假天花以內藏冷氣系統及/或機電設備。
6. 平面圖中顯示之名詞及簡稱請參閱本售樓書第16頁。

Note:
1. The dimensions of floor plans are all structural dimensions in millimeter.
2. There may be architectural features and/or exposed pipes on external walls. For details, please refer to the latest approved building plans.
3. Common pipes exposed and/or enclosed in cladding are located at/adjacent to flat roof and/or external wall. For details, please refer to the latest approved building plans.
4. There are sunken slabs (for mechanical & electrical services of properties above) at some residential properties.
5. There are ceiling bulkheads at living/dining rooms, bedrooms, corridors, bathrooms and/or kitchens enclosing air-conditioning systems and/or mechanical and electrical services.
6. Please refer to page 16 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

七樓至十二樓及十五樓至十七樓平面圖 7/F to 12/F and 15/F to 17/F Floor Plan



比例: Scale: 0米/M 5米/M

十八樓至二十三樓及二十五樓至二十六樓平面圖 18/F to 23/F and 25/F to 26/F Floor Plan

按發展項目的經批准的建築圖則所規定，發展項目十八樓至二十三樓及二十五樓的每個住宅物業的樓板（不包括灰泥）的厚度為：

The thickness of the floor slabs (excluding plaster) of each residential property on 18/F to 23/F and 25/F of the Development as provided in the approved building plans is:

單位 Flat	單位（不包括露台及工作平台） Flat (excluding balcony and utility platform)	露台 Balcony	工作平台 Utility Platform
A	150毫米(mm)	150毫米(mm)	150毫米(mm)
B	150毫米(mm)	150毫米(mm)	150毫米(mm)
C	150毫米(mm)	150毫米(mm)	150毫米(mm)
D	150毫米(mm)	150毫米(mm)	-
E	150毫米(mm)	150毫米(mm)	-
F	150毫米(mm)	150毫米(mm)	150毫米(mm)
G	150毫米(mm)	150毫米(mm)	150毫米(mm)

按發展項目的經批准的建築圖則所規定，發展項目十八樓至二十三樓及二十五樓每個住宅物業的層與層之間的高度為 3.15 米。

The floor-to-floor height of each residential property on 18/F to 23/F and 25/F of the Development as provided in the approved building plans of the Development is 3.15m.

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.

按發展項目的經批准的建築圖則所規定，發展項目二十六樓的每個住宅物業的樓板（不包括灰泥）的厚度為：

The thickness of the floor slabs (excluding plaster) of each residential property on 26/F of the Development as provided in the approved building plans is:

單位 Flat	單位（不包括露台及工作平台） Flat (excluding balcony and utility platform)	露台 Balcony	工作平台 Utility Platform
A	175毫米(mm)	150毫米(mm)	150毫米(mm)
B	150毫米(mm)	150毫米(mm)	150毫米(mm)
C	150毫米(mm)	150毫米(mm)	150毫米(mm)
D	150毫米(mm)	150毫米(mm)	-
E	150毫米(mm)	150毫米(mm)	-
F	150毫米(mm)	150毫米(mm)	150毫米(mm)
G	175毫米(mm)	150毫米(mm)	150毫米(mm)

按發展項目的經批准的建築圖則所規定，發展項目二十六樓每個住宅物業的層與層之間的高度為 3.15 米（除 A 及 G 單位），A 單位為 2.9 米及 3.15 米，G 單位為 2.9 米及 3.15 米。

The floor-to-floor height of each residential property on 26/F of the Development as provided in the approved building plans of the Development are 3.15m (except Flat A & G), Flat A are 2.9m and 3.15m, Flat G are 2.9m and 3.15m.

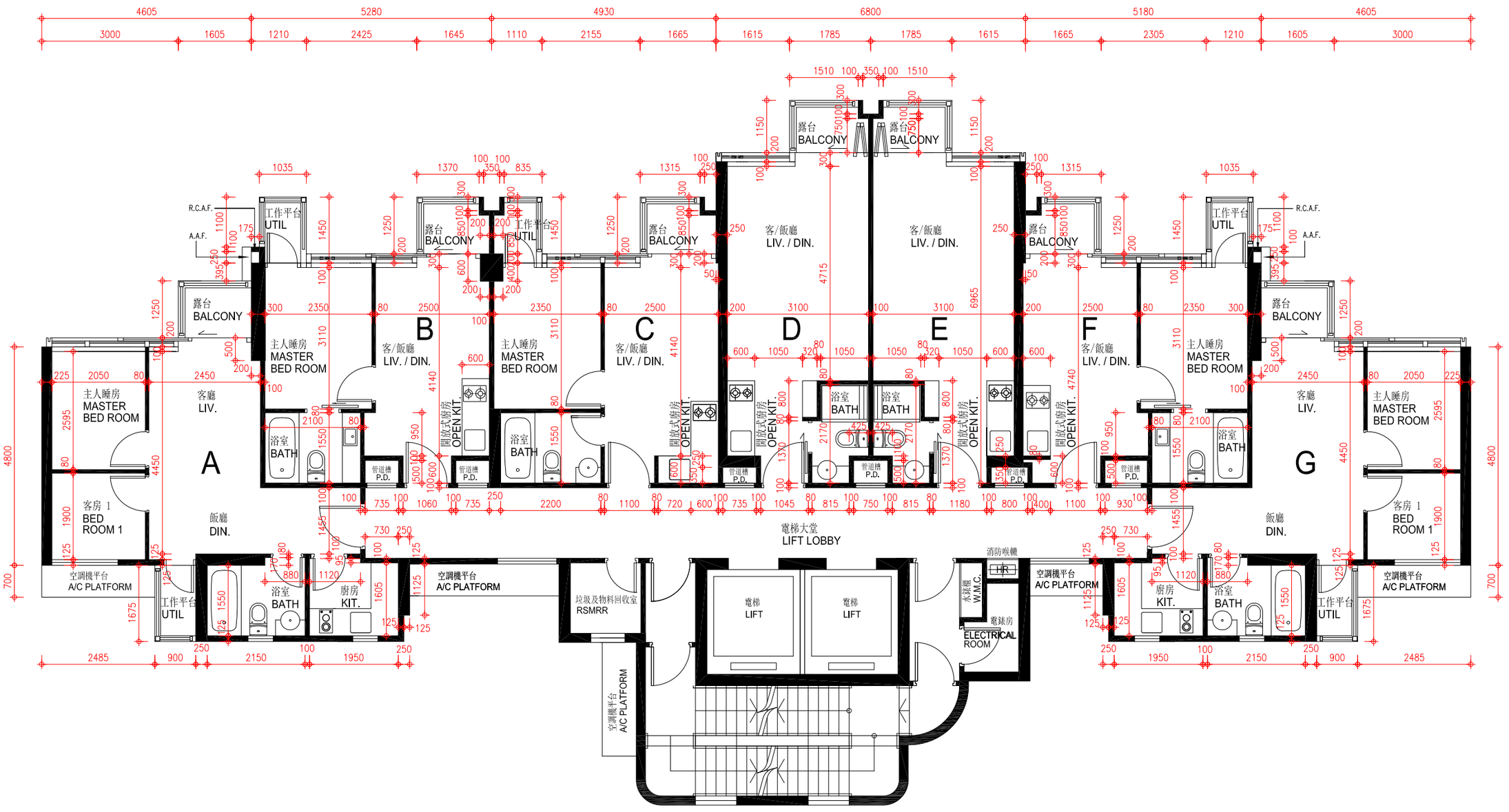
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

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.

附註：
1. 平面圖所列之尺寸數字為以毫米標示之建築尺寸。
2. 外牆設有建築裝飾及/或外露喉管。詳細資料請參考最新批准之建築圖則。
3. 平台及/或外牆設有外露及/或外牆裝飾板內藏之公用喉管。詳細資料請參考最新批准的建築圖則。
4. 部分住宅物業天花有跌級樓板(用以安裝樓上物業之機電設備)。
5. 客/飯廳、睡房、走廊、浴室及/或廚房有假天花以內藏冷氣系統及/或機電設備。
6. 平面圖中顯示之名詞及簡稱請參閱本售樓書第16頁。

Note:
1. The dimensions of floor plans are all structural dimensions in millimeter.
2. There may be architectural features and/or exposed pipes on external walls. For details, please refer to the latest approved building plans.
3. Common pipes exposed and/or enclosed in cladding are located at/adjacent to flat roof and/or external wall. For details, please refer to the latest approved building plans.
4. There are sunken slabs (for mechanical & electrical services of properties above) at some residential properties.
5. There are ceiling bulkheads at living/dining rooms, bedrooms, corridors, bathrooms and/or kitchens enclosing air-conditioning systems and/or mechanical and electrical services.
6. Please refer to page 16 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

十八樓至二十三樓及二十五樓至二十六樓平面圖 18/F to 23/F and 25/F to 26/F Floor Plan



比例: Scale: 0米/M 5米/M

二十七樓平面圖 27/F Floor Plan

按發展項目的經批准的建築圖則所規定，發展項目二十七樓的每個住宅物業的樓板（不包括灰泥）的厚度為：

The thickness of the floor slabs (excluding plaster) of each residential property on 27/F of the Development as provided in the approved building plans is:

單位 Flat	單位（不包括露台及工作平台） Flat (excluding balcony and utility platform)	露台 Balcony	工作平台 Utility Platform
A	150毫米(mm)	150毫米(mm)	150毫米(mm)
B	150毫米(mm)	150毫米(mm)	150毫米(mm)
C	150毫米(mm)	150毫米(mm)	150毫米(mm)
D	150毫米(mm)	150毫米(mm)	-
E	150毫米(mm)	150毫米(mm)	-
F	150毫米(mm)	150毫米(mm)	150毫米(mm)
G	150毫米(mm)	150毫米(mm)	150毫米(mm)

按發展項目的經批准的建築圖則所規定，發展項目二十七樓每個住宅物業的層與層之間的高度為 3.15 米。

The floor-to-floor height of each residential property on 27/F of the Development as provided in the approved building plans of the Development is 3.15m.

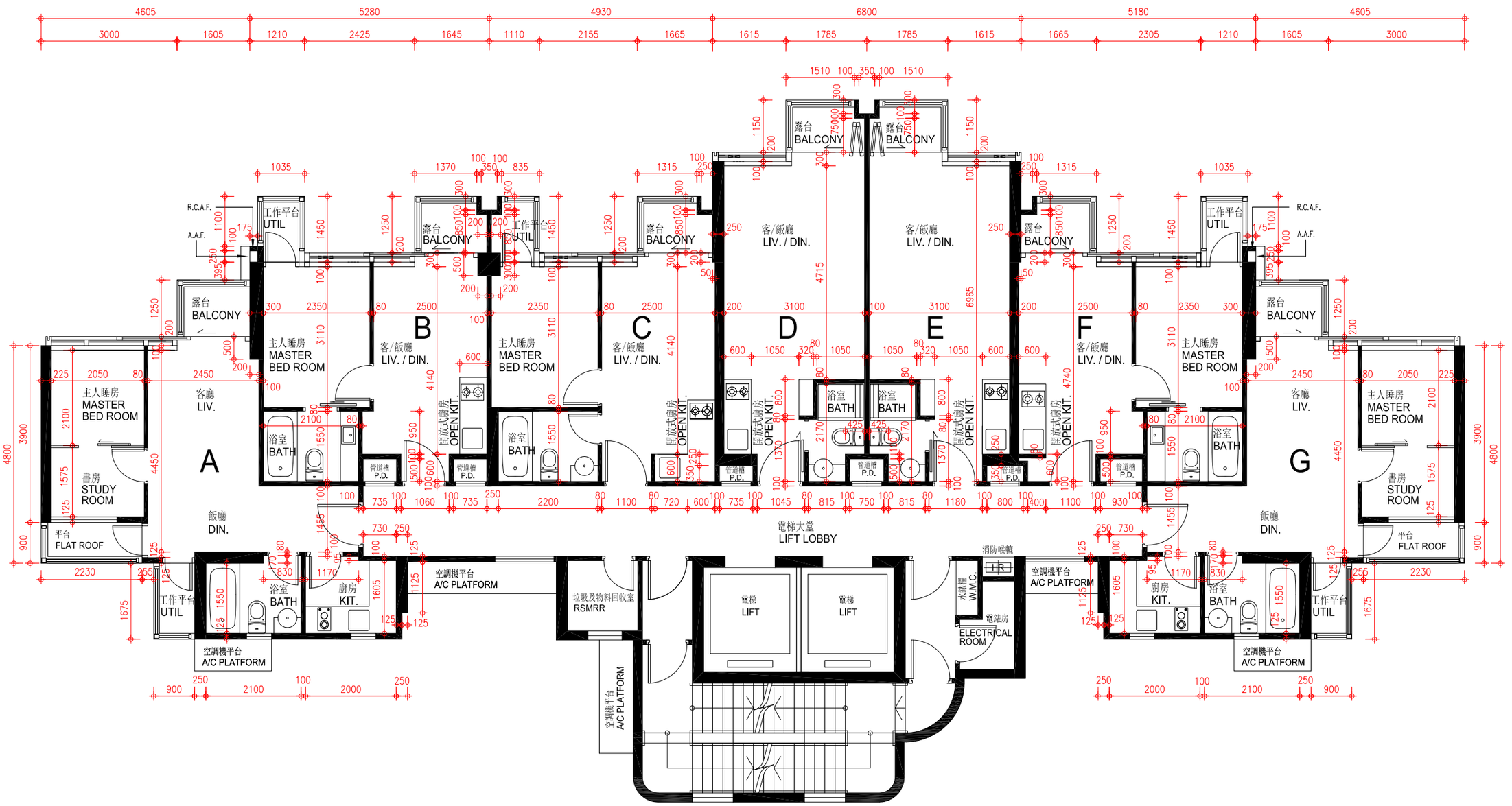
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

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.

附註：
1. 平面圖所列之尺寸數字為以毫米標示之建築尺寸。
2. 外牆設有建築裝飾及/或外露喉管。詳細資料請參考最新批准之建築圖則。
3. 平台及/或外牆設有外露及/或外牆裝飾板內藏之公用喉管。詳細資料請參考最新批准的建築圖則。
4. 部分住宅物業天花有跌級樓板(用以安裝樓上物業之機電設備)。
5. 客/飯廳、睡房、走廊、浴室及/或廚房有假天花以內藏冷氣系統及/或機電設備。
6. 平面圖中顯示之名詞及簡稱請參閱本售樓書第16頁。

Note:
1. The dimensions of floor plans are all structural dimensions in millimeter.
2. There may be architectural features and/or exposed pipes on external walls. For details, please refer to the latest approved building plans.
3. Common pipes exposed and/or enclosed in cladding are located at/adjacent to flat roof and/or external wall. For details, please refer to the latest approved building plans.
4. There are sunken slabs (for mechanical & electrical services of properties above) at some residential properties.
5. There are ceiling bulkheads at living/dining rooms, bedrooms, corridors, bathrooms and/or kitchens enclosing air-conditioning systems and/or mechanical and electrical services.
6. Please refer to page 16 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

二十七樓平面圖 27/F Floor Plan



比例: 0米/M 5米/M
Scale:

二十八樓平面圖 28/F Floor Plan

按發展項目的經批准的建築圖則所規定，發展項目二十八樓的每個住宅物業的樓板（不包括灰泥）的厚度為：

The thickness of the floor slabs (excluding plaster) of each residential property on 28/F of the Development as provided in the approved building plans is:

單位 Flat	單位（不包括露台及工作平台） Flat (excluding balcony and utility platform)	露台 Balcony	工作平台 Utility Platform
A	150毫米(mm)	150毫米(mm)	150毫米(mm)
B	150毫米(mm)	150毫米(mm)	150毫米(mm)
C	150毫米(mm)	150毫米(mm)	150毫米(mm)
D	150毫米(mm)	150毫米(mm)	-
E	150毫米(mm)	150毫米(mm)	-
F	150毫米(mm)	150毫米(mm)	150毫米(mm)
G	150毫米(mm)	150毫米(mm)	150毫米(mm)

按發展項目的經批准的建築圖則所規定，發展項目二十八樓每個住宅物業的層與層之間的高度為3.15米（除A、B、F及G單位），A單位為2.9米及3.15米，B單位為2.9米及3.15米，F單位為2.9米及3.15米，G單位為2.9米及3.15米。

The floor-to-floor height of each residential property on 28/F of the Development as provided in the approved building plans of the Development are 3.15m (except Flat A, B, F & G), Flat A are 2.9m and 3.15m, Flat B are 2.9m and 3.15m, Flat F are 2.9m and 3.15m, Flat G are 2.9m and 3.15m.

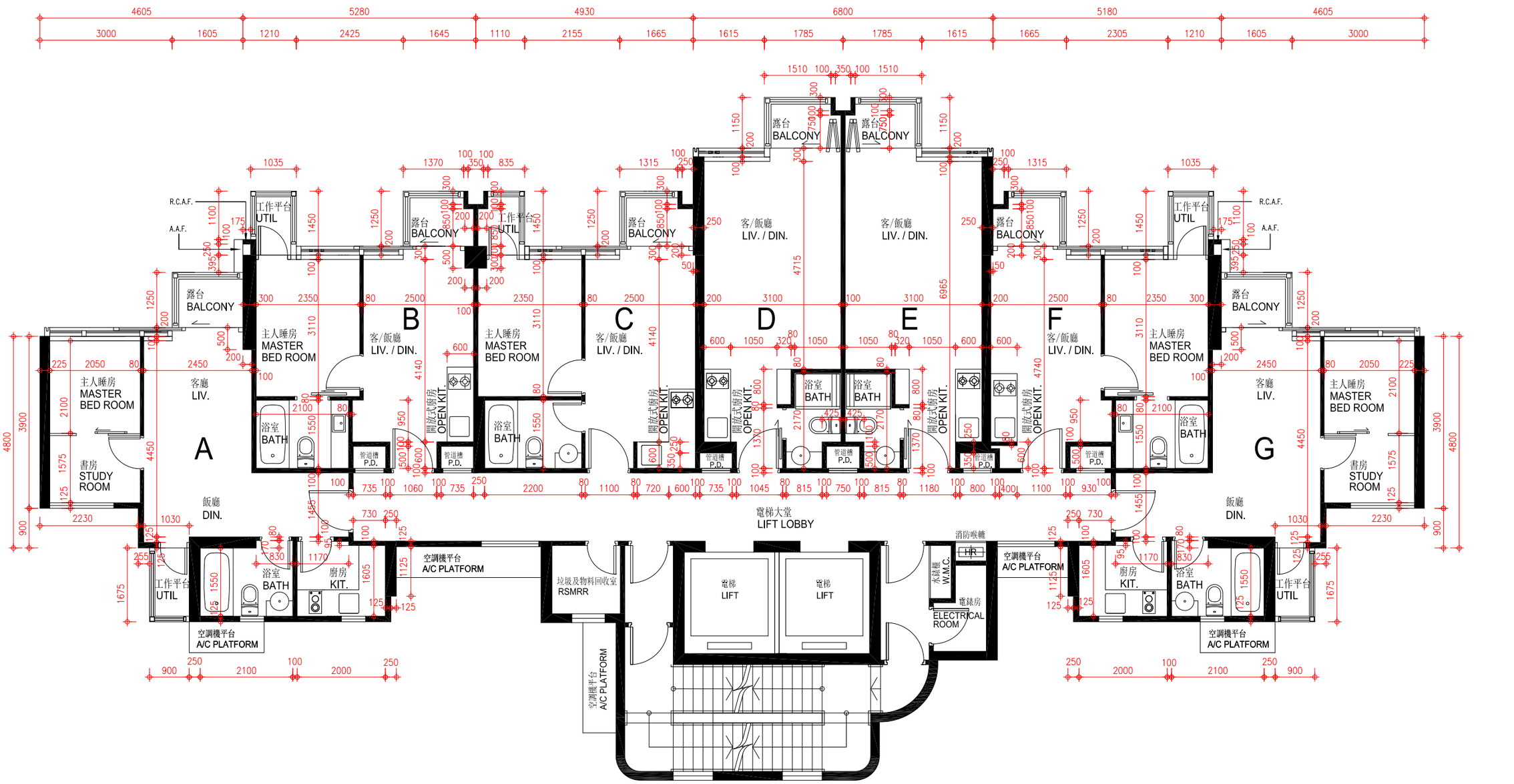
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

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.

附註：
1. 平面圖所列之尺寸數字為以毫米標示之建築尺寸。
2. 外牆設有建築裝飾及/或外露喉管。詳細資料請參考最新批准之建築圖則。
3. 平台及/或外牆設有外露及/或外牆裝飾板內藏之公用喉管。詳細資料請參考最新批准的建築圖則。
4. 部分住宅物業天花有跌級樓板(用以安裝樓上物業之機電設備)。
5. 客/飯廳、睡房、走廊、浴室及/或廚房有假天花以內藏冷氣系統及/或機電設備。
6. 平面圖中顯示之名詞及簡稱請參閱本售樓書第16頁。

Note:
1. The dimensions of floor plans are all structural dimensions in millimeter.
2. There may be architectural features and/or exposed pipes on external walls. For details, please refer to the latest approved building plans.
3. Common pipes exposed and/or enclosed in cladding are located at/adjacent to flat roof and/or external wall. For details, please refer to the latest approved building plans.
4. There are sunken slabs (for mechanical & electrical services of properties above) at some residential properties.
5. There are ceiling bulkheads at living/dining rooms, bedrooms, corridors, bathrooms and/or kitchens enclosing air-conditioning systems and/or mechanical and electrical services.
6. Please refer to page 16 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

二十八樓平面圖 28/F Floor Plan



比例: Scale: 0米/M 5米/M

二十九樓平面圖 29/F Floor Plan

按發展項目的經批准的建築圖則所規定，發展項目二十九樓的每個住宅物業的樓板（不包括灰泥）的厚度為：

The thickness of the floor slabs (excluding plaster) of each residential property on 29/F of the Development as provided in the approved building plans is:

單位 Flat	單位（不包括露台及工作平台） Flat (excluding balcony and utility platform)	露台 Balcony	工作平台 Utility Platform
A	150毫米(mm)	-	150毫米(mm)
B	150毫米(mm)	150毫米(mm)	150毫米(mm)
C	150毫米(mm)	150毫米(mm)	-
D	150毫米(mm)	150毫米(mm)	-
E	150毫米(mm)	-	150毫米(mm)

按發展項目的經批准的建築圖則所規定，發展項目二十九樓每個住宅物業的層與層之間的高度為 3.15 米。

The floor-to-floor height of each residential property on 29/F of the Development as provided in the approved building plans of the Development is 3.15m.

