

售樓說明書
SALES BROCHURE

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 plans¹ as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property². The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

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

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.

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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.

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- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.
- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

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

15. Estimated material date and handing over date

- Check the estimated material date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is inevitably later than the former.
- Handing over date
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document / a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
 - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
 - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
 - strike or lock-out of workmen;
 - riots or civil commotion;
 - force majeure or Act of God;
 - fire or other accident beyond the vendor's control;

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.

- 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
August 2017

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一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

5. 售樓說明書

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

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。

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額上限、最長還款年期、整個還款期內的按揭利率變化，以及申請人須繳付的手續費。

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

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

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

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

- 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。如有疑问，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁（網址：www.eaa.org.hk），查閱牌照目錄。

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

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

適用於一手已落成住宅物業

16. 賣方資料表格

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

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。

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

No.100 Hill Road

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

Total Number of Storeys

33 Storeys (excluding Roof)

Floor Numbering

G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F- 33/F, 35/F-37/F, Roof

Omitted Floor Numbers

4/F, 13/F, 14/F, 24/F and 34/F are omitted

Refuge Floor

19/F

**The Development is an uncompleted development.
Estimated Material Date for the Development, as provided
by the Authorized Person for the Development:
31st December, 2015**

The Material Date is the date on which the Development is completed in all respects in compliance with the approved building plans. The Estimated Material Date is subject to any extension of time that is permitted under the agreement for sale and purchase. For the purpose of the agreement for sale and purchase, under the land grant, the consent of the Director of Lands is not required to be given for the sale and purchase, the development is deemed to be completed on the date on which an occupation permit for every building in the development is issued.

街道名稱及門牌號碼

山道100號

*此臨時門牌號碼有待發展項目建成時確認。

樓層的總數

33層(不包括天台)

樓層號數

地面、1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35至37樓、天台

被略去的樓層號數

不設4樓、13樓、14樓、24樓及34樓

庇護層

19樓

**發展項目屬未落成發展項目
由發展項目的認可人士提供的該發展項目的預計關鍵日期：
2015年12月31日**

關鍵日期指發展項目在遵照經批准的建築圖則的情況下在各方面均屬完成的日期。預計關鍵日期，是受到買賣合約所允許的任何延期所規限的。為買賣合約的目的(根據批地文件，進行該項買賣，不需獲地政總署署長同意)，該發展項目當作在佔用許可證就該發展項目中的每幢建築物發出的日期落成。

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

Bravo Trade Holdings Limited

Vendor's Holding Company

Far East Consortium International Ltd
Ample Bonus Limited
Far East Consortium (B.V.I.) Limited
Far East Consortium Limited

Authorized Person

Ma Kin Tang, Craig of Associated Architects Limited

Building Contractor

Shun Sun Construction Co., Ltd

Vendor's Solicitors

Lo and Lo

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

Nanyang Commercial Bank, Ltd

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

Far East Consortium Limited

賣方

Bravo Trade Holdings Limited

賣方之控權公司

Far East Consortium International Ltd
Ample Bonus Limited
Far East Consortium (B.V.I.) Limited
遠東發展有限公司

認可人士

聯協建築師事務所有限公司之馬健騰

承建商

樹森建築有限公司

賣方代表律師

羅文錦律師樓

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

南洋商業銀行有限公司

已為發展項目的建造提供貸款的其他人

遠東發展有限公司

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

Not Applicable

不適用

INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

There will be curtain walls and non-structural prefabricated external walls forming part of the enclosing walls in the Development.

THICKNESS OF THE NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS OF THE BLOCK:

Thickness of the Non-Structural Prefabricated External Walls (mm)
150

THE TOTAL AREA OF THE NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS OF EACH RESIDENTIAL PROPERTY:

Floor	Flat	Area of Each Unit (sq.m)
5/F to 35/F (26 storeys)	A	1.425
	B	0.941
	C	1.305
	D	1.694
36/F	A	0
37/F	A	0

THICKNESS OF THE CURTAIN WALL OF THE BLOCK:

Thickness of the Curtain Walls (mm)
300

THE TOTAL AREA OF THE CURTAIN WALL OF EACH RESIDENTIAL PROPERTY:

Floor	Flat	Area of Each Unit (sq.m)
5/F to 35/F	A, C & D	0
5/F to 35/F	B	1.352
36/F	A	4.560
37/F	A	4.899

發展項目將有構成圍封牆的一部分的幕牆及非結構的預製外牆。

大廈的非結構的預製外牆的厚度：

非結構的預製外牆的厚度 (毫米)
150

每個住宅物業的非結構的預製外牆的總面積：

樓層	單位	各單位面積 (平方米)
5樓至35樓 (26 層)	A	1.425
	B	0.941
	C	1.305
	D	1.694
36/F	A	0
37/F	A	0

大廈的幕牆的厚度：

幕牆的厚度 (毫米)
300

每個住宅物業的幕牆的總面積：

樓層	單位	各單位面積 (平方米)
5樓至35樓	A、C及D	0
5樓至35樓	B	1.352
36樓	A	4.560
37樓	A	4.899

INFORMATION ON PROPERTY MANAGEMENT 物業管理的資料

Property Management

The Manager

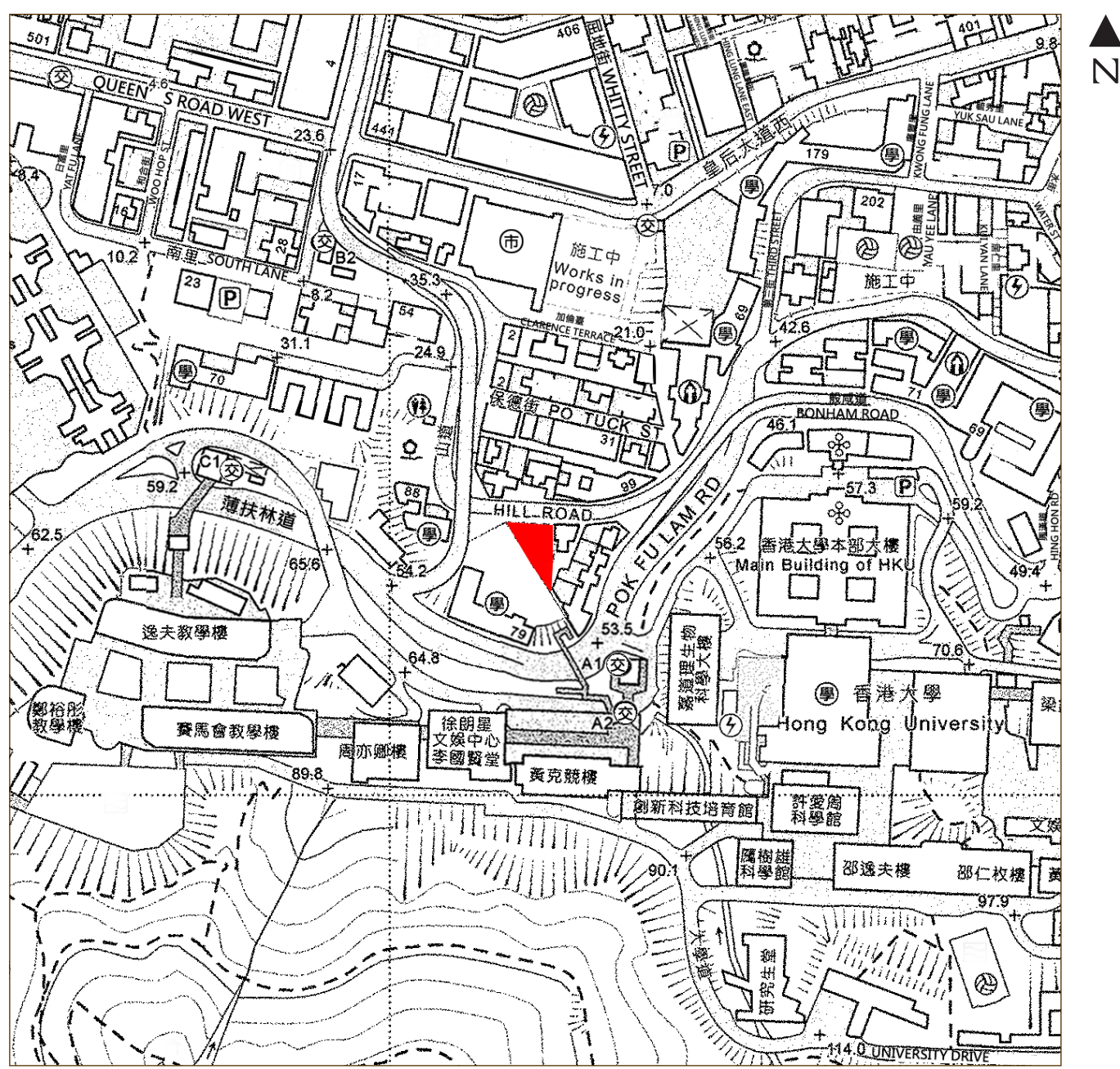
Hong Yip Service Company Limited will be appointed as the Manager of the Development under the latest draft deed of mutual covenant in respect of the Development.

物業管理

物業管理人

根據發展項目大廈公契的最新擬稿，康業服務有限公司將獲委任為發展項目的管理人。

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



SCALE 比例：



Location of the Development
發展項目的位置










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The above plan is prepared by Vendor with reference to the Location Map (series) HP5C/Sheet number 11-SW-A (Last updated on 16th November 2017), with adjustment where necessary.
上述圖則參考位置圖(組別)HP5C/編號11-SW-A (最近更新2017年11月16日)，並由賣方擬備，有需要處經修正處理。

Note:
Due to irregular boundary of the Development, this Location Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

附註：
由於發展項目的不規則邊界，此位置圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。

LEGEND 圖例

- | | |
|--|--|
|  學校 (包括幼稚園)
School (including kindergarten) |  公廁
Public Convenience |
|  宗教場所 (包括教堂、祠堂及廟宇)
Religious Institution (including a church, a Tsz Tong and a temple) |  公眾停車場 (包括貨車停泊處)
Public Carpark (including a lorry park) |
|  體育設施 (包括運動場及游泳池)
Sport Facilities (including a sports ground and a swimming pool) |  公共交通總站 (包括鐵路車站)
Public Transport Terminal (including rail station) |
|  發電廠 (包括電力分站)
Power Plant (including electricity sub-stations) |  市場 (包括濕貨市場及批發市場)
Market (including wet market and wholesale market) |
|  公園
Public Park | |

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



● Location of the Development
發展項目的位置

Adopted from the aerial photo taken by the Survey and Mapping Office of Lands Development at a flying height 6,000 feet, dated 6th January 2017, with photo No. E011517C.

摘錄自地政總署測繪處於2017年1月6日在6,000呎飛行高度拍攝的鳥瞰照片，編號為E011517C。

Note:

Due to irregular boundary of the Development, this aerial photo has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

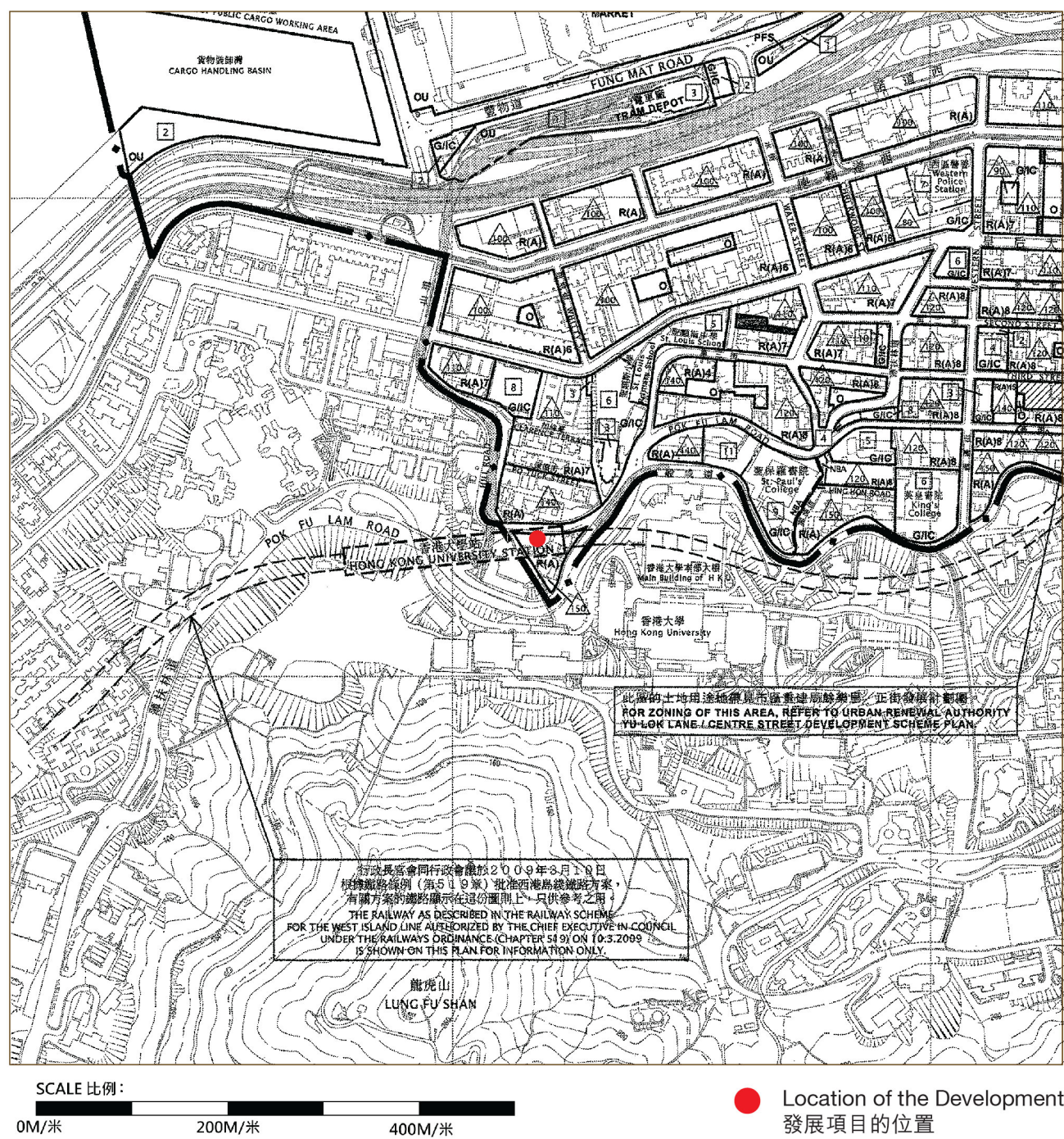
附註：

由於發展項目的不規則邊界，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》的規定。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖

Part of the Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/30 gazetted on 21st October, 2016.
摘錄自於 2016年10月21日刊於憲報之西營盤及上環分區大綱圖編號S/H3/30。



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Note:

Due to irregular boundary of the Development, this Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

NOTATION 圖例

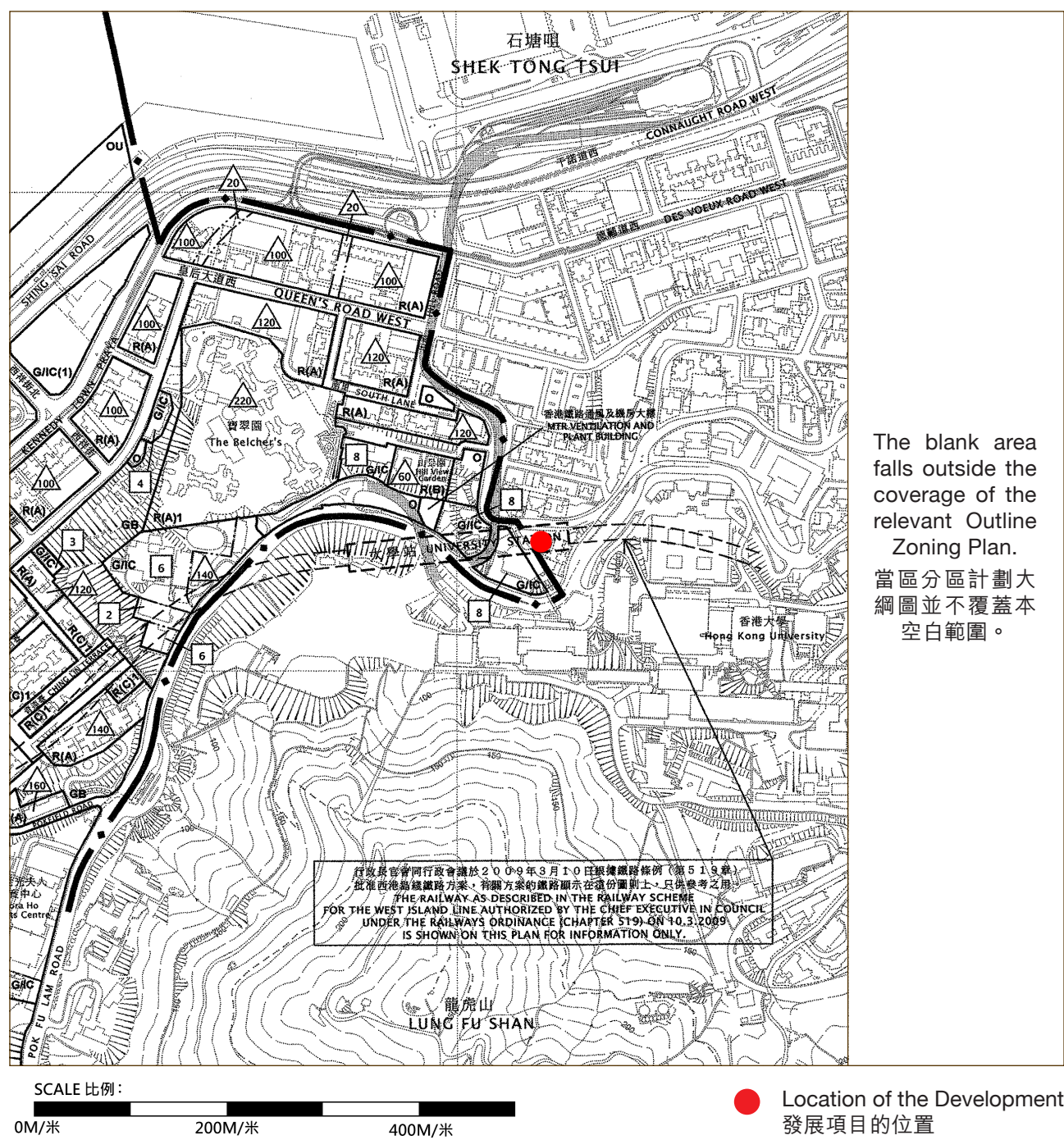
ZONES 地帶	
	COMMERCIAL 商業
	COMPREHENSIVE DEVELOPMENT AREA 綜合發展區
	RESIDENTIAL (GROUP A) 住宅(甲類)
	RESIDENTIAL (GROUP C) 住宅(丙類)
	GOVERNMENT, INSTITUTION OR COMMUNITY 政府、機構或社區
	OPEN SPACE 休憩用地
	OTHER SPECIFIED USES 其他指定用途
COMMUNICATIONS 交通	
	RAILWAY AND STATION (UNDERGROUND) 鐵路及車站(地下)
	MAJOR ROAD AND JUNCTION 主要道路及路口
	ELEVATED ROAD 高架道路
	PEDESTRIAN PRECINCT / STREET 行人專用區或街道

MISCELLANEOUS 其他	
	BOUNDARY OF PLANNING SCHEME 規劃範圍界線
	LAND DEVELOPMENT CORPORATION / URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA 土地發展公司 / 市區重建局發展計劃圖範圍
	BUILDING HEIGHT CONTROL ZONE BOUNDARY 建築物高度管制區界線
	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)
	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) 最高建築物高度(樓層數目)
	PETROL FILLING STATION 加油站
	NON-BUILDING AREA 非建築用地

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖

Part of the Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/20 gazetted on 11th March, 2016.
摘錄自於 2016年3月11日刊於憲報之堅尼地城及摩星嶺分區大綱圖編號S/H1/20。



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Note:
Due to irregular boundary of the Development, this Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

