the Warren 瑆華

SALES BROCHURE

售樓說明書

1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

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

5. Sales brochure

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

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

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

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

[2] According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following—
(i) the external dimensions of each residential property;
(ii) the internal dimensions of each residential property;
(iii) the thickness of the internal partitions of each residential property;
(iv) the external dimensions of individual compartments in each residential property.
According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

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

- Check with the vendor which residential properties are available for selection. If a "consumption table" is displayed by the vendor at the sales office, you may check from the table information on the progress of sale on a date of sale, including which residential properties are offered for sale at the beginning of that date of sale and which of them have been selected and sold during that date of sale.

- Do not believe in rumours about the sales condition of the development and enter into a PASP rashly.

8. Register of Transactions

- Pay attention to the register of transactions for a development. A vendor must, within 24 hours after entering into a PASP with a purchaser, enter transaction information of the PASP in the register of transactions. The vendor must, within 1 working day after entering into an agreement for sale and purchase (ASP), enter transaction information of the ASP in the register of transactions. Check the register of transactions for the concerned development to learn more about the sales condition of the development.

- Never take the number of registrations of intent or cashier orders a vendor has received for the purpose of registration as an indicator of the sales volume of a development. The register of transactions for a development is the most reliable source of information from which members of the public can grasp the daily sales condition of the development.

9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.

- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.

- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.

- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.

- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.

- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.

- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

10. Expression of intent of purchasing a residential property

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

- Note that vendors (including their authorized representative(s)) should not seek or accept any specific expression of intent of purchasing a particular residential property before the sale of the property has commenced. You therefore should not make such an offer to the vendors or their authorized representative(s).

11. Appointment of estate agent

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.

- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.

- Before you appoint an estate agent to look for a property, you should -

  - find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;

  - find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and

  - note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

12. Appointment of solicitor

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

- Compare the charges of different solicitors.

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

- If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.

- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.

- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

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

15. Estimated material date and handing over date

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

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

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts:

Consumer Council	
Website	: www.consumer.org.hk
Telephone	: 2929 2222
Email	: cc@consumer.org.hk
Fax	: 2856 3611
Estate Agents Authority	
Website	: www.eaa.org.hk
Telephone	: 2111 2777
Email	: enquiry@eaa.org.hk
Fax	: 2598 9596
Real Estate Developers Association of Hong Kong	
Telephone	: 2826 0111
Fax	: 2845 2521

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

1 一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

5. 售樓說明書

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。

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

[2] 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項—
(i) 每個住宅物業的外部尺寸；
(ii) 每個住宅物業的內部尺寸；
(iii) 每個住宅物業的內部間隔的厚度；
(iv) 每個住宅物業內個別分隔室的外部尺寸。
根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。

- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。

- 訂立臨時買賣合約時，您須向擁有人（即賣方）支付樓價 **5%** 的臨時訂金。

- 如您在訂立臨時買賣合約後**五個工作日**（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的 5%）會被沒收，而擁有人（即賣方）不得因您沒有簽立買賣合約而對您提出進一步申索。

- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人（即賣方）必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。

- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

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

- 留意在有關住宅物業的銷售開始前，賣方（包括其獲授權代表）不得尋求或接納任何對該物業的有明確選擇購樓意向。因此您不應向賣方或其授權代表提出有關意向。

11. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名/名稱 。

- 您可委託任何地產代理（不一定是賣方所指定的地產代理），以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。

- 委託地產代理以物色物業前，您應該 —

  - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；

  - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及

  - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」， 或瀏覽地產代理監管局的網頁（網址：www.eaa.org.hk），查閱牌照目錄。

12. 委聘律師

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

- 比較不同律師的收費。

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

- 賣方不一定須設置示範單位供準買家或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。

- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。

- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。

- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期[3]。

  - 售樓說明書中有關發展項目的預計關鍵日期並不等同買家的「收樓日期」。買家的「收樓日期」必定較發展項目的預計關鍵日期遲。

- 收樓日期

  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的 14 日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。

    - ➢ 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或

    - ➢ 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。

  - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的 14 日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。

- 認可人士可批予在預計關鍵日期之後完成發展項目

  - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：

    - ➢ 工人罷工或封閉工地；

    - ➢ 暴動或內亂；

    - ➢ 不可抗力或天災；

    - ➢ 火警或其他賣方所不能控制的意外；

    - ➢ 戰爭；或

    - ➢ 惡劣天氣。

  - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。

  - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的 14 日內，向買家提供有關延期證明書的文本。

- 如對收樓日期有任何疑問，可向賣方查詢。

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

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

- 購置住宅物業前，確保已獲安排參觀您打算購置的住宅物業。倘參觀有關物業並非合理地切實可行，則應參觀與有關物業相若的物業，除非您以書面同意賣方無須開放與有關物業相若的物業供您參觀。您應仔細考慮，然後才決定是否簽署豁免上述規定的書面同意。

- 除非有關物業根據租約持有，或為確保物業參觀者的人身安全而須設定合理限制，您可以對該物業進行量度、拍照或拍攝影片。

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

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

其他相關聯絡資料：

消費者委員會	
網址	: www.consumer.org.hk
電話	: 2929 2222
電郵	: cc@consumer.org.hk
傳真	: 2856 3611
地產代理監管局	
網址	: www.eaa.org.hk
電話	: 2111 2777
電郵	: enquiry@eaa.org.hk
傳真	: 2598 9596
香港地產建設商會	
電話	: 2826 0111
傳真	: 2845 2521

運輸及房屋局
一手住宅物業銷售監管局
2017 年 8 月

2 INFORMATION ON THE DEVELOPMENT
發展項目的資料

Name of the Development
the Warren

發展項目名稱
瑆華

Name of the Street and the Street Number
9 Warren Street

街道名稱及門牌號碼
華倫街9號

Number of Storeys
31 Storeys (Excluding Roof)

樓層總數
31層（不包括天台）

Floor Numbering
G/F, 1/F-3/F, 5/F, 6/F-12/F, 15/F-23/F, 25/F-33/F, 35/F & Roof

樓層號數
地下、1樓至3樓、5樓、6樓至12樓、15樓至23樓、25樓至33樓、35樓及天台

Omitted Floor Numbers
4/F, 13/F, 14/F, 24/F and 34/F omitted

被略去的樓層號數
不設4樓、13樓、14樓、24樓及34樓

Refuge Floor
Located at roof

庇護層
設於天台

Date of Issuance of Occupation Permit
8 January 2014

佔用許可證簽發日期
2014年1月8日

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

Value Castle Limited

Holding Companies of the Vendor

Wing Tai Properties Limited
Wing Tai Properties (B.V. I.) Limited
Wing Tai Properties (International) Limited
Enrica Limited

Authorized Person

Mr. Kenneth Lui Chi Kin of P&T Architects and Engineers Limited

Building Contractor

Bordon Construction Company Limited

Vendor's Solicitor

Name: Woo, Kwan, Lee & Lo*
Address: 25/F, Jardine House, 1 Connaught Place, Central, Hong Kong
Telephone Number: 2847 7888
Fax Number: 2845 0239

* A partner of the solicitors firm, Messrs. Woo, Kwan, Lee & Lo is personally related to a Director of Wing Tai Properties Limited.

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

The Hongkong and Shanghai Banking Corporation Limited and
Hang Seng Bank Limited#

The Mortgage was discharged on 27 August 2014

Other person who has made a loan for the construction of the Development

Enrica Limited

賣方

Value Castle Limited

賣方控權公司

永泰地產有限公司
Wing Tai Properties (B.V. I.) Limited
Wing Tai Properties (International) Limited
Enrica Limited

認可人士

巴馬丹拿建築及工程師有限公司之呂志堅先生

承建商

寶登建築有限公司

賣方代表律師

名稱：胡關李羅律師行*
地址：香港中環康樂廣場1號怡和大廈25樓
電話：2847 7888
傳真：2845 0239

* 胡關李羅律師行之一位合伙人與永泰地產有限公司之一位董事存有私人關係。

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

香港上海匯豐銀行有限公司及恒生銀行有限公司#

按揭已於2014年8月27日解除

已為發展項目的建造提供貸款的其他人

Enrica Limited

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

NOT APPLICABLE

不適用

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

Non-Structural Prefabricated External Wall & Curtain Walls
NOT APPLICABLE

非結構的預制外牆及玻璃幕牆
不適用

6 INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

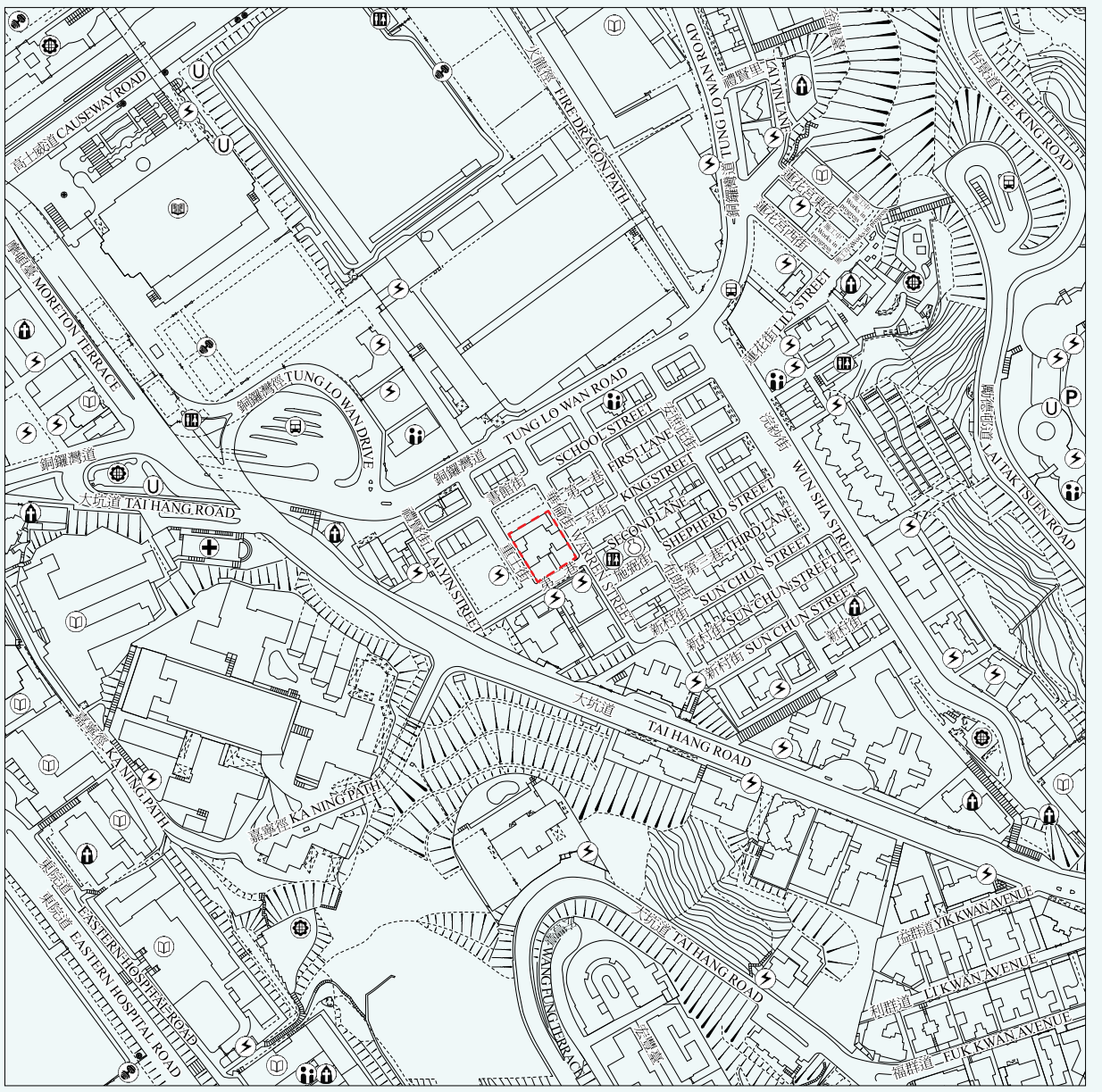
The Manager

Shang Tai Property Management Limited, a subsidiary company of Wing Tai Properties Limited, was appointed as the Manager of the Development pursuant to the Deed of Mutual Covenant and Management Agreement (DMC) in respect of the Development executed on 3 July 2014.

管理人

尚泰物業管理有限公司，為永泰地產有限公司之附屬公司，依照2014年7月3日大廈公契及管理協議內之條文而任用之經理人。

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



N

Notation 圖例

- the Warren 瑆華
- A Library 圖書館
- A Public Park 公園
- Sports Facilities (Including A Sports Ground and A Swimming Pool) 體育設施（包括運動場及游泳池）
- A School (Including A Kindergarten) 學校（包括幼稚園）
- A Public Utility Installation 公用事業設施裝置
- A Public Carpark (Including A Lorry Park) 公眾停車場（包括貨車停泊處）
- A Public Transport Terminal (Including a Rail Station) 公共交通總站（包括鐵路車站）
- Social Welfare Facilities (Including An Elderly Centre and A Home for the Mentally Disabled) 社會福利設施（包括老人中心及弱智人士護理院）
- A Religious Institution (Including A Church, A Temple and A Tsz Tong) 宗教場所（包括教堂、廟宇及祠堂）
- A Power Plant (Including Electricity Sub-stations) 發電廠（包括電力分站）
- An Ambulance Depot 救護車站
- A Public Convenience 公廁
- A Refuse Collection Point 垃圾收集站

Scale 比例尺: 0M 200M 250M

Reference Information: Survey Sheet No. T11-SE-11A (dated 5 December 2013) and T11-SE-6C (dated 11 November 2013)

參考資料: 測繪圖編號T11-SE-11A (日期為2013年12月5日) 及T11-SE-6C (日期為2013年11月11日)

Street names not shown in full in the Location Plan of the Development:

於發展項目的所在位置圖未能顯示之街道全名：

BROWN STREET 布朗街	LIN FA KUNG STREET EAST 蓮花宮東街	SUN CHUN STREET 新村街
DRAGON TERRACE 金龍臺	LIN FA KUNG STREET WEST 蓮花宮西街	TUNG LO WAN ROAD 銅鑼灣道
JONES STREET 重士街	ORMSBY STREET 安庶庇街	WANG FUNG TERRACE 宏豐臺

Notes:

1. The map is reproduced with the permission of the Director of Lands. ©The Government of Hong Kong SAR. Licence No. 16/2013.
2. The Vendor also advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：

1. 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16/2013。
2. 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤以及周圍地區的公共設施及環境較佳的了解。
3. 由於發展項目的邊界不規則的技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

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

Adopted from part of the Aerial Photo, Photo No. E011493C, Flying Height 6,000 ft. (Date of Flight: 6 January 2017) from Survey and Mapping Office, Lands Department, The Government of the Hong Kong Special Administrative Region.

摘錄自香港特別行政區政府地政總署測繪處之航空照片，照片編號E011493C，飛行高度6,000呎（飛行日期：2017年1月6日）。

the Warren 瑆華

Notes:

1. The above aerial photo is available for free inspection during opening hours at the sales office.
2. The aerial photo may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

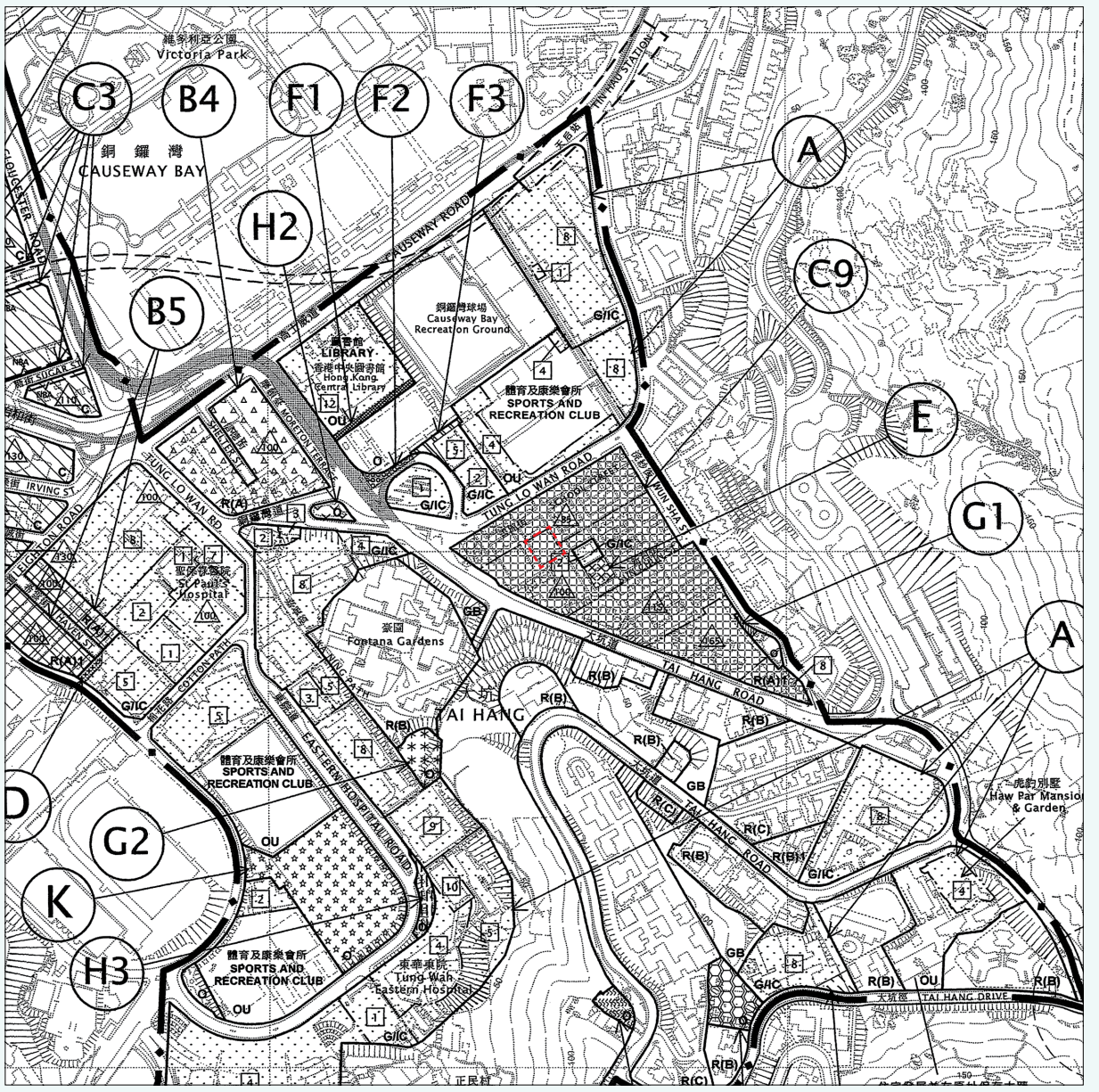
備註：

1. 上述鳥瞰照片現存於售樓處，於開放時間可供免費查閱。
2. 由於發展項目的邊界不規則的技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

9 OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT (1)
關乎發展項目的分區計劃大綱圖（一）

Adopted from part of the Causeway Bay Outline Zoning Plan, Plan No. S/H6/15 dated 17 September 2010 from Planning Department of The Government of the Hong Kong Special Administrative Region.