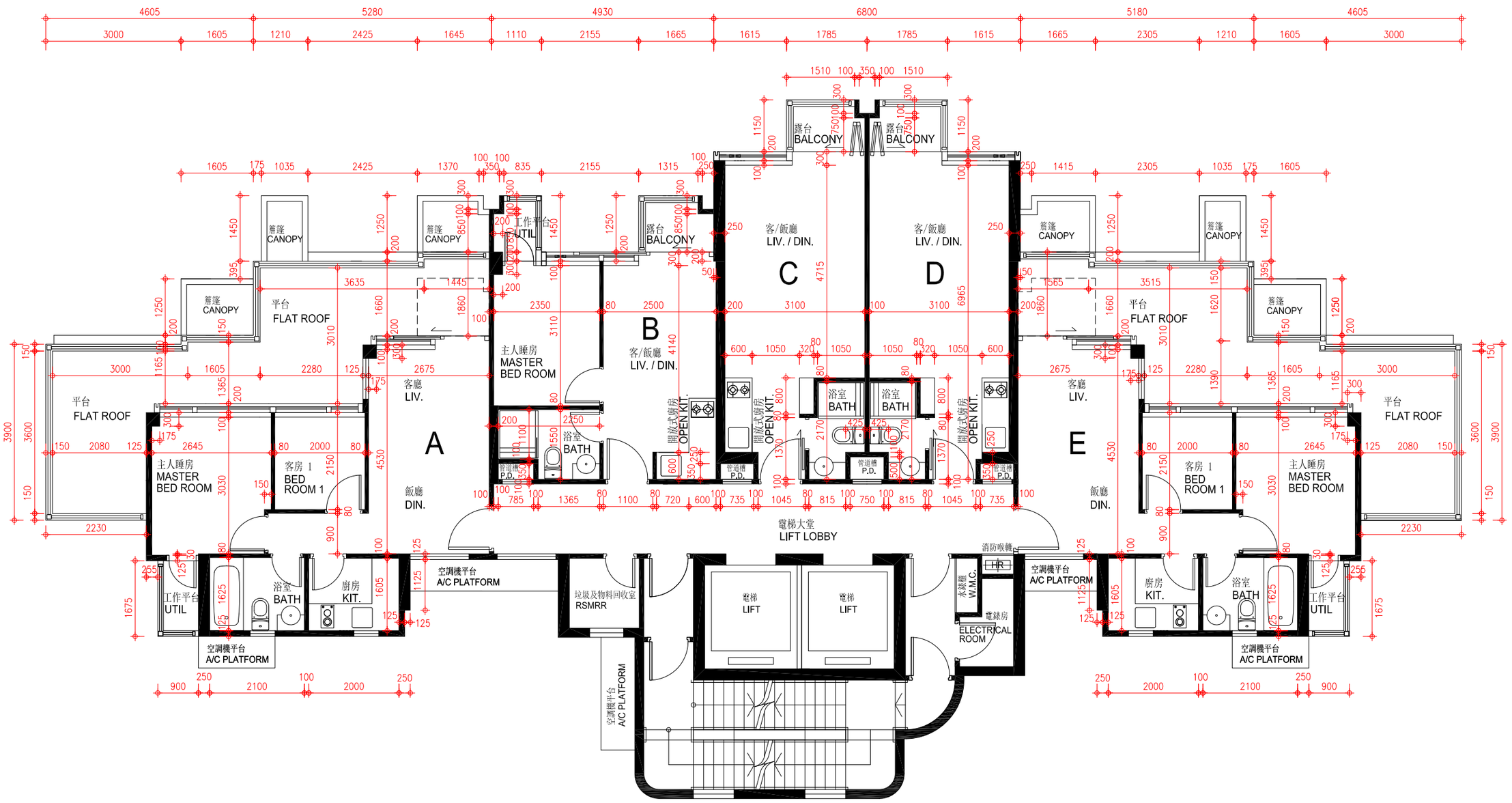
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

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.

附註：
1. 平面圖所列之尺寸數字為以毫米標示之建築尺寸。
2. 外牆設有建築裝飾及/或外露喉管。詳細資料請參考最新批准之建築圖則。
3. 平台及/或外牆設有外露及/或外牆裝飾板內藏之公用喉管。詳細資料請參考最新批准的建築圖則。
4. 部分住宅物業天花有跌級樓板(用以安裝樓上物業之機電設備)。
5. 客/飯廳、睡房、走廊、浴室及/或廚房有假天花以內藏冷氣系統及/或機電設備。
6. 平面圖中顯示之名詞及簡稱請參閱本售樓書第16頁。

Note:
1. The dimensions of floor plans are all structural dimensions in millimeter.
2. There may be architectural features and/or exposed pipes on external walls. For details, please refer to the latest approved building plans.
3. Common pipes exposed and/or enclosed in cladding are located at/adjacent to flat roof and/or external wall. For details, please refer to the latest approved building plans.
4. There are sunken slabs (for mechanical & electrical services of properties above) at some residential properties.
5. There are ceiling bulkheads at living/dining rooms, bedrooms, corridors, bathrooms and/or kitchens enclosing air-conditioning systems and/or mechanical and electrical services.
6. Please refer to page 16 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

二十九樓平面圖 29/F Floor Plan



比例: 0米/M 5米/M
Scale:

三十樓平面圖 30/F Floor Plan

按發展項目的經批准的建築圖則所規定，發展項目三十樓的每個住宅物業的樓板（不包括灰泥）的厚度為：

The thickness of the floor slabs (excluding plaster) of each residential property on 30/F of the Development as provided in the approved building plans is:

單位 Flat	單位（不包括露台及工作平台） Flat (excluding balcony and utility platform)	露台 Balcony	工作平台 Utility Platform
A	150毫米(mm)	150毫米(mm)	150毫米(mm)
B	150毫米(mm)	150毫米(mm)	150毫米(mm)
C	150毫米(mm)	150毫米(mm)	-
D	150毫米(mm)	150毫米(mm)	-
E	150毫米(mm)	150毫米(mm)	150毫米(mm)

按發展項目的經批准的建築圖則所規定，發展項目三十樓每個住宅物業的層與層之間的高度為 3.25 米。

The floor-to-floor height of each residential property on 30/F of the Development as provided in the approved building plans of the Development is 3.25m.

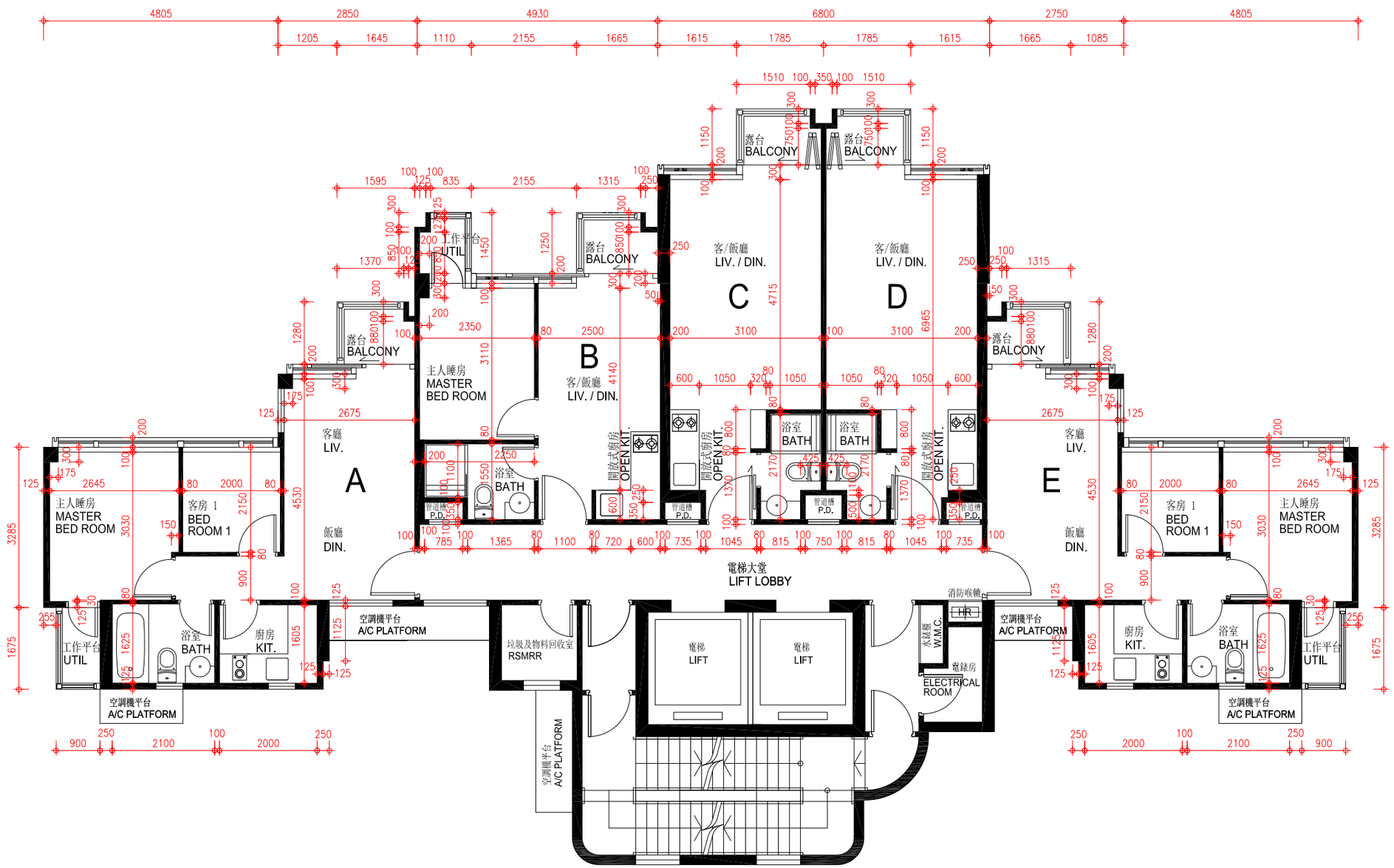
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

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.

附註：
1. 平面圖所列之尺寸數字為以毫米標示之建築尺寸。
2. 外牆設有建築裝飾及/或外露喉管。詳細資料請參考最新批准之建築圖則。
3. 平台及/或外牆設有外露及/或外牆裝飾板內藏之公用喉管。詳細資料請參考最新批准的建築圖則。
4. 部分住宅物業天花有跌級樓板(用以安裝樓上物業之機電設備)。
5. 客/飯廳、睡房、走廊、浴室及/或廚房有假天花以內藏冷氣系統及/或機電設備。
6. 平面圖中顯示之名詞及簡稱請參閱本售樓書第16頁。

Note:
1. The dimensions of floor plans are all structural dimensions in millimeter.
2. There may be architectural features and/or exposed pipes on external walls. For details, please refer to the latest approved building plans.
3. Common pipes exposed and/or enclosed in cladding are located at/adjacent to flat roof and/or external wall. For details, please refer to the latest approved building plans.
4. There are sunken slabs (for mechanical & electrical services of properties above) at some residential properties.
5. There are ceiling bulkheads at living/dining rooms, bedrooms, corridors, bathrooms and/or kitchens enclosing air-conditioning systems and/or mechanical and electrical services.
6. Please refer to page 16 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

三十樓平面圖 30/F Floor Plan



比例: Scale: 0米/M 5米/M

天台平面圖 Roof Floor Plan

按發展項目的經批准的建築圖則所規定，發展項目天台的每個住宅物業的樓板（不包括灰泥）的厚度為：不適用

The thickness of the floor slabs (excluding plaster) of each residential property on Roof of the Development as provided in the approved building plans is: Not Applicable

按發展項目的經批准的建築圖則所規定，發展項目天台每個住宅物業的層與層之間的高度為：不適用

The floor-to-floor height of each residential property on Roof of the Development as provided in the approved building plans of the Development is: Not Applicable

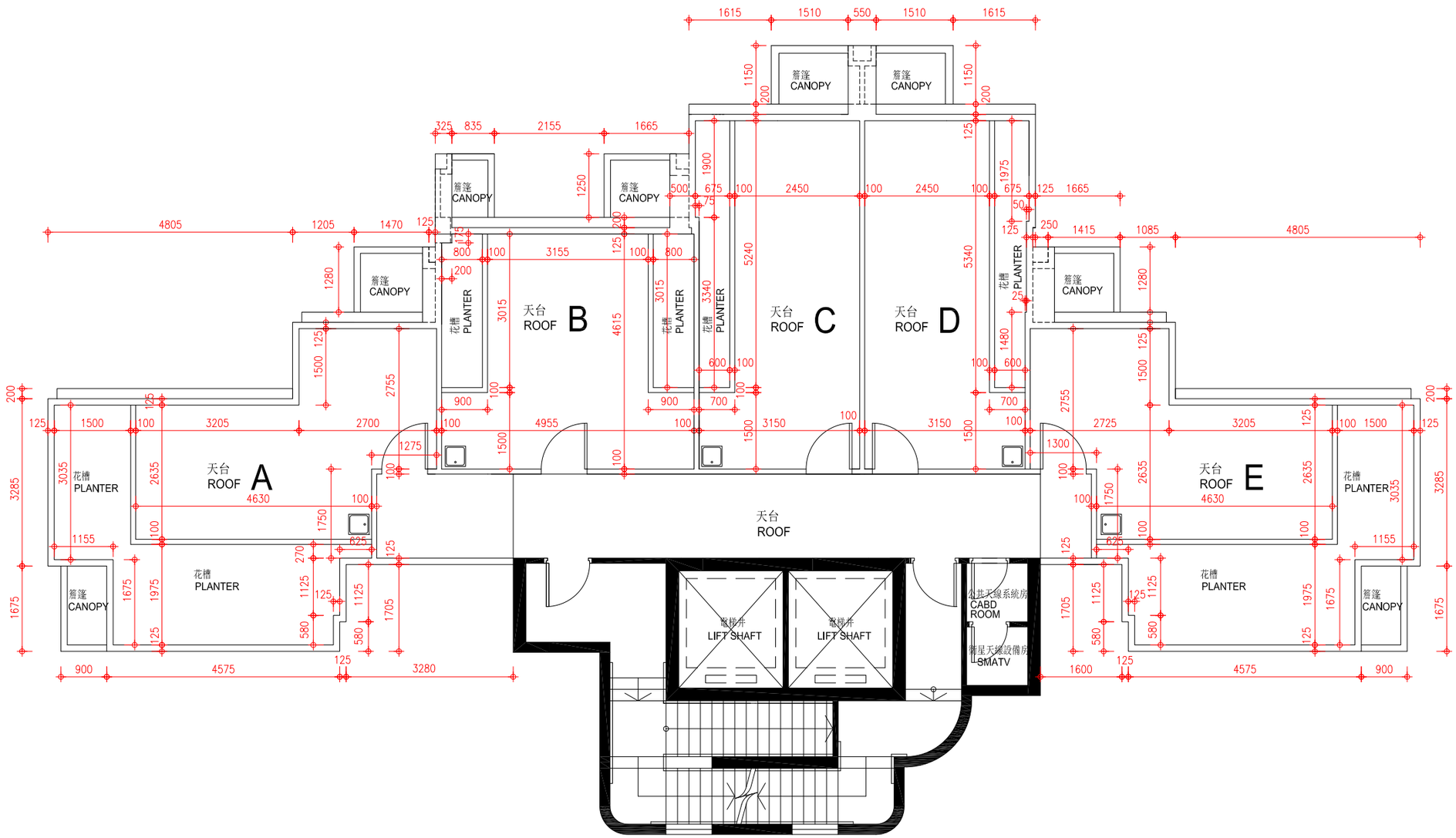
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

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.

附註：
1. 平面圖所列之尺寸數字為以毫米標示之建築尺寸。
2. 外牆設有建築裝飾及/或外露喉管。詳細資料請參考最新批准之建築圖則。
3. 平台及/或外牆設有外露及/或外牆裝飾板內藏之公用喉管。詳細資料請參考最新批准的建築圖則。
4. 部分住宅物業天花有跌級樓板(用以安裝樓上物業之機電設備)。
5. 客/飯廳、睡房、走廊、浴室及/或廚房有假天花以內藏冷氣系統及/或機電設備。
6. 平面圖中顯示之名詞及簡稱請參閱本售樓書第16頁。

Note:
1. The dimensions of floor plans are all structural dimensions in millimeter.
2. There may be architectural features and/or exposed pipes on external walls. For details, please refer to the latest approved building plans.
3. Common pipes exposed and/or enclosed in cladding are located at/adjacent to flat roof and/or external wall. For details, please refer to the latest approved building plans.
4. There are sunken slabs (for mechanical & electrical services of properties above) at some residential properties.
5. There are ceiling bulkheads at living/dining rooms, bedrooms, corridors, bathrooms and/or kitchens enclosing air-conditioning systems and/or mechanical and electrical services.
6. Please refer to page 16 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

天台平面圖 Roof Floor Plan



比例: Scale: 0米/M 5米/M

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. meter (sq. ft.)		其他指明項目的面積（不計算入實用面積）平方米（平方呎） Area of other specified items (Not included in the Saleable Area) sq. meter (sq. ft.)									
樓層 Floor	單位 Unit			空調機房 Air-conditioning plant room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
五樓至六樓 5/F to 6/F	A	實用面積 Saleable Area:	39.811 (429)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.006 (22)										
		工作平台 Utility Platform:	1.508 (16)										
		陽台 Verandah:	-										
	B	實用面積 Saleable Area:	28.535 (307)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.004 (22)										
		工作平台 Utility Platform:	1.501 (16)										
		陽台 Verandah:	-										
	C	實用面積 Saleable Area:	29.470 (317)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.006 (22)										
		工作平台 Utility Platform:	1.507 (16)										
		陽台 Verandah:	-										
	D	實用面積 Saleable Area:	25.598 (276)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.000 (22)										
		工作平台 Utility Platform:	-										
		陽台 Verandah:	-										
	E	實用面積 Saleable Area:	25.659 (276)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.000 (22)										
		工作平台 Utility Platform:	-										
		陽台 Verandah:	-										
	F	實用面積 Saleable Area:	29.046 (313)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.006 (22)										
		工作平台 Utility Platform:	1.501 (16)										
		陽台 Verandah:	-										
	G	實用面積 Saleable Area:	39.811 (429)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.006 (22)										
		工作平台 Utility Platform:	1.508 (16)										
		陽台 Verandah:	-										

- 每個住宅物業的實用面積，以及構成住宅物業的一部分的範圍內的每一個露台、工作平台或陽台(如有的話)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。
- 構成住宅物業的一部分的範圍內的每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院(如有的話)的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

- The saleable area of each residential property and the floor areas of every balcony, utility platform or verandah (if any) to the extent that it forms parts of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) to the extent that it forms parts of the residential property is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

附註：
1. 上述所列以平方米列明之面積，均以1平方米=10.764平方呎之比率換算至平方呎，並四捨五入至整數平方呎。
2. 發展項目的住宅物業不設陽台。

Note:
1. The areas as specified above in square meter are converted into square feet at a rate of 1 square meter = 10.764 square feet and rounded off to the nearest whole square foot.
2. There is no verandah in the residential properties of the Development.

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

物業的描述 Description of Residential Property		實用面積（包括露台，工作平台及陽台（如有））平方米（平方呎） Saleable Area (Including balcony, utility platform and verandah, if any) sq. meter (sq. ft.)		其他指明項目的面積（不計算入實用面積）平方米（平方呎） Area of other specified items (Not included in the Saleable Area) sq. meter (sq. ft.)									
樓層 Floor	單位 Unit			空調機房 Air-conditioning plant room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
七樓至十二樓、十五樓至十七樓 7/F to 12/F, 15/F to 17/F	A	實用面積 Saleable Area:	39.879 (429)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.006 (22)										
		工作平台 Utility Platform:	1.508 (16)										
		陽台 Verandah:	-										
	B	實用面積 Saleable Area:	28.535 (307)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.004 (22)										
		工作平台 Utility Platform:	1.501 (16)										
		陽台 Verandah:	-										
	C	實用面積 Saleable Area:	29.470 (317)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.006 (22)										
		工作平台 Utility Platform:	1.507 (16)										
		陽台 Verandah:	-										
	D	實用面積 Saleable Area:	25.598 (276)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.000 (22)										
		工作平台 Utility Platform:	-										
		陽台 Verandah:	-										
	E	實用面積 Saleable Area:	25.659 (276)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.000 (22)										
		工作平台 Utility Platform:	-										
		陽台 Verandah:	-										
	F	實用面積 Saleable Area:	29.046 (313)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.006 (22)										
		工作平台 Utility Platform:	1.501 (16)										
		陽台 Verandah:	-										
	G	實用面積 Saleable Area:	39.879 (429)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.006 (22)										
		工作平台 Utility Platform:	1.508 (16)										
		陽台 Verandah:	-										

- 每個住宅物業的實用面積，以及構成住宅物業的一部分的範圍內的每一個露台、工作平台或陽台(如有的話)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。
- 構成住宅物業的一部分的範圍內的每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院(如有的話)的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

- The saleable area of each residential property and the floor areas of every balcony, utility platform or verandah (if any) to the extent that it forms parts of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) to the extent that it forms parts of the residential property is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

附註：

1. 上述所列以平方米列明之面積，均以1平方米=10.764平方呎之比率換算至平方呎，並四捨五入至整數平方呎。
2. 發展項目的住宅物業不設陽台。

Note:

1. The areas as specified above in square meter are converted into square feet at a rate of 1 square meter = 10.764 square feet and rounded off to the nearest whole square foot.
2. There is no verandah in the residential properties of the Development.