NOTATION 圖例

ZONES 地帶

R(A)	RESIDENTIAL (GROUP A) 住宅(甲類)
R(B)	RESIDENTIAL (GROUP B) 住宅(乙類)
R(C)	RESIDENTIAL (GROUP C) 住宅(丙類)
R(E)	RESIDENTIAL (GROUP E) 住宅(戊類)
I	INDUSTRIAL
G/C	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
U	UNDETERMINED 未決定用途
GB	GREEN BELT 綠化地帶

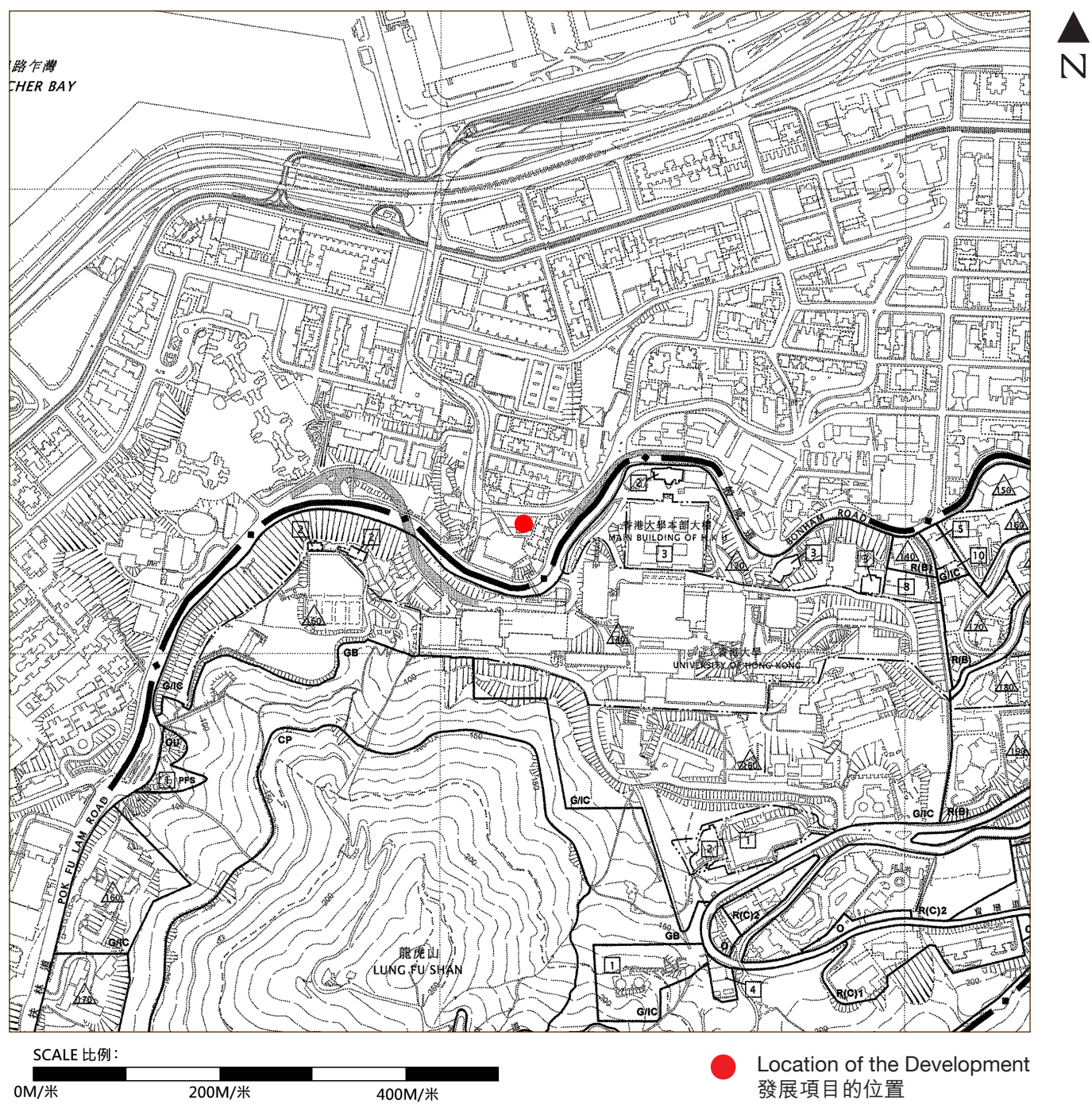
COMMUNICATIONS 交通

— [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

MISCELLANEOUS 其他

— + —	BOUNDARY OF PLANNING SCHEME 規劃範圍界線
— — —	BUILDING HEIGHT CONTROL ZONE BOUNDARY 建築物高度管制區界線
△ 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)
8	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) 最高建築物高度(樓層數目)
P F S	PETROL FILLING STATION 加油站

Part of the Mid-Levels West Outline Zoning Plan No. S/H11/15 gazetted on 19th March, 2010.
摘錄自於 2010年3月19日刊於憲報之半山區西部分區大綱圖編號S/H11/15。



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Note:
Due to irregular boundary of the Development, this Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

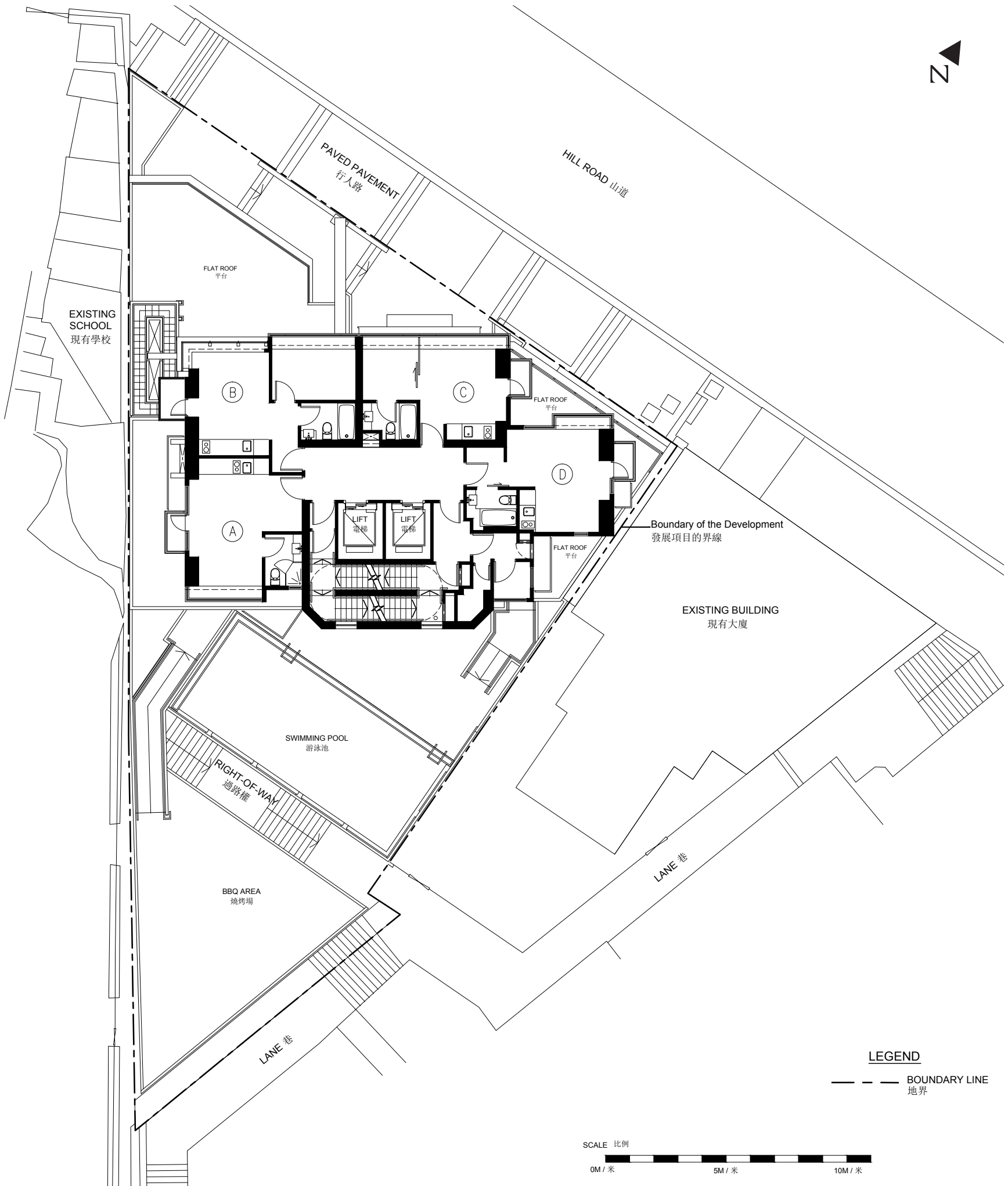
附註：
由於發展項目的不規則邊界，此位置圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。

NOTATION 圖例

ZONES 地帶	
C	COMMERCIAL 商業
R(A)	RESIDENTIAL (GROUP A) 住宅(甲類)
R(B)	RESIDENTIAL (GROUP B) 住宅(乙類)
R(C)	RESIDENTIAL (GROUP C) 住宅(丙類)
G/I/C	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
==	ELEVATED ROAD 高架道路
MISCELLANEOUS 其他	
—•—	BOUNDARY OF PLANNING SCHEME 規劃範圍界線
—•—	BOUNDARY OF COUNTRY PARK 郊野公園界線
—•—	BUILDING HEIGHT CONTROL ZONE BOUNDARY 建築物高度管制區界線
△140	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)
8	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) 最高建築物高度 (樓層數目)
P F S	PETROL FILLING STATION 加油站

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



Note:
The estimated date of completion of the Development, as provided by the Authorized Person for the Development is 31st December, 2015.

附註：
由發展項目的認可人士提供的發展項目的預計落成日期為：2015年12月31日。



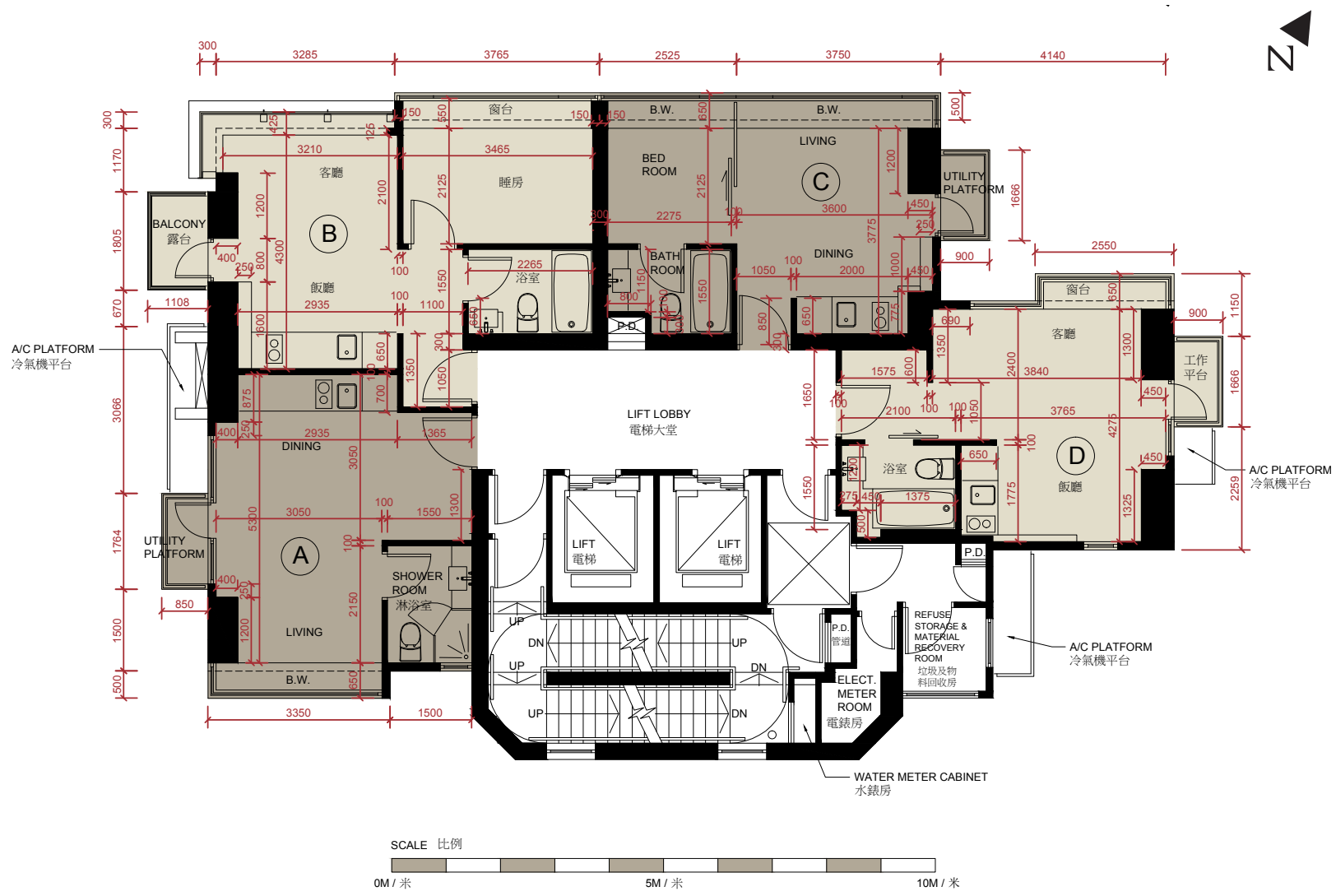
FLOOR PLANS

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

5/F TO 12/F, 15/F TO 18/F, 20/F TO 23/F, 25/F TO 33/F AND 35/F FLOOR PLAN 5樓至12樓、15樓至18樓、20樓至23樓、25樓至33樓及35樓樓面平面圖



The dimensions in floor plans are all structural dimensions in millimeter.
平面圖所列之數字為以毫米標示之建築結構尺寸。

Floor-to-floor height (i.e. 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) of each residential property on 5/F to 12/F, 15/F to 18/F, 20/F to 23/F and 25/F to 33/F is 3.150m and 35/F is 3.5m.
5樓至12樓、15樓至18樓、20樓至23樓及25樓至33樓每個住宅單位的層與層之間的高度(指該樓層之石屎地台面與上一層之石屎地台面之高度距離)為3.150米，35樓住宅單位的層與層之間的高度為3.5米。

The thickness of the floor slabs (excluding plaster) of each residential property on 5/F to 12/F, 15/F to 18/F, 20/F to 23/F, 25/F to 33/F and 35/F is 150mm.
5樓至12樓、15樓至18樓、20樓至23樓、25樓至33樓及35樓每個住宅單位的樓板(不包括灰泥)的厚度為150毫米。

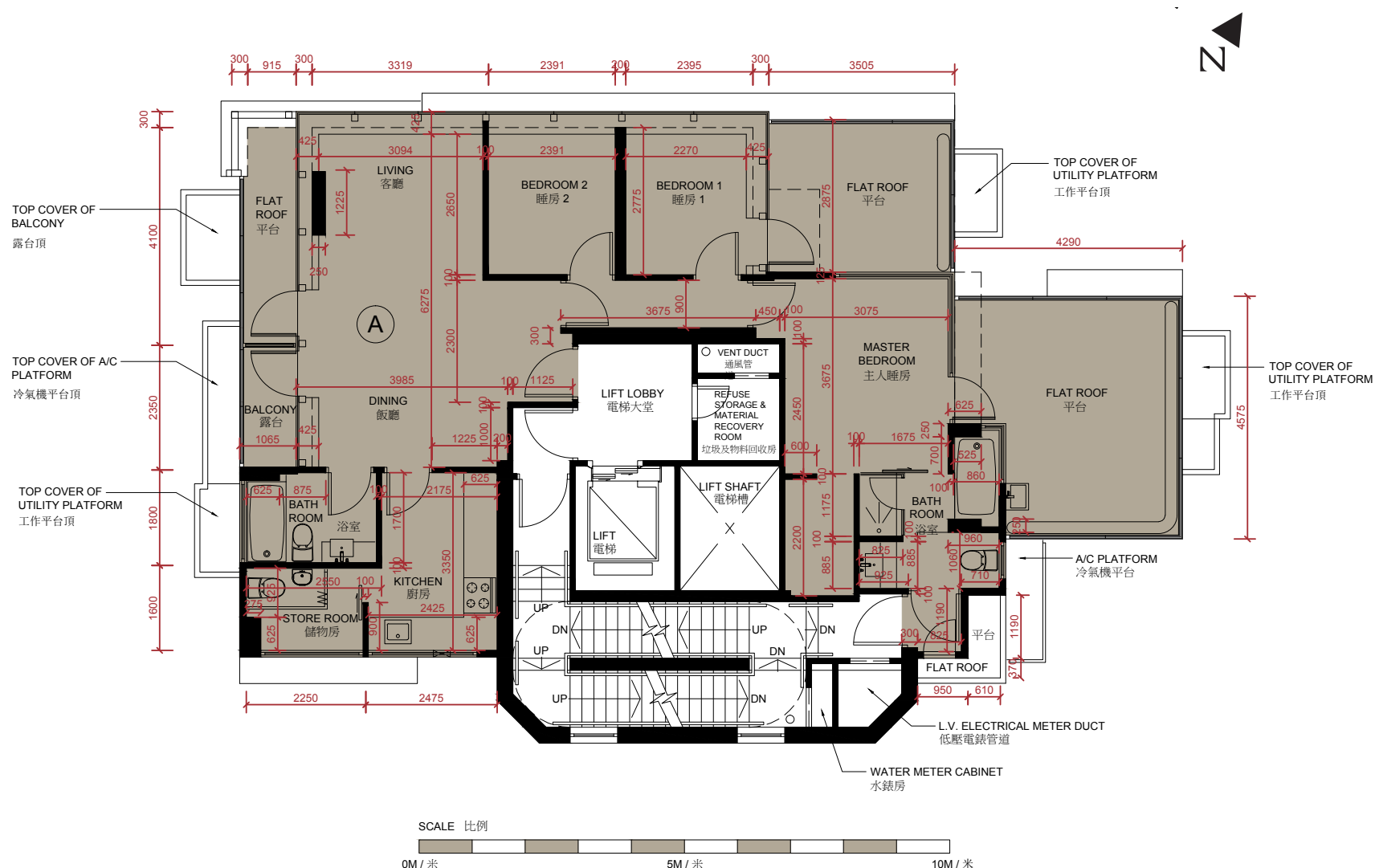
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

The 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 is derived from the information provided in the approved building plans for the Development.
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計算出來。

A/C PLATFORM = AIR-CONDITIONER PLATFORM 冷氣機平台 BALCONY = 露台 BATHROOM = 浴室 BEDROOM = 睡房 B.W. = BAY WINDOW 窗台
DINING = DINING ROOM 飯廳 ELECT. METER ROOM = ELECTRICAL METER ROOM 電錶房 FLAT ROOF = 平台 LIFT = 電梯 LIFT LOBBY = 電梯大堂
LIVING = LIVING ROOM 客廳 P.D. = PIPE DUCT 管道 REFUSE STORAGE & MATERIAL RECOVERY ROOM = 垃圾及物料回收房 SHOWER ROOM = 淋浴室
WATER METER CABINET = 水錶房 UTILITY PLATFORM = 工作平台 UP = 向上 DN = 向下

36/F FLOOR PLAN

36樓樓面平面圖



The dimensions in floor plans are all structural dimensions in millimeter.
平面圖所列之數字為以毫米標示之建築結構尺寸。

Floor-to-floor height (i.e. 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) of each residential property on 36/F is 3.50m.

36樓每個住宅單位的層與層之間的高度(指該樓層之石屎地台面與上一層之石屎地台面之高度距離)為3.50米。

The thickness of the floor slabs (excluding plaster) of each residential property on 36/F is 150mm.

36樓每個住宅單位的樓板(不包括灰泥)的厚度為150毫米。

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 structural walls on the upper floors.

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

The 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 is derived from the information provided in the approved building plans for the Development.

