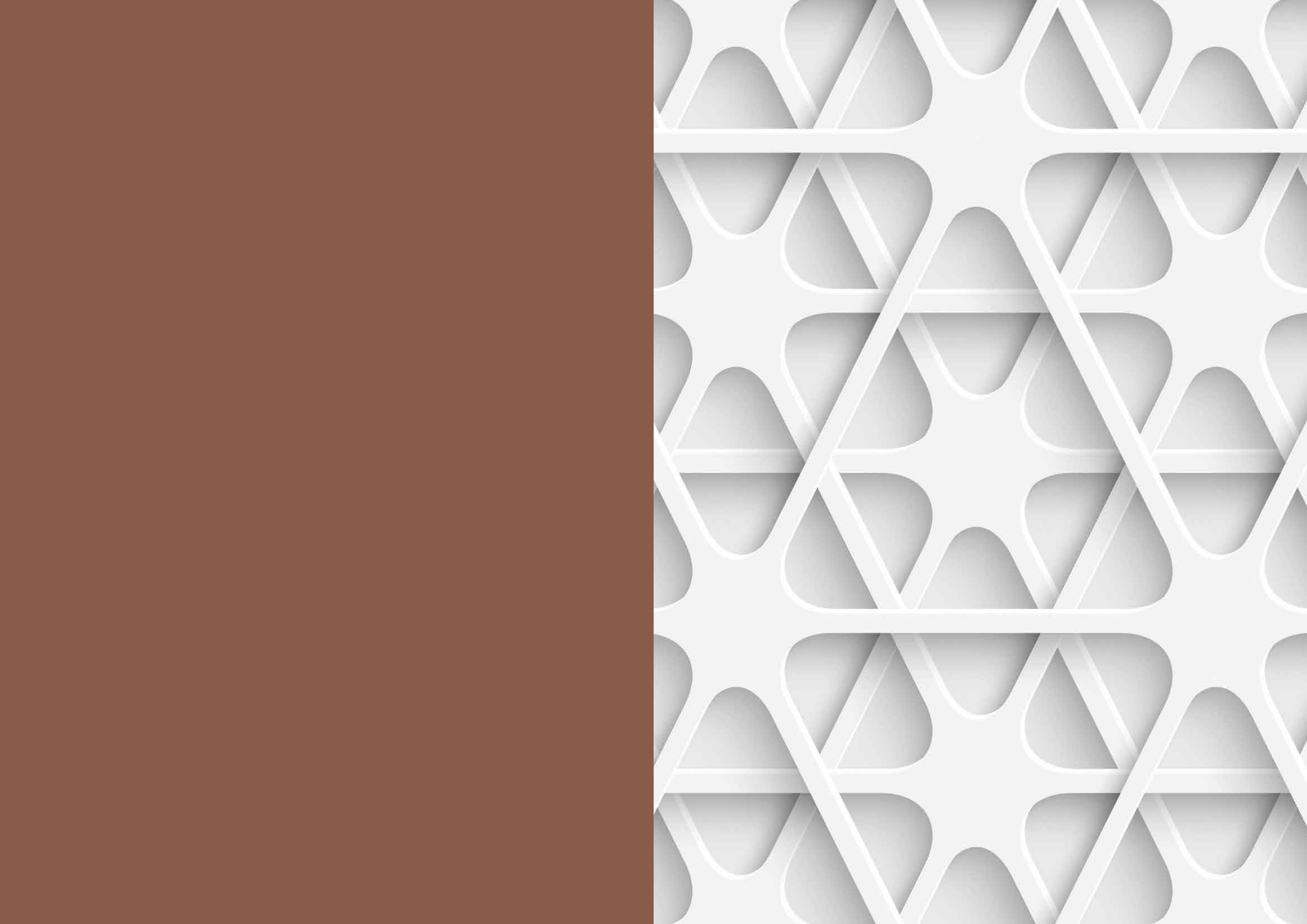


M  
E  
T  
R  
O

城中匯

售樓說明書 SALES BROCHURE



# 目錄

## TABLE OF CONTENTS

---

一手住宅物業買家須知		
NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES		P.04 - 07
1. 發展項目，城中匯的資料	INFORMATION ON THE DEVELOPMENT, METRO6	P.08
2. 賣方及有參與發展項目的其他人的資料	INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT	P.09
3. 有參與發展項目的各方的關係	RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT	P.10 - 11
4. 發展項目的設計的資料	INFORMATION ON DESIGN OF THE DEVELOPMENT	P.12
5. 物業管理的資料	INFORMATION ON PROPERTY MANAGEMENT	P.13
6. 發展項目的所在位置圖	LOCATION PLAN OF THE DEVELOPMENT	P.14
7. 發展項目的鳥瞰照片	AERIAL PHOTOGRAPH OF THE DEVELOPMENT	P.15
8. 關乎發展項目的分區計劃大綱圖等	OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT	P.16 - 19
9. 發展項目的布局圖	LAYOUT PLAN OF THE DEVELOPMENT	P.20
10. 發展項目的住宅物業的樓面平面圖	FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT	P.21 - 26
11. 發展項目中的住宅物業的面積	AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT	P.27
12. 發展項目中的停車位的樓面平面圖	FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT	P.28 - 30
13. 臨時買賣合約的摘要	SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE	P.31
14. 公契的摘要	SUMMARY OF DEED OF MUTUAL COVENANT	P.32 - 33
15. 批地文件的摘要	SUMMARY OF LAND GRANT	P.34 - 37

---

16.	公共設施及公眾休憩用地的資料 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES	P.38 - 43
17.	對買方的警告 WARNING TO PURCHASERS	P.44
18.	發展項目中的建築物的橫截面圖 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT	P.45 - 46
19.	立面圖 ELEVATION PLAN	P.47 - 50
20.	發展項目中的公用設施的資料 INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT	P.51
21.	閱覽圖則及公契 INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT	P.52
22.	裝置、裝修物料及設備 FITTINGS, FINISHES AND APPLIANCES	P.53 - 65
23.	服務協議 SERVICE AGREEMENTS	P.66
24.	地稅 GOVERNMENT RENT	P.67
25.	買方的雜項付款 MISCELLANEOUS PAYMENTS BY PURCHASER	P.68
26.	欠妥之處的保養責任期 DEFECT LIABILITY WARRANTY PERIOD	P.69
27.	斜坡維修 MAINTENANCE OF SLOPES	P.70
28.	修訂 MODIFICATION	P.71
29.	申請建築物總樓面面積寬免的資料 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING	P.72 - 75

	地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的一些資料 SOME INFORMATION REQUIRED BY THE DIRECTOR OF LANDS TO BE SET OUT IN THE SALES BROCHURE AS A CONDITION FOR GIVING THE PRESALE CONSENT	P.76 - 77
--	---	-----------



# 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](http://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<sup>1</sup>。如就該些按揭貸款計劃的詳情有任何疑問，應在簽訂臨時買賣合約前，直接向有關財務機構查詢。

### 4. 物業的面積及四周環境

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

### 5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 閱覽售樓說明書，並須特別留意以下資訊：
  - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享有有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
  - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截

面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；

- 室內和外部的裝置、裝修物料和設備；
- 管理費按甚麼基準分擔；
- 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
- 小業主是否須要負責維修斜坡。

### 6. 政府批地文件和公契

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

### 7. 售樓處內有關可供揀選住宅物業的資料

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

### 8. 成交紀錄冊

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

### 9. 買賣合約

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

### 10. 表達購樓意向

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

### 11. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期

當日所有獲委任為地產代理的姓名/ 名稱。

- 您可委託任何地產代理（不一定是賣方所指定的地產代理），以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。
- 委託地產代理以物色物業前，您應該 —
  - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
  - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及
  - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁（網址：[www.eaa.org.hk](http://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

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

## 14. 示範單位

- 賣方不一定須設置示範單位供準買家或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。
- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。
- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。
- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

## 適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

## 15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期<sup>3</sup>。
  - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」必定較發展項目的預計關鍵日期遲。
- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
    - 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
    - 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
  - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。
- 認可人士可批予在預計關鍵日期之後完成發展項目
  - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批

予在預計關鍵日期之後，完成發展項目：

- 工人罷工或封閉工地；
  - 暴動或內亂；
  - 不可抗力或天災；
  - 火警或其他賣方所不能控制的意外；
  - 戰爭；或
  - 惡劣天氣。
  - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
  - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

## 適用於一手已落成住宅物業

## 16. 賣方資料表格

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

## 17. 參觀物業

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

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

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

其他相關聯絡資料：

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

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

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

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

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

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



# NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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

## For all first-hand residential properties

### 1. Important information

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

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

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

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

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

### 4. Property area and its surroundings

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

property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

### 5. Sales brochure

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

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

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

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

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

### 8. Register of Transactions

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

### 9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the

sale and purchase of the property are inserted in the PASP and ASP.

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

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

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

#### 11. Appointment of estate agent

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

#### 12. Appointment of solicitor

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

#### For first-hand uncompleted residential properties

##### 13. Pre-sale Consent

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

##### 14. Show flats

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

made available such unmodified show flat, the vendor may then make available a modified show flat of that residential property. In this connection, the vendor is allowed to make available more than one modified show flat of that residential property.

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

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

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

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

# NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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:

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

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

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

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

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

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



此版乃特意留白 This page is deliberately left in blank

# 1. 發展項目，城中匯的資料

## INFORMATION ON THE DEVELOPMENT, METRO6

街道名稱及門牌號碼：	寶其利街121號	Name of street and street number	: No.121 Bulkeley Street
樓層總數	: 全幢共25層(地庫2層至25樓，不包括天台)	Total number of storeys	: Totally 25 storeys (B2/F to 25/F excluding the roof)
樓層號數	: 地庫2層、地庫1層、地下、1樓至3樓、5樓至13樓、15樓至23樓、25樓。	Floor numbering	: B2/F, B1/F, G/F, 1/F to 3/F, 5/F to 13/F, 15/F to 23/F, 25/F.
被略去的樓層號數	: 不設4樓、14樓及24樓。	Omitted floor numbers	: 4/F, 14/F and 24/F are omitted.
庇護層	: 不適用	Refuge floor	: Not applicable

## 2. 賣方及有參與發展項目的其他人的資料

### INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

賣方	：華泰隆有限公司(亦為擁有人及其控權公司為香港小輪(集團)有限公司)	Vendor	：Well Dynamic Limited (also as the owner and whose holding company is Hong Kong Ferry (Holdings) Company Limited)
認可人士	：呂鄧黎建築師有限公司的黎紹堅先生(黎紹堅先生為呂鄧黎建築師有限公司的董事)	Authorized person	：Mr. Rembert Lai Siu Kin of Lu Tang Lai Architects Ltd. (Mr. Rembert Lai Siu Kin is a director of Lu Tang Lai Architects Ltd.)
承建商	：普立建築有限公司		
賣方代表律師	：胡關李羅律師行	Building contractor	：Pollard Construction Company Limited
已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構	：香港上海滙豐銀行有限公司*	Vendor solicitors	：Woo Kwan Lee & Lo
已為發展項目的建造提供貸款的任何其他人	：香港小輪(集團)有限公司	Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the development	：The Hongkong and Shanghai Banking Corporation Limited*
		Any other person who has made a loan for the construction of the development	：Hong Kong Ferry (Holdings) Company Limited

\* 銀行提供的融資承諾已無需要並已取消。

\* The finance undertaking by the bank is no longer needed and has been cancelled.

### 3. 有參與發展項目的各方的關係

#### RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

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

(a)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the development.	Not applicable
(b)	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person.	Not applicable
(c)	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person.	No
(d)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not applicable
(e)	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not applicable
(f)	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person.	No
(g)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development.	Not applicable
(h)	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development.	Not applicable
(i)	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors.	No
(j)	The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and an authorized person for the development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor.	No
(k)	The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and such an authorized person, or such an associate, holds at least 1 % of the issued shares in that vendor, holding company or contractor.	No
(l)	The vendor or a building contractor for the development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	No
(m)	The vendor or a building contractor for the development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor.	Not applicable
(n)	The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development holds at least 10% of the issued shares in that vendor, holding company or contractor.	No
(o)	The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor.	No
(p)	The vendor or a building contractor for the development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	No
(q)	The vendor or a building contractor for the development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor.	Not applicable
(r)	The vendor or a building contractor for the development is a corporation, and the corporation of which an authorized person for the development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor.	No
(s)	The vendor or a building contractor for the development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor.	No



## 4. 發展項目的設計的資料

### INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目有構成圍封牆的一部分的非結構的預製外牆。  
There are non-structural prefabricated external walls forming part of the enclosing walls of the development.

每幢建築物的非結構的預製外牆的厚度範圍為75毫米及150毫米。  
The range of thickness of the non-structural prefabricated external walls of each block is 75mm and 150mm.

發展項目有構成圍封牆一部分的幕牆。  
There are curtain walls forming part of the enclosing walls of the development.

每幢建築物的幕牆厚度為300毫米。  
The range of thickness of the curtain walls of each building is 300mm.

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

樓層 Floor	單位 Unit	每個住宅物業的非結構的預製外牆的總面積 (平方米) Total area of non-structural prefabricated external walls of each residential property (sq.m)	每個住宅物業的幕牆的總面積 (平方米) Total area of the curtain walls of each residential property (sq.m)
5/F	A	0.818	1.338
	B	0.498	1.745
	C	0.430	1.158
	D	0.501	1.721
	E	1.072	1.338
6/F - 11/F	A	0.908	1.338
	B	0.498	1.745
	C	0.430	1.158
	D	0.501	1.721
	E	1.072	1.338
12/F - 17/F	A	0.908	1.338
	B	0.498	1.745
	C	0.430	1.158
	D	0.501	1.721
	E	1.072	1.338
18/F - 23/F	A	0.908	1.338
	B	0.498	1.745
	C	0.430	1.158
	D	0.501	1.721
	E	1.072	1.338
25/F	A	0.908	1.338
	B	0.498	1.745
	C	0.430	1.158
	D	0.501	1.721
	E	1.072	1.338

# 5. 物業管理的資料

## INFORMATION ON PROPERTY MANAGEMENT

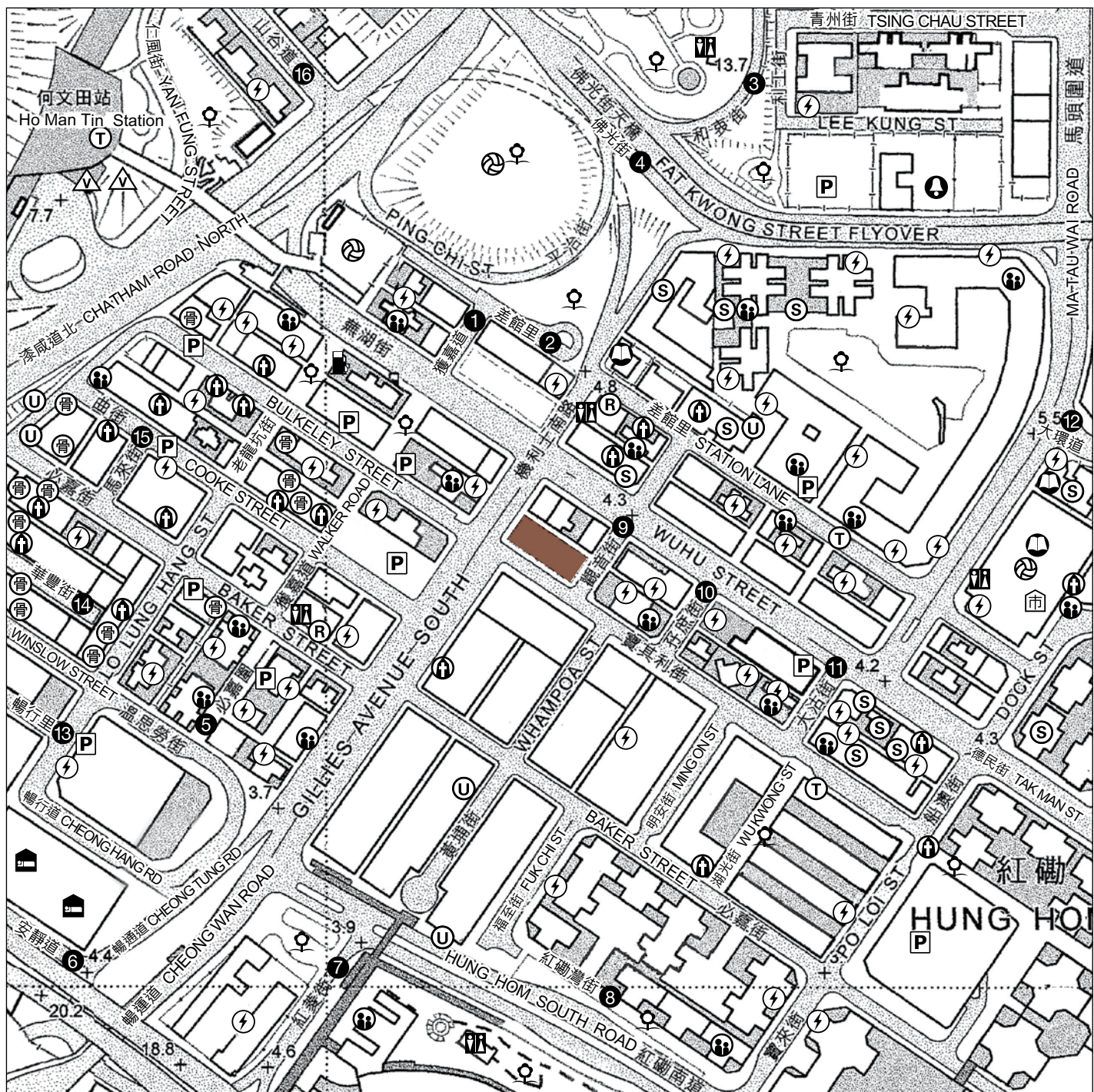
---

管理人：恒益物業管理有限公司，根據已簽立的公契獲委任為發展項目的管理人。	Manager：Hang Yick Properties Management Limited, appointed as the Manager of the development under the deed of mutual covenant that has been executed.
--------------------------------------	--



## 6. 發展項目的所在位置圖

### LOCATION PLAN OF THE DEVELOPMENT



於發展項目的所在位置圖未能顯示之街道全名：  
Street names not shown in full in the Location Plan of the Development:

- 1 獲嘉道  
Walker Road
- 2 差館里  
Station Lane
- 3 和衷街  
Wo Chung Street
- 4 佛光街  
Fat Kwong Street
- 5 必嘉圍  
Baker Court
- 6 安靜道  
On Ching Road
- 7 紅菱街  
Hung Ling Street
- 8 紅磡灣街  
Hung Hom Wan Street
- 9 觀音街  
Kun Yam Street
- 10 孖庶街  
Marsh Street
- 11 大沽街  
Taku Street
- 12 大環道  
Tai Wan Road
- 13 暢行里  
Cheong Hang Lane
- 14 華豐街  
Wa Fung Street
- 15 馬來街  
Malacca Street
- 16 山谷道  
Valley Road

發展項目城中匯的位置  
Location of the development, METRO6

比例尺SCALE: 0米(M) 125米(M)

#### 圖例 NOTATION

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

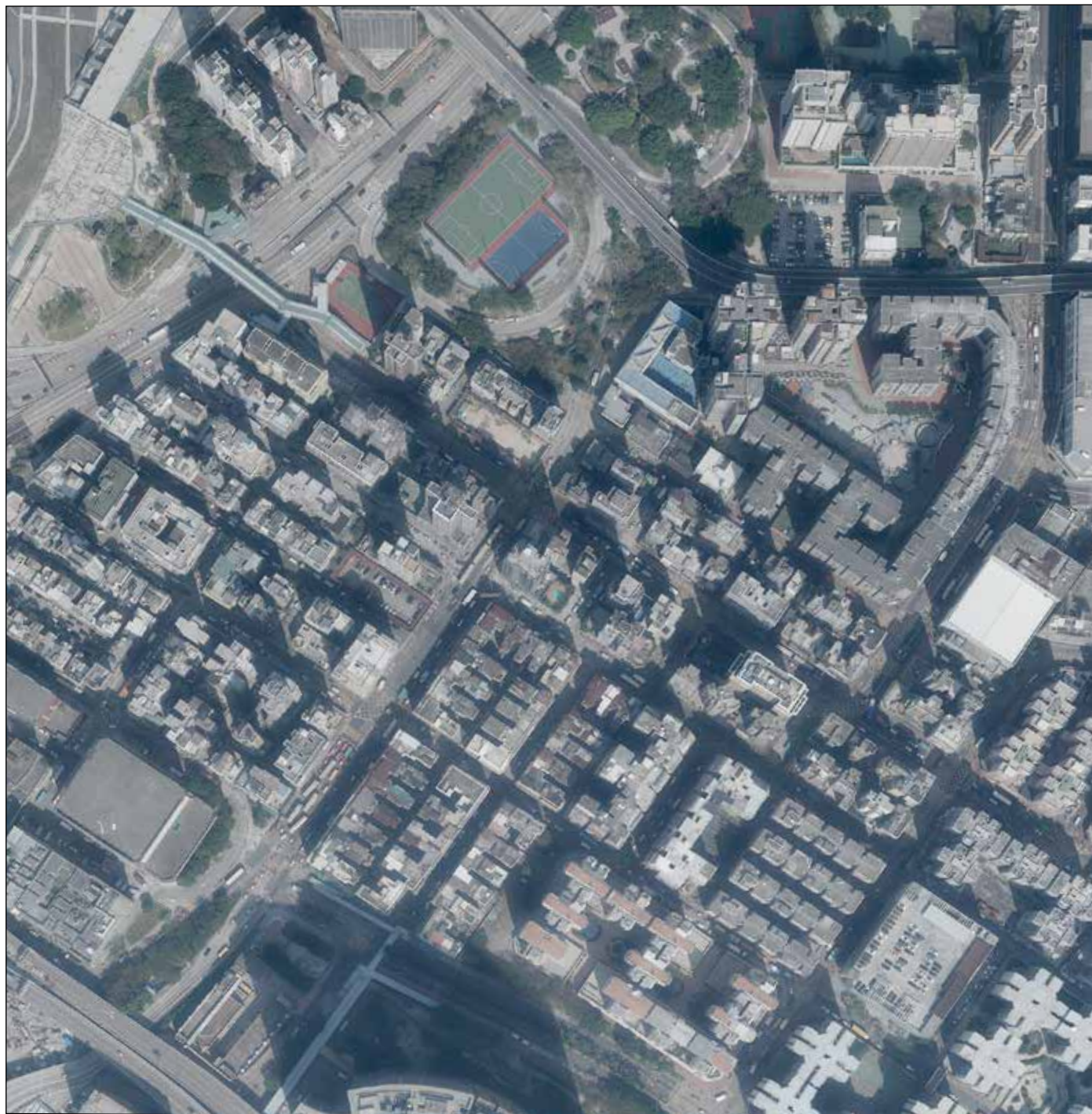
地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號74/2017。  
The map reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR. Licence No.74/2017.

所在位置圖摘錄自地政總署測繪處地圖組別HP5C，編號11-NW-D，複印後並經修正處理。  
Location plan is adopted from part of the scale map from Survey and Mapping Office of Lands Department with Series HP5C, Sheet Number 11-NW-D and adjustment is made where necessary.

備註：因技術性問題，此所在位置圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。  
Note：Due to technical reasons, this location plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.



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



香港特別行政區政府地政總署測繪處，版權所有，未經許可，不得複製。

Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved-reproduction by permission only.

摘錄自地政總署測繪處於2017年2月13日在紅磡6,900呎飛行高度拍攝之鳥瞰照片，編號為E014292C。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height 6,900 feet in Hung Hom. Photo No. E014292C, dated 13th February 2017.

備註：因技術性問題，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。

Note: Due to technical reasons, this aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.