物業的描述 Description of Residential Property		實用面積（包括露台，工作平台及陽台（如有））平方米（平方呎） Saleable Area (Including balcony, utility platform and verandah, if any) sq. meter (sq. ft.)		其他指明項目的面積（不計算入實用面積）平方米（平方呎） Area of other specified items (Not included in the Saleable Area) sq. meter (sq. ft.)									
樓層 Floor	單位 Unit			空調機房 Air-conditioning plant room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
十八樓至二十三樓、二十五樓至二十六樓 18/F to 23/F, 25/F to 26/F	A	實用面積 Saleable Area:	39.816 (429)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.006 (22)										
		工作平台 Utility Platform:	1.508 (16)										
		陽台 Verandah:	-										
	B	實用面積 Saleable Area:	28.484 (307)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.004 (22)										
		工作平台 Utility Platform:	1.501 (16)										
		陽台 Verandah:	-										
	C	實用面積 Saleable Area:	29.521 (318)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.006 (22)										
		工作平台 Utility Platform:	1.507 (16)										
		陽台 Verandah:	-										
	D	實用面積 Saleable Area:	25.598 (276)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.000 (22)										
		工作平台 Utility Platform:	-										
		陽台 Verandah:	-										
	E	實用面積 Saleable Area:	25.659 (276)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.000 (22)										
		工作平台 Utility Platform:	-										
		陽台 Verandah:	-										
	F	實用面積 Saleable Area:	29.046 (313)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.006 (22)										
		工作平台 Utility Platform:	1.501 (16)										
		陽台 Verandah:	-										
	G	實用面積 Saleable Area:	39.816 (429)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.006 (22)										
		工作平台 Utility Platform:	1.508 (16)										
		陽台 Verandah:	-										

- 每個住宅物業的實用面積，以及構成住宅物業的一部分的範圍內的每一個露台、工作平台或陽台(如有的話)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。
- 構成住宅物業的一部分的範圍內的每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院(如有的話)的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

- The saleable area of each residential property and the floor areas of every balcony, utility platform or verandah (if any) to the extent that it forms parts of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) to the extent that it forms parts of the residential property is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

附註：
1. 上述所列以平方米列明之面積，均以1平方米=10.764平方呎之比率換算至平方呎，並四捨五入至整數平方呎。
2. 發展項目的住宅物業不設陽台。

Note:
1. The areas as specified above in square meter are converted into square feet at a rate of 1 square meter = 10.764 square feet and rounded off to the nearest whole square foot.
2. There is no verandah in the residential properties of the Development.

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

物業的描述 Description of Residential Property		實用面積（包括露台，工作平台及陽台（如有））平方米（平方呎） Saleable Area (Including balcony, utility platform and verandah, if any) sq. meter (sq. ft.)		其他指明項目的面積（不計算入實用面積）平方米（平方呎） Area of other specified items (Not included in the Saleable Area) sq. meter (sq. ft.)									
樓層 Floor	單位 Unit			空調機房 Air-conditioning plant room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
二十七樓 27/F	A	實用面積 Saleable Area:	37.809 (407)	-	-	-	1.560 (17)	-	-	-	-	-	-
		露台 Balcony:	2.006 (22)										
		工作平台 Utility Platform:	1.508 (16)										
		陽台 Verandah:	-										
	B	實用面積 Saleable Area:	28.484 (307)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.004 (22)										
		工作平台 Utility Platform:	1.501 (16)										
		陽台 Verandah:	-										
	C	實用面積 Saleable Area:	29.521 (318)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.006 (22)										
		工作平台 Utility Platform:	1.507 (16)										
		陽台 Verandah:	-										
	D	實用面積 Saleable Area:	25.598 (276)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.000 (22)										
		工作平台 Utility Platform:	-										
		陽台 Verandah:	-										
	E	實用面積 Saleable Area:	25.659 (276)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.000 (22)										
		工作平台 Utility Platform:	-										
		陽台 Verandah:	-										
	F	實用面積 Saleable Area:	29.046 (313)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.006 (22)										
		工作平台 Utility Platform:	1.501 (16)										
		陽台 Verandah:	-										
	G	實用面積 Saleable Area:	37.809 (407)	-	-	-	1.560 (17)	-	-	-	-	-	-
		露台 Balcony:	2.006 (22)										
		工作平台 Utility Platform:	1.508 (16)										
		陽台 Verandah:	-										

- 每個住宅物業的實用面積，以及構成住宅物業的一部分的範圍內的每一個露台、工作平台或陽台(如有的話)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。
- 構成住宅物業的一部分的範圍內的每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院(如有的話)的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

- The saleable area of each residential property and the floor areas of every balcony, utility platform or verandah (if any) to the extent that it forms parts of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) to the extent that it forms parts of the residential property is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

附註：
1. 上述所列以平方米列明之面積，均以1平方米=10.764平方呎之比率換算至平方呎，並四捨五入至整數平方呎。
2. 發展項目的住宅物業不設陽台。

Note:
1. The areas as specified above in square meter are converted into square feet at a rate of 1 square meter = 10.764 square feet and rounded off to the nearest whole square foot.
2. There is no verandah in the residential properties of the Development.

物業的描述 Description of Residential Property		實用面積（包括露台，工作平台及陽台（如有））平方米（平方呎） Saleable Area (Including balcony, utility platform and verandah, if any) sq. meter (sq. ft.)		其他指明項目的面積（不計算入實用面積）平方米（平方呎） Area of other specified items (Not included in the Saleable Area) sq. meter (sq. ft.)									
樓層 Floor	單位 Unit			空調機房 Air-conditioning plant room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
二十八樓 28/F	A	實用面積 Saleable Area:	37.809 (407)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.006 (22)										
		工作平台 Utility Platform:	1.508 (16)										
		陽台 Verandah:	-										
	B	實用面積 Saleable Area:	28.484 (307)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.004 (22)										
		工作平台 Utility Platform:	1.501 (16)										
		陽台 Verandah:	-										
	C	實用面積 Saleable Area:	29.521 (318)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.006 (22)										
		工作平台 Utility Platform:	1.507 (16)										
		陽台 Verandah:	-										
	D	實用面積 Saleable Area:	25.598 (276)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.000 (22)										
		工作平台 Utility Platform:	-										
		陽台 Verandah:	-										
	E	實用面積 Saleable Area:	25.659 (276)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.000 (22)										
		工作平台 Utility Platform:	-										
		陽台 Verandah:	-										
	F	實用面積 Saleable Area:	29.046 (313)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.006 (22)										
		工作平台 Utility Platform:	1.501 (16)										
		陽台 Verandah:	-										
	G	實用面積 Saleable Area:	37.809 (407)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.006 (22)										
		工作平台 Utility Platform:	1.508 (16)										
		陽台 Verandah:	-										

- 每個住宅物業的實用面積，以及構成住宅物業的一部分的範圍內的每一個露台、工作平台或陽台(如有的話)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。
- 構成住宅物業的一部分的範圍內的每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院(如有的話)的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

- The saleable area of each residential property and the floor areas of every balcony, utility platform or verandah (if any) to the extent that it forms parts of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) to the extent that it forms parts of the residential property is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

附註：
1. 上述所列以平方米列明之面積，均以1平方米=10.764平方呎之比率換算至平方呎，並四捨五入至整數平方呎。
2. 發展項目的住宅物業不設陽台。

Note:
1. The areas as specified above in square meter are converted into square feet at a rate of 1 square meter = 10.764 square feet and rounded off to the nearest whole square foot.
2. There is no verandah in the residential properties of the Development.

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

物業的描述 Description of Residential Property		實用面積（包括露台，工作平台及陽台（如有））平方米（平方呎） Saleable Area (Including balcony, utility platform and verandah, if any) sq. meter (sq. ft.)		其他指明項目的面積（不計算入實用面積）平方米（平方呎） Area of other specified items (Not included in the Saleable Area) sq. meter (sq. ft.)									
樓層 Floor	單位 Unit			空調機房 Air-conditioning plant room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
二十九樓 29/F	A	實用面積 Saleable Area:	40.345 (434)	-	-	-	22.202 (239)	-	-	-	-	-	-
		露台 Balcony:	-										
		工作平台 Utility Platform:	1.508 (16)										
		陽台 Verandah:	-										
	B	實用面積 Saleable Area:	29.230 (315)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.006 (22)										
		工作平台 Utility Platform:	1.555 (17)										
		陽台 Verandah:	-										
	C	實用面積 Saleable Area:	25.598 (276)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.000 (22)										
		工作平台 Utility Platform:	-										
		陽台 Verandah:	-										
	D	實用面積 Saleable Area:	25.910 (279)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.000 (22)										
		工作平台 Utility Platform:	-										
		陽台 Verandah:	-										
	E	實用面積 Saleable Area:	40.381 (435)	-	-	-	22.224 (239)	-	-	-	-	-	-
		露台 Balcony:	-										
		工作平台 Utility Platform:	1.508 (16)										
		陽台 Verandah:	-										

- 每個住宅物業的實用面積，以及構成住宅物業的一部分的範圍內的每一個露台、工作平台或陽台(如有的話)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。
- 構成住宅物業的一部分的範圍內的每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院(如有的話)的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

- The saleable area of each residential property and the floor areas of every balcony, utility platform or verandah (if any) to the extent that it forms parts of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) to the extent that it forms parts of the residential property is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

附註：
1. 上述所列以平方米列明之面積，均以1平方米=10.764平方呎之比率換算至平方呎，並四捨五入至整數平方呎。
2. 發展項目的住宅物業不設陽台。

Note:
1. The areas as specified above in square meter are converted into square feet at a rate of 1 square meter = 10.764 square feet and rounded off to the nearest whole square foot.
2. There is no verandah in the residential properties of the Development.

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

物業的描述 Description of Residential Property		實用面積（包括露台，工作平台及陽台（如有））平方米（平方呎） Saleable Area (Including balcony, utility platform and verandah, if any) sq. meter (sq. ft.)		其他指明項目的面積（不計算入實用面積）平方米（平方呎） Area of other specified items (Not included in the Saleable Area) sq. meter (sq. ft.)									
樓層 Floor	單位 Unit			空調機房 Air-conditioning plant room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
三十樓 30/F	A	實用面積 Saleable Area:	42.398 (456)	-	-	-	-	-	-	31.921 (344)	-	-	-
		露台 Balcony:	2.004 (22)										
		工作平台 Utility Platform:	1.508 (16)										
		陽台 Verandah:	-										
	B	實用面積 Saleable Area:	29.181 (314)	-	-	-	-	-	-	22.832 (246)	-	-	-
		露台 Balcony:	2.006 (22)										
		工作平台 Utility Platform:	1.555 (17)										
		陽台 Verandah:	-										
	C	實用面積 Saleable Area:	25.598 (276)	-	-	-	-	-	-	21.689 (233)	-	-	-
		露台 Balcony:	2.000 (22)										
		工作平台 Utility Platform:	-										
		陽台 Verandah:	-										
	D	實用面積 Saleable Area:	25.812 (278)	-	-	-	-	-	-	21.739 (234)	-	-	-
		露台 Balcony:	2.000 (22)										
		工作平台 Utility Platform:	-										
		陽台 Verandah:	-										
	E	實用面積 Saleable Area:	42.584 (458)	-	-	-	-	-	-	31.990 (344)	-	-	-
		露台 Balcony:	2.105 (23)										
		工作平台 Utility Platform:	1.508 (16)										
		陽台 Verandah:	-										

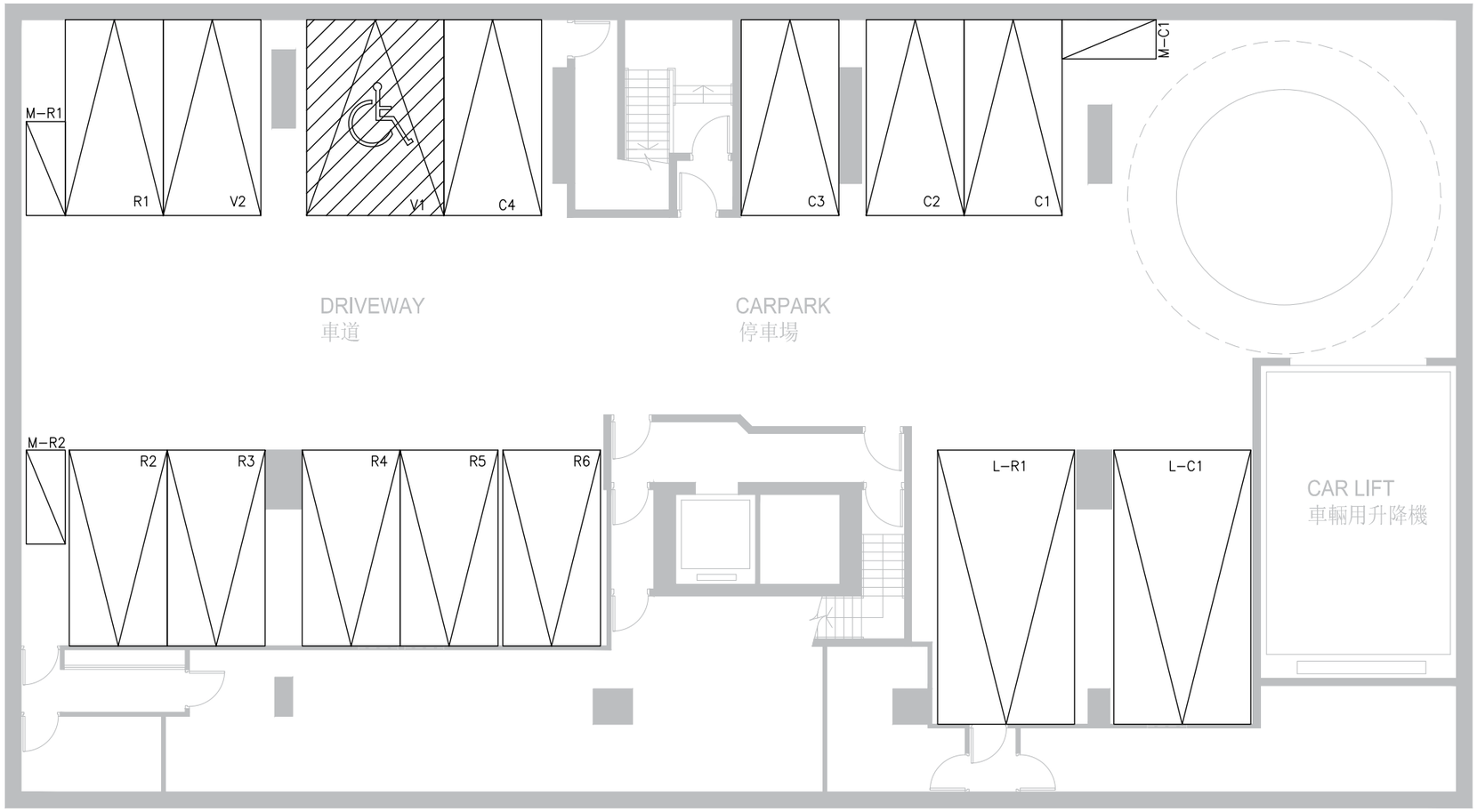
- 每個住宅物業的實用面積，以及構成住宅物業的一部分的範圍內的每一個露台、工作平台或陽台(如有的話)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。
- 構成住宅物業的一部分的範圍內的每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院(如有的話)的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

- The saleable area of each residential property and the floor areas of every balcony, utility platform or verandah (if any) to the extent that it forms parts of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) to the extent that it forms parts of the residential property is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

附註：
1. 上述所列以平方米列明之面積，均以1平方米=10.764平方呎之比率換算至平方呎，並四捨五入至整數平方呎。
2. 發展項目的住宅物業不設陽台。

Note:
1. The areas as specified above in square meter are converted into square feet at a rate of 1 square meter = 10.764 square feet and rounded off to the nearest whole square foot.
2. There is no verandah in the residential properties of the Development.

地庫層
Basement Floor



比例: 0米/M 5米/M
Scale:

車位數目、尺寸及面積 Number, Dimension & Area of Parking Spaces

車位類別 Category of Parking Space		數目 Number	尺寸(長x寬) (米) Dimensions (Length x Width) (m)	每個車位面積（平方米）Area of each parking space (sq.m.)
R1-R6	住宅車位 Residential Car Parking Space	6	5.0 x 2.5	12.5
M-R1/R2	住宅電單車車位 Residential Motorcycle Parking Space	2	2.4 x 1.0	2.4
C1-C4	商戶車位 Commercial Car Parking Space	4	5.0 x 2.5	12.5
M-C1	商戶電單車車位 Commercial Motorcycle Parking Space	1	2.4 x 1.0	2.4
V2	訪客車位 Visitors' Car Parking Space	1	5.0 x 2.5	12.5
V1	訪客 (傷健人士) 車位 Visitors' (Disabled) Car Parking Space	1	5.0 x 3.5	17.5
L-R1	住宅上落貨車位 Residential Loading and Unloading Space	1	7.0 x 3.5	24.5
L-C1	商戶上落貨車位 Commercial Loading and Unloading Space	1	7.0 x 3.5	24.5

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

1. 在簽署臨時買賣合約(「臨時合約」)時須支付款額為5%的臨時訂金。

2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人(註：即市區重建局)行事的律師事務所以保證金保存人的身分持有。

3. 如買方沒有訂立該臨時合約的日期之後5個工作日內簽立買賣合約：-
   (i) 該臨時合約即告終止；
   (ii) 有關的臨時訂金即予沒收；及
   (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase ("Preliminary Agreement").

2. The preliminary deposit paid by the purchaser on the signing of the Preliminary Agreement will be held by a firm of solicitors acting for the Owner (note: i.e. Urban Renewal Authority), as stakeholders.

3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the Preliminary Agreement:-
   (i) the Preliminary Agreement is terminated;
   (ii) the preliminary deposit is forfeited; and
   (iii) the owner does not have any further claim against the purchaser for the failure.

有關發展項目公契及管理協議（「公契」）擬稿有下述條文：

1. 發展項目的公用部分

「公用地方及設施」指發展項目公用地方及設施、住宅公用地方及設施、商業公用地方及設施及停車場公用地方及設施。

「發展項目公用地方及設施」指並包括：

(a) 看守人辦公室、業主立案法團辦公室、雨水循環再用機房（所有詞彙於公契中定義）；

(b) 消防及灑水器進水口櫃、灑水器控制閥組件櫃、電纜豎管房、管理員工作枱、檢查儀錶櫃、走廊、電力房、緊急發電機房、入口大堂、排氣扇房、外牆、消防控制室、平台(並非構成任何單位(於公契中定義)之部分)、新鮮空氣風扇房、食水/沖廁水水泵房、燃油箱、喉轆、升降機大堂、升降機機房、升降機井、升降機槽、低電壓電掣房、食水及沖廁水泵房、斜道、垃圾存放及物料回收室、樓梯間、電訊及廣播室、變壓器房、儀錶櫃、水箱；

(c) 擬供整個發展項目共同使用與享用的該土地(於公契中定義)及發展項目(於公契中定義)的該等區域及設施；及

(d) 按公契指定作為發展項目公用地方及設施的該土地及發展項目的其他區域及設施；

發展項目公用地方在公契圖則(於公契中定義)上用綠色顯示，僅供識別。但是(如適用)若發展項目的任何部分(停車場(於公契中定義)、商業區(於公契中定義)及住宅區(於公契中定義)除外)：

(i) 被建築物管理條例第2條列明的「公用部分」的定義第(a)段所涵蓋，及/或

(ii) 屬於建築物管理條例第一附表指定的類別並被納入建築物管理條例第2條列明的「公用部分」的定義第(b)段所涵蓋，

則該等部分應視為已經納入或構成發展項目公用地方及設施，但是不包括住宅公用地方及設施、商業公用地方及設施及停車場公用地方及設施。

「商業公用地方及設施」指並包括：

(a) 一樓的商業裝卸區及平台(於公契中定義) (並非構成任何單位之部分)，在公契圖則上用橙色顯示，僅供識別；

(b) 擬供整個商業區，而並非供任何個別業主享用的該土地及發展項目的該等區域及設施；及

(c) 按公契指定作為商業公用地方及設施的該土地及發展項目的其他區域及設施。

但是(如適用)，如果商業區的任何部分：

(i) 被建築物管理條例第2條列明的「公用部分」的定義第(a)段所涵蓋，及/或

(ii) 屬於建築物管理條例第一附表指定的類別並被納入建築物管理條例第2條列明的「公用部分」的定義第(b)段所涵蓋，

則該等部分應視為已經納入或構成商業公用地方及設施，但是不包括發展項目公用地方及設施、住宅公用地方及設施及停車場公用地方及設施。

「住宅公用地方及設施」指並包括：

(a) 無障礙停車位、會所、幕牆、住宅裝卸區、衛星主天線電視室、訪客停車位(所有詞彙於公契中定義)；

(b) 空調機平台(並非構成任何單位之部分)、公共無線廣播分導室、走廊、電錶櫃、多層住宅大廈二樓及其上面的外牆、平台(並非構成任何單位之部分)、綠色區、喉轆、喉轆櫃、不可進入籌篷、不可進入平台、升降機、升降機大堂、升降機槽、金屬建築裝飾、管槽、花槽、庇護層/公共空中花園、垃圾存放及物料回收室、樓梯間、水錶櫃、加闊升降機大堂/走廊；

(c) 擬供整個住宅區享用，而並非供任何個別業主(於公契中定義)享用的該土地及發展項目的該等區域及設施；及

(d) 按公契指定作為住宅公用地方及設施的該土地及發展項目的其他區域及設施；

住宅公用地方在公契圖則上用紅色顯示，僅供識別。但是(如適用) 若住宅區的任何部分：

(i) 被建築物管理條例第2條列明的「公用部分」的定義第(a)段所涵蓋，及/或

(ii) 屬於建築物管理條例第一附表指定的類別並被納入建築物管理條例第2條列明的「公用部分」的定義第(b)段所涵蓋，

則該等部分應視為已經納入或構成住宅公用地方及設施，但是不包括發展項目公用地方及設施、商業公用地方及設施及停車場公用地方及設施。

「停車場公用地方及設施」指並包括：

(a) 整個停車場(停車位(於公契中定義)及訪客車位除外)；

(b) 車輛升降機、車輛升降機機房、車輛升降機井、車輛升降機機槽、車道、斜道、進口/出口、候車區、該土地及發展項目內供整個停車場共同使用與享用的該等區域及設施；

(c) 擬供整個停車場，而非供任何個別業主享用該土地及發展項目的區域及設施；及

(d) 按公契指定作為停車場公用地方及設施的該土地及發展項目的其他區域及設施。

在公契圖則上用黃色顯示，僅供識別，但是(如適用) 若停車場的任何部分：

(i) 被建築物管理條例第2條列明的「公用部分」的定義第(a)段所涵蓋，及/或

(ii) 屬於建築物管理條例第一附表指定的類別並被納入建築物管理條例第2條列明的「公用部分」的定義第(b)段所涵蓋，

則該等部分應視為被納入並構成停車場公用地方及設施，但是不包括發展項目公用地方及設施、住宅公用地方及設施及商業公用地方及設施。

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

有關分配予每個住宅物業的不分割份數的數目請參閱本節下文「不分割份數的分配表」。

3. 有關發展項目的管理人的委任年期

百利保物業管理有限公司獲委任為發展項目的管理人，首次任期由公契的日期起計超過兩年，並於期滿後獲繼續任職直至根據公契條款終止為止。

4. 管理開支在發展項目中的住宅物業的擁有人之間分擔的基準

(a) 每個單位的業主須分擔年度預算第一部分規定的預算管理開支(於公契中定義)中其適當部分，該部分相等於他的單位的管理份數除以發展項目全部管理份數。年度預算第一部分須涵蓋管理人認為(除非有明顯錯誤，管理人的決定是終局性的)供全體業主享用或妥善管理該土地及發展項目、發展項目公用地方及設施所需的一切開支。

(b) 每個住宅單位(於公契中定義)的業主須分擔年度預算第二部分規定的預算管理開支中其適當部分，該部分相等於他的住宅單位的管理份數除以所有住宅單位的管理份數。年度預算第二部分須涵蓋管理人認為(除非有明顯錯誤，管理人的決定是終局性的)專門涉及住宅公用地方及設施的一切開支。

(c) 住宅單位業主須分擔年度預算第四部分規定的預算管理開支的25.8%，用意是每個住宅單位業主支付分擔款項的適當部分相等於他的住宅單位的管理份數除以所有住宅單位的總管理份數。年度預算第四部分須涵蓋管理人認為(除非有明顯錯誤，管理人的決定是終局性的)專門涉及停車場公用地方及設施的一切開支。

5. 計算管理費按金的基準

管理費按金相當於單位應付第一年預算管理開支之十二份之二。

6. 擁有人在發展項目中保留作自用的範圍：

不適用

備註：
請查閱公契擬稿以了解全部詳情。完整的公契擬稿現存於售樓處，於開放時間可供免費查閱，並可在支付所需影印費後取得公契擬稿之複印本。

The draft Deed of Mutual Covenant and Management Agreement in respect of the Development (the "DMC") provides that:

1. The common parts of the Development

"Common Areas and Facilities" means the Development Common Areas and Facilities, the Residential Common Areas and Facilities, the Commercial Common Areas and Facilities and the Carpark Common Areas and Facilities.

