



ASTORIA CREST

傲凱

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 the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans¹ as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. Property area and its surroundings

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

5. Sales brochure

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

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

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

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

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

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.

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.

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

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

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管理費、管理費上期金額（如有）、特別基金金額（如有）、補還的水、電力及氣體按金（如有）、以及／或清理廢料的費用（如有）。

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部 and 內部尺寸²。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修訂。
- 閱覽售樓說明書，並須特別留意以下資訊：
 - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關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。

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

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

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

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

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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。

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

- 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
- 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

網址	： 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	
電郵	： 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 at which the Development is situated and Street Number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development

229 Hai Tan Street (for Upper Floors)*

231 Hai Tan Street (for Ground Floor Shop)*

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

The Development consist of one multi-unit building.

Total Number of Storeys

27 storeys (excluding roof floor, upper roof floor and top roof floor)

Floor Numbering

G/F to 1/F, E&M floor, 2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F, roof floor, upper roof floor and top roof floor

Omitted floor numbers

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

Refuge Floors

Not Applicable

The Development is an uncompleted development.

Estimated material date for the Development, as provided by the Authorized Person for the Development

1 March, 2019

“Material date” means the date on which the conditions of the land grant are complied with in respect of the Development. 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 required to be given for the sale and purchase), without limiting any other means by which the completion of the Development may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Development has been completed or is deemed to be completed (as the case may be).

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

海壇街229號 (適用於地鋪以上樓層)*

海壇街231號 (適用於地鋪)*

*此臨時門牌號數有待差餉物業估價署在發展項目建成時確認。

發展項目包含一幢多單位的建築物。

樓層的總數

27層 (不包括天台、上層天台及頂層天台)

樓層號數

地下至1樓、機電樓層、2樓至3樓、5樓至12樓、15樓至23樓、25樓至29樓、天台、上層天台及頂層天台

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發展項目的預計關鍵日期

2019年3月1日

「關鍵日期」指批地文件的條件就發展項目而獲符合的日期。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，需獲地政總署署長同意)，在不局限任何其他可用以證明該項目落成的方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為發展項目已落成或當作已落成 (視屬何情況而定) 的確證。

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

Urban Renewal Authority (as “Owner”), Cheong Sing Property Development Limited (as “Person so Engaged”)

Remarks:

“Owner” means the legal or beneficial owner of the residential properties concerned in the Development.

“Person so Engaged” means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.

Holding Company of the Vendor (Urban Renewal Authority)

Not applicable

Holding Companies of the Vendor (Cheong Sing Property Development Limited)

Far East Consortium International Limited

Ample Bonus Limited

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

Far East Consortium Limited

Authorized Person for the Development

Mr. Mok Ka Fai

The Firm or Corporation of which an Authorized Person for the Development is a Proprietor, Director or Employee in His or Her Professional Capacity

Ho & Partners Architects Engineers & Development Consultants Limited

Building Contractor for the Development

CR Construction Company Limited

The firm of solicitors acting for the Owner in relation to the sale of residential properties in the Development

Woo Kwan Lee & Lo

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

Hang Seng Bank Limited

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

Not applicable

賣方

市區重建局（作為「擁有人」）、昌盛物業發展有限公司（作為「如此聘用的人」）

備註：

「擁有人」指發展項目相關住宅物業的法律上的擁有人或實益擁有人。

「如此聘用的人」指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

賣方（市區重建局）之控權公司

不適用

賣方（昌盛物業發展有限公司）之控權公司

Far East Consortium International Limited

Ample Bonus Limited

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

遠東發展有限公司

發展項目的認可人士

莫家輝先生

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團

何顯毅建築工程師樓地產發展顧問有限公司

發展項目的承建商

華營建築有限公司

就發展項目的住宅物業的出售而代表擁有人行事的律師事務所

胡關李羅律師行

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

恒生銀行有限公司

已為發展項目的建造提供貸款的其他人

不適用

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(a)	The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the Development. 賣方或該項目的承建商屬個人，並屬該項目的認可人士的家人。	Not Applicable 不適用
(b)	The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person. 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。	Not Applicable 不適用
(c)	The vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person. 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人。	No 否
(d)	The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person. 賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	Not Applicable 不適用
(e)	The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person. 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	Not Applicable 不適用
(f)	The vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person. 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人。	No 否
(g)	The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development. 賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	Not Applicable 不適用
(h)	The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development. 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	Not Applicable 不適用
(i)	The vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors. 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人。	No 否
(j)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a private company, and an authorized person for the Development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor. 賣方、賣方的控權公司或有關期數的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份。	No 否
(k)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor. 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份。	No 否
(l)	The vendor or a building contractor for the Development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor. 賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。	No 否
(m)	The vendor or a building contractor for the Development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor. 賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。	Not Applicable 不適用
(n)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that vendor, holding company or contractor. 賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份。	No 否
(o)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor. 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份。	No 否

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(p)	The vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor. 賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。	No 否
(q)	The vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor. 賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。	Not Applicable 不適用
(r)	The vendor or a building contractor for the Development is a corporation, and the corporation of which an authorized person for the Development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor. 賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。	No 否
(s)	The vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor. 賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	No 否

INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

There will NOT be curtain walls forming part of the enclosing walls in the Development.

Range of thickness of the curtain wall of the building: N/A

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

Range of thickness of the non-structural prefabricated external walls: 150mm.

Schedule of total area of non-structual prefabricated external walls of each residential property

Floor	Flat	Area (sq.m)
3/F and 5/F - 8/F	A	2.238
	B	1.224
	C	2.682
9/F - 12/F, 15/F - 23/F and 25/F - 29/F	A	1.895
	B	1.059
	C	1.286
	D	2.058

發展項目將沒有構成圍封牆的一部分的幕牆。

建築物的幕牆的厚度範圍：不適用

發展項目將有構成圍封牆的一部分的非結構的預製外牆

建築物的非結構的預製外牆厚度範圍：150毫米。

每個住宅物業的非結構的預製外牆的總面積表

樓層	單位	面積 (平方米)
3樓及5樓至8樓	A	2.238
	B	1.224
	C	2.682
9樓至12樓、15樓至23樓及25樓至29樓	A	1.895
	B	1.059
	C	1.286
	D	2.058

INFORMATION ON PROPERTY MANAGEMENT

物業管理的資料


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.

根據發展項目公契的最新擬稿，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



 Location of the Development
發展項目的位置

SCALE 比例：
 0M/米 200M/米



NOTATION 圖例：

-  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
-  SOCIAL WELFARE FACILITIES (INCLUDING AN ELDERLY CENTRE AND A 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)
-  PUBLIC TRANSPORT TERMINAL (INCLUDING RAIL STATION) 公共交通總站(包括鐵路車站)
-  POWER PLANT (INCLUDING ELECTRICITY SUB-STATIONS) 發電廠(包括電力分站)
-  RELIGIOUS INSTITUTION (INCLUDING A CHURCH, A TEMPLE AND A TSZ TONG)
宗教場所(包括教堂、廟宇及祠堂)
-  SCHOOL (INCLUDING A KINDERGARTEN) 學校(包括幼稚園)
-  MARKET (INCLUDING A WET MARKET AND A WHOLESALE MARKET) 市場(包括濕貨市場及批發市場)
-  SPORTS FACILITIES (INCLUDING A SPORTS GROUND AND A SWIMMING POOL) 體育設施(包括運動場及游泳池)
-  POLICE STATION 警署
-  SEWAGE TREATMENT WORKS AND FACILITIES 污水處理廠及設施
-  PUBLIC UTILITY INSTALLATION 公用事業設施裝置

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. YEN CHOW STREET 欽州街 | 7. KIU KIANG STREET 九江街 |
| 2. YU CHOW STREET 汝州街 | 8. WEST KOWLOON CORRIDOR 西九龍走廊 |
| 3. LAI CHI KOK ROAD 荔枝角道 | 9. YEN CHOW STREET WEST 欽州街西 |
| 4. KI LUNG STREET 基隆街 | 10. PEI HO STREET 北河街 |
| 5. TAI NAN STREET 大南街 | 11. TONKIN STREET 東京街 |
| 6. KWEILIN STREET 桂林街 | 12. SHAM MONG ROAD 深旺道 |

The above plan is prepared by Vendor with reference to the Topographic Map (Series HP5C) Sheet number 11-NW-B (Last updated on 18th May 2018) and 11-NW-D (Last updated on 19th April 2018), from Survey and Mapping Office of the Lands Department, with adjustment where necessary.

The map is reproduced with permission of the Director of Lands © The Government of Hong Kong SAR. License No. 113/2017.

Note:

- Due to technical reasons, this Location Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
- The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.

上述圖則參考地政總署測繪處之地形圖(組別編號HP5C)圖幅編號11-NW-B(最近更新於2018年5月18日)及11-NW-D(最近更新於2018年4月19日)，並由賣方擬備，有需要處經修正處理。

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113/2017。

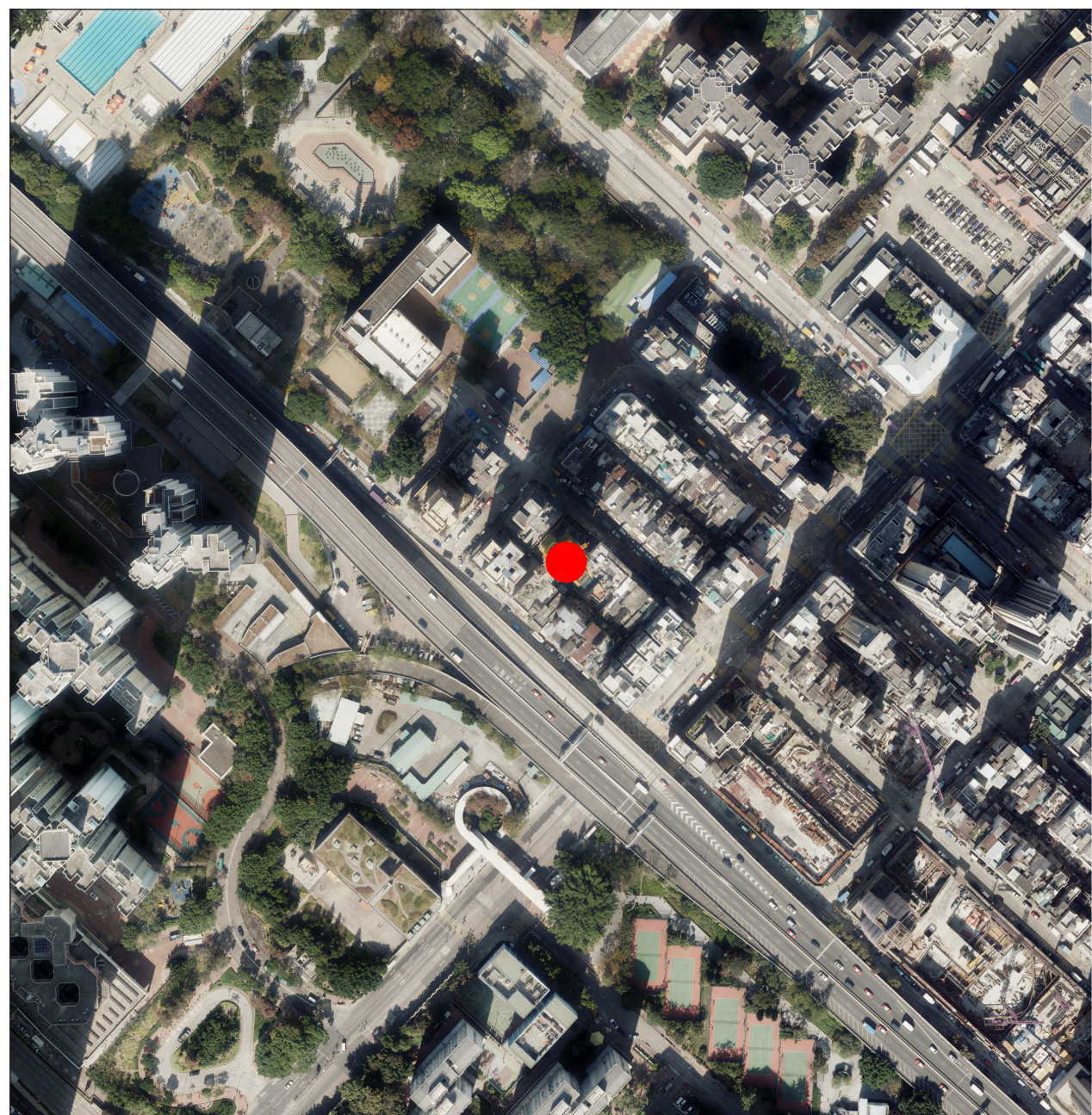
附註：

- 由於技術原因，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。
- 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

AERIAL PHOTOGRAPH OF THE DEVELOPMENT

發展項目的鳥瞰照片

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,000 feet dated 27th December, 2017, with photo No.E030536C.
 摘錄自地政總署測繪處於2017年12月27日在6,000呎飛行高度拍攝的鳥瞰照片，編號為E030536C。

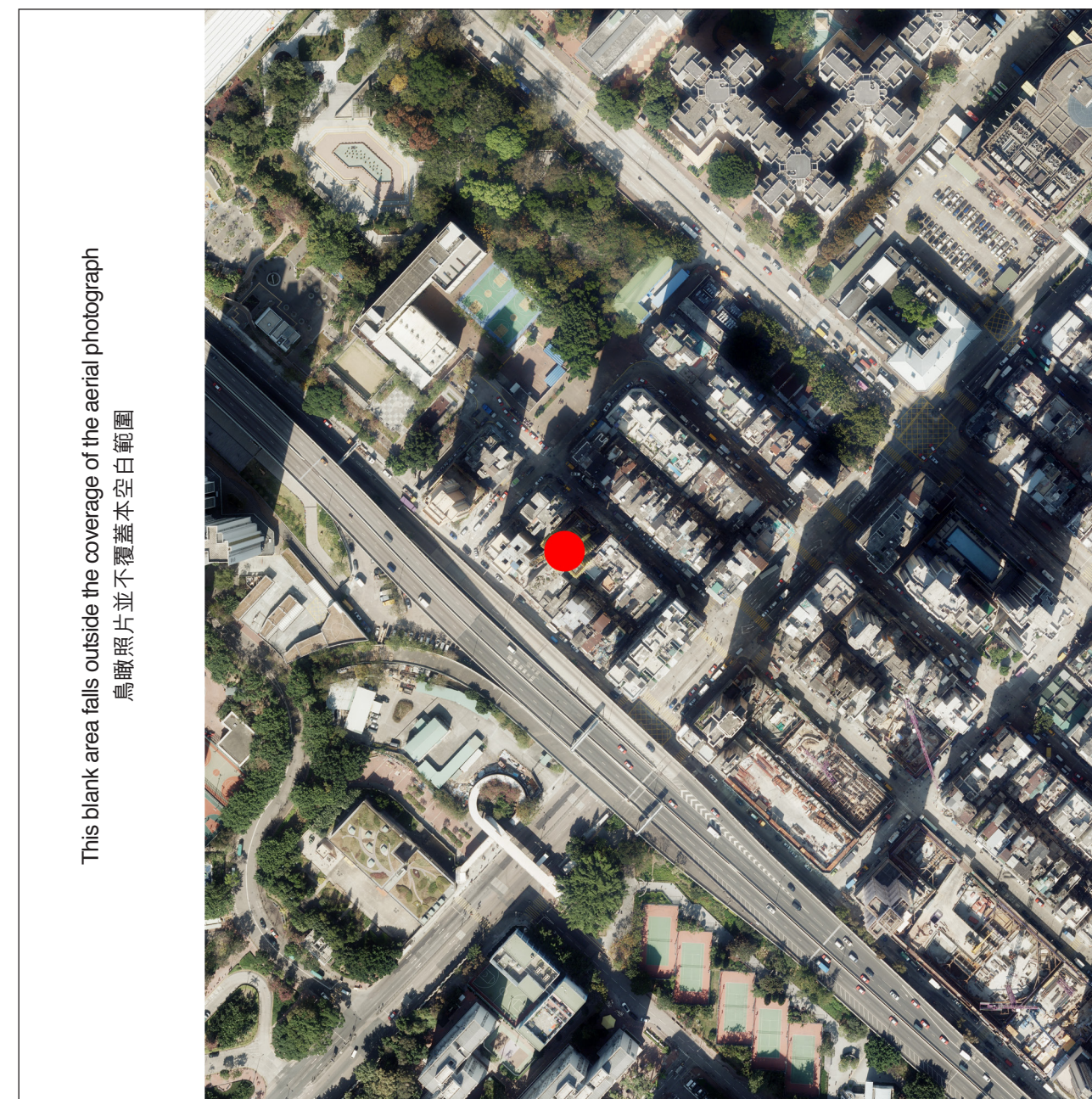


● Location of the Development
 發展項目的位置

This blank area falls outside the coverage of the aerial photograph
 鳥瞰照片並不覆蓋本空白範圍