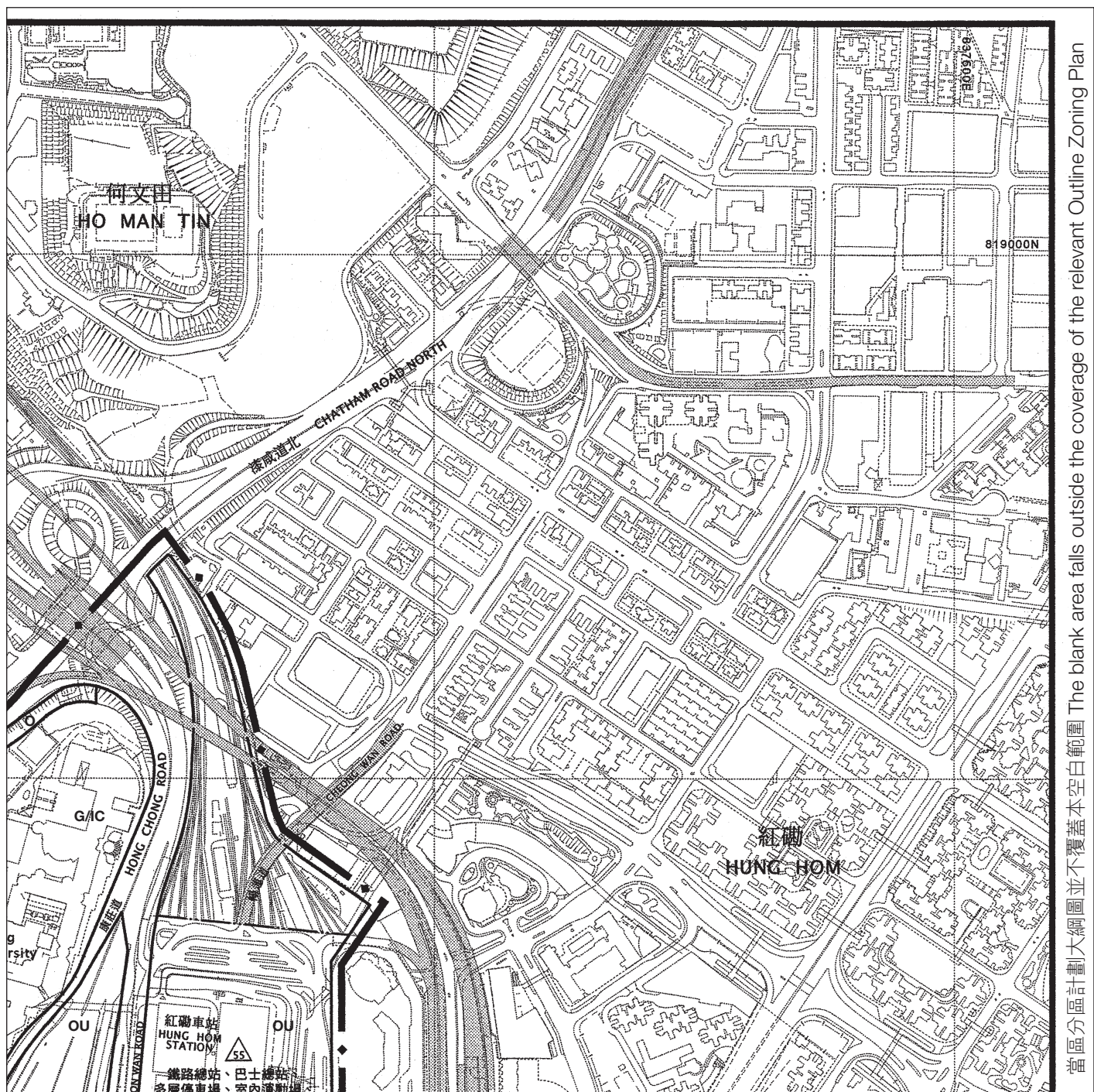
8. 關乎發展項目的分區計劃大綱圖等  
OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT



摘錄自2017年11月10日刊憲之依據城市規劃條例擬備的紅磡(九龍規劃區第9區)分區計劃大綱核准圖，圖則編號為S/K9/26。  
Adopted from part of the approved Hung Hom Outline Zoning Plan (Kowloon Planning Area No.9) with plan no. S/K9/26 gazetted on 10th November 2017.

備註：因技術性問題，此分區計劃大綱草圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。  
Note：Due to technical reasons, this draft outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.





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

圖例 NOTATION

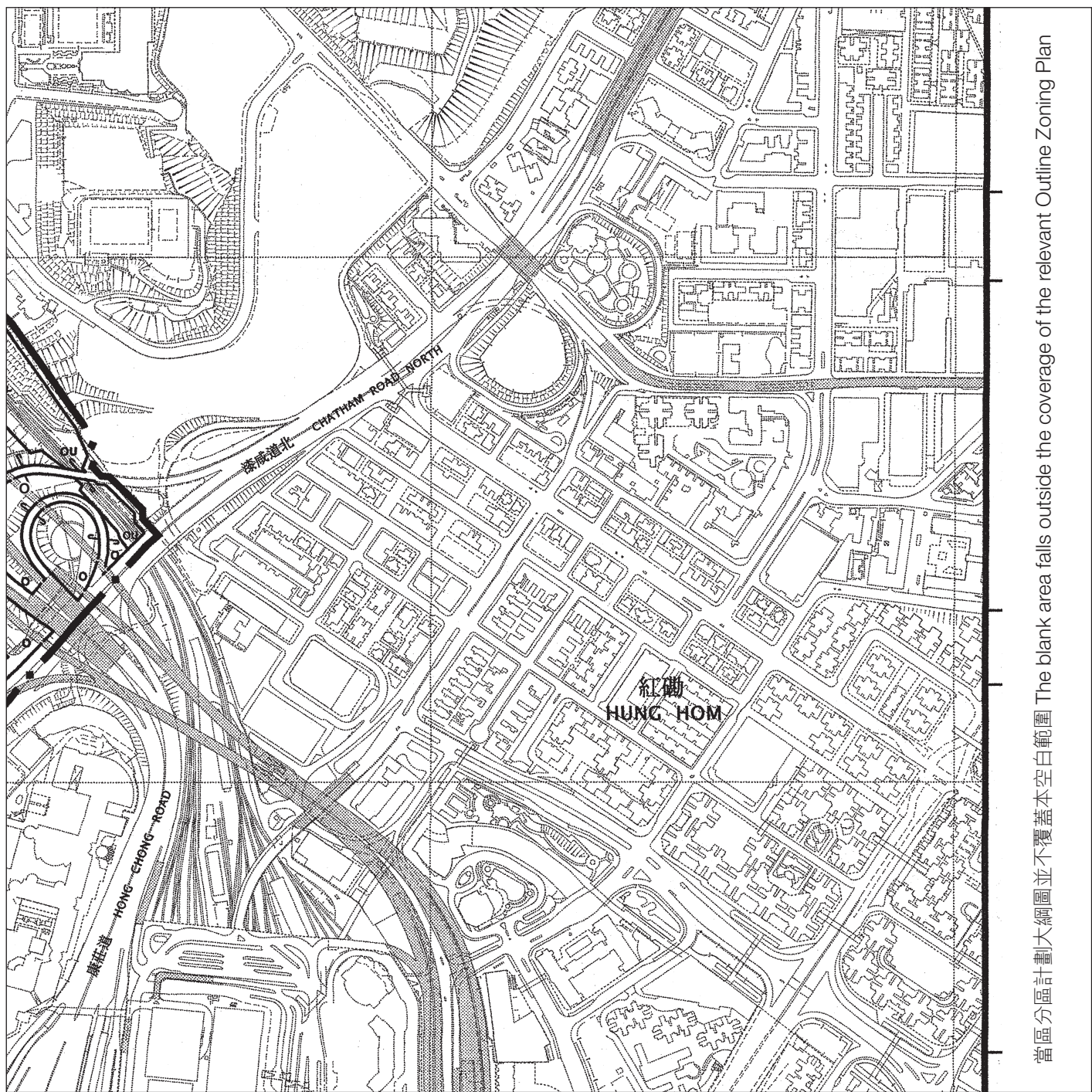
地帶		ZONES	其他		MISCELLANEOUS
政府、機構或社區	G/C	GOVERNMENT, INSTITUTION OR COMMUNITY	規劃範圍界線	— • —	BOUNDARY OF PLANNING SCHEME
休憩用地	O	OPEN SPACE	建築物高度管制區界線	— · — · —	BUILDING HEIGHT CONTROL ZONE BOUNDARY
其他指定用途	OU	OTHER SPECIFIED USES	最高建築物高度 (在主水平基準上若干米)	△ 80	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
交通		COMMUNICATIONS	《註釋》內訂明 最高建築物高度限制	△ ★	MAXIMUM BUILDING HEIGHT RESTRICTION AS STIPULATED ON THE NOTES
鐵路及車站 (地下)	STATION	RAILWAY AND STATION (UNDERGROUND)	最高建築物高度 (層樓)	8	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
主要道路及路口	— + —	MAJOR ROAD AND JUNCTION			
高架道路	— [ ] —	ELEVATED ROAD			
行人專用區 或街道	— [ ] —	PEDESTRIAN PRECINCT STREET			

摘錄自2013年12月13日刊憲之依據城市規劃條例擬備的尖沙咀(九龍規劃區第1區)分區計劃大綱核准圖，圖則編號為S/K1/28。  
Adopted from part of the approved Tsim Sha Tsui Outline Zoning Plan (Kowloon Planning Area No.1) with plan no. S/K1/28 gazetted on 13th December 2013.

備註：因技術性問題，此分區計劃大綱核准圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。  
Note：Due to technical reasons, this approved outline zoning plan has shown more than the area required under the (First-hand Sales) Ordinance.



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



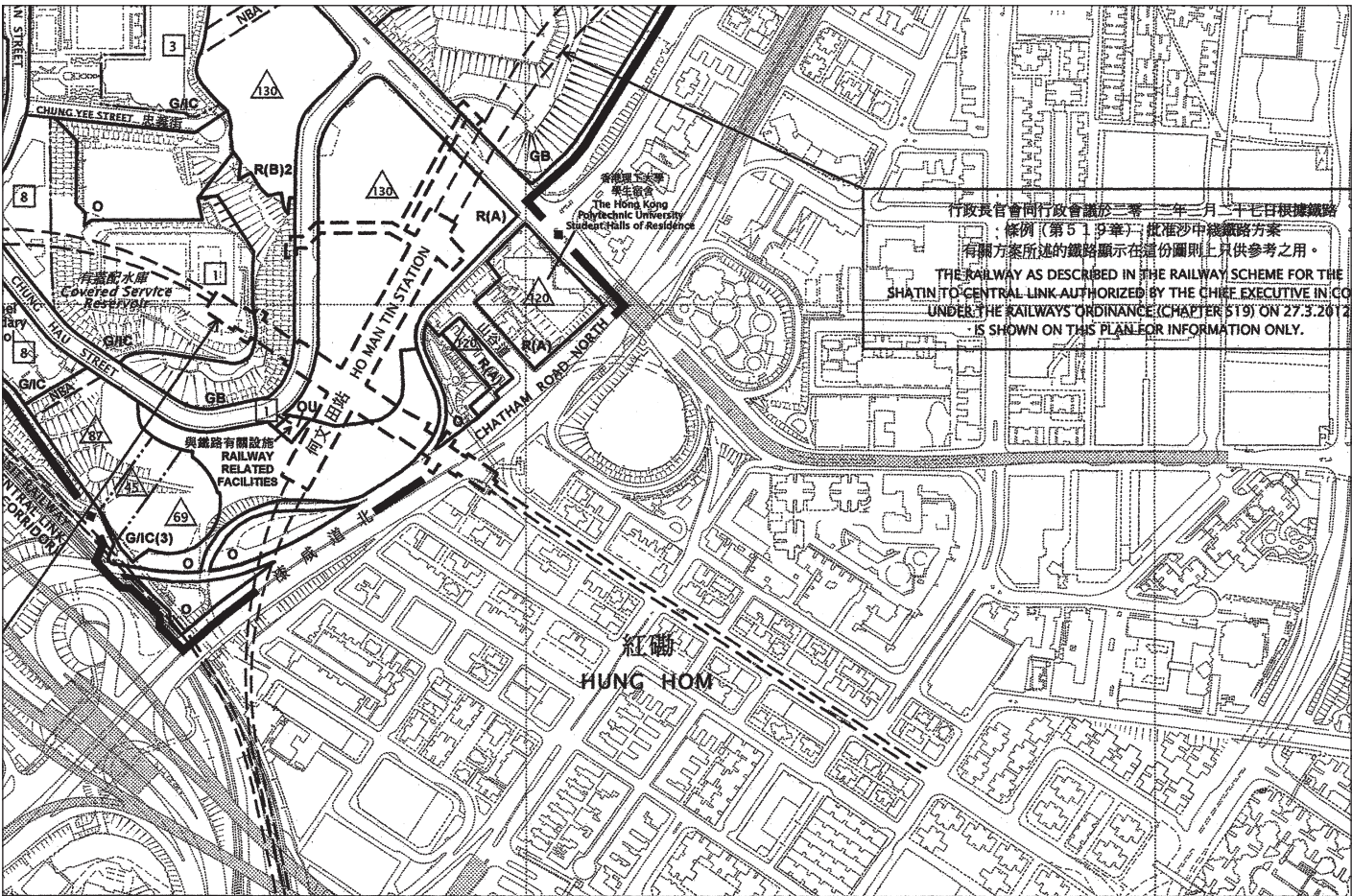
圖例 NOTATION

地帶		ZONES	其他		MISCELLANEOUS
政府、機構或社區	G/C	GOVERNMENT, INSTITUTION OR COMMUNITY	規劃範圍界線	— • —	BOUNDARY OF PLANNING SCHEME
休憩用地	O	OPEN SPACE	建築物高度管制區界線	— · — · —	BUILDING HEIGHT CONTROL ZONE BOUNDARY
其他指定用途	OU	OTHER SPECIFIED USES	最高建築物高度 (在主水平基準上若干米)	△ 80	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
交通		COMMUNICATIONS	最高建築物高度 (層樓)	1	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
鐵路及車站 (地下)	車站 STATION	RAILWAY AND STATION (UNDERGROUND)			
主要道路及路口	==	MAJOR ROAD AND JUNCTION			
高架道路	==	ELEVATED ROAD			

摘錄自2014年5月16日刊憲之依據城市規劃條例擬備的油麻地(九龍規劃區第2區)分區計劃大綱草圖，圖則編號為S/K2/22。  
Adopted from part of the draft Yau Ma Tei Outline Zoning Plan (Kowloon Planning Area No.2) with plan no. S/K2/22 gazetted on 16th May 2014.

備註：因技術性問題，此分區計劃大綱草圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。  
Note：Due to technical reasons, this draft outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.





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

圖例 NOTATION

地帶		ZONES	其他		MISCELLANEOUS
住宅 (甲類)	R(A)	RESIDENTIAL (GROUP A)	規劃範圍界線	BOUNDARY OF PLANNING SCHEME	
住宅 (乙類)	R(B)	RESIDENTIAL (GROUP B)	建築物高度管制區	BUILDING HEIGHT CONTROL	
政府、機構或社區	G/C	GOVERNMENT, INSTITUTION OR COMMUNITY	界線	ZONE BOUNDARY	
休憩用地	O	OPEN SPACE	最高建築物高度	MAXIMUM BUILDING HEIGHT	
其他指定用途	OU	OTHER SPECIFIED USES	(在主水平基準上若干米)	(IN METRES ABOVE PRINCIPAL DATUM)	
綠化地帶	GB	GREEN BELT	最高建築物高度	MAXIMUM BUILDING HEIGHT	
			(層樓)	(IN NUMBER OF STOREYS)	
			非建築用地	NON-BUILDING AREA	
交通		COMMUNICATIONS			
鐵路及車站	STATION	RAILWAY AND STATION			
(地下)		(UNDERGROUND)			
主要道路及路口		MAJOR ROAD AND JUNCTION			
高架道路		ELEVATED ROAD			

摘錄自2015年9月18日刊憲之依據城市規劃條例擬備的何文田(九龍規劃區第6及7區)分區計劃大綱核准圖，圖則編號為S/K7/24。  
Adopted from part of the approved Ho Man Tin Outline Zoning Plan (Kowloon Planning Areas No. 6 & 7) with plan no. S/K7/24 gazetted on 18th September 2015.

備註：因技術性問題，此分區計劃大綱核准圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。  
Note：Due to technical reasons, this approved outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

# 9. 發展項目的布局圖

## LAYOUT PLAN OF THE DEVELOPMENT



比例尺SCALE: 0米(M) 5米(M)

發展項目的界線  
Site boundary of the development

# 10. 發展項目的住宅物業的樓面平面圖

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

適用於“發展項目的住宅物業的樓面平面圖”中的所有頁數  
Applicable for all pages in “Floor Plans of Residential Properties in the Development”

### 名詞及簡稱之圖例

#### LEGENDS OF THE TERMS AND ABBREVIATIONS

A/C PLATFORM	=	空調機平台 Air-conditioning platform
A/C PLATFORM ABOVE	=	上層為空調機平台 Air-conditioning platform above
BATH	=	浴室 Bathroom
BAL.	=	露台 Balcony
BAL. ABOVE	=	上層位置為露台 Balcony above
C.D.	=	電線管道 Cable duct
DIN. RM.	=	飯廳 Dining room
DRAINAGE P.D.	=	污水管道 Drainage pipe duct
ELECT. CABLE DUCT	=	電線管道 Electrical cable duct
E.M.C.	=	電錶箱 Electric meter cabinet
H.R.	=	喉轆 Hose reel
KIT.	=	廚房 Kitchen
LIV. RM.	=	客廳 Living room
TEL. DUCT	=	電話線管道 Telephone cable duct
U.P.	=	工作平台 Utility platform
U.P. ABOVE	=	上層位置為工作平台 Utility platform above
W.M.C.	=	水錶箱 Water meter cabinet

- 住宅物業的平面圖的備註：
1. 部分住宅單位的露台、工作平台、平台或外牆或設有外露之公用喉管，或外牆裝飾板內藏之公用喉管。
  2. 部分住宅單位內之部分天花或有跌級樓板，用以安裝上層之機電設備或配合上層之結構、建築設計及/或裝修設計上的需要。
  3. 部分住宅單位內或設有假陣或假天花用以安裝冷氣喉管及/或其他機電設備。

- Remarks for the Floor Plans of Residential Properties:
1. Common pipes exposed or enclosed in cladding may be located at the balcony, utility platform, flat roof or external wall of some residential units.
  2. There may be sunken slabs at some parts of the ceiling inside some residential units for the installation of mechanical and electrical services of the floor above or due to the structural, architectural and/or decoration design requirements of the floor above.
  3. There may be ceiling bulkheads or false ceiling inside some residential units for the installation of air-conditioning conduits and/or other mechanical and electrical services.



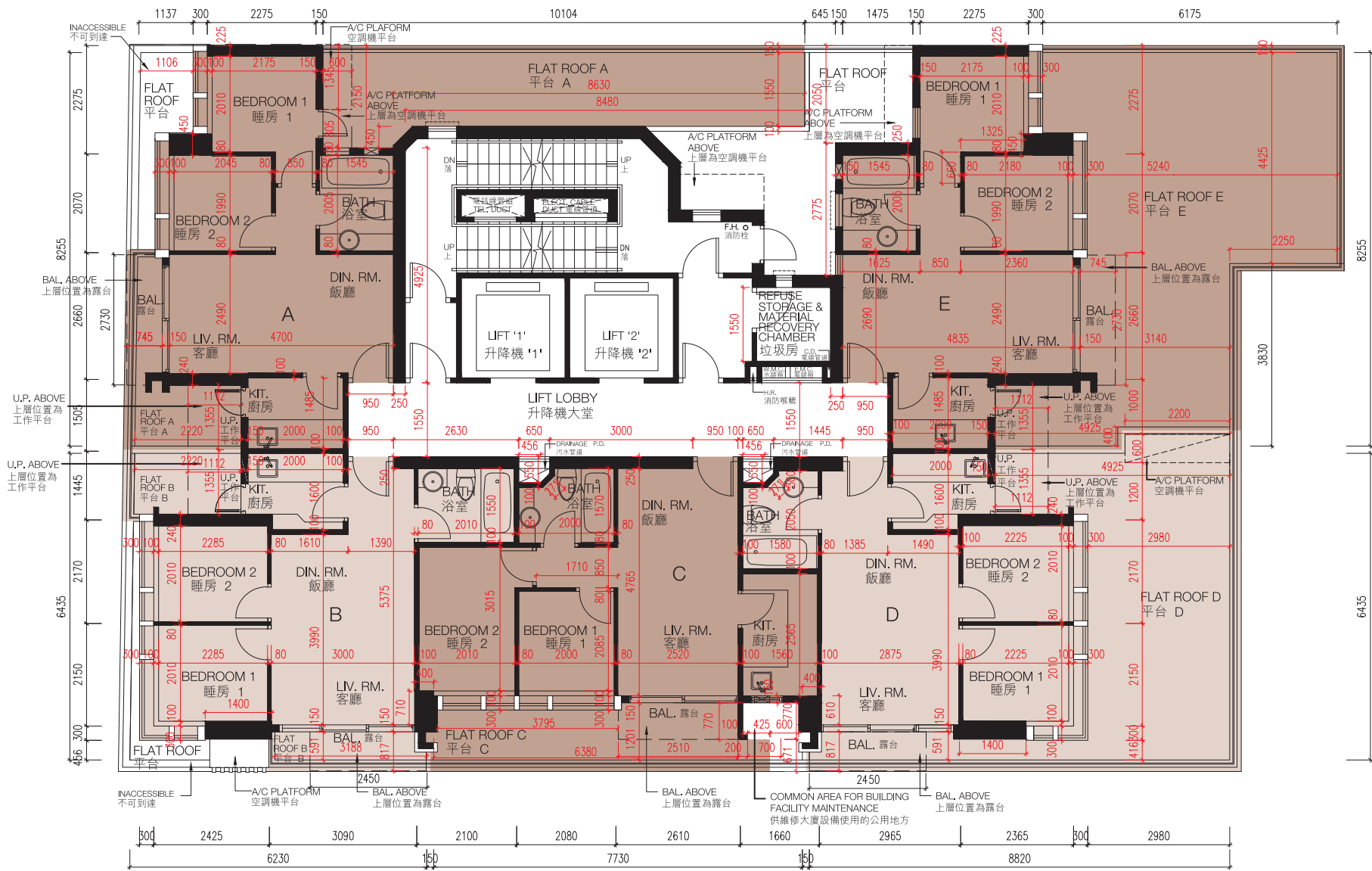
10. 發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES

IN THE DEVELOPMENT

5樓平面圖

5TH FLOOR PLAN



比例尺SCALE: 0米(M) 5米(M)

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

每個住宅物業 Each Residential Property	樓層 Floor	單位 Unit	A	B	C	D	E
層與層之間的高度 Floor to Floor Height (毫米 mm)	5/F		3450, 3500	3450, 3500	3450, 3500	3450, 3500	3450, 3500
樓板 (不包括灰泥) 的厚度 Thickness of Floor Slab (excluding plaster) (毫米 mm)			150, 175	150, 175	175	150, 175	150, 175

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

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

備註：有關發展項目住宅單位的面積及數目，以及對發展項目的擁有人所施加的規約，請參閱售樓說明書第76頁至77頁「地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的一些資料」的第1段至第5段。

Note：For the restrictions on the size and number of the residential units in the development as well as the covenants imposed on the owners of the development, please refer to paragraphs 1 to 5 on pages 76-77 of the sales brochure, “Some Information Required by The Director of Lands to be Set Out in the Sales Brochure as a Condition for Giving the Presale Consent”.