"Development Common Areas and Facilities" means and includes:-

(a) the Office for Watchmen, the Owners' Corporation Office, the Rainwater Recycling Plant Room (all as defined in the DMC);

(b) cabinet for fire service and sprinkler inlets, cabinet for sprinkler control valve sets, cable riser duct room, caretaker's counter, check meter cabinets, corridors, electrical rooms, emergency generator room, entrance hall, exhaust air fan room, external wall, fire service control room, flat roofs (not forming part of any Unit (as defined in the DMC)), fresh air fan room, fresh / flushing water pump room, fuel tank, hose reels, lift lobbies, lift machine room, lift pits, lift shafts, low voltage switch room, potable and flushing water pump room, ramps, refuse storage and material recovery chamber, staircases, telecommunication and broadcasting room, transformer room, water meter cabinet, water tanks;

(c) such areas and facilities of and in the Land (as defined in the DMC) and the Development (as defined in the DMC) intended for common use and benefit of the Development as a whole; and

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

which for the purposes of identification only are shown coloured Green on the DMC Plans (as defined in the DMC), PROVIDED THAT where appropriate, if any parts of the Development other than the Carpark (as defined in the DMC), the Commercial Accommodation (as defined in the DMC) and the Residential Accommodation (as defined in the DMC):-

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

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

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

"Commercial Common Areas and Facilities" means and includes:-

(a) the Commercial Loading and Unloading Space (as defined in the DMC) and the flat roof (not forming part of any Unit) on the 1st Floor which for the purposes of identification only are shown coloured Orange on the DMC Plans;

(b) such areas and facilities of and in the Land and the Development intended for the benefit of the Commercial Accommodation as a whole or otherwise not of any individual Owner; and

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

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

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

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

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

"Residential Common Areas and Facilities" means and includes:-

(a) the Accessible Parking Space, the Club House, the Curtain Wall, the Residential Loading and Unloading Space, the SMATV Room, the Visitor Parking Spaces (all as defined in the DMC);

(b) A/C platforms (not forming part of any Unit), communal aerial broadcast distribution room, corridors, electricity meter cabinets, external wall from 2/F and above of the multi-storeyed residential tower, flat roofs (not forming part of any Unit), greenery areas, hose reels, hose reel cabinets, inaccessible canopies, inaccessible flat roofs, lifts, lift lobbies, lift shafts, metal architectural features, pipe ducts, planters, refuge floor / communal sky garden, refuse storage and material recovery rooms, staircases, water meter cabinets, wider lift lobby / corridor;

(c) such areas and facilities of and in the Land and the Development intended for the benefit of the Residential Accommodation as a whole or otherwise not of any individual Owner (as defined in the DMC); and

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

which for the purposes of identification only are shown coloured Red on the DMC Plans, PROVIDED THAT where appropriate, if any parts of the Residential Accommodation :-

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

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

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

"Carpark Common Areas and Facilities" means and includes :-

(a) the whole of the Carpark (except the Parking Spaces (as defined in the DMC) and the Visitor Parking Spaces);

(b) car lift, car lift machine room, car lift pit, car lift shaft, driveway, ramp, run-in/out, waiting area, such areas and facilities of and in the Land and the Development for the common use and benefit of the Carpark as a whole;

(c) such areas and facilities of and in the Land and the Development intended for the benefit of the Carpark as a whole or otherwise not of any individual Owner; and

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

which for the purposes of identification only are shown coloured Yellow on the DMC Plans, PROVIDED THAT where appropriate, if any parts of the Carpark :-

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

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

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

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

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

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

Paliburg Estate Management Limited will be appointed the manager of the Development initially for a term of not exceeding 2 years commencing from the date of the DMC and to be continued thereafter unless and until terminated in accordance with the DMC.

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

(a) Each Owner of a Unit shall contribute his due proportion of the budgeted Management Expenses (as defined in the DMC) under the first part of the annual budget which proportion shall be equal to the Management Shares of his Unit divided by the total Management Shares of the Development. The first part of the annual budget shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is to be expended for the benefit of all Owners or required for the proper management of the Land and the Development, the Development Common Areas and Facilities.

(b) Each Owner of a Residential Unit (as defined in the DMC) shall contribute his due proportion of the budgeted Management Expenses under the second part of the annual budget which proportion shall be equal to the Management Shares of his Residential Unit divided by the total Management Shares of all Residential Units. The second part of the annual budget shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is specifically referable to the Residential Common Areas and Facilities.

(c) The Owners of the Residential Units shall contribute 25.8% of the budgeted Management Expenses under the fourth part of the annual budget, to the intent that the due proportion of contribution thereto paid by each Owner of a Residential Unit shall be equal to the Management Shares of his Residential Unit divided by the total Management Shares of all Residential Units. The fourth part of the annual budget shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is specifically referable to the Carpark Common Areas and Facilities.

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

The amount of management fee deposit shall be a sum equal to 2/12th of the first year's budgeted Management Expenses payable in respect of a Unit.

6. The area in the Development retained by the owner for that owner's own use:

Not applicable

Note:
For full details, please refer to the draft DMC which is free for inspection during opening hours at the sales office. Full script of the draft DMC is available for inspection upon request and copies of the draft DMC can be obtained upon paying necessary photocopying charges.

不分割份數的分配表
Table of Allocation of Undivided Shares

樓層 Floor	單位 Unit	不分割份數 Undivided Share
五樓至六樓 5/F - 6/F (2 樓層) (2 storeys)	A	796/每個單位 796 each
	B	571/每個單位 571 each
	C	589/每個單位 589 each
	D	512/每個單位 512 each
	E	513/每個單位 513 each
	F	581/每個單位 581 each
	G	796/每個單位 796 each
七樓至十二樓、十五樓至十七樓 7/F – 12/F, 15/F – 17/F (9 樓層) (9 storeys)	A	798/每個單位 798 each
	B	571/每個單位 571 each
	C	589/每個單位 589 each
	D	512/每個單位 512 each
	E	513/每個單位 513 each
	F	581/每個單位 581 each
	G	798/每個單位 798 each
十八樓至二十三樓、二十五樓至二十六樓 18/F – 23/F, 25/F – 26/F (8 樓層) (8 storeys)	A	796/每個單位 796 each
	B	570/每個單位 570 each
	C	590/每個單位 590 each
	D	512/每個單位 512 each
	E	513/每個單位 513 each
	F	581/每個單位 581 each
	G	796/每個單位 796 each
二十七樓 27/F	A	759
	B	570
	C	590
	D	512
	E	513
	F	581
	G	759
二十八樓 28/F	A	756
	B	570
	C	590
	D	512
	E	513
	F	581
	G	756
二十九樓 29/F	A	851
	B	585
	C	512
	D	518
	E	852
三十樓 30/F	A	912
	B	629
	C	555
	D	560
	E	916

A. 發展項目所位於的土地的地段編號

發展項目建於新九龍內地段第6537號(「該地段」),於2014年6月16日根據第20224號批地條件(「批地文件」)批出。

B. 有關租契規定的年期

該地段批出的年期為由2014年6月16日起計50年。

C. 適用於該土地的用途限制

批地文件特別條款第(5)條規定:

「(a) 在本特別條款第(b)分條的規限下,該地段或其任何部分或任何已建或擬建的建築物不得作非工業(不包括貨倉、酒店及加油站)以外之用途。

(b) 建於該地段的任何建築物或任何已建或擬建的建築物的部分,除作以下用途外,不得作任何其他用途:

(i) 就最低三層而言,作為非工業(不包括貨倉、酒店及加油站)用途,為免生疑問,地庫樓層(如有搭建),不論該樓層的大小或面積,就此特別條款而言均計算作一層,而任何地庫樓層的用途將進一步受本特別條款第(b)(iii) 分條限制;

(ii) 就其餘層數而言(如有多於三層地庫樓層,即不包括任何在最低三層之上的任何地庫樓層(如有搭建)),作為私人住宅用途;及

(iii) 就任何地庫樓層(如有搭建)而言,不論為最低三層之一或在最低三層之上的地庫樓層,均作為非工業(不包括住宅、貨倉、酒店及加油站)用途。

(c) 任何按特別條款第(19)、(20)及(21)條僅用作容納車位及客貨上落車位,或機房或兩者的樓層,均不作本特別條款第(b)分條所提及的樓層計算。地政總署署長(「署長」)就樓層用途是否為本分條所允許的所做出之決定將為最終和對承批人具有約束力。

(d) 就本特別條款第(5)條而言,署長就什麼構成一或多個樓層所做出之決定將為最終和對承批人具有束力。」

D. 按規定須興建並提供予政府或供公眾使用的設施

不適用。

E. 有關承批人在該土地內外鋪設、塑造或作環境美化的任何範圍,或興建或維持任何構築物或設施的責任

1. 批地文件一般條款第(6)條規定:

「(a) 承批人須在整個租期期間按本文件(按一般條款第(12)條釋義)對已建或重建建築物(該詞指下述第(b)分條預期的重新發展):

(i) 按經批准的設計、配置及任何經批准建築圖則保養一切建築物,不得對其作出修訂或更改;及

(ii) 保養按本文件已建或今後按任何修訂合同所搭建的一切建築物,使其處於妥當及良好的修繕及保養狀態,並處於該修繕及保養狀態至租約結束或提前終止交還為止。

(b) 倘若在租期的任何時候清拆當時在該地段或其中任何部分上面的任何建築物,承批人須興建相同類型和不少於其總樓面面積的品質良好的建築物或署長批准的類型及價值的建築物作為代替。如果進行上述清拆,承批人須在上述清拆的一個曆月內向署長申請同意進行重新發展該地段的建築工程。當收到上述同意後必須在三個曆月內開展重新發展的必要工程及在署長規定的期限內完成,使署長滿意。」

2. 批地文件特別條款第(4)條規定:

「承批人須根據本文件及所有在香港已生效或可能在任何時候生效有關建築、衛生和規劃的條例、細則和規例搭建建築物以發展該地段,該等建築物需於2018年12月31日前建成並適合被佔用。

3. 批地文件特別條款第(7)條規定:

「承批人須自費在該地段及平台(如有)沒有建築物的任何部分,作環境美化及種植樹木和栽種灌木,並維護和保持該處安全、清潔、整齊、整潔及健康的狀態,達致署長滿意。」

4. 批地文件特別條款第(10)條規定:

「(a) 經署長書面批准,承批人可在該地段內搭建、建築及提供康樂設施及其輔助設施(以下簡稱「設施」),設施的類型、大小、設計、高度及配置亦須經署長的預先書面批准。

(b) 在計算本文件特別條款第(8)(c)及(8)(d)指定的總樓面面積時,除了特別條款第(33)(d)條規定外,按本特別條款第(a)分條在該地段內提供的設施之任何部分,只要是供在該地段已建或擬建的住宅大廈的所有住戶和他們的真正訪客共同使用與享用就不列入上述計算,而該設施的餘下部分若署長認為不屬於上述使用,則應列入計算。

(c) 倘若設施任何部分被豁免列入計算本特別條款第(b)分條的總樓面面積(以下簡稱「豁免設施」):

(i) 豁免設施須指定為並構成本文件特別條款第(16)(a)(v)條提及的公用地方;

(ii) 承批人須自費保養豁免設施處於修繕妥當的狀態並操作豁免設施,使署長滿意;及

(iii) 豁免設施僅供該地段上已建或擬建的住宅大廈的住戶和他們的真正訪客使用,其他人一概不得使用。」

5. 批地文件特別條款第(19)條規定:

「(a) (i) 除非署長同意採用與下表所列不同的住宅車位數量或比率,承批人必須按參照下表所列屬於該地段上已建或擬建的住宅單位的相應面積所計算的比率在該地段提供車位,供根據《道路交通條例》、其下的任何規例及任何修訂法例獲發牌並屬於該地段上已建或擬建的建築物之住戶和他們的真正來賓、訪客或被邀請使用者的車輛停泊(以下簡稱「住宅車位」),以達致署長滿意:

住宅單位面積	應提供之住宅車位數量
少於40平方米	每17.6個住宅單位或其部分1個車位
不少於40平方米但少於70平方米	每10.6個住宅單位或其部分1個車位
不少於70平方米但少於100平方米	每4.2個住宅單位或其部分1個車位
不少於100平方米但少於160平方米	每2.1個住宅單位或其部分1個車位
不少於160平方米	每1.2個住宅單位或其部分1個車位

(ii) 在本特別條款第(a)(i)分條中擬提供的住宅車位總數目應是根據本特別條款第(a)(i)分條的表格列明每個住宅單位的面積計算各個車位數目的總數。在本文件中,「每個住宅單位面積」一詞在總樓面面積方面指以下第(I)及(II)之總和:

(I) 該單位住戶獨家使用與享用的住宅單位總樓面面積,從該單位的圍牆或護牆外面測量,除了分隔2個連接單位的圍牆,在該種情況下,須從該等牆壁的中心線測量並包括該單位內的內部分隔牆及支柱,但是為免存疑,不包括該單位內沒有列入本文件特別條款第(8)(c)及(8)(d)條指定的總樓面面積的所有樓面面積;及

(II) 與每個住宅單位成比例的住宅公用地方(按下文界定)的總樓面面積,即在住宅單位外圍牆外面供該地段已建或擬建建築物的所有住戶共同使用與享用的住宅公用地方的總樓面面積(該住宅公用地方在下文簡稱「住宅公用地方」),為免存疑,不包括沒有列入計算本文件特別條款第(8)(c)及(8)(d)條指定總樓面面積的所有樓面面積,在計算時須按下列公式分攤給住宅單位:

$$\text{住宅公用地方的總樓面面積} \times \frac{\text{按本特別條款第(a)(ii)(I)分條計算的有關住宅單位的總樓面面積}}{\text{按本特別條款第(a)(ii)(I)分條計算所有住宅單位的總樓面面積}}$$

(iii) 必須按下列比率在該地段提供額外車位，供停泊根據《道路交通條例》、其附屬規例及任何修訂法例獲發牌的車輛，該等車位只可屬於該地段上已建或擬建的建築物之住戶的真正來賓、訪客或被邀請使用者，以達致署長滿意。如果該地段已建或擬建任何住宅單位大廈提供超過75個住宅單位，按每座住宅單位大廈一個車位之比率或按署長可批准的其他比率，惟至少須提供兩個車位。

(iv) 按本特別條款第(a)(i)分條及(a)(iii)分條(可按批地文件特別條款第(21)條修訂)提供的車位不得用作該等條款分別指定以外的任何用途，及特別是上述車位不得用作汽車儲存、陳列或展示或作汽車出售或其他用途或提供汽車清潔及美容服務。

(b) (i) 除非署長同意採用其他比率，承批人須按照以下比率於該地段提供車位，供車輛停泊，以達致署長滿意：

(I) 必須按該地段已建或擬建的建築物總樓面面積的首15,000平方米，每200平方米或其中部分提供1個車位作辦公室用途及於其餘總樓面面積，每300平方米或其中部分提供1個車位作該用途；

(II) 必須按該地段已建或擬建的建築物總樓面面積每300平方米或其中部分提供1個車位作非工業用途(不包括私人住宅、辦公室、酒店、貨倉及加油站)；

(ii) 在計算按本特別條款第(b)(i)(I)及(b)(i)(II)分條所提供的車位之數目時，任何供停泊車輛及上落客貨車位用途之面積均不被計算在內。

(iii) 按本特別條款第(b)(i)(I)及(b)(i)(II)分條(可按批地文件特別條款第(21)條修訂)提供的車位，不得用作供根據《道路交通條例》、其下的任何規例及任何修訂法例獲發牌並屬於該地段上根據該等分條規定的指定用途已建或擬建的建築物之住戶和他們的真正來賓、訪客或被邀請使用者之車輛停泊以外的用途，及特別是上述車位不得用作汽車儲存、陳列或展示以作汽車出售或其他用途或提供汽車清潔及美容服務。

(c) (i) 按本特別條款第(a)及(b)分條(可按特別條款第(21)條修訂)提供的車位中，承批人須按照建築事務監督可能要求並批准的數量保留及劃作車位以供按《道路交通條例》、其附屬規例及任何修訂法例界定的殘疾人士停泊車輛(保留及劃作的車位以下簡稱「傷殘人士車位」，承批人須根據本特別條款第(a)(iii)分條所提供之車位中保留及劃作最少一個此等車位，同時不可將按此特別條款第(a)(iii) 分條(可按特別條款第(21)條修訂)所提供之車位全部劃作或保留作傷殘人士車位。

(ii) 傷殘人士車位不得用作按《道路交通條例》、其附屬規例或任何修訂法例界定的殘疾人士停泊車輛以外的任何用途及屬於該地段上已建或擬建的建築物之住客或佔用者及彼等之真正客人、訪客或獲邀請人之車輛停泊，及特別是上述車位不得用作汽車儲存、陳列或展示或作汽車出售或其他用途或提供汽車清潔及美容服務。

(d) (i) 除非署長同意採用其他比率，承批人須按照以下比率於該地段提供按《道路交通條例》、其附屬規例及任何修訂法例獲發牌之電單車停泊車位，以達致署長滿意；

(I) 本特別條款第(a)(i)分條所要求提供的住宅車位總數之百分之十(10%)(可按特別條款第(21)條修訂)，但並不少於一個車位（以下簡稱「住宅電單車車位」）；

(II) 本特別條款第(b)(i)(I)分條所要求提供的車位總數之百分之十(10%)(可按特別條款第(21)條修訂)，但並不少於一個車位；

(III) 本特別條款的分條(b)(i)(II)所要求提供的車位總數之百分之十(10%)(可按特別條款第(21)條更改)，但並不少於一個車位；

如按本特別條款第(d)(i)分條應提供之數量為小數，則取至下一個整數。

(ii) 住宅電單車車位不得用作按《道路交通條例》、其附屬規例或任何修訂法例界定的獲發牌的電單車停泊以外的任何用途及屬於該地段上已建或擬建的建築物之住客或佔用者及彼等之真正客人、訪客或獲邀請人之車輛停泊，及特別是上述車位不得用作汽車儲存、陳列或展示或作汽車出售或其他用途或提供汽車清潔及美容服務。

(iii) 按本特別條款第(d)(i)(II)及(d)(i)(III)分條(可按特別條款第(21)修訂)提供的車位不可用作供根據《道路交通條例》、其附屬規例及任何修訂法例獲發牌，及屬於該地段上已建或擬建並分別用作本特別條款第(b)(i)(I)及(b)(i)(II)分條所述用途的建築物之住戶和他們的真正來賓、訪客或被邀請使用者之電單車停泊以外用途，及特別是上述車位不得用作汽車儲存、陳列或展示或作汽車出售或其他用途或提供汽車清潔及美容服務。

(e) (i) 除保留給殘疾人士使用的車位外，按本特別條款第(a)及(b)分條(可按特別條款第(21)條修訂)提供的每個車位尺寸應為2.5米闊、5.0米長，及至少樓底高2.4米。

