

登峰·南岸
SOUTH COAST

售樓說明書 Sales Brochure

登峰·南岸
SOUTH COAST

一手住宅物業買家須知

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

此須知是由一手住宅物業銷售監管局為施行《一手住宅物業銷售條例》第19(1)條而發出的。

一手住宅物業買家須知

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》(第621章)(下稱「條例」)，賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目樓面面積：(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及內部尺寸²。售樓說明書所提供有關住宅物業外部及內部的尺寸，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」的部份，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享有有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被

視為「有關資料」；

- 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
- 室內和外部的裝置、裝修物料和設備；
- 管理費按甚麼基準分擔；
- 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
- 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

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

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- 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
- 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及
- 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁(網址：www.eaa.org.hk)，查閱牌照目錄。

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期³。
 - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「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投訴和查詢，請與一手住宅物業銷售監管局聯絡。

網址：www.srpa.gov.hk

電話：2817 3313

電郵：enquiry_srpa@hd.gov.hk

傳真：2219 2220

其他相關聯絡資料：

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

運輸及房屋局

一手住宅物業銷售監管局

2017年 8月

備註：

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

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

- 每個住宅物業的外部尺寸；
- 每個住宅物業的內部尺寸；
- 每個住宅物業的內部間隔的厚度；
- 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。

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

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NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

This Note is issued by the Sales of First-hand Residential Properties Authority (SRPA) for the purpose of section 19(1) of the Residential Properties (First-hand Sales) Ordinance.

Notes to Purchasers of First-hand Residential Properties

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans¹ as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. Property area and its surroundings

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

5. Sales brochure

- Ensure that the sales brochure you have obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- Read through the sales brochure and in particular, check the following information in the sales brochure –
 - whether there is a section on “relevant information” in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as “relevant information”;

- the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
- interior and exterior fittings and finishes and appliances;
- the basis on which management fees are shared;
- whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
- whether individual owners have responsibility to maintain slopes.

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 registrations 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.

一手住宅物業買家須知

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

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

15. Estimated material date and handing over date

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

- > war; or
- > inclement weather.

- The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
- The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.

- Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts:

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

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

Remarks:

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

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

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

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

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

發展項目的資料

INFORMATION ON THE DEVELOPMENT

發展項目所位於的街道名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數
登豐街1號

發展項目包含一幢多單位建築物

樓層總數
28層（不包括天台及結構轉換層）

發展項目的經批准的建築圖則所規定的樓層號數
地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至31樓及天台

被略去的樓層號數
不設4樓、13樓、14樓及24樓

庇護層
設於天台

NAME OF THE STREET AT WHICH THE DEVELOPMENT IS SITUATED AND THE STREET NUMBER ALLOCATED BY THE COMMISSIONER OF RATING AND VALUATION FOR THE PURPOSE OF DISTINGUISHING THE DEVELOPMENT

1 Tang Fung Street

THE DEVELOPMENT CONSISTS OF ONE MULTI-UNIT BUILDING

TOTAL NUMBER OF STOREYS
28 storeys (excluding Roof and Transfer Plate)

FLOOR NUMBERING AS PROVIDED IN THE APPROVED BUILDING PLANS FOR THE DEVELOPMENT
G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-31/F & Roof

THE OMITTED FLOOR NUMBERS
4/F, 13/F, 14/F & 24/F are omitted

REFUGE FLOOR
Located at Roof

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

高帆國際有限公司

賣方的控權公司

九龍建業有限公司及卓見投資有限公司

發展項目的認可人士及其專業身份擔任經營人、董事或僱員的商號或法團
興業建築師樓有限公司之劉榮添先生

發展項目的承建商

恒佳工程建築有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所
張葉司徒陳律師事務所

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的名稱
不適用

已為發展項目的建造提供貸款的任何其他人的姓名或名稱
卓見投資有限公司

VENDOR

Top Sail International Limited

HOLDING COMPANIES OF THE VENDOR

Kowloon Development Company Limited and Brilliant Idea Investments Limited

AUTHORIZED PERSON FOR THE DEVELOPMENT AND THE FIRM OR CORPORATION OF WHICH THE AUTHORIZED PERSON IS A PROPRIETOR, DIRECTOR OR EMPLOYEE IN HIS OR HER PROFESSIONAL CAPACITY

Mr. Lew Wing Tim George of Hsin Yieh Architects & Engineers Limited

BUILDING CONTRACTOR FOR THE DEVELOPMENT

Hanki Contractors (Hong Kong) & Associates Limited

FIRM OF SOLICITORS ACTING FOR THE OWNER IN RELATION TO THE SALE OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

Vincent T. K. Cheung, Yap & Co.

ANY AUTHORIZED INSTITUTION THAT HAS MADE A LOAN, OR HAS UNDERTAKEN TO PROVIDE FINANCE, FOR THE CONSTRUCTION OF THE DEVELOPMENT

Not applicable

ANY OTHER PERSON WHO HAS MADE A LOAN FOR THE CONSTRUCTION OF THE DEVELOPMENT

Brilliant Idea Investments Limited

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。	不適用
(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。	不適用
(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。	不適用
(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。	不適用
(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。	不適用
(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。	不適用
(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。	不適用
(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。	不適用
(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。	不適用
(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。	不適用
(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。	不適用

有參與發展項目的各方的關係

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

(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.	Not applicable
(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.	Not applicable
(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.	Not applicable
(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.	Not applicable
(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.	Not applicable
(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.	Not applicable
(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.	Not applicable
(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.	Not applicable
(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.	Not applicable
(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.	Not applicable
(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.	Not applicable

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份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

非結構的預製外牆之厚度為150毫米

The thickness of the non-structural prefabricated external walls is 150mm

每個住宅物業的非結構的預製外牆總面積表

Schedule of Total Area of non-structural prefabricated external walls of each residential property

樓層 Floor	單位 Flat	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 the non-structural prefabricated external walls of each residential property (sq.m.)
3樓、5樓至12樓、15樓至23樓、25樓至31樓 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 31/F	A	1.145
	B	0.326
	C	0.326
	D	0.326
	E	0.748
	F	0

發展項目沒有構成圍封牆的一部份的幕牆

There are no curtain wall forming part of the enclosing walls of the development

物業管理的資料

INFORMATION ON PROPERTY MANAGEMENT

根據已簽立的公契，獲委任為發展項目的管理人的人
康居物業管理有限公司

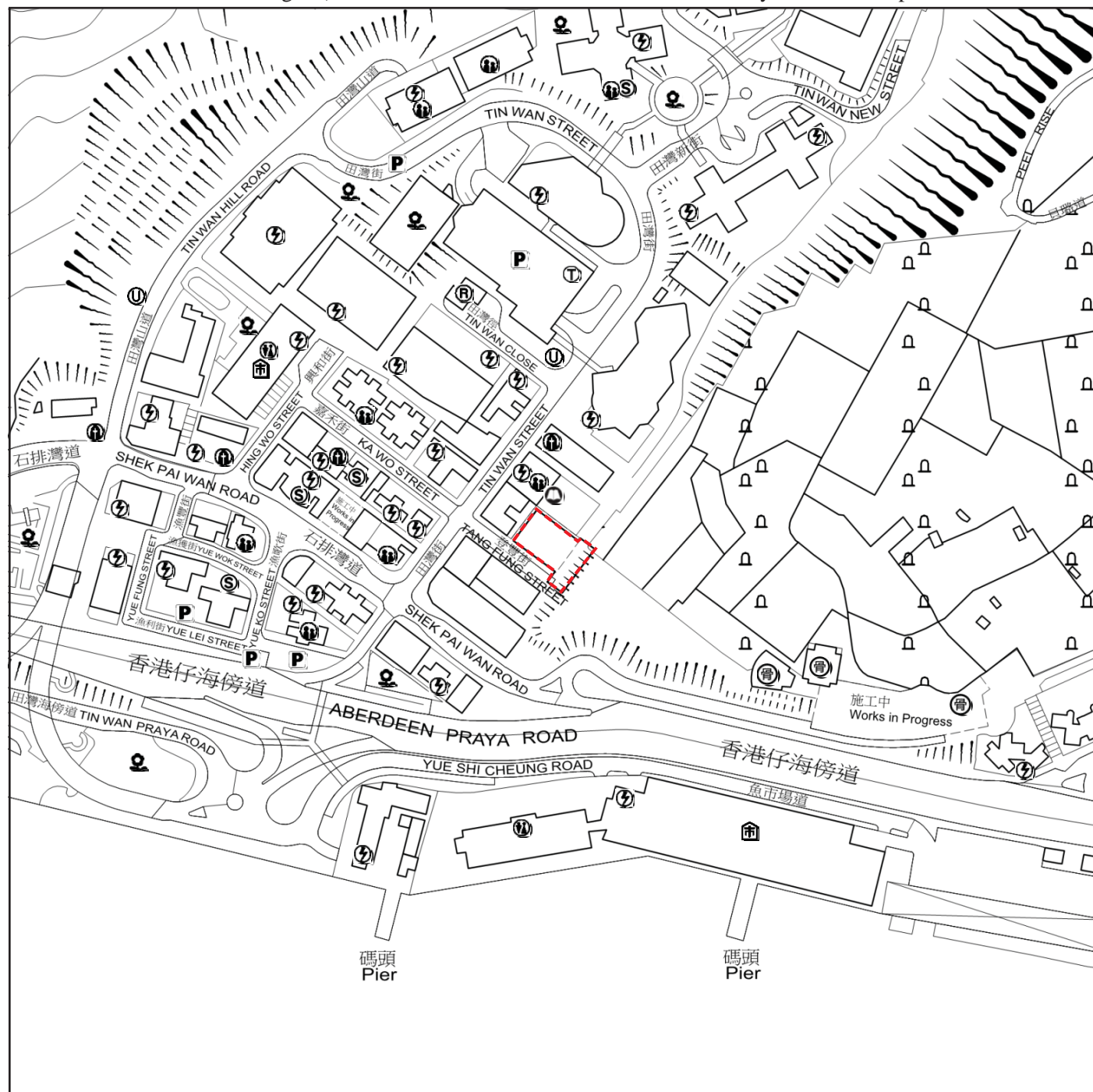
**PERSON APPOINTED AS THE MANAGER OF THE DEVELOPMENT UNDER THE
DEED OF MUTUAL COVENANT THAT HAS BEEN EXECUTED:**
Country House Property Management Limited

發展項目的所在位置圖

LOCATION PLAN OF THE DEVELOPMENT

以下之所在位置圖顯示發展項目的位置及發展項目的界線250米以內的街道名稱及圖例所列之建築物、設施及構築物：

The Location Plan below shows the location of the Development and the names of streets and the buildings, facilities and structures (set out in the legend) that are situated within 250m from the boundary of the Development:



發展項目的位置
The Location of the Development

比例 / Scale:

0 50 100 150 200 250米 / Metre

圖例 LEGEND

♀ 公園
Public Park

♻️ 垃圾收集站
Refuse Collection Point

📖 圖書館
Library

🔌 發電廠(包括電力分站)
Power Plant
(including Electricity
Sub-Station)

⚕️ 診療所
Clinic

👤 骨灰龕
Columbarium

🏪 市場(包括濕貨市場及批發市場)
Market (including Wet Market
and Wholesale Market)

🚗 公眾停車場(包括貨車停泊處)
Public Carpark
(including Lorry Park)

🏠 公廁
Public Convenience

⚰️ 墳場
Cemetery

🚉 公共交通總站(包括鐵路車站)
Public Transport Terminal
(including Rail Station)

🏢 公用事業設施裝置
Public Utility Installation

🏛️ 宗教場所(包括教堂、廟宇及祠堂)
Religious Institution (including
Church, Temple and Tsz Tong)

🎓 學校(包括幼稚園)
School (including Kindergarten)

🏡 社會福利設施
(包括老人中心及弱智人士護理院)
Social Welfare Facilities
(including Elderly Centre
and Home for the Mentally Disabled)

備註：

1. 此所在位置圖參考地政總署測繪處最近更新在2017年12月21日的測繪圖(編號為11-SW-C)擬備。
2. 地圖權屬香港特區政府，經地政總署准許複印，版權特許編號 41/2015。
3. 因技術原因(例如發展項目之形狀)，位置圖所顯示之範圍多於《一手住宅物業銷售條例》所要求。

Remarks:

1. This Location Plan is prepared with reference to the Survey Sheet from Survey and Mapping Office of Lands Department (Sheet No. 11-SW-C) last updated on 21 December 2017.
2. The map is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR. Licence No. 41/2015.
3. Due to technical reasons (such as the shape of the Development), the location plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

發展項目的鳥瞰照片

AERIAL PHOTOGRAPH OF THE DEVELOPMENT



 發展項目的所在位置及邊界
Location and Boundary of the Development

摘錄自地政總署測繪處於2017年4月30日在香港仔6,900呎飛行高度拍攝之鳥瞰照片之部份，編號為E025418C。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet in ABERDEEN, Photo No. E025418C, dated 30 April 2017.

香港特別行政區政府地政總署測繪處 © 版權所有，未經許可，不得複製。

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備註：

由於發展項目的不規則界線引致的技術原因，上述鳥瞰照片所顯示的範圍多於《一手住宅物業銷售條例》要求顯示的範圍。

Remark:

The above Aerial Photograph has shown the area more than that required under the Residential Properties (First-hand Sales) Ordinance due to the technical reasons as a result of the irregular boundary of the Development.

關於發展項目的分區計劃大綱圖

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

摘錄自2017年9月15日刊憲之香港仔及鴨脷洲(港島規劃區第15區及16區)分區計劃大綱草圖，圖則編號為S/H15/32。
 Adopted from part of the draft Aberdeen & Ap Lei Chau (Hong Kong Planning Areas No.15 & 16) Outline Zoning Plan, Plan No. S/H15/32, gazetted on 15 September 2017.
 分區計劃大綱圖版權屬香港特區政府，經地政總署准許複印。
 The Outline Zoning Plan is reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR.

