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# 1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

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

### FOR ALL FIRST-HAND RESIDENTIAL PROPERTIES

#### 1. Important information

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

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

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

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

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

#### 4. Property area and its surroundings

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

#### 5. Sales brochure

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

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

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

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

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

#### 8. Register of Transactions

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

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

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

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

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

# 1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

### 9. Agreement for sale and purchase

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

### 10. Expression of intent of purchasing a residential property

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

### 11. Appointment of estate agent

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

### 12. Appointment of solicitor

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

### FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES

#### 13. Pre-sale Consent

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

#### 14. Show flats

- While the vendor is not required to make any show flat available for viewing by prospective purchasers or the general public, if the vendor wishes to make available show flats of a specified residential property, the vendor must first of all make available an unmodified show flat of that residential property and that, having made available such unmodified show flat, the vendor may then make available a modified show flat of that residential property. In this connection, the

vendor is allowed to make available more than one modified show flat of that residential property.

- If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.
- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.
- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

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

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

- Check the estimated material date<sup>3</sup> for the development in the sales brochure.
  - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is inevitably later than the former.
- Handing over date
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
    - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
    - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
    - strike or lock-out of workmen;
    - riots or civil commotion;
    - force majeure or Act of God;
    - fire or other accident beyond the vendor's control;
    - war; or
    - inclement weather.
  - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

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

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### FOR FIRST-HAND COMPLETED RESIDENTIAL PROPERTIES

#### 16. Vendor's information form

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

#### 17. Viewing of property

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

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

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

Other useful contacts:

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

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

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

Sales of First-hand Residential Properties Authority  
Transport and Housing Bureau  
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# 1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

您在購置一手住物業之前，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。
- 如您擬選任由賣方指定的財務機構提供的各類按揭貸款計劃，在簽訂臨時買賣合約前，應先細閱有關價單內列出的按揭貸款計劃資料<sup>1</sup>。如就該些按揭貸款計劃的詳情有任何疑問，應在簽訂臨時買賣合約前，直接向有關財務機構查詢。

#### 4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎／每平方米售價。根據《一手住宅物業銷售條例》（第 621 章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i) 露台；(ii) 工作平台；以及 (iii) 陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部 and 內部尺寸<sup>2</sup>。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

#### 5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢

視、或檢視及修改。

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

#### 6. 政府批地文件和公契

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

#### 7. 售樓處內有關可供揀選住宅物業的資料

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

#### 8. 成交紀錄冊

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

<sup>1</sup> 按揭貸款計劃的資料包括有關按揭貸款計劃對借款人的最低收入的要求、就第一按揭連同第二按揭可獲得的按揭貸款金額上限、最長還款年期、整個還款期內的按揭利率變化，以及申請人須繳付的手續費。

<sup>2</sup> 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項—

- (i) 每個住宅物業的外部尺寸；
- (ii) 每個住宅物業的內部尺寸；
- (iii) 每個住宅物業的內部間隔的厚度；
- (iv) 每個住宅物業內個別分隔室的外部尺寸。

根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。

# NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

### 9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 訂立臨時買賣合約時，您須向擁有人（即賣方）支付樓價 5% 的臨時訂金。
- 如您在訂立臨時買賣合約後五個工作日（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的 5%）會被沒收，而擁有人（即賣方）不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人（即賣方）必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

### 10. 表達購樓意向

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

### 11. 委託地產代理

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

### 12. 委聘律師

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

### 適用於一手未落成住宅物業

### 13. 預售樓花同意書

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

### 14. 示範單位

- 賣方不一定須設置示範單位供準買家或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。
- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參

觀無改動示範單位及經改動示範單位的先後次序。

- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。
- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

### 適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

### 15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期<sup>3</sup>。
  - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」必定較發展項目的預計關鍵日期遲。
- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的 14 日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
    - 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
    - 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
  - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的 14 日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。
- 認可人士可批予在預計關鍵日期之後完成發展項目
  - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
    - 工人罷工或封閉工地；
    - 暴動或內亂；
    - 不可抗力或天災；
    - 火警或其他賣方所不能控制的意外；
    - 戰爭；或
    - 惡劣天氣。
  - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
  - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的 14 日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

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



# 1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

### 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	: <a href="http://www.srpa.gov.hk">www.srpa.gov.hk</a>
電話	: 2817 3313
電郵	: <a href="mailto:enquiry_srpa@hd.gov.hk">enquiry_srpa@hd.gov.hk</a>
傳真	: 2219 2220

其他相關聯絡資料：

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

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

<b>香港地產建設商會</b>	
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

## 2 INFORMATION ON THE DEVELOPMENT 發展項目的資料

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

50 Ki Lung Street\*

The Development consists of one multi-unit building

Total Number of Storeys of the multi-unit building

25 storeys (excluding Roof, 1<sup>st</sup> Upper Roof, 2<sup>nd</sup> Upper Roof and Top Roof Upper)

The Floor Numbering in the multi-unit building as provided in the approved building plans for the Development

G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F, Roof, 1<sup>st</sup> Upper Roof, 2<sup>nd</sup> Upper Roof and Top Roof Upper

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

Nil

Estimated Material Date for the Development as provided by the Authorized Person for the Development

31 December, 2019

"Material Date" means the date on which the Development is completed in all respects in compliance with the approved buildings plans.

The Estimated Material Date is subject to any extension of time that is permitted under the agreement for sale and purchase.

\*The above provisional street number is subject to confirmation from the Rating and Valuation Department when the Development is completed.

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門牌號數

基隆街 50 號 \*

發展項目包含一幢多單位的建築物

該幢多單位建築物的樓層的總數

25 層 ( 不包括天台、第一上層天台、第二上層天台及頂層天台 )

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

地下、一樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至二十八樓、天台、第一上層天台、第二上層天台及頂層天台

有不依連續次序的樓層號數的該幢多單位建築物內略去的樓層號數

四樓、十三樓、十四樓及二十四樓

該幢多單位建築物內的庇護層

不適用

由發展項目的認可人士提供的該項目的預計關鍵日期

2019 年 12 月 31 日

「關鍵日期」是指發展項目在遵照經批准的建築圖則的情況下在各方面均屬完成的日期。

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。

\*上述臨時門牌號數有待差餉物業估價署在發展項目建成時確認。

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

#### Vendor

Milirich Investment Limited

#### 賣方

美裕投資有限公司

#### Holding Company of the Vendor

Lai Sun Development Company Limited

#### 賣方的控權公司

麗新發展有限公司

#### Authorized Person for the Development

Mr. Lai Siu Kin Rembert

#### 發展項目的認可人士

黎紹堅先生

#### The Firm or Corporation of which an Authorized Person for the Development is a Proprietor, Director or Employee in His or Her Professional Capacity

Lu Tang Lai Architects Limited

#### 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

呂鄧黎建築師有限公司

#### Building Contractor for the Development

Cheung Kee Fung Cheung Construction Company Limited

#### 發展項目的承建商

祥記馮祥建築有限公司

#### The firm of solicitors acting for the Owner in relation to the sale of residential properties in the Development

Vincent T. K. Cheung, Yap & Co.

#### 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

張葉司徒陳律師事務所

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

Hang Seng Bank Limited

#### 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

恒生銀行有限公司

#### Any other person which has made a loan for the construction of the Development

Lai Sun Development Company Limited

#### 已為發展項目的建造提供貸款的任何其他人

麗新發展有限公司

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

(a)	The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the Development;	Not Applicable
(b)	The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person;	Not Applicable
(c)	The vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person;	No
(d)	The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person;	Not Applicable
(e)	The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person;	Not Applicable
(f)	The vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person;	No
(g)	The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development;	Not Applicable
(h)	The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development;	Not Applicable
(i)	The vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors;	No
(j)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a private company, and an authorized person for the Development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor;	No

(k)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor;	No
(l)	The vendor or a building contractor for the Development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor;	No
(m)	The vendor or a building contractor for the Development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor;	Not Applicable
(n)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that vendor, holding company or contractor;	No
(o)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor;	No
(p)	The vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor;	No
(q)	The vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor;	Not Applicable
(r)	The vendor or a building contractor for the Development is a corporation, and the corporation of which an authorized person for the Development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor;	No
(s)	The vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor.	No



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

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

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

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

1. There will be non-structural prefabricated external walls forming part of the enclosing walls of the Development.  
發展項目將有構成圍封牆的一部分的非結構的預製外牆。
2. The range of thickness of the non-structural prefabricated external walls is 150mm.  
非結構的預製外牆的厚度範圍為150毫米。
3. There will be curtain walls forming part of the enclosing walls of the Development.  
發展項目將有構成圍封牆的一部分的幕牆。
4. The range of thickness of the curtain walls is 200mm.  
幕牆的厚度範圍為200毫米。

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

Floor 樓層	Unit 單位	The total area of the non-structural prefabricated external walls of each residential property (sq. m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)	Total Area of Curtain Walls of each residential property (sq. m.) 每個住宅物業的幕牆總面積 (平方米)
2/F 二樓	A	0.716	0.598
	B	0.074	0.291
	C	0.074	0.240
	D	0.074	0.240
	E	0.074	0.291
	F	0.442	0.291
3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F 三樓, 五樓至十二樓, 十五樓至二十三樓, 二十五樓至二十八樓	A	0.716	0.598
	B	0.074	0.291
	C	0.074	0.240
	D	0.074	0.240
	E	0.074	0.291
	F	0.442	0.291

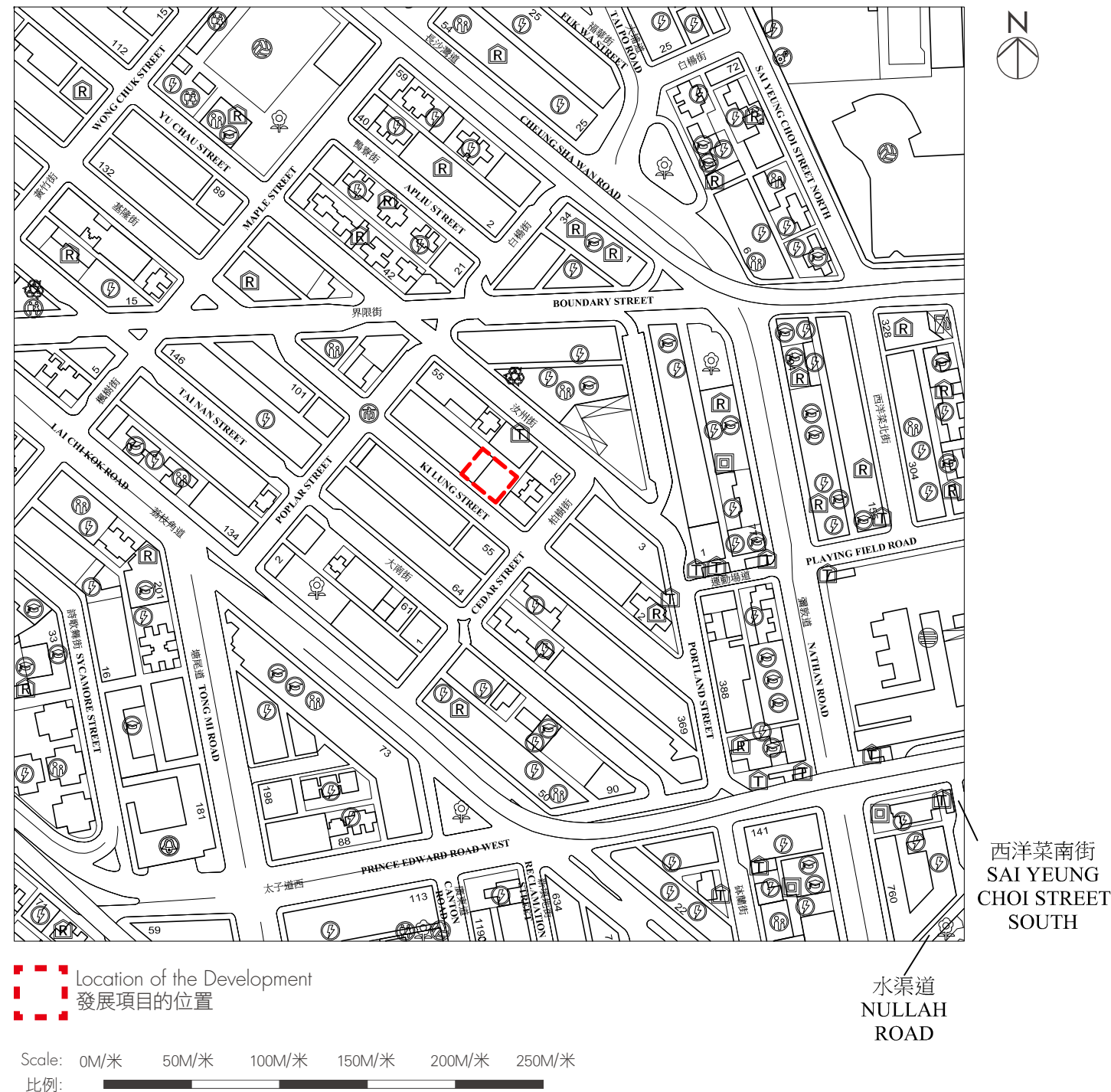
Note: There are no 4/F, 13/F, 14/F and 24/F.  
備註: 不設四樓、十三樓、十四樓及二十四樓。

## 6 INFORMATION ON PROPERTY MANAGEMENT 物業管理的資料

The person to be appointed as the manager of the Development under the latest draft Deed of Mutual Covenant:  
Kolot Property Services Limited

根據公契的最新擬稿獲委任為發展項目的管理人的人：  
高樂服務有限公司

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



## Notation 圖例

- |  |  |  |   |
|--|--|--|---|
|  | Ventilation Shaft for the Mass Transit Railway<br>香港鐵路的通風井                 |  | Public Transport Terminal (including Rail Station)<br>公共交通總站 (包括鐵路車站)   |
|  | Petrol Filling Station<br>油站   |  | Public Utility Installation<br>公用事業設施裝置   |
|  | Power Plant (including Electricity Sub-Stations)<br>發電廠 (包括電力分站)           |  | Religious Institution (including a Church, a Temple and a Tsz Tong)<br>宗教場所 (包括教堂、廟宇及祠堂)                                |
|  | Fire Station<br>消防局  |  | School (including a Kindergarten)<br>學校 (包括幼稚園)   |
|  | Refuse Collection Point<br>垃圾收集站   |  | Social Welfare Facilities (including an Elderly Centre and a Home for the Mentally Disabled)<br>社會福利設施 (包括老人中心及弱智人士護理院) |
|  | Market (including a wet market and a wholesale market)<br>市場 (包括濕貨市場及批發市場) |  | Sports Facilities (including a Sports Ground and a Swimming Pool)<br>體育設施 (包括運動場及游泳池)                                   |
|  | Police Station<br>警署   |  | Public Park<br>公園   |
|  | Public Convenience<br>公廁   |  |   |

This Location Plan is prepared with reference to the Survey Sheet No.T11-NW-D dated 5 September 2017 from the Survey and Mapping Office of the Lands Department with adjustments where necessary.

### Notes:

- Due to technical reasons (such as the shape of the Development), the Location Plan has shown more than the area required under the Residential Properties (Firsthand Sales) Ordinance (Cap.621).
- The vendor also advises purchaser to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
- The map reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR. license no. 90/2017

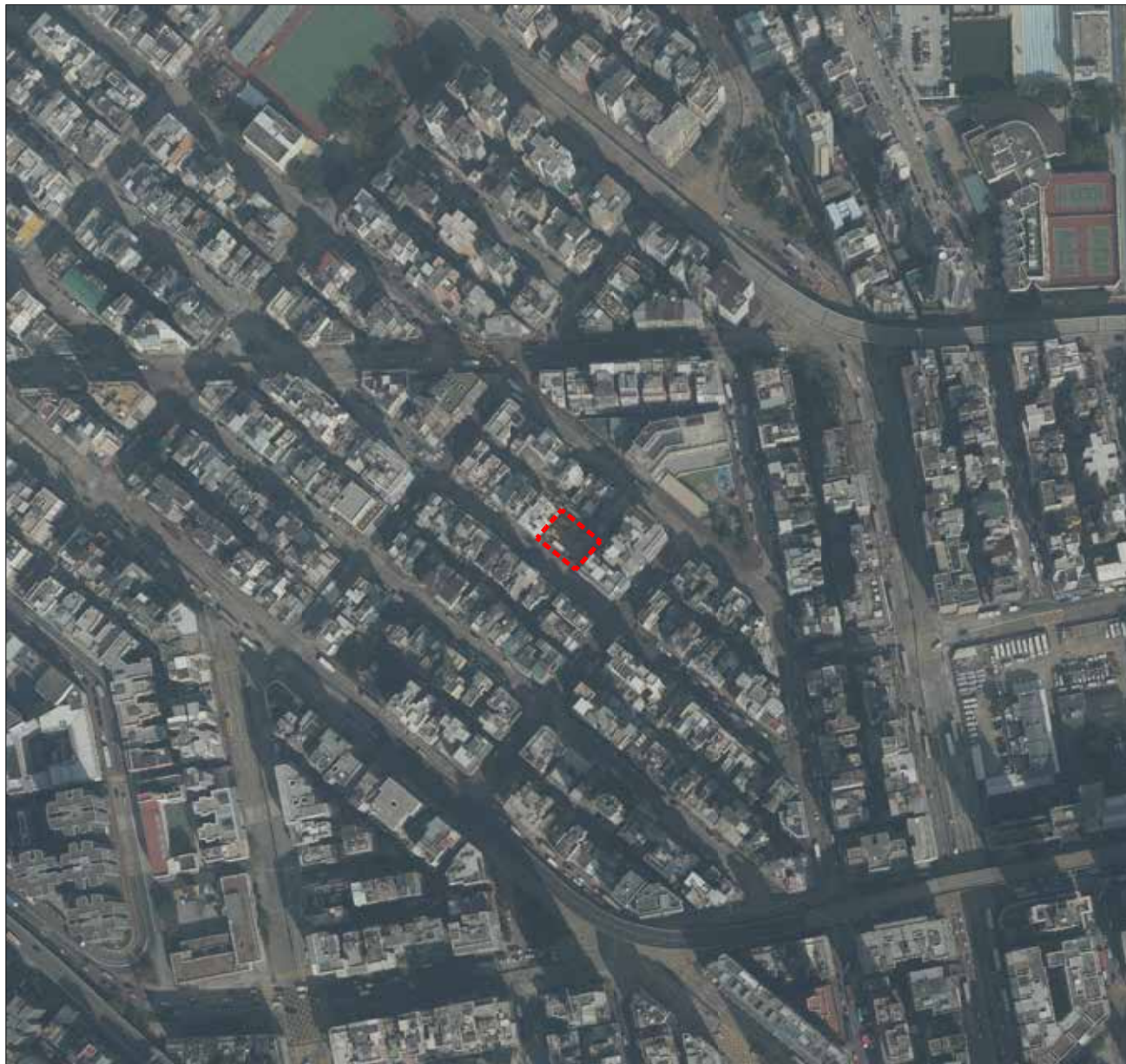
此所在位置圖是參考地政總署測繪處之測繪圖編號T11-NW-D(日期2017年9月5日)編制，有需要處經修正處理。


### 備註：

- 因技術原因（例如發展項目之形狀），此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。
- 賣方亦建議買方到有關發展地盤作實地考察，以對該發展地盤，其周邊地區環境及附近的公共設施有較佳了解。
- 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90/2017



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



 Location of the Development  
發展項目的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at the flying height of 6,900 feet, photo No. E013397C, dated 25 January 2017.