(ii) 每個殘疾人士使用的車位須按建築事務監督要求與批准。

(iii) 按本特別條款第(d)分條(可按特別條款第(21)條修訂)提供的車位每個車位尺寸應為1.0米闊、2.4米長，及至少樓底高2.4米或署長可批准的其他最少樓底高度。」

6. 批地文件特別條款第(20)條規定：

「(a) 必須在該地段內按以下比率提供上落貨空間，使署長滿意：

(i) 必須按該地段已建或擬建的建築物每800個住宅單位或其中部分提供一個上落貨空間或署長可批准的其他比率在該地段內提供上落貨空間，惟在該地段已建或擬建的每座住宅單位大廈須至少有一個上落貨空間，該上落貨空間須設在每座住宅單位大廈旁邊或之內。

(ii) 必須按該地段已建或擬建的建築物總樓面面積每3,000平方米提供一個上落貨空間作辦公室用途；及

(iii) 必須按該地段已建或擬建的建築物總樓面面積每1,200平方米提供一個上落貨空間作非工業用途(不包括私人住宅、辦公室、酒店、貨倉及加油站)；

(b) 按本特別條款第(a)(i)、(a)(ii)及(a)(iii)分條提供的上落貨空間面積應為：3.5米闊×11.0米長×至少樓底高4.7米或署長可批准的其他最少樓底高度。上述上落貨空間不能用作該地段已建或擬建的建築物有關的上落客貨以外的任何用途。

(c) 在計算按本特別條款第(a)(ii)及(a)(iii)分條所提供的上落貨空間的數目時，任何供停泊車輛及上落客貨用途之面積不被計算在內。」

7. 批地文件特別條款第(27)條規定：

「(a) 如果任何土地被或已經被削去、移除或削減，或進行堆積或堆填或任何類型的斜坡處理工程，不論有否經署長預先書面同意，亦不論是在該土地內或任何政府土地內，旨在塑造、平整或發展該地段或其中任何部分或承批人按本文件需要進行的任何其他工程或作任何其他用途，承批人須自費進行與修建該等斜坡處理工程、護土牆或其他支撐物、保護物、排水或輔助工程或今後成為必要的其他工程，以便保護與支撐該地段和任何毗鄰或毗連政府土地或出租土地內的泥土，避免與防止今後發生任何塌方、山泥傾瀉或地陷。承批人須在批地文件授予的租期期間自費保養該土地、斜坡處理工程、護土牆或其他支撐物、保護物、排水或輔助工程或其他工程處於良好及修繕妥當的狀態，使署長滿意。

(b) 本特別條款第(a)分條不能影響本文件，特別是批地文件特別條款第(26)條賦予政府的權利。

(c) 倘若因為任何塑造、平整、發展或承批人進行其他工程或任何其他原因造成任何時候發生塌方、山泥傾瀉或地陷，不論發生在或來自該地段任何土地或任何毗鄰或毗連政府土地或出租土地，承批人須自費進行修復及優化，使署長滿意並對上述塌方、山泥傾瀉或地陷造成政府、他的代理人及承建商承受、遭受或產生一切費用、收費、損害賠償、要求及索償作彌償。

(d) 除了批地文件規定對違反該規約的任何其他權利或濟助外，署長有權發出書面通知要求承批人進行、修建及保養該土地、斜坡處理工程、護土牆或其他支承物、保護物及排水或輔助工程或其他工程或修復及優化任何塌方、山泥傾瀉或地陷。如果承批人不理會或未能在通知指定的時期內執行該通知要求，使署長滿意，署長可立即執行與進行任何必要工程。承批人須在要求時歸還政府因此產生的費用連同任何行政費或專業費用及開支。」

8. 批地文件特別條款第(28)條規定：

「如果在發展或重新發展該地段或其中任何部分時已安裝預應力地樁，承批人須在預應力地樁的服務年限期間定期保養與檢查預應力地樁，使署長滿意，並在署長不時酌情要求時，提供上述監測工程的報告和資料。如果承批人不理會或未能進行上述監測工程，署長可立即執行與進行上述監測工程。承批人須在要求時歸還政府因此產生的開支。」

9. 批地文件特別條款第(31)條規定：

「(a) 承批人須自費建造與保養該地段邊界內或署長認為必要的政府土地內的排水渠及渠道，使署長滿意，以便截斷與引導該地段的一切暴雨或雨水到最接近的河道、集水井、渠道或政府雨水渠。承批人須對上述暴雨或雨水造成的任何損壞或滋擾而導致的一切法律行動、申索及索求自行負責並向政府及其官員作出彌償。

(b) 連接該地段的任何排水渠和污水渠至政府的雨水渠、排水渠及污水渠(如已建及啟用)的工程可由署長進行，但署長毋須就因此產生的任何損失或損害對承批人負責。承批人須在要求時向政府支付上述連接工程的費用。此外該等連接工程亦可由承批人自費進行，使署長滿意。在該種情況下，上述連接工程的任何一段若在政府土地內修建，必須由承批人自費保養，直至要求時由承批人移交給政府，由政府出資負責今後的保養。承批人須在要求時向政府支付有關上述連接工程的技術審查之費用。若承批人未能保養上述連接工程，署長可進行該等工程，承批人須在要求時向政府支付該等工程的費用。」

F. 對買方造成負擔的租用條件

1. 批地文件特別條款第(3)條規定：

「(a) 承批人確認知悉截至本協議之日，該地段存有若干建築物及構築物(除了本特別條款第(b)分條中定義為「侵佔部分」者)(以下簡稱「現有的建築物和構築物)及若干伸出至政府土地上之構築物(以下簡稱「伸出構築物」)。承批人須在特別條款第(4)條的指定日期或之前自費清拆及自該地段移除該等建築物、構築物及伸出構築物。因該等建築物、構築物及伸出構築物之存在或其之後的清拆及移除而起的對承批人所造成或承批人蒙受的損失、損害、滋擾或干擾，政府概不承擔任何責任。承批人須就所有直接或間接由該等建築物、構築物及伸出構築物之存在或其之後的清拆及移除或與之有關的一切責任、損失、申索、費用、索求、法律行動或其他程序對政府作出彌償及確保其獲得彌償。

(b) 在不損害本特別條件第(a)分條的一般性的原則下，承批人確認知悉截至本協議之日，某些構築物從所有在土地註冊處註冊為新九龍內地段第3922號、新九龍內地段第3931號及新九龍內地段第3501號(以下簡稱「相連地段」)的土地上的大廈伸出(以下簡稱「侵佔部分」)，而該地段之承批受該侵佔部分限制。政府不就侵佔部分或其任何部分的狀況、狀態或安全，或侵佔部分是否根據《建築物條例》、其下的任何規例及任何修訂法例建成、安裝或一直存在，或侵佔部分會否被拆除、移除或糾正，作出任何明訂或隱含的保證。政府對於承批人或任何其他人士，就侵佔部分，或其存在、維修、修理、移除或拆除，或因侵佔部分或其存在、維修、修理、移除或拆除，或因承批人或任何其他人士就侵佔部分作出的任何工程而對承批人或任何其他人士導致、引起或附帶的任何損害、滋擾或煩擾，或向相連地段的登記業主或佔用人或任何其他人士採取的步驟、法律程序或行動，並無任何責任或義務。承批人須就所有因侵佔部分之存在、維修、修理、移除或拆除而直接或間接導致或與之有關的一切責任、損失、申索、費用、索求、法律行動或其他程序對政府作出彌償及確保其獲得彌償。

(c) 為免存疑問，侵佔部分的存在及該地段的承批受侵佔部分所限的事實，將不會以任何方式解除、釋放、減免或改變承批人在本條件下的責任，或以任何方式影響或損害政府對於承批人違反、不遵守、不遵從或不履行在本條件下的責任而擁有的權利或補償。

2. 批地文件特別條款第(6)條規定：

「在獲署長書面同意之前(署長於簽發同意書時可施加其認為適當的移植、補償美化或重植條件)，承批人不得移除或干擾於該地段或鄰近地方生長的樹木。

3. 批地文件特別條款第(23)條規定：

「(a) 即使已遵守本批地文件使署長滿意，住宅車位及住宅電單車車位不能：

(i) 轉讓，除非

(I) 連同該地段的不分割份數以轉讓享有獨家使用及管有該地段已建或擬建的大廈住宅單位的權利；或

(II) 轉讓給已經是該地段的不分割份數連同享有獨家使用及管有該地段已建或擬建的大廈住宅單位的權利的業主；或

(ii) 分租，除非分租給該地段已建或擬建的大廈住宅單位的住戶。

但是在任何情況下，不得將超過3個住宅車位和住宅電單車車位轉讓予該地段已建或擬建大廈任何一個住宅單位的業主或分租予該地段已建或擬建大廈任何一個住宅單位的住戶。

(b) 即使本特別條款第(a)分條規定，經署長的預先書面同意，承批人可以將所有住宅車位及住宅電單車車位為一整體轉讓，惟只可轉讓予承批人全資擁有的附屬公司。

(c) 本特別條款第(a)分條不適用於轉讓、分租、按揭或抵押整個地段。

(d) 本特別條款第(a)分條及(b)分條不適用於傷殘人士之車位。

4. 批地文件特別條款第(27)條規定：

「(a) 如果任何土地被或已經被削去、移除或削減，或進行堆積或堆填或任何類型的斜坡處理工程，不論有否經署長預先書面同意，亦不論是在該土地內或任何政府土地內，旨在塑造、平整或發展該地段或其中任何部分或承批人按本文件需要進行的任何其他工程或作任何其他用途，承批人須自費進行與修建該等斜坡處理工程、護土牆或其他支撐物、保護物、排水或輔助工程或今後成為必要的其他工程，以便保護與支撐該地段和任何毗鄰或毗連政府土地或出租土地內的泥土，避免與防止今後發生任何塌方、山泥傾瀉或地陷。承批人須在批地文件授予的租期期間自費保養該土地、斜坡處理工程、護土牆或其他支撐物、保護物、排水或輔助工程或其他工程處於良好及修繕妥當的狀態，使署長滿意。

(b) 本特別條款第(a)分條不能影響本文件，特別是批地文件特別條款第(26)條賦予政府的權利。

(c) 倘若因為任何塑造、平整、發展或承批人進行其他工程或任何其他原因造成任何時候發生塌方、山泥傾瀉或地陷，不論發生在或來自該地段任何土地或任何毗鄰或毗連政府土地或出租土地，承批人須自費進行修復及優化，使署長滿意並對上述塌方、山泥傾瀉或地陷造成政府、他的代理人及承建商承受、遭受或產生一切費用、收費、損害賠償、要求及索償作彌償。

(d) 除了批地文件規定對違反該規約的任何其他權利或濟助外，署長有權發出書面通知要求承批人進行、修建及保養該土地、斜坡處理工程、護土牆或其他支承物、保護物及排水或輔助工程或其他工程或修復及優化任何塌方、山泥傾瀉或地陷。如果承批人不理會或未能在通知指定的時期內執行該通知要求，使署長滿意，署長可立即執行與進行任何必要工程。承批人須在要求時歸還政府因此產生的費用連同任何行政費或專業費用及開支。」

5. 批地文件特別條款第(35)條規定：

「該地段內不得興建或提供墳墓或靈灰安置所，亦不得於土地內安葬或放置人類遺骸或動物遺骸(不論是否置於陶瓶、骨灰甕或以其他方式安葬或放置)。」

註：
欲悉詳情請參考「批地文件」。「批地文件」全文已備於售樓處，可在售樓處辦公時間免費要求閱覽，並可支付必要的影印費用後獲取副本。

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

The Development is constructed on New Kowloon Inland Lot No. 6537 (the "Lot") which is held under the Conditions of Grant No. 20224 dated 16 June 2014 (the "Land Grant").

B. Term of years

The Lot is granted for a term of 50 years commencing from 16 June 2014.

C. User restrictions applicable to the Land

Special Condition No. (5) of the Land Grant stipulates that:

"(a) Subject to sub-clause (b) of this Special Condition, the Lot or any part thereof or any building or buildings erected or to be erected thereon shall not be used for any purpose other than for non-industrial (excluding godown, hotel, and petrol filling station) 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) in respect of the lowest three floors, for non-industrial (excluding godown, hotel and petrol filling station) purposes provided that for avoidance of doubt, a basement level (if erected), irrespective of the size or floor area of such level, shall be counted as a floor for the purpose of this Special Condition and that the use of any basement level shall be further restricted as provided in sub-clause (b)(iii) of this Special Condition;

(ii) in respect of the remaining floors (excluding any basement level or basement levels (if erected) above the lowest three floors in the event that there are more than 3 basement levels), for private residential purposes; and

(iii) in respect of any basement level (if erected), whether being one of the lowest three floors or a basement level above the lowest three floors, for non-industrial (excluding residential, godown, hotel and petrol filling station) purposes.

(c) Any floor to be used solely for accommodating the parking, loading and unloading spaces to be provided in accordance with Special Condition Nos. (19), (20) and (21) hereof or plant room or both shall not be counted as one of the floors referred to in sub-clause (b) of this Special Condition. The determination by the Director of Lands (the "Director") as to whether the use to which a floor is to be put is a use for the purposes permitted under this sub-clause shall be final and binding on the Grantee.

(d) For the purpose of this Special Condition, the decision of the Director as to what constitutes a floor or floors shall be final and binding on the Grantee."

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

Not Applicable.

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

1. General Condition No. (6) of the Land Grant stipulates that:-

"(a) The Grantee shall throughout the tenancy having built or rebuilt (which word refers to redevelopment as contemplated in sub-clause (b) below) in accordance with these Conditions (as defined in General Condition No. (12)):

(i) maintain all buildings in accordance with the approved design and disposition and any approved building plans without variation or modification thereto;

(ii) maintain all buildings erected or which may hereafter be erected in accordance with these Conditions or any subsequent contractual variation of them, 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.

(b) In the event of the demolition at any time during the tenancy of any building then standing on the Lot or any part thereof the Grantee shall replace the same either by sound and substantial building or buildings of the same type and of no less gross floor area or by building or buildings of such type and value as shall be approved by the Director. In the event of demolition as aforesaid the Grantee shall within one calendar month of such demolition apply to the Director for consent to carry out building works for the redevelopment of the Lot and upon receiving such consent shall within three calendar months thereof commence the necessary works of redevelopment and shall complete the same to the satisfaction of and within such time limit as is laid down by the Director."

2. Special Condition No. (4) of the Land Grant stipulates that:-

"The Grantee 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 Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 31st day of December, 2018."

3. Special Condition No. (7) of the Land Grant stipulates that:-

"The Grantee 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."

4. Special Condition No. (10) of the Land Grant stipulates that:-

"(a) The Grantee may erect, construct and provide within the Lot such recreational facilities and facilities ancillary thereto (hereinafter referred to as "the Facilities") as may be approved by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.

(b) For the purpose of calculating the respective total gross floor areas stipulated in Special Condition Nos. (8)(c) and (8)(d) hereof, subject to Special Condition No. (33)(d) hereof, any part of the Facilities provided within the Lot in accordance with sub-clause (a) of this Special Condition which are for the common use and benefit of the residents of the residential block or blocks erected or to be erected on the Lot and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, are not for such use shall be taken into account for such calculation.

(c) In the event that any part of the Facilities is exempted from the gross floor area calculation pursuant to sub-clause (b) of this Special Condition (hereinafter referred to as "the Exempted Facilities"):

(i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No. 16(a)(v) hererof; and

(ii) the Grantee shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and

(iii) the Exempted Facilities shall only be used by the 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."

5. Special Condition No. (19) of the Land Grant stipulates that:-

"(a) (i) Spaces shall be provided within the Lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees (hereinafter referred to as "the Residential Parking Spaces") at a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the Lot as set out in the table below (unless the Director consents to a rate for or to a number of the Residential Parking Spaces different from those set out in the table below);

Size of each residential unit	No. of the Residential Parking Spaces to be provided
Less than 40 square metres	One space for every 17.6 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 10.6 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 4.2 residential units or part thereof
Not less than 100 square metres but less than 160 square metres	One space for every 2.1 residential units or part thereof
Not less than 160 square metres	One space for every 1.2 residential units or part thereof

(ii) For the purpose of sub-clause (a)(i) of this Special Condition, the total number of the Residential Parking Spaces to be provided shall be the aggregate of the respective number of the Residential Parking Spaces calculated by reference to the respective size of each residential unit set out in the table of sub-clause (a)(i) of this Special Condition and for the purpose of these Conditions, the term "size of each residential unit" in terms of gross floor shall mean the sum of (I) and (II) below;

(I) the gross floor area in respect of a residential unit, exclusively used and enjoyed by the resident of that unit, which shall be measured from the exterior of the enclosing walls or parapet of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall

be taken from the middle of those walls, and shall include the internal partitions and columns within such unit, but, for the avoidance of doubt, shall exclude all floor area within such unit which are not taken into account for the calculation of the respective total gross floor areas stipulated in Special Condition Nos. (8)(c) and (8)(d) hereof; and

(II) the pro-rata gross floor area of the Residential Common Area (as hereinafter defined) in respect of a residential unit and in so calculating, the total gross floor area of residential common area, which is for common use and benefit of the residents of the residential portion of the development erected or to be erected on the Lot, outside the enclosing walls of the residential units but, for the avoidance of doubt, excluding all floor area which are not taken into account for the calculation of the respective total gross floor areas stipulated in Special Condition Nos. (8)(c) and (8)(d) hereof (which residential common area is hereinafter referred to as "the Residential Common Area") shall be apportioned to a residential unit by the following formula:

$$\text{The total gross floor area of the Residential Common Area} \times \frac{\text{The gross floor area in respect of a residential unit as calculated under sub-clause (a)(ii)(I) of this Special Condition}}{\text{The total gross floor area of all residential units as calculated under sub-clause (a)(ii)(I) of this Special Condition}}$$

(iii) Additional spaces shall be provided within the Lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the residential units in the building or buildings erected or to be erected on the Lot at a rate of 1 space for every block of residential units containing more than 75 residential units erected or to be erected on the Lot or at such other rates as may be approved by the Director, provided that a minimum of two spaces shall be provided within the Lot.

(iv) The spaces provided under sub-clauses (a)(i) and (a)(iii) of this Special Condition (as may be adjusted pursuant to Special Condition No. (21) hereof) shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(b) (i) Spaces shall be provided within the Lot to the satisfaction of the Director for the parking of motor vehicles at the following rates unless the Director consent to another rate;

(I) one space for every 200 square metres or part thereof of the first 15,000 square metres of the gross floor area of the building or buildings erected or to be erected on the Lot to be used for office purpose and one space for every 300 square metres or part thereof of the remaining gross floor area to be used for such purpose; and

(II) one space for every 300 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the Lot to be used for non-industrial (excluding private residential, office, hotel, godown and petrol filling station) purposes.

(ii) For the purpose of calculating the number of spaces to be provided under sub-clause (b)(i)(I) and (b)(i)(II) of this Special Condition, any floor area to be used for parking, loading and unloading purposes shall be excluded.

(iii) The spaces provided under sub-clauses (b)(i)(I) and (b)(i)(II) of this Special Condition (as may be adjusted pursuant to Special Condition No. (21) hereof) shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings erected or to be erected on the Lot for the respective purposes stipulated in the said sub-clauses and their bona fide guests, 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 or for the provision of car cleaning and beauty services.

(c) (i) Out of the spaces provided under sub-clauses (a) and (b) of this Special Condition (as may be adjusted pursuant to Special Condition No. (21) hereof), the Grantee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (which spaces to be so reserved and designated are hereinafter referred to as "the Parking Spaces for the Disabled Persons") as the Building Authority may require and approve provided that a minimum of one space shall be so reserved and designated out of the spaces provided under sub-clause (a)(iii) of this Special Condition (as may be adjusted pursuant to Special Condition No. (21) hereof) and that the Grantee shall not designate or reserve all of the spaces provided under sub-clause (a)(iii) of this Special Condition (as may be adjusted pursuant to Special Condition No. (21) hereof) to become the Parking Spaces for the Disabled Persons.

(ii) The Parking Spaces for the Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulation made thereunder and any amending legislation, and belonging to the residents or occupiers of the building or buildings erected or to be erected on the Lot and their bona fide guests, 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 or for the provision of car cleaning and beauty services.

(d) (i) Spaces shall be provided within the Lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, at the following rates unless the Director consents to another rate;

(I) 10 percent of the total number of the Residential Parking Spaces required to be provided under sub-clause (a)(i) of this Special Condition (as may be adjusted pursuant to Special Condition No. (21) hereof), subject to a minimum of one space being provided (hereinafter referred to as "the Residential Motor Cycle Parking Spaces");

(II) 10 percent of the total number of spaces required to be provided under sub-clause (b)(i)(I) of this Special Condition (as may be adjusted pursuant to Special Condition No. (21) hereof), subject to a minimum of one space being provided; and

(III) 10 percent of the total number of spaces required to be provided under sub-clause (b)(i)(II) of this Special Condition (as may be adjusted pursuant to Special Condition No. (21) hereof), subject to a minimum of one space being provided;

provided that if the number of spaces to be provided under this sub-clause (d)(i) is a decimal number, the same shall be rounded up to the next whole number.

(ii) The Residential Motor Cycle Parking Spaces shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the Lot and their bona fide guests, 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 or for the provisions of car cleaning and beauty services.

(iii) The spaces provided under sub-clauses (d)(i)(II) and (d)(i)(III) of this Special Condition (as may be adjusted pursuant to Special Condition No. (21) hereof) shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings erected or to be erected on the Lot for the respective purposes stipulated in sub-clauses (b)(i)(I) and (b)(i)(II) of this Special Condition and their bona fide guests, 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 or for the provision of car cleaning and beauty services.

(e) (i) Except the Parking Spaces for the Disabled Persons, each of the spaces provided under sub-clauses (a) and (b) of this Special Condition (as may be adjusted pursuant to Special Condition No. (21) hereof) shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.

(ii) The dimensions of each of the Parking Spaces for the Disabled Persons shall be as the Building Authority may require and approve.