圖例 LEGEND

地帶 Zones

-  住宅(甲類)
Residential (Group A)
-  住宅(戊類)
Residential (Group E)
-  工業
Industrial
-  政府、機構或社區
Government, Institution or Community
-  休憩用地
Open Space
-  其他指定用途
Other Specified Uses
-  綠化地帶
Green Belt
-  郊野公園
Country Park



交通 Communications

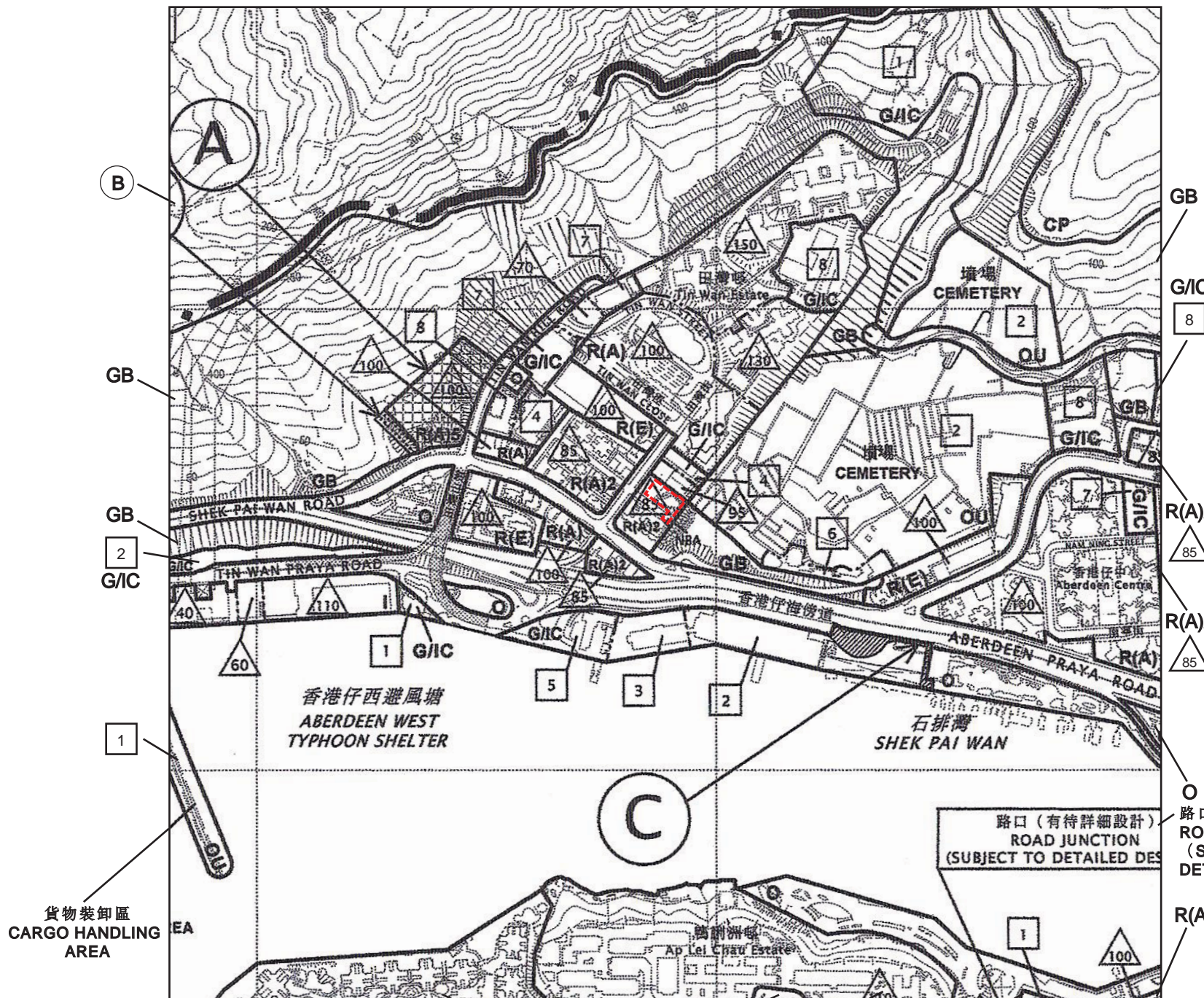
-  主要道路及路口
Major Road and Junction
-  高架道路
Elevated Road

其他 Miscellaneous

-  規劃範圍界線
Boundary of Planning Scheme
-  建築物高度管制區界線
Building Height Control Zone Boundary
-  最高建築物高度(在主水平基準上若干米)
Maximum Building Height (In Metres Above Principal Datum)
-  最高建築物高度(樓層數目)
Maximum Building Height (In Number of Storeys)
-  非建築用地
Non-Building Area

按照城市規劃條例第5條展示的修訂 Amendments exhibited under section 5 of the town planning ordinance

-  修訂項目A項
Amendment item A
-  修訂項目B項
Amendment item B
-  修訂項目C項
Amendment item C



貨物裝卸區
CARGO HANDLING AREA

發展項目的所在位置及邊界
Location and Boundary of the Development

比例 / Scale: 0 100 200 300 400 500米 / Metre

路口(有待詳細設計)
ROAD JUNCTION (SUBJECT TO DETAILED DESIGN)

備註：
由於發展項目的不規則界線引致的技術原因，此圖所顯示的範圍多於《一手住宅物業銷售條例》要求顯示的範圍。

Remark:
The plan has shown the area more than that required under the Residential Properties (First-hand Sales) Ordinance due to the technical reasons as a result of the irregular boundary of the Development.

關於發展項目的分區計劃大綱圖

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

摘錄自2016年4月29日刊憲之山頂區(港島規劃區第14區)分區計劃大綱草圖，圖則編號為S/H14/12。
Adopted from part of the draft The Peak Area (Hong Kong Planning Area No.14) Outline Zoning Plan, Plan No. S/H14/12, gazetted on 29 April 2016.
分區計劃大綱圖版權屬香港特區政府，經地政總署准許複印。
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圖例 LEGEND

地帶 Zones

綠化地帶
Green Belt

郊野公園
Country Park

其他 Miscellaneous

規劃範圍界線
Boundary of Planning Scheme



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

發展項目的所在位置及邊界
Location and Boundary of the Development

比例 / Scale: 0 100 200 300 400 500米 / Metre



備註：
由於發展項目的不規則界線引致的技術原因，此圖所顯示的範圍多於《一手住宅物業銷售條例》要求顯示的範圍。

Remark:
The plan has shown the area more than that required under the Residential Properties (First-hand Sales) Ordinance due to the technical reasons as a result of the irregular boundary of the Development.

關乎發展項目的分區計劃大綱圖

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

摘錄自2017年9月15日刊憲之薄扶林(港島規劃區第10區)分區計劃大綱草圖，圖則編號為S/H10/16。
Adopted from part of the draft Pok Fu Lam (Hong Kong Planning Area No.10) Outline Zoning Plan, Plan No. S/H10/16, gazetted on 15 September 2017.
分區計劃大綱圖版權屬香港特區政府，經地政總署准許複印。
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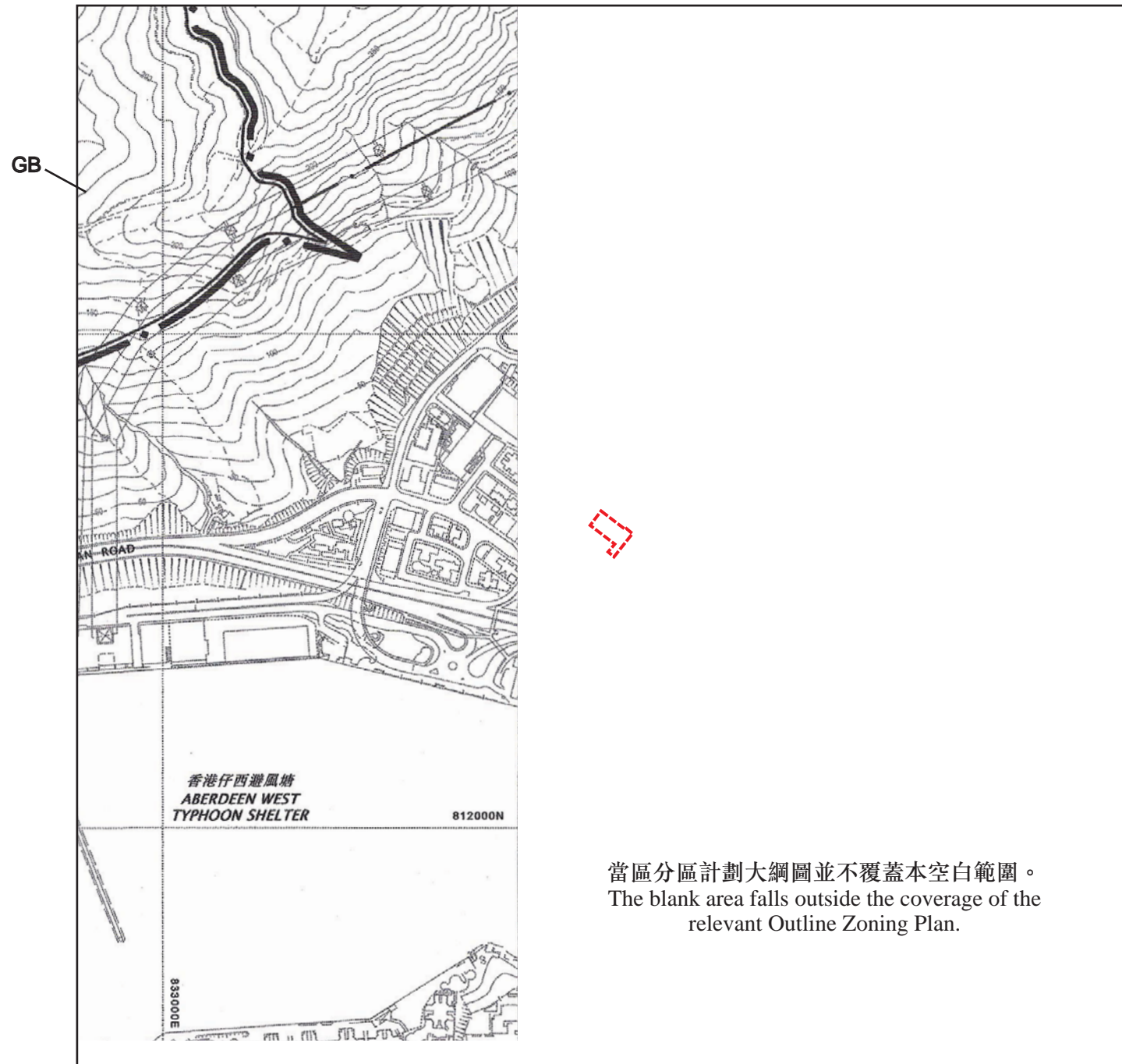
圖例 LEGEND

地帶 Zones

綠化地帶
Green Belt

其他 Miscellaneous

規劃範圍界線
Boundary of Planning Scheme



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

備註：
由於發展項目的不規則界線引致的技術原因，此圖所顯示的範圍多於《一手住宅物業銷售條例》要求顯示的範圍。

Remark:
The plan has shown the area more than that required under the Residential Properties (First-hand Sales) Ordinance due to the technical reasons as a result of the irregular boundary of the Development.

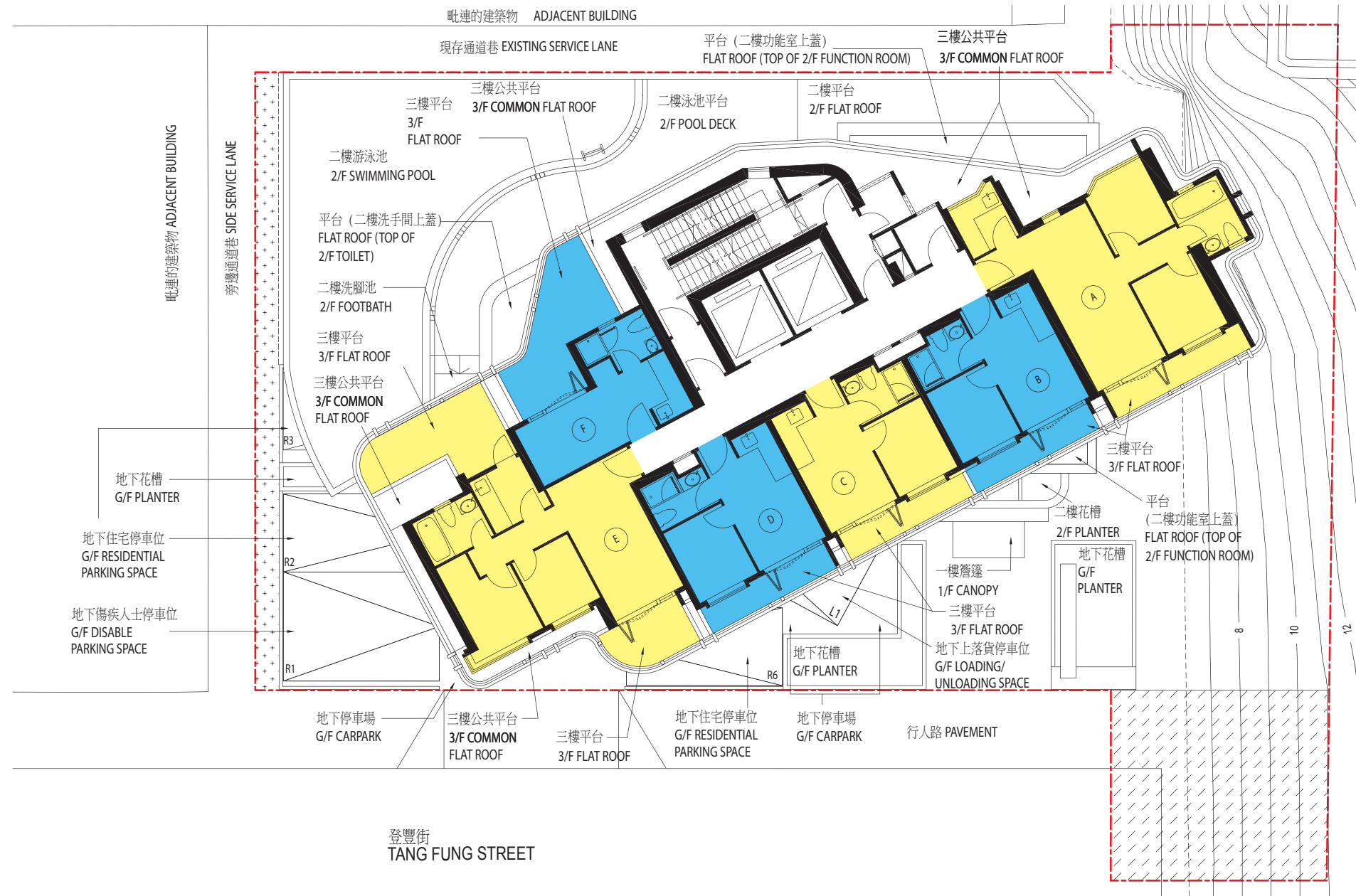
發展項目的所在位置及邊界
Location and Boundary of the Development

比例 / Scale: 0 100 200 300 400 500米 / Metre

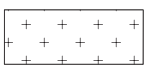
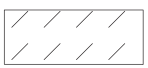



發展項目的布局圖

LAYOUT PLAN OF THE DEVELOPMENT



比例 / Scale: 0 1 2 3 4 5 6 7 8 9 10米 / Metre

-  通道巷後移
Set Back for Service Lane
-  分區計劃大綱圖的非建築用地
Non-building Area Per OZP
-  發展項目邊界線
Boundary Line of Development

備註：
圖中所顯示發展項目的住宅物業的布局參照3樓樓層之布局。

Remark:
The layout of residential properties in the Development shown in the plan is based on the layout applicable to 3/F.