6樓 - 11樓平面圖  
6TH - 11TH FLOOR PLAN



比例尺SCALE: 0米(M) 5米(M)

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

每個住宅物業 Each Residential Property	樓層 Floor	單位 Unit	A	B	C	D	E
層與層之間的高度 Floor to Floor Height (毫米 mm)	6/F - 11/F		3500	3500	3500	3500	3500
樓板 (不包括灰泥) 的厚度 Thickness of Floor Slab (excluding plaster) (毫米 mm)			150, 175	150, 175	175	150, 175	150, 175

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

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

備註：有關發展項目住宅單位的面積及數目，以及對發展項目的擁有人所施加的規約，請參閱售樓說明書第76頁至77頁「地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的一些資料」的第1段至第5段。

Note : For the restrictions on the size and number of the residential units in the development as well as the covenants imposed on the owners of the development, please refer to paragraphs 1 to 5 on pages 76-77 of the sales brochure, "Some Information Required by The Director of Lands to be Set Out in the Sales Brochure as a Condition for Giving the Presale Consent".

10. 發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES

IN THE DEVELOPMENT

12樓 - 13樓及15樓 - 17樓平面圖

12TH - 13TH & 15TH - 17TH FLOOR PLAN



比例尺SCALE: 0米(M) 5米(M)

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

每個住宅物業 Each Residential Property	樓層 Floor	單位 Unit	A	B	C	D	E
層與層之間的高度 Floor to Floor Height (毫米 mm)	12/F - 13/F & 15/F - 17/F		3500	3500	3500	3500	3500
樓板 (不包括灰泥) 的厚度 Thickness of Floor Slab (excluding plaster) (毫米 mm)			150, 175	150, 175	175	150, 175	150, 175

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

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

備註：有關發展項目住宅單位的面積及數目，以及對發展項目的擁有人所施加的規約，請參閱售樓說明書第76頁至77頁「地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的一些資料」的第1段至第5段。

Note : For the restrictions on the size and number of the residential units in the development as well as the covenants imposed on the owners of the development, please refer to paragraphs 1 to 5 on pages 76-77 of the sales brochure, “Some Information Required by The Director of Lands to be Set Out in the Sales Brochure as a Condition for Giving the Presale Consent”.

18樓 - 23樓及25樓平面圖  
18TH - 23RD & 25TH FLOOR PLAN



比例尺SCALE: 0米(M) 5米(M)

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

每個住宅物業 Each Residential Property	樓層 Floor	單位 Unit	A	B	C	D	E
層與層之間的高度 Floor to Floor Height (毫米 mm)	18/F - 23/F & 25/F		3500	3500	3500	3500	3500
樓板 (不包括灰泥) 的厚度 Thickness of Floor Slab (excluding plaster) (毫米 mm)			150, 175	150, 175	175	150, 175	150, 175

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

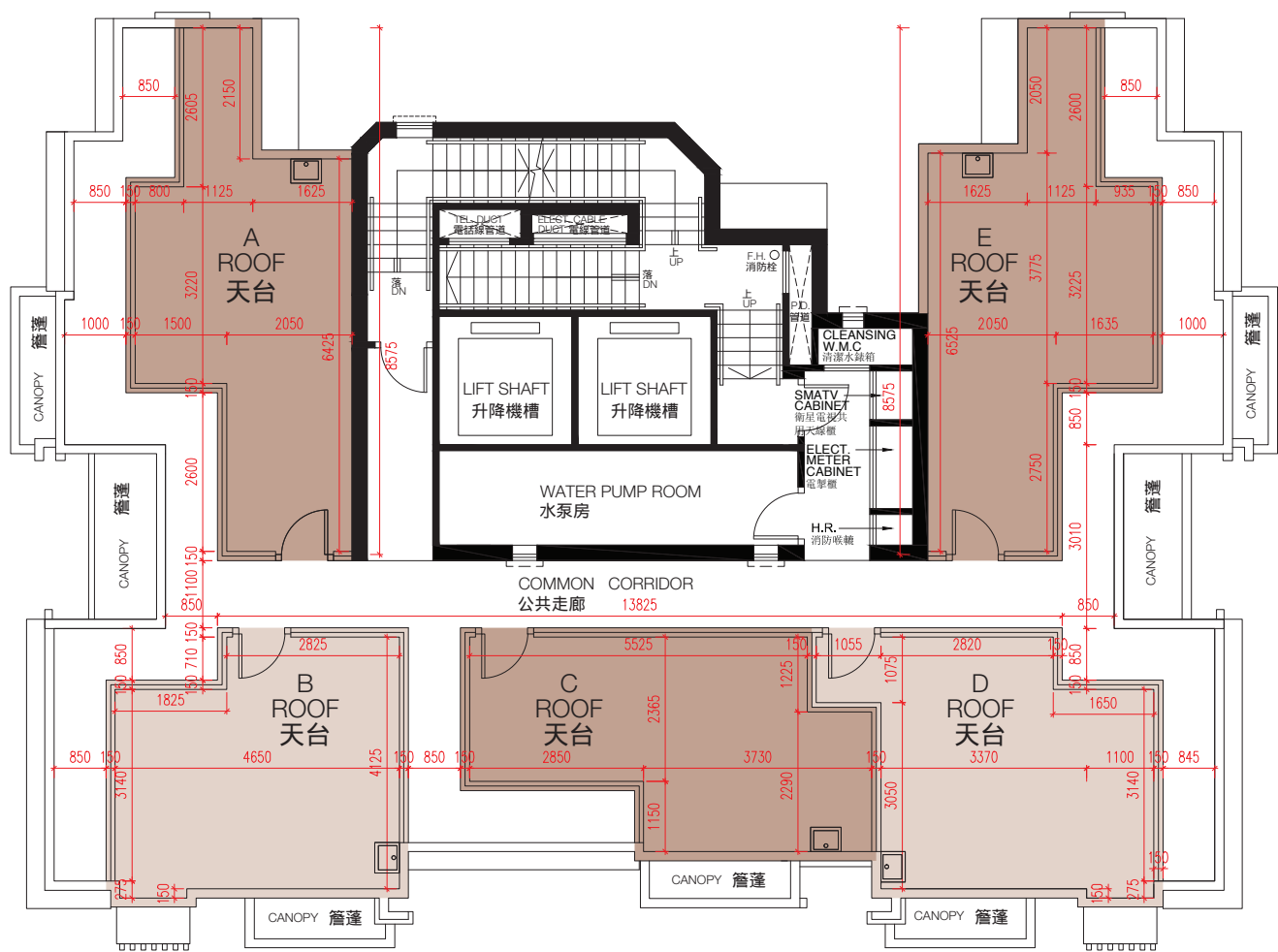
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

備註：有關發展項目住宅單位的面積及數目，以及對發展項目的擁有人所施加的規約，請參閱售樓說明書第76頁至77頁「地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的一些資料」的第1段至第5段。

Note : For the restrictions on the size and number of the residential units in the development as well as the covenants imposed on the owners of the development, please refer to paragraphs 1 to 5 on pages 76-77 of the sales brochure, "Some Information Required by The Director of Lands to be Set Out in the Sales Brochure as a Condition for Giving the Presale Consent".

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

天台平面圖  
ROOF FLOOR PLAN



比例尺SCALE: 0米(M) 5米(M)

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

每個住宅單位的層與層之間的高度：不適用。  
每個住宅單位的樓板（不包括灰泥）的厚度：不適用。  
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 floor-to-floor height of each residential property : Not applicable.  
The thickness of the floor slabs (excluding plaster) of each residential property : Not applicable.

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

備註：有關發展項目住宅單位的面積及數目，以及對發展項目的擁有人所施加的規約，請參閱售樓說明書第76頁至77頁「地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的一些資料」的第1段至第5段。  
Note : For the restrictions on the size and number of the residential units in the development as well as the covenants imposed on the owners of the development, please refer to paragraphs 1 to 5 on pages 76-77 of the sales brochure, "Some Information Required by The Director of Lands to be Set Out in the Sales Brochure as a Condition for Giving the Presale Consent".



11. 發展項目中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積) 平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
大廈名稱 Block Name 「城中匯 METRO6」			空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
樓層 Floor	單位 Unit											
5/F	A	38.370 (413) 露台 Balcony : 2.0 (22) 工作平台 Utility Platform : 1.5 (16)	—	—	—	17.814 (192)	—	—	—	—	—	—
	B	39.321 (423) 露台 Balcony : 2.0 (22) 工作平台 Utility Platform : 1.5 (16)	—	—	—	1.877 (20)	—	—	—	—	—	—
	C	38.091 (410) 露台 Balcony : 2.0 (22) 工作平台 Utility Platform : —	—	—	—	5.373 (58)	—	—	—	—	—	—
	D	38.132 (410) 露台 Balcony : 2.0 (22) 工作平台 Utility Platform : 1.5 (16)	—	—	—	22.675 (244)	—	—	—	—	—	—
	E	38.977 (420) 露台 Balcony : 2.0 (22) 工作平台 Utility Platform : 1.5 (16)	—	—	—	34.729 (374)	—	—	—	—	—	—
6/F - 23/F	A	38.370 (413) 露台 Balcony : 2.0 (22) 工作平台 Utility Platform : 1.5 (16)	—	—	—	—	—	—	—	—	—	—
	B	39.321 (423) 露台 Balcony : 2.0 (22) 工作平台 Utility Platform : 1.5 (16)	—	—	—	—	—	—	—	—	—	—
	C	38.091 (410) 露台 Balcony : 2.0 (22) 工作平台 Utility Platform : —	—	—	—	—	—	—	—	—	—	—
	D	38.132 (410) 露台 Balcony : 2.0 (22) 工作平台 Utility Platform : 1.5 (16)	—	—	—	—	—	—	—	—	—	—
	E	38.977 (420) 露台 Balcony : 2.0 (22) 工作平台 Utility Platform : 1.5 (16)	—	—	—	—	—	—	—	—	—	—
25/F	A	38.370 (413) 露台 Balcony : 2.0 (22) 工作平台 Utility Platform : 1.5 (16)	—	—	—	—	—	—	20.739 (223)	—	—	—
	B	39.321 (423) 露台 Balcony : 2.0 (22) 工作平台 Utility Platform : 1.5 (16)	—	—	—	—	—	—	17.767 (191)	—	—	—
	C	38.091 (410) 露台 Balcony : 2.0 (22) 工作平台 Utility Platform : —	—	—	—	—	—	—	18.559 (200)	—	—	—
	D	38.132 (410) 露台 Balcony : 2.0 (22) 工作平台 Utility Platform : 1.5 (16)	—	—	—	—	—	—	18.319 (197)	—	—	—
	E	38.977 (420) 露台 Balcony : 2.0 (22) 工作平台 Utility Platform : 1.5 (16)	—	—	—	—	—	—	21.341 (230)	—	—	—

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部的計算分別得出的。

The saleable area and area of other specified items of the residential property are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

備註：上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。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。

Note : Areas in metres as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.



12. 發展項目中的停車位的樓面平面圖

FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

地庫二層平面圖

BASEMENT LEVEL 2 PLAN

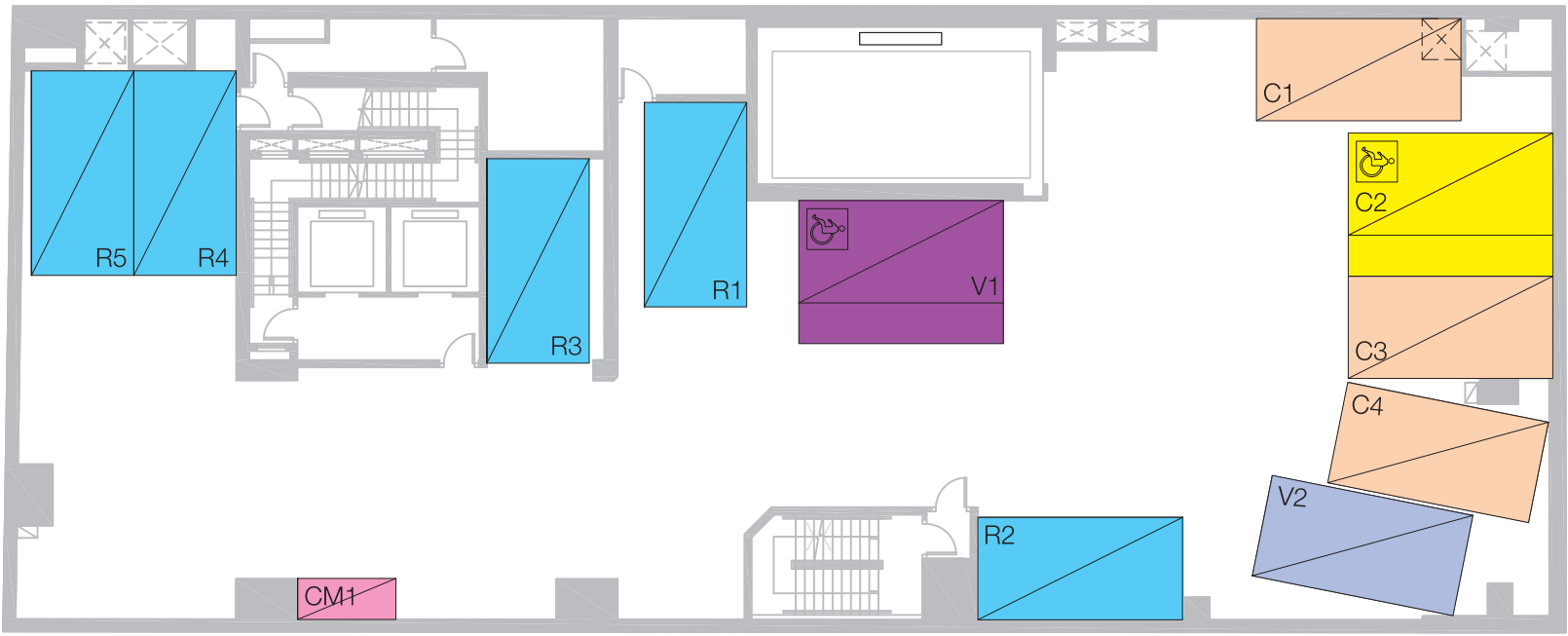


停車位數目及停車位面積

Numbers and Areas of Parking Spaces

停車位類別 Type of Parking Spaces	位置 Location	數量 No.	尺寸 (長 x 闊) (米) Dimensions (L x W) (m)	每個車位面積 (平方米) Area of each parking space (sq. m.)
私家車位 (住宅) Private Carpark (Residential)	B2/F	10	5.0 x 2.5	12.5
暢通易達停車位 (住宅) Accessible Parking (Residential)	B2/F	1	5.0 x 3.5	17.5
電單車位 (住宅) Motorcycle (Residential)	B2/F	2	2.4 x 1.0	2.4

地庫一層平面圖  
BASEMENT LEVEL 1 PLAN



停車位數目及停車位面積 Numbers and Areas of Parking Spaces

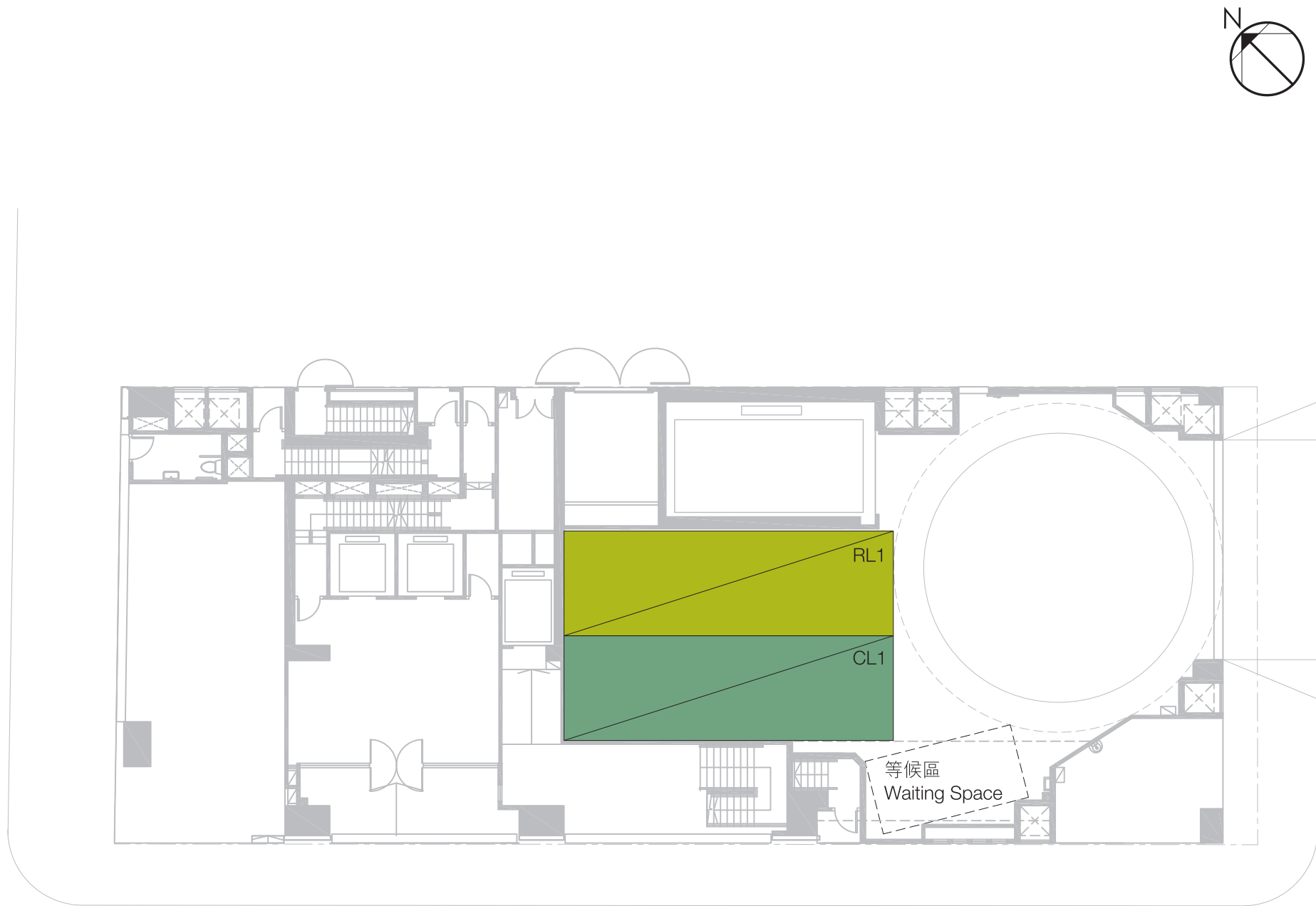
停車位類別 Type of Parking Spaces	位置 Location	數量 No.	尺寸 (長 x 闊) (米) Dimensions (L x W) (m)	每個車位面積 (平方米) Area of each parking space (sq. m.)
私家車位 (住宅) Private Carpark (Residential)	B1/F	5	5.0 x 2.5	12.5
私家車位 (訪客) Private Carpark (Visitor)	B1/F	1	5.0 x 2.5	12.5
私家車位 (商用) Private Carpark (Retail)	B1/F	3	5.0 x 2.5	12.5
暢通易達停車位 (商用) Accessible Parking (Retail)	B1/F	1	5.0 x 3.5	17.5
暢通易達停車位 (訪客) Accessible Parking (Visitor)	B1/F	1	5.0 x 3.5	17.5
電單車位 (商用) Motorcycle (Retail)	B1/F	1	2.4 x 1.0	2.4

12. 發展項目中的停車位的樓面平面圖

FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

地下平面圖

GROUND FLOOR PLAN



停車位數目及停車位面積 Numbers and Areas of Parking Spaces

停車位類別 Type of Parking Spaces	位置 Location	數量 No.	尺寸 (長 x 闊) (米) Dimensions (L x W) (m)	每個車位面積 (平方米) Area of each parking space (sq. m.)
上落貨車位 (住宅) Loading/Unloading (Residential)	G/F	1	11.0 x 3.5	38.5
上落貨車位 (商用) Loading/Unloading (Retail)	G/F	1	11.0 x 3.5	38.5

## 13. 臨時買賣合約的摘要

### SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

---

- |   |  |
|---|--|
| <ol style="list-style-type: none"><li>1. 買方在簽立臨時買賣合約時向賣方(擁有人)繳付相等於樓價5%之臨時訂金。</li><li>2. 買方在簽署臨時買賣合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身份持有。</li><li>3. 如買方沒有在訂立該臨時買賣合約之後的5個工作日內簽立正式買賣合約 —<ol style="list-style-type: none"><li>(i) 該臨時買賣合約即告終止；及</li><li>(ii) 買方支付的臨時訂金，即予沒收；及</li><li>(iii) 賣方(擁有人)不得就買方沒有簽立正式買賣合約，而對買方提出進一步申索。</li></ol></li></ol> | <ol style="list-style-type: none"><li>1. A preliminary deposit which is equal to 5% of the purchase price is payable by the purchaser to the vendor (the owner) upon signing of the preliminary agreement for sale and purchase.</li><li>2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement for sale and purchase will be held by a firm of solicitors acting for the owner, as stakeholders.</li><li>3. If the purchaser fails to sign the formal agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement for sale and purchase —<ol style="list-style-type: none"><li>(i) that preliminary agreement for sale and purchase is terminated; and</li><li>(ii) the preliminary deposit paid by the purchaser is forfeited; and</li><li>(iii) the vendor (the owner) does not have any further claim against the purchaser for the failure.</li></ol></li></ol> |
|---|--|



# 14. 公契的摘要

## SUMMARY OF DEED OF MUTUAL COVENANT

### 1. 發展項目的公用部分

「公用地方與設施」統指該屋苑公用地方與設施(擬供該屋苑整體公用及共享)、住宅公用地方與設施(擬供住宅發展項目整體公用及共享)及停車場公用地方與設施(擬供停車場整體公用及共享)，及在適用的情況下包括《建築物管理條例》第2條所指明的適當及相關公用部分和《建築物管理條例》附表一所指明的部分。

該屋苑公用地方與設施包括但不限於不屬於及不構成商業發展項目或住宅單位一部分的地基、柱、樑和其他結構支承物及結構構件、該屋苑從地下至二樓的外牆包括該處的保護層及建築鰭片和特色；及該處的幕牆系統(但不包括廣告位、可開啓部分及玻璃屏(i)構成該屋苑平台的幕牆系統一部分及(ii)全面包圍或朝向商業發展項目、及圍繞該屋苑五樓住宅單位平台的護牆)、玻璃天幕、裝置或使用天線廣播分導系統或電訊網絡設施的地方、公共天線、所有接收器及污水管、排水管、雨水渠及水道、電纜、水管、電線槽、總沖廁水管、總食水水管、機械及機器以及其他類似的裝置、設施或服務。

住宅公用地方與設施包括但不限於該屋苑三樓及以上的外牆包括(1)保護層及於該處的建築鰭片和特色；(2)與住宅單位相連的空調機平台(包括其隔柵或窗花(如有者))；(3)露台圓錐包括路緣及門楣，及拱肩玻璃；及(4)屋苑住宅大廈的幕牆系統(幕牆系統的可開啓部分及全面包圍或朝向住宅單位的玻璃屏除外，而上述可開啓部分及玻璃屏將構成有關住宅單位一部分)(但不包括構成有關住宅單位一部分的露台、工作平台、平台或天台指定部分的玻璃扶欄或欄杆)；訪客停車位、住宅客貨上落車位及任何構成該屋苑住宅大廈幕牆系統一部分而非全面包圍一個住宅單位並延伸至兩個或以上的住宅單位的玻璃屏以及所有升降機、電線、電纜、管槽、水管、排水渠、於康樂地方與設施的運動及康樂設施及住宅發展項目專屬的所有機電裝置及設備。

停車場公用地方與設施包括但不限於車用升降機機房及行車道、車用升降機、停車場專用的所有機電裝置及設備。

### 2. 分配予發展項目中的每個住宅物業的不分割份數的數目

樓層* 單位	5樓	6樓 - 23樓	25樓
A	39 / 4,700	38 / 4,700	40 / 4,700
B	39 / 4,700	39 / 4,700	40 / 4,700
C	38 / 4,700	38 / 4,700	39 / 4,700
D	40 / 4,700	38 / 4,700	39 / 4,700
E	41 / 4,700	38 / 4,700	40 / 4,700

\*不設4樓、14樓及24樓。

### 3. 發展項目的管理人的委任年期

管理人首屆任期由簽訂公契日期起計兩年，其後續任至按公契的條文終止為止。

### 4. 在發展項目中的住宅物業的業主之間分擔管理開支的基準

每個住宅單位的業主應在每個公曆月首日預繳按住宅管理預算案其應繳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(包括管理人的酬金)。該應繳的份額比例，應與分配給其住宅單位的管理份數對分配給發展項目內所有住宅單位的管理份數的比例相同。

### 5. 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。

### 6. 賣方在發展項目中保留作自用的範圍

不適用。

1. The common parts of the development

“Common Areas and Facilities” means collectively the Estate Common Areas and Facilities (intended for the common use and benefit of the Estate as a whole), Residential Common Areas and Facilities (intended for the common use and benefit of the Residential Development as a whole) and Car Park Common Areas and Facilities (intended for the common use and benefit of the Car Park as a whole) and, where applicable, includes those appropriate and relevant common parts specified in section 2 of the Building Management Ordinance and those part specified in Schedule 1 to the Building Management Ordinance.