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Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,000 feet dated 27th December, 2017, with photo No.E030537C.
 摘錄自地政總署測繪處於2017年12月27日在6,000呎飛行高度拍攝的鳥瞰照片，編號為E030537C。



This blank area falls outside the coverage of the aerial photograph
 鳥瞰照片並不覆蓋本空白範圍

Note:

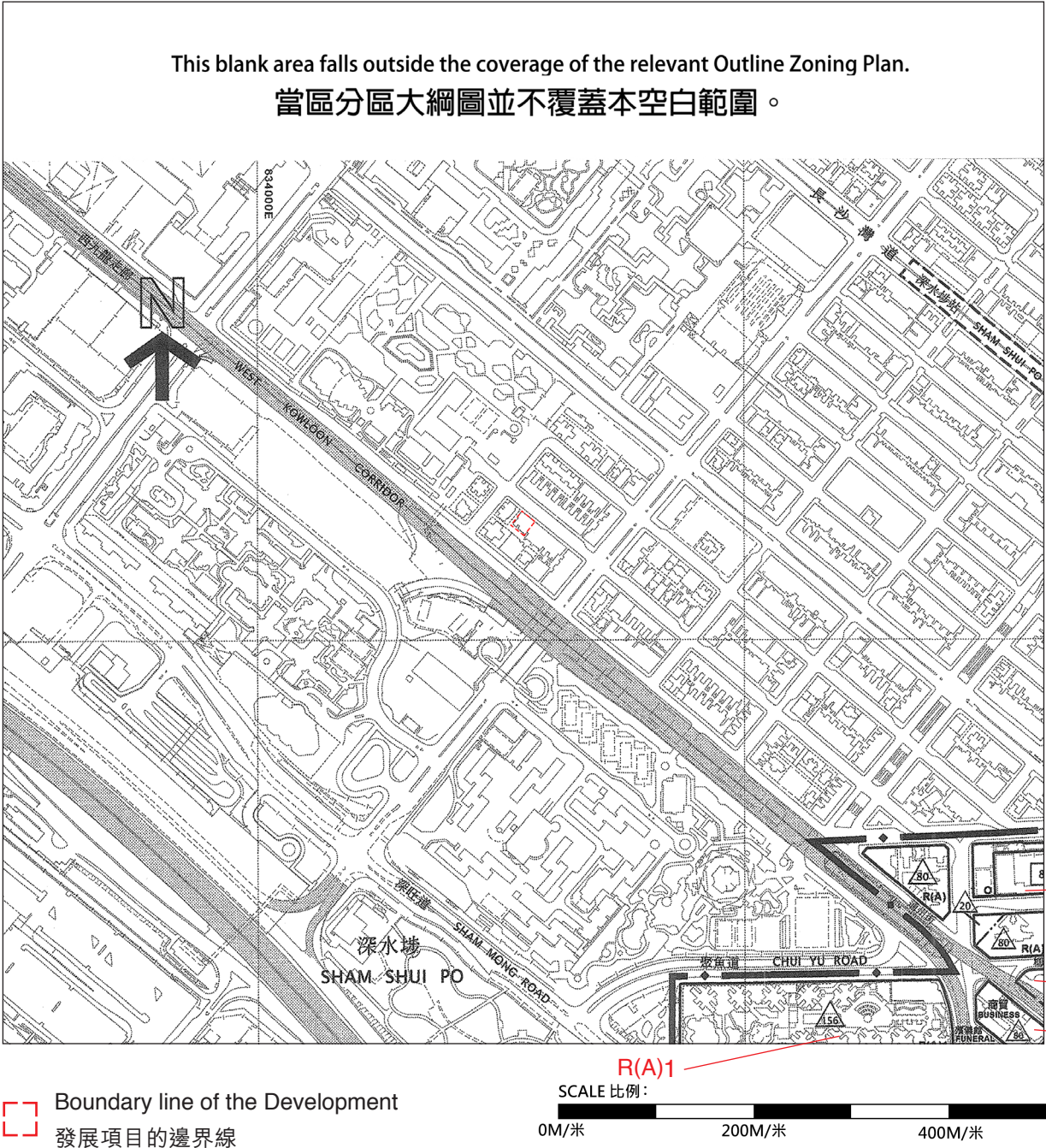
1. Due to technical reasons, these aerial photographs have shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
2. Copies of the aerial photographs of the Development are available for free inspection at the sales office during opening hours.
3. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.

附註：

1. 由於技術原因，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。
2. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
3. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

關於發展項目的分區計劃大綱圖等



NOTATION 圖例

ZONES 地帶

- | | |
|-------|---|
| R(A) | RESIDENTIAL (GROUP A) 住宅 (甲類) |
| G/I/C | GOVERNMENT, INSTITUTION OR COMMUNITY 政府、機構或社區 |
| O | OPEN SPACE 休憩用地 |
| OU | OTHER SPECIFIED USES 其他指定用途 |

COMMUNICATIONS 交通

- | | |
|-------------------------|---------|
| MAJOR ROAD AND JUNCTION | 主要道路及路口 |
| ELEVATED ROAD | 高架道路 |

MISCELLANEOUS 其他

- | | |
|---|----------------------|
| BOUNDARY OF PLANNING SCHEME | 規劃範圍界線 |
| 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) |

Extract from the draft Mong Kok Outline Zoning Plan No. S/K3/30 gazetted on 31st May, 2013 with adjustment where necessary as shown in red.

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

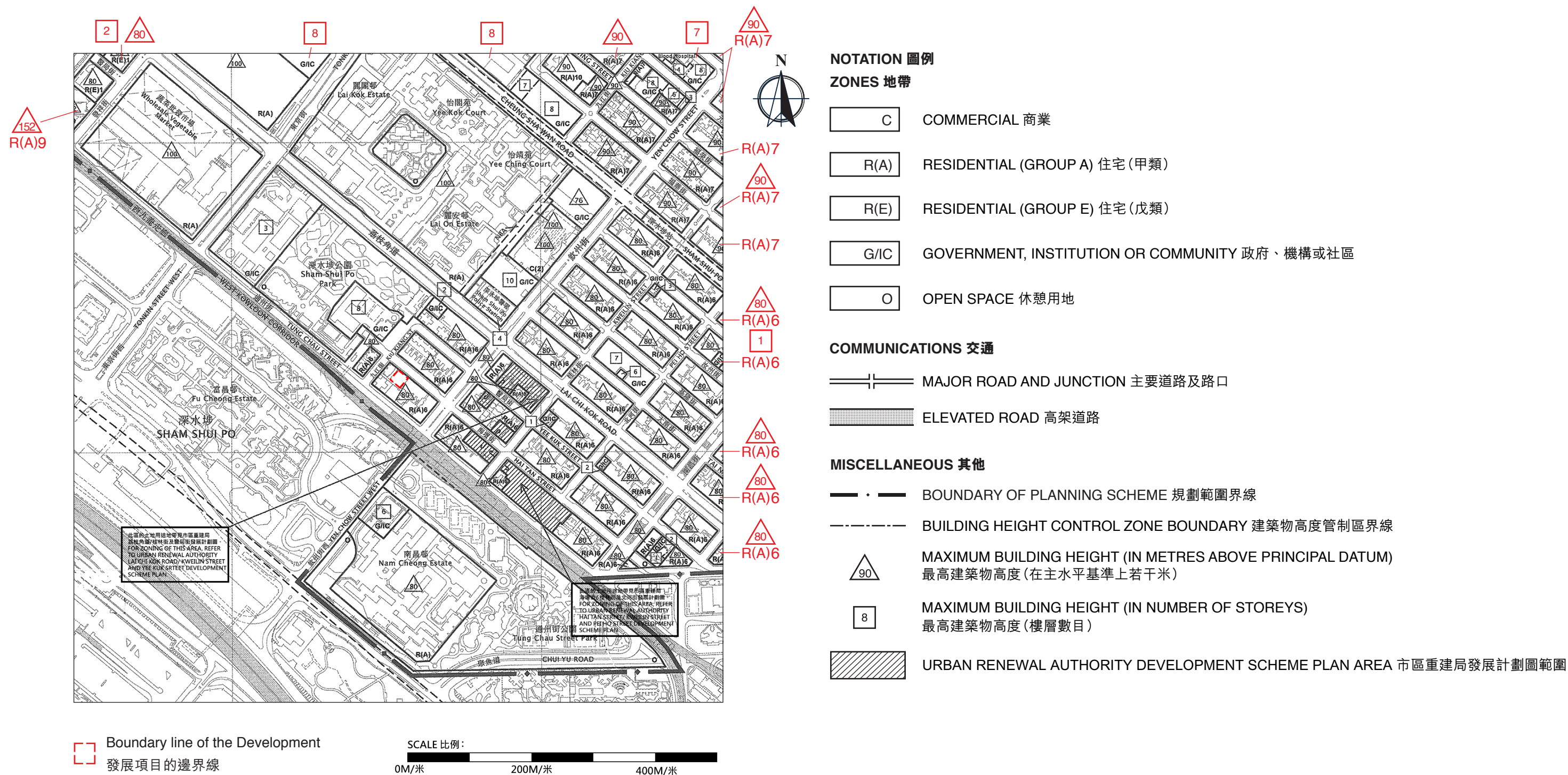
摘錄自於2013年5月31日刊憲報之旺角分區大綱草圖編號S/K3/30，有需要經修正處理，以紅色顯示。

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附註：
由於技術原因，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 ETC. RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖等



Extract from the approved Cheung Sha Wan Outline Zoning Plan No. S/K5/37 gazetted on 16th December, 2016 with adjustment where necessary as shown in red.

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

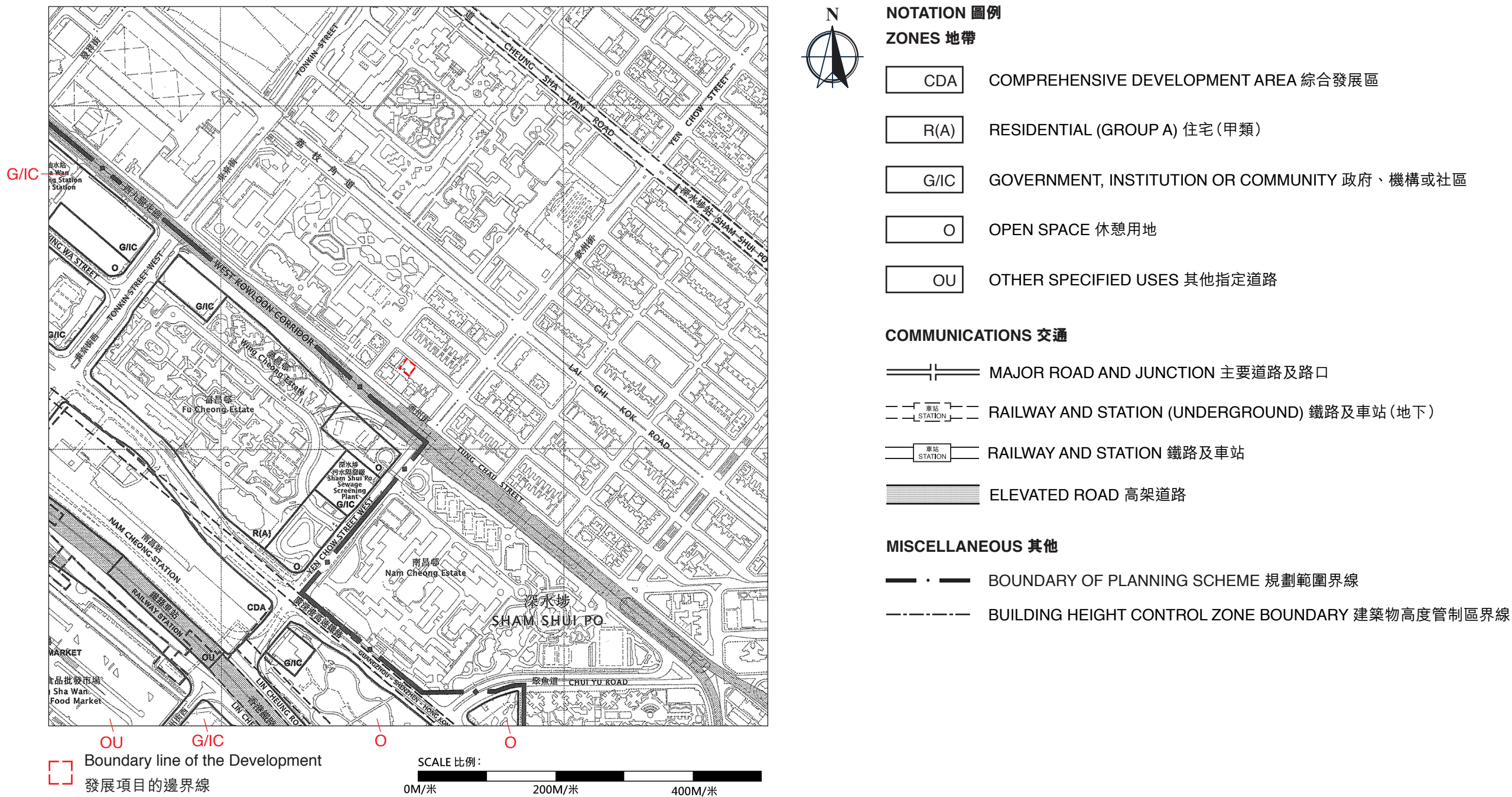
摘錄自於2016年12月16日刊憲報之長沙灣分區大綱核准圖編號S/K5/37，有需要經修正處理，以紅色顯示。

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附註：
由於技術原因，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 ETC. RELATING TO THE DEVELOPMENT

關於發展項目的分區計劃大綱圖等



Extract from the approved South West Kowloon Outline Zoning Plan No. S/K20/30 gazetted on 3rd October, 2014 with adjustment where necessary as shown in red.

