BROADWOOD TWELVE樂天峯

Sales Brochure
售樓說明書

BROADWOOD TWELVE樂天峯

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) 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;

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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.

- interior and exterior fittings and finishes and appliances;
- the basis on which management fees are shared;
- whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
- whether individual owners have responsibility to maintain slopes.

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

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

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

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

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

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

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

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

15. Estimated material date and handing over date

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

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

For complaints 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
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[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.

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。

[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。

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。

[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。

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 訂立臨時買賣合約時，您須向擁有人(即賣方)支付樓價**5%**的臨時訂金。

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

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

- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10.表達購樓意向

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

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

11.委託地產代理

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

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

- 委託地產代理以物色物業前，您應該 –

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

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

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

12.委聘律師

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

- 比較不同律師的收費。

適用於一手未落成住宅物業

13.預售樓花同意書

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

14.示範單位

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

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

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

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15.預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期[3]。

  - ➢ 售樓說明書中有關發展項目的預計關鍵日期並不等同買家的「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

Information on the Development
發展項目的資料

Name of Street and Street Number
12 Broadwood Road

Total Number of Storeys
45 Storeys

Floor Numbering
G/F, 2/F, 3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-43/F, 45/F-51/F and Roof

Omitted Floor Numbers
1/F, 4/F, 13/F, 14/F, 24/F, 34/F and 44/F

Refuge Floor
30/F

街道名稱及門牌號碼
樂活道12號

樓層總數
45層

樓層號數
地下、2樓、3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至43樓、45樓至51樓及天台

被略去的樓層號數
1、4、13、14、24、34及44樓

庇護層
30樓

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
Banbury Investments Limited
Exgratia Company Limited

賣方
Banbury Investments Limited
Exgratia Company Limited

Holding Company of the Vendor
Grand Lyton Limited
Praise Ever Investments Limited
Strategy Key Limited
Hopewell Hong Kong Properties Limited
Boyen Investments Limited
Novel Spring Limited
Hopewell Holdings Limited

賣方的控權公司
Grand Lyton Limited
Praise Ever Investments Limited
Strategy Key Limited
合和香港房地產有限公司
Boyen Investments Limited
Novel Spring Limited
合和實業有限公司

Authorized Person
Mr. Mak Chi Cheung Peter of WMKY Limited

認可人士
WMKY Limited 之麥致祥先生

Building Contractor
China Overseas Building Construction Ltd

承建商
中國海外房屋工程有限公司

Firm of solicitors acting for the Owner in relation to the sale of residential properties in the Development
Woo, Kwan, Lee & Lo

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
胡關李羅律師行

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development
Not Applicable

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
不適用

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

已為發展項目的建造提供貸款的任何其他人
合和實業有限公司

Relationship Between Parties Involved in the Development
有參與發展項目的各方的關係

A partner of the Vendor's solicitors firm, Messrs. Woo, Kwan, Lee & Lo, is a director of the holding company of the Vendor.

賣方律師胡關李羅律師行的其中一位合夥人為賣方的控權公司的董事。

Information on Design of the Development
發展項目的設計的資料

There is no non-structural prefabricated external walls forming part of the enclosing walls of the Development.

There is curtain wall forming part of the enclosing wall of the Development (Clubhouse at 6/F).

The Range of Thickness of Curtain Wall: 150mm

Total area of Curtain Wall of each Residential Property: Not Applicable

發展項目沒有構成圍封牆的一部份的非結構的預製外牆。

發展項目有構成圍封牆的一部份的幕牆(六樓住客會所)。

幕牆的厚度範圍：150毫米

每個住宅物業的幕牆總面積：不適用

Information on Property Management
物業管理的資料

Property Manager

Broadwood Twelve Management Limited is appointed as the manager of the Development under the Deed of Mutual Covenant and Management Agreement that has been executed.

物業管理公司

樂天峯管理有限公司為已簽立的大廈公契及管理協議所委任的發展項目的管理人。

Location Plan of the Development
發展項目的所在位置圖

Location of the Development
發展項目的位置

Scale 比例尺：
0 50 150 250M 米

The above location plan is prepared with reference to Survey Sheet Number 11-SE-C (Last updated on 14 September 2017), 11-SE-A (Last updated on 14 September 2017), 11-SW-B (Last updated on 15 September 2017) and 11-SW-D (Last updated on 6 September 2017), with adjustments where necessary.

上述位置圖參考測繪圖編號11-SE-C (最近更新2017年9月14日)，11-SE-A (最近更新2017年9月14日)，11-SW-B (最近更新2017年9月15日)及11-SW-D (最近更新2017年9月6日)，經修正處理。

NOTATION	圖例
a power plant (including electricity sub-stations)	發電廠(包括電力分站)
a cemetery	墳場
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)
a public utility installation	公用事業設施裝置
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 school (including a kindergarten)	學校(包括幼稚園)
sports facilities (including a sports ground and a swimming pool)	體育設施(包括運動場及游泳池)
a public park	公園
a public convenience	公廁

Remarks:
1. The map reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR. Licence No. 50/2013.
2. The above location 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.

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 50/2013。
2. 由於發展項目邊界不規則的技術原因，上列所在位置圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

Aerial Photograph of the Development
發展項目的鳥瞰照片

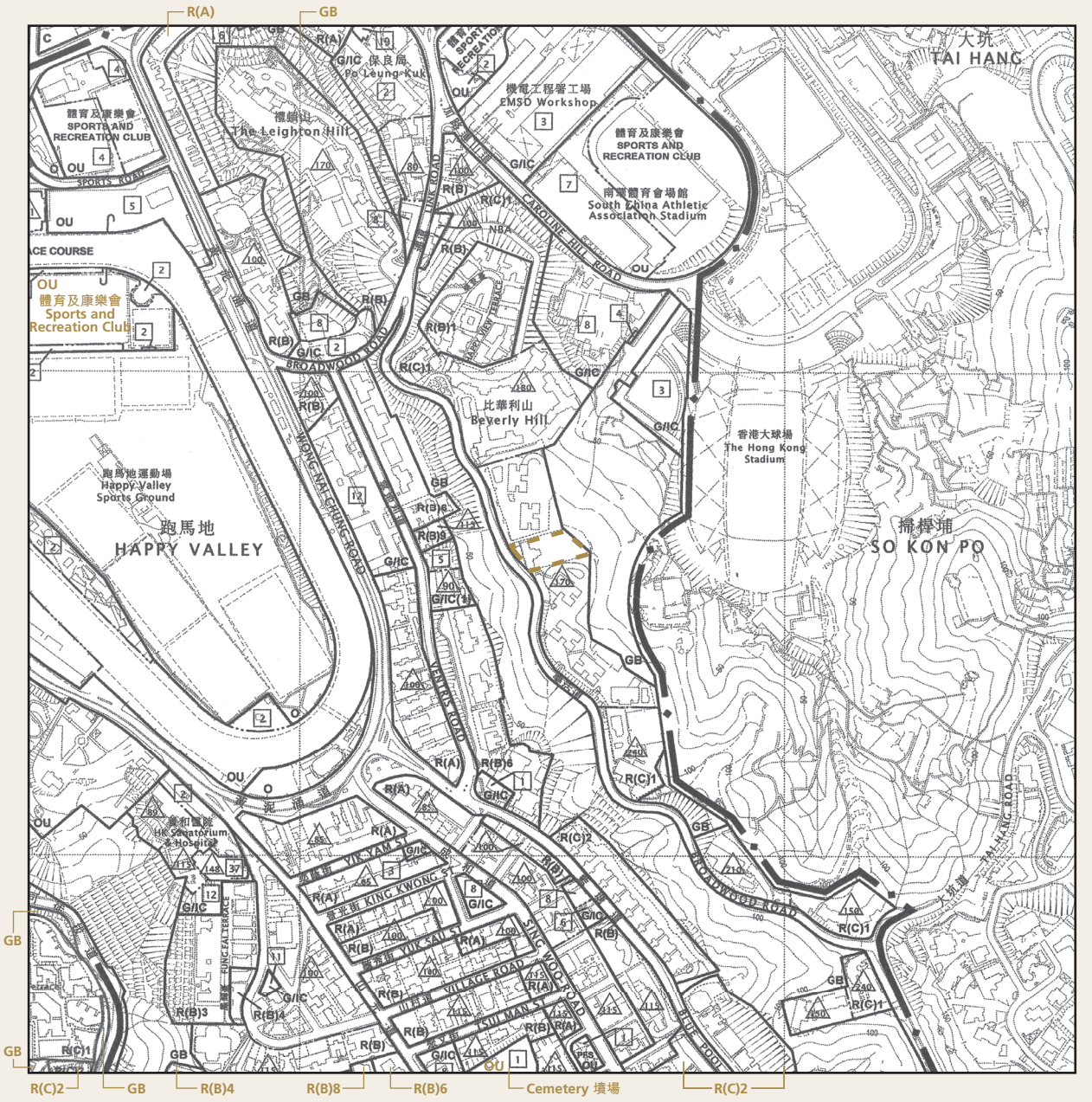
Location of the Development
發展項目的位置

Excerpt from aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,000 feet, Photo No. E011659C, dated 6 January 2017.
摘錄自地政總署測繪處於2017年1月6日位處飛行高度6,000呎所拍攝之鳥瞰照片，照片編號E011659C。

Remarks:
1. The aerial photograph 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.
2. Survey and Mapping Office, Lands Department, The Government of HKSAR © copyright reserved - reproduction by permission only.

註：
1. 由於發展項目邊界不規則的技術原因，鳥瞰照片可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。
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。

Outline Zoning Plans Relating to the Development
關乎發展項目的分區計劃大綱圖



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Excerpt from:
1. Approved Wong Nai Chung (Hong Kong Planning Area No. 7) Outline Zoning Plan No. S/H7/19 gazetted on 26 August 2016.
2. Approved Mid-levels East (Hong Kong Planning Area No. 12) Outline Zoning Plan No. S/H12/12 gazetted on 17 September 2010.
3. Draft Wan Chai (Hong Kong Planning Area No. 5) Outline Zoning Plan No. S/H5/27 gazetted on 3 August 2012.

摘錄自：
1. 2016年8月26日刊憲之黃泥涌(港島規劃區第7區)分區計劃大綱核准圖(編號S/H7/19)。
2. 2010年9月17日刊憲之半山區東部(港島規劃區第12區)分區計劃大綱核准圖(編號S/H12/12)。
3. 2012年8月3日刊憲之灣仔(港島規劃區第5區)分區計劃大綱草圖(編號S/H5/27)。

Location of the Development
發展項目的位置

NOTATION 圖例

	ZONES	地帶		MISCELLANEOUS	其他
C	Commercial	商業		Boundary of Planning Scheme	規劃範圍界線
R(A)	Residential (Group A)	住宅 (甲類)		Building Height Control Zone Boundary	建築物高度管制區界線
R(B)	Residential (Group B)	住宅 (乙類)	100	Maximum Building Height (In Metres Above Principal Datum)	最高建築物高度 (在主水平基準上若干米)
R(C)	Residential (Group C)	住宅 (丙類)			
G/IC	Government, Institution or Community	政府、機構或社區	2	Maximum Building Height (In Number of Storeys)	最高建築物高度 (樓層數目)
O	Open Space	休憩用地	PFS	Petrol Filling Station	加油站
OU	Other Specified Uses	其他指定用途	NBA	Non-building Area	非建築用地
GB	Green Belt	綠化地帶			

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

Remarks:
1. The above Outline Zoning 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.
2. The above outline zoning plans are made with adjustment (where necessary) to show the Development boundary and other information in brown.
3. Survey and Mapping Office, Lands Department, The Government of HKSAR © copyright reserved - reproduction by permission only.

註：
1. 由於發展項目邊界不規則的技術原因，上列分區計劃大綱圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。
2. 上列分區大綱圖有須要地方經處理以啡色顯示發展項目邊界線及其他資料。
3. 香港特別行政區政府地政總署測繪處 © 版權所有，未經許可不得複製。

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Excerpt from Draft Causeway Bay (Hong Kong Planning Area No. 6) Outline Zoning Plan No. S/H6/15 gazetted on 17 September 2010.

摘錄自2010年9月17日刊憲之銅鑼灣(港島規劃區第6區)分區計劃大綱草圖(編號S/H6/15)。

Amendments to Approved Plan No. S/H6/14 exhibited under Section 5 of the Town Planning Ordinance.

按照城市規劃條例第5條展示核准圖編號S/H6/14的修訂。

- F5 Amendment Item F5 修訂項目F5項
- G2 Amendment Item G2 修訂項目G2項
- H3 Amendment Item H3 修訂項目H3項
- J1 Amendment Item J1 修訂項目J1項
- K Amendment Item K 修訂項目K項

Location of the Development
發展項目的位置

NOTATION 圖例

	ZONES	地帶		MISCELLANEOUS	其他
C	Commercial	商業	—— · ——	Boundary of Planning Scheme	規劃範圍界線
R(A)	Residential (Group A)	住宅 (甲類)	— ··· — ··· —	Building Height Control Zone Boundary	建築物高度管制區界線
R(B)	Residential (Group B)	住宅 (乙類)	110	Maximum Building Height (In Metres Above Principal Datum)	最高建築物高度 (在主水平基準上若干米)
R(C)	Residential (Group C)	住宅 (丙類)	★	Building Gap Restriction as Stipulated on the Notes	《註釋》內訂明建築物之間的空隙限制
G/IC	Government, Institution or Community	政府、機構或社區	8	Maximum Building Height (In Number of Storeys)	最高建築物高度 (樓層數目)
O	Open Space	休憩用地	NBA	Non-building Area	非建築用地
OU	Other Specified Uses	其他指定用途			
GB	Green Belt	綠化地帶			

	COMMUNICATIONS	交通
車站 STATION	Railway and Station (underground)	鐵路及車站(地下)
	Major Road and Junction	主要道路及路口
	Elevated Road	高架道路

Remarks:
1. The above Outline Zoning 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.
2. The above outline zoning plans are made with adjustment (where necessary) to show the Development boundary and other information in brown.
3. Survey and Mapping Office, Lands Department, The Government of HKSAR © copyright reserved - reproduction by permission only.

註：
1. 由於發展項目邊界不規則的技術原因，上列分區計劃大綱圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。
2. 上列分區大綱圖有須要地方經處理以啡色顯示發展項目邊界線及其他資料。
3. 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。

N

Excerpt from Approved Jardine's Lookout & Wong Nai Chung Gap (Hong Kong Planning Area No. 13) Outline Zoning Plan No. S/H13/12 gazetted on 18 October 2007.

摘錄自2007年10月18日刊憲之渣甸山及黃泥涌峽(港島規劃區第13區)分區計劃大綱核准圖(編號S/H13/12)。

Location of the Development
發展項目的位置

NOTATION 圖例

	ZONES	地帶		MISCELLANEOUS	其他
C	Commercial	商業	—— · ——	Boundary of Planning Scheme	規劃範圍界線
R(B)	Residential (Group B)	住宅 (乙類)	PFS	Petrol Filling Station	加油站
R(C)	Residential (Group C)	住宅 (丙類)			
G/IC	Government, Institution or Community	政府、機構或社區			
O	Open Space	休憩用地			
OU	Other Specified Uses	其他指定用途			
GB	Green Belt	綠化地帶			
CP	Country Park	郊野公園			

	COMMUNICATIONS	交通
	Major Road and Junction	主要道路及路口

Remarks:
1. The above Outline Zoning 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.
2. The above outline zoning plans are made with adjustment (where necessary) to show the Development boundary and other information in brown.
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註：
1. 由於發展項目邊界不規則的技術原因，上列分區計劃大綱圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。
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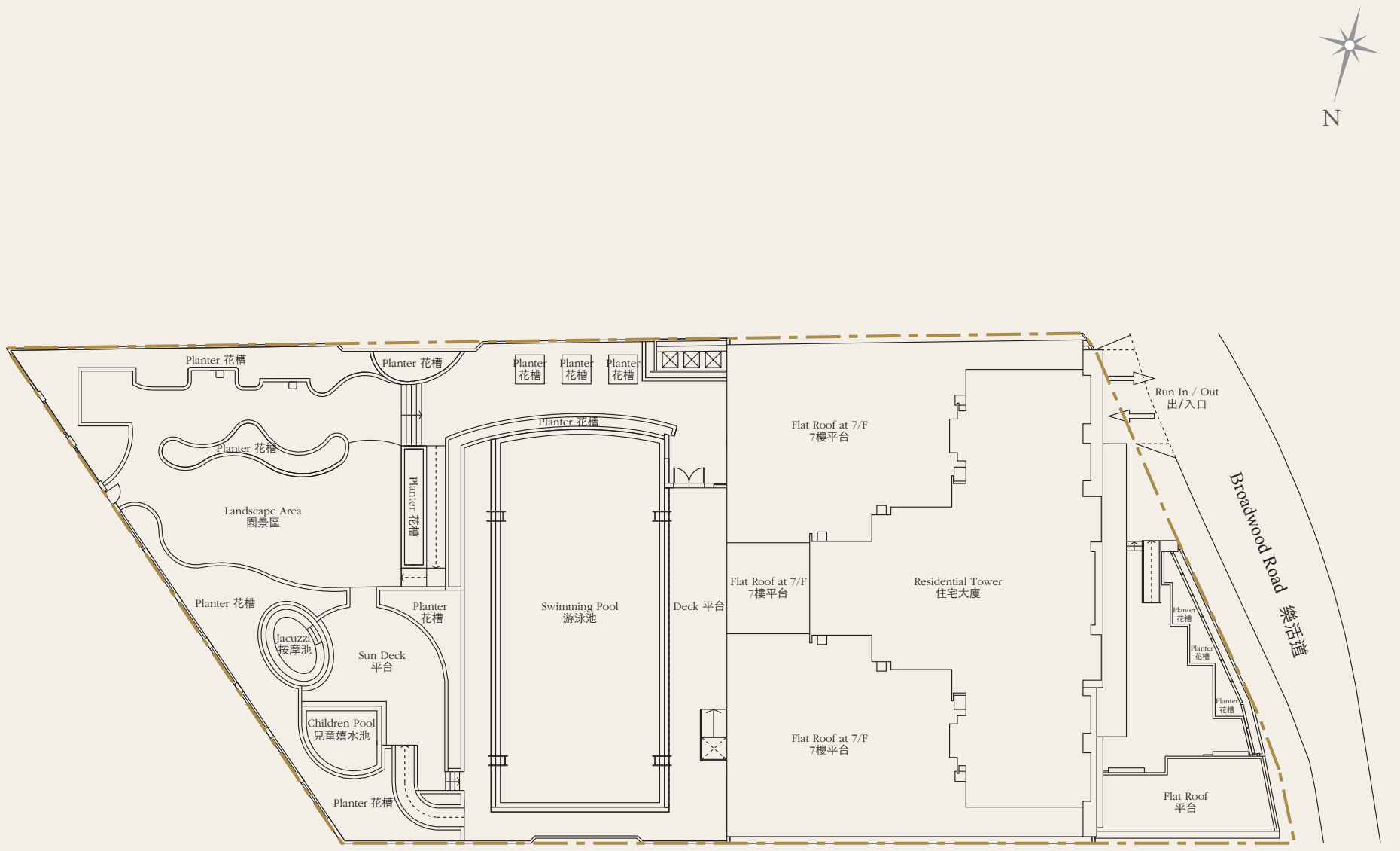
Layout Plan of the Development
發展項目的布局圖



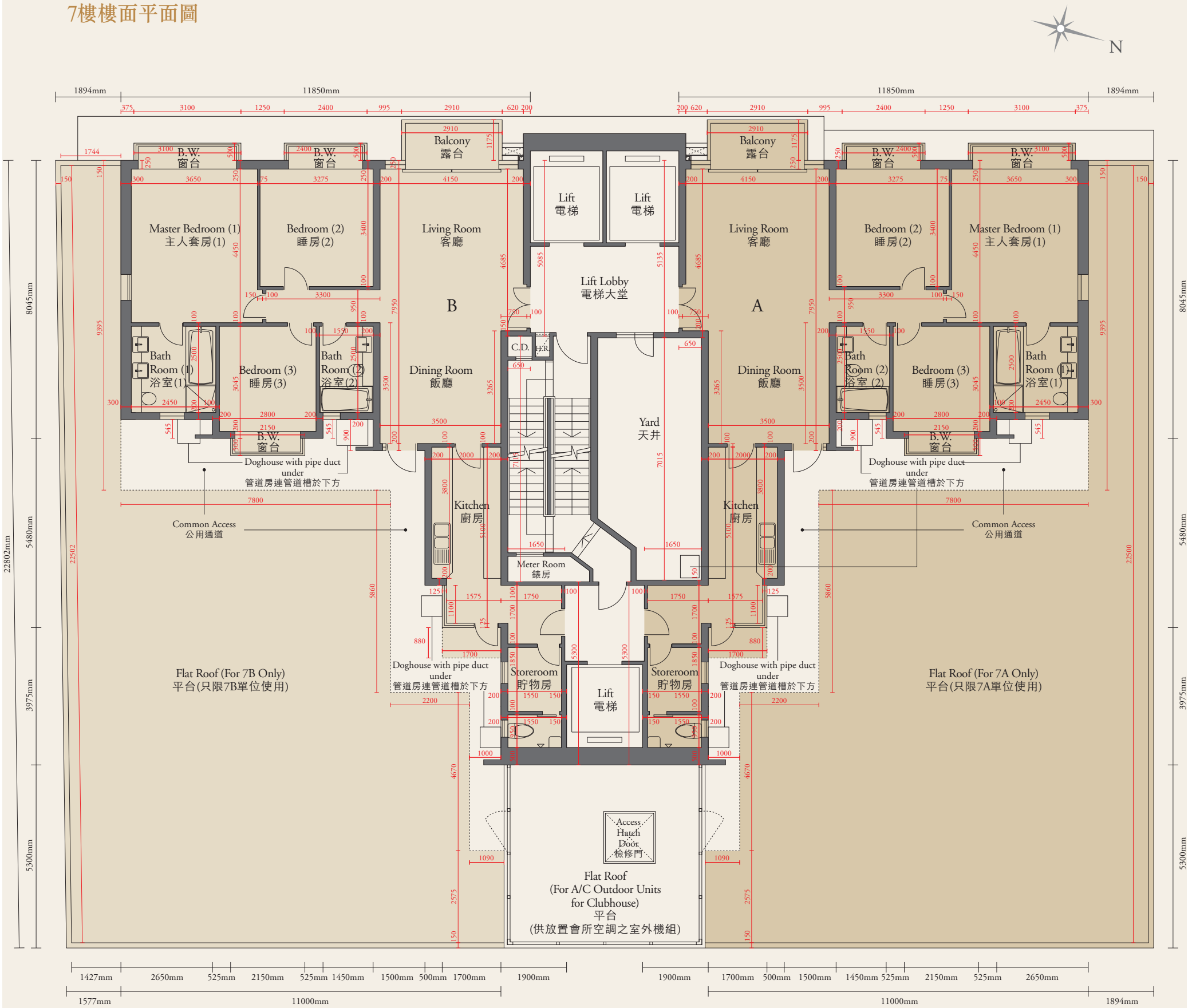
Boundary of the Development
發展項目的地界線

Scale 比例尺：
0 4 8M米

Floor Plans of Residential Properties in the Development
發展項目的住宅物業的樓面平面圖

Floor Plans of Residential Properties in the Development
發展項目的住宅物業的樓面平面圖

7/F Floor Plan
7樓樓面平面圖



B.W. – Bay Window 窗台
C.D. – Cable Duct 線槽
H.R. – Hose Reel 消防喉轆
A/C – Air-conditioning 空調

Scale 比例尺：
0 5M米

Remarks:
1. The thickness of the floor slabs (excluding plaster) of each residential property above is 150mm and 200mm.
2. Floor-to-floor height of each residential property above is 3.15m (refer 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).
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 external and internal dimensions, thickness of the internal partitions and external dimensions of individual compartments of each residential property as shown on the floor plan are based on the information provided in the approved building plans for the Development. (Approved on 19 May 2010 by the Building Authority)
5. All dimensions are measured in millimeters (mm) unless otherwise specified.

