

ASPEN
CREST
鑽嶺

SALES BROCHURE 售樓說明書

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by 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.

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.

4. Property area and its surroundings

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

5. Sales brochure

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

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.

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

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

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

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

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

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

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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 :

Consumer Council	
Website	: www.consumer.org.hk
Telephone	: 2929 2222
Email	: cc@consumer.org.hk
Fax	: 2856 3611

Estate Agents Authority	
Website	: www.eaa.org.hk
Telephone	: 2111 2777
Email	: enquiry@eaa.org.hk
Fax	: 2598 9596

Real Estate Developers Association of Hong Kong	
Telephone	: 2826 0111
Fax	: 2845 2521

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

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.

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》（第621章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i) 露台；(ii) 工作平台；以及 (iii) 陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。

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

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

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

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

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

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

8. 成交紀錄冊

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

9. 買賣合約

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

10. 表達購樓意向

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

11. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名/名稱。
- 您可委託任何地產代理(不一定是賣方所指定的地產代理)，以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。
- 委託地產代理以物色物業前，您應該—
 - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
 - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及
 - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁(網址：www.eaa.org.hk)，查閱牌照目錄。

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

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

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

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

消費者委員會	
網址	: www.consumer.org.hk
電話	: 2929 2222
電郵	: cc@consumer.org.hk
傳真	: 2856 3611

地產代理監管局	
網址	: www.eaa.org.hk
電話	: 2111 2777
電郵	: enquiry@eaa.org.hk
傳真	: 2598 9596

香港地產建設商會	
電話	: 2826 0111
傳真	: 2845 2521

運輸及房屋局
一手住宅物業銷售監管局

2017年 8 月

INFORMATION ON THE DEVELOPMENT

發展項目的資料

Name of Street and Street Number

No. 68 Wan Fung Street

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

Total Number of Storeys

29 storeys (excluding Roof)

Floor Numbering

LG/F, G/F, M/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 30/F, Roof

Omitted Floor Numbers

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

Refuge Floor

Not Applicable

The Development is an uncompleted development.

Estimated Material Date for the Development, as provided by the Authorized Person for the Development:

31st July, 2018

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

街道名稱及門牌號碼

環鳳街68號

*此臨時門牌號碼有待發展項目建成時確認。

樓層的總數

29層(不包括天台)

樓層號數

地面低層、地面、閣樓、1樓至3樓、5樓至12樓、15樓至23樓、25樓至30樓、天台

被略去的樓層號數

不設4樓、13樓、14樓及24樓

庇護層

不適用

發展項目屬未落成發展項目

由發展項目的認可人士提供的該發展項目的預計關鍵日期：2018年7月31日

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

INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

賣方及有參與發展項目的其他人的資料

Vendor

All Greatness Limited

Vendor's Holding Company

Far East Consortium International Limited

Ample Bonus Limited

Far East Consortium (B.V.I.) Limited

Far East Consortium Limited

Bravo Elite Limited

Authorized Person

CHAO CHI MAN of L&N Architects Limited

Building Contractor

Wan Yip (Hing Yip) Construction Co. Ltd.

Vendor's Solicitors

Lo and Lo

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

Public Bank (Hong Kong) Limited

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

Far East Consortium Limited

賣方

All Greatness Limited

賣方之控股公司

Far East Consortium International Limited

Ample Bonus Limited

Far East Consortium (B.V.I.) Limited

遠東發展有限公司

Bravo Elite Limited

認可人士

樑安建築師有限公司之趙志敏

承建商

宏業(慶業)建築有限公司

賣方代表律師

羅文錦律師樓

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

大眾銀行(香港)有限公司

已為發展項目的建造提供貸款的其他人

遠東發展有限公司

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

Not Applicable

不適用

INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

There will not be any non-structural prefabricated external walls forming part of the enclosing walls in the Development.

There will be curtain walls forming part of the enclosing walls in the Development.

RANGE OF THICKNESS OF THE CURTAIN WALL OF THE BLOCK:

Thickness of the Curtain Walls (mm)
200

THE TOTAL AREA OF THE CURTAIN WALL OF 2/F TO 30/F RESIDENTIAL PROPERTY

Floor	Flat	Area of Each Unit (sq.m)
2/F	A	0.000
	B	0.493
	C	0.000
	D	0.000
	E	0.000
	F	0.000
	G	0.000
	H	0.189
	I	0.532
	J	0.705

Floor	Flat	Area of Each Unit (sq.m)
3/F to 23/F	A	0.000
	B	0.493
	C	0.000
	D	0.000
	E	0.000
	F	0.000
	G	0.000
	H	0.189
	I	0.532
	J	0.705

Floor	Flat	Area of Each Unit (sq.m)
25/F	A	0.000
	B	0.493
	C	0.000
	D	0.951
	E	0.951
	F	0.189
	G	0.532
	H	0.705

發展項目將沒有構成圍封牆的一部分的非結構的預製外牆。

發展項目將有構成圍封牆的一部分的幕牆。

大廈的幕牆的厚度範圍：

幕牆的厚度(毫米)
200

2樓至30樓住宅物業的幕牆的總面積

樓層	單位	各單位面積(平方米)
2樓	A	0.000
	B	0.493
	C	0.000
	D	0.000
	E	0.000
	F	0.000
	G	0.000
	H	0.189
	I	0.532
	J	0.705

樓層	單位	各單位面積(平方米)
3樓至23樓	A	0.000
	B	0.493
	C	0.000
	D	0.000
	E	0.000
	F	0.000
	G	0.000
	H	0.189
	I	0.532
	J	0.705

樓層	單位	各單位面積(平方米)
25樓	A	0.000
	B	0.493
	C	0.000
	D	0.951
	E	0.951
	F	0.189
	G	0.532
	H	0.705

INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

Floor	Flat	Area of Each Unit (sq.m)
26/F to 29/F	A	0.000
	B	0.493
	C	0.000
	D	0.861
	E	0.861
	F	0.189
	G	0.532
	H	0.705

樓層	單位	各單位面積(平方米)
26樓至29樓	A	0.000
	B	0.493
	C	0.000
	D	0.861
	E	0.861
	F	0.189
	G	0.532
	H	0.705

Floor	Flat	Area of Each Unit (sq.m)
30/F	A	0.455
	B	1.211
	C	1.211
	D	0.807

樓層	單位	各單位面積(平方米)
30樓	A	0.455
	B	1.211
	C	1.211
	D	0.807

INFORMATION ON PROPERTY MANAGEMENT

物業管理的資料

Property Management

The Manager

Jones Lang LaSalle Management Services Limited will be appointed as the Manager of the Development under the latest draft deed of mutual covenant in respect of the Development.

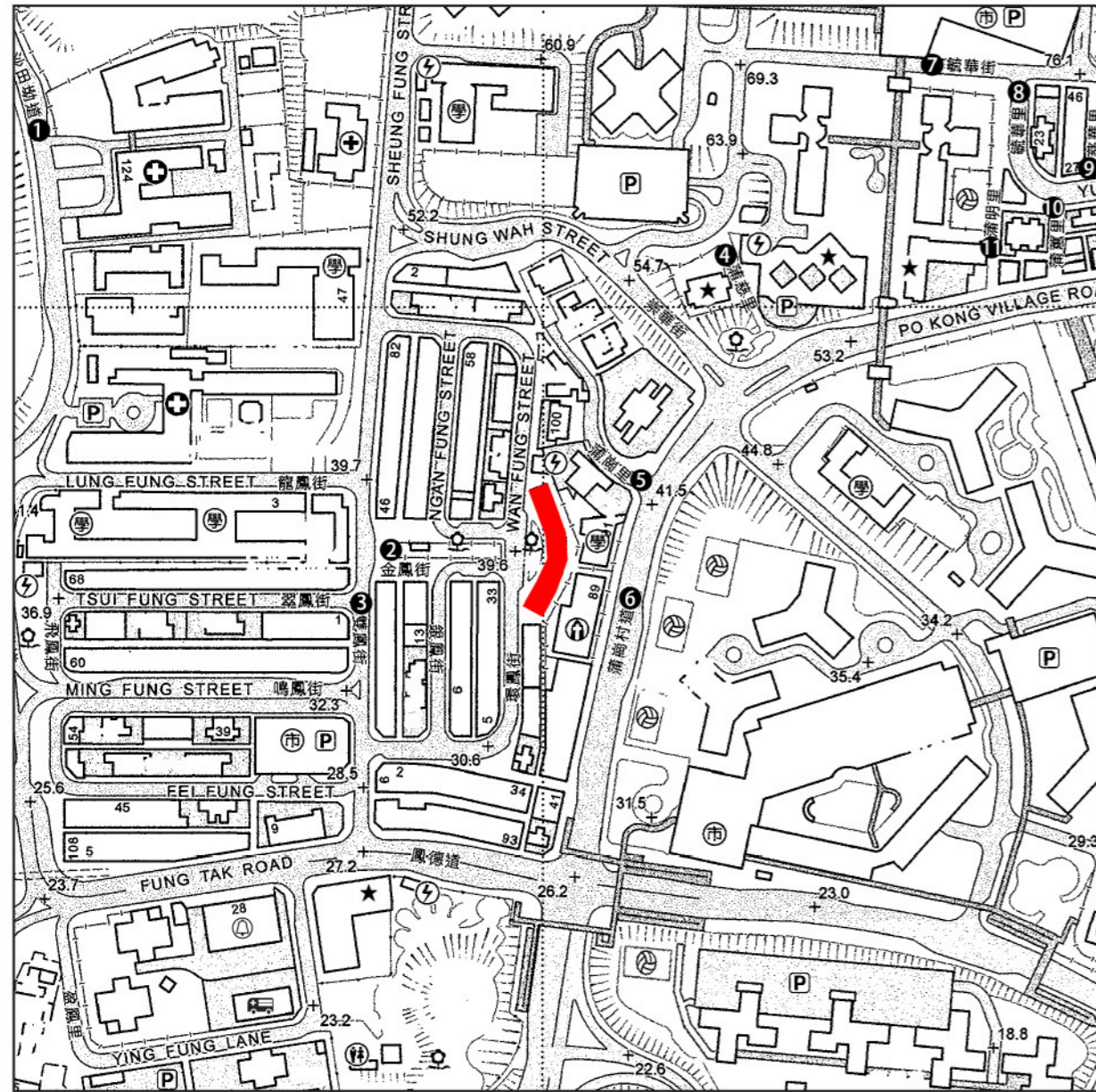
物業管理

物業管理人

根據發展項目大廈公契的最新擬稿，仲量聯行物業管理有限公司將獲委任為發展項目的管理人。

LOCATION PLAN OF THE DEVELOPMENT

發展項目的所在位置圖



SCALE 比例：
 0M/米 200M/米 400M/米

Location of the Development
 發展項目的位置

The map reproduced with permission of the Director of Lands © The Government of Hong Kong SAR. License No. 42/2015.

The above plan is prepared by Vendor with reference to the Location Map (series) HP5C/Sheet number 11-NE-A (Last updated on 18th May 2018), with adjustment where necessary.

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



- HOSPITAL 醫院
- PUBLIC CARPARK (INCLUDING A LORRY PARK) 公眾停車場 (包括貨車停泊處)
- PUBLIC CONVENIENCE 公廁
- PUBLIC PARK 公園
- CLINIC 診療所
- SOCIAL WELFARE FACILITIES (INCLUDING ELDERLY CENTRE AND HOME FOR THE MENTALLY DISABLED)
社會福利設施 (包括老人中心及弱智人士護理院)
- SPORTS FACILITIES (INCLUDING SPORTS GROUND AND SWIMMING POOL)
體育設施 (包括運動場及游泳池)
- POWER PLANT (INCLUDING ELECTRICITY SUB-STATIONS)
發電廠 (包括電力分站)
- RELIGIOUS INSTITUTION (INCLUDING A CHURCH, A TSZ TONG AND A TEMPLE)
宗教場所 (包括教堂、祠堂及廟宇)
- SCHOOL (INCLUDING KINDERGARTEN) 學校 (包括幼稚園)
- FIRE STATION 消防局
- AMBULANCE DEPOT 救護車站
- MARKET (INCLUDING WET MARKET AND WHOLESALE MARKET)
市場 (包括濕貨市場及批發市場)

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

於發展項目的所在位置圖未能顯示之街道全名：

- | | | | |
|------------------------|------|--------------------|-----|
| ① SHATIN PASS ROAD | 沙田坳道 | ⑦ YUK WAH STREET | 毓華街 |
| ② KAM FUNG STREET | 金鳳街 | ⑧ YUK WAH CRESCENT | 毓華里 |
| ③ SHEUNG FUNG STREET | 雙鳳街 | ⑨ TSZ WAH LANE | 慈華里 |
| ④ PO TSZ LANE | 蒲慈里 | ⑩ PO WAI LANE | 蒲蕙里 |
| ⑤ PO KONG LANE | 蒲崗里 | ⑪ PO MING LANE | 蒲明里 |
| ⑥ PO KONG VILLAGE ROAD | 蒲崗村道 | | |

地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號42/2015。

上述圖則參考位置圖(組別)HP5C/編號11-NE-A(最近更新2018年5月18日)並由賣方擬備，有需要處經修正處理。

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

AERIAL PHOTOGRAPH OF THE DEVELOPMENT

發展項目的鳥瞰照片



● Location of the Development
發展項目的位置

Adopted from the aerial photo taken by the Survey and Mapping Office of Lands Development at a flying height 6,000 feet, dated 8th January 2016, with photo No. CS62966.

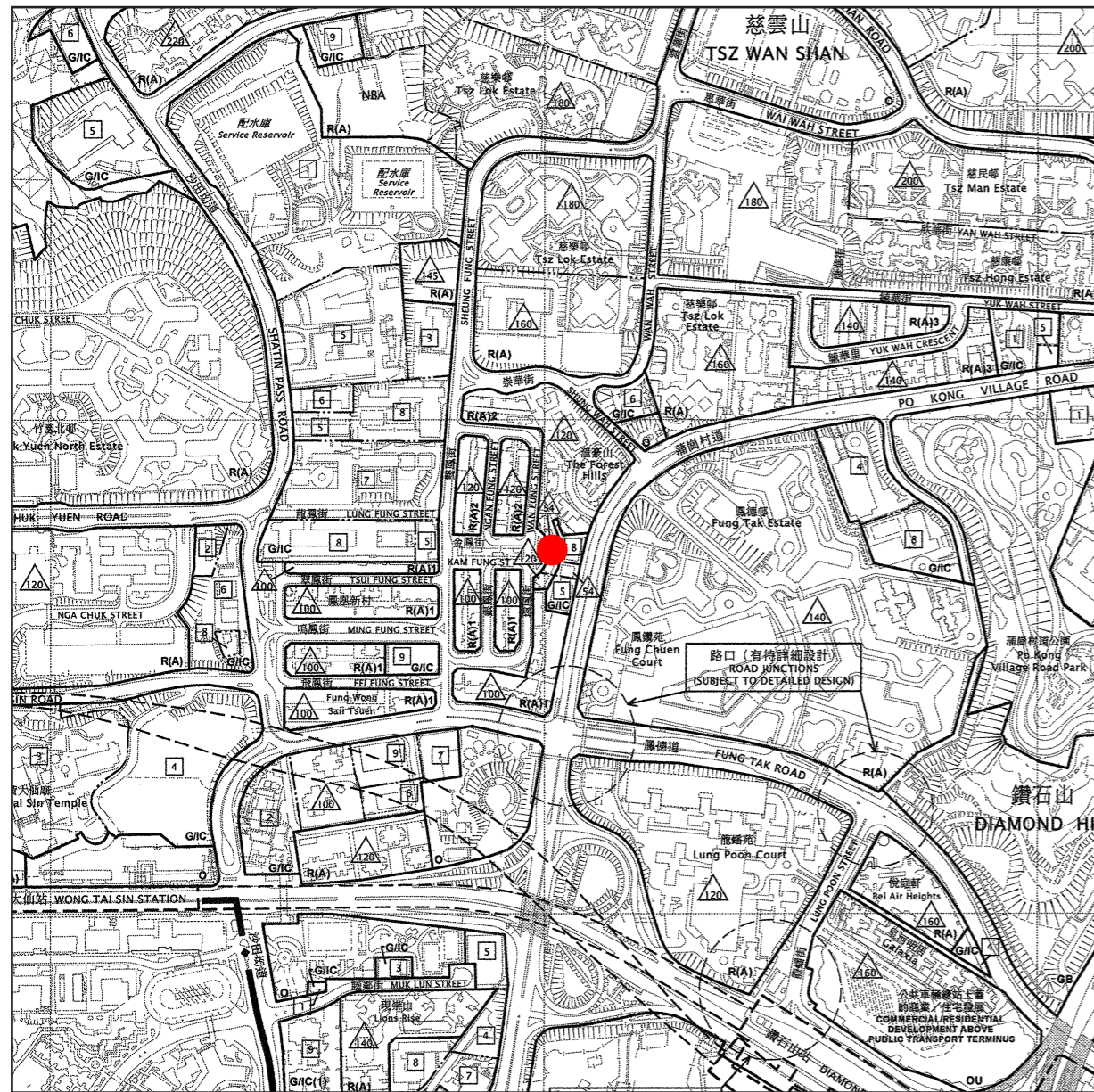
摘錄自地政總署測繪處於2016年1月8日在6,000呎飛行高度拍攝的鳥瞰照片，編號為CS62966。

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

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

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關於發展項目的分區計劃大綱圖



NOTATION 圖例

ZONES 地帶

CDA	COMPREHENSIVE DEVELOPMENT AREA 綜合發展區
R(A)	RESIDENTIAL (GROUP A) 住宅(甲類)
R(E)	RESIDENTIAL (GROUP E) 住宅(戊類)
G/IC	GOVERNMENT, INSTITUTION OR COMMUNITY 政府、機構或社區
O	OPEN SPACE 休憩用地
OU	OTHER SPECIFIED USES 其他指定用途
GB	GREEN BELT 綠化地帶

COMMUNICATIONS 交通

	RAILWAY AND STATION (UNDERGROUND) 鐵路及車站(地下)
	MAJOR ROAD AND JUNCTION 主要道路及路口
	ELEVATED ROAD 高架道路

MISCELLANEOUS 其他

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

● Location of the Development
發展項目的位置

SCALE 比例：



Part of the Tsz Wan Shan, Diamond Hill & San Po Kong Outline Zoning Plan No. S/K11/29 gazetted on 16th December, 2016.

摘錄自於2016年12月16日刊憲報之慈雲山、鑽石山及新蒲崗分區大綱圖編號S/K11/29。

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Note:

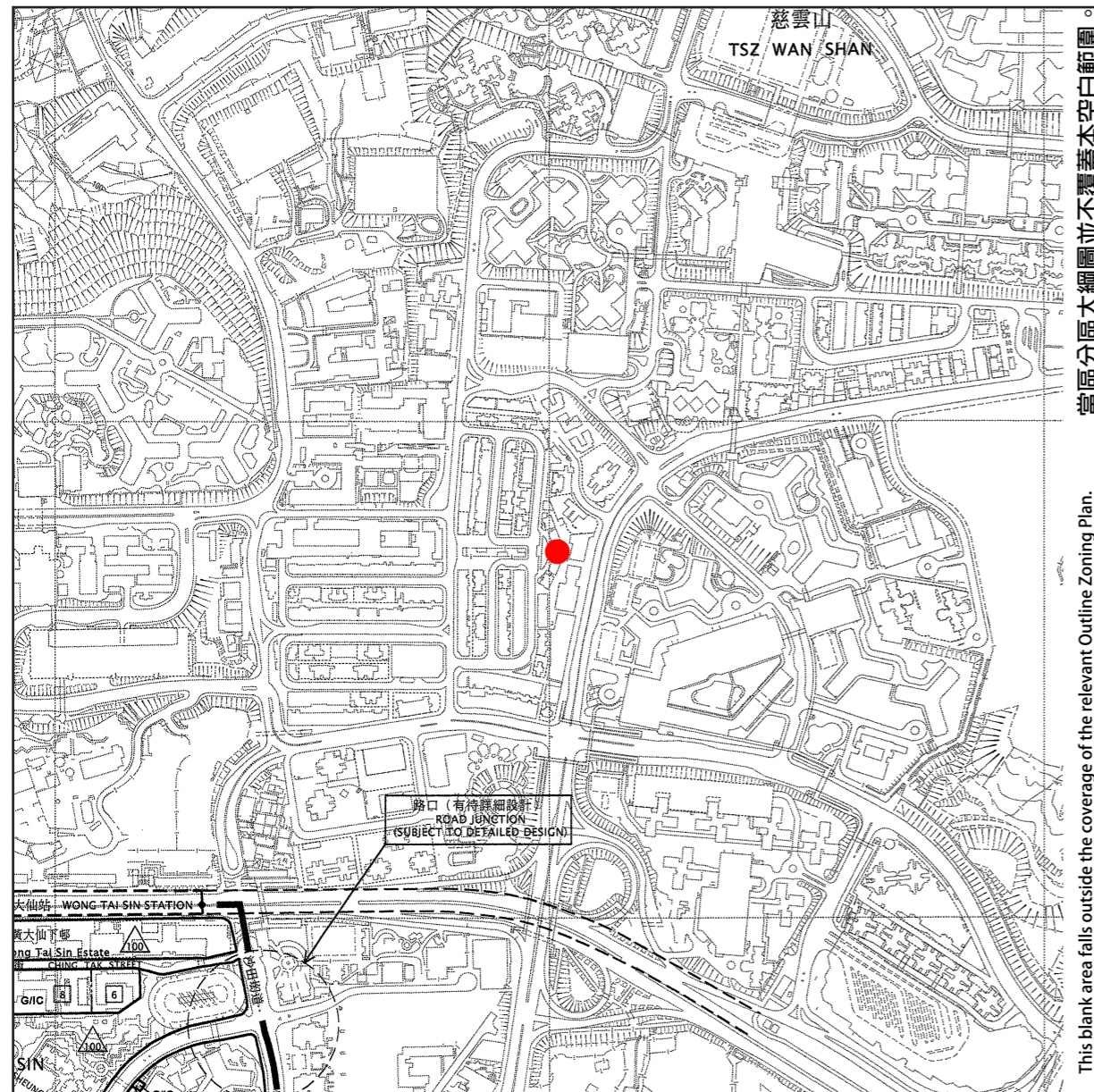
Due to irregular boundary of the Development, this Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

附註：

由於發展項目的不規則邊界，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關於發展項目的分區計劃大綱圖



● Location of the Development
發展項目的位置

SCALE 比例：



Part of the Wang Tau Hom & Tung Tau Outline Zoning Plan No. S/K8/21 gazetted on 14th October, 2011.