Notes:

1. Due to technical reasons (such as the shape of the Development), the Aerial Photograph has shown more than the area 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.

摘錄自地政總處測繪署於2017年1月25日在6,900呎飛行高度拍攝之鳥瞰照片，照片編號E013397C。

備註：

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



## 9



Notes:

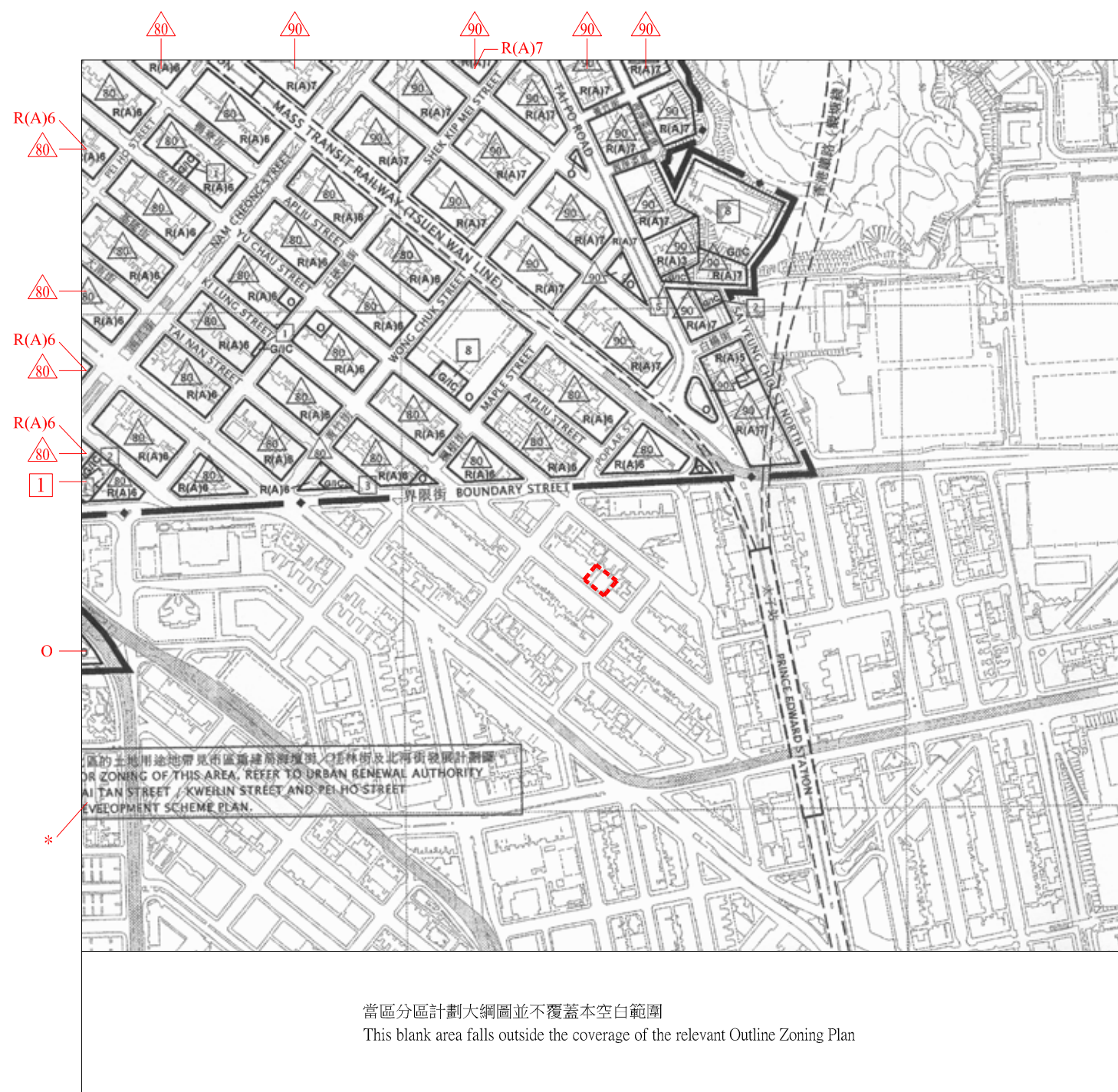
- 14

備註：

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



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



The Outline Zoning Plan is adopted from part of the Kowloon Planning Area No.5 - Approved Cheung Sha Wan Outline Zoning Plan No.S/K5/37 gazetted on 16 December 2016.

## Notes:

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

## Notation

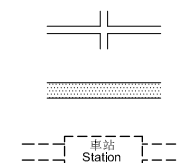
### Zone

- Residential (Group A)
- Government, Institution or Community
- Open Space



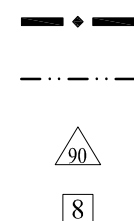
### Communications

- Major Road and Junction
- Elevated Road
- Railway and Station (underground)



### Miscellaneous

- Boundary of Planning Scheme
- Building Height Control Zone Boundary
- Maximum Building Height (in metres above Principal Datum)
- Maximum Building Height (in number of storeys)



## 圖例

### 地帶

- 住宅 (甲類)
- 政府、機構或社區
- 休憩用地

### 交通

- 主要道路及路口
- 高架道路
- 地鐵及車站 (地下)

### 其他

- 規劃範圍界線
- 建築物高度管制界線
- 最高建築物高度 (在主水平基準上若干米)
- 最高建築物高度 (樓層數目)

\* 此區的土地用途地帶見市區重建局海壇街／桂林街及北河街發展計劃圖。  
FOR ZONING OF THIS AREA, REFER TO URBAN RENEWAL AUTHORITY  
HAI TAN STREET / KWEILIN STREET AND PEI HO STREET DEVELOPMENT  
SCHEME PLAN

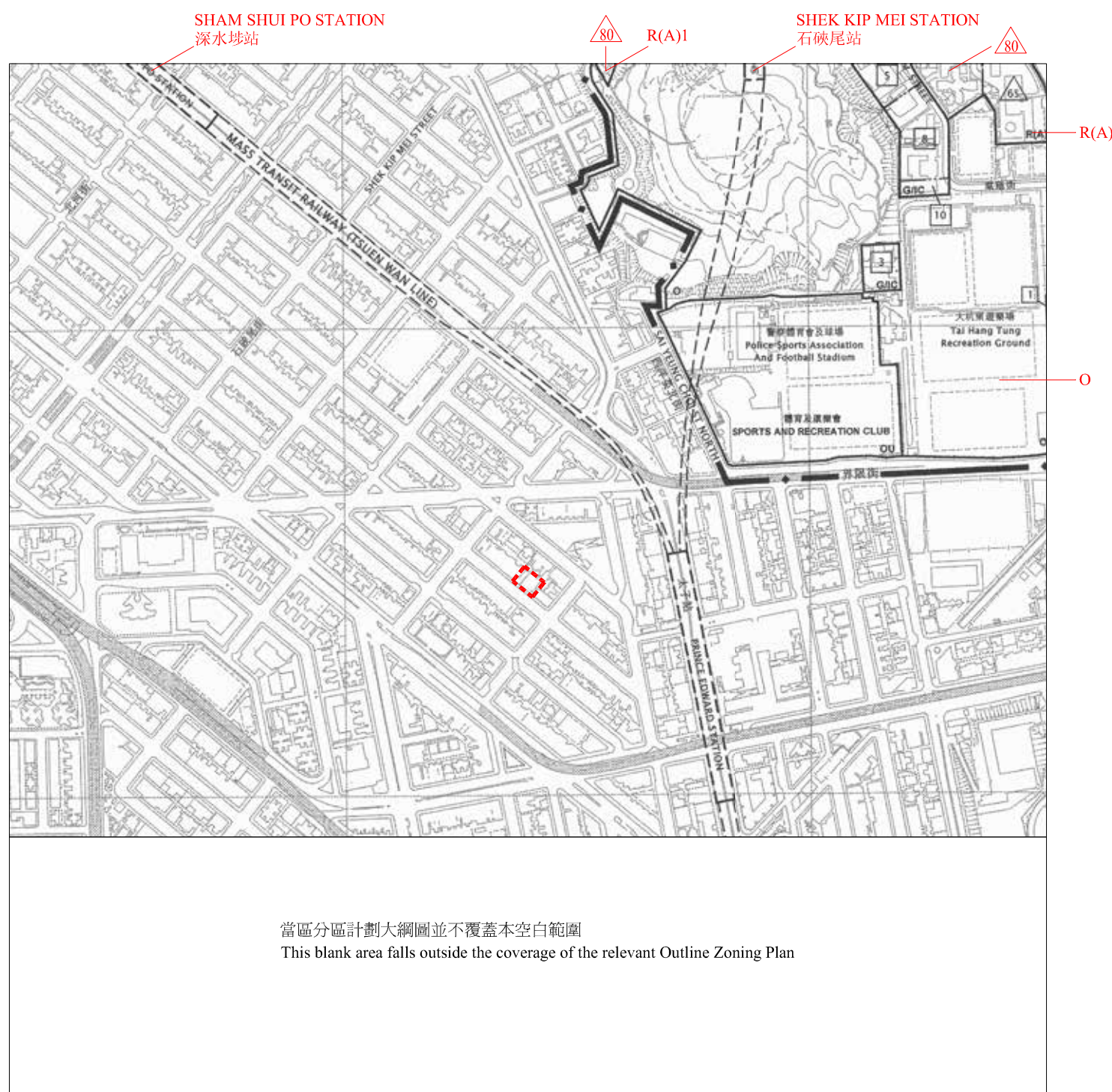
摘錄自憲報公布日期為2016年12月16日之九龍規劃區第5區 - 長沙灣分區計劃大綱核准圖，圖則編號為S/K5/37。

## 備註：

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



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



## Notation

### Zone

- Residential (Group A)
- Government, Institution or Community
- Open Space
- Other Specified Uses

### Communications

- Major Road and Junction
- Elevated Road
- Railway and Station (underground)

### Miscellaneous

- Boundary of Planning Scheme
- Building Height Control Zone Boundary
- Maximum Building Height (in metres above Principal Datum)
- Maximum Building Height (in number of storeys)

## 圖例

### 地帶

- 住宅 (甲類)
- 政府、機構或社區
- 休憩用地
- 其他指定用途

### 交通

- 主要道路及路口
- 高架道路
- 地鐵及車站 (地下)

### 其他

- 規劃範圍界線
- 建築物高度管制界線
- 最高建築物高度 (在主水平基準上若干米)
- 最高建築物高度 (樓層數目)



The Outline Zoning Plan is adopted from part of the Kowloon Planning Area No.4 - Approved Shek Kip Mei Outline Zoning Plan No.S/K4/29 gazetted on 24 July 2015.

#### Notes:

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

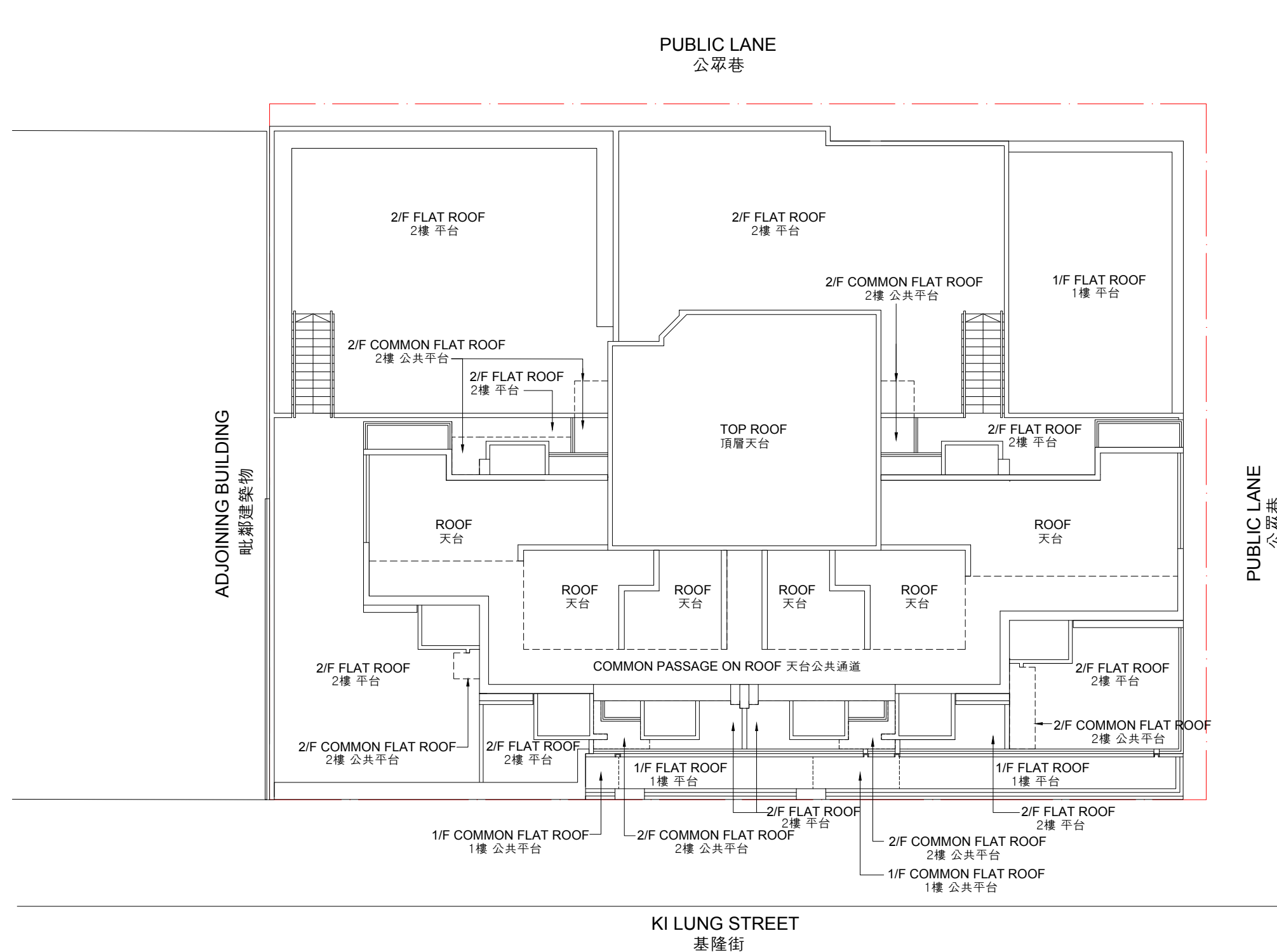
摘錄自憲報公布日期為2015年7月24日之九龍規劃區第4區 - 石硤尾分區計劃大綱核准圖，圖則編號為S/K4/29。

#### 備註：

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



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



Development Site Boundary  
發展項目邊界線

Scale: 0M/米 5M/米 10M/米 15M/米  
比例: 0 5 10 15

The estimated date of completion of the buildings or facilities within the Development as provided by the Authorized Person for the Development is 31 December 2019.