註：
1. 上圖每個住宅物業樓板(不包括灰泥)的厚度為150毫米及200毫米。
2. 上圖每個住宅物業層與層之間的高度為3.15米(指該樓層之石屎地台面與上一層石屎地台面之高度距離)。
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. 樓面平面圖中顯示之住宅物業的外部及內部尺寸、內部間隔的厚度及個別分隔室的外部尺寸乃根據發展項目經批准的建築圖則所顯示之資料。(經建築事務監督於2010年5月19日批准)
5. 除非另有註明，所有尺寸均以毫米(mm)為量度單位。

8/F–12/F Floor Plan
8樓–12樓樓面平面圖

A/C Platform – Air-conditioning Platform 空調機平台
B.W. – Bay Window 窗台
C.D. – Cable Duct 線槽
H.R. – Hose Reel 消防喉轆
U.P. – Utility Platform 工作平台

Scale 比例尺：
0 5M米

Remarks:
1. The thickness of the floor slabs (excluding plaster) of each residential property above is 150mm and 200mm.
2. Floor-to-floor height of each residential property above is 3.15m (refer 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).
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4. 樓面平面圖中顯示之住宅物業的外部及內部尺寸、內部間隔的厚度及個別分隔室的外部尺寸乃根據發展項目經批准的建築圖則所顯示之資料。(經建築事務監督於2010年5月19日批准)
5. 除非另有註明，所有尺寸均以毫米(mm)為量度單位。

15/F Floor Plan
15樓 樓面平面圖

A/C Platform – Air-conditioning Platform 空調機平台
B.W. – Bay Window 窗台
C.D. – Cable Duct 線槽
H.R. – Hose Reel 消防喉轆
U.P. – Utility Platform 工作平台

Scale 比例尺：
0 5M米

Remarks:
1. The thickness of the floor slabs (excluding plaster) of each residential property above is 150mm and 200mm.
2. Floor-to-floor height of each residential property above is 3.15m (refer 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).
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5. 除非另有註明，所有尺寸均以毫米(mm)為量度單位。

16/F–20/F, 22/F, 23/F, 25/F–29/F Floor Plan
16樓–20樓，22樓，23樓，25樓–29樓樓面平面圖

A/C Platform – Air-conditioning Platform 空調機平台
B.W. – Bay Window 窗台
C.D. – Cable Duct 線槽
H.R. – Hose Reel 消防喉轆
U.P. – Utility Platform 工作平台

Scale 比例尺：
0 5M米

Remarks:
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5. 除非另有註明，所有尺寸均以毫米(mm)為量度單位。

21/F Floor Plan
21樓樓面平面圖

A/C Platform – Air-conditioning Platform 空調機平台
B.W. – Bay Window 窗台
C.D. – Cable Duct 線槽
H.R. – Hose Reel 消防喉轆
U.P. – Utility Platform 工作平台

Scale 比例尺：
0 5M米

Remarks:
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5. 除非另有註明，所有尺寸均以毫米(mm)為量度單位。

31/F–33/F, 35/F–37/F , 39/F–43/F, 45/F, 46/F, 48/F&49/F Floor Plan
31樓–33樓，35樓–37樓，39樓–43樓，45樓，46樓，48樓及49樓樓面平面圖

A/C Platform – Air-conditioning Platform 空調機平台
B.W. – Bay Window 窗台
C.D. – Cable Duct 線槽
H.R. – Hose Reel 消防喉轆
U.P. – Utility Platform 工作平台

Scale 比例尺：
0 5M米

Remarks:
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5. 除非另有註明，所有尺寸均以毫米(mm)為量度單位。

38/F Floor Plan
38樓樓面平面圖

A/C Platform – Air-conditioning Platform 空調機平台
B.W. – Bay Window 窗台
C.D. – Cable Duct 線槽
H.R. – Hose Reel 消防喉轆
U.P. – Utility Platform 工作平台

Scale 比例尺：
0 5M米

Remarks:
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5. 除非另有註明，所有尺寸均以毫米(mm)為量度單位。

47/F Floor Plan
47樓樓面平面圖

A/C Platform – Air-conditioning Platform 空調機平台
B.W. – Bay Window 窗台
C.D. – Cable Duct 線槽
H.R. – Hose Reel 消防喉轆
U.P. – Utility Platform 工作平台

Scale 比例尺：
0 5M米

Remarks:
1. The thickness of the floor slabs (excluding plaster) of each residential property above is 150mm and 200mm.
2. Floor-to-floor height of each residential property above is 3.15m (refer 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).
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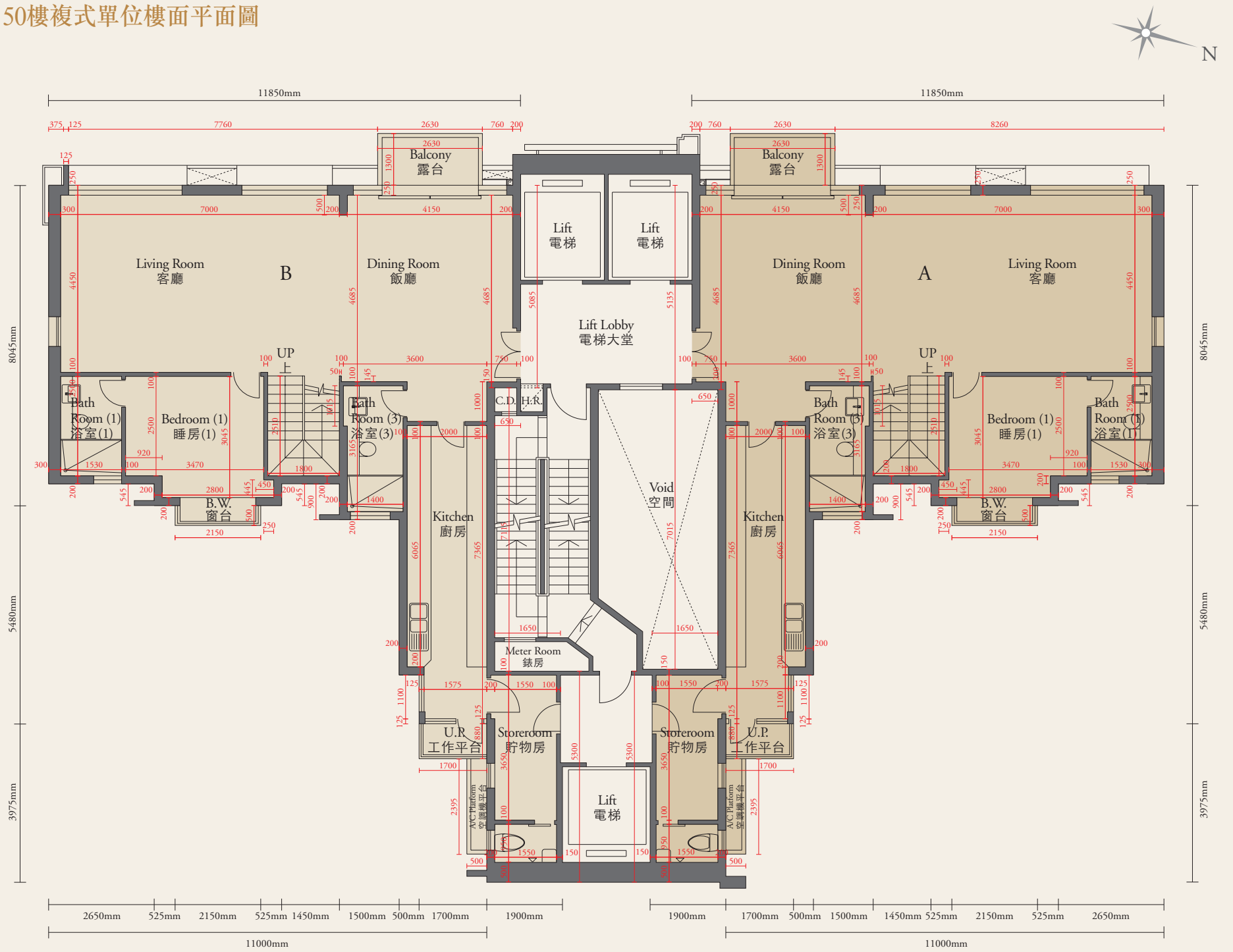
5. 除非另有註明，所有尺寸均以毫米(mm)為量度單位。

50/F Duplex Unit Floor Plan
50樓複式單位樓面平面圖



A/C Platform – Air-conditioning Platform 空調機平台
B.W. – Bay Window 窗台
C.D. – Cable Duct 線槽
H.R. – Hose Reel 消防喉轆
U.P. – Utility Platform 工作平台

Scale 比例尺：
0 5M米

Remarks:
1. The thickness of the floor slabs (excluding plaster) of each residential property above is 150mm and 200mm.
2. Floor-to-floor height of each residential property above is 3.15m (refer 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).
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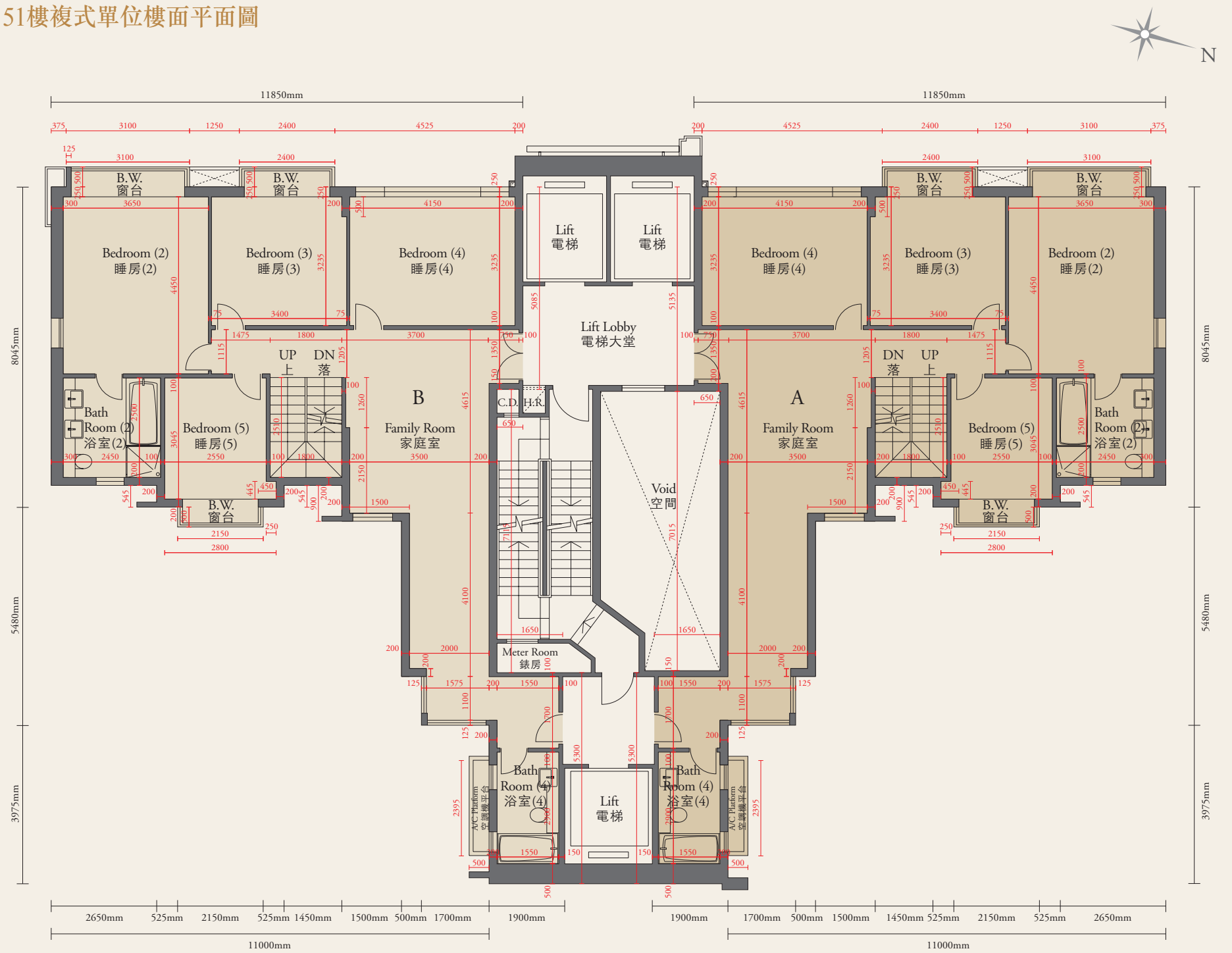
1. 上圖每個住宅物業樓板(不包括灰泥)的厚度為150毫米及200毫米。
2. 上圖每個住宅物業層與層之間的高度為3.15米(指該樓層之石屎地台面與上一層石屎地台面之高度距離)。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
4. 樓面平面圖中顯示之住宅物業的外部及內部尺寸、內部間隔的厚度及個別分隔室的外部尺寸乃根據發展項目經批准的建築圖則所顯示之資料。(經建築事務監督於2010年5月19日批准)
5. 除非另有註明，所有尺寸均以毫米(mm)為量度單位。

51/F Duplex Unit Floor Plan
51樓複式單位樓面平面圖



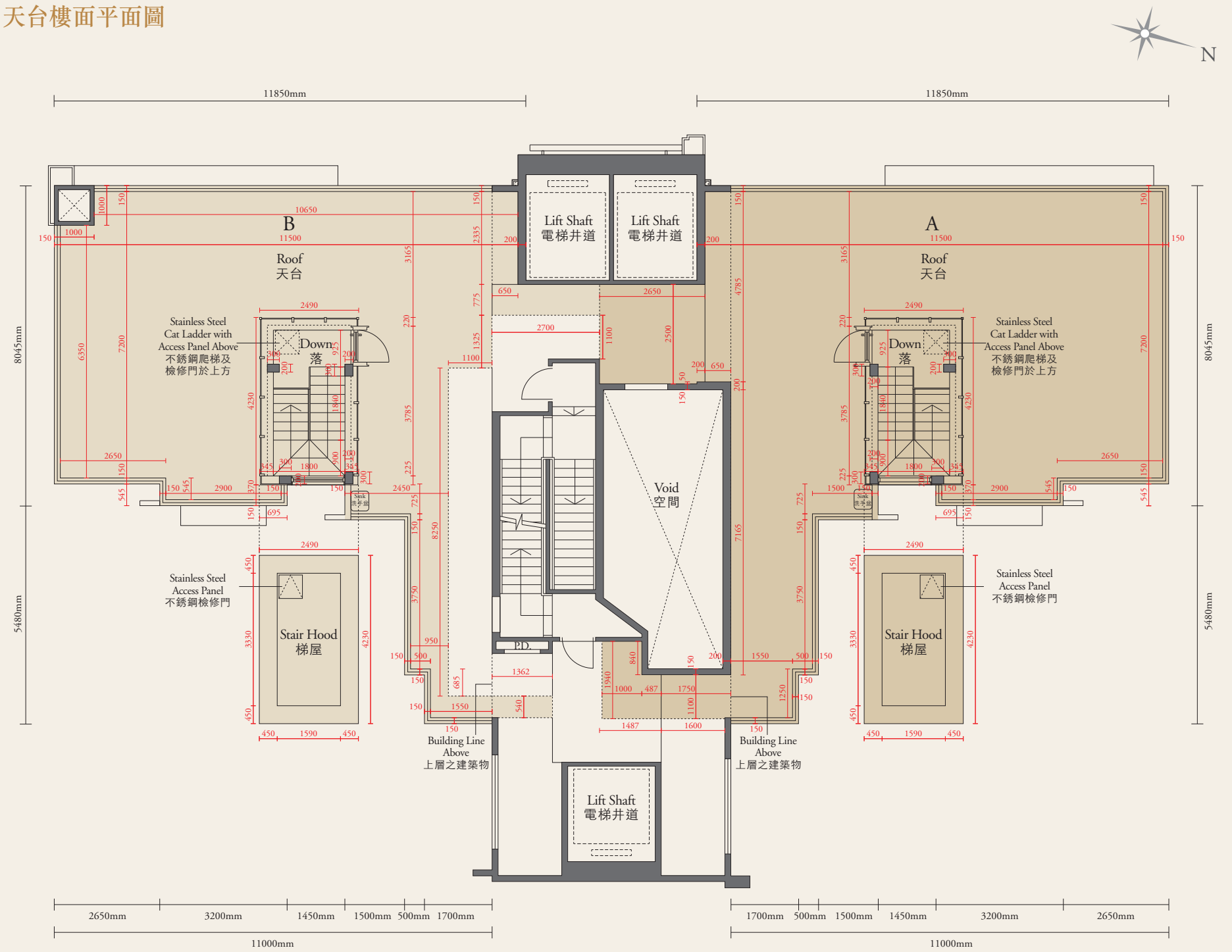
A/C Platform – Air-conditioning Platform 空調機平台
B.W. – Bay Window 窗台
C.D. – Cable Duct 線槽
H.R. – Hose Reel 消防喉轆
U.P. – Utility Platform 工作平台

Scale 比例尺：
0 5M米

Remarks:
1. The thickness of the floor slabs (excluding plaster) of each residential property above is 150mm and 200mm.
2. Floor-to-floor height of each residential property above is 3.15m (refer 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).
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 external and internal dimensions, thickness of the internal partitions and external dimensions of individual compartments of each residential property as shown on the floor plan are based on the information provided in the approved building plans for the Development. (Approved on 19 May 2010 by the Building Authority)
5. All dimensions are measured in millimeters (mm) unless otherwise specified.

註：
1. 上圖每個住宅物業樓板(不包括灰泥)的厚度為150毫米及200毫米。
2. 上圖每個住宅物業層與層之間的高度為3.15米(指該樓層之石屎地台面與上一層石屎地台面之高度距離)。
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. 樓面平面圖中顯示之住宅物業的外部及內部尺寸、內部間隔的厚度及個別分隔室的外部尺寸乃根據發展項目經批准的建築圖則所顯示之資料。(經建築事務監督於2010年5月19日批准)
5. 除非另有註明，所有尺寸均以毫米(mm)為量度單位。

Roof Floor Plan
天台樓面平面圖



P.D. – Pipe Duct 管道槽

Scale 比例尺：
0 5M米

Remarks:
1. The thickness of the floor slabs (excluding plaster) of each residential property above is not applicable.
2. Floor-to-floor height of each residential property above is not applicable.
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 external and internal dimensions, thickness of the internal partitions and external dimensions of individual compartments of each residential property as shown on the floor plan are based on the information provided in the approved building plans for the Development. (Approved on 19 May 2010 by the Building Authority)
5. All dimensions are measured in millimeters (mm) unless otherwise specified.

註：
1. 上圖每個住宅物業樓板(不包括灰泥)的厚度為不適用。
2. 上圖每個住宅物業層與層之間的高度為不適用。
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. 樓面平面圖中顯示之住宅物業的外部及內部尺寸、內部間隔的厚度及個別分隔室的外部尺寸乃根據發展項目經批准的建築圖則所顯示之資料。(經建築事務監督於2010年5月19日批准)
5. 除非另有註明，所有尺寸均以毫米(mm)為量度單位。

Area of Residential Properties in the Development
發展項目中的住宅物業的面積

Area of Residential Properties 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.metre (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. metre (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)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning Plant Room 空調機房	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
Broadwood Twelve 樂天峯	50/F-51/F 50樓至51樓	A	233.019 (2,508) Balcony 露台：3.419 (37) Utility Platform 工作平台：1.496 (16)	–	4.900 (53)	–	–	–	–	96.601 (1,040)	6.725 (72)	–	–
		B	232.789 (2,506) Balcony 露台：3.419 (37) Utility Platform 工作平台：1.496 (16)	–	4.900 (53)	–	–	–	–	77.090 (830)	6.725 (72)	–	–
	45/F-49/F, 35/F-43/F, 25/F-33/F, 15/F-23/F, 8/F-12/F 45樓至49樓、35樓至43樓、25樓至33樓、15樓至23樓、8樓至12樓	A	118.967 (1,281) Balcony 露台：3.419 (37) Utility Platform 工作平台：1.496 (16)	–	3.825 (41)	–	–	–	–	–	–	–	–
		B	118.852 (1,279) Balcony 露台：3.419 (37) Utility Platform 工作平台：1.496 (16)										
	7/F 7樓	A	117.471 (1,265) Balcony 露台：3.419 (37) Utility Platform 工作平台：–	–	3.825 (41)	–	161.670 (1,740)	–	–	–	–	–	–
		B	117.356 (1,263) Balcony 露台：3.419 (37) Utility Platform 工作平台：–	–	3.825 (41)	–	157.563 (1,696)	–	–	–	–	–	–

- The saleable area of the residential properties and the floor area of the balcony, utility platform and verandah (if any) above are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance ("the Ordinance").
- The area of the other specified items above is calculated in accordance with Part 2 of Schedule 2 of the Ordinance.

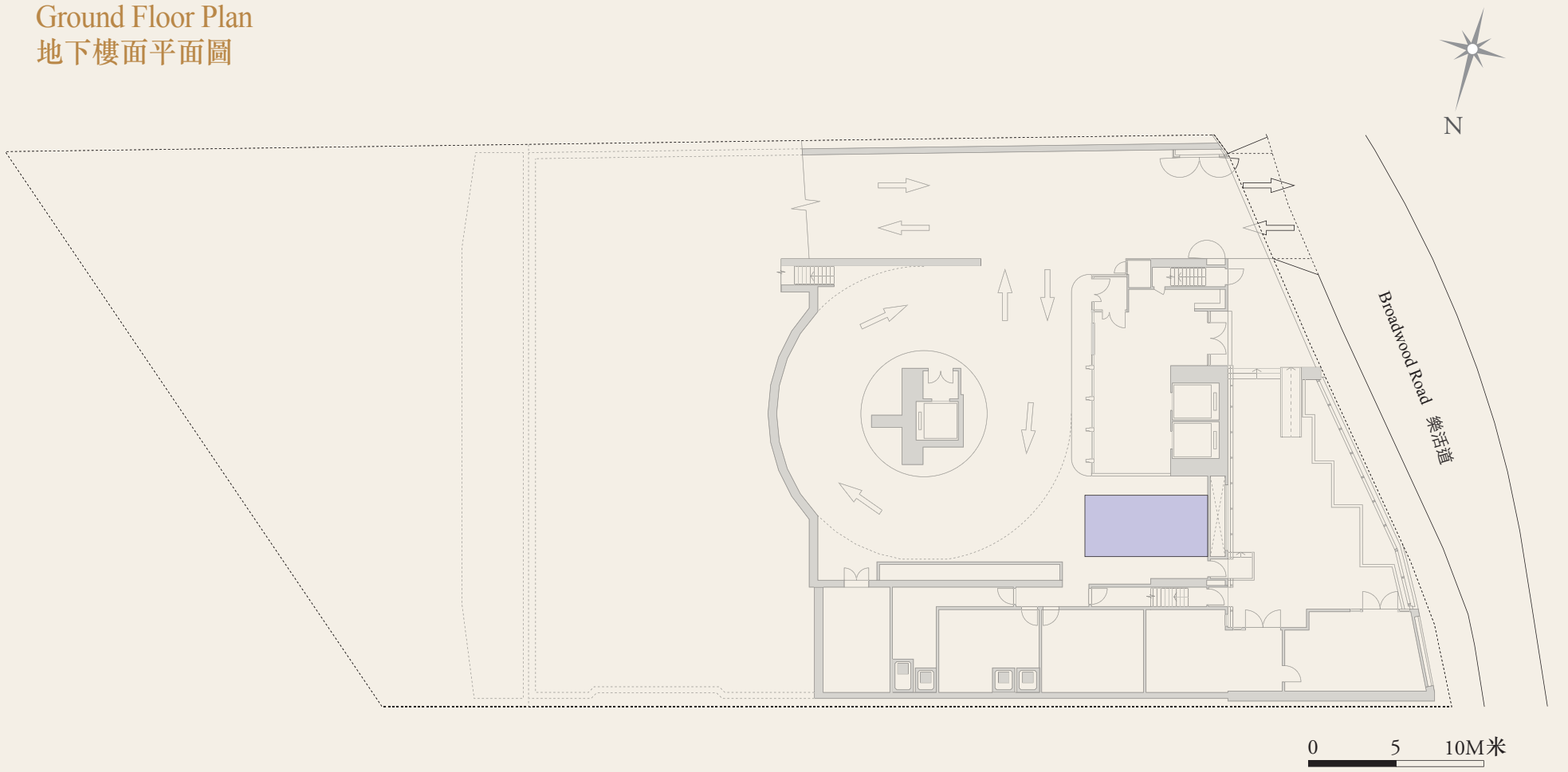
- 上述住宅物業的實用面積及露台，工作平台及陽台(如有)的樓面面積是按《一手住宅物業銷售條例》(「該條例」)第8條計算。
- 上述其他指明項目的面積是按該條例附表二第2部計算。

Remark:
The areas as specified above in square feet are converted at a rate of 1 square metre = 10.7639 square feet and rounded to the nearest whole square foot.