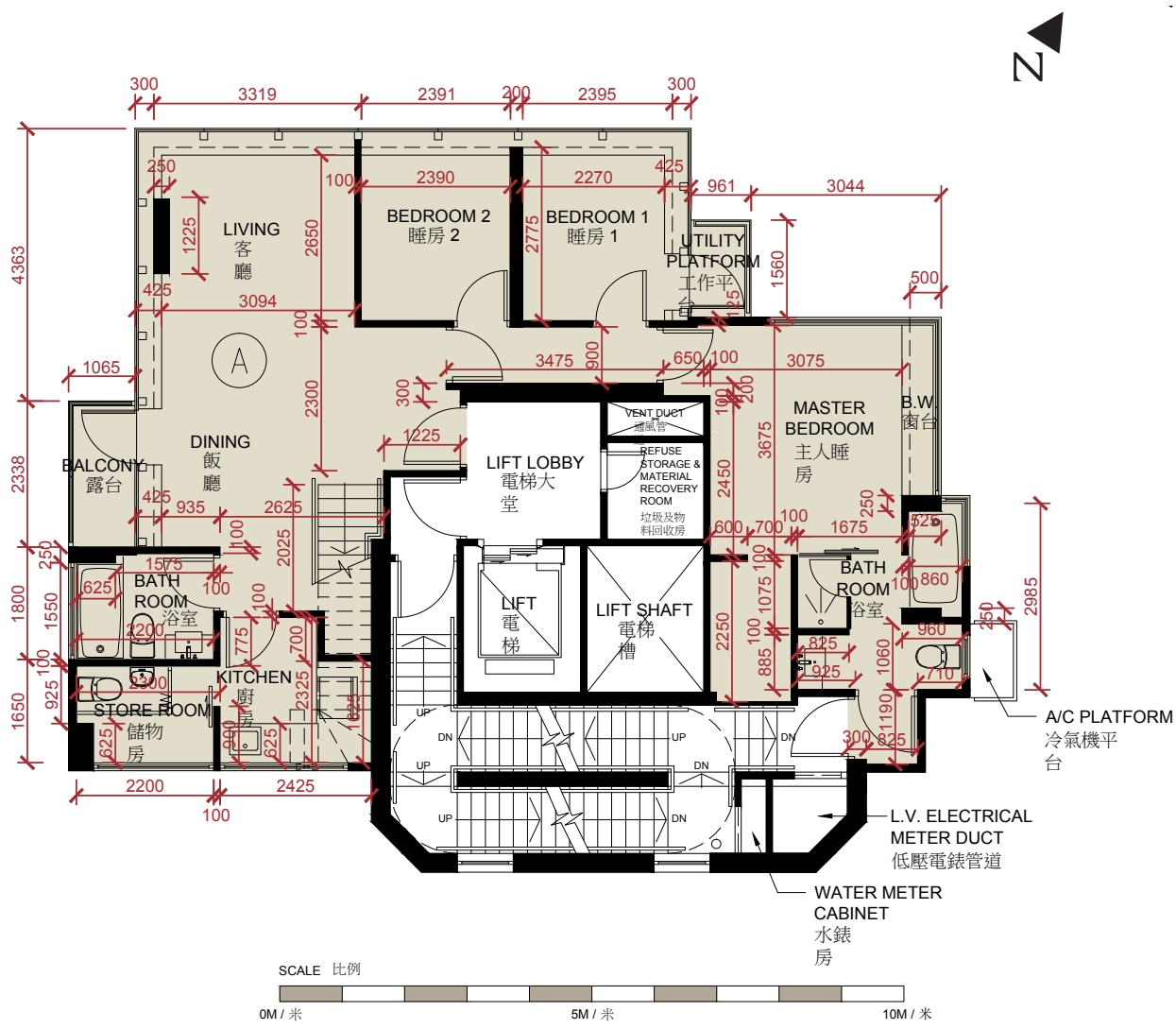
平面圖中顯示之住宅物業的外部及內部尺寸、內部間隔的厚度及個別分隔室的外部尺寸乃根據發展項目經批准的建築圖則所顯示之資料計算出來。

A/C PLATFORM = AIR-CONDITIONER PLATFORM 冷氣機平台 BALCONY = 露台 BATHROOM = 浴室 BEDROOM = 睡房 B.W. = BAY WINDOW 窗台
DINING = DINING ROOM 飯廳 ELECT. METER ROOM = ELECTRICAL METER ROOM 電錶房 FLAT ROOF = 平台 KITCHEN = 廚房 LIFT = 電梯
LIFT LOBBY = 電梯大堂 LIFT SHAFT = 電梯槽 LIVING = LIVING ROOM 客廳 L.V. ELECTRICAL METER DUCT = LOW VOLTAGE ELECTRICAL METER
DUCT 低壓電錶管道 REFUSE STORAGE & MATERIAL RECOVERY ROOM = 垃圾及物料回收房 SHOWER ROOM = 淋浴室 STORE ROOM = 儲物房
WATER METER CABINET = 水錶房 UTILITY PLATFORM = 工作平台 UP = 向上 DN = 向下 VENT DUCT = 通風管道

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

37/F FLOOR PLAN 37樓樓面平面圖



The dimensions in floor plans are all structural dimensions in millimeter.
平面圖所列之數字為以毫米標示之建築結構尺寸。

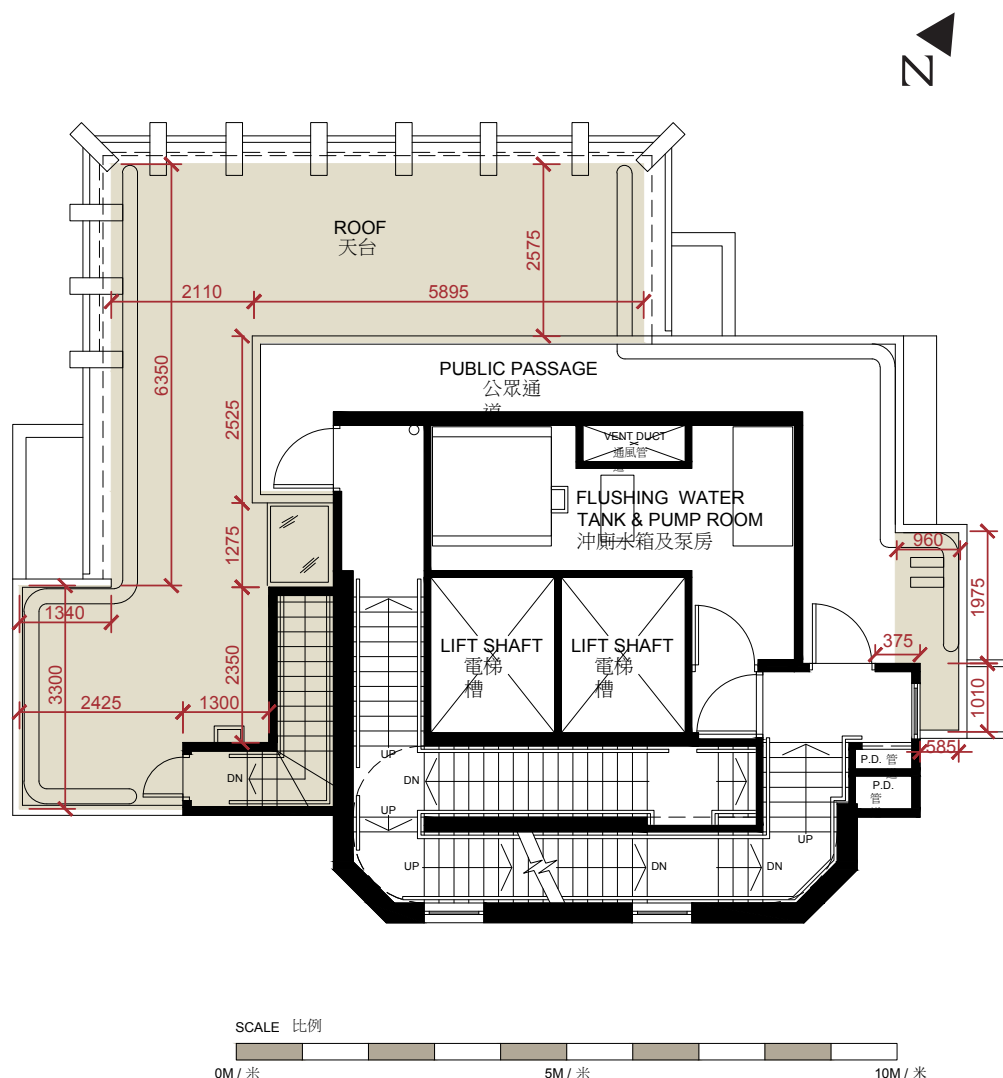
Floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property on 37/F is 3.5m.
37樓每個住宅單位的層與層之間的高度(指該樓層之石屎地台面與上一層之石屎地台面之高度距離)為3.5米。

The thickness of the floor slabs (excluding plaster) of each residential property on 37/F is 150mm.
37樓每個住宅單位的樓板(不包括灰泥)的厚度為150毫米。

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 is derived from the information provided in the approved building plans for the Development.
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計算出來。

A/C PLATFORM = AIR-CONDITIONER PLATFORM 冷氣機平台 BALCONY = 露台 BATHROOM = 浴室 BEDROOM = 睡房 B.W. = BAY WINDOW 窗台
DINING = DINING ROOM 飯廳 ELECT. METER ROOM = ELECTRICAL METER ROOM 電錶房 FLAT ROOF = 平台 KITCHEN = 廚房 LIFT = 電梯
LIFT LOBBY = 電梯大堂 LIFT SHAFT = 電梯槽 LIVING = LIVING ROOM 客廳 L.V. ELECTRICAL METER DUCT = LOW VOLTAGE ELECTRICAL METER DUCT
低壓電錶管道 MASTER BEDROOM = 主人睡房 REFUSE STORAGE & MATERIAL RECOVERY ROOM = 垃圾及物料回收房 STORE ROOM = 儲物房
WATER METER CABINET = 水錶房 UTILITY PLATFORM = 工作平台 UP = 向上 DN = 向下 VENT DUCT = 通風管道

R/F ROOF PLAN 天台樓面平面圖



The dimensions in floor plans are all structural dimensions in millimeter.
平面圖所列之數字為以毫米標示之建築結構尺寸。

The thickness of the floor slabs (excluding plaster) of each residential property on R/F is 150mm.
天台每個住宅單位的樓板(不包括灰泥)的厚度為150毫米。

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 is derived from the information provided in the approved building plans for the Development.
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計算出來。

LIFT SHAFT = 電梯槽 P.D. = PIPE DUCT 管道 POTABLE WATER & PUMP ROOM = 食水泵房 PUBLIC PASSAGE = 公眾通道 ROOF = 天台
WATER METER CABINET = 水錶房 UTILITY PLATFORM = 工作平台 UP = 向上 DN = 向下 VENT DUCT = 通風管道

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. 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) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq. ft.) 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
Eivissa Crest 尚嶺	5/F to 35/F 5樓至35樓	A	28.474 (306) Balcony 露台：- Utility Platform 工作平台：1.5 (16)	-	1.675 (18)	-	-	-	-	-	-	-	-
		B	36.141 (389) Balcony 露台：2.00 (22) Utility Platform 工作平台：-	-	1.883 (20)	-	-	-	-	-	-	-	-
		C	27.164 (292) Balcony 露台：- Utility Platform 工作平台：1.5 (16)	-	3.137 (34)	-	-	-	-	-	-	-	-
		D	28.056 (302) Balcony 露台：- Utility Platform 工作平台：1.5 (16)	-	1.275 (14)	-	-	-	-	-	-	-	-
	36/F 36樓	A	95.931 (1,033) Balcony 露台：2.490 (27) Utility Platform 工作平台：-	-	-	-	30.149 (325)	-	-	-	-	-	-
	37/F 37樓	A	97.430 (1,049) Balcony 露台：2.490 (27) Utility Platform 工作平台：1.5 (16)	-	1.425 (15)	-	-	-	-	43.737 (471)	4.794 (52)	-	-

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

Note:
Areas in square feet are converted at a rate of 1 square meter to 10.764 square feet and rounded to the nearest square foot.

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條計算得出的。上述其他指明項目的面積是按該條例附表二第2部的計算得出的。

備註：
以平方呎顯示之面積均依據1平方米 = 10.764平方呎換算，並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

Not Applicable

不適用

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

1. 簽署臨時買賣合約(「該臨時合約」)時須支付樓價的5%為臨時訂金。
2. 買方簽署該臨時合約時支付的臨時訂金，會由賣方律師以保證金保存人的身份持有。
3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約：
 - (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. A Deed of Mutual Covenant And Management Agreement (“DMC”) will be entered into in respect of the Development.
2. The DMC provides for the following Common Areas and Common Facilities:
“Common Areas and Facilities” means those parts of the Estate and those facilities intended for the common use and benefit of the Estate as a whole and, where applicable, includes those appropriate and relevant common parts specified in Schedule 1 to the Building Management Ordinance.
The Common Areas and Facilities includes but not limited to the external walls of the Estate (but excluding the curtain walls which shall belong to and form parts of the relevant Units), the Slopes and Retaining Walls, the Yellow Hatched Black Area (subject to right of way in favour of the owners of the adjoining premises and others authorised on that behalf), the Recreational Areas and Facilities, areas for the installation or use of aerial broadcast distribution or telecommunications network facilities, the covered children play area on the 3rd floor, caretaker’s counter and associated lavatory and/or guard room on the ground floor, entrance lobby, wider common lift lobbies, lifts, common corridors, foundations, columns, beams and other structural supports, meter rooms, pump rooms, water tanks, sewers, drains, electrical and mechanical installations , and plant and machinery.
3. Number of undivided shares assigned to each residential property in the Development:

Floor	Flat	No. of Undivided Shares allocated to each Residential Unit	Sub-total
5/F - 35/F	A	44/5264	1144/5264
	B	55/5264	1430/5264
	C	43/5264	1118/5264
	D	43/5264	1118/5264
36/F	A (together with flat roof)	141/5264	141/5264
37/F	A (together with roof)	145/5264	145/5264
Total			5096/5264

Note:
Residential floors start from 5/F and above. No designation of 13/F, 14/F, 24/F and 34/F. Refuge floor on 19/F.

4. The term of years for which the manager of the development is appointed.
The Manager is to be appointed for an initial term of two years from the date of the DMC and to be continued thereafter until termination of the Manager’s appointment in accordance with the provisions thereof.
5. The basis on which the management expenses are shared among the owners of the residential properties in the development.
The Owner of each Unit shall contribute towards the management expenses (including the Manager’s remuneration) of the development by paying in advance on the first day of each calendar month 1/12th of the due proportion of the annual expenditure in accordance with the Management Budget which due proportion shall be the same

- proportion as the number of Management Units allocated to his Unit bears to the total number of Management Units allocated to all the Units in the development.
In addition, based on separate management budget prepared by the Manager for each of the followings:-
- (a) the carrying out and implementation of the plans of the Fire Safety Management Plan and the fire services system serving the Open Kitchen Units exclusively, the Owner of each Open Kitchen Unit shall pay to the Manager his due share of the relevant budgeted expenses on a monthly basis in accordance with and in proportion to the Management Units allocated to his Unit. (Note: All Units are Open Kitchen Units save and except the Units on 36/F and 37/F);
- (b) the cleaning of curtain walls of the Estate. The Owners of Flat B on all floors and Flats on 36/F and 37/F shall pay to the Manager upon demand his due share of the budgeted expenses for or in connection with cleaning the curtain walls in accordance with and in proportion to the Management Units allocated to his Unit.
6. The basis on which the management fee deposit is fixed.
The management fee deposit is equivalent to three months’ management contribution based on the first annual Management Budget payable by the Owner in respect of his Unit.

7. The area (if any) in the Development which is retained by the Vendor for the Vendor’s own use.
Not applicable.

Please refer to the latest draft of the DMC for full details. A full script of the latest draft 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.

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

1. 發展項目將有一份大廈公共契約及管理協議(「大廈公契」)。
2. 大廈公契訂明下列公用地方及公用設施：-
「公用地方與設施」指供大廈整體公用及共享的該些大廈部分及該些設施，並在適用的情況下包括《建築物管理條例》附表一所列舉的相關公用部分。
公用地方與設施包括但不限於大廈外牆(但不包括屬於及構成相關單位部分的玻璃幕牆)、斜坡及護土牆，黃色黑斜線範圍(受毗鄰地段(處所)業主及其授權人士享有的通行權所規限)、康樂地方與設施、安裝或使用天線廣播分導系統或電訊網絡設施的地方、位於3樓有上蓋的兒童遊樂地方、位於地下的管理員櫃位連其附設洗手間及/或保安室、入口大堂、加闊升降機大堂、升降機、公用走廊、地基、柱、樑及其他結構性支承物、錶房、泵房、水箱、污水渠、排水渠、機電裝置及機房設備。

全部詳情請參閱大廈公契最新草稿。大廈公契最新草稿全本可於售樓處免費參閱，索取副本須付影印費。

3. 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	單位	每個住宅單位之不可分割份數	小計
5樓至35樓	A	44/5264	1144/5264
	B	55/5264	1430/5264
	C	43/5264	1118/5264
	D	43/5264	1118/5264
36樓	A (連平台)	141/5264	141/5264
37樓	A (連天台)	145/5264	145/5264
		總共	5096/5264

附註：
住宅由5樓開始。不設13樓、14樓、24樓及34樓。庇護層為19樓。

4. 發展項目的管理人的委任年期
管理人首屆任期由簽訂大廈公契日期起計兩年，其後續任至按大廈公契的條文終止為止。
5. 在發展項目中的住宅物業的擁有人之間分擔管理開支的基準
每個單位的業主應在每個曆月首日預繳按管理預算案其應邀的年度開支份額的十二份之一的管理費，以分擔發展項目的管理開支(包括管理人酬金)。該應繳的份額比例，應與分配給其單位的管理份數對分配給發展項目內所有單位的管理份數的比例相同。
此外，按照由管理人就專為下列事宜而編製的獨立管理預算案:-
(a) 實施及履行有關消防安全管理計劃和消防系統的各種計劃而編製的獨立管理預算案，每個開放式廚房單位的業主須就有關的估預開支，按月向管理人繳付按照分配給其單位的管理份數的比例應繳的份額(註：除36樓及37樓的單位外，所有樓層的單位均屬開放式廚房);
(b) 清潔大廈的玻璃幕牆而編製的獨立管理預算案，所有樓層的B單位、36樓及37樓的單位的業主，須就有關的估預開支，在管理人要求時，繳付按照分配給其單位的管理份數的比例應繳的份額。
6. 計算管理費按金的基準
管理費按金相等於業主就其單位按首個年度管理預算案計算而須繳的三個月管理費。
7. 賣方在發展項目中保留作自用的範圍(如有的話)
不適用

SUMMARY OF LAND GRANT

批地文件的摘要

1. The Development is constructed on The Remaining Portion of Section A of Inland Lot No.1095 and Section E of Inland Lot No.1095 (“the Lot”).
2. The Lot is held under a Government Lease for a term of 999 years commencing from 20th December 1887.
3. The Lot shall not be used for the trade or business of a Brazier, Slaughterman, Soap-maker, Sugar-maker, Fellmonger, Melter or tallow, Oilman, Butcher, Distiller, Victualler, or Tavern-keeper, Blacksmith, Nightman, Scavenger or any other noisy, noisome or offensive trade or business without the previous licence of the Government.
4. The Government Lease of the Lot requires the Lessees “from time to time and at all times hereafter when where and as often as need or occasion shall be and require at his or their own proper costs and charges well and sufficiently Repair Uphold Support Maintain Pave Purge Scour Cleanse Empty Amend and keep the messuage or tenement messuages or tenements and all other erections and buildings now or at any time hereafter standing upon the said piece or parcel of ground hereby expressed to be demised and all the Walls Banks Cuttings Hedges Ditches Rails Lights Pavements Privies Sinks Drains and Watercourses thereunto belonging and which shall in any-wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever the whole to be done to the satisfaction of the Surveyor of His Majesty”.
5. The Government Lease of the Lot provides that “His said Majesty shall have full power to resume enter into and re-take possession of all or any part of the premises hereby expressed to be demised if required for the improvement of the said Colony of Hong Kong or for any other public purpose whatsoever Three Calendar Months’ notice being given to the said Lessees of its being so required and a full and fair compensation for the said Land and the Buildings thereon being paid to the said Lessees at a valuation to be fairly and impartially made by the Surveyor of His said Majesty and upon the exercise of such power the term and estate hereby created shall respectively cease determine and be void”.