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



NOTATION 圖例

ZONES 地帶

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

COMMUNICATIONS 交通

	RAILWAY AND STATION (UNDERGROUND) 鐵路及車站(地下)
	MAJOR ROAD AND JUNCTION 主要道路及路口
	ELEVATED ROAD 高架道路

MISCELLANEOUS 其他

	BOUNDARY OF PLANNING SCHEME 規劃範圍界線
	BUILDING HEIGHT CONTROL ZONE BOUNDARY 建築物高度管制區界線
	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM) 最高建築物高度(在主水平基準上若干米)
	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) 最高建築物高度(樓層數目)
	PETROL FILLING STATION 加油站
	NON - BUILDING AREA 非建築用地

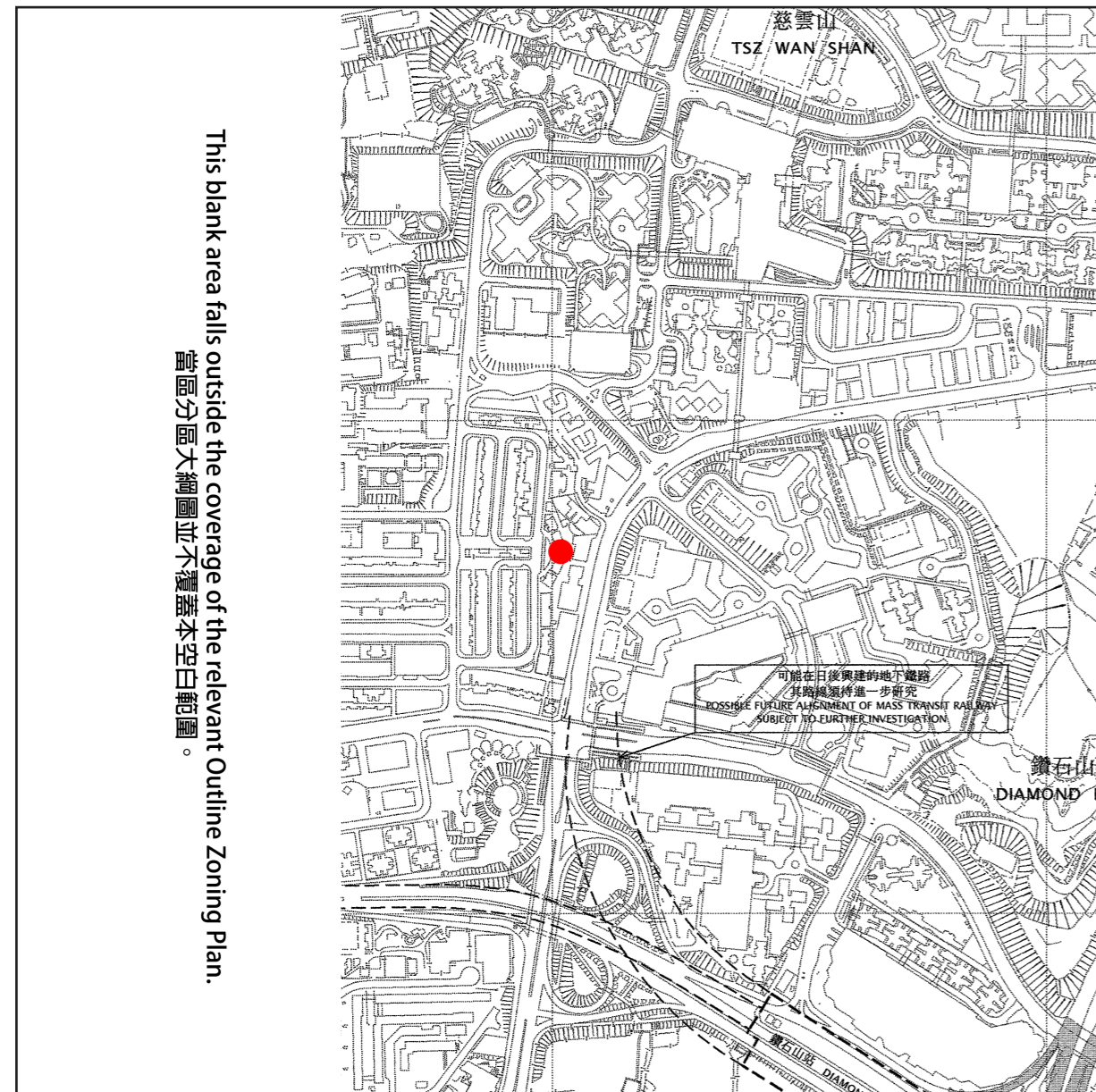
摘錄自於2011年10月14日刊憲報之橫頭磡及東頭分區大綱圖編號S/K8/21。

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附註：
由於發展項目的不規則邊界，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關於發展項目的分區計劃大綱圖



● Location of the Development
發展項目的位置

SCALE 比例：



Part of the Ngau Chi Wan Outline Zoning Plan No. S/K12/16 gazetted on 12th November, 2004.

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

Note:

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



NOTATION 圖例

ZONES 地帶

CDA	COMPREHENSIVE DEVELOPMENT AREA 綜合發展區
R(A)	RESIDENTIAL (GROUP A) 住宅(甲類)
R(B)	RESIDENTIAL (GROUP B) 住宅(乙類)
V	VILLAGE TYPE DEVELOPMENT 鄉村式發展
G/IC	GOVERNMENT, INSTITUTION OR COMMUNITY 政府、機構或社區
O	OPEN SPACE 休憩用地
OU	OTHER SPECIFIED USES 其他指定用途
GB	GREEN BELT 綠化地帶

COMMUNICATIONS 交通

--- [STATION] ---	MASS TRANSIT RAILWAY AND STATION 地下鐵路及車站
==+==	MAJOR ROAD AND JUNCTION 主要道路及路口
==	ELEVATED ROAD 高架道路

MISCELLANEOUS 其他

— · —	BOUNDARY OF PLANNING SCHEME 規劃範圍界線
P F S	PETROL FILLING STATION 加油站

摘錄自於2004年11月12日刊憲報之牛池灣分區大綱圖編號S/K12/16。

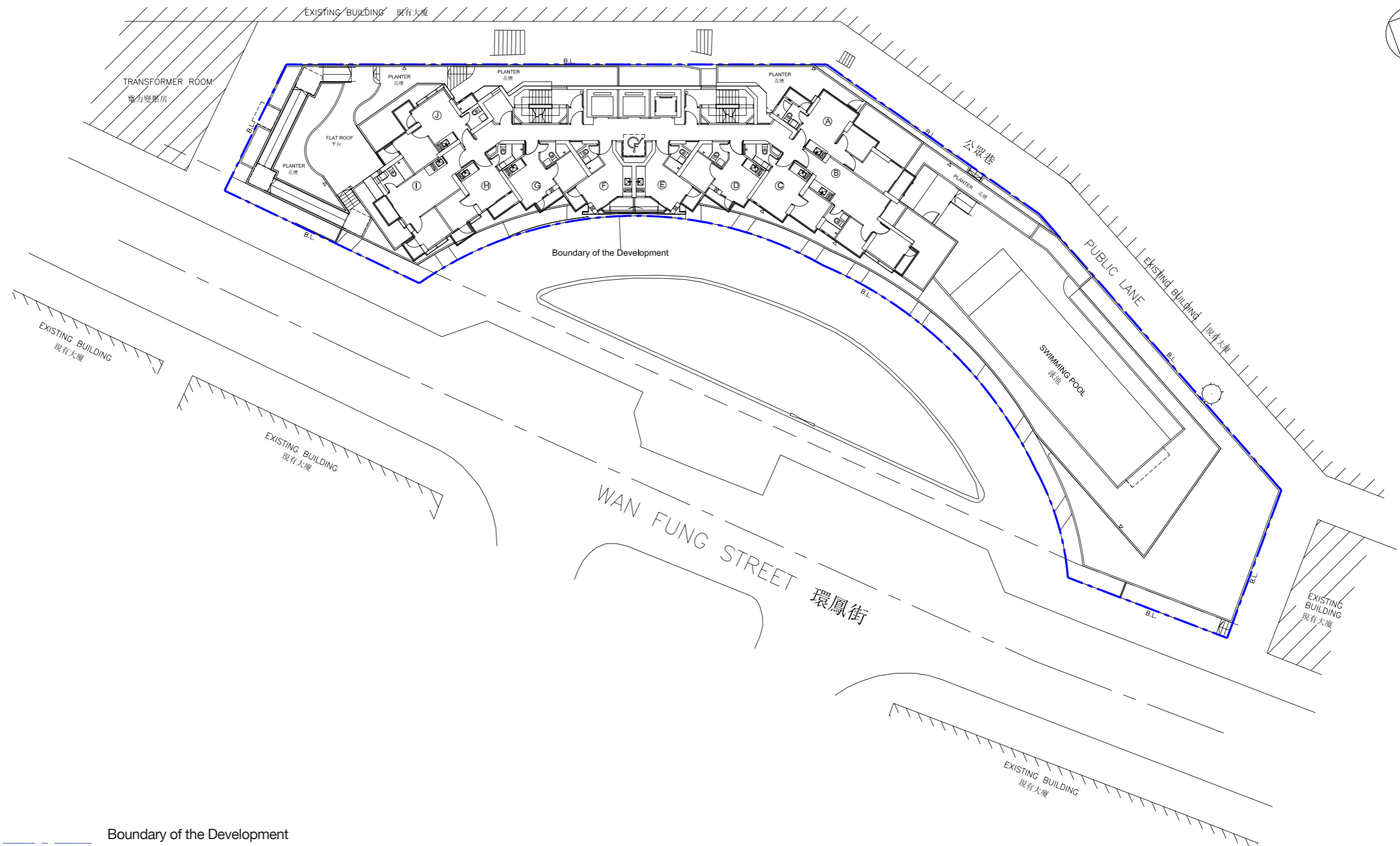
「香港特別行政區政府地政總署測繪處©版權所有，未經許可，不得複製。」

附註：

由於發展項目的不規則邊界，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。

LAYOUT PLAN OF THE DEVELOPMENT


發展項目的布局圖



----- Boundary of the Development
 發展項目的邊界

Note:
 The estimated date of completion of the Development, as provided by the Authorized Person for the Development is 31st July 2018.

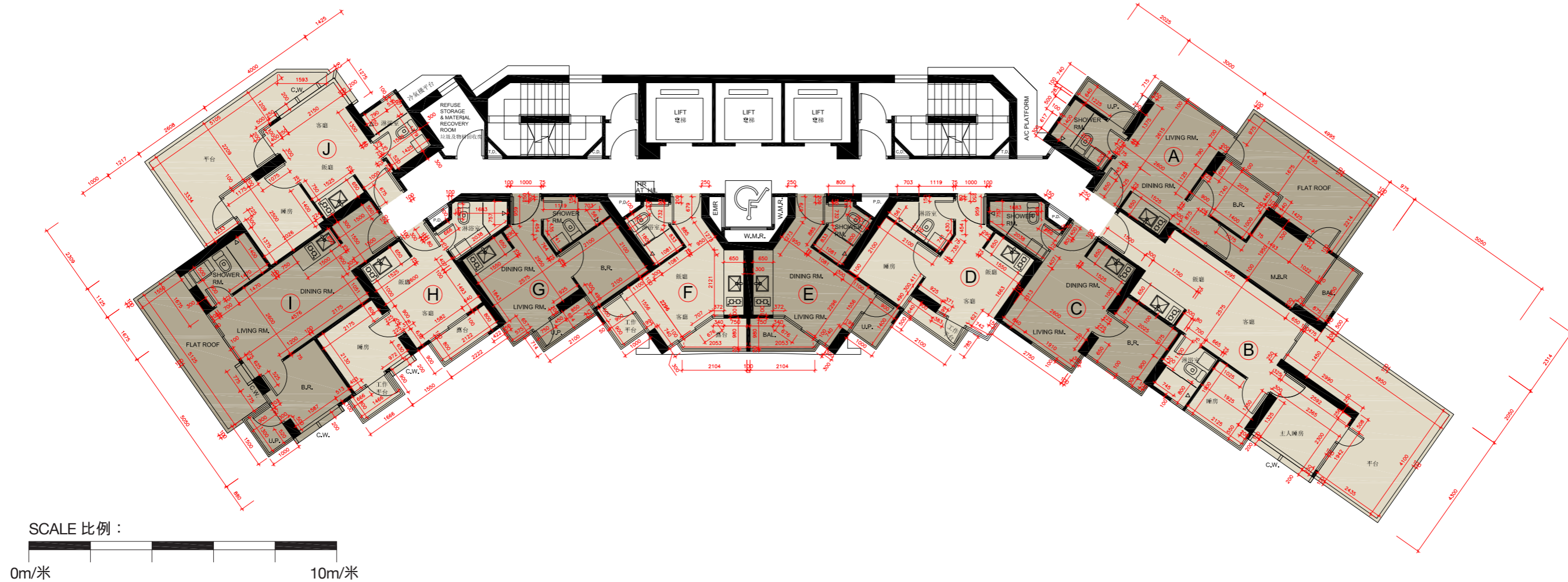
附註：
 由發展項目的認可人士提供的發展項目的預計落成日期為2018年7月31日。

SCALE 比例：

 0m/米 10m/米

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

2/F Floor plan 二樓樓面平面圖



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

Floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property on 2/F is 3.5m.
二樓每個住宅單位的層與層之間的高度(指該樓層之石屎地台面與上一層之石屎地台面之高度距離)為3.5米。

The thickness of the floor slabs (excluding plaster) of each residential property on 2/F is 150mm.
二樓每個住宅單位的樓板(不包括灰泥)的厚度為150毫米。

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

The external and internal dimensions, thickness of the internal partitions and external dimensions of individual compartments of each residential property on 2/F as shown on the floor plan is derived from the information provided in the approved building plans for the Development.

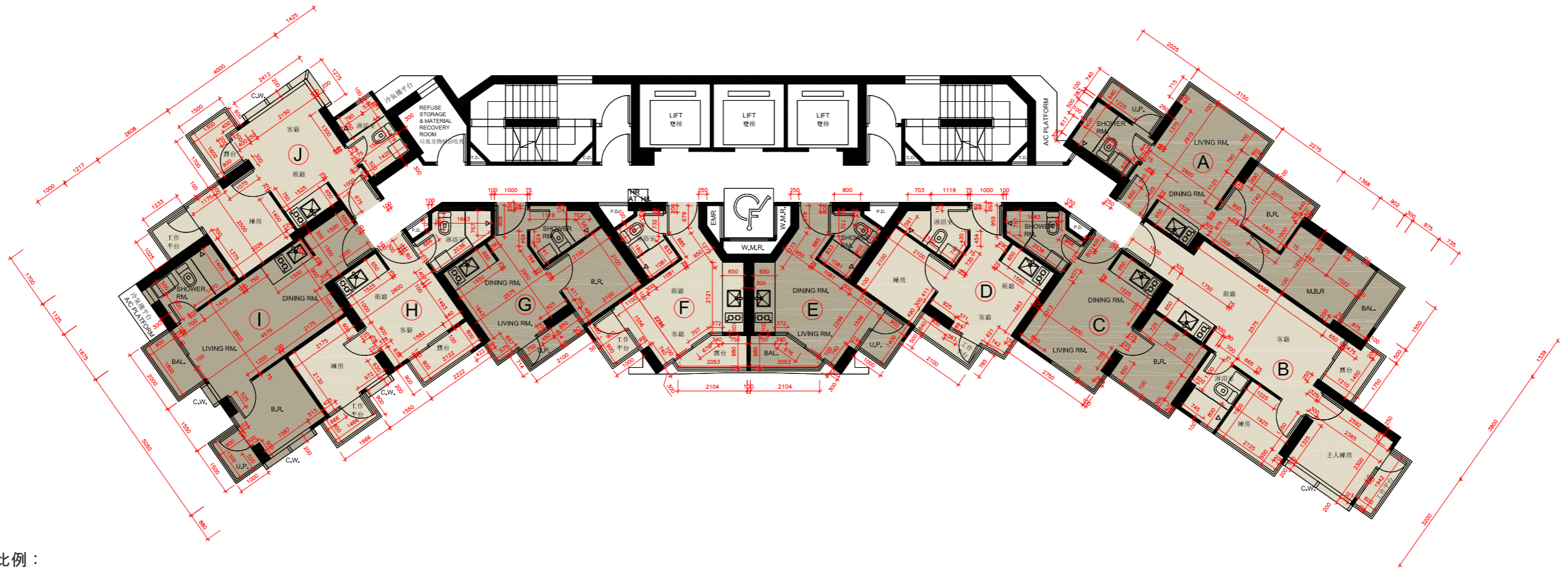
平面圖中顯示之二樓住宅物業的外部及內部尺寸、內部間隔的厚度及個別分隔室的外部尺寸乃根據發展項目經批准的建築圖則所顯示之資料計算出來。

A/C PLATFORM = AIR-CONDITIONER PLATFORM 冷氣機平台 BAL. = BALCONY 露台 BATH ROOM = 浴室 B.R. = BED ROOM 睡房 C.D. = CABLE DUCT 電纜管道 C.W. = CURTAIN WALL 幕牆 DINING RM. = DINING ROOM 飯廳
EMR = 電錶房 FLAT ROOF = 平台 H/R = HOSE REEL 消防喉轆 KIT = KITCHEN 廚房 LIFT = 電梯 LIVING RM. = LIVING ROOM 客廳 M.B.R. = MASTER BED ROOM 主人房 P.D. = PIPE DUCT 管道槽 SHOWER RM. = SHOWER ROOM 淋浴室
T.D. = TELEPHONE DUCT 電話管道 U.P. = UTILITY PLATFORM 工作平台 W.M.R. = WATER METER ROOM 水錶房

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

3/F to 23/F Floor Plan 三樓至二十三樓樓面平面圖



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

Floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property on 3/F-23/F is 3.5m.
三樓至二十三樓每個住宅單位的層與層之間的高度(指該樓層之石屎地台面與上一層之石屎地台面之高度距離)為3.5米。

The thickness of the floor slabs (excluding plaster) of each residential property on 3/F-23/F is 150mm.
三樓至二十三樓每個住宅單位的樓板(不包括灰泥)的厚度為150毫米。

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

The external and internal dimensions, thickness of the internal partitions and external dimensions of individual compartments of each residential property on 3/F-23/F as shown on the floor plan is derived from the information provided in the approved building plans for the Development.