The Estate Common Areas and Facilities includes but not limited to such foundations, columns, beams and other structural supports and elements that do not belong to and form part of the Commercial Development or the Residential Units, the external walls of the Estate from Ground Floor to the Second Floor including the claddings and the architecture fins and features thereon and the curtain wall system thereof (but excluding the Advertising Spaces, the openable parts and such pieces of glass panels (i) forming part of the curtain wall system of the podium of the Estate and (ii) wholly enclosing or fronting the Commercial Development, and the parapet walls surrounding the flat roofs of the Residential Units on the Fifth Floor of the Estate), glass canopy, areas for the installation or use of aerial broadcast distribution or telecommunications network facilities, communal aerial, all signal receivers, all sewers, drains, storm water drains, water courses, cables, pipes, wires ducts, flushing mains, fresh water mains, plant and machinery and other like installations, facilities or services.

The Residential Common Areas and Facilities includes but not limited to the external walls of the Estate from Third Floor and above including (1) the claddings, and the architecture fins and features thereon; (2) the air-conditioner platforms (including the louvers or grilles thereof (if any)) adjacent to the Residential Units, (3) the balcony cones including kerbs and stiles, and the spandrel glasses; and (4) the curtain wall system of the residential tower of the Estate (except the openable parts of the curtain wall system and such pieces of the glass panels wholly enclosing or fronting a Residential Unit, which said openable parts and glass panels shall form parts of the relevant Residential Units) (BUT excluding the glass balustrades or railings of the balconies, utility platform, flat roofs or specified parts of roofs which form parts of the relevant Residential Units); the Visitors’ Car Parking Spaces, the Residential Loading and Unloading Space and any glass panel forming part of the curtain wall system of the residential tower of the Estate that does not wholly enclose a Residential Unit but extends across two or more Residential Units, and all lifts, wires, cables, ducts, pipes, drains, the sports and recreational facilities in the Recreational Areas and Facilities and all mechanical and electrical installations and equipment exclusively for the Residential Development.

The Car Park Common Areas and Facilities includes but not limited to the car lift machine room and driveways, the car lift, electrical and mechanical installation and equipment exclusively for the Car Park.

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

Unit \ Floor*	5/F	6/F - 23/F	25/F
A	39 / 4,700	38 / 4,700	40 / 4,700
B	39 / 4,700	39 / 4,700	40 / 4,700
C	38 / 4,700	38 / 4,700	39 / 4,700
D	40 / 4,700	38 / 4,700	39 / 4,700
E	41 / 4,700	38 / 4,700	40 / 4,700

\*4/F, 14/F and 24/F are omitted.

3. 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 Deed of Mutual Covenant and to be continued thereafter until termination of the Manager’s appointment in accordance with the provisions thereof.

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

The Owner of each Residential 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 Residential Management Budget which due proportion shall be the same proportion as the number of Management Shares allocated to his Residential Unit bears to the total number of Management Shares allocated to all the Residential Units within the development.

5. 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.

6. The area in the development retained by the vendor for its own use

Not applicable.

## 15. 批地文件的摘要

### SUMMARY OF LAND GRANT

1. 發展項目位於紅磡內地段第555號(「該地段」)。
2. 「該地段」的批租年期為2011年7月15日開始50年。
3. 「批地文件」第(8)條特別批地條款訂明：
  - (a) 遵從本特別批地條款(b)次條之規定，「該地段」或其任何部份或現已或將會建於該處的任何建築物，除作非工業用途外(不包括貨倉、酒店及加油站)，不可作任何其他用途。
  - (b) 除下列用途外，現已或將會建於「該地段」的任何建築物或其任何部份不可作任何其他用途：
    - (i) 最低三層樓層只可作非工業用途(不包括貨倉、酒店及加油站)，但為免存疑，現聲明地庫層(如建有)不論尺寸或樓面面積大小，於本特別批地條款一律列為一個樓層。地庫層的用途設有其他限制規定，詳載於本特別批地條款(b)(iii)次條；
    - (ii) 其餘樓層(如有多於三層地庫層，則不包括最低三層樓層之上的地庫層(如建有))只可作私人住宅用途；及
    - (iii) 任何地庫層(如建有)，不論是否最低三層樓層其中之一或是否最低三層樓層之上的地庫層，只可作非工業用途(不包括住宅、貨倉、酒店及加油站)。
  - (c) 任何樓層如乃按照「批地文件」第(23)及(24)條特別批地條款純粹提供作車位或客貨上落車位或用作機器房或兩者，不會列為本特別批地條款(b)次條所述的樓層之一。地政總署署長(「署長」)對個別樓層所作的用途是否本(c)次條所允許的決定將作終論並對「買方」具約束效力。
  - (d) 於本特別批地條款，「署長」就甚麼構成一個或多個樓層所作的決定將作終論並對「買方」具約束效力。
4. 「批地文件」第(3)條特別批地條款訂明：
  - (a) 「買方」必須：
    - (i) 在「批地文件」訂立日(即2011年7月15日)起計54個曆月內或「署長」批准之其他延長期限，自費以「署長」批准的方式及物料、標準、水平、定線和設計進行下列工程，以全面令「署長」滿意：
      - (I) 鋪設及塑造在「批地文件」所夾附圖則以綠色顯示的日後興建公共道路範圍(以下簡稱「綠色範圍」)；及
      - (II) 提供和興建「署長」自行酌情為需要的橋、隧道、上跨路、下通道、下水道、高架道路、天橋、行人路、道路或其他構築物(以下統稱「構築物」)以致可在「綠色範圍」興建建築物及供車輛和行人往來；
    - (ii) 在「批地文件」訂立日(即2011年7月15日)起計54個曆月內或「署長」批准之其他延長期限，自費以「署長」滿意的方式在「綠色範圍」表面整飾、興建路緣及渠道，以及按「署長」要求為此等設施提供溝渠、污水管、排水渠、消防栓連接駁總水管的水管、街燈、交通標誌、街道設施及道路標記；及
    - (iii) 自費維修「綠色範圍」和「構築物」及在該處興建、安裝及提供之所有構築物、路面、溝渠、污水管、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及機器，以令「署長」滿意，直至「綠色範圍」按照「批地文件」第(4)條特別批地條款交回「政府」為止。
5. 「批地文件」第(4)條特別批地條款訂明：

為進行「批地文件」第(3)條特別批地條款內所訂的必要工程，「買方」將在「批地文件」訂立日(即2011年7月15日)獲授予「綠色範圍」的佔管權。「綠色範圍」應在「政府」要求時交回「政府」，而於任何情況下，倘「署長」發信表示「買方」已以其滿意的方式圓滿履行「批地文件」規定，「綠色範圍」即被視作已交回「政府」。「買方」佔管「綠色範圍」期間，必須在所有合理時間允許所有「政府」及公共車輛和行人免費通行及經越「綠色範圍」，並需確保任何根據「批地文件」第(3)條特別批地條款等進行的工程不會干預或妨礙通行。

6. 「批地文件」第(7)條特別批地條款訂明：

「買方」必須在「該地段」興建一座或多座建築物以作發展，有關工程必須全面遵從「批地文件」及香港現時或於任何時間生效的所有關乎建築、衛生及規劃之條例、附例及規例。此等建築物必須在2016年3月31日或之前建成並適宜居住。
7. 「批地文件」第(9)條特別批地條款訂明：

在「該地段」上或毗鄰生長的樹木，不得在未得到「署長」事先書面同意的情況下移除或遭受干擾。而「署長」在給予同意時，可以加上其認為合適的關於移植、補償性園景美化或重植的條款。
8. 「批地文件」第(10)條特別批地條款訂明：

「買方」必須自費在無建築結構的「該地段」範圍及平台(如有者)作環境美化及栽種樹木和灌木，其後並需維持和保持該處安全、清潔、整齊、整潔及健康以全面令「署長」滿意。
9. 「批地文件」第(11)條特別批地條款訂明：
  - (e) (i) 現已或將會建於「該地段」的住宅單位總數不得少於70個；及
  - (ii) 每個現已或將會建於「該地段」的住宅單位之實用面積應介乎35平方米至40平方米。
10. 「批地文件」第(12)條特別批地條款訂明：

除非得到「署長」事先書面同意及遵從其施加的任何條件包括支付其要求的任何行政費及補價，不得在「批地文件」所夾附圖則以粉紅色間綠色十字線顯示的範圍(以下簡稱「粉紅色間綠色十字線範圍」)的地面水平或於「粉紅色間綠色十字線範圍」由地面水平起計15米高的空中空間豎立或建造任何建築物、構築物或任何建築物或構築物的支撐、或突出部份。於本條特別批地條款，「署長」對地面水平的決定將作終論並對「買方」具有約束力。
11. 「批地文件」第(14)條特別批地條款訂明：
  - (c) 倘任何康樂設施及該處的附屬設施的任何部份(以下簡稱「豁免設施」)根據本特別批地條款(b)次條規定豁免計入樓面面積：
    - (ii) 「買方」必須自費維修「豁免設施」以保持其妥善及維修充足和狀態良好，並必須運作「豁免設施」達致「署長」滿意；及
    - (iii) 「豁免設施」只供現已或將會興建於「該地段」各住宅大廈的居民及彼等之真正訪客使用，任何其他人等不准使用。
12. 「批地文件」第(15)條特別批地條款訂明：
  - (a) (ii) 看更或管理員辦事處或兩者除供完全及必須受僱於「該地段」工作的看更或管理員或兩者作辦事處外，不得作任何其他用途。
13. 「批地文件」第(16)條特別批地條款訂明：
  - (a) (ii) 看更或管理員宿舍或兩者除供完全及必須受僱於「該地段」工作的看更或管理員或兩者作住所外，不得作任何其他用途。



14.「批地文件」第(17)條特別批地條款訂明：

- (a) (i) 「業主立法團」或「業主委員會」辦事處除供現已或將會興建於「該地段」各建築物而成立或將會成立的「業主立法團」或「業主委員會」舉行會議及辦理行政事務外，不得作任何其他用途。

15.「批地文件」第(23)條特別批地條款訂明：

- (a) (iv) 根據本特別批地條款(a)(i)及(a)(iii)次條提供的車位(即「住宅車位」及「訪客車位」)除分別作上述次條訂明的用途外，不可作任何其他用途，其中特別禁止在此等車位存放、陳列或展示車輛招售或提供汽車清潔和美容服務等。
- (b) (iii) 根據本特別批地條款(b)(i)(I)及(b)(i)(II)次條提供的車位(即寫字樓車位及非工業用途(不包括住宅、寫字樓、貨倉、酒店及加油站)車位)除用於停泊根據《道路交通條例》或其任何附屬規例及修訂法例持牌並且屬於現已或將會興建於「該地段」作上述次條所訂相關用途之各建築物佔用人及彼等真正訪客、來賓或賓客的車輛外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛招售或提供汽車清潔和美容服務等。
- (c) (iii) 根據本特別批地條款(c)(i)次條提供的車位(即傷殘人士車位)除用於停泊《道路交通條例》或其附屬規例及修訂法例界定為傷殘人士使用並且屬於現已或將會興建於「該地段」各建築物居民或佔用人及彼等真正訪客、來賓或賓客的車輛外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛招售或提供汽車清潔和美容服務等。
- (d) (ii) 「住宅電單車車位」除用於停泊根據《道路交通條例》或其任何附屬規例及修訂法例持牌並且屬於現已或將會興建於「該地段」各建築物住宅單位居民及彼等真正訪客、來賓或賓客的電單車外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛招售或提供汽車清潔和美容服務等。
- (d) (iii) 根據本特別批地條款(d)(i)(II)及(d)(i)(III)次條提供的車位(即寫字樓電單車車位及非工業用途(不包括住宅、寫字樓、貨倉、酒店及加油站)電單車車位)除用於停泊根據《道路交通條例》或其任何附屬規例及修訂法例持牌並且屬於現已或將會興建於「該地段」作本特別批地條款(b)(i)(I)及(b)(i)(II)次條分別所訂相關用途之各建築物佔用人及彼等真正訪客、來賓或賓客的電單車外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛招售或提供汽車清潔和美容服務等。

16.「批地文件」第(24)條特別批地條款訂明：

- (b) 根據本特別批地條款(a)次條提供的客貨上落車位，除供與上述條款所訂各建築物相關的貨車停泊上落客貨外，不可作任何其他用途。

17.「批地文件」第(27)條特別批地條款訂明：

- (a) 「住宅車位」及「住宅電單車車位」不可：
  - (i) 轉讓，除非：
    - (I) 連同賦予專有權使用及佔用現已或將會興建於「該地段」各建築物一個或多個住宅單位的不可分割份數一併轉讓；或
    - (II) 承讓人現時已擁有具專有權使用及佔用現已或將會興建於「該地段」各建築物一個或多個住宅單位的不可分割份數；或
  - (ii) 分租除租予現已或將會興建於「該地段」各建築物內住宅單位的居民除外。

於任何情況下，現已或將會興建於「該地段」各建築物內任何一個住宅單位的業主或居民一概不可承讓或承租多於三個「住宅車位」及「住宅電單車車位」。

18.「批地文件」第(34)條特別批地條款訂明：

- (a) 「買方」必須自費以「署長」滿意的方式在「該地段」邊界內或「政府」土地上興建及維修「署長」認為必要的排水渠及渠道，旨在截流及轉送所有降於或流經「該地段」的暴雨水及雨水至最近的河道、集水井、渠道或「政府」雨水渠。如該等暴雨水及雨水構成任何損害或滋擾，「買方」必須獨力承擔法律責任並向「政府」及其人員彌償所有因此招致之訴訟、索償及索求。

19.「批地文件」第(39)條特別批地條款訂明：

不得於「該地段」豎立或建造墳墓或骨灰龕，亦不得於「該地段」安葬或存放任何人類骸骨或動物骸骨，無論是否置於陶罐、骨灰甕或其他。

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

## 15. 批地文件的摘要

### SUMMARY OF LAND GRANT

1. The development is situated on Hung Hom Inland Lot No.555 (“the lot”).
2. The lot was granted for a term of 50 years commencing from 15th July 2011.
3. Special Condition No. (8) of the Land Grant stipulates that:-
  - (a) Subject to sub-clause (b) of this Special Condition, the lot or any part thereof or any building or buildings erected or to be erected thereon shall not be used for any purpose other than for non-industrial (excluding godown, hotel and petrol filling station) purposes.
  - (b) Any building or part of any building erected or to be erected on the lot shall not be used for any purpose other than the following:
    - (i) in respect of the lowest three floors, for non-industrial (excluding godown, hotel and petrol filling station) purposes provided that for the avoidance of doubt, a basement level (if erected), irrespective of the size or floor area of such level, shall be counted as a floor for the purpose of this Special Condition and that the use of any basement level shall be further restricted as provided in sub-clause (b)(iii) of this Special Condition;
    - (ii) in respect of the remaining floors (excluding any basement level or basement levels (if erected) above the lowest three floors in the event that there are more than 3 basement levels), for private residential purposes; and
    - (iii) in respect of any basement level (if erected), whether being one of the lowest three floors or a basement level above the lowest three floors, for non-industrial (excluding residential, godown, hotel and petrol filling station) purposes.
  - (c) Any floor to be used solely for accommodating the parking, loading and unloading spaces to be provided in accordance with Special Condition Nos.(23) and (24) of the Land Grant or plant room or both shall not be counted as one of the floors referred to in sub-clause (b) of this Special Condition. The determination by the Director of Lands (“the Director”) as to whether the use to which a floor is to be put is a use for the purposes permitted under this sub-clause (c) shall be final and binding on the Purchaser.
  - (d) For the purposes of this Special Condition, the decision of the Director as to what constitutes a floor or floors shall be final and binding on the Purchaser.
4. Special Condition No.(3) of the Land Grant stipulates that:-
  - (a) The Purchaser shall:
    - (i) within 54 calendar months from the date of the Land Grant (i.e. 15th July 2011) or such other extended periods as may be approved by the Director, at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:
    - (I) lay and form those portions of future public roads shown coloured green on the plan annexed to the Land Grant (hereinafter referred to as “the Green Area”); and
    - (II) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as “the Structures”) so that building, vehicular and pedestrian traffic may be carried on the Green Area;
  - (ii) within 54 calendar months from the date of the Land Grant (i.e. 15th July 2011) or such other extended periods as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and
  - (iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been delivered to the Government in accordance with Special Condition No.(4) of the Land Grant.
5. Special Condition No.(4) of the Land Grant stipulates that:-

For the purpose only of carrying out the necessary works specified in Special Condition No.(3) of the Land Grant, the Purchaser shall on the date of the Land Grant (i.e. 15th July 2011) be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that the Land Grant has been complied with to his satisfaction. The Purchaser shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No.(3) of the Land Grant or otherwise.
6. Special Condition No.(7) of the Land Grant stipulates that:-

The Purchaser shall develop the lot by the erection thereon of a building or buildings complying in all respects with the Land Grant and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 31st day of March, 2016.
7. Special Condition No.(9) of the Land Grant stipulates that:-

No tree growing on the lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.
8. Special Condition No.(10) of the Land Grant stipulates that:-

The Purchaser shall at his own expense landscape and plant with trees and shrubs any portion of the lot and podium (if any) not built upon and thereafter maintain and keep the same in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.
9. Special Condition No.(11) of the Land Grant stipulates that:-
  - (e) (i) The total number of residential units erected or to be erected on the lot shall not be less than 70; and
  - (ii) the size of each residential unit erected or to be erected on the lot shall be ranging in saleable area from 35 square metres to 40 square metres.
10. Special Condition No.(12) of the Land Grant stipulates that:-

Except with the prior written consent of the Director and in conformity with any conditions imposed by him including the payment of any administrative fee and premium as he may require, no building, structure, support for any building or buildings, or any structure or structures, or projection shall be erected or constructed within the area shown coloured pink cross-hatched green on the plan annexed to the Land Grant (hereinafter referred to as “the Pink Cross-hatched Green Area”) at the ground level or levels or within the air space extending upwards from the ground level or levels of the Pink Cross-hatched Green Area to a height of 15 metres. For the purpose of this Special Condition, the decision of the Director as to what constitutes the ground level or levels shall be final and binding on the Purchaser.

11. Special Condition No.(14) of the Land Grant stipulates that:-

- (c) In the event that any part of the recreational facilities and facilities ancillary thereto is exempted from the gross floor area calculation pursuant to sub-clause (b) of this Special Condition (hereinafter referred to as “the Exempted Facilities”):
  - (ii) the Purchaser shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and
  - (iii) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors and by no other person or persons.

12. Special Condition No.(15) of the Land Grant stipulates that:-

- (a) (ii) Office accommodation for watchmen or caretakers or both shall not be used for any purpose other than office accommodation for watchmen or caretakers or both, who are wholly and necessarily employed on the lot.

13. Special Condition No.(16) of the Land Grant stipulates that:-

- (a) (ii) Quarters for watchmen or caretakers or both shall not be used for any purpose other than the residential accommodation of watchmen or caretakers or both, who are wholly and necessarily employed within the lot.

14. Special Condition No.(17) of the Land Grant stipulates that:-

- (a) (i) Office for the use of the Owners’ Corporation or the Owner’s Committee shall not be used for any purpose other than for meetings and administrative work of the Owners’ Corporation or Owners’ Committee formed or to be formed in respect of the lot and the buildings erected or to be erected thereon.

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

- (a) (iv) The spaces provided under sub-clause (a)(i) and (a)(iii) of this Special Condition (i.e. Residential Parking Spaces and Visitors’ Parking Spaces) shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
- (b) (iii) The spaces provided under sub-clause (b)(i)(I) and (b)(i)(II) of this Special Condition (i.e. parking spaces for office purpose and parking spaces for non-industrial (excluding residential, office, godown, hotel and petrol filling station) purposes) shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings erected or to be erected on the lot for the respective purposes stipulated in the said sub-clauses and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
- (c) (iii) The spaces provided under sub-clause (c)(i) of this Special Condition (i.e. parking spaces for motor vehicles of disabled persons) shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents or occupiers of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
- (d) (ii) The Residential Motor Cycle Parking Spaces shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of

the residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

- (d) (iii) The spaces provided under sub-clause (d)(i)(II) and (d)(i)(III) of this Special Condition (i.e. Motor Cycle Parking Spaces for office purposes and Motor Cycle Parking Spaces for non-industrial (excluding residential, office, godown, hotel and petrol filling station) purposes) shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings erected or to be erected on the lot for the respective purposes stipulated in sub-clause (b)(i)(I) and (b)(i)(II) of this Special Condition and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

16. Special Condition No.(24) of the Land Grant stipulates that:-

- (b) Loading and unloading spaces provided under sub-clause (a) of this Special Condition shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings referred to therein.

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

- (a) The Residential Parking Spaces and the Residential Motor Cycle Parking Spaces shall not be:
  - (i) assigned except
    - (I) together with undivided shares in the lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or
    - (II) to a person who is already the owner of undivided shares in the lot with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or
  - (ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the lot.

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

18. Special Condition No.(34) of the Land Grant stipulates that:-

- (a) The Purchaser shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the lot, and the Purchaser shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.

19. Special Condition No. (39) of the Land Grant stipulates that:-

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

Remarks : The “Purchaser” as mentioned in this section means the Purchaser under the Land Grant and where the context so admits or requires his executors, administrators and assigns and in case of a corporation its successors and assigns.