由發展項目的認可人士提供的位於發展項目內的建築物或設施的預計落成日期為2019年12月31日。

# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### LEGEND OF TERMS AND ABBREVIATIONS USED ON THE FLOOR PLAN

#### 樓面平面圖中所使用名詞及簡稱之圖例

A/C Platform = Air Conditioner Platform 冷氣機平台

A/C Platform ABOVE = Air Conditioner Platform Above 上層之冷氣機平台

A/C AREA = Air Conditioner Area 冷氣機區域

B. = Bathroom 浴室

BAL. = Balcony 露台

BAL. ABOVE = Balcony Above 上層之露台

B.R. = Bedroom 睡房

C.L = Cat Ladder 爬梯

COVER OF BAL. = Cover of Balcony 露台簷篷

COVER OF U.P. = Cover of Utility Platform 工作平台簷篷

DIN. = Dining Room 飯廳

DN = Down 落

E. M. C. = Electrical Meter Cabinet 電錶櫃

H/L = High Level 高處

H.R. = Hose Reel 消防喉轆

LIV. = Living Room 客廳

L/L = Low Level 低處

OPEN KIT. = Open Kitchen 開放式廚房

P.D. = Pipe Duct 管道槽

S.C. = Store Cabinet 儲物櫃

TEL. DUCT = Telephone Duct 電話槽

UP = 上

U.P. = Utility Platform 工作平台

U.P. ABOVE = Utility Platform Above 上層之工作平台

W.M.C = Water Meter Cabinet 水錶櫃

Notes applicable to the floor plans of this section :

1. The dimensions of the floor plans are all structural dimensions in millimeter.
2. Balcony and utility platform are non-enclosed areas.
3. There may be architectural features and/or exposed pipes on external walls of some of the floors. Please refer to the latest approved building plans for details.
4. Common drain pipes are located at external wall(s) adjacent to balcony and/or utility platform of some residential properties. Please refer to the latest approved building plans for details.
5. There are ceiling bulkheads or false ceiling in living room, dining room, bedrooms, corridor, bathroom and/or kitchen of some residential properties for pipes of the air-conditioning system or the water supply system. Please refer to the latest approved building plans for details.

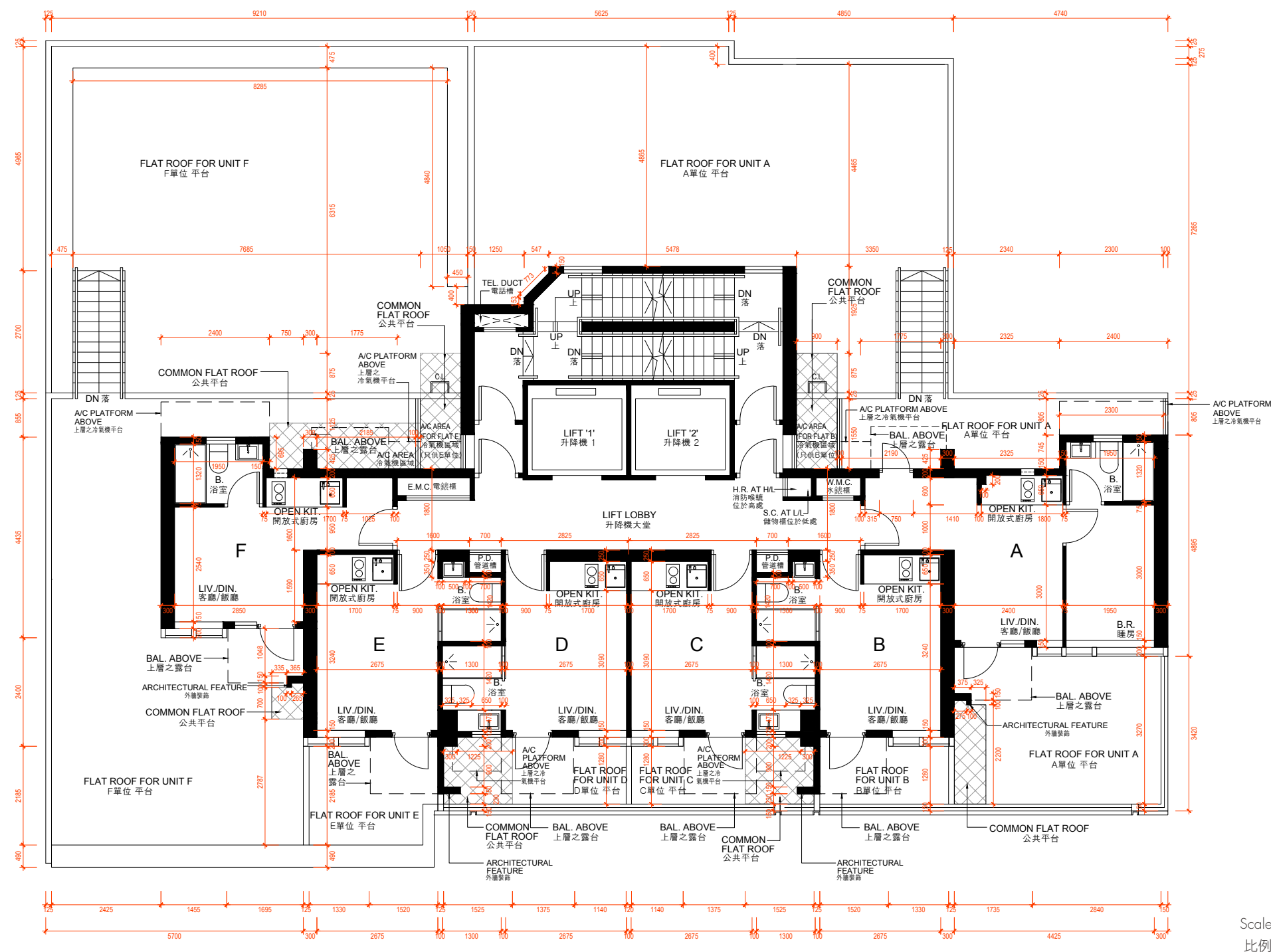
適用於本節各樓面平面圖之備註：

1. 樓面平面圖之尺寸所列數字以毫米標示之建築結構尺寸。
2. 露台及工作平台為不可封閉之地方。
3. 部份樓層外牆範圍設有建築裝飾及/或外露喉管。詳情請參考最新的經批准建築圖則。
4. 部份住宅物業的露台及/或工作平台側外牆有公用去水渠。詳情請參考最新的經批准建築圖則。
5. 部份住宅物業客廳、飯廳、睡房、走廊、浴室及/或廚房之裝飾橫樑或假天花內裝置冷氣喉管或供水喉管。詳情請參考最新的經批准建築圖則。

# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### 2/F FLOOR PLAN 二樓平面圖



Scale: 0M/米  
比例: 5M/米

1. The floor-to-floor height of each residential property on 2/F of the Development as provided in the approved building plans for the Development is 3.15m.
2. The thickness of floor slabs (excluding plaster) in each residential property on 2/F of the Development is 150mm.
3. 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.
4. There are sunken slabs for mechanical and electrical services and/or ceiling bulkheads for the air-condition fittings and/or mechanical and electrical services at some residential properties.

Notes :

Please refer to page 18 of this sales brochure for legend of terms and abbreviations shown in the floor plans.

1. 按發展項目的經批准的建築圖則所規定者，發展項目二樓每個住宅物業的層與層之間的高度為3.15米。
2. 按發展項目的經批准的建築圖則所規定者，發展項目二樓每個住宅物業的樓板(不包括灰泥)的厚度為150毫米。
3. 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。
4. 部分住宅物業有用以安裝機電設備的跌級樓板及/或以安裝機電設備的假天花。

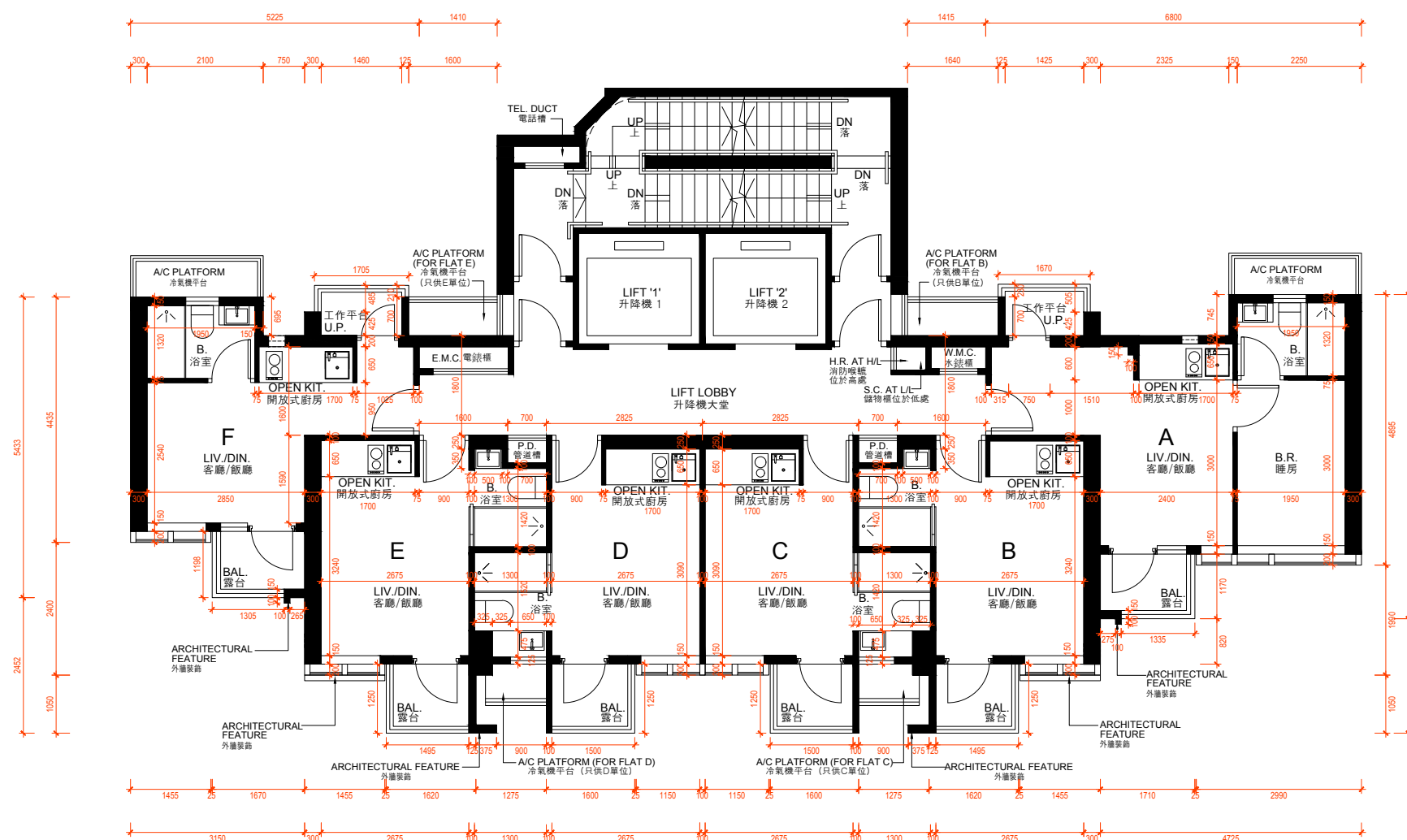
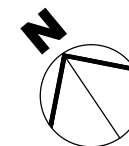
備註:

平面圖中所使用之名詞及簡稱請參閱本售樓說明書第18頁。

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

## 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F FLOOR PLAN

## 三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至二十八樓平面圖



Scale: 0M/米 5M/米  
比例:

1. The floor-to-floor height of each residential property from on 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 28/F of the Development as provided in the approved building plans for the Development are 3.15m and 3.50m on 28/F.
2. The thickness of floor slabs (excluding plaster) in each residential property of the Development is 150mm.
3. 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.
4. There are sunken slabs for mechanical and electrical services and/or ceiling bulkheads for the air-condition fittings and/or mechanical and electrical services at some residential properties.

Notes :  
Please refer to page 18 of this sales brochure for legend of terms and abbreviations shown in the floor plans.

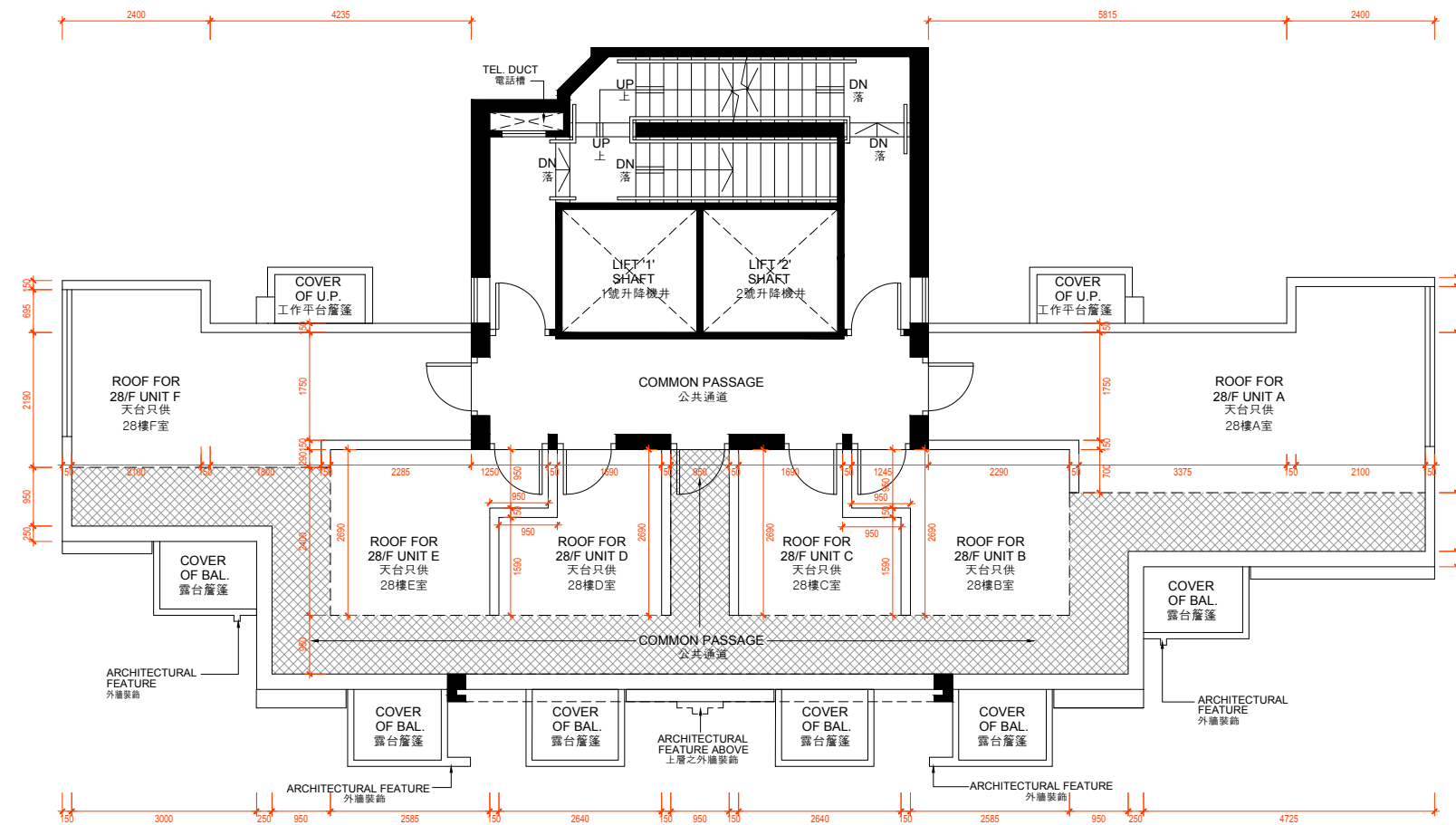
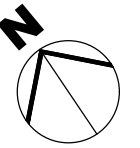
1. 按發展項目的經批准的建築圖則所規定者，發展項目三樓，五樓至十二樓，十五樓二十三樓，二十五樓至二十八樓每個住宅物業的層與層之間的高度分別為3.15米及二十八樓的為3.50米。
2. 按發展項目的經批准的建築圖則所規定者，發展項目每個住宅物業的樓板(不包括灰泥)的厚度為150毫米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
4. 部分住宅物業有用以安裝機電設備的跌級樓板及/或以安裝機電設備的假天花。

備註:  
平面圖中所使用之名詞及簡稱請參閱本售樓說明書第18頁。



## 11

## ROOF FLOOR PLAN



Scale: 0M/米

比例:

Notes :

備註:

12

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

Description of Residential Property 物業的描述		Saleable Area (Including balcony, utility platform and verandah, if any) sq. m (sq. ft.)  實用面積 (包括露台、工作平台及陽台(如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. m (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)									
Floor 樓層	Unit 單位		Air-conditioning Plant Room 冷氣機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
2/F 二樓	A	25.331 (273) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	81.934 (882)	-	-	-	-	-	-
	B	15.048 (162) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	3.952 (43)	-	-	-	-	-	-
	C	14.607 (157) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	3.494 (38)	-	-	-	-	-	-
	D	14.607 (157) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	3.494 (38)	-	-	-	-	-	-
	E	15.110 (163) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	6.233 (67)	-	-	-	-	-	-
	F	17.330 (187) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	112.358 (1,209)	-	-	-	-	-	-

The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance. The area of other specified items to the extent that it forms part of the residential property (not included in the saleable area) is calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

- Notes:
- The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the area presented in square metres.
  - There is no verandah in the residential properties of the Development.