1. 發展項目位於內地地段第1095號A分段餘段及內地地段第1095號E分段(「該地段」)。
2. 該地段批地文件批出的年期由1887年12月20日起計999年。
3. 如非事先獲得政府的許可，不得在該地段內經營或從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理或任何其他產生噪音、發出惡臭或令人厭惡的行業或業務。
4. 該地段的批地文件要求承租人“在此後的所有時間及不時在每當有需要或情況時自費修理、維護、支持、維持、鋪設、清洗、刷淨、清潔、清空、改動及保持現有或其後任何時間位於該塊土地的院宅或樓宇及所有其他架設物及建築物及所有屬於該塊土地或其有關的牆、堤岸、切削路塹、籬、溝、軌道、燈、行人路、旱廁、污水坑、排水渠及水道並進行所有必要及必須之修復、清洗及改動，以令陛下的測量師滿意”。
5. 該地段的批地文件訂明“如有需要改善香港殖民地或其他公共目的，在給予承租人三個公曆月的通知及陛下的測量師根據公平及公正無私地釐定的估值計算的對該塊土地及在上建築物的公平及公正的賠償後，陛下有全權收回、進入及再管有本文訂明租借的所有土地或其任何部分，而當行使此權利時，本文產生的年期及利益將停止、終結及無效”。

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACE

公共設施及公眾休憩用地的資料

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

(I) Provision under the land grant

Not applicable

(II) Provisions under the Deed of Mutual Covenant and Management Agreement

The Yellow Hatched Black Area which forms part of the Common Areas shown on the plan annexed to the DMC is subject to a right of way for the owners and occupiers for the time being of the adjoining premises and their tenants servants workmen and others by them authorised and all other persons having the like right thereto at all times to go pass and repass in over and along the said portion of the Lot.

According to the DMC, the Yellow Hatched Black Area is required to be managed, operated and maintained at the expense of the owners of the residential properties in the development and these owners are required to meet a proportion of the expense of managing, operating and maintaining the Yellow Hatched Black Area through the management expense apportioned to the residential properties concerned.

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

Not applicable

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

Not applicable

A. 有關的批地文件規定興建並提供予政府或供公眾使用的設施的資料

(I) 批地文件的條款

不適用

(II) 大廈公契的條款

於大廈公契的圖則內以黃色黑斜線顯示的構成公用地方的部分，該部分受制於通行權，賦予毗鄰物業(處所)業主及佔用人和其租客、僱員、工人及其他獲授權人士可在所有時間及不時通過及再通過該地段的部份。

根據大廈公契，黃色黑斜線範圍按規定須由發展項目中的住宅物業的擁有人出資管理、營運及維持，而該等擁有人按規定須以由有關住宅物業分攤的管理開支，應付管理、營運及維持黃色黑斜線範圍的部分開支。

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

不適用

C. 發展項目所位於的土地中為施行《建築物(規劃)規例》(第123章，附屬法例F)第22(1)條而撥供公眾用途的部分的資料

不適用

WARNING TO PURCHASERS

對買方的警告

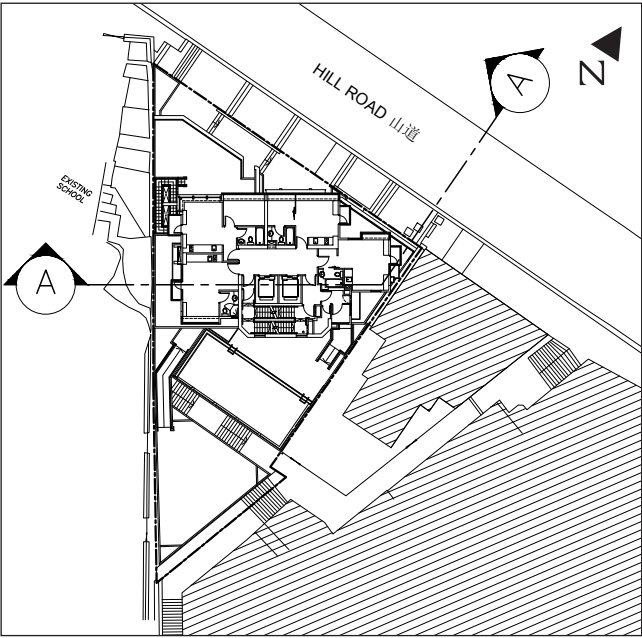
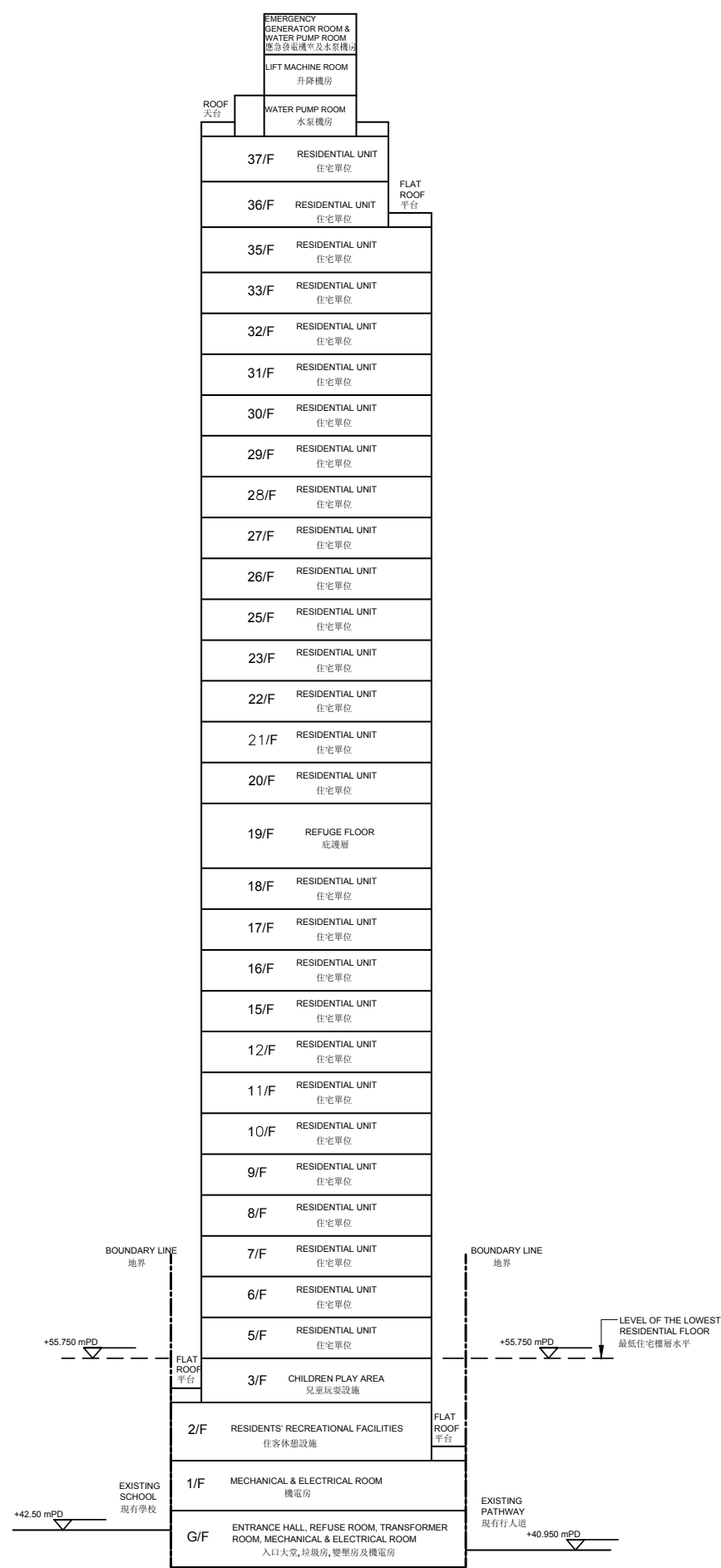
1. The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will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

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

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 A-A
橫截面圖 A-A



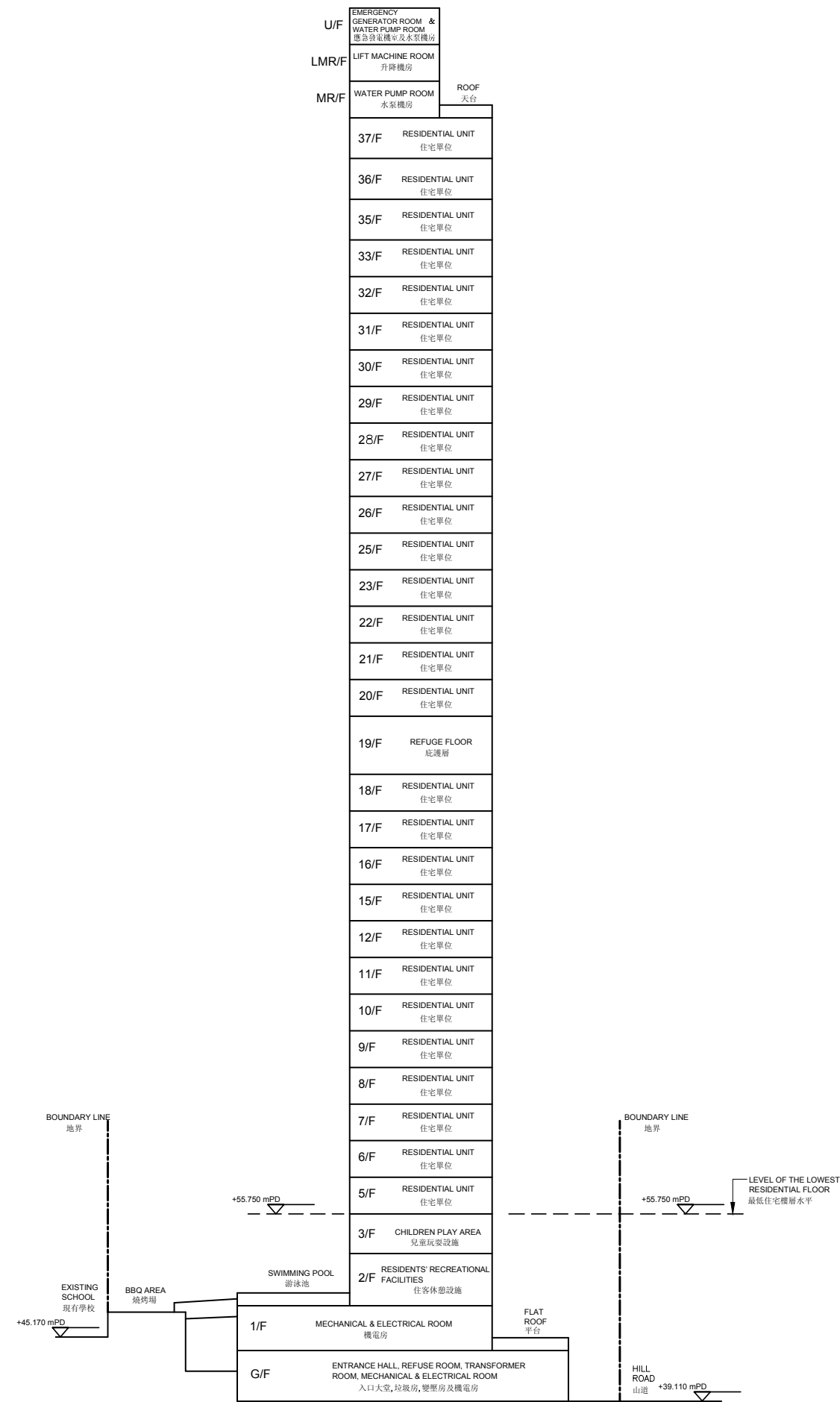
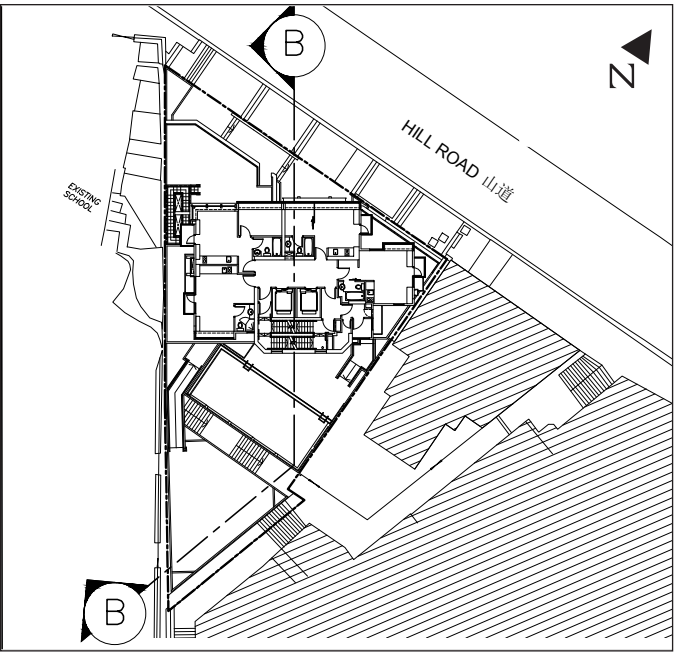
1. The part of Existing school adjacent to the Development is 42.500 meters above Hong Kong Principal Datum.
2. The part of the Existing pathway adjacent to the Development is 40.950 meters above Hong Kong Principal Datum.
3. The level of the lowest residential floor of the Development is 55.750 meters above Hong Kong Principal Datum.

Note: The Vendor also advises prospective purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.

1. 毗鄰發展項目的現有學校一段為香港主水平基準以上約42.500米。
2. 毗鄰發展項目的現有行人道為香港主水平基準以上約40.950米。
3. 發展項目之最低住宅樓層為香港主水平基準以上約55.750米。

備註：賣方亦建議準買家到該發展項目地盤作實地考察，以獲取對該發展地盤及其周邊地區的公共設施及環境有較佳的了解。

CROSS-SECTION PLAN B-B
橫截面圖 B-B



1. The part of Hill Road adjacent to the Development is 39.110 meters above Hong Kong Principal Datum.
2. The part of the Lane adjacent to the Development is 45.170 meters above Hong Kong Principal Datum.
3. The level of the lowest residential floor of the Development is 55.750 meters above Hong Kong Principal Datum.

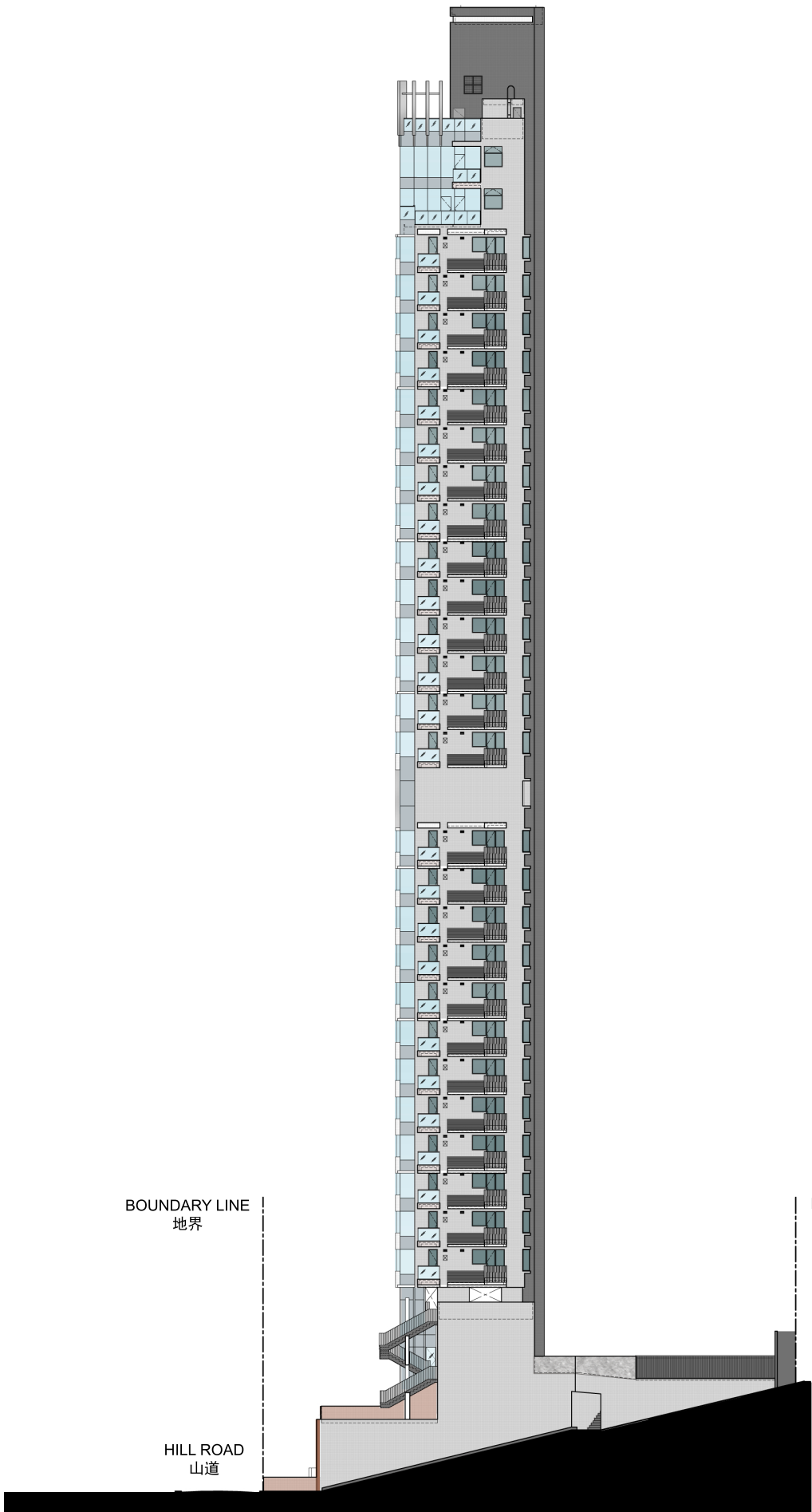
Note: The Vendor also advises prospective purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.