圖則摘錄自香港特別行政區政府規劃署之銅鑼灣分區計劃大綱圖，圖則編號為S/H6/15，日期：2010年9月17日。



the Warren 瑆華

OZP NO. S/H6/15

Scale比例尺： 0M 200M 400M 500M

Notation 圖例

ZONES 地帶

COMMERCIAL 商業	C
RESIDENTIAL (GROUP A) 住宅(甲類)	R(A)
RESIDENTIAL (GROUP B) 住宅(乙類)	R(B)
RESIDENTIAL (GROUP C) 住宅(丙類)	R(C)
GOVERNMENT, INSTITUTION OR COMMUNITY 政府、機構或社區	G/IC
OPEN SPACE 休憩用地	O
OTHER SPECIFIED USES 其他指定用途	OU
GREEN BELT 綠化地帶	GB

COMMUNICATIONS 交通

RAIL AND STATION (UNDERGROUND) 鐵路及車站(地下)	車站 STATION
ELEVATED ROAD 高架道路	

MISCELLANEOUS 其他

BOUNDARY OF PLANNING SCHEME 規劃範圍界線	
BUILDING HEIGHT CONTROL ZONE BOUNDARY 建築物高度管制區界線	
MAXIMUM BUILDING HEIGHT (IN METERS ABOVE PRINCIPAL DATUM) 最高建築物高度(在主水平基準上若干米)	110
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) 最高建築物高度(樓層數目)	8

Notes:

1. The latest Outline Zoning Plan and the attached schedule at the date of the printing of the sales brochure is available for free inspection during opening hours at the sales office.
2. The map is reproduced with the permission of the Director of Lands. ©The Government of Hong Kong SAR.
3. The Vendor also advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
4. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

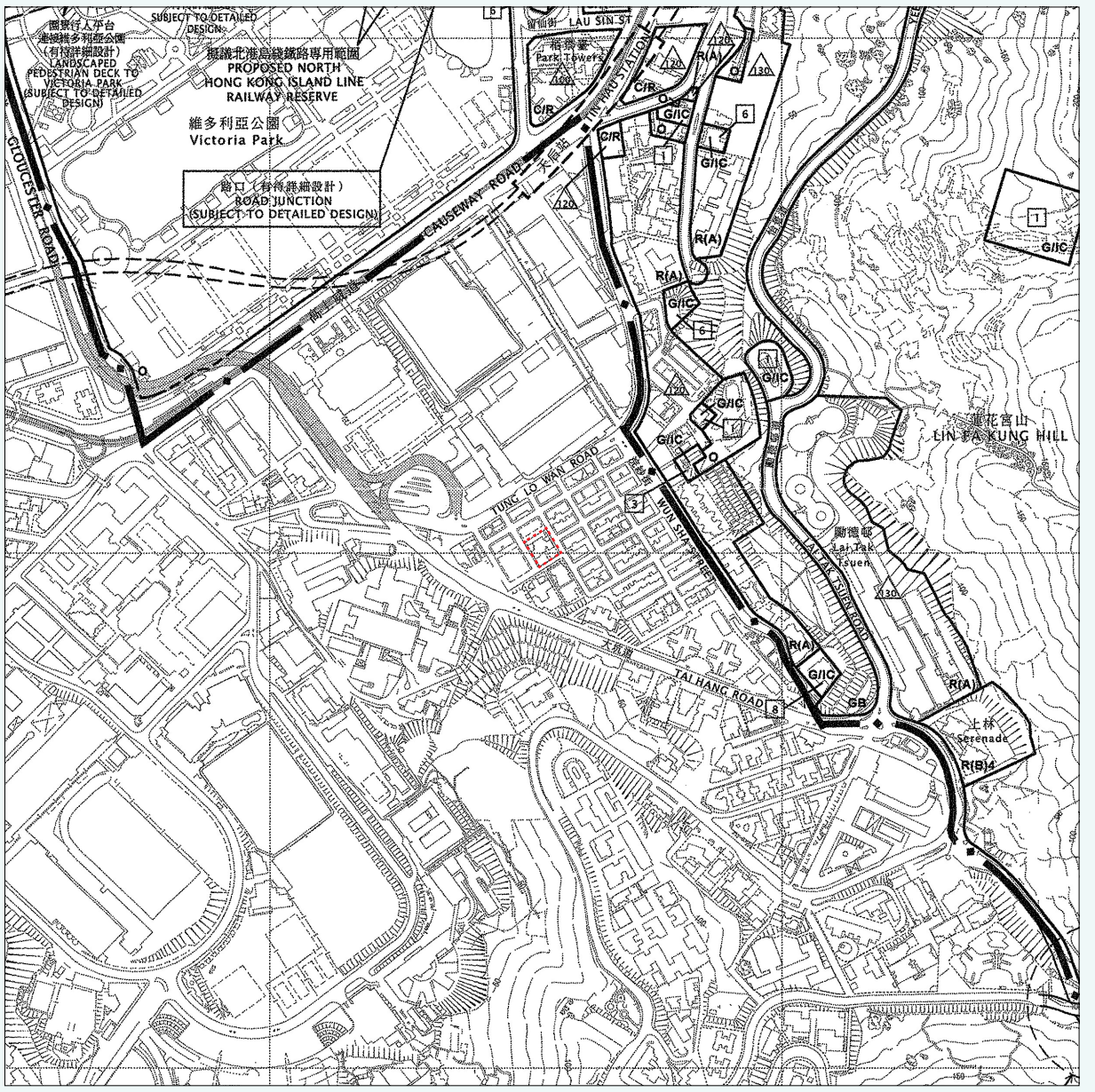
備註：

1. 在印刷售樓說明書當日適用的最近期分區計劃大綱圖及其附表現存放於售樓處，於開放時間可供免費查閱。
2. 地圖版權屬香港特區政府，經地政總署准許複印。
3. 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤以及周圍地區的公共設施及環境較佳的了解。
4. 由於發展項目的邊界不規則的技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

9 OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT (2)
關乎發展項目的分區計劃大綱圖（二）

Adopted from part of the North Point Outline Zoning Plan, Plan No. S/H8/26 dated 25 August 2017 from Planning Department of The Government of the Hong Kong Special Administrative Region.

圖則摘錄自香港特別行政區政府規劃署之北角分區計劃大綱圖，圖則編號為S/H8/26，日期：2017年8月25日。



the Warren 瑆華

OZP NO. S/H8/26

Scale比例尺： 0M 200M 400M 500M

Notation 圖例

ZONES 地帶

COMPREHENSIVE DEVELOPMENT AREA 綜合發展區	CDA
COMMERCIAL / RESIDENTIAL 商業/住宅	C/R
RESIDENTIAL (GROUP A) 住宅(甲類)	R(A)
RESIDENTIAL (GROUP B) 住宅(乙類)	R(B)
GOVERNMENT, INSTITUTION OR COMMUNITY 政府、機構或社區	G/IC
OPEN SPACE 休憩用地	O
GREEN BELT 綠化地帶	GB

COMMUNICATIONS 交通

RAIL AND STATION (UNDERGROUND) 鐵路及車站(地下)	車站 STATION
ELEVATED ROAD 高架道路	

MISCELLANEOUS 其他

BOUNDARY OF PLANNING SCHEME 規劃範圍界線	
BUILDING HEIGHT CONTROL ZONE BOUNDARY 建築物高度管制區界線	
MAXIMUM BUILDING HEIGHT (IN METERS ABOVE PRINCIPAL DATUM) 最高建築物高度(在主水平基準上若干米)	110
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) 最高建築物高度(樓層數目)	8

Notes:

1. The latest Outline Zoning Plan and the attached schedule at the date of the printing of the sales brochure is available for free inspection during opening hours at the sales office.
2. The map is reproduced with the permission of the Director of Lands. ©The Government of Hong Kong SAR.
3. The Vendor also advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
4. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：

1. 在印刷售樓說明書當日適用的最近期分區計劃大綱圖及其附表現存放於售樓處，於開放時間可供免費查閱。
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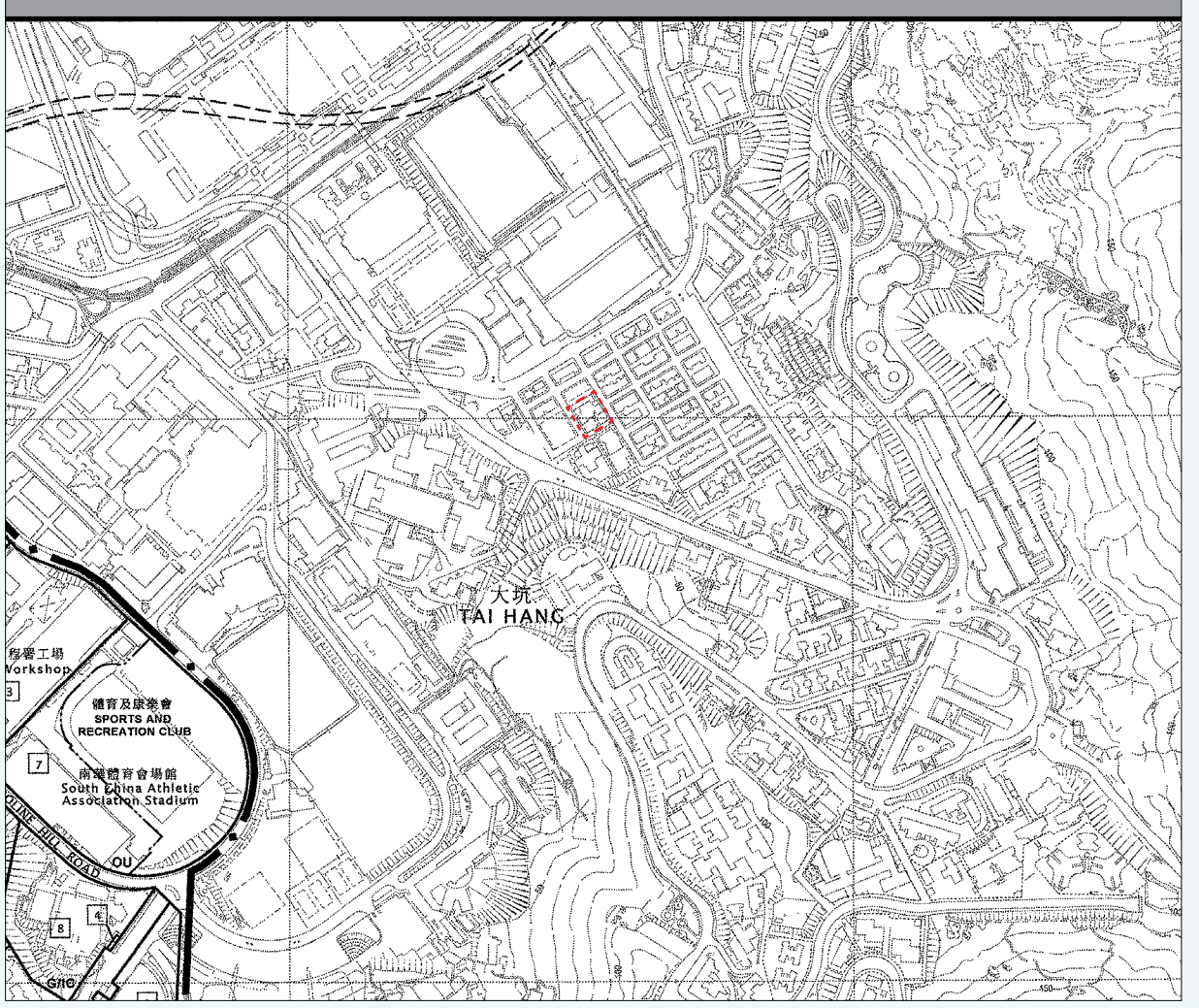
9 OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT (3)
關乎發展項目的分區計劃大綱圖（三）

Adopted from part of the Wong Nai Chung Outline Zoning Plan, Plan No. S/H7/19 dated 16 August 2016 from Planning Department of The Government of the Hong Kong Special Administrative Region.

圖則摘錄自香港特別行政區政府規劃署之黃泥涌分區計劃大綱圖，圖則編號為S/H7/19，日期：2016年8月16日。

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

N



OZP NO. S/H7/19

the Warren 瑆華

Scale比例尺： 0M 200M 400M 500M

Notation 圖例

ZONES 地帶

GOVERNMENT, INSTITUTION OR COMMUNITY 政府、機構或社區 — G/IC

OTHER SPECIFIED USES 其他指定用途 — OU

MISCELLANEOUS 其他

BOUNDARY OF PLANNING SCHEME 規劃範圍界線

MAXIMUM BUILDING HEIGHT (IN METERS ABOVE PRINCIPAL DATUM) 最高建築物高度（在主水平基準上若干米） — 110

MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) 最高建築物高度（樓層數目） — 8

Notes:

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4. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：

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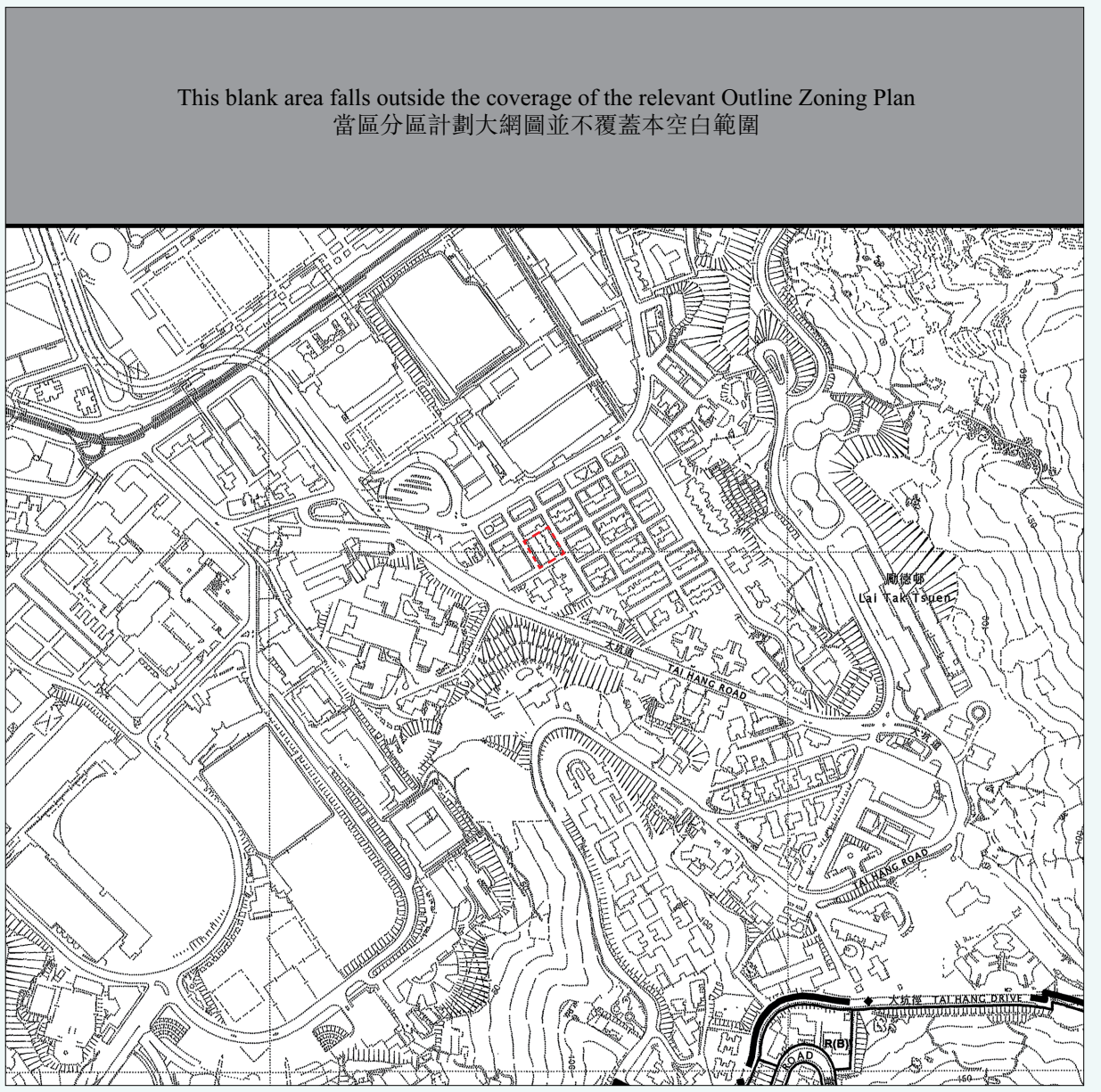
4. 由於發展項目的邊界不規則的技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

9 OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT (4)
關乎發展項目的分區計劃大綱圖（四）

Adopted from part of the Jardine's Lookout & Wong Nai Chung Gap Outline Zoning Plan, Plan No. S/H13/12 dated 2 October 2007 from Planning Department of The Government of the Hong Kong Special Administrative Region.