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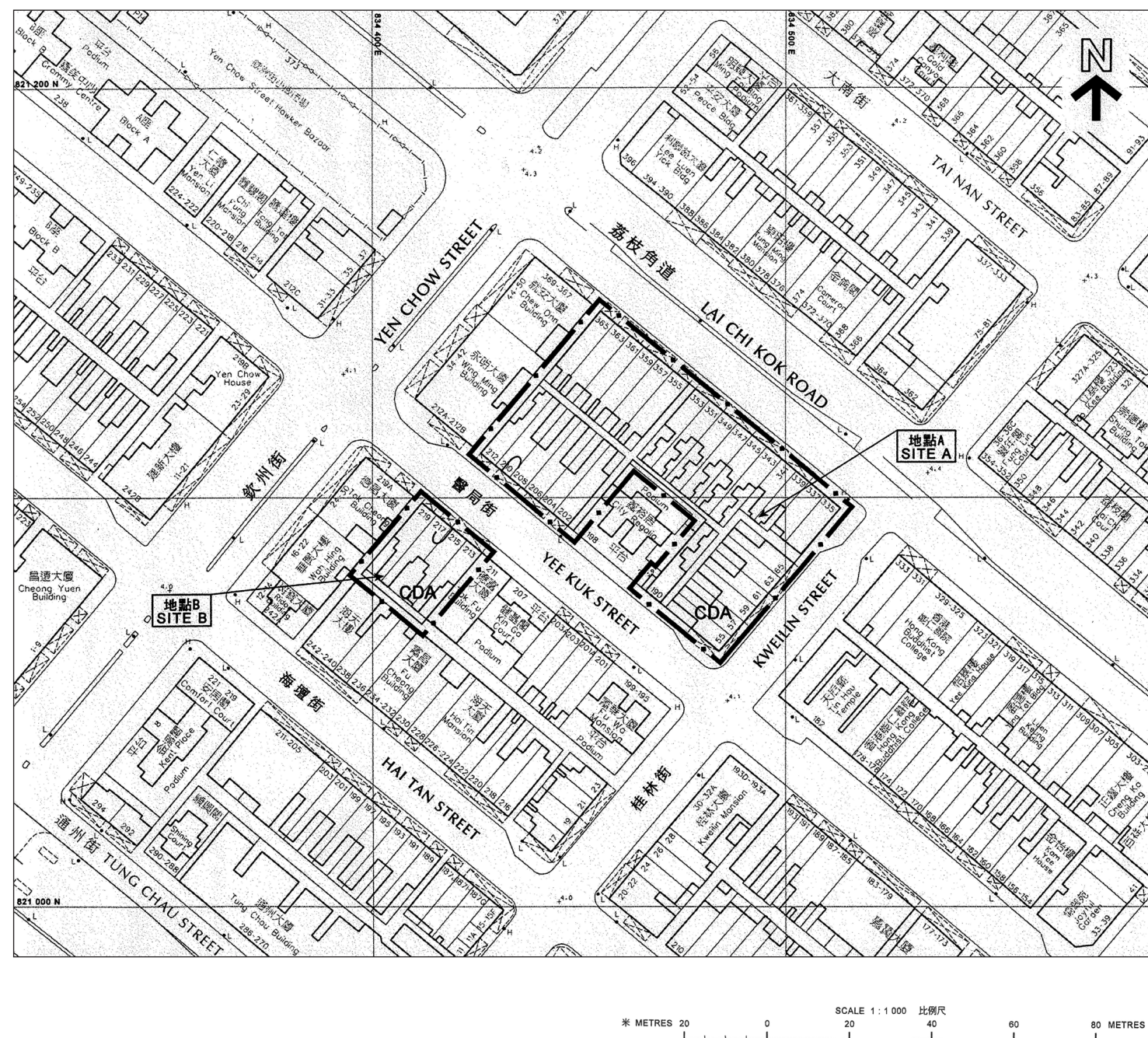
Note:
Due to technical reasons, this Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

摘錄自於2014年10月3日刊憲報之西南九龍分區大綱核准圖編號S/K20/30，有需要經修正處理，以紅色顯示。

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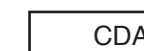
附註：
由於技術原因，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。

DEVELOPMENT SCHEME PLAN RELATING TO THE DEVELOPMENT 關乎發展項目的發展計劃圖



NOTATION 圖例

ZONES 地帶



COMPREHENSIVE DEVELOPMENT AREA 綜合發展區

MISCELLANEOUS 其他



BOUNDARY OF DEVELOPMENT SCHEME 發展計劃範圍界線

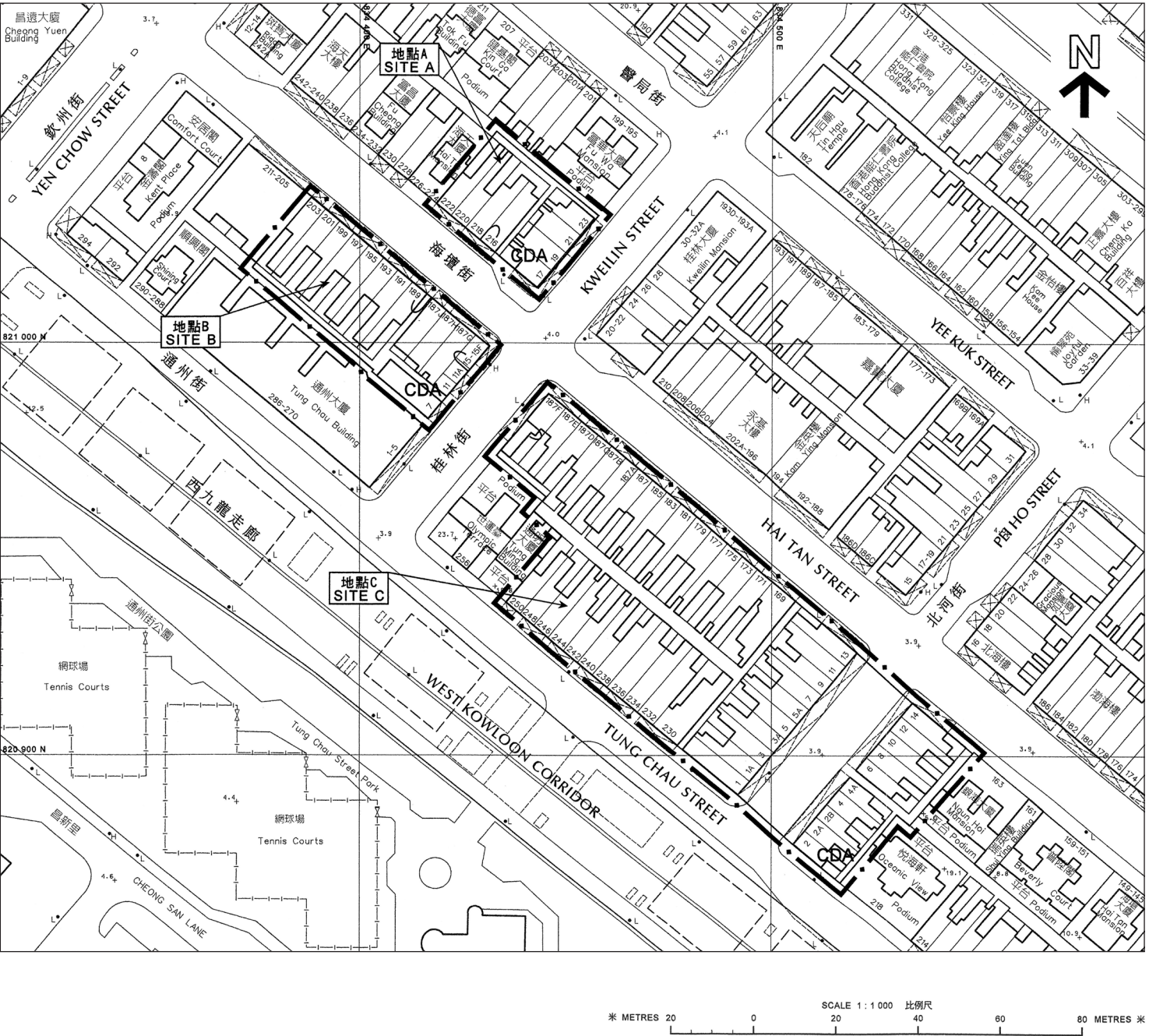
Extract from Urban Renewal Authority Lai Chi Kok Road / Kweilin Street and Yee Kuk Street Development Scheme Plan (Plan no. S/K5/URA1/2) gazetted on 7th July 2006.

摘錄自2006年7月7日刊憲報之市區重建局荔枝角道/桂林街及醫局街發展計劃圖(編號S/K5/URA1/2)。

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DEVELOPMENT SCHEME PLAN RELATING TO THE DEVELOPMENT 關乎發展項目的發展計劃圖



NOTATION 圖例

ZONES 地帶

CDA COMPREHENSIVE DEVELOPMENT AREA 綜合發展區

MISCELLANEOUS 其他

BOUNDARY OF DEVELOPMENT SCHEME 發展計劃範圍界線

Extract from Urban Renewal Authority Hai Tan Street / Kweilin Street and Pei Ho Street Development Scheme Plan (Plan no. S/K5/URA2/2) gazetted on 13th June 2008.

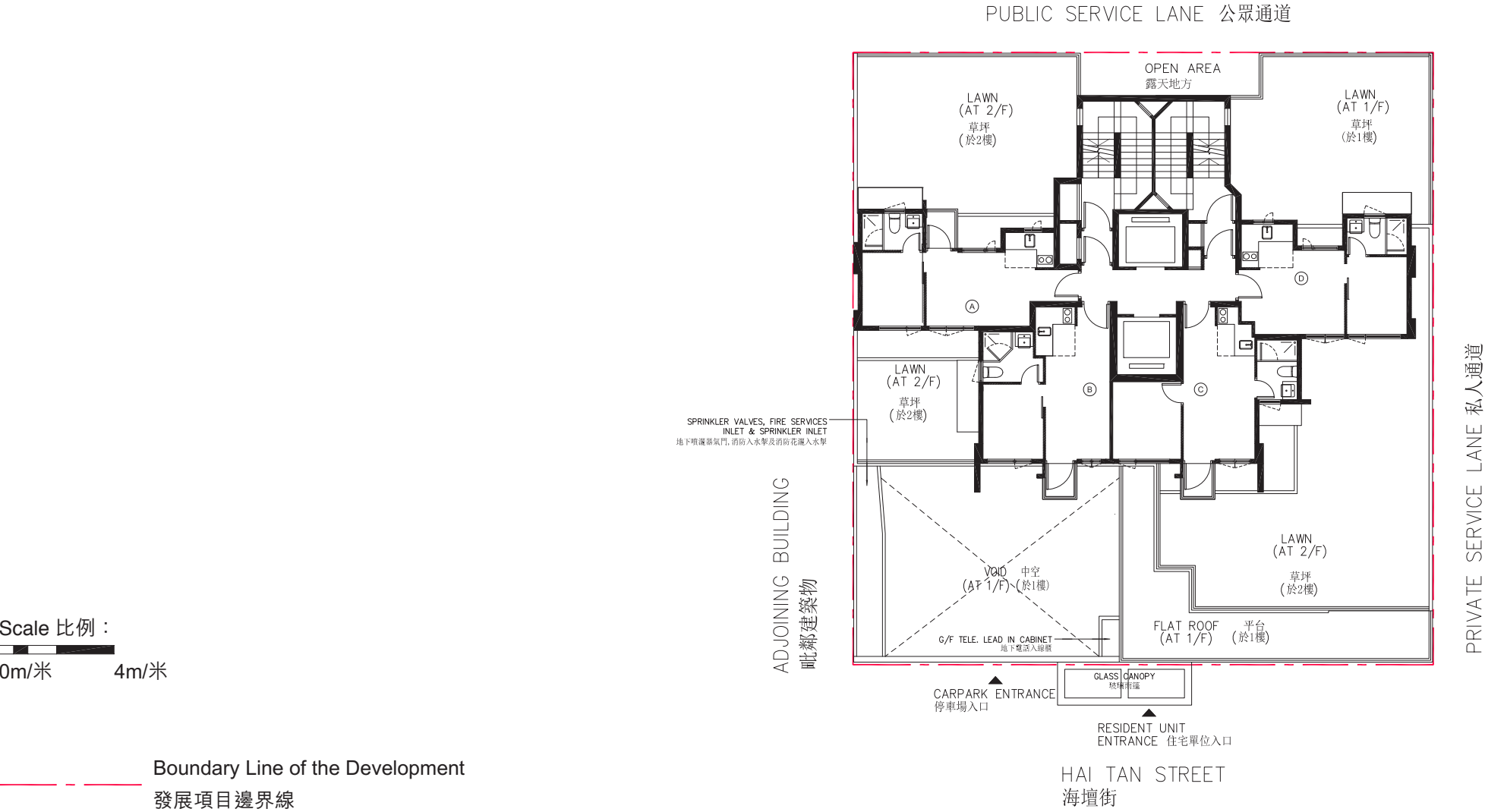
摘錄自2008年6月13日刊憲報之市區重建局海壇街/桂林街及北河街發展計劃圖(編號S/K5/URA2/2)。

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LAYOUT PLAN OF THE DEVELOPMENT

發展項目的布局圖



The estimated date of completion of the building and facilities within the Development (note: i.e. issue of the occupation permit) as provided by the Authorized Person for the Development: 30th September 2018.

Note:

- the layout of the flats of the Development shown in this plan is based on the layout applicable to 9/F to 29/F.
- 4/F, 13/F, 14/F and 24/F are omitted.