(iii) Each of the spaces provided under sub-clause (d) of this Special Condition (as may be adjusted pursuant to Special Condition No. (21) hereof) shall measure 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres or such other minimum headroom as may be approved by the Director."

6. Special Condition No. (20) of the Land Grant stipulates that:-

"(a) Spaces shall be provided within the Lot to the satisfaction of the Director for the loading and unloading of goods vehicles at the following rates:

(i) one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the Lot or at such other rates as may be approved by the Director subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the Lot, such loading and unloading space to be located adjacent to or within each block of residential unit;

(ii) one space for every 3,000 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the Lot to be used for office purposes; and

(iii) one space for every 1,200 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the Lot to be used for non-industrial (excluding private residential, office, hotel, godown and petrol filling station) purposes;

(b) Each of the spaces provided under sub-clause (a)(i), (a)(ii) and (a)(iii) of this Special Condition shall measure 3.5

metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres or such other dimension as approved by the Director. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings referred to therein.

(c) For the purpose of calculating the number of spaces to be provided under sub-clauses (a)(ii) and (a)(iii) of this Special Condition, any floor area to be used for parking, loading and unloading purposes shall be excluded."

7. Special Condition No. (27) of the Land Grant stipulates that:-

"(a) 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 Grantee under these Conditions, or for any other purpose, the Grantee 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 Grantee shall at all times during the term hereby agreed to be granted 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.

(b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No. (26) hereof.

(c) In the event that as a result of or arising out of any formation, levelling, development, or other works done by the Grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land within the Lot or from any adjacent or adjoining Government or leased land, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.

(d) In addition to any other rights or remedies herein provided for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges."

8. Special Condition No. (28) of the Land Grant stipulates that:-

"Where prestressed ground anchors have been installed, upon development or redevelopment of the Lot or any part thereof, the Grantee shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director and shall supply to the Director such reports and information on all such monitoring works as the Director may from time to time in his absolute discretion require. If the Grantee shall neglect or fail to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and the Grantee shall on demand repay to the Government the cost thereof."

9. Special Condition No. (31) of the Land Grant stipulates that:-

"(a) The Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the Lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the Lot, and the Grantee 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.

(b) The works of connecting any drains and sewers from the Lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be liable to the Grantee for any loss or damage thereby occasioned and the Grantee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Grantee at his own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Grantee at his own cost and upon demand be handed over by the Grantee to the Government for future maintenance thereof at the expense of the Government and the Grantee shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the Grantee to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works."

F. Lease conditions that are onerous to a purchaser

1 Special Condition No. (3) of the Land Grants stipulates that:-

"(a) The Grantee acknowledges that as at the date of this Agreement, there are some buildings and structures existing on the Lot (other than the Encroachment as defined in sub-clause (b) of this Special Condition) (hereinafter referred to as "the existing buildings and structures") and parts of which project over Government land adjacent to the Lot (hereinafter referred to as "the projections"). The Grantee shall on or before the date specified in Special Condition No. (4) hereof demolish and remove at his own expense the existing buildings and structures and the projections. The Government will accept no responsibility or liability for, any loss, damage, nuisance or disturbance caused to or suffered by the Grantee by reason of the presence and subsequent demolition and removal of the existing buildings and structures and the projections and the Grantee hereby indemnifies and shall keep indemnified the Government from and against all liabilities, losses, claims, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the presence and subsequent demolition and removal of the existing buildings and. structures and the projections.

(b) Without prejudice to the generality of sub-clause (a) of this Special Condition, the Grantee acknowledges that as at the date of this Agreement, certain structures protrude from the building or buildings erected on all those pieces or parcels of land registered in the Land Registry as New Kowloon Inland Lot No. 3922, New Kowloon Inland Lot No. 3931 and New Kowloon Inland Lot No. 3501 (hereinafter collectively referred to as "the Adjoining Lots") onto the Lot (hereinafter referred to as "the Encroachment") and the grant of the Lot is subject to the existence of the Encroachment. The Government gives no warranty, express or implied, as to the physical condition, state or safety of the Encroachment or any part thereof, or as to whether the Encroachment was erected or installed or has remained in existence in compliance with the provisions of the Buildings Ordinance, any regulations made thereunder and any amending legislation, or as to whether the Encroachment will be demolished, removed or rectified. The Government shall be under no responsibility, obligation or liability whatsoever to the Grantee or any other persons in respect of the Encroachment by or the presence, maintenance, repair, removal or demolition of the Encroachment or for any damage, nuisance or disturbance caused to or suffered by the Grantee or any other persons by reason of or arising out of or incidental to the Encroachment by or the presence, maintenance, repair, removal or demolition of the Encroachment or the carrying out of any works by the Grantee or any other persons in relation thereto or the taking of steps or legal proceedings or actions against the registered owners or occupiers of the Adjoining Lots or any other persons in respect thereof. The Grantee hereby indemnifies and shall keep indemnified the Government from and against all liabilities, losses, claims, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the Encroachment by or the presence, maintenance, repair, demolition or removal of the Encroachment.

(c) For the avoidance of doubt, the existence of the Encroachment and the fact that the Lot is granted subject to the existence of the same shall not in any way relieve the Grantee of or release, discharge, lessen or vary the Grantee's obligations under these Conditions or affect or prejudice in any way the rights and remedies of the Government under these Conditions in respect of any breach, non-compliance, non-observance or non-performance by the Grantee of his obligations under these Conditions."

2. Special Condition No. (6) of the Land Grant stipulates that:-

"No tree growing on the Lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate."

3. Special Condition No. (23) of the Land Grant stipulates that:-

"(a) Notwithstanding that these Conditions shall have been observed and complied with to the satisfaction of the Director, the Residential Parking Spaces and the Residential Motor Cycle 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 Lot.

Provided that in any event not more than three in number of the total of the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces shall be assigned to the owner or underlet to the resident of any one residential unit in the building or buildings erected or to be erected on the Lot.

(b) Notwithstanding sub-clause (a) of this Special Condition, the Grantee may, with the prior written consent of the Director, assign all the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces as a whole,

but only to a wholly-owned subsidiary company of the Grantee.

(c) Sub-clause (a) of this Special Condition shall not apply to an assignment, underletting, mortgage or charge of the Lot as a whole.

(d) Sub-clauses (a) and (b) of this Special Condition shall not apply to the Parking Spaces for the Disabled Persons."

4. Special Condition No. (27) of the Land Grant stipulates that:-

"(a) 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 Grantee under these Conditions, or for any other purpose, the Grantee 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 Grantee shall at all times during the term hereby agreed to be granted 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.

(b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No. (26) hereof.

(c) In the event that as a result of or arising out of any formation, levelling, development, or other works done by the Grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land within the Lot or from any adjacent or adjoining Government or leased land, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.

(d) In addition to any other rights or remedies herein provided for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges."

5. Special Condition No. (35) of the Land Grant stipulates that:

"No grave or columbarium shall be erected or made on the Lot, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon."

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

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

不適用

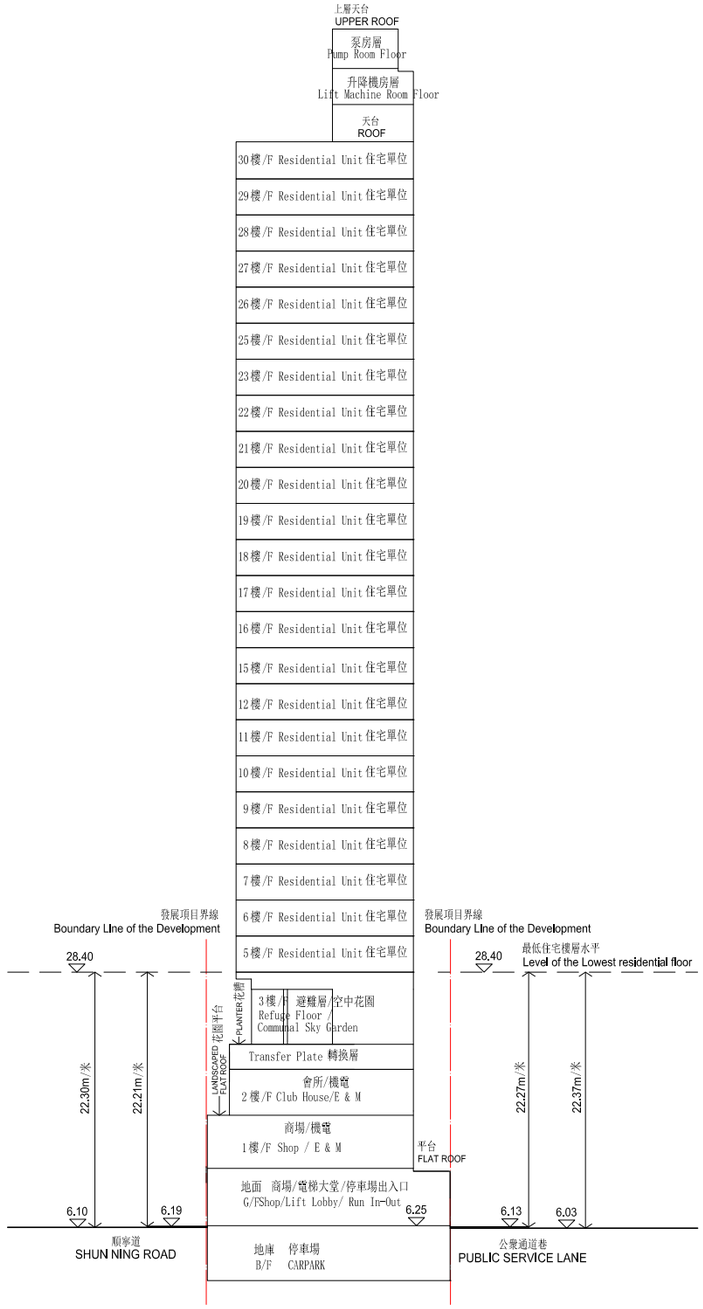
Not applicable

對買方的警告
WARNING TO PURCHASERS

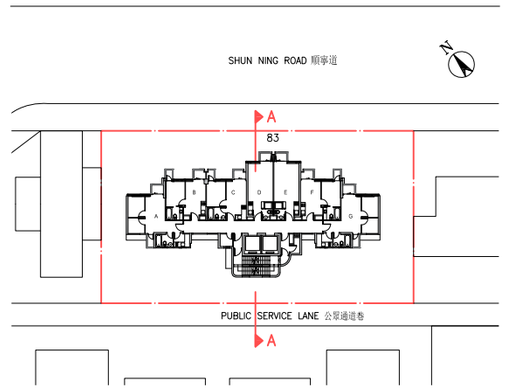
1. 現建議買方聘用一間獨立的律師事務所（代表擁有人行事者除外），以在交易中代表買方行事。
2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突：-
   (i) 該律師事務所可能不能夠保障買方的利益；及
   (ii) 買方可能要聘用一間獨立的律師事務所；及
   (iii) 如屬3(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

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

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



橫截面 A-A
CROSS-SECTION A-A



座向圖
BLOCK PLAN

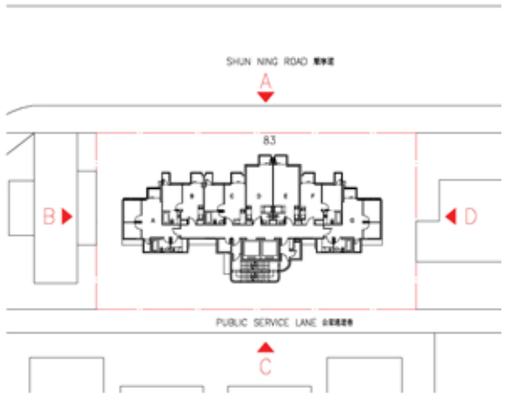
▽ 香港主水平基準以上高度（米） Height in meters above the Hong Kong Principal Datum (HKPD)
----- 虛線為該建築物最低住宅樓層水平 Dotted line denotes the level of the lowest residential floor of the building
— — — 發展項目界線 Boundary line of the Development

毗連建築物的一段順寧道為香港主水平基準以上 6.10 至 6.19 米。
毗連建築物的一段公眾通道巷為香港主水平基準以上 6.03 至 6.13 米。
The Part of Shun Ning Road adjacent to the building is 6.10 to 6.19 meters above the Hong Kong Principal Datum.
The Part of Public Service Lane adjacent to the building is 6.03 to 6.13 meters above the Hong Kong Principal Datum.

立面圖
ELEVATION PLAN

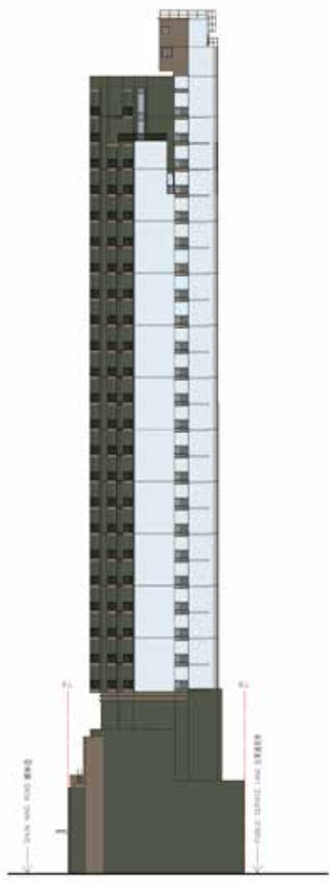
The Authorized Person for the Development has certified that the elevations shown on this elevation plan:
1. are prepared on the basis of the approved building plans for the Development as at 3 August 2017; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本立面圖所顯示的立面：
1. 以2017年8月3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. 大致上與發展項目外觀一致。



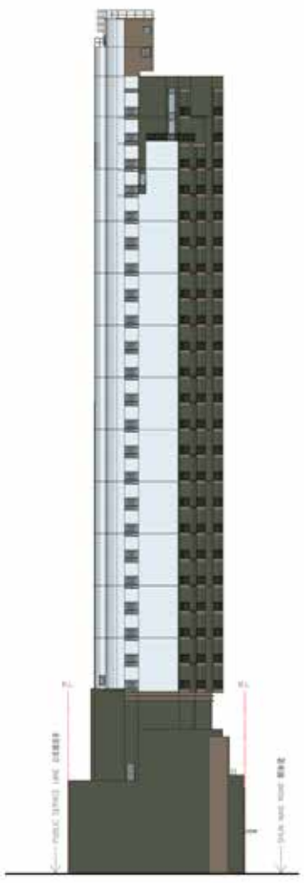
座向圖
BLOCK PLAN

立面圖 A
ELEVATION A



立面圖 B
ELEVATION B

立面圖 C
ELEVATION C



立面圖 D
ELEVATION D

發展項目界線 Boundary line of the Development

公用設施的類別 Category of Common Facilities	有蓋 Covered 平方米 (平方呎) sq.m. (sq.ft.)	無蓋 Uncovered 平方米 (平方呎) sq.m. (sq.ft.)	總面積 Total Area 平方米 (平方呎) sq.m. (sq.ft.)
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)	166.158 (1,789)	212.130 (2,283)	378.288 (4,072)
位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或有其他名稱) Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise)	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable
位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱)(該項設施部份有上蓋遮蓋，部份無上蓋遮蓋) Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise)(such facilities are partly covered and partly uncovered).	219.550 (2,363)	188.296 (2,027)	407.846 (4,390)

附註：
上述以平方呎表述之面積由以平方米表述之面積以 1 平方米 =10.764 平方呎之比率換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

Note:
The areas as specified above in square feet are converted from the area in square meter at a rate of 1 square meter = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the area presented in square meters.

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

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

2. 指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿文本存放在指明住宅物業的售樓處，以供免費閱覽。

1. Copies of the outline zoning plans relating to the Development is available at: http://www.ozp.tpb.gov.hk.

2. A copy of the latest draft of every deed of mutual covenant in respect of the specified residential property as at the date on which the specified residential property is offered to be sold is available for inspection free of charge at the place at which the specified residential property is offered to be sold.

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

1. 外部裝修物料	
細項	描述
(a) 外牆	大廈外牆鋪砌釉面瓷磚、玻璃幕牆及鋁質建築裝飾。平台外牆鋪砌天然石掛牆、瓷磚、玻璃幕牆、鋁質掛牆。
(b) 窗	所有窗戶均採用氟碳噴塗鋁質窗框。 客廳、飯廳、睡房、廚房及書房的窗戶安裝單層強化灰片玻璃。 5 樓至 28 樓 A 及 G 單位（不設 13 樓、14 樓及 24 樓）及 29 樓至 30 樓 A 及 E 單位的浴室的窗戶安裝單層噴沙玻璃。
(c) 窗台	不適用。
(d) 花槽	鋪砌釉面瓷磚。
(e) 陽台或露台	露台裝設金屬欄杆。 地台鋪砌天然石。 天花髹上防潮乳膠漆。 所有露台均是有蓋的。 沒有陽台。
(f) 乾衣設施	不適用。

2. 室內裝修物料	
細項	描述
(a) 大堂	<u>大廈入口大堂：</u> 牆身鋪砌天然石、瓷磚、玻璃面板、不銹鋼裝飾。 地台鋪砌瓷磚。 天花裝設石膏板假天花。 <u>各層電梯大堂：</u> 牆身鋪砌瓷磚、木皮裝飾面板、裝飾鏡及不銹鋼裝飾。 地台鋪砌瓷磚。 天花裝設石膏板假天花。
(b) 內牆及天花板	客廳、飯廳、書房及睡房均髹上乳膠漆。
(c) 內部地板	客廳、飯廳、書房及睡房鋪砌複合木地板連木腳線。
(d) 浴室	牆身外露部份鋪砌人造石至假天花。 地台外露部份鋪砌人造石。 天花板裝設鋁質假天花。
(e) 廚房	5 樓至 28 樓 A 及 G 單位（不設 13 樓、14 樓及 24 樓）及 29 樓至 30 樓 A 及 E 單位的廚房牆身外露部份鋪砌瓷磚及玻璃面板至假天花。地台外露部份鋪砌瓷磚。 5 樓至 28 樓 B、C、D、E 及 F 單位（不設 13 樓、14 樓及 24 樓）及 29 樓至 30 樓 B、C 及 D 單位的開放式廚房牆身外露部份鋪砌玻璃面板至廚櫃。地台外露部份鋪砌瓷磚。 廚房天花裝設鋁質假天花。 開放式廚房天花裝設防潮石膏板假天花。 所有灶台選用亞克力實心檯面。

3. 室內裝置	
細項	描述
(a) 門	大門 選用木皮飾面實心木門配置門鎖、防盜眼、嵌入式氣鼓、門擋及防盜扣。 睡房門 選用木皮飾面空心木門配門鎖及門擋。 浴室門 選用木皮飾面空心木門連百葉，並配門鎖及門擋。 廚房門 選用木皮飾面實心木門連外望玻璃片，並配以門鎖、氣鼓及門擋。 書房門 選用木皮飾面空心木門配門鎖及門擋。 露台門 選用氟碳噴塗鋁框玻璃趟門配門鎖及手柄。 工作平台門 選用氟碳噴塗鋁框玻璃門配門鎖及手柄。
(b) 浴室	裝設木鏡櫃，配天然石檯面及潔具，包括瓷釉鑄鐵浴缸（1500 毫米長 x 700 毫米闊 x 390 毫米高，只適用於 5 樓至 28 樓（不設 13 樓、14 樓及 24 樓）的 A、B、C、F 及 G 單位及 29 樓至 30 樓 A 及 E 的單位）或淋浴間（只適用於 5 樓至 28 樓（不設 13 樓、14 樓及 24 樓）的 D 及 E 單位及 29 樓至 30 樓的 B、C 及 D 的單位）、陶瓷坐廁、陶瓷面盆、鍍鉻浴缸或淋浴間水龍頭、鍍鉻手提花灑、鍍鉻面盆水龍頭、鍍鉻毛巾架、鍍鉻廁紙架。 供水系統的類型及用料，請參考（j）「供水」一欄。
(c) 廚房	裝設膠板飾面木廚櫃，配以亞克力實心檯面連不銹鋼洗滌盆及鍍鉻冷熱水龍頭。 供水系統的類型及用料，請參考（j）「供水」一欄。
(d) 睡房 / 書房	不適用。
(e) 電話	設有電話插座，接駁點的位置及數目，請參考「住宅單位機電裝置數量說明表」。
(f) 天線	設有公共電視 / 電台接收插座，接駁點的位置及數目，請參考「住宅單位機電裝置數量說明表」。
(g) 電力裝置	5 樓至 30 樓的 A 單位（不設 13 樓、14 樓及 24 樓），29 樓及 30 樓的 E 單位及 5 樓至 28 樓的 G 單位（不設 13 樓、14 樓及 24 樓）均附有單相電力並裝妥微型斷路器。 5 樓至 30 樓的 B、C 及 D 單位（不設 13 樓、14 樓及 24 樓）及 5 樓至 28 樓的 E 及 F 單位（不設 13 樓、14 樓及 24 樓）均附有三相電力並裝妥微型斷路器。 除安裝於廚櫃、假天花、石膏板圍邊、裝飾線條內之導管為外露外，所有導管均為隱藏。 電插座及空調機接駁點的位置及數目，請參考「住宅單位機電裝置數量說明表」。
(h) 氣體供應	5 樓至 30 樓的 A 單位（不設 13 樓、14 樓及 24 樓），29 樓及 30 樓的 E 單位及 5 樓至 28 樓的 G 單位（不設 13 樓、14 樓及 24 樓）均有煤氣供應，廚房內安裝煤氣喉位並接駁煤氣煮食爐及循環式煤氣熱水爐，及裝有獨立煤氣錶。 5 樓至 30 樓的 B、C 及 D 單位（不設 13 樓、14 樓及 24 樓） 及 5 樓至 28 樓的 E 及 F 單位（不設 13 樓、14 樓及 24 樓），沒有煤氣供應。
(i) 洗衣機接駁點	設洗衣機來水接駁點（其設計為直徑 22 毫米）及去水接駁點（其設計為直徑 40 毫米）於廚房或開放式廚房內。
(j) 供水	冷熱水喉管全部採用有膠層保護之銅喉。水管部份隱藏，部份外露。所有外露喉管均安裝於假天花、浴室木櫃、廚櫃、裝飾線條及石膏板圍邊內。 有熱水供應。 5 樓至 30 樓的 A 單位（不設 13 樓、14 樓及 24 樓），29 樓及 30 樓的 E 單位及 5 樓至 28 樓的 G 單位（不設 13 樓、14 樓及 24 樓）的廚房裝有循環式煤氣熱水爐供應熱水予廚房及浴室之用。 5 樓至 30 樓的 B、C 及 D 單位（不設 13 樓、14 樓及 24 樓） 及 5 樓至 28 樓的 E 及 F 單位（不設 13 樓、14 樓及 24 樓）的廚房及浴室裝有即熱式電熱水爐供應熱水予廚房及浴室之用。