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每一露台、工作平台或陽台（如有）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其他指明項目的面積（不計算入實用面積）是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

- 備註：
- 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平方呎換算並以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。
  - 發展項目住宅物業並無陽台。

# 12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (Including balcony, utility platform and verandah, if any) sq. m (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. m (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)									
Floor 樓層	Unit 單位		Air-conditioning Plant Room 冷氣機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F  三樓、 五樓至十二樓、 十五樓至二十三樓、 二十五樓至二十七樓	A	29.009 (312) Balcony 露台: 2.175 (23) Utility Platform 工作平台: 1.630 (18)	—	—	—	—	—	—	—	—	—	—
	B	16.873 (182) Balcony 露台: 2.043 (22) Utility Platform 工作平台: -	—	—	—	—	—	—	—	—	—	—
	C	16.607 (179) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	—	—	—	—	—	—	—	—	—	—
	D	16.607 (179) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	—	—	—	—	—	—	—	—	—	—
	E	16.930 (182) Balcony 露台: 2.043 (22) Utility Platform 工作平台: -	—	—	—	—	—	—	—	—	—	—
	F	21.010 (226) Balcony 露台: 2.180 (23) Utility Platform 工作平台: 1.628 (18)	—	—	—	—	—	—	—	—	—	—
28/F  二十八樓	A	29.009 (312) Balcony 露台: 2.175 (23) Utility Platform 工作平台: 1.630 (18)	—	—	—	—	—	—	20.459 (220)	—	—	—
	B	16.873 (182) Balcony 露台: 2.043 (22) Utility Platform 工作平台: -	—	—	—	—	—	—	7.856 (85)	—	—	—
	C	16.607 (179) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	—	—	—	—	—	—	6.057 (65)	—	—	—
	D	16.607 (179) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	—	—	—	—	—	—	6.057 (65)	—	—	—
	E	16.930 (182) Balcony 露台: 2.043 (22) Utility Platform 工作平台: -	—	—	—	—	—	—	7.856 (85)	—	—	—
	F	21.010 (226) Balcony 露台: 2.180 (23) Utility Platform 工作平台: 1.628 (18)	—	—	—	—	—	—	14.590 (157)	—	—	—

The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance. The area of other specified items to the extent that it forms part of the residential property (not included in the saleable area) is calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

### Notes:

- The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the area presented in square metres.
- There is no verandah in the residential properties of the Development.
- 4/F, 13/F, 14/F and 24/F are omitted.

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每一露台、工作平台或陽台 (如有) 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其他指明項目的面積 (不計算入實用面積) 是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

### 備註:

- 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平方呎換算並以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。
- 發展項目住宅物業並無陽台。
- 不設四樓、十三樓、十四樓及二十四樓。

## 13 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

### 發展項目中的停車位的樓面平面圖

Not Applicable

不適用

## 14 SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

### 臨時買賣合約的摘要

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, 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 –
  - (a) that Preliminary Agreement is terminated;
  - (b) the Preliminary deposit is forfeited; and
  - (c) the owner does not have any further claim against the purchaser for the failure.

1. 在簽署臨時買賣合約（「該臨時合約」）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，會由代表擁有人行事的律師事務所以保證金保存人的身份持有。
3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約 –
  - (a) 該臨時合約即告終止；
  - (b) 有關的臨時訂金即予沒收；及
  - (c) 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。

# 15 SUMMARY OF DEED OF MUTUAL COVENANT

## 公契的摘要

The Deed of Mutual Covenant and Management Agreement in respect of the Development (the "DMC") provides for the following Common Areas and Common Facilities:

### 1. The common parts of the Development

- (A) "Common Areas" means the Development Common Areas, the Commercial Common Areas, the Residential Common Areas and all those parts of the Development designated as common areas in any Sub-Deed of Mutual Covenant.

"Commercial Common Areas" means those parts of the Land and the Development as shown on the Ground Floor Plan, the 1<sup>st</sup> Floor Plan and Elevation Plans annexed to the DMC and certified as to the accuracy thereof by or on behalf of the Authorized Person and thereon coloured violet and intended for the common use and benefit of the Owners and Occupiers of the Commercial Units including but not limited to certain external walls of the Development (but excluding, for the avoidance of doubt, the Curtain Wall, the external walls forming part of the Development Common Areas and external walls forming part of the Residential Accommodation) and any other parts or spaces on or in the Land and the Development for the common use and benefit of the Owners and Occupiers of the Commercial Units and their visitors and not for the exclusive use or benefit of the Owner or Occupier of any individual Commercial Unit or his visitors **EXCLUDING** the Development Common Areas and the Residential Common Areas and **EXCLUDING** any part, space, area or facility the exclusive right and privilege to hold use, occupy and enjoy the same that belongs to any particular Owner **PROVIDED THAT**, where appropriate, if (a) any parts of the Development covered by paragraph (a) of the definition of "common parts" set out in Section 2 of the Ordinance and/or (b) any parts specified in the Schedule 1 to the Ordinance and included under paragraph (b) of the definition of "common parts" set out in Section 2 of the Ordinance, are also for the common use and benefit of all the Owners of the Commercial Units, such parts shall be deemed to have been included as, and shall form part of, the Commercial Common Areas.

"Development Common Areas" means those parts of the Land and the Development as shown on the Ground Floor Plan, the 1<sup>st</sup> Floor Plan, the 2<sup>nd</sup> Floor Plan, the Roof Floor Plan, the Upper & Top Roof Floor Plan and the Elevation Plans annexed to the DMC and certified as to the accuracy thereof by or on behalf of the Authorized Person and thereon coloured yellow and intended for the common use and benefit of the Owners and Occupiers of the Units including, but not limited to, certain entrances, exits, passageways, stairways, staircases and ramps, lift lobby on the 1<sup>st</sup> Floor, lift shaft of Lift No. 1 on the Ground Floor and the 1<sup>st</sup> Floor, caretaker's office, hoistway for transformer, refuse storage and material recovery chamber, cable room, F.S. Control Centre, F.S. sprinkler inlet, water meter cabinet, telephone duct, cable duct, transformer room, switch room, sprinkler tank, sprinkler and F.S. pump room, F.S. upfeed pump room, telecommunications and broadcasting equipment room, potable and flushing pump room, F.G. sump tank for potable, F.G. sump tank for flushing, potable water pump room, potable water tank, F.G. flushing water tank, areas for installation of satellite dishes and/or TV antennae, emergency generator room, flat roof on the Top Roof, the No.58 Party Wall, certain external walls of the Development (but excluding, for the avoidance of doubt, the external walls forming part of the Commercial Accommodation and external walls forming part of the Residential Accommodation) and any other parts or spaces on or in the Land and the Development for the common benefit of the Owners and Occupiers of the Units and their visitors and not for the exclusive use or benefit of the Owner or Occupier of any individual Unit or his visitors **EXCLUDING** the Commercial Common Areas and the Residential Common Areas and **EXCLUDING** any part, space, area or facility the exclusive right and privilege to hold use, occupy and enjoy the same that belongs to any particular Owner **PROVIDED THAT**, where appropriate, if (a) any parts of the Development covered by paragraph (a) of the definition of "common parts" set out in Section 2 of the Ordinance and/or (b) any parts specified in the Schedule 1 to the Ordinance and included under paragraph (b) of the definition of "common parts" set out in Section 2 of the Ordinance, are also for the common use and benefit of all the Owners of the Units, such parts shall be deemed to have been included as, and shall form part of, the Development Common Areas.

"Residential Common Areas" means those parts of the Land and the Development as shown on the Ground Floor Plan, the 1<sup>st</sup> Floor Plan, the 2<sup>nd</sup> Floor Plan, the 3<sup>rd</sup>-28<sup>th</sup> Floors Plan, the Roof Floor Plan, the Upper & Top Roof Floor Plan and the Elevation Plans annexed to the DMC and certified as to the accuracy thereof by or on behalf of the Authorized Person and thereon coloured green and intended for the common use and benefit of the Owners and Occupiers of the Residential Units including, but not limited to, lift lobbies on all floors (except the 1<sup>st</sup> Floor), lift pits, lift shafts (except that of Lift No. 1 on the Ground Floor and the 1<sup>st</sup> Floor), staircases, exits, ramps, the external walls and parapet walls of the Residential Accommodation (but excluding the interior surface of such walls facing the Residential Units and the glass and metal parapets/balustrade/fences of the Balcony and the Utility Platform which form parts of the Residential Units), the Curtain Wall, the entrance lobby on the Ground Floor, the architectural fins and features, pipes serving the Residential Accommodation, lift machine room, the A/C Areas and A/C Platforms of the Residential Units, electric meter cabinet, water meter cabinet, pipe duct, telephone duct and any other parts or spaces on or in the Land and the Development for the common use and benefit of the Owners and Occupiers of the Residential Units and their visitors and not for the exclusive use or benefit of the Owner or Occupier of any individual Residential Unit or his visitors **EXCLUDING** the Development Common Areas and Commercial Common

Areas and **EXCLUDING** any part, space, area or facility the exclusive right and privilege to hold use, occupy and enjoy the same that belongs to any particular Owner **PROVIDED THAT**, where appropriate, if (a) any parts of the Development covered by paragraph (a) of the definition of "common parts" set out in Section 2 of the Ordinance and/or (b) any parts specified in the Schedule 1 to the Ordinance and included under paragraph (b) of the definition of "common parts" set out in Section 2 of the Ordinance, are also for the common use and benefit of all the Owners of the Residential Units, such parts shall be deemed to have been included as, and shall form part of, the Residential Common Areas.

- (B) "Common Facilities" means the Development Common Facilities, the Commercial Common Facilities and the Residential Common Facilities and such of the installations and facilities of the Development designated as common facilities in any Sub-Deed of Mutual Covenant.

"Commercial Common Facilities" means all those installations and facilities of the Development (whether within or outside the Commercial Accommodation) used in common by or installed for the common use and benefit of the Owners and Occupiers of the Commercial Units and their visitors and not for the exclusive use or benefit of the Owner or Occupier of any individual Commercial Unit or his visitors including but not limited to:-

- (a) the wirings, cables, A/C ducts, gas provisions, plumbing and drainage services (if any) serving the Commercial Accommodation; and
- (b) other facilities and equipment installed for the common use and benefit of any of the Owners, Occupiers or visitors of the Commercial Units and not for the exclusive use and benefit of a particular Commercial Unit

**EXCLUDING** the Development Common Facilities and the Residential Common Facilities and **EXCLUDING** any part, space, area or facility the exclusive right and privilege to hold use occupy and enjoy the same belongs to any particular Owner.

"Development Common Facilities" means all those installations and facilities of the Development installed for the common use and benefit of the Owners and Occupiers of the Development and their visitors and not for exclusive use or benefit of any particular Owner or Occupier or his visitor including but not limited to:-

- (a) such of the sewers, drains, water courses, pipes, gutters, wells (if any), aerials, wires and cables, telecommunications and other services facilities, whether ducted or otherwise which are or at any time may be in, under or over or passing through the Land and/or the Development, through which water, sewage, gas, electricity and any other services are supplied to the Development;
- (b) F.S. Control Centre, sprinkler inlet, transformer room, switch room, sprinkler & F.S. pump room, F.S. water tank, potable & flushing water pump room, emergency generator room, and the facilities and equipment therein for the common use and benefit of the Development;
- (c) metal gates, features and fences, louvres, lighting, mechanical ventilation/air-conditioning (if any) for the Development Common Areas; and
- (d) refuse collection equipment and facilities

**EXCLUDING** the Commercial Common Facilities and the Residential Common Facilities and **EXCLUDING** any part, space, area or facility the exclusive right and privilege to hold use occupy and enjoy the same belongs to any particular Owner.

"Residential Common Facilities" means all those installations and facilities of the Development (whether within or outside the Residential Accommodation) used in common by or installed for the common use and benefit of the Owners and Occupiers of the Residential Units and their visitors and not for the exclusive use or benefit of the Owner or Occupier of any individual Residential Unit or his visitors including but not limited to:-

- (a) lighting, air-conditioning and mechanical ventilation (if any) for the Residential Common Areas;
- (b) television and wireless aerials, security system;
- (c) the lift shafts (except that of Lift No. 1 on the Ground Floor and the 1<sup>st</sup> Floor); and
- (d) any other facilities and equipment installed for the common use and benefit of any of the Owners, Occupiers or visitors of the Residential Units and not for the use and benefit of a particular Residential Unit.



# 15 SUMMARY OF DEED OF MUTUAL COVENANT

## 公契的摘要

**EXCLUDING** the Development Common Facilities and Commercial Common Facilities and **EXCLUDING** any part, space, area or facility the exclusive right and privilege to hold use occupy and enjoy the same belongs to any particular Owner.

### 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

The manager for the Development shall be appointed for an initial term of two (2) years commencing from the date of the DMC and shall thereafter continue from year to year until termination of the manager's appointment in accordance with the provisions of the DMC.

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

- Each owner of a residential property in the Development shall contribute to the expenses of the management budget for the Development Common Areas and Development Common Facilities in the proportion that the management shares attributable to his residential property bears to the total management shares for the Development.
- Each owner of a residential property shall contribute to the expenses of the management budget for the Residential Common Areas and Residential Common Facilities in the proportion that the management shares attributable to his residential property bears to the total management shares allocated to all residential properties in the Development.
- Please refer to the "Table of Allocation of Management Shares" in this section below for the number of management shares assigned to each residential property.

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

A sum as security equivalent to two (2) months' first year's budgeted Management Charges payable in respect of a Unit and such security amount shall be non-refundable but transferrable.

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

Not applicable

Note:

- Unless otherwise defined in the sales brochure, capitalized terms used in the above shall have the same meaning of such terms in the draft DMC.
- 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.

Table of Allocation of Undivided Share:

Floor	Unit	No. of undivided shares allocated to each Unit
2/F	A	39
	B	16
	C	16
	D	16
	E	16
	F	36
3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 27/F	A	29
	B	17
	C	17
	D	17
	E	17
	F	21
28/F	A	32
	B	18
	C	18
	D	18
	E	18
	F	23

Remarks: 4/F, 13/F, 14/F and 24/F are omitted.

Table of Allocation of Management Share:

Floor	Unit	No. of management shares allocated to each Unit
2/F	A	39
	B	16
	C	16
	D	16
	E	16
	F	36
3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 27/F	A	29
	B	17
	C	17
	D	17
	E	17
	F	21
28/F	A	32
	B	18
	C	18
	D	18
	E	18
	F	23

Remarks: 4/F, 13/F, 14/F and 24/F are omitted.

# 15 SUMMARY OF DEED OF MUTUAL COVENANT

## 公契的摘要

發展項目的公契及管理協議(「公契」)訂明下列公用地方及公用設施：

### 1. 發展項目的公用部分

- (A) 「公用地方」指發展項目公用地方、商業公用地方、住宅公用地方及於任何附屬公契中限定作為公用地方的發展項目部份地方。

「商業公用地方」指公契所夾附之地下樓面平面圖、一樓樓面平面圖及立面圖並經認可人士或其代表核證準確的圖則以紫色顯示而擬供各商業單位業主及佔用人共用與共享的該土地及發展項目部份，包括但不限於商業樓宇某些外牆(但為免存疑現聲明不包括幕牆、構成發展項目公用地方一部份的外牆或構成住宅樓宇一部份的外牆)，以及供商業單位業主、佔用人及其訪客共享而非個別商業單位業主或佔用人或其訪客專用或專享的該土地及發展項目任何其他部份及範圍，但並不包括發展項目公用地方及住宅公用地方，亦不包括個別業主享有專屬權與特權持有、使用、佔用和享用的任何部份、範圍、地方或設施。此外，在適當情況下，如(a)發展項目任何部份符合《建築物管理條例》(香港法例第344章)(包括其不時生效的修訂本或任何其取代本或再頒布本)(「該條例」)第2條中公用部份第(a)段的釋義及/或(b)發展項目任何部份乃「該條例」附表一訂明而符合「該條例」第2條中公用部份第(b)段的釋義，且此等部份將供所有商業單位業主共用及共享，則應視作屬於商業公用地方一部份。

「發展項目公用地方」指公契所夾附之地下樓面平面圖、一樓樓面平面圖、二樓樓面平面圖、天台樓面平面圖、上層天台及天台頂層樓面平面圖及立面圖並經認可人士或其代表核證準確的圖則以黃色顯示而擬供各單位業主及佔用人共用與共享的該土地及發展項目部份，其中包括但不限於某些入口、出口、通道、樓梯、楷梯及斜路、一樓電梯大堂、一號電梯位於地下及一樓之電梯槽、管理員辦事處、電力變壓器井道、垃圾存放及物料回收室、電纜管房、消防控制中心、消防花灑入水掣、水錶櫃、電話線管槽、電線管槽、電力變壓房、電掣房、花灑水缸、花灑及消防泵房、消防上水泵房、電訊及廣播設備室、食水及沖廁水泵房、食水沉澱池、沖廁水沉澱池、食水泵房、食水水缸、沖廁水水缸、安裝衛星天線和/或電視天線的區域、緊急發電機機房、天台頂層平台及發展項目某些外牆(但為免存疑現聲明不包括構成商業樓宇一部份的外牆或構成住宅樓宇一部份的外牆)，但不包括商業公用地方及住宅公用地方，亦不包括個別業主享有專屬權與特權持有、使用、佔用和享用的任何部份、範圍、地方或設施。此外，在適當情況下，如(a)發展項目任何部份符合《建築物管理條例》(香港法例第344章)(包括其不時生效的修訂本或任何其取代本或再頒布本)(「該條例」)第2條中「公用部份」第(a)段的釋義及/或(b)發展項目任何部份乃「該條例」附表一訂明而符合「該條例」第2條中「公用部份」第(b)段的釋義，且此等部份供所有發展項目單位業主共用及共享，則應視作屬於發展項目公用地方一部份。