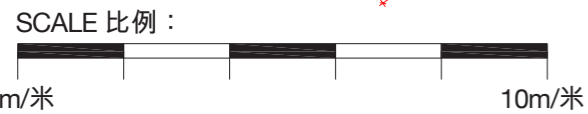
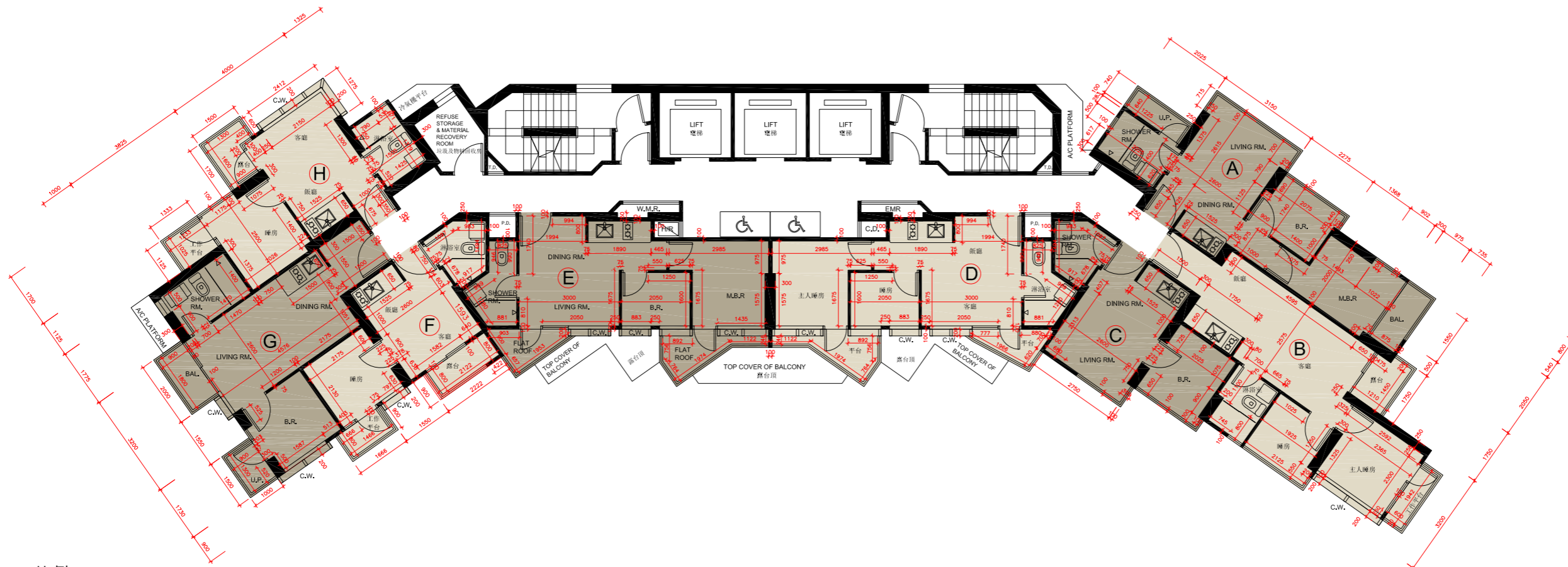
平面圖中顯示之三樓至二十三樓住宅物業的外部及內部尺寸、內部間隔的厚度及個別分隔室的外部尺寸乃根據發展項目經批准的建築圖則所顯示之資料計算出來。

A/C PLATFORM = AIR-CONDITIONER PLATFORM 冷氣機平台 BAL. = BALCONY 露台 BATH ROOM = 浴室 B.R. = BED ROOM 睡房 C.D. = CABLE DUCT 電纜管道 C.W. = CURTAIN WALL 幕牆 DINING RM. = DINING ROOM 飯廳
EMR = 電錶房 FLAT ROOF = 平台 H/R = HOSE REEL 消防喉轆 KIT = KITCHEN 廚房 LIFT = 電梯 LIVING RM. = LIVING ROOM 客廳 M.B.R. = MASTER BED ROOM 主人房 P.D. = PIPE DUCT 管道槽 SHOWER RM. = SHOWER ROOM 淋浴室
T.D. = TELEPHONE DUCT 電話管道 U.P. = UTILITY PLATFORM 工作平台 W.M.R. = WATER METER ROOM 水錶房

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

25/F Floor plan 二十五樓樓面平面圖



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

Floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property on 25/F is 3.5m.
二十五樓每個住宅單位的層與層之間的高度(指該樓層之石屎地台面與上一層之石屎地台面之高度距離)為3.5米。

The thickness of the floor slabs (excluding plaster) of each residential property on 25/F is 150mm.
二十五樓每個住宅單位的樓板(不包括灰泥)的厚度為150毫米。

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

The external and internal dimensions, thickness of the internal partitions and external dimensions of individual compartments of each residential property on 25/F as shown on the floor plan is derived from the information provided in the approved building plans for the Development.

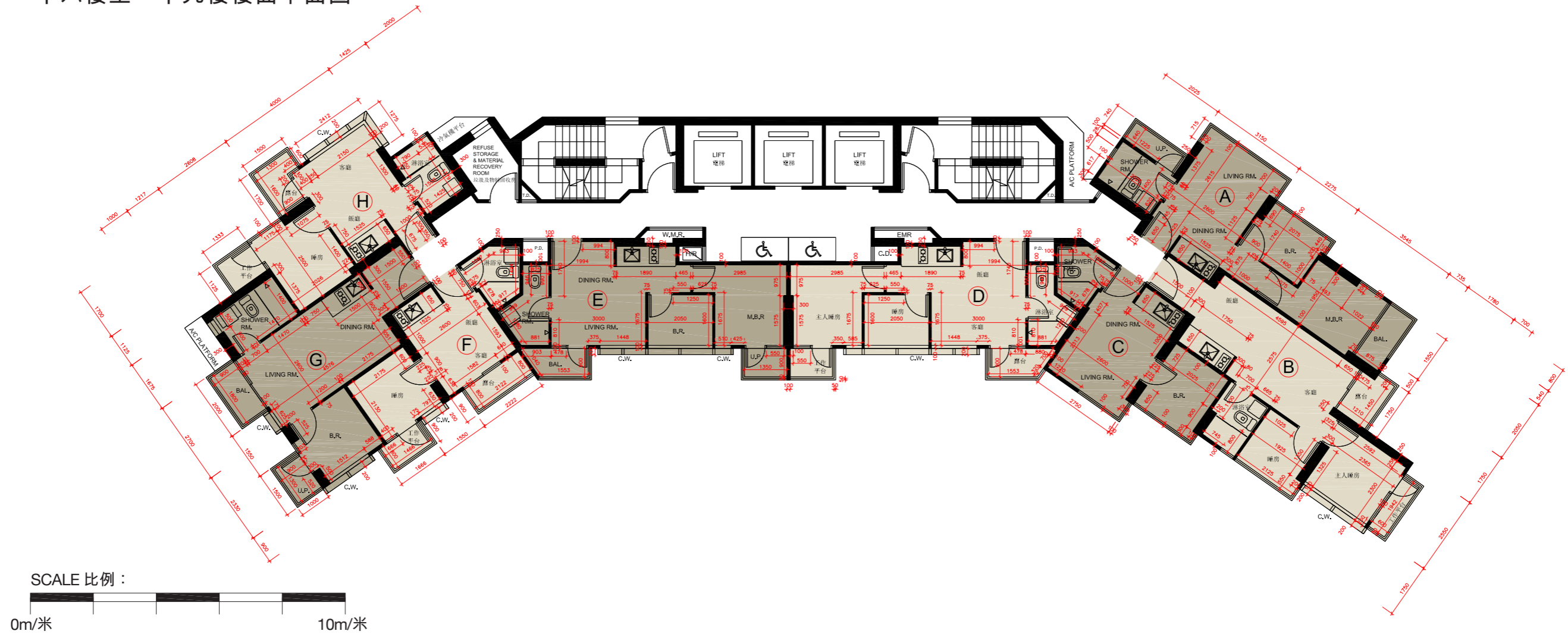
平面圖中顯示之二十五樓住宅物業的外部及內部尺寸、內部間隔的厚度及個別分隔室的外部尺寸乃根據發展項目經批准的建築圖則所顯示之資料計算出來。

A/C PLATFORM = AIR-CONDITIONER PLATFORM 冷氣機平台 BAL. = BALCONY 露台 BATH ROOM = 浴室 B.R. = BED ROOM 睡房 C.D. = CABLE DUCT 電纜管道 C.W. = CURTAIN WALL 幕牆 DINING RM. = DINING ROOM 飯廳
EMR = 電錶房 FLAT ROOF = 平台 H/R = HOSE REEL 消防喉轆 KIT = KITCHEN 廚房 LIFT = 電梯 LIVING RM. = LIVING ROOM 客廳 M.B.R. = MASTER BED ROOM 主人房 P.D. = PIPE DUCT 管道槽 SHOWER RM. = SHOWER ROOM 淋浴室
T.D. = TELEPHONE DUCT 電話管道 U.P. = UTILITY PLATFORM 工作平台 W.M.R. = WATER METER ROOM 水錶房

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

26/F to 29/F Floor Plan
二十六樓至二十九樓樓面平面圖



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

Floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property on 26/F-29/F is 3.5m.
二十六樓至二十九樓每個住宅單位的層與層之間的高度(指該樓層之石屎地台面與上一層之石屎地台面之高度距離)為3.5米。

The thickness of the floor slabs (excluding plaster) of each residential property on 26/F-29/F is 150mm.
二十六樓至二十九樓每個住宅單位的樓板(不包括灰泥)的厚度為150毫米。

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

The external and internal dimensions, thickness of the internal partitions and external dimensions of individual compartments of each residential property on 26/F-29/F as shown on the floor plan is derived from the information provided in the approved building plans for the Development.

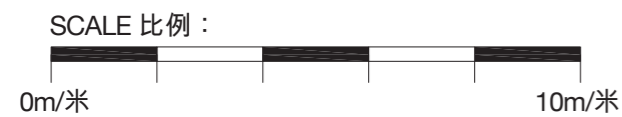
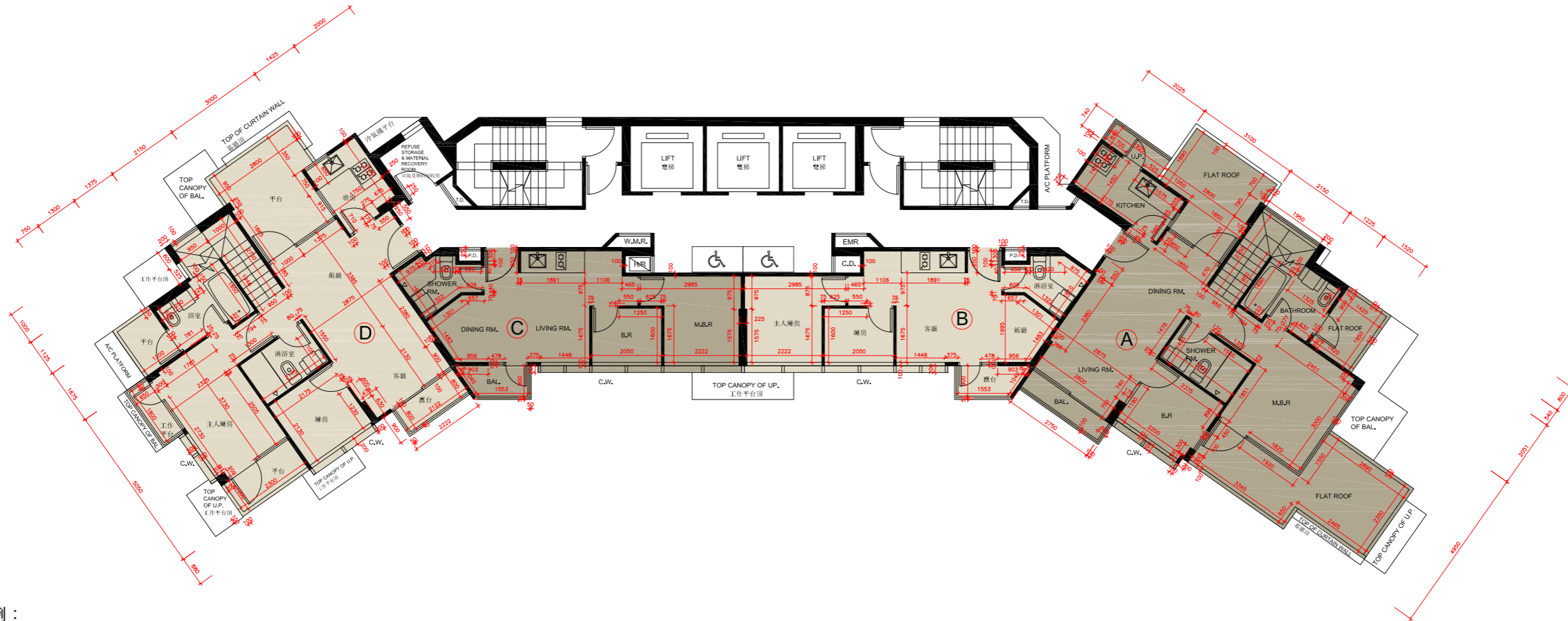
平面圖中顯示之二十六樓至二十九樓住宅物業的外部及內部尺寸、內部間隔的厚度及個別分隔室的外部尺寸乃根據發展項目經批准的建築圖則所顯示之資料計算出來。

A/C PLATFORM = AIR-CONDITIONER PLATFORM 冷氣機平台 BAL. = BALCONY 露台 BATH ROOM = 浴室 B.R. = BED ROOM 睡房 C.D. = CABLE DUCT 電纜管道 C.W. = CURTAIN WALL 幕牆 DINING RM. = DINING ROOM 飯廳
EMR = 電錶房 FLAT ROOF = 平台 H/R = HOSE REEL 消防喉轆 KIT = KITCHEN 廚房 LIFT = 電梯 LIVING RM. = LIVING ROOM 客廳 M.B.R. = MASTER BED ROOM 主人房 P.D. = PIPE DUCT 管道槽 SHOWER RM. = SHOWER ROOM 淋浴室
T.D. = TELEPHONE DUCT 電話管道 U.P. = UTILITY PLATFORM 工作平台 W.M.R. = WATER METER ROOM 水錶房

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

30/F Floor plan 三十樓樓面平面圖



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

Floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property on 30/F is 3.8m.
三十樓每個住宅單位的層與層之間的高度(指該樓層之石屎地台面與上一層之石屎地台面之高度距離)為3.8米。

The thickness of the floor slabs (excluding plaster) of each residential property on 30/F is 150mm.
三十樓每個住宅單位的樓板(不包括灰泥)的厚度為150毫米。

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

The external and internal dimensions, thickness of the internal partitions and external dimensions of individual compartments of each residential property on 30/F as shown on the floor plan is derived from the information provided in the approved building plans for the Development.

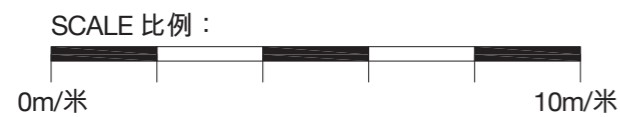
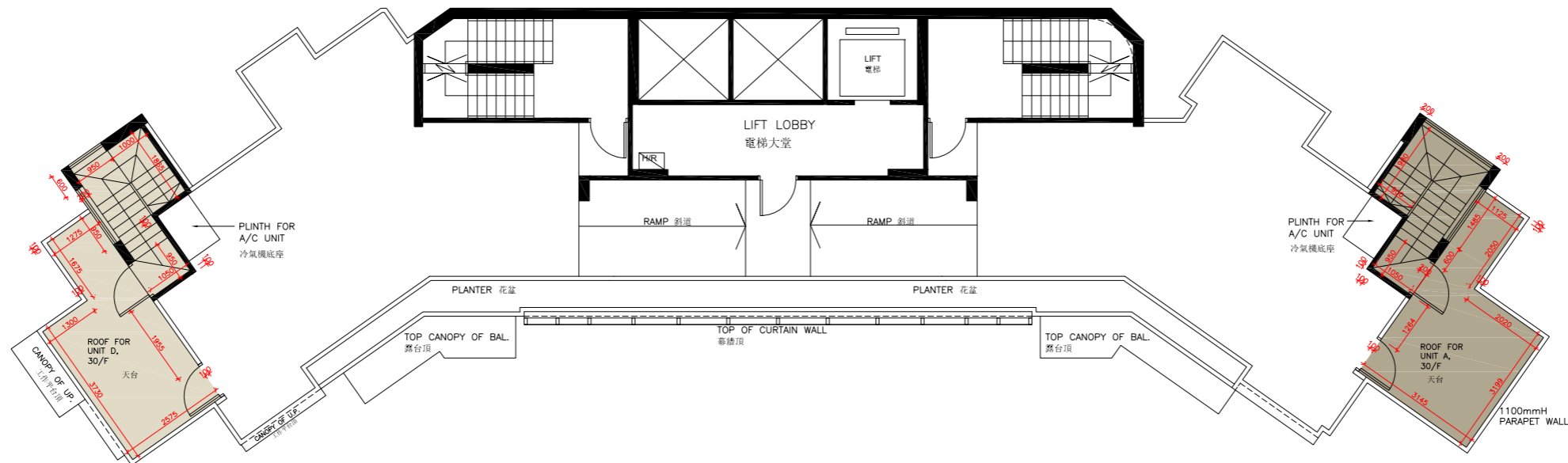
平面圖中顯示之三十樓住宅物業的外部及內部尺寸、內部間隔的厚度及個別分隔室的外部尺寸乃根據發展項目經批准的建築圖則所顯示之資料計算出來。

A/C PLATFORM = AIR-CONDITIONER PLATFORM 冷氣機平台 BAL. = BALCONY 露台 BATH ROOM = 浴室 B.R. = BED ROOM 睡房 C.D. = CABLE DUCT 電纜管道 C.W. = CURTAIN WALL 幕牆 DINING RM. = DINING ROOM 飯廳
EMR = 電錶房 FLAT ROOF = 平台 H/R = HOSE REEL 消防喉轆 KIT = KITCHEN 廚房 LIFT = 電梯 LIVING RM. = LIVING ROOM 客廳 M.B.R. = MASTER BED ROOM 主人房 P.D. = PIPE DUCT 管道槽 SHOWER RM. = SHOWER ROOM 淋浴室
T.D. = TELEPHONE DUCT 電話管道 U.P. = UTILITY PLATFORM 工作平台 W.M.R. = WATER METER ROOM 水錶房

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

R/F Floor plan
天台平面圖



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

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

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

The external and internal dimensions, thickness of the internal partitions and external dimensions of individual compartments of each residential property as shown on the floor plan is derived from the information provided in the approved building plans for the Development.
平面圖中顯示之住宅物業的外部及內部尺寸、內部間隔的厚度及個別分隔室的外部尺寸乃根據發展項目經批准的建築圖則所顯示之資料計算出來。

H/R = HOSE REEL 消防喉轆 CANOPY OF U.P. = CANOPY OF UTILITY PLATFORM 工作平台頂 PLINTH FOR A/C UNIT = PLINTH FOR AIR-CONDITIONER UNIT 冷氣機底座 ROOF = 天台 TOP CANOPY OF BAL = TOP CANOPY OF BALCONY 露台頂

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Aspen Crest 鑽嶺	2/F 2樓	A	32.817 (353) Balcony 露台: 2 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	9.279 (100)	-	-	-	-	-	-
		B	31.936 (344) Balcony 露台: 0 Utility Platform 工作平台: 0	-	-	-	14.822 (160)	-	-	-	-	-	-
		C	20.741 (223) Balcony 露台: 0 Utility Platform 工作平台: 0	-	-	-	-	-	-	-	-	-	-
		D	19.646 (211) Balcony 露台: 0 Utility Platform 工作平台: 1.5 (16)	-	-	-	-	-	-	-	-	-	-
		E	18.364 (198) Balcony 露台: 2 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	-	-	-	-	-	-
		F	18.364 (198) Balcony 露台: 2 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	-	-	-	-	-	-
		G	19.874 (214) Balcony 露台: 0 Utility Platform 工作平台: 1.5 (16)	-	-	-	-	-	-	-	-	-	-
		H	22.240 (239) Balcony 露台: 2 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	-	-	-	-	-	-
		I	27.987 (301) Balcony 露台: 0 Utility Platform 工作平台: 1.5 (16)	-	-	-	7.789 (84)	-	-	-	-	-	-
		J	23.069 (248) Balcony 露台: 0 Utility Platform 工作平台: 0	-	-	-	11.618 (125)	-	-	-	-	-	-

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)											
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院		
Aspen Crest 鑽嶺	3/F to 23/F 3樓至23樓	A	32.818 (353) Balcony 露台: 2 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	-	-	-	-	-	-		
		B	35.436 (381) Balcony 露台: 2 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	-	-	-	-	-	-	-	
		C	20.741 (223) Balcony 露台: 0 Utility Platform 工作平台: 0	-	-	-	-	-	-	-	-	-	-	-	-
		D	19.645 (211) Balcony 露台: 0 Utility Platform 工作平台: 1.5 (16)	-	-	-	-	-	-	-	-	-	-	-	-
		E	18.364 (198) Balcony 露台: 2 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	-	-	-	-	-	-	-	-
		F	18.364 (198) Balcony 露台: 2 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	-	-	-	-	-	-	-	-
		G	19.874 (214) Balcony 露台: 0 Utility Platform 工作平台: 1.5 (16)	-	-	-	-	-	-	-	-	-	-	-	-
		H	22.240 (239) Balcony 露台: 2 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	-	-	-	-	-	-	-	-
		I	29.971 (323) Balcony 露台: 2 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	-	-	-	-	-	-	-	-
		J	26.585 (286) Balcony 露台: 2 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	-	-	-	-	-	-	-	-

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)										
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院	
Aspen Crest 鑽嶺	25/F 25樓	A	32.818 (353) Balcony 露台: 2 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	-	-	-	-	-	-	
		B	35.436 (381) Balcony 露台: 2 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	-	-	-	-	-	-	-
		C	20.299 (218) Balcony 露台: 0 Utility Platform 工作平台: 0	-	-	-	-	-	-	-	-	-	-	-
		D	28.06 (302) Balcony 露台: 0 Utility Platform 工作平台: 0	-	-	-	3.832 (41)	-	-	-	-	-	-	-
		E	28.026 (302) Balcony 露台: 0 Utility Platform 工作平台: 0	-	-	-	4.031 (43)	-	-	-	-	-	-	-
		F	21.82 (235) Balcony 露台: 2 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	-	-	-	-	-	-	-
		G	30.006 (323) Balcony 露台: 2 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	-	-	-	-	-	-	-
		H	26.55 (286) Balcony 露台: 2 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	-	-	-	-	-	-	-

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)										
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院	
Aspen Crest 鑽嶺	26/F to 29/F 26樓至29樓	A	32.818 (353) Balcony 露台: 2 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	-	-	-	-	-	-	
		B	35.436 (381) Balcony 露台: 2 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	-	-	-	-	-	-	-
		C	20.334 (219) Balcony 露台: 0 Utility Platform 工作平台: 0	-	-	-	-	-	-	-	-	-	-	-
		D	31.425 (338) Balcony 露台: 2 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	-	-	-	-	-	-	-
		E	31.423 (338) Balcony 露台: 2 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	-	-	-	-	-	-	-
		F	21.772 (234) Balcony 露台: 2 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	-	-	-	-	-	-	-
		G	30.006 (323) Balcony 露台: 2 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	-	-	-	-	-	-	-
		H	26.55 (286) Balcony 露台: 2 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	-	-	-	-	-	-	-

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Aspen Crest 鑽嶺	30/F 30樓	A	60.492 (651) Balcony 露台: 2 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	21.306 (229)	-	-	12.368 (133)	-	-	-
		B	33.784 (364) Balcony 露台: 2 (22) Utility Platform 工作平台: 0	-	-	-	-	-	-	-	-	-	-
		C	33.649 (362) Balcony 露台: 2 (22) Utility Platform 工作平台: 0	-	-	-	-	-	-	-	-	-	-
		D	60.766 (654) Balcony 露台: 2 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	11.899 (128)	-	-	11.74 (126)	-	-	-

The saleable area and the floor area of balconies and utility platforms are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the area of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Note:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.7639 square feet and rounded in square feet; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. Residential floors on 4/F, 13/F, 14/F and 24/F are omitted.