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖圖例

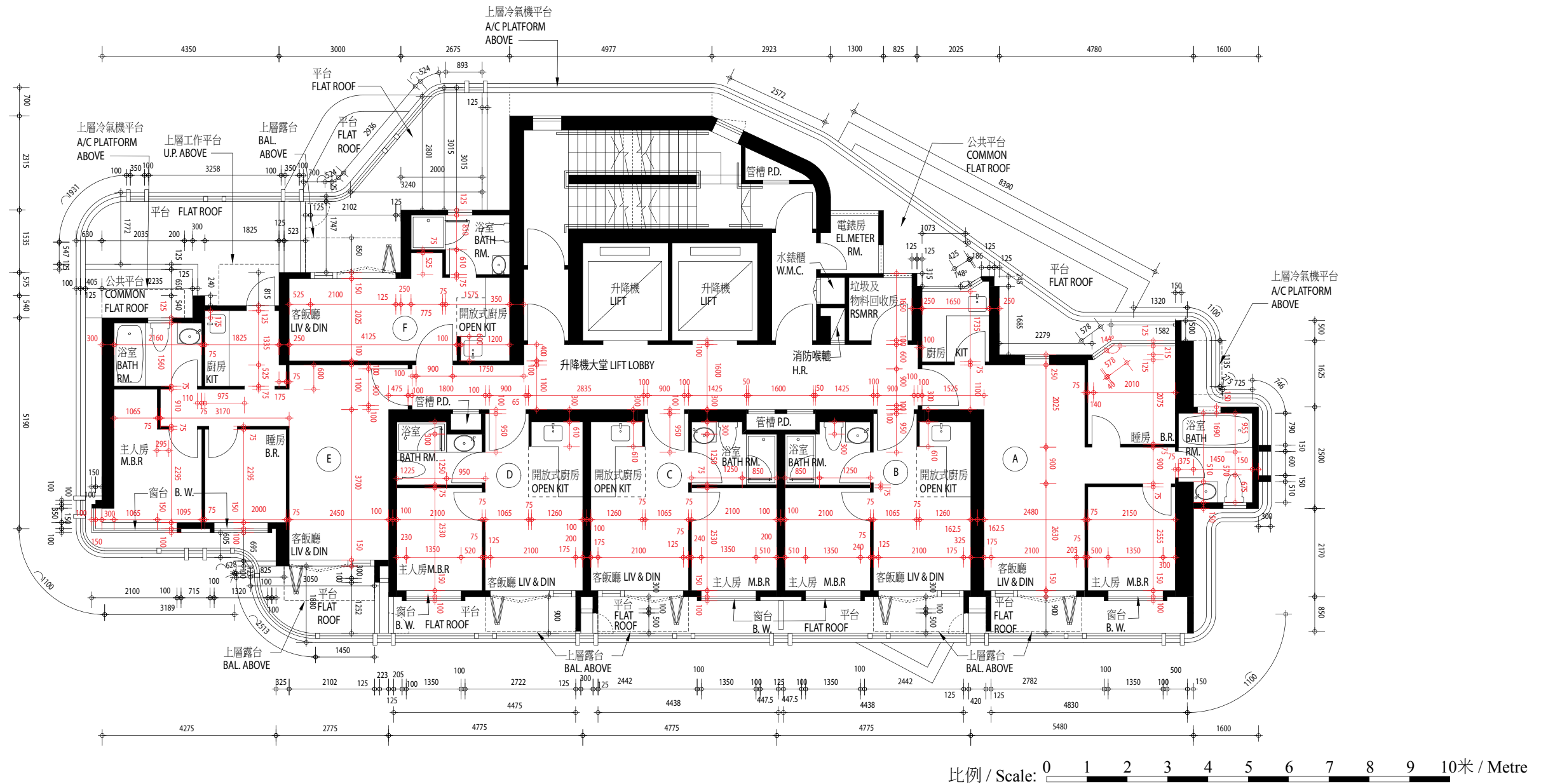
LEGEND FOR FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

A/C PLATFORM = 冷氣機平台 Air-conditioning Platform
BATH RM. = 浴室 Bathroom
B.R. = 睡房 Bedroom
B.W. = 窗台 Bay Window
BAL. = 露台 Balcony
BAL. ABOVE = 上層露台 Balcony above
EL. METER RM. = 電錶房 Electrical Meter Room
H.R. = 消防喉轆 Hose Reel
KIT = 廚房 Kitchen
LIV & DIN = 客飯廳 Living and Dining Room
M.B.R. = 主人房 Master Bedroom
P.D. = 管槽 Pipe Duct
RSMRR = 垃圾及物料回收房 Refuse Storage & Material Recovery Room
U.P. = 工作平台 Utility Platform
W.M.C. = 水錶櫃 Water Meter Cabinet
OPEN KIT = 開放式廚房 Open Kitchen
A/C PLATFORM ABOVE = 上層冷氣機平台 Air-conditioning Platform above
U.P. ABOVE = 上層工作平台 Utility Platform above

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

3樓樓面平面圖 3/F FLOOR PLAN



1. 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。
(不適用於本發展項目)
2. 按發展項目的經批准的建築圖則所規定者，發展項目每個住宅物業的樓板（不包括灰泥）的厚度為：
3樓
A、E及F單位：150毫米及175毫米
B、C及D單位：175毫米
3. 按發展項目的經批准的建築圖則所規定者，發展項目3樓每個住宅物業的層與層之間的高度：2.95米。
4. 樓面平面圖之尺規所列數字以毫米標示。

1. 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. (Not applicable to this Development)
2. The thickness of floor slabs (excluding plaster) of each residential property of the Development as provided in the approved building plans for the Development:
3/F
Flats A, E and F: 150mm and 175mm
Flats B, C and D: 175mm
3. The floor-to-floor height of each residential property of the Development as provided in the approved building plans for the Development on 3/F: 2.95m.
4. The dimensions of the floor plan are all in millimetre.

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

5樓至12樓、15樓至23樓、25樓至31樓樓面平面圖
5/F – 12/F, 15/F – 23/F, 25/F – 31/F FLOOR PLAN



1. 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。
(不適用於本發展項目)
2. 按發展項目的經批准的建築圖則所規定者，發展項目每個住宅物業的樓板（不包括灰泥）的厚度為：
5樓至12樓、15樓至23樓、25樓至30樓
A、E及F單位：150毫米及175毫米
B、C及D單位：175毫米
31樓
A、E及F單位：150毫米
B、C及D單位：150毫米及175毫米
3. 按發展項目的經批准的建築圖則所規定者，發展項目5樓至12樓、15樓至23樓、25樓至31樓每個住宅物業的層與層之間的高度：2.95米。
4. 樓面平面圖之尺規所列數字以毫米標示。

1. 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. (Not applicable to this Development)
2. The thickness of floor slabs (excluding plaster) of each residential property of the Development as provided in the approved building plans for the Development:
5/F – 12/F, 15/F – 23/F, 25/F – 30/F
Flats A, E and F: 150mm and 175mm
Flats B, C and D: 175mm
31/F
Flats A, E and F: 150mm
Flats B, C and D: 150mm and 175mm
3. The floor-to-floor height of each residential property of the Development as provided in the approved building plans for the Development on 5/F – 12/F, 15/F – 23/F, 25/F – 31/F : 2.95m.
4. The dimensions of the floor plan are all in millimetre.

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	樓層 Floor	單位 Flat		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
登峰·南岸 South Coast	3樓 3/F	A	42.384 (456) 露台 Balcony: - 工作平台 Utility Platform: -	-	0.155 (2)	-	4.348 (47)	-	-	-	-	-	-
		B	21.648 (233) 露台 Balcony: - 工作平台 Utility Platform: -	-	0.155 (2)	-	3.994 (43)	-	-	-	-	-	-
		C	21.563 (232) 露台 Balcony: - 工作平台 Utility Platform: -	-	0.155 (2)	-	3.994 (43)	-	-	-	-	-	-
		D	21.618 (233) 露台 Balcony: - 工作平台 Utility Platform: -	-	0.155 (2)	-	4.028 (43)	-	-	-	-	-	-
		E	38.408 (413) 露台 Balcony: - 工作平台 Utility Platform: -	-	0.432 (5)	-	13.416 (144)	-	-	-	-	-	-
		F	17.908 (193) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	10.534 (113)	-	-	-	-	-	-
	5樓至12樓、15樓至23樓、 25樓至31樓 5/F – 12/F, 15/F – 23/F, 25/F – 31/F	A	44.384 (478) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	0.155 (2)	-	-	-	-	-	-	-	-
		B	23.648 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	0.155 (2)	-	-	-	-	-	-	-	-
		C	23.563 (254) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	0.155 (2)	-	-	-	-	-	-	-	-
		D	23.618 (254) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	0.155 (2)	-	-	-	-	-	-	-	-
		E	41.908 (451) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	0.432 (5)	-	-	-	-	-	-	-	-
		F	19.908 (214) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-

1. 每個住宅物業的實用面積是按《一手住宅物業銷售條例》第8條計算得出的。

2. 在構成住宅物業的一部分的範圍內的露台、工作平台及陽台(如有)之樓面面積是按《一手住宅物業銷售條例》第8條計算得出的。

3. 在構成住宅物業的一部分的範圍內的其他指明項目的面積(不計算入實用面積)是按《一手住宅物業銷售條例》附表2第2部計算得出的。

1.The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.

2.The floor areas of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.

3.The areas of other specified items (not included in the saleable area) to the extent that it forms part of the residential property are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

備註：

1. 以平方呎列出的面積由以平方米列出的面積以1平方米 = 10.764平方呎換算並以四捨五入至整數。

2. 發展項目住宅物業並無陽台。

Remarks:

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

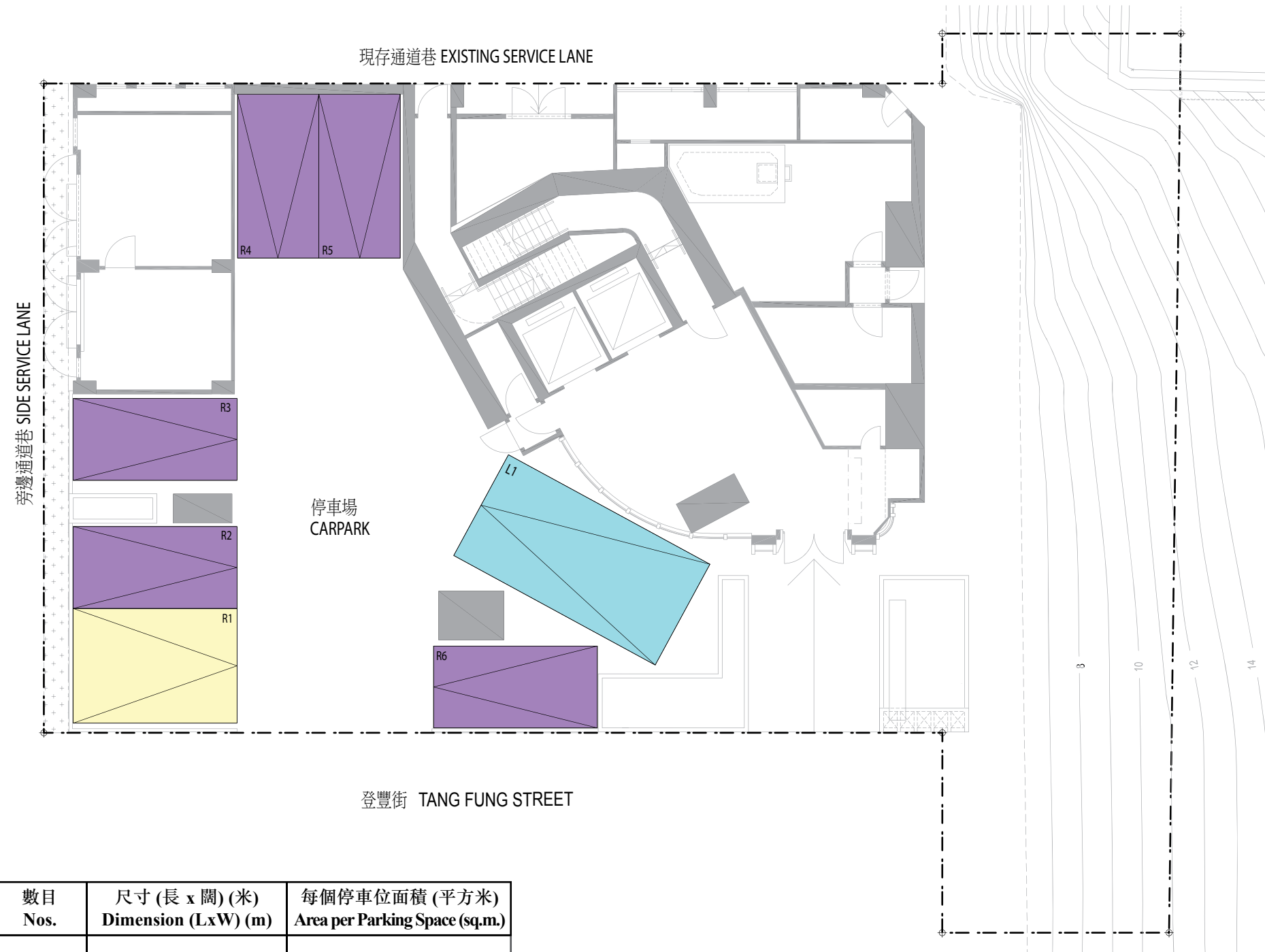
2. There is no verandah in the residential properties of the Development.

發展項目中的停車位的樓面平面圖

FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

地下的停車位的樓面平面圖

FLOOR PLAN OF PARKING SPACES ON G/F



車位類別 Category of Parking Spaces	數目 Nos.	尺寸(長 x 闊)(米) Dimension (LxW) (m)	每個停車位面積(平方米) Area per Parking Space (sq.m.)
 住宅停車位 Residential Parking Space	5	5 x 2.5	12.5
 傷疾人士停車位 Disable Parking Space	1	5 x 3.5	17.5
 上落貨停車位 Loading / Unloading Space	1	7 x 3.5	24.5

比例 / Scale: 0 1 2 3 4 5 6 7 8 9 10米 / Metre

臨時買賣合約的摘要

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

1. 在簽署臨時買賣合約時須支付款額為5%的臨時訂金。
2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有。
3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約—
 - (i) 該臨時合約即告終止；
 - (ii) 有關的臨時訂金即予沒收；及
 - (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase.
2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders.
3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement -
 - (i) that preliminary agreement is terminated;
 - (ii) the preliminary deposit is forfeited; and
 - (iii) the owner does not have any further claim against the purchaser for the failure.

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」統指住宅公用地方及屋苑公用地方(各公用地方在適用的情況下包括《建築物管理條例》(第344章)附表一所列舉的相關公用部分)。

「公用設施」統指住宅公用設施及屋苑公用設施(各公用設施在適用的情況下包括《建築物管理條例》(第344章)附表一所列舉的相關公用部分)。

「屋苑公用地方」指大廈內不構成住宅公用地方及擬供大廈整體而非特定部份使用及享用，並受公契條款規定供每位業主及居住者與其他大廈業主及居住者共同使用的部分，包括但不限於(a)地基、柱、橫樑、樓板及不屬於或構成任何住宅單位的其他結構性支承物的部份；及(b)所有附於公契內圖則以啡色顯示作識別的部份。

「屋苑公用設施」指所有不構成住宅公用設施及擬供大廈整體而非特定部份使用及享用，並受公契條款規定供每位業主及居住者與其他該大廈業主及居住者共同使用的設施，包括但不限於所有非祇供住宅部分的管道、機電裝置、設備、固定裝置及設施。

「住宅公用地方」指擬供住宅部分整體而非單一住宅單位使用及享用，並受公契條款規定供每位住宅單位業主及居住者與其他住宅單位業主及居住者共同使用的住宅部分，包括但不限於(a)所有附於公契內圖則以靛藍色顯示作識別的部分；(b)大廈不構成任何住宅單位部份的表面或外牆，包括所有建築裝飾、拱肩玻璃、露台的玻璃護牆、保護層、百葉窗及護柵，惟為免產生疑問並不包括面向住宅單位的混凝土牆內面，平台的防護牆或其代替物，工作平台的欄杆或其代替物、窗、窗框、及圍繞住宅單位窗框的密封膠；(c)所有只用作或支撐(或任何或某些)住宅單位及/或任何該大廈地方的結構性或載重部分；(d)休憩地方；及(e)冷氣機平台、公用走廊及升降機大堂。

「住宅公用設施」指所有擬供住宅部分整體而非單一住宅單位使用及享用，並受公契條款規定供每位住宅單位業主及居住者與其他住宅單位業主及居住者共同使用大廈的設施，包括但不限於所有升降機、管道、休憩設施與及所有專門就住宅部分而設的機電裝置、設備、固定裝置及設施。

公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

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

分配予「發展項目」每個住宅物業的不分割份數的數目如下：

樓層	單位	分配予每個住宅物業的不分割份數的數目
3樓	A	430/45,010
	B	222/45,010
	C	221/45,010
	D	222/45,010
	E	402/45,010
	F	190/45,010
5樓至12樓、 15樓至23樓、 25樓至31樓	A	445/45,010
	B	238/45,010
	C	237/45,010
	D	238/45,010
	E	423/45,010
	F	199/45,010

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需要按其單位獲分配的管理份數之比例，每月預繳付管理費。凡任何開支涉及或有利於大廈及屋苑、屋苑公用地方及/或屋苑公用設施，該等開支的全部款項須由屋苑所有業主按其持有之管理份數之比例分攤。凡任何開支僅涉及或有利於住宅單位(但並不涉及任何個別特定住宅單位)、住宅公用地方及/或住宅公用設施，該等開支的全部款項須由住宅單位之業主按其持有之管理份數之比例分攤。

5. 計算管理費按金的基準

管理費按金相等於業主就其住宅單位按每月管理費計算而須繳付的三個月管理費。

6. 賣方在發展項目中保留作自用的範圍

不適用。

備註：除非本售樓說明書另有規定，本公契摘要內所用的詞彙與該詞彙在公契內的意思相同。

公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

1. The common parts of the development

"Common Areas" means collectively the Residential Common Areas and Estate Common Areas (each of which Common Areas shall, where applicable, include those appropriate and relevant common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344)).