由發展項目的認可人士提供的位於發展項目內的建築物及設施的預計落成日期(註：指佔用許可證發出日期)：2018年9月30日

附註:

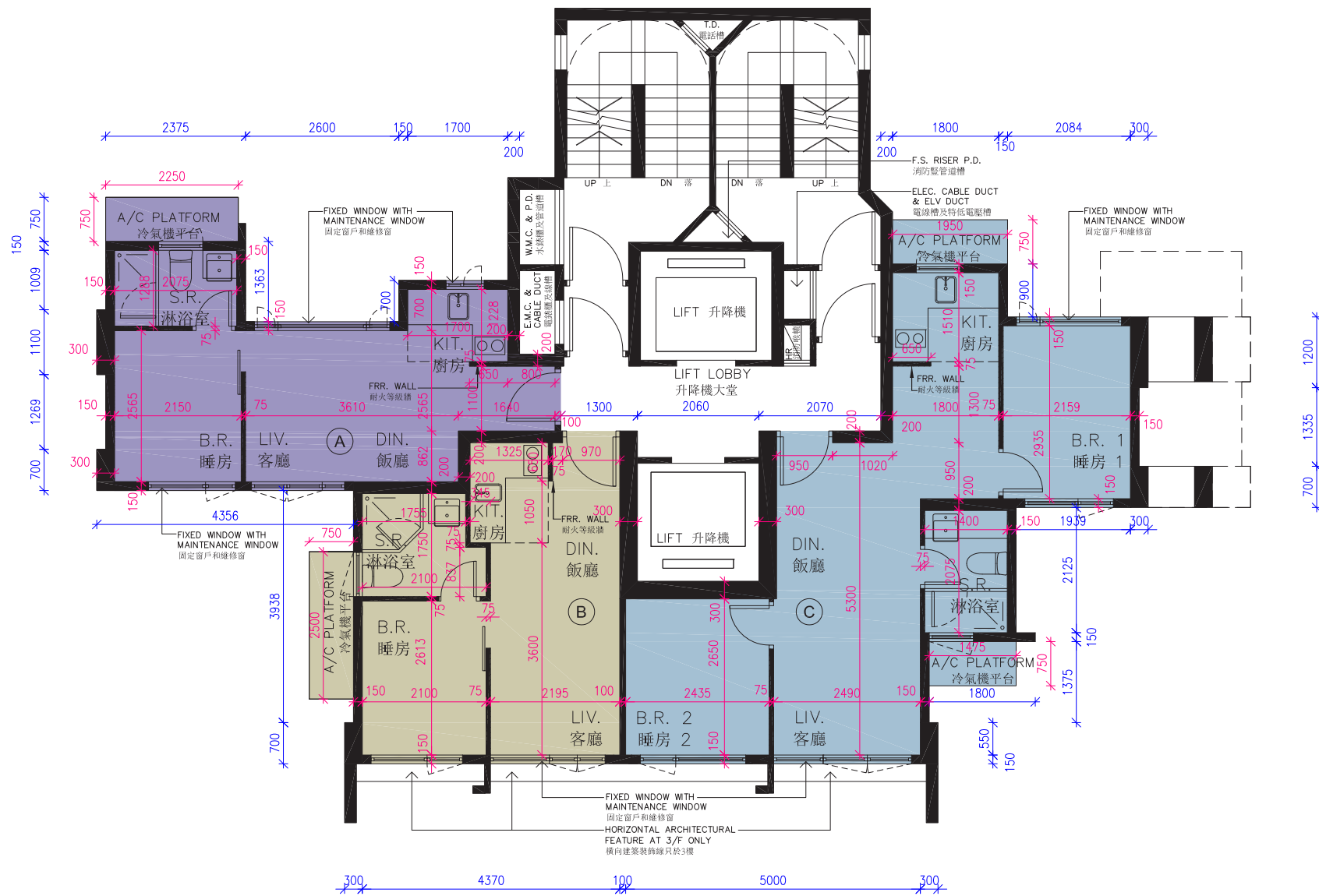
- 圖中所示之發展項目住宅單位布局參照適用於9樓至29樓之間隔。
- 不設4樓、13樓、14樓及24樓。

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, 5/F - 8/F Floor Plan

3樓、5樓至8樓樓面平面圖



Note:

- The dimensions on the floor plans are all structural dimensions in millimetre.
- As provided in the approved building plans for the Development, the floor-to-floor height of each residential property on 3/F, 5/F - 8/F of the Development is:
For 3/F, 5/F and 6/F: 3090mm;
For 7/F and 8/F: 3240mm.
- As provided in the approved building plans for the Development, the thicknesses of the floor slabs (excluding plaster) of each residential property on 3/F, 5/F - 8/F of the Development is:
For 3/F, 5/F - 8/F: 125mm, 150mm, 175mm and 300mm.
- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

備註：

- 樓面平面圖所列之數字為以毫米標示之建築結構尺寸。
- 按發展項目的經批准的建築圖則所規定者，發展項目3樓、5樓至8樓每個住宅物業的層與層之間的高度為：
3樓、5樓及6樓為3090毫米；
7樓及8樓為3240毫米。
- 按發展項目的經批准的建築圖則所規定者，發展項目3樓、5樓至8樓每個住宅物業的樓板（不包括灰泥）的厚度為：
3樓、5樓至8樓為125毫米、150毫米、175毫米及300毫米。
- 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。

Legends of Floor Plan 樓面平面圖圖例：

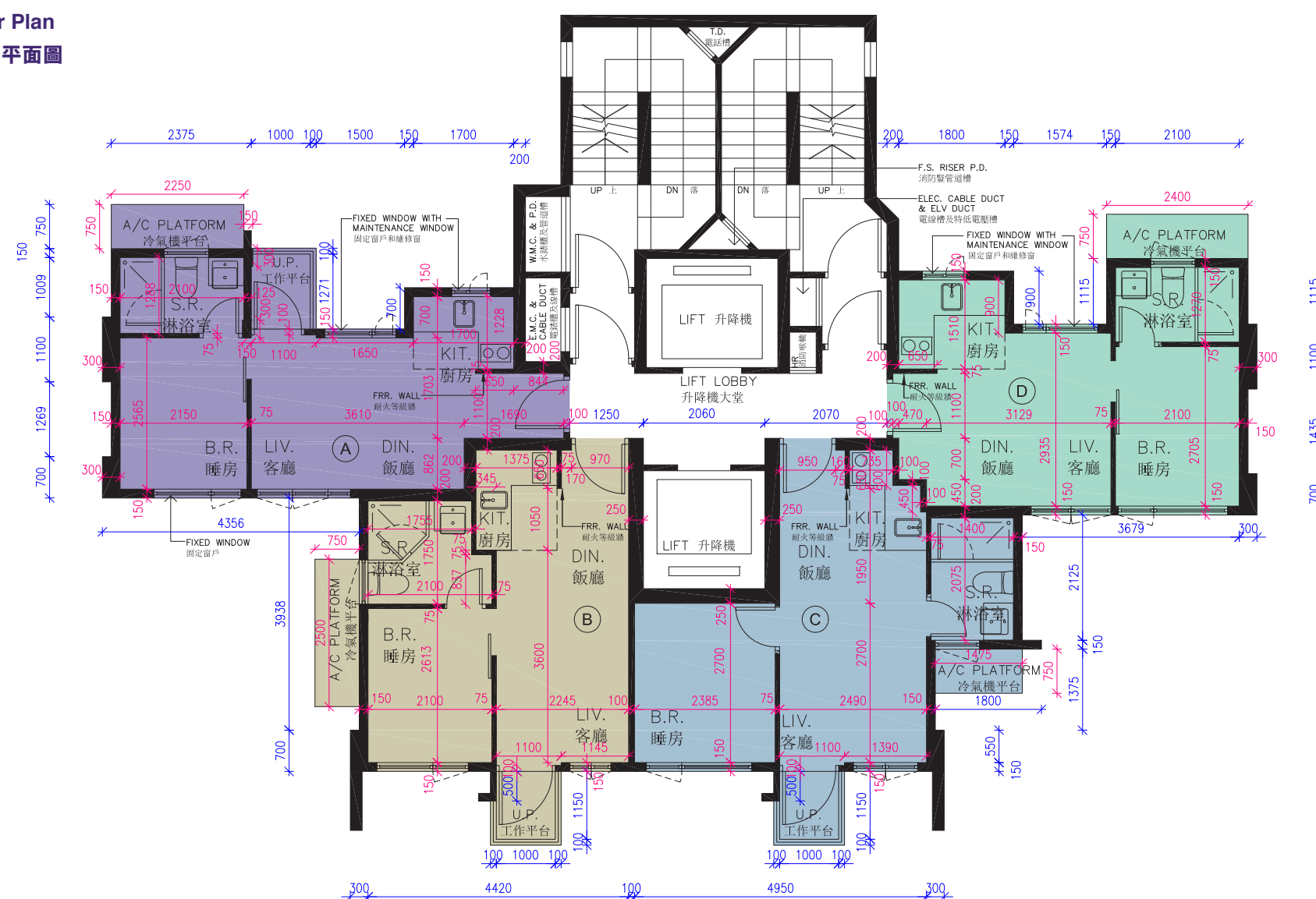
A/C PLATFORM = Air-conditioning Platform 冷氣機平台 B.R. = Bedroom 睡房 B.R. 1 = Bedroom 1 睡房 1 B.R. 2 = Bedroom 2 睡房 2 DN = Down 落 DIN. = Dining Room 飯廳 E.M.C. & CABLE DUCT = Electricity Meter Cabinet and Cable Duct 電錶櫃及線槽 ELEC. CABLE DUCT & ELV DUCT = Electricity Cable Duct and Extra-low Voltage Duct 電線槽及特低電壓槽 F.S. RISER P.D. = Fire Services Riser Pipe Duct 消防豎管道槽 FRR. WALL = Fire Resistant Rating Wall 耐火等級牆 HR = Hose Reel 消防喉轆 KIT. = Kitchen 廚房 LIFT = 升降機 LIFT LOBBY = 升降機大堂 LIV. = Living Room 客廳 P.D. = Pipe Duct 管道槽 S.R. = Shower Room 淋浴室 T.D. = Telephone Duct 電話槽 UP = UP 上 U.P. = Utility Platform 工作平台 W.M.C. & P.D. = Water Meter Cabinet and Pipe Duct 水錶櫃及管道槽

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

9/F - 12/F, 15/F - 23/F and 25/F - 29/F Floor Plan

9樓至12樓、15樓至23樓及25樓至29樓樓面平面圖



Scale 比例：
0m/米 4m/米

Note:

- The dimensions on the floor plans are all structural dimensions in millimetre.
- As provided in the approved building plans for the Development, the floor-to-floor height of each residential property on 9/F to 12/F, 15/F - 23/F and 25/F - 29/F of the Development is 3500mm.
- As provided in the approved building plans for the Development, the thicknesses of the floor slabs (excluding plaster) of each residential property on 9/F - 12/F, 15/F - 23/F and 25/F - 29/F of the Development is:
For 9/F: 125mm, 175mm and 300mm;
For 10/F - 12/F, 15/F - 23/F and 25/F - 29/F: 125mm, 150mm and 175mm.
- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

備註：

- 樓面平面圖所列之數字為以毫米標示之建築結構尺寸。
- 按發展項目的經批准的建築圖則所規定者，發展項目9樓至12樓、15樓至23樓及25樓至29樓每個住宅物業的層與層之間的高度為3500毫米。
- 按發展項目的經批准的建築圖則所規定者，9樓至12樓、15樓至23樓及25樓至29樓每個住宅物業的樓板（不包括灰泥）的厚度為：
9樓為125毫米、175毫米及300毫米；
10樓至12樓、15樓至23樓及25樓至29樓為125毫米、150毫米及175毫米。
- 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。

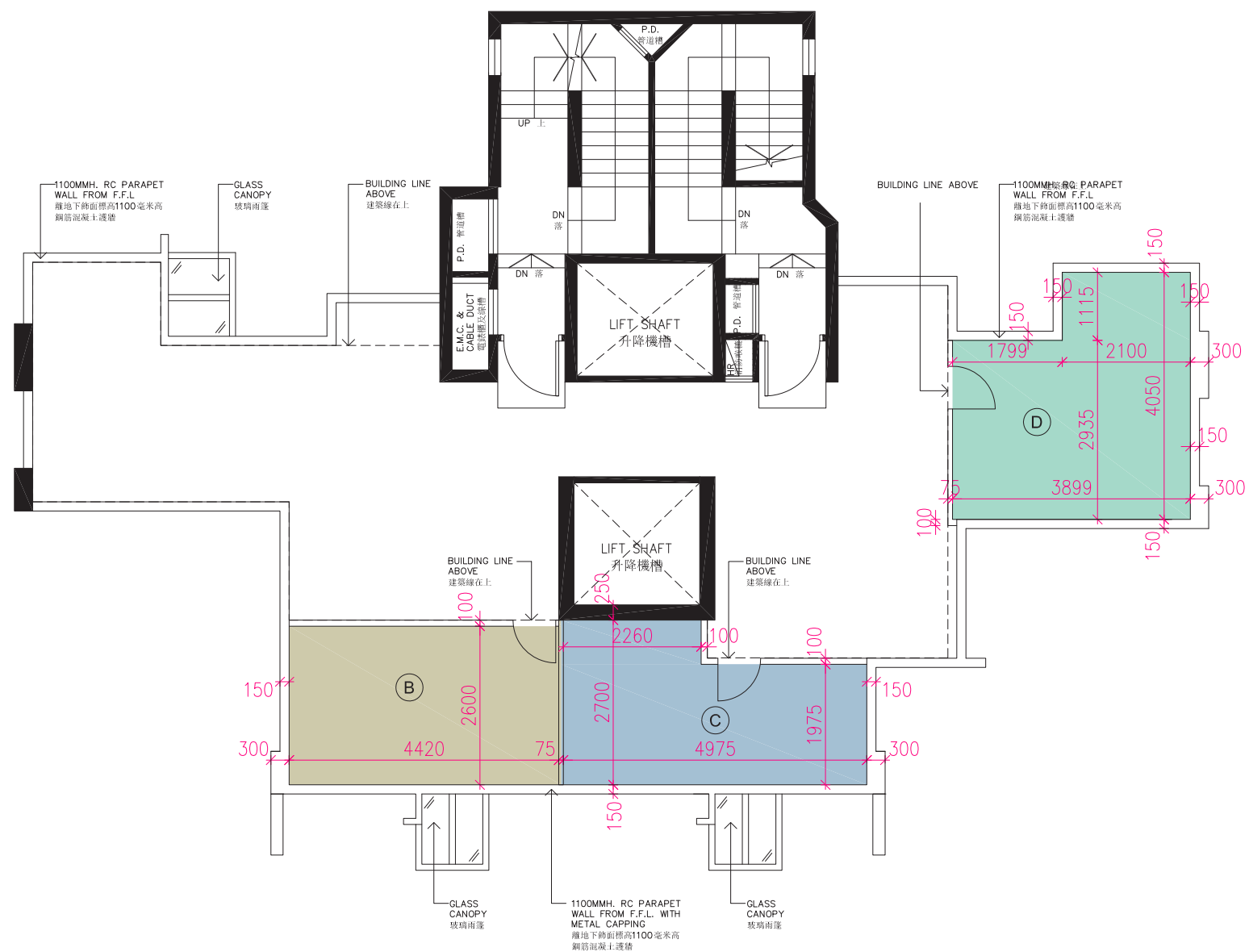
Legends of Floor Plan 樓面平面圖圖例：

A/C PLATFORM = Air-conditioning Platform 冷氣機平台 B.R. = Bedroom 睡房 DN = Down 落 DIN. = Dining Room 飯廳 E.M.C. & CABLE DUCT = Electricity Meter Cabinet and Cable Duct 電錶櫃及線槽 ELEC. CABLE DUCT & ELV DUCT = Electricity Cable Duct and Extra-low Voltage Duct 電線槽及特低電壓槽 F.S. RISER P.D. = Fire Services Riser Pipe Duct 消防豎管道槽 FRR. WALL = Fire Resistant Rating Wall 耐火等級牆 HR = Hose Reel 消防喉轆 KIT. = Kitchen 廚房 LIFT = 升降機 LIFT LOBBY = 升降機大堂 LIV. = Living Room 客廳 P.D. = Pipe Duct 管道槽 S.R. = Shower Room 淋浴室 T.D. = Telephone Duct 電話槽 UP = UP 上 U.P. = Utility Platform 工作平台 W.M.C. & P.D. = Water Meter Cabinet and Pipe Duct 水錶櫃及管道槽

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
天台樓面平面圖



Note:

1. The dimensions on the floor plans are all structural dimensions in millimetre.
2. As provided in the approved building plans for the Development, the floor-to-floor height of each residential property on R/F of the Development: Not applicable.
3. As provided in the approved building plans for the Development, the thicknesses of the floor slabs (excluding plaster) of each residential property on R/F of the Development: Not applicable.
4. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

備註：

1. 樓面平面圖所列之數字為以毫米標示之建築結構尺寸。
2. 按發展項目的經批准的建築圖則所規定者，發展項目天台每個住宅單位的層與層之間的高度：不適用。
3. 按發展項目的經批准的建築圖則所規定者，發展項目天台每個住宅物業的樓板（不包括灰泥）的厚度：不適用。
4. 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。

Legends of Floor Plan 樓面平面圖圖例：

BUILDING LINE ABOVE = 建築線在上 DN = Down 落 E.M.C. & CABLE DUCT = Electricity Meter Cabinet and Cable Duct 電錶櫃及線槽 ELEC. CABLE DUCT & ELV DUCT = Electricity Cable Duct and Extra-low Voltage Duct 電線槽及特低電壓槽 GLASS CANOPY = 玻璃雨篷 HR = Hose Reel 消防喉轆 LIFT SHAFT = 升降機槽 LIFT LOBBY = 升降機大堂 P.D. = Pipe Duct 管道槽 UP = UP 上 1100MMH RC PARAPET WALL FROM F.F.L = 1100MMH REINFORCE CONCRETE PARAPET WALL FROM FINISHED FLOOR LEVEL 離地下飾面標高1100毫米高鋼筋混凝土護牆

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)									
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
3/F and 5/F - 8/F 3樓及5樓至8樓	A	25.097 (270) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	B	24.591 (265) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	C	42.286 (455) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
9/F - 12/F, 15/F - 23/F and 25/F - 28/F 9樓至12樓、15樓至23樓 及25樓至28樓	A	26.676 (287) 露台 Balcony: - 工作平台 Utility Platform: 1.5 (16)	-	-	-	-	-	-	-	-	-	-
	B	26.241 (282) 露台 Balcony: - 工作平台 Utility Platform: 1.5 (16)	-	-	-	-	-	-	-	-	-	-
	C	27.757 (299) 露台 Balcony: - 工作平台 Utility Platform: 1.5 (16)	-	-	-	-	-	-	-	-	-	-
	D	24.164 (260) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-

The saleable area of each residential property and the floor area of every balcony or utility platform to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the area of other specified items to the extent that it forms part of the residential property (not included in the saleable area) is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Note:

- The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
- 4/F, 13/F, 14/F and 24/F are omitted.