實用面積以及露台、工作平台樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 上述所列之面積則以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。
2. 住宅樓層不設4樓、13樓、14樓及24樓。

FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

Not Applicable

不適用

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

1. A preliminary deposit of 5% of the purchase price is payable on the signing of the Preliminary Agreement for Sale and Purchase (“Preliminary Agreement”).
 2. The preliminary deposit paid by the purchaser on the signing of the Preliminary Agreement will be held by the Vendor’s solicitors as stakeholders.
 3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the Preliminary Agreement:
 - (i) the Preliminary Agreement is terminated;
 - (ii) the preliminary deposit is forfeited; and
 - (iii) the Vendor does not have any further claim against the purchaser for the failure.
1. 簽署臨時買賣合約（「該臨時合約」）時須支付樓價的5%為臨時訂金。
 2. 買方在簽署該臨時合約時支付的臨時訂金，會由賣方律師以保證金保存人的身份持有。
 3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約：
 - (i) 該臨時合約即告終止；
 - (ii) 有關的臨時訂金即予沒收；及
 - (iii) 賣方不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

1. The common parts of the development

“Common Areas and Facilities” means collectively the Estate Common Areas and Facilities (intended for the common use and benefit of the Estate as a whole) and the Residential Common Areas and Facilities (intended for the common use and benefit of the Residential Development as a whole) and, where applicable, includes those appropriate and relevant common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344).

“The Estate Common Areas and Facilities” includes but not limited to the foundations, columns, beams and other structural supports and elements, the Slopes and Retaining Walls (if any), areas for the installation or use of aerial broadcast distribution or telecommunications network facilities, those parts of the external walls of the Estate at and below the 1st floor (including architecture fins and features thereon), communal aerial, sewers, drains, storm water drains, water courses, cables, pipes, wires, ducts, flushing mains, fresh water mains, plant and machinery and other like installations, facilities or services.

“The Residential Common Areas and Facilities” includes but not limited to the external walls of the Estate including air-conditioner platforms, architecture features and fins thereon (BUT excluding (i) those parts of the external walls of the Estate forming part of the Estate Common Areas, (ii) the metal/glass balustrades or railings of the balconies, utility platforms, flat roofs and specified parts of roofs (if any) which form parts of the relevant Residential Units, and (iii) curtain walls which form parts of the relevant Residential Units), the Recreational Areas and Facilities, counter for watchman and management staff (if any), the refuge floor which is located on the main roof, all lifts, wires, cables, ducts, pipes, drains, the sports and recreational facilities in the Recreational Areas and Facilities and all mechanical and electrical installations and equipment exclusively for the Residential Development.

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

Floor	Flat	No. of Undivided Shares allocated to each Residential Unit	Sub-total
2/F	A (together with flat roof)	32/6780	32/6780
	B (together with flat roof)	32/6780	32/6780
	C	20/6780	20/6780
	D	19/6780	19/6780
	E	18/6780	18/6780
	F	18/6780	18/6780
	G	19/6780	19/6780
	H	22/6780	22/6780
	I (together with flat roof)	27/6780	27/6780
	J (together with flat roof)	24/6780	24/6780
3/F-23/F	A	32/6780	576/6780
	B	35/6780	630/6780
	C	20/6780	360/6780
	D	19/6780	342/6780
	E	18/6780	324/6780
	F	18/6780	324/6780
	G	19/6780	342/6780
	H	22/6780	396/6780
	I	29/6780	522/6780
	J	26/6780	468/6780
25/F	A	32/6780	32/6780
	B	35/6780	35/6780

Floor	Flat	No. of Undivided Shares allocated to each Residential Unit	Sub-total
25/F	C	20/6780	20/6780
	D (together with flat roof)	28/6780	28/6780
	E (together with flat roof)	28/6780	28/6780
	F	21/6780	21/6780
	G	30/6780	30/6780
	H	26/6780	26/6780
26/F-29/F	A	32/6780	128/6780
	B	35/6780	140/6780
	C	20/6780	80/6780
	D	31/6780	124/6780
	E	31/6780	124/6780
	F	21/6780	84/6780
	G	30/6780	120/6780
	H	26/6780	104/6780
30/F	A (together with flat roofs & roof)	63/6780	63/6780
	B	33/6780	33/6780
	C	33/6780	33/6780
	D (together with flat roofs & roof)	62/6780	62/6780

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

The Manager is to be appointed for an initial term of two years from the date of the Deed of Mutual Covenant and to be continued thereafter until the termination of the Manager's appointment in accordance with the provisions thereof.

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

The Owner of each Residential Unit shall contribute towards the management expenses (including the Manager's remuneration) of the development by paying in advance on the first day of each calendar month 1/12th of the due proportion of the annual expenditure in accordance with the Residential Management Budget which due proportion shall be the same proportion as the number of Management Units allocated to his Residential Unit bears to the total number of Management Units allocated to all the Residential Units in the development.

In addition, based on a separate management budget prepared by the Manager for the carrying out and implementation of the plans of the Fire Safety Management Plan and the fire services system serving the Open Kitchen Units exclusively, the Owner of each Open Kitchen Unit shall pay to the Manager his due share of the budgeted expenses on a monthly basis in accordance with and in proportion to the Management Units allocated to his Unit. (Note: All Units are Open Kitchen Units save and except the Units on 26th floor).

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

The management fee deposit is equivalent to three months' management contribution based on the first annual management budget payable by the Owner in respect of his Unit.

6. The area (if any) in the development retained by the owner for that owner's own use

Not applicable.

Remarks:

Unless otherwise defined in this sales brochure, the 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.

Please refer to the latest draft of the Deed of Mutual Covenant for full details. A full script of the latest draft of the Deed of Mutual Covenant is available for inspection free of charge in the sales office upon request and copies will be provided on payment of photocopying charges.

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

1. 發展項目的公用部分

「公用地方與設施」統指屋苑公用地方與設施(擬供屋苑整體公用及共享)及住宅公用地方與設施(擬供住宅發展整體公用及共享)，並在適用的情況下包括《建築物管理條例》(第344章)附表1所列舉的相關公用部分。

「屋苑公用地方與設施」包括但不限於地基、柱、樑及其他結構性支承物及成份、斜坡及護土牆(如有的話)、安裝或使用天線廣播分導或電訊網絡設施的地方、於1樓或以下部份的屋苑外牆(包括其建築鱗片及特色)、公共天線、污水管、排水渠、雨水渠、水道、電纜、水管、電線、管槽、總沖廁水管、總食水管、機械設備和其他類似的裝置、設施或服務。

「住宅公用地方與設施」包括但不限於屋苑外牆包括安放冷氣機之平台、其建築特色及鱗片(但不包括(i)構成屋苑公用地方的部分屋苑外牆；(ii)金屬/玻璃欄杆、露台、工作平台、天台及構成相關住宅單位的指明天台部分的欄杆(如有的話)；及(iii)構成相關住宅單位的玻璃幕牆)、康樂地方與設施、看守員及管理員工的櫃檯(如有的話)、位於主天台的庇護層、所有升降機、電線、電纜、導管、喉管、排水渠、位於康樂地方與設施的運動及康樂設施及專屬住宅發展的所有機電裝置及設備。

2. 分配予發展項目中的每個住宅物業的不可分割份數的數目

樓層	單位	每個住宅單位之不可分割份數	小計
2樓	A(連平台)	32/6780	32/6780
	B(連平台)	32/6780	32/6780
	C	20/6780	20/6780
	D	19/6780	19/6780
	E	18/6780	18/6780
	F	18/6780	18/6780
	G	19/6780	19/6780
	H	22/6780	22/6780
	I(連平台)	27/6780	27/6780
	J(連平台)	24/6780	24/6780
3樓-23樓	A	32/6780	576/6780
	B	35/6780	630/6780
	C	20/6780	360/6780
	D	19/6780	342/6780
	E	18/6780	324/6780
	F	18/6780	324/6780
	G	19/6780	342/6780
	H	22/6780	396/6780
	I	29/6780	522/6780
	J	26/6780	468/6780
25樓	A	32/6780	32/6780
	B	35/6780	35/6780
	C	20/6780	20/6780
	D(連平台)	28/6780	28/6780

樓層	單位	每個住宅單位之不可分割份數	小計
25樓	E(連平台)	28/6780	28/6780
	F	21/6780	21/6780
	G	30/6780	30/6780
	H	26/6780	26/6780
26樓 - 29樓	A	32/6780	128/6780
	B	35/6780	140/6780
	C	20/6780	80/6780
	D	31/6780	124/6780
	E	31/6780	124/6780
	F	21/6780	84/6780
	G	30/6780	120/6780
	H	26/6780	104/6780
30樓	A(連平台及天台)	63/6780	63/6780
	B	33/6780	33/6780
	C	33/6780	33/6780
	D(連平台及天台)	62/6780	62/6780

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管理人的委任為止。

4. 在發展項目中的住宅物業的擁有人之間分擔管理開支的計算基準

每個住宅單位的擁有人應在每個曆月首日預繳按住宅管理預算案其應繳的年度開支份額的十二份之一的管理費，以分擔發展項目的管理開支(包括管理人酬金)。該應付的份額比例，應與分配給該擁有人住宅單位的管理份數佔分配給發展項目內所有住宅單位的總管理份數的比例相同。

此外，按照一份由管理人就專為開放式廚房單位而實施及履行有關消防安全管理計劃和消防系統的各種計劃而編製的獨立管理預算案，每個開放式廚房單位的擁有人須就有關的估算開支，按月向管理人繳付按照分配給其單位的管理份數的比例應繳的份額。(註：除26樓的單位外，所有樓層的單位均屬開放式廚房單位)。

5. 計算管理費按金的基準

管理費按金相等於擁有人就其單位按首個年度管理預算案釐定而須繳的三個月管理費。

6. 擁有人在發展項目中保留作自用的範圍(如有的話)

不適用。

附註:

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

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

SUMMARY OF LAND GRANT

批地文件的摘要

Lot number

1. The development is situated on New Kowloon Inland Lot No.5035 (the “lot”)

Term of years

2. The lot was granted for a term of 99 years less the last three days thereof commencing from the 1st day of July 1898 which term is extended until the 30th day of June 2047 under the New Territories Leases (Extension) Ordinance (Cap.150).

User restrictions

3. Special Condition Nos.6 and 7 of the Land Grant stipulates that :-
“(6) The whole lot and any building or buildings erected thereon (other than the ground floor or floors thereof) shall be used for residential purposes only, and the said ground floor or floors shall be used for residential or commercial purposes only.
(7) The lot shall not be used for industrial purposes and no factory building shall be erected thereon.”

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

4. Not applicable to the lot.

Grantee’s obligation to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside the lot

5. General Condition 4(b) of the Land Grant stipulates, inter alia, that :-
“The grantee of the lot shall throughout the tenancy maintain all buildings erected or which may at any time hereafter be erected on the lot in good and substantial repair and condition, and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy.”
6. General Condition 5(b) of the Land Grant stipulates that :-
“The grantee shall permit Boundary Stones properly cut and marked with the number of the lot to be fixed at each angle thereof and either in or on the land itself or in or on any building erected thereon as may be required by the Director of Public Works and shall pay the fees prescribed by him therefor as well as the prescribed fee for the refixing of such boundary stones which, through being lost, damaged and/or removed, need replacing.”
7. General Condition No.6 of the Land Grant stipulates that :-
“Any private streets, roads and lanes which are required to be formed shall be sited to the satisfaction of the Director of Public Works and included in or excluded from the area to be leased as may be determined by him and in either case shall be handed over to Government free of cost if so required. Where taken over by Government the surfacing, kerbing, drainage (both foul and storm-water sewers) and channelling shall be carried out by Government at the cost of the grantee and thereafter maintained at public expense but where remaining part of the area leased or to be leased, such streets roads or lanes shall be surfaced, kerbed, drained, channelled and maintained by and at the expense of the grantee to the satisfaction in all respects of the Director of Public Works.”

8. Special Condition No.9 of the Land Grant stipulates that :-

“Where any cutting away, removal or setting back of adjacent or nearby hillside or banks or any building up or filling in is required for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof, the grantee shall construct or bear the costs of the construction of such retaining walls or other support as shall or may then or at any time thereafter be necessary to protect and support such hillside and banks and the lot itself and to obviate and prevent any falling away, landslips or subsidence occurring thereafter, and shall at all times maintain the said retaining walls or other support in good and substantial repair and condition. In the event of any landslide, subsidence or falling away occurring at any time whether in or from the adjacent hillside or banks or in or from the lot itself as a result of any default by the grantee under this condition, the grantee shall at his own expense reinstate and make good the same and shall indemnify the Government from and against all costs, charges, damages, demands, and claims whatsoever which shall or may be made, suffered or incurred through or by reason thereof. If in the opinion of the Director of Public Works the grantee shall at any time be in default under this condition, then in addition to any other rights or remedies herein provided for breach of any of the conditions hereof the said Director shall be entitled by a notice in writing to call upon the grantee to carry out such construction and/or maintenance or to reinstate and make good any falling away, landslide or subsidence, and if the grantee shall neglect or fail to comply with such notice within the period specified therein the said Director may forthwith execute and carry out the work and the grantee shall on demand repay to the Government the cost thereof.”

9. Special Condition No.15 of the Land Grant stipulates that :-

“The grantee shall at his own expense construct and maintain to the satisfaction of the Director of Public Works such drains or channels as the said Director of Public Works may consider necessary to intercept and carry off storm-water or rain water falling on or flowing from the hillside on to the lot, and the grantee shall be solely liable for any shall indemnify the Government and its officers from the against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain water and shall at all times during the continuance of the tenancy remain responsible for the maintenance and repair of such drains and channels whether within the boundaries of the lot or on Crown Land.”

Lease conditions that are onerous to a purchaser

10. General Condition No.7 of the Land Grant stipulates that :-

“The grantee shall not permit sewage or refuse water to flow from the lot on to any adjoining land or allow any decaying, noisome, noxious, excrementitious, or other refuse matter to be deposited on any portion of the lot and shall see that all such matter is removed daily from the premises in a proper manner.”

11. Special Condition No.10 of the Land Grant stipulates that :-

“In the event of spoil or debris from the site or from other areas affected by the development of the lot being eroded and washed down on to public lanes or roads or into road-culverts, sewers, storm-water drains or nullahs or other government properties the grantee shall be held responsible and shall pay to the Government on demand the cost of removal of the spoil and debris from or for damage to the public lanes or roads or road-culverts, sewers, storm-water drains or nullahs or other government properties. The grantee shall indemnify Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion and washing down.”

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

“The grantee shall pay to the Government on demand any sum which the Director of Public Works shall certify to be the cost of making good any damage done to adjoining public roads by the grantee, his contractors or sub-contractors or his or their workmen or vehicles or by any spoil from the lot.”

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

“Any damage or obstruction caused by the grantee, his servants or agents to any nullah, sewer, storm-water drain, watermain or other government properties within or adjoining the lot shall be made good by the Government at the cost of the grantee, and the amount due in respect thereof shall be paid on demand to the Government by the grantee.”

SUMMARY OF LAND GRANT

批地文件的摘要

地段編號

1. 發展項目位於新九龍內地段第5035號(「發展地段」)。

租契年期

2. 「發展地段」的年期為由1898年7月1日起計99年減最後3天，並已根據《新界土地契約(續期)條例》(第150章)展延至2047年6月30日。

用途限制

3. 批地文件的特別批地條款第6條和第7條規定:-
“ (6) 全部「發展地段」及建於「發展地段」的任何一幢或多幢建築物(除卻其地面樓層)都只能用作住宅用途，而該地面樓層只能用作住宅或商業用途。
(7) 「發展地段」不得用於工業用途及不得於其建築工廠大廈。”

按規定須興建並提供予政府或供公眾使用的設施

4. 不適用於「發展地段」。

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

5. 批地文件的一般批地條款第4(b)條其中規定:-
“ 「發展地段」承授人須於租期內保養所有建於或此後在任何時間建於「發展地段」的建築物於良好及充分維修及狀況，及於租期完結或提早結束時將其於該維修及狀況下交還。”
6. 批地文件的一般批地條款第5(b)條規定:-
“就工務署署長要求，承授人須准許界石妥善地淺刻及印記「發展地段」編號並設置於界石的每一角度及不論是於地土內或上或於其任何建築物內或上並須支付由工務署署長訂明的費用及為因遺失、損害及/或移走而需要更換重新安裝該界石的訂明費用。”
7. 批地文件的一般批地條款第6條規定:-
“任何需要塑造的私家街道、道路及小路必須平整達到工務署署長滿意程度及據其釐定包括於或豁除於出租面積，而在兩者情況下，均須於有此要求下免除費用移交政府。在政府接收後的路面鋪設、路緣、排水(兼具髒水及雨水渠)及渠道工程須由政府進行而費用由承授人負責，其後之保養費用由公費支付。但如保留為出租或將出租面積部分，承授人須自費對該等街道、道路及小路作路面鋪設、路緣、排水、渠道工程及保養至工務署署長各方面滿意程度。”
8. 批地文件的特別批地條款第9條規定:-
“凡任何若為有關鋪設、鋪平或發展「發展地段」或其任何部份的目的而切去、清除或推後或作任何建設或填入相鄰或毗鄰山坡及堤，承授人須興建或支付費用而興建在當時或其後任何時間必須之護土牆或其他支撐以保護及支撐該山坡及堤及「發展地段」，及避免和阻止日後發生任何傾斜、山泥傾瀉或下陷。承授人並須於所有時間內維持保養該護土牆或其他支撐至良好及充分維修及狀況。若因承授人不履行此規定而造成不論是在或從相鄰或毗鄰山坡或堤或「發展地段」在任何時間發生任何山泥傾瀉、下陷或傾斜，承授人須自費還原修復並須賠償政府因此而或可能產生、蒙受或發生的所有不論形式之成本、收費、損害賠償、要求及追討。如據工務署署長意見承授人在任何時間內不履行此規定，則另加在違反任何批地文件條款所訂的任何其他權利或補救，署長有權通過書面通知承授人進行該興建及/或保養或還原修好任何傾斜、山泥傾瀉或下陷，如果承授人忽視或未能在指明的期限內遵從該通知則署長可立即執行和進行必要的工程，承授人須按要求即時償還政府其成本。”

9. 批地文件的特別批地條款第15條規定:-

“承授人須為作截流和引入雨水或降雨降落於或由山坡流至「發展地段」自行按工務署署長認為需要而自費興建及保養排水道和渠道至工務署署長滿意。對於因該等雨水或降雨而產生的任何損害或滋擾，承授人須單獨負責並賠償政府及其人員所有訴訟、追討和要求。承授人須於租期的任何時間繼續負責保養及維修該等不論位於「發展地段」邊界內或於政府土地之水道和渠道。”

對買方造成負擔的租用條件

10. 批地文件的一般批地條款第7條規定:-
“承授人不能准許任何污水或廢水由「發展地段」流至於任何毗連土地或容許任何腐爛的、發出惡臭的、有毒的、排泄物的或其他垃圾的物品積聚於「發展地段」的任何部分及須確保所有該等物品必須每天以妥善方法移走。”
11. 批地文件的特別批地條款第10條規定:-
“如有棄土或雜物從「發展地段」，或從其他地方受發展「發展地段」影響而被侵蝕及沖下到公共小路或道路，或進入進到道路-暗渠、污水渠、雨水渠、溝渠或其他政府物業，承授人須承擔責任並按要求償還政府清除棄土及雜物，修好對公共小路或道路或道路-暗渠、污水渠、雨水渠或溝渠或其他政府物業所做成的損害。對於因該侵蝕及沖下而產生的任何損害或對私有財產的滋擾，承授人須賠償政府所有訴訟，追討和要求。”
12. 批地文件的特別批地條款第12條規定:-
“承授人須按要求償還政府任何工務署署長證明為修復任何因承授人、其承包商或分承包商或其工人或車輛或自由發展「發展地段」之任何棄土而對毗連的公共道路造成的損害。”
13. 批地文件的特別批地條款第16條規定:-
“任何因承授人、其僱員或代理人對任何位於或毗連「發展地段」的溝渠、污水渠、雨水渠、總水管或其他政府物業造成之損害或阻塞將由政府修復而費用由承授人負責。承授人須按要求償還政府因而產生的金額。”