1. 毗鄰發展項目的山道一段為香港主水平基準以上約 39.110米。
2. 毗鄰發展項目的現有大廈為香港主水平基準以上約 45.170米。
3. 發展項目之最低住宅樓層為香港主水平基準以上約 55.750米。

備註：賣方亦建議準買家到該發展項目地盤作實地考察，以獲取對該發展地盤及其周邊地區的公共設施及環境有較佳的了解。

ELEVATION PLAN 立面圖

SOUTH WEST ELEVATION 西南面立面圖



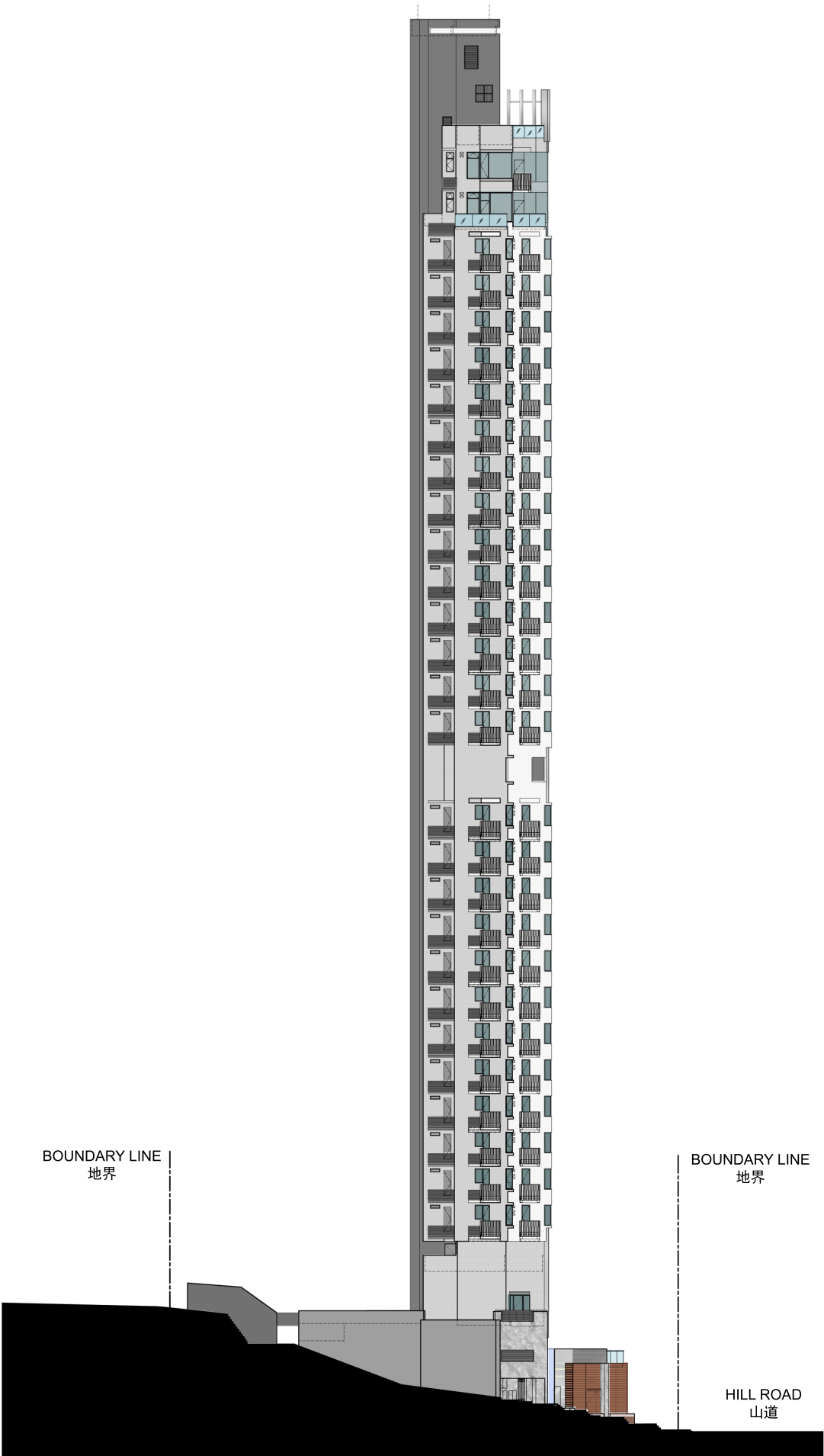
It has been certified by the Authorized Person for the Development that the elevation plan:

- (a) is prepared on the basis of the approved building plans for the Development as of 4 April, 2014; and
- (b) is in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明立面圖：

- (a) 以2014年4月4日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。

NORTH EAST ELEVATION
東北面立面圖



It has been certified by the Authorized Person for the Development that the elevation plan:

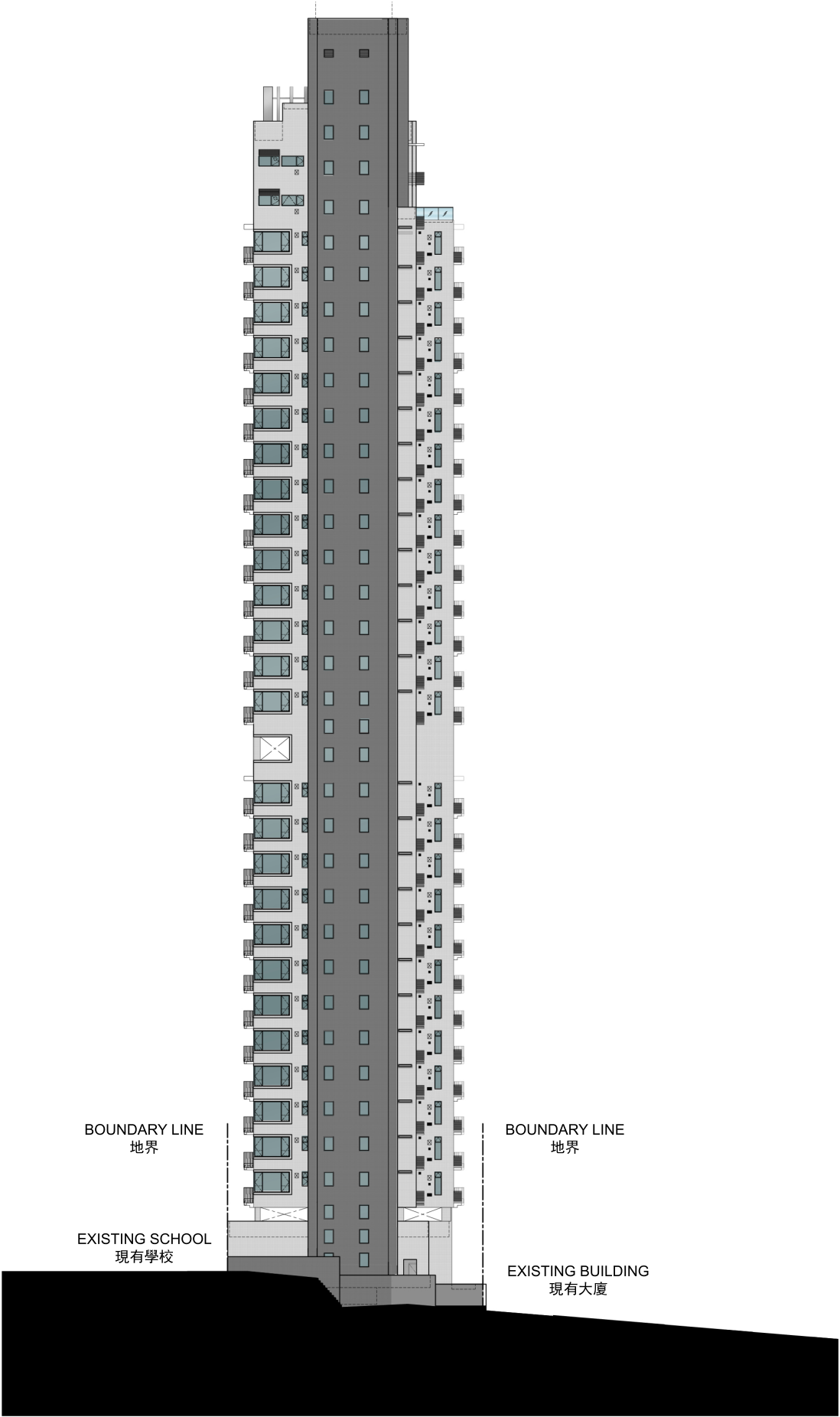
- (a) is prepared on the basis of the approved building plans for the Development as of 4 April, 2014; and
- (b) is in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明立面圖：

- (a) 以2014年4月4日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。

ELEVATION PLAN 立面圖

SOUTH EAST ELEVATION 東南面立面圖



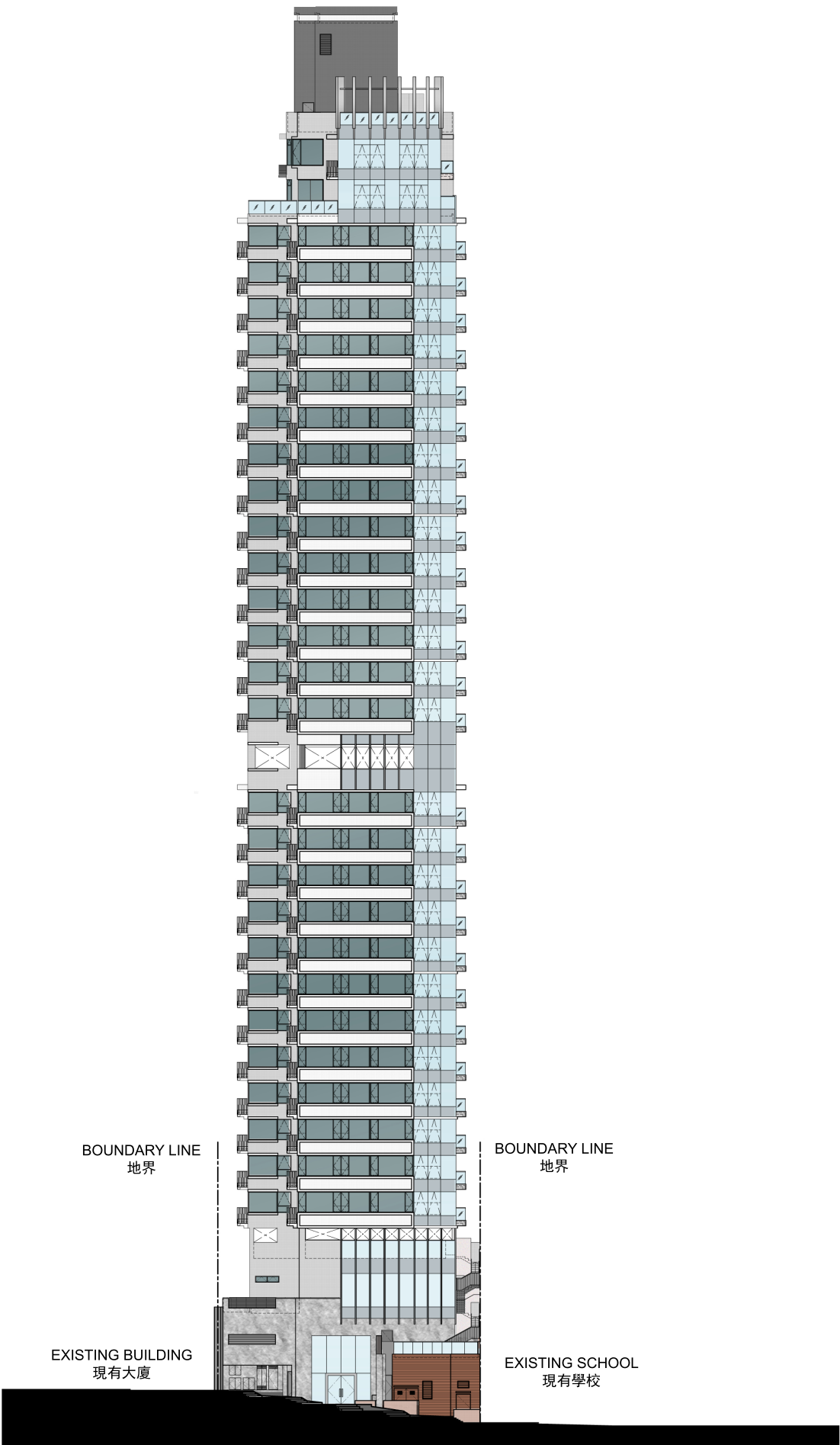
It has been certified by the Authorized Person for the Development that the elevation plan:

- (a) is prepared on the basis of the approved building plans for the Development as of 4 April, 2014; and
- (b) is in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明立面圖：

- (a) 以2014年4月4日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。

NORTH WEST ELEVATION
西北面立面圖



It has been certified by the Authorized Person for the Development that the elevation plan:

- (a) is prepared on the basis of the approved building plans for the Development as of 4 April, 2014; and
- (b) is in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明立面圖：

- (a) 以2014年4月4日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 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

		Covered 有蓋	Open 露天	Total Area 總面積
Area of a Resident's clubhouse 住客會所之面積	Square metres / Square feet 平方米 / 平方呎	172.641m ² / 1858.308ft ²	230.797m ² / 2484.299ft ²	403.438m ² / 4342.607ft ²
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development 位於發展項目中的建築的最低一層住宅樓層以下的，供住客使用的公園或遊樂地方	Square metres / Square feet 平方米 / 平方呎	136.718m ² / 1,471.833ft ²	28.927m ² / 311.370ft ²	165.645m ² / 1783.003ft ²

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

1. A copy of the Outline Zoning Plan or the draft Outline Zoning Plan relating to the Development is available at www.ozp.tpb.gov.hk
2. A copy of the latest draft of the deed of mutual covenant in respect of the Development as at the date on which the Development is offered to be sold is available for inspection free of charge at the sales office.

1. 有關發展項目的分區計劃大綱圖或草圖的文本供閱覽的互聯網網站的網址為www.ozp.tpb.gov.hk
2. 發展項目的大廈公契在發展項目提供出售的日期的最新擬定稿的文本存於售樓處以供免費閱覽。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. Exterior Finishes	
Item	Description
a) External Wall	<p>Finished with ceramic wall tiles, partly with aluminum cladding, stone cladding, partly with curtain wall system and external paint.</p> <p><u>5/F to 35/F (Unit B)</u> Living Room fitted with curtain wall with fluorocarbon coating fitted with clear tempered glazing.</p> <p><u>36/F and 37/F (Unit A)</u> Living Room and Bedroom with curtain wall fluorocarbon coating fitted with clear tempered glazing</p>
b) Window	<p><u>5/F to 35/F (Unit A)</u> Living / dining rooms: Aluminum frame with fluorocarbon coating and fitting with clear glazing. Shower room: Aluminum frame with fluorocarbon coating and fitting with obscured glass.</p> <p><u>5/F to 35/F (Unit B)</u> Bedroom: Aluminum frame with fluorocarbon coating and fitted with clear glazing.</p> <p><u>5/F to 35/F (Unit C)</u> Living and dining room and Bedroom: Aluminum frame with fluorocarbon coating and fitted with clear glazing.</p> <p><u>5/F to 35/F (Unit D)</u> Living and dining room: Aluminum frame with fluorocarbon coating and fitted with clear glazing.</p> <p><u>36/F & 37/F (Unit A)</u> Master Bedroom, Bathrooms, Kitchen and Store room: Aluminum frame with fluorocarbon coating and fitted with clear glazing.</p>
c) Bay Window	Reinforced concrete bay windows with aluminum frame with fluorocarbon coating and clear glazing. Natural stone window sill.
d) Planter	Not Applicable
e) Verandah or Balcony	Covered balcony is fitted with clear tempered glass balustrade. Floor finished with homogeneous tiles. Wall finished with ceramic wall tiles.
f) Drying Facilities for Clothing	Not Applicable
2. Interior Finishes	
Item	Description
a) Lobby	<p><u>G/F Main Entrance Lobby</u> Floor finished with natural stone. Wall finished with natural stone. Gypsum board false ceiling with light fittings. Main entrance fitted with tempered glass door.</p> <p><u>5/F-37/F Typical Lift Lobby</u> Floor finished with natural stone. Wall finished with glass and stainless steel. Gypsum board false ceiling with light fittings are provided.</p>
b) Internal Wall and Ceiling	<p><u>Internal Walls</u> Living / dining room and bedrooms are plastered and painted with emulsion paint.</p> <p><u>Ceiling</u> Living / dining room and bedrooms are plastered and painted with emulsion paint. Some areas are equipped with false ceiling and bulkhead.</p>
c) Internal Floor	<p>Living / dining room and bedrooms finished with engineered timber flooring and skirting.</p> <p>Unit A, B & C: Main Entrance Door Area finished with ceramic tiles.</p> <p>Store Room (36/F and 37/F) finished with ceramic tiles.</p>

d) Bathroom	Floor finished with natural stone. Wall (except area covered by the wooden cabinet) finished with natural stone to false ceiling level. False Ceiling finished in gypsum board, emulsion paint to exposed surface.
e) Kitchen	<p><u>5/F to 35/F</u> Floor finished with ceramic tiles. Wall (except area covered by the vanity cabinet and wall mount cabinet) finished with natural stone between the wall mound and vanity cabinet. Counter top finished with solid artificial surfacing material. False ceiling in gypsum board, emulsion paint to exposed surface.</p> <p><u>36/F and 37/F</u> Floor finished with natural stone. Wall (except area covered by the vanity cabinet and wall mount cabinet) finished with natural stone to false ceiling level. Counter top finished with solid artificial surfacing material. False ceiling in gypsum board, emulsion paint to exposed surface.</p>
3. Interior Fittings	
Item	Description
a) Doors	<p><u>Unit Main Entrance Door</u> Solid-core timber door, fitted with overhead door closer, viewers and digital lockset. Door frames and architraves are made of wood.</p> <p><u>Bedroom Door</u> Timber veneered door, fitted with lockset. Door frame and architrave are made of wood. Hollow timber sliding doors with paint finish for Unit C. There is no bedroom in Unit A & D (5/F to 35/F)</p> <p><u>Bathroom Door</u> <u>5/F to 35/F (Unit A)</u> Timber veneered door fitted with lockset. Door frame and architrave are made of wood.</p> <p><u>5/F to 35/F (Unit B&C)</u> Timber veneered door with louver, fitted with lockset. Door frame and architrave are made of wood with louver.</p> <p><u>5/F to 35/F (Unit D)</u> Hollow timber sliding doors with louver fitted with lockset.</p> <p><u>36/F and 37/F (Unit A – two bathrooms)</u> 1. Hollow timber sliding doors with paint finish with lockset. 2. Timber veneered door fitted with lockset. Door frame with architrave and made of wood.</p> <p><u>Kitchen Door</u> No door to be provided at 5/F to 35/F 36/F and 37/F : Timber veneered solid-core door fitted with handle. Door frame and architrave are made of wood.</p> <p><u>Store Room</u> Hollow timber sliding doors with paint finish fitted with louver and lockset.</p>

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings	
Item	Description
b) Bathroom	<p><u>Flat A of 5/F to 35/F – Shower Room:</u> Fitted with natural stone countertop and sanitary wares and fitting include chrome plated basin mixer, chrome plated shower set, vitreous china water closet, vitreous china wash basin, wooden mirror cabinet, chrome plated paper holder and chrome plated towel bar. Other fittings include light fitting, gas water heater and exhaust fan.</p> <p><u>Flat B, C & D of 5/F to 35/F – Bathroom:</u> Fitted with natural stone countertop and sanitary wares and fitting include chrome plated basin mixer, chrome plated bath mixer, enameled cast iron bathtub (700 x 1400 x 420 mm), vitreous china water closet, vitreous china wash basin, wooden mirror cabinet, chrome plated paper holder and chrome plated towel bar. Other fittings include light fitting, gas water heater and exhaust fan.</p> <p><u>Flat A of 36/F and 37/F</u> - <u>Bathroom:</u> Fitted with marble countertop and sanitary wares and fitting include chrome plated basin mixer, chrome plated shower set & bath mixer, enameled cast iron bathtub (700 x 1400 x 420 mm), vitreous china water closet, vitreous china wash basin, wooden mirror cabinet, chrome plated paper holder and chrome plated towel bar. Other fittings include light fitting, electrical water heater and exhaust fan. For the type and material of water supply system, please refer to “Water Supply” below.</p>
c) Kitchen	<p>Fitted with wooden cabinet with solid artificial surfacing material countertop, and stainless-steel sink with chrome plated sink mixer.</p> <p><u>5/F to 35/F</u> Built-in electrical cooker, microwave oven, refrigerator, cookerhood, exhaust fan and 2-in-1 washer / dryer with water supply and drainage connection provided.</p> <p><u>36/F and 37/F</u> Built-in gas and electrical cookers, microwave oven, refrigerator, cookerhood, exhaust fan and 2-in-1 washer / dryer with water supply and drainage connection provided. For the material of water supply system, please refer to “Water Supply” below.</p>
d) Bedroom	Not Applicable
e) Telephone	<p><u>Flat A & D of 5/F to 35/F</u> Telephone outlets are provided in living room and dining room. For location and number of connection points, please refer to the Mechanical & Electrical Provisions Plan and Schedule of Mechanical & Electrical Provisions of Residential Units.</p> <p><u>Flat B & C of 5/F to 35/F</u> Telephone outlets are provided in living room, dining room and the bedroom. For the location number of connection points, please refer to the Mechanical & Electrical Provisions Plan and Schedule of Mechanical & Electrical Provisions of Residential Units.</p> <p><u>Flat A of 36/F and 37/F</u> Telephone outlets are provided in living room, dining room and all bedrooms. For location and number of connection points, please refer to the Mechanical & Electrical Provisions Plan and Schedule of Mechanical & Electrical Provisions of Residential Units.</p>

f) Aerials	<p><u>Flat A & D of 5/F to 35/F</u> TV / FM outlets are installed in living room and dining room for local TV and radio programs. For location and number of connection points, please refer to the Mechanical & Electrical Provisions Plan and Schedule of Mechanical & Electrical Provisions of Residential Units.</p> <p><u>Flat B & C of 5/F to 35/F</u> TV / FM outlets are installed in living room, dining room and bedroom for local TV and radio programs. For location and number of connection points, please refer to the Mechanical & Electrical Provisions Plan and Schedule of Mechanical & Electrical Provisions of Residential Units.</p> <p><u>Flat A of 36/F and 37/F</u> TV / FM outlets are installed in living room, dining room and all bedrooms for local TV and radio programs. For location and number of connection points, please refer to the Mechanical & Electrical Provisions Plan and Schedule of Mechanical & Electrical Provisions of Residential Units.</p>
g) Electrical Installations	Concealed conduit wiring for lighting and power points are provided in living room, dining room, bedrooms, kitchen and bathroom. Single-phase electricity supply with miniature circuit breakers distribution board completed with Residual Current Device is provided. For location and number of power points and air-conditioner points, please refer to the Mechanical & Electrical Provisions Plan and Schedule of Mechanical & Electrical Provisions of Residential Units.
h) Gas Supply	<p><u>5/F to 35/F</u> Gas supply pipes are provided and connected to water heaters with meter provided in individual flats.</p> <p><u>36/F and 37/F</u> Gas supply pipes are provided and connected to gas cooker and water heaters with meter provided in individual flats. Gas meter installed in kitchen for all units.</p>
i) Washing Machine Connection Point	2-in-1 washer / dryer with water supply and drainage connections is located in kitchen. Please refer to the Mechanical & Electrical Provisions Plan for the location of the connection points.
j) Water Supply	Concealed copper water pipes for hot and cold water supply. Hot water supply to bathroom and kitchen is provided by gas water heater installed in bathroom or kitchen.
4. Miscellaneous	
Item	Description
a) Lifts	2 "OTIS" passengers lifts serving all domestic floors. Model Number: OH5000
b) Letter Box	Metal letter box for each residential unit on G/F lift lobby.
c) Refuse Collection	Refuse storage & material recovery room is provided on each domestic floor with central refuse collection chamber on G/F. Please refer to the Floor Plans of Residential Properties in the Development for the location of the refuse storage & material recovery room.
d) Water Meter, Electricity Meter and Gas Meter	Separate meters of water and electricity for all individual flats are provided in common water meter room and meter room respectively. Separate meters of Gas are installed in kitchen for Unit A, B & C. Separate meter of Gas is installed in the Pipe duct for Unit D.
5. Security Facilities	
CCTV cameras at main entrance lobby and all lift cars and connect directly to the main entrance security / caretaker counter. Visitor intercom panel and smart card reader for residents are provided at the main entrance lobby.	
<p><u>Individual Flat</u> Equipped with a video phone system connected to the intercom panel at main entrance security / caretaker counter.</p>	