圖則摘錄自香港特別行政區政府規劃署之渣甸山及黃泥涌峽分區計劃大綱圖，圖則編號為S/H13/12，日期：2007年10月2日。



OZP NO. S/H13/12

Scale比例尺： 0M 200M 400M 500M

Notation 圖例

ZONES 地帶

RESIDENTIAL（GROUP B）住宅（乙類） R(B)

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3. The Vendor also advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
4. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：

1. 在印刷售樓說明書當日適用的最近期分區計劃大綱圖及其附表現存放於售樓處，於開放時間可供免費查閱。
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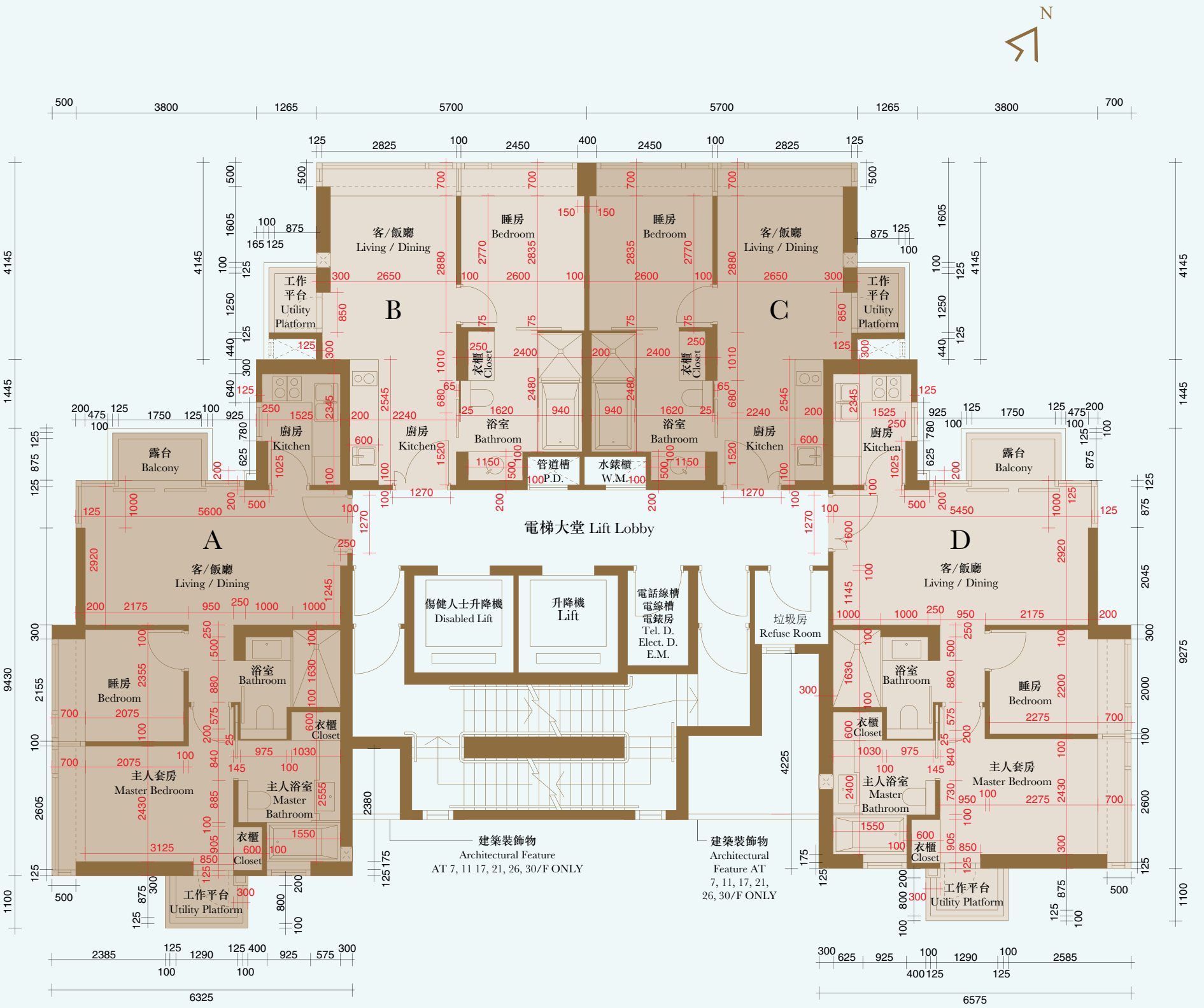
3. 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤以及周圍地區的公共設施及環境較佳的了解。
4. 由於發展項目的邊界不規則的技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

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

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT (1)
發展項目的住宅物業的平面圖（一）

6/F to 33/F Floor Plan
六樓至三十三樓平面圖

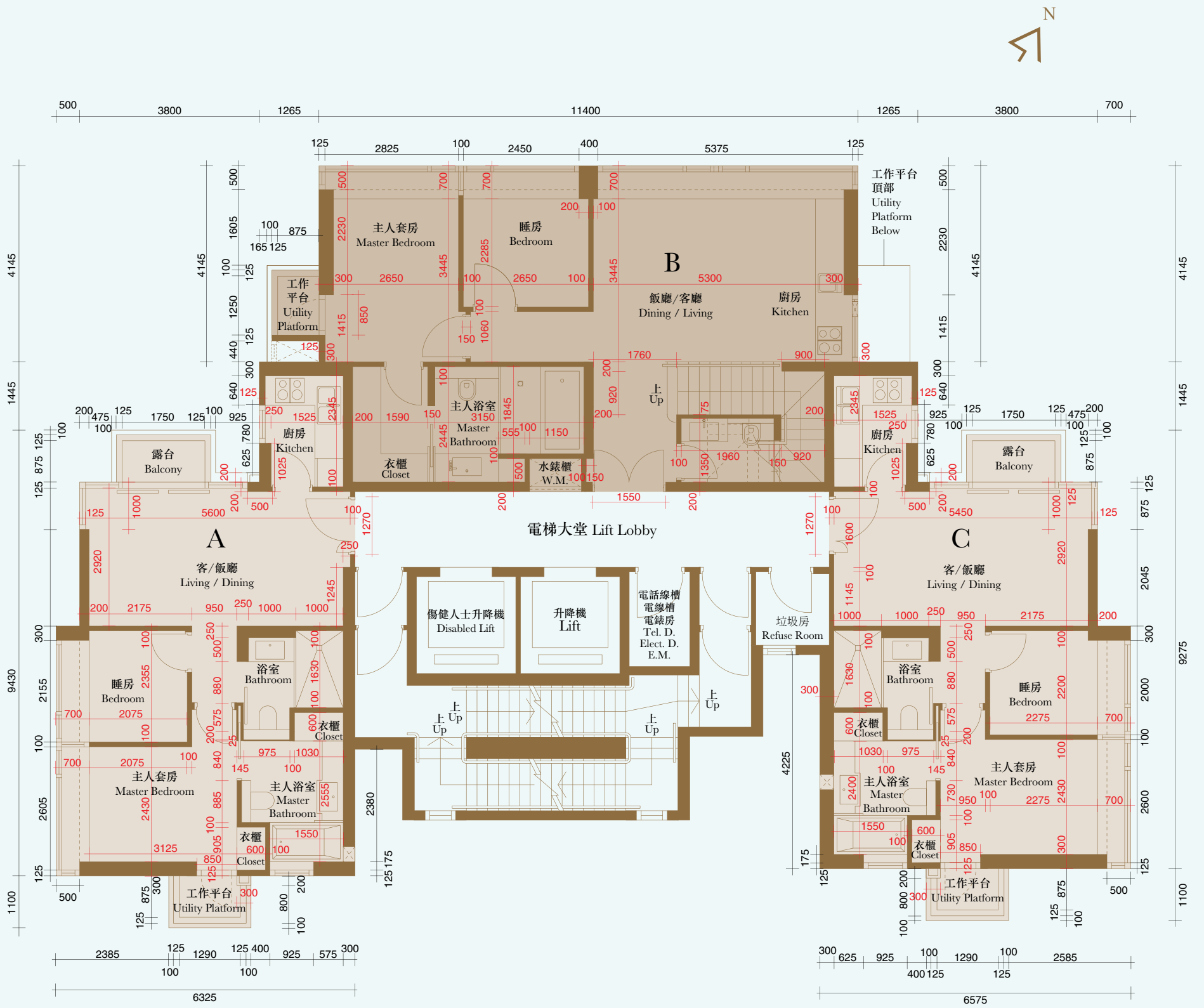


1. Storey height (floor-to-floor height) of 6/F-23/F is 3.2m. Storey height (floor-to-floor height) of 25/F-33/F is 3.325m. Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.
2. The thickness of the floor slabs (excluding cement sand screed) of each residential unit 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. The dimension in floor plans were prepared on the basis of General Building Plan approved by Buildings Department on 27 December 2013.

1. 6樓至23樓之樓層高度(樓面至樓面高度)為3.2米；25樓至33樓樓之樓層高度(樓面至樓面高度)為3.325米；樓面至樓面高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
2. 每個住宅單位的樓板(不包括批盪灰泥)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，較高層的內部面積，一般比較低層的內部面積稍大。
4. 平面圖所標示之結構呎吋以2013年12月27日經屋宇署批准的建築圖則為基礎。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT (2)
發展項目的住宅物業的平面圖（二）

35/F Floor Plan
三十五樓平面圖



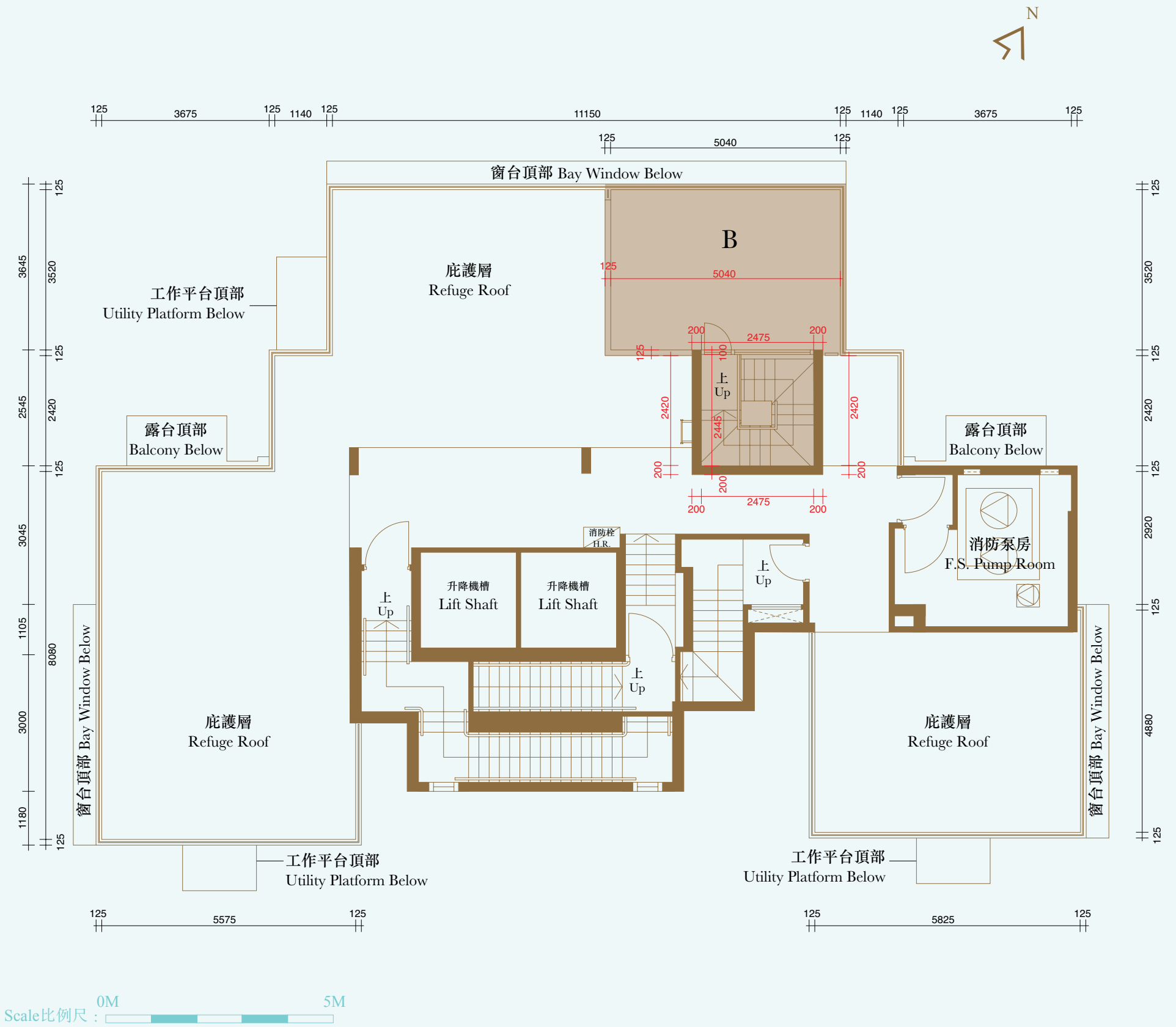
Scale比例尺： 0M 5M

1. Storey height (floor-to-floor height) of 35/F is 3.8m. Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.
2. The thickness of the floor slabs (excluding cement sand screed) of each residential unit 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. The dimension in floor plans were prepared on the basis of General Building Plan approved by Buildings Department on 27 December 2013.

1. 35樓之樓層高度(樓面至樓面高度)為3.8米；樓面至樓面高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
2. 每個住宅單位的樓板(不包括批盪灰泥)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，較高層的內部面積，一般比較低層的內部面積稍大。
4. 平面圖所標示之結構呎吋以2013年12月27日經屋宇署批准的建築圖則為基礎。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT (3)
發展項目的住宅物業的平面圖（三）

Roof Floor Plan
天台平面圖



The dimension in floor plans were prepared on the basis of General Building Plan approved by Buildings Department on 27 December 2013.

平面圖所標示之結構呎吋以2013年12月27日經屋宇署批准的建築圖則為基礎。

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

物業的描述 Description of Residential Properties		實用面積 (包括露台，工作平台及陽台(如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq.m. (sq.ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq.m. (sq.ft.)									
樓層 Floor	單位 Unit		空調機房 Air-conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
6F-33/F	A	56.838 (612) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	0 (0)	2.493 (27)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)
	B	35.55 (383) 露台 Balcony: 0 (0) 工作平台 Utility Platform: 1.500 (16)	0 (0)	2.750 (30)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)
	C	35.565 (383) 露台 Balcony: 0 (0) 工作平台 Utility Platform: 1.500 (16)	0 (0)	2.750 (30)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)
	D	56.695 (610) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	0 (0)	2.415 (26)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)
35/F	A	56.838 (612) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	0 (0)	2.493 (27)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)
	B	70.595 (760) 露台 Balcony: 0 (0) 工作平台 Utility Platform: 1.500 (16)	0 (0)	5.500 (59)	0 (0)	0 (0)	0 (0)	0 (0)	17.768 (191)	6.051 (65)	0 (0)	0 (0)
	C	56.695 (610) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	0 (0)	2.415 (26)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)

1. The saleable area is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
3. The areas of other specific items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:

The areas in square metre have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.