每個住宅物業的實用面積以及構成住宅物業的一部份的每一露台或工作平台樓面面積，是按照《一手住宅物業銷售條例》第8條計算出來的。構成住宅物業的一部份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部計算出來的。

備註：

- 上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
- 不設4樓、13樓、14樓及24樓。

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)									
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
29/F 29樓	A	26.676 (287) 露台 Balcony: - 工作平台 Utility Platform: 1.5 (16)	-	-	-	-	-	-	-	-	-	-
	B	26.241 (282) 露台 Balcony: - 工作平台 Utility Platform: 1.5 (16)	-	-	-	-	-	-	13.236 (142)	-	-	-
	C	27.757 (299) 露台 Balcony: - 工作平台 Utility Platform: 1.5 (16)	-	-	-	-	-	-	13.729 (148)	-	-	-
	D	24.164 (260) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	-	-	-	16.280 (175)	-	-	-

The saleable area of each residential property and the floor area of every balcony or utility platform to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the area of other specified items to the extent that it forms part of the residential property (not included in the saleable area) is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Note:

- The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
- 4/F, 13/F, 14/F and 24/F are omitted.

每個住宅物業的實用面積以及構成住宅物業的一部份的每一露台或工作平台樓面面積，是按照《一手住宅物業銷售條例》第8條計算出來的。構成住宅物業的一部份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部計算出來的。

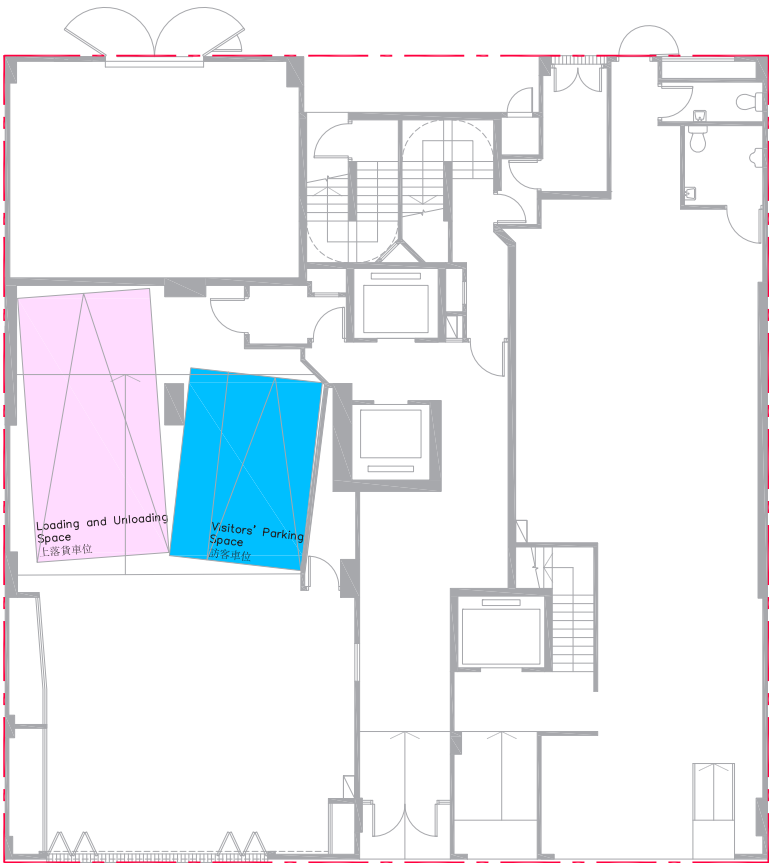
備註：

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

G/F Floor Plan
地下平面圖



- Loading and Unloading Space
上落貨車位
- Visitors' Parking Space
訪客車位
- Boundary Line of the Development
B.L. 發展項目邊界線
- Scale 比例 :
0m/米 4m/米

Category of parking space 停車位類別	Location 位置	Nos. 數目	Dimensions (L x W) (m) 尺寸(長 x 寬) (米)	Area (sq. m.) 面積(平方米)
Loading and Unloading Space 上落貨車位	G/F 地下	1	7 x 3.5	24.5
Visitors' Parking Space 訪客車位	G/F 地下	1	5 x 3.5	17.5

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

- | | |
|--|---|
| 1. A preliminary deposit of 5% is payable on the signing of the Preliminary Agreement for Sale and Purchase ("Preliminary Agreement"). | 1. 在簽署臨時買賣合約(「該臨時合約」)時須支付款額為5%的臨時訂金。 |
| 2. The preliminary deposit paid by the purchaser on the signing of the Preliminary Agreement will be held by a firm of solicitors acting for the Owner (i.e. Urban Renewal Authority), as stakeholders. | 2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人(即市區重建局)行事的律師事務所以保證金保存人的身份持有。 |
| 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) that Preliminary Agreement is terminated;
(ii) the preliminary deposit is forfeited; and
(iii) the Owner does not have any further claim against the purchaser for the failure. | 3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約：
(i) 該臨時合約即告終止；
(ii) 有關的臨時訂金即予沒收；及
(iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。 |

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

The draft Deed of Mutual Covenant and Management Agreement (“**DMC**”) of the Development provides that: -

A. Common Parts of the Development

1. “Common Areas and Facilities” means collectively the Development Common Areas and Facilities, the Residential Common Areas and Facilities, the Commercial Common Areas and Facilities (if any)(all as defined below) and all those parts and such of the facilities of the Development designated as common areas and facilities in any Sub-Deed(s) (as defined below).
2. “Development Common Areas and Facilities” means and includes :-
 - (a) (i) the Loading and Unloading Space;
 - (ii) the Visitors’ Parking Space; and
 - (iii) other parts of the Development which are intended for common use and benefit of the Development including but not limited to such parts of the external walls and the architectural fins of the Development, passages, entrances, walkways, stairways, landings, boundary fence walls (if any), lobbies, driveways, refuse room, transformer room, fire service pump room/booster pump room, fire services control room, fire services water tank, rain water tank, sprinkler water tank, drencher system water tank, potable water tank, flushing water tank, sprinkler and drencher valves, fire services sprinkler and drencher inlet, sprinkler pump room, emergency generator room, grey water pump room, check meter cabinet, town gas cabinet, electrical cabinet, electrical meter cabinet, water meter cabinet, electrical meter cabinet and cable duct, electrical cable duct and electrical low voltage duct, fire services riser pipe duct, telephone lead-in duct, pipe ducts, hose reels, switch room, rainwater harvesting system room, potable and flushing pump room, drencher system room, cat ladder, top roof, flat roofs (unless otherwise specifically included in an assignment of a Unit), office for Owners’ Committee (if any) or Owners’ Corporation (when formed), telecommunication broadcasting equipment room, turntable, planters, vertical green wall and such of the drains, channels, water mains, sewers, fresh and salt water storage tanks, fresh and salt water intakes and mains, storm water storage tank (if any) and drainage connection, communal television and radio aerial systems for reception of television and radio broadcast, telecommunications and broadcasting distribution networks, cable television system (if any), rainwater harvesting system, grey water recycling system, wires, cables and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Lot through which fresh or salt water, sewage discharge, gas, telephone, electricity and other services are supplied to the Development, trees, shrubs and other plants and vegetation, lamp posts and other lighting facilities, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and any other mechanical systems, devices or facilities installed or provided in the Development intended for common use and benefit of the Development; which are (insofar as they are capable of being identified and shown on plans) for the purposes of identification only shown coloured Orange on the plans certified by the Authorized Person and annexed to the DMC;
 - (b) and such other areas, apparatus, devices, systems and facilities of and in the Lot and the Development as may from time to time designated as Development Common Areas and Facilities in accordance with the DMC;
 - (c) to the extent not specifically provided in paragraphs (a) and (b) above, such other parts of the Lot and the Development as follows :-
 - (i) any parts of the Development covered by paragraph (a) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap.344); and
 - (ii) any parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) and included under paragraph (b) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap.344);

but excluding :-

- (i) the Residential Common Areas and Facilities and the Commercial Common Areas and Facilities (if any); and
 - (ii) such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy of which belongs to any particular Owner and such facilities within the Development serving only any particular Owner.
3. “Residential Common Areas and Facilities” means and includes those parts of the Residential Accommodation in the Development intended for the common use and benefit of the Owners, residents, tenants and licensees of the Residential Units and their bona fide guests, visitors or invitees, includes but not limited to Recreational Areas and Facilities, such parts of the external walls of the Development (including but not limited to acoustic fins, architectural fins and features and the non-structural prefabricated external walls), mail boxes, and such of the passages, entrances, landings, entrance lobby, watchmen counter, canopies (if any), flat roofs (unless otherwise specifically included in an assignment of a Unit), refuge roof, structural walls, stairways and such of the lifts, lift shafts, lift lobbies, lift machine room, aerials, meters, lighting, drains, channels, sewers, salt and fresh water intakes and mains, pipe duct, electrical meter cabinet and cable duct, telephone duct, fire services riser pipe duct, electrical cable duct and electrical low voltage duct, water meter cabinet and pipe duct, hose reel, wires, cables and other facilities whether ducted or otherwise through which fresh or salt water, sewage discharge, gas, electricity and other services are supplied to the Residential Accommodation, pumps, tanks, sanitary fittings, electrical installations, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and such other areas and any other systems, devices or facilities which are at or provided or installed in the Development intended for the common use and benefit of the Owners, residents, tenants and licensees of the Residential Units and their bona fide guests, visitors or invitees and such other areas within the Lot and such other systems, devices and facilities within the Development for common use and benefit of the Residential Accommodation in accordance with the DMC which are (insofar as they are capable of being shown on plans) for the purposes of identification only shown coloured Yellow on the plans certified by Authorized Person and annexed to the DMC;
- but excluding :-
- (i) the Development Common Areas and Facilities, the Commercial Common Areas and Facilities (if any); and
 - (ii) such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Development serving only any particular Owner.
4. “Commercial Common Areas and Facilities” after execution of a Sub-Deed in respect of any part of the Commercial Accommodation, means those areas and spaces in the concerned part of the Commercial Accommodation as are designated for the use in common by Owners of the concerned part of the Commercial Accommodation and (if any) the concerned Commercial Units together such facilities, services, systems and devices serving the concerned Commercial Units and not intended to be exclusively used by any one of the Owners of the concerned Commercial Units. Those areas and spaces containing the Commercial Common Areas and Facilities will (insofar as they are capable of being identified and shown on plans) be shown for the purpose of identification only on such plans to be annexed to a Sub-Deed in respect of the concerned part of the Commercial Accommodation, the accuracy of such plans will be certified by or on behalf of the Authorized Person, BUT EXCLUDING the Development Common Areas and Facilities and the Residential Common Areas and Facilities.
 5. “Sub-Deed” means a Sub-Deed of Mutual Covenant to be entered into between the First Owner and another co-owner or owners of the Development setting forth the rights and obligations of any component part of the Development and “Sub-Deeds” shall be construed accordingly.

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

B. Number of Undivided Shares assigned to each residential property in the Development

Allocation of Undivided Shares

Undivided Share for each Flat	Flat	A	B	C	D	Sub-Total
Floor						
29/F		267/26,426	276/26,426	291/26,426	258/26,426	1,092/26,426
28/F		267/26,426	262/26,426	278/26,426	242/26,426	1,049/26,426
27/F		267/26,426	262/26,426	278/26,426	242/26,426	1,049/26,426
26/F		267/26,426	262/26,426	278/26,426	242/26,426	1,049/26,426
25/F		267/26,426	262/26,426	278/26,426	242/26,426	1,049/26,426
23/F		267/26,426	262/26,426	278/26,426	242/26,426	1,049/26,426
22/F		267/26,426	262/26,426	278/26,426	242/26,426	1,049/26,426
21/F		267/26,426	262/26,426	278/26,426	242/26,426	1,049/26,426
20/F		267/26,426	262/26,426	278/26,426	242/26,426	1,049/26,426
19/F		267/26,426	262/26,426	278/26,426	242/26,426	1,049/26,426
18/F		267/26,426	262/26,426	278/26,426	242/26,426	1,049/26,426
17/F		267/26,426	262/26,426	278/26,426	242/26,426	1,049/26,426
16/F		267/26,426	262/26,426	278/26,426	242/26,426	1,049/26,426
15/F		267/26,426	262/26,426	278/26,426	242/26,426	1,049/26,426
12/F		267/26,426	262/26,426	278/26,426	242/26,426	1,049/26,426
11/F		267/26,426	262/26,426	278/26,426	242/26,426	1,049/26,426
10/F		267/26,426	262/26,426	278/26,426	242/26,426	1,049/26,426
9/F		267/26,426	262/26,426	278/26,426	242/26,426	1,049/26,426
8/F		251/26,426	246/26,426	423/26,426	-	920/26,426
7/F		251/26,426	246/26,426	423/26,426	-	920/26,426
6/F		251/26,426	246/26,426	423/26,426	-	920/26,426
5/F		251/26,426	246/26,426	423/26,426	-	920/26,426
3/F		251/26,426	246/26,426	423/26,426	-	920/26,426
						23,525/26,426

Note: 4/F, 13/F, 14/F & 24/F are omitted.

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

6. The Manager of the Development will be appointed for an initial term of not exceeding two years commencing from the date of the DMC and to be continued thereafter, subject to the provisions for termination contained in the DMC.

D. Basis on which the Management Expenses are shared among the owners of residential properties in the Development

7. Each Owner of the Residential Units shall contribute towards the management expenses monthly in advance a contribution equal to 1/12th of the management expenses payable by that Owner for that year on the first day of each calendar month.
8. The Owners of the Residential Units shall contribute towards the management expenses in the following manner:
- (a) Each Owner shall pay for every Management Share allocated to any Units of which he is the Owner a fraction of the total amount assessed under the first part (Development Common Areas and Facilities) of the annual adopted budget in which the numerator shall be one and the denominator is equal to the total number of Management Shares of all the Units in the Development.
 - (b) Each Owner of the Residential Units in addition to the amount payable under sub-paragraph (a) above shall in respect of each Management Share allocated to a Residential Unit of the Residential Accommodation of which he is the Owner pay a fraction of the total amount assessed under the first section of the second part (Residential Common Areas and Facilities) of the annual adopted budget. The numerator of the said fraction shall be one and the denominator shall be the total number of Management Shares allocated to all the Residential Units.
 - (c) For the allocation of Management Shares to each Residential Unit, please refer to the table below.