"Common Facilities" means collectively the Residential Common Facilities and Estate Common Facilities (each of which Common Facilities shall, where applicable, include those appropriate and relevant common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344)).

"Estate Common Areas" means such parts of the Building which do not form part of the Residential Common Areas and are intended for the common use and benefit of the Building as a whole and not just any particular part thereof and which subject to the provisions of the Deed of Mutual Covenant are to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Building which said parts include but not limited to: (a) such foundations, columns, beams, slabs and other structural supports and elements that do not belong to or form part of the Residential Units; and (b) all those areas which for the purpose of identification only are shown and coloured Brown on the plans annexed to the Deed of Mutual Covenant.

"Estate Common Facilities" means all those facilities in the Building which do not form part of the Residential Common Facilities and are intended for the common use and benefit of the Building as a whole and not just any particular part thereof and which subject to the provisions of the Deed of Mutual Covenant are to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Building and includes but not limited to all Conduits and mechanical and electrical installations, equipment, fixtures and facilities not exclusively for the Residential Portion.

"Residential Common Areas" means such parts of the Residential Portion intended for the common use and benefit of the Residential Portion as a whole and not just any particular Residential Unit and which subject to the provisions of the Deed of Mutual Covenant are to be used by each Owner and Occupier of the Residential Units in common with all other Owners and Occupiers of the Residential Units which said parts include but not limited to: (a) those part or parts of the Building which (for identification purpose) are shown and coloured Indigo on the plans annexed to the Deed of Mutual Covenant; (b) those parts of the façade or external walls of the Building which do not form part of any Residential Unit, including all architectural features, spandrel glass, glass parapet of balcony, cladding, louvers and grilles but for the avoidance of doubt excluding the internal surface of the concrete walls facing the Residential Units, the parapets of the flat roofs or their replacement, the balustrade of the utility platforms or their replacement, the windows, window frames and sealant around the window frames of the Residential Units which form as part of the Residential Units; (c) any structural or load bearing element of the Building which only serves or supports the Residential Units (or any or some of them) and/or any areas of the Building; (d) Recreational Areas; and (e) air-conditioning platforms, common corridors and lift lobbies.

"Residential Common Facilities" means all those facilities in the Building intended for the common use and benefit of the Residential Portion as a whole and not just any particular Residential Unit and which subject to the provisions of the Deed of Mutual Covenant are to be used by each Owner and Occupier of the Residential Units in common with all other Owners and Occupiers of the Residential Units and includes but not limited to all lifts, Conduits, Recreational Facilities and all mechanical and electrical installations, equipment, fixtures and facilities exclusively for the Residential Portion.

公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

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

The number of undivided shares assigned to each residential property in the development is as follows:

Floor	Flat	Number of undivided shares assigned to each residential property
3/F	A	430/45,010
	B	222/45,010
	C	221/45,010
	D	222/45,010
	E	402/45,010
	F	190/45,010
5/F – 12/F, 15/F– 23/F, 25/F – 31/F	A	445/45,010
	B	238/45,010
	C	237/45,010
	D	238/45,010
	E	423/45,010
	F	199/45,010

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

The Manager is to be appointed for the term of 2 years from the date of the Deed of Mutual Covenant and thereafter until the Manager's appointment is terminated 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 a Residential Unit shall pay to the Manager monthly in advance the Management Expenses in proportion to the Management Shares allocated to his Residential Unit. Where any expenditure relates to or is for the benefit of the Building and the Estate, the Estate Common Areas and/or the Estate Common Facilities the full amount of such expenditure shall be apportioned between all the Owners of the Estate in proportion to the number of Management Shares held by them. Where any expenditure relates solely to or is solely for the benefit of the Residential Units (but not any particular Residential Unit), the Residential Common Areas and/or the Residential Common Facilities, the full amount of such expenditure shall be apportioned between the Owners of the Residential Units in proportion to the number of Management Shares held by them.

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

The management fee deposit is equivalent to three months' payment of the Monthly Management Expenses payable by an Owner in respect of each Unit.

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

Not applicable.

Remark: Unless otherwise defined in this sales brochure, capitalized terms used in this Summary of Deed of Mutual Covenant shall have the same meaning of such terms in the Deed of Mutual Covenant.

批地文件的摘要

SUMMARY OF LAND GRANT

1. 發展項目位於香港仔內地段第269號、香港仔內地段第270號、香港仔內地段第271號、香港仔內地段第272號、香港仔內地段第273號及香港仔內地段第274號（統稱「發展地段」）。
2. 6份屬於發展地段的政府租契（統稱「該租契」）所規定的年期均由1888年12月13日起計999年。
3. 該發展地段不可在事前未得政府給予特許下被用作經營或從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理或任何其他產生噪音、發出惡臭或令人厭惡的行業或業務。
4. 該租契訂明相關承租人「此後不時及在任何時候當有需要時或在情況要求時便須自費妥善地修理、維持、支持、保養、鋪設、清除、擦淨、清洗、清空、修改及保存現時或在此後任何時間豎立於該片或該幅土地上的宅院或物業及所有其他豎設物及建築物（該宅院或物業的立面比例、特徵及種類，以及面向和排列方式應與毗連於同一街道上的建築物（如有）相同）以及所有以任何方式從屬於或與其相關的牆壁、斜堤、路塹、籬笆、溝渠、欄杆、燈光、行人道、廁所、洗滌槽、排水渠及水道，並以所有及各類必需的方式去進行修理、清洗及修改，達致整體令女皇陛下的工務局局長（下稱「該局長」）感到滿意的程度。於現批出的年期完結或提前終止時，該宅院或物業、豎設物、建築物及處所須以良好及充分維修好的狀態安靜地交予該女皇陛下」。
5. 該租契並訂明相關承租人「須於現批出的年期內每當有需要時便當分擔及支付製造、建造、維修及修改所批租的處所或與該處所附近或毗連的其他處所共用或共同擁有的所有或任何道路、小巷、行人道、渠道、圍欄、界牆、風檔、私人或公共污水渠及排水渠所需費用之合理部分，而該部分應由該局長釐定及確定並可作為屬欠繳地租的性質追討」。
6. 香港仔內地段第274號的租契規定「該承租人須於現批出的年期內負責保養該片或該幅土地東南邊界上的路塹邊坡於良好狀態，及除以不可分割分數的形式外，不會以任何其他方式拆分該片或該幅土地，即是說該承租人不會將該片或該幅土地分割出任何地段」。
7. 該租契訂明「如有需要改善該殖民地或凡是為其他公共目的，在給予該承租人3個公曆月的通知及付予該承租人由該局長公平及公正無私地估定該土地及其上的建築物的全面及公平的補償後，該女皇陛下有全權收回、進入、重新接管所有批租的處所或其任何部分，而當行使該項權力時，現批出的年期及現設立的產權將分別終止及變為無效」。

批地文件的摘要

SUMMARY OF LAND GRANT

1. The development is situated at Aberdeen Inland Lot No.269, Aberdeen Inland Lot No.270, Aberdeen Inland Lot No.271, Aberdeen Inland Lot No.272, Aberdeen Inland Lot No.273 and Aberdeen Inland Lot No.274 (collectively the “Land”).
2. The Land are respectively held under six Government Leases (collectively the “Leases”) for six several terms all of 999 years commencing from 13th December 1888.
3. The Land shall not be used for the trade or business of a Brazier, Slaughterman, Soap-maker, Sugar-baker, Fellmonger, Melter of tallow, Oilman, Butcher, Distiller, Victualler or Tavern-keeper, Blacksmith, Nightman, Scavenger or any other noisy, noisome or offensive trade or business whatever without the previous licence of the Government.
4. The Leases provide that the respective lessees shall and will “from time to time and at all times hereafter when where and as often as need or occasion shall be and require at their own proper costs and charges well and sufficiently Repair Uphold Support Maintain Pave Purge Scour Cleanse Empty Amend and keep the messuage or tenement messuages or tenements and all other erections and buildings now or at any time hereafter standing upon the said piece or parcel of ground hereby expressly to be demised (which said messuage or tenement messuages or tenements shall be of the same rate of building elevation character and description and shall front and range in a uniform manner with the buildings (if any) immediately adjoining in the same Street) and all the Walls Banks Cuttings Hedges Ditches Rails Lights Pavements Privies Sinks Drains and Watercourses thereunto belonging and which shall in any-wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever the whole to be done to the satisfaction of Her Majesty’s Director of Public Works (hereinafter referred to as “the said Director”) and the said messuage or tenement messuages or tenements erections buildings and premises so being well and sufficiently repaired sustained and amended at the end or sooner determination of the term hereby granted will peaceably and quietly deliver up to Her said Majesty.”
5. The Leases further provide that the respective lessees “will during the term hereby granted as often as need shall require bear pay and allow a reasonable share and proportion for and towards the costs and charges of making building repairing and amending all or any roads lanes pavements channels fences and party walls draughts private or public sewers and drains requisite for or in or belonging to the said premises hereby expressed to be demised or any part thereof in common with other premises near or adjoining thereto and that such proportion shall be fixed and ascertained by the said Director and shall be recoverable in the nature of rent in arrear.”
6. The Lease of Aberdeen Inland Lot No.274 stipulates that “the said Lessees will maintain the cutting slope on the South East boundary of the said piece or parcel of ground in good repair throughout the term hereby granted and will not subdivide the said piece or parcel of ground in any manner whatsoever other than in undivided shares that is to say the said Lessees will not carve out any section from the said piece or parcel of ground.”
7. The Leases further provide that “Her said Majesty shall have full power to resume enter into and re-take possession of all or any part of the premises hereby expressed to be demised if required for the improvement of the said Colony or for any other public purpose whatsoever Three Calendar Months’ notice being given to the said Lessees of its being so required and a full and fair compensation for the said Land and the buildings thereon being paid to the said Lessees at a Valuation to be fairly and impartially made by the said Director and upon the exercise of such power the term and estate hereby created shall respectively cease determine and be void.”

公共設施及公眾休憩用地的資料

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

(a) 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施；	不適用
(b) 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施；	不適用
(c) 根據批地文件規定須由該項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地；	不適用
(d) 該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。	不適用

(a) Any facilities that are required under the land grant to be constructed and provided for the Government, or for public use;	Not applicable
(b) Any facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development;	Not applicable
(c) Any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development;	Not applicable
(d) Any part of the land (on which the Development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap. 123 sub. Leg F).	Not applicable

對買方的警告

WARNING TO PURCHASERS

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

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

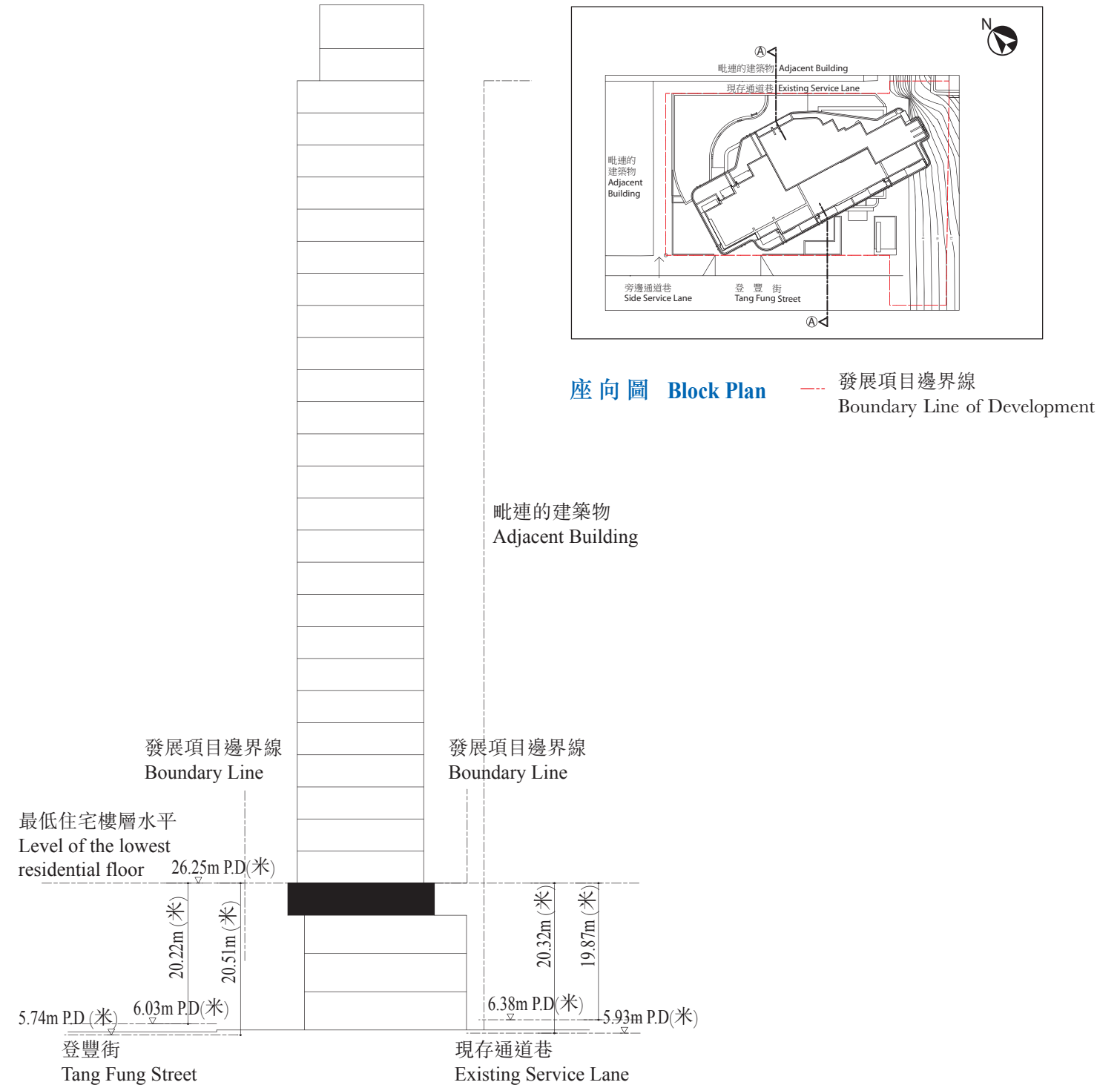
發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

橫截面圖 A-A

CROSS-SECTION PLAN A-A

頂層天台	Top Roof
高層天台/升降機房	Upper Roof/Lift Machine Room
天台/庇護層/水缸	Roof/Refuge Floor/Water Tank
31/F 住宅單位	Residential Unit
30/F 住宅單位	Residential Unit
29/F 住宅單位	Residential Unit
28/F 住宅單位	Residential Unit
27/F 住宅單位	Residential Unit
26/F 住宅單位	Residential Unit
25/F 住宅單位	Residential Unit
23/F 住宅單位	Residential Unit
22/F 住宅單位	Residential Unit
21/F 住宅單位	Residential Unit
20/F 住宅單位	Residential Unit
19/F 住宅單位	Residential Unit
18/F 住宅單位	Residential Unit
17/F 住宅單位	Residential Unit
16/F 住宅單位	Residential Unit
15/F 住宅單位	Residential Unit
12/F 住宅單位	Residential Unit
11/F 住宅單位	Residential Unit
10/F 住宅單位	Residential Unit
9/F 住宅單位	Residential Unit
8/F 住宅單位	Residential Unit
7/F 住宅單位	Residential Unit
6/F 住宅單位	Residential Unit
5/F 住宅單位	Residential Unit
3/F 住宅單位	Residential Unit
結構轉接層	Transfer Plate
2/F 康樂設施	Recreational Facilities
1/F 機電層	Mechanical Floor
G/F 入口大堂/停車場	Entrance Lobby/Carpark



備註：

1. 毗連建築物的一段登豐街為香港主水平基準以上5.74米至6.03米。
2. 毗連建築物的一段現存通道巷為香港主水平基準以上5.93米至6.38米。
3. 虛線為最低住宅樓層水平。

Remarks:

1. The part of Tang Fung Street adjacent to the building is 5.74 to 6.03 metres above the Hong Kong Principal Datum.
2. The part of existing Service Lane adjacent to the building is 5.93 to 6.38 metres above the Hong Kong Principal Datum.
3. The dotted line denotes the lowest residential floor.