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACE

公共設施及公眾休憩用地及的資料

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

Not applicable

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

Not applicable

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

Not applicable

A. 有關的批地文件規定興建並提供予政府或供公眾使用的任何設施的資料

不適用

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

不適用

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

大小資料

不適用

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

資料

不適用

WARNING TO PURCHASERS

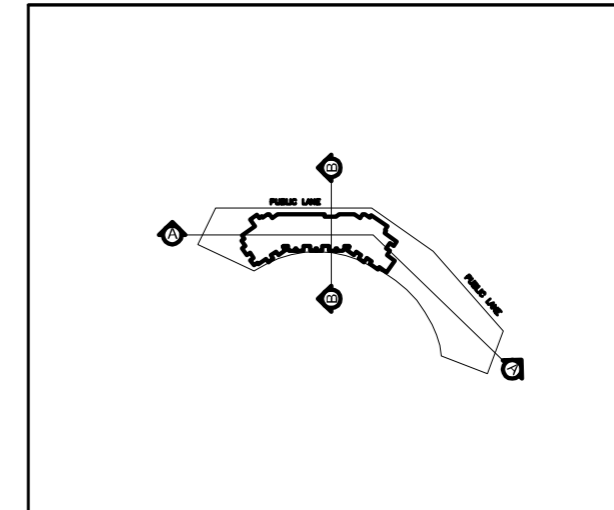
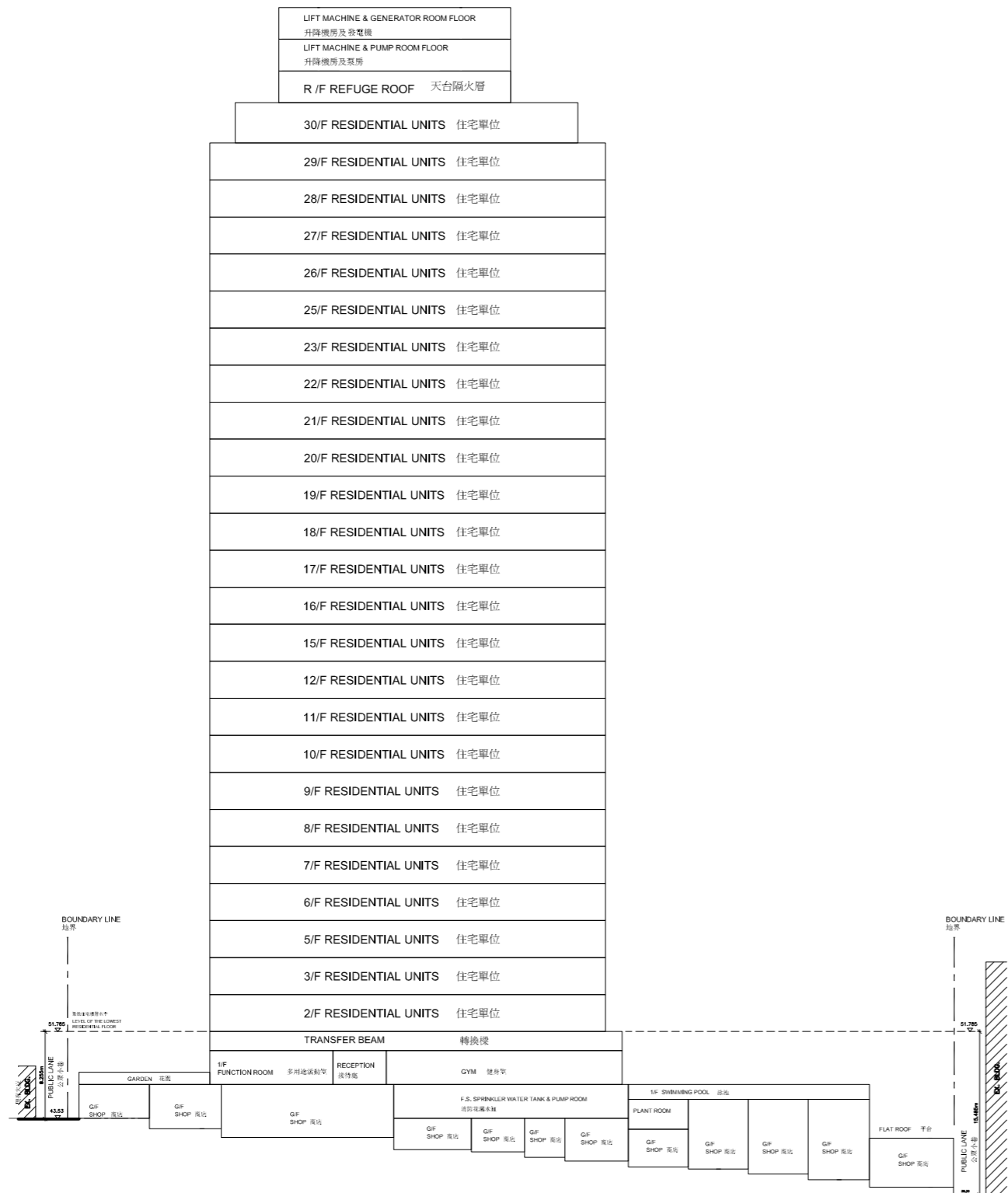
對買方的警告

1. The Purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
 2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
 3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser:
 - (i) that firm may not be able to protect the purchaser's interest; and
 - (ii) the purchaser may have to instruct a separate firm of solicitors.
 4. In the case of paragraph 3.(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm or solicitors in the first place.
1. 此提示建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。
 2. 如買方聘用上述的獨立的律師事務所，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所須支付的費用。

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN A-A
橫截面圖 A-A



1. The part of the existing public lane adjacent to the Development is 43.53 metres above Hong Kong Principal Datum.
2. The part of the existing public lane adjacent to the Development is 36.30 metres above Hong Kong Principal Datum.
3. The level of the lowest residential floor of the Development is 51.785 metres above Hong Kong Principal Datum.

Note:

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

1. 毗鄰發展項目的現有行人道為香港主水平基準以上43.53米。
2. 毗鄰發展項目的現有行人道為香港主水平基準以上36.30米。
3. 發展項目之最低住宅樓層為香港主水平基準以上51.785米。

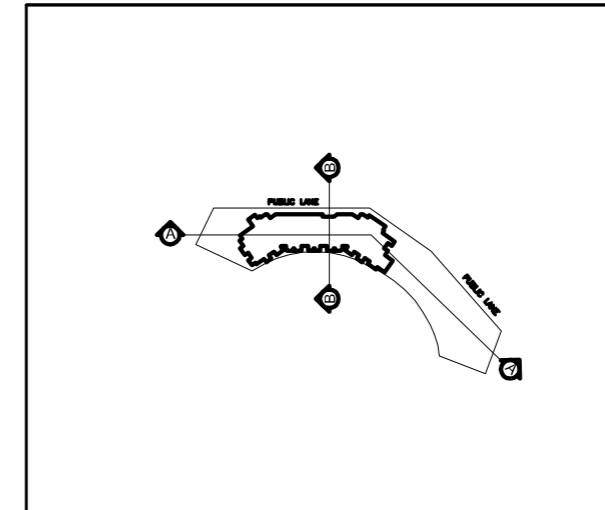
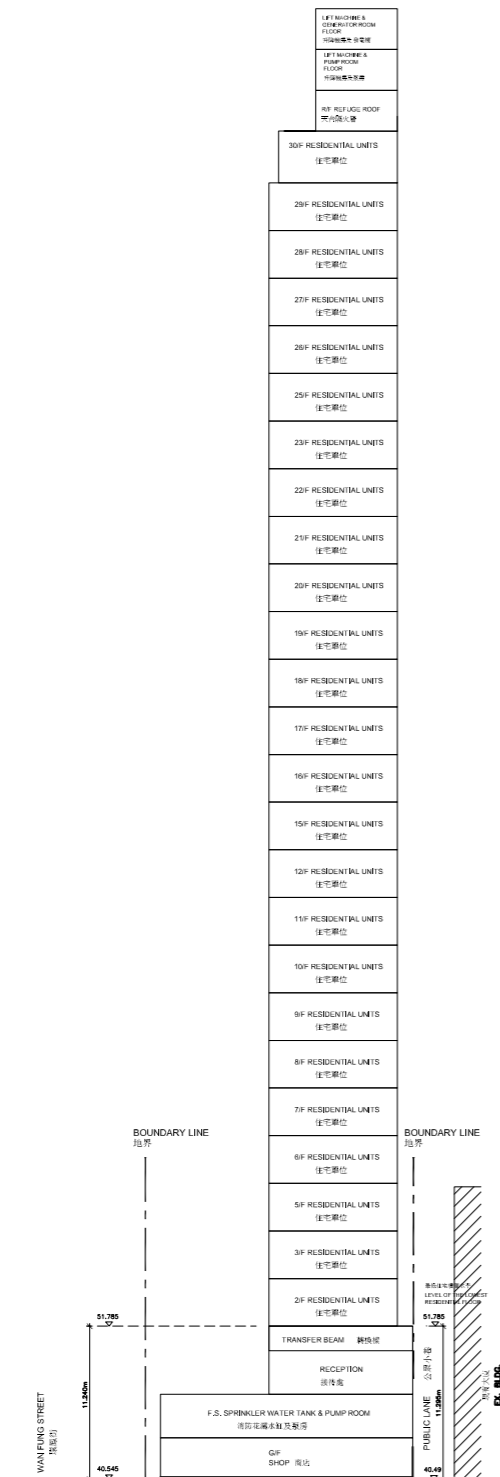
備註：

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

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN B-B
橫截面圖 B-B



1. The Wan Fung Street adjacent to the Development is 40.545 metres above Hong Kong Principal Datum.
2. The part of the existing public lane adjacent to the Development is 40.49 metres above Hong Kong Principal Datum.
3. The level of the lowest residential floor of the Development is 51.785 metres above Hong Kong Principal Datum.

Note:

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

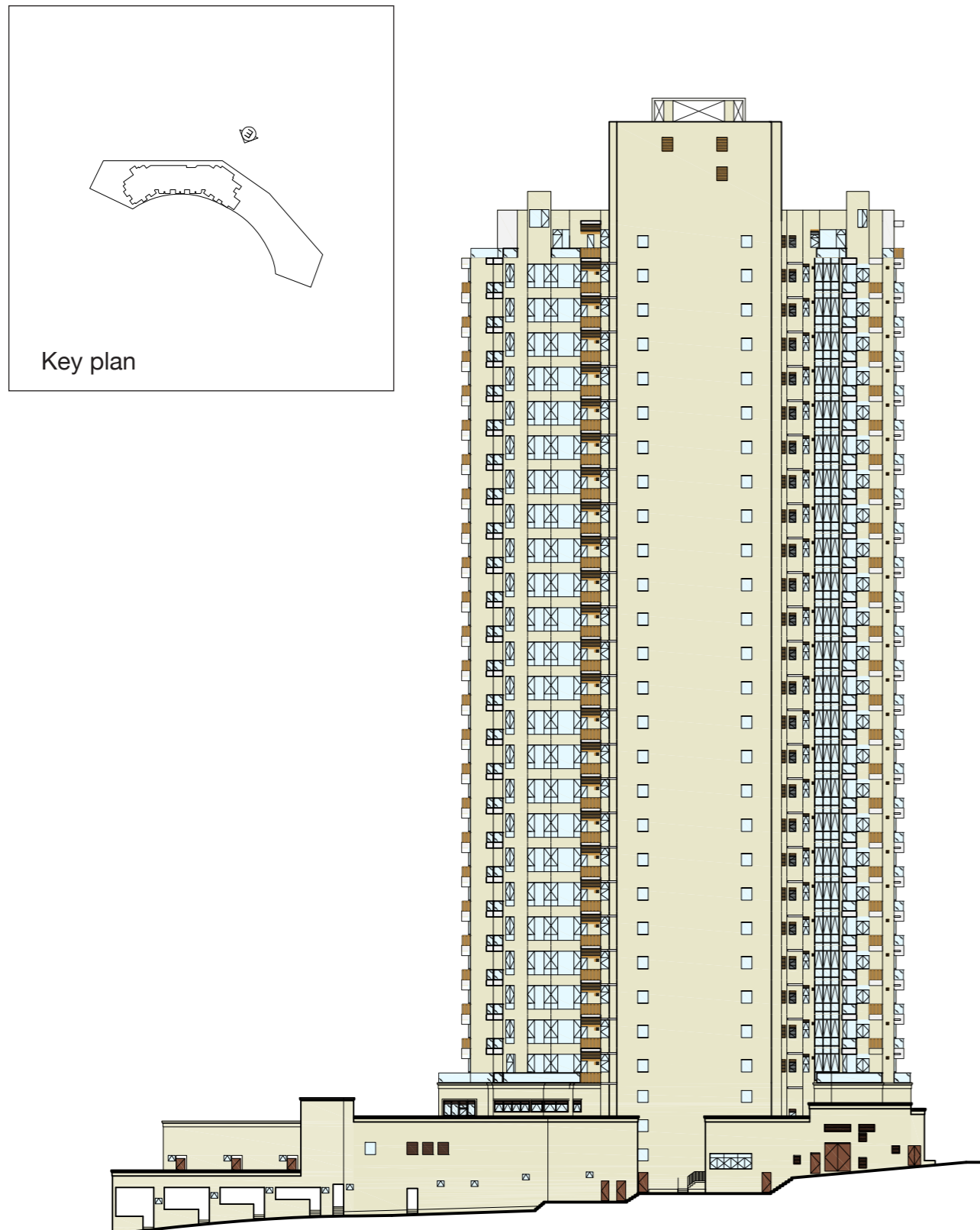
1. 毗鄰發展項目的環鳳街為香港主水平基準以上40.545米。
2. 毗鄰發展項目的現有行人道為香港主水平基準以上40.49米。
3. 發展項目之最低住宅樓層為香港主水平基準以上51.785米。

備註：

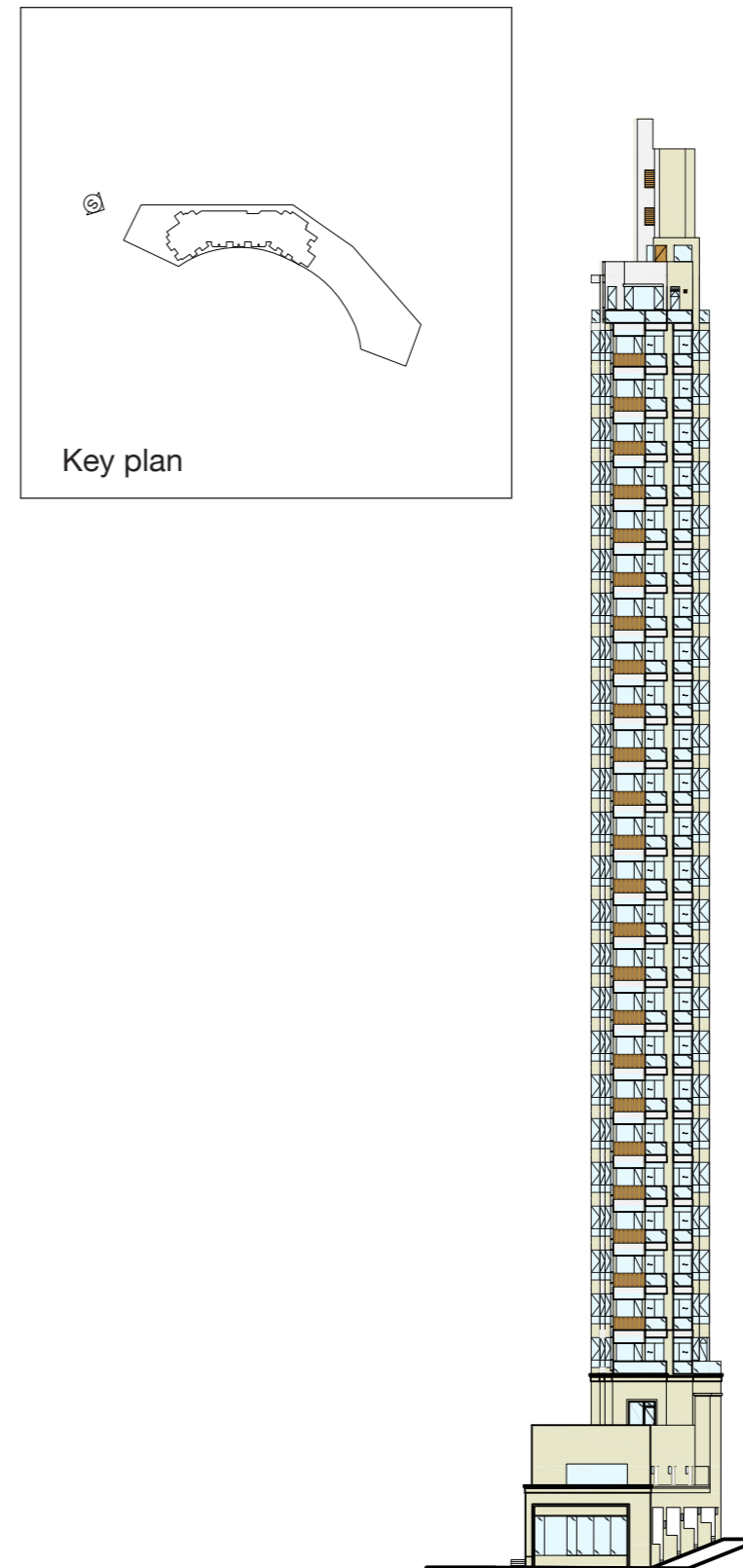
賣方亦建議準買家到該發展項目地盤作實地考察，以獲取對該發展地盤及其周邊地區的公共設施及環境有較佳的了解。

ELEVATION PLAN 立面圖

EAST ELEVATION PLAN
東面立面圖



SOUTH ELEVATION PLAN
南面立面圖



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

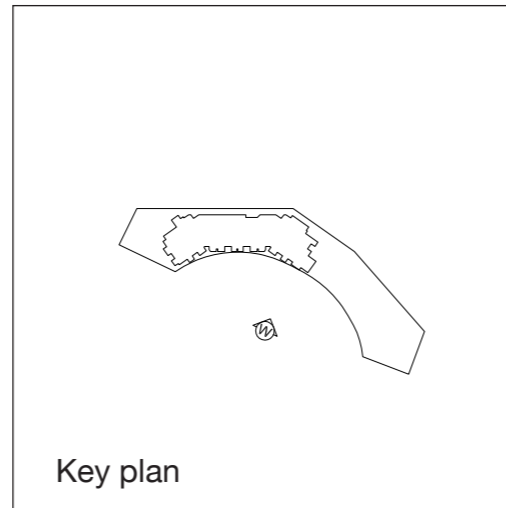
- (a) are prepared on the basis of the approved building plans for the Development as of 10th June, 2015; and
- (b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明立面圖:

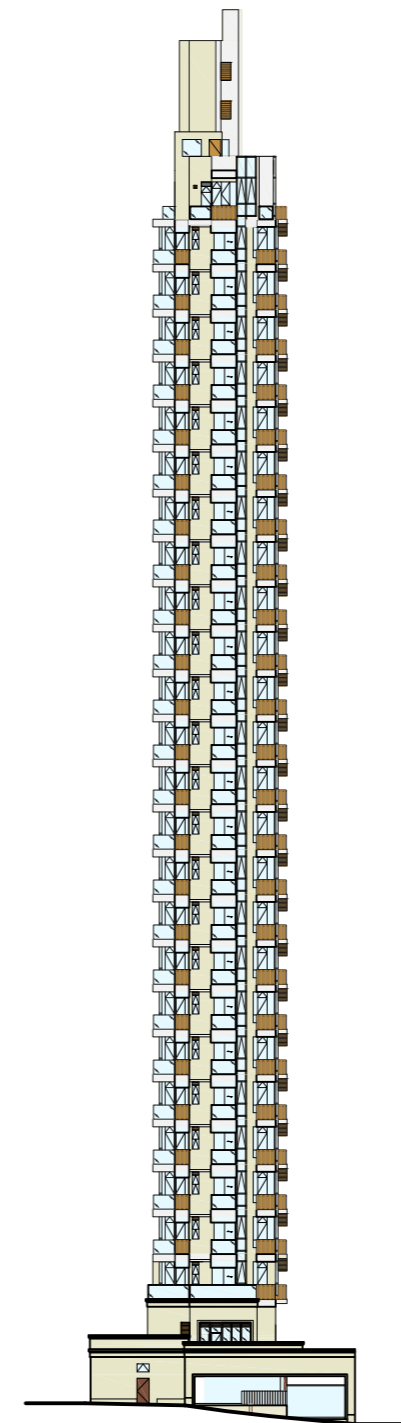
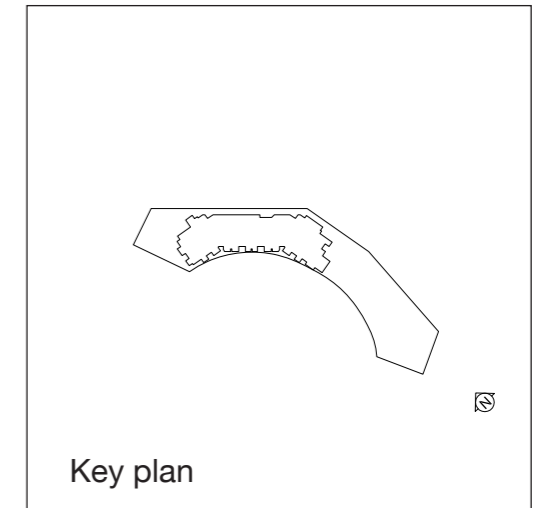
- (a) 以2015年6月10日的情況為準的發展項目的經批准的建築圖則為基礎擬備; 及
- (b) 大致上與發展項目的外觀一致。

ELEVATION PLAN 立面圖

WEST ELEVATION PLAN
西面立面圖



NORTH ELEVATION PLAN
北面立面圖



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

- (a) are prepared on the basis of the approved building plans for the Development as of 10th June, 2015; and
- (b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明立面圖：