Allocation of Management Shares

Management Share for each Flat Flat Floor	A	B	C	D	Sub-Total
29/F	267/26,326	276/26,326	291/26,326	258/26,326	1,092/26,326
28/F	267/26,326	262/26,326	278/26,326	242/26,326	1,049/26,326
27/F	267/26,326	262/26,326	278/26,326	242/26,326	1,049/26,326
26/F	267/26,326	262/26,326	278/26,326	242/26,326	1,049/26,326
25/F	267/26,326	262/26,326	278/26,326	242/26,326	1,049/26,326
23/F	267/26,326	262/26,326	278/26,326	242/26,326	1,049/26,326
22/F	267/26,326	262/26,326	278/26,326	242/26,326	1,049/26,326
21/F	267/26,326	262/26,326	278/26,326	242/26,326	1,049/26,326
20/F	267/26,326	262/26,326	278/26,326	242/26,326	1,049/26,326
19/F	267/26,326	262/26,326	278/26,326	242/26,326	1,049/26,326
18/F	267/26,326	262/26,326	278/26,326	242/26,326	1,049/26,326
17/F	267/26,326	262/26,326	278/26,326	242/26,326	1,049/26,326
16/F	267/26,326	262/26,326	278/26,326	242/26,326	1,049/26,326
15/F	267/26,326	262/26,326	278/26,326	242/26,326	1,049/26,326
12/F	267/26,326	262/26,326	278/26,326	242/26,326	1,049/26,326
11/F	267/26,326	262/26,326	278/26,326	242/26,326	1,049/26,326
10/F	267/26,326	262/26,326	278/26,326	242/26,326	1,049/26,326
9/F	267/26,326	262/26,326	278/26,326	242/26,326	1,049/26,326
8/F	251/26,326	246/26,326	423/26,326	-	920/26,326
7/F	251/26,326	246/26,326	423/26,326	-	920/26,326
6/F	251/26,326	246/26,326	423/26,326	-	920/26,326
5/F	251/26,326	246/26,326	423/26,326	-	920/26,326
3/F	251/26,326	246/26,326	423/26,326	-	920/26,326
					23,525/26,326

Note: 4/F, 13/F, 14/F & 24/F are omitted.

E. Basis on which the Management Fee Deposit is fixed

- The amount of management fee deposit payable by each Owner is equivalent to two months' monthly management contribution payable in respect of the Unit of which he is the Owner.

F. Area (if any) in the Development retained by the owner for its own use

- Not applicable.

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

發展項目公契及管理協議擬稿(「**公契**」)有下述條文：-

A. 發展項目的公用部分

1. 「公用地方及設施」統指發展項目公用地方及設施、住宅公用地方及設施、商業公用地方及設施(如有)(全部定義見下文)及在任何副公契(定義見下文)中指定為公用地方及設施的發展項目的所有該等部分及設施。
2. 「發展項目公用地方及設施」指並包括：-
 - (a) (i) 上落貨車位；
 - (ii) 訪客停車位；及
 - (iii) 擬供發展項目共同使用與享用的發展項目其他部分，包括但不限於發展項目的外牆及建築鱗片部分、通道、入口、行人徑、樓梯、梯台、邊界圍牆(如有)、大堂、行車道、垃圾房、變壓器房、消防泵房/增壓泵房、消防控制室、消防水箱、雨水水箱、灑水器水箱、水簾系統水箱、食用水水箱、沖廁水箱、灑水器及水簾總掣、消防灑水器及水簾入水掣、灑水器泵房、緊急發電機房、污水泵房、檢測儀錶櫃、煤氣錶櫃、電力櫃、電錶櫃、水錶櫃、電錶櫃及電纜管槽、電力電纜槽及低電壓槽、消防豎管槽、電話引入線槽、管道槽、消防喉轆、電掣房、雨水收集系統房、食用及沖廁水泵房、水簾系統房、爬梯、屋頂、平台(除非於單位的轉讓契中另有指明包括在其內)、業主委員會(如有)或業主立案法團(如成立)辦事處、電訊及廣播設備室、轉盤、花槽、垂直綠化牆及排水渠、渠道、總喉、污水渠、食水及鹹水儲水箱、食水及鹹水進水口及總喉、雨水儲水箱(如有)及排水接口、接收電視及無線電廣播的公用電視及無線電系統、電訊及廣播分導網絡、有線電視系統(如有)、雨水收集系統、污水回收系統、電線、電纜及目前或任何時候在該地段之內、之下、之上或經過該地段供應食水或鹹水、污水排放、煤氣、電話、電力及其他服務給發展項目的其他設施(不論是否有上套管)、樹木、灌木及其他植物及草木、燈柱及其他照明裝置、消防及滅火設備及裝置、保安系統及裝置、通風系統及在發展項目內安裝或提供擬供發展項目共同使用與享用的任何其他機械系統、裝置或設施，(如可以在圖則上識別及顯示)在公契附錄經認可人士核實的圖則上用橙色顯示，僅供識別；
 - (b) 以及不時根據公契劃定為發展項目公用地方及設施並位於該地段及發展項目內的其他範圍、設備、裝置、系統及設施；
 - (c) 若沒有特別在以上第(a)及(b)段規定，則為以下在該地段及發展項目內的其他部分：-
 - (i) 建築物管理條例(第344章)第2條列明的「公用部分」定義第(a)段涵蓋的發展項目的任何部分；及
 - (ii) 建築物管理條例(第344章)第一附表指定並納入建築物管理條例(第344章)第2條列明的「公用部分」定義第(b)段的任何部分；

但不包括：-

- (i) 住宅公用地方及設施和商業公用地方及設施(如有)；及
- (ii) 發展項目內任何個別業主有權利及特權獨家持有、使用、佔用及享用的範圍和發展項目內僅服務任何個別業主的設施。

3. 「住宅公用地方及設施」指並包括發展項目內擬供住宅單位的業主、住客、租客及受許可人和他們真實的來賓、訪客或獲邀人士共同使用與享用的住宅樓宇部分，包括但不限於康樂區及設施、發展項目的外牆部分(包括但不限於隔聲牆、建築鱗片及裝飾以及非結構的預製外牆)、郵箱及通道、入口、梯台、入口大堂、警衛室、簷篷(如有)、平台(除非於單位的轉讓契中另有指明包括在其內)、避難天台、結構牆、樓梯，以及升降機、升降機槽、升降機大堂、升降機機房、天線、儀錶、照明、排水渠、渠道、污水渠、鹹水及食水進水口及總喉、管槽、電錶櫃及電纜管槽、電話槽、消防豎管槽、電力電纜槽及低電壓槽、水錶櫃及管槽、消防喉轆、電線、電纜和輸送食水或鹹水、污水排放、煤氣、電力及其他服務予住宅樓宇的其他設施(不論是否有上套管)、泵、水箱、衛生裝置、電力裝置、固定物、設備及設施、消防及滅火設備及設施、保安設備及設施、通風系統及在發展項目內提供或安裝擬供住宅單位的業主、住客、租客及受許可人和他們真實的來賓、訪客或獲邀人士共同使用與享用的任何其他系統、裝置及設施及在發展項目內擬供住宅樓宇根據公契共同使用與享用的該地段內其他範圍及其他系統、裝置及設施，(如可以在圖則上顯示)在公契附錄經認可人士核實的圖則上用黃色顯示，僅供識別；

但不包括：-

- (i) 發展項目公用地方及設施和商業公用地方及設施(如有)；及
- (ii) 發展項目內任何個別業主有權利及特權獨家持有、使用、佔用及享用的範圍和發展項目內僅服務任何個別業主的設施。

4. 「商業公用地方及設施」於有關商業樓宇的任何一部分的副公契訂立後，指於商業樓宇的相關部分指定為供商業樓宇有關部分及(如有)有關商業單位的業主共同使用的地方及空間，連同服務相關商業單位而並非擬供任何相關商業單位業主獨家使用的設施、服務、系統和設備。該等包含商業公用地方及設施的地方及空間，(如可以在圖則上顯示)將於有關商業樓宇的相關部分之副公契附錄的圖則上顯示，僅供識別，該等圖則的準確性將經認可人士或其代表核實；但不包括發展項目公用地方及設施及住宅公用地方及設施。

5. 「副公契」指第一業主與發展項目的另一或多位共同擁有人之間訂立的副公契，列明發展項目任何組成部份的權益和責任，單數或眾數亦然。

B. 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

不可分割份數的分配

每個單位的 不可分割份數 樓層	A	B	C	D	Sub-Total
29/F	267/26,426	276/26,426	291/26,426	258/26,426	1,092/26,426
28/F	267/26,426	262/26,426	278/26,426	242/26,426	1,049/26,426
27/F	267/26,426	262/26,426	278/26,426	242/26,426	1,049/26,426
26/F	267/26,426	262/26,426	278/26,426	242/26,426	1,049/26,426
25/F	267/26,426	262/26,426	278/26,426	242/26,426	1,049/26,426
23/F	267/26,426	262/26,426	278/26,426	242/26,426	1,049/26,426
22/F	267/26,426	262/26,426	278/26,426	242/26,426	1,049/26,426
21/F	267/26,426	262/26,426	278/26,426	242/26,426	1,049/26,426
20/F	267/26,426	262/26,426	278/26,426	242/26,426	1,049/26,426
19/F	267/26,426	262/26,426	278/26,426	242/26,426	1,049/26,426
18/F	267/26,426	262/26,426	278/26,426	242/26,426	1,049/26,426
17/F	267/26,426	262/26,426	278/26,426	242/26,426	1,049/26,426
16/F	267/26,426	262/26,426	278/26,426	242/26,426	1,049/26,426
15/F	267/26,426	262/26,426	278/26,426	242/26,426	1,049/26,426
12/F	267/26,426	262/26,426	278/26,426	242/26,426	1,049/26,426
11/F	267/26,426	262/26,426	278/26,426	242/26,426	1,049/26,426
10/F	267/26,426	262/26,426	278/26,426	242/26,426	1,049/26,426
9/F	267/26,426	262/26,426	278/26,426	242/26,426	1,049/26,426
8/F	251/26,426	246/26,426	423/26,426	-	920/26,426
7/F	251/26,426	246/26,426	423/26,426	-	920/26,426
6/F	251/26,426	246/26,426	423/26,426	-	920/26,426
5/F	251/26,426	246/26,426	423/26,426	-	920/26,426
3/F	251/26,426	246/26,426	423/26,426	-	920/26,426
					23,525/26,426

備註: 不設4樓、13樓、14樓及24樓。

C. 有關發展項目的管理人的委任年期

6. 發展項目的管理人最初任期為公契日期起計兩年，並在其後續任，但受公契中的終止條文規限。

D. 管理開支按甚麼基準在發展項目中的住宅物業的擁有人之間分擔

7. 每位住宅單位業主須於每個曆月的第一天提前支付每月管理費的分擔款項，該款項相等於該業主在該年度應付的管理費之十二分之一之款項。

8. 住宅單位業主須按下列方式分擔管理費：

(a) 每位業主須就其作為業主擁有的任何單位獲分配到的每份管理份數支付按已採納年度預算案第一部份（發展項目公用地方及設施）評估的總額之一部份，其中分子為一，分母相等於發展項目所有單位的管理份數總數。

(b) 每個住宅單位業主除了支付按上述(a)分段應付的款項外，還須就其作為業主擁有的位於住宅樓宇的每個住宅單位獲分配的每份管理份數支付已採納年度預算案第二部份第一節（住宅公用地方及設施）評估的總額之一部分。該部分的分子為一，分母則為所有住宅單位的管理份數總數。

(c) 就每個住宅單位的管理份數，請參照以下列表

管理份數的分配

每個單位的 管理份數 樓層	A	B	C	D	Sub-Total
29/F	267/26,326	276/26,326	291/26,326	258/26,326	1,092/26,326
28/F	267/26,326	262/26,326	278/26,326	242/26,326	1,049/26,326
27/F	267/26,326	262/26,326	278/26,326	242/26,326	1,049/26,326
26/F	267/26,326	262/26,326	278/26,326	242/26,326	1,049/26,326
25/F	267/26,326	262/26,326	278/26,326	242/26,326	1,049/26,326
23/F	267/26,326	262/26,326	278/26,326	242/26,326	1,049/26,326
22/F	267/26,326	262/26,326	278/26,326	242/26,326	1,049/26,326
21/F	267/26,326	262/26,326	278/26,326	242/26,326	1,049/26,326
20/F	267/26,326	262/26,326	278/26,326	242/26,326	1,049/26,326
19/F	267/26,326	262/26,326	278/26,326	242/26,326	1,049/26,326
18/F	267/26,326	262/26,326	278/26,326	242/26,326	1,049/26,326
17/F	267/26,326	262/26,326	278/26,326	242/26,326	1,049/26,326
16/F	267/26,326	262/26,326	278/26,326	242/26,326	1,049/26,326
15/F	267/26,326	262/26,326	278/26,326	242/26,326	1,049/26,326
12/F	267/26,326	262/26,326	278/26,326	242/26,326	1,049/26,326
11/F	267/26,326	262/26,326	278/26,326	242/26,326	1,049/26,326
10/F	267/26,326	262/26,326	278/26,326	242/26,326	1,049/26,326
9/F	267/26,326	262/26,326	278/26,326	242/26,326	1,049/26,326
8/F	251/26,326	246/26,326	423/26,326	-	920/26,326
7/F	251/26,326	246/26,326	423/26,326	-	920/26,326
6/F	251/26,326	246/26,326	423/26,326	-	920/26,326
5/F	251/26,326	246/26,326	423/26,326	-	920/26,326
3/F	251/26,326	246/26,326	423/26,326	-	920/26,326
					23,525/26,326