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. 外部裝修物料	
項目	描述
a) 外牆	大廈外牆鋪砌瓷磚，部份牆有鋁質裝飾，石材裝飾，玻璃幕牆及髹外用油漆。 <u>5樓至35樓之B單位</u> 客廳裝有氟化塗層鋁框玻璃幕牆鑲配清強化玻璃。 <u>36及37樓之A單位</u> 客飯廳及睡房裝有氟化塗層鋁框玻璃幕牆鑲配清強化玻璃。
b) 窗	<u>5樓至35樓之A單位</u> 客飯廳選用鋁質窗框配以氟化塗層及鑲配清玻璃。淋浴室選用鋁質窗框配以氟化塗層及鑲配磨砂玻璃。 <u>5樓至35樓之B單位</u> 睡房選用鋁質窗框配以氟化塗層及鑲配清玻璃。 <u>5樓至35樓之C單位</u> 客飯廳及睡房選用鋁質窗框配以氟化塗層及鑲配清玻璃。 <u>5樓至35樓之D單位</u> 客飯廳選用鋁質窗框配以氟化塗層及鑲配清玻璃。 <u>36及37樓之A單位</u> 主人睡房、浴室、廚房及儲物室選用鋁質窗框配以氟化塗層及鑲配清玻璃。
c) 窗台	窗台的用料為鋼混凝土及鋁質窗框配以氟化塗層及鑲配清玻璃。窗台板鋪砌天然石。
d) 花槽	不適用
e) 陽台或露台	有蓋露台裝有強化玻璃欄杆。地台鋪砌高溫瓷磚。牆身鋪砌瓷磚。
f) 乾衣設施	不適用
2. 室內裝修物料	
項目	描述
a) 大堂	<u>地面住宅電梯大堂</u> 地台鋪砌天然石。牆身鋪砌天然石。石膏板假天花配有燈飾。大門入口採用強化玻璃。 <u>5樓至37樓分層住宅電梯大堂</u> 地台鋪砌天然石。牆身鋪砌玻璃及不銹鋼。石膏板假天花配有燈飾。
b) 內牆及天花	<u>內牆</u> 客飯廳及睡房牆身批盪及髹乳膠漆。 <u>天花板</u> 客飯廳及睡房天花板批盪及髹乳膠漆。部份位置裝有假天花及假陣。
c) 內部地板	客飯廳及睡房地台鋪複合木地板配木牆腳線。 A、B及C單位: 單位大門口範圍地台鋪砌瓷磚。 儲物房 (36樓及37樓) 地台鋪砌瓷磚。
d) 浴室	地台鋪砌天然石，牆身鋪砌天然石(面盆櫃背，鏡櫃背牆身及假天花以上除外)。天花裝設石膏板假天花，外露處以油漆飾面。
e) 廚房	<u>5樓至35樓之單位</u> 地台鋪砌瓷磚。牆身鋪砌天然石(櫥櫃背牆身及假天花以上除外)。檯面鋪設實心人造塑料。天花裝設石膏板假天花，外露處以油漆飾面。 <u>36樓及37樓之單位</u> 地台鋪砌天然石。牆身鋪砌天然石(櫥櫃背牆身及假天花以上除外)。檯面鋪設實心人造塑料。天花裝設石膏板假天花，外露處以油漆飾面。

3. 室內裝置	
項目	描述
a) 門	<p><u>單位大門</u> 實心木門配嵌入式門氣鼓，防盜眼及電子門鎖。門框及裝飾封口線選用木材。</p> <p><u>睡房門</u> 木飾面門配門鎖，門框及裝飾封口線選用木材。 C單位選用木面中空木趟門配門鎖。 5樓至35樓之A及D單位不設睡房門。</p> <p><u>浴室門</u> <u>5樓至35樓之A單位</u> 木飾面門配門鎖，門框及裝飾封口線選用木材。</p> <p><u>5樓至35樓之B及C單位</u> 木飾面門配百葉及門鎖，門框及裝飾封口線選用木材。</p> <p><u>5樓至35樓之D單位</u> 木面中空木趟門配百葉及門鎖。</p> <p><u>36樓及37樓之A單位(二個浴室)</u> 1. 木面中空木趟門配門鎖。 2. 木飾面門配門鎖，門框及裝飾封口線選用木材。</p> <p><u>廚房門</u> 5樓至35樓之單位不設廚房門。 36樓及37樓之單位：木飾面實心門配手柄，門框及裝飾封口線選用木材。</p> <p><u>儲物室</u> 木面中空木趟門配百葉及門鎖。</p>
b) 浴室	<p><u>5樓至35樓之A單位 - 淋浴室：</u> 用天然石檯面配以潔具及裝置，包括鍍鉻洗手盆水龍頭、鍍鉻花灑套裝、搪瓷坐廁、搪瓷洗手盆、木製鏡櫃、鍍鉻廁紙架及鍍鉻毛巾架。 並設有燈飾、煤氣熱水爐及抽氣扇。</p> <p><u>5樓至35樓之B、C及D單位 - 浴室：</u> 用天然石檯面配以潔具及裝置，包括鍍鉻洗手盆水龍頭、鍍鉻浴缸花灑龍頭、搪瓷鑄鐵浴缸(700 x 1400 x 420毫米)、搪瓷坐廁、搪瓷洗手盆、木製鏡櫃、鍍鉻廁紙架及鍍鉻毛巾架。 並設有燈飾、煤氣熱水爐及抽氣扇。</p> <p><u>36樓及37樓之A單位</u> -浴室： 用天然石檯面配以潔具及裝置，包括鍍鉻洗手盆水龍頭、鍍鉻花灑套、鍍鉻浴缸花灑龍頭、搪瓷鑄鐵浴缸(700 x 1400 x 420毫米)、搪瓷坐廁、搪瓷洗手盆、木製鏡櫃、鍍鉻廁紙架及鍍鉻毛巾架。 並設有燈飾、煤氣熱水爐及抽氣扇。</p>
c) 廚房	<p>選用木製櫥櫃配以實心人造塑料檯面，配不鏽鋼洗滌盆連鍍鉻水龍頭。</p> <p><u>5樓至35樓之單位</u> 設嵌入式電煮食爐、微波爐、雪櫃、抽油煙機、抽氣扇及二合一洗衣乾衣機連來去水接駁位。</p> <p><u>36樓及37樓之單位</u> 設嵌入式煤氣及電煮食爐、微波爐、雪櫃、抽油煙機、抽氣扇及二合一洗衣乾衣機連來去水接駁位。有關供水系統的物料，請參考以下之“供水”項目。</p>
d) 睡房	不適用

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. 室內裝置	
項目	描述
e) 電話	<p><u>5樓至35樓之A及D單位</u> 客飯廳均裝有電話插座。有關接駁點的位置及數目，請參考機電裝置平面圖及住宅單位機電裝置數量說明表。</p> <p><u>5樓至35樓之B及C單位</u> 客飯廳及睡房均裝有電話插座。有關接駁點的位置及數目，請參考機電裝置平面圖及住宅單位機電裝置數量說明表。</p> <p><u>36樓及37樓之A單位</u> 客飯廳及睡房均裝有電話插座。有關接駁點的位置及數目，請參考機電裝置平面圖及住宅單位機電裝置數量說明表。</p>
f) 天線	<p><u>5樓至35樓之A及D單位</u> 客飯廳均裝有電視 / 電台接收插座，可接收本地電視 / 電台節目。有關接駁點的位置及數目，請參考機電裝置平面圖及住宅單位機電裝置數量說明表。</p> <p><u>5樓至35樓之B及C單位</u> 客飯廳及睡房均裝有電視 / 電台接收插座，可接收本地電視 / 電台節目。有關接駁點的位置及數目，請參考機電裝置平面圖及住宅單位機電裝置數量說明表。</p> <p><u>36樓及37樓之A單位</u> 客飯廳及睡房均裝有電視 / 電台接收插座，可接收本地電視 / 電台節目。有關接駁點的位置及數目，請參考機電裝置圖及住宅單位機電裝置數量說明表。</p>
g) 電力裝置	客飯廳、睡房、廚房及浴室均裝有暗線鋪砌燈掣及插座。每戶提供單相電力並裝妥微型斷路器及漏電斷路器。有關電插坐及空調機接駁點的位置及數目，請參考機電裝置平面圖及住宅單位機電裝置數量說明表。
h) 氣體供應	<p><u>5樓至35樓之單位</u> 每戶裝有煤氣喉接駁熱水爐，並裝有獨立煤氣錶。煤氣錶設於所有單位之廚房。</p> <p><u>36樓及37樓之單位</u> 每戶裝有煤氣喉接駁煮食爐及熱水爐，並裝有獨立煤氣錶。煤氣錶設於所有單位之廚房。</p>
i) 洗衣機接駁點	廚房置二合一洗衣乾衣機連來去水接駁位。有關接駁點的位置，請參考隨後的機電裝置平面圖。
j) 供水	冷熱水喉管全部採用隱藏式銅喉。廚房或浴室裝有煤氣熱水爐供應廚房及浴室熱水。

4. 雜項	
項目	描述
a) 升降機	大廈裝有2部「奧的斯」客用電梯直達各住宅樓層。型號 OH5000
b) 信箱	大廈地面電梯大堂設有每個住宅單位之獨立金屬信箱。
c) 垃圾收集	每住宅層設有垃圾及物料回收房，另中央垃圾收集房設於地面。垃圾及物料回收房位置請參考住宅樓面平面圖。
d) 水錶、電錶、氣體錶	公用水電錶房內各自裝有每住宅戶專用之獨立水、電錶。獨立煤氣錶設於各A、B及C住宅之廚房。D住宅之獨立煤氣錶設於管道。
5. 保安設施	
大廈入口大堂及電梯內均有閉路電視，直接通往大堂保安/管理處。大廈入口大堂均有訪客對講系統及住戶專用智能卡系統。 <u>住宅單位</u> 單位設有視像對講機連接大堂保安 / 管理處。	

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

APPLIANCE SCHEDULE

	Appliance	Brand	Model Number
Bathroom	Gas Water Heater	TOWNGAS	<u>5/F to 35/F - Flat A</u> TGW168LM
Kitchen	Cookerhood	GAGGENAU	AH 900 161
	Induction Cooking Hob	GAGGENAU	VI 230 134
	Gas Cook Hob	GAGGENAU	<u>36/F and 37/F - Flat A</u> VG 232 334 SG
	Gas Water Heater	TOWNGAS	<u>5/F to 35/F - Flat B to D</u> TGW168LM <u>36/F and 37/F - Flat A</u> TNJW161TFL & TNJW161TFQL
	Microwave Oven	GAGGENAU	BM224
	Refrigerator	GAGGENAU	<u>5/F to 35/F - Flat A to D</u> RT220-202 <u>36/F and 37/F - Flat A</u> RB280-203
	2-in-1 Washer / Dryer	BOSCH	WKD28350GB
Living / Dining Room	Split Type Air-conditioner	DAIKIN	Indoor Unit / Outdoor Unit <u>5/F to 35/F - Flat A & D</u> FTXS50FVMA / RXS50FVMA <u>5/F to 35/F - Flat B & C</u> FTXS35EVMA / RXS35EBVMA <u>36/F - Flat A</u> FXAQ40PVE / RXYMQ5PVE <u>37/F - Flat A</u> FXAQ63PVE / RXYMQ5PVE
			<u>5/F to 35/F - Flat A & D</u> UA40JU5900J <u>36/F and 37/F - Flat A</u> UA48JU6300J
Bedroom	Split Type Air-conditioner	DAIKIN	Indoor Unit / Outdoor Unit <u>5/F to 35/F - Flat B & C</u> FTXS25EVMA / RXS25EBVMA <u>36/F and 37/F - Flat A</u> <u>Master Bedroom</u> FTXS35EVMA / RXS35EBVMA <u>Bedroom</u> FXAQ25PVE / RXYMQ5PVE
Door	Electronic Main Door Lockset	KABA	EF780

Note:
The Vendor undertakes that if brand name or model name of lifts or appliances is mentioned, the lifts and appliances of comparable quality will be used if the intended source becomes unavailable.

設備說明

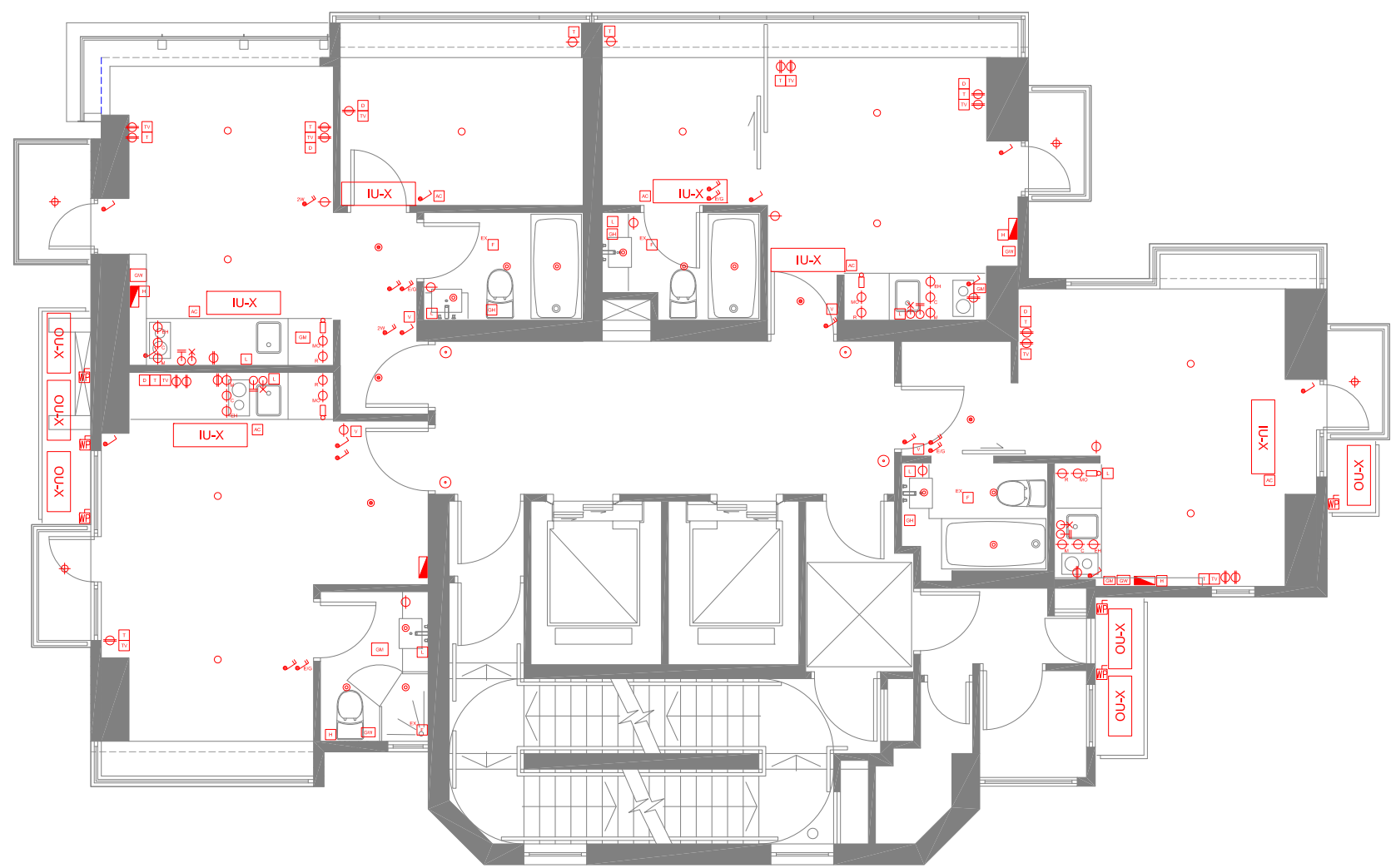
	設備	品牌	型號
浴室	煤氣熱水爐	TOWNGAS	5樓至35樓 - A單位 TGW168LM
廚房	抽油煙機	GAGGENAU	AH 900 161
	電煮食爐	GAGGENAU	VI 230 134
	煤氣煮食爐	GAGGENAU	36樓及37樓 - A單位 VG 232 334 SG
	煤氣熱水爐	TOWNGAS	5樓至35樓 - B至D單位 TGW168LM 36樓及37樓 - A單位 TNJW161TFL及TNJW161TFQL
	微波爐	GAGGENAU	BM224
	雪櫃	GAGGENAU	5樓至35樓 - A至D單位 RT220-202 36樓及37樓 - A單位 RB280-203
	二合一洗衣乾衣機	BOSCH	WKD28350GB
客/飯廳	分體式冷氣機	大金	室內機 / 室外機
			5樓至35樓 - A及D單位 FTXS50FVMA / RXS50FVMA 5樓至35樓 - B及C單位 FTXS35EVMA / RXS35EBVMA 36樓 - A單位 FXAQ40PVE / RXYMQ5PVE 37樓 - A單位 FXAQ63PVE / RXYMQ5PVE
			5樓至35樓 - A至D單位 UA40JU5900J 36樓及37樓 - A單位 UA48JU6300J
睡房	分體式冷氣機	大金	室內機 / 室外機
			5樓至35樓 - B及C單位 FTXS25EVMA / RXS25EBVMA 36樓及37樓 - A單位 主人睡房 FTXS35EVMA / RXS35EBVMA 睡房 FXAQ25PVE / RXYMQ5PVE
門	電子大門門鎖	KABA	EF780