「住宅公用地方」指公契所夾附地下樓面平面圖、一樓樓面平面圖、二樓樓面平面圖、三樓至二十八樓樓面平面圖、天台樓面平面圖、上層天台及天台頂層樓面平面圖及立面圖並經「認可人士」或其代表核證準確的圖則以綠色顯示而擬供各住宅單位業主及佔用人共用與共享的該土地及發展項目部份，其中包括但不限於各層電梯大堂(一樓除外)、電梯井底坑、電梯槽(一號電梯位於地下及一樓之電梯槽除外)、樓梯、出口、斜路、住宅樓宇外牆及護牆(但不包括該等牆身面對住宅單位的內部表面及組成住宅單位的露台及工作平台的玻璃和金屬護牆/欄杆/圍欄)、幕牆、地下入口大堂、裝飾翼片和建築特色、住宅樓宇喉管、電梯機房、住宅單位冷氣機平台及冷氣機區域、電錶櫃、水錶櫃、喉管井道、電話線管槽以及供住宅單位業主、佔用人及其訪客共享而非個別住宅單位業主或佔用人或其訪客專用或專享的該土地及發展項目任何其他部份及範圍，但不包括發展項目公用地方及商業公用地方，亦不包括個別業主享有專屬權與特權持有、使用、佔用和享用的任何部份、範圍、地方或設施。此外，在適當情況下，如(a)發展項目任何部份符合《建築物管理條例》(香港法例第344章)(包括其不時生效的修訂本或任何其取代本或再頒布本)(「該條例」)第2條中公用部份第(a)段的釋義及/或(b)發展項目任何部份乃「該條例」附表一訂明而符合「該條例」第2條中公用部份第(b)段的釋義，且此等部份將供所有住宅單位業主共用及共享，則應視作屬於住宅公用地方一部份。

- (B) 「公用設施」指發展項目公用設施、商業公用設施、住宅公用設施及於任何附屬公契內指定的發展項目裝置及設施。

「商業公用設施」指裝設供商業樓宇業主及佔用人和其訪客共用與共享而非個別業主或佔用人或其訪客專用或專享之所有發展項目裝置及設施(不論是否位於商業樓宇內或外)，包括但不限於：-

- (a) 商業樓宇專用的電線、電纜、冷氣管道、燃氣供應、渠務及排水系統服務(如有)；及
- (b) 安裝供商業單位業主、佔用人或其訪客共用與共享而非個別商業單位專用或專享的任何其他設施與設備

但不包括發展項目公用設施及住宅公用設施，亦不包括個別業主享有專屬權及特權持有、使用、佔用與享用的任何部份、範圍、地方或設施。

「發展項目公用設施」指裝設供發展項目業主及佔用人和其訪客共用與共享而非個別業主或佔用人或其訪客專用或專享之所有發展項目裝置及設施，包括但不限於：

- (a) 現時或於任何時間位於該土地及/或發展項目內、下、上或穿越其中而為發展項目供應食水、污水排放、燃氣、電力及任何其他服務的污水管、排水渠、水道、水管、溝渠、井(如有)、天線、電線、電纜及電話，以及其他任何鋪管或非鋪管服務設施；
- (b) 消防控制中心、消防入水掣、電力變壓房、電掣房、花灑及消防泵房、消防水缸、食水及沖廁水泵房、緊急發電機機房及發展項目中共用與共享的設施和設備；
- (c) 鐵閘、圍欄、通氣孔、照明及發展項目公用地方的機械通風或空調(如有)；及
- (d) 垃圾收集設備及設施

但不包括商業公用設施及住宅公用設施，亦不包括個別業主享有專屬權與特權持有、使用、佔用及享用之任何部份、範圍、地方或設施。

「住宅公用設施」指裝設供住宅單位業主及佔用人和其訪客共用與共享而非個別住宅單位業主或佔用人或其訪客專用或專享的所有發展項目裝置及設施(不論是否位於住宅樓宇內或外)，包括但不限於：-

- (a) 住宅公用地方的照明裝置、冷氣及機械通風系統(如有)；
- (b) 電視及電台天線、保安系統；
- (c) 電梯槽(一號電梯位於地下及一樓之電梯槽除外)；及
- (e) 安裝供住宅單位業主、佔用人或其訪客共用與共享而非個別住宅單位專用或專享的任何其他設施與設備，

但不包括發展項目公用設施及商業公用設施，亦不包括個別業主享有專屬權與特權持有、使用、佔用及享用之任何部份、範圍、地方或設施。

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

每個住宅物業的不分割份數的數目分配請參閱本節下文「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

發展項目的管理人首屆任期由簽訂公契日期起計兩年，其後按年續任直至根據公契的條款終止為止。

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) 每名住宅物業的擁有人應攤付發展項目公用地方及發展項目公用設施的管理預算案開支，攤付比例為其所持住宅物業的管理份數佔發展項目管理份數總額的比例。
- (b) 每名住宅物業的擁有人應攤付住宅公用地方及住宅公用設施的管理預算案開支，攤付比例為其所持住宅物業的管理份數佔所有住宅物業管理份數總額的比例。
- (c) 每個住宅物業的管理份數的數目分配請參閱本節下文「管理份數的分配表」。

5. 計算管理費按金的基準

相等於單位首年管理預算案應付的二(2)個月管理費作為保證金，該保證金不可退還，但可轉讓。

6. 擁有人在發展項目中保留作自用的範圍

不適用

備註：

1. 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。
2. 公契擬稿中界定的文字及詞語除非在售樓說明書中重新定義或明確說明，否則在本摘要內使用時具有相同的含義。

不分割份數的分配表:

樓層	單位	分配予每個單位之不分割份數數目
二樓	A	39
	B	16
	C	16
	D	16
	E	16
	F	36
三樓、 五樓至十二樓、 十五樓至二十三樓、 二十五樓至二十七樓	A	29
	B	17
	C	17
	D	17
	E	17
	F	21
二十八樓	A	32
	B	18
	C	18
	D	18
	E	18
	F	23

備註: 不設四樓、十三樓、十四樓及二十四樓。

管理份數的分配表:

樓層	單位	分配予每個單位之管理份數數目
二樓	A	39
	B	16
	C	16
	D	16
	E	16
	F	36
三樓、 五樓至十二樓、 十五樓至二十三樓、 二十五樓至二十七樓	A	29
	B	17
	C	17
	D	17
	E	17
	F	21
二十八樓	A	32
	B	18
	C	18
	D	18
	E	18
	F	23

備註: 不設四樓、十三樓、十四樓及二十四樓。

### 1. The Lot Number of the Land on which the Development is situated

Kowloon Inland Lot No.3372, Kowloon Inland Lot No.2547, Kowloon Inland Lot No.2455, Kowloon Inland Lot No.2456 and Kowloon Inland Lot No.3070 (collectively "the Land").

### 2. The term of years under the Grant

- (a) Kowloon Inland Lot No.3372 and Kowloon Inland Lot No.2547 are respectively granted for a term of 75 years commencing from 20th July 1931 with a right of renewal for a further term of 75 years.
- (b) Kowloon Inland Lot No.2455, Kowloon Inland Lot No.2456 and Kowloon Inland Lot No.3070 are respectively granted for a term of 75 years commencing from 21st March 1931 with a right of renewal for a further term of 75 years.

### 3. The user restrictions applicable to the Land

Pursuant to the Grant, the grantee shall not use the Land or any part thereof for the trade or business of a brazier, slaughterman, soapmaker, sugar-baker, fellmonger, melter of tallow, oilman, butcher, distiller, victualler or tavern-keeper, blacksmith, nightman, scavenger, or any other noisy noisome or offensive trade or business whatever, without the previous licence of the Government of the Hong Kong Special Administrative Region (the "Government") signified in writing by the Chief Executive or other person duly authorised in that behalf.

### 4. The facilities that are required to be constructed and provided for the Government, or for public use

Not applicable

### 5. The grantee's obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside the Land

The grantee shall and will, from time to time and at all times hereafter, at his her or their own proper costs and charges, well and sufficiently repair, uphold, support, maintain, pave, purge, scour, cleanse, empty, amend and keep the messuage or tenement, messuages or tenements, and all other erections and buildings, now or at any time hereafter standing upon the Land and all the walls, banks, cuttings, hedges, ditches, rails, lights, pavements, privies, sinks, drains and watercourses thereunto belonging, and which shall in anywise belong or appertain unto the same, in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Government.

### 6. The Grant conditions that are onerous to a purchaser

- (a) The Government has reserved all mines, minerals, mineral oils and quarries of stone etc in, under and upon the Land as the Government may require for the roads, public buildings or other public purposes of Hong Kong and the Government has full liberty to enter the Land to view, dig for, convert, and carry away such things thereby doing as little damage as possible to the grantee.
- (b) The Government has full power to make and conduct in through and under the Land, all and any public or common sewers, drains or watercourses.
- (c) The grantee shall and will, from time to time and at all times hereafter, at his her or their own proper costs and charges, well and sufficiently repair, uphold, support, maintain, pave, purge, scour, cleanse, empty, amend and keep the messuage or tenement, messuages or tenements, and all other erections and buildings, now or at any time hereafter standing upon the Land and all the walls, banks, cuttings, hedges, ditches, rails, lights, pavements, privies, sinks, drains and watercourses thereunto belonging, and which shall in anywise belong or appertain unto the same, in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Government.
- (d) The grantee shall bear, pay and allow a reasonable share and proportions for and towards the costs and charges of making, building, repairing and amending, all or any roads, pavements, channels, fences and party-walls, draughts, private or public sewers and drains, requisite for, or in, or belonging to the Land or any part thereof, in common with other premises near or adjoining thereto, and that such proportion shall be fixed and ascertained by the Government.
- (e) It shall be lawful for the Government during the said term at all reasonable times in the day to enter into and upon the Land to view search and see the condition of the same. Should the Government find any decays, defects and

wants of reparation and amendment of or on the Land, the grantee shall repair and amend the same as required by the Government in writing within three calendar months following the written notice or warning by the Government.

- (f) The grantee of the Land shall not let, underlet, mortgage, assign or otherwise part with all or any part of the Land without at the same time registering such alienation in the Land Registry.
- (g) The Government has full power to resume, enter into, and re-take possession of all or any part of the Land if required for the improvement of Hong Kong or for any other public purpose whatsoever, three calendar months' notice being given to the grantee being so required, and a full and fair compensation for the Land and the buildings thereon at a valuation, made by the Government.

Note :

Please refer to the Land Grant for details. A copy 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.



# 16 SUMMARY OF LAND GRANT

## 批地文件的摘要

### 1. 發展項目所位於的土地的地段編號

九龍內地段第3372號、九龍內地段第2547號、九龍內地段第2455號、九龍內地段第2456號及九龍內地段第3070號（統稱「該土地」）。

### 2. 有關租契規定的年期

- (a) 九龍內地段第3372號及九龍內地段第2547號批出的年期為由1931年7月20日起計75年並有權續期75年。
- (b) 九龍內地段第2455號、九龍內地段第2456號及九龍內地段第3070號批出的年期為由1931年3月21日起計75年並有權續期75年。

### 3. 適用於該土地的用途限制

該土地或任何部份不得用於、經營或從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務，或任何其他產生噪音、發出惡臭或令人厭惡的行業或業務，除非事前已得到行政長官或就此獲妥為授權的其他人以書面給予特許。

### 4. 按規定須興建並提供予政府或供公眾使用的設施

不適用

### 5. 有關承授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

承授人須不時及於任何時候自費充分地及完善地修復、維持、支持、保養、鋪設、清除、沖刷、清洗、清空、改善及保持現在或將來任何時間豎設於該土地上的房屋、宅院或物業及所有其他豎設物及建築物，連同所有屬於或有關的牆壁、土堤、路塹、樹籬、溝渠、圍欄、鐵軌、照明、行人路、廁所、水槽、排水溝及水道，並以各種方式作出需要及必要的修補、清洗及修改工程，整個工程須達致政府滿意的程度。

### 6. 對買方造成負擔的租用條件

- (a) 政府已為了道路、公用建築物或其他香港公眾目的所需而保留該土地內、下及上的所有礦產、礦物、礦油及石頭等，及政府有完全自由進出該土地以檢視、探礦、轉用及搬離該等事物，惟須盡可能減少對承授人造成的損害。
- (b) 政府有完全權力在該土地內、並穿過該土地及在其下裝置及接駁所有及任何公共或公用排污渠、排水渠或水道。
- (c) 承授人須不時及於任何時候自費充分地及完善地修復、維持、支持、保養、鋪設、清除、沖刷、清洗、清空、改善及保持現在或將來任何時間豎設於該土地上的房屋、宅院或物業及所有其他豎設物及建築物，連同所有屬於或有關的牆壁、土堤、路塹、樹籬、溝渠、圍欄、鐵軌、照明、行人路、廁所、水槽、排水溝及水道，並以各種方式作出需要及必要的修補、清洗及修改工程，整個工程須達致政府滿意的程度。
- (d) 承授人須按一個合理的數額和比例承擔及支付製造、興建、維修及改善於該土地或其任何部分或為其所需而與附近或毗連範圍共用的所有或任何道路、行人道、通道、圍牆和共用牆、通風口、私人或公用排污渠和排水渠的費用及收費；該數額由政府釐定。

- (e) 政府可在租契規定的年期內於任何合理時間合法地進入該土地以便檢視、搜查及查看該土地的狀況。如政府發現該土地上有任何不妥善之處及需要修補及修正，承授人應於政府的書面通知要求的三個公曆月內作出維修及修正。
- (f) 承授人在租出、分租、按揭、轉讓或以任何方式處置該土地的全部或部分予他人時，必須同時在土地註冊處登記有關轉讓文件。
- (g) 如為改善香港或任何其他公共目的需要，經發出三個公曆月的通知及支付由政府評定的充分和公平賠償，政府有權收回、進入及重新管有該土地或其任何部分。

備註：

請參考批地文件以了解全部詳情。批地文件副本已備於售樓處，可在售樓處辦公時間免費要求閱覽，並可在支付所需的影印費後獲取複印本。



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

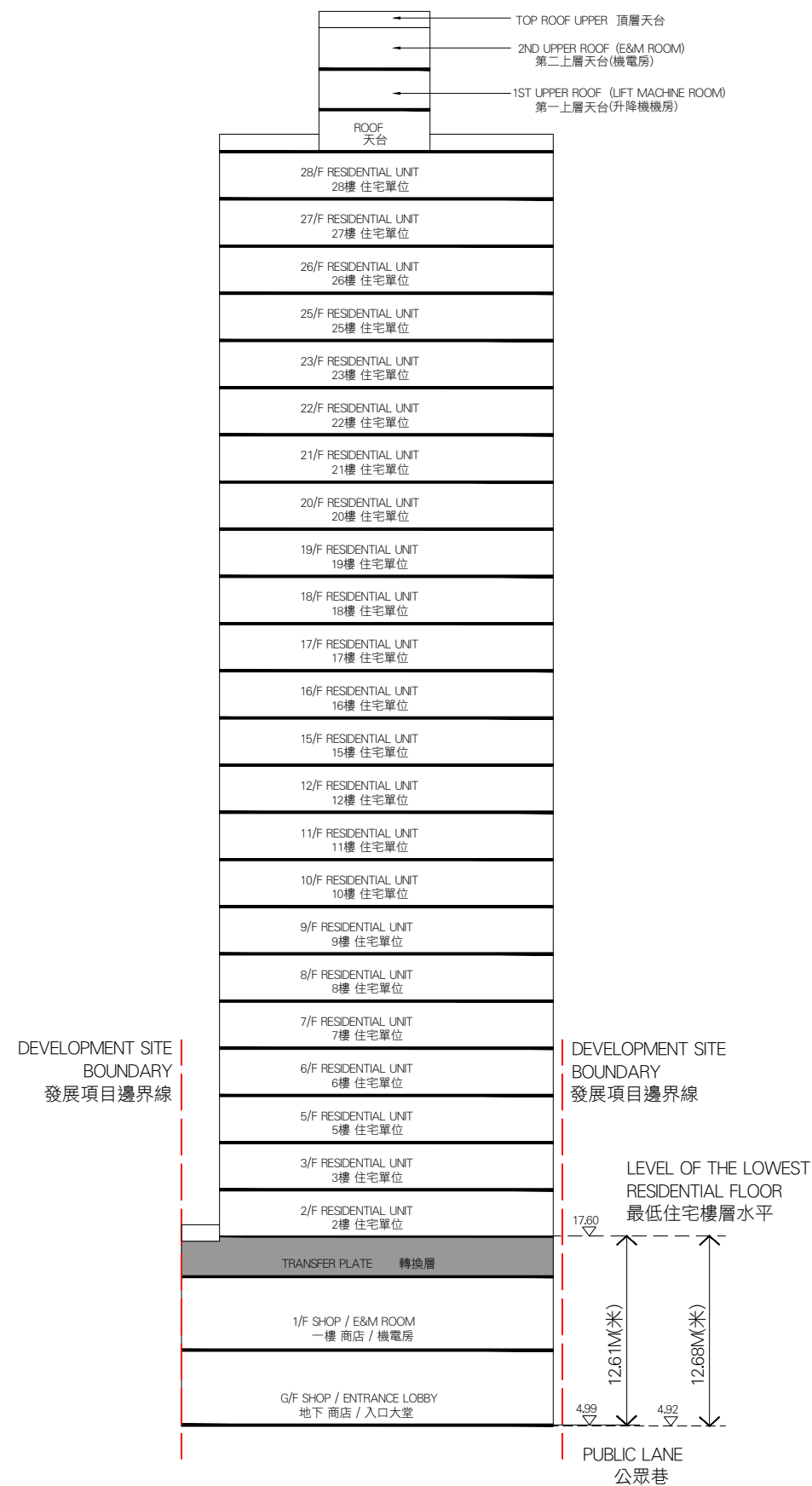
- |   |  |
|---|--|
| <p>(A) Any facilities that are required under the land grant to be constructed and provided for the Government, or for public use;<br/>Not Applicable.</p> <p>(B) Any facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development;<br/>Not Applicable.</p> <p>(C) Any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development;<br/>Not Applicable.</p> <p>(D) Any part of the land (on which the Development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap.123 sub.leg F).<br/>Not Applicable.</p> | <p>(A) 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施；<br/>不適用。</p> <p>(B) 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施；<br/>不適用。</p> <p>(C) 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的休憩用地；<br/>不適用。</p> <p>(D) 發展項目所位於的土地中為施行《建築物(規劃)規例》(第123章，附屬法例F)第22(1)條而撥供公眾用途的任何部分。<br/>不適用。</p> |
|---|--|