備註: 不設4樓、13樓、14樓及24樓。

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

E. 計算管理費按金的基準

9. 每名業主須繳交的管理費按金金額相等於就其作為業主擁有的單位須繳交的2個月的管理費。

F. 擁有人在發展項目中保留作自用的範圍 (如有的話)

10. 不適用。

SUMMARY OF LAND GRANT

批地文件的摘要

1. The Development is constructed on New Kowloon Inland Lot No.6539 (“**the Lot**”).
2. The lease term of the Lot granted under Conditions of Grant No.20241 (“**the Land Grant**”) is 50 years commencing from 27th February 2015.
3. User restrictions applicable to that land:-
 - (a) Special Condition No.(5)(a) stipulates that subject to Special Condition No.(5)(b), the Lot or any buildings erected or to be erected shall not be used for any purpose other than for non-industrial (excluding godown, hotel and petrol filling station) purposes;
 - (b) Special Condition No.(5)(b) stipulates that any building or part of any building erected or to be erected on the Lot shall not be used for any purpose other than the following:
 - (I) In respect of the lowest three floors, for non-industrial (excluding godown, hotel and petrol filling station) purposes;
 - (II) In respect of the remaining floors (excluding any basement level(s) (if erected) above the lowest three floors in the event that there are more than 3 basement levels), for private residential purposes; and
 - (III) In respect of any basement level (if erected), whether being one of the lowest three floors or a basement level above the lowest three floors, for non-industrial (excluding godown, hotel and petrol filling station) purposes.
 - (C) Special Condition No.(34) stipulates that no grave or columbarium shall be erected or made on the Lot, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.
4. General Condition No.(6)(a) stipulates that the Grantee shall throughout the tenancy:
 - (a) maintain all buildings in accordance with the approved design disposition and height, and any approved building plans without variation or modification thereto; and
 - (b) maintain all buildings erected or to be erected in good and substantial repair and condition.
5. Special Condition No.(3) stipulates that:
 - (a) the Grantee acknowledges that as at the date of the Land Grant, there are some structures existing on the Lot (such existing structures, other than the Encroachment as defined in Special Condition No.(3)(b) are referred to as “**the Existing Structures**”). The Grantee shall on or before 30th September 2019 demolish and remove at his own expense the Existing Structures. The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance caused to or suffered by the Grantee by reason of the presence and subsequent demolition and removal of the Existing Structures and the Grantee indemnifies and shall keep indemnified the Government from and against all liabilities, losses, claims, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the presence and subsequent demolition and removal of the Existing Structures.
 - (b) Without prejudice to the generality of Special Condition No.(3)(a), the Grantee acknowledges that as at the date of the Land Grant, certain structures and water pipes protrude from the building(s) erected on the Remaining Portion of New Kowloon Inland Lot No.1939 and the Remaining Portion of New Kowloon Inland Lot No.2483 (collectively “**the Adjoining Lots**”) onto the Lot (“**the Encroachment**”) and the grant of the Lot is subject to the existence of the Encroachment. The Government gives no warranty, express or implied, as to the physical condition, state or safety of the Encroachment or any part thereof, or as to whether the Encroachment was erected or installed or has remained in existence in compliance with the provisions of the Buildings Ordinance, any regulations made thereunder and any amending legislation, or as to whether the Encroachment will be demolished, removed or rectified. The Government shall be under no responsibility, obligation or liability whatsoever to the Grantee or any other persons in respect of the Encroachment or the presence, maintenance, repair, demolition or removal of the Encroachment or for any damage, nuisance or disturbance caused to or suffered by the Grantee or any other persons by reason of or arising out of or incidental to the Encroachment or the carrying out of any works by the Grantee or any other persons in relation thereto or the taking of steps or legal proceedings or actions against the registered owners or occupiers of the Adjoining Lots or any other persons in respect thereof. The Grantee shall keep indemnified the Government from and against all liabilities, claims, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the Encroachment or the presence, maintenance, repair, demolition or removal of the Encroachment.
6. Special Condition No.(4) stipulates that the Grantee shall develop the Lot by erection thereon of building(s) complying in all respects with the Land Grant and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building(s) to be completed and made fit for occupation on or before 30th September 2019.
7. Special Condition No.(6) provides that no tree growing on the Lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director of Lands who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.
8. Special Condition No.(7) provides that the Grantee shall at his own expense landscape and plant with trees and shrubs any portion of the Lot and podium (if any) not built upon and maintain and keep the same in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director of Lands.
9. Special Condition No.(9) provides that the Grantee may erect on the Lot separate temporary structures for the purposes of a sales office and show flats and related marketing activities to facilitate the sales of the building(s) erected on the Lot.
10. Special Condition No.(10) provides that: -
 - (a) The Grantee may erect, construct and provide within the Lot such recreational facilities and facilities ancillary thereto (“**the Facilities**”) as may be approved in writing by the Director of Lands. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director of Lands.
 - (b) In the event that any part of the Facilities is exempted from the gross floor area calculations pursuant to Special Condition No.(10)(b) (“**the Exempted Facilities**”):
 - (I) the Exempted Facilities shall be designated as and form part of the common areas;
 - (II) the Grantee shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director of Lands; and
 - (III) the Exempted Facilities shall only be used by the residents of the residential block(s) erected or to be erected on the Lot and their bona fide visitors and by no other person(s).
11. Special Condition No.(11)(a) stipulates that office accommodation for watchmen or caretakers or both may be provided within the Lot and any such accommodation shall not be used for any purpose other than office accommodation for watchmen or caretakers or both, who are wholly and necessarily employed on the Lot.
12. Special Condition No.(12)(a) stipulates that quarters for watchmen or caretakers or both may be provided within the Lot and any such quarters shall not be used for any purpose other than residential accommodation for watchmen or caretakers or both, who are wholly and necessarily employed with the Lot.

SUMMARY OF LAND GRANT

批地文件的摘要

13. Special Condition No.(13)(a) stipulates that one office for the use of the Owners' Corporation or the Owners' Committee may be provided within the Lot and any such office shall not be used for any purpose other than for meetings and administrative work of the Owners' Corporation or the Owners' Committee formed in respect of the Development.

14. Special Condition No.(16)(c) provides that the DMC must

- (a) not contain any provisions which would in any way prohibit, prevent, hinder or prejudice the establishment or operation of residential care home as defined in the Residential Care Homes (Elderly Persons) Ordinance, any regulations made thereunder and any amending or replacing legislation ("**RCHE**"), or residential care home for PWDs as defined in the Residential Care Homes (Persons with Disabilities) Ordinance, any regulations made thereunder and any amending or replacing legislation ("**RCHD**"), or the use of the Lot or any part thereof or any building or part of any building erected thereon for the purpose of RCHE or RCHD; and
- (b) provide a provision to the effect that no provision in the DMC shall operate to prohibit, prevent, hinder or prejudice the establishment or operation of RCHE or RCHD or the use of the Lot or any part or any building or part of any building erected thereon for the purpose of RCHE or RCHD.

15. Special Condition No.(19) stipulates that:-

- (a) One space shall be provided within the Lot to the satisfaction of the Director of Lands for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the residential units in the building(s) erected or to be erected on the Lot; or for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents or occupiers of the building(s) erected or to be erected on the Lot and their bona fide guests, visitors or invitees.
- (b) The space provided under Special Condition No. (19)(a) shall not be used for any purpose other than for those stipulated in Special Condition No.(19) and in particular the space shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

16. Special Condition No.(20) stipulates that:

- (a) one space shall be provided within the Lot to the satisfaction of the Director of Lands for loading and unloading of goods vehicles.
- (b) the space provided under Special Condition No. (20)(a) shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building(s) or part(s) of the building(s) erected or to be erected on the Lot.

17. Special Condition No. (22) stipulates that the spaces provided with the Lot in accordance with Special Conditions Nos. (19) and (20) shall be designated and form part of the common areas.

18. Special Condition No. (23) provides that a plan approved by the Director of Lands indicating the layout of all the parking and loading and unloading spaces to be provided within the Lot in accordance with Special Conditions Nos. (19) and (20), or a copy of such plan certified by an Authorized Person (as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation) shall be deposited with the Director of Lands. No transaction (except a tenancy agreement or lease or an agreement for such tenancy or lease under Special Condition No. (14)(c), a building mortgage under Special Condition No. (14)(d) or such other transactions as the Director of Lands may approve) affecting the Lot or any part thereof or any building or part of any building erected or to be erected on the Lot shall be entered into prior to such deposit. The said parking, loading and unloading spaces indicated on the said approved plan shall not be used for any purpose other than for the purposes set out

respectively in Special Condition Nos.(19) and (20). The Grantee shall maintain the parking, loading and unloading spaces and other areas, including but not restricted to the lifts, landings, and manoeuvring and circulation areas, in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the Director of Lands. Except for the parking spaces indicated on the said approved plan, no part of the Lot or any building or structure thereon shall be used for parking purposes.

19. Special Condition No.(25) provides that:-

- (a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may be necessary to protect and support such land within the Lot and also any adjacent land or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times during the term granted by the Land Grant maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director of Lands.
- (b) In the event that as a result of works done by the Grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director of Lands and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.
- (c) The Director of Lands shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Grantee shall neglect or fail to comply with the notice to the satisfaction of the Director of Lands within the period specified therein, the Director of Lands may forthwith execute and carry out necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges.

20. Special Condition No.(26)(a) provides that in the event of earth, spoil, debris, construction waste or building materials ("**the Waste**") from the Lot, or from other areas affected by any development of the Lot being eroded, washed down or dumped onto public lanes or roads or road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties ("**the Government properties**"), the Grantee shall at his own expense remove the Waste from and make good any damage done to the Government properties. The Grantee shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping. Special Condition No.(26)(b) stipulates that notwithstanding Special Condition No.(26)(a), the Director of Lands may at the request of the Grantee remove the Waste from and make good any damage done to the Government Properties and the Grantee shall pay to the Government on demand the cost thereof.

21. Special Condition No.(27) provides that the Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work ("**the Works**"), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the Lot or any part thereof ("**the Services**"). The Grantee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director of Lands for his approval in all respects, and shall not carry out any work whatsoever until the Director of Lands shall have given his written approval to the Works and to such aforesaid proposals. The Grantee shall

SUMMARY OF LAND GRANT

批地文件的摘要

comply with and at his own expense meet any requirements which may be imposed by the Director of Lands in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Grantee shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director of Lands any damage, disturbance or obstruction caused to the Lot or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director of Lands, unless the Director of Lands elects otherwise, and the Grantee shall pay to the Government on demand the cost of such works). If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the Lot or any part thereof or of any of the Services to the satisfaction of the Director of Lands, the Director of Lands may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.

22. Special Condition No.(28) provides that:-

- (a) The Grantee shall construct and maintain at his own expense and to the satisfaction of the Director of Lands such drains and channels, whether within the boundaries of the Lot or on Government land, as the Director of Lands may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the Lot, and the Grantee shall be solely liable and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.
- (b) The works of connecting any drains and sewers from the Lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director of Lands and the Grantee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Grantee at his own expense to the satisfaction of the Director of Lands and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Grantee at his own cost and upon demand be handed over by the Grantee to the Government for future maintenance at the expense of the Government and the Grantee shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director of Lands may, upon failure of the Grantee to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.

23. Special Condition No.(31) provides that:-

- (a) The Grantee shall within 6 calendar months from the date of the Land Grant (or such other extended periods as may be approved by the Director of Lands), at his own expense and in all respects to the satisfaction of the Director of Lands submit or cause to be submitted to the Director of Lands for his written approval a noise impact assessment (“**the NIA**”) on the development of the Lot. The NIA shall identify all adverse noise impacts on the development on the Lot and contain proposals for appropriate noise mitigation measures (“**the Noise Mitigation Measures**”).
- (b) The Grantee shall at his own expense and within such time limits as shall be stipulated by the Director of Lands carry out and implement the Noise Mitigation Measures as proposed in the NIA and approved by the Director of Lands (“**the Approved Noise Mitigation Measures**”) in all respects to the satisfaction of the Director of Lands.
- (c) No building works (other than demolition and removal works referred to in Special Condition No.(3) and site formation works) shall be commenced on the Lot or any part thereof until the NIA shall have approved in writing by the Director of Lands.
- (d) Without prejudice to the generality of General Condition Nos. (2) and (3), the Grantee expressly acknowledges and agrees that he shall have the sole responsibility at his own expense to implement the recommendations of the Approved Noise Mitigation Measure in all respects to the satisfaction of the Director of Lands. The

Government and its officers shall be under no responsibility, obligation or liability to the Grantee for any cost, damage or loss caused to or suffered by the Grantee whether arising out of or incidental to the fulfillment of the Grantee’s obligations under Special Condition No.(31) or otherwise, and no claim whatsoever shall be made against the Government or its officers by the Grantee in respect of any such cost, damage or loss.

24. Special Condition No.(32) provides that, in the event the Approved Noise Mitigation Measures comprise the erection or construction of noise barrier(s) on the Lot with projection extending beyond the boundary of the Lot and over and above any portion of the adjoining Government land (“**the Noise Barrier**”), the following conditions shall apply:-

- (a) the Grantee shall at his own expense design, erect and construct the Noise Barrier in accordance with the plans approved by the Building Authority and in all aspects in compliance with the Buildings Ordinance, any regulations made thereunder and any amending legislation;
- (b) no foundation or support for the Noise Barrier may be erected on, upon or underneath any Government land adjoining the Lot;
- (c) no alteration, addition, replacement or attachment whatsoever shall be made or affixed to or upon the Noise Barrier or any part(s) thereof except with the prior written approval of the Director of Lands;
- (d) the Grantee shall at all times and at his own expense uphold, maintain and repair the Noise Barrier or (where approved by the Director of Lands) any replacement thereof in good and substantial repair and condition in all respects to the satisfaction of the Director of Lands. If temporary traffic closure or diversion shall be required for carrying out any works under Special Condition No.(32)(d), written agreement of the Commissioner for Transport on the temporary traffic arrangement shall have been obtained before commencement of any works;
- (e) the Noise Barrier shall not be used for any purpose other than noise barrier. Except with the prior written consent of the Director of Lands, the Grantee shall not use or suffer or allow to be used the Noise Barrier or any part(s) thereof for advertising or for the display of any signs, notices or posters whatsoever;
- (f) subject to the prior written approval of the Director of Lands, the Grantee and his contractors, workmen or any other persons authorized by the Grantee shall be permitted to enter into the Government land adjoining the Lot with or without tools, equipment, plant, machinery or motor vehicles for the purposes of carrying out any erection, construction, inspection, repair, maintenance, cleaning, renewing and replacement of the part of the Noise Barrier projecting over the Government land;
- (g) the Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to their entry or carrying out of the works referred to in Special Condition No.(32)(f) and no claim for compensation or otherwise shall be made against the Government in respect of any such loss, damage, nuisance or disturbance;
- (h) the Grantee shall at all times take such precautions as may be necessary to prevent any damage or injury being caused to any Government land adjoining the Lot and the Noise Barrier or to any persons or vehicles entering or using any Government land adjoining the Lot and the Noise Barrier as a result of the erection, construction, repair, maintenance, alteration, use, demolition or removal of the Noise Barrier;
- (i) the Director of Lands shall, at any time and at his absolute discretion, have the right to serve upon the Grantee a written notice requiring the Grantee to demolish and remove the part of the Noise Barrier that project over the Government land without any replacement within six calendar months from the date of the written notice and upon receipt of such written notice, the Grantee shall at his own expense demolish and remove the aforesaid part of the Noise Barrier within such period as stipulated in such written notice and in all respects to the satisfaction of the Director of Lands;
- (j) in the event of the non-fulfilment of any of the Grantee’s obligations under this Special Condition, the Director of Lands may carry out the necessary works and the Grantee shall pay to the Director of Lands on demand the cost of such works;
- (k) the Grantee shall at all times permit the Director of Lands, his officers, contractors, his or their workmen and

SUMMARY OF LAND GRANT

批地文件的摘要

any other persons authorized by him with or without tools, equipment, plant, machinery or motor vehicles, the right of free and unrestricted ingress, egress and regress to, from and through the Lot or any part thereof and any buildings erected or to be erected thereon for the purpose of inspecting, checking, and supervising any works to be carried out in accordance with the Land Grant or any other works which the Director of Lands may consider necessary;

- (l) neither the Government nor the Director of Lands shall have any liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee or incidental to the fulfillment of the Grantee's obligations under the Land Grant, the exercise by the Director of Lands of the right of entry or the carrying out of any works under the Land Grant and the Grantee shall not be entitled to any claim whatsoever against the Government or the Director of Lands or his authorized officers nor any compensation whatsoever in respect of such loss, damage, nuisance or disturbance; and
- (m) the Grantee shall at all times indemnify and keep indemnified the Government, the Director of Lands, its officers, contractors and workmen and any other persons authorized by the Director of Lands from and against all liabilities, claims, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the erection, construction, presence, repair, maintenance, alteration, use, demolition or removal of the Noise Barrier or in connection with the works under Special Condition No.(32)(j).

Notes:

1. The expression "Grantee" referred to in this section means the Grantee under the Land Grant and where the context so admits or requires includes his executors, administrators and assigns and in case of a corporation its successors and assigns.
2. Please refer to the Land Grant for full details. A copy of the Land Grant is available for inspection free of charge during opening hours at the sales office upon request and copies will be provided on payment of photocopying charges.