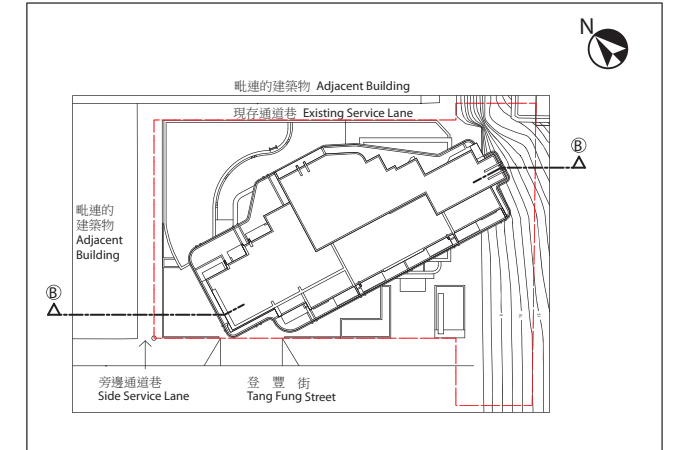
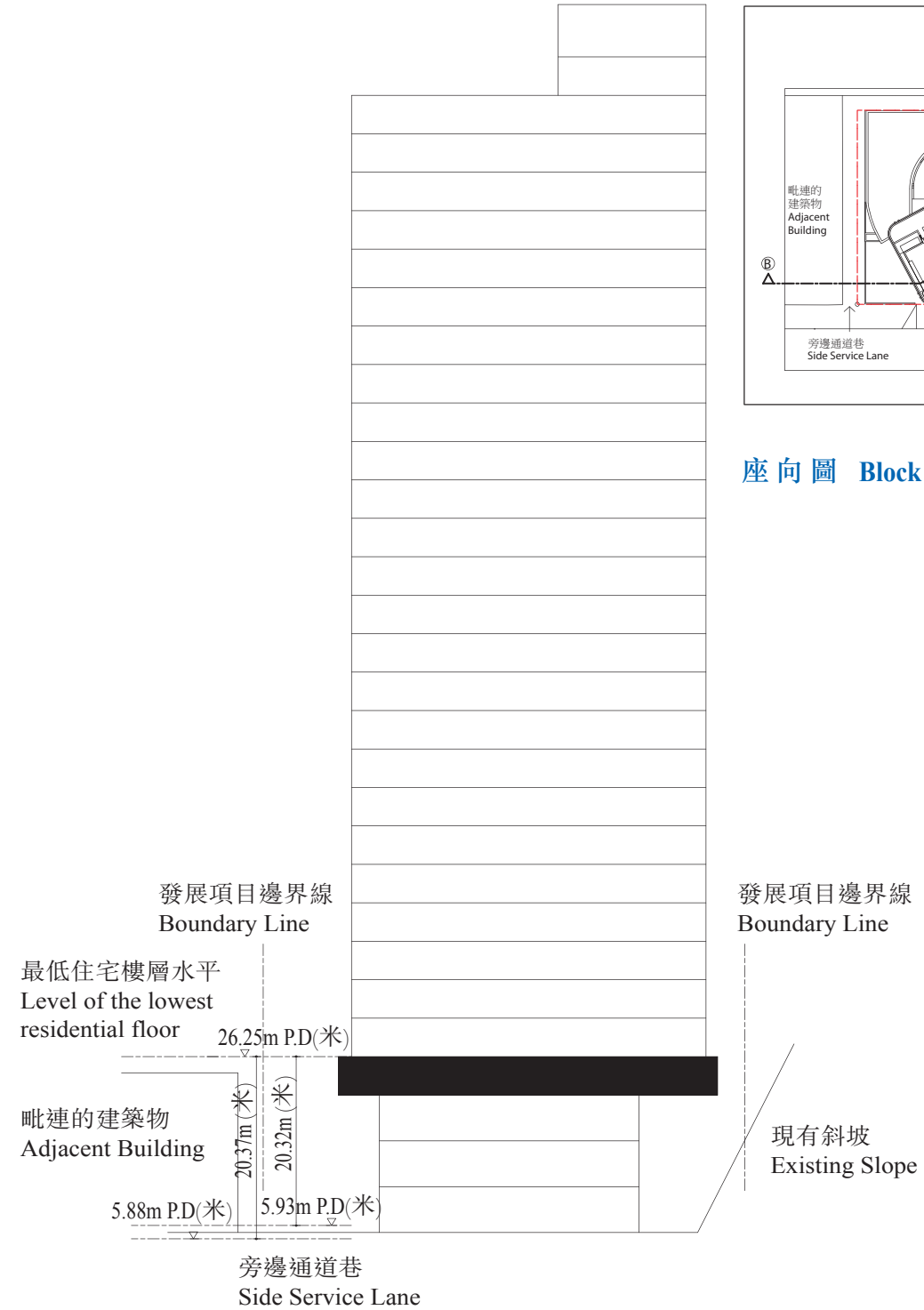
發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

橫截面圖 B-B

CROSS-SECTION PLAN B-B

頂層天台	Top Roof
高層天台/升降機房	Upper Roof/Lift Machine Room
天台/庇護層/水缸	Roof/Refuge Floor/Water Tank
31/F 住宅單位	Residential Unit
30/F 住宅單位	Residential Unit
29/F 住宅單位	Residential Unit
28/F 住宅單位	Residential Unit
27/F 住宅單位	Residential Unit
26/F 住宅單位	Residential Unit
25/F 住宅單位	Residential Unit
23/F 住宅單位	Residential Unit
22/F 住宅單位	Residential Unit
21/F 住宅單位	Residential Unit
20/F 住宅單位	Residential Unit
19/F 住宅單位	Residential Unit
18/F 住宅單位	Residential Unit
17/F 住宅單位	Residential Unit
16/F 住宅單位	Residential Unit
15/F 住宅單位	Residential Unit
12/F 住宅單位	Residential Unit
11/F 住宅單位	Residential Unit
10/F 住宅單位	Residential Unit
9/F 住宅單位	Residential Unit
8/F 住宅單位	Residential Unit
7/F 住宅單位	Residential Unit
6/F 住宅單位	Residential Unit
5/F 住宅單位	Residential Unit
3/F 住宅單位	Residential Unit
結構轉接層	Transfer Plate
2/F 康樂設施	Recreational Facilities
1/F 機電層	Mechanical Floor
G/F 入口大堂/停車場	Entrance Lobby/Carpark



座向圖 Block Plan --- 發展項目邊界線 Boundary Line of Development

備註：

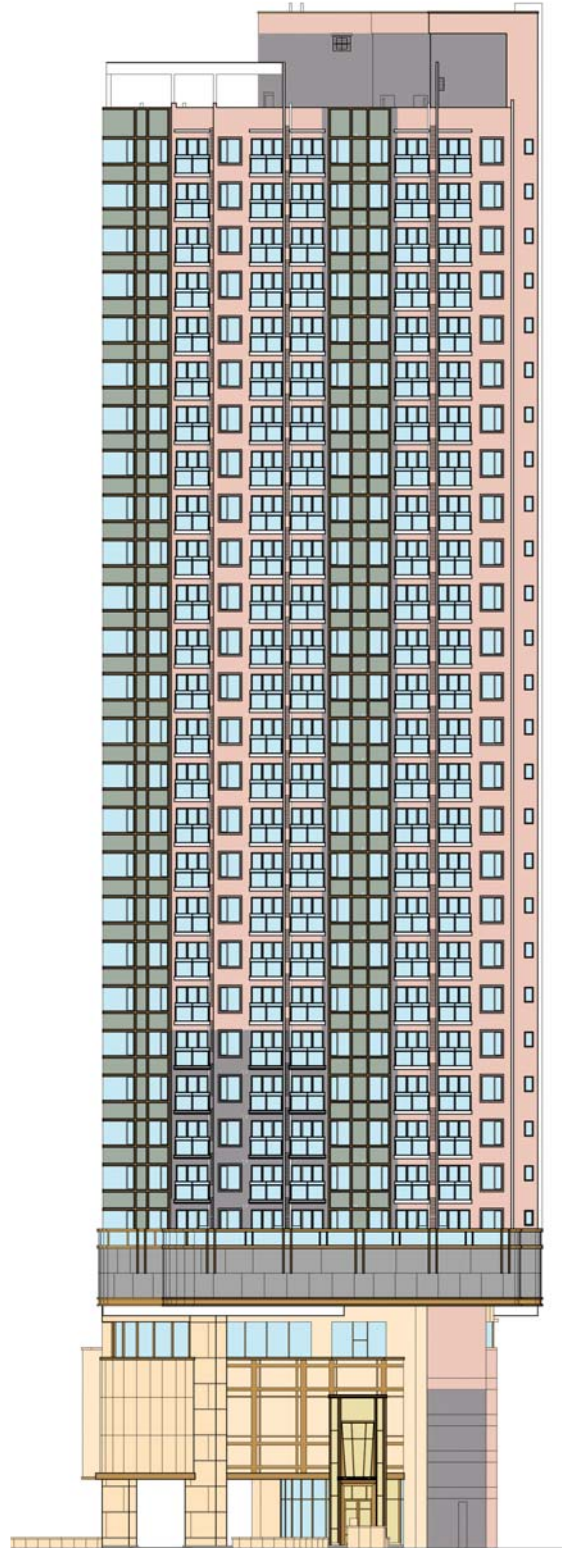
1. 毗連建築物的一段旁邊通道巷為香港主水平基準以上5.88米至5.93米。
2. 虛線為最低住宅樓層水平。

Remarks:

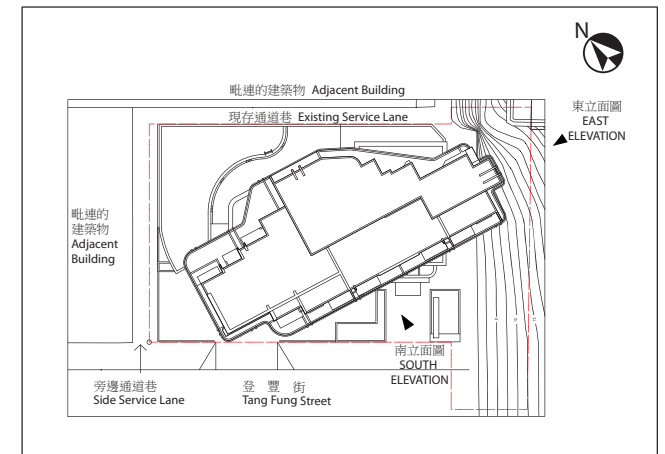
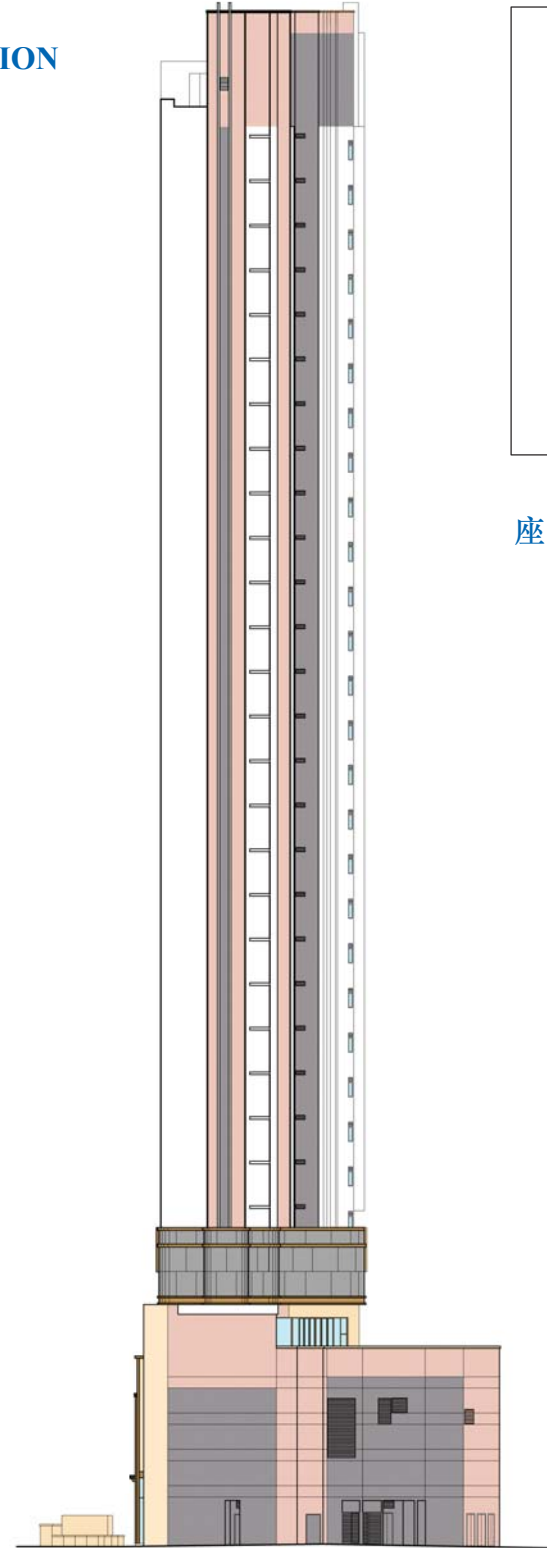
1. The part of side Service Lane adjacent to the building is 5.88 to 5.93 metres above the Hong Kong Principal Datum.
2. The dotted line denotes the lowest residential floor.