## 18 WARNING TO PURCHASERS 對買方的警告

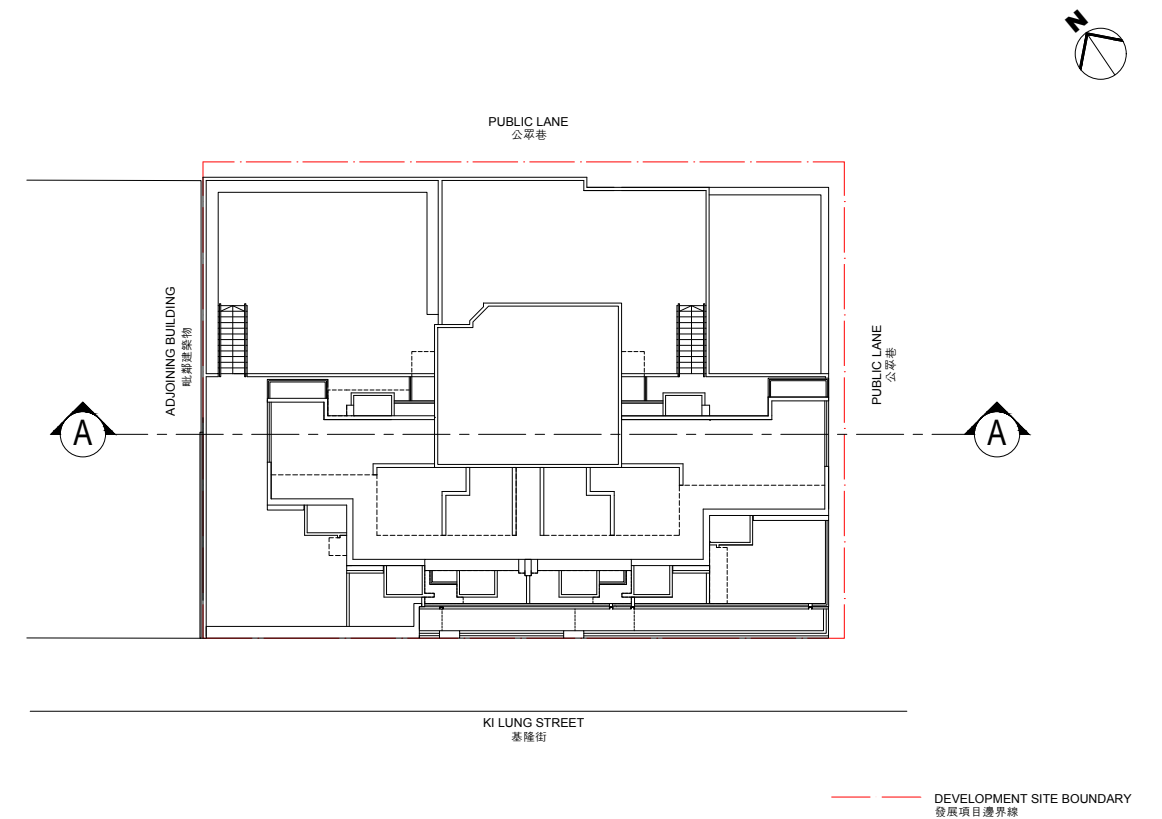
- |  |   |
|--|---|
| <p>1. The purchaser is hereby recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.</p> <p>2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.</p> <p>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 –<br/>(a) that firm may not be able to protect the purchaser's interests; and<br/>(b) the purchaser may have to instruct a separate firm of solicitors; and<br/>(c) that in the case of paragraph 3(b), 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.</p> | <p>1. 現特此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。</p> <p>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。</p> <p>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 –<br/>(a) 該律師事務所可能不能夠保障買方的利益；及<br/>(b) 買方可能要聘用一間獨立的律師事務所；及<br/>(c) 如屬3(b)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。</p> |
|--|---|

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

CROSS-SECTION PLAN A-A  
橫截面圖 A - A



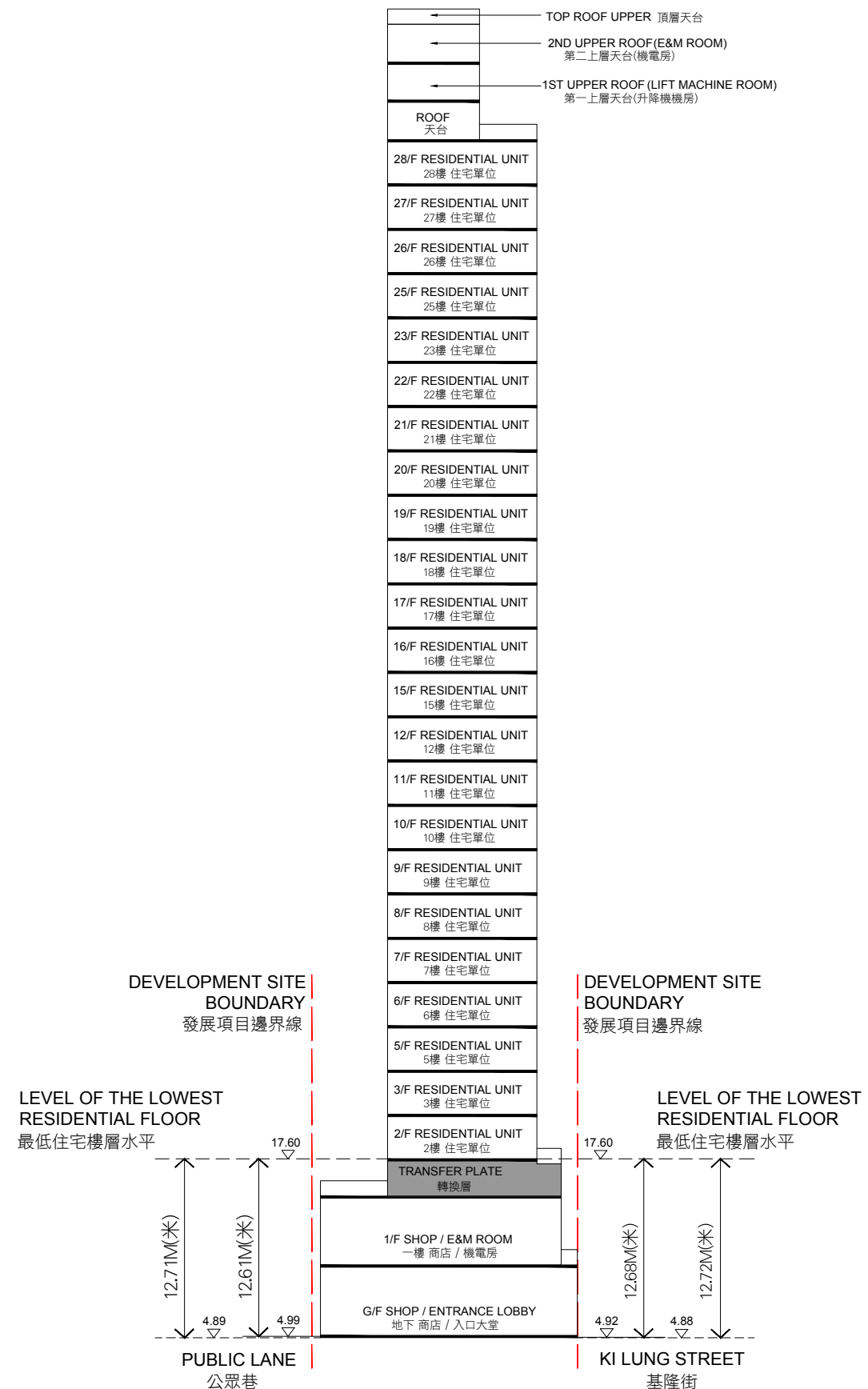
BLOCK PLAN  
座向圖



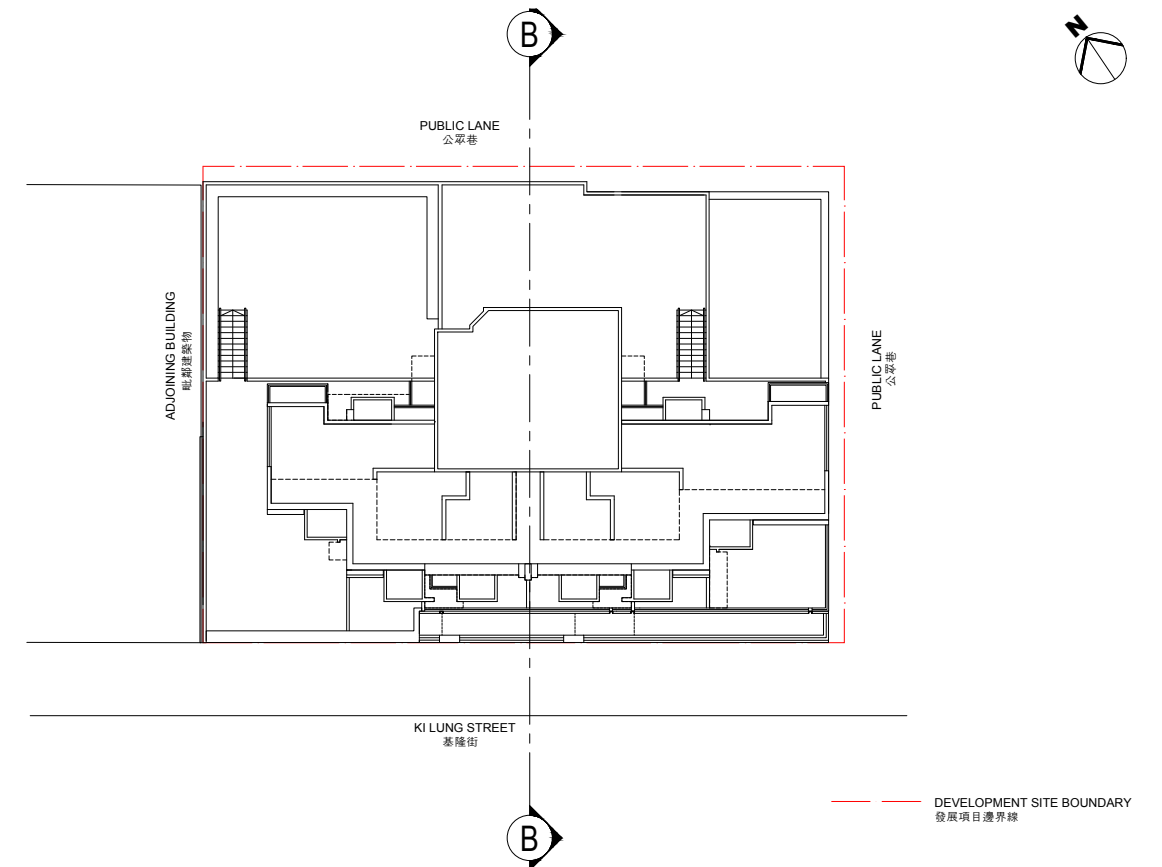
1. The level of lowest residential floor of the building is 17.60 metres above Hong Kong Principal Datum (HKPD).
  2. The part of public lane adjacent to the south-eastern side of the building is 4.92 to 4.99 metres above Hong Kong Principal Datum (HKPD).
- ▽ Height in meters above Hong Kong Principal Datum (HKPD)
1. 發展項目之最低住宅層為香港主水平基準以上17.60米。
  2. 毗鄰建築物東南面的一段公眾巷為香港主水平基準以上4.92米至4.99米。
- ▽ 香港主水平基準以上高度 (米)

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

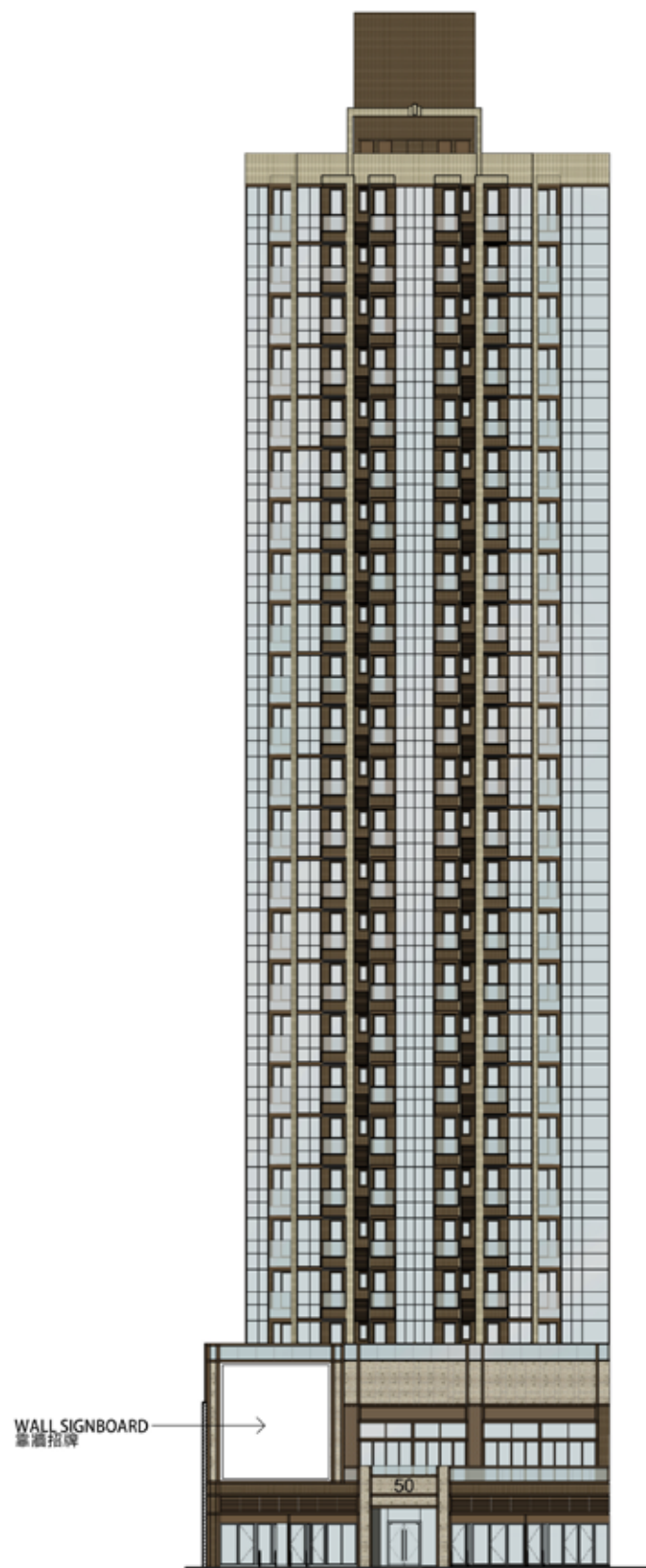
CROSS-SECTION PLAN B-B  
橫截面圖 B - B



BLOCK PLAN  
座向圖



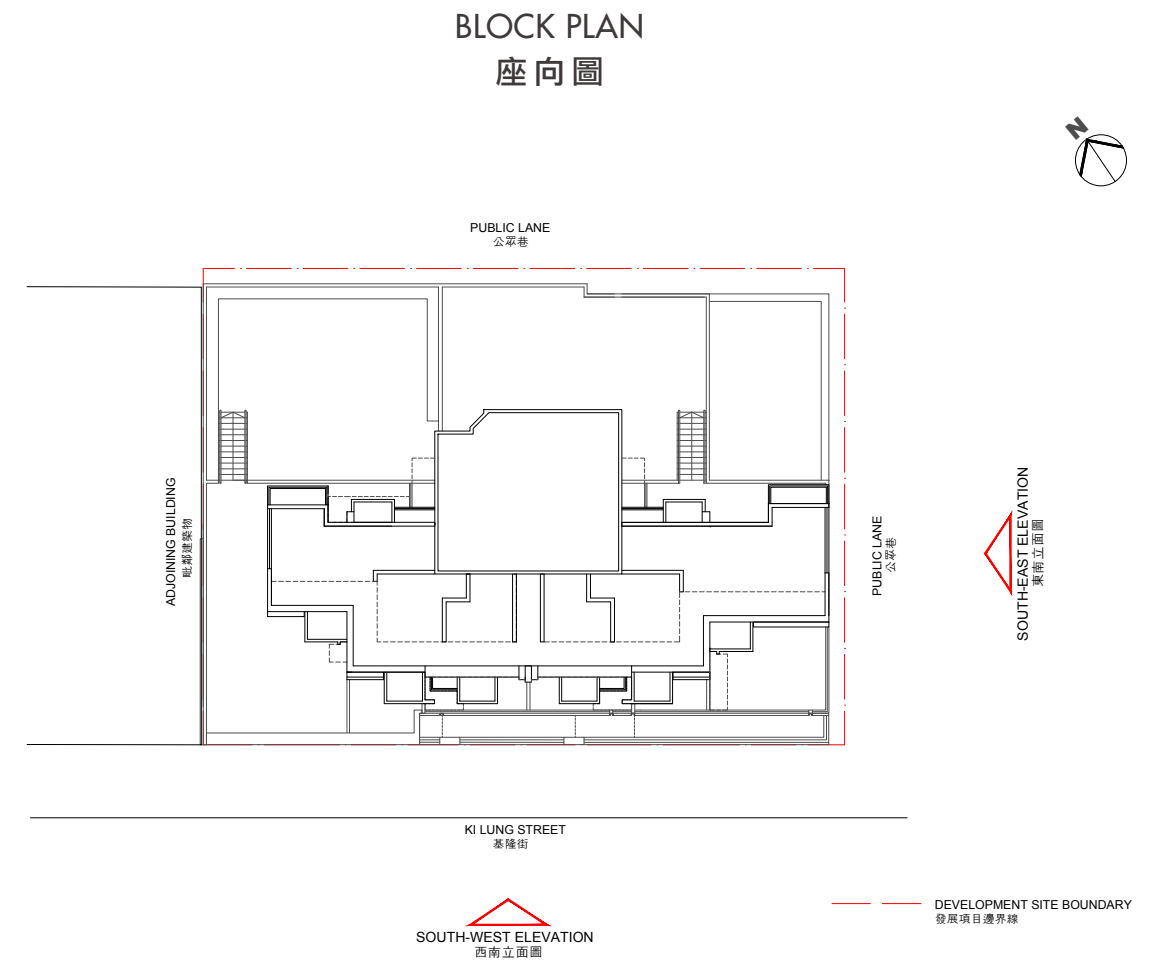
1. The level of lowest residential floor of the building is 17.60 metres above Hong Kong Principal Datum (HKPD).
  2. The part of Ki Lung Street adjacent to the south-western side of the building is 4.88 to 4.92 metres above Hong Kong Principal Datum (HKPD).
  3. The part of public lane adjacent to the north-eastern side of the building is 4.89 to 4.99 metres above Hong Kong Principal Datum (HKPD).
- ▽ Height in meters above Hong Kong Principal Datum (HKPD)
1. 發展項目之最低住宅層為香港主水平基準以上17.60米。
  2. 毗鄰建築物西南面的一段基隆街為香港主水平基準以上4.88米至4.92米。
  3. 毗鄰建築物東北面的一段公眾巷為香港主水平基準以上4.89米至4.99米。
- ▽ 香港主水平基準以上高度 (米)