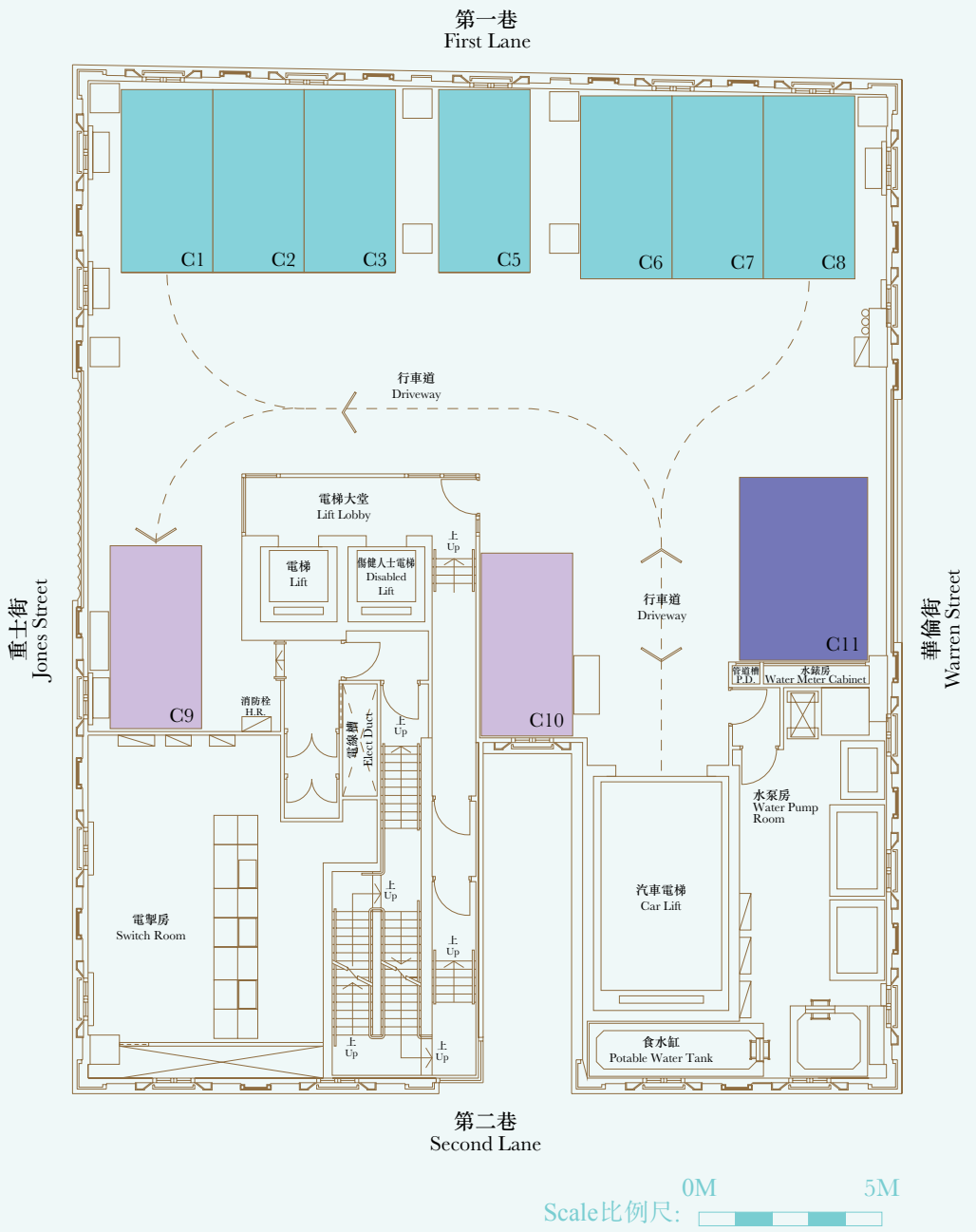
1. 實用面積是按《一手住宅物業銷售條例》第8條計算。
2. 露台、工作平台及陽台（如有）之樓面面積是按《一手住宅物業銷售條例》第8條計算。
3. 其他指明項目的面積（不包括實用面積在內）是按《一手住宅物業銷售條例》附表2第2部計算。

備註:

以平方米列出的面積以1平方米=10.764平方呎換算至平方呎，並以四捨五入至整數。

13 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT (1)
發展項目中的停車位的樓面平面圖（一）

1/F Car Park Floor Plan
一樓停車場平面圖



Residential car parking spaces 住客車位

Visitor car parking spaces 訪客車位

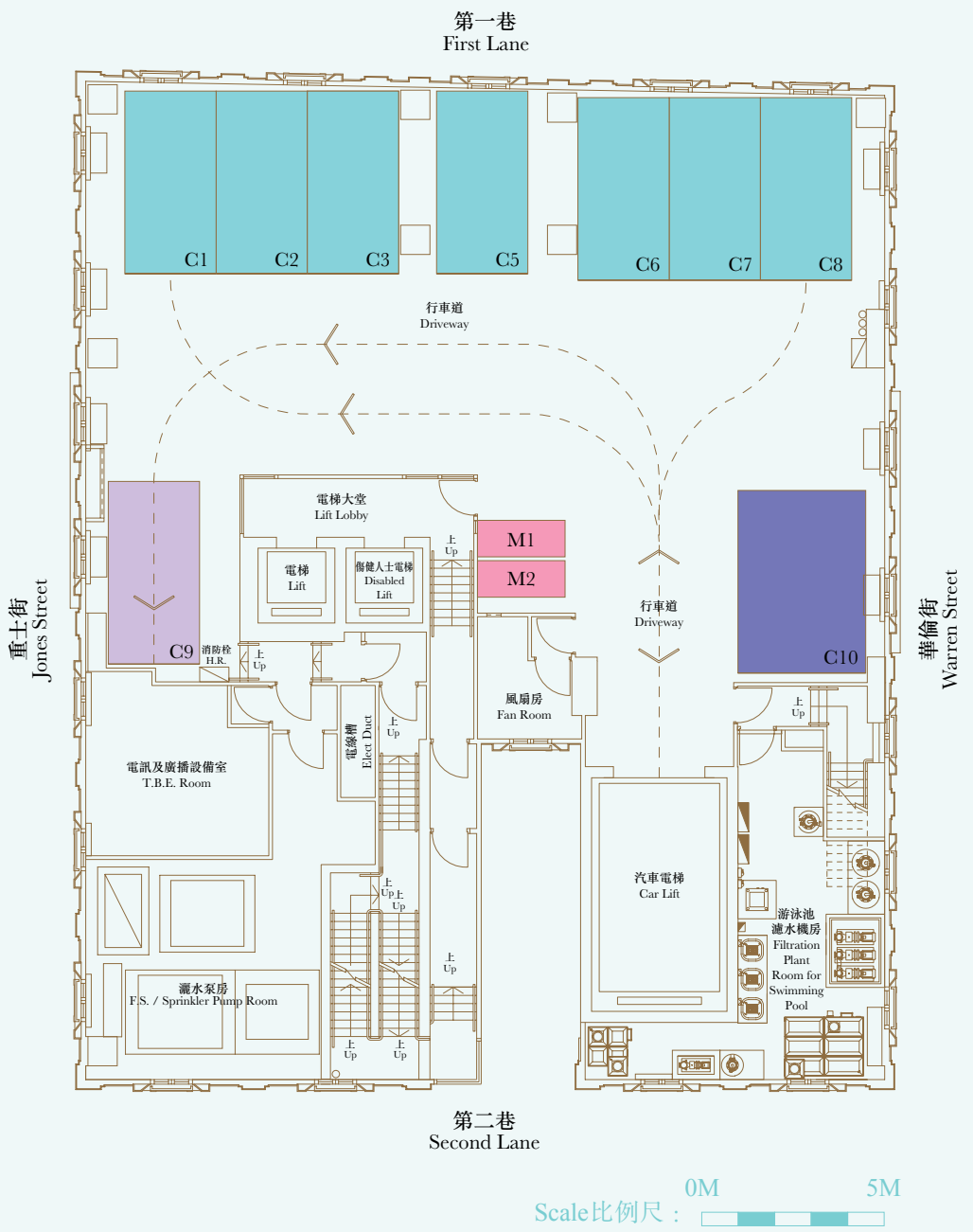
Visitor car parking spaces for persons with a disability 傷健人士訪客車位

Number, Dimensions and Area of Parking Spaces on the 1/F of the Development
物業一樓車位數目、尺寸及面積

車位類別 Category of car parking spaces	數目 Number	尺寸(寬x長)(米) Dimensions (WxL)(m)	面積(平方米) Area (sq.m.)
住客車位 Residential car parking spaces	7	2.5 x 5	12.5
訪客車位 Visitor car parking spaces	2	2.5 x 5	12.5
傷健人士訪客車位 Visitor car parking spaces for persons with a disability	1	3.5 x 5	17.5
電單車車位 Motor cycle parking spaces	0	-	-

13 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT (2)
發展項目中的停車位的樓面平面圖（二）

2/F Car Park Floor Plan
二樓停車場平面圖



Residential car parking spaces 住客車位

Visitor car parking spaces 訪客車位

Visitor car parking spaces for persons with a disability 傷健人士訪客車位

Motor cycle parking spaces 電單車車位

Number, Dimensions and Area of Parking Spaces on the 2/F of the Development
物業二樓車位數目、尺寸及面積

車位類別 Category of car parking spaces	數目 Number	尺寸(寬x長)(米) Dimensions (W x L)(m)	面積(平方米) Area (sq.m.)
住客車位 Residential car parking spaces	7	2.5 x 5	12.5
訪客車位 Visitor car parking spaces	1	2.5 x 5	12.5
傷健人士訪客車位 Visitor car parking spaces for persons with a disability	1	3.5 x 5	17.5
電單車車位 Motor cycle parking spaces	2	1 x 2.4	2.4

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

1. Preliminary deposit which is equal to 5% of the purchase price shall be paid upon signing of the Preliminary Agreement.
2. The preliminary deposit payable by the Purchaser shall be held by the Vendor's solicitors as stakeholder.
3. It is intended that the Preliminary Agreement is to be superseded by an Agreement for Sale and Purchase ("the Agreement") to be executed-
   a. by the Purchaser on or before the fifth working day after the date on which the Preliminary Agreement is signed); and
   b. by the Vendor on or before the eighth working day after the date of which the Preliminary Agreement is signed.
4. If the Purchaser fails to execute the Agreement within 5 working days after the date on which the Preliminary Agreement is signed-
   a. the Preliminary Agreement is terminated;
   b. the preliminary deposit paid by the Purchaser is forfeited to the Vendor; and
   c. the Vendor does not have any further claim against the Purchaser for the failure.

1. 為數售價的5%的臨時訂金，須於簽署臨時合約時支付。
2. 買方須支付的臨時訂金，須由賣方律師作為保證金保存人而持有。
3. 按訂約雙方的臨時合約將會由一份買賣合約 ("正式合約") 取代，正式合約須-
   a. 由買方於臨時合約的簽署日期之後的第五個工作日或之前簽立；及
   b. 由賣方於臨時合約的簽署日期之後的第八個工作日)或之前簽立。
4. 如買方沒有在臨時合約的簽署日期之後的五個工作日內簽立正式合約-
   a. 臨時合約即告終止；
   b. 買方支付的臨時訂金，即被沒收歸於賣方；及
   c. 賣方不得就買方沒有簽立正式合約，而對買方提出進一步申索。

15 SUMMARY OF DEED OF MUTUAL COVENANT
公 契 的 摘 要

1. The common parts of the development:
   (i) A Deed of Mutual Covenant and Management Agreement ("the Deed of Mutual Covenant") has been entered into in respect of the Lot and the Development on 3 July 2014.
   (ii) Common Areas and Facilities shall include, among others, recreational areas and facilities, roofs and flat roofs not forming parts of Residential Units, external walls, telecommunication broadcasting equipment rooms, A/C plant room, stairways, entrance lobbies, lift lobbies, lifts, and such other areas and any other systems, devices and facilities provided or installed in the Development intended for the common use and benefit of the Owners of the Development.
   (iii) The Manager shall have the power to enter with or without workmen at all reasonable times on reasonable notice (except in case of emergency) into and upon any unit or any parts thereof for the purposes of repairing or maintaining the Development and the Common Areas and Facilities.
   (iv) The Manager shall be responsible for the management of the Lot and the Development and shall hold the Common Areas and Facilities, upon assignment of the same by the Developer to the Manager, as trustee and for the general benefit of all the Owners.

1. 發展項目的公用部份：
   (i) 該地段已於2014年7月3日訂立一份包含管理合約的公共契約「(公契)」。
   (ii) 公用地方及設施包括，除其他以外，休憩地方及相關配套設施、天台及露台(不包括連在住宅單位內的)、外牆、電訊廣播設備房、冷氣機組房、樓梯、入口大堂、升降機大堂、升降機，以及其他為該發展項目之各業主共用以及為利益而設之地方、系統、裝置及設施。
   (iii) 管理公司有權為維修保養該發展項目及公用地方及設施任何部份，進入任何單位或其任何部份，不論是否攜同工人，只要在發出適當通知後於一切合理時間進行(緊急情況則屬例外)。
   (iv) 管理公司須負責管理該地段及發展項目，並在發展商將公用地方及設施轉讓予管理公司後，以受托人身份為所有業主之整體利益持有上述公用地方及設施。

2. Allocation of Undivided Shares & Management Shares Schedule of Residential Unit:

2. 住宅單位佔整體業權之不可分割份數及住宅單位之管理份數表。

Floor 樓層	Allocation of Undivided Shares & Management Shares of each Residential Unit 每個單位佔整體業權之不可分割份數及住宅單位之管理份數			
	Unit 單位 A	Unit 單位 B	Unit 單位 C	Unit 單位 D
6/F to 33/F (25 Storeys) 6樓至33樓 (25層)	639	412	412	636
35/F (1 Storey) 35樓 (1層)	639	838	636	-

The Undivided Shares & Management Shares of each Residential Parking Space are 135.

The Undivided Shares & Management Shares of each Motor Cycle Parking Space are 26.

每個住客車位佔整體業權之不可分割份數及管理份數為135。

每個電單車位佔整體業權之不可分割份數及管理份數為26。

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

   Shang Tai Property Management Limited is the appointed Manager for an initial term expiring two (2) years from the date of the Deed of Mutual Covenant. The annual remuneration of the Manager shall not exceed ten per cent (10%) of the total annual expenditure (excluding the Manager's remuneration and any capital expenditure) reasonably and necessarily incurred in the good and efficient management of the Development.

4. The basis on which the management expenses are shared among the Owners of the residential properties in the development:

   Based on the Management Budget prepared by the Manager, each Owner shall contribute towards the management expenses pro rata to the Management Shares of his unit and the number of his car parking spaces.

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

   A sum as security equivalent to three (3) months' contribution towards Management Expenses and such security amount shall be nonrefundable but transferable.

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

   Not Applicable.

Please refer to the Deed of Mutual Covenant for details. A full script of the Deed of Mutual Covenant is available for inspection during opening hours in the sales office. A copy of the full script of the Deed of Mutual Covenant is available upon request and payment of the necessary photocopying charges.

3. 有關發展項目的管理人的委任日期：

   尚泰物業管理有限公司獲委任為管理公司，初步委任年期由簽署公契之日期起為期兩年。管理公司之每年酬金不超過為妥善及有效地管理該發展項目所合理及適當地引致之全年總開支(不包括管理公司酬金及任何資本開支)之10%。

4. 管理開支按以下基準在發展項目中的住宅物業的擁有人之間分擔：依據物業管理公司之管理費用預算而平均分配計算，每住宅單位業主需按其單位之管理份數/車位數量多少按比例繳交管理費用。

5. 計算管理費按金的基準：

   相等於三(3)個月的管理開支的供款，該等保證金不可退還，但可轉讓。

6. 擁有人在發展項目中保留作自用的範圍(如有的話)：

   不適用。

欲知詳情，請參考大廈公契。大廈公契全稿可於辦公時間內在售樓處查詢，如需要副本則要繳付影印費。

16 SUMMARY OF LAND GRANT
批 地 文 件 的 摘 要

Salient points on the Land Grant document

Lot No.

Section A, Section B, Section C, The Remaining Portion of Section D, The Remaining Portion of Section E, Section F, Section G, Section H. Section J, Section K and The Remaining Portion of Inland Lot No. 2087

User Restriction

The Lot shall not be used for the trade or business of a Brazier, Slaughterman, Soap-maker, Sugar-baker, Fellmonger, Melter of tallow, Oilman, Butcher, Distiller, Victualler or tavern-keeper, Blacksmith, Nightman, Scavenger or any other noisy, noisome or offensive trade or business.

Term of Land Grant

The term of the Land Grant is 75 years commencing from 28th day of September 1914 with a right of renewal for one further term of 75 years. The Land Grant document is a Government Lease in respect of Inland Lot No.2087 dated 7th May 1915.

Facilities that are required to be constructed and provided for the government, or for public use

Not applicable

Obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside the lot

Not applicable

Lease conditions that are onerous to a purchaser

Right of Way

The Land Grant provides that the Government, the land grantee of neighbouring lots and their tenants, servants, visitors, workmen and other persons authorized by them in that behalf shall have a free and uninterrupted right from time to time and at all times during the term of the Land Grant for all purposes connected with the proper use and enjoyment of such neighbouring lots to pass and repass on along over by and through the portions in the Lots shown on the G/F plan annexed to the Deed of Mutual Covenant.

批地文件部份重要條款

地段編號

內地段2087號之A段、B段、C段、D段之剩餘部份、E段之剩餘部份、F段、G段、H段、J段、K段及內地段2087號之剩餘部份。

用途限制

任何人士不得於地段內從事或經營下列貿易或業務, 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、垃圾清理或任何其他產生噪音、危害健康或使他人厭惡之貿易或行業。

年期

由1914年9月28日起計75年另續期75年。批地文件為1份日期為1915年5月7日有關內地段2087號的政府租契。

按規定須興建並提供予政府或公眾使用的設施

不適用

在該地段內外鋪設、塑造或作環境美化的任何範圍,或興建或維持任何構造物或設施的責任

不適用

對買方造成負擔的租用條件

通行權

批地文件規定政府、隔鄰眾地段的承批人及其租客、受僱人、訪客、勞工及其他獲授權人士有權不時及於批地年期內任何時間就所有與正當使用和享用隔鄰眾地段有關之目的自由無阻地進出及穿越地段部份範圍（有關範圍請參閱公契附屬G/F圖則）。

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

NOT APPLICABLE

不適用

18 WARNING TO PURCHASERS
對買方的警告

1. You are recommended to instruct a separate firm of solicitors (other than that acting for the vendor) to act for you in relation to the sale and purchase.
2. If you instruct such separate firm of solicitors to act for you in relation to the transaction, that firm will be able to give independent advice to you.
3. If you instructs the firm of solicitors acting for the vendor to act for you as well, and a conflict of interest arises between the vendor and you: -

   (i) that firm may not be able to protect the your interests; and

   (ii) you may have to instruct a separate firm of solicitors; and
4. That in the case of paragraph 3(ii) above, the total solicitor's fees payable by you may be higher than the fees that would have been payable if you had instructed a separate firm of solicitors in the first place.