4. 雜項	
細項	描述
(a) 升降機	裝置兩部 " 迅達 " 客用升降機 （型號： S5500），每部客用升降機均來往地下及 2 樓至 30 樓（不設 13 樓、14 樓及 24 樓），其中一部客用升降機可到達地庫及 1 樓。 裝置一部 " 迅達 " 客用升降機 （型號： S5500）可到達地下及 1 樓。 裝置一部 " 安力 " 汽車升降機 （型號： AT Standard 2000 Series）可到達地庫及地下。
(b) 信箱	配有金屬信箱。
(c) 垃圾收集	5 樓至 30 樓（不設 13 樓、14 樓及 24 樓）設有垃圾及物料回收室，家居垃圾會由清潔工人收集至地面之垃圾及物料回收房作中央處理。
(d) 水錶、電錶及氣體錶	5 樓至 30 樓（不設 13 樓、14 樓及 24 樓）每層之公用錶房均裝有每戶專用之獨立水錶及電錶。每戶廚房內均裝置獨立煤氣錶 (5 樓至 30 樓的 B、C 及 D 單位（不設 13 樓、14 樓及 24 樓） 及 5 樓至 28 樓的 E 及 F 單位（不設 13 樓、14 樓及 24 樓）除外）。

5. 保安設施
大廈各主要出入口、大廈大堂、會所、升降機及停車場均設有閉路電視系統並連接到大堂管理處及大廈保安室。 八達通進出管制系統設於大廈主要出入口及會所。 每個住宅單位備有視像對講機連警報按鈕。

6. 設備
有關設備品牌名稱及產品型號，見下列「設備說明表」。

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

附註：
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。

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

1. Exterior Finishes	
Item	Description
(a) External Wall	External Wall of Tower is finished with glazed ceramic tiles, curtain wall and aluminium architectural features. External Wall of Podium is finished with natural stone cladding, ceramic tiles, curtain wall and aluminium cladding.
(b) Window	All windows are fitted with aluminium window frame in PVF2 coating. Windows in living room, dining room, bedroom, kitchen and study room are fitted with single glazed grey coloured tempered glass. Windows in Bathroom at Flat A and G of 5/F to 28/F (13/F, 14/F and 24/F omitted) and Flat A and E of 29/F to 30/F are fitted with single glazed sand blasted glass.
(c) Bay Window	Not Applicable.
(d) Planter	Finished with glazed ceramic tiles.
(e) Verandah or balcony	Balcony is fitted with metal balustrade. Floor is finished with natural stone. Ceiling is finished with moisture resistant emulsion paint. All balconies are covered. No verandah.
(f) Drying facilities for clothing	Not Applicable.

2. Interior Finishes	
Item	Description
(a) Lobby	Entrance Lobby: Wall is finished with natural stone, ceramic wall tiles, glass panel, featured stainless steel panel. Floor is finished with homogeneous tiles. Ceiling is fitted with suspended gypsum board false ceilings. Typical Lift Lobbies: Wall is finished with ceramic tiles, veneered wood panel, decorative mirror and featured stainless steel panel. Floor is finished with ceramic tiles. Ceiling is fitted with suspended gypsum board false ceilings.
(b) Internal wall and ceiling	Living room, dining room, study room and bedroom are finished with emulsion paint.
(c) Internal floor	Living room, dining room, study room and bedroom are finished with engineered timber flooring, timber skirting.
(d) Bathroom	Wall is finished with reconstituted stone where exposed up to false ceiling. Floor is finished with reconstituted stone where exposed. Ceiling is fitted with suspended aluminium false ceiling.
(e) Kitchen	For Kitchen at Flat A and G of 5/F to 28/F (13/F, 14/F and 24/F omitted) and Flat A and E of 29/F to 30/F; wall is finished with ceramic tiles and glass panel where exposed up to false ceiling. Floor is finished with ceramic tiles where exposed. For Open Kitchen at Flat B, C, D, E and F of 5/F to 28/F (13/F, 14/F and 24/F omitted) and Flat B, C and D of 29/F to 30/F; wall is finished with glass panel where exposed up to cabinet. Floor is finished with ceramic tiles where exposed. Ceiling of kitchen is fitted with suspended aluminium false ceiling. Ceiling of Open Kitchen is fitted with suspended false ceiling with moisture resistant gypsum board. All cooking benches are finished with solid acrylic panel.

3. Interior Fittings	
Item	Description
(a) Doors	Entrance Door Finished with veneered timber solid core timber door and fitted with lockset, eye viewer, concealed door closer, door stopper and security door guard. Bedroom Door Finished with veneered timber hollow core timber door and fitted with lockset and door stopper. Bathroom Door Finished with veneered timber hollow core timber door with louver and fitted with lockset and door stopper. Kitchen Door Finished with veneered timber solid core timber door fitted with glass vision panel, lockset, door closer and door stopper. Study Room Door Finished with veneered timber hollow core timber door fitted with lockset and door stopper. Balcony Door PVF2 coated aluminium framed glass sliding door with lockset and handle. Utility Platform Door PVF2 coated aluminium framed glass door with lockset and handle.
(b) Bathroom	Fitted with wooden mirror cabinet, natural stone countertop and sanitary wares and fittings include enameled cast iron bathtub (1500mmL x 700mmW x 390mmH), for Flat A, B, C, F and G of 5/F to 28/F (13/F, 14/F and 24/F omitted) and Flat A and E of 29/F to 30/F) or shower cubicle (for Flat D and E of 5/F to 28/F (13/F, 14/F and 24/F omitted) and Flat B, C and D of 29/F to 30/F), vitreous china water closet, vitreous china wash basin, chrome plated bath or shower mixer, chrome plated hand shower, chrome plated basin mixer, chrome plated towel bar and chrome plated paper roll holder. For details of type and material of water supply system, please refer to item (j) Water Supply.
(c) Kitchen	Fitted with wooden cabinet with plastic laminate finishes and solid acrylic panel on countertop, stainless steel sink with chrome plated sink mixer. For details of material of water supply system, please refer to item (j) Water Supply.
(d) Bedroom / study room	Not Applicable.
(e) Telephone	Telephone connections points are provided. For location and number of connection points, please refer to “Schedule of Mechanical & Electrical Provisions of Residential Flats”.
(f) Aerials	Communal TV/FM points are provided. For location and number of connection points, please refer to “Schedule of Mechanical & Electrical Provisions of Residential Flats”.
(g) Electrical Installations	Single-phase electricity supply with miniature circuit breaker distribution board is provided for Flat A of 5/F to 30/F (13/F, 14/F and 24/F omitted), Flat E of 29/F to 30/F and Flat G of 5/F to 28/F (13/F, 14/F and 24/F omitted). Three-phase electricity supply with miniature circuit breaker distribution board is provided for Flat B,C and D of 5/F to 30/F (13/F, 14/F and 24/F omitted) and Flat E and F of 5/F to 28/F (13/F, 14/F and 24/F omitted). All conduits are concealed except those inside the kitchen cabinets and those enclosed in false ceiling, mouldings, cornices and bulkheads. For the location and number of power points and air-conditioner points, please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Flats”.
(h) Gas Supply	Town gas supply for Flat A of 5/F to 30/F (13/F, 14/F and 24/F omitted), Flat E of 29/F to 30/F and Flat G of 5/F to 28/F (13/F, 14/F and 24/F omitted). Town Gas Point is provided in kitchen and connected to gas hobs and circulating gas water heater. Separate gas meter is provided. No Town Gas supply is provided for Flat B, C and D of 5/F to 30/F (13/F, 14/F and 24/F omitted) and Flat E and F of 5/F to 28/F (13/F, 14/F and 24/F omitted).
(i) Washing Machine Connection Point	Water point of a design of 22mm in diameter and drain point of a design of 40mm in diameter are provided at kitchens or open kitchens for washing machine connection.

3. Interior Fittings	
Item	Description
(j) Water Supply	PVC-coated copper pipes are provided for both hot and cold water. Water pipes are concealed in part and exposed in part. All exposed pipeworks are enclosed in false ceiling, cabinets and bulkheads. Hot water supply is available. Hot water supply to bathroom and kitchen is provided by circulating gas water heater installed in kitchen for Flat A of 5/F to 30/F (13/F, 14/F and 24/F omitted), Flat E of 29/F to 30/F and Flat G of 5/F to 28/F (13/F, 14/F and 24/F omitted) or by instantaneous electric water heater installed in bathroom and kitchen for Flat B,C and D of 5/F to 30/F (13/F, 14/F and 24/F omitted) and Flat E and F of 5/F to 28/F (13/F, 14/F and 24/F omitted).

4. Miscellaneous	
Item	Description
(a) Lifts	Two “Schindler” passenger lifts (Model no. S5500) serving all floors from G/F and 2/F to 30/F (13/F, 14/F and 24/F omitted) and one of the passenger lifts also serves B/F and 1/F. One “Schindler” passenger lift (Model no.S5500) serving G/F and 1/F. One “Anlev” car lift (Model no.AT Standard 2000 Series) serving Basement Floor and Ground Floor.
(b) Letter Box	Metal letter box is provided.
(c) Refuse Collection	Refuse Storage Material Recovery Room is provided on 5/F to 30/F (13/F, 14/F and 24/F omitted). Domestic refuse will be collected by cleaners and centrally handled at G/F Refuse Storage & Material Recovery Chamber.
(d) Water Meter, Electricity Meter and Gas Meter	Separate water and electricity meters for residential properties are provided in common meter rooms of 5/F to 30/F (13/F, 14/F and 24/F omitted). Separate meters for Town Gas are provided in the kitchen of each residential unit (except Flat B, C and D of 5/F to 30/F (13/F, 14/F and 24/F omitted) and Flat E and F of 5/F to 28/F (13/F, 14/F and 24/F omitted)).

5. Security Facilities
CCTV system connected to caretaker and office for watchman are installed at main entrances, entrance hall, clubhouse, lifts and carpark. Octopus card access control system to be provided at main entrance and clubhouse. Video Doorphone System with panic alarm button is provided for each residential flat.

6. Appliances
For brand names and model numbers of appliances, please refer to “Appliances Schedule” below.

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

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

Appliances Schedule 設備説明表

項目 Item	設備 Appliances	品牌 Brand	型號 Model	A單位 Flat A				B單位 Flat B				C單位 Flat C			
				五樓至二十六樓	二十七至二十八樓	二十九樓	三十樓	五樓至二十六樓	二十七至二十八樓	二十九樓	三十樓	五樓至二十六樓	二十七至二十八樓	二十九樓	三十樓
				5/F - 26/F	27/F - 28/F	29/F	30/F	5/F - 26/F	27/F - 28/F	29/F	30/F	5/F - 26/F	27/F - 28/F	29/F	30/F
	廚房設備 Kitchen Appliances														
1	雙頭煤氣煮食爐 Double Burner Gas Hob	白朗 BRANDT	TG1120B	1	1	1	1	-	-	-	-	-	-	-	-
2	雙頭電磁爐 Double Burner Induction Hob	飛歌 PHILCO	PH2313IC	-	-	-	-	1	1	1	1	1	1	1	1
3	抽油煙機 Kitchen Hood	飛歌 PHILCO	GH806S	1	1	1	1	1	1	1	1	1	1	1	1
4	微波爐 Microwave Oven	飛歌 PHILCO	PM17SBB	1	1	1	1	1	1	1	1	1	1	1	1
5	二合一洗衣、乾衣機 2-in-1 Washer & Dryer	飛歌 PHILCO	PAS1275E	1	1	1	1	1	1	1	1	1	1	1	1
6	雪櫃 Refrigerator	Rosieres	RBP164	-	-	-	-	1	1	1	1	1	1	1	1
		Rosieres	RBI2300HCA	1	1	1	1	-	-	-	-	-	-	-	-
7	抽氣扇 Exhaust Fan	Panasonic	FV-18NS3H	1	1	1	1	-	-	-	-	-	-	-	-
	浴室設備 Bathroom Appliances														
8	抽氣扇 Exhaust Fan	KDK	15WHC07	1	1	1	1	-	-	-	-	-	-	-	-
		Panasonic	FV-18NS3H	-	-	-	-	1	1	1	1	1	1	1	1
	熱水爐設備 Water Heater Appliances														
9	氣體熱水爐 Gas Water Heater	TGC	TSTW160TFL	1	1	1	1	-	-	-	-	-	-	-	-
10	電熱水爐 Electric Water Heater	斯寶亞創 Stiebel Eltron	HDB-E 21 Si	-	-	-	-	1	1	1	1	1	1	1	1
		斯寶亞創 Stiebel Eltron	DHM 6	-	-	-	-	1	1	1	1	1	1	1	1
	冷氣設備 Air-conditioning Appliances*														
11	兩匹半分體冷氣機 2.5hp Split Type Air Conditioner	麥克維爾 McQuay	M5WMY20LR / M5LCY18CR	-	-	1	1	-	-	-	-	-	-	-	-
12	兩匹分體冷氣機 2.0hp Split Type Air Conditioner	麥克維爾 McQuay	M5WMY20LR / M5LCY18CR	-	1	-	-	-	-	-	-	-	-	1	1
13	一匹半分體冷氣機 1.5hp Split Type Air Conditioner	麥克維爾 McQuay	M5WMY10LR / M5LCY10FR	1	-	-	-	-	-	-	-	-	-	-	-
14	兩匹半一拖二分體冷氣機 2.5hp Multi Split Type Air Conditioner	麥克維爾 McQuay	M5MSY25BR / M5WMY10LR / M5WMY15LR	-	-	1	1	1	1	1	1	1	1	-	-
15	兩匹一拖二分體冷氣機 2.0hp Multi Split Type Air Conditioner	麥克維爾 McQuay	M5MSY20BR / M5WMY10LR / M5WMY10LR	1	1	-	-	-	-	-	-	-	-	-	-

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

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

附註：
不設4樓、13樓、14樓及24樓
* 只配備製冷功能

Note:
4/F, 13/F, 14/F and 24/F are omitted.
* Cooling function only will be provided

項目 Item	設備 Appliances	品牌 Brand	型號 Model	D單位 Flat D				E單位 Flat E				F單位 Flat F		G單位 Flat G	
				五樓至二十六樓 5/F - 26/F	二十七至二十八樓 27/F - 28/F	二十九樓 29/F	三十樓 30/F	五樓至二十六樓 5/F - 26/F	二十七至二十八樓 27/F - 28/F	二十九樓 29/F	三十樓 30/F	五樓至二十六樓 5/F - 26/F	二十七至二十八樓 27/F - 28/F	五樓至二十六樓 5/F - 26/F	二十七至二十八樓 27/F - 28/F
	廚房設備 Kitchen Appliances														
1	雙頭煤氣煮食爐 Double Burner Gas Hob	白朗 BRANDT	TG1120B	-	-	-	-	-	-	1	1	-	-	1	1
2	雙頭電磁爐 Double Burner Induction Hob	飛歌 PHILCO	PH2313IC	1	1	1	1	1	1	-	-	1	1	-	-
3	抽油煙機 Kitchen Hood	飛歌 PHILCO	GH806S	1	1	1	1	1	1	1	1	1	1	1	1
4	微波爐 Microwave Oven	飛歌 PHILCO	PM17SBB	1	1	1	1	1	1	1	1	1	1	1	1
5	二合一洗衣、乾衣機 2-in-1 Washer & Dryer	飛歌 PHILCO	PAS1275E	1	1	1	1	1	1	1	1	1	1	1	1
6	雪櫃 Refrigerator	Rosieres	RBP164	1	1	1	1	1	1	-	-	1	1	-	-
		Rosieres	RBI2300HCA	-	-	-	-	-	-	1	1	-	-	1	1
7	抽氣扇 Exhaust Fan	Panasonic	FV-18NS3H	-	-	-	-	-	-	1	1	-	-	1	1
	浴室設備 Bathroom Appliances														
8	抽氣扇 Exhaust Fan	KDK	15WHC07	-	-	-	-	-	-	1	1	-	-	1	1
		Panasonic	FV-18NS3H	1	1	1	1	1	1	-	-	1	1	-	-
	熱水爐設備 Water Heater Appliances														
9	氣體熱水爐 Gas Water Heater	TGC	TSTW160TFL	-	-	-	-	-	-	1	1	-	-	1	1
10	電熱水爐 Electric Water Heater	斯寶亞創 Stiebel Eltron	HDB-E 21 Si	1	1	1	1	1	1	-	-	1	1	-	-
		斯寶亞創 Stiebel Eltron	DHM 6	1	1	1	1	1	1	-	-	1	1	-	-
	冷氣設備 Air-conditioning Appliances*														
11	兩匹半分體冷氣機 2.5hp Split Type Air Conditioner	麥克維爾 McQuay	M5WMY20LR / M5LCY18CR	-	-	-	-	-	-	1	1	-	-	-	-
12	兩匹分體冷氣機 2.0hp Split Type Air Conditioner	麥克維爾 McQuay	M5WMY20LR / M5LCY18CR	1	1	1	1	1	1	-	-	-	-	-	1
13	一匹半分體冷氣機 1.5hp Split Type Air Conditioner	麥克維爾 McQuay	M5WMY10LR / M5LCY10FR	-	-	-	-	-	-	-	-	-	-	1	-
14	兩匹半一拖二分體冷氣機 2.5hp Multi Split Type Air Conditioner	麥克維爾 McQuay	M5MSY25BR / M5WMY10LR / M5WMY15LR	-	-	-	-	-	-	1	1	1	1	-	-
15	兩匹一拖二分體冷氣機 2.0hp Multi Split Type Air Conditioner	麥克維爾 McQuay	M5MSY20BR / M5WMY10LR / M5WMY10LR	-	-	-	-	-	-	-	-	-	-	1	1

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

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

附註：
不設4樓、13樓、14樓及24樓
* 只配備製冷功能

Note:
4/F, 13/F, 14/F and 24/F are omitted.
* Cooling function only will be provided

住宅單位機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions of Residential Flats

位置 Location	裝置 Provisions	A單位 Flat A				B單位 Flat B				C單位 Flat C			
		五樓至二十六樓 5/F - 26/F	二十七至二十八樓 27/F - 28/F	二十九樓 29/F	三十樓 30/F	五樓至二十六樓 5/F - 26/F	二十七至二十八樓 27/F - 28/F	二十九樓 29/F	三十樓 30/F	五樓至二十六樓 5/F - 26/F	二十七至二十八樓 27/F - 28/F	二十九樓 29/F	三十樓 30/F
客廳及飯廳 Living Room and Dining Room	雙位電插座 Twin Socket Outlet	2	2	2	2	2	2	2	2	2	2	2	2
	電視 / 電台天線插座 TV / FM Outlet	1	1	1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	2	2	1	1	1	1	1	1	1	1
	雙位燈掣 2 Gang Lighting Switch	-	-	-	-	1	1	1	1	1	1	-	-
	三位燈掣 3 Gang Lighting Switch	-	-	-	-	-	-	-	-	-	-	1	1
	三位雙路燈掣 3 Gang 2 Way Lighting Switch	2	2	2	2	-	-	-	-	-	-	-	-
	冷氣機保險絲電源接線位 Fused Spur Unit for A/C	1	1	1	1	1	1	1	1	1	1	1	1
	視頻電話 Videophone	1	1	1	1	1	1	1	1	1	1	1	1
	門鈴按鈕 Door Bell Push Button	1	1	1	1	1	1	1	1	1	1	1	1
工作平台 Utility Platform	單位燈掣 1 Gang Lighting Switch	1	1	1	1	1*	1*	1*	1*	1*	1*	-	-
露台 Balcony	單位燈掣 1 Gang Lighting Switch	1	1	-	1	1	1	1	1	1	1	1	1
主人睡房 Master Bedroom	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	-	-
	電視 / 電台天線插座 TV / FM Outlet	1	1	1	1	1	1	1	1	1	1	-	-
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	-	-
	單位燈掣 1 Gang Lighting Switch	1	1	1	1	-	-	-	-	-	-	-	-
	雙位燈掣 2 Gang Lighting Switch	-	-	-	-	1	1	1	1	1	1	-	-
	冷氣機保險絲電源接線位 Fused Spur Unit for A/C	1	1	1	1	1	1	1	1	1	1	-	-
睡房1 Bedroom 1	雙位電插座 Twin Socket Outlet	-	-	1	1	-	-	-	-	-	-	-	-
	單位電插座 Socket Outlet	1	-	-	-	-	-	-	-	-	-	-	-
	電視 / 電台天線插座 TV / FM Outlet	-	-	1	1	-	-	-	-	-	-	-	-
	電話插座 Telephone Outlet	-	-	1	1	-	-	-	-	-	-	-	-
	單位燈掣 1 Gang Lighting Switch	1	-	1	1	-	-	-	-	-	-	-	-
	冷氣機保險絲電源接線位 Fused Spur Unit for A/C	1	-	1	1	-	-	-	-	-	-	-	-

附註：
* 此開關配備於主人睡房的雙位燈掣
^ 此裝置只配備於二十七樓單位
# 此裝置只配備於天台
~ 開放式廚房的開關配備於客廳及飯廳的雙位燈掣
+ 開放式廚房的開關配備於客廳及飯廳的三位燈掣

Note:
* The lighting on/off is provided by 2 gang lighting switch of Master Bedroom
^ Provision will be provided for 27/F only
# Provision will be located at Roof
~ The lighting on/off for open kitchen area is provided by 2 gang lighting switch of Living Room and Dining Room
+ The lighting on/off for open kitchen area is provided by 3 gang lighting switch of Living Room and Dining Room