立面圖 ELEVATION PLAN

南面立面圖
SOUTH ELEVATION



東面立面圖
EAST ELEVATION



座向圖 Block Plan
--- 發展項目邊界線
Boundary Line of Development

備註：
本發展項目之認可人士已經證明該等立面圖所顯示之立面：(a)以2016年11月4日的情況為準的本發展項目的經批准的建築圖則為基礎擬備，及(b)大致上與本發展項目的外觀一致。

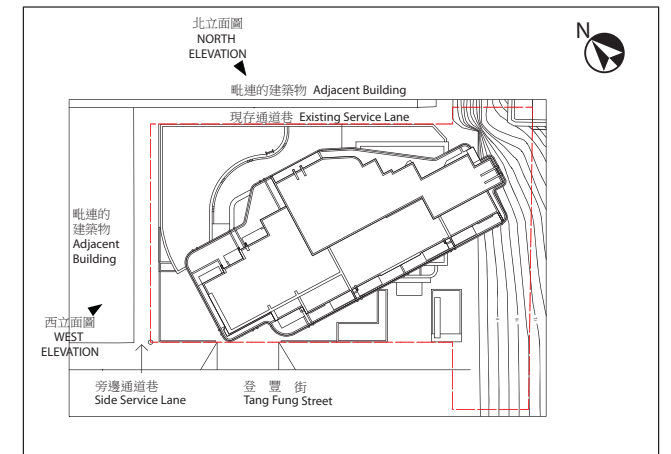
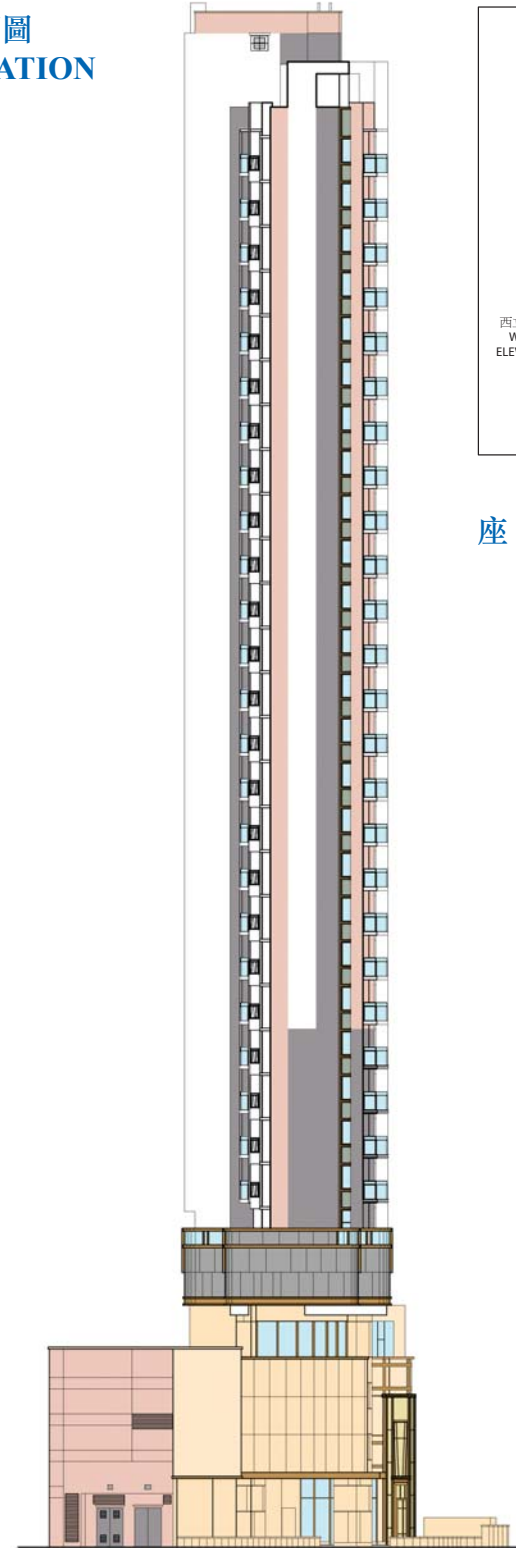
Remark:
The elevation plans have been certified by the Authorized Person for the Development that the elevations shown on these plans (a) are prepared on the basis of the approved building plans for the Development as of 4/11/2016; and (b) are in general accordance with the outward appearance of the Development.

立面圖 ELEVATION PLAN

北面立面圖
NORTH ELEVATION



西面立面圖
WEST ELEVATION



座向圖 Block Plan
--- 發展項目邊界線
Boundary Line of Development

備註：
本發展項目之認可人士已經證明該等立面圖所顯示之立面：(a)以2016年11月4日的情況為準的本發展項目的經批准的建築圖則為基礎擬備，及(b)大致上與本發展項目的外觀一致。

Remark:
The elevation plans have been certified by the Authorized Person for the Development that the elevations shown on these plans (a) are prepared on the basis of the approved building plans for the Development as of 4/11/2016; and (b) are in general accordance with the outward appearance of the Development.

發展項目中的公用設施的資料

INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

公用設施的類別 Category of Common Facilities	有上蓋面積 Covered Area	無上蓋面積 Uncovered Area	總面積 Total Area
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) (此設施部分有上蓋遮蓋, 部分無上蓋遮蓋) (This facility is partly covered and partly uncovered.)	173.068 sq.m. (平方米) / 1,862.904 sq.ft. (平方呎)	128.311 sq.m. (平方米) / 1,381.140 sq.ft. (平方呎)	301.379 sq.m. (平方米) / 3,244.044 sq.ft. (平方呎)
位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、 供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱) Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the development (whether known as a communal sky garden or otherwise)	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable
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)	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable

備註：

上述以平方呎表述之面積由以平方米表述之面積以1平方米 = 10.764平方呎換算並四捨五入至0.001平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

Remark:

The area specified above in square feet is converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest 0.001 square feet, which may be slightly different from the area presented in square metres.

閱覽圖則及公契

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

1. 備有關於本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 www.ozp.tpb.gov.hk
2. (a) 指明住宅物業已簽立的公契的文本存放在指明住宅物業的售樓處，以供閱覽。
(b) 無須為閱覽付費。

1. Copy of Outline Zoning Plan relating to the Development is available at www.ozp.tpb.gov.hk
2. (a) Copy of the deed of mutual covenant in respect of the specified residential property that has been executed is available for inspection at the place at which the specified residential property is offered to be sold.
(b) The inspection is free of charge.

裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

1. 外部裝修物料

細項	描述
(a) 外牆	平台：玻璃幕牆、玻璃牆、天然石、鋁質飾板、鋁質裝飾架、瓷磚、塗漆及鋁質百葉。 大廈：裝飾玻璃板、鋁質裝飾架、鋁質飾板、鋁質百葉、鍍鋅鋼欄河、瓷磚及塗漆。
(b) 窗	窗框：氟碳噴漆鋁框。 玻璃：強化玻璃。
(c) 窗台	窗台：鋼筋混凝土配合氟碳噴漆鋁框及強化玻璃。 窗台板：人造石。
(d) 花槽	地下花槽：天然石。 2樓花槽：瓷磚。
(e) 陽台或露台	露台： - 露台裝設強化夾層玻璃欄河及鋁質扶手。 - 牆身：A至E單位為瓷磚；F單位為塗漆。 - 地台：瓷磚。 - 天花：塗漆。 所有露台均有蓋。 沒有陽台。
(f) 乾衣設施	不適用

2. 室內裝修物料

細項	描述
(a) 大堂	入口升降機大堂： 牆身：天然石，不鏽鋼裝飾板。 地台：天然石。 天花：石膏板假天花。 住宅樓層升降機大堂： 牆身：膠板，不鏽鋼裝飾板及裝飾玻璃板。 地台：瓷磚。 天花：石膏板假天花。
(b) 內牆及天花板	客飯廳、主人房及睡房： - 牆身：乳膠漆。 - 天花板：乳膠漆。
(c) 內部地板	客飯廳、主人房及睡房：合成木地板連木牆腳線。
(d) 浴室	外露牆身：瓷磚至假天花底。 外露地台：瓷磚。 天花：石膏板假天花。

2. 室內裝修物料

細項	描述
(c) 廚房	廚房： 外露牆身：瓷磚及裝飾玻璃板至假天花底。 外露地台：瓷磚。 天花：石膏板假天花。 灶台：人造物料。 開放式廚房： 外露牆身：裝飾玻璃板及髹上乳膠漆至假天花底。 外露地台：人造石及合成木地板。 天花：石膏板假天花。 灶台：人造物料。

3. 室內裝置

細項	描述
(a) 門	單位大門：實心木面木門配置電子門鎖、防盜眼及隱藏式氣鼓。 主人房：木面木門配門鎖。 睡房：木面木門配門鎖。 浴室 (A, E及F單位)：木面木門配門鎖。 浴室 (B, C及D單位)：木面木門鑲砌木百葉，配門鎖。 廚房：實心木面木門鑲砌玻璃配門鎖及氣鼓。 露台：氟碳噴漆鋁框玻璃趟摺門配門鎖。 工作平台：氟碳噴漆鋁框玻璃門配門鎖。 平台 (由3樓E單位廚房往平台除外)：氟碳噴漆鋁框玻璃趟摺門配門鎖。 由3樓E單位廚房往平台：氟碳噴漆鋁框玻璃門配門鎖。
(b) 浴室	浴室(B, C, D及F單位) - 裝設鏡板面木吊櫃、木製洗面盆櫃配人造物料檯面、強化玻璃淋浴間配鍍鉻毛巾架及鍍鉻拉手。 - 潔具包括搪瓷坐廁、搪瓷洗面盆、鍍鉻洗面盆水龍頭、鍍鉻花灑水龍頭、鍍鉻手提花灑及鍍鉻廁紙架。 - 抽氣扇只提供予B, C及D單位。 - 供水系統的類型及物料見下文「供水」一欄。 浴室(A及E單位) - 裝設鏡板面木吊櫃、木製洗面盆櫃配人造物料檯面、壓制鋼件釉瓷浴缸。浴缸呎吋為1,500毫米(長) x 700毫米(闊) x 410毫米(高)。 - 潔具包括搪瓷坐廁、搪瓷洗面盆、鍍鉻洗面盆水龍頭、鍍鉻浴缸水龍頭、鍍鉻手提花灑及鍍鉻廁紙架。 - 抽氣扇只提供予E單位。 - 供水系統的類型及物料見下文「供水」一欄。

裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

3. 室內裝置

細項	描述
(c) 廚房	木吊櫃及地櫃配以光澤面焗漆飾面門板、人造物料檯面、不鏽鋼洗滌盆及鍍鉻水龍頭。 抽氣扇只提供予A及E單位。 供水系統所用物料見下文「供水」一欄。 有關設備的類型，請參閱「設備說明表」。
(d) 睡房	不適用
(e) 電話	設有電話接駁點。有關接駁點之位置及數目，請參考「住宅單位機電裝置數量說明表」。
(f) 天線	設有電視及電台天線插座。有關接駁點之位置及數目，請參考「住宅單位機電裝置數量說明表」。
(g) 電力裝置	導管有部分隱藏及部分外露。外露導管位於假天花、櫃內及石膏板隔板內。每戶均附有三相電力並裝有微型斷路器。 有關電插座及空調機接駁點的位置及數目，請參考「住宅單位機電裝置數量說明表」。
(h) 氣體供應	所有單位皆沒有氣體供應。
(i) 洗衣機接駁點	設有洗衣機來、去水接駁喉位。洗衣機來去水接駁點設於廚櫃內。
(j) 供水	設有膠層保護之冷熱水銅喉。水管部份隱藏於混凝土及部份安裝於假天花、櫃內及石膏板隔板內。 有熱水供應。

4. 雜項

細項	描述
(a) 升降機	兩部“三菱”客用升降機(型號: NexWay - S) 供地下至三十一樓(不設四樓、十三樓、十四樓及二十四樓) 使用。
(b) 信箱	設有每戶專用的不鏽鋼信箱。
(c) 垃圾收集	(i) 垃圾由清潔工人收集。 (ii) 各住宅樓層的公共地方均設有垃圾及物料回收房，另設垃圾及物料回收房於地下。
(d) 水錶、電錶及氣體錶	各住宅樓層的水錶櫃及電錶房均裝有每戶專用之獨立水錶及電錶。不設煤氣錶。

5. 保安設施

描述
停車場、住宅入口大堂及所有升降機內均裝有閉路電視，直接接駁大堂管理處。 地下裝有智能卡出入系統。 每個住宅單位備有視像對講機。

6. 設備

描述
設備的品牌名稱及產品型號，請參閱「設備說明表」。

賣方承諾如發展項目中沒有安裝於上述第4(a)及6項所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。

裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

1.Exterior finishes

Item	Description
(a)External wall	Podium : Curtain wall, glass wall, natural stone, aluminum claddings, aluminum grille, ceramic wall tiles, paint and aluminum louver. Tower : Spandrel glass claddings, aluminum grille, aluminum claddings, aluminum louver, galvanized mild steel balustrade, ceramic wall tiles and paint.
(b)Window	Frame : PVF2 coated aluminum frame. Glass : Tempered glass.
(c)Bay window	Bay window : Reinforced concrete with PVF2 coating window frame and tempered glass. Window sill : Artificial stone.
(d)Planter	G/F : Natural Stone. 2/F : Ceramic wall tiles.
(e)Verandah or balcony	Balcony : - Balcony is fitted with tempered laminated glass balustrade and aluminum top railing. - Wall : Ceramic wall tiles for Flats A to E; Paint for Flat F. - Floor : Homogeneous tiles. - Ceiling : Paint. All balcony is covered. There is no verandah.
(f)Drying facilities for clothing	Not applicable.

2.Interior finishes

Item	Description
(a)Lobby	Entrance Lift Lobby Wall : Natural stone, stainless steel panels. Floor : Natural stone. Ceiling : Gypsum board false ceiling. Residential Floors Lift Lobby Wall : Plastic laminate, stainless steel panels and decorative glass panels. Floor : Tiles. Ceiling : Gypsum board false ceiling.
(b)Internal wall and ceiling	Living & Dining Room, Master Bedroom and Bedroom : - Wall : Emulsion paint. - Ceiling : Emulsion paint.

2.Interior finishes

Item	Description
(c) Internal floor	Living & Dining Room, Master Bedroom and Bedroom: Engineering timber flooring with timber skirting.
(d)Bathroom	Wall : Tiles where exposed upto false ceiling. Floor : Tiles where exposed. Ceiling : Gypsum board false ceiling.
(e)Kitchen	Kitchen : Wall : Tiles and glass panel where exposed upto false ceiling. Floor : Tiles where exposed. Ceiling : Gypsum board false ceiling. Cooking Bench : Solid surface material. Open Kitchen : Wall : Glass panel and emulsion paint where exposed upto false ceiling. Floor : Artificial stone and engineering timber flooring where exposed. Ceiling : Gypsum board false ceiling. Cooking Bench : Solid surface material.

3.Interior fittings

Item	Description
(a)Doors	Main Entrance : Solid core timber door with wood veneer and fitted with electrical lockset, door viewer and concealed door closer. Master Bedroom : Timber door with wood veneer and fitted with lockset. Bedroom : Timber door with wood veneer and fitted with lockset. Bathroom (For Flats A, E and F) : Timber door with wood veneer and fitted with lockset. Bathroom (For Flats B, C and D) : Timber door with wood veneer and timber louver, fitted with lockset. Kitchen : Solid core timber door with wood veneer and glass panel, fitted with lockset and door closer. Balcony : Folding glass door with PVF2 coated aluminum frame and fitted with lockset. Utility Platform : Glass door with PVF2 coated aluminum frame and fitted with lockset. Flat Roof (From Kitchen to Flat Roof at Flat E of 3/F excepted) : Folding glass door with PVF2 coated aluminum frame and fitted with lockset. From Kitchen to Flat Roof at Flat E of 3/F : Glass door with PVF2 coated aluminum frame and fitted with lockset.

裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

3. Interior fittings

Item	Description
(b) Bathroom	<p>Bathroom (For Flats B, C, D and F)</p> <ul style="list-style-type: none"> - Fitted with wooden hanging cabinet with mirror, wooden low cabinet finished with timber veneer and solid surface material countertop, tempered glass shower cubicle, chrome towel bar and chrome plated pull knob. - Sanitary wares include vitreous china water closet, vitreous china wash basin, chrome plated basin mixer, chrome plated shower mixer, chrome plated hand shower and chrome plated toilet-paper holder. - Ventilation fan is provided in Flats B, C, and D only. - For type and material of water supply system, please refer to "Water Supply" below. <p>Bathroom (For Flats A and E)</p> <ul style="list-style-type: none"> - Fitted with wooden hanging cabinet with mirror, wooden low cabinet finished with timber veneer and solid surface material countertop, pressed steel enamel finished bathtub. Bathtub with size 1500mm(L) x 700mm(W) x 410mm(H). - Sanitary wares include vitreous china water closet, vitreous china wash basin, chrome plated basin mixer, chrome plated bathtub mixer, chrome plated hand shower and chrome plated toilet-paper holder. - Ventilation fan is provided in Flat E only. - For type and material of water supply system, please refer to "Water Supply" below.
(c) Kitchen	<p>Wooden hanging and low cabinet with gross paint finish door panel, solid surface material countertop, stainless steel sink with chrome plated sink mixer.</p> <p>Ventilation fan is provided for Flats A & E kitchen.</p> <p>For type and material of water supply system, please refer to "Water Supply" below. For the appliance provision, please refer to "Appliances Schedule".</p>
(d) Bedroom	Not applicable.
(e) Telephone	<p>Telephone outlets are provided.</p> <p>For the location and number of connection points, please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units".</p>
(f) Aerials	<p>TV/FM outlets are provided.</p> <p>For the location and number of connection points, please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units".</p>
(g) Electrical installations	<p>Conduits are partly concealed and partly exposed. Exposed conduits are placed in false ceiling, cabinets and gypsum board bulkheads. Three-phase electricity supply with miniature circuit breaker distribution board is provided for each unit.</p> <p>For the location and number of power points and air-conditioner points, please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units".</p>
(h) Gas supply	No gas supply for all flats.
(i) Washing machine connection point	Drain point and water point are provided for washing machine. Washing machine connection points are located in kitchen cabinet.
(j) Water supply	<p>PVC coated copper pipes for both hot and cold water are provided. Water pipes are partly concealed in concrete and partly exposed and placed in false ceiling, cabinets and gypsum board bulkheads.</p> <p>Hot water supply is available.</p>

4. Miscellaneous

Item	Description
(a) Lifts	Two "Mitsubishi" passenger lifts (model no. NexWay-S) serving G/F to 31/F (4/F, 13/F, 14/F & 24/F are omitted).
(b) Letter box	Stainless steel letter box for each flat is provided.
(c) Refuse collection	<p>(i) Refuse is collected by cleaners.</p> <p>(ii) Refuse Storage and Material Recovery Room is provided in the common area on each residential floor. Refuse Storage and Material Recovery Chamber is provided at G/F.</p>
(d) Water meter, electricity meter and gas meter	Separate water and electricity meters for each residential unit are provided in water meter cabinet and electrical meter room respectively on each residential floor. No gas meter is provided.

5. Security facilities

Description
<p>CCTV cameras in carpark, residential entrance lobby and all lifts. The cameras are connected to the caretaker counter.</p> <p>Smart card access control system is provided at G/F.</p> <p>Video Doorphone is provided for each residential unit.</p>

6. Appliances

Description
For brand name and model numbers of appliances, please refer to "Appliances Schedule" below.

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 above are not installed in the Development, lifts or appliances of comparable quality will be installed.

裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

設備說明表 APPLIANCES SCHEDULE

				3樓 3/F						5樓至12樓, 15樓至23樓, 25樓至30樓 5/F-12/F, 15/F-23/F, 25/F-30/F						31樓 31/F					
				單位 Flat						單位 Flat						單位 Flat					
位置 Location	設備 Appliances	品牌 Brand	產品型號 Model No.	A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F
客飯廳、主人房及睡房 Living & Dining room, Master Bedroom and Bedroom	分體式冷氣機 (室內機) Split type air-conditioner (Indoor Unit)	珍寶 General	ASHG12LMCA	V	-	-	-	-	-	V	-	-	-	-	-	V	-	-	-	V	-
	分體式冷氣機 (室外機) Split type air-conditioner (Outdoor Unit)	珍寶 General	AOHG24LAT3	V	-	-	-	V	-	V	-	-	-	V	-	V	-	-	-	V	-
	分體式冷氣機 (室內機) Split type air-conditioner (Indoor Unit)	珍寶 General	ASHG24LFCC	-	V	V	V	-	-	-	V	V	V	-	-	-	V	V	V	-	-
	分體式冷氣機 (室外機) Split type air-conditioner (Outdoor Unit)	珍寶 General	AOWG30LAT4	-	V	V	V	-	-	-	V	V	V	-	-	-	V	V	V	-	-
	分體式冷氣機 (室內機) Split type air-conditioner (Indoor Unit)	珍寶 General	ASWA24LFCA	V	-	-	-	-	V	V	-	-	-	-	V	V	-	-	-	V	V
	分體式冷氣機 (室外機) Split type air-conditioner (Outdoor Unit)	珍寶 General	AOWR24LFL	V	-	-	-	-	V	V	-	-	-	-	V	V	-	-	-	V	V
	分體式冷氣機 (室外機) Split type air-conditioner (Outdoor Unit)	珍寶 General	AOWG18LFC	-	-	-	-	V	-	-	-	-	-	V	-	-	-	-	-	-	-
	分體式冷氣機 (室內機) Split type air-conditioner (Indoor Unit)	珍寶 General	ASHG09LMCA	V	-	-	-	V	-	V	-	-	-	V	-	-	-	-	-	-	-
	分體式冷氣機 (室內機) Split type air-conditioner (Indoor Unit)	珍寶 General	ASHG14LMCA	-	V	V	V	V	-	-	V	V	V	V	-	V	V	V	V	V	-
	分體式冷氣機 (室內機) Split type air-conditioner (Indoor Unit)	珍寶 General	ASWG18LFCA	-	-	-	-	V	-	-	-	-	-	V	-	-	-	-	-	-	-
	對講機 Door Phone	Carrot Touch	LA3-TBL5D	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V

備註:

- 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。
- "V"表示此設備於該住宅單位內提供及/或安裝。

Remarks :

- 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.
- "V" means such appliance(s) is / are provided and / or installed in the residential unit.

裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

設備說明表 APPLIANCES SCHEDULE

				3樓 3/F						5樓至12樓, 15樓至23樓, 25樓至30樓 5/F-12/F, 15/F-23/F, 25/F-30/F						31樓 31/F					
				單位 Flat						單位 Flat						單位 Flat					
位置 Location	設備 Appliances	品牌 Brand	產品型號 Model No.	A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F
廚房及開放式廚房 Kitchen & Open Kitchen	電磁煮食爐 Induction hob	Bauknecht	ETI6260IN	-	V	V	V	-	V	-	V	V	V	-	V	-	V	V	V	-	V
	抽油煙機 Cooker hood	Bauknecht	DNHV650	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V
	電磁煮食爐 Induction hob	Bauknecht	ESIF6640IN	V	-	-	-	V	-	V	-	-	-	V	-	V	-	-	-	V	-
	微波爐 Microwave	Bauknecht	EMCP9200	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V
	二合一洗衣乾衣機 2 in 1 Washer Dryer	Bauknecht	BKWD6121	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V
	雪櫃 Refrigerator	Bauknecht	URI145	-	V	V	V	-	V	-	V	V	V	-	V	-	V	V	V	-	V
	雪櫃 Refrigerator	Bauknecht	KGIN3183A++	V	-	-	-	V	-	V	-	-	-	V	-	V	-	-	-	V	-
	抽氣扇 Ventilation Fan	Systemair	SEF125	V	-	-	-	V	-	V	-	-	-	V	-	V	-	-	-	V	-
電熱水爐 Electric Water Heater	斯寶亞創 Stiebel Eltron	DHM 6	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	

備註:

- 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。
- "V"表示此設備於該住宅單位內提供及/或安裝。

Remarks :

- 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.
- "V" means such appliance(s) is / are provided and / or installed in the residential unit.

裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

設備說明表 APPLIANCES SCHEDULE

				3樓 3/F						5樓至12樓, 15樓至23樓, 25樓至30樓 5/F-12/F, 15/F-23/F, 25/F-30/F						31樓 31/F					
				單位 Flat						單位 Flat						單位 Flat					
位置 Location	設備 Appliances	品牌 Brand	產品型號 Model No.	A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F
浴室 Bathroom	浴室換氣暖風機 Thermo Ventilator	Panasonic	FV-30BG2H	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V
	抽氣扇 Ventilation Fan	Systemair	SEF125	-	V	V	V	V	-	-	V	V	V	V	-	-	V	V	V	V	-
	電熱水爐 Electric Water Heater	斯寶亞創 Stiebel Eltron	DHM 18/21/24 SLi	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V

備註:

- 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。
- "V"表示此設備於該住宅單位內提供及/或安裝。

Remarks :

- 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.
- "V" means such appliance(s) is / are provided and / or installed in the residential unit.

裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

住宅單位機電裝置數量說明表

Schedule of Mechanical & Electrical Provisions of Residential Units

		3樓 3/F						5樓至12樓、15樓至23樓、25樓至31樓 5/F - 12/F, 15/F - 23/F, 25/F - 31/F					
		單位 Flat						單位 Flat					
位置 Location		A	B	C	D	E	F	A	B	C	D	E	F
客飯廳 Living & Dining Room	電視/電台天線插座 TV/FM Outlet	2	1	1	1	2	1	2	1	1	1	2	1
	電話插座 Telephone Outlet	2	1	1	1	2	1	2	1	1	1	2	1
	13安培單位電插座 13A Single Socket Outlet	0	2	2	2	1	1	0	2	2	2	1	1
	13安培雙位電插座 13A Twin Socket Outlet	3	1	1	1	2	1	3	1	1	1	2	1
	冷氣機接線掣 Connection Point For Air-conditioner unit	1	1	1	1	1	1	1	1	1	1	1	1
	菲士接線座(*) Fused Connection Unit(*)	1	1	1	1	1	1	1	1	1	1	1	1
主人房及睡房 Master Bedroom And Bedrooms	電視/電台天線插座 TV/FM Outlet	2	1	1	1	2	N/A	2	1	1	1	2	N/A
	電話插座 Telephone Outlet	2	1	1	1	2	N/A	2	1	1	1	2	N/A
	13安培單位電插座 13A Single Socket Outlet	2	1	1	1	3	N/A	2	1	1	1	3	N/A
	13安培雙位電插座 13A Twin Socket Outlet	2	1	1	1	2	N/A	2	1	1	1	2	N/A
	冷氣機接線掣 Connection Point For Air-conditioner unit	2	1	1	1	2	N/A	2	1	1	1	2	N/A
浴室 Bathroom	13安培單位電插座 13A Single Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1
	菲士接線座(*) Fused Connection Unit(*)	1	2	2	2	2	1	1	2	2	2	2	1
	接線掣(*) Switched Connection Unit(*)	2	2	2	2	2	2	2	2	2	2	2	2

備註:

1.“N/A” = 不適用

2.* = 已用作連接電燈或設備

3.“1, 2,” 表示提供於住宅單位的裝置數量

Remarks :

1.“N/A” = Not Applicable

2.* = Has been used for connection lighting fitting or appliance

3.“1, 2,” denotes the quantity of such provision(s) provided in the residential unit

裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

住宅單位機電裝置數量說明表

Schedule of Mechanical & Electrical Provisions of Residential Units

		3樓 3/F						5樓至12樓、15樓至23樓、25樓至31樓 5/F - 12/F, 15/F - 23/F, 25/F - 31/F					
		單位 Flat						單位 Flat					
位置 Location		A	B	C	D	E	F	A	B	C	D	E	F
廚房/開放式廚房 Kitchen/Open Kitchen	13安培雙位電插座 13A Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1
	13安培雙位電插座(*) 13A Twin Socket Outlet(*)	0	0	0	0	0	0	0	0	0	0	0	0
	菲士接線座(*) Fused Connection Unit(*)	4	4	4	4	4	4	4	4	4	4	4	4
	13安培單位電插座(*) 13A Single Socket Outlet(*)	3	3	3	3	3	3	3	3	3	3	3	3
	接線掣(*) Switched Connection Unit(*)	1	1	1	1	1	1	1	1	1	1	1	1
平台 Flat Roof	13安培防水單位電插座 13A Waterproof Socket Outlet	0	0	0	0	1	1	N/A	N/A	N/A	N/A	N/A	N/A

備註:

1.“N/A” = 不適用

2.* = 已用作連接電燈或設備

3.“1, 2,” 表示提供於住宅單位的裝置數量

Remarks:

1.“N/A” = Not Applicable

2.* = Has been used for connection lighting fitting or appliance

3.“1, 2,” denotes the quantity of such provision(s) provided in the residential unit

服務協議 SERVICE AGREEMENTS

- 食水及沖廁水由水務署供應。
- 電力由香港電燈有限公司供應。

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

地稅 GOVERNMENT RENT

擁有人須繳付有關住宅物業之地稅，直至與各買方訂立之物業轉讓契約的日期為止。

The owner is liable for the Government rent payable in respect of the residential properties up to the date of the respective assignments of residential properties in favour of the Purchasers.

買方的雜項付款

MISCELLANEOUS PAYMENTS BY PURCHASER

在向買方交付住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水及電力的按金；及在交付時，買方不須向擁有人支付清理廢料的費用。

備註：
在交付時，買方須根據公契向發展項目的管理人（而非擁有人）支付清理廢料的費用，而如擁有人已支付清理廢料的費用，買方須向擁有人補還清理廢料的費用。

On the delivery of the vacant possession of the residential property to the Purchaser, the Purchaser is liable to reimburse the owner for the deposits for water and electricity; and on that delivery, the Purchaser is not liable to pay to the owner a debris removal fee.

Remarks:
On that delivery, the Purchaser is liable to pay a debris removal fee to the manager (not the owner) under the Deed of Mutual Covenant, and where the owner has paid that debris removal fee, the Purchaser shall reimburse the owner for the same.