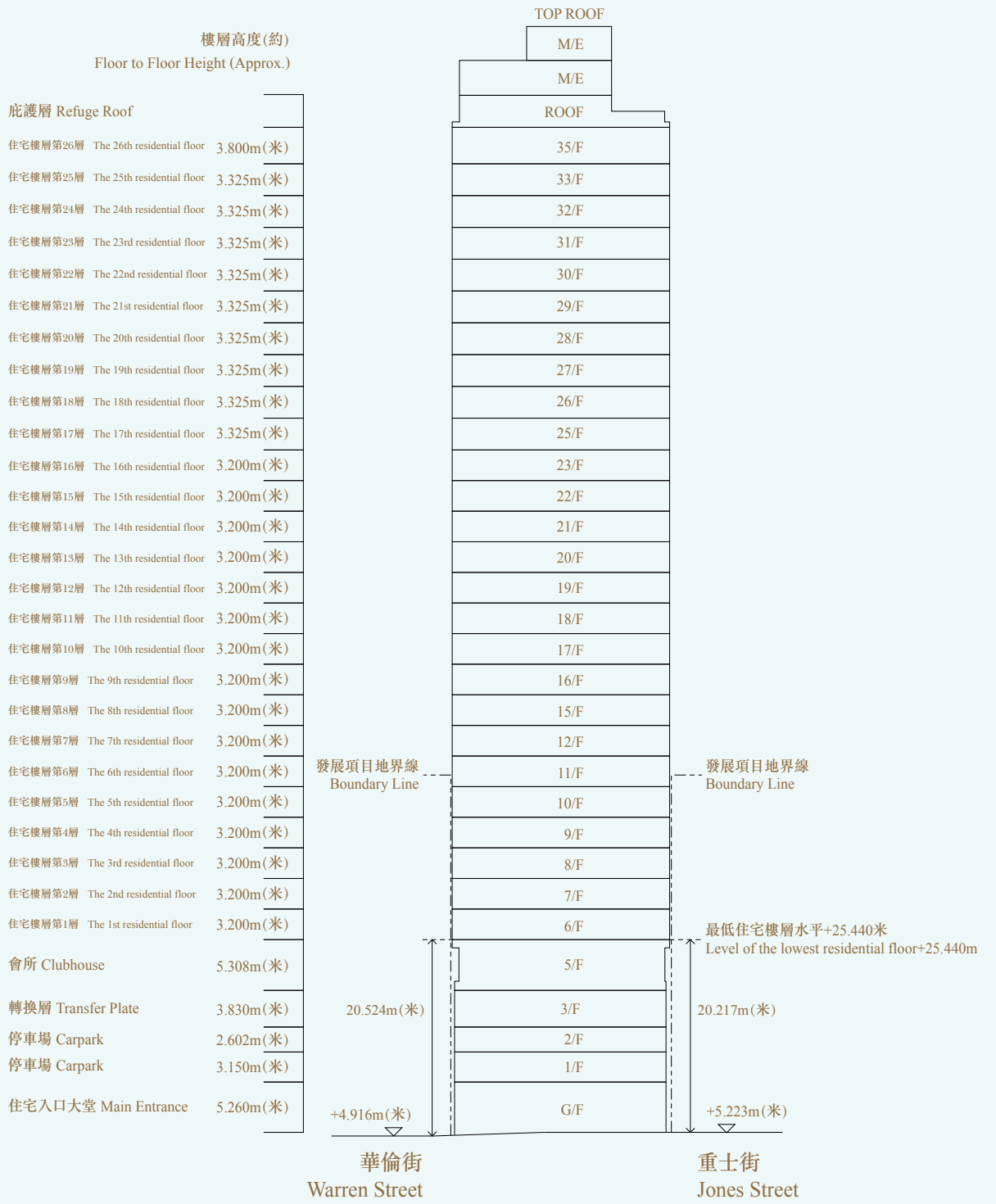
1. 謹此建議你聘用一間獨立的律師事務所(代表賣方行事者除外)，以在交易中代表你行事。
2. 如你聘用上述的獨立的律師事務所，以在交易中代表你行事，該律師事務所將會能夠向你提供獨立意見。
3. 如你聘用代表賣方行事的律師事務所同時代表你行事，而賣方與你之間出現利益衝突：

   (i) 該律師事務所可能不能夠保障你的利益；及

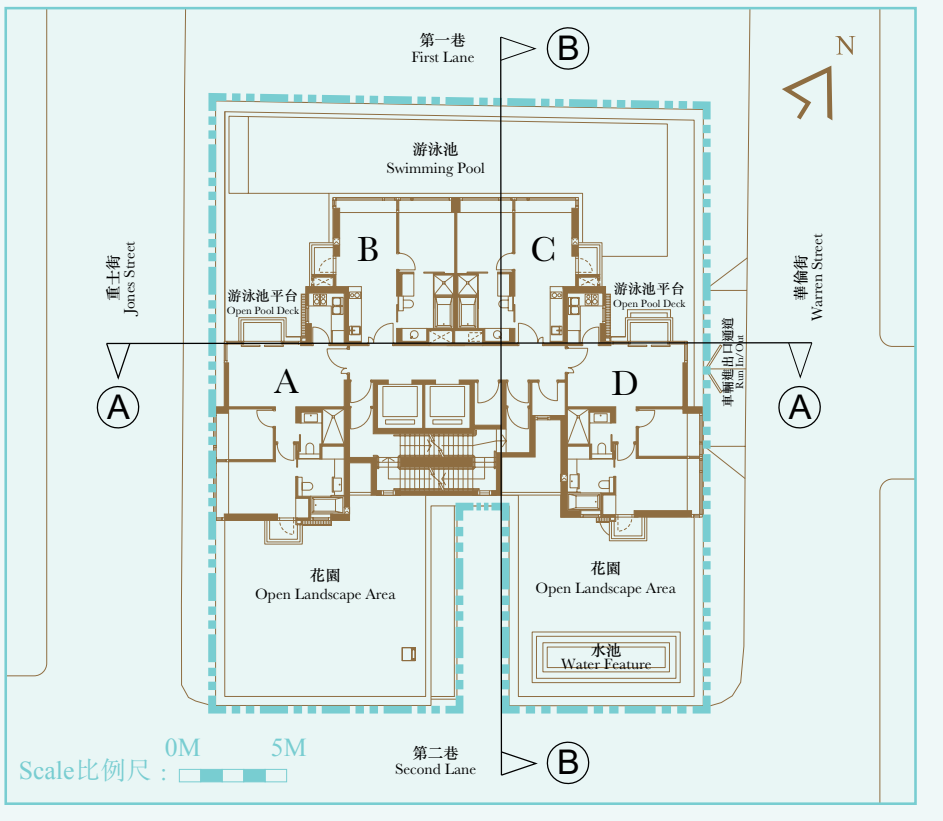
   (ii) 你可能要聘用一間獨立的律師事務所；及
4. 如屬上述3(ii)段的情況，你須支付的律師費用總數，可能高於如你自一開始聘用一間獨立的律師事務所便須支付的費用。

19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT (1)
發展項目中的建築物的橫截面圖（一）

Cross-Section Plan A-A
橫截面圖 A-A



Block Plan 座向圖



Notes:

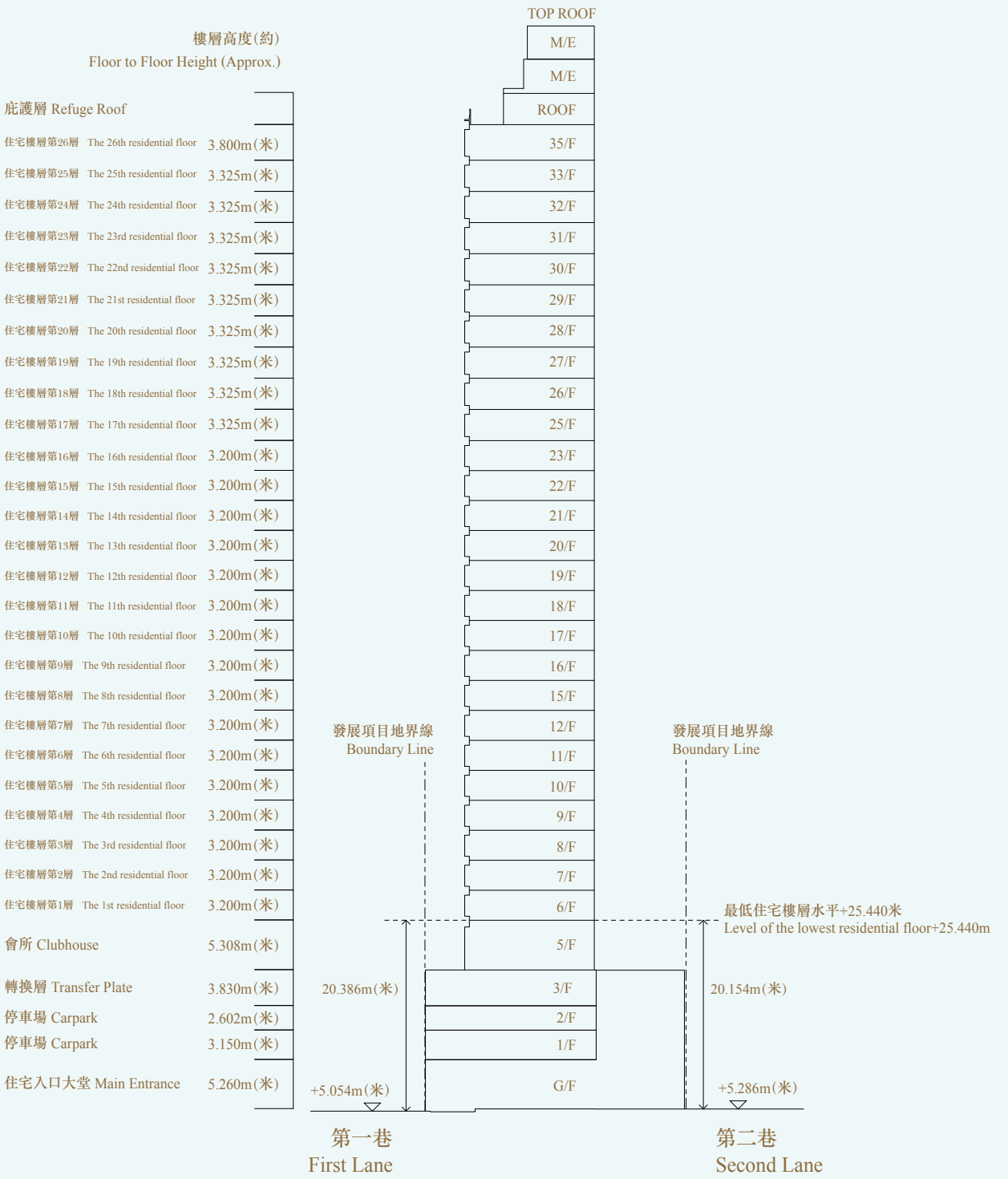
1. The part of Warren Street adjacent to the Development is approx. 4.916 metres above Hong Kong Principal Datum.
2. The part of Jones Street adjacent to the Development is approx. 5.223 metres above Hong Kong Principal Datum.
3. The level of lowest residential floor is approx. 25.440 metres above Hong Kong Principal Datum.
4. The Vendor also advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.

備註：

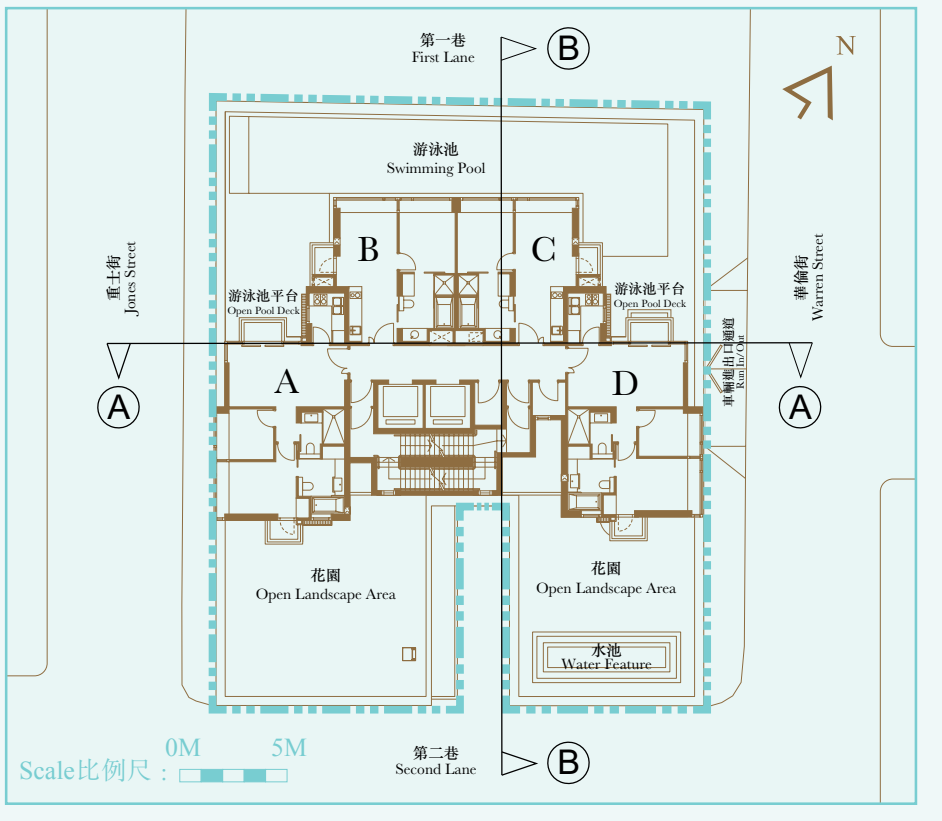
1. 毗鄰建築物的華倫街一段為香港主水平基準以上約4.916米。
2. 毗鄰建築物的重士街一段為香港主水平基準以上約5.223米。
3. 該建築物最低一層住宅樓層為香港主水平基準以上約25.440米。
4. 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤及周圍地區的公共設施及環境較佳的了解。

19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT (2)
發展項目中的建築物的橫截面圖（二）

Cross-Section Plan B-B
橫截面圖 B-B



Block Plan 座向圖



Notes:

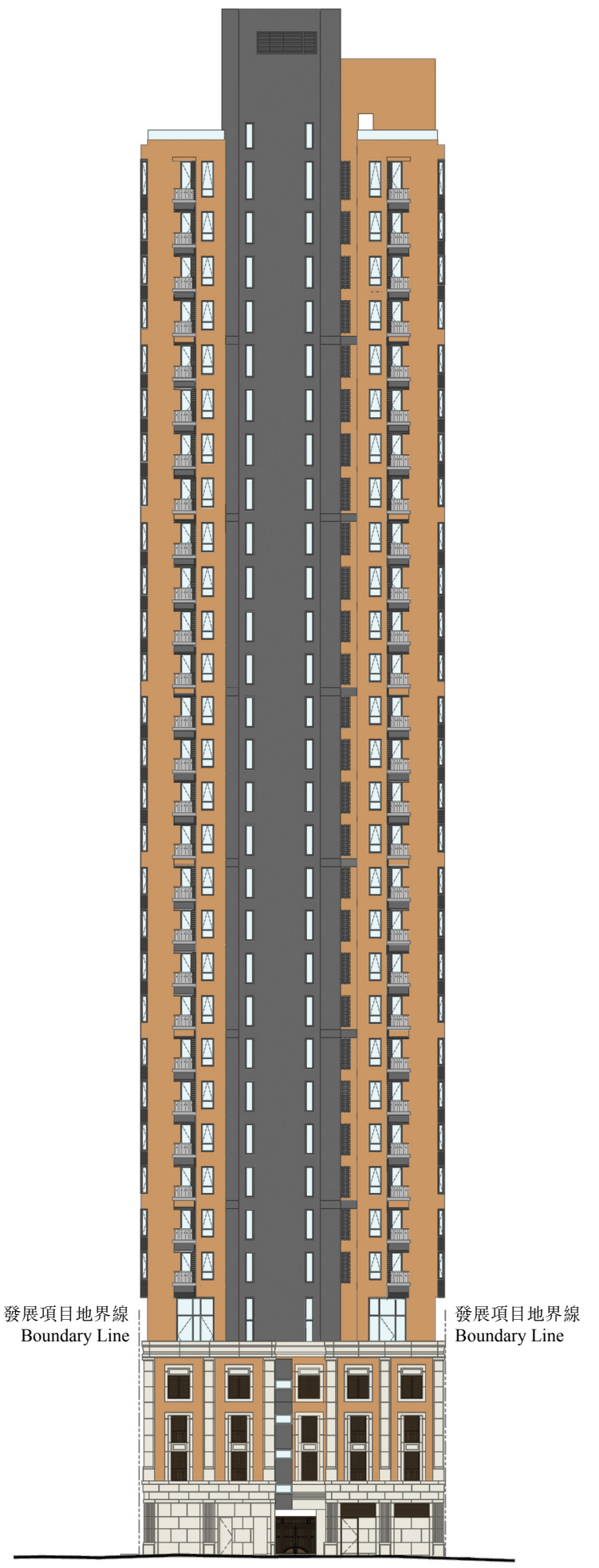
1. The part of First Lane adjacent to the Development is approx. 5.054 metres above Hong Kong Principal Datum.
2. The part of Second Lane adjacent to the Development is approx. 5.286 metres above Hong Kong Principal Datum.
3. The level of lowest residential floor is approx. 25.440 metres above Hong Kong Principal Datum.
4. The Vendor also advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.