- (a) 以2015年6月10日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。

INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

發展項目中的公用設施的資料

		Covered 有蓋	Opened 露天	Total Area 總面積
Area of a resident's clubhouse 住客會所之面積	Square metres / Square feet 平方米 / 平方呎	257.996m ² / 2,777ft ²	396.562m ² / 4,269ft ²	654.558m ² / 7,046ft ²
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development 位於發展項目中的建築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	Square metres / Square feet 平方米 / 平方呎	0m ² / 0ft ²	0m ² / 0ft ²	0m ² / 0ft ²

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

閱覽圖則及公契

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

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

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. Exterior Finishes

Item	Description
a) External Wall	Finished with ceramic wall tiles, partly stone cladding, partly external paint, partly external spray paint, aluminum louvers and curtain wall.
b) Window	<p>Curtain walls aluminum frame finished with fluorocarbon coating with clear tempered glazing glass are provided to the following residential units:-</p> <p><u>Living Room:</u> 2/F-23/F (Unit I & J), 25/F-29/F (Unit D, E, G & H) and 30/F (Unit B & C)</p> <p><u>Master Bedroom:</u> 2/F-23/F (Unit B), 25/F-29/F (Unit B, D & E) and 30/F (Unit B, C & D)</p> <p><u>Bedroom:</u> 2/F-23/F (Unit H & I), 25/F-29/F (Unit D, E, F & G) and 30/F (Unit A, B, C & D)</p> <p>Aluminum window frame finished with fluorocarbon coating and fitting with clear glazing glass are provided to the following residential units:</p> <p><u>Living Room:</u> 2/F (Unit A, C, E, F, G & J), 3/F-23/F (Unit A, C, D, E, F, G & J), 25/F (Unit A, C, D, E & H) and 26/F-29/F (Unit A, C, D, E & H)</p> <p><u>Dining Room:</u> 2/F (Unit D) and 30/F (Unit A, B, C & D)</p> <p><u>Master Bedroom:</u> 2/F (Unit B), 3/F-23/F (Unit A & B), 25/F (Unit A & B), 26/F-29/F (Unit A, B, D & E) and 30/F (Unit A & D)</p> <p><u>Bedroom:</u> 2/F (Unit A, B, C, D, G, H & J), 3/F-23/F (Unit A, B, D, G, H, I & J), 25/F (Unit A, B, C, F, G & H), 26/F-29/F (Unit A, B, C, F, G & H) and 30/F (Unit A)</p> <p><u>Internal Staircase:</u> 30/F (Unit A & D)</p> <p><u>Kitchen:</u> 30/F (Unit A & D)</p> <p>Aluminum Window frame with fluorocarbon coating and fitting with obscured glass are provided to the following shower room / bathroom of the residential units:</p> <p><u>Shower Room / Bathroom:</u> 2/F (Unit B, I & J), 3/F-23/F (Unit A, B, I, & J) , 25/F-29/F (Unit A, B, G & H) and 30/F (Unit A & B)</p>

Item	Description
c) Bay Window	Not Applicable
d) Planter	Not Applicable
e) Verandah or Balcony	Covered balcony is fitted with clear tempered glass balustrade. Floor finished with homogeneous tiles. Wall finished with ceramic wall tiles. Ceiling is finished with aluminum panel.
f) Drying Facilities for Clothing	Not Applicable

2. Interior Finishes

Item	Description
a) Lobby	<p><u>G/F Main Entrance Lobby</u> Floor finished with natural stone. Wall finished with natural stone and partly stainless steel and glass. Gypsum board false ceiling with light fittings. Main entrance fitted with tempered glass door.</p> <p><u>Typical Lift Lobby</u> Floor finished with natural stone. Wall finished with nature stone and partly glass and stainless steel. Gypsum board false ceiling with light fittings are provided.</p>
b) Internal Wall and Ceiling	<p><u>Internal Walls</u> Living / dining room, master bedroom and bedrooms are plastered and painted with emulsion paint.</p> <p><u>Ceiling</u> Living / dining room, master bedroom and bedrooms are plastered and painted with emulsion paint. Some areas are equipped with false ceiling and bulkhead.</p>
c) Internal Floor	Living / dining room, master bedroom and bedrooms finished with engineered timber flooring and skirting.
d) Bathroom	Floor finished with natural stone. Wall (except area covered by the wooden cabinet) finished with natural stone to false ceiling level. Ceiling finished in gypsum board with emulsion paint.
e) Kitchen	<p><u>2/F to 29/F – Open Kitchen</u> Floor finished with engineered timber flooring. Wall (except area covered by the vanity cabinet and wall mount cabinet) finished with partly stainless steel plate between the wall mount and vanity cabinet and painted with emulsion paint up to the false ceiling level. Counter top finished with solid artificial surfacing material. False ceiling in gypsum board, emulsion paint to exposed surface.</p> <p><u>30/F Units</u> Floor finished with natural stone. Wall (except area covered by the vanity cabinet and wall mount cabinet) finished with natural stone to false ceiling level. Counter top finished with solid artificial surfacing material. False ceiling in gypsum board, emulsion paint to exposed surface.</p>

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings

Item	Description
a) Doors	<p><u>Unit Main Entrance Door</u> Solid-core timber fire rated door finished with timber veneer and fitted with door closer, eye viewer and digital lockset.</p> <p><u>Bedroom Door</u> Hollow core timber door finished with timber veneer and fitted with lockset. There is no bedroom in Unit E & F (2/F to 23/F).</p> <p><u>Shower Room / Bathroom Door</u> Hollow core timber door finished with timber veneer fitted with lockset for the following units: 2/F-23/F: (Unit A, B, I & J); 25/F-29/F: (Unit A, B, G & H); 30/F: (Unit A & D) Hollow core timber door with louver finished with timber veneer fitted with lockset for the following units: 2/F-23/F: (Unit C, D, E, F, G & H); 25/F-29/F: (Unit C, D, E & F); 30/F: (Unit A, B, C & D)</p> <p><u>Kitchen Door</u> No door to be provided at 2/F to 29/F. 30/F: Solid-core timber fire rated door finished with timber veneer and fitted with lockset, closer and handle .</p> <p><u>Balcony Door</u> Aluminum framed door finished with fluorocarbon coating fitted with clear tempered glass, pull handle and lock for the following units: 3/F to 23/F: (Unit J); 25/F: (Unit H); 26/F to 29/F: (Unit D, E & H); 30/F: (Unit B & C) Aluminum framed sliding door finished with fluorocarbon coating fitted with clear tempered glass, pull handle and lock for the following units: 2/F: (Unit E, F & H); 3/F to 23/F: (Unit A, B, E, F, H & I); 25/F: (Unit A, B, F & G); 26/F to 29/F: (Unit A, B, F & G); 30/F: (Unit A & D)</p>

Item	Description
	<p><u>Utility Platform Door</u> Aluminum framed door finished with fluorocarbon coating fitted with clear tempered glass, pull handle and lock for the following units: 2/F: (Unit A, D, E, F, G, H & I); 3/F to 23/F: (Unit A, B, D, E, F, G, H, I & J); 25/F: (Unit A, B, F, G & H); 26/F to 29/F: (Unit A, B, D, E, F, G & H); 30/F: (Unit A)</p> <p><u>Flat Roof Door</u> Aluminum framed door finished with fluorocarbon coating fitted with clear tempered glass, pull handle and lock for the following units: 2/F: (Unit A, B & J); 25/F: (Unit D & E); 30/F: (Unit A & D) Aluminum framed sliding door finished with fluorocarbon coating fitted with clear tempered glass, pull handle and lock for the following units: 2/F: (Unit B & I)</p>
b) Bathroom	<p><u>Shower Room</u> 2/F-23/F (Unit A, B, I & J), 25/F-29/F (Unit A, B, G & H) and 30/F (Unit A & D) Fitted with natural stone countertop and sanitary wares and fitting include chrome plated basin mixer, vitreous china water closet, vitreous china wash basin, wooden mirror cabinet, chrome plated paper holder and chrome plated towel bar. Tempered glass shower cubicle with chrome shower set.</p> <p>2/F-23/F (Unit C, D, E, F & G), 25/F-29/F (Unit C, D, E & F) and 30/F (Unit B & C) Fitted with natural stone countertop and sanitary wares and fitting include chrome plated basin mixer, chrome plated shower set, vitreous china water closet, vitreous china wash basin, wooden mirror cabinet, chrome plated paper holder, chrome shower curtain rail and chrome plated towel bar.</p> <p>2/F-23/F (Unit A, B, I & J) and 25/F-29/F (Unit A, B, G & H) Window type ventilation fan are provided.</p> <p>2/F-23/F (Unit C, D, E, F, G & H), 25/F-29/F (Unit C, D, E & F) and 30/F Units Inline duct type ventilation fan are provided.</p> <p><u>Bathroom – 30/F Unit A & D</u> Fitted with natural stone countertop and sanitary wares and fitting include chrome plated basin mixer, chrome plated bath mixer, enameled cast iron bathtub (700W x 1400L x 420D mm), vitreous china water closet, vitreous china wash basin, wooden mirror cabinet, chrome plated paper holder, chrome shower curtain rail and chrome plated towel bar. For appliance, please refer to “Appliance Schedule”. For the type and material of water supply system, please refer to the “Water Supply” below.</p>

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings

Item	Description
c) Kitchen	<p>Fitted with wooden cabinet with solid artificial surfacing material countertop, and stainless-steel sink with chrome plated hot and cold water faucet.</p> <p>Built-in electrical cooker, microwave oven, refrigerator, cookerhood, and 2-in-1 washer / dryer with water supply and drainage connection provided.</p> <p>For appliance, please refer to “Appliance Schedule”.</p> <p>For the type and material of water supply system, please refer to the “Water Supply” below.</p>
d) Bedroom	Not Applicable
e) Telephone	For the number and location of the telephone outlets point, please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Units”.
f) Aerials	For the number and location of the TV/FM outlets point, please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Units”.
g) Electrical Installations	Concealed conduit wiring for lighting and power points are provided in living room, dining room, bedrooms, kitchen and bathroom. Single-phase electricity supply with miniature circuit breakers distribution board completed with Residual Current Device is provided. For location and number of power points and air-conditioner points, please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Units”.
h) Gas Supply	<p>Gas supply pipes are provided and connected to water heaters. Gas connection point is provided in the following area of the individual residential units.</p> <p><u>2/F</u> Balcony – Unit E, F & H; Dining Room – Unit C, D & G; Flat Roof – Unit B, I & J; Utility Platform – Unit A;</p> <p><u>3F-23/F</u> Balcony – Unit E, F, H & I; Dining Room – Unit C, D & G; Utility Platform – Unit A, B & J;</p> <p><u>25/F</u> Balcony – Unit F & G; Dining Room – Unit C; Flat Roof – Unit D & E; Utility Platform – Unit A, B & H;</p>

Item	Description
h) Gas Supply	<p><u>26/F-29/F</u> Balcony – Unit D, E, F & G; Dining Room – Unit C; Utility Platform – Unit A, B & H;</p> <p><u>30/F</u> Balcony – Unit B & C; Utility Platform – Unit A & D;</p> <p>Please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Units” for the location of the connection points.</p>
i) Washing Machine Connection Point	<p><u>2/F to 29/F</u> 2-in-1 washer / dryer with water supply and drainage connections is located in open kitchen.</p> <p><u>30/F</u> 2-in-1 washer / dryer with water supply and drainage connections is located in kitchen.</p> <p>Please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Units” for the location of the connection points.</p>
j) Water supply	<p>Concealed copper water pipes for hot and cold water supply. Hot water supply to bathroom, shower room and kitchen is provided by gas water heater installed in the following area of the individual residential units.</p> <p><u>2/F -23/F</u> Living Room – Unit C; Dining Room – Unit D & G; Shower Room – Unit A, B, I & J; Balcony – Unit E, F & H;</p> <p><u>25/F</u> Living Room – Unit C, Balcony – Unit E; Shower Room – Unit A, B, G & H; Flat Roof – Unit D & F;</p> <p><u>26/F-29/F</u> Living Room – Unit C, Balcony – Unit D, E & F; Shower Room – Unit A, B, G & H;</p> <p><u>30/F</u> Balcony – Unit B & C; Utility Platform – Unit A & D;</p> <p>Water pipes are concealed in part and exposed in part. Exposed pipeworks are enclosed in false ceilings, bulkhead and kitchen cabinets.</p>

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

4. Miscellaneous

Item	Description
a) Lifts	3 nos of "HITACHI" passenger lifts (model no. VFI-2) serving all domestic floors are provided.
b) Letter Box	Stainless steel letter box.
c) Refuse Collection	Refuse storage & material recovery room is provided on each domestic floor with central refuse collection chamber on G/F. Please refer to the Floor Plans of Residential Properties in the Development for the location of the refuse storage & material recovery room.
d) Water Meter, Electricity Meter and Gas Meter	Separate meters of water and electricity for all individual flats are provided in common water meter room and meter room respectively. Separate meters of Gas are installed individual unit.

5. Security Facilities

CCTV cameras at main entrance lobby and all lift cars and connect directly to the main entrance security / caretaker counter. Visitor intercom panel and smart card reader for residents are provided at the main entrance lobby.

Individual Flat

Equipped with a video phone system connected to the intercom panel at main entrance security / caretaker counter.

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. 外部裝修物料

項目	描述
a) 外牆	大廈外牆鋪砌瓷磚，部份石材裝飾，部份外用油漆，部份外用噴漆，鋁百葉及玻璃幕牆。
b) 窗	<p>幕牆設有氟化塗層鋁框玻璃幕牆鑲配清強化玻璃提供於以下之住宅單位:-</p> <p>客廳 2樓-23樓(I及J單位)、25樓-29樓(D、E、G及H單位)及30樓(B及C單位)</p> <p>主人睡房 2樓-23樓(B單位)、25樓-29樓(B、D及E單位)及30樓(B、C及D單位)</p> <p>睡房 2樓-23樓(H及I單位)、25樓-29樓(D、E、F及G單位)及30樓(A、B、C及D單位)</p> <p>裝設鋁質窗框配以氟化塗層及鑲配清玻璃提供於以下之住宅單位：</p> <p>客廳 2樓(A、C、E、F、G及J單位)、3樓-23樓(A、C、D、E、F、G及J單位)、25樓(A、C、D、E及H單位)及26樓-29樓(A、C、D、E及H單位)</p> <p>飯廳 2樓(D單位)及30樓(A、B、C及D單位)</p> <p>主人睡房 2樓(B單位)、3樓-23樓(A及B單位)、25樓(A及B單位)、26樓-29樓(A、B、D及E單位)及30樓(A及D單位)</p> <p>睡房 2樓(A、B、C、D、G、H及J單位)、3樓-23樓(A、B、D、G、H、I及J單位)、25樓(A、B、C、F、G及H單位)、26樓-29樓(A、B、C、F、G及H單位)及30樓(A單位)</p> <p>室內樓梯 30樓(A及D單位)</p> <p>廚房 30樓(A及D單位)</p> <p>裝設鋁質窗框配以氟化塗層及鑲配磨砂玻璃提供於以下之住宅單位:</p> <p>淋浴室 / 浴室 2樓(B、I及J單位)、3樓-23樓(A、B、I及J單位)、25樓-29樓(A、B、G及H單位)及30樓(A及B單位)</p>

項目	描述
c) 窗台	不適用
d) 花槽	不適用
e) 陽台或露台	有蓋露台裝有強化玻璃欄杆。地台鋪砌高溫瓷磚。牆身鋪砌瓷磚。天花裝有鋁片。
f) 乾衣設施	不適用

2. 室內裝修物料

項目	描述
a) 大堂	<p>地面住宅電梯大堂 地台鋪砌天然石。牆身鋪砌天然石，部份鋪砌不銹鋼及玻璃。石膏板假天花配有燈飾。大門入口採用強化玻璃。</p> <p>5樓至37樓分層住宅電梯大堂 地台鋪砌天然石。牆身鋪砌天然石，部份鋪砌玻璃及不銹鋼。石膏板假天花配有燈飾。</p>
b) 內牆及天花	<p>內牆 客飯廳、主人睡房及睡房牆身批盪及髹乳膠漆。</p> <p>天花板 客飯廳、主人睡房及睡房天花板批盪及髹乳膠漆。部份位置裝有假天花及假陣。</p>
c) 內部地板	客飯廳、主人睡房及睡房地台鋪複合木地板配木牆腳線。
d) 浴室	地台鋪砌天然石，牆身至假天花水平鋪砌天然石(木製櫃背牆身除外)。天花裝設石膏板假天花，外露處以油漆飾面。
e) 廚房	<p>2樓至29樓之開放式廚房 地台鋪複合木地板。牆身部份鋪砌不銹鋼板及髹乳膠漆至假天花水平(櫥櫃背牆身除外)。檯面鋪設實心人造塑料。天花裝設石膏板假天花，外露處以油漆飾面。</p> <p>30樓之單位 地台鋪砌天然石。牆身鋪砌天然石至假天花水平(櫥櫃背牆身除外)。檯面鋪設實心人造塑料。天花裝設石膏板假天花，外露處以油漆飾面。</p>

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. 室內裝置

項目	描述
a) 門	<p>單位大門 木飾面實心防火木門配門氣鼓，防盜眼及電子門鎖。</p> <p>睡房門 木飾面空心門配門鎖。 2樓至23樓之E及F單位不設睡房門。</p> <p>淋浴室門 / 浴室門 木飾面空心門配門鎖於以下之住宅單位： 2樓至23樓之A、B、I及J單位； 25樓至29樓之A、B、G及H單位； 30樓之A及D單位</p> <p>木飾面空心門配百葉及門鎖於以下之住宅單位： 2樓至23樓之C、D、E、F、G及H單位； 25樓至29樓之C、D、E及F單位； 30樓之A、B、C及D單位</p> <p>廚房門 2樓至29樓之單位不設廚房門。 30樓之單位：木飾面實心防火木門配門鎖，門氣鼓及手柄。</p> <p>露台門 鋁框門配以氟化塗層，鑲配清玻璃，裝設拉手及門鎖提供於以下之住宅單位： 3樓至23樓之J單位； 25樓之H單位； 26至29樓之D、E及H單位； 30樓之B及C單位</p> <p>鋁框趟門配以氟化塗層，鑲配清玻璃，裝設拉手及門鎖提供於以下之住宅單位： 2樓之E、F及H單位； 3樓至23樓之A、B、E、F、H及I單位； 25樓之A、B、F及G單位； 26至29樓之A、B、F及G單位； 30樓之A及D單位</p> <p>工作平台門 鋁框門配以氟化塗層，鑲配清玻璃，裝設拉手及門鎖提供於以下之住宅單位： 2樓之A、D、E、F、G、H及I單位； 3樓至23樓之A、B、D、E、F、G、H、I及J單位； 25樓之A、B、F、G及H單位； 26至29樓之A、B、D、E、F、G及H單位； 30樓之A單位</p>

項目	描述
	<p>平台門 鋁框門配以氟化塗層，鑲配清玻璃，裝設拉手及門鎖提供於以下之住宅單位： 2樓之A、B及J單位； 25樓之D及E單位； 30樓之A及D單位</p> <p>鋁框趟門配以氟化塗層，鑲配清玻璃，裝設拉手及門鎖提供於以下之住宅單位： 2樓之B及I單位</p>
b) 浴室	<p>淋浴室 <u>2樓至23樓(A、B、I及J單位)、25樓至29樓(A、B、G及H單位)及30樓(A、及D單位)</u> 用天然石檯面配以潔具及裝置，包括鍍鉻洗手盆水龍頭、搪瓷坐廁、搪瓷洗手盆、木製鏡櫃、鍍鉻廁紙架及鍍鉻毛巾架。強化玻璃淋浴間配有鍍鉻花灑套裝。</p> <p><u>2樓至23樓(C、D、E、F及G單位)、25樓至29樓(C、D、E及F單位)及30樓(B及C單位)</u> 用天然石檯面配以潔具及裝置，包括鍍鉻洗手盆水龍頭、鍍鉻花灑套裝、搪瓷坐廁、搪瓷洗手盆、木製鏡櫃、鍍鉻廁紙架、鍍鉻浴簾掛桿及鍍鉻毛巾架。</p> <p><u>2樓至23樓(A、B、I及J單位)及25樓至29樓(A、B、G及H單位)</u> 裝置窗口式抽氣扇。</p> <p><u>2樓至23樓(C、D、E、F、G及H單位)、25樓至29樓(C、D、E及F單位)及30樓單位</u> 裝置管道式抽氣扇。</p> <p>浴室 - 30樓(A及D單位): 用天然石檯面配以潔具及裝置，包括鍍鉻洗手盆水龍頭、鍍鉻花灑套裝、鍍鉻浴缸花灑龍頭、搪瓷鑄鐵浴缸(700W x 1400L x 420D毫米)、搪瓷坐廁、搪瓷洗手盆、木製鏡櫃、鍍鉻廁紙架、鍍鉻浴簾掛桿及鍍鉻毛巾架。 有關設備資料，請參考“設備說明”。 有關供水系統的型號及物料，請參考以下之“供水”。</p>
c) 廚房	<p>選用木製櫥櫃配以實心人造塑料檯面，配不鏽鋼洗滌盆連鍍鉻冷熱水水龍頭。 設嵌入式電煮食爐、微波爐、雪櫃、抽油煙機及二合一洗衣乾衣機連來去水接駁位。 有關設備資料，請參考“設備說明”。 有關供水系統的型號及物料，請參考以下之“供水”。</p>
d) 睡房	不適用
e) 電話	有關接駁點的位置及數目，請參考“住宅物業機電裝置數量說明表”。
f) 天線	有關接駁點的位置及數目，請參考“住宅物業機電裝置數量說明表”。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. 室內裝置