## 16. 公共設施及公眾休憩用地的資料

### INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

#### 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

「批地文件」第(3)、(4)、(5)及(6)條特別批地條款所載的「綠色範圍」

##### (I) 「批地文件」條款：

第(3)條特別批地條款訂明：

###### (a) 「買方」必須：

- (i) 在「本協議」訂立日起計54個曆月內或「署長」批准之其他延長期限，自費以「署長」批准的方式及物料、標準、水平、定線和設計進行下列工程，以全面令「署長」滿意：
  - (I) 鋪設及塑造在本文所夾附圖則以綠色顯示的日後興建公共道路範圍(以下簡稱「綠色範圍」)；及
  - (II) 提供和興建「署長」自行酌情為需要的橋、隧道、上跨路、下通道、下水道、高架道路、天橋、行人路、道路或其他構築物(以下統稱「構築物」)以致可在「綠色範圍」興建建築物及供車輛和行人往來。
- (ii) 在「本協議」訂立日起計54個曆月內或「署長」批准之其他延長期限，自費以「署長」滿意的方式在「綠色範圍」表面整飾、興建路緣及渠道，以及按「署長」要求為此等設施提供溝渠、污水管、排水渠、消防栓連接駁總水管的水管、街燈、交通標誌、街道設施及道路標記；及
- (iii) 自費維修「綠色範圍」和「構築物」及在該處興建、安裝及提供之所有構築物、路面、溝渠、污水管、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及機器，以令「署長」滿意，直至「綠色範圍」按照本文第(4)條特別批地條款交回「政府」為止。

- (b) 如「買方」未有在本特別批地條款(a)次條指定期限內履行該條所載的責任，「政府」可執行必要工程，費用則由「買方」承擔。「買方」需在「政府」通知時支付相等於有關費用的款項，金額由「署長」指定，而其決定將作終論並對「買方」具約束效力。

- (c) 倘因「買方」履行本特別批地條款(a)次條所訂責任或「政府」行使本特別批地條款(b)次條等所訂權利或其他原因而導致或引致「買方」或任何其他人士招致或蒙受任何損失、損害、滋擾或騷擾，「政府」一概毋須就此承擔任何責任。「買方」不得就此等損失、損害、滋擾或騷擾向「政府」索償。

第(4)條特別批地條款訂明：

為進行本文第(3)條特別批地條款內所訂的必要工程，「買方」將在「本協議」訂立日獲授予「綠色範圍」的佔管權。「綠色範圍」應在「政府」要求時交回「政府」，而於任何情況下，倘「署長」發信表示「買方」已以其滿意的方式圓滿履行「批地文件」規定，「綠色範圍」即被視作已交回「政府」。「買方」佔管「綠色範圍」期間，必須在所有合理時間允許所有「政府」及公共車輛和行人免費通行及經越「綠色範圍」，並需確保任何根據本文第(3)條特別批地條款等進行的工程不會干預或妨礙通行。

第(5)條特別批地條款訂明：

「買方」如非事前獲得「署長」書面同意，不可在「綠色範圍」存放物品或搭建任何臨時構築物，又或作執行本文第(3)條特別批地條款所訂工程以外的其他用途。

第(6)條特別批地條款訂明：

###### (a) 「買方」在佔管「綠色範圍」期間，於所有合理時間均要：

- (i) 允許「政府」及「署長」、其官員、承辦商及代理及任何獲「署長」授權的人士有權進出及再進出和行經「該地段」及「綠色範圍」，以便檢查、檢驗及監督遵照本文第(3)(a)條特別批地條款進行的工程，並且執行、檢查、檢驗及監督遵照本文第(3)(b)條特別批地條款訂明的工程，以及「署長」視為必要的「綠色範圍」內任何其他工程。

- (ii) 允許「政府」及「政府」授權的相關公用事業公司有權按需要進出及再進出和行經「該地段」及「綠色範圍」，以便於「綠色範圍」或任何毗連土地之內、上或下進行任何工程，包括但不限於鋪設及其後維修所有為了提供「該地段」或任何毗連或毗鄰土地或樓宇使用的電話、電力、氣體(如有者)及擬供其他服務所必需的水管、電線、管道、電線槽及其他導體和輔助設備。「買方」應與「政府」及其正式授權的相關公用事業公司充分合作，以處理關乎上述擬於「綠色範圍」進行的工程之所有事宜；及

- (iii) 允許「水務監督」官員及其授權之其他人士有權按需要進出及再進出和行經「該地段」及「綠色範圍」，以便執行任何關於運作、維修、修理、更換及更改「綠色範圍」內任何其他水務裝置的工程。

- (b) 倘因「政府」、「署長」及其官員、承辦商及代理及根據本文第(a)次條特別批地條款獲授權的任何其他人士或公用事業公司行使權利而導致或引致「買方」或任何其他人士招致或蒙受任何損失、損害、滋擾或騷擾等，「政府」、「署長」及其官員、承辦商及代理及根據本文第(a)次條特別批地條款獲授權的任何其他人士或公用事業公司一概毋須就此承擔任何責任。

##### (II) 公契條款

第III節第37(bp)條訂明，「管理人」有責任及有全面及不受限制的權力維修「綠色範圍」連同「構築物」及在該處興建、安裝及提供的所有構築物、路面、溝渠、污水管、排水渠、消防栓、服務項件、街燈、交通標誌、街道設施、道路標記及機器，以令「署長」滿意，直至「綠色範圍」按照「政府批地文件」第(4)條特別批地條款交回「政府」為止。

本章後部已附錄圖則，並在切實可行的情況下展示「綠色範圍」的位置。

#### B. 有關的批地文件規定須由發展項目中的住宅物業的業主出資管理、營運或維持以供公眾使用的設施或休憩用地的資料

「批地文件」第(3)、(4)、(5)及(6)條特別批地條款所載的「綠色範圍」

##### (I) 「批地文件」條款：

第(3)條特別批地條款訂明：

###### (a) 「買方」必須：

- (i) 在「本協議」訂立日起計54個曆月內或「署長」批准之其他延長期限，自費以「署長」批准的方式及物料、標準、水平、定線和設計進行下列工程，以全面令「署長」滿意：
  - (I) 鋪設及塑造在本文所夾附圖則以綠色顯示的日後興建公共道路範圍(以下簡稱「綠色範圍」)；及
  - (II) 提供和興建「署長」自行酌情為需要的橋、隧道、上跨路、下通道、下水道、高架道路、天橋、行人路、道路或其他構築物(以下統稱「構築物」)以致可在「綠色範圍」興建建築物及供車輛和行人往來。
- (ii) 在「本協議」訂立日起計54個曆月內或「署長」批准之其他延長期限，自費以「署長」滿意的方式在「綠色範圍」表面整飾、興建路緣及渠道，以及按「署長」要求為此等設施提供溝渠、污水管、排水渠、消防栓連接駁總水管的水管、街燈、交通標誌、街道設施及道路標記；及
- (iii) 自費維修「綠色範圍」和「構築物」及在該處興建、安裝及提供之所有構築物、路面、溝渠、污水管、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及機器，以令「署長」滿意，直至「綠色範圍」按照本文第(4)條特別批地條款交回「政府」為止。

- (b) 如「買方」未有在本特別批地條款(a)次條指定期限內履行該條所載的責任，「政府」可執行必要工程，費用則由「買方」承擔。「買方」需在「政府」通知時支付相等於有關費用的款項，金額由「署長」指定，而其決定將作終論並對「買方」具約束效力。
- (c) 倘因「買方」履行本特別批地條款(a)次條所訂責任或「政府」行使本特別批地條款(b)次條等所訂權利或其他原因而導致或引致「買方」或任何其他人士招致或蒙受任何損失、損害、滋擾或騷擾，「政府」一概毋須就此承擔任何責任。「買方」不得就此等損失、損害、滋擾或騷擾向「政府」索償。

第(4)條特別批地條款訂明：

為進行本文第(3)條特別批地條款內所訂的必要工程，「買方」將在「本協議」訂立日獲授予「綠色範圍」的佔管權。「綠色範圍」應在「政府」要求時交回「政府」，而於任何情況下，倘「署長」發信表示「買方」已以其滿意的方式圓滿履行「批地文件」規定，「綠色範圍」即被視作已交回「政府」。「買方」佔管「綠色範圍」期間，必須在所有合理時間允許所有「政府」及公共車輛和行人免費通行及經越「綠色範圍」，並需確保任何根據本文第(3)條特別批地條款等進行的工程不會干預或妨礙通行。

第(5)條特別批地條款訂明：

「買方」如非事前獲得「署長」書面同意，不可在「綠色範圍」存放物品或搭建任何臨時構築物，又或作執行本文第(3)條特別批地條款所訂工程以外的其他用途。

第(6)條特別批地條款訂明：

(a)「買方」在佔管「綠色範圍」期間，於所有合理時間均要：

- (i) 允許「政府」及「署長」、其官員、承辦商及代理及任何獲「署長」授權的人士有權進出及再進出和行經「該地段」及「綠色範圍」，以便檢查、檢驗及監督遵照本文第(3)(a)條特別批地條款進行的工程，並且執行、檢查、檢驗及監督遵照本文第(3)(b)條特別批地條款訂明的工程，以及「署長」視為必要的「綠色範圍」內任何其他工程。
  - (ii) 允許「政府」及「政府」授權的相關公用事業公司有權按需要進出及再進出和行經「該地段」及「綠色範圍」，以便於「綠色範圍」或任何毗連土地之內、上或下進行任何工程，包括但不限於鋪設及其後維修所有為了提供「該地段」或任何毗連或毗鄰土地或樓宇使用的電話、電力、氣體(如有者)及擬供其他服務所必需的水管、電線、管道、電線槽及其他導體和輔助設備。「買方」應與「政府」及其正式授權的相關公用事業公司充分合作，以處理關乎上述擬於「綠色範圍」進行的工程之所有事宜；及
  - (iii) 允許「水務監督」官員及其授權之其他人士有權按需要進出及再進出和行經「該地段」及「綠色範圍」，以便執行任何關於運作、維修、修理、更換及更改「綠色範圍」內任何其他水務裝置的工程。
- (b) 倘因「政府」、「署長」及其官員、承辦商及代理及根據本文第(a)次條特別批地條款獲授權的任何其他人士或公用事業公司行使權利而導致或引致「買方」或任何其他人士招致或蒙受任何損失、損害、滋擾或騷擾等，「政府」、「署長」及其官員、承辦商及代理及根據本文第(a)次條特別批地條款獲授權的任何其他人士或公用事業公司一概毋須就此承擔任何責任。

## (II) 公契條款

第III節第37(bp)條訂明，「管理人」有責任及有全面及不受限制的權力維修「綠色範圍」連同「構築物」及在該處興建、安裝及提供的所有構築物、路面、溝渠、污水管、排水渠、消防栓、服務項件、街燈、交通標誌、街道設施、道路標記及機器，以令「署長」滿意，直至「綠色範圍」按照「政府批地文件」第(4)條特別批地條款交回「政府」為止。

本章後部已附錄圖則，並在切實可行的情況下展示「綠色範圍」的位置。

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任何部分的資料

不適用。

附註：

- (1) 本節所載的「買方」指「批地文件」訂明的「買方」，如上下文意允許或規定則包括其遺產執行人、遺產管理人及受讓人；如屬公司則包括其繼承人及受讓人。
- (2) 訂立「公契」之前，「綠色範圍」連同「構築物」及在該處興建、安裝及提供的一切裝置及設施的所有管理、運作或維修開支，一律由「賣方」獨力承擔。
- (3) 訂立「公契」之後，所有發展項目的所有單位業主需透過繳付單位應繳的管理開支，按比例攤付「綠色範圍」連同「構築物」及在該處興建、安裝及提供的一切裝置及設施的管理、運作或維修開支。



## 16. 公共設施及公眾休憩用地的資料

### INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

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

The Green Area as referred to in Special Condition Nos.(3), (4), (5) and (6) of the Land Grant

(I) Provisions of the Land Grant

Special Condition No.(3) stipulates that:-

(a) The Purchaser shall:

- (i) within 54 calendar months from the date of this Agreement or such other extended periods as may be approved by the Director, at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:
- (I) lay and form those portions of future public roads shown coloured green on the plan annexed hereto (hereinafter referred to as “the Green Area”); and
- (II) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as “the Structures”)

so that building, vehicular and pedestrian traffic may be carried on the Green Area;

- (ii) within 54 calendar months from the date of this Agreement or such other extended periods as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and
  - (iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been delivered to the Government in accordance with Special Condition No.(4) hereof.
- (b) In the event of the non-fulfilment of the Purchaser's obligations under sub-clause (a) of this Special Condition within the prescribed period stated therein, the Government may carry out the necessary works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Purchaser.
- (c) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfilment of the Purchaser's obligations under sub-clause (a) of this Special Condition or the exercise of the rights by the Government under sub-clause (b) of this Special Condition or otherwise, and no claim shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

Special Condition No.(4) stipulates that:-

For the purpose only of carrying out the necessary works specified in Special Condition No.(3) hereof, the Purchaser shall on the date of this Agreement be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Purchaser shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No.(3) hereof or otherwise.

Special Condition No.(5) stipulates that:-

The Purchaser shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No.(3) hereof.

Special Condition No.(6) stipulates that:-

(a) The Purchaser shall at all reasonable times while he is in the possession of the Green Area :

- (i) permit the Government and the Director, his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No.(3) (a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No.(3) (b) hereof and any other works which the Director may consider necessary in the Green Area;
- (ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the lot and the Green Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighboring land or premises, and the Purchaser shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Area; and
- (iii) permit the officers of the Water Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the lot and the Green Area as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Green Area.



- (b) The Government, the Director and his officers, contractors and agents and other persons or public utility companies duly authorized under sub-clause (a) of this Special Condition shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors and agents and any other persons or public utility companies duly authorized under sub-clause (a) of this Special Condition.

## (II) Provisions of the Deed of Mutual Covenant

Clause 37(bp) in Section III stipulates that the Manager shall have the duty and full and unrestricted authority to maintain the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been delivered to the Government in accordance with Special Condition No.(4) of the Government Grant.

Plan showing the location of the Green Area as far as it is practicable to do so is appended hereto at the end of this section.

## 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

The Green Area as referred to in Special Condition Nos.(3), (4), (5) and (6) of the Land Grant

### (I) Provisions of the Land Grant

Special Condition No.(3) stipulates that:-

(a) The Purchaser shall:

- (i) within 54 calendar months from the date of this Agreement or such other extended periods as may be approved by the Director, at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:
- (I) lay and form those portions of future public roads shown coloured green on the plan annexed hereto (hereinafter referred to as "the Green Area"); and
- (II) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as "the Structures")

so that building, vehicular and pedestrian traffic may be carried on the Green Area;

- (ii) within 54 calendar months from the date of this Agreement or such other extended periods as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and

- (iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been delivered to the Government in accordance with Special Condition No.(4) hereof.

- (b) In the event of the non-fulfilment of the Purchaser's obligations under sub-clause (a) of this Special Condition within the prescribed period stated therein, the Government may carry out the necessary works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Purchaser.

- (c) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfilment of the Purchaser's obligations under sub-clause (a) of this Special Condition or the exercise of the rights by the Government under sub-clause (b) of this Special Condition or otherwise, and no claim shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

Special Condition No.(4) stipulates that:-

For the purpose only of carrying out the necessary works specified in Special Condition No.(3) hereof, the Purchaser shall on the date of this Agreement be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Purchaser shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No.(3) hereof or otherwise.

Special Condition No.(5) stipulates that:-

The Purchaser shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No.(3) hereof.

Special Condition No.(6) stipulates that:-

- (a) The Purchaser shall at all reasonable times while he is in the possession of the Green Area :
  - (i) permit the Government and the Director, his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No.(3) (a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No.(3) (b) hereof and any other works which the Director may consider necessary in the Green Area;

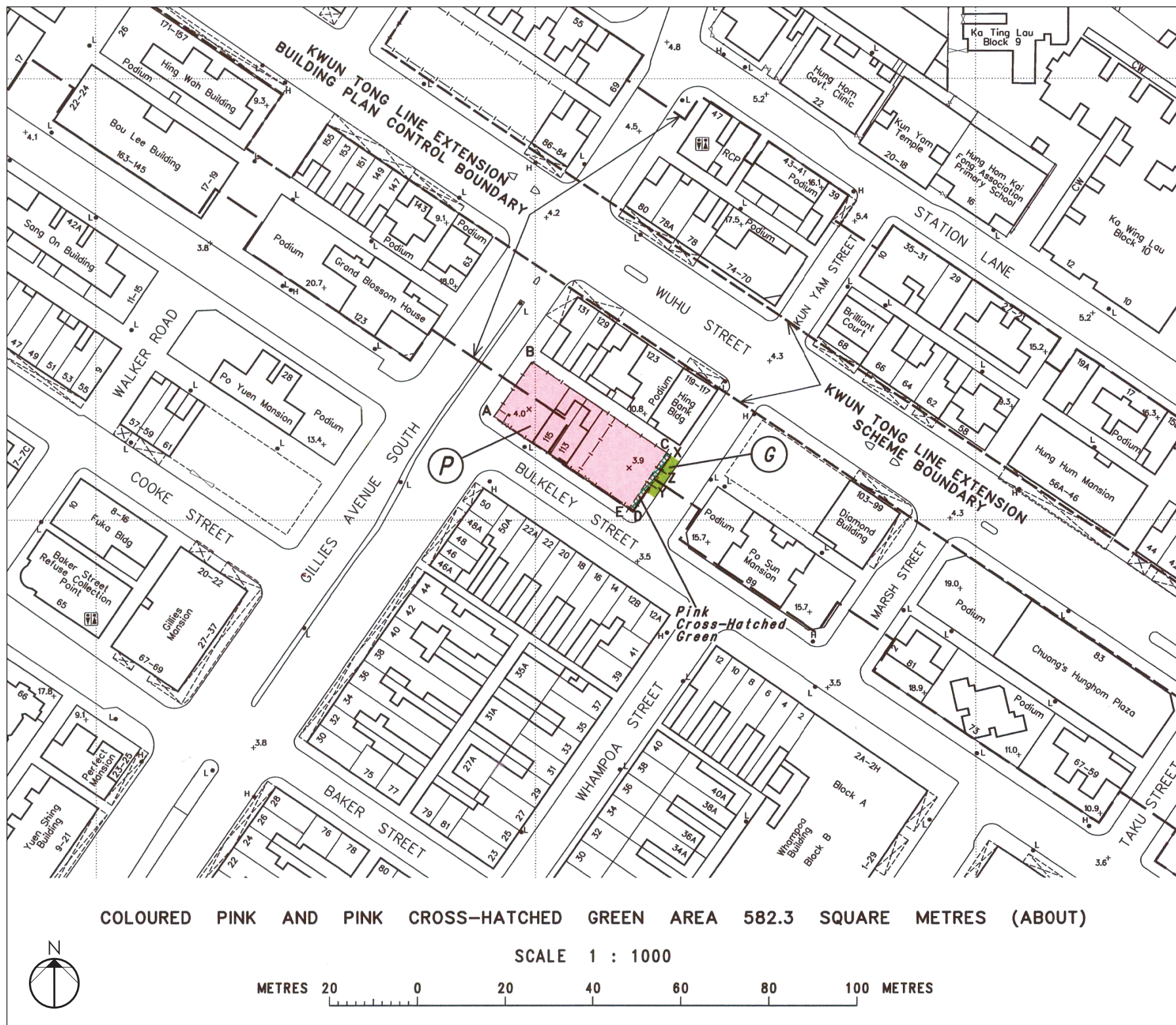
16. 公共設施及公眾休憩用地的資料

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

<div><div><div><div><div><div>(ii)</div><div>permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the lot and the Green Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighboring land or premises, and the Purchaser shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Area; and</div></div></div><div><div><div>(iii)</div><div>permit the officers of the Water Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the lot and the Green Area as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Green Area.</div></div></div><div><div><div>(b)</div><div>The Government, the Director and his officers, contractors and agents and other persons or public utility companies duly authorized under sub-clause (a) of this Special Condition shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors and agents and any other persons or public utility companies duly authorized under sub-clause (a) of this Special Condition.</div></div></div></div></div></div>	<div><div>C.</div><div>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)</div><div>Not applicable.</div><div>Remarks:</div><div><div>(1)</div><div>The “Purchaser” as mentioned in this section means the Purchaser under the Land Grant and where the context so admits or requires his executors, administrators and assigns and in case of a corporation its successors and assigns.</div></div><div><div>(2)</div><div>Prior to the execution of the Deed of Mutual Covenant, all expenses of managing, operating or maintaining the Green Area together with the Structures and all other installations and facilities constructed installed and provided thereon and therein are borne by the Vendor solely.</div></div><div><div>(3)</div><div>After the execution of the Deed of Mutual Covenant, all Owners of the Units in the development are required to meet a proportion of the expense of managing, operating or maintaining the Green Area together with the Structures and all other installations and facilities constructed installed and provided thereon and therein through the management expenses apportioned to the Units in the development concerned.</div></div></div>
<div><div>(II)</div><div>Provisions of the Deed of Mutual Covenant</div><div>Clause 37(bp) in Section III stipulates that the Manager shall have the duty and full and unrestricted authority to maintain the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been delivered to the Government in accordance with Special Condition No.(4) of the Government Grant.</div></div>	
<div>Plan showing the location of the Green Area as far as it is practicable to do so is appended hereto at the end of this section.</div>	



附於批地文件的圖則  
PLAN ANNEXED TO THE LAND GRANT



 綠色範圍  
Green Areas



# 17. 對買方的警告

## WARNING TO PURCHASERS

1. 此提示建議你聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表你行事。

2. 如你聘用上述的獨立的律師事務所，以在交易中代表你行事，該律師事務所將會能夠向你提供獨立意見。

3. 如你聘用代表擁有人行事的律師事務所同時代表你行事，而擁有人與你之間出現利益衝突：—  
(i) 該律師事務所可能不能夠保障你的利益；及  
(ii) 你可能要聘用一間獨立的律師事務所。

4. 如屬3.(ii)段的情況，你須支付的律師費用總數，可能高於如你自一開始即聘用一間獨立的律師事務所須支付的費用。

1. You are recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for you in relation to the transaction.

2. If you instruct such separate firm of solicitors to act for you in relation to the transaction, that firm will be able to give independent advice to you.

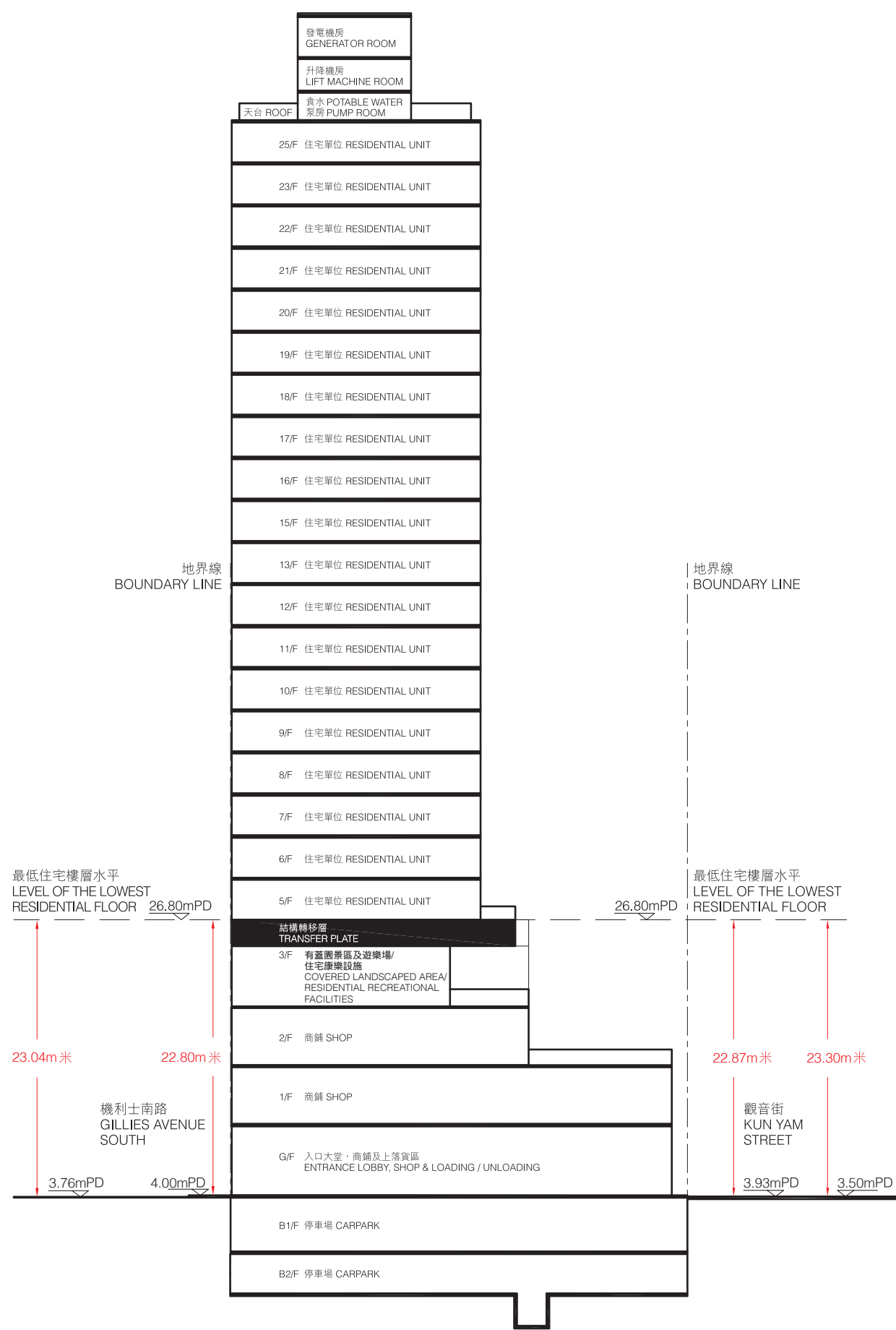
3. If you instruct the firm of solicitors acting for the owner to act for you as well, and a conflict of interest arises between the owner and you: —  
(i) that firm may not be able to protect your interests; and  
(ii) you may have to instruct a separate firm of solicitors.