備註：

1. 毗鄰建築物的第一巷一段為香港主水平基準以上約5.054米。
2. 毗鄰建築物的第二巷一段為香港主水平基準以上約5.286米。
3. 該建築物最低一層住宅樓層為香港主水平基準以上約25.440米。
4. 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤及周圍地區的公共設施及環境較佳的了解。

20 ELEVATION PLAN (1)
立面圖（一）

East elevation
東面立面圖

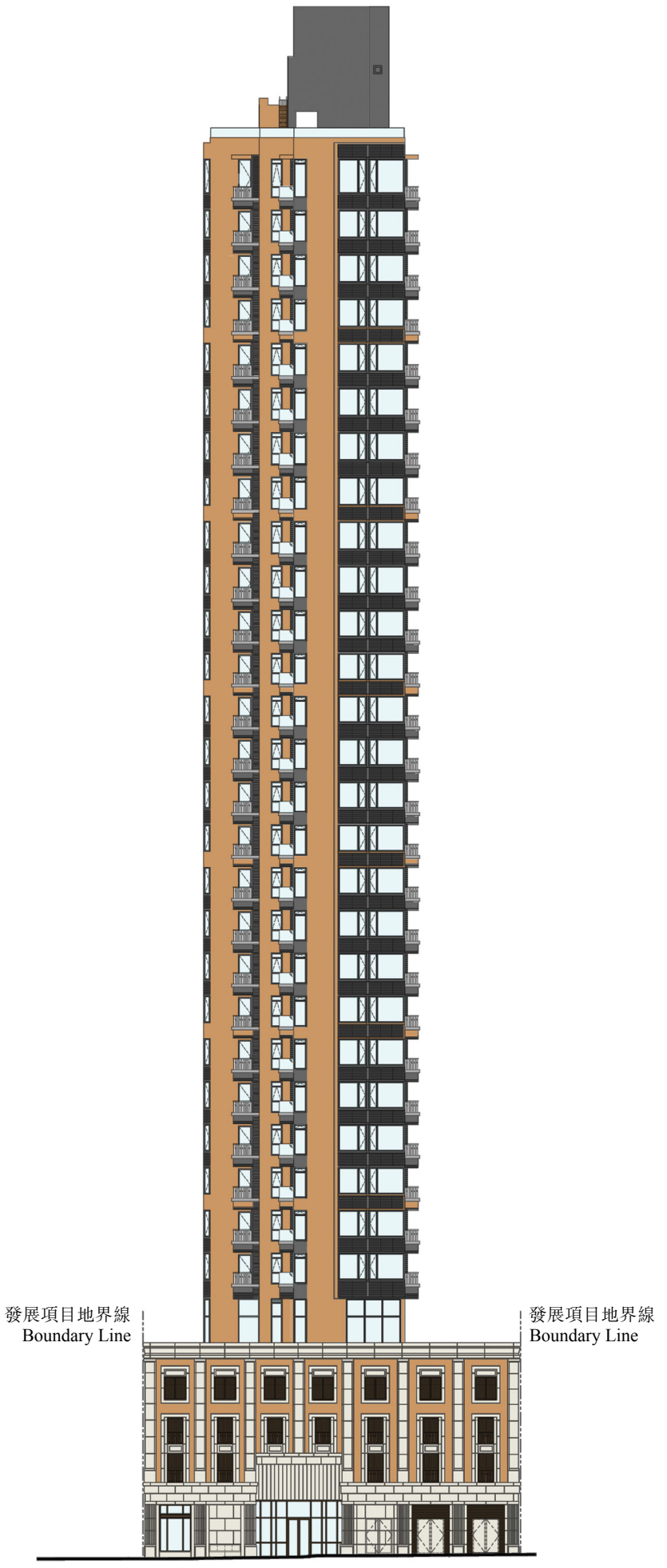


South elevation
南面立面圖

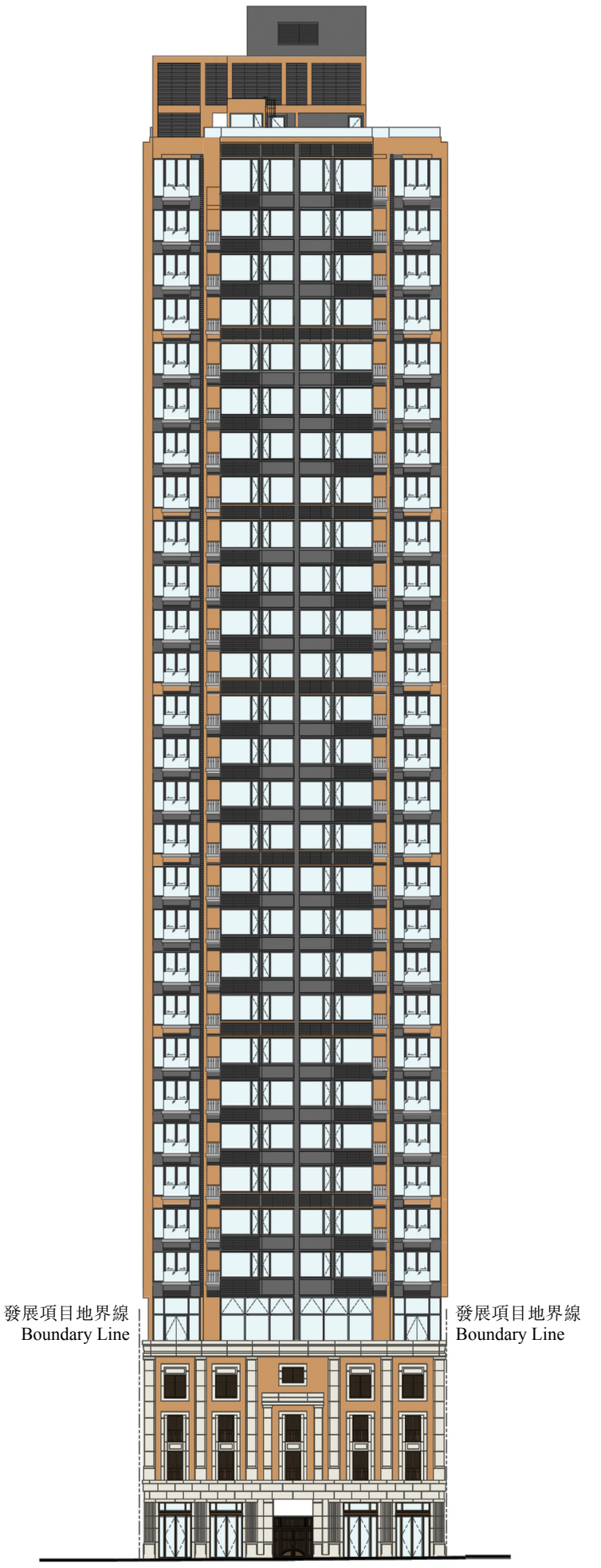
Authorized Person for the development certified that the elevations shown on these plans:
(1) are prepared on this basis of the approved building plans for the development as at 27 December 2013.
(2) are in general accordance with the outward appearance of the development.

發展項目的認可人士證明本圖所顯示的立面：
(1) 以2013年12月27日此發展項目經批准的建築圖則為基礎擬備；
(2) 大致上與該項目的外觀一致。

20 ELEVATION PLAN (2)
立面圖（二）



West elevation
西面立面圖



North elevation
北面立面圖

Authorized Person for the development certified that the elevations shown on these plans:
(1) are prepared on this basis of the approved building plans for the development as at 27 December 2013.
(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2013年12月27日此發展項目經批准的建築圖則為基礎擬備；
(2) 大致上與該項目的外觀一致。

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

Residents' Clubhouse Area Schedule 住客會所面積表:

		Covered 有蓋	Uncovered 露天	Total Area 總面積
Residents' Clubhouse 住客會所之面積	sq.m. 平方米	253.661	-	253.661
	sq.ft. 平方呎	2730	-	2730
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 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	sq.m. 平方米	-	-	-
	sq.ft. 平方呎	-	-	-
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development 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	sq.m. 平方米	-	-	-
	sq.ft. 平方呎	-	-	-

Notes: The areas in square metre have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
備註：以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並以四捨五入至整數。

22 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 are available at www.ozp.tpb.gov.hk
2. A copy of the Deed of Mutual Covenant and Management Agreement dated 3 July 2014 for the Development is available for inspection at the place at which the residential property is offered to be sold.
3. The inspection is free of charge.

1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為www.ozp.tpb.gov.hk
2. 發展項目的公契及管理協議日期為2014年7月3日存放在發售有關住宅物業的地方，以供閱覽。
3. 毋須為閱覽付費。

23 FITTINGS, FINISHES AND APPLIANCES (1)
裝置、裝修物料及設備（一）

1. Exterior finishes	
Item	**Description**
(a) External wall	Podium is finished with natural stones, textured plaster, GRC Panel. Tower is finished with tiling, textured plaster, fluorocarbon coated Aluminium Cladding.
(b) Window	Aluminium frame with fluorocarbon coating and clear glazing.
(c) Bay window	Finished with natural stone to exposed surfaces. Aluminium frame with fluorocarbon coating and clear glass.
(d) Planter	N/A
(e) Verandah / Balcony	All balconies are fitted with glass balustrade; Floor is finished with natural stone; Aluminium ceiling with light fittings. Balcony is covered. There is no Verandah.
(f) Drying facilities for clothing	N/A

1. 外部裝修物料	
細項	**描述**
(a) 外牆	大廈基座外牆鋪砌天然石材、裝飾批盪、玻璃纖維增強水泥飾板；住宅大廈外牆鋪砌瓷磚、裝飾批盪、氟化塗層鋁質飾板。
(b) 窗	鋁質窗框選用氟化塗層，配透明玻璃。
(c) 窗台	窗台面鋪砌天然石材。 鋁質窗框選用氟化塗層，配透明玻璃。
(d) 花槽	不適用
(e) 陽台/露台	露台裝設玻璃欄杆； 地台鋪砌天然石材； 裝設鋁質天花，並配以照明燈飾； 露台為有蓋； 並無陽台。
(f) 乾衣設施	不適用

2. Interior Finishes	
Item	**Description**
(a) Lobby	**Main Entrance Lobby** Floor is finished with natural stones; Wall is finished with natural stones, decorative paint panel and glass panel; gypsum board ceiling. **Typical Lift Lobby** Floor is finished with natural stones; Wall is finished with natural stones and glass panel; gypsum board ceiling.
(b) Internal wall and ceiling	**Internal Walls** Living/Dining Room & Bedrooms: Plastered and painted with emulsion paint. **Ceilings** Living/Dining Room & Bedrooms: Plastered and painted with emulsion paint.
(c) Internal floor	**Living/Dining Room & Bedrooms:** Finished with engineered timber flooring and solid wood skirting.
(d) Bathroom	Floor is finished with natural stone to exposed surfaces. Wall is finished with natural stone and mirror finishes to exposed surfaces up to line of false ceiling. Ceiling is finished with gypsum board suspended ceiling with ceiling lighting.
(e) Kitchen	Floor is finished with natural stone to exposed surfaces. Wall is finished with glass panel to exposed surfaces up to the base of top unit of kitchen cabinet/line of false ceiling. Ceiling is finished with gypsum board suspended ceiling with ceiling lighting. Cooking bench is finished with corian (for all units except 35/F Unit B); Cooking bench is finished with Italy origin natural stone (35/F Unit B only).

2. 室內裝修物料	
細項	**描述**
(a) 大堂	**住宅入口大堂** 地台鋪砌天然石材；牆身以天然石材，油漆裝飾面板及玻璃配襯；裝設石膏天花。 **分層住宅電梯大堂** 地台鋪砌天然石材； 牆身以天然石材及玻璃配襯；裝設石膏天花。
(b) 內牆及天花板	**內牆** 客飯廳及睡房：髹上乳膠漆。 **天花** 客飯廳及睡房：髹上乳膠漆。
(c) 內部地板	**客飯廳及睡房** 鋪砌複合木地板連實木牆腳線。
(d) 浴室	地台鋪砌天然石材。 內牆鋪砌天然石材及鏡面裝飾至假天花。 天花裝設石膏板假天花，並配有天花燈飾。
(e) 廚房	地台鋪砌天然石材。 內牆鋪砌玻璃飾板至廚房吊櫃底部/假天花。 天花裝設石膏板假天花，並配有天花燈飾。 廚房灶台為可麗耐飾面 (適用於所有單位，35樓B單位除外)；廚房灶台為意大利天然石 (只適用於35樓B單位)。

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。

23 FITTINGS, FINISHES AND APPLIANCES (2)
裝置、裝修物料及設備（二）

3. Interior Fittings	
Item	**Description**
(a) Doors	**Entrance Doors** Solid-core timber veneered door equipped with ironmongery and magic eye. Door frames and architrave are made of timber. **Internal Doors** Lacquer Paint (matt finish) finished hardwood door fitted with lockset.
(b) Bathroom	Fitted with natural stone counter top, sanitary wares and accessories including bathtub, shower cubicle, washbasin, water closet, basin mixer, bathtub mixer, shower mixer, water heater, paper holder and towel rod. Ceiling mounted downlight, light trough, wall sconce, mirror, socket and exhaust fan are provided. Enameled cast iron non-apron bathtub, size : approx. 1.4m x 0.73m, with approx. internal depth of 0.43m, for all units except 35/F Unit B. Enameled cast iron non-apron bathtub, size : approx. 1.6m x 0.75m, with approx. internal depth of 0.45m, for 35/F unit B only.
(c) Kitchen	Including kitchen cabinet (high gloss woodparticle board), electric induction hob, cooking hood, microwave oven, wine cellar (Unit A & D), 2 in 1 washer & dryer, refrigerator (Unit A & D), fridge (Unit B & C), freezer (Unit B & C), electric water heater, hot and cold water mixer, stainless steel sink. MCB board, exhaust fan (Not for typical Unit B & C and 35/F Unit B). Concealed plastic-coated copper pipe for both cold and hot water. For appliances provision, please refer to “Appliances Schedule”.
(d) Bedroom	Split-type air-conditioners, built in wardrobe (for master bedroom of 6-33/F Unit A & D and 35/F Unit A, B and C only) For appliances provision, please refer to “Appliances Schedule”.
(e) Telephone	Telephone outlets are provided in living/dining room and bedrooms. For the number and the location of points, please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Units” and the “Mechanical & Electrical Provisions Plans” from page 34 to page 37.
(f) Aerials	TV/FM outlets and local TV/FM radio programs are provided in living/dining room and bedrooms. For the number and the location of points, please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Units” and the “Mechanical & Electrical Provisions Plans” from page 34 to page 37.
(g) Electrical installations	Concealed conduit wiring with adequate lighting and power points. For the number and the location of points, please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Units” and the “Mechanical & Electrical Provisions Plans” from page 34 to page 37.
(h) Gas supply	N/A
(i) Washing machine connection point	Water point and drainage point are allowed behind the kitchen cabinet.
(j) Water supply	Concealed plastic-coated copper pipe for both cold and hot water.

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.

3. 室內裝置	
細項	**描述**
(a) 門	**大門** 實芯木門，配門鎖及防盜眼。門框及封口線選用木材。 **室內門** 選用啞光油漆面板硬木門配門鎖。
(b) 浴室	選用天然石材檯面，配以潔具及配件，包括浴缸及淋浴間、臉盆、坐廁、冷熱水龍頭、花洒龍頭、熱水爐、廁紙架及毛巾掛通，並設有天花燈飾照明、燈槽、浴室掛牆燈飾、浴室鏡、電插座及抽氣扇。 搪瓷鑄鐵無裙浴缸，尺寸：約1.4米 x 0.73米，內籠深度約0.43米，適用於所有單位(35樓B單位除外) 。 搪瓷鑄鐵無裙浴缸，尺寸：約1.6米 x 0.75米，內籠深度約0.45米，只適用於35樓B單位。
(c) 廚房	包括廚櫃(光亮飾面木板)、電磁爐、抽油煙機、微波爐、酒櫃(單位A及D)、二合一洗衣乾衣機、連冰箱雪櫃(單位A及D)、雪櫃(單位B及C)、冰箱(單位B及C)、電熱水爐、冷熱水龍頭、不銹鋼洗滌盆。 總電掣箱、抽氣扇(不適用於6至33樓B及C單位及35樓B單位)。 入牆冷熱水喉全部採用有膠層保護之銅喉。 隨樓附送項目，請參閱「設備說明表」。
(d) 睡房	分體式冷氣機。 衣櫃(適用於6至33樓A及D單位主人房及35樓A, B, C單位) 隨樓附送項目，請參閱「設備說明表」。
(e) 電話	客飯廳及睡房裝有電話插座。 有關接駁點之數目及位置，請參考第34頁至37頁的「機電裝置數量說明表」及「機電裝置平面圖」。
(f) 天線	客飯廳及睡房裝有電視/電台接收插座，均可接收本地電視/電台節目。 有關接駁點之數目及位置，請參考第34頁至37頁的「機電裝置數量說明表」及「機電裝置平面圖」。
(g) 電力裝置	裝置入牆暗線燈位及插座。 有關接駁點之數目及位置，請參考第34頁至37頁的「機電裝置數量說明表」及「機電裝置平面圖」。
(h) 氣體供應	不適用
(i) 洗衣機接駁點	來水及去水位置於廚櫃底。
(j) 供水	入牆冷熱水喉全部採用有膠層保護之銅喉。

賣方承諾如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。

4. Miscellaneous	
Item	**Description**
(a) Lifts	One "HITACHI" passenger lift (Model No.: UAG-900-C060) serving G/F to 5/F; One "HITACHI" passenger lift (Model No.: VFI-900-C0150) serving 5/F to 35/F; One "HITACHI" passenger lift (Model No.: VFI-900-C0150) serving G/F to 35/F; One "Anlev" car lift (Model No.: A628) serving G/F to 2/F.
(b) Letter box	Stainless steel letter box for each unit is provided at tower main entrance lobby.
(c) Refuse collection	Refuse will be collected and centrally handled by property management company. Refuse room at each residential floor. Refuse storage and recovery chamber at G/F.
(d) Water meter and electricity meter	Separate meters for water supply and electricity in common area.