SOUTH-WEST ELEVATION PLAN  
西南立面圖



SOUTH-EAST ELEVATION PLAN  
東南立面圖



Authorized person for the Development certified that the elevations shown on these plans:  
1. are prepared on the basis of the approved building plans for the Development as of 6 June 2017; and  
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：

1. 以2017年6月6日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

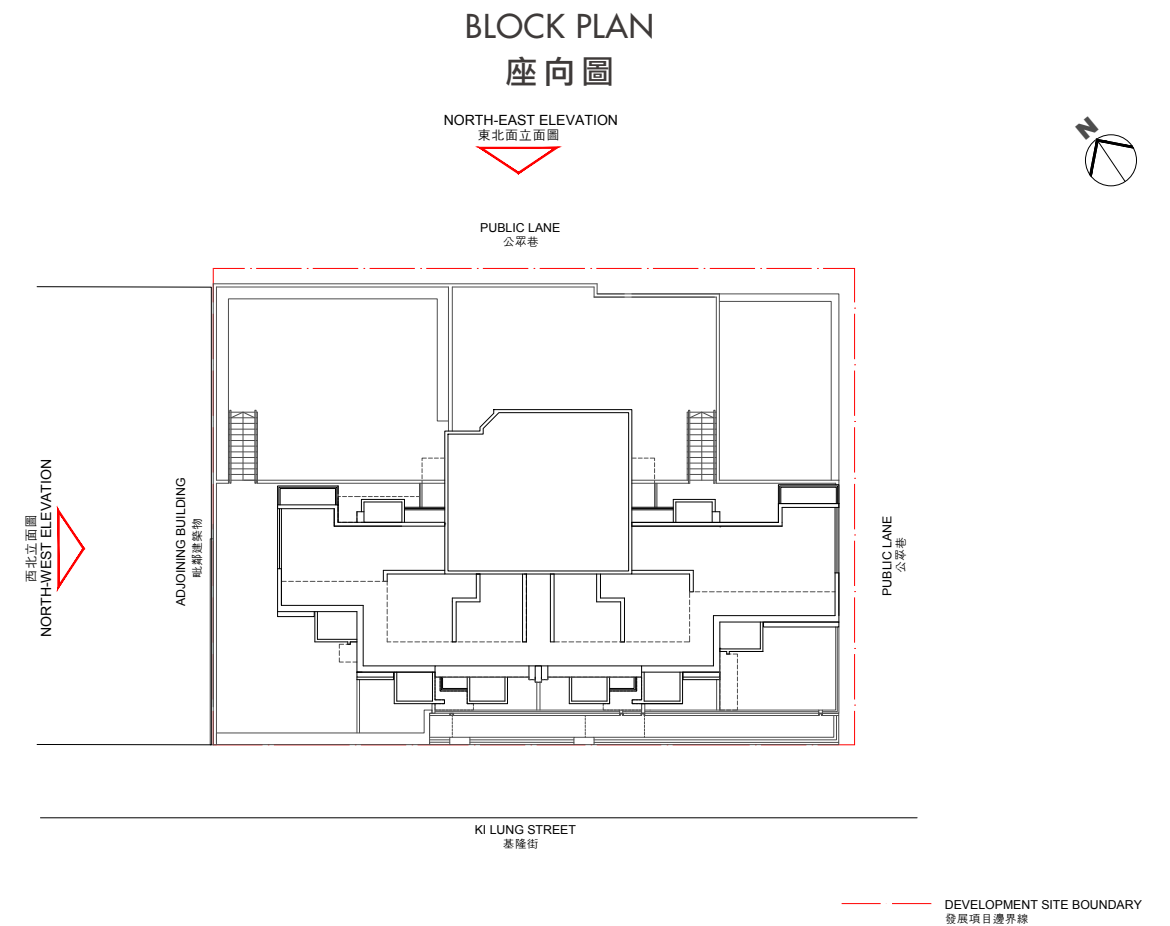




NORTH-EAST ELEVATION PLAN  
東北立面圖



NORTH-WEST ELEVATION PLAN  
西北立面圖



Authorized person for the Development certified that the elevations shown on these plans:  
1. are prepared on the basis of the approved building plans for the Development as of 6 June 2017; and  
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：

1. 以2017年6月6日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

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

Category of Common Facilities 公用設施的類別	Covered Area 有蓋面積 sq. m. 平方米 (sq. ft. 平方呎)	Uncovered Area 無蓋面積 sq. m. 平方米 (sq. ft. 平方呎)	Total Area 總面積 sq. m. 平方米 (sq. ft. 平方呎)
Residents' Clubhouse (including any recreational facilities for residents' use) (such facilities are covered) 住客會所（包括供住客使用的任何康樂設施）（該設施有上蓋遮蓋）	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 （不論是稱為公用空中花園或有其他名稱）	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
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) 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）（該設施部份有上蓋遮蓋，部份無上蓋遮蓋）	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用

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

1.

Copies of the Outline Zoning Plans relating to the Development is available at [www.ozp.tpb.gov.hk](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 properties is offered to be sold.
1.

備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 [www.ozp.tpb.gov.hk](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. Exterior Finishes 外部裝修物料

Item	細項	Description	描述
(a) External Wall	(a) 外牆		
Podium	平台	Finished with glass panel, natural stone cladding, ceramic tiles, aluminium cladding, aluminium feature and grille.	以玻璃飾板、天然掛石、瓷磚、鋁質飾板、鋁質裝板及裝飾組件鋪砌。
Tower	大廈	Finished with ceramic tiles, curtain wall and aluminium feature.	以瓷磚、玻璃幕牆及鋁質飾板鋪砌。
(b) Window	(b) 窗	Aluminium window frame with fluorocarbon coating. Fixed with insulated glass unit. (Except obscured glass for bathroom in Flat C & Flat D on 2/F, 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 28/F).	選用氟碳塗層鋁質窗框配隔熱玻璃單元。 (二樓、三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至二十八樓的C單位及D單位浴室的不透明玻璃除外)。
(c) Bay Window	(c) 窗台	Not Applicable	不適用
(d) Planter	(d) 花槽	Not Applicable	不適用
(e) Verandah or Balcony	(e) 陽台或露台	Balconies are covered and fitted with tempered glass balustrade. Floor is finished with natural stone. Walls are finished with ceramic tiles. Ceiling is finished with aluminium false ceiling. There is no verandah.	露台均有蓋且裝設強化玻璃欄杆。地台以天然石材鋪砌。牆身以瓷磚鋪砌。裝有鋁質假天花。不設陽台。
(f) Drying Facilities for Clothing	(f) 乾衣設施	Not applicable	不適用

#### 2. Interior Finishes 室內裝修物料

Item	細項	Description	描述
(a) Lobby	(a) 大堂		
G/F Lift Lobby	地下升降機大堂	Floor is finished with natural stone. Walls are finished with natural stone, stainless steel panels and plastic laminate up to false ceiling level. False ceiling is finished with gypsum board with emulsion paint.	地台以天然石鋪砌。牆身直至假天花以天然石、不鏽鋼飾面板及膠夾板飾面板鋪砌。天花裝設石膏板假天花髹上乳膠漆。
2/F, 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 28/F Lift lobby	二樓、三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至二十八樓升降機大堂	Floor is finished with porcelain tiles. Walls are finished with plastic laminate, tempered glass and stainless steel up to the false ceiling level. False ceiling is finished with gypsum board and emulsion paint.	地台以瓷磚鋪砌。牆身直至假天花以膠夾板、強化玻璃及不鏽鋼鋪砌。天花裝設石膏板假天花髹上乳膠漆。
(b) Internal wall and ceiling	(b) 內牆及天花板	Walls are finished with emulsion paint. Ceiling is finished with emulsion paint and partly finished with gypsum board bulkhead with emulsion paint.	牆身髹上乳膠漆。天花髹上乳膠漆及部分在表面鋪以石膏板假陣再髹上乳膠漆。
(c) Internal floor	(c) 內部地板	Floor is finished with natural stone border (for area adjoining balcony/utility platform in living and dining room in all flats (except Flats A to F on 2/F) and area adjoining flat roof in living and dining room in Flats A to F on 2/F), engineering wood flooring (for living and dining room and bedrooms) and timber skirting (for living and dining room and bedrooms).	地台以天然石條(適用於所有單位客飯廳連接露台/工作平台之位置(二樓A至F單位除外)及於二樓A單位至F單位客飯廳連接平台之位置)，木地板(適用於所有單位之客飯廳及睡房)及木腳線(適用於所有單位之客飯廳及睡房)鋪砌。
(d) Bathroom	(d) 浴室	Walls are finished with porcelain tiles up to false ceiling level. Floor is finished with porcelain tiles. Ceiling is finished with gypsum board and waterproof emulsion paint.	牆身直至假天花部分以瓷磚鋪砌。地台以瓷磚鋪砌。天花裝設石膏板假天花髹上防水乳膠漆。
(e) Kitchen	(e) 廚房	Walls are finished with stainless steel panel up to false ceiling level. Floor is finished with engineered wood flooring. Ceiling is finished with gypsum board and waterproof emulsion paint. Cooking bench is finished with solid surfacing material.	牆身直至假天花部分以不銹鋼板鋪砌，地台以複合木地板鋪砌。天花裝設石膏板假天花髹上防水乳膠漆。灶台以無縫實心材料鋪砌。

### 3. Interior Fittings 室內裝置

Item	細項	Description	描述
(a) Doors	(a) 門		
Unit Main Entrance Door	單位大門	Entrance door is made of fire-rated solid-core wooden door with artificial wood veneer finish fitted with eye viewer, door closer, lockset and door stopper.	單位大門選用防火人造木皮飾面實心木門配防盜眼、門鼓、門鎖及門擋。
Bedroom Door	睡房門	Bedroom door is made of hollow-core wooden door with artificial wood veneer finish fitted with lockset and door stopper.	睡房門選用人造木皮飾面空心木門配門鎖及門擋。
Bathroom Door	浴室門	Bathroom door is made of hollow-core wooden door with artificial wood veneer finish fitted with lockset and door stopper.	浴室門選用人造木皮飾面空心木門配門鎖及門擋。
Balcony Door in Flats A to F on 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 28/F	露台門 (適用於三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至二十八樓A至F單位)	Balcony door is made of PVF2 coated aluminium framed glass swing door with lockset and handle.	露台門選用氟碳噴塗鋁框玻璃門配門鎖及手柄。
Utility Platform Door in Flats A & F on 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 28/F	工作平台門 (適用於三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至二十八樓A及F單位)	Utility Platform door is PVF2 coated aluminium framed glass swing door with lockset and handle.	工作平台門選用氟碳噴塗鋁框玻璃門配門鎖及手柄。
Flat Roof Door in Flats A to F on 2/F	平台門 (適用於二樓A至F單位)	Flat roof door is PVF2 coated aluminium framed glass swing door with lockset and handle.	平台門選用氟碳噴塗鋁框玻璃門配門鎖及手柄。
(b) Bathroom	(b) 浴室	Fitted with natural stone countertop. Fittings and equipment include plastic laminate finish basin cabinet and artificial wood veneer finish mirror cabinet, chrome plated wash basin mixer, chrome plated shower set, chrome plated shower mixer, vitreous china wash basin, vitreous china water closet and glass shower cubicle. See 'Water Supply' below for type and material of water supply system.	選用天然石鋪砌檯面。裝置及設備包括膠夾板飾面面盆櫃及人造木皮飾面鏡櫃、鍍鉻洗面盆水龍頭、鍍鉻花灑套裝、鍍鉻企缸水龍頭、陶瓷洗手盆、陶瓷坐廁及玻璃企缸。 供水系統的類型及用料見下文「供水」一欄。
(c) Kitchen	(c) 廚房	Paint with cabinets finished with artificial wood veneer and high gloss lacquer paint finish with solid surfacing material countertop, stainless steel sink with chrome plated sink mixer. See 'Water Supply' below for type and material of water supply system.	選用人造木皮及光漆面廚櫃及無縫實心材料灶台連不銹鋼洗滌盆及鍍鉻水龍頭。 供水系統的類型及用料見下文「供水」一欄。
(d) Bedroom	(d) 睡房	Not applicable	不適用
(e) Telephone	(e) 電話	Telephone outlets are provided for each living and dining room and bedroom. For the number and location of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units".	每個客飯廳及睡房均設有電話插座。 有關接駁點的數目及位置，請參考隨後之「住宅單位機電裝置數量說明表」。
(f) Aerials	(f) 天線	TV/FM outlets for local TV/FM radio programs are provided for each living and dining room and bedroom. For the number and location of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units".	每個客飯廳及睡房均裝有電視電台接收插座。 有關接駁點之數目及位置，請參考隨後之「住宅單位機電裝置數量說明表」。
(g) Electrical installations	(g) 電力裝置	All cables are run in partly surface partly concealed conduit systems. Surface conduits enclosed in false ceiling, bulkhead and cabinets. Miniature circuit breaker board complete with residual current protection is provided for each unit. For the number and location of power points and air-conditioner points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units".	全屋電線均採用部分明喉部分暗喉電線喉管安裝方法。明電線喉管均安裝於假天花、假橫陣及廚櫃。每戶均裝有配電箱及包括漏電保護。有關電插座及空調機接駁點之數目及位置，請參考隨後之「住宅單位機電裝置數量說明表」。
(h) Gas supply	(h) 氣體供應	Not applicable	不適用



# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 3. Interior Fittings 室內裝置

Item	細項	Description	描述
(i) Washing machine connection point	(i) 洗衣機接駁點	Water point and drain point are provided for washing machine in kitchen. For location of water point and drain point, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units".	設有來水接駁喉位及去水接駁喉位供給位於廚房的洗衣機。 有關來去水接駁點之位置，請參考「住宅單位機電裝置數量說明表」。
(j) Water supply	(j) 供水	Concealed copper water pipes for cold water supply and concealed copper water pipes with thermal insulation for hot water supply. Hot water is available. Hot water supply to bathroom and kitchen is provided by 3-phase instantaneous electric water heater installed in bathroom.	冷水喉採用隱藏式之銅喉及熱水喉採用隱藏式並配有隔熱絕緣保護之銅喉。 有熱水供應。單位浴室裝有三相即熱式電熱水爐供應廚房及浴室熱水。

### 4. Miscellaneous 雜項

Item	細項	Description	描述
(a) Lifts	(a) 升降機	Two "HITACHI" Model: MCA-900-CO150 lifts are provided. The lifts serve all 25 floors from G/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 28/F.	大廈設有兩部「日立型號：MCA-900-CO150」升降機。兩部升降機均到達地下大堂到三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至二十八樓。
(b) Letter box	(b) 信箱	Stainless steel letter boxes.	不銹鋼信箱。
(c) Refuse collection	(c) 垃圾收集	Refuse storage and material recovery chamber is provided on G/F for collection of refuse by cleaners.	垃圾儲存及物料收集房設於地下樓層供清潔公司回收垃圾。
(d) Water meter and electricity meter	(d) 水錶及電錶	Separate meters of water and electricity for all individual units are provided in common water meter cabinet and electric meter cabinet respectively.	所有單位之獨立水錶及電錶分別設於該樓層之公共水錶櫃及電錶櫃內。

### 5. Security Facilities 保安設施

Description	描述
CCTV system is provided at entrance lobby, lift lobbies at G/F, 1/F, 2/F, 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 28/F, lifts, connecting directly to the caretaker counter. Visitor panels are provided at the entrances and provide communication between visitors and each unit. Visitor panels are built-in with Octopus Card access reader and combination lock for resident access	大廈入口大堂，地下、一樓、二樓、三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至二十八樓升降機大堂，各升降機均裝有閉路電視，直接連接大廈管理員櫃枱。入口大堂設有訪客與各單位對講系統。住客出入口設有「八達通」系統及密碼鎖開啟的大門。

### 6. Appliances 設備

Description	描述
Please refer to "Appliances Schedule" below for brand name and model number of appliances.	設備之品牌名稱及產品型號請參閱「設備說明表」。

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.