位置 Location	裝置 Provisions	D單位 Flat D				E單位 Flat E				F單位 Flat F		G單位 Flat G	
		五樓至二十六樓 5/F - 26/F	二十七至二十八樓 27/F - 28/F	二十九樓 29/F	三十樓 30/F	五樓至二十六樓 5/F - 26/F	二十七至二十八樓 27/F - 28/F	二十九樓 29/F	三十樓 30/F	五樓至二十六樓 5/F - 26/F	二十七至二十八樓 27/F - 28/F	五樓至二十六樓 5/F - 26/F	二十七至二十八樓 27/F - 28/F
客廳及飯廳 Living Room and Dining Room	雙位電插座 Twin Socket Outlet	2	2	2	2	2	2	2	2	2	2	2	2
	電視 / 電台天線插座 TV / FM Outlet	1	1	1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	2	2	1	1	1	1
	雙位燈掣 2 Gang Lighting Switch	-	-	-	-	-	-	-	-	1	1	-	-
	三位燈掣 3 Gang Lighting Switch	1	1	1	1	1	1	-	-	-	-	-	-
	三位雙路燈掣 3 Gang 2 Way Lighting Switch	-	-	-	-	-	-	2	2	-	-	2	2
	冷氣機保險絲電源接線位 Fused Spur Unit for A/C	1	1	1	1	1	1	1	1	1	1	1	1
	視頻電話 Videophone	1	1	1	1	1	1	1	1	1	1	1	1
	門鈴按鈕 Door Bell Push Button	1	1	1	1	1	1	1	1	1	1	1	1
工作平台 Utility Platform	單位燈掣 1 Gang Lighting Switch	-	-	-	-	-	-	1	1	1*	1*	1	1
露台 Balcony	單位燈掣 1 Gang Lighting Switch	1	1	1	1	1	1	-	1	1	1	1	1
主人睡房 Master Bedroom	雙位電插座 Twin Socket Outlet	-	-	-	-	-	-	1	1	1	1	1	1
	電視 / 電台天線插座 TV / FM Outlet	-	-	-	-	-	-	1	1	1	1	1	1
	電話插座 Telephone Outlet	-	-	-	-	-	-	1	1	1	1	1	1
	單位燈掣 1 Gang Lighting Switch	-	-	-	-	-	-	1	1	-	-	1	1
	雙位燈掣 2 Gang Lighting Switch	-	-	-	-	-	-	-	-	1	1	-	-
	冷氣機保險絲電源接線位 Fused Spur Unit for A/C	-	-	-	-	-	-	1	1	1	1	1	1
睡房1 Bedroom 1	雙位電插座 Twin Socket Outlet	-	-	-	-	-	-	1	1	-	-	-	-
	單位電插座 Socket Outlet	-	-	-	-	-	-	-	-	-	-	1	-
	電視 / 電台天線插座 TV / FM Outlet	-	-	-	-	-	-	1	1	-	-	-	-
	電話插座 Telephone Outlet	-	-	-	-	-	-	1	1	-	-	-	-
	單位燈掣 1 Gang Lighting Switch	-	-	-	-	-	-	1	1	-	-	1	-
	冷氣機保險絲電源接線位 Fused Spur Unit for A/C	-	-	-	-	-	-	1	1	-	-	1	-

附註：
* 此開關配備於主人睡房的雙位燈掣
^ 此裝置只配備於二十七樓單位
# 此裝置只配備於天台
~ 開放式廚房的開關配備於客廳及飯廳的雙位燈掣
+ 開放式廚房的開關配備於客廳及飯廳的三位燈掣

Note:
* The lighting on/off is provided by 2 gang lighting switch of Master Bedroom
^ Provision will be provided for 27/F only
# Provision will be located at Roof
~ The lighting on/off for open kitchen area is provided by 2 gang lighting switch of Living Room and Dining Room
+ The lighting on/off for open kitchen area is provided by 3 gang lighting switch of Living Room and Dining Room

位置 Location	裝置 Provisions	A單位 Flat A				B單位 Flat B				C單位 Flat C			
		五樓至二十六樓 5/F - 26/F	二十七至二十八樓 27/F - 28/F	二十九樓 29/F	三十樓 30/F	五樓至二十六樓 5/F - 26/F	二十七至三十八樓 27/F - 28/F	二十九樓 29/F	三十樓 30/F	五樓至二十六樓 5/F - 26/F	二十七至三十八樓 27/F - 28/F	二十九樓 29/F	三十樓 30/F
書房 Study Room	單位電插座 Socket Outlet	-	1	-	-	-	-	-	-	-	-	-	-
	電話插座 Telephone Outlet	-	1	-	-	-	-	-	-	-	-	-	-
	單位燈掣 1 Gang Lighting Switch	-	1	-	-	-	-	-	-	-	-	-	-
	冷氣機保險絲電源接線位 Fused Spur Unit for A/C	-	1	-	-	-	-	-	-	-	-	-	-
浴室 Bathroom	單位電插座 Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1
	三位燈掣 3 Gang Lighting Switch	1	1	1	1	1	1	1	1	1	1	1	1
	單位開關掣 1 Gang On/Off Switch	1	1	1	1	2	2	2	2	2	2	2	2
	保險絲電源接線位 Fused Spur Unit	2	2	2	2	2	2	2	2	2	2	2	2
	煤氣熱水爐恆溫掣 Gas Water Heater Remote Thermostat	1	1	1	1	-	-	-	-	-	-	-	-
	電熱水爐隔離開關掣 Electric Water Heater Isolator Switch	-	-	-	-	1	1	1	1	1	1	1	1
開放式廚房及廚房 Open Kitchen and Kitchen	單位電插座 Socket Outlet	5	5	5	5	5	5	5	5	5	5	5	5
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1
	單位燈掣 1 Gang Lighting Switch	-	-	-	-	2~	2~	2~	2~	2~	2~	2+	2+
	雙位燈掣 2 Gang Lighting Switch	1	1	1	1	-	-	-	-	-	-	-	-
	單位開關掣 1 Gang On/Off Switch	1	1	1	1	-	-	-	-	-	-	-	-
	電熱水爐隔離開關掣 Electric Water Heater Isolator Switch	-	-	-	-	1	1	1	1	1	1	1	1
	保險絲電源接線位 Fused Spur Unit	3	3	3	3	1	1	1	1	1	1	1	1
	門鈴 Door Bell	1	1	1	1	1	1	1	1	1	1	1	1
	煤氣接駁點 Town Gas Connection Point	1	1	1	1	-	-	-	-	-	-	-	-
	洗衣機來 / 去水接駁位 Water Inlet / Outlet Connection Point for Washing Machine	1	1	1	1	1	1	1	1	1	1	1	1
平台及天台 Flat Roof and Roof	單位燈掣 1 Gang Lighting Switch	-	1^	1	-	-	-	-	-	-	-	-	-
	單位防水燈掣 1 Gang Waterproof Lighting Switch	-	-	-	1#	-	-	-	1#	-	-	-	1#
	防水單位電插座 Single Waterproof Socket Outlet	-	-	1	1#	-	-	-	1#	-	-	-	1#

附註：
* 此開關配備於主人睡房的雙位燈掣
^ 此裝置只配備於二十七樓單位
# 此裝置只配備於天台
~ 開放式廚房的開關配備於客廳及飯廳的雙位燈掣
+ 開放式廚房的開關配備於客廳及飯廳的三位燈掣

Note:
* The lighting on/off is provided by 2 gang lighting switch of Master Bedroom
^ Provision will be provided for 27/F only
# Provision will be located at Roof
~ The lighting on/off for open kitchen area is provided by 2 gang lighting switch of Living Room and Dining Room
+ The lighting on/off for open kitchen area is provided by 3 gang lighting switch of Living Room and Dining Room

位置 Location	裝置 Provisions	D單位 Flat D				E單位 Flat E				F單位 Flat F		G單位 Flat G	
		五樓至二十六樓 5/F - 26/F	二十七至三十八樓 27/F - 28/F	二十九樓 29/F	三十樓 30/F	五樓至二十六樓 5/F - 26/F	二十七至三十八樓 27/F - 28/F	二十九樓 29/F	三十樓 30/F	五樓至二十六樓 5/F - 26/F	二十七至三十八樓 27/F - 28/F	五樓至二十六樓 5/F - 26/F	二十七至三十八樓 27/F - 28/F
書房 Study Room	單位電插座 Socket Outlet	-	-	-	-	-	-	-	-	-	-	-	1
	電話插座 Telephone Outlet	-	-	-	-	-	-	-	-	-	-	-	1
	單位燈掣 1 Gang Lighting Switch	-	-	-	-	-	-	-	-	-	-	-	1
	冷氣機保險絲電源接線位 Fused Spur Unit for A/C	-	-	-	-	-	-	-	-	-	-	-	1
浴室 Bathroom	單位電插座 Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1
	三位燈掣 3 Gang Lighting Switch	1	1	1	1	1	1	1	1	1	1	1	1
	單位開關掣 1 Gang On/Off Switch	2	2	2	2	2	2	1	1	2	2	1	1
	保險絲電源接線位 Fused Spur Unit	2	2	2	2	2	2	2	2	2	2	2	2
	煤氣熱水爐恆溫掣 Gas Water Heater Remote Thermostat	-	-	-	-	-	-	1	1	-	-	1	1
	電熱水爐隔離開關掣 Electric Water Heater Isolator Switch	1	1	1	1	1	1	-	-	1	1	-	-
開放式廚房及廚房 Open Kitchen and Kitchen	單位電插座 Socket Outlet	5	5	5	5	5	5	5	5	5	5	5	5
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1
	單位燈掣 1 Gang Lighting Switch	2+	2+	2+	2+	2+	2+	-	-	2~	2~	-	-
	雙位燈掣 2 Gang Lighting Switch	-	-	-	-	-	-	1	1	-	-	1	1
	單位開關掣 1 Gang On/Off Switch	-	-	-	-	-	-	1	1	-	-	1	1
	電熱水爐隔離開關掣 Electric Water Heater Isolator Switch	1	1	1	1	1	1	-	-	1	1	-	-
	保險絲電源接線位 Fused Spur Unit	1	1	1	1	1	1	3	3	1	1	3	3
	門鈴 Door Bell	1	1	1	1	1	1	1	1	1	1	1	1
	煤氣接駁點 Town Gas Connection Point	-	-	-	-	-	-	1	1	-	-	1	1
	洗衣機來 / 去水接駁位 Water Inlet / Outlet Connection Point for Washing Machine	1	1	1	1	1	1	1	1	1	1	1	1
平台及天台 Flat Roof and Roof	單位燈掣 1 Gang Lighting Switch	-	-	-	-	-	-	1	-	-	-	-	1^
	單位防水燈掣 1 Gang Waterproof Lighting Switch	-	-	-	1#	-	-	-	1#	-	-	-	-
	防水單位電插座 Single Waterproof Socket Outlet	-	-	-	1#	-	-	1	1#	-	-	-	-

附註：
* 此開關配備於主人睡房的雙位燈掣
^ 此裝置只配備於二十七樓單位
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服務協議
SERVICE AGREEMENTS

食水及沖廁水由水務署供應。
電力由中華電力有限公司供應。
煤氣由香港中華煤氣有限公司供應。

Potable and flushing water is supplied by Water Supplies Department
Electricity is supplied by CLP Power Hong Kong Limited
Towngas is supplied by The Hong Kong and China Gas Company Limited

地稅
GOVERNMENT RENT

賣方將會支付／已經支付（視情況而定）就該正在興建的發展項目所處地段的地稅直至及包括住宅物業之買賣成交日期。

The vendor will pay/has paid (as the case may be) all outstanding Government rent in respect of the land on which the Development is in the course of being erected up to and including the completion date of the sale and purchase of the residential property.

買方的雜項付款
MISCELLANEOUS PAYMENTS BY PURCHASER

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

2. 在交付時，買方毋須向擁有人支付清理廢料的費用。

附註：
根據發展項目之公契擬稿，買方須向發展項目的管理人（而非擁有人）補還水、電力及氣體的按金及支付清理廢料的費用。

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

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

Note:
Pursuant to the draft deed of mutual covenant of the Development, the purchaser should reimburse and pay to the manager of the Development (not the owner) the deposits for water, electricity and gas and debris removal fee.

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

按買賣合約的規定，住宅物業及買賣合約所列出的裝置、裝修物料及設備之欠妥之處的保養責任期為住宅物業買賣成交日期起計六（6）個月內。

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

斜坡維修
MAINTENANCE OF SLOPES

不適用

Not Applicable

修訂
MODIFICATION

本發展項目現時並沒有向政府提出申請修訂批地文件。

No existing application to the Government for a modification of the Land Grant for this Development has been made.

有關資料
RELEVANT INFORMATION

不適用

Not Applicable

互聯網網址
WEBSITE ADDRESS

賣方為施行《一手住宅物業銷售條例》第 2 部而就發展項目指定的互聯網網站的網址：

www.theascent.hk

The address of the website designated by the vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance:

www.theascent.hk

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

獲寬免總樓面面積的設施分項

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

		面積（平方米） Area(m^2)
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	808.409
2.	**機房及相類設施 Plant rooms and similar services**	157.568
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.	115.756
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.	726.171
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.	不適用 Not Applicable
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	155.000
4.	加闊的公用走廊及升降機大堂 Wider common corridor and lift lobby	79.896
5.	公用空中花園 Communal sky garden	不適用 Not Applicable
6.	隔聲鰭 Acoustic fin	不適用 Not Applicable
7.	翼牆、捕風器及風斗 Wing wall, wind catcher and funnel	不適用 Not Applicable
8.	非結構預製外牆 Non-structural prefabricated external wall	不適用 Not Applicable
9.	工作平台 Utility platform	83.250
9a.	可豁免之露台 / 工作平台下的遮蓋地方 Exempted balcony / utility platform covered area underneath	4.109
10.	隔音屏障 Noise barrier	不適用 Not Applicable

Breakdown of GFA Concessions Obtained of All Features

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

		面積（平方米） Area(m^2)
適意設施 Amenity Features		
11.	供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室 Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	18.937
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	166.158
13.	有上蓋的園景區及遊樂場 Covered landscaped and play area	不適用 Not Applicable
14.	橫向屏障／有蓋人行道、花棚 Horizontal screens/covered walkways, trellis	不適用 Not Applicable
15.	擴大升降機井道 Larger lift shaft	75.429
16.	煙囪管道 Chimney shaft	不適用 Not Applicable
17.	其他非強制性或非必要機房，例如鍋爐房、衞星電視共用天線房 Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room.	1.380
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	58.092
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	不適用 Not Applicable
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.	28.351
21.	複式住宅單位及洋房的中空 Void in duplex domestic flat and house	不適用 Not Applicable
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.	不適用 Not Applicable
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	305.797

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

		面積（平方米） Area(m^2)
其他項目 Other Exempted Items		
24.(♯)	其他伸出物 Other projections	不適用 Not Applicable
25.	公共交通總站 Public transport terminus	不適用 Not Applicable
26.(♯)	共用構築物及樓梯 Party structure and common staircase	不適用 Not Applicable
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.	不適用 Not Applicable
28.(♯)	公眾通道 Public passage	不適用 Not Applicable
29.	因建築物後移導致的覆蓋面積 Covered set back area	不適用 Not Applicable
額外總樓面面積 Bonus GFA		
30.	額外總樓面面積 Bonus GFA	不適用 Not Applicable

附註：
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.

建築物的環境評估

Environmental Assessment of the Building

發展項目的公用部分的預計能量表現或消耗

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

第I部分	
提供中央空調	* 是 / 否
提供具能源效益的設施	* 是 / 否
擬安裝的具能源效益的設施：-	1. 不適用
	2. 不適用

第II部分：擬興建樓宇/部分樓宇預計每年能源消耗量(註腳1)：-					
位置	使用有關裝置的內部樓面面積（平方米）	基線樓宇(註腳2) 每年能源消耗量		擬興建樓宇 每年能源消耗量	
		電力 千瓦小時/ 平方米/年	煤氣/石油氣 用量單位/ 平方米/年	電力 千瓦小時/ 平方米/年	煤氣/石油氣 用量單位/ 平方米/年
有使用中央屋宇裝備裝置(註腳3)的部分	2805	119.1	不適用	104.5	不適用

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

附註：

1. 一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。

   預計每年能源消耗量以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-

   (a) “每年能源消耗量”與新建樓宇BEAM Plus標準（現行版本）第4節及附錄8中的「年能源消耗」具有相同涵義；及

   (b) 樓宇、空間或單位的“內部樓面面積”，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。

2. “基準樓宇”與新建樓宇BEAM Plus標準(現行版本)第4節及附錄8中的“ 基準建築物模式（零分標準)”具有相同涵義。

3. “中央屋宇裝備裝置”與樓宇的屋宇裝備裝置能源效益實務守則(2010年2月版)(草稿)中的涵義相同。

請在適當情況下（✓）

* 請刪去不適用

Estimated energy performance or consumption for the common parts of the Development

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

Part I	
Provision of Central Air Conditioning	*YES / NO
Provision of Energy Efficient Features	*YES / NO
Energy Efficient Features proposed:	1. N/A
	2. N/A

Part II: The predicted annual energy use of the proposed building / part of building (Note 1)					
Location	Internal Floor Area Served (m^2)	Annual Energy Use of Baseline Building (Note 2)		Annual Energy Use of Proposed Building	
		Electricity kWh / m^2 / annum	Town Gas / LPG unit / m^2 / annum	Electricity kWh / m^2 / annum	Town Gas / LPG unit / m^2 / annum
Area served by central building services installation (Note3)	2805	119.1	N/A	104.5	N/A

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

Note:

1. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.

   The predicted annual energy use, in terms of electricity consumption (kWh/m^2/annum) and town gas/LPG consumption (unit/m^2/annum), of the development by the internal floor area served, where: (a) "total annual energy use" has the same meaning of "annual energy use" under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (current version); and (b)"internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.

2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).

3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings (February 2010 edition) (Draft).

Please (✓) where appropriate
* Delete as appropriate

地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的資料
INFORMATION REQUIRED BY THE DIRECTOR OF LANDS TO BE SET OUT IN THE SALES BROCHURE AS A CONDITION FOR GIVING THE PRESALE CONSENT

1. 買方須於正式買賣合約（「買賣合約」）下與賣方約定，除訂立按揭或押記外，在買賣完成及簽署轉讓契前，買方不得提名任何人士接受買賣合約指明之住宅單位或停車位之轉讓、轉售該住宅單位或停車位或以任何形式轉移該住宅單位或停車位之買賣合約之權益、或訂立任何有關上述提名、轉售或轉移權益之協議。

2. 若賣方應買賣合約下買方要求同意（同意與否賣方有酌情權決定）取消買賣合約或買賣合約下買方之責任，賣方有權保留等同買賣合約指明之住宅單位及停車位總售價5%之金額，另買方須向賣方繳付或補還（視屬何情況而定）所有與取消買賣合約有關之法律費用、收費及開銷（包括任何印花稅）。

3. 賣方將會或已經（視屬何情況而定）支付所有有關發展項目在其上興建之土地於批地文件日期起計至相關買家轉讓契日期（包括該兩日）期間之未付地稅。

4. 已簽署買賣合約之買方，如已支付不多於港幣$100之象徵式費用（按每次要求計），有權獲取（而當其要求時將獲提供）以下資料之最新紀錄印本：完成發展項目的總建築費用及總專業費用及截至該要求作出當月前之曆月份完結時已支出和繳付之總建築費用及總專業費用。

1. The purchaser is required to agree with the Vendor in the Agreement for Sale and Purchase (the "Agreement") to the effect that other than entering into a mortgage or charge, the purchaser will not nominate any person to take up the Assignment of the residential unit or the parking space specified in the Agreement, sub-sell that residential unit or parking space or transfer the benefit of the Agreement of that residential unit or parking space in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.

2. If the Vendor, at the request of the purchaser under an Agreement, agrees (at its own discretion) to cancel the Agreement or the obligations of the purchaser under the Agreement, the Vendor is entitled to retain the sum of five percent (5%) of the total purchase price of the residential unit and the parking space specified in the Agreement and the purchaser will in addition pay or reimburse (as the case may be) to the Vendor all legal costs, charges and disbursements (including any stamp duty) in connection with the cancellation of the Agreement.

3. The Vendor will pay or has paid (as the case may be) all outstanding Government rent in respect of the land on which the Development is in the course of being erected, from the date of the Government Grant up to and including the date of the respective Assignments to the purchasers.

4. The purchaser who has signed an Agreement has the right of access to and will, upon his request, be provided with a hard copy of an updated record of information as to the total construction costs and the total professional fees to complete the Development as well as the total construction costs and the total professional fees expended and paid as at the end of the calendar month preceding the month at which the request is made subject to payment of a nominal fee of not more than HK$100 per request.

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

發展項目及其周邊地區日後可能出現改變。

Date of Printing : 22 June 2016

印製日期：2016年6月22日

檢視紀錄
EXAMINATION RECORD

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22日 22 September 2016	11	更新發展項目的所在位置圖 Location plan of the Development is updated
2016年12月22日 22 December 2016	11	更新發展項目的所在位置圖 Location plan of the Development is updated
	13	更新關乎發展項目的分區計劃大綱圖 Outline zoning plan relating to the Development is updated
	56	更新立面圖 Elevation Plan is updated
2017年10月12日 12 October 2017	1-4	更新一手住宅物業買家須知 Notes to Purchasers of First-hand Residential Properties is updated
	11	更新發展項目的所在位置圖 Location plan of the Development is updated
	12	更新發展項目的鳥瞰照片 Aerial Photograph of the Development is updated
	15	更新發展項目的布局圖 Layout Plan of the Development is updated
	42	更新發展項目中的停車位的樓面平面圖 Floor Plans of Parking Spaces in the Development is updated
	56	更新立面圖 Elevation Plan is updated
	60, 62	更新裝置、裝修物料及設備 Fittings, Finishes and Appliances is updated