5. Security facilities	CCTV cameras in carpark, main entrance lobby and all lifts connecting directly to the management office. Video Doorphone System for visitor connected to residences and Smart Card reader for access control at tower main entrance lobby are provided. "Smart Card" system is provided for all passengers lifts. "Smart Card" system is provided for car lift.

6. Appliances	For appliances provision, please refer to “Appliances Schedule”.

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.

4. 雜項	
細項	**描述**
(a) 升降機	一部“日立”客用升降機 (型號 ：UAG-900-C060) 由地下至5樓； 一部“日立”客用升降機 (型號 ：VFI-900-C0150) 由至5樓至35樓； 一部“日立”客用升降機 (型號 ：VFI-900-C0150) 由地下至35樓； 一部“安力”車用升降機 (型號 ：A628) 由地下至2樓。
(b) 信箱	住宅入口大堂設有每戶專用之不銹鋼信箱。
(c) 垃圾收集	家居垃圾運送由管理公司統籌處理。 垃圾及物料回收房設於G/F。 垃圾及物料回收室設於每一住宅樓層。
(d) 水錶及電錶	獨立水電錶設於公共錶房。

5. 保安設施	停車場、大廈入口及所有電梯均設有閉路電視，直接連繫管理處。住宅入口大堂設有「智能卡」系統開啟大堂大門。訪客可透過大堂視像對講機系統與每位住戶聯繫。 每部客用升降機均設有「智能卡」系統。 車用電梯也設有「智能卡」系統。

6. 設備	隨樓附送項目，請參閱「設備說明表」。

賣方承諾如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

Appliances 設備	Brand Name 品牌	Model No. 型號
Bathroom 浴室		
Electrical Water Heater 電熱水爐	Stiebel Eltron	DHB-E27SLi (24kW)
Exhaust Fan (In-line centrifugal fan) 抽氣扇 (離心式抽氣扇)	Panasonic	FV-18NS3H FV-18NF3H (35/F Unit B only 只供35樓B單位)
Kitchen 廚房		
Wine Cellar (6/F to 33/F Unit A & D; 35/F Unit A & C) 酒櫃 (6樓至33樓單位A及D；35樓單位A及C)	Gorenje	XWC340X
Cooking Hood (Except 35/F Unit B) 抽油煙機 (35樓單位B除外)	Gorenje	DF6405X
Cooking Hood (35/F Unit B) 抽油煙機 (35樓單位B)	Roblin	Inspiration/2 770
Electric Induction Hob 電磁爐	Gorenje	IT310AC
Microwave Oven (Except 35/F Unit B) 微波爐 (35樓單位B除外)	Gorenje	GMO20DGE
Oven (35/F Unit B) 焗爐 (35樓單位B)	Miele	H6260B
Refrigerator (6/F to 33/F Unit A & D; 35/F Unit A & C) 嵌入式雪櫃連冰箱 (6樓至33樓單位A及D；35樓單位A及C)	Gorenje	NRKI4181CW
Refrigerator (35/F Unit B) 嵌入式雪櫃連冰箱 (35樓單位B)	Gorenje	NRKI4181LW
Fridge (6/F to 33/F Unit B & C) 雪櫃 (6樓至33樓單位B及C)	Gorenje	RIU6091AW
Freezer (6/F to 33/F Unit B & C) 冰箱 (6樓至33樓單位B及C)	Gorenje	FIU6091AW
6kg Washer/4kg Dryer 6公斤洗衣機/4公斤乾衣機	Gorenje	WDI63113
Electrical Water Heater (6/F to 33/F Unit A & D; 35/F Unit A to C) 電熱水爐 (6樓至33樓單位A及D；35樓單位A至C)	Stiebel Eltron	DHM 6 (6kW)
Exhaust Fan (Window fan) (6/F to 33/F Unit A & D; 35/F Unit A) 抽氣扇 (窗口式抽氣扇) (6樓至33樓單位A及D；35樓單位A)	KDK	15WHC08
Exhaust Fan (In-line centrifugal fan) (35/F Unit C) 抽氣扇 (離心式抽氣扇) (35樓單位C)	Panasonic	FV-18NS3H
Living/Dining Room 客飯廳		
Split Type Air-Conditioners 分體式冷氣機	Toshiba	RAS-18SKV-E
Doorphone 對講機	Urmet	Signo1740/40
Bedroom 睡房		
Split Type Air-Conditioners 分體式冷氣機	Toshiba	RAS-10SKV-E2

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。

Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置數量説明表

Floor 樓層	Unit 單位	Living Room, Dining Room and Corridor 客廳、飯廳及走廊					Master Bedroom and Bedrooms 主人房及睡房				
		TV/FM Outlet 電視/電台天線插座	Telephone & Data Point 電話及數據插座	Switch For A/C Unit 冷氣機開關掣	13A Socket Outlet 單位電插座	13A Twin Socket Outlet 雙位電插座	TV/FM Outlet 電視/電台天線插座	Telephone & Data Point 電話及數據插座	Switch For A/C Unit 冷氣機開關掣	13A Socket Outlet 單位電插座	13A Twin Socket Outlet 雙位電插座
6/F-33/F	A	1	1	1	-	4	2	2	2	-	4
	B	1	1	1	-	4	1	1	1	-	2
	C	1	1	1	-	4	1	1	1	-	2
	D	1	1	1	-	4	2	2	2	-	4

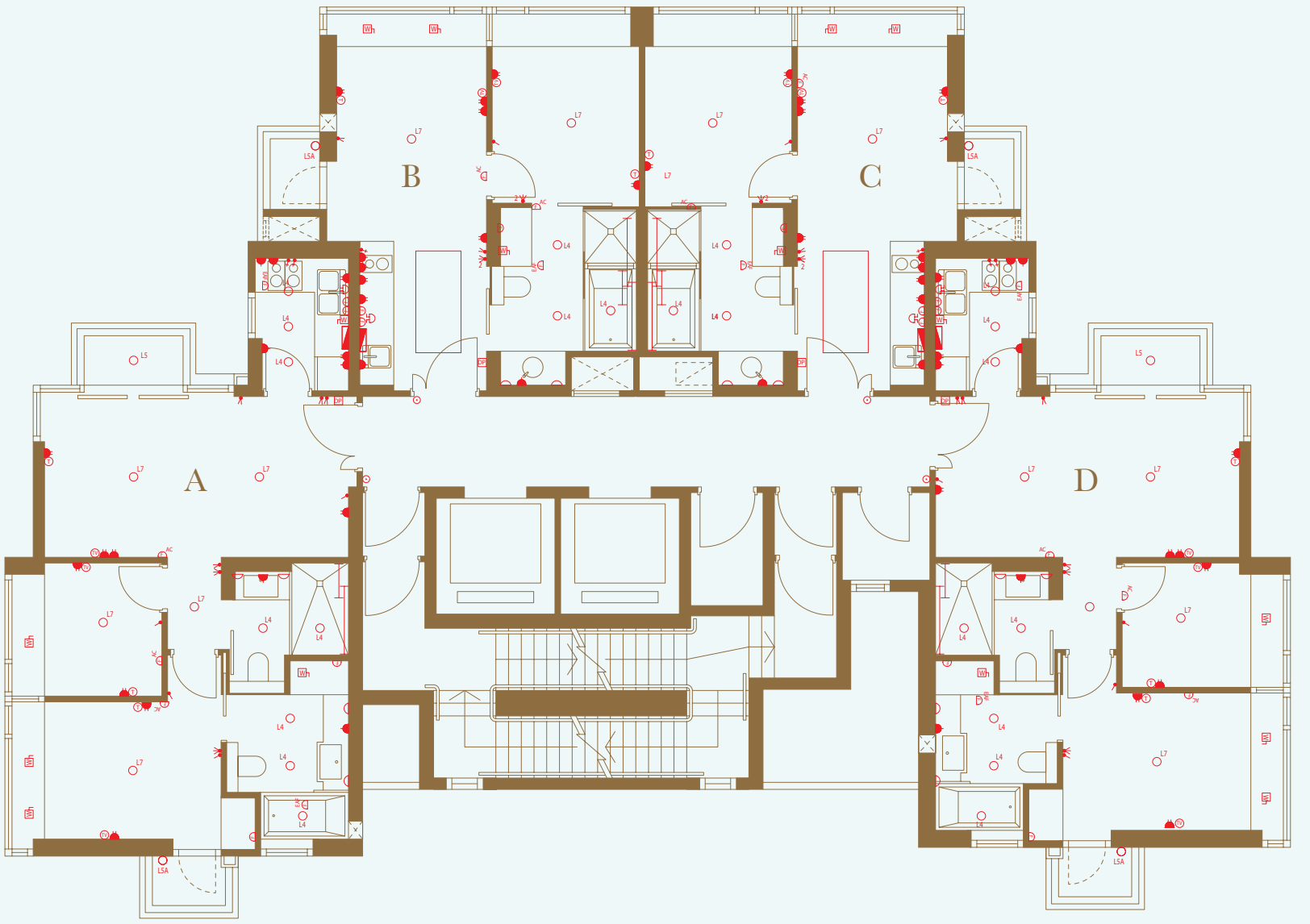
Floor 樓層	Unit 單位	Kitchen 廚房			Master Bathroom and Bathrooms 主人浴室及浴室				
		Switch For A/C Unit 冷氣機開關掣	13A Socket Outlet 單位電插座	13A Twin Socket Outlet 雙位電插座	TV/FM Outlet 電視/電台天線插座	Telephone & Data Point 電話及數據插座	Switch For A/C Unit 冷氣機開關掣	13A Socket Outlet 單位電插座	13A Twin Socket Outlet 雙位電插座
6/F-33/F	A	-	4	2	-	-	-	2	-
	B	-	3	2	-	-	-	1	-
	C	-	3	2	-	-	-	1	-
	D	-	4	2	-	-	-	2	-

Floor 樓層	Unit 單位	Living Room, Dining Room and Corridor 客廳、飯廳及走廊					Master Bedroom and Bedrooms 主人房及睡房				
		TV/FM Outlet 電視/電台天線插座	Telephone & Data Point 電話及數據插座	Switch For A/C Unit 冷氣機開關掣	13A Socket Outlet 單位電插座	13A Twin Socket Outlet 雙位電插座	TV/FM Outlet 電視/電台天線插座	Telephone & Data Point 電話及數據插座	Switch For A/C Unit 冷氣機開關掣	13A Socket Outlet 單位電插座	13A Twin Socket Outlet 雙位電插座
35/F	A	1	1	1	-	4	2	2	2	-	4
	B	1	1	3	-	3	2	2	2	-	4
	C	1	1	1	-	4	2	2	2	-	4

Floor 樓層	Unit 單位	Kitchen 廚房			Master Bathroom and Bathrooms 主人浴室及浴室				
		Switch For A/C Unit 冷氣機開關掣	13A Socket Outlet 單位電插座	13A Twin Socket Outlet 雙位電插座	TV/FM Outlet 電視/電台天線插座	Telephone & Data Point 電話及數據插座	Switch For A/C Unit 冷氣機開關掣	13A Socket Outlet 單位電插座	13A Twin Socket Outlet 雙位電插座
35/F	A	-	4	2	-	-	-	2	-
	B	-	3	2	-	-	-	2	-
	C	-	4	2	-	-	-	2	-

Mechanical & Electrical Provision Plans
機電裝置平面圖

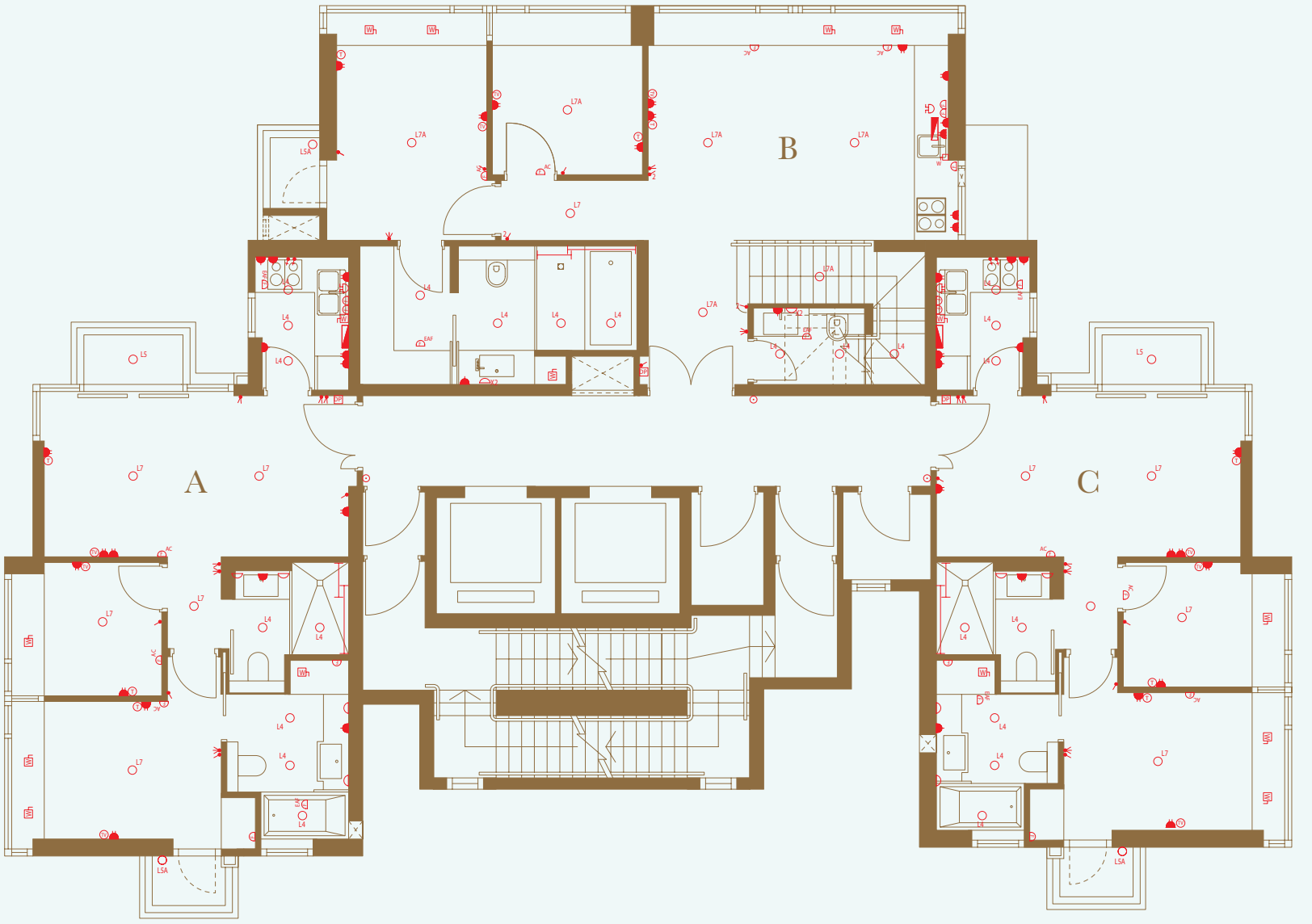
6/F to 33/F 六樓至三十三樓



- 10A 1 gang 1 way lighting switch 單位單控燈掣
- 10A 2 gang 1 way lighting switch 雙位單控燈掣
- 10A 3 gang 1 way lighting switch 三位單控燈掣
- 10A 1 gang 2 way lighting switch 單位雙控燈掣
- 10A 3 gang 2 way lighting switch 三位雙控燈掣
- 20A DP switch 20A雙極開關掣
- 13A switched socket outlet 13A有掣插座
- 13A switched twin socket outlet 13A兩位有掣插座
- 13A fused spur unit 13A保險菲士蘇
- 13A switched fused spur unit for A/C unit 13A有掣保險菲士蘇
- Isolator C/W weatherproof enclosure 防水刀掣
- M.C.B. board 總電掣箱
- Telephone and data point 電話及數據插座
- TV/FM outlet 電視及電台天線插座
- Video door phone 開門對講機
- Door bell push button 門鈴按鈕
- Door bell 門鈴
- Mirror lamp 鏡燈
- Lamp holder C/W incandescent lamp 釘頭式平咀插座
- Recessed downlight at kitchen and bathroom 暗筒燈
- Recessed downlight at utility platform 暗筒燈
- Wall-mounted type downlight at utility platform 嵌牆式筒燈
- T5 fluorescent tube T5光管
- Light trough T5 fluorescent tube fitting T5光管槽