賣方承諾如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。

Appliances Schedule  
設備說明表

Location 位置	Appliance 設備	Brand 品牌	Model Number 型號
Living / Dining Room 客 / 飯廳	Direct Expansion Split Type Air-conditioner 分體式冷氣機	Panasonic 樂聲	CS/CU-RE12RKA
Bedroom 睡房	Direct Expansion Split Type Air-conditioner 分體式冷氣機	Panasonic 樂聲	CS/CU-RE9RKA
Bathroom 浴室	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE SLI
	Bathroom Thermo Ventilator 智暖寶	Whirlpool 惠而浦	HB 21417
Kitchen 廚房	Built-in Washer Dryer 嵌入式洗衣乾衣機	Bauknecht	BBKR75210
	Telescopic Type Cooker Hood 拉趟式抽油煙機	Bauknecht	DNHV650
	Built-in Induction Hob 嵌入式平面爐	Bauknecht	CTAI 6360 IN
	Built-in Microwave Oven with Grill 嵌入式烤焗微波爐	Bauknecht	EMNK5 2438 PT
	Built-in Refrigerator 嵌入式雪櫃	Bauknecht	URI145

Schedule of Electrical & Mechanical Provisions of Residential Units  
住宅單位機電裝置位數量說明表

Location 位置	Floor 樓層	2/F 二樓					
	Unit 單位	A	B	C	D	E	F
Living / Dining Room 客/飯廳	13A Twin Socket Outlet 13安培雙位電插座	3	3	3	3	3	3
	TV / FM Outlet 電視/電台天線插座	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1
	Data Outlet 數據插座	1	1	1	1	1	1
	Fuse Spur Unit for A/C Indoor Unit 室內空調機接線座	1	1	1	1	1	1
Bedroom 睡房	13A Twin Socket Outlet 13安培雙位電插座	1	N/A	N/A	N/A	N/A	N/A
	TV / FM Outlet 電視/電台天線插座	1	N/A	N/A	N/A	N/A	N/A
	Telephone Outlet 電話插座	1	N/A	N/A	N/A	N/A	N/A
	Fuse Spur Unit for A/C Indoor Unit 室內空調機接線座	1	N/A	N/A	N/A	N/A	N/A
Bathroom 浴室	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1
	Fuse Spur Unit for Thermo Ventilator 智暖寶插線座	1	1	1	1	1	1
	Isolator for Electric Water Heater 熱水爐插線座	1	1	1	1	1	1
Kitchen 廚房	13A Single Socket Outlet 13安培單位電插座	4	4	4	4	4	4
	13A Twin Socket Outlet (Work Top Level) 13安培雙位電插座(廚房桌面)	1	1	1	1	1	1
	Connection Unit & 20A D.P. Switch for Induction Cooker 電磁爐插線座及20A雙極開關掣	1	1	1	1	1	1
	Drain Point For Sink and Washing Machine 去水位(供洗滌盤及洗衣機)	2	2	2	2	2	2
	Water Point for Sink and Washing Machine 來水位(供洗滌盤及洗衣機)	2	2	2	2	2	2
Flat Roof 平台	13A Weatherproof Single Socket Outlet 13安培防水單位電插座	1	0	0	0	0	1

# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

Schedule of Electrical & Mechanical Provisions of Residential Units  
住宅單位機電裝置位數量說明表

Location 位置	Floor 樓層	3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 27/F 三樓，五樓至十二樓，十五樓至二十三樓，二十五樓至二十七樓					
	Unit 單位	A	B	C	D	E	F
Living / Dining Room 客/飯廳	13A Twin Socket Outlet 13安培雙位電插座	3	3	3	3	3	3
	TV / FM Outlet 電視/電台天線插座	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1
	Data Outlet 數據插座	1	1	1	1	1	1
	Fuse Spur Unit for A/C Indoor Unit 室內空調機接線座	1	1	1	1	1	1
Bedroom 睡房	13A Twin Socket Outlet 13安培雙位電插座	1	N/A	N/A	N/A	N/A	N/A
	TV / FM Outlet 電視/電台天線插座	1	N/A	N/A	N/A	N/A	N/A
	Telephone Outlet 電話插座	1	N/A	N/A	N/A	N/A	N/A
	Fuse Spur Unit for A/C Indoor Unit 室內空調機接線座	1	N/A	N/A	N/A	N/A	N/A
Bathroom 浴室	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1
	Fuse Spur Unit for Thermo Ventilator 智暖寶插線座	1	1	1	1	1	1
	Isolator for Electric Water Heater 熱水爐插線座	1	1	1	1	1	1
Kitchen 廚房	13A Single Socket Outlet 13安培單位電插座	4	4	4	4	4	4
	13A Twin Socket Outlet (Work Top Level) 13安培雙位電插座(廚房桌面)	1	1	1	1	1	1
	Connection Unit & 20A D.P. Switch for Induction Cooker 電磁爐插線座及20A雙極開關掣	1	1	1	1	1	1
	Drain Point For Sink and Washing Machine 去水位(供洗滌盤及洗衣機)	2	2	2	2	2	2
	Water Point for Sink and Washing Machine 來水位(供洗滌盤及洗衣機)	2	2	2	2	2	2



# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

Schedule of Electrical & Mechanical Provisions of Residential Units  
住宅單位機電裝置位數量說明表

Location 位置	Floor 樓層	28/F 二十八樓					
	Unit 單位	A	B	C	D	E	F
Living / Dining Room 客/飯廳	13A Twin Socket Outlet 13安培雙位電插座	3	3	3	3	3	3
	TV / FM Outlet 電視/電台天線插座	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1
	Data Outlet 數據插座	1	1	1	1	1	1
	Fuse Spur Unit for A/C Indoor Unit 室內空調機接線座	1	1	1	1	1	1
Bedroom 睡房	13A Twin Socket Outlet 13安培雙位電插座	1	N/A	N/A	N/A	N/A	N/A
	TV / FM Outlet 電視/電台天線插座	1	N/A	N/A	N/A	N/A	N/A
	Telephone Outlet 電話插座	1	N/A	N/A	N/A	N/A	N/A
	Fuse Spur Unit for A/C Indoor Unit 室內空調機接線座	1	N/A	N/A	N/A	N/A	N/A
Bathroom 浴室	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1
	Fuse Spur Unit for Thermo Ventilator 智暖寶插線座	1	1	1	1	1	1
	Isolator for Electric Water Heater 熱水爐插線座	1	1	1	1	1	1
Kitchen 廚房	13A Single Socket Outlet 13安培單位電插座	4	4	4	4	4	4
	13A Twin Socket Outlet (Work Top Level) 13安培雙位電插座(廚房桌面)	1	1	1	1	1	1
	Connection Unit & 20A D.P. Switch for Induction Cooker 電磁爐插線座及20A雙極開關掣	1	1	1	1	1	1
	Drain Point For Sink and Washing Machine 去水位(供洗滌盤及洗衣機)	2	2	2	2	2	2
	Water Point for Sink and Washing Machine 來水位(供洗滌盤及洗衣機)	2	2	2	2	2	2
Roof 天台	13A Weatherproof Single Socket Outlet 13安培防水單位電插座	1	1	1	1	1	1

## 24 SERVICE AGREEMENTS 服務協議

- Potable and flushing water is supplied by Water Supplies Department.
- Electricity is supplied by The CLP Power Hong Kong Limited.

- 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。

## 25 GOVERNMENT RENT 地稅

The owner will pay or has paid (as the case may be) all outstanding Government rent in respect of the Lot on which the Development is in the course of being erected, from the date of the Land Grant up to and including the date of the respective assignments of residential properties to the purchasers.

擁有人將會繳付或已繳付（視屬何情況而定）有關該地段由批地文件之日期起計至住宅物業之轉讓契約之日期期間之所有地稅。

## 26 MISCELLANEOUS PAYMENTS BY PURCHASER 買方的雜項付款

- On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the Owner for the deposits for water and electricity.
- On that delivery, the purchaser is not liable to pay to the owner a debris removal fee.

Notes :

1. On that delivery, the purchaser is liable to pay the deposits for water and electricity and a debris removal fee to the manager (not the owner) under the draft deed of mutual covenant.
2. Deposit for gas is not applicable since no gas is supplied in the residential properties in the Development.

- 在向買方交付指明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及電力的按金。
- 在交付時，買方無須向擁有人支付清理廢料的費用。

備註：

1. 在交付時，買方須根據公契擬稿向發展項目的管理人（而非擁有人）支付水及電力的按金及清理廢料的費用。
2. 因發展項目內的住宅物業無氣體供應，故氣體按金並不適用。

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

Defect liability period for the residential properties and the fittings, finishes and appliances, as provided in the Agreement for Sale and Purchase, is within 6 months from the date of completion of the sale and purchase of the residential property.

按買賣合約的規定，住宅物業及其裝置、裝修物料及設備之欠妥之處的保養責任期為住宅物業之買賣成交日期起計6個月內。

## 28 MAINTENANCE OF SLOPES 斜坡維修

Not Applicable

不適用

## 29 MODIFICATION 修訂

Not Applicable

不適用



## 30 RELEVANT INFORMATION 有關資料

No Gas Supply to Residential Properties

The Development will not be installed with gas pipes for the supply of town gas to residential properties. Flame cooking is not allowed in residential properties in the Development.

沒有氣體燃料供應至住宅物業

發展項目沒有安裝供應煤氣至住宅物業的氣體喉，發展項目的住宅物業內不能明火煮食。

## 31 Website Address 互聯網網站網址

The address of the website designated by the Vendor for the Development for the purpose of Part 2 of the Residential Properties (Firsthand Sales) Ordinance:

[www.novi.hk](http://www.novi.hk)

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.novi.hk](http://www.novi.hk)

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

## 申請建築物總樓面面積寬免的資料

### BREAKDOWN OF GFA CONCESSIONS OBTAINED FOR ALL FEATURES

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

		Area (sq.m.)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1. #	Carpark and loading/unloading area excluding public transport terminus	NIL
2.	<b>Plant rooms and similar services</b>	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting equipment (TBE) room, refuse storage and material recovery chamber, etc.	65.209
2.2 #	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc.	364.666
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	NIL
Green Features under Joint Practice Notes 1 and 2		
3.	Balcony	138
4.	Wider common corridor and lift lobby	NIL
5.	Communal sky garden	NIL
6.	Acoustic fin	NIL
7.	Wing wall, wind catcher and funnel	NIL
8. #	Non-structural prefabricated external wall	52.348
9.	Utility platform	34.5
10.	Noise barrier	NIL
Amenity Features		
11. #	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	3.414
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	NIL

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

### 申請建築物總樓面面積寬免的資料

13.	Covered landscaped and play area	NIL
14.	Horizontal screens/covered walkways, trellis	NIL
15.	Larger lift shaft	119.569
16.	Chimney shaft	NIL
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	NIL
18. #	Pipe duct, air duct for mandatory feature or essential plant room	15.540
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	NIL
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature.	NIL
21.	Void in duplex domestic flat and house	NIL
22. #	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall	NIL
Other Exempted Items		
23. #	Refuge floor including refuge floor cum sky garden	NIL
24. #	Other projections	NIL
25.	Public transport terminus	NIL
26. #	Party structure and common staircase	NIL
27. #	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	22.932
28. #	Public passage	NIL
29.	Covered set back area	NIL
Bonus GFA		
30.	Bonus GFA	NIL

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 (5/2011) issued by the Buildings Department. The Buildings Department may revise such requirements from time to time as appropriate.

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

The Environmental Assessment of the Building

Unclassified

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

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

Part I						
Provision of Central Air Conditioning		NO				
Provision of Energy Efficient Features		YES				
Energy Efficient Features proposed :		Lower lighting power density in common corridors.				
Part II : The predicted annual energy use of the proposed building / part of building <sup>(Note 1)</sup>						
Type of Development	Location	Internal Floor Area Served (m²)	Annual Energy Use of Baseline Building <sup>(Note 2)</sup>		Annual Energy Use of Proposed Building	
			Electricity kWh/ m²/annum	Town Gas / LPG unit/ m²/annum	Electricity kWh/ m²/annum	Town Gas / LPG unit/ m²/annum
Domestic Development (excluding Hotel)	Central building services installation <sup>(Note 3)</sup>	1481.915	156.4463	/	114.512	/
Non-domestic Development <sup>(Note 4)</sup> (including Hotel)	Central building services installation	/	/	/	/	/
Part III : The following installation(s) 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					✓	

Notes:

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/m2/annum) and town gas/LPG consumption (unit/m2/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).
4. Podium(s) normally means the lowest part of the development (usually the lowest 15m of the development and its basement, if any) carrying different use(s) from that of the tower(s) above. For development without clear demarcation between podium(s) and tower(s), the development, as a whole, should be considered as tower(s).



INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

獲寬免總樓面面積的設施分項

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

		面積（平方米）
根據《建築物（規劃）規例》第 23(3)(b) 條不計算的總樓面面積		
1. #	停車場及上落客貨地方（公共交通總站除外）	NIL
2.	機房及相類設施	
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	65.209
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	364.666
2.3	非強制性或非必要機房，例如空調機房，風櫃房等	NIL
根據《聯合作業備考》第 1 號及第 2 號提供的環保設施		
3.	露台	138
4.	加闊的公用走廊及升降機大堂	NIL
5.	公用空中花園	NIL
6.	隔聲簷	NIL
7.	翼牆、捕風器及風斗	NIL
8. #	非結構預製外牆	52.348
9.	工作平台	34.5
10.	隔音屏障	NIL
適意設施		
11. #	供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	3.414
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	NIL

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

## 申請建築物總樓面面積寬免的資料

13.	有上蓋的園景區及遊樂場	NIL
14.	橫向屏障／有蓋人行道、花棚	NIL
15.	擴大升降機井道	119.569
16.	煙囪管道	NIL
17.	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	NIL
18. #	強制性設施或必要機房所需的管槽、氣槽	15.540
19.	非強制性設施或非必要機房所需的管槽、氣槽	NIL
20.	環保系統及設施所需的機房、管槽及氣槽	NIL
21.	複式住宅單位及洋房的中空	NIL
22. #	伸出物，如空調機箱或伸出外牆超過750毫米的平台	NIL
其他項目		
23. #	庇護層，包括庇護層兼空中花園	NIL
24. #	其他伸出物	NIL
25.	公共交通總站	NIL
26. #	共用構築物及樓梯	NIL
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	22.932
28. #	公眾通道	NIL
29.	因建築物後移導致的覆蓋面積	NIL
額外總樓面面積		
30.	額外總樓面面積	NIL

備註：  
 上述表格是根據屋宇署所發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》ADM-2（5/2011）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。

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

有關建築物的環境評估

不予評級

發展項目的公用部分的預計能量表現或消耗

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

第 I 部分						
提供中央空調		沒有				
提供具能源效益的設施		有				
擬安裝的具能源效益的設施:-		公共走廊低能耗照明				
第 II 部分: 擬興建樓宇/部分樓宇預計每年能源消耗量 <small>(註腳1):-</small>						
發展項目類型	位置	使用有關裝置的內部樓面面積(平方米)	基線樓宇 <small>(註腳 2)</small> 每年能源消耗量		擬興建樓宇每年能源消耗量	
			電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年	電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年
住用發展項目 (不包括酒店)	中央屋宇裝備裝置 <small>(註腳 3)</small> 的部份	1481.915	156.4463	/	114.512	/
非住用發展項目 <small>(註腳 4)</small>	中央屋宇裝備裝置的部份	/	/	/	/	/
第 III 部份：以下裝置乃按機電工程署公佈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					✓	

註腳:

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。
4. 平台一般指發展項目的最低部分 (通常為發展項目最低15米部分及其他庫 (如適用))，並與其上的塔樓具有不同用途，對於並無明確劃分平台與塔樓的發展項目，應視整個發展項目為塔樓。

POSSIBLE FUTURE CHANGE 日後可能出現改變

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 OF SALES BROCHURE 售樓說明書印製日期

Date of printing of this Sales Brochure:  
18 July 2017

本售樓說明書印製日期：  
2017 年 7 月 18 日



EXAMINATION RECORD  
檢視紀錄

Examination / Revision Date 檢視 / 修改日期	Page Number 頁次	Revision Made 所作修改
18 October 2017 2017 年 10 月 18 日	2 - 5 (3A - 5A additional pages 加頁)	Notes to purchasers of first-hand residential properties is updated. 更新一手住宅物業買家須知
	12	Location plan of the development is updated. 更新發展項目的所在位置圖
	40	Fittings, finishes and appliances is updated. 更新裝置、裝修物料及設備