4. In the case of paragraph 3.(ii), the total solicitors' fees payable by you may be higher than the fees that would have been payable if you had instructed a separate firm of solicitors in the first place.

# 18. 發展項目中的建築物的橫截面圖

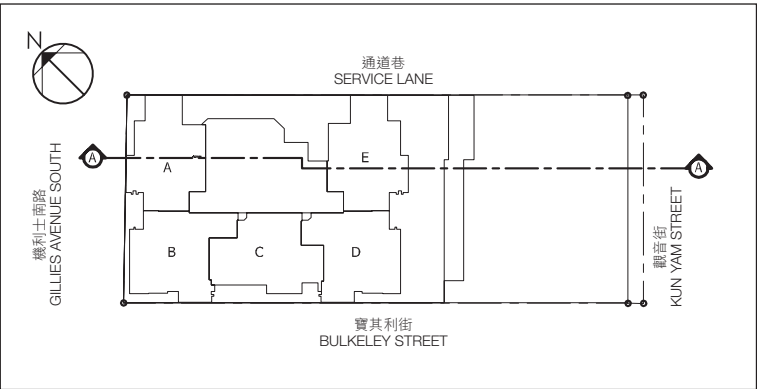
## CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

橫截面圖 A - A  
CROSS-SECTION PLAN A - A



- 1. 毗鄰建築物的一段機利士南路，為香港主水平基準以上3.76至4.00米。
- 2. 毗鄰建築物的一段觀音街，為香港主水平基準以上3.50至3.93米。
- 3. 虛線為最低住宅樓層水平。

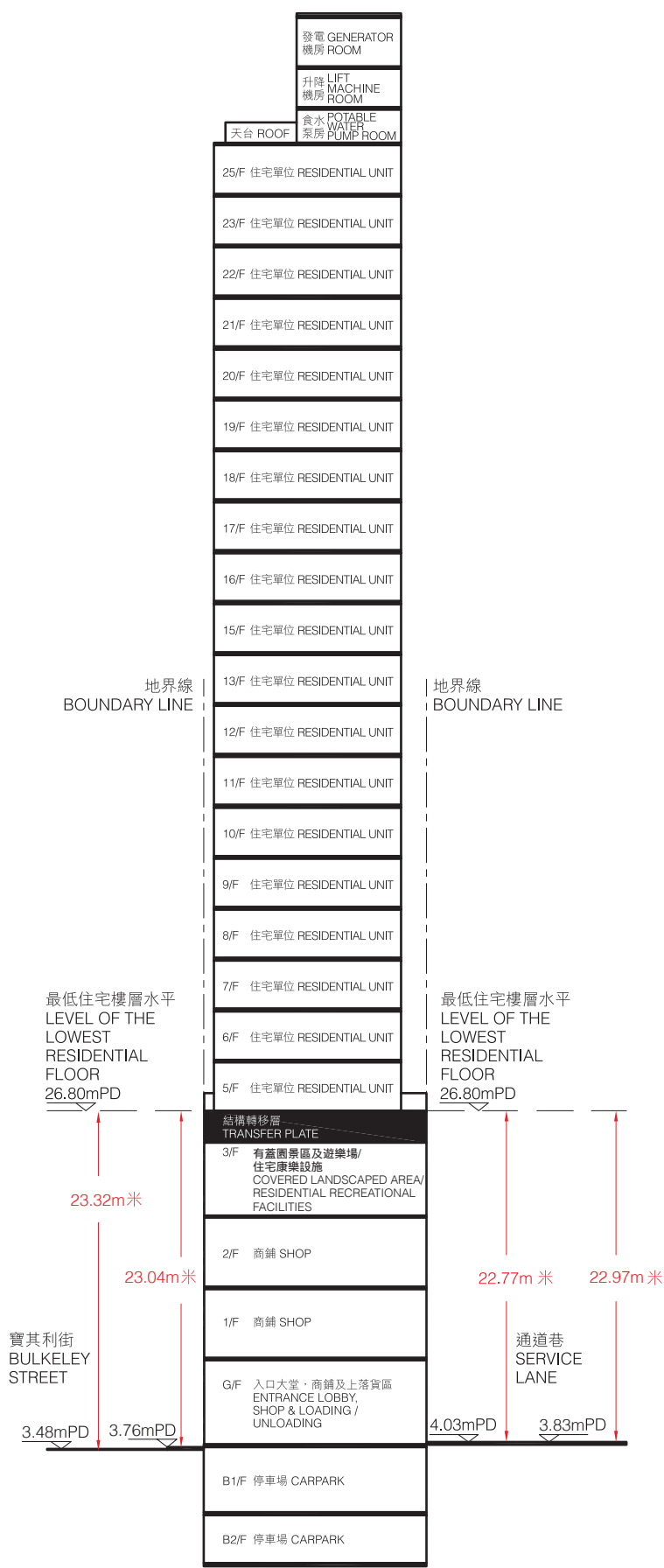
- 1. The part of Gillies Avenue South adjacent to the building is 3.76 to 4.00 metres above the Hong Kong Principal Datum.
- 2. The part of Kun Yam Street adjacent to the building is 3.50 to 3.93 metres above the Hong Kong Principal Datum.
- 3. Dotted line denotes level of the lowest residential floor.



# 18. 發展項目中的建築物的橫截面圖

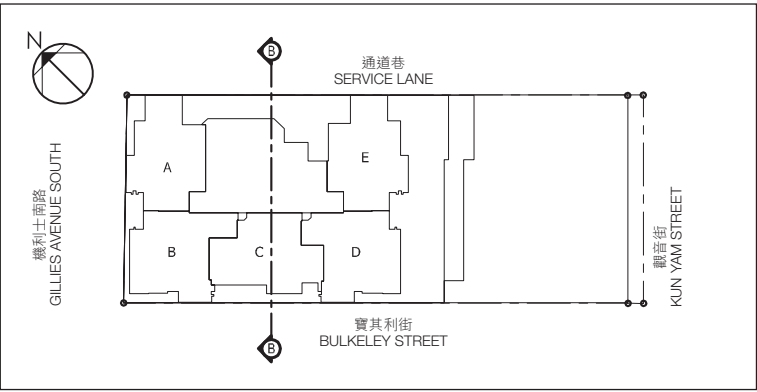
## CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

橫截面圖 B - B  
CROSS-SECTION PLAN B - B



- 1. 毗鄰建築物的一段寶其利街，為香港主水平基準以上3.48至3.76米。
- 2. 毗鄰建築物的一段通道巷，為香港主水平基準以上3.83至4.03米。
- 3. 虛線為最低住宅樓層水平。

- 1. The part of Bulkeley Street adjacent to the building is 3.48 to 3.76 metres above the Hong Kong Principal Datum.
- 2. The part of service lane adjacent to the building is 3.83 to 4.03 metres above the Hong Kong Principal Datum.
- 3. Dotted line denotes level of the lowest residential floor.





# 19. 立面圖

## ELEVATION PLAN

西南面立面圖  
SOUTH-WEST ELEVATION



項目的認可人士已證明本圖所顯示的立面：

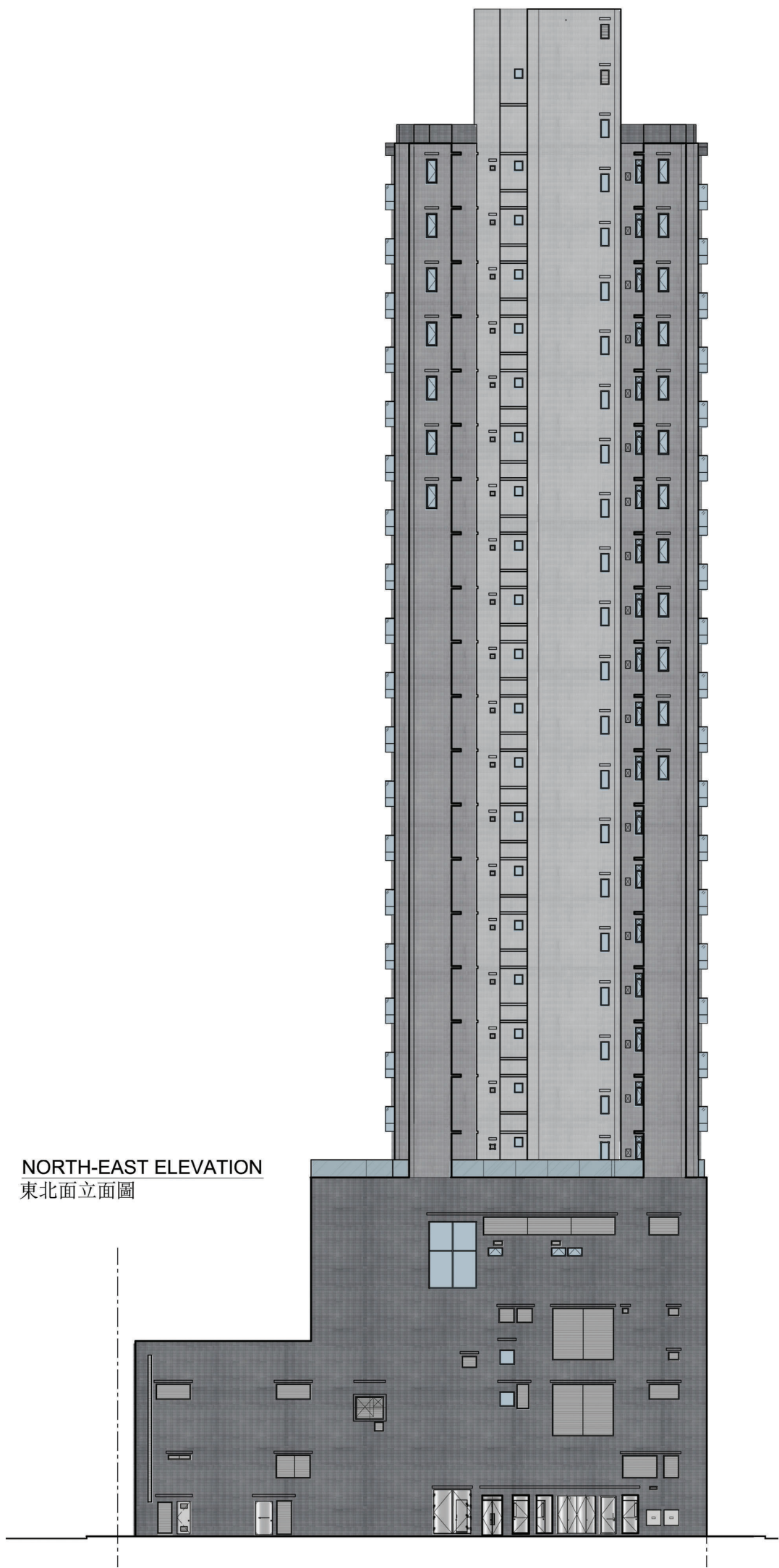
- 1. 以2014年12月3日的情況為準的項目的經批准的建築圖則為基礎擬備；及
- 2. 大致上與本發展項目的外觀一致

Authorized person for the Development certified that the elevations shown on this plan:

- 1. are prepared on the basis of the approved building plans for the Development as of 3rd December 2014; and
- 2. are in general accordance with the outward appearance of the development.

19. 立面圖  
ELEVATION PLAN

東北面立面圖  
NORTH-EAST ELEVATION



項目的認可人士已證明本圖所顯示的立面：

1. 以2015年2月9日的情況為準的項目的經批准的建築圖則為基礎擬備；及
2. 大致上與本發展項目的外觀一致

Authorized person for the Development certified that the elevations shown on this plan:

1. are prepared on the basis of the approved building plans for the Development as of 9th February 2015; and
2. are in general accordance with the outward appearance of the development.

東南面立面圖  
SOUTH-EAST ELEVATION



SOUTH-EAST ELEVATION  
東南面立面圖

項目的認可人士已證明本圖所顯示的立面：

1. 以2014年12月3日的情況為準的項目的經批准的建築圖則為基礎擬備；及
2. 大致上與本發展項目的外觀一致

Authorized person for the Development certified that the elevations shown on this plan:

1. are prepared on the basis of the approved building plans for the Development as of 3rd December 2014; and
2. are in general accordance with the outward appearance of the development.



# 19. 立面圖

## ELEVATION PLAN

西北面立面圖  
NORTH-WEST ELEVATION



項目的認可人士已證明本圖所顯示的立面：

1. 以2014年12月3日的情況為準的項目的經批准的建築圖則為基礎擬備；及
2. 大致上與本發展項目的外觀一致

Authorized person for the Development certified that the elevations shown on this plan:

1. are prepared on the basis of the approved building plans for the Development as of 3rd December 2014; and
2. are in general accordance with the outward appearance of the development.

20. 發展項目中的公用設施的資料

INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

地點 Location	公用設施 Common Facilities	面積 Area	有上蓋遮蓋 Covered	沒有上蓋遮蓋 Uncovered	總面積 Total Area
三樓 3/F	住客會所 (包括供住客使用的任何康樂設施)  Residents' clubhouse (including any recreational facilities for residents' use)	平方呎 sq. ft.	1,562	-	1,562
		平方米 sq. m.	145.097	-	145.097
三樓 3/F	位於發展項目中的建築物的最低一層住宅樓層以下的、 供住客使用的公用花園或遊樂地方。 (不論是稱為有蓋及園景的遊樂場或有其他名稱) Communal garden or play area for residents' use below the lowest residential floor of a building in the Development. (whether known as a covered and landscaped play area or otherwise)	平方呎 sq. ft.	1,979	143	2,122
		平方米 sq. m.	183.868	13.321	197.189

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。

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

## 21. 閱覽圖則及公契

### INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

---

- |   |  |
|---|--|
| <p>1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為<a href="http://www.ozp.tpb.gov.hk">www.ozp.tpb.gov.hk</a></p> <p>2. (a) 以下文件的文本存放在發售有關住宅物業的售樓處，以供閱覽 —<br/>住宅物業每一已簽立的公契。</p> <p>(b) 無須為閱覽付費。</p> | <p>1. Copies of outline zoning plans relating to the development are available for inspection at <a href="http://www.ozp.tpb.gov.hk">www.ozp.tpb.gov.hk</a></p> <p>2. (a) Copies of the following document are available for inspection at the place at which the residential property is offered to be sold —<br/>every deed of mutual covenant in respect of the residential property that has been executed.</p> <p>(b) The inspection is free of charge.</p> |
|---|--|



## 22. 裝置、裝修物料及設備

### FITTINGS, FINISHES AND APPLIANCES

#### 1. 外部裝修物料

a.	外牆	裝修物料的類型	基座外牆鋪砌外牆瓦、玻璃外牆、玻璃幕牆、鋁飾板、鋁百頁及金屬飾條 住宅大樓外牆鋪砌外牆瓦、玻璃幕牆、鋁飾板及鋁百頁
b.	窗	框的用料	氟化炭噴塗鋁窗框
		玻璃的用料	有色玻璃
c.	窗台	用料	不適用
		窗台板的裝修物料	不適用
d.	花槽	裝修物料的類型	不適用
e.	陽台或露台	裝修物料的類型	露台：地台鋪砌地磚及戶外木地板，牆身鋪砌鋁飾板及牆瓦，另裝有夾膠玻璃欄河 陽台：沒有
		是否有蓋	露台設有上蓋
f.	乾衣設施	類型	不適用
		用料	不適用

#### 2. 室內裝修物料

			牆壁	地板	天花板	
a.	大堂	地下住宅入口大堂裝修物料的類型	外露牆身拼配木皮飾面、鋪砌天然石、不銹鋼	天然石	石膏板假天花髹乳膠漆	
		公用升降機大堂裝修物料的類型	外露牆身拼配木紋膠板面、鋪砌牆磚、玻璃飾面、鏡片及不銹鋼	地磚	石膏板假天花髹乳膠漆，部分位置之天花板配木紋膠板	
			牆壁	天花板		
b.	內牆及天花板	客廳裝修物料的類型	乳膠漆	乳膠漆		
		飯廳裝修物料的類型	乳膠漆	乳膠漆		
		睡房裝修物料的類型	乳膠漆	乳膠漆		
			地板	腳線		
c.	內部地板	客廳裝修物料的類型	複合木地板	木腳線		
		飯廳裝修物料的類型	複合木地板	木腳線		
		睡房裝修物料的類型	複合木地板	木腳線		
			牆壁	地板	天花板	
d.	浴室	裝修物料的類型	外露牆身拼配木紋膠板面、玻璃飾面及鋪砌牆磚	地磚	石膏板假天花髹乳膠漆	
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			
			牆壁	地板	天花板	灶台
e.	廚房	裝修物料的類型	外露牆身拼配木紋膠板面、玻璃飾面及鋪砌牆磚	地磚	石膏板假天花髹乳膠漆	無縫人造物料
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			

#### 3. 室內裝置

			用料	裝修物料	配件
a.	門	單位大門	防火木門及門框	木紋膠板及不銹鋼	門鎖、門鼓、門擋及防盜眼
		睡房門	木門及門框	木紋膠板	門鎖及門擋
		浴室門	木門及門框	木紋膠板	門鎖及門擋
		廚房門	防火木門及門框	木紋膠板及玻璃	門鎖、門鼓及門擋
		露台門	鋁門及門框	玻璃	門鎖
		工作平台門	鋁門及門框	玻璃	門鎖

## 22. 裝置、裝修物料及設備

### FITTINGS, FINISHES AND APPLIANCES

			裝置及設備	類型	用料
b.	浴室	(i) 裝置及設備的類型及用料	櫃	櫃枱面	無縫人造物料
				洗手盆櫃	烤漆木製洗手盆櫃
				鏡櫃	烤漆木製鏡櫃，玻璃層板，活動烤漆層板
			潔具	洗手盆水龍頭	鍍鉻
				洗手盆及坐廁	搪瓷
				毛巾架	不銹鋼
				廁紙架	鍍鉻
				淋浴水龍頭	鍍鉻
				花灑套裝	鍍鉻
		設備	隨樓附送之設備及品牌，請參閱「設備說明」		
		(ii) 供水系統的類型及用料			冷熱水喉
(iii) 沐浴設施 (包括花灑或浴缸 (如適用的話))	浴缸	浴缸	搪瓷鑄鐵		
(iv) 浴缸大小 (如適用的話)			1500毫米長 x 700毫米闊 x 420毫米高		
			用料		
c.	廚房	(i) 洗滌盆	無縫人造物料		
		(ii) 供水系統	冷熱水喉配有熱絕緣保護之銅喉		
			用料	裝修物料	
		(iii) 廚櫃	木製	光面烤漆、烤漆及膠板	
		(iv) 所有其他裝置及設備的類型	其他裝置的類型	洗滌盆水龍頭	
設備的類型	隨樓附送之設備及品牌，請參閱「設備說明」				
			裝置	類型	用料
d.	睡房	裝置 (包括嵌入式衣櫃) 的類型及用料	嵌入式衣櫃	不適用	不適用
			其他裝置	不適用	不適用
e.	電話	接駁點的位置	請參閱「機電裝置平面圖」		
		接駁點的數目	請參閱「機電裝置數量說明表」		
f.	天線	接駁點的位置	請參閱「機電裝置平面圖」		
		接駁點的數目	請參閱「機電裝置數量說明表」		
g.	電力裝置	(i) 供電附件 (包括安全裝置)	供電附件	提供電掣及插座之面板	
			安全裝置	裝妥微型斷路器	
		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露 <sup>1</sup>		
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「機電裝置平面圖」及「機電裝置數量說明表」		
h.	氣體供應	類型	煤氣		
		系統	所有單位的煤氣喉接駁煤氣煮食爐及煤氣熱水爐，並裝有獨立煤氣錶		
		位置	煤氣熱水爐及煤氣錶的位置請參閱「機電裝置平面圖」		
i.	洗衣機接駁點	位置	請參閱「機電裝置平面圖」		
		設計	設有洗衣機來去水接駁喉位		
j.	供水	水管的用料	冷熱水喉採用銅喉		
		水管是隱藏或外露	水管是部分隱藏及部分外露 <sup>2</sup>		
		有否熱水供應	廚房和浴室供應熱水		

備註： 1. 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋。  
2. 除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋。

4. 雜項

				住宅	車用	商用
a.	升降機	(i) 品牌名稱及產品型號	品牌名稱	富士達	富士達	富士達
			產品型號	PMGL	EXDN	BELTA
		(ii) 升降機的數目及到達的樓層	升降機的數目	2	1	1
			到達的樓層	L1: B2 , B1 , G/F , 3/F , 5/F - 13/F , 15/F - 23/F , 25/F L2: B2 , B1 , G/F , 1/F - 3/F , 5/F - 13/F , 15/F - 23/F , 25/F	B2 , B1 , G/F	G , 1/F - 2/F
b.	信箱	用料	拉絲不銹鋼			
c.	垃圾收集	(i) 垃圾收集的方法	由清潔工人收集垃圾			
		(ii) 垃圾房的位置	各住宅層之公用地方均設有垃圾收集房。另中央垃圾收集房設於地下			
				水錶	電錶	氣體錶
d.	水錶、電錶及氣體錶	(i) 位置		每層錶櫃	每層錶櫃	單位廚房內
		(ii) 就住宅單位而言是獨立抑或公用的錶		獨立	獨立	獨立

5. 保安設施

保安系統及設備	入口通道控制及保安系統	入口大堂設有訪客對講機及讀咭器。地下住客入口、住宅升降機及車用升降機設有讀咭控制系統
	閉路電視	大廈入口大堂、停車場升降機大堂、停車場及各升降機均裝有閉路電視
嵌入式裝備的位置		對講機的位置請參閱「機電裝置平面圖」

6. 設備

位置	設備	適用單位	品牌名稱	型號
客飯廳	分體式空調機	單位 A至E	大金	FTXS35EVMA (室內機)及RXS35EBVMA (室外機)
睡房	分體式空調機	單位 A至E	大金	FTKS25EVMA (室內機)及3MKS58EVMA (室外機)
廚房	煤氣煮食爐(雙爐頭)	單位 A及E	西門子	ER326BB90X
		單位 B, C及D	西門子	ER70762HK
	抽油煙機	單位 A至E	西門子	LI46630
	抽氣扇	單位 A至E	KDK	15WHC08
	煤氣熱水爐	單位C	TGC	TRJW 161 TFQL.
		單位 B及D	TGC	TRJW 161 TFL.
	微波爐	單位 A至E	西門子	HF 15M562HK
	洗衣乾衣機	單位 A至E	西門子	WK 14D320GB
浴室	雪櫃	單位 A至E	西門子	KI24LV21FF
		單位 A及E	KDK	15WHC08
	抽氣扇	單位 B, C及D	Ostberg	CK125A
		單位 A及E	TGC	RJW150SFD

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



22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

1. EXTERIOR FINISHES

a.	External Wall	Type of finishes	Podium with wall tiles, glass wall, curtain wall, aluminium cladding, aluminium louver and metal fins Residential tower with wall tiles, curtain wall, aluminium cladding and aluminium louver
b.	Window	Material of frame	Fluorocarbon coating aluminium frame
		Material of glass	Tinted glass
c.	Bay window	Material of bay window	Not applicable
		Window sill finishes	Not applicable
d.	Planter	Type of finishes	Not applicable
e.	Verandah or balcony	Type of finishes	Balcony : Floor with floor tiles and outdoor wood deck. Walls is installed with aluminium cladding and wall tiles. Laminated glass balustrade to be installed Verandah: Nil
		Whether it is covered	Balcony is covered
f.	Drying facilities for clothing	Type	Not applicable
		Material	Not applicable