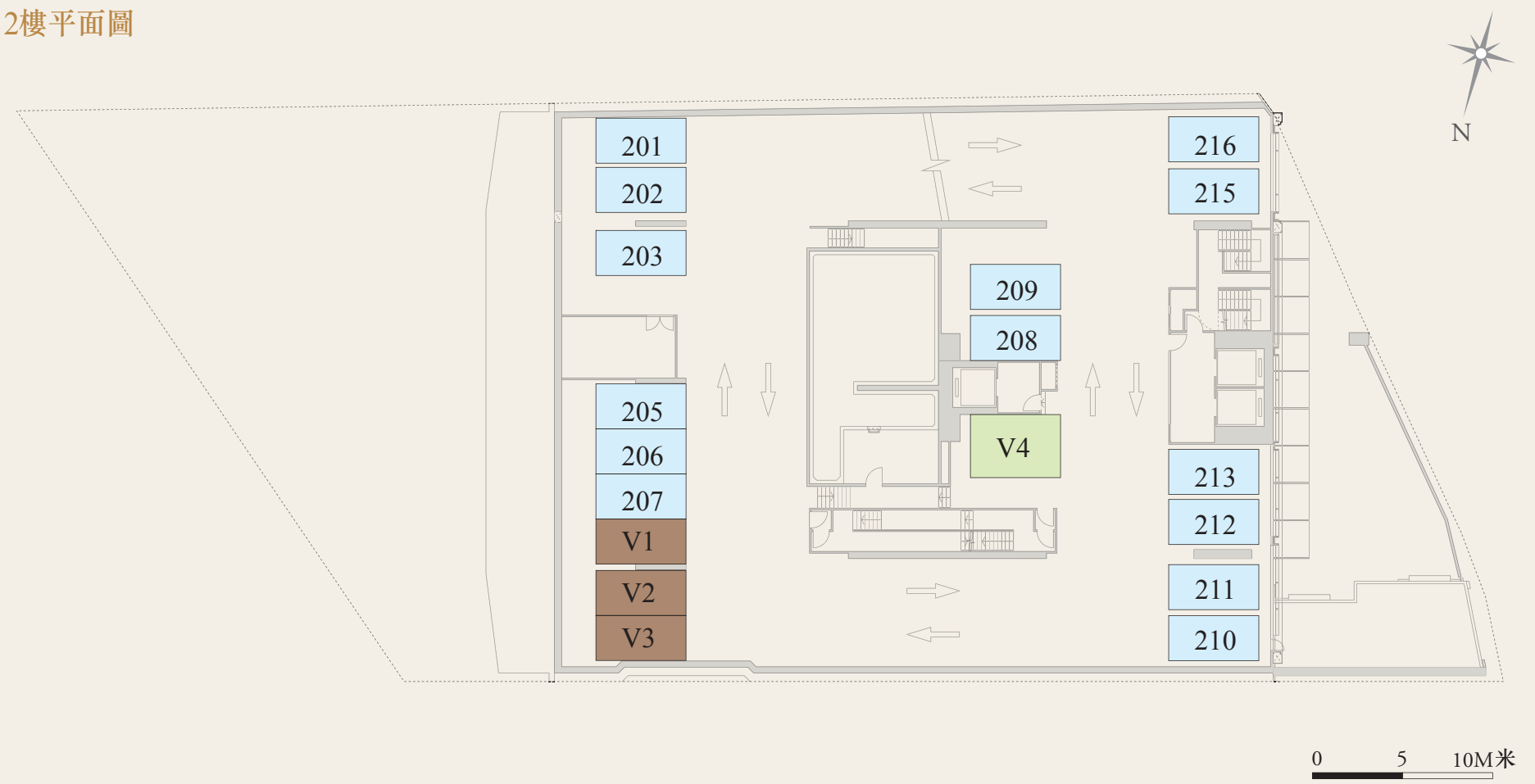
註：
上述所列之面積是以英制之平方呎列明，均以1平方米＝10.7639平方呎換算，並四捨五入至整數平方呎。

Floor Plans of Parking Spaces in the Development
發展項目中的停車位的樓面平面圖

Ground Floor Plan
地下樓面平面圖



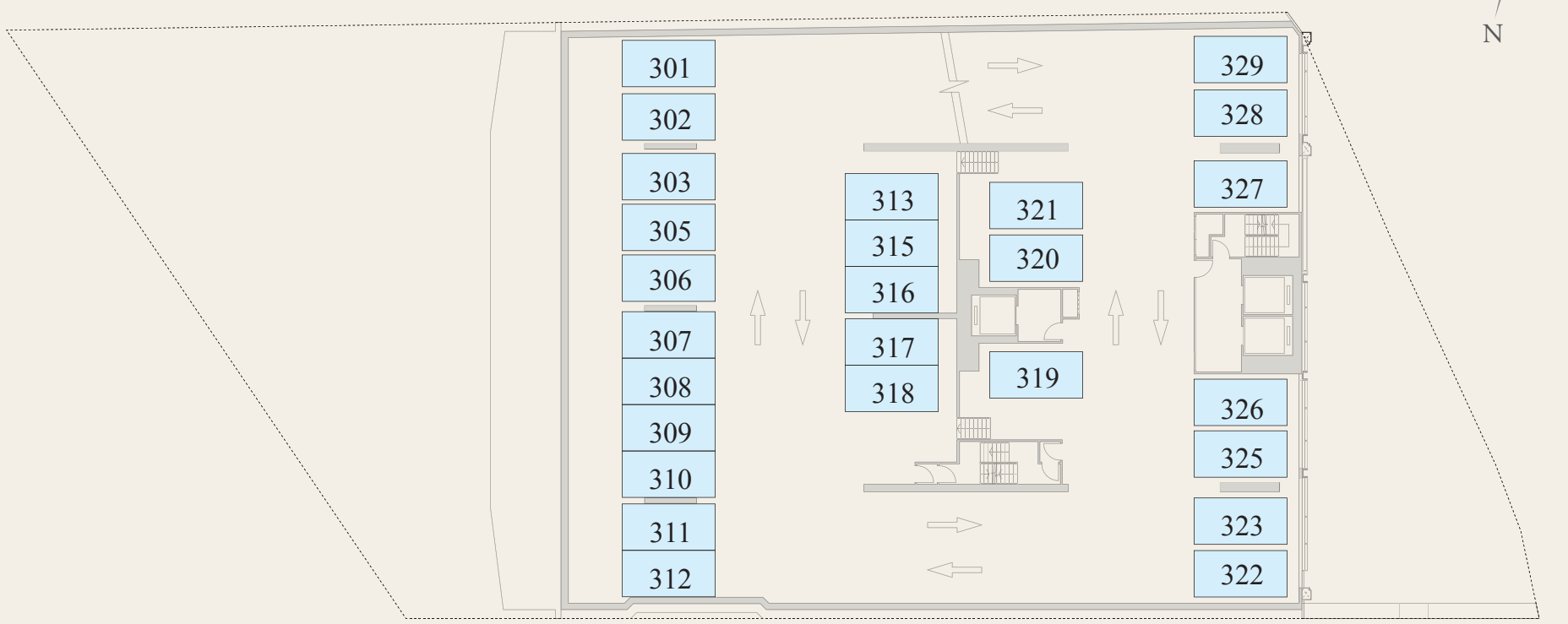
2/F Floor Plan
2樓平面圖



Numbers, Dimensions and Areas of Parking Spaces 車位數目、尺寸及面積

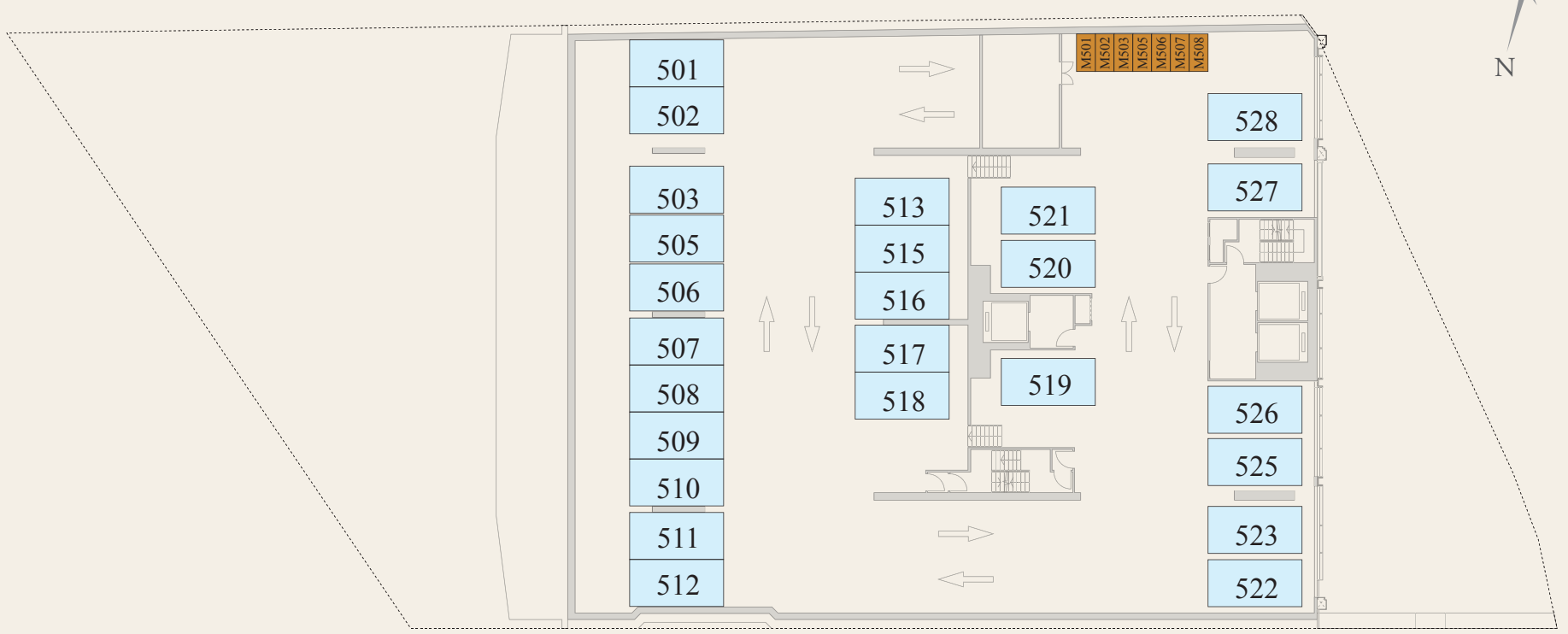
Category of Car Parking Spaces 車位類別	G/F 地下	2/F 二樓	3/F 三樓	5/F 五樓	Total No. 總數	Dimension (LxW) (m) 尺寸 (長x寬)(米)	Area per each space (sq.m) 每個車位面積(平方米)
Car Parking Space (For Residents) 車位 (住客)	–	14	26	25	65	5 x 2.5	12.5
Car Parking Space (For Visitors) 車位 (訪客)	–	3	–	–	3	5 x 2.5	12.5
Car Parking Space (For Disabled) (For Visitors) 車位 (傷健人仕) (訪客)	–	1	–	–	1	5 x 3.5	17.5
Motor Cycle Parking Space (For Visitors) 電單車位 (訪客)	–	–	–	7	7	2 x 1	2
Loading & Unloading Area/Light Goods Vehicle 上落貨區/輕型貨車	1	–	–	–	1	7 x 3.5	24.5

3/F Floor Plan
3樓平面圖



0 5 10M米

5/F Floor Plan
5樓平面圖



0 5 10M米

Summary of Preliminary Agreement for Sale and Purchase
臨時買賣合約的摘要

1. A preliminary deposit of 5% of the purchase price 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 that Preliminary Agreement will be held by a firm of solicitors acting for the Vendor, 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 that Preliminary Agreement-
   i. that Preliminary Agreement is terminated;
   ii. the preliminary deposit is forfeited; and
   iii. the Vendor 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”)時須支付樓價的5%作為臨時訂金。
2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表賣方行事的律師事務所以保證金保存人的身分持有。
3. 如買方沒有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 -
   i. 該臨時合約即告終止；
   ii. 有關的臨時訂金即予沒收；及
   iii. 賣方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。

Summary of Deed of Mutual Covenant
公契的摘要

1. Common Parts of the Development

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

"Development Common Areas" means such of the access road, loading and unloading bay and area, Visitors' Carparking Spaces, Motorcycle Parking Spaces, driveways, passageways, external walls and fences of the whole Development (other than those forming part of the Residential Common Areas), the Slopes and Retaining Walls, the structure of all walls, columns, beams and any other structural elements of and in the Development, and other areas and spaces containing the Development Common Facilities and other areas and spaces in any part or parts of the Development which are designated as being for the common use and benefit of the Owners of the Development, EXCLUDING those areas designated as being part of the Residential Common Areas, the Car Park Common Areas and the Units.

"Development Common Facilities" means all equipment, facilities and systems designated as being for the use, benefit or service of the Development Common Areas and the Development generally and without limiting the generality of the foregoing, include :-

(a) Such of the sewers, drains, water courses, pipes, gutters, wires and cables and other service facilities whether ducted or otherwise which are or at any time may be in, under or over or passing through the Development through which water, sewage, gas, electricity, telecommunications and any other services are supplied to the Development or any part or parts thereof;

(b) Fire fighting installation and equipment;

(c) Lamp posts, traffic lights and lighting within the Development;

(d) Lightning conductor and antennas of the Development for reception of local television broadcast; and

(e) Other facilities and systems other than those facilities designated as being part of the Residential Common Facilities or the Car Park Common Facilities for the use and benefit of the Development and not for the use and benefit of any particular Owner.

"Residential Common Areas" means such of the entrance hall, Recreational Areas and Facilities, transfer plate, lift machine rooms, pump rooms, cable ducts, lift lobbies, halls, lift pits and lift shafts, passageways, staircases, corridors, planters, Roofs and Flat Roofs (unless otherwise specifically included in an assignment of a Flat), the external walls and architectural fins of the Residential Tower and the 6th Floor, and such areas and spaces containing the Residential Common Facilities and other areas and spaces in any part or parts of the Development which are designated as being for the common use and benefit of the Owners of the Residential Tower, EXCLUDING those areas designated as being part of the Development Common Areas, the Car Park Common Areas and the Units.

"Residential Common Facilities" means all those facilities, equipment, machines, apparatus and installations in, under or above the Land and the Development designated as being for the general benefit and service of the Residential Tower and the Residential Common Areas only but to which no Owner of Flat has the exclusive right to use or enjoy the same including (but not limited to) lifts, lighting, communal television antennae for reception of local television broadcast, water tanks, air-conditioning condenser units, recreational facilities, security system, fire service installation system and such electrical, mechanical and sanitary installations which are designated as being for the common use and benefit of the Owners of the Residential Tower EXCLUDING those facilities designated as being part of the Development Common Facilities and the Car Park Common Facilities.

"Car Park Common Areas" means such spaces and areas in the General Car Park intended for use in common by Owners of the Parking Spaces principally including (but not limited to) driveways, ramps and other spaces or areas containing the Car Park Common Facilities, EXCLUDING those areas being part of the Development Common Areas, the Residential Common Areas and the Units.

"Car Park Common Facilities" means such facilities, equipment, machines, apparatus and installations in, under or above the Land and the Development for the general benefit and service of the Parking Spaces principally but no Owner of Parking Space has the exclusive right to use or enjoy, and shall include (but not limited to) lighting, security system, fire service installation system, air-conditioning and mechanical ventilation system (if any) and other electrical, mechanical and sanitary installations which are for the common use and benefit of the Owners of Parking Spaces EXCLUDING those being part of the Development Common Facilities or the Residential Common Facilities.

(2) (a) The Development Common Areas and the Development Common Facilities are deemed to be common areas and facilities for the benefit of all Owners and may, subject to the provisions of the DMC and of any Sub-Deed of Mutual Covenant, be used by each Owner.

(b) The Residential Common Areas and the Residential Common Facilities are deemed to be common areas and facilities for the benefit of all Owners of the Flats and may, subject to the provisions of the DMC and of any Sub-Deed of Mutual Covenant, be used by each Owner of a Flat for all purposes connected with the proper use and enjoyment of the same.

(c) The Car Park Common Areas and the Car Park Common Facilities are deemed to be common areas and facilities for the benefit of all Owners of Parking Spaces and may, subject to the provisions of the DMC and of any Sub-Deed of Mutual Covenant, be used by each Owner of a Parking Space for all purposes connected with the proper use and enjoyment of the same.

2. No. of Undivided Shares Assigned to Each Residential Property in the Development

Floor	Flat	
	A	B
50/F-51/F##	278 / 11,299	276 / 11,299
45/F-49/F, 35/F-43/F, 25/F-33/F, 15/F-23/F, 8/F-12/F	132 / 11,299	132 / 11,299
7/F#	148 / 11,299	148 / 11,299

Remarks:
1. 1/F, 4/F, 13/F, 14/F, 24/F, 34/F & 44/F are omitted. 30/F is the refuge floor/sky garden.
2. ##including the Roof appertaining thereto.
3. #including the Flat Roof appertaining thereto.

3. Term of years for which the Manager of the Development is appointed

Broadwood Twelve Management Limited is the appointed manager for the Development initially for a term of 2 years commencing from the date of the DMC until and unless its appointment is terminated in accordance with the provisions of the DMC.

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

   (1) Each Owner of Flat shall contribute towards the management expenses attributable to the Development (including the Manager's remuneration) in such manner and in such proportion as provided in the DMC by reference to the Management Shares allocated to his Flat (see notes below).

   (2) Clause 6.4.2(a) and (c) of the DMC stipulate that the Owners of Flat shall contribute to the management expenses of the Development as follows :-

   (a) Where any expenditure relates to the Residential Common Areas or the Residential Common Facilities providing services principally to the Owners of the Flats, the expenditure shall form part of the management expenses of the Residential Tower and shall be borne by the Owners of the Flats according to the proportions borne by the number of the Management Shares of their respective Flats to the total number of Management Shares allocated to all the Flats.

   (c) Where any expenditure relates wholly to (i) the Development Common Areas and/or the Development Common Facilities, or (ii) does not fall under any of the sub-paragraphs (a) or (b) of Clause 6.4.2, the expenditure shall form part of the management expenses of the Development as a whole and shall be borne by all Owners of the Development in accordance with the proportion that the respective Management Shares of the relevant part of the Development bear to the total number of Management Shares of the Development.

Notes:
1. The number of Management Shares of a Flat is the same as the number of Undivided Shares allocated to that Flat. However, the total number of Undivided Shares in the Development is different from the total number of Management Shares in the Development.
2. The total number of Management Shares in the Development is 11,199.

5. Basis on which the management fee deposit is fixed
   The amount of management fee deposit is 3 months' management fee.

6. Areas (if any) in the Development retained by the Owner (Banbury Investments Limited and Exgratia Company Limited) for its own use
   Not applicable.

Remark:
Please refer to the DMC for full details. A full script of the DMC is available for inspection free of charge in the sales office upon request and copies will be provided on payment of photocopying charges.

1. 發展項目之公用部分

(1) 發展項目的大廈公契暨管理協議(以下簡稱「大廈公契」)訂明下列公用地方及公用設施：-

「發展項目公用地方」指整個發展項目的出入通道、上落貨區、訪客車位、電單車位、行車道、通道、外牆及圍欄(屬於住宅公用地方範圍者除外)、斜坡及護土牆，以及發展項目內所有牆、柱、樑的結構及任何其他結構項件，以及其他設有「發展項目公用設施」的地方與範圍，以及發展項目任何部份供發展項目各業主公用及共享的其他地方與範圍。「發展項目公用地方」並不包括已劃為「住宅公用地方」、「停車場公用地方」及單位的範圍。

「發展項目公用設施」指供「發展項目公用地方」使用及作為發展項目一般福利或服務的所有設備、設施及系統。茲毋損前文之一般規定，發展項目公用設施包括：

(a) 污水管、排水渠、水道、水管、溝渠、電線與電纜及現時或在任何時間位於發展項目或其任何部份內、下、上或跨越其上供應食水、污水排放、氣體、電力、電訊及任何其他服務的鋪管或非鋪管服務設施；

(b) 滅火裝置與設備；

(c) 發展項目內的燈柱、交通燈及照明燈飾；

(d) 發展項目的避雷裝置及本地電視廣播接收天線；及

(e) 其他供發展項目使用及享用而非供個別業主專用及專享的設施與系統(屬於「住宅公用設施」或「停車場公用設施」除外)。

「住宅公用地方」指入口大堂、康樂地方與設施、大樓轉換層、電梯機房、泵房、電纜管道、電梯大堂、堂廊、電梯槽及電梯坑、通道、樓梯、走廊、花槽、各天台及平台(轉讓契約指明附屬於個別住宅單位者除外)、住宅大廈的外牆及建築鰭片和6樓，以及設有「住宅公用設施」的地方與範圍，及發展項目任何部份內指定供住宅大廈各業主公用及共享的其他地方與範圍。「住宅公用地方」並不包括屬於「發展項目公用地方」、「停車場公用地方」及各單位的地方。

「住宅公用設施」指該地段及發展項目內、下或上純粹供住宅大廈及「住宅公用地方」作一般福利及服務而個別住宅單位業主無專有權使用或享用的所有設施、設備、機器、器具及裝置，其中包括(但不限於)電梯、照明燈飾、本地電視廣播公共接收天線、水箱、冷氣冷凝水裝置、康樂設施、保安系統、消防裝置系統，以及其他供住宅大廈業主公用及共享的機電和衛生裝置，但並不包括屬於「發展項目公用設施」或「停車場公用設施」的設施。

「停車場公用地方」指一般停車場內擬供各停車位業主公用的範圍與地方，其中包括(但不限於)通道地方、斜路及其他設有停車場公用設施的範圍或地方。「停車場公用地方」並不包括屬於「發展項目公用地方」、「住宅公用地方」及各單位的地方。

「停車場公用設施」指該地段及發展項目內、下或上供各停車位公用及共享服務而非個別停車位業主專用或專享的設施、設備、機器、器具及裝置，包括(但不限於)照明裝置、保安系統、消防裝置系統、冷氣及機械通風系統(如有者)，以及其他供停車位業主公用及共享的機電及衛生裝置，但並不包括屬於「發展項目公用設施」或「住宅公用設施」的任何設施。

(2) (a) 「發展項目公用地方」及「發展項目公用設施」將被視為供所有業主共用的公用地方與設施，每名業主均需遵從大廈公契及任何副公契之規定使用此等公用地方與設施。

(b) 「住宅公用地方」及「住宅公用設施」將被視為供所有住宅單位業主共用的公用地方與設施，每名住宅單位業主均需遵從大廈公契及任何副公契之規定使用此等公用地方與設施，以作完善使用及享用其住宅單位之所有用途。

(c) 「停車場公用地方」及「停車場公用設施」將被視為供所有停車位業主共用的公用地方與設施，每名停車位業主均需遵從大廈公契及任何副公契之規定使用此等公用地方與設施，以作完善使用及享用其停車位之所有用途。

2. 分配予發展項目中的每個住宅物業的不可分割份數的數目

樓層	住宅單位	
	A	B
50/F-51/F##	278 / 11,299	276 / 11,299
45/F-49/F, 35/F-43/F, 25/F-33/F, 15/F-23/F, 8/F-12/F	132 / 11,299	132 / 11,299
7/F#	148 / 11,299	148 / 11,299

註：
1. 不設1樓、4樓、13樓、14樓、24樓、34樓及44樓，30樓屬庇護層/空中花園。
2. ##指包括屬於該處的「天台」。
3. #指包括屬於該處的「平台」。

3. 發展項目的管理人的委任年期

樂天峯管理有限公司為本發展項目的管理人，其最初任期由大廈公契的日期起計兩年，直至被公契的規定終止委任。

4. 在發展項目中的住宅物業的擁有人之間分擔管理開支之基準

(1) 每位住宅單位業主須按大廈公契指定的方式，根據其住宅單位之管理份數(請參閱下列備註)，按比例支付發展項目之管理開支(包括經理人酬金)。

(2) 大廈公契第6.4.2(a)及(c)條規定住宅單位業主須按下列方式繳交發展項目的管理開支：-

(a) 如任何開支完全關乎主要為各住宅單位業主提供服務之「住宅公用地方」或「住宅公用設施」，則會計入住宅大廈的管理開支部份，並由各住宅單位業主按照彼等各自所持之住宅單位管理份數佔所有住宅單位管理份數總額的比例分擔。

(c) 如任何管理開支完全關乎(i)「發展項目公用地方」及/或「發展項目公用設施」；或(ii)並不屬於本第6.4.2條(a)或(b)次段訂明的開支，則會計入發展項目整體管理開支，並由發展項目所有業主按照發展項目相關部份的管理份數佔發展項目管理份數總額的比例分擔。

備註：
1. 每個住宅單位之管理份數相等於其獲分配之不可分割份數，惟發展項目之不可分割份數總數與發展項目之管理份數總數不同。
2. 發展項目之管理份數總數為11,199。

5. 計算管理費按金的基準

管理費按金：相當於該單位三個月的管理費。

6. 擁有人(Banbury Investments Limited 及 Exgratia Company Limited) 在發展項目中保留作自用的範圍

不適用。

註：
請查閱大廈公契以了解全部詳情。大廈公契副本可於售樓處免費參閱。索取副本須付影印費。

Summary of Land Grant
批地文件的摘要

1. The Development is constructed on Sections A, C, D and The Remaining Portion of Inland Lot No. 2132 ("the Lot").

2. The Lot is granted for a term of 75 years commencing from 7th April 1913 renewable for a further term of 75 years.

3. User restriction applicable to the Lot :

   The Grantee shall not use exercise or follow in or upon the Lot or any part thereof the trade or business of a Brazier, Slaughterman, Soap-maker, Sugar-baker, Fellmonger, Melter of tallow, Oilman, Butcher, Distiller, Victualler, or Tavern-keeper, Blacksmith, Nightman, Scavenger, or any other noisy, noisome or offensive trade or business whatever without the previous licence of the Government.

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

   Not applicable.

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

   The Grantee shall at his own costs erect, build and completely finish fit for use, in a good, substantial and workmanlike manner and with the best materials of their respective kinds, one or more good substantial and safe brick or stone messuages or tenements, upon the Lot, with proper fences, walls, sewers, drains and all other usual or necessary appurtenances, which said messuages or tenements, shall be of the same rate of building, elevation, character and description, and shall front and range in a uniform manner with the buildings (if any) immediately adjoining in the same Street.

   The Grantee shall, from time to time, and at all times hereafter, at his own costs, well and sufficiently repair, uphold, support, maintain, pave, purge, scour, cleanse, empty, amend and keep the messuages or tenements, and all other erections and buildings, now or at any time hereafter standing upon the Lot and all the walls, banks, cuttings, hedges, ditches, rails, lights, pavements, privies, sinks, drains and watercourses thereunto belonging.

6. Lease conditions that are onerous to a purchaser :

   Please see paragraph 3 above.

Remark:
The "Grantee" as mentioned in this section means the Grantee under the Land Grant and where the context so admits or requires include his executors, administrators and assigns and in case of a corporation its successors and assigns.