項目	描述
g) 電力裝置	客飯廳、睡房、廚房及浴室均裝有暗線鋪砌燈掣及插座。每戶提供單相電力並裝妥微型斷路器及漏電斷路器。有關電插坐及空調機接駁點的位置及數目，請參考“住宅物業機電裝置數量說明表”。
h) 氣體供應	<p>煤氣喉接駁熱水爐。每單位之煤氣錶裝置於以下之住宅單位：</p> <p>2樓 露台 - E、F及H單位； 飯廳 - C、D及G單位； 平台 - B、I及J單位； 工作平台 - A單位；</p> <p>3樓-23樓 露台 - E、F、H及I單位； 飯廳 - C、D及G單位； 工作平台 - A、B及J單位；</p> <p>25樓 露台 - F及G單位； 飯廳 - C單位； 平台 - D及E單位； 工作平台 - A、B及H單位；</p> <p>26樓-29樓 露台 - D、E、F及G單位； 飯廳 - C單位； 工作平台 - A、B及H單位；</p> <p>30樓 露台 - B及C單位； 工作平台 - A及D單位；</p> <p>有關接駁點的位置，請參考“住宅物業機電裝置數量說明表”。</p>
i) 洗衣機接駁點	<p>2樓至29樓 開放式廚房置二合一洗衣乾衣機連來去水接駁位。</p> <p>30樓 廚房置二合一洗衣乾衣機連來去水接駁位。</p> <p>有關接駁點的位置，請參考“住宅單位機電裝置數量說明表”。</p>

項目	描述
j) 供水	<p>冷熱水喉管全部採用隱藏式銅喉。煤氣熱水爐供應浴室、淋浴室及廚房之熱水。煤氣熱水爐裝置於以下之各住宅之單位:-</p> <p>2樓-23樓 客廳 - C單位； 飯廳 - D及G單位； 淋浴室 - A、B、I及J單位； 露台 - E、F及H單位；</p> <p>25樓 客廳 - C單位； 露台 - E單位； 淋浴室 - A、B、G及H單位； 平台 - D及F單位；</p> <p>26樓-29樓 客廳 - C單位； 露台 - D、E及F單位； 淋浴室 - A、B、G及H單位；</p> <p>30樓 露台 - 單位之B及C單位； 工作平台 - 單位之A及D單位；</p> <p>水管部分隱藏部分外露。外露水管內藏於假天花、假陣及櫃中。</p>

4. 雜項

項目	描述
a) 升降機	大廈裝有3部「日立」客用電梯直達各住宅樓層。型號 VFI-2
b) 信箱	設置不銹鋼信箱。
c) 垃圾收集	每住宅層設有垃圾及物料回收房，另中央垃圾收集房設於地面。垃圾及物料回收房位置請參考住宅樓面平面圖。
d) 水錶、電錶、氣體錶	公用水電錶房內各自裝有每住宅戶專用之獨立水、電錶。獨立煤氣錶設於各住宅之內。

5. 保安設施

大廈入口大堂及電梯內均有閉路電視，直接通往大堂保安 / 管理處。大廈入口大堂均有訪客對講系統及住戶專用智能卡系統。

住宅單位

單位設有視像對講機連接大堂保安 / 管理處。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Appliance Schedule

	Appliance	Brand	Model Number
Shower Room / Bathroom	Gas Water Heater	TOWNGAS	<u>2/F-23/F (Unit B, I & J)</u> TGW128D <u>25/F-29/F (Unit B, G & H)</u> TGW128D
Kitchen	Cookerhood	SMEG	KSET600X
	Induction Cooking Hob	SMEG	<u>2/F - 29/F</u> SI 5322B <u>30/F (Unit A & D)</u> PGF 32I-1 <u>30/F (Unit B & C)</u> SI 5322B
	Gas Cooking Hob	SMEG	<u>30/F (Unit A & D)</u> PGF 32GBE - T
	Microwave Oven	SMEG	FMA20X
	Refrigerator	SMEG	<u>2/F - 23/F (Unit B, E & F)</u> FL227P <u>2/F - 23/F (Unit A, C, D, G, H, I & J)</u> FL130P <u>25/F - 29/F (Unit B, D & E)</u> FL227P <u>25/F - 29/F (Unit A, C, F, G & H)</u> FL130P <u>30/F (Unit A & D)</u> CR322ANF <u>30/F (Unit B & C)</u> FL227P
	2-in-1 Washer / Dryer	SMEG	LSTA127
Living / Dining Room	Split Type Air-conditioner	DAIKIN	Not yet confirmed
	Gas Water Heater	TOWNGAS	<u>2/F-23/F</u> Unit C Living Rm - TGW128L Unit D & G Dining Rm – TNJW161TFL <u>25/F-29/F</u> Unit C Living Rm – TGW128L

	Appliance	Brand	Model Number
Bedroom	Split Type Air-conditioner	DAIKIN	Not yet confirmed
Balcony	Gas Water Heater	TOWNGAS	<u>2/F-23/F (Unit E, F & H)</u> TNJW161TFL <u>25/F-29/F</u> Unit D, E & F – TNJW161TFL <u>30/F (Unit B & C)</u> TNJW161TFL
			<u>25/F</u> Unit D & E – TNJW161TFL
Flat Roof	Gas Water Heater	TOWNGAS	<u>25/F</u> Unit D & E – TNJW161TFL
Utility Platform	Gas Water Heater	TOWNGAS	<u>2/F-29/F (Unit A)</u> TNJW161TFL <u>30/F (Unit A & D)</u> TNJW221TFQL
Door	Electronic Main Door Lockset	SAMSUNG	SAM-SHS5050XMKCN / SHS-H505FMK

Notes:

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

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

設備說明

	設備	品牌	型號
淋浴室 / 浴室	煤氣熱水爐	TOWNGAS	2樓-23樓(單位B、I及J) TGW128D 25樓-29樓(單位B、G及H) TGW128D
廚房	抽油煙機	SMEG	KSET600X
	電煮食爐	SMEG	2樓 - 29樓 SI 5322B 30樓(單位A及D) PGF 32I-1 30樓(單位B及C) SI 5322B
	煤氣煮食爐	SMEG	30樓(單位A及D) PGF 32GBE - T
	微波爐	SMEG	FMA20X
	雪櫃	SMEG	2樓 - 23樓(單位B、E及F) FL227P 2樓 - 23樓(單位A、C、D、G、H、I及J) FL130P 25樓-29樓(單位B、D及E) FL227P 25樓-29樓(單位A、C、F、G及H) FL130P 30樓(單位A及D) CR322ANF 30樓(單位B及C) FL227P
	二合一洗衣乾衣機	SMEG	LSTA127
客飯廳	分體式冷氣機	大金	待定
	煤氣熱水爐	TOWNGAS	2樓-23樓 單位C客廳-TGW128L 單位D及G飯廳-TNJW161TFL 25樓-29樓 單位C客廳-TGW128L

	設備	品牌	型號
睡房	分體式冷氣機	大金	待定
露台	煤氣熱水爐	TOWNGAS	2樓-23樓(單位E、F及H) TNJW161TFL 25樓-29樓 單位D、E及F-TNJW161TFL 30樓(單位B及C) TNJW161TFL
平台	煤氣熱水爐	TOWNGAS	25樓 單位D及E-TNJW161TFL
工作平台	煤氣熱水爐	TOWNGAS	2/F-29/F(單位A) TNJW161TFL 30/F(單位A及D) TNJW221TFQL
門	電子大門門鎖	三星	SAM-SHS5050XMKCN / SHS-H505FMK

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

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

住宅物業機電裝置數量說明表

	Description	2/F									
		A	B	C	D	E	F	G	H	I	J
Main Entrance (大門入口)	Door Bell Push Button (門鐘掣)	1	1	1	1	1	1	1	1	1	1
Living / Dining Room (客飯廳)	Video Phone Handset (視像對講機)	1	1	1	1	1	1	1	1	1	1
	Miniature Circuit Breakers Board (總電掣箱)	1	1	1	1	0	0	1	1	1	1
	Fused Spur Unit for A/C Unit (冷氣機接線位)	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet (13A雙位電插座)	5	5	3	5	3	3	5	3	5	3
	TV / FM Outlet (電視及收音機天線插座)	2	2	1	2	1	1	2	1	2	1
	Telephone Outlet (電話端子插座)	2	2	1	2	1	1	2	1	2	1
	Data Outlet (數據端子插座)	1	1	1	1	1	1	1	1	1	1
	Lighting Point (燈位)	4	3	3	3	3	3	3	3	3	3
	1 Gang 2 Way Lighting Switch (一位二路燈掣)	1	1	0	0	0	0	0	0	0	1
	2 Gang 2 Way Lighting Switch (二位二路燈掣)	0	0	0	0	0	0	0	0	2	0
	3 Gang 2 Way Lighting Switch (三位二路燈掣)	0	2	0	0	0	0	0	0	0	0
	1 Gang Lighting Switch (一位燈掣)	1	0	0	1	2	2	1	1	1	0
	2 Gang Lighting Switch (二位燈掣)	2	1	2	2	2	2	2	2	1	2
	3 Gang Lighting Switch (三位燈掣)	0	0	0	0	0	0	0	0	0	0
	2 Gang Switch For Exhaust Fan & Gas Water Heater (雙位抽氣扇及煤條熱水爐開關)	1	1	1	1	1	1	1	1	1	1
	Gas Water Meter (煤氣錶)	0	0	1	1	0	0	1	0	0	0
	Gas Water Heater (煤氣爐)	0	0	1	1	0	0	1	0	0	0
Sprinkler Head (花灑頭)	1	1	1	1	1	1	1	1	1	1	
Smoke Detector (煙霧感應器)	1	1	1	1	1	1	1	1	1	1	
Master Bedroom (主人房)	Fused Spur Unit for A/C Unit (冷氣機接線位)	1	1	0	0	0	0	0	0	0	0
	13A Twin Socket Outlet (13A雙位電插座)	2	2	0	0	0	0	0	0	0	0
	TV / FM Outlet 電視及收音機天線插座	1	1	0	0	0	0	0	0	0	0
	Telephone Outlet (電話端子插座)	1	1	0	0	0	0	0	0	0	0
	Data Outlet (數據端子插座)	1	1	0	0	0	0	0	0	0	0
	1 Gang 2 Way Lighting Switch (一位二路燈掣)	1	1	0	0	0	0	0	0	0	0
	1 Gang Lighting Switch (一位燈掣)	2	1	0	0	0	0	0	0	0	0
	2 Gang Lighting Switch (二位燈掣)	0	0	0	0	0	0	0	0	0	0
Lighting Point (燈位)	2	1	0	0	0	0	0	0	0	0	
Bedroom (睡房)	Fused Spur Unit for A/C Unit (冷氣機接線位)	1	1	1	1	0	0	1	1	1	1
	13A Twin Socket Outlet (13A雙位電插座)	2	2	2	2	0	0	2	2	2	2
	TV / FM Outlet 電視及收音機天線插座	1	1	1	1	0	0	1	1	1	1
	Telephone Outlet (電話端子插座)	1	1	1	1	0	0	1	1	1	1

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

住宅物業機電裝置數量說明表

	Description	2/F									
		A	B	C	D	E	F	G	H	I	J
Bedroom (睡房)	Data Outlet (數據端子插座)	1	1	1	1	0	0	1	1	1	1
	1 Gang Lighting Switch (一位燈掣)	1	1	1	1	0	0	1	2	2	2
	Lighting Point (燈位)	1	1	1	1	0	0	1	1	1	1
Shower room (淋浴室)	Fused Spur Unit for Exhaust Fan (抽氣扇接線位)	1	1	1	1	1	1	1	1	1	1
	13A Socket Outlet (13A電插座)	1	1	1	1	1	1	1	1	1	1
	Gas Water Heater (煤氣熱水爐)	1	1	0	0	0	0	0	0	1	1
	Gas Water Heater Remote Control (煤氣熱水爐遙控器)	0	0	1	1	1	1	1	1	0	0
	1 Gang Lighting Switch (一位燈掣)	1	0	0	0	0	0	0	0	0	0
	Lighting Point (燈位)	4	4	4	4	4	4	4	4	4	4
	Door Bell (門鐘)	0	0	0	0	0	0	0	0	0	0
Open Kitchen (開放式廚房)	13A Twin Socket Outlet (13A雙位電插座)	1	1	1	1	1	1	1	1	1	1
	20A Socket Outlet for Electric Induction Cooker (20A電插座供電煮食爐)	1	1	1	1	1	1	1	1	1	1
	13A Socket Outlet for Microwave Oven (13A電插座供微波爐電插座)	1	1	1	1	1	1	1	1	1	1
	13A Socket Outlet for Washer Dryer (13A電插座供洗衣乾衣機電插座)	1	1	1	1	1	1	1	1	1	1
	13A Socket Outlet for Refrigerator (13A電插座供雪櫃電插座)	1	1	1	1	1	1	1	1	1	1
	13A Socket Outlet for Exhaust Hood (13A電插座供抽油煙機電插座)	1	1	1	1	1	1	1	1	1	1
	Washing Machine Connection (Water Inlet) (洗衣機入水位)	1	1	1	1	1	1	1	1	1	1
	Washing Machine Connection (Water Outlet) (洗衣機去水位)	1	1	1	1	1	1	1	1	1	1
	Lighting Point (燈位)	1	1	1	1	1	1	1	1	1	1
	Miniature Circuit Breakers Board (總電掣箱)	0	0	0	0	1	1	0	0	0	0
	Lighting Point (燈位)	1	0	0	1	1	1	1	1	1	0
Utility Platform (工作平台)	Isolator for Outdoor Air Conditioner (室外空調機開關掣)	1	0	0	0	1	1	0	1	0	0
	Gas Water Heater (煤氣熱水爐)	1	0	0	0	0	0	0	0	0	0
	Gas Water Meter (煤氣錶)	1	0	0	0	0	0	0	0	0	0
	1 Gang Lighting Switch (一位燈掣)	1	0	0	0	1	1	0	1	0	0
Balcony (露台)	Isolator for Outdoor Air Conditioner (室外空調機開關掣)	0	0	0	0	0	0	0	0	0	0
	Gas Water Heater (煤氣熱水爐)	0	0	0	0	1	1	0	1	0	0
	Gas Water Meter (煤氣錶)	0	0	0	0	1	1	0	1	0	0
	Isolator for Outdoor Air Conditioner (室外空調機開關掣)	0	1	1	1	0	0	1	0	1	1
Flat Roof (平台) for 2/F ONLY	Lighting Point (燈位)	2	3	0	0	0	0	0	0	2	2
	13A Waterproof socket (13A防水電插座)	1	1	0	0	0	0	0	0	1	1
	Gas Water Meter (煤氣錶)	0	1	0	0	0	0	0	0	1	1

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

住宅物業機電裝置數量說明表

	Description	3/F to 23/F									
		A	B	C	D	E	F	G	H	I	J
Main Entrance (大門入口)	Door Bell Push Button (門鐘掣)	1	1	1	1	1	1	1	1	1	1
Living / Dining Room (客飯廳)	Video Phone Handset (視像對講機)	1	1	1	1	1	1	1	1	1	1
	Miniature Circuit Breakers Board (總電掣箱)	1	1	1	1	0	0	1	1	1	1
	Fused Spur Unit for A/C Unit (冷氣機接線位)	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet (13A雙位電插座)	5	5	3	5	3	3	5	3	5	3
	TV / FM Outlet (電視及收音機天線插座)	2	2	1	2	1	1	2	1	2	1
	Telephone Outlet (電話端子插座)	2	2	1	2	1	1	2	1	2	1
	Data Outlet (數據端子插座)	1	1	1	1	1	1	1	1	1	1
	Lighting Point (燈位)	4	3	3	3	3	3	3	3	3	3
	1 Gang 2 Way Lighting Switch (一位二路燈掣)	0	0	0	0	0	0	0	0	0	0
	2 Gang 2 Way Lighting Switch (二位二路燈掣)	0	0	0	0	0	0	0	0	2	0
	3 Gang 2 Way Lighting Switch (三位二路燈掣)	0	2	0	0	0	0	0	0	0	0
	1 Gang Lighting Switch (一位燈掣)	1	1	0	1	2	2	1	1	1	1
	2 Gang Lighting Switch (二位燈掣)	2	1	2	2	2	2	2	2	1	2
	3 Gang Lighting Switch (三位燈掣)	0	0	0	0	0	0	0	0	0	0
	2 Gang Switch For Exhaust Fan & Gas Water Heater (雙位抽氣扇及煤條熱水爐開關)	1	1	1	1	1	1	1	1	1	1
	Gas Water Meter (煤氣錶)	0	0	1	1	0	0	1	1	0	0
	Gas Water Heater (煤氣爐)	0	0	1	1	0	0	1	0	0	0
Sprinkler Head (花灑頭)	1	1	1	1	1	1	1	1	1	1	
Smoke Detector (煙霧感應器)	1	1	1	1	1	1	1	1	1	1	
Master Bedroom (主人房)	Fused Spur Unit for A/C Unit (冷氣機接線位)	1	1	0	0	0	0	0	0	0	0
	13A Twin Socket Outlet (13A雙位電插座)	2	2	0	0	0	0	0	0	0	0
	TV / FM Outlet 電視及收音機天線插座	1	1	0	0	0	0	0	0	0	0
	Telephone Outlet (電話端子插座)	1	1	0	0	0	0	0	0	0	0
	Data Outlet (數據端子插座)	1	1	0	0	0	0	0	0	0	0
	1 Gang Lighting Switch (一位燈掣)	2	2	0	0	0	0	0	0	0	0
	2 Gang Lighting Switch (二位燈掣)	0	0	0	0	0	0	0	0	0	0
Lighting Point (燈位)	2	1	0	0	0	0	0	0	0	0	
Bedroom (睡房)	Fused Spur Unit for A/C Unit (冷氣機接線位)	1	1	1	1	0	0	1	1	1	1
	13A Twin Socket Outlet (13A雙位電插座)	2	2	2	2	0	0	2	2	2	2
	TV / FM Outlet 電視及收音機天線插座	1	1	1	1	0	0	1	1	1	1
	Telephone Outlet (電話端子插座)	1	1	1	1	0	0	1	1	1	1
	Data Outlet (數據端子插座)	1	1	1	1	0	0	1	1	1	1
	1 Gang Lighting Switch (一位燈掣)	1	1	1	1	0	0	1	2	2	2
	Lighting Point (燈位)	1	1	1	1	0	0	1	1	1	1

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES
住宅物業機電裝置數量說明表

	Description	3/F to 23/F									
		A	B	C	D	E	F	G	H	I	J
Shower room (淋浴室)	Fused Spur Unit for Exhaust Fan (抽氣扇接線位)	1	1	1	1	1	1	1	1	1	1
	13A Socket Outlet (13A電插座)	1	1	1	1	1	1	1	1	1	1
	Gas Water Heater (煤氣熱水爐)	0	1	0	0	0	0	0	0	1	1
	Gas Water Heater Remote (煤氣熱水爐遙控器)	1	0	1	1	1	1	1	1	0	0
	1 Gang Lighting Switch (一位燈掣)	1	0	0	0	0	0	0	0	0	0
	Lighting Point (燈位)	4	4	4	4	4	4	4	4	4	4
Open Kitchen (開放式廚房)	Door Bell (門鐘)	0	0	0	0	0	0	0	0	0	0
	13A Twin Socket Outlet (13A雙位電插座)	1	1	1	1	1	1	1	1	1	1
	20A Socket Outlet for Electric Induction Cooker (20A電插座供電煮食爐)	1	1	1	1	1	1	1	1	1	1
	13A Socket Outlet for Microwave Oven (13A電插座供微波爐電插座)	1	1	1	1	1	1	1	1	1	1
	13A Socket Outlet for Washer Dryer (13A電插座供洗衣乾衣機電插座)	1	1	1	1	1	1	1	1	1	1
	13A Socket Outlet for Refrigerator (13A電插座供雪櫃電插座)	1	1	1	1	1	1	1	1	1	1
	13A Socket Outlet for Exhaust Hood (13A電插座供抽油煙機電插座)	1	1	1	1	1	1	1	1	1	1
	Washing Machine Connection (Water Inlet) (洗衣機入水位)	1	1	1	1	1	1	1	1	1	1
	Washing Machine Connection (Water Outlet) (洗衣機去水位)	1	1	1	1	1	1	1	1	1	1
	Lighting Point (燈位)	1	1	1	1	1	1	1	1	1	1
	Miniature Circuit Breakers Board (總電掣箱)	0	0	0	0	1	1	0	0	0	0
Utility Platform (工作平台)	Lighting Point (燈位)	1	1	0	1	1	1	1	1	1	1
	Isolator for Outdoor Air Conditioner (室外空調機開關掣)	1	0	0	0	1	1	0	1	0	0
	Gas Water Heater (煤氣熱水爐)	1	0	0	0	0	0	0	0	0	0
	Gas Water Meter (煤氣錶)	1	1	0	0	0	0	0	0	0	1
Balcony (露台)	Lighting Point (燈位)	1	1	0	0	1	1	0	1	1	1
	Isolator for Outdoor Air Conditioner (室外空調機開關掣)	0	0	0	0	0	0	0	0	0	0
	Gas Water Heater (煤氣熱水爐)	0	0	0	0	1	1	0	1	0	0
	Gas Water Meter (煤氣錶)	0	0	0	0	1	1	0	1	1	0
AC Platform (冷氣平台)	Weather Proof Switch for A/C Outdoor Unit (室外冷氣機防水開關)	0	1	1	1	0	0	1	0	1	1