2. INTERIOR FINISHES

			Wall	Floor	Ceiling	
a.	Lobby	G/F residential entrance lobby finishes	Wooden veneered panel, natural stone and stainless steel to exposed surface	Natural stone	Gypsum board false ceiling with emulsion paint	
		Common lift lobby finishes	Timber-pattern plastic laminate, wall tiles, feature glass, mirror and stainless steel to exposed surface	Floor tile	Gypsum board false ceiling with emulsion paint. Part of the ceiling with timber pattern plastic laminate	
			Wall	Ceiling		
b.	Internal wall and ceiling	Living room finishes	Emulsion paint	Emulsion paint		
		Dining room finishes	Emulsion paint	Emulsion paint		
		Bedroom finishes	Emulsion paint	Emulsion paint		
			Floor	Skirting		
c.	Internal floor	Material for living room	Engineered timber floor	Timber skirting		
		Material for dining room	Engineered timber floor	Timber skirting		
		Material for bedroom	Engineered timber floor	Timber skirting		
			Wall	Floor	Ceiling	
d.	Bathroom	Type of finishes	Timber-pattern plastic laminate, feature glass, wall tiles to exposed surface	Floor tiles	Gypsum board false ceiling with emulsion paint	
		Whether the wall finishes run up to ceiling	The wall finishes run up to the bottom line of false ceiling			
			Wall	Floor	Ceiling	Cooking Bench
e.	Kitchen	Type of finishes	Timber-pattern plastic laminate, feature glass, wall tiles to exposed surface	Floor tiles	Gypsum board false ceiling with emulsion paint	Solid surfacing material
		Whether the wall finishes run up to ceiling	The wall finishes run up to the bottom line of false ceiling			

3. INTERIOR FITTINGS

			Material	Finishes	Accessories
a.	Doors	Main entrance door	Fire-rated timber door with door frame	Timber-pattern plastic laminate and stainless steel	Lockset, door closer, door stopper and eye viewer
		Bedroom door	Timber door with door frame	Timber-pattern plastic laminate	Lockset and door stopper
		Bathroom door	Timber door with door frame	Timber-pattern plastic laminate	Lockset and door stopper
		Kitchen door	Fire-rated timber door with door frame	Timber-pattern plastic laminate and glass	Lockset, door closer and door stopper
		Balcony door	Aluminium door with door frame	Glass	Lockset
		Utility platform door	Aluminium door with door frame	Glass	Lockset

			Fittings & equipment	Type	Material
b.	Bathroom	(i) Type and material of fittings and equipment	Cabinet	Countertop	Solid surfacing material
				Basin cabinet	Timber cabinet with paint finish
				Mirror cabinet	Timber cabinet with paint finish and glass shelves, adjustable paint finish shelves
			Fittings	Wash basin mixer	Chrome plated
				Wash basin and water closet	Vitreous china
				Towel bar	Stainless steel
				Paper holder	Chrome plated
				Bath mixer	Chrome plated
				Shower set	Chrome plated
		Appliances	For the appliances provision and brand name, please refer to the “Appliances Schedule”		
(ii) Type and material of water supply system			Hot and cold water supply	Copper water pipes with thermal insulation	
(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Bath tub	Bath tub	Enamelled cast iron		
(iv) Size of bath tub, if applicable			1500mm L x 700mm W x 420mm H		
			Material		
c.	Kitchen	(i) Sink unit	Solid surfacing material		
		(ii) Water supply system	Copper water pipes with thermal insulation for both hot and cold water		
			Material	Finishes	
		(iii) Kitchen cabinet	Timber	High-gloss paint finish, paint finish & plastic laminate	
		(iv) Type of all other fittings and equipment	Other fittings	Sink mixer	
			Other equipment	For the appliances provision and brand name, please refer to the “Appliances Schedule”	
			Fittings	Type	Material
d.	Bedroom	Fittings (including built-in wardrobe)	Built-in Wardrobe	Not Applicable	Not Applicable
			Other fittings	Not Applicable	Not Applicable
e.	Telephone	Location of connection points	Please refer to the "Electrical and Mechanical Provision Plans"		
		Number of connection points	Please refer to the "Schedule of Electrical & Mechanical Provisions"		
f.	Aerials	Location of connection points	Please refer to the "Electrical and Mechanical Provision Plans"		
		Number of connection points	Please refer to the "Schedule of Electrical & Mechanical Provisions"		
g.	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets	
			Safety devices	Miniature circuit breaker	
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed <sup>1</sup>		
		(iii) Location and number of power points and A/C points	Please refer to the "Electrical and Mechanical Provision Plans" and "Schedule of Electrical & Mechanical Provisions"		
h.	Gas supply	Type	Towngas		
		System	Separate gas meter with gas supply pipe is provided and connected to gas hob and gas water heater for all residential units		
		Location	The location of gas water heater and gas meter, please refer to the "Electrical and Mechanical Provision Plans"		
i.	Washing machine connection point	Location	Please refer to the "Electrical and Mechanical Provision Plans"		
		Design	Drain point and water point are provided for washing machine		
j.	Water supply	Material of water pipes	Copper water pipes for hot and cold water supply		
		Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed <sup>2</sup>		
		Whether hot water is available	Hot water is supplied to kitchen and bathroom		

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

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

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

4. MISCELLANEOUS

				Residential lift	Car lift	Commercial lift
a.	Lifts	(i) Brand name and model number	Brand Name	Fujitec	Fujitec	Fujitec
			Model Number	PMGL	EXDN	BELTA
		(ii) Number and floors served by them	Number of lifts	2	1	1
			Floor served by the lifts	L1: B2 · B1 · G/F · 3/F · 5/F - 13/F · 15/F - 23/F · 25/F L2: B2 · B1 · G/F · 1/F - 3/F · 5/F - 13/F · 15/F - 23/F · 25/F	B2, B1, G/F	G, 1/F - 2/F
b.	Letter box	Material	Hairline stainless steel			
c.	Refuse collection	(i) Means of refuse collection	Collected by cleaners			
		(ii) Location of refuse room	Refuse storage and material recovery room is provided at the common area on each residential floor. Refuse storage and material recovery chamber is provided on G/F			
				Water meter	Electricity meter	Gas meter
d.	Water meter, electricity meter and gas meter	(i) Location	Meter room at each typical floor		Meter room at each typical floor	Kitchen of each residential unit
		(ii) Whether they are separate or communal meters for residential properties	Separate meter		Separate meter	Separate meter

5. SECURITY FACILITIES

Security system and equipment	Access control & security system	Visitor panel and card reader are installed at the entrance lobby on G/F. Card access system is provided at the entrance lobby on G/F and inside residential lift car and car lift
	CCTV	CCTVs are installed at main entrance lobby, lift lobbies for car park floors, car park floors and all the lifts
Location of built-in provisions	The location of door phone please refer to the “Electrical and Mechanical Provision Plans”	

6. APPLIANCES

Location	Appliances	Units apply	Brand name	Model No.
Living / Dining	Split type air-conditioner	Flat A - E	Daikin	FTXS35EVMA (Indoor Unit) and RXS35EBVMA (Outdoor Unit)
Bedroom	Split type air-conditioner	Flat A - E	Daikin	FTKS25EVMA (Indoor Unit) and 3MKS58EVMA (Outdoor Unit)
Kitchen	Gas hob (Double-burner)	Flat A & E	Siemens	ER326BB90X
		Flat B, C & D	Siemens	ER70762HK
	Cooker hood	Flat A - E	Siemens	LI46630
	Exhaust fan	Flat A - E	KDK	15WHC08
	Gas water heater	Flat C	TGC	TRJW 161 TFQL.
		Flat B & D	TGC	TRJW 161 TFL.
	Microwave oven	Flat A - E	Siemens	HF 15M562HK
	Washer / dryer	Flat A - E	Siemens	WK 14D320GB
	Refrigerator	Flat A - E	Siemens	KI24LV21FF
Bathroom	Exhaust fan	Flat A & E	KDK	15WHC08
		Flat B, C & D	Ostberg	CK125A
	Gas water heater	Flat A & E	TGC	RJW150SFD

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



機電裝置數量說明表  
SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS

樓層 Floor		五樓 5th					六樓至十三樓及 十五樓至二十三樓 6th - 13th & 15th - 23rd					二十五樓 25th				
單位 Unit		A	B	C	D	E	A	B	C	D	E	A	B	C	D	E
客 / 飯廳 Living room / Dining room	13A 單位電插座 13A Single Socket Outlet	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-
	13A 雙位電插座 13A Twin Socket Outlet	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	電視 / 電台天線插座 TV / FM Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	室內空調機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
睡房 1 Bedroom 1	13A 單位電插座 13A Single Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A 雙位電插座 13A Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電視 / 電台天線插座 TV / FM Outlet	1	1	-	1	1	1	1	-	1	1	1	1	-	1	1
	電話插座 Telephone Outlet	1	1	-	1	1	1	1	-	1	1	1	1	-	1	1
	室內空調機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
睡房 2 Bedroom 2	13A 單位電插座 13A Single Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A 雙位電插座 13A Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電視 / 電台天線插座 TV / FM Outlet	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-
	電話插座 Telephone Outlet	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-
	室內空調機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
浴室 Bathroom	13A 單位電插座 13A Single Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
廚房 Kitchen	13A 單位電插座 13A Single Socket Outlet	1	-	-	-	1	1	-	-	-	1	1	-	-	-	1
	13A 雙位電插座 13A Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
平台 Flat Roof	13A 防水單位電插座 13A Weatherproof Single Socket Outlet	2	1	1	1	1	-	-	-	-	-	-	-	-	-	-
天台 Roof	13A 防水單位電插座 13A Weatherproof Single Socket Outlet	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1
空調機平台 Air Conditioning Platform	室外空調機接駁點 Connection Point for A/C Outdoor Unit	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2

# 22. 裝置、裝修物料及設備

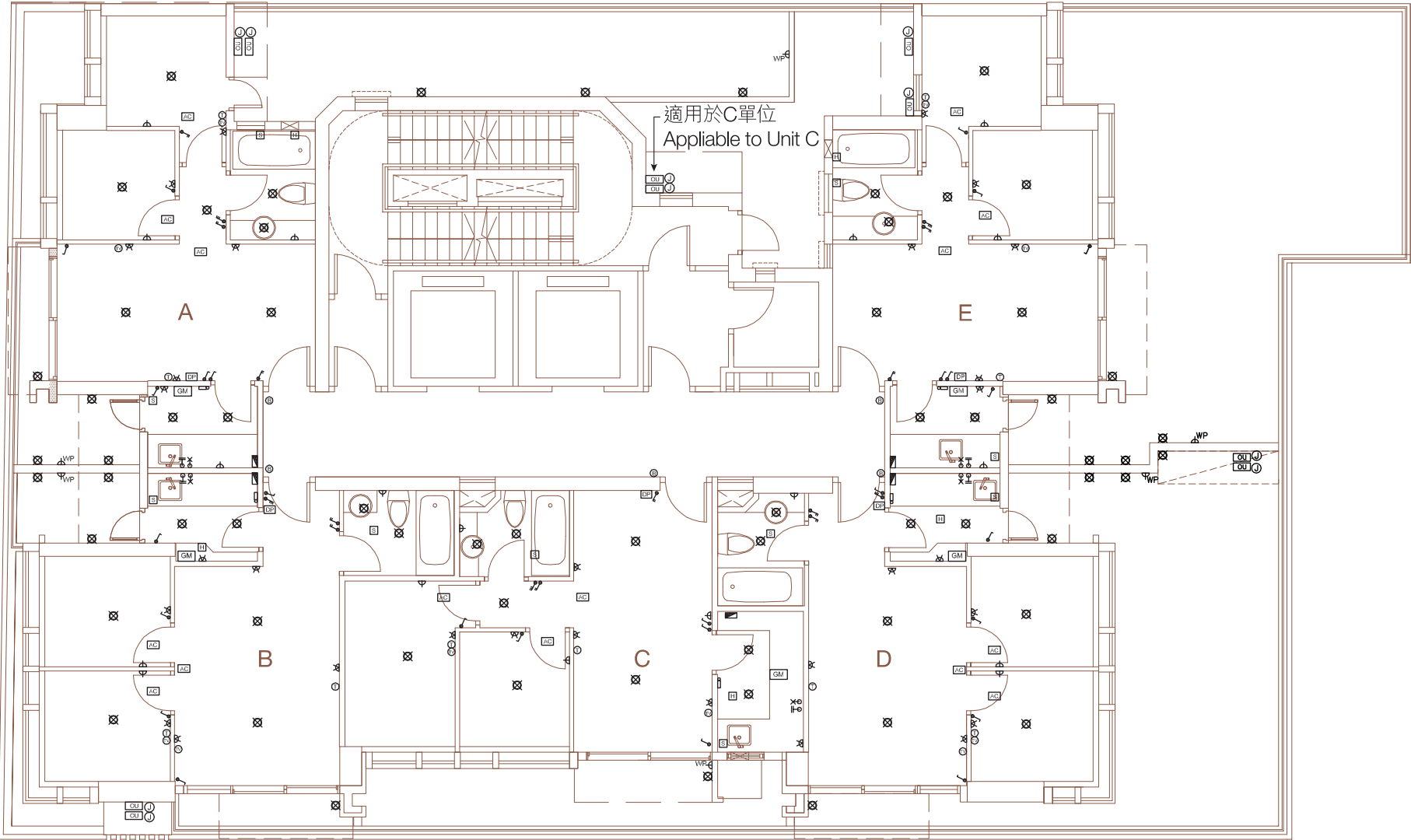
## FITTINGS, FINISHES AND APPLIANCES

### 機電裝置說明圖例

### LEGEND OF ELECTRICAL & MECHANICAL PROVISIONS

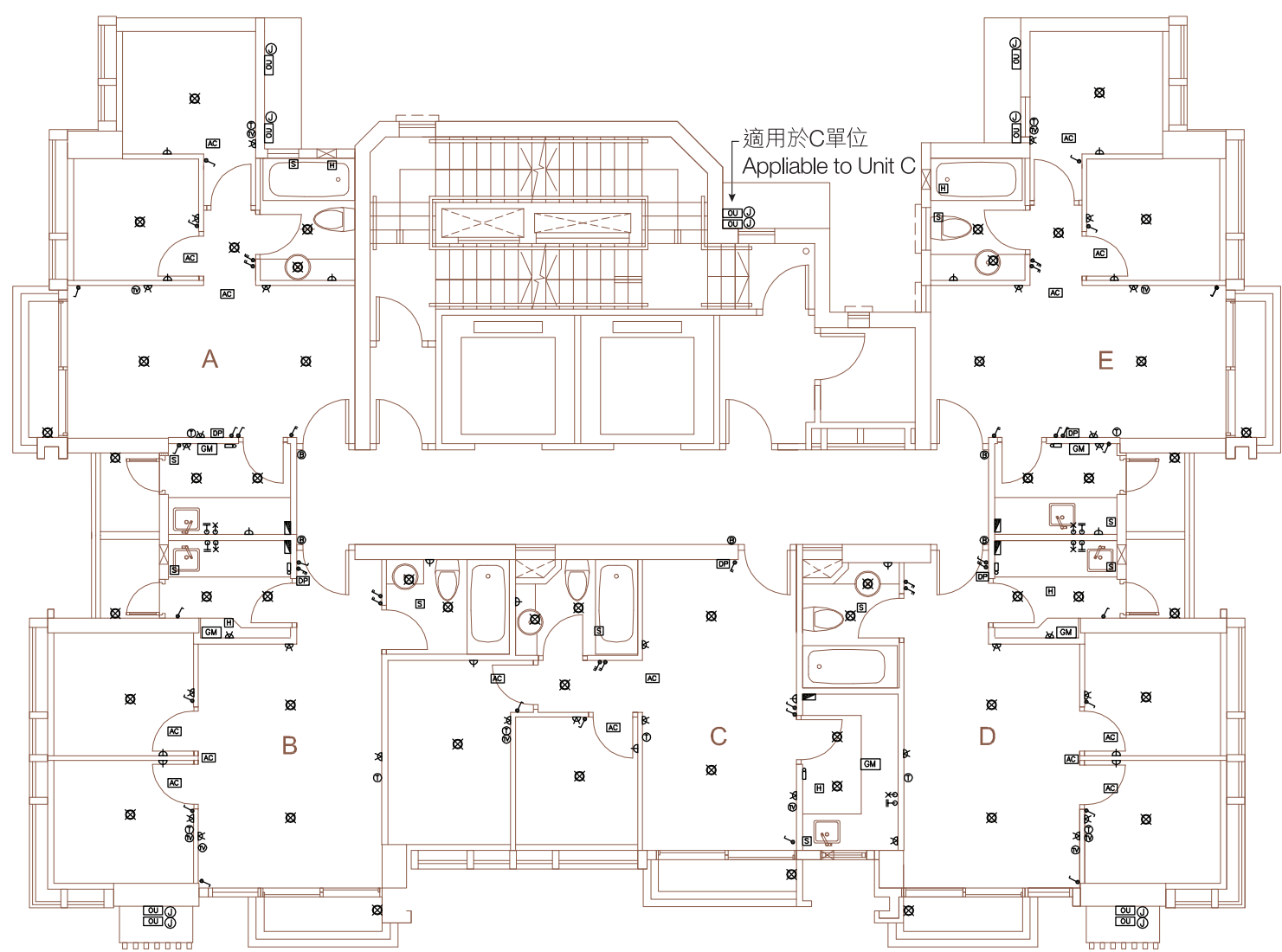
	燈位 Lighting Point		洗衣機去水接駁位 Drain Point For Washing Machine
	單位單控照明開關制 1 Gang Lighting Switch		洗衣機來水接駁位 Water Point For Washing Machine
	雙位單控照明開關制 2 Gangs Lighting Switch		煤氣熱水爐 Gas Water Heater
	三位單控照明開關制 3 Gangs Lighting Switch		對講機 Door Phone
	戶外空調機接駁點 Air Conditioner Point (Outdoor)		電話插座 Telephone Outlet
	室內空調機接駁點 Air Conditioner Point (Indoor)		電視/電台天線插座 TV/FM Outlet
	煤氣錶 Gas Meter		門鈴按鈕 Door Bell Button
	13A 單位電插座 13A Single Socket Outlet		門鈴 Door Bell
	13A 雙位電插座 13A Twin Socket Outlet		接線座 Fused Spur Unit
	13A 防水單位電插座 13A Weatherproof Single Socket Outlet		總電箱 MCB Board
	戶外空調機 Air Conditioning Outdoor Unit		

5樓機電裝置平面圖  
5TH FLOOR ELECTRICAL & MECHANICAL PROVISION PLAN



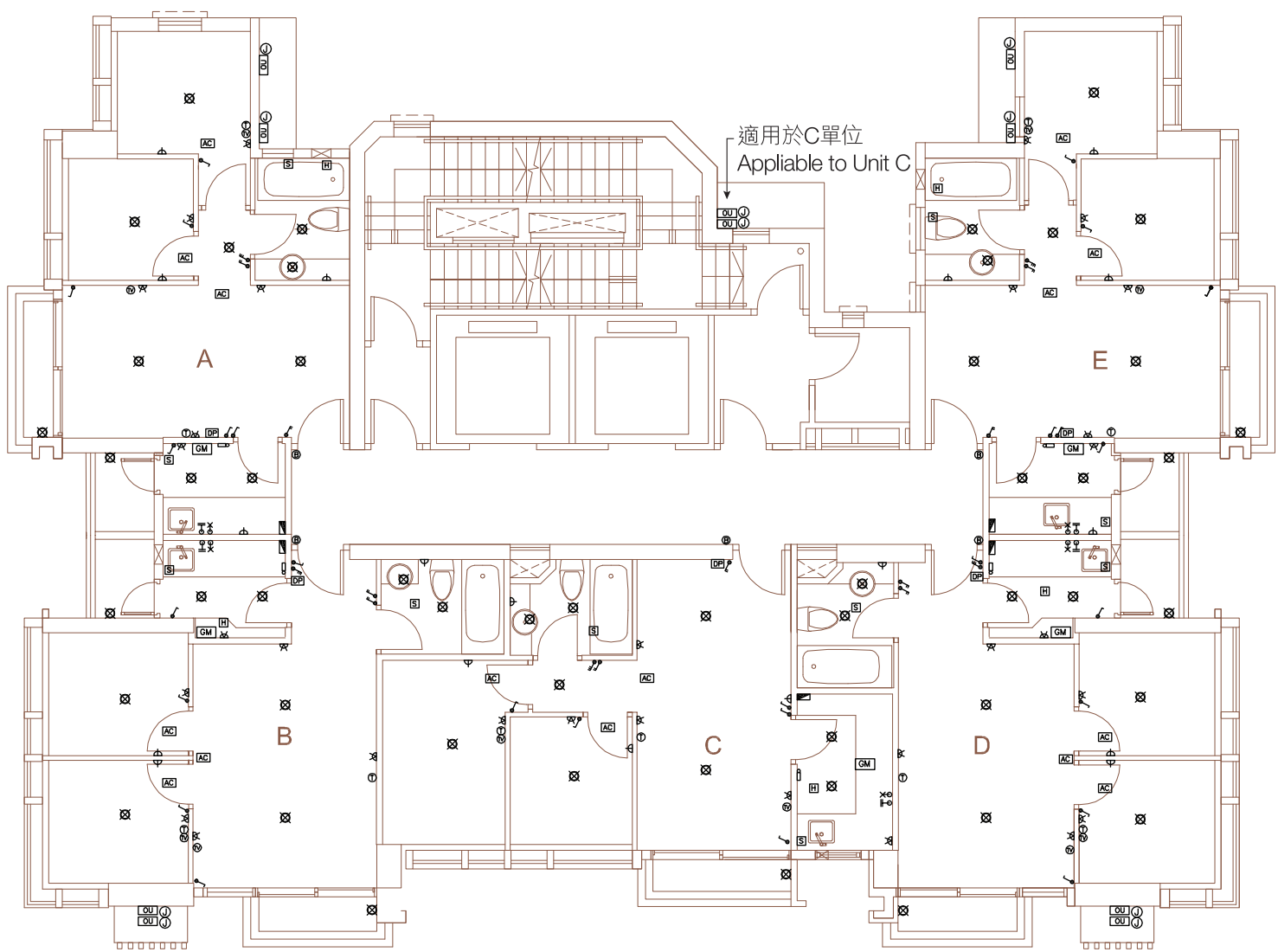
# 22. 裝置、裝修物料及設備 FITTINGS, FINISHES AND APPLIANCES