欠妥之處的保養責任期

DEFECT LIABILITY WARRANTY PERIOD

凡住宅物業或於買賣合約列出裝設於住宅物業內的裝置、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。

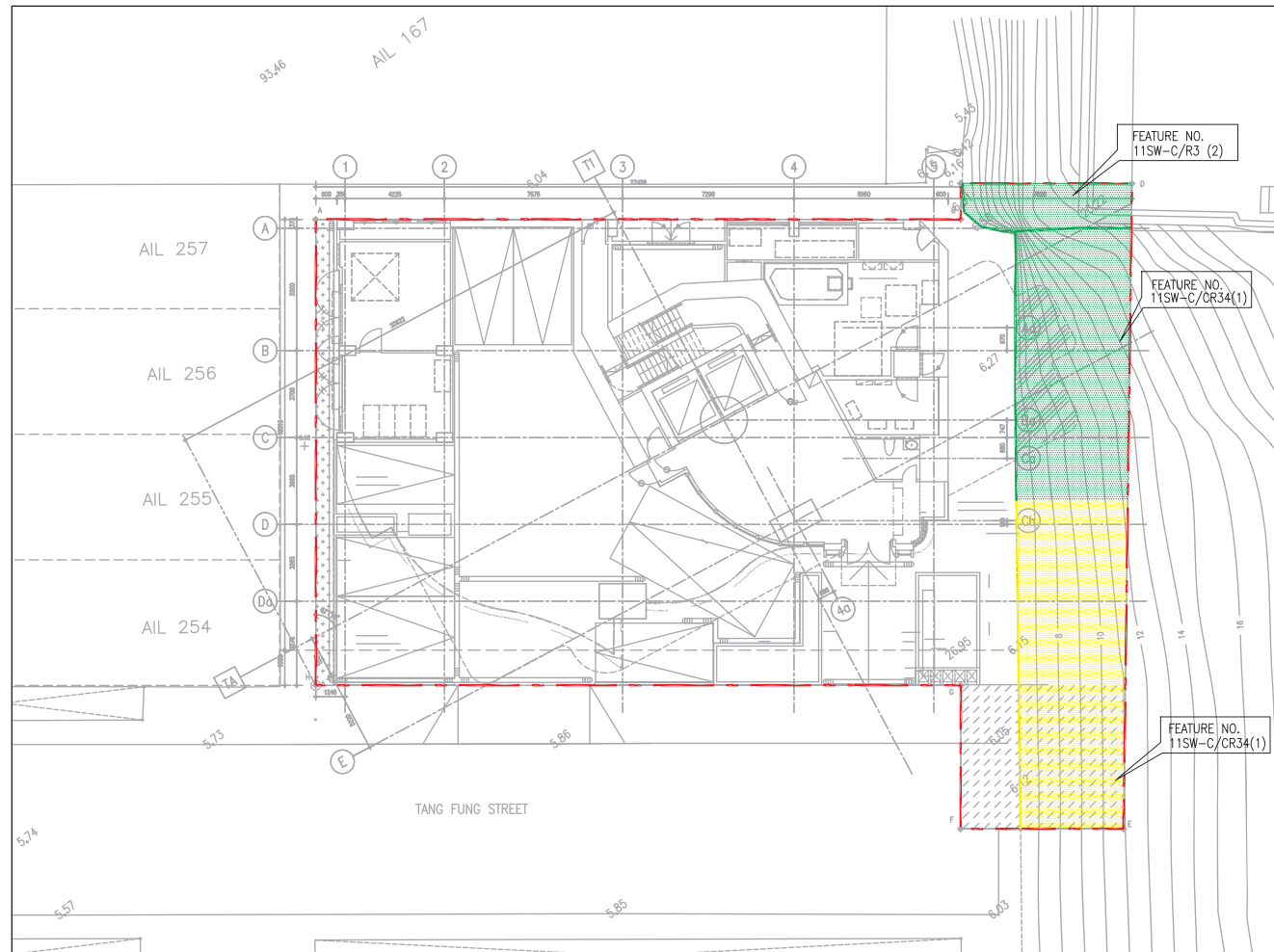
The Vendor shall, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 6 months after the date of completion of the sale and purchase, remedy any defects to the residential property, or the fittings, finishes or appliances incorporated into the residential property as set out in the agreement for sale and purchase, caused otherwise than by the act or neglect of the Purchaser.

斜坡維修

MAINTENANCE OF SLOPES

斜坡、護土牆及有關結構物圖





SLOPES, RETAINING WALLS AND RELATED STRUCTURES PLAN



1. 批地文件規定，發展項目中的擁有人須自費負責保養發展項目東南邊界上的路塹邊坡於良好狀態。
2. 每名擁有人均須分擔維修工程的費用。
3. 列出該斜坡及護土牆及有關構築物的位置設於左邊。
4. 根據已簽立的公契，發展項目的管理人獲擁有人授權進行維修工程。

1. Land Grant stipulates that the owners of Development are required to maintain the cutting slope on the South East boundary of the Development in good repair at their own costs.
2. Each of the owners is obliged to contribute towards the costs of the maintenance work.
3. The location of the slopes, retaining walls and related structures are set out in the plan on the left.
4. Under the Deed of Mutual Covenant that has been executed, the manager of the Development has the owners' authority to carry out the maintenance work.

圖例 LEGEND

	發展項目邊界線 Boundary Line of Development		斜坡 Slopes
	護土牆註冊號碼 Slope Registration No.		護土牆及有關結構物 Retaining Walls And Related Structures

修訂

MODIFICATION

不適用

Not applicable

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核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。

	面積(平方米) Area (m ²)
根據《建築物（規劃）規例》第23(3)(b)條不計算的總樓面面積 Disregarded GFA under Building (Planning) Regulations 23(3)(b)	
1.	停車場及上落客貨地方（公共交通總站除外） Carpark and loading/unloading area excluding public transport terminus
2.	機房及相類設施 Plant rooms and similar services
2.1	所佔面積受相關《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、垃圾房等 Mandatory feature or essential plant room, area of which is limited by respective PNAP or regulation, such as lift machine room, TBE room, refuse storage chamber, etc.
2.2	所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由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 Mandatory feature or essential plant room, areas of which is NOT limited by any PNAP or regulation, such as room occupied solely by FSI and equipment, meter room, transformer room, potable and flushing water tank, etc.
2.3	非強制性或非必要機房，例如空調機房、風櫃房等 Non-mandatory or non-essential plant room, such as A/C plant room, AHU room, etc.
根據《建築物（規劃）規例》第23A(3)條不計算的總樓面面積 Disregarded GFA under Building (Planning) Regulations 23A(3)	
3.	供人離開或到達旅館時上落汽車的地方 Area for picking up and setting down persons departing from or arriving at the hotel by vehicle
4.	旅館的輔助性設施 Supporting facilities for hotel
根據《聯合作業備考》第一號和第二號提供的環保設施 Green Features under Joint Practice Notes 1 and 2	
5.	住宅樓宇露台 Balcony for residential buildings
6.	加闊的公用走廊及升降機大堂 Wider common corridor and lift lobby
7.	公用空中花園 Communal sky garden
8.	非住宅樓宇的公用平台花園 Communal podium garden for non-residential buildings
9.	隔聲簷 Acoustic fin
10.	翼牆、捕風器及風斗 Wing wall, wind catcher and funnel

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

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

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.

	面積(平方米) Area (m ²)
根據《聯合作業備考》第一號和第二號提供的環保設施 Green Features under Joint Practice Notes 1 and 2	
11.	非結構預製外牆 Non-structural prefabricated external wall
12.	工作平台 Utility platform
13.	隔音屏障 Noise barrier
適意設施 Amenity Features	
14.	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 Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office
15.	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 Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities
16.	有上蓋的園景區及遊樂場 Covered landscaped and play area
17.	橫向屏障/有蓋人行道、花棚 Horizontal screen/covered walkway, trellis
18.	擴大升降機井道 Larger lift shaft
19.	煙囪管道 Chimney shaft
20.	其他非強制性或非必要機房，例如爐房、衛星電視共用天線房 Other non-mandatory or non-essential plant room, such as boiler room, SMATV room
21.	強制性設施或必要機房所需的管槽、氣槽 Pipe duct, air duct for mandatory feature or essential plant room
22.	非強制性設施或非必要機房所需的管槽、氣槽 Pipe duct, air duct for non-mandatory or non-essential plant room
23.	環保系統及設施所需的機房、管槽及氣槽 Plant room, pipe duct, air duct for environmentally friendly system and feature
24.	非住用發展項目中電影院、商場等的較高的淨高及前方中空 High headroom and void in front of cinema, shopping arcade etc. in non-domestic development
25.	非住用發展項目的公用主要入口（尊貴入口）上方的中空 Void over main common entrance (prestige entrance) in non-domestic development
26.	複式住宅單位及洋房的中空 Void in duplex domestic flat and house

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

		面積(平方米) Area (m ²)
適意設施 Amenity Features		
27.	遮陽篷及反光罩 Sunshade and reflector	-
28.	小型伸出物，例如空調機機箱、窗台、伸出的窗台 Minor projection such as air-conditioning box, window sill, projecting window	140.650
29.	其他伸出物，如空調機機箱或伸出外牆超過750毫米的平台 Other projection such as air-conditioning box and platform with a projection of more than 750mm from the external wall	-
其他項目 Other Exempted Areas		
30.	庇護層，包括庇護層兼空中花園 Refuge floor including refuge floor cum sky garden	-
31.	大型伸出/外懸設施下的有蓋面積 Covered area under large projecting/overhanging feature	-
32.	公共交通總站 Public transport terminus (PTT)	-
33.	共用構築物及樓梯 Party structure and common staircase	-
34.	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 Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	-
35.	公眾通道 Public passage	-
36.	因樓宇後移導致的覆蓋面積 Covered set back area	-
額外總樓面面積 Bonus GFA		
37.	額外總樓面面積 Bonus GFA	-

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

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

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

有關建築物的環境評估

The Environmental Assessment of the Building

發展項目獲得綠建環評1.1版（新建建築）暫定金級。

The Development has achieved the PROVISIONAL GOLD rating under the BEAM Plus V1.1 for New Buildings.

發展項目的公用部分的預計能量表現或消耗

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

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

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:

第I部分 Part I	
提供中央空調 Provision of Central Air Conditioning	否 NO
提供具能源效益的設施 Provision of Energy Efficient Features	是 Yes
擬安裝的具能源效益的設施：- Energy Efficient Features proposed: 位置	1. 能源標籤分體式冷氣機 1. Energy labelled split type A/C unit 2. 交流變頻調速升降機 2. ACVVVF lift motor

第II部分：擬興建樓宇/部分樓宇預計每年能源消耗量 (註1)：-					
Part II: The predicted annual energy use of the proposed building / part of building (Note 1)					
Location	使用有關裝置的內部樓面面積 (平方米) Internal Floor Area Served (m ²)	基線樓宇每年能源消耗量 (註2) Annual Energy Use of Baseline Building (Note 2)		擬興建樓宇每年能源消耗量 Annual Energy Use of Proposed Building	
		電力 千瓦小時/平方米/年 Electricity kWh/m ² /annum	煤氣/石油氣 用量單位/平方米/年 Town Gas / LPG unit/m ² /annum	電力 千瓦小時/平方米/年 Electricity kWh/m ² /annum	煤氣/石油氣 用量單位/平方米/年 Town Gas / LPG unit/m ² /annum
有使用中央屋宇裝備裝置 (註3) 的部份 Area served by central building services installation (Note 3)	1752.92	227	N/A	155.8	N/A

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：-

Part III: The following installation(s) is / are* designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)

裝置類型 Type of Installations	
照明裝置 Lighting Installations	是 Yes
空調裝置 Air Conditioning Installations	是 Yes
電力裝置 Electrical Installations	是 Yes
升降機及自動梯的裝置 Lift & Escalator Installations	是 Yes
以總能源為本的方法 Performance-based Approach	是 Yes

註腳：

1. 一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。

預計每年能源消耗量[以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-

- “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
 - 樓宇、空間或單位的“內部樓面面積”，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
2. “基準樓宇”與新建樓宇BEAM Plus標準(現行版本)第4節及附錄8中的“基準建築物模式(零分標準)”具有相同涵義。
3. “中央屋宇裝備裝置”與樓宇的屋宇裝備裝置能源效益實務守則(2010年2月版)(草稿)中的涵義相同。

Notes:

1. In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.

The predicted annual energy use, in terms of electricity consumption (kWh/m²/annum) and town gas/LPG consumption (unit/m²/annum), of the Development by the internal floor area served, where:

- “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
- “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).

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

發展項目及其周邊地區日後可能出現改變。

The address of the website designated by the Vendor for the Development for the purposes
of Part 2 of the Residential Properties (First-hand Sales) Ordinance (Cap 621)

賣方為施行《一手住宅物業銷售條例》(第621章)

第2部而就發展項目指定的互聯網網站的網址

www.southcoast.com.hk

檢視紀錄

EXAMINATION RECORD

檢視/修改日期 Examination/ Revision Date	所作修改 (如無須作出修改, 請註明「並無作出修改」) Revision Made (If no revision is required, please state "No revision made")	
	頁次 Page Number	所作修改 Revision Made
2016年2月2日 2 February 2016	13	發展項目的所在位置圖已更新。 Location Plan of the Development is updated.
	14	發展項目的鳥瞰照片已更新。 Aerial Photograph of the Development is updated.
	15	關乎發展項目的分區計劃大綱圖已更新。 Outline Zoning Plan Relating to the Development is updated.
	18	發展項目的布局圖已更新。 Layout Plan of the Development is updated.
	20-21	發展項目的住宅物業的樓面平面圖已更新。 Floor Plans of Residential Properties in the Development are updated.
	23	發展項目中的停車位的樓面平面圖已更新。 Floor Plan of Parking Spaces in the Development is updated.
	33-34	座向圖已更新。 Block Plan is updated.
	35-36	立面圖已更新。 Elevation Plans are updated.
2016年4月29日 29 April 2016	13	發展項目的所在位置圖已更新。 Location Plan of the Development is updated.
	14	發展項目的鳥瞰照片已更新。 Aerial Photograph of the Development is updated.
2016年7月28日 28 July 2016	13	發展項目的所在位置圖已更新。 Location Plan of the Development is updated.
	16	關乎發展項目的分區計劃大綱圖已更新。 Outline Zoning Plan Relating to the Development is updated.
2016年10月27日 27 October 2016	13	發展項目的所在位置圖已更新。 Location Plan of the Development is updated.

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	頁次 Page Number	所作修改 Revision Made
2017年1月23日 23 January 2017	7	發展項目的資料已更新。 Information on the Development is updated.
	11	發展項目的設計的資料已更新。 Information on Design of the Development is updated.
	12	物業管理的資料已更新。 Information on Property Management is updated.
	13	發展項目的所在位置圖已更新。 Location Plan of the Development is updated.
	15	關乎發展項目的分區計劃大綱圖已更新。 Outline Zoning Plan Relating to the Development is updated.
	18	發展項目的布局圖已更新。 Layout Plan of the Development is updated.
	20-21	發展項目的住宅物業的樓面平面圖已更新。 Floor Plans of Residential Properties in the Development are updated.
	23	發展項目中的停車位的樓面平面圖已更新。 Floor Plan of Parking Spaces in the Development is updated.
	33-34	座向圖已更新。 Block Plan is updated.
	35-36	立面圖已更新。 Elevation Plans are updated.
	37	發展項目中的公用設施的資料已更新。 Information on Common Facilities in the Development is updated.
	38	閱覽圖則及公契已更新。 Inspection of Plans and Deed of Mutual Covenant is updated.
	39,41&47	裝置、裝修物料及設備已更新。 Fittings, Finishes and Appliances is updated.
50	斜坡維修已更新。 Maintenance of Slopes is updated.	
51-53	申請建築物總樓面面積寬免的資料已更新。 Information in Application for Concession on Gross Floor Area of Building is updated.	
2017年4月21日 21 April 2017	13	發展項目的所在位置圖已更新。 Location Plan of the Development is updated.

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檢視/修改日期 Examination/ Revision Date	所作修改 (如無須作出修改，請註明「並無作出修改」) Revision Made (If no revision is required, please state "No revision made")	
	頁次 Page Number	所作修改 Revision Made
2017年7月21日 21 July 2017	13	發展項目的所在位置圖已更新。 Location Plan of the Development is updated.
	14	發展項目的鳥瞰照片已更新。 Aerial Photograph of the Development is updated.
	50	斜坡維修已更新。 Maintenance of Slopes is updated.
2017年10月20日 20 October 2017	3-6	一手住宅物業買家須知已更新。 Notes to Purchasers of First-Hand Residential Properties is updated.
	13	發展項目的所在位置圖已更新。 Location Plan of the Development is updated.
	14	發展項目的鳥瞰照片已更新。 Aerial Photograph of the Development is updated.
	15, 17	關乎發展項目的分區計劃大綱圖已更新。 Outline Zoning Plan Relating To The Development are updated.
2018年1月19日 19 January 2018	13	發展項目的所在位置圖已更新。 Location Plan of the Development is updated.
	14	發展項目的鳥瞰照片已更新。 Aerial Photograph of the Development is updated.