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

住宅物業機電裝置數量說明表

	Description	25/F to 29/F							
		A	B	C	D	E	F	G	H
Main Entrance (大門入口)	Door Bell Push Button (門鐘掣)	1	1	1	1	1	1	1	1
Living / Dining Room (客飯廳)	Video Phone Handset (視像對講機)	1	1	1	1	1	1	1	1
	Miniature Circuit Breakers Board (總電掣箱)	1	1	1	1	1	1	1	1
	Fused Spur Unit for A/C Unit (冷氣機接線位)	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet (13A雙位電插座)	5	5	3	4	4	3	5	3
	TV / FM Outlet (電視及收音機天線插座)	2	2	1	1	1	1	2	1
	Telephone Outlet (電話端子插座)	2	2	1	1	1	1	2	1
	Data Outlet (數據端子插座)	1	1	1	1	1	1	1	1
	Lighting Point (燈位)	4	3	3	4	4	3	3	3
	2 Gang 2 Way Lighting Switch (二位二路燈掣)	0	0	0	0	0	0	0	0
	3 Gang 2 Way Lighting Switch (三位二路燈掣)	0	2	0	0	0	0	2	0
	1 Gang Lighting Switch (一位燈掣)	1	1	0	2	2	1	1	1
	2 Gang Lighting Switch (二位燈掣)	2	1	2	2	2	2	1	2
	3 Gang Lighting Switch (三位燈掣)	0	0	0	0	0	0	0	0
	2 Gang Switch For Exhaust Fan & Gas Water Heater (雙位抽氣扇及煤條熱水爐開關)	1	1	1	1	1	1	1	1
	Gas Water Heater (煤氣熱水爐)	0	0	1	0	0	0	0	0
	Gas Water Meter (煤氣錶)	0	0	1	0	0	0	0	0
	Master Bedroom (主人房)	Sprinkler Head (花灑頭)	1	1	1	1	1	1	1
Smoke Detector (煙霧感應器)		1	1	1	1	1	1	1	1
Fused Spur Unit for A/C Unit (冷氣機接線位)		1	1	0	1	1	0	0	0
13A Twin Socket Outlet (13A雙位電插座)		2	2	0	2	2	0	0	0
TV / FM Outlet 電視及收音機天線插座		1	1	0	1	1	0	0	0
Telephone Outlet (電話端子插座)		1	1	0	1	1	0	0	0
Data Outlet (數據端子插座)		1	1	0	1	1	0	0	0
Bedroom (睡房)	1 Gang Lighting Switch (一位燈掣)	2	2	0	2	2	0	0	2
	2 Gang Lighting Switch (二位燈掣)	0	0	0	0	0	0	0	0
	Lighting Point (燈位)	2	1	0	1	1	0	0	0
	Fused Spur Unit for A/C Unit (冷氣機接線位)	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet (13A雙位電插座)	2	2	2	2	2	2	2	2
	TV / FM Outlet 電視及收音機天線插座	1	1	1	1	1	1	1	1
	Telephone Outlet (電話端子插座)	1	1	1	1	1	1	1	1
Data Outlet (數據端子插座)	1	1	1	1	1	1	1	1	
1 Gang Lighting Switch (一位燈掣)	1	1	1	1	1	2	2	2	
Lighting Point (燈位)	1	1	1	1	1	1	1	1	

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES
住宅物業機電裝置數量說明表

	Description	25/F to 29/F							
		A	B	C	D	E	F	G	H
Shower room (淋浴室)	Fused Spur Unit for Exhaust Fan (抽氣扇接線位)	1	1	1	1	1	1	1	1
	13A Socket Outlet (13A電插座)	1	1	1	1	1	1	1	1
	Gas Water Heater (煤氣熱水爐)	0	1	0	0	0	0	1	1
	Gas Water Heater Remote (煤氣熱水爐遙控器)	1	0	1	1	1	1	0	0
	1 Gang Lighting Switch (一位燈掣)	1	0	0	0	0	0	0	0
	Lighting Point (燈位)	4	4	4	4	4	4	4	4
Open Kitchen (開放式廚房)	Door Bell (門鐘)	0	0	0	0	0	0	0	0
	13A Twin Socket Outlet (13A雙位電插座)	1	1	1	1	1	1	1	1
	20A Socket Outlet for Electric Induction Cooker (20A電插座供電煮食爐)	1	1	1	1	1	1	1	1
	13A Socket Outlet for Microwave Oven (13A電插座供微波爐電插座)	1	1	1	1	1	1	1	1
	13A Socket Outlet for Washer Dryer (13A電插座供洗衣乾衣機電插座)	1	1	1	1	1	1	1	1
	13A Socket Outlet for Refrigerator (13A電插座供雪櫃電插座)	1	1	1	1	1	1	1	1
	13A Socket Outlet for Exhaust Hood (13A電插座供抽油煙機電插座)	1	1	1	1	1	1	1	1
	Washing Machine Connection (Water Inlet) (洗衣機入水位)	1	1	1	1	1	1	1	1
	Washing Machine Connection (Water Outlet) (洗衣機去水位)	1	1	1	1	1	1	1	1
	Lighting Point (燈位)	1	1	1	1	1	1	1	1
	Miniature Circuit Breakers Board (總電掣箱)	0	0	0	0	0	0	0	0
Utility Platform (工作平台)	Lighting Point (燈位)	1	1	0	1	1	1	1	1
	Isolator for Outdoor Air Conditioner (室外空調機開關掣)	1	0	0	0	0	1	0	0
	Gas Water Heater (煤氣熱水爐)	1	0	0	0	0	0	0	0
	Gas Water Meter (煤氣錶)	1	1	0	0	0	0	0	1
Balcony (露台)	Lighting Point (燈位)	1	1	0	1	1	1	1	1
	Isolator for Outdoor Air Conditioner (室外空調機開關掣)	0	0	0	0	0	0	0	0
	Gas Water Heater (煤氣熱水爐)	0	0	0	1	1	1	0	0
	Gas Water Meter (煤氣錶)	0	0	0	1	1	1	1	0
AC Platform (冷氣平台)	Isolator for Outdoor Air Conditioner (室外空調機開關掣)	0	1	1	1	1	0	1	1
Flat Roof (平台) 25/F ONLY	Lighting Point (燈位)	0	0	0	1	1	0	0	0
	Gas Water Heater (煤氣熱水爐)	0	0	0	1	1	0	0	0
	Gas Water Meter (煤氣錶)	0	0	0	1	1	0	0	0

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

住宅物業機電裝置數量說明表

	Description	30/F			
		A	B	C	D
Main Entrance (大門入口)	Door Bell Push Button (門鐘掣)	1	1	1	1
Living / Dining Room (客飯廳)	Video Phone Handset (視像對講機)	1	1	1	1
	Door Bell (門鐘)	0	0	0	0
	Miniature Circuit Breakers Board (總電掣箱)	0	1	1	0
	Fused Spur Unit for A/C Unit (冷氣機接線位)	1	1	1	1
	13A Twin Socket Outlet (13A雙位電插座)	4	5	5	4
	TV / FM Outlet (電視及收音機天線插座)	1	1	1	1
	Telephone Outlet (電話端子插座)	1	1	1	1
	Data Outlet (數據端子插座)	1	1	1	1
	Lighting Point (燈位)	3	4	4	4
	1 Gang 2 Way Lighting (一位二路燈掣)	1	0	0	1
	2 Gang 2 Way Lighting Switch (二位二路燈掣)	0	0	0	0
	3 Gang 2 Way Lighting (三位二路燈掣)	0	2	2	0
	4 Gang 2 Way Lighting (四位二路燈掣)	0	0	0	0
	1 Gang Lighting Switch (一位燈掣)	2	1	1	2
	2 Gang Lighting Switch (二位燈掣)	2	1	1	1
	3 Gang Lighting Switch (三位燈掣)	0	0	0	1
	2 Gang Switch For Exhaust Fan & Gas Water Heater (雙位抽氣扇及煤條熱水爐開關)	1	1	1	1
	Gas Water Heater (煤氣熱水爐)	0	0	0	0
	Gas Water Meter (煤氣錶)	0	0	0	0
	Sprinkler Head (花灑頭)	0	1	1	0
Smoke Detector (煙霧感應器)	0	1	1	0	
Master Bedroom (主人房)	Fused Spur Unit for A/C Unit (冷氣機接線位)	1	1	1	1
	13A Twin Socket Outlet (13A雙位電插座)	2	2	2	2
	TV / FM Outlet 電視及收音機天線插座	1	1	1	1
	Telephone Outlet (電話端子插座)	1	1	1	1
	Data Outlet (數據端子插座)	1	1	1	1
	1 Gang Lighting Switch (一位燈掣)	2	1	1	3
	2 Gang Lighting Switch (二位燈掣)	1	0	0	1
	1 Gang Switch For Exhaust Fan(抽氣扇開關)	1	0	0	1
Lighting Point (燈位)	2	1	1	2	

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

住宅物業機電裝置數量說明表

	Description	30/F			
		A	B	C	D
Bedroom (睡房)	Fused Spur Unit for A/C Unit (冷氣機接線位)	1	1	1	1
	13A Twin Socket Outlet (13A雙位電插座)	2	2	2	2
	TV / FM Outlet 電視及收音機天線插座	1	1	1	1
	Telephone Outlet (電話端子插座)	1	1	1	1
	Data Outlet (數據端子插座)	1	1	1	1
	1 Gang Lighting Switch (一位燈掣)	1	1	1	1
	Lighting Point (燈位)	1	1	1	1
Shower Room (淋浴室)	Fused Spur Unit for Exhaust Fan (抽氣扇接線位)	1	1	1	1
	13A Socket Outlet (13A電插座)	1	1	1	1
	Gas Water Heater Remote (煤氣熱水爐遙控器)	1	1	1	1
	Gas Water Heater (煤氣熱水爐)	0	0	0	0
	Lighting Point (燈位)	4	4	4	4
Bathroom (浴室)	Fused Spur Unit for Exhaust Fan (抽氣扇接線位)	1	0	0	1
	13A Socket Outlet (13A電插座)	1	0	0	1
	Gas Water Heater Remote (煤氣熱水爐遙控器)	1	0	0	1
	Gas Water Heater (煤氣熱水爐)	0	0	0	0
	1 Gang Lighting Switch (一位燈掣)	1	0	0	1
	Lighting Point (燈位)	4	0	0	4
Kitchen (廚房)	Town Gas Connection Point for Gas Hob (煮食爐煤氣接駁點)	1	0	0	1
	13A Twin Socket Outlet (13A雙位電插座)	1	1	1	1
	20A Socket Outlet for Electric Induction Cooker (20A電插座供電煮食爐)	1	1	1	1
	13A Socket Outlet for Microwave Oven (13A電插座供微波爐電插座)	1	1	1	1
	13A Socket Outlet for Washer Dryer (13A電插座供洗衣乾衣機電插座)	1	1	1	1
	13A Socket Outlet for Refrigerator (13A電插座供雪櫃電插座)	1	1	1	1
	13A Socket Outlet for Exhaust Hood (13A電插座供抽油煙機電插座)	1	1	1	1
	Washing Machine Connection (Water Inlet) (洗衣機入水位)	1	1	1	1
	Washing Machine Connection (Water Outlet) (洗衣機去水位)	1	1	1	1
	1 Gang Lighting Switch (一位燈掣)	1	0	0	0
	2 Gang Lighting Switch (二位燈掣)	1	0	0	1
	Lighting Point (燈位)	3	1	1	3
	Miniature Circuit Breakers Board (總電掣箱)	1	0	0	1

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

住宅物業機電裝置數量說明表

	Description	30/F			
		A	B	C	D
Utility Platform (工作平台)	Lighting Point (燈位)	1	0	0	1
	Isolator for Outdoor Air Conditioner (室外空調機開關掣)	0	0	0	0
	Gas Water Heater (煤氣熱水爐)	1	0	0	1
	Gas Water Meter (煤氣錶)	1	0	0	1
Balcony (露台)	Lighting Point (燈位)	1	1	1	1
	Isolator for Outdoor Air Conditioner (室外空調機開關掣)	0	0	0	0
	Gas Water Heater (煤氣熱水爐)	0	1	1	0
	Gas Water Meter (煤氣錶)	0	1	1	0
AC Platform (冷氣平台)	Isolator for Outdoor Air Conditioner (室外空調機開關掣)	1	1	1	1
Internal Staircase (內置樓梯)	Lighting Point (燈位)	3	0	0	3
	1 Gang 2 Way Lighting Switch (一位二路燈掣)	1	0	0	1
	1 Gang Lighting Switch (一位燈掣)	1	0	0	1
Flat Roof (平台)	Lighting Point (燈位)	6	0	0	4
	13A Waterproof socket (13A防水電插座)	2	0	0	1
Flat Roof (平台) at R/F	Lighting Point (燈位)	3	0	0	3
	13A Waterproof socket (13A防水電插座)	1	0	0	1

SERVICE AGREEMENTS 服務協議

Potable and flushing water is supplied by Water Supplies Department.

食水及沖廁水由水務署供應。

Electricity is supplied by CLP Power Hong Kong Limited.

電力由中華電力有限公司供應。

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

煤氣由香港中華煤氣有限公司供應。

GOVERNMENT RENT 地稅

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

賣方會/已繳付有關地段由批地之日期起計直至買賣單位之成交日期期間之地稅。

MISCELLANEOUS PAYMENTS BY PURCHASER

買方的雜項付款

On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the Vendor for the deposits for water, electricity and gas.

On that delivery, the purchaser is not liable to pay to the Vendor a debris removal fee.

The amount of deposits for water, electricity and gas and debris removal fee is yet to be ascertained at the date on which the sales brochure is printed.

Note:

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

在向買方交付住宅物業在空置情況下的管有權時，買方須向賣方補還水、電力及氣體的按金。

在交付時，買方不須向賣方支付清理廢料的費用。

水、電力及氣體的按金及清理廢料的費用的款額於售樓說明書印製日尚未決定。

附註：

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

DEFECT LIABILITY WARRANTY PERIOD

欠妥之處的保養責任期

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

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

MAINTENANCE OF SLOPES

斜坡維修

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

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

MODIFICATION 修訂

Not Applicable

不適用

RELEVANT INFORMATION 有關資料

Not Applicable

不適用

WEBSITE ADDRESS 互聯網網站的網址

www.aspencrest.com.hk

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

Breakdown of GFA Concessions Obtained for All Features

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

Disregarded GFA under Building (Planning) Regulations 23(3)(b)		Area (m ²)
1	Carpark and loading/unloading area excluding public transport terminus	Not Applicable
2	Plant rooms and similar services	Not Applicable
2.1	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.	159.841
2.2	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 watch tank, etc.	323.889
2.3	Non-mandatory or non-essential plant room, such as A/C plant room, AHU room, etc.	Not Applicable
Disregarded GFA under Building (Planning) Regulations 23A(3)		
3	Area for picking up and setting down persons departing from or arriving at the hotel by vehicle	Not Applicable
4	Supporting facilities for a hotel	Not Applicable
Green Features under JPNs		
5	Balcony for residential building	174.000
6	Wider common corridor and lift lobby	Not Applicable
7	Communal sky garden	Not Applicable
8	Communal podium garden for non-residential building	Not Applicable
9	Acoustic fin	Not Applicable
10	Wing wall, wind catcher and funnel	Not Applicable
11	Non-structural prefabricated external wall	Not Applicable
12	Utility platform	159.750
13	Noise barrier	Not Applicable
Amenity Features		
14	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	11.618
15	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	281.104
16	Covered landscaped and play area	Not Applicable
17	Horizontal screen/covered walkway, trellis	Not Applicable
18	Larger lift shaft	123.768
19	Chimney shaft	Not Applicable
20	Other non-mandatory or non-essential plant room, such as boiler room, SMATV room	Not Applicable

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

		Area (m ²)
21	Pipe duct, air duct for mandatory feature or essential plant room	79.452
22	Pipe duct, air duct for non-mandatory or non-essential plant room	Not Applicable
23	Plant room, pipe duct, air duct for environmentally friendly system and feature	Not Applicable
24	High headroom and void in front of cinema, shopping arcade etc. in non-domestic development	Not Applicable
25	Void over main common entrance (prestige entrance) in non-domestic development	Not Applicable
26	Void in duplex domestic flat and house	Not Applicable
27	Sunshade and reflector	Not Applicable
28	Minor projection such as AC box, window cill, projecting window	115.449
29	Other projection such as air-conditioning box and platform with a projection of more than 750mm from the external wall	Not Applicable
Other Exempted Items		
30	Refuge floor including refuge floor cum sky garden	Not Applicable
31	Covered area under large projecting/overhanging feature	Not Applicable
32	Public transport terminus (PTT)	Not Applicable
33	Party structure and common staircase	Not Applicable
34	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	125,727
35	Public passage	Not Applicable
36	Covered set back area	Not Applicable
Bonus GFA		
37	Bonus GFA	Not Applicable

Note: The above table is based on the requirement as stipulated in 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.

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

獲寬免總樓面面積的設施分項

於印製售樓說明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。如印製售樓說明書時尚未呈交最終修訂圖則予建築事務監督，則有(#)號的資料可以由認可人士提供的資料作為基礎。直至最終修訂圖則於發出佔用許可證前呈交予並獲建築事務監督批准前，以下分項資料仍可能有所修改。

根據《建築物(規劃)規例》(《規劃規例》)第23(3)(b)條不計算的總樓面面積		面積(平方米)
1	停車場及上落客貨地方(公共交通總站除外)	不適用
2	機房及相類設施	不適用
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	159.841
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	323.889
2.3	非強制性或非必要機房，例如空調機房、風櫃房等	不適用
根據《規劃規例》第23A(3)條不計算的總樓面面積		
3	供人離開或到達旅館時上落汽車的地方	不適用
4	旅館的輔助性設施	不適用
根據《聯合作業備考》提供的環保設施		
5	住宅樓宇露台	174.000
6	加闊的公用走廊及升降機大堂	不適用
7	公用空中花園	不適用
8	非住宅樓宇的公用平台花園	不適用
9	隔聲簷	不適用
10	翼牆、捕風器及風斗	不適用
11	非結構預製外牆	不適用
12	工作平台	159.750
13	隔音屏障	不適用
適意設施		
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	11.618
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	281.104
16	有上蓋的園景區及遊樂場	不適用
17	橫向屏障/有蓋人行道、花棚	不適用
18	擴大升降機井道	123.768
19	煙囪管道	不適用
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	不適用

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

		面積(平方米)
21	強制性設施或必要機房所需的管槽、氣槽	79.452
22	非強制性設施或非必要機房所需的管槽、氣槽	不適用
23	環保系統及設施所需的機房、管槽及氣槽	不適用
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	不適用
25	非住用發展項目的公用主要入口(尊貴入口)上方的中空	不適用
26	複式住宅單位及洋房的中空	不適用
27	遮陽篷及反光罩	不適用
28	小型伸出物，例如空調機箱、窗台、伸出的窗台	115.449
29	其他伸出物，如空調機箱或伸出外牆超過750毫米的平台	不適用
其他項目		
30	庇護層，包括庇護層兼空中花園	不適用
31	大型伸出/外懸設施下的有蓋面積	不適用
32	公共交通總站	不適用
33	共用構築物及樓梯	不適用
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	125,727
35	公眾通道	不適用
36	因樓宇後移導致的覆蓋面積	不適用
額外總樓面面積		
37	額外總樓面面積	不適用

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

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

17 August, 2015

2015年8月17日

POSSIBLE FUTURE CHANGE 日後可能出現的改變

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

發展項目及其周邊地區日後可能出現改變。

EXAMINATION RECORD

檢視紀錄

Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
19 August 2015 2015年8月19日	18 - 21	Revise the Floor Plan of Residential Properties in the Development. 修訂發展項目的住宅物業的樓面平面圖。
16 November 2015 2015年11月16日		No revision made. 並無作出修改。
5 February 2016 2016年2月5日		No revision made. 並無作出修改。
4 May 2016 2016年5月4日	14	Update the Outline Zoning Plan Location Plan relating to the Development S/K11/28. 更新發展項目的分區計劃大綱圖 S/K11/28。
1 August 2016 2016年8月1日	12	Update the Location Plan of the Development. 更新發展項目的所在位置圖。
6 October 2016 2016年10月6日	12	Update the Location Plan of the Development. 更新發展項目的所在位置圖。
	13	Update the Aerial Photograph of the Development. 更新發展項目的鳥瞰照片。
20th December 2016 2016年12月20日		No revision made. 並無作出修改。
22th March 2017 2017年3月22日	12	Update the Location Plan of the Development. 更新發展項目的所在位置圖。
	14	Update the Outline Zoning Plan Location Plan relating to the Development S/K11/29. 更新發展項目的分區計劃大綱圖 S/K11/29。
16th June 2017 2017年6月16日	12	Update the Location Plan of the Development. 更新發展項目的所在位置圖。
	22	Revise the Floor Plan of the Residential Properties in the Development. 修訂發展項目的住宅物業的樓面平面圖。
14th September 2017 2017年9月14日	02, 03, 04, 05, 05a, 05b	Update the Notes to Purchasers of First-hand Residential Properties 更新一手住宅物業買家須知。
	12	Update the Location Plan of the Development. 更新發展項目的所在位置圖。

Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
7th December 2017 2017年12月7日	12	Update the Location Plan of the Development. 更新發展項目的所在位置圖。
6th March 2018 2018年3月6日	12	Update the Location Plan of the Development. 更新發展項目的所在位置圖。
5th June 2018 2018年6月5日	12	Update the Location Plan of the Development. 更新發展項目的所在位置圖。