6樓 - 11樓機電裝置平面圖  
6TH - 11TH FLOOR ELECTRICAL & MECHANICAL PROVISION PLAN



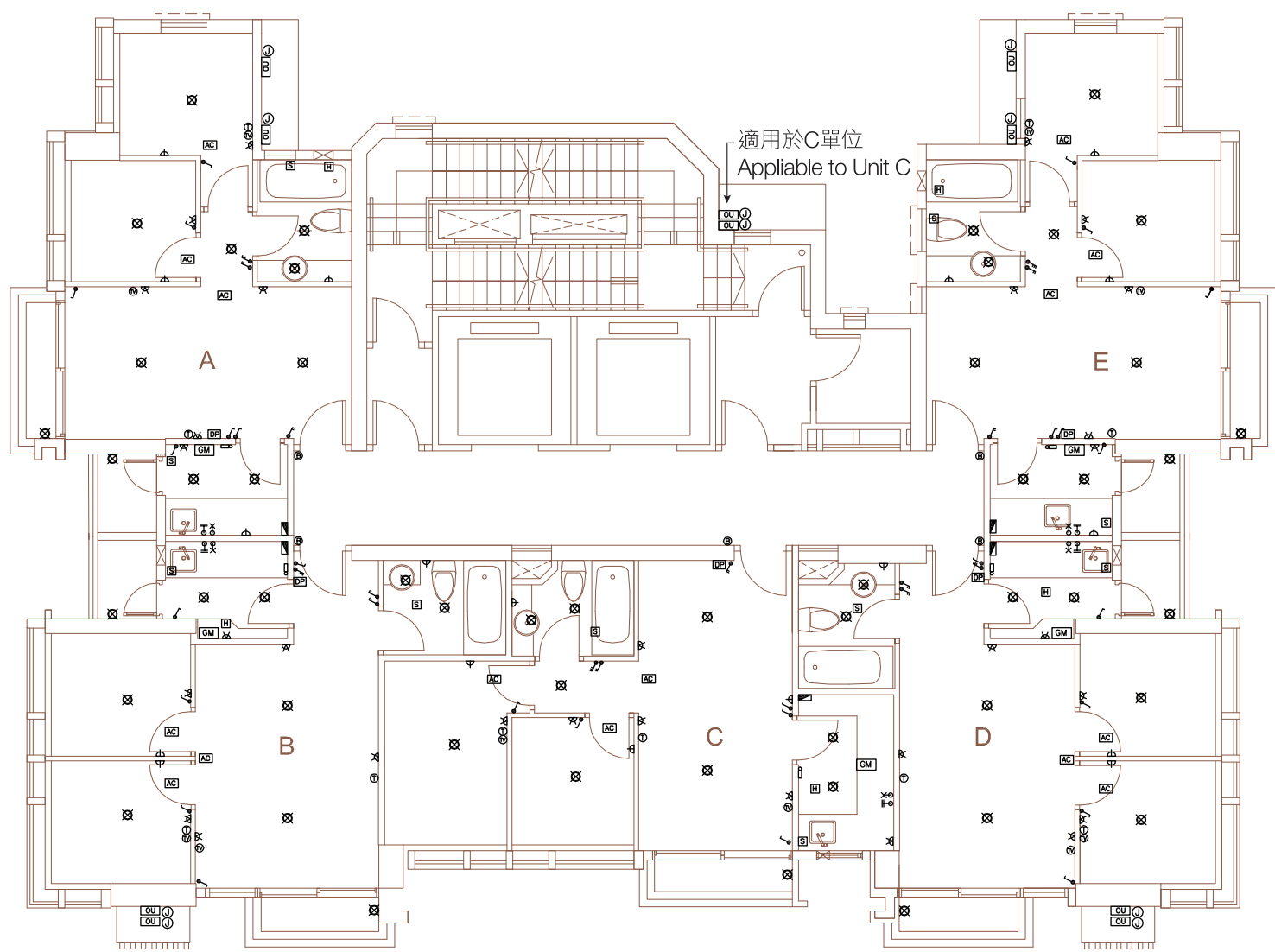


12樓 - 13樓及15樓 - 17樓機電裝置平面圖  
12TH - 13TH & 15TH - 17TH FLOOR ELECTRICAL & MECHANICAL PROVISION PLAN

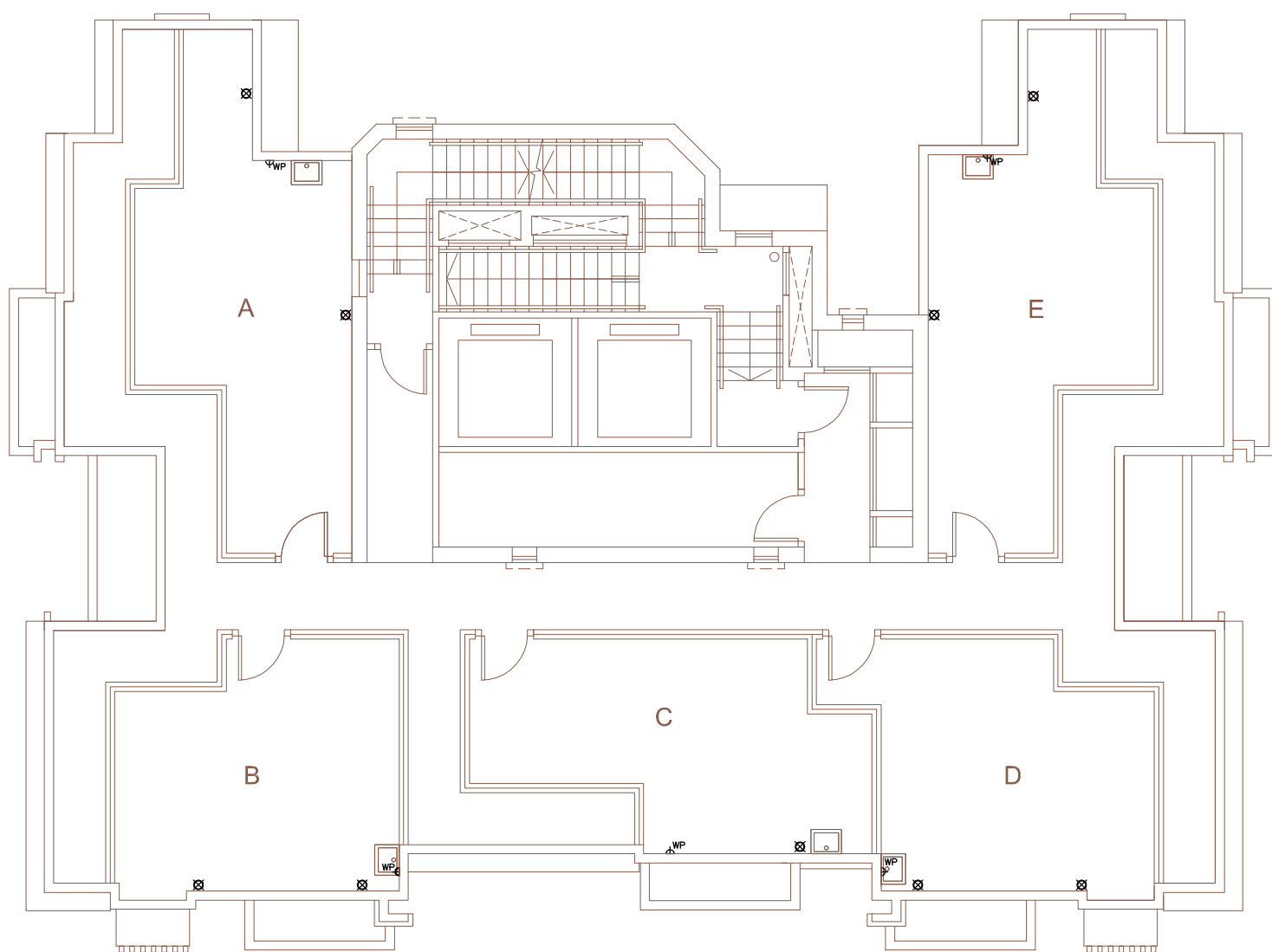


# 22. 裝置、裝修物料及設備 FITTINGS, FINISHES AND APPLIANCES

18樓 - 23樓及25樓機電裝置平面圖  
18TH - 23RD & 25TH FLOOR ELECTRICAL & MECHANICAL PROVISION PLAN



天台機電裝置平面圖  
ROOF FLOOR ELECTRICAL & MECHANICAL PROVISION PLAN



23. 服務協議

SERVICE AGREEMENTS

---

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

煤氣由香港中華煤氣有限公司供應。

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

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



24. 地稅

GOVERNMENT RENT

---

賣方(擁有人)有法律責任繳付住宅物業的地稅直至住宅物業買賣完成日(包括該日)為止。	The vendor (the owner) is liable for the Government rent of a residential property up to and including the date of completion of the sale and purchase of that residential property.
---	--

25. 買方的雜項付款

MISCELLANEOUS PAYMENTS BY PURCHASER

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須向賣方(擁有人)補還水、電力及氣體的按金。	1. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the vendor (the owner) for the deposits for water, electricity and gas.
2. 在交付時，買方不須向賣方(擁有人)支付清理廢料的費用。	2. On that delivery, the purchaser is not liable to pay to the vendor (the owner) a debris removal fee.
備註：買方須向管理人而不須向賣方(擁有人)繳付水、電力及氣體的按金及清理廢料的費用。	Note : The purchaser should pay to the manager instead of the vendor (the owner) the deposits for water, electricity and gas and the debris removal fee.

26. 欠妥之處的保養責任期

DEFECT LIABILITY WARRANTY PERIOD

---

<p>按買賣合約的規定，凡售出物業或於買賣合約列出裝設於物業內的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在買賣成交日期後的6個月內送達的書面通知後，須於合理地切實可行的範圍內，盡快自費作出補救。</p>	<p>As provided in the agreement for sale and purchase, the vendor shall, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the purchaser within 6 months after the date of completion of the sale and purchase, remedy any defects to the property sold, or the fittings, finishes or appliances incorporated into the property as set out in the agreement for sale and purchase, caused otherwise than by the act or neglect of the purchaser.</p>
--	--

27. 斜坡維修

MAINTENANCE OF SLOPES

---

不適用

Not Applicable



## 28. 修訂 MODIFICATION

不適用

Not Applicable

29. 申請建築物總樓面面積寬免的資料

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

獲寬免總樓面面積的設施分項

於印製售樓說明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。

根據《建築物（規劃）規例》第23(3)(b)條不計算的總樓面面積		面積 (平方米)
1.	停車場及上落客貨地方（公共交通總站除外）	1,371.006
2.	機房及相類設施	
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	131.537
2.2	所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	408.036
2.3	非強制性或非必要機房，例如空調機房、風櫃房等	19.716
根據聯合作業備考第1及第2號提供的環保設施		面積 (平方米)
3.	露台	95.000
4.	加闊的公用走廊及升降機大堂	不適用
5.	公用空中花園	不適用
6.	隔聲簷	不適用
7.	翼牆、捕風器及風斗	不適用
8.	非結構預製外牆	64.681
9.	工作平台	57.000
10.	隔音屏障	不適用
適意設施		面積 (平方米)
11.	供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	不適用
12.	住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	145.097
13.	有上蓋的園景區及遊樂場	183.868
14.	橫向屏障/ 有蓋人行道、花棚	不適用
15.	擴大升降機井道	71.862
16.	煙囪管道	不適用
17.	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	0.48
18.	強制性設施或必要機房所需的管槽、氣槽	46.589
19.	非強制性設施或非必要機房所需的管槽、氣槽	不適用
20.	環保系統及設施所需的機房、管槽及氣槽	不適用
21.	複式住宅單位及洋房的中空	不適用
22.	伸出物，如空調機箱及伸出外牆超過750毫米的平台	不適用
其他項目		面積 (平方米)
23.	庇護層，包括庇護層兼空中花園	不適用
24.	其他伸出物	不適用
25.	公共交通總站	不適用
26.	共用構築物及樓梯	不適用
27.	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	74.054
28.	公眾通道	不適用
29.	因建築物後移導致的覆蓋面積	不適用
額外總樓面面積		面積 (平方米)
30.	額外總樓面面積	不適用

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

有關建築物的環境評估


發展項目獲得綠建環評1.1版(新建建築)暫定銅級。

綠色建築認證

在印刷此售樓說明書前，本物業根據香港綠色建築議會有限公司頒授 / 發出的綠建環評認證評級。

暫定評級  
銅級

申請編號: PAB0001/14



暫定  
銅級

NB V1.1 2014

HKGBC  
綠建環評

發展項目的公用部分的預計能量表現或消耗

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

第 I 部分	
提供中央空調	否
提供具能源效益的設施	是
擬安裝的具能源效益的設施：-	1. 高性能分體式空調機 2. 有色玻璃 3. 光管燈

第 II 部分：擬興建樓宇/部分樓宇預計每年能源消耗量<sup>(註腳1)</sup>：-

位置	使用有關裝置的 內部樓面面積 (平方米)	基線樓宇每年能源消耗量 <sup>(註腳2)</sup>		擬興建樓宇每年能源消耗量	
		電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年	電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年
有使用中央屋宇裝備 裝置 <sup>(註腳3)</sup> 的部份	2747	96	不適用	89	不適用

- 註腳：
- 一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。  
預計每年能源消耗量[以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-  
(a) “每年能源消耗量”與新建樓宇BEAM Plus標準(現行版本)第4節及附錄8中的「年能源消耗」具有相同涵義；及  
(b) 樓宇、空間或單位的“內部樓面面積”，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
  - “基準樓宇”與新建樓宇BEAM Plus 標準(現行版本)第4 節及附錄8 中的“基準建築物模式(零分標準)”具有相同涵義。
  - “中央屋宇裝備裝置”與樓宇的屋宇裝備裝置能源效益實務守則(2010年2月版)(草稿)中的涵義相同。

第 III 部分：以下裝置乃按機電工程署公布的相關實務守則設計：-

裝置類型	是
照明裝置	是
空調裝置	是
電力裝置	是
升降機及自動梯的裝置	是
以總能源為本的方法	不適用

29. 申請建築物總樓面面積寬免的資料

INFORMATION IN APPLICATION FOR CONCESSION ON

GROSS FLOOR AREA OF BUILDING

Breakdown of GFA Concessions Obtained for All Features

Latest information on breakdown of GFA concessions as shown on the general building plans submitted to and approved by the Building Authority (BA) prior to the printing of the sales brochure is tabulated below.

Disregarded GFA under Building (Planning) Regulations 23(3)(b)		Area (m²)
1.	Carpark and loading/unloading area excluding public transport terminus	1,371.006
2.	Plant rooms and similar services	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	131.537
2.2	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc.	408.036
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	19.716
Green Features under Joint Practice Notes 1 and 2		Area (m²)
3.	Balcony	95.000
4.	Wider common corridor and lift lobby	NIL
5.	Communal sky garden	NIL
6.	Acoustic fin	NIL
7.	Wing wall, wind catcher and funnel	NIL
8.	Non-structural prefabricated external wall	64.681
9.	Utility platform	57.000
10.	Noise barrier	NIL
Amenity Features		Area (m²)
11.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	NIL
12.	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	145.097
13.	Covered landscaped and play area	183.868
14.	Horizontal screens/covered walkways, trellis	NIL
15.	Larger lift shaft	71.862
16.	Chimney shaft	NIL
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room.	0.48
18.	Pipe duct, air duct for mandatory feature or essential plant room	46.589
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	NIL

Amenity Features		Area (m²)
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature.	NIL
21.	Void in duplex domestic flat and house	NIL
22.	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall.	NIL
Other Exempted Items		Area (m²)
23.	Refuge floor including refuge floor cum sky garden	NIL
24.	Other projections	NIL
25.	Public transport terminus	NIL
26.	Party structure and common staircase	NIL
27.	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA.	74.054
28.	Public passage	NIL
29.	Covered set back area	NIL
Bonus GFA		Area (m²)
30.	Bonus GFA	NIL

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



The Environmental Assessment of the Building


The development has achieved the PROVISIONAL BRONZE rating under the BEAM Plus V1.1 for New Buildings.

Green Building Certification

Assessment result under the **BEAM Plus** certification conferred / issued by Hong Kong Green Building Council Limited (HKGBC) for the building prior to the printing of the sales brochures.

Provisional  
BRONZE

Application no.: PAB0001/14



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

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

Part I	
Provision of Central Air Conditioning	NO
Provision of Energy Efficient Features	YES
Energy Efficient Features proposed:	1. High efficiency split type air-conditioner 2. Tinted glass 3. Fluorescent lamp

Part II : The predicted annual energy use of the proposed building / part of building <sup>(Note 1)</sup>					
Location	Internal Floor Area Served (m <sup>2</sup> )	Annual Energy Use of Baseline Building <sup>(Note 2)</sup>		Annual Energy Use of Proposed Building	
		<u>Electricity</u> kWh/ m <sup>2</sup> / annum	<u>Town Gas / LPG</u> unit/ m <sup>2</sup> / annum	<u>Electricity</u> kWh/ m <sup>2</sup> / annum	<u>Town Gas / LPG</u> unit/ m <sup>2</sup> / annum
Area served by central building services installation <sup>(Note 3)</sup>	2747	96	Not applicable	89	Not applicable

Notes:

1. In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.  
The predicted annual energy use, in terms of electricity consumption (kWh/m<sup>2</sup>/annum) and town gas/LPG consumption (unit/m<sup>2</sup>/annum), of the development by the internal floor area served, where:  
(a) “total annual energy use” has the same meaning of “annual energy use” under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (current version); and  
(b) “internal floor area”, in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
2. “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).
3. “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings (February 2010 edition)(Draft).

Part III : The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)	
Type of Installations	YES
Lighting Installations	YES
Air Conditioning Installations	YES
Electrical Installations	YES
Lift & Escalator Installations	YES
Performance-based Approach	Not applicable

## 地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的一些資料

1. 「批地文件」第(11)條特別批地條款訂明：  
(e) (i) 現已或將會建於「該地段」的住宅單位總數不得少於70個；及  
(ii) 每個現已或將會建於「該地段」的住宅單位之實用面積應介乎35平方米至40平方米。
2. 發展項目共提供95個住宅單位。
3. 每個該95個的發展項目住宅單位的實用面積介乎38.091平方米至39.321平方米。
4. 公契第八章第84條訂明，管理人應於管理處備存地政總署署長或任何其他不時代替地政總署署長的政府機關根據公契第三附錄第45條給予同意的資料記錄，以供所有業主免費查閱，及自費支付合理費用影印副本。所有由此收取的費用一律撥入特別基金。
5. 公契第三附錄第45條訂明，除事前獲得地政總署署長或任何其他不時代替地政總署署長的政府機關的書面同意外(地政總署署長有絕對酌情權給予或拒絕給予有關同意，如給予有關同意，地政總署署長則有絕對酌情權施加條款及條件(包括繳付費用))，業主不得進行或允許或容許他人進行任何與住宅單位相關的工程，包括但不限於拆除或改動任何間隔牆或任何地板或天台樓板或任何間隔結構而導致有關單位與任何毗連或毗鄰的住宅單位內部相連及可於毗連或毗鄰的住宅單位進出有關單位。

## SOME INFORMATION REQUIRED BY THE DIRECTOR OF LANDS TO BE SET OUT IN THE SALES BROCHURE AS A CONDITION FOR GIVING THE PRESALE CONSENT

---

1. Special Condition No.(11) of the Land Grant stipulates that: -
  - (e) (i) The total number of residential units erected or to be erected on the lot shall not be less than 70; and
  - (ii) The size of each residential unit erected or to be erected on the lot shall be ranging in saleable area from 35 square metres to 40 square metres.
2. The total number of residential units provided in the development is 95.
3. The size ranging in saleable area of each of the 95 residential units in the development is from 38.091 square metres to 39.321 square metres.
4. Clause 84 in Section VIII of the Deed of Mutual Covenant stipulates that the Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under Clause 45 of the Third Schedule to the Deed of Mutual Covenant for inspection by all owners free of charge and taking copies at their own expense and on payment of a reasonable charge. All charges received shall be credited to the Special Funds.
5. Clause 45 of the Third Schedule to the Deed of Mutual Covenant stipulates that except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time (which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion), no owner shall carry out or permit or suffer to be carried out any works in connection with any residential unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such unit being internally linked to and accessible from any adjoining or adjacent residential unit.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2014年7月31日 31st July 2014	32-33	修改公契的摘要的資料。 Revise the information on summary of deed of mutual covenant.
2014年10月30日 30th October 2014	14	更新發展項目的所在位置圖。 Update the location plan of the development.
	15	更新發展項目的鳥瞰照片。 Update the aerial photograph of the development.
	20	更新發展項目的布局圖。 Update the layout plan of the development.
	22, 26	修訂住宅物業的樓面平面圖及尺寸。 Revise the floor plans of residential properties as well as dimensions.
	27	修訂5樓D及E單位之平台面積。 Revise the flat roof area of units D & E on 5/F.
	28-29	修訂發展項目中的停車位的樓面平面圖。 Revise the floor plans of parking spaces in the development.
	47-50	更新各立面圖。 Update all the elevation plans.
	51	修訂發展項目中的公用設施的資料。 Revise the information on common facilities in the development.
	55, 56, 58, 61-65	更新裝置、裝修物料及設備的部份資料。 Update some of the information in fittings, finishes and appliances.
	72, 74	修訂申請建築物總樓面面積寬免的資料。 Revise the information in application for concession on gross floor area of building.
2015年1月29日 29th January 2015	9	修改賣方及有參與發展項目的其他人的資料。 Revise the information on vendor and others involved in the development.
	14	更新發展項目的所在位置圖。 Update the location plan of the development.
	19	更新關乎發展項目的分區計劃大綱圖。 Update outline zoning plan etc. relating to the development.
	26	修訂天台平面圖。 Revise the roof floor plan.
	47, 49-50	更新立面圖。 Update the elevation plans.
	54, 57	更新裝置、裝修物料及設備的部分資料。 Update some of the information in fittings, finishes and appliances.
	65	修訂天台機電裝置平面圖。 Revise the roof floor electrical & mechanical provision plan.
2015年4月28日 28th April 2015	14	更新發展項目的所在位置圖。 Update the location plan of the development.
	48	更新立面圖。 Update the elevation plan.
2015年7月27日 27th July 2015	14	更新發展項目的所在位置圖。 Update the location plan of the development.
	15-1, 15-2	更新發展項目的鳥瞰照片。 Update the aerial photograph of the development.
	20	修改發展項目的布局圖的資料。 Revise the information of the layout plan.
2015年10月26日 26th October 2015	8	修改發展項目，城中匯的資料。 Revise the information on the development, Metro6.
	12	修改發展項目的設計的資料。 Revise the information on design of the development.
	13	修改物業管理的資料。 Revise the information on property management.
	14	更新發展項目的所在位置圖。 Update the location plan of the development.
	15, 15-1, 15-2	更新及刪除已過時的發展項目的鳥瞰照片。 Update and delete the aerial photograph of the development.
	19	更新發展項目的分區計劃大綱圖版本。 Update the outline zoning plan of the development.
	52	修訂閱覽圖則及公契中的內容。 Revise the information of inspection of plans and deed of mutual covenant.
	68	修訂買方的雜項付款。 Revise the miscellaneous payments by purchaser.
	72, 74	修訂申請建築物總樓面面積寬免的資料。 Revise information in application for concession on gross floor area of building.
	76, 77	修改地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的一些資料。 Revise the information required by the director of lands to be set out in the sales brochure as a condition for giving the presale consent.



檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2016年1月25日 25th January 2016	14	更新發展項目的所在位置圖。 Update the location plan of the development.
2016年4月22日 22nd April 2016	14	更新發展項目的所在位置圖。 Update the location plan of the development.
	15	更新發展項目的鳥瞰照片。 Update the aerial photograph of the development.
2016年7月21日 21st July 2016	14	更新發展項目的所在位置圖。 Update the location plan of the development.
2016年10月19日 19th October 2016	14	更新發展項目的所在位置圖。 Update the location plan of the development.
2017年1月17日 17th January 2017	14	更新發展項目的所在位置圖。 Update the location plan of the development.
	16	更新發展項目的分區計劃大綱圖版本。 Update the outline zoning plan of the development.
2017年4月12日 12th April 2017	14	更新發展項目的所在位置圖。 Update the location plan of the development.
2017年7月10日 10th July 2017	14	更新發展項目的所在位置圖及版權特許編號。 Update the location plan of the development and copyright licence number.
	15	更新發展項目的鳥瞰照片。 Update the aerial photograph of the development.
2017年10月6日 6th October 2017	4-7, 7-1, 7-2	更新一手住宅物業銷售監管局於2017年8月1日發布《一手住宅物業買家須知》的最新版本。 Updated with the latest version of the “Notes to Purchasers of First-hand Residential Properties” released by the Sales of First-hand Residential Properties Authority on 1st August 2017.
	14	更新發展項目的所在位置圖。 Update the location plan of the development.
	15	更新發展項目的鳥瞰照片。 Update the aerial photograph of the development.
2018年1月4日 4th January 2018	14	更新發展項目的所在位置圖。 Update the location plan of the development.
	16	更新發展項目的分區計劃大綱圖版本。 Update the outline zoning plan of the development.

賣方就該發展項目指定的互聯網網站的網址

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

**www.metro6.com.hk**

1. 發展項目及其周邊地區日後可能出現改變。
2. 本售樓說明書印製日期：二零一四年七月四日。

1. There may be future changes to the Development and the surrounding areas.
2. Date of printing of this Sales Brochure: 4th July 2014.