1. 發展項目興建於內地段第2132號之A、C、D段及餘段(「該地段」)。

2. 該地段批地文件批出的年期為1913年4月7日起計75年，可以續期75年。

3. 適用於該地段的用途限制：

   承授人不可未經政府發出牌照，將該地段或任何部份用作經營銅工、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、垃圾清理或其他產生噪音或厭惡性的業務。

4. 按規定須興建並提供予政府或公眾使用的設施：

   不適用。

5. 有關承授人在該地段內外鋪設、塑造或作環境美化的任何範圍，或興建或維持任何構築物或設施的責任：

   承授人須自費以良好、認真及熟練的方式於該地段使用其各自最佳的材料建築、興建和完成一個或多於一個優良、堅實及安全，以磚頭或石頭製成的宅院或物業單位及連同適當的圍欄、圍牆、下水道、排水溝及所有其他一般或所需的附屬物。該等宅院或物業單位應與於同一條街道上的鄰近建築物(如有)於建設、高度、風格及描述上擁有相同的等級，及應與該鄰近建築物(如有)以統一方式排列。

   承授人須不時及在所有時間充足地修復、保護、支撐、保養、鋪砌、清洗、沖刷、潔淨、清除、修補及保存該等宅院或物業單位，及現時或隨後於該地段上豎立的所有其他樓宇及建築物，及屬於該地段的外牆、斜坡、園林、樹籬、溝渠、軌道、燈火、行人道、旱廁、水槽、水渠及水道。

6. 對買方造成負擔的租用條件：

   見以上第3段。

註：
本節所載的「承授人」指「批地文件」訂明的「承授人」，如上下文意允許或規定則包括其遺產執行人、遺產管理人及受讓人；如屬公司則包括其繼承人及受讓人。

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

Warning to Purchasers
對買方的警告

1. The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.

2. (a) 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;

   (b) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and if a conflict of interest arises between the owner and the purchaser –

   (i) that firm may not be able to protect the purchaser's interests; and

   (ii) the purchaser may have to instruct a separate firm of solicitors; and

   (iii) that in case of paragraph 2(b)(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

1. 現建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。

2. (a) 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；

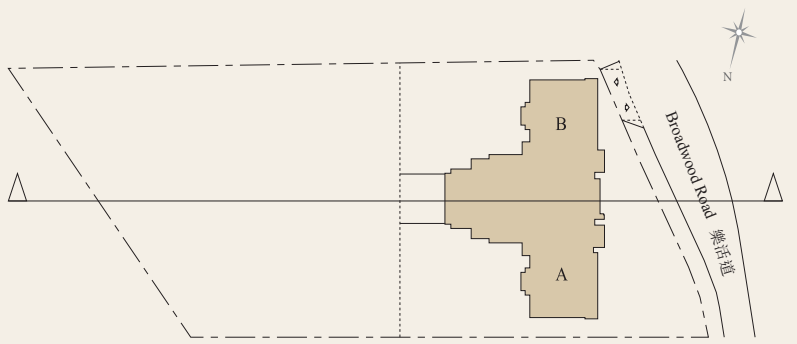
   (b) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突 –

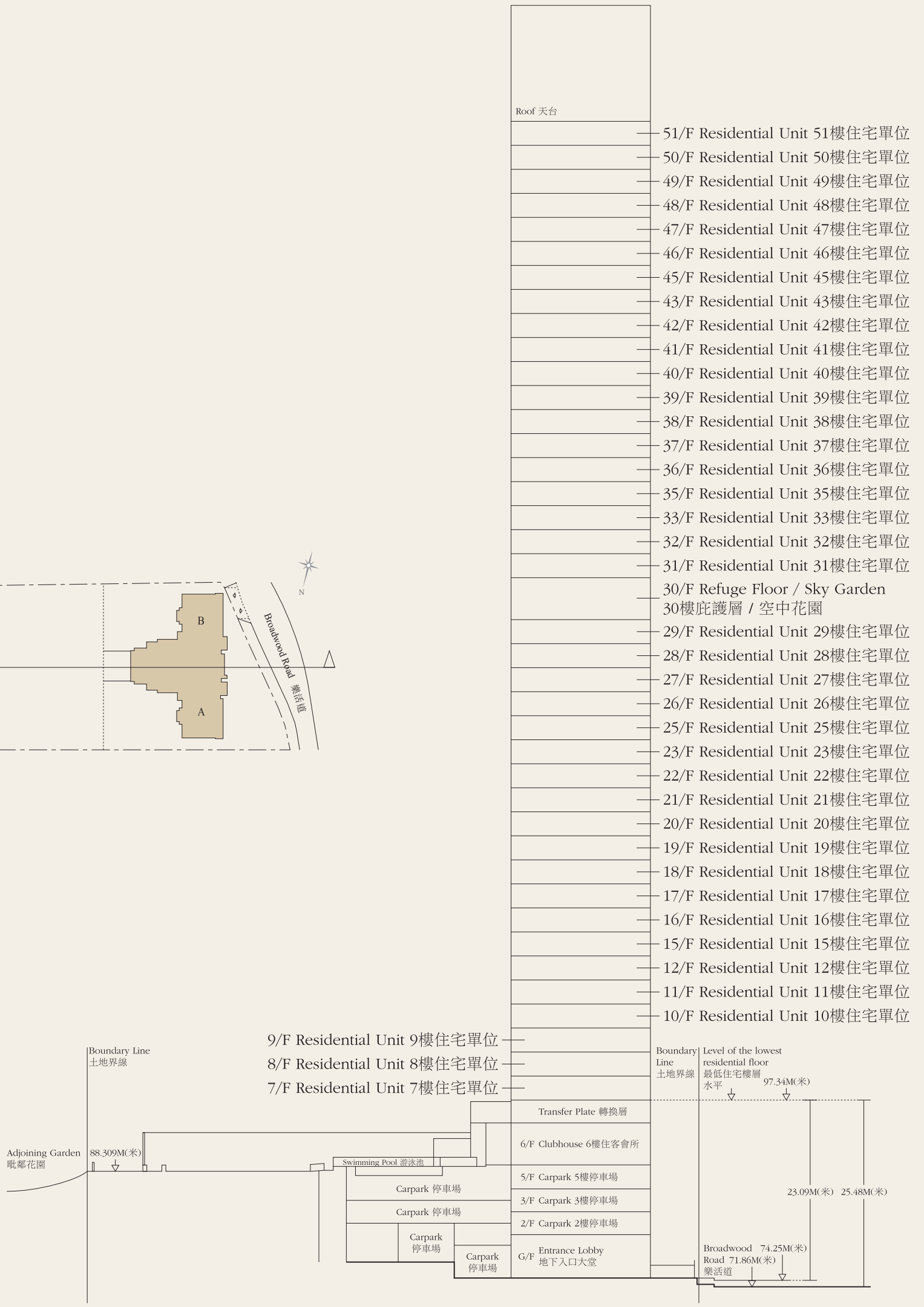
   (i) 該律師事務所可能不能夠保障買方的利益；及

   (ii) 買方可能要聘用一間獨立的律師事務所；及

   (iii) 如屬(2)(b)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

Cross-section Plan of Building in the Development
發展項目中的建築物的橫截面圖



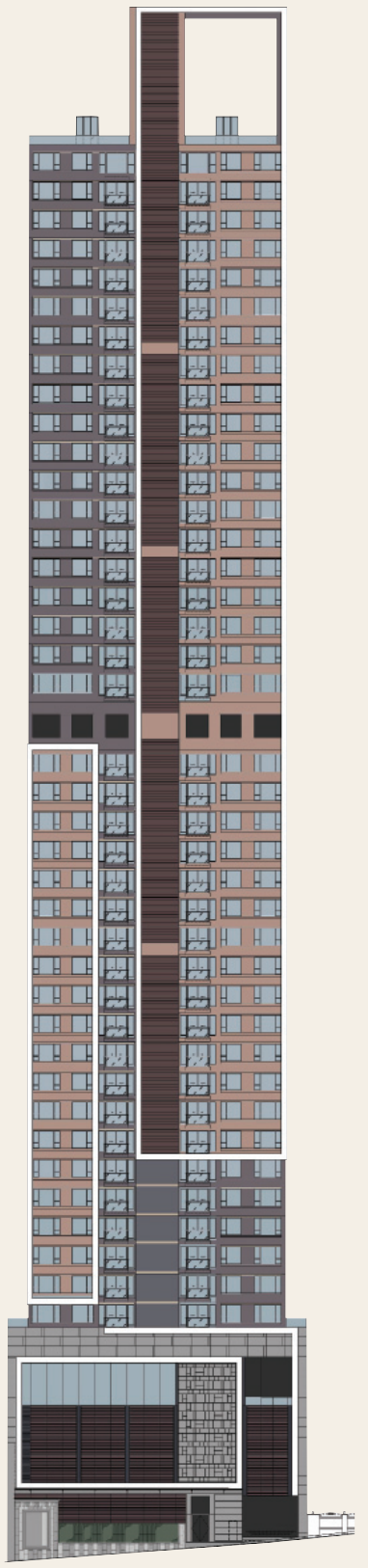


Cross-section Plan
橫截面圖

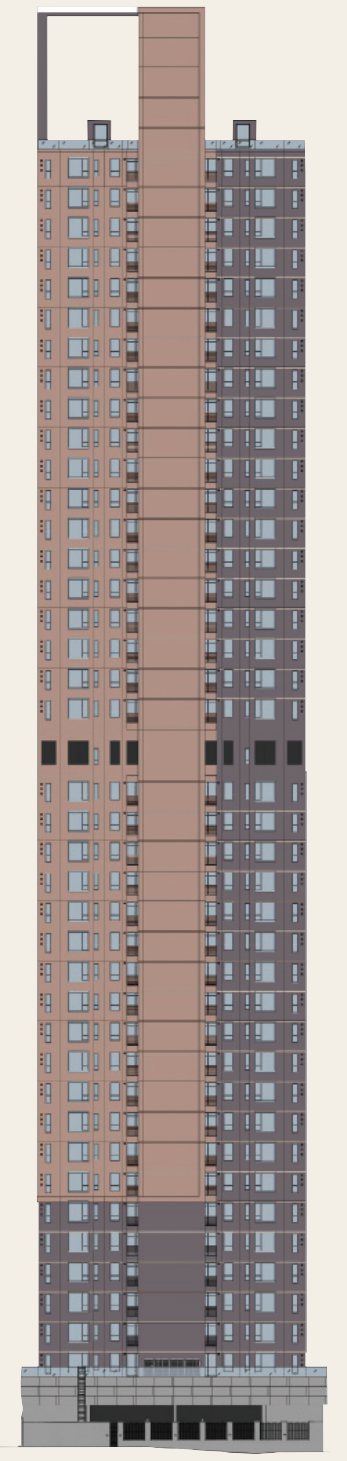
- The part of Broadwood Road adjacent to the Development is 71.86 to 74.25 metres above the Hong Kong Principal Datum
  毗連建築物的一段樂活道為香港主水平基準以上71.86至74.25米
- Dotted line denotes the lowest residential floor
  虛線為最低住宅樓層水平

⏚ Height in metres above Hong Kong Principal Datum (HKPD)
香港主水平基準以上高度(米)

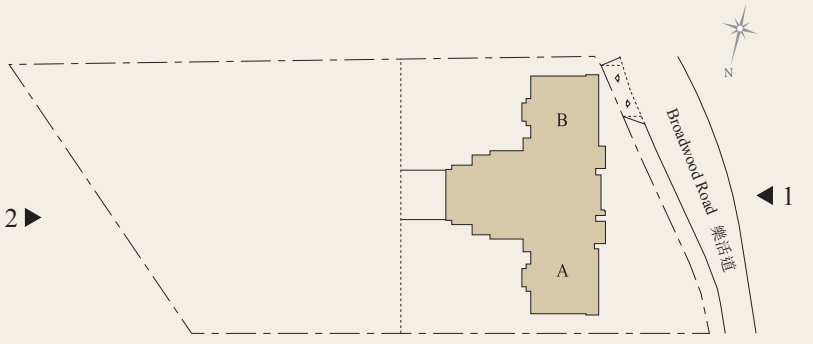
Elevation Plan
立面圖



Elevation 1
立面圖1

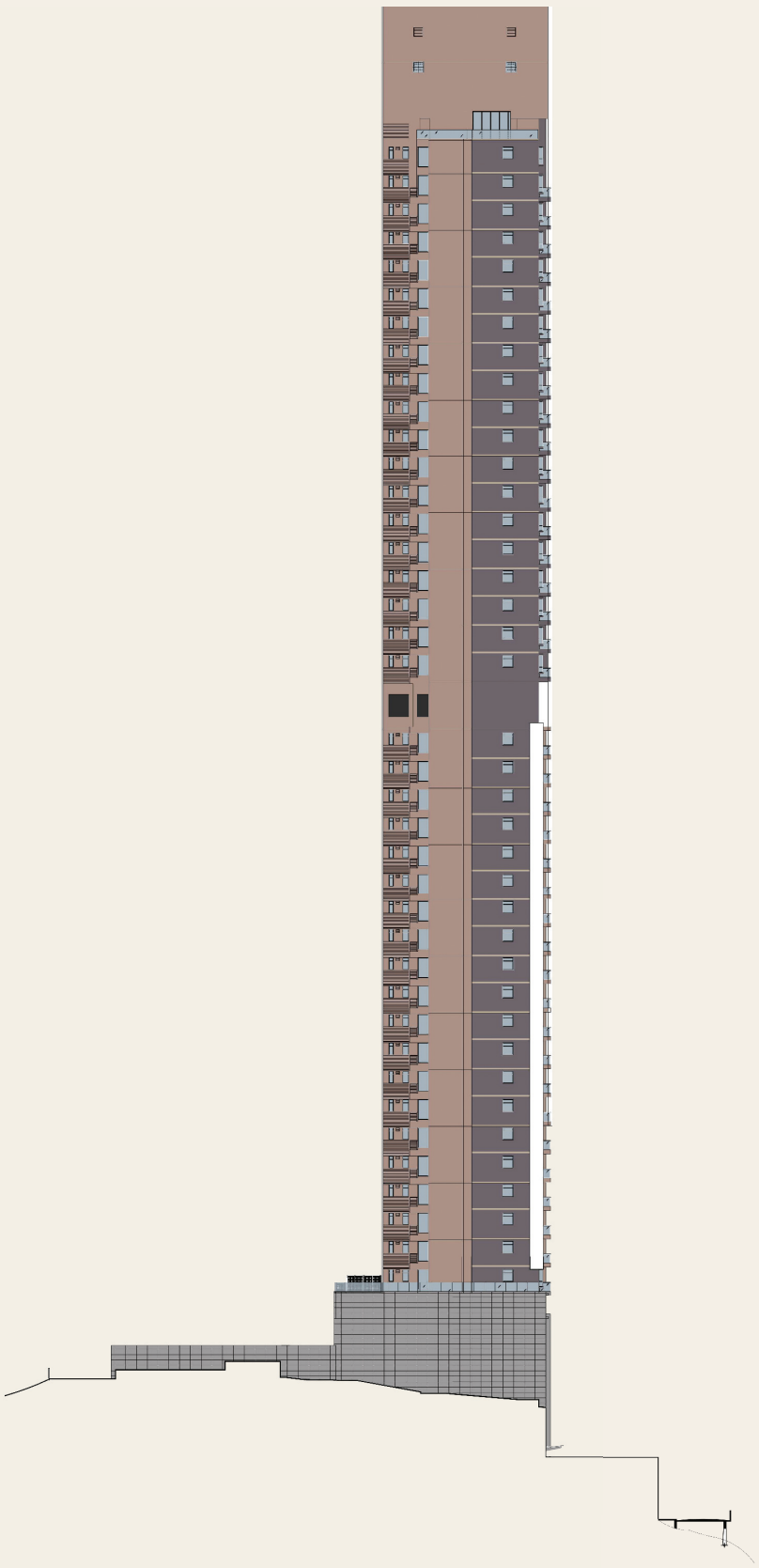


Elevation 2
立面圖2

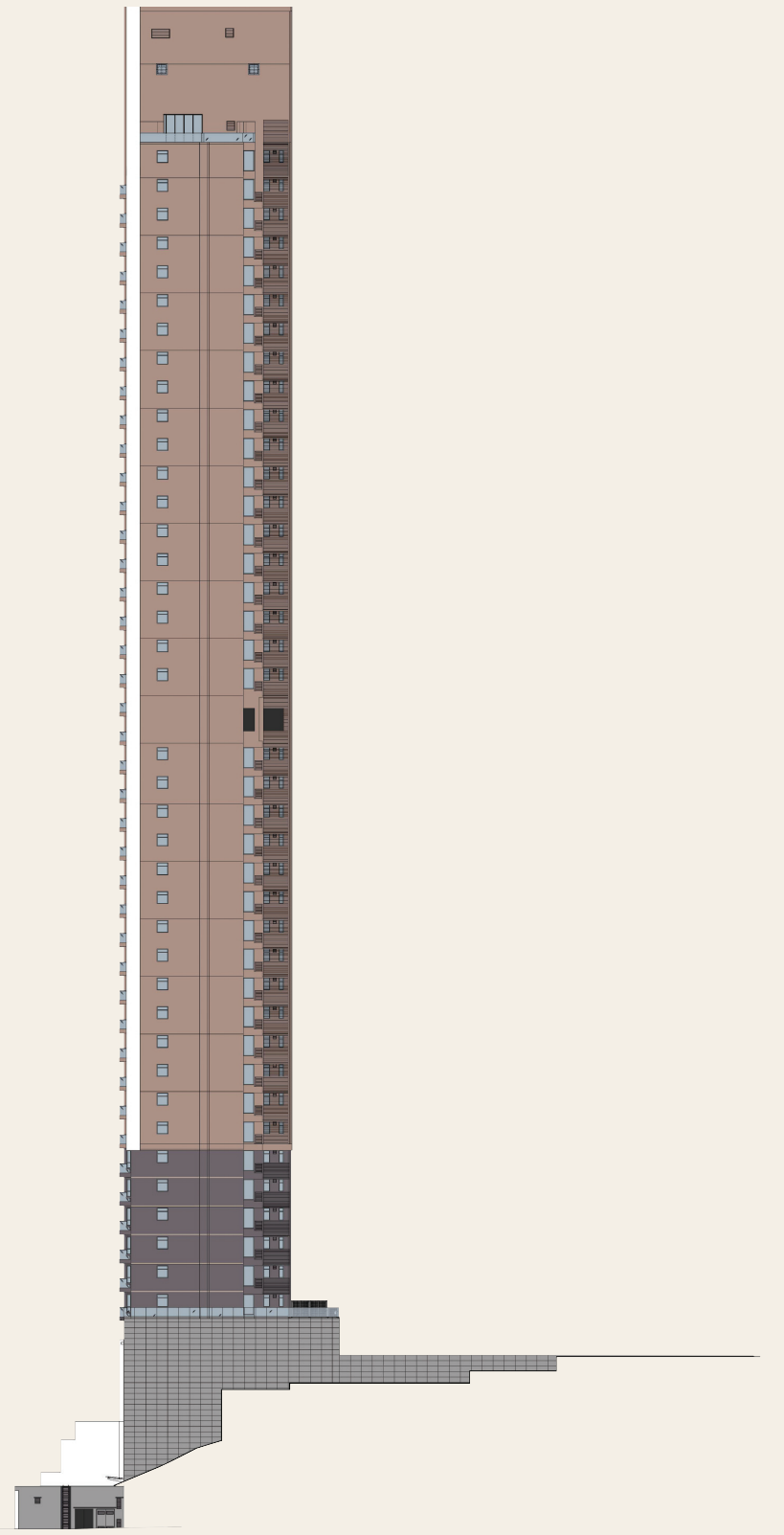


Remarks:
It has been certified by the Authorized Person of the Development that the above elevation plans:
1. are prepared on the basis of the approved building plans for the Development as of 19 May 2010; and
2. are in general accordance with the outward appearance of the Development.

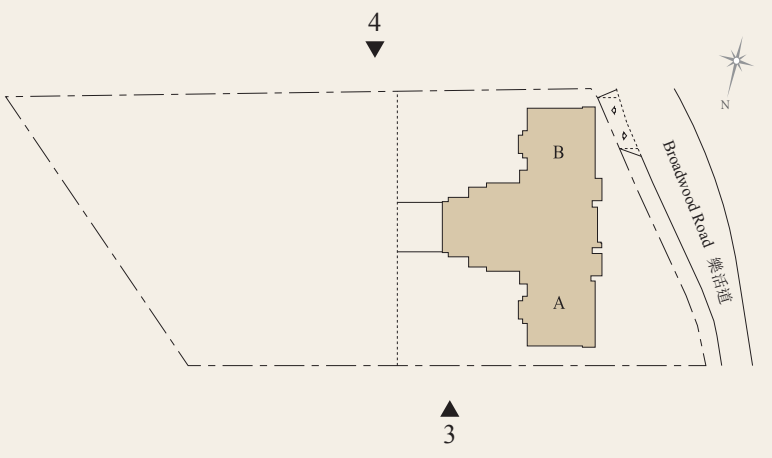
註：
發展項目的認可人士已經證明該等立面圖：
1. 以2010年5月19日此發展項目經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。



Elevation 3
立面圖3



Elevation 4
立面圖4



Remarks:
It has been certified by the Authorized Person of the Development that the above elevation plans:
1. are prepared on the basis of the approved building plans for the Development as of 19 May 2010; and
2. are in general accordance with the outward appearance of the Development.

註：
發展項目的認可人士已經證明該等立面圖：
1. 以2010年5月19日此發展項目經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

Information on Common Facilities in the Development
發展項目中的公用設施的資料

Common Facilities 公用設施	Covered 有蓋		Uncovered 露天	
	Area 面積		Area 面積	
	(sq.m. 平方米)	(sq.ft. 平方呎)	(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)(該項設施有上蓋遮蓋)	543.017	5,845	–	–
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) (such facilities are covered) 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其他名稱)(該項設施有上蓋遮蓋)	335.808	3,615	–	–
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 not covered) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方 (不論是稱為有蓋及園景的遊樂場或有其他名稱) (該項設施部分有上蓋遮蓋及部分無上蓋遮蓋)	204.949	2,206	1121.517	12,072

Remark:
The areas as specified above in square feet are converted at a rate of 1 square metre =10.7639 square feet and rounded to the nearest whole square foot.

註：
上述所列之面積是以英制之平方尺列明，均以1平方米=10.7639平方尺，並四捨五入至整數平方呎。

Inspection of Plans and Deed of Mutual Covenant
閱覽圖則及公契

1. Website where a copy of the Outline Zoning Plans relating to the Development is available: www.ozp.tpb.gov.hk
2. A copy of the executed Deed of Mutual Covenant and Management Agreement in respect of the Development is available for inspection at the sales office. The inspection is free of charge.

1. 備有關乎發展項目之分區計劃大綱圖的文本供閱覽的互聯網網站的網址：www.ozp.tpb.gov.hk
2. 發展項目已簽立的大廈公契及管理協議的副本存放於售樓處，以供免費查閱。

Fittings, Finishes and Appliances
裝置、裝修物料及設備

1. Exterior Finishes	
Item	Description
(a) External Wall	• G/F to transfer plate is finished with natural stone and terra cotta louvers • 7/F and above is finished with ceramic tiles and aluminum cladding
(b) Window	• Aluminum frame with low-E glass; windows facing Broadwood Road with low-E double glazing
(c) Bay Window	• The material of bay window is reinforced concrete • Natural stone window sill is installed at the bay window
(d) Planter	• Planters are finished with ceramic tiles and natural stone
(e) Verandah or Balcony	**Balconies** • Ceiling is finished with emulsion paint • Wall is finished with ceramic tiles and glass balustrade with stainless steel top rail • Floor is finished with homogeneous tiles with the exception of following unit: Unit — Floor Finishes Unit B on 47/F — Floor is finished with natural stone • Covered by balcony above except for those on 50/F which are uncovered
(f) Drying Facilities for Clothing	• Not applicable

2. Interior Finishes	
Item	Description
(a) Lobby	**Residential Floor Lift Lobby** • Ceiling is finished with gypsum plaster board • Wall is finished with natural stone, black mirror stainless steel panel and timber decorative panel • Floor is finished with natural stone with stainless steel skirting **G/F Lift Lobby** • Ceiling is finished with gypsum plaster board • Wall is finished with natural stone, timber and mirror panel • Floor is finished with natural stone **6/F Lift Lobby** • Ceiling is finished with gypsum plaster board • Wall is finished with natural stone and timber • Floor is finished with natural stone **2/F, 3/F & 5/F Lift Lobby** • Ceiling is finished with gypsum plaster board • Wall is finished with natural stone and glass panel • Floor is finished with natural stone **30/F Lift Lobby** • Ceiling is finished with gypsum plaster board • Wall is finished with natural stone • Floor is finished with natural stone **Service Lift Lobby** • Ceiling is finished with gypsum plaster board • Wall is finished with tiles • Floor is finished with tiles
(b) Internal Wall and Ceiling	**Living Room, Dining Room and Bedrooms** • Internal walls are finished with emulsion paint with the exception of following unit: Unit — Internal walls finishes Unit B on 47/F — Natural stone, wood veneer, mirror, wallpaper and fabric • Ceiling in dining room is fitted with gypsum plaster board • Ceiling in living room and bedrooms are finished with emulsion paint with the exception of following unit: Unit — Ceiling finishes Unit B on 47/F — Gypsum plaster board
(c) Internal Floor	**Living Room, Dining Room and Bedrooms** • Floor is laid with timber strip flooring with timber skirting

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.