Mechanical & Electrical Provision Plans
機電裝置平面圖

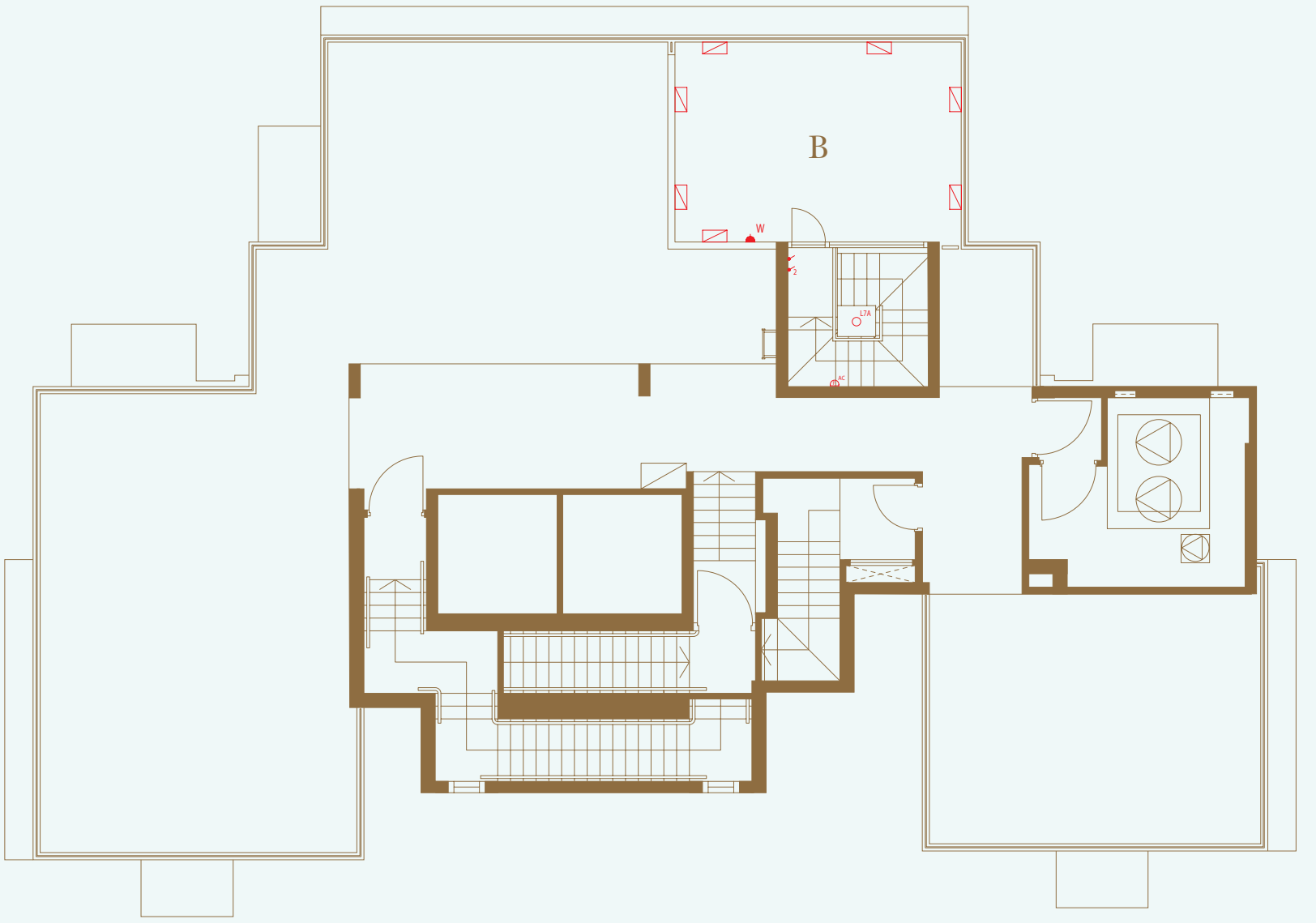
35/F 三十五樓



- 10A 1 gang 1 way lighting switch 單位單控燈掣
- 10A 2 gang 1 way lighting switch 雙位單控燈掣
- 10A 3 gang 1 way lighting switch 三位單控燈掣
- 10A 1 gang 2 way lighting switch 單位雙控燈掣
- 10A 3 gang 2 way lighting switch 三位雙控燈掣
- 20A DP switch 20A雙極開關掣
- 13A switched socket outlet 13A有掣插座
- 13A switched twin socket outlet 13A兩位有掣插座
- 13A fused spur unit 13A保險菲士蘇
- 13A switched fused spur unit for A/C unit 13A有掣保險菲士蘇
- Isolator C/W weatherproof enclosure 防水刀掣
- M.C.B. board 總電掣箱
- Telephone and data point 電話及數據插座
- TV/FM outlet 電視及電台天線插座
- Video door phone 開門對講機
- Door bell push button 門鈴按鈕
- Door bell 門鈴
- Mirror lamp 鏡燈
- Surface mounted downlight W/LED lamp 明裝式筒燈
- Lamp holder C/W incandescent lamp 釘頭式平咀插座
- Recessed downlight at kitchen and bathroom 暗筒燈
- Recessed downlight at utility platform 暗筒燈
- Wall-mounted type downlight at utility platform 嵌牆式筒燈
- T5 fluorescent tube T5光管
- Light trough T5 fluorescent tube fitting T5光管槽

Mechanical & Electrical Provision Plans
機電裝置平面圖

Roof 天台



10A 1 gang 1 way lighting switch 單位單控燈掣

10A 1 gang 2 way lighting switch 單位雙控燈掣

13A weatherproof socket outlet 13A防水插座

Surface mounted downlight W/LED lamp 明裝式筒燈

Recessed type skirt light 暗裝低位牆身燈

24 SERVICE AGREEMENTS
服 務 協 議

Potable and flushing water is supplied by Water Supplies Department.
Electricity is supplied by The Hong Kong Electric Company Limited.

食水及沖廁水由水務署供應。
電力由香港電燈有限公司供應。

25 GOVERNMENT RENT
地 稅

The Vendor will pay/has paid all outstanding Government rent in respect of the Lot from the date of the grant of the Lot up to and including the date of the respective Assignments of residential property.

賣方會/已繳付有關該地段之地租由政府租契之日期起計直至買賣單位之轉讓契日期。

26 MISCELLANEOUS PAYMENTS BY PURCHASER
買 方 的 雜 項 付 款

A purchaser has to make the following payments when a residential unit is handed over:

(A) Debris Removal Charge (non-refundable, non-transferable) – equivalent to 1 month's management fee. (not applicable in the case of Car Parking Space)

(B) Deposit for public water and electricity meters. (non-refundable, but transferable) (not applicable in the case of Car Parking Space)

買方入伙時須繳付下列費用：

(A) 裝修泥頭清理費(不可退還，不可轉名)：相當於1個月管理費(不適用於車位)

(B) 公眾水、電錶按金(不可退還，只可轉名)(不適用於車位)

27 DEFECT LIABILITY WARRANTY PERIOD
欠 妥 之 處 的 保 養 責 任 期

Purchaser should note the following provision contained in the standard formal Agreement for Sale and Purchase regarding defects rectification: The Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 6 months of the date of completion of the sale and purchase remedy any defects to the Property, or the fittings and finishes specified in the Agreement, caused otherwise than by the act or neglect of the Purchaser.

買方須注意於正式買賣合約內已列明以下有關於住宅單位的執修條款：賣方須於收到預售樓花的買方於買賣完成交易日期起計的6個月內所發出的書面通知後，在合理切實可行的情況下，盡快自費執修該住宅單位或其於正式買賣合約所列明的建築材料及設備的缺漏(除因買方的行為或疏忽所引致者外)。

28 MAINTENANCE OF SLOPES
斜 坡 維 修

NOT APPLICABLE

不適用

29 MODIFICATION
修 訂

NOT APPLICABLE

不適用

30 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

Breakdown of GFA Concessions Obtained for All Features

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

		Area (m^2)
Disregarded GFA under Building (Planning) Regulations 23(3) (b)		
1. (*)	Carpark and loading/unloading area excluding public transport terminus	1079.473
2.	**Plant rooms and similar services**	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practive Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	104.678 [1]
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.	637.197 [2]
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	N/A [3]
Green Features under Joint Practice Notes 1 and 2		
3	Balcony	108.000
4	Wider common corridor and lift lobby	N/A
5	Communal sky garden	N/A
6	Acoustic fin	N/A
7	Wing wall, wind catcher and funnel	N/A
8	Non-structural prefabricated external wall	N/A
9	Utility platform	160.500
10	Noise barrier	N/A
Amenity Features		
11	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	5.001 [4]
12	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	299.611 [5]
13	Covered landscaped and play area	N/A
14	Horizontal screens/covered walkways, trellis	N/A
15	Larger lift shaft	N/A
16	Chimney shaft	N/A
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room.	N/A
18. (*)	Pipe duct, air duct for mandatory feature or essential plant room	18.065 [6]
19	Pipe duct, air duct for non-mandatory or non-essential plant room	N/A
20	Plant room, pipe duct, air duct for environmentally friendly system and feature.	N/A
21	Void in duplex domestic flat and house	N/A
22	Projections such as air-conditioning box and platform with a projection of more than 750mm from the external wall.	N/A
Other Exempted Items		
23. (*)	Refuge floor including refuge floor cum sky garden	N/A
24. (*)	Other projections	N/A
25	Public transport terminus	N/A
26. (*)	Party structure and common staircase	N/A
27 (*)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA.	N/A [3]
28.(*)	Public passage	N/A
29	Covered set back area	N/A
Bonus GFA		
30	Bonus GFA	N/A

Note:

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

1. Refer to item 2.1 in appendix G of PNAP ADM-2 (October 2010 version)
2. Refer to item 2.2 in appendix G of PNAP ADM-2 (October 2010 version)
3. Area not required to be provided under PNAP ADM-2 (October 2010 version)
4. Refer to item 16 in appendix G of PNAP ADM-2 (October 2010 version)
5. Refer to item 17 & 26 in appendix G of PNAP ADM-2 (October 2010 version)
6. Refer to item 23 in appendix G of PNAP ADM-2 (October 2010 version)

30 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

於印製售樓説明書前呈交予並已獲建築事務監督批准的建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。如印製售樓説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入伙紙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）	1079.473
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	104.678 [1]
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	637.197 [2]
2.3	非強制性或非必要機房， 例如空調機房、風櫃房等	N/A [3]
根據聯合作業備考第1及第2 號提供的環保設施		
3	露台	108.000
4	加闊的公用走廊及升降機大堂	N/A
5	公用空中花園	N/A
6	隔聲鰭	N/A
7	翼牆 、 捕風器及風斗	N/A
8	非結構預製外牆	N/A
9	工作平台	160.500
10	隔音屏障	N/A
適意設施		
11	供保安人員和管理處員工使用的櫃枱 、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	5.001 [4]
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	299.611 [5]
13	有上蓋的園景區及遊樂場	N/A
14	橫向屏障／ 有蓋人行道 、 花棚	N/A
15	擴大升降機井道	N/A
16	煙囪管道	N/A
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	N/A
18. (*)	強制性設施或必要機房所需的管槽、氣槽	18.065 [6]
19	非強制性設施或非必要機房所需的管槽、氣槽	N/A
20	環保系統及設施所需的機房、管槽及氣槽	N/A
21	複式住宅單位及洋房的中空	N/A
22	伸出物， 如空調機箱及伸出外牆超過750 毫米的平台	N/A
其他項目		
23. (*)	庇護層， 包括庇護層兼空中花園	N/A
24. (*)	其他伸出物	N/A
25	公共交通總站	N/A
26. (*)	共用構築物及樓梯	N/A
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	N/A [3]
28.(*)	公眾通道	N/A
29	因建築物後移導致的覆蓋面積	N/A
額外總樓面面積		
30	額外總樓面面積	N/A

備註：

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

1. 參考PNAP ADM-2〔2010年10月修訂版本〕的附件G的項目2.1
2. 參考PNAP ADM-2〔2010年10月修訂版本〕的附件G的項目2.2
3. 根據PNAP ADM-2〔2010年10月修訂版本〕，該面積不適用
4. 參考PNAP ADM-2〔2010年10月修訂版本〕的附件G的項目16
5. 參考PNAP ADM-2〔2010年10月修訂版本〕的附件G的項目17及26
6. 參考PNAP ADM-2〔2010年10月修訂版本〕的附件G的項目23

30 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

Environment Assessment of the Building and Information on the estimated energy performance or consumption for the common parts of the Development

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

有關建築物的環境評估及發展項目的公用部份的預計能量表現或消耗的資料

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

The address of the website designated by the vendor for the development:

www.thewarren.com.hk

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

First printed on 6 August, 2013

賣方就該項目指定的互聯網網站的網址：

www.thewarren.com.hk

發展項目及其周邊地區日後可能出現改變。

首次印製日期：2013年8月6日

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Examination/Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
6 November, 2013 2013年11月6日	8	Location plan of the development is updated 更新發展項目的所在位置圖
	9	Aerial photograph of the development is updated 更新發展項目的鳥瞰圖片
	14	Layout plan of the development is revised 修訂發展項目的布局圖
	15, 16, 17	Floor plans are revised 修訂平面圖
	19, 20	Floor plans of parking spaces are revised 修改停車位的樓面平面圖
	22	The provisions under Summary of Deed of Mutual Covenant is revised 修訂公契的摘要之內容
	23	The provisions under Summary of Land Grant are revised 修訂批地文件的摘要之內容
	24	The provisions under Warning to purchasers are revised 修訂對買方的警告之內容
	25, 26	Block plans are revised 修訂座向圖
	27, 28	Elevations are revised 修訂立面圖
	30, 31, 32, 35, 36, 37	The provisions under Fittings, Finishes and Appliances are revised 修訂裝置、裝修物料及設備之內容
	30, 31, 32, 33	The font size of the text are revised 修訂文字之大小
	39	The provisions under Miscellaneous payments by purchaser is revised 修訂買方的雜項付款之內容
	41, 42	The provisions under Information in application for concession on gross floor area of building is revised 修訂申請建築物總樓面面積寬免的資料之內容
	44	Other information is deleted 刪除其他資料

Examination/Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
5 February, 2014 2014年2月5日	8	Location plan of the development is updated 更新發展項目的所在位置圖
	9	Aerial photograph of the development is updated 更新發展項目的鳥瞰圖片

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	Page Number 頁次	Revision Made 所作修改
3 May, 2014 2014年5月3日	5	Information of the development is updated 更新發展項目資料
	9	Aerial photograph of the development is updated 更新發展項目的鳥瞰圖片
	14	Layout plan is revised 修訂布局圖
	15, 16, 17, 19, 20	Floor plans are revised 修訂平面圖
	25, 26	Block plans are revised 修改座向圖
	27, 28	Elevation plans are revised 修改立面圖
	30, 31	The provisions under Fittings, Finishes and Appliances are revised 修訂裝置、裝修物料及設備之內容
	35, 36, 37	Mechanical & electrical provision plans are revised 修訂機電裝置平面圖
	44	Information is added 補充資料

Examination/Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
1 August, 2014 2014年8月1日	1, 2, 3, 4	Notes to purchaser of first-hand residential properties is updated 更新一手住宅物業買家須知
	6	Name of authorized person is revised 修訂認可人士名稱
	10, 27, 28, 30	Correct the typos on each page 於每版各修訂部份錯字
	12	Outline Zoning Plan Relating to the Development is updated 更新關乎發展項目的分區計劃大綱圖
	13	Correct the description on Outline Zoning Plan Relating to the Development 修訂關乎發展項目的分區計劃大綱圖的描述
	14	Layout plan is revised 修訂布局圖
	17	Floor plan is revised 修訂平面圖
	33	Appliances Schedule is updated 更新設備說明表
	44	Information is added 補充資料

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	Page Number 頁次	Revision Made 所作修改
31 October, 2014 2014年10月31日	6	Information on vendor and others involved in the development is updated 更新賣方及有參與發展項目的其他人的資料
	9	Latest aerial photograph of the development is added and page format is amended 增添發展項目的最新鳥瞰圖片及修訂頁面格式
	15, 16	Floor plans are revised 修訂平面圖
	21	The provisions under Summary of Preliminary Agreement for Sale and Purchase are revised 修訂臨時買賣合約的摘要之內容
	30, 33, 34, 36, 37	The provisions under Fittings, Finishes and Appliances are revised 修訂裝置、裝修物料及設備之內容
	44	Information is added 補充資料

Examination/Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
29 January, 2015 2015年1月29日	7	Information on Property Management is updated 更新物業管理的資料
	15, 16, 17	Remarks of floor plan are revised 修訂平面圖的備註
	22	Summary of Deed of Mutual Covenant is revised 更新公契的摘要
	23	Summary of Land Grant is revised 修訂批地文件的摘要
	29	Information on Inspection of Plans and Deed of Mutual Covenant is updated 更新閱覽圖則及公契的資料
	31, 36, 37	The provisions under Fittings, Finishes and Appliances are revised 修訂裝置、裝修物料及設備之內容
	44	Information is revised 修訂資料

Examination/Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
27 April, 2015 2015年4月27日	9	Aerial photograph of the development is updated 更新發展項目的鳥瞰圖片

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Examination/Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
27 July, 2015 2015年7月27日	No revision made 並無作出修改	

Examination/Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
27 October, 2015 2015年10月27日	8	Location Plan of the development is updated 更新發展項目的所在位置圖
	9	Aerial photograph of the development is updated 更新發展項目的鳥瞰圖片

Examination/Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
27 January, 2016 2016年1月27日	12	Outline Zoning Plan Relating to the Development is updated 更新關乎發展項目的分區計劃大綱圖

Examination/Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
27 April, 2016 2016年4月27日	8	Location Plan of the development is updated 更新發展項目的所在位置圖
	9	Aerial photograph of the development is updated 更新發展項目的鳥瞰圖片

Examination/Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
26 July, 2016 2016年7月26日	8	Location Plan of the development is updated 更新發展項目的所在位置圖

Examination/Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
26 October, 2016 2016年10月26日	11, 12	Outline Zoning Plan Relating to the Development is updated 更新關乎發展項目的分區計劃大綱圖

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Examination/Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
26 January, 2017 2017年1月26日	8	Location Plan of the development is updated 更新發展項目的所在位置圖

Examination/Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
26 April, 2017 2017年4月26日	8	Location Plan of the development is updated 更新發展項目的所在位置圖

Examination/Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
26 July, 2017 2017年7月26日	8	Location Plan of the development is updated 更新發展項目的所在位置圖
	9	Aerial photograph of the development is updated 更新發展項目的鳥瞰圖片

Examination/Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
26 October, 2017 2017年10月26日	11	Outline Zoning Plan Relating to the Development is updated 更新關乎發展項目的分區計劃大綱圖