備註：
賣方承諾如有關電梯或設備說明提及品牌名稱或產品型號，在未能供應情況下，將會以質素相若之設備代替。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

5/F TO 12/F, 15/F TO 18/F, 20/F TO 23/F, 25/F TO 33/F AND 35/F
MECHANICAL & ELECTRICAL PROVISIONS PLAN
5樓至12樓、15樓至18樓、20樓至23樓、25樓至33樓及35樓機電裝置平面圖



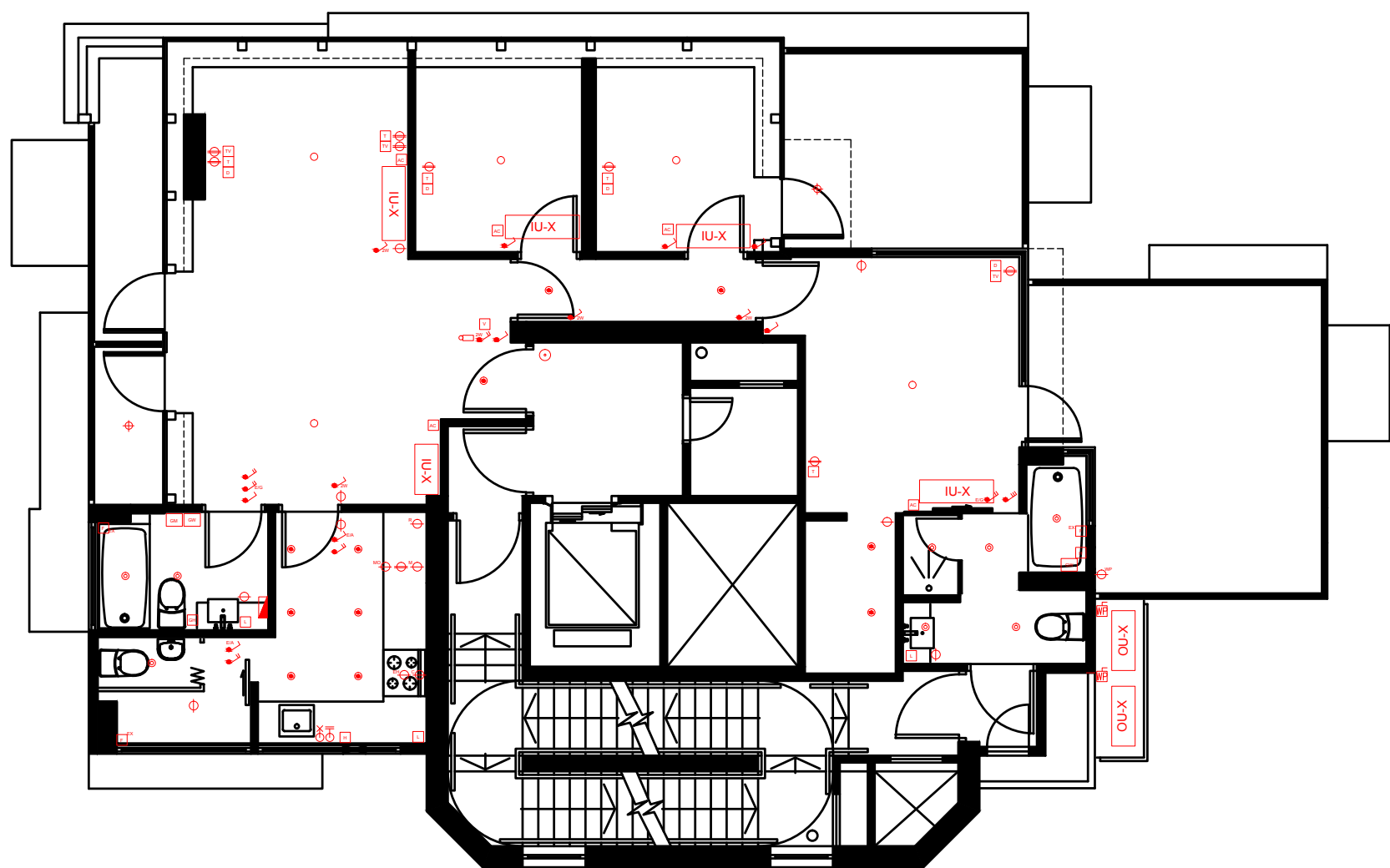
LEGEND OF MECHANICAL & ELECTRICAL PROVISIONS

機電裝置說明表

SYMBOL 圖例	DESCRIPTION 說明
	1 GANG LIGHT SWITCH (單位燈掣)
	2 GANG LIGHT SWITCH (雙位燈掣)
	2 WAYS GANG LIGHT SWITCH (雙向雙位燈掣)
	2 GANG SWITCH FOR EXHAUST FAN & GAS WATER HEATER (雙位抽氣扇及煤氣熱水爐開關)
	13A SOCKET OUTLET (13A電插座)
	13A TWIN SOCKET OUTLET (13A雙位電插座)
	TELEPHONE OUTLET (電話插座)
	DATA OUTLET (數據端子插座)
	TV / FM OUTLET (電視及收音機天線插座)
	FUSED SPUR UNIT FOR A/C UNIT (冷氣機接線位)
	WEATHER PROOF SWITCH FOR A/C OUTDOOR UNIT (室外冷氣機防水開關)
	FUSED SPUR UNIT FOR EXHAUST FAN (抽氣扇接線位)
	VIDEO PHONE HANDSET (視像對講機)
	MCB BOARD (總電掣箱)
	DOORBELL PUSH BUTTON (門鐘掣)
	DOORBELL (門鐘)
	FUSED SPUR UNIT FOR GAS WATER HEATER (煤氣熱水爐接線位)
	13A SOCKET OUTLET FOR WASHER DRYER (13A電插座供洗衣乾衣機用)
	13A SOCKET OUTLET FOR EXHAUST HOOD (13A電插座供抽油煙機用)
	13A SOCKET OUTLET FOR MICROWAVE OVEN (13A電插座供微波爐用)
	13A SOCKET OUTLET FOR REFRIGERATOR (13A電插座供雪櫃用)
	BATHROOM DOWNLIGHT (浴室天花燈)
	FOYER DOWNLIGHT (玄關天花燈)
	OUTDOOR DOWNLIGHT (戶外天花燈)
	LAMP HOLDER (天花燈座)
	FUSED SPUR UNIT FOR MIRROR CABINET LIGHTING (鏡櫃燈接線位)
	REMOTE CONTROL FOR GAS WATER HEATER (煤氣熱水爐遙控器)
	GAS WATER HEATER (煤氣熱水爐)
	GAS METER (煤氣錶)
	DRAIN POINT FOR WASHING MACHINE (洗衣機去水位)
	WATER POINT FOR WASHING MACHINE (洗衣機來水位)
	INDOOR A/C UNIT (室內冷氣機)
	OUTDOOR A/C UNIT (室外冷氣機)
	ELECTRICAL COOKER (電煮食爐)

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

36/F MECHANICAL & ELECTRICAL PROVISIONS PLAN
36樓機電裝置平面圖

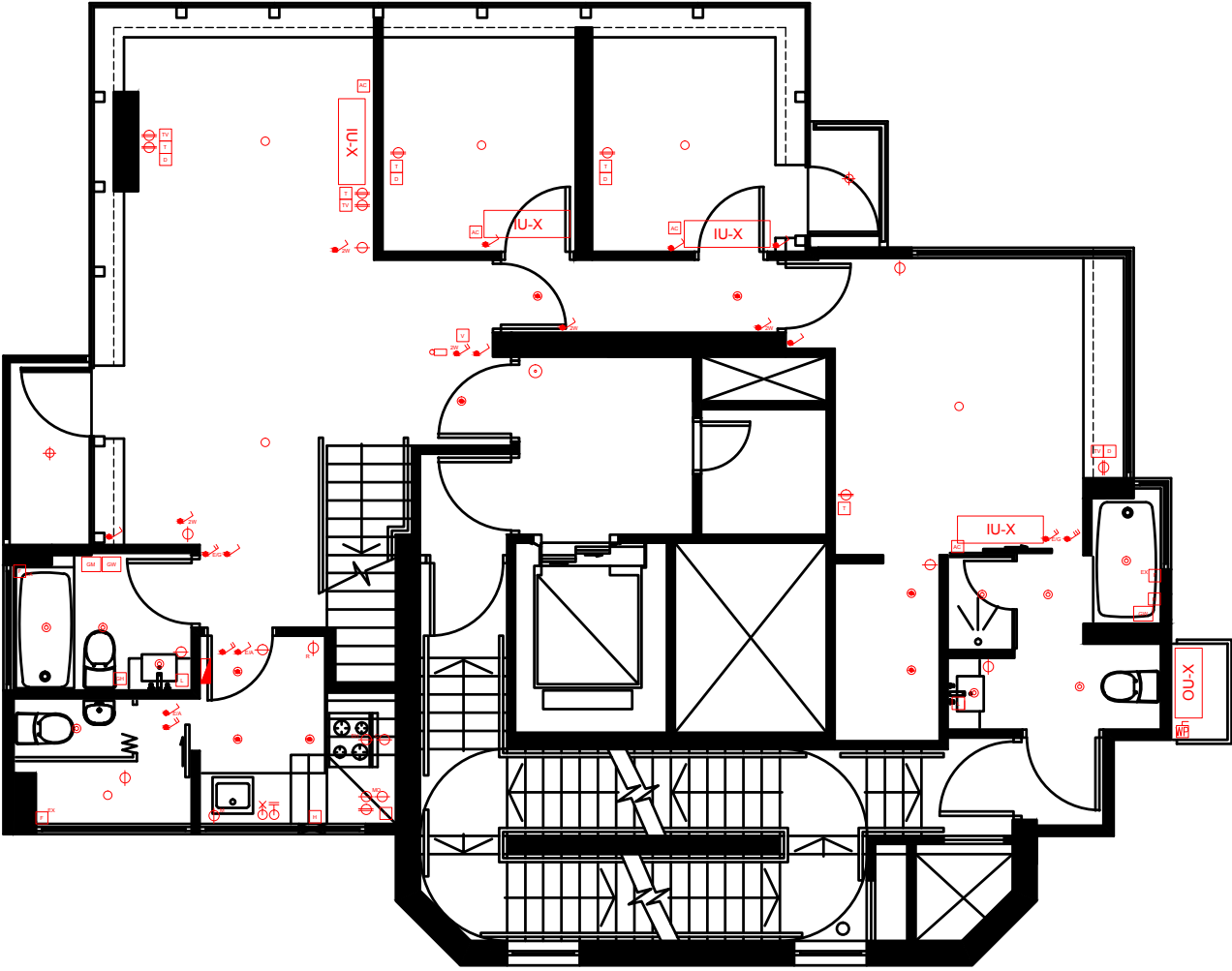


LEGEND OF MECHANICAL & ELECTRICAL PROVISIONS 機電裝置說明表

SYMBOL 圖例	DESCRIPTION 說明
	1 GANG LIGHT SWITCH (單位燈掣)
	2 GANG LIGHT SWITCH (雙位燈掣)
	2 WAYS GANG LIGHT SWITCH (雙向雙位燈掣)
	2 GANG SWITCH FOR EXHAUST FAN & GAS WATER HEATER (雙位抽氣扇及煤氣熱水爐開關)
	13A SOCKET OUTLET (13A電插座)
	13A WEATHER PROOF SOCKET OUTLET (13A防水電插座)
	13A TWIN SOCKET OUTLET (13A雙位電插座)
	TELEPHONE OUTLET (電話插座)
	DATA OUTLET (數據端子插座)
	TV / FM OUTLET (電視及收音機天線插座)
	FUSED SPUR UNIT FOR A/C UNIT (冷氣機接線位)
	WEATHER PROOF SWITCH FOR A/C OUTDOOR UNIT (室外冷氣機防水開關)
	FUSED SPUR UNIT FOR EXHAUST FAN (抽氣扇接線位)
	VIDEO PHONE HANDSET (視像對講機)
	MCB BOARD (總電掣箱)
	DOORBELL PUSH BUTTON (門鐘掣)
	DOORBELL (門鐘)
	FUSED SPUR UNIT FOR GAS WATER HEATER (煤氣熱水爐接線位)
	13A SOCKET OUTLET FOR WASHER DRYER (13A電插座供洗衣乾衣機用)
	13A SOCKET OUTLET FOR EXHAUST HOOD (13A電插座供抽油煙機用)
	13A SOCKET OUTLET FOR MICROWAVE OVEN (13A電插座供微波爐用)
	13A SOCKET OUTLET FOR REFRIGERATOR (13A電插座供雪櫃用)
	BATHROOM DOWNLIGHT (浴室天花燈)
	KITCHEN DOWNLIGHT (廚房天花燈)
	OUTDOOR DOWNLIGHT (戶外天花燈)
	LAMP HOLDER (天花燈座)
	FUSED SPUR UNIT FOR MIRROR CABINET LIGHTING (鏡櫃燈接線位)
	REMOTE CONTROL FOR GAS WATER HEATER (煤氣熱水爐遙控器)
	GAS WATER HEATER (煤氣熱水爐)
	GAS METER (煤氣錶)
	DRAIN POINT FOR WASHING MACHINE (洗衣機去水位)
	WATER POINT FOR WASHING MACHINE (洗衣機來水位)
	INDOOR A/C UNIT (室內冷氣機)
	OUTDOOR A/C UNIT (室外冷氣機)
	ELECTRICAL COOKER (電煮食爐)
	GAS COOKER (煤氣煮食爐)


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

37/F MECHANICAL & ELECTRICAL PROVISIONS PLAN
37樓機電裝置平面圖

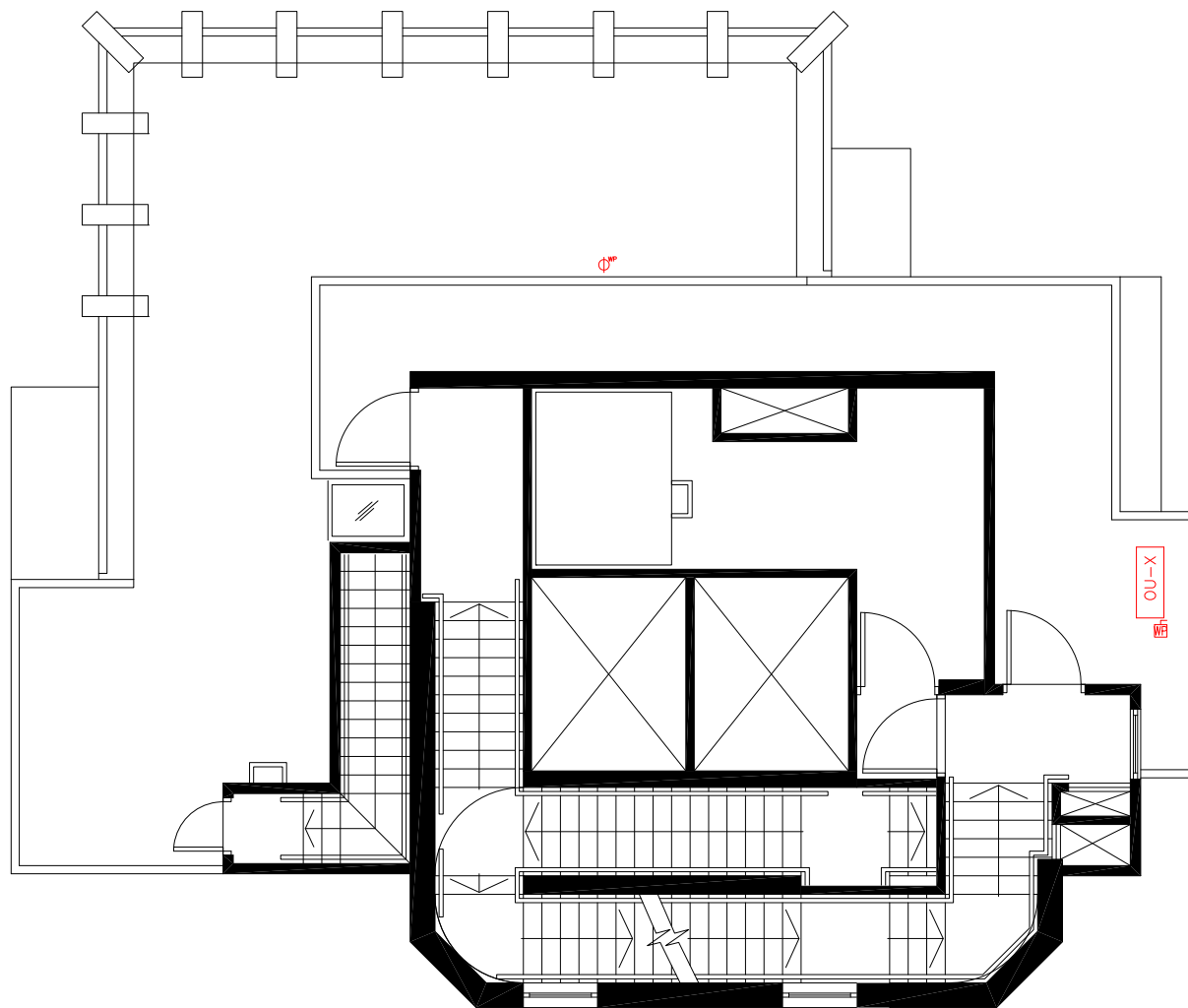


LEGEND OF MECHANICAL & ELECTRICAL PROVISIONS

機電裝置說明表

SYMBOL 圖例	DESCRIPTION 說明
	1 GANG LIGHT SWITCH (單位燈掣)
	2 GANG LIGHT SWITCH (雙位燈掣)
	2 WAYS GANG LIGHT SWITCH (雙向雙位燈掣)
	2 GANG SWITCH FOR EXHAUST FAN & GAS WATER HEATER (雙位抽氣扇及煤氣熱水爐開關)
	13A SOCKET OUTLET (13A電插座)
	13A WEATHER PROOF SOCKET OUTLET (13A防水電插座)
	13A TWIN SOCKET OUTLET (13A雙位電插座)
	TELEPHONE OUTLET (電話插座)
	DATA OUTLET (數據端子插座)
	TV / FM OUTLET (電視及收音機天線插座)
	FUSED SPUR UNIT FOR A/C UNIT (冷氣機接線位)
	WEATHER PROOF SWITCH FOR A/C OUTDOOR UNIT (室外冷氣機防水開關)
	FUSED SPUR UNIT FOR EXHAUST FAN (抽氣扇接線位)
	VIDEO PHONE HANDSET (視像對講機)
	MCB BOARD (總電掣箱)
	DOORBELL PUSH BUTTON (門鐘掣)
	DOORBELL (門鐘)
	FUSED SPUR UNIT FOR GAS WATER HEATER (煤氣熱水爐接線位)
	13A SOCKET OUTLET FOR WASHER DRYER (13A電插座供洗衣乾衣機用)
	13A SOCKET OUTLET FOR EXHAUST HOOD (13A電插座供抽油煙機用)
	13A SOCKET OUTLET FOR MICROWAVE OVEN (13A電插座供微波爐用)
	13A SOCKET OUTLET FOR REFRIGERATOR (13A電插座供雪櫃用)
	BATHROOM DOWNLIGHT (浴室天花燈)
	KITCHEN DOWNLIGHT (廚房天花燈)
	OUTDOOR DOWNLIGHT (戶外天花燈)
	LAMP HOLDER (天花燈座)
	FUSED SPUR UNIT FOR MIRROR CABINET LIGHTING (鏡櫃燈接線位)
	REMOTE CONTROL FOR GAS WATER HEATER (煤氣熱水爐遙控器)
	GAS WATER HEATER (煤氣熱水爐)
	GAS METER (煤氣錶)
	DRAIN POINT FOR WASHING MACHINE (洗衣機去水位)
	WATER POINT FOR WASHING MACHINE (洗衣機來水位)
	INDOOR A/C UNIT (室內冷氣機)
	OUTDOOR A/C UNIT (室外冷氣機)
	ELECTRICAL COOKER (電煮食爐)
	GAS COOKER (煤氣煮食爐)