2. Interior Finishes	
Item	Description
(d) Bathroom	**Bathroom** • Aluminum false ceiling and gypsum plaster board for Bathroom 1 in 7/F – 49/F units. Aluminum false ceiling for all other bathrooms • Wall is finished with natural stone up to false ceiling • Floor is finished with natural stone **Toilet inside Storeroom** • Aluminum false ceiling • Wall is finished with ceramic tiles up to false ceiling with the exception of following unit: Unit — Wall finishes Unit B on 47/F — Ceramic tiles up to false ceiling • Floor is finished with homogeneous tiles
(e) Kitchen	• Aluminum false ceiling • Wall is finished with grey mirror, stainless steel panel and homogenous tiles on exposed surfaces up to false ceiling • Floor is finished with homogeneous tiles on exposed surfaces • Re-constituted stone cooking benches

3. Interior Fittings	
Item	Description
(a) Doors	• Residential unit main entrance door is fire-rated solid core timber veneered door fitted with concealed door closer, door stopper, door viewer and electronic mortice lockset • Rear entrance door is fire-rated solid core timber door fitted with concealed door closer, door stopper and lockset • Bedroom door is hollow core timber door fitted with door lock • Bathroom (including toilet inside storeroom) door is hollow core timber door finished with plastic laminate and fitted with door lock • Kitchen door is fire-rated solid core timber door fitted with door stopper and closer • Storeroom door is hollow core timber door fitted with door lock • Balcony door is glass door with aluminum frame and fitted with door lock • Utility Platform door is glass door with aluminum frame and fitted with door lock
(b) Bathroom	**7/F-49/F Units** • Fitted with vitreous china washing basin with brass mixer with chrome finish, cabinet with natural stone countertop, mirror cabinet and vitreous china water closet • Stainless Steel pipework for potable water supply. PVC pipework for flushing water supply • Bathroom (1): Cast iron coated with vitreous china bath tub (1700mm x 750mm x 420mm) with brass mixer with chrome finish, and tempered glass shower cubicle with brass mixer and shower set with chrome finish are provided • Bathroom (2): Cast iron coated with vitreous china bath tub (1500mm x 750mm x 420mm) with brass mixer and shower set with chrome finish are provided • Toilet inside Storeroom: Vitreous china washing basin, vitreous china water closet and chrome plated shower set are provided **50/F-51/F Duplex Units** • Fitted with vitreous china washing basin with brass mixer with chrome finish, cabinet with natural stone countertop, mirror cabinet and vitreous china water closet • Stainless Steel pipework for potable water supply. PVC pipework for flushing water supply • Bathroom (1): Tempered glass shower cubicle with brass shower set with mixer and chrome finish is provided • Bathroom (2): Jacuzzi with brass mixer with chrome finish and tempered glass shower cubicle with brass shower set with chrome finish are provided • Bathroom (3): Tempered glass shower cubicle with brass shower set with chrome finish is provided • Bathroom (4): Cast iron coated with vitreous china bath tub (1500mm x 750mm x 420mm) with brass mixer and shower set with chrome finish are provided • Toilet inside Storeroom: Vitreous china washing basin, vitreous china water closet and chrome plated shower set are provided

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. Interior Fittings	
Item	Description
(c) Kitchen	• Stainless steel sink unit • Stainless steel pipework for water supply • Plastic laminate kitchen cabinet • Hot and cold water mixer tap
(d) Bedroom	• Not applicable
(e) Telephone	• Telephone connection points are installed in living rooms in 7/F-49/F units, living rooms, dining rooms and family rooms in 50/F-51/F duplex units and bedrooms in all units • For the number and location of connection points, please refer to "Schedule of Mechanical and Electrical Provisions of Residential Units" and "Mechanical and Electrical Provision Plans"
(f) Aerials	• TV/FM connection points are provided for living rooms in 7/F-49/F units, living rooms, dining rooms and family rooms in 50/F-51/F duplex units, bedrooms, kitchens and storerooms in all units • For the number and location of connection points, please refer to "Schedule of Mechanical and Electrical Provisions of Residential Units" and "Mechanical and Electrical Provision Plans"
(g) Electrical Installations	• MCB Board and residual current circuit with overcurrent protection • Conduit wirings with air-conditioner points and power points are provided. Conduit wirings are concealed in walls in parts and enclosed in false ceilings or bulkheads or pipe duct in parts • For the number and location of power points and air-conditioner points, please refer to "Schedule of Mechanical and Electrical Provisions of Residential Units" and "Mechanical and Electrical Provision Plans"
(h) Gas Supply	• Towngas piping is installed and connected to water heaters inside kitchen, bathrooms (1) (for 7/F-49/F) and bathrooms (2) (for 50/F-51/F duplex units) and built-in ranges inside kitchen
(i) Washing Machine Connection Point	• A 22mm diameter water supply pipe and a 40mm diameter drain pipe are provided • Water tap type water supply point and drain point for washing machine are located inside kitchen (for 7/F-49/F units) and storeroom (for 50/F-51/F duplex units). Please refer to "Mechanical and Electrical Provision Plans" for the location of connection points
(j) Water Supply	• Stainless steel water pipes are installed for hot and cold water supply. Stainless steel pipes are exposed in parts (except Unit B on 47/F) and concealed in walls in parts, and enclosed in false ceilings or bulkheads or pipe duct or cabinets in parts

4. Miscellaneous	
Item	Description
(a) Lifts	• All floors (except the Roof) are served by two Mitsubishi passengers lifts (model VFGH) • All floors (except 30/F and the Roof) are served by one Mitsubishi service lift (model VFGH)
(b) Letter Box	• Black color stainless steel mirror finished letter box
(c) Refuse Collection	• Refuse will be collected from each residential floor by cleaners and centrally handled at the Refuse Storage and Material Recovery Chamber on G/F
(d) Water Meter, Electricity Meter and Gas Meter	• Separate water meters for each residential unit are provided in meter rooms on 7/F, 10/F, 15/F, 18/F, 21/F, 25/F, 28/F, 32/F, 36/F, 39/F, 42/F, 46/F & 49/F. Separate electricity meters for each residential unit are provided in meter rooms on each floor except electricity meters of 50/F-51/F duplex units are provided in 50/F meter room • Individual gas meter is installed within each residential unit

5. Security Facilities
• CCTV cameras are provided at G/F entrance lobby, carpark floors, lifts, clubhouse, landscape area, refuge floor/skygarden and the Roof • Smartcard access system is installed in G/F entrance lobby, carpark lift lobbies, lifts, clubhouse and refuge floor/skygarden • Video doorphone is provided in every residential unit

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

6. Appliances for Residential Units			
Item	Brand Name	Model Number	
Bathroom (1) (For 7/F-49/F)			
Gas Water Heater	TGC	NJW220TFQL, NJW220TFL	
Exhaust Fan	IMASU	MBF125	
Bathroom (2) (For 50/F-51/F Duplex Units)			
Gas Water Heater	TGC	NJW220TFQL	
Exhaust Fan	IMASU	MBF125	
Bathroom (2) (For 7/F-49/F) and Bathroom (1), (3) and (4) (For 50/F-51/F Duplex Units)			
Exhaust Fan	IMASU	MBF125	
Toilet inside storeroom			
Exhaust Fan	KDK	15WHB08	
Kitchen (For 7/F-49/F)			
Built-in Range	Gaggenau	VG232-322SG, VG231-311SG	
Exhaust Hood	Gaggenau	AW540-191	
Built-in Oven	Gaggenau	Unit A BO221-111	Unit B BO220-111
Built-in Microwave Oven	Gaggenau	Unit A BM221-110	Unit B BM220-110
Wine Cellar	Gaggenau	RW404260	
Refrigerator	Siemens	KA56NV40NE (except the following unit) Unit A on 27/F KA62NV40	
Washer/Dryer	Siemens	WD10D520HK (except the following units)	
		Unit B on 23/F WD14D360HK	Unit A on 23/F, Unit A on 25/F, Unit A on 27/F and Unit A on 43/F WD14D361HK
Gas Water Heater	TGC	NJW160TFL	
Exhaust Fan	Panasonic	FV-27CMD1	

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6. Appliances for Residential Units		
Item	Brand Name	Model Number
Kitchen (For 50/F-51/F Duplex Units)		
Built-in Range	Gaggenau	VG232-322SG, VG231-321SG
Exhaust Hood	Gaggenau	AW400-120
Built-in Oven	Gaggenau	EB385-110
Built-in Microwave Oven	Gaggenau	Unit A BM221-110 Unit B BM220-110
Electric BBQ Grill	Gaggenau	VR230-112
Dishwasher	Gaggenau	DF 460-161
Steamer	Gaggenau	BS251-110
Coffee Machine	Gaggenau	CM 210-110
Plate Warmer	Gaggenau	WS262-111
Wine Cellar	Gaggenau	RW404260
Refrigerator	Sub-Zero	ICBBI-42S/S/TH
Washer	Siemens	WM16S740AU
Dryer	Siemens	WT46S591AU
Water Heater	TGC	NJW220TFL, NJW160TFL
Exhaust Fan	Panasonic	FV-27CMH1
Living Room, Dining Room and Bedroom (For All Residential Units)		
VRV Outdoor Type Air Conditioner	Daikin (Outdoor Units)	RXYMQ6PVE
	Daikin (Indoor Units)	For 7/F–49/F Units Living Room FXDQ63NBVE Dining Room FXDQ50NBVE Master Bedroom (1) FXDQ50NBVE Bedroom (2) and (3) FXDQ40NBVE For 50/F–51/F Duplex Units Living Room FXDQ63NBVE FXDQ40NBVE Dining Room FXDQ50NBVE FXDQ40NBVE Bedroom (1) FXDQ50NBVE Bedroom (2) FXDQ50NBVE Bedroom (3) FXDQ40NBVE Bedroom (4) FXDQ50NBVE Bedroom (5) FXDQ40NBVE Family Room FXDQ63NBVE FXSQ25M
Living Room (For all Residential Units)		
Video Doorphone	Delta	DA-H171

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.

1. 外部裝修物料	
細項	描述
(a) 外牆	• 地下至轉換層外牆鋪砌天然石材及陶瓷百葉 • 7樓及以上外牆鋪砌瓷磚及鋁板裝飾
(b) 窗	• 窗戶裝妥低輻射鍍膜玻璃連鋁窗框；向樂活道之窗戶採用低輻射鍍膜雙層中空玻璃
(c) 窗台	• 窗台用料為鋼筋混凝土 • 窗台鋪砌天然石材板
(d) 花糟	• 花槽鋪砌瓷磚及天然石
(e) 陽台或露台	**露台** • 天花髹上乳膠漆 • 牆身鋪砌瓷磚，玻璃圍欄連不銹鋼扶手 • 地台鋪砌高溫瓷磚，以下單位除外： 單位　　地台物料 47樓B單位　地台鋪砌天然石材 • 被上一樓層之露台覆蓋(除50樓的露台沒有被覆蓋)
(f) 乾衣設施	• 不適用

2. 室內裝修物料	
細項	描述
(a) 大堂	**住宅樓層升降機大堂** • 天花以石膏板裝飾 • 牆身鋪砌天然石、黑鏡面不銹鋼飾板及木器裝飾 • 地台鋪砌天然石及不銹鋼牆腳線 **地下升降機大堂** • 天花以石膏板裝飾 • 牆身鋪砌天然石、木及鏡面飾板 • 地台鋪砌天然石 **6樓升降機大堂** • 天花以石膏板裝飾 • 牆身鋪砌天然石及木 • 地台鋪砌天然石 **2樓、3樓及5樓升降機大堂** • 天花以石膏板裝飾 • 牆身鋪砌天然石及玻璃飾板 • 地台鋪砌天然石 **30樓升降機大堂** • 天花以石膏板裝飾 • 牆身鋪砌天然石 • 地台鋪砌天然石 **運貨升降機大堂** • 天花以石膏板裝飾 • 牆身鋪砌瓷磚 • 地台鋪砌瓷磚
(b) 內牆及天花板	**客廳、飯廳及睡房** • 牆身髹乳膠漆，以下單位除外： 單位　　內牆物料 47樓B單位　天然石、木皮、鏡、牆紙及牆布 • 飯廳天花以石膏板裝飾 • 客廳、睡房及貯物房天花髹乳膠漆，以下單位除外： 單位　　天花物料 47樓B單位　石膏板裝飾
(c) 內部地板	**客廳、飯廳及睡房** • 地台鋪砌木地板配木牆腳線

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2. 室內裝修物料	
細項	描述
(d) 浴室	**浴室** • 7樓至49樓單位浴室(1)為鋁質假天花及石膏板裝飾，其他浴室為鋁質假天花 • 牆身鋪砌天然石至假天花 • 地台鋪砌天然石 **貯物房內之洗手間** • 鋁質假天花 • 鋁質假天花以下之牆身鋪砌瓷磚，以下單位除外： 單位　　牆身物料 47樓B單位　假天花以下之牆身鋪砌瓷磚 • 地台鋪砌高溫瓷磚
(e) 廚房	• 鋁質假天花 • 牆身之外露處鋪砌高溫瓷磚配灰鏡及不銹鋼裝飾至假天花 • 地台之外露處鋪砌高溫瓷磚 • 再造石灶台作檯面

3. 室內裝置	
細項	描述
(a) 門	• 住宅單位大門選用木紋飾板面實心防火木門，裝妥隱藏式門鼓、門檔及防盜眼，並裝妥智能咭電子門鎖 • 後門選用實心防火木門，裝妥隱藏式門鼓、門檔及門鎖 • 睡房房門為空心木門裝妥門鎖 • 浴室(包括貯物房內之洗手間)門為空心木門配以膠板飾面，並裝妥門鎖 • 廚房門為實心防火木門，並裝妥門檔及門鼓 • 貯物房為空心木門，並裝妥門鎖 • 露台門為玻璃門連鋁框，並裝妥門鎖 • 工作平台門為玻璃門連鋁框，並裝妥門鎖
(b) 浴室	**7樓至49樓單位** • 設有搪瓷洗手盆連鍍鉻黃銅水龍頭，浴室櫃連天然石檯面，鏡櫃及搪瓷坐廁 • 不銹鋼水管供食水系統，聚氧乙烯水管沖廁水系統 • 浴室⑴：設有鑄鐵浴缸連搪瓷飾面(1700毫米x750毫米x420毫米)連鍍鉻黃銅水龍頭及強化玻璃淋浴間連鍍鉻黃銅花灑套裝 • 浴室⑵：設有鑄鐵浴缸連搪瓷飾面(1500毫米x750毫米x420毫米)連鍍鉻黃銅水龍頭及鍍鉻黃銅花灑套裝 • 貯物房內之浴室：搪瓷洗手盆，搪瓷坐廁及鍍鉻花灑套裝 **50樓至51樓複式單位** • 設有搪瓷洗水盆連鍍鉻黃銅水龍頭，浴室櫃連天然石檯面，鏡櫃及搪瓷坐廁 • 不銹鋼水管供水系統，聚氧乙烯水管沖廁水系統 • 浴室⑴：設有強化玻璃淋浴間連鍍鉻黃銅花灑套裝 • 浴室⑵：設有按摩浴池連鍍鉻黃銅水龍頭及強化玻璃淋浴間連鍍鉻黃銅花灑套裝 • 浴室⑶：設有強化玻璃淋浴間連鍍鉻黃銅花灑套裝 • 浴室⑷：設有鑄鐵浴缸連搪瓷飾面(1500毫米 x 750毫米 x 420毫米)連鍍鉻黃銅水龍頭及花灑套裝 • 貯物房內之浴室：搪瓷洗手盆，搪瓷坐廁及鍍鉻花灑套裝
(c) 廚房	• 不銹鋼洗滌盆 • 不銹鋼水管供水系統 • 層壓塑料板廚櫃 • 冷熱水龍頭
(d) 睡房	• 不適用
(e) 電話	• 7樓至49樓單位之客廳，50至51樓複式單位之客廳、飯廳及家庭室，各住宅單位之睡房裝妥電話接駁點 • 有關之接駁點之位置及數量，請參考隨後之「住宅單位機電裝置數量說明表」及「機電裝置平面圖」
(f) 天線	• 7樓至49樓單位之客廳，50至51樓複式單位之客廳、飯廳及家庭室，各住宅單位之睡房、廚房及貯物房已裝妥電視及電台天線接駁點 • 有關之接駁點之位置及數量，請參考隨後之「住宅單位機電裝置數量說明表」及「機電裝置平面圖」

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3. 室內裝置	
細項	描述
(g) 電力裝置	• 配電箱及剩餘電流過載保護 • 單位內裝妥導管空調機接駁點及電插座，導管部分暗藏牆身及部分置於假天花或假陣或管道內 • 有關電插座及空調機接駁點之位置及數量，請參考隨後之「住宅單位機電裝置數量說明表」及「機電裝置平面圖」
(h) 氣體供應	• 各單位已裝妥煤氣喉位以供廚房、浴室(1) (7樓至49樓單位)、浴室(2) (50樓至51樓複式單位)熱水爐及廚房內嵌入式煮食爐之用
(i) 洗衣機接駁點	• 提供直徑22毫米的供水喉及直徑40毫米的去水喉 • 供洗衣機用之水龍頭式接駁點及去水位置於廚房(7樓至49樓單位)及貯物房(50樓至51樓複式單位)。有關之接駁點之位置，請參考隨後之「機電裝置平面圖」
(j) 供水	• 冷熱水供應水管採用不銹鋼喉，不銹鋼喉部分外露(47樓B單位除外)、部分暗藏牆身、及部分置於假天花或假陣或管道或櫃內

4. 雜項	
細項	描述
(a) 升降機	• 大廈設有兩部三菱(VFGH型號)載客升降機，到達所有樓層(天台除外) • 大廈設有一部三菱(VFGH型號)運貨升降機，到達所有樓層(30樓及天台除外)
(b) 信箱	• 黑色不銹鋼鏡面信箱
(c) 垃圾收集	• 垃圾由清潔工人於每層住宅樓層收集及運送至地下的垃圾及物料回收房作中央處理
(d) 水錶、電錶及氣體錶	• 每個住宅單位之獨立水錶設於7樓、10樓、15樓、18樓、21樓、25樓、28樓、32樓、36樓、39樓、42樓、46樓及49樓的錶房內。每個住宅單位之獨立電錶設於每層之錶房內，除50樓至51樓複式單位，其電錶設於50樓錶房內 • 每個住宅單位內設獨立氣體錶

5. 保安設施
• 地下升降機大堂、停車場樓層、升降機、會所、園景區、庇護層/空中花園及天台均安裝閉路電視
• 地下入口大堂、停車場升降機大堂、升降機、會所及庇護層/空中花園以智能咭系統控制
• 每個住宅單位設視像對講機

6. 住宅單位之設備			
細項	品牌名稱	產品型號	
7樓至49樓之浴室(1)			
氣體熱水爐	TGC	NJW220TFQL, NJW220TFL	
抽氣扇	伊馬司	MBF125	
50樓至51樓之浴室(2)			
氣體熱水爐	TGC	NJW220TFQL	
抽氣扇	伊馬司	MBF125	
7樓至49樓之浴室(2)及50樓至51樓之浴室(1)、(3)及(4)			
抽氣扇	伊馬司	MBF125	
貯物房內之洗手間			
抽氣扇	KDK	15WHB08	
廚房 (只供7樓至49樓)			
嵌入式煮食爐	Gaggenau	VG232-322SG, VG231-311SG	
抽油煙機	Gaggenau	AW540-191	
嵌入式焗爐	Gaggenau	A 單位 BO221-111	B 單位 BO220-111
嵌入式微波爐	Gaggenau	A 單位 BM221-110	B 單位 BM220-110
酒櫃	Gaggenau	RW404260	
雪櫃	西門子	KA56NV40NE（以下單位除外） 27樓 A 單位 KA62NV40	
洗衣/乾衣機	西門子	WD10D520HK（以下單位除外） 23樓 B 單位 WD14D360HK	23樓 A 單位、25樓 A 單位、27樓 A 單位及43樓 A 單位 WD14D361HK

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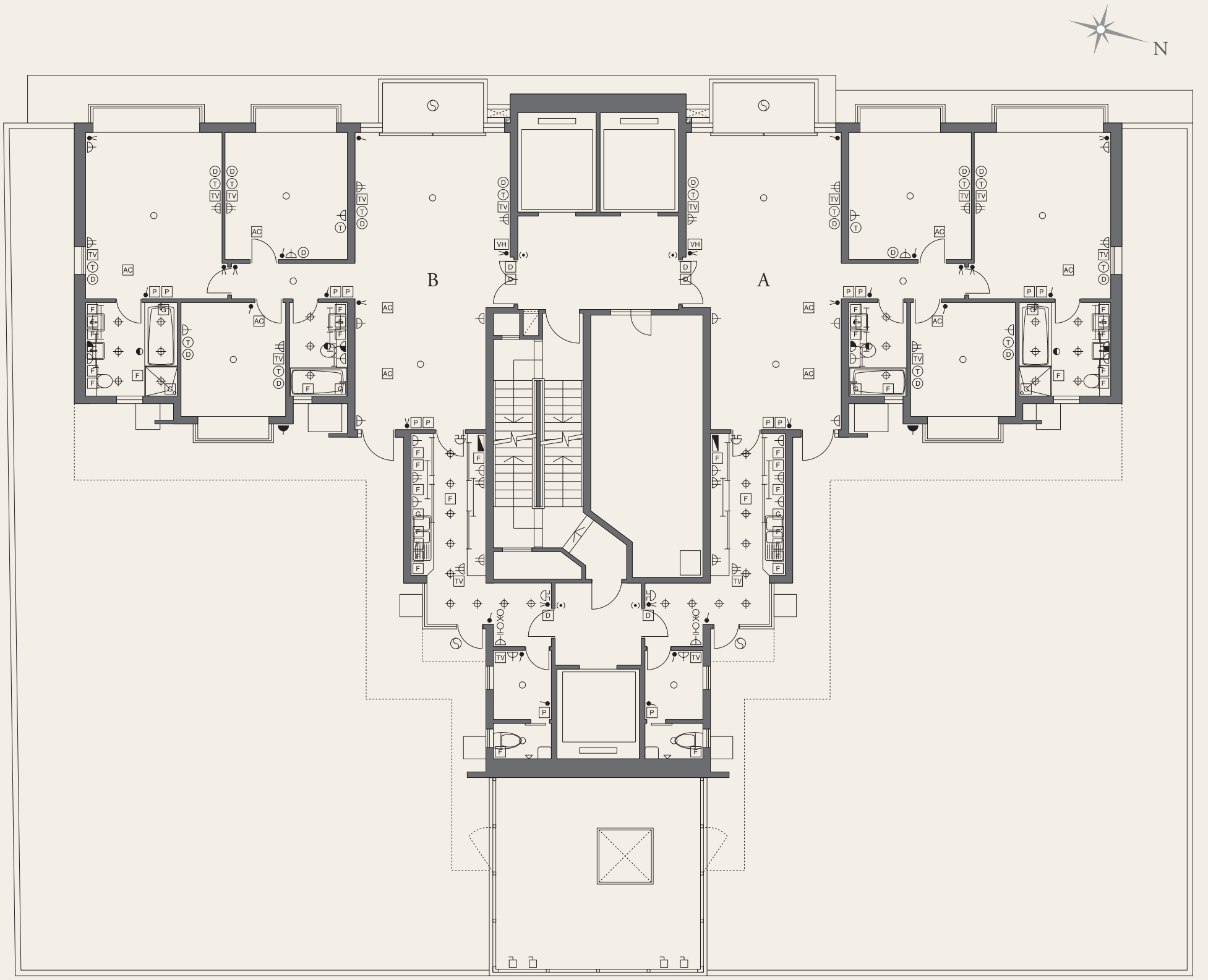
6. 住宅單位之設備		
細項	品牌名稱	產品型號
氣體熱水爐	TGC	NJW160TFL
抽氣扇	Panasonic	FV-27CMD1
廚房 (只供50樓至51樓)		
嵌入式煮食爐	Gaggenau	VG232-322SG, VG231-321SG
抽油煙機	Gaggenau	AW400-120
嵌入式焗爐	Gaggenau	EB385-110
嵌入式微波爐	Gaggenau	A 單位 BM221-110 B 單位 BM220-110
電子燒烤爐	Gaggenau	VR230-112
洗碗碟機	Gaggenau	DF 460-161
蒸爐	Gaggenau	BS251-110
咖啡機	Gaggenau	CM 210-110
保溫碟機	Gaggenau	WS262-111
酒櫃	Gaggenau	RW404260
雪櫃	Sub-Zero	ICBBI-42S/S/TH
洗衣機	西門子	WM16S740AU
乾衣機	西門子	WT46S591AU
氣體熱水爐	TGC	NJW220TFL, NJW160TFL
抽氣扇	Panasonic	FV-27CMH1
客廳/飯廳/睡房 (所有住宅單位)		
分體變頻式空調機	大金（室外機）	RXYMQ6PVE
	大金（室內機）	7樓至49樓單位 客廳 FXDQ63NBVE 飯廳 FXDQ50NBVE 主人套房(1) FXDQ50NBVE 睡房(2)及(3) FXDQ40NBVE 50樓至51樓複式單位 客廳 FXDQ63NBVE FXDQ40NBVE 飯廳 FXDQ50NBVE FXDQ40NBVE 睡房(1) FXDQ50NBVE 睡房(2) FXDQ50NBVE 睡房(3) FXDQ40NBVE 睡房(4) FXDQ50NBVE 睡房(5) FXDQ40NBVE 家庭室 FXDQ63NBVE FXSQ25M
客廳 (所有住宅單位)		
視像對講機	Delta	DA-H171

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樓或設備，便會安裝品質相若的升降機或設備。

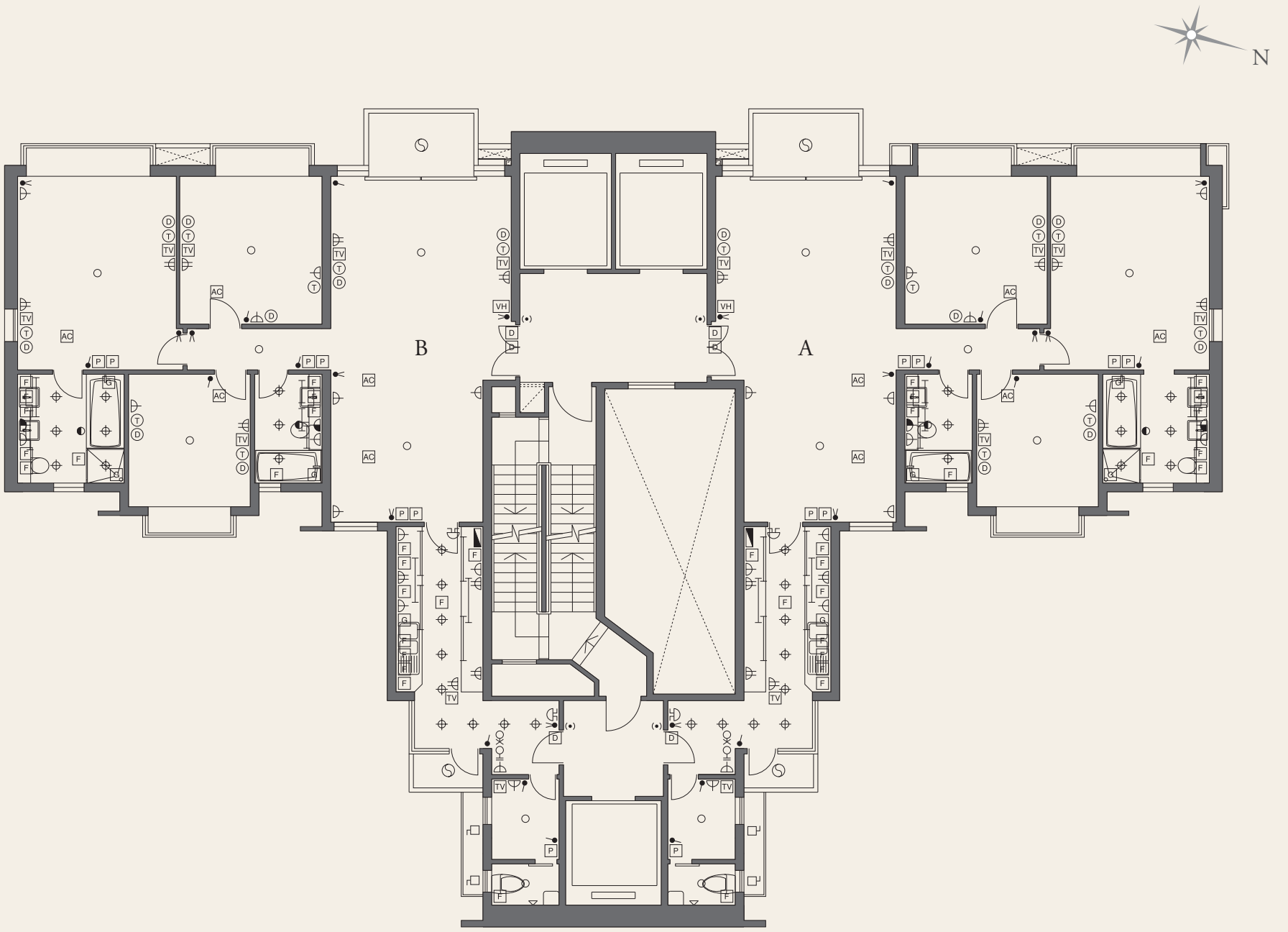
Mechanical and Electrical Provision Plans
機電裝置平面圖



7/F 7樓

Mechanical and Electrical Provisions 機電裝置說明表

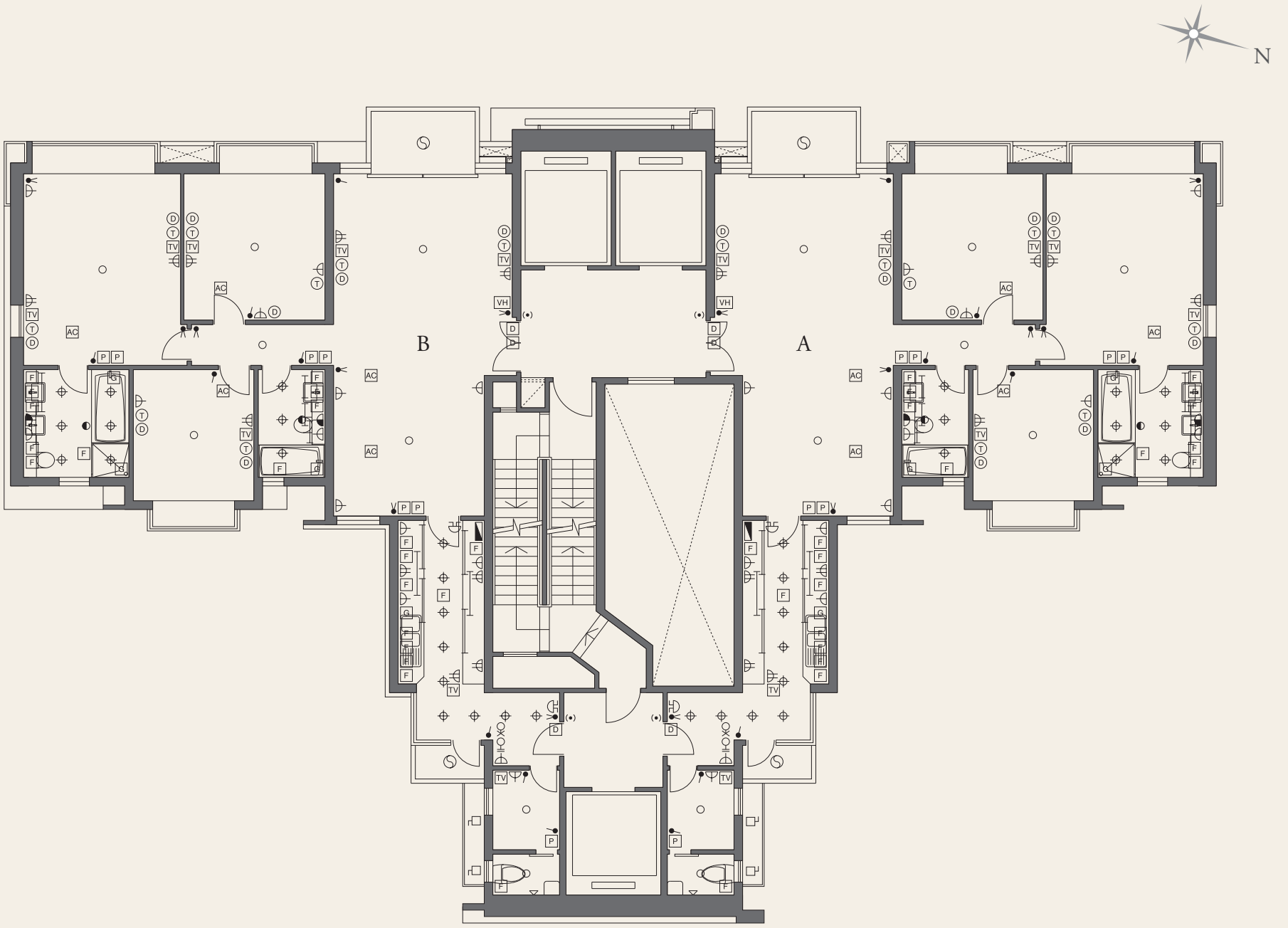
- Lighting Switch 燈掣
- Two-Way Lighting Switch 二路燈掣
- 13A Single Socket Outlet 13安培單位電插座
- 13A Twin Socket Outlet 13安培雙位電插座
- MCB Board 總電掣箱
- Recessed Down Light 嵌入式筒燈
- TV / FM Outlet 電視/電台天線插座
- Telephone Connection Point 電話插座
- Door Bell Push Button 門鈴按鈕
- Door Bell 門鈴
- Fluorescent Light 光管
- Lamp Holder 燈位
- Heat Lamp 暖燈
- Balcony and Utility Platform Light 露台及工作平台燈
- Data Point 網路插座
- Door Contact 門磁感應器
- Double Pole Switch 雙極雙投開關掣
- Shaver Socket Outlet 鬚刨電插座
- Air-Conditioner Connection Point 空調機接駁位
- Fused Connection Unit 接線位
- Video Doorphone 視像對講機
- Water Heater Temperature Control 熱水器恆溫控掣
- Outdoor A/C Unit Connection Point 室外空調機接駁位
- Weatherproof Socket Outlet 防水插座
- Water Tap Type Water Supply Point for Washing Machine 洗衣機供水位
- Drain Point for Washing Machine 洗衣機去水位



8/F-12/F 8樓至12樓

Mechanical and Electrical Provisions 機電裝置說明表

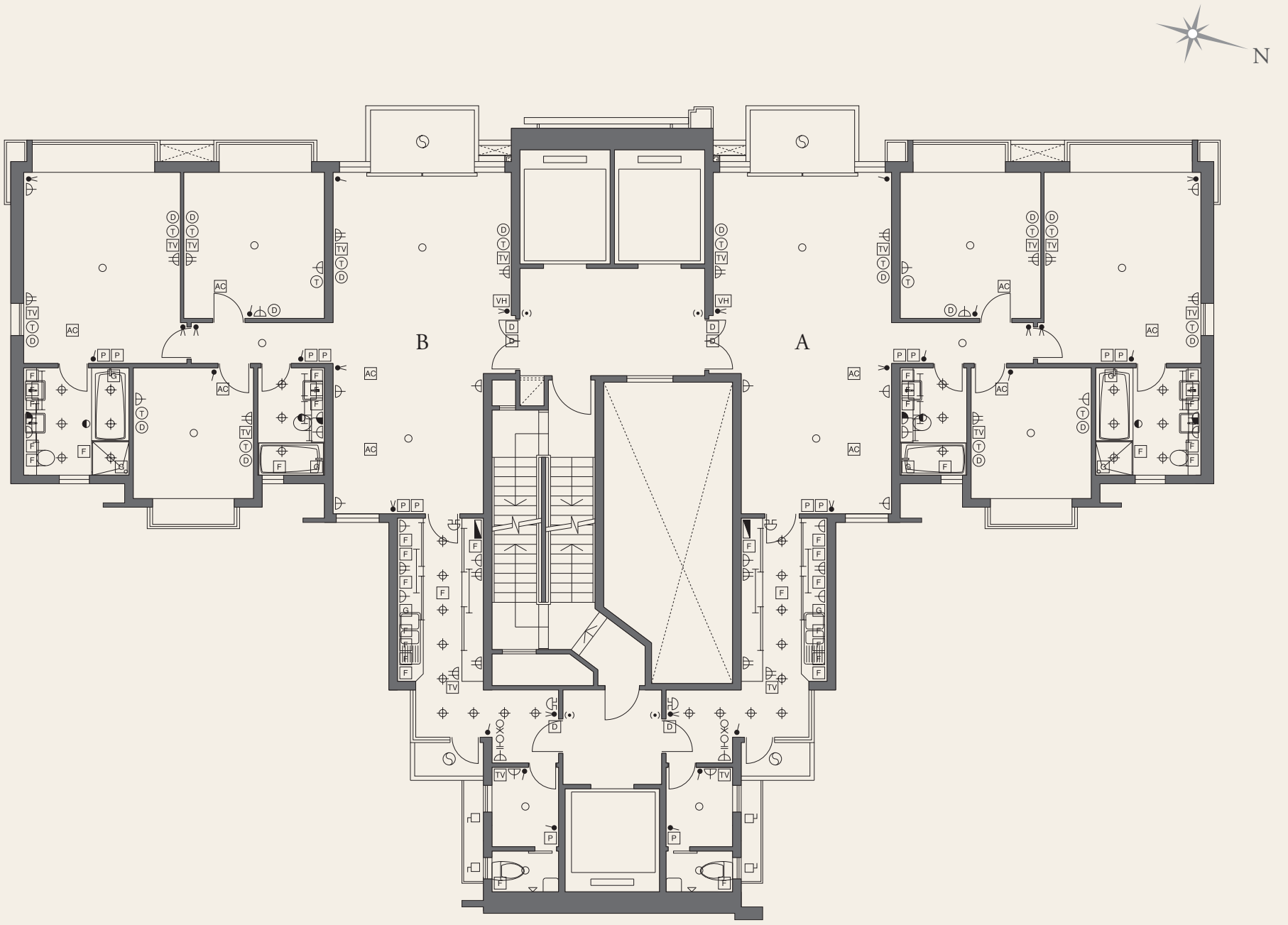
- Lighting Switch 燈掣
- Two-Way Lighting Switch 二路燈掣
- 13A Single Socket Outlet 13安培單位電插座
- 13A Twin Socket Outlet 13安培雙位電插座
- MCB Board 總電掣箱
- Recessed Down Light 嵌入式筒燈
- TV / FM Outlet 電視/電台天線插座
- Telephone Connection Point 電話插座
- Door Bell Push Button 門鈴按鈕
- Door Bell 門鈴
- Fluorescent Light 光管
- Lamp Holder 燈位
- Heat Lamp 暖燈
- Balcony and Utility Platform Light 露台及工作平台燈
- Data Point 網路插座
- Door Contact 門磁感應器
- Double Pole Switch 雙極雙投開關掣
- Shaver Socket Outlet 鬚刨電插座
- Air-Conditioner Connection Point 空調機接駁位
- Fused Connection Unit 接線位
- Video Doorphone 視像對講機
- Water Heater Temperature Control 熱水器恆溫控掣
- Outdoor A/C Unit Connection Point 室外空調機接駁位
- Water Tap Type Water Supply Point for Washing Machine 洗衣機供水位
- Drain Point for Washing Machine 洗衣機去水位



15/F 15樓

Mechanical and Electrical Provisions 機電裝置說明表

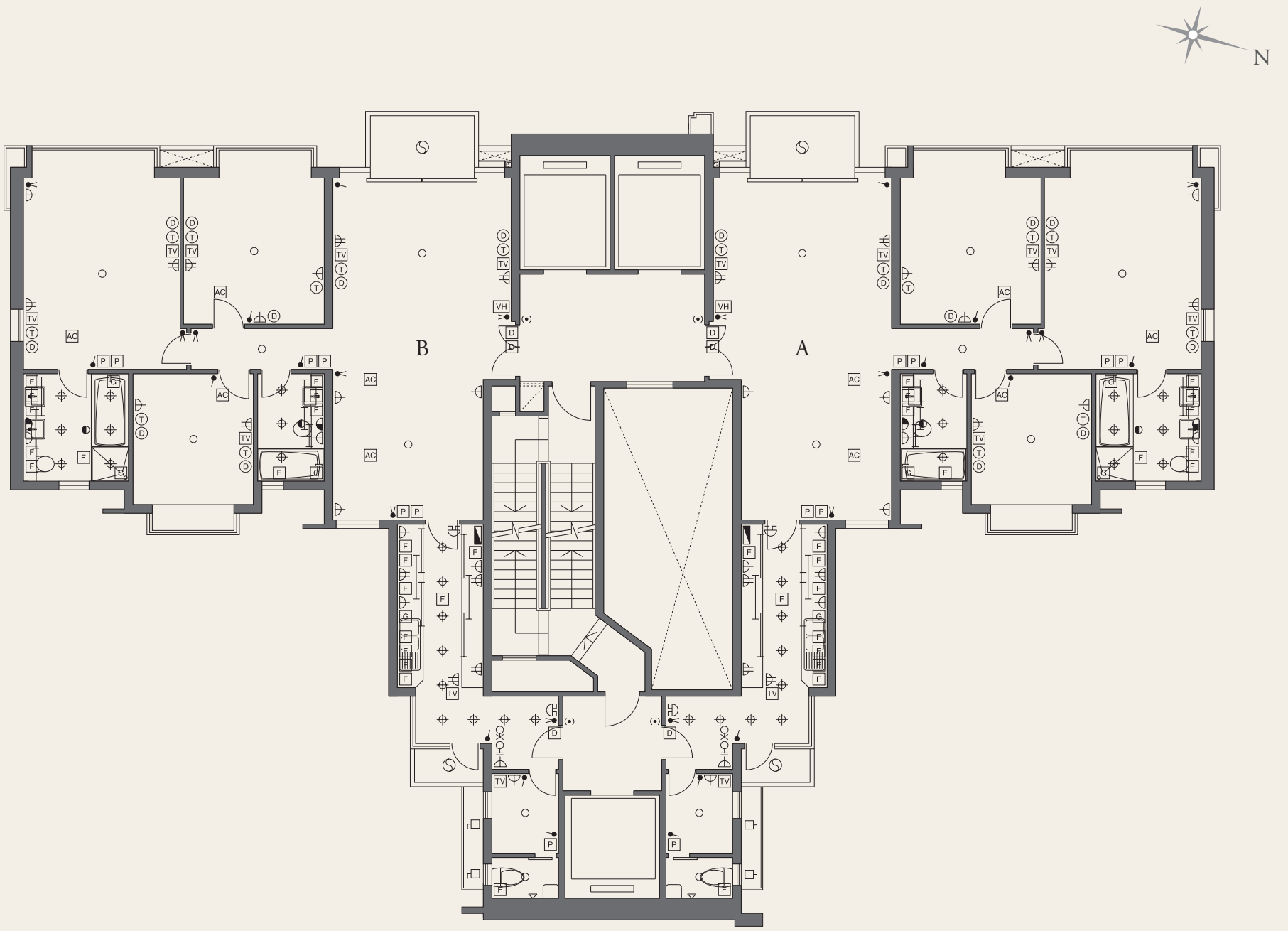
- Lighting Switch 燈掣
- Two-Way Lighting Switch 二路燈掣
- 13A Single Socket Outlet 13安培單位電插座
- 13A Twin Socket Outlet 13安培雙位電插座
- MCB Board 總電掣箱
- Recessed Down Light 嵌入式筒燈
- TV / FM Outlet 電視/電台天線插座
- Telephone Connection Point 電話插座
- Door Bell Push Button 門鈴按鈕
- Door Bell 門鈴
- Fluorescent Light 光管
- Lamp Holder 燈位
- Heat Lamp 暖燈
- Balcony and Utility Platform Light 露台及工作平台燈
- Data Point 網路插座
- Door Contact 門磁感應器
- Double Pole Switch 雙極雙投開關掣
- Shaver Socket Outlet 鬚刨電插座
- Air-Conditioner Connection Point 空調機接駁位
- Fused Connection Unit 接線位
- Video Doorphone 視像對講機
- Water Heater Temperature Control 熱水器恆溫控掣
- Outdoor A/C Unit Connection Point 室外空調機接駁位
- Water Tap Type Water Supply Point for Washing Machine 洗衣機供水位
- Drain Point for Washing Machine 洗衣機去水位



16/F-20/F, 22/F, 23/F, 25/F-29/F 16樓至20樓、22樓、23樓、25樓至29樓

Mechanical and Electrical Provisions 機電裝置說明表

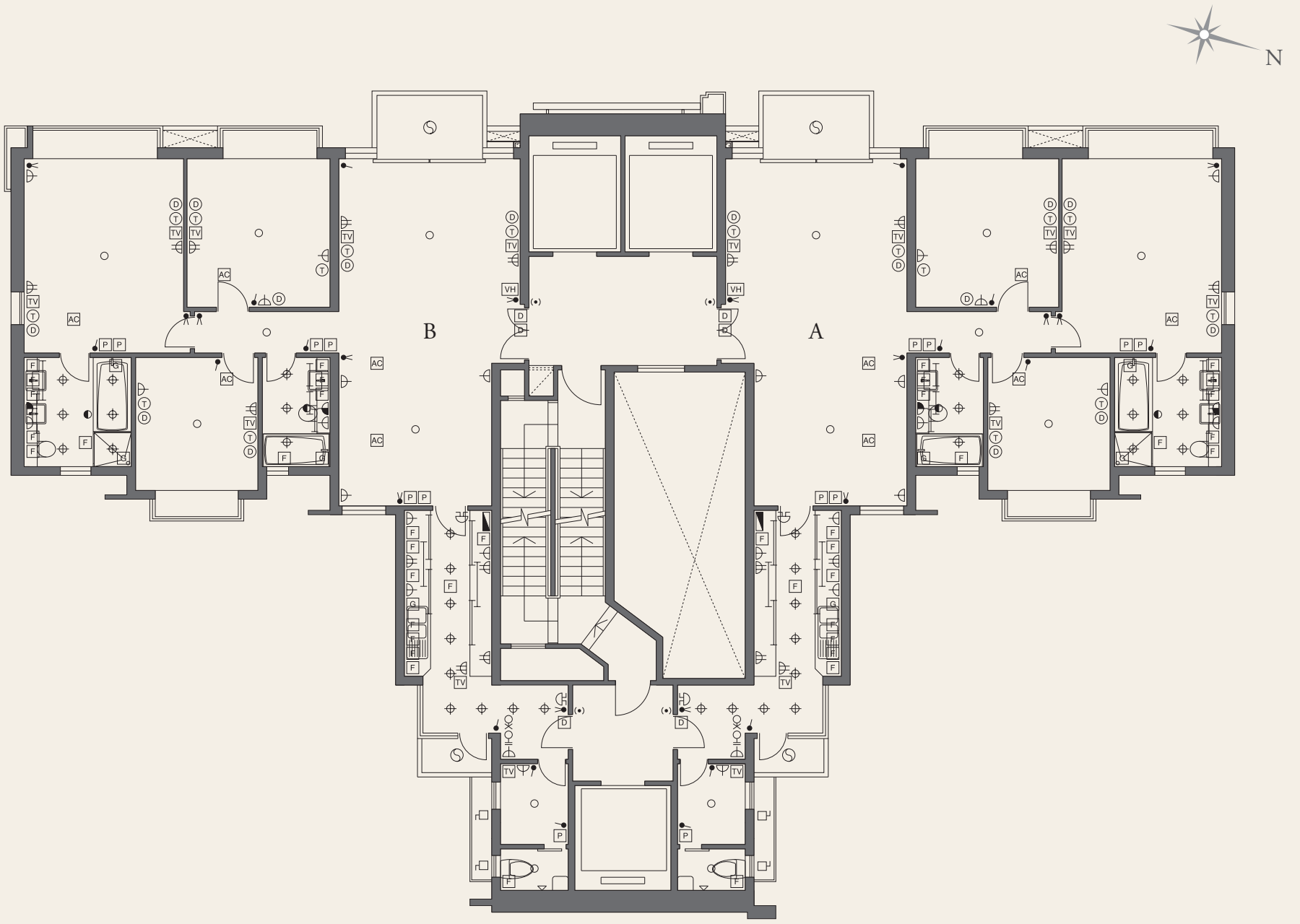
- Lighting Switch 燈掣
- Two-Way Lighting Switch 二路燈掣
- 13A Single Socket Outlet 13安培單位電插座
- 13A Twin Socket Outlet 13安培雙位電插座
- MCB Board 總電掣箱
- Recessed Down Light 嵌入式筒燈
- TV / FM Outlet 電視/電台天線插座
- Telephone Connection Point 電話插座
- Door Bell Push Button 門鈴按鈕
- Door Bell 門鈴
- Fluorescent Light 光管
- Lamp Holder 燈位
- Heat Lamp 暖燈
- Balcony and Utility Platform Light 露台及工作平台燈
- Data Point 網路插座
- Door Contact 門磁感應器
- Double Pole Switch 雙極雙投開關掣
- Shaver Socket Outlet 鬚刨電插座
- Air-Conditioner Connection Point 空調機接駁位
- Fused Connection Unit 接線位
- Video Doorphone 視像對講機
- Water Heater Temperature Control 熱水器恆溫控掣
- Outdoor A/C Unit Connection Point 室外空調機接駁位
- Water Tap Type Water Supply Point for Washing Machine 洗衣機供水位
- Drain Point for Washing Machine 洗衣機去水位



21/F 21樓

Mechanical and Electrical Provisions 機電裝置說明表

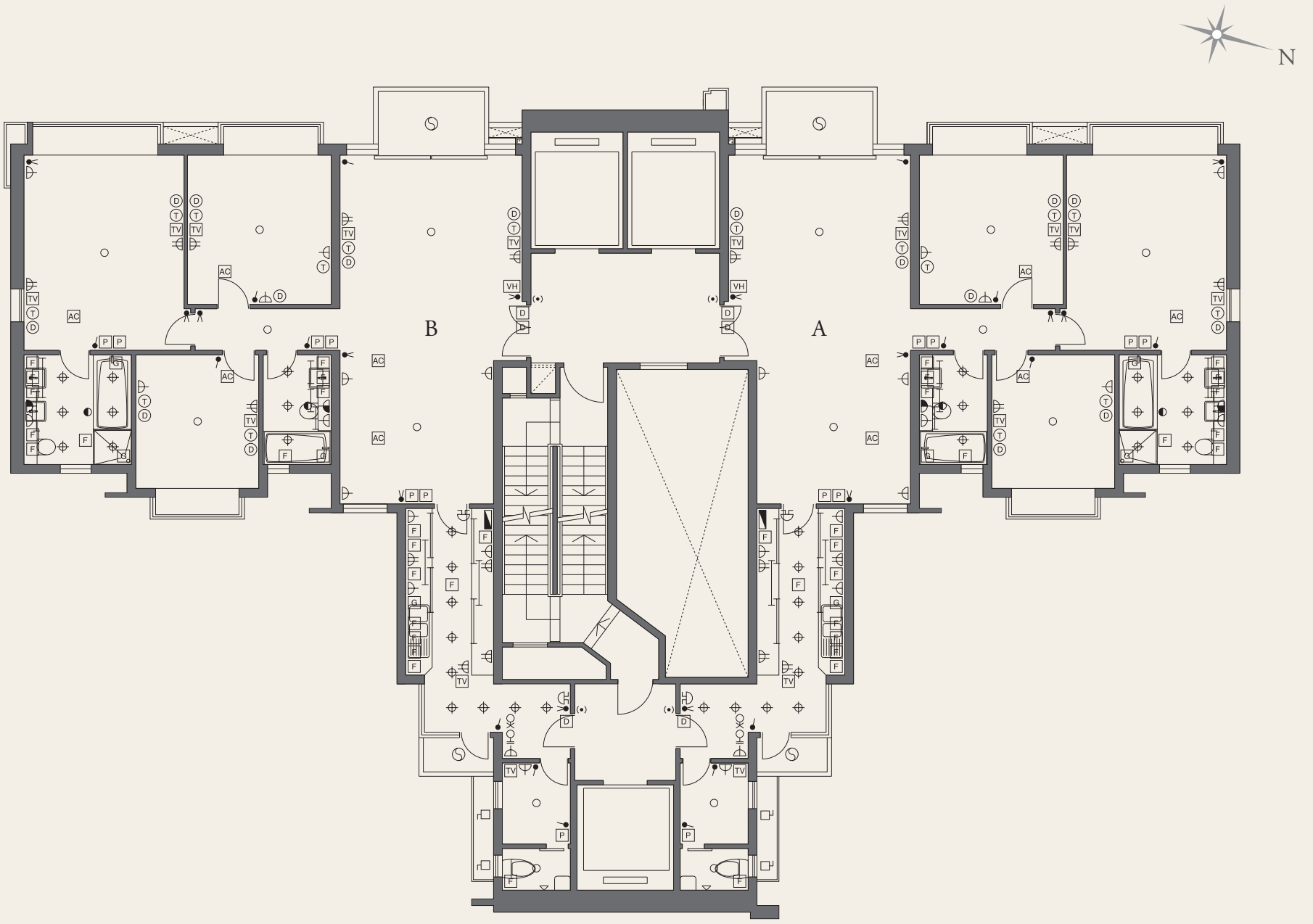
- Lighting Switch 燈掣
- Two-Way Lighting Switch 二路燈掣
- 13A Single Socket Outlet 13安培單位電插座
- 13A Twin Socket Outlet 13安培雙位電插座
- MCB Board 總電掣箱
- Recessed Down Light 嵌入式筒燈
- TV / FM Outlet 電視/電台天線插座
- Telephone Connection Point 電話插座
- Door Bell Push Button 門鈴按鈕
- Door Bell 門鈴
- Fluorescent Light 光管
- Lamp Holder 燈位
- Heat Lamp 暖燈
- Balcony and Utility Platform Light 露台及工作平台燈
- Data Point 網路插座
- Door Contact 門磁感應器
- Double Pole Switch 雙極雙投開關掣
- Shaver Socket Outlet 鬚刨電插座
- Air-Conditioner Connection Point 空調機接駁位
- Fused Connection Unit 接線位
- Video Doorphone 視像對講機
- Water Heater Temperature Control 熱水器恆溫控掣
- Outdoor A/C Unit Connection Point 室外空調機接駁位
- Water Tap Type Water Supply Point for Washing Machine 洗衣機供水位
- Drain Point for Washing Machine 洗衣機去水位



31/F-33/F, 35/F-37/F, 39/F-43/F, 45/F, 46/F, 48/F&49/F 31樓至33樓、35樓至37樓、39樓至43樓、45樓、46樓、48樓及49樓