R/F MECHANICAL & ELECTRICAL PROVISIONS PLAN 天台機電裝置平面圖



SYMBOL 圖例	DESCRIPTION 說明
	WEATHER PROOF SWITCH FOR A/C OUTDOOR UNIT (室外冷氣機防水開關)
	OUTDOOR A/C UNIT (室外冷氣機)
	13A WEATHER PROOF SOCKET OUTLET (13A防水電插座)

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

住宅單位機電裝置數量說明表

Floor 樓層		5/F-35/F				36/F	37/F	R/F
Flat 單位		A	B	C	D	A	A	-
Living / Dining Room 客/飯廳	Videophone Handset 對講機	1	1	1	1	1	1	-
	TV / FM Outlet 電視及收音機天線插座	2	2	2	1	2	2	-
	Telephone Outlet 電話端子插座	2	2	2	1	2	2	-
	Data Outlet 數據端子插座	1	1	1	1	1	1	-
	13A Socket Outlet 13A電插座	1	1	1	2	2	1	-
	13A Twin Socket Outlet 13A雙位電插座	3	4	4	2	4	4	-
	Fused Spur Unit for A/C Unit 冷氣機接線位	1	1	1	1	2	1	-
	Mechanical Ding Dong Door Chime “叮噹”門鈴	-	-	-	-	1	1	-
Master Bedroom 主人房	TV / FM Outlet 電視及收音機天線插座	-	-	-	-	1	1	-
	Telephone Outlet 電話端子插座	-	-	-	-	1	1	-
	Data Outlet 數據端子插座	-	-	-	-	1	1	-
	Fused Spur Unit for A/C Unit 冷氣機接線位	-	-	-	-	1	1	-
	13A Socket Outlet 13A電插座	-	-	-	-	2	2	-
	13A Twin Socket Outlet 13A雙位電插座	-	-	-	-	2	2	-
Bedroom 睡房	TV / FM Outlet 電視及收音機天線插座	-	1	-	-	-	-	-
	Telephone Outlet電話端子插座	-	1	1	-	1+1	1+1	-
	Data Outlet 數據端子插座	-	1	-	-	1+1	1+1	-
	Fused Spur Unit for A/C Unit 冷氣機接線位	-	1	1	-	1+1	1+1	-
	13A Socket Outlet 13A電插座	-	1	1	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座	-	1	-	-	1+1	1+1	-
Bathroom 浴室	Fused Spur Unit for Exhaust Fan 抽氣扇接線位	1	1	1	1	1	1	-
	Connection Unit for Mirror Cabinet Lighting 鏡櫃燈接線位	1	1	1	1	1	1	-
	13A Socket Outlet 13A電插座	1	1	1	1	1	1	-
	Remote Control for Gas Water Heater 煤氣熱水爐控制器	-	1	1	1	1	1	-
	Fused Spur Unit for Gas Water Heater 煤氣熱水爐接線位	1	-	-	-	-	-	-
Kitchen 廚房	Fused Spur Unit 接線位	(for Exhaust Fan 抽氣扇用)	-	-	-	-	-	-
		(for Gas Water Heater 煤氣熱水爐用)	-	1	1	1	1	-
		(for Electrical Water Heater 電熱水爐用)	-	-	-	-	-	-
	13A Socket Outlet 13A電插座	(for Microwave Oven 微波爐用)	1	1	1	1	1	-
		(for Washer Dryer 洗衣乾衣機用)	1	1	1	1	1	-
		(for Refrigerator 雪櫃用)	1	1	1	1	1	-
		(for Exhaust Hood 抽油煙機用)	1	1	1	1	1	-
	13A Socket Outlet 13A電插座		-	-	-	-	1	2
	13A Twin Socket Outlet 13A雙位電插座		1	1	1	1	1	1
	Connection Unit for Kitchen Cabinet Lighting 廚櫃燈接線位		1	1	1	1	1	1
	Mechanical Ding Dong Door Chime “叮噹”門鈴		1	1	1	1	-	-
	Connection Unit for Cooker 電磁爐接線位		1	1	1	1	1	1
	Fused Spur Unit 接線位	for Exhaust Fan 抽氣扇用	-	-	-	-	1	-
		for Mirror Cabinet Lighting 鏡櫃燈用	-	-	-	-	1	-
Bathroom 2 浴室2	13A Socket Outlet 13A電插座		-	-	-	-	1	1
	Fused Spur Unit for Gas Water Heater 煤氣熱水爐接線位		-	-	-	-	1	1
	13A Weatherproof Socket Outlet 13A 防水電插座		-	-	-	-	1	-
	13A Socket Outlet 13A電插座		-	-	-	-	1	1
Flat Roof / BAL 平台/露台	13A Weatherproof Socket Outlet 13A 防水電插座		-	-	-	-	1	-
Store Room 儲物室	13A Socket Outlet 13A電插座		-	-	-	-	1	1
	Fused Spur Unit for Exhaust Fan 抽氣扇接線位		-	-	-	-	1	1

SERVICE AGREEMENTS

服務協議

Portable and flushing water is supplied by Water Supplies Department.

食水及沖廁水由水務署供應。

Electricity is supplied by The Hong Kong Electric Company Limited.

電力由香港電燈有限公司供應。

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

煤氣由香港中華煤氣有限公司供應。

GOVERNMENT RENT

地稅

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

賣方會繳付有關地段由批地之日期起計直至買賣單位之成交日期期間之地租。

MISCELLANEOUS PAYMENTS BY PURCHASER 買方的雜項付款

- On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the Vendor for the deposits for water, electricity and gas.
- On that delivery, the purchaser is not liable to pay to the Vendor a debris removal fee.
- The amount of deposits for water, electricity and gas and debris removal fee is yet to be ascertained at the date on which the sales brochure is printed.

Note:

The purchaser should pay to the Manager and not the owner of the Development the deposits for water, electricity and gas and the debris removal fee.

- 在向買方交付住宅物業在空置情況下的管有權時，買方須向賣方補還水、電力及氣體的按金。
- 在交付時，買方不須向賣方支付清理廢料的費用。
- 水、電力及氣體的按金及清理廢料的費用的款額於售樓說明書印製日尚未決定。

附註：

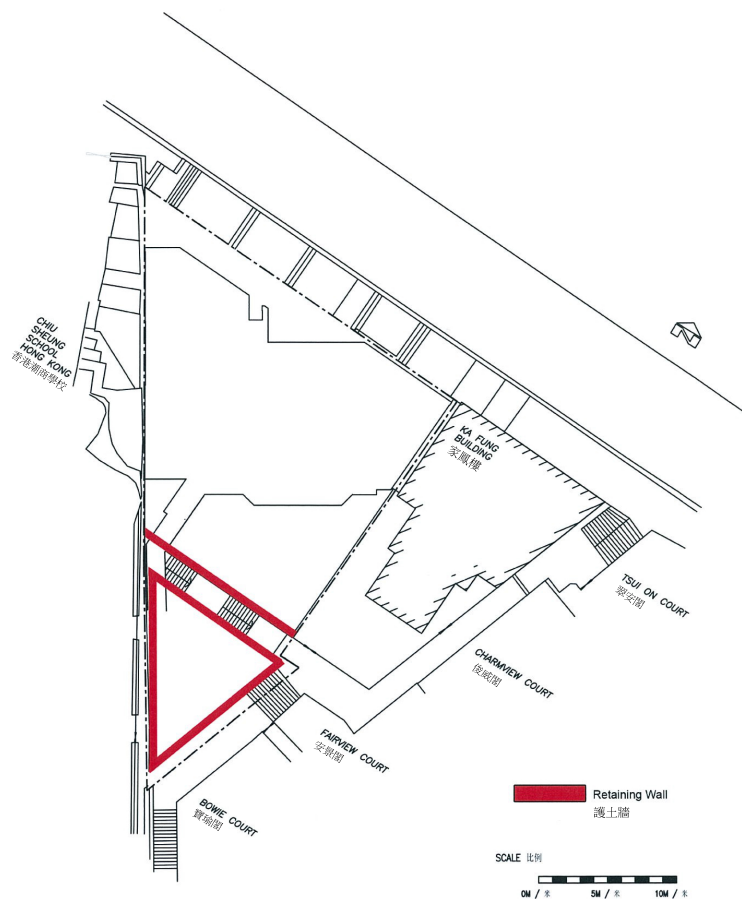
買方須向發展項目管理人及不須向擁有人繳付水、電力及氣體的按金及清理廢料的費用。

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

As provided in the agreement for sale and purchase, defect liability warranty period for the residential property and the fittings, finishes and appliances specified in the agreement for sale and purchase is within 6 months after the date of completion of the sale and purchase of the residential property.

根據買賣合約，住宅物業及買賣合約所列出的裝置、裝修物料及設備之欠妥之處的保養責任期為該住宅物業買賣成交日期起計6個月內。

MAINTENANCE OF SLOPES 斜坡維修



Under the Deed of Mutual Covenant, the Manager shall have the authority to engage qualified personnel to inspect keep and maintain the Slopes and Retaining Walls in compliance with the Government Grant and in accordance with the Slope Maintenance Guidelines and the Slope Maintenance Manual and all guidelines issued from time to time by the appropriate government department regarding the maintenance of slopes, retaining walls and related structures and to collect from the Owners all costs lawfully incurred or to be incurred by the Manager in carrying out such maintenance.

根據大廈公契，管理人應有權力根據政府批地書及按照斜坡維修指南及斜坡維修手冊，以及不時由適當的政府部門就維修斜坡、護土牆及有關的構築物而發出的指南，聘請合資格的人員檢查、維持及維修斜坡及護土牆，與及向各業主收取因此類維修已經或將會合法產生的使費。

MODIFICATION 修訂

Not Applicable

不適用

RELEVANT INFORMATION
有關資料

Not Applicable

不適用

WEBSITE ADDRESS
互聯網網站的網址

www.eivissacrest.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

		Area (sq.m.)
Disregarded GFA under Building (Planning) Regulation 23(3)(b)		
1.	Carparks and loading / unloading areas excluding public transport terminus	N/A
2.	Plant rooms and similar services	
2.1	Area of plant rooms and similar services which are limited by respective PNAPs or regulations such as A/C plant room, TBE room, refuse storage and material recovery chamber, etc.	149.619
2.2	Area of plant rooms and similar services which are NOT limited by any PNAPs or regulations such as transformer room, switch room, pump room, etc.	591.105
Disregarded GFA under Building (Planning) Regulations 23A(3)		
3.	Area for picking up and setting down persons departing from or arriving at the hotel by vehicle	N/A
4.	Supporting facilities for hotels	N/A
Green Features under JPN1 and 2		
5.	Balcony	56.980
6.	Wider common corridor and lift lobby	79.104
7.	Communal sky garden	N/A
8.	Communal podium garden	N/A
9.	Acoustic fin	N/A
10.	Sunshade and reflector	N/A
11.	Wing wall, wind catcher and funnel	N/A
12.	Non-structural prefabricated external wall	139.49
13.	Utility platform	118.5
14.	Mail delivery room with mail boxes	4.64
15.	Noise barrier	N/A
Amenity Features		
16.	Counters, offices, stores, guard rooms and lavatories for watchmen and management staff	10.6
17.	Recreational facilities	201.027
18.	Miniature logistic service room	N/A
19.	Covered landscaped and play areas	117.846
20.	Horizontal screens/covered walkways	N/A
21.	Prestige entrance	N/A
22.	Mail room in commercial and industrial buildings	N/A

		Area (sq.m.)
Other Exempted Areas		
23.	Pipe duct	36.568
24.	Void	N/A
25.	Refuge floor	164.907
26.	Swimming pool filtration plant room	47.447
27.	Public passage	N/A
28.	Public transport terminus (PTT)	N/A
29.	Lift shaft	156.909
30.	Common staircases	141.092
Bonus GFA		
31.	Bonus GFA	N/A

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

		面積 (平方米)
根據《建築物規劃規例》第23(3)(b) 條不計算的總樓面面積		
1.	停車場及上落客貨範圍 (公共交通總站除外)	不適用
2.	機房及類似設施	
2.1	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》或相關規例限制的機房及類似設施 (如空調機房、電訊及廣播設備室、垃圾及物料回收房等) 的面積	149.619
2.2	不受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或相關規例限制的機房及類似設施 (如變壓器房、電掣房、泵房等) 的面積	591.105
根據《建築物 (規劃) 規例》第23A(3) 條不計算的總樓面面積		
3.	供人離開或到達旅館時上落汽車之用的面積	不適用
4.	旅館的輔助性設施	不適用
根據《聯合作業備考》第1號和2號提供的環保設施		
5.	露台	56.980
6.	加闊的公用走廊及升降機大堂	79.104
7.	公用空中花園	不適用
8.	公用平台花園	不適用
9.	隔聲鰭	不適用
10.	遮陽篷及反光罩	不適用
11.	翼牆、捕風器及風斗	不適用
12.	非結構性預製外牆	139.49
13.	工作平台	118.5
14.	設有郵箱的郵件派遞室	4.64
15.	隔音屏障	不適用
適意設施		
16.	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	10.6
17.	康樂設施	201.027
18.	小型後勤設施用房	不適用
19.	有上蓋的園景區及遊樂用地	117.846
20.	橫向屏障 / 有蓋人行道	不適用
21.	尊貴入口	不適用
22.	在商業及工業樓宇內的郵件室	不適用

		面積 (平方米)
其他獲豁免的面積		
23.	管槽	36.568
24.	空間	不適用
25.	庇護層	164.907
26.	游泳池的濾水機房	47.447
27.	公眾通道	不適用
28.	公共交通總站	不適用
29.	升降機井道	156.909
30.	共用樓梯	141.092
額外總樓面面積		
31.	額外總樓面面積	不適用

DATE OF PRINTING
OF SALES BROCHURE
售樓說明書的印製日期

23 October 2015

POSSIBLE FUTURE CHANGE
日後可能出現的改變

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

發展項目及其周邊地區日後可能出現改變。

EXAMINATION RECORD

檢視記錄

Examination / Revision Date	Revision Made	
	Page Number	Revision Made
6th August 2014	2-3	Revise the wordings in the Notes to Purchasers of First-Hand Residential Properties
	11	Update the Location Plan of the Development
	18	Revise the Floor Plan of Residential Properties in the Development
	21	Revise the Floor Plan of Residential Properties in the Development (Roof Plan)
	38	Update the Description of Item a.) Lobby,& Item e.) Kitchen in the Interior Finishes of the Fitting, Finishes and Appliances
	39-40	Update the Description of Item a.) Doors, Item b.) Bathroom, Item c.) Kitten and Item e.) Telephone in the Interior Fittings of the Fitting, Finishes and Appliances
	46	Update the description in the Model Number of Bathroom in Appliance Schedule in the Fitting, Finishes and Appliances
	64	Update the Date of Printing
4th November 2014	11	Update the Location Plan of the Development
	13	Revise the wordings in the Outline Zoning Plan (S/H3/29) Relating To The Development
	14	Revise the wordings in the Outline Zoning Plan (S/H1/19) Relating To The Development
	15	Revise the wordings in the Outline Zoning Plan (S/H11/15) Relating To The Development
	64	Update the Date of Printing
2nd February 2015	11	Update the Location Plan of the Development
	41	Revise the Descriptions of Item h.) Gas Supply in the Fittings, Finishes and Appliances
	48	Revise the Mechanical & Electrical Provisions Plan of the Fittings, Finishes and Appliances
	64	Update the Date of Printing
30th April 2015	12	Update the Aerial Photograph of the Development
24th July 2015	64	Update the Date of Printing
	11	Update the Location Plan of the Development
23rd October 2015	64	Update the Date of Printing
	46	Update the Model Number of Gas Water Heater in Bathroom & Kitchen of Appliance Schedule in the Fitting, Finishes and Appliances
	64	Update the Date of Printing
22nd January 2016	11	Update the Location Plan of the Development
	21	Revise the Floor Plan of Residential Properties in the Development (Roof Plan)
	22	Update the Area of Residential Properties in the Development
	36	Update the Information on Common Facilities in the Development
	46	Update the Model Number of Television in Living/Dining Room of Appliance Schedule in the Fitting, Finishes and Appliances
	54	Update the Mechanical & Electrical Provisions Plan of R/F in the Fitting, Finishes and Appliances
	60-61	Update the Information in Application for Concession on Gross Floor Area of Building
30th March 2016	14	Update the Outline Zoning Plan (S/H1/20) relating to the Development
	18-21	Update the Floor Plans of Residential Properties in the Development
	22	Update the Area of Residential Properties in the Development
	32-35	Update the Elevation Plans
	36	Update the Information on Common Facilities in the Development
	46	Update the Model Number of Television in Living/Dining Room of Appliance Schedule in the Fitting, Finishes and Appliances
	60-61	Update the Information in Application for Concession on Gross Floor Area of Building
29th June 2016	11	Update the Location Plan of the Development
	12	Update the Aerial Photograph of the Development
28th September 2016	11	Update the Location Plan of the Development
20th December 2016	13	Update the Outline Zoning Plan (S/H3/30) relating to the Development
22th March 2017	11	Update the Location Plan of the Development
16th June 2017	11	Update the Location Plan of the Development
	12	Update the Aerial Photograph of the Development
14th September 2017	2, 3, 3A	Update the Notes to Purchasers of First-hand Residential Properties.
7th December 2017	11	Update the Location Plan of the Development

EXAMINATION RECORD

檢視記錄

檢視 / 修改日期	所作修改	
	頁次	所作修改
2014年8月6日	4-5	修訂一手住宅物業買家須知內之文字
	11	修訂發展項目的所在位置圖
	18	修訂發展項目的住宅物業樓面平面圖
	21	修訂發展項目的住宅物業樓面平面圖 (天台平面圖)
	42	更新裝置、裝修物料及設備中室內裝修物料項目a. 大堂及 e. 廚房的描述
	43	更新裝置、裝修物料及設備中室內裝置項目a. 門，b. 浴室，c. 廚房及 e. 電話的描述
	64	更新印製日期
2014年11月4日	11	更新發展項目的所在位置圖
	13	修訂關乎發展項目的分區計劃大綱圖(S/H3/29)之文字
	14	修訂關乎發展項目的分區計劃大綱圖(S/H1/19)之文字
	15	修訂關乎發展項目的分區計劃大綱圖(S/H11/15)之文字
	64	更新印製日期
2015年2月2日	11	更新發展項目的所在位置圖
	44	修訂裝置、裝修物料及設備中室內裝置項目h. 氣體供應的描述
	48	修訂裝置、裝修物料及設備中的機電裝置平面圖
	64	更新印製日期
2015年4月30日	12	更新發展項目的鳥瞰照片
	64	更新印製日期
2015年7月24日	11	更新發展項目的所在位置圖
	64	更新印製日期
2015年10月23日	47	更新裝置、裝修物料及設備中浴室及廚房內煤氣熱水爐的型號
	64	更新印製日期
2016年1月22日	11	更新發展項目的所在位置圖
	21	修訂發展項目中的住宅物業樓面平面圖 (天台平面圖)
	22	更新發展項目中的住宅物業的面積
	36	更新發展項目中的公用設施的資料
	47	更新裝置、裝修物料及設備中客/飯廳內電視機的型號
	54	更新裝置、裝修物料及設備中的天台機電裝置平面圖
	62-63	更新申請建築物總樓面面積寬免的資料
2016年3月30日	14	更新關乎發展項目的分區計劃大綱圖(S/H1/20)
	18-21	更新發展項目的住宅物業樓面平面圖
	22	更新發展項目中的住宅物業的面積
	32-35	更新立面圖
	36	更新發展項目中的公用設施的資料
	47	更新裝置、裝修物料及設備中客/飯廳內電視機的型號
	62-63	更新申請建築物總樓面面積寬免的資料
2016年6月29日	11	更新發展項目的所在位置圖
	12	更新發展項目的鳥瞰照片
2016年9月28日	11	更新發展項目的所在位置圖
2016年12月20日	13	更新關乎發展項目的分區計劃大綱圖(S/H3/30)
2017年3月22日	11	更新發展項目的所在位置圖
2017年6月16日	11	更新發展項目的所在位置圖
	12	更新發展項目的鳥瞰照片
2017年9月14日	3B, 4, 5	更新一手住宅物業買家須知
2017年12月7日	11	更新發展項目的所在位置圖