Mechanical and Electrical Provisions 機電裝置說明表

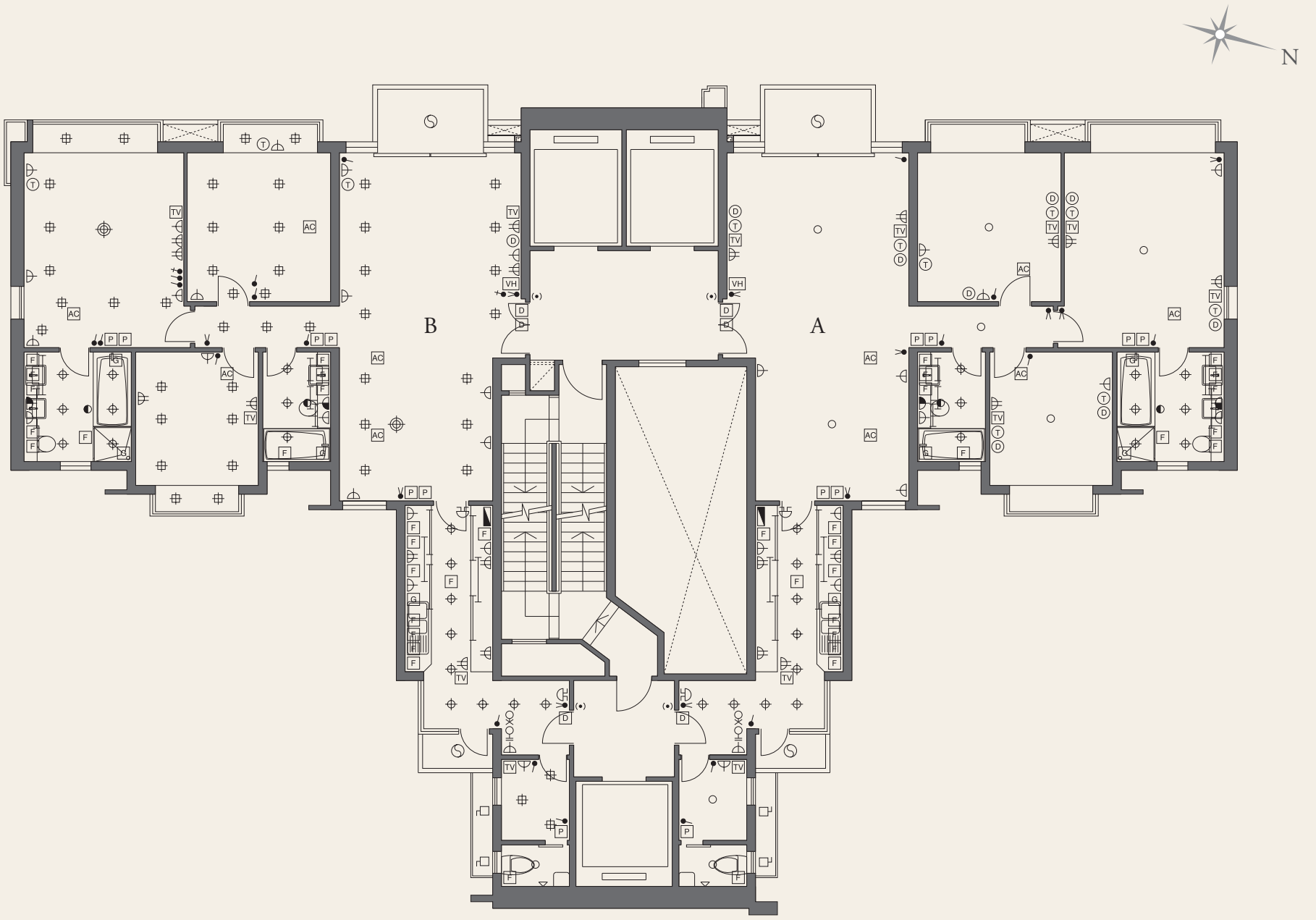
- Lighting Switch 燈掣
- Two-Way Lighting Switch 二路燈掣
- 13A Single Socket Outlet 13安培單位電插座
- 13A Twin Socket Outlet 13安培雙位電插座
- MCB Board 總電掣箱
- Recessed Down Light 嵌入式筒燈
- TV / FM Outlet 電視/電台天線插座
- Telephone Connection Point 電話插座
- Door Bell Push Button 門鈴按鈕
- Door Bell 門鈴
- Fluorescent Light 光管
- Lamp Holder 燈位
- Heat Lamp 暖燈
- Balcony and Utility Platform Light 露台及工作平台燈
- Data Point 網路插座
- Door Contact 門磁感應器
- Double Pole Switch 雙極雙投開關掣
- Shaver Socket Outlet 鬚刨電插座
- Air-Conditioner Connection Point 空調機接駁位
- Fused Connection Unit 接線位
- Video Doorphone 視像對講機
- Water Heater Temperature Control 熱水器恒溫控掣
- Outdoor A/C Unit Connection Point 室外空調機接駁位
- Water Tap Type Water Supply Point for Washing Machine 洗衣機供水位
- Drain Point for Washing Machine 洗衣機去水位



38/F 38樓

Mechanical and Electrical Provisions 機電裝置說明表

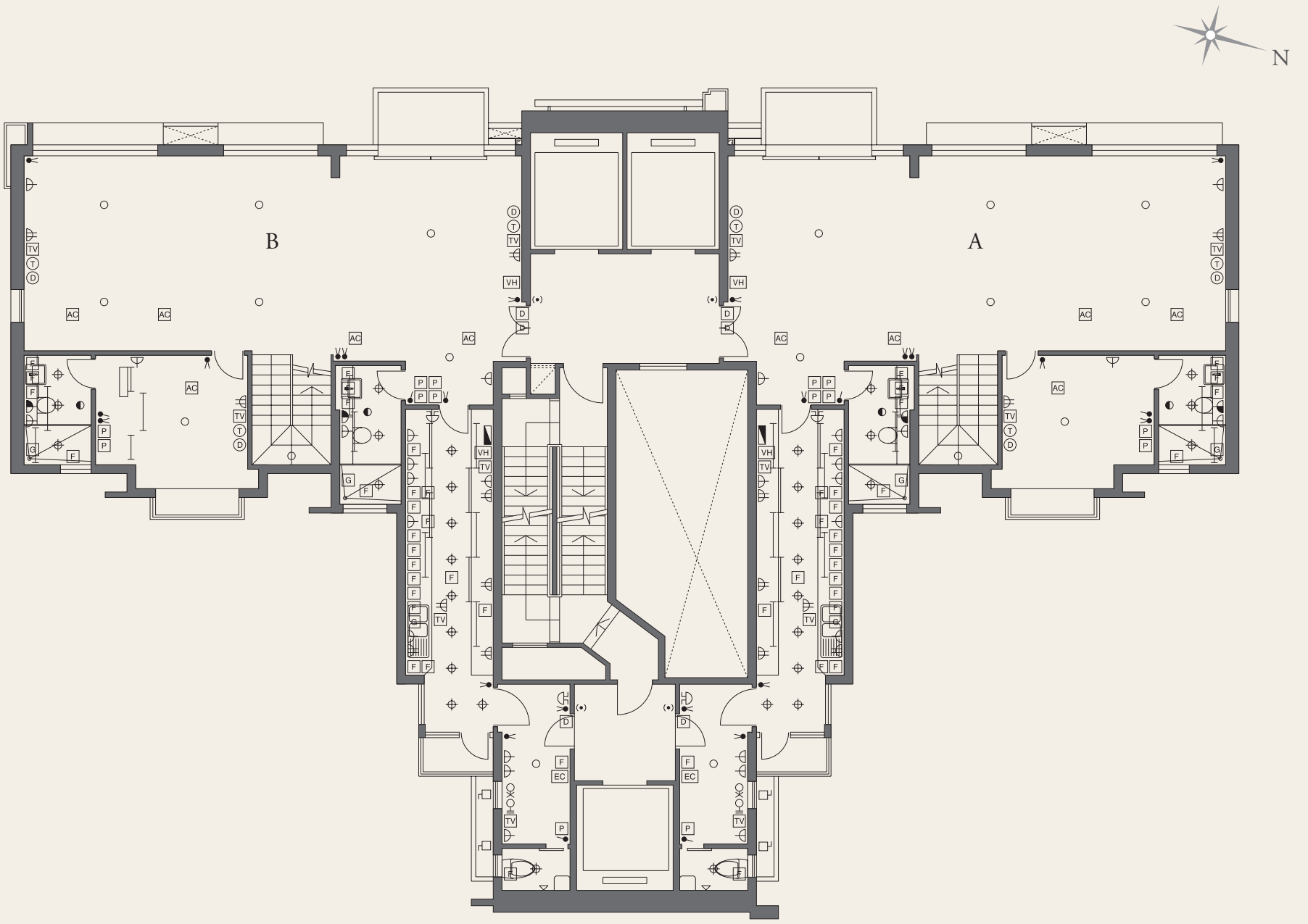
- Lighting Switch 燈掣
- Two-Way Lighting Switch 二路燈掣
- 13A Single Socket Outlet 13安培單位電插座
- 13A Twin Socket Outlet 13安培雙位電插座
- MCB Board 總電掣箱
- Recessed Down Light 嵌入式筒燈
- TV / FM Outlet 電視/電台天線插座
- Telephone Connection Point 電話插座
- Door Bell Push Button 門鈴按鈕
- Door Bell 門鈴
- Fluorescent Light 光管
- Lamp Holder 燈位
- Heat Lamp 暖燈
- Balcony and Utility Platform Light 露台及工作平台燈
- Data Point 網路插座
- Door Contact 門磁感應器
- Double Pole Switch 雙極雙投開關掣
- Shaver Socket Outlet 鬚刨電插座
- Air-Conditioner Connection Point 空調機接駁位
- Fused Connection Unit 接線位
- Video Doorphone 視像對講機
- Water Heater Temperature Control 熱水器恒溫控掣
- Outdoor A/C Unit Connection Point 室外空調機接駁位
- Water Tap Type Water Supply Point for Washing Machine 洗衣機供水位
- Drain Point for Washing Machine 洗衣機去水位



47/F 47樓

Mechanical and Electrical Provisions 機電裝置說明表

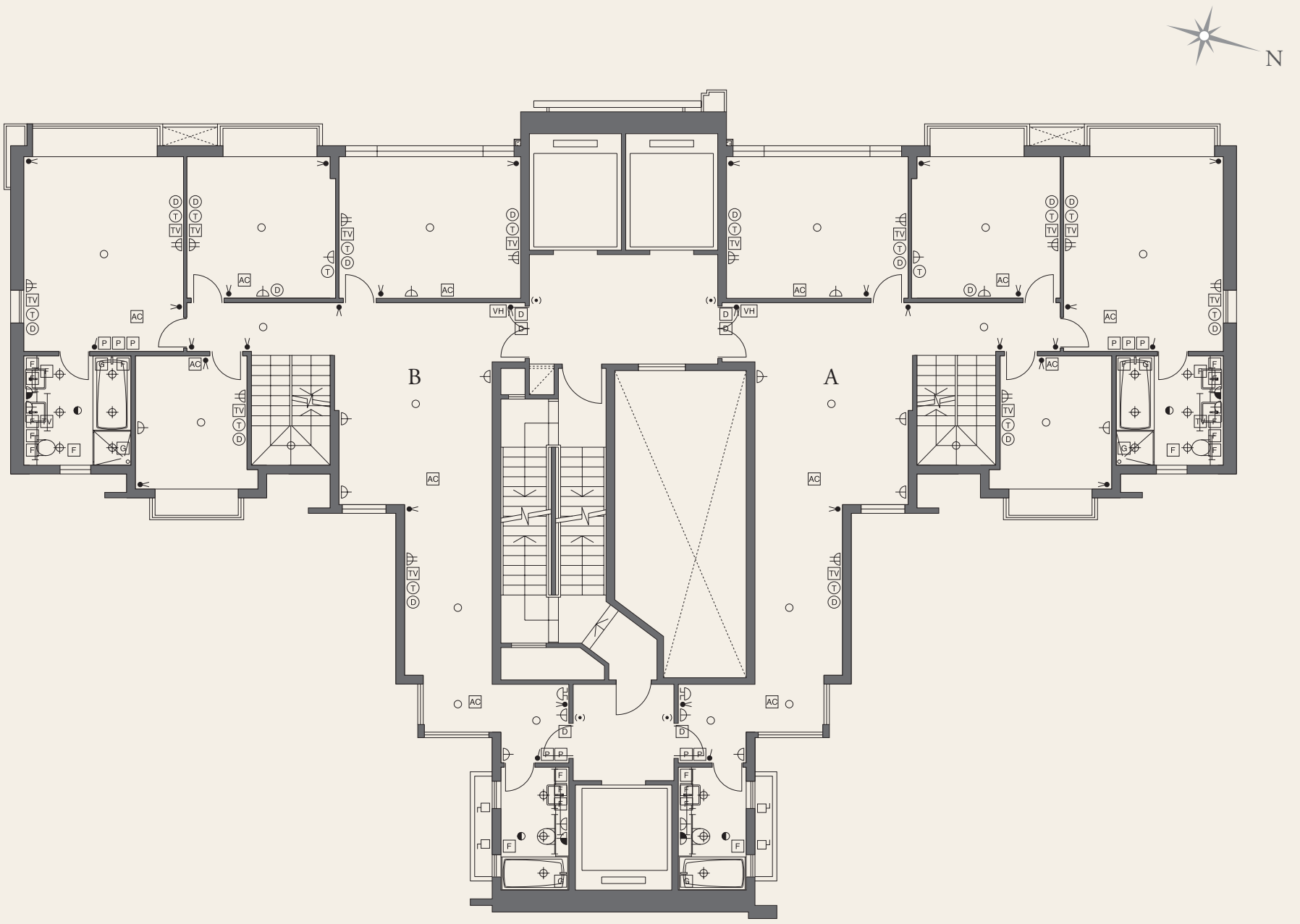
- Lighting Switch 燈掣
- Two-Way Lighting Switch 二路燈掣
- 13A Single Socket Outlet 13安培單位電插座
- 13A Twin Socket Outlet 13安培雙位電插座
- MCB Board 總電掣箱
- Recessed Down Light 嵌入式筒燈
- TV / FM Outlet 電視/電台天線插座
- Telephone Connection Point 電話插座
- Door Bell Push Button 門鈴按鈕
- Door Bell 門鈴
- Fluorescent Light 光管
- Ceiling Light 天花吊燈
- Lamp Holder 燈位
- Heat Lamp 暖燈
- Balcony and Utility Platform Light 露台及工作平台燈
- Data Point 網路插座
- Door Contact 門磁感應器
- Recessed Spotlight 嵌入式射燈
- Double Pole Switch 雙極雙投開關掣
- Shaver Socket Outlet 鬚刨電插座
- Air-Conditioner Connection Point 空調機接駁位
- Fused Connection Unit 接線位
- Video Doorphone 視像對講機
- Water Heater Temperature Control 熱水器恒溫控掣
- Outdoor A/C Unit Connection Point 室外空調機接駁位
- Water Tap Type Water Supply Point for Washing Machine 洗衣機供水位
- Drain Point for Washing Machine 洗衣機去水位
- Dimmy Switch 光暗調較掣



50/F 50樓

Mechanical and Electrical Provisions 機電裝置說明表

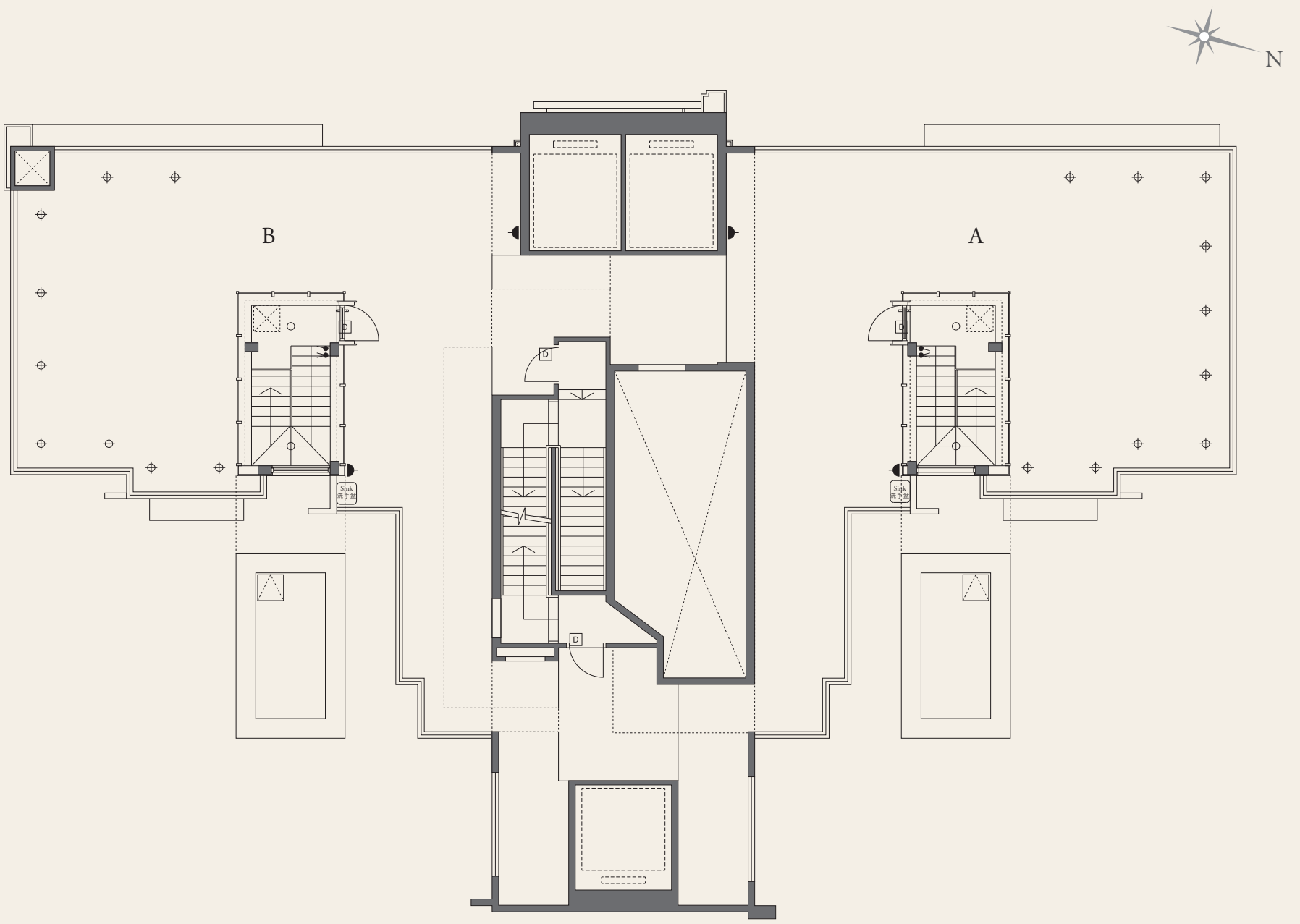
- Lighting Switch 燈掣
- Two-Way Lighting Switch 二路燈掣
- 13A Single Socket Outlet 13安培單位電插座
- 13A Twin Socket Outlet 13安培雙位電插座
- MCB Board 總電掣箱
- Recessed Down Light 嵌入式筒燈
- TV / FM Outlet 電視/電台天線插座
- Telephone Connection Point 電話插座
- Door Bell Push Button 門鈴按鈕
- Door Bell 門鈴
- Fluorescent Light 光管
- Lamp Holder 燈位
- Heat Lamp 暖燈
- Balcony and Utility Platform Light 露台及工作平台燈
- Data Point 網路插座
- Door Contact 門磁感應器
- Double Pole Switch 雙極雙投開關掣
- Shaver Socket Outlet 鬚刨電插座
- Air-Conditioner Connection Point 空調機接駁位
- Fused Connection Unit 接線位
- Video Doorphone 視像對講機
- Water Heater Temperature Control 熱水器恒溫控掣
- Outdoor A/C Unit Connection Point 室外空調機接駁位
- Water Tap Type Water Supply Point for Washing Machine 洗衣機供水位
- Drain Point for Washing Machine 洗衣機去水位



51/F 51樓

Mechanical and Electrical Provisions 機電裝置說明表

- Lighting Switch 燈掣
- Two-Way Lighting Switch 二路燈掣
- 13A Single Socket Outlet 13安培單位電插座
- 13A Twin Socket Outlet 13安培雙位電插座
- Recessed Down Light 嵌入式筒燈
- TV / FM Connection Point 電視/電台天線插座
- Telephone Outlet 電話插座
- Door Bell Push Button 門鈴按鈕
- Door Bell 門鈴
- Fluorescent Light 光管
- Lamp Holder 燈位
- Heat Lamp 暖燈
- Data Point 網路插座
- Door Contact 門磁感應器
- Double Pole Switch 雙極雙投開關掣
- Shaver Socket Outlet 鬚刨電插座
- Air-Conditioner Connection Point 空調機接駁位
- Fused Connection Unit 接線位
- Video Phone Handset 視像對講機
- Water Heater Temperature Control 熱水器恆溫控掣
- Outdoor A/C Unit Connection Point 室外空調機接駁位



Roof 天台

Mechanical and Electrical Provisions 機電裝置說明表

- Lighting Switch 燈掣
- Two-Way Lighting Switch 二路燈掣
- Door Contact 門磁感應器
- Weatherproof Socket Outlet 防水插座
- Recessed Down Light 嵌入式筒燈
- Lamp Holder 燈位

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

Floor 樓層		7/F-49/F (except Unit B on 47/F) 7樓至49樓（47 樓 B 單位除外）		47/F 47樓
Unit 單位		A	B	B
Living Room, Dining Room, Corridor 客廳、飯廳、走廊	Lighting Switch 燈掣	2	2	2
	Two-Way Lighting Switch 二路燈掣	4	4	3
	Dimmy Switch 光暗調較掣	–	–	1
	TV/FM Outlet 電視 / 電台天線插座	2	2	1
	Telephone Connection Point 電話插座	2	2	1
	13A Twin Socket Outlet 13 安培雙位電插座	2	2	2
	13A Single Socket Outlet 13 安培單位電插座	3	3	6
	Air-Conditioner Connection Point 空調機接駁位	2	2	2
	Video Doorphone 視像對講機	1	1	1
Master Bedroom (1) 主人睡房 (1)	Lighting Switch 燈掣	1	1	4
	Two-Way Lighting Switch 二路燈掣	2	2	0
	Dimmy Switch 光暗調較掣	–	–	1
	TV/FM Outlet 電視 / 電台天線插座	2	2	1
	Telephone Connection Point 電話插座	2	2	1
	13A Twin Socket Outlet 13 安培雙位電插座	2	2	2
	13A Single Socket Outlet 13 安培單位電插座	1	1	5
	Air-Conditioner Connection Point 空調機接駁位	1	1	1
Bathroom (1) 浴室 (1)	13A Single Socket Outlet 13 安培單位電插座	1	1	1
	Shaver Socket Outlet 鬚刨電插座	1	1	1
	Water Heater Temperature Control 熱水器恆溫控掣	2	2	2
Bedroom (2) 睡房 (2)	Lighting Switch 燈掣	1	1	2
	TV/FM Outlet 電視 / 電台天線插座	1	1	–
	Telephone Connection Point 電話插座	2	2	1
	13A Twin Socket Outlet 13 安培雙位電插座	1	1	–
	13A Single Socket Outlet 13 安培單位電插座	2	2	2
	Air-Conditioner Connection Point 空調機接駁位	1	1	1

Floor 樓層		7/F-49/F (except Unit B on 47/F) 7樓至49樓（47 樓 B 單位除外）		47/F 47樓
Unit 單位		A	B	B
Bedroom (3) 睡房 (3)	Lighting Switch 燈掣	1	1	1
	TV/FM Outlet 電視 / 電台天線插座	1	1	1
	Telephone Connection Point 電話插座	2	2	–
	13A Twin Socket Outlet 13 安培雙位電插座	1	1	2
	13A Single Socket Outlet 13 安培單位電插座	1	1	1
	Air-Conditioner Connection Point 空調機接駁位	1	1	1
Bathroom (2) 浴室 (2)	13A Single Socket Outlet 13 安培單位電插座	1	1	1
	Shaver Socket Outlet 鬚刨電插座	1	1	1
	Water Heater Temperature Control 熱水器恆溫控掣	1	1	1
Kitchen 廚房	Lighting Switch 燈掣	1	1	1
	Two-Way Lighting Switch 二路燈掣	1	1	1
	TV/FM Outlet 電視 / 電台天線插座	1	1	1
	13A Twin Socket Outlet 13 安培雙位電插座	4	4	4
	13A Single Socket Outlet 13 安培單位電插座	4	4	4
	Water Tap Type Water Supply Point for Washing Machine 洗衣機供水位	1	1	1
	Drain Point for Washing Machine 洗衣機去水位	1	1	1
	Water Heater Temperature Control 熱水器恆溫控掣	1	1	1
	MCB Board 總電掣箱	1	1	1
Storeroom 貯物室	Lighting Switch 燈掣	2	2	2
	TV/FM Outlet 電視 / 電台天線插座	1	1	1
	13A Single Socket Outlet 13 安培單位電插座	1	1	1
Flat Roof (For 7/F only) 平台 (只適用於 7 樓)	13A Weatherproof Single Socket Outlet 13 安培防水單位電插座	1	1	–

Floor 樓層		50/F-51/F 50樓至51樓	
Unit 單位		A	B
Living Room, Dining Room, Corridor 客廳、飯廳、走廊	Lighting Switch 燈掣	1	1
	Two-Way Lighting Switch 二路燈掣	5	5
	TV/FM Outlet 電視 / 電台天線插座	2	2
	Telephone Connection Point 電話插座	2	2
	13A Twin Socket Outlet 13 安培雙位電插座	2	2
	13A Single Socket Outlet 13 安培單位電插座	2	2
	Air-Conditioner Connection Point 空調機接駁位	4	4
	Video Doorphone 視像對講機	1	1
Bathroom (3) 浴室 (3)	13A Single Socket Outlet 13 安培單位電插座	1	1
	Shaver Socket Outlet 鬚刨電插座	1	1
	Water Heater Temperature Control 熱水器恆溫控掣	1	1
Bedroom (1) 睡房 (1)	Lighting Switch 燈掣	1	1
	Two-Way Lighting Switch 二路燈掣	2	2
	TV/FM Outlet 電視 / 電台天線插座	1	1
	Telephone Connection Point 電話插座	1	1
	13A Twin Socket Outlet 13 安培雙位電插座	1	1
	13A Single Socket Outlet 13 安培單位電插座	1	1
	Air-Conditioner Connection Point 空調機接駁位	1	1
Bathroom (1) 浴室 (1)	13A Single Socket Outlet 13 安培單位電插座	1	1
	Shaver Socket Outlet 鬚刨電插座	1	1
	Water Heater Temperature Control 熱水器恆溫控掣	1	1
Bedroom (2) 睡房 (2)	Lighting Switch 燈掣	1	1
	Two-Way Lighting Switch 二路燈掣	2	2
	TV/FM Outlet 電視 / 電台天線插座	2	2
	Telephone Connection Point 電話插座	2	2
	13A Twin Socket Outlet 13 安培雙位電插座	2	2
	Air-Conditioner Connection Point 空調機接駁位	1	1

Floor 樓層		50/F-51/F 50樓至51樓	
Unit 單位		A	B
Bathroom (2) 浴室 (2)	TV/FM Outlet 電視 / 電台天線插座	1	1
	13A Single Socket Outlet 13 安培單位電插座	1	1
	Shaver Socket Outlet 鬚刨電插座	1	1
	Water Heater Temperature Control 熱水器恆溫控掣	2	2
Bedroom (3) 睡房 (3)	Two-Way Lighting Switch 二路燈掣	2	2
	TV/FM Outlet 電視 / 電台天線插座	1	1
	Telephone Connection Point 電話插座	2	2
	13A Twin Socket Outlet 13 安培雙位電插座	1	1
	13A Single Socket Outlet 13 安培單位電插座	2	2
	Air-Conditioner Connection Point 空調機接駁位	1	1
Bedroom (4) 睡房 (4)	Two-Way Lighting Switch 二路燈掣	2	2
	TV/FM Outlet 電視 / 電台天線插座	2	2
	Telephone Connection Point 電話插座	2	2
	13A Twin Socket Outlet 13 安培雙位電插座	2	2
	13A Single Socket Outlet 13 安培單位電插座	1	1
	Air-Conditioner Connection Point 空調機接駁位	1	1
Bedroom (5) 睡房 (5)	Two-Way Lighting Switch 二路燈掣	2	2
	TV/FM Outlet 電視 / 電台天線插座	1	1
	Telephone Connection Point 電話插座	1	1
	13A Twin Socket Outlet 13 安培雙位電插座	1	1
	13A Single Socket Outlet 13 安培單位電插座	1	1
	Air-Conditioner Connection Point 空調機接駁位	1	1
Family Room, Corridor 起居室、走廊	Lighting Switch 燈掣	1	1
	Two-Way Lighting Switch 二路燈掣	6	6
	TV/FM Outlet 電視 / 電台天線插座	1	1
	Telephone Connection Point 電話插座	1	1
	13A Twin Socket Outlet 13 安培雙位電插座	1	1
	13A Single Socket Outlet 13 安培單位電插座	5	5
	Air-Conditioner Connection Point 空調機接駁位	2	2
	Video Doorphone 視像對講機	1	1

Floor 樓層		50/F-51/F 50樓至51樓	
Unit 單位		A	B
Bathroom (4) 浴室 (4)	13A Single Socket Outlet 13 安培單位電插座	1	1
	Shaver Socket Outlet 鬚刨電插座	1	1
	Water Heater Temperature Control 熱水器恒溫控掣	1	1
Kitchen 廚房	Two-Way Lighting Switch 二路燈掣	1	1
	TV/FM Outlet 電視 / 電台天線插座	2	2
	13A Twin Socket Outlet 13 安培雙位電插座	5	5
	13A Single Socket Outlet 13 安培單位電插座	6	6
	Water Heater Temperature Control 熱水器恒溫控掣	1	1
	Video Doorphone 視像對講機	1	1
	MCB Board 總電掣箱	1	1
Storeroom 儲物室	Lighting Switch 燈掣	1	1
	Two-Way Lighting Switch 二路燈掣	2	2
	TV/FM Outlet 電視 / 電台天線插座	1	1
	13A Single Socket Outlet 13 安培單位電插座	3	3
	Water Tap Type Water Supply Point for Washing Machine 洗衣機供水位	1	1
	Drain Point for Washing Machine 洗衣機去水位	1	1
Roof, Stair Hood 天台、梯屋	Lighting Switch 燈掣	1	1
	Two-Way Lighting Switch 二路燈掣	1	1
	13A Weatherproof Single Socket Outlet 13 安培防水單位電插座	2	2

Service Agreements
服務協議

Potable and flushing water is supplied by the Water Supplies Department.

Electricity is supplied by The Hongkong Electric Company Limited.

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

PCCW Limited is the block wiring provider of telecommunication services. Any service subscription of telecommunication services to PCCW Limited or other services providers shall be subject to individual owner's discretion.

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。

煤氣由香港中華煤氣有限公司供應。

電訊盈科有限公司為整座住宅電訊線路供應商。各業主可自行決定向電訊盈科有限公司或其他服務供應商申請服務。

Government Rent
地税

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 Assignment of residential property.

賣方會繳付有關地段之地租由批地之日期起計直至並已包括各買賣單位之成交當日。

Miscellaneous Payments by Purchaser
買方的雜項付款

1. On the delivery of the vacant possession of the residential property of the purchaser, the purchaser is not liable to reimburse the owner (i.e. the vendor) for the deposits for water, electricity and gas (whether related to the units or the common areas).

   Remark:
   The purchaser should pay to the Manager and not the owner of the Development the deposits for water, electricity and gas for common areas.

2. On that delivery, the purchaser is liable to pay to the vendor a debris removal fee.

1. 在向買方交付住宅物業在空置情況下的管有權時，買方不須向擁有人(即賣方)補還水、電力及氣體的按金(無論屬於單位或公用地方)。

   註：
   買方須向發展項目管理人但不須向發展項目擁有人繳付公用水、電力及氣體的按金。

2. 在交付時，買方須向賣方支付清理廢料的費用。

Defect Liability Warranty Period
欠妥之處的保養責任期

As provided in the agreement for sale and purchase, the duration of the period during which the vendor is liable to make good any defect in the residential property is within 6 months after the date of completion of the sale and purchase of the residential property.

買賣合約規定賣方在住宅物業買賣成交日期起計6個月內有法律責任補救該住宅物業欠妥之處。

Maintenance of Slopes
斜坡維修

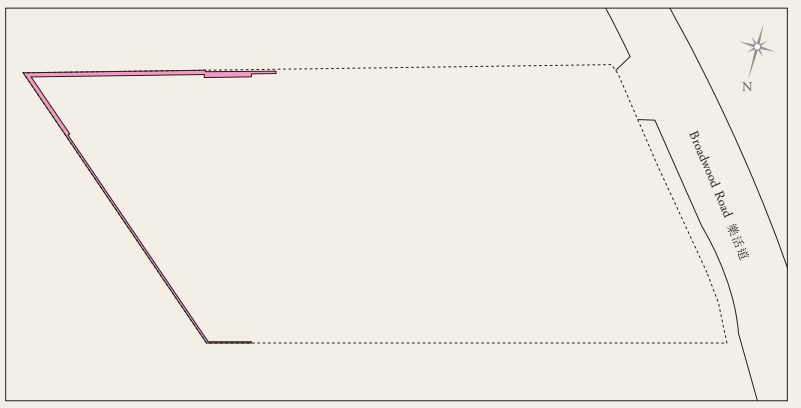
Clause 5.1.37 of the executed Deed of Mutual Covenant & Management Agreement ("the DMC") provides that the Owners shall at their own expense maintain and carry out all works in respect of the slopes and retaining walls within or outside the Lot as shown in the Slope and Retaining Wall plans in this section as required by the Land Grant and/or the DMC.

Under the DMC, the Manager is given full authority by all the Owners to carry out the necessary annual maintenance works on slopes and retaining walls, in accordance with all guidelines issued from time to time by the appropriate government authorities and the relevant maintenance manual and each Owner will be obliged to make contributions towards the costs of such works.

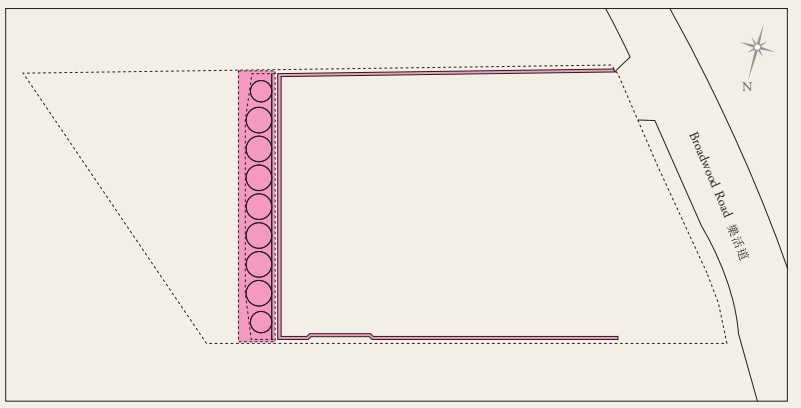
已簽署的大廈公契及管理協議(「公契」)第5.1.37條規定業主須根據批地文件及/或公契，自費保養及執行所有該地段內或外的斜坡及護土牆的工程，此等斜坡及護土牆已在本節所附的斜坡及護土牆圖所顯示。

根據公契，管理人獲所有業主授權，並需根據有關政府部門不時發出的指引及相關的維修手冊，進行每年必須在斜坡及護土牆實施的維修工程，而每戶業主亦必須分擔工程費用開支。

6/F 6樓



2/F, 3/F & 5/F 2樓、3樓及5樓



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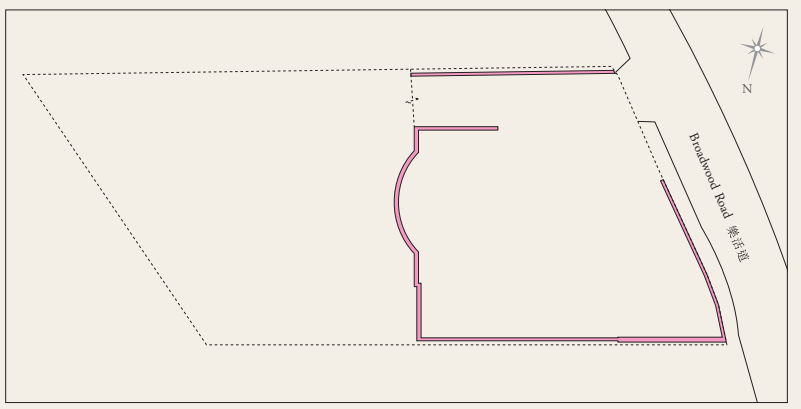


Slope/Retaining Wall
斜坡/護土牆

Lot Boundary of the Development
發展項目之地界線

Modification
修訂

Not Applicable

不適用

Relevant Information
相關資料

1. Adjoining Government Land for Private Garden under Short Term Tenancy

- One of the Vendor, Banbury Investments Limited ("Banbury"), is the tenant under a short term tenancy ("Short Term Tenancy") of a piece of Government land ("the Premises") which comprises an area adjoining the Lot of about 130.06 m^2 and is shown coloured pink on the plan attached to the Short Term Tenancy, which for identification purpose only is set out below. Under the Short Term Tenancy, the Premises are currently held by Banbury from the Government on quarterly basis and is permitted to be used as private garden excluding vehicle parking purposes. Insofar as the Short Term Tenancy is still subsisting and Banbury is in possession of the Premises, Banbury will permit ("Banbury's Permission") all residents of the Development and their bona fide guests and visitors for all lawful purposes and at reasonable times to use and to pass and repass the Premises for the purposes of a private garden free of payment (but subject to review and modification from time to time at the discretion of Banbury).

- The Short Term Tenancy stipulates that it may be terminated at any time by:-

  (a) either party giving to the other at least three calendar months' notice in writing to that effect to expire at any time, or

  (b) any breach by Banbury of the terms and conditions of the Short Term Tenancy.

- In addition, the Short Term Tenancy stipulates that if Banbury ceases to be the registered owner of the Lot together with exclusive possession of the Ground Floor of the building erected thereon, the Government is entitled to terminate the said tenancy by giving one calendar month's notice to expire at any time. After completion of the Development and the sale of various residential properties therein, Banbury has ceased to be the sole registered owner of the Lot together with exclusive possession of Ground Floor of the Development. The Government is entitled to exercise the aforesaid right, but as of the date of printing of this sales brochure, no notice of termination has so far been received by Banbury. The Short Term Tenancy is still subsisting and Banbury in possession of the Premises for the time being. In the event that the Short Term Tenancy is terminated by the Government, Banbury will deliver vacant possession of the Premises to the Government and Banbury's Permission will be revoked simultaneously without notice.

- No compensation whatsoever will be payable by Banbury to the owners or residents of the Development in the event that the Short Term Tenancy or Banbury's Permission is terminated, ceased or revoked for whatever reason.

1. 短期租約下的毗鄰政府土地作私家花園用途

- 其中一位賣方，Banbury Investments Limited ("Banbury")，為一份短期租約(「該短期租約」)之租客，租賃一幅毗鄰該地段之政府土地(「該土地」)，該土地面積約130.06平方米，並於該短期租約的附圖上以粉紅色標示，為供識別，該附圖現列載如下。根據該短期租約，該土地現由Banbury向政府每季租用，並獲准許使用作私家花園用途(不包括車輛停泊)。只要短期租約仍然生效及Banbury仍然管有該土地，Banbury將准許("Banbury的准許")發展項目的所有住戶及其真正賓客及訪客，為一切合法用途及於合理時間內使用及通越該土地以作私家花園用途並免收費用(惟Banbury有酌情權不時檢討及修改此安排)。

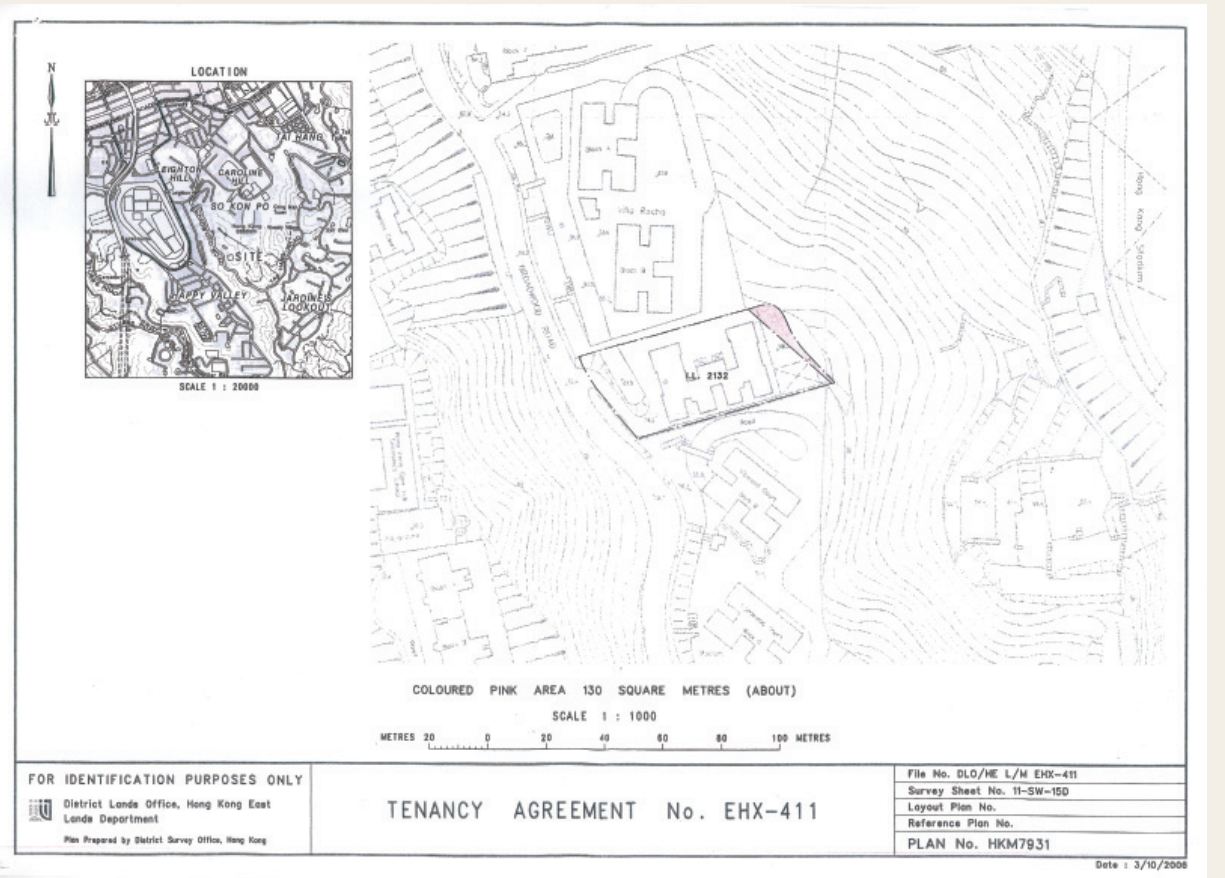
- 該短期租約規定，該短期租約可以按下列情況隨時終止：-

  (a) 任何一方給予另一方最少三個歷月的書面通知後隨時終止該短期租約，或

  (b) Banbury違反該短期租約的任何條款及條件。

- 此外，該短期租約規定，倘若Banbury不再是該地段的註冊業主及不再持有建於其上樓宇的地面層的獨家佔有權，政府有權給予一個歷月的書面通知以終止該短期租約。當發展項目興建完成及銷售其住宅物業後，Banbury已不再是該地段的惟一註冊業主及不再持有建於其上樓宇地面層的獨家佔有權。政府有權行使上述的權利，但截至此售樓說明書的印刷日期，Banbury尚未收到任何終止通知書，該短期租約仍然生效，Banbury亦仍然管有該土地。倘若政府終止該短期租約，Banbury將該土地交吉予政府，而Banbury的准許將在沒有另行通知的情況下同時撤銷。

- 倘若該短期租約或Banbury的准許無論出於任何原因被終止、停止或撤銷，Banbury將不須對發展項目的業主或住戶作出任何賠償。



2. The following residential units of the Development held by the Vendor are subject to tenancy agreement :

Floor	Unit
27/F	A
25/F	A
25/F	B
22/F	B

Notes:

The above information only reflects the leasing status of those residential units as at the date of the latest examination/revision, and may be subject to change from time to time according to the actual circumstances. Please refer to documents containing the sales arrangement or other publications to be supplied by the vendor or make enquiry with the vendor for the most up-to-date information regarding residential units to be sold subject to tenancy.

2. 賣方持有發展項目之下列住宅單位受限於租約的規定：

樓層	單位
27樓	A
25樓	A
25樓	B
22樓	B

附註：

以上資料僅反映該等住宅單位於最新檢視/修改日期之租賃情況，並可能因應實際情況而不時更改。請參閱載有銷售安排的文件或由賣方提供的其他刊物，或向賣方查詢，以了解連租約出售的住宅單位之最新資料。

Website of the Development
發展項目的互聯網網站

The address of the website designated by the vendor for the Development
賣方就發展項目指定的互聯網網站的網址

www.broadwoodtwelve.com

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 prior to the printing of the sales brochure is tabulated below.

		Area (m^2)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1	Carpark and loading/unloading area excluding public transport terminus	3949.416
2	**Plant rooms and similar services**	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	110.431
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.	378.916
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	Not Applicable
Green Features under Joint Practice Notes 1 and 2		
3	Balcony	259.844
4	Wider common corridor and lift lobby	191.88
5	Communal sky garden	187.123
6	Acoustic fin	Not Applicable
7	Wing wall, wind catcher and funnel	Not Applicable
8	Non-structural prefabricated external wall	Not Applicable
9	Utility Platform	110.704
10	Noise Barrier	Not Applicable
Amenity Features		
11	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	4.999
12	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	574.846
13	Covered landscaped and play area	194.37
14	Horizontal screens/covered walkways, trellis	Not Applicable
15	Larger lift shaft	383.816
16	Chimney shaft	Not Applicable
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	Not Applicable
18	Pipe duct, air duct for mandatory feature or essential plant room	120.535
19	Pipe duct, air duct for non-mandatory or non-essential plant room	Not Applicable
20	Plant room, pipe duct, air duct for environmentally friendly system and feature	Not Applicable
21	Void in duplex domestic flat and house	Not Applicable
22	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall	Not Applicable
Other Exempted Items		
23	Refuge floor including refuge floor cum sky garden	285.975
24	Other projections	691.667
25	Public transport terminus	Not Applicable
26	Party structure and common staircase	Not Applicable
27	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	458.638
28	Public passage	Not Applicable
29	Covered set back area	Not Applicable
Bonus GFA		
30	Bonus GFA	Not Applicable

Remarks:
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.

The Environmental 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.

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。

		面積 (平方米)
根據《建築物(規劃)條例》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)	3949.416
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	110.431
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	378.916
2.3	非強制性或非必要機房，例如空調機房、風櫃房等	不適用
根據聯合作業備考第1號和第2號提供的環保設施		
3	露台	259.844
4	加闊的公用走廊及升降機大堂	191.88
5	公用空中花園	187.123
6	隔聲鰭	不適用
7	翼牆、捕風器及風斗	不適用
8	非結構預製外牆	不適用
9	工作平台	110.704
10	隔音屏障	不適用
適意設施		
11	供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	4.999
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	574.846
13	有上蓋的園景區及遊樂場	194.37
14	橫向屏障/有蓋人行道、花棚	不適用
15	擴大升降機井道	383.816
16	煙囪管道	不適用
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	不適用
18	強制性設施或必要機房所需的管槽、氣槽	120.535
19	非強制性設施或非必要機房所需的管槽、氣槽	不適用
20	環保系統及設施所需的機房、管槽及氣槽	不適用
21	複式住宅單位及洋房的中空	不適用
22	伸出物，如空調機箱及伸出外牆超過750毫米的平台	不適用
其他項目		
23	庇護層，包括庇護層兼空中花園	285.975
24	其他伸出物	691.667
25	公共交通總站	不適用
26	共用構築物及樓梯	不適用
27	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	458.638
28	公眾通道	不適用
29	因建築物後移導致的覆蓋面積	不適用
額外總樓面面積		
30	額外總樓面面積	不適用

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。

有關建築物業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分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

Changes
改變

There may be future changes to the Development and the surroundings areas.
發展項目及其周邊地區日後可能出現改變。

Date of Printing of this Sales Brochure: 12 August, 2014

印製日期：2014年8月12日

Examination Record
檢視記錄

Examination/Revision Date 檢視 / 修改日期	Revision Made 所作修改		
	Page Number in version with print date 12 August 2014 2014 年 8 月 12 日印製版本之頁次	Page Number in revised version with examination date on 11 November 2014 2014 年 11 月 11 日檢視版本之頁次	Revision Made 所作修改
11 November 2014 2014 年 11 月 11 日	10	10	Location Plan of the Development is updated 更新發展項目的所在位置圖
	11	11	Aerial Photograph of the Development is updated 更新發展項目的鳥瞰照片
	12	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
	43, 48	43, 48	Description in Items "Electrical Installations" and "Water Supply" is updated 更新細項"電力裝置"及"供水"的描述

Examination/Revision Date 檢視 / 修改日期	Page Number in revised version with examination date on 11 November 2014 2014 年 11 月 11 日檢視版本之頁次	Page Number in revised version with examination date on 10 February 2015 2015 年 2 月 10 日檢視版本之頁次	Revision Made 所作修改
10 February 2015 2015 年 2 月 10 日	10	10	Location Plan of the Development is updated 更新發展項目的所在位置圖
	11	11	Aerial Photograph of the Development is updated 更新發展項目的鳥瞰照片
	71	71	Tenancy information is updated 更新租約資料

Examination/Revision Date 檢視 / 修改日期	Page Number in revised version with examination date on 10 February 2015 2015 年 2 月 10 日檢視版本之頁次	Page Number in revised version with examination date on 8 May 2015 2015 年 5 月 8 日檢視版本之頁次	Revision Made 所作修改
8 May 2015 2015 年 5 月 8 日	10	10	Location Plan of the Development is updated 更新發展項目的所在位置圖
	11	11	Aerial Photograph of the Development is updated 更新發展項目的鳥瞰照片
	71	71	Tenancy information is updated 更新租約資料

Examination/Revision Date 檢視 / 修改日期	Page Number in revised version with examination date on 8 May 2015 2015 年 5 月 8 日檢視版本之頁次	Page Number in revised version with examination date on 6 August 2015 2015 年 8 月 6 日檢視版本之頁次	Revision Made 所作修改
6 August 2015 2015 年 8 月 6 日	10	10	Location Plan of the Development is updated 更新發展項目的所在位置圖
	71	71	Tenancy information is updated 更新租約資料

Examination/Revision Date 檢視 / 修改日期	Page Number in revised version with examination date on 6 August 2015 2015 年 8 月 6 日檢視版本之頁次	Page Number in revised version with examination date on 4 November 2015 2015 年 11 月 4 日檢視版本之頁次	Revision Made 所作修改
4 November 2015 2015 年 11 月 4 日	10	10	Location Plan of the Development is updated 更新發展項目的所在位置圖
	11	11	Aerial Photograph of the Development is updated 更新發展項目的鳥瞰照片
	71	71	Tenancy information is updated 更新租約資料

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	Page Number in revised version with examination date on 4 November 2015 2015 年 11 月 4 日檢視版本之頁次	Page Number in revised version with examination date on 3 February 2016 2016 年 2 月 3 日檢視版本之頁次	Revision Made 所作修改
3 February 2016 2016 年 2 月 3 日	10	10	Location Plan of the Development is updated 更新發展項目的所在位置圖
	12	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
	71	71	Tenancy information is updated 更新租約資料

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3 May 2016 2016 年 5 月 3 日	10	10	Location Plan of the Development is updated 更新發展項目的所在位置圖
	11	11	Aerial Photograph of the Development is updated 更新發展項目的鳥瞰照片
	44 , 48	44 , 48	Model Number in Items “Refrigerator” and “Washer / Dryer” is updated 更新細項“雪櫃”及“洗衣 / 乾衣機”的產品型號
	71	71	Tenancy information is updated 更新租約資料

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3 August 2016 2016 年 8 月 3 日	10	10	Location Plan of the Development is updated 更新發展項目的所在位置圖
	44 , 48	44 , 48	Model Number in Item “Washer/Dryer” is updated 更新細項“洗衣 / 乾衣機”的產品型號
	71	71	Tenancy information is updated 更新租約資料

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	12	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
	44 , 48	44 , 48	Model Number in Item “Washer/Dryer” is updated 更新細項“洗衣 / 乾衣機”的產品型號
	71	71	Tenancy information is updated 更新租約資料

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3 February 2017 2017 年 2 月 3 日	10	10	Location Plan of the Development is updated 更新發展項目的所在位置圖
	71	71	Tenancy information is updated 更新租約資料

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2 May 2017 2017 年 5 月 2 日	10	10	Location Plan of the Development is updated 更新發展項目的所在位置圖

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2 August 2017 2017 年 8 月 2 日	10	10	Location Plan of the Development is updated 更新發展項目的所在位置圖
	11	11	Aerial Photograph of the Development is updated 更新發展項目的鳥瞰照片
	71	71	Tenancy information is updated 更新租約資料

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2 November 2017 2017 年 11 月 2 日	2, 3, 4, 5	2, 3, 4, 5	Notes to Purchasers of First-hand Residential Properties are updated 更新一手住宅物業買家須知
	Not Applicable 不適用	5a, 5b	Additional pages for updated Notes to Purchasers of First-hand Residential Properties 附加頁面供已更新的一手住宅物業買家須知
	10	10	Location Plan of the Development is updated 更新發展項目的所在位置圖