SUMMARY OF LAND GRANT

批地文件的摘要

- 發展項目興建於新九龍內地段第6539號(「**該地段**」)。
- 該地段批地文件第20241號「(批地文件)」批出的年期為2015年2月27日起計50年。
- 適用於該地段的用途限制：
 - 特別條件第(5)(a)條規定，在特別條件第(5)(b)條的規限下，該地段或其上已建或擬建的建築物不得用作非工業(不包括倉庫、酒店及加油站)以外之用途；
 - 特別條件第(5)(b)條規定，除以下用途外，在該地段上已建或擬建的建築物或其任何部分不得作任何其他用途：
 - 最低三層用作非工業(不包括倉庫、酒店及加油站)用途；
 - 其餘樓層(若有超過三層地庫層，不包括最低三層之上的任何一或多層地庫層(如已興建))作私人住宅用途；及
 - 至於任何地庫層(如已興建)，不論是最低三層的其中一層或最低三層之上的地庫層，則用作非工業(不包括倉庫、酒店及加油站)用途。
 - 特別條件第(34)條規定，不可在該地段豎立或建造墳墓或骨灰龕安置所，亦不可在該地段安葬或以陶罐、骨灰龕或其他形式存放任何人類骸骨或動物骸骨。
- 一般條件第(6)(a)條規定，承授人須於批地年期的期間：
 - 依照經授准的設計、布局及高度，及任何獲批的建築圖則，維持所有樓宇並不得作出改變；及
 - 將所有已建成或將建成的樓宇維持於良好堅固的修葺狀況。
- 特別條件第(3)條規定：
 - 承授人確認於批地文件當日該地段上存在若干構築物(該等現存構築物，除了特別條件第(3)(b)條訂明的該侵佔物外，稱為「**現存構築物**」)。承授人須在2019年9月30日或之前自費拆卸和移除現存構築物。政府就因現存構築物的存在或其後的拆卸與移除對承授人所造成的或承授人蒙受的任何損失、損害、滋擾或干擾無任何責任或法律責任；承授人須就所有直接或間接因現存構築物的存在或其後的清拆及移除而起或與之有關連的任何責任、申索、費用、索求、訴訟或其他程序向政府作出彌償及使之獲得彌償。
 - 在不影響特別條件第(3)(a)條的一般適用範圍下，承授人確認於批地文件當日有若干構築物和水管由興建於新九龍內地段第1939號餘段及新九龍內地段第2438號餘段(「**該毗鄰地段**」)的建築物伸出至該地段(「**該侵佔物**」)，而該地段的批地乃受制於該侵佔物的存在。政府並不會就該侵佔物或其任何部分的狀況、狀態或安全性、或就該侵佔物是否遵照《建築物條例》、其附屬規例及修訂條例興建或安裝或存在、或就該侵佔物會否被拆卸、移除或糾正，作出任何不論明示或隱含的保證。政府亦不會就該侵佔物的侵佔、存在、保養、維修、拆卸或移除，或就任何因該侵佔物的侵佔而令承授人或任何其他人士蒙受的損害、滋擾或干擾，或就承授人或任何其他人士針對該侵佔物進行的任何工程或對該毗鄰地段的註冊業主或佔用人或任何其他人士採取的行動或提出的法律訴訟，對承授人或任何其他人士負上任何責任。承授人須彌償政府所有因該侵佔物的侵佔、存在、保養、維修、拆卸或移除而直接或間接負上的所有責任、蒙受的所有支出、面對的申索和索償或其他訴訟。
- 特別條件第(4)條規定，承授人須全面履行批地文件的條款及遵守所有一切不時適用於香港有關建築物、衛生及規劃的法律及法規，於該地段上興建樓宇以發展該地段，該等樓宇須於2019年9月30日或之前建成並可供入伙。
- 特別條件第(6)條規定，在未得到地政署署長事先書面同意前不得移除或干擾該地段或毗鄰範圍內的樹木。地政署署長於簽發同意書時可施加其認為適當的移植、補償美化或重植條件。
- 特別條件第(7)條規定，承授人需自費在該地段及平台(如有)上沒有建築物的任何地方進行環境美化工程和種植樹木及灌木，並保育該等植物而令其處於安全、清潔、整齊及健康的狀態，以達致地政署署長滿意。
- 特別條件第(9)條規定，承授人可在該地段上分開搭建臨時構築物作為售樓處、示範單位及進行相關營銷活動，藉以銷售興建在該地段上的建築物。
- 特別條件第(10)條規定：
 - 承授人可於該地段內豎立、興建及提供經地政署署長書面批准的休憩設施及其附屬設施(「**休憩設施**」)。休憩設施的種類、尺寸、設計、高度及規劃亦須獲地政署署長事先書面批准。
 - 若休憩設施任何部份根據特別條件第(10)(b)條被豁免計算在總樓面面積上(「**豁免的休憩設施**」)，則：
 - 該豁免的休憩設施必須指定為公用地方的一部份；
 - 承授人須自費保持豁免的休憩設施修葺狀態良好堅固並運作豁免的休憩設施，達致地政署署長滿意；及
 - 豁免的休憩設施只供興建於該地段內已建成或將建成的住宅樓宇的住客及其真正的訪客使用，而不得供其他人使用。
- 特別條件第(11)(a)條規定該地段內可設有看更及/或管理員的辦公室，而該辦公室不得用作全職及有必要聘用於該地段的看更或管理員或兩者的辦公室以外的任何用途。
- 特別條件第(12)(a)條規定該地段內可設有看更及/或管理員的宿舍，而該宿舍不得用作該地段全職及有必要聘請的看更或管理員或兩者的住宿處所以外的任何用途。
- 特別條件第(13)(a)條規定該地段內可提供一個供業主立案法團或業主委員會使用的辦公室，而該辦公室不得用作就該發展項目的業主立案法團或業主委員會的會議及行政工作以外的任何用途。
- 特別條件第(16)(c)條規定，大廈公契必須：
 - 不得含有任何條款，或以任何方式禁止、阻止、妨礙或損害根據《安老院條例》及其下的任何附屬規例、修訂法例或其他替代條例指的安老院(「**安老院**」)或《殘疾人士院舍條例》及其下的任何附屬規例、修訂法例或其他替代條例指的殘疾人士院舍(「**殘疾人士院舍**」)的設立或運作；或禁止、阻止、妨礙或損害該地段或其任何部分或該地段的任何建築物或任何建築物的某部份作為安老院或殘疾人士院舍之用；及
 - 設定條款規定大廈公契不可禁止、阻止、妨礙或損害安老院或殘疾人士院舍的設立或運作；或禁止、阻止、妨礙或損害該地段或其任何部分或該地段的任何建築物或任何建築物的某部份作為安老院或殘疾人士院舍之用。
- 特別條件第(19)條規定：
 - 須於該地段內提供一個車位，供按《道路交通條例》、其附屬規例及任何修訂法例獲發牌及屬於該地段上已建成或將建成之樓宇的住宅單位的住客之真實客人、訪客或賓客，或供傷殘人士(按《道路交通條例》、其附屬規例及任何修訂法例定義)停泊屬於發展項目內的住宅單位的住客或佔用人及其真實客人、訪客或賓客之車輛，以達致地政署署長滿意。
 - 根據特別條件第(19)(a)條所提供的停車位不可作所述以外之用途，尤其不得用作存放、展示或展覽車輛以供出售或其他用途，或用作提供汽車清潔及美容服務。
- 特別條件第(20)條規定：
 - 須於該地段內提供一個裝卸區供貨車裝卸使用，以達致地政署署長滿意。
 - 特別條件第(20)(a)條下提供的停車位，除了供該地段內已建成或將建成的建築物或其部分有關的貨車裝卸外，不可用作任何其他用途。
- 特別條件第(22)條規定，根據特別條件第(19)及(20)條於該地段內提供的停車位須指定為及構成公用地方的一部分。

SUMMARY OF LAND GRANT

批地文件的摘要

18. 特別條件第(23)條規定，承授人必須於地政署署長處存放一份地政署署長核准並展示於該地段內按照特別條件第(19)及(20)條提供的所有停車位及裝卸區的布局的圖則，或一份經認可人士（按《建築物條例》、其附屬規例及任何修訂法例所界定）核正的該圖則之副本。存放圖則於地政署署長前不得進行影響該地段或其任何部分或已經或將會於該地段上興建的任何建築物或其任何部分建築物之交易（特別條件第(14)(c)條所述的租契或租約或有關該租契或租約的協議、特別條件第(14)(d)條所述的建築按揭或得地政署署長書面批准的其他交易除外）。上述核准圖則中展示的停車位及裝卸區不得用作除特別條件第(19)及(20)條分別訂明之用途以外的任何其他用途。承授人必須根據上述核准圖則維持上述停車位、裝卸區及其他地方，包括但不限於升降機、樓梯平台、調動區及通道地方，並且除非獲地政署署長事先書面同意，否則不得更改其布局。除了經批准圖則指定的停車位外，該地段或其上的任何建築物或構築物不得用作泊車用途。
19. 特別條件第(25)條下列分條規定：
- (a) 如果任何土地需要或已經被分割、移除或移後或堆積或堆填或進行任何類型的斜坡處理工程，承授人須自費進行與修建該等斜坡處理工程、護土牆或其他承托物、保護物、排水或輔助工程或今後成為必要的其他工程，以便保護與承托該地段和任何毗鄰或毗連政府土地或出租土地內的土地，避免與防止今後發生任何塌方、山泥傾瀉或地陷。承授人須在批地文件下批出之年期自費保養該土地、斜坡處理工程、護土牆或其他承托物、保護物、排水或輔助工程或其他工程處於良好修葺狀態，達致地政署署長滿意。
- (b) 倘若因為任何承授人進行的工程或任何其他原因造成任何時候發生塌方、山泥傾瀉或地陷，承授人須自費進行修復或彌補，達致地政署署長滿意並對上述塌方、山泥傾瀉或地陷造成政府、其代理人及承建商承受、遭受或產生一切費用、收費、損害賠償、要求及索償彌償他們。
- (c) 地政署署長有權發出書面通知要求承授人進行、修建及保養該土地、斜坡處理工程、護土牆或其他支承物、保護物及排水或輔助工程或其他工程或修復與彌補任何塌方、山泥傾瀉或地陷。如果承授人不理會或未能在通知指定的時期內執行該通知要求，達致地政署署長滿意，地政署署長可立即執行與進行任何必要工程。承授人須在要求時歸還政府因此產生的費用連同任何行政費或專業費用及開支。
20. 特別條件第(26)(a)條規定，倘若從該地段或任何由該地段的發展所影響的其他區域的泥土、廢石方、瓦礫、建築廢料或建築材料（「**廢物**」）腐蝕、沖刷或傾倒到公共小巷或道路或路渠、前灘或海床、污水渠、雨水渠、排水渠、明渠或其他政府物業（「**政府物業**」），承授人須自費清理政府物業的廢物並彌補對政府物業造成的任何損壞。承授人須對上述腐蝕、沖刷或傾倒對私人物業的任何損壞或滋擾所產生的一切訴訟、索償及賠償要求向政府作出彌償。特別條件第(26)(b)規定即使特別條件第(26)(a)條另有所述，地政署署長可以在承授人要求時清理政府物業的廢物並彌補對政府物業造成的任何損壞，承授人須按要求向政府支付所須費用。
21. 特別條件第(27)條規定，承授人須在任何時候，特別是在任何建築、保養、翻新或維修工程（「**工程**」）期間，採取或促使他人採取一切合理及足夠的保護、技巧及預防措施，避免對該地段或其中任何部分之上、上面、之下或毗鄰的任何政府擁有或其他的現有排水渠、水路、水道、總水喉、道路、行人路、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置（「**服務**」）造成任何損壞、干擾或阻塞。承授人在進行上述任何工程之前必須進行或促使他人進行適當的勘測及必要的查詢，確定任何服務的現況及層面，並提交處理任何可能受工程影響的服務的書面建議給地政署署長，供其就各方面進行審批，並且必須在取得地政署署長對上述建議作出的書面批准後才能進行該等工程。承授人必須履行地政署署長於批准上述建議時對服務施加的任何要求和承擔符合該等要求支出的費用，包括改道、重鋪或修復的費用。承授人必須自費在各方面維修、彌補及修復以任何方式進行上述工程對該地段或該服務造成的任何損壞、干擾或阻塞（除了明渠、污水渠、雨水渠、或總水喉須由地政署署長負責修復，除非他另作選擇，承授人須在要求時向政府支付該等工程的費用），達致地政署署長滿意。如果承授人未能對該地段或其中任何部分或該服務進行上述必要的改道、重鋪、維修、彌補及修復工程，達致地政署署長滿意，地政署署長可進行他認為必要的上述改道、重鋪、維修、彌補或修復工程，承授人須應要向政府支付該等工程的費用。
22. 特別條件第(28)條規定：
- (a) 承授人須自費興建及保養該地段邊界內或政府土地內地政署署長認為必要的排水渠及渠道，並達致地政署署長滿意，以便截斷與引導該地段的一切暴雨或雨水到最接近的河道、集水井、渠道或政府雨水渠，及如因雨洪或雨水造成損害或滋擾而引起或招致任何訴訟、索償及要求，承授人需獨力承擔責任並向政府及其職員作出彌償。
- (b) 連接該地段的任何排水渠和污水渠至政府的雨水渠及污水渠（如已鋪設及運作）的工程可由地政署署長進行，及承授人須在要求時向政府支付上述連接工程的費用。或者該等連接工程亦可由承授人自費進行，達致地政署署長滿意，及在該種情況下，上述連接工程的任何一段若在政府土地內修建，須由承授人自費保養，直至要求時由承授人交還給政府，由政府出資負責其後的保養。承授人須在要求時向政府支付有關上述連接工程的技術檢查之費用。如承授人未能維護建於政府土地的上述的接駁工程的任何分段，地政署署長可按其視為必要執行維修工程，而承授人需在政府通知時向政府支付相關的費用。
23. 特別條件第(31)條規定：
- (a) 承授人須於批地文件日期6個曆月之內（或地政署署長批准的其他延長時間），自費提交或致使提交該地段發展的噪音影響評估報告（「**噪音影響報告**」）予地政署署長供其書面審批，達致地政署署長在各方面滿意。噪音影響報告須指出就發展該地段的所有不利噪音影響及就發展該地段所產生的噪音影響提出適當的噪音緩解措施建議（「**噪音緩解措施**」）。
- (b) 承授人須自費及在地政署署長列明的時限內履行及實施噪音影響報告內的建議及經地政署署長批准的噪音緩解措施（「**核准噪音緩解措施**」）達致地政署署長在各方面滿意。
- (c) 在該地段或其任何部份展開建造工程前（特別條件第(3)條指明的拆卸工程及地盤平整工程除外），必須先獲得地政署署長批准。
- (d) 在不影響一般條件第(2)和(3)條的一般適用範圍下，承授人確認及同意其有全部責任及須自費實施核准噪音緩解措施內的建議，達致地政署署長在各方面滿意。政府及其官員不會就承授人因履行特別條件第(31)條下的責任而招致或蒙受的任何該等支出、損失或損害負上任何責任，承授人亦不得就此等支出、損失或損害向政府或其官員索償。
24. 特別條件第(32)條規定，若經批准的噪音緩解措施包括在該地段興建或建造伸出該地段邊界及跨越毗鄰政府土地任何部分的隔音屏障（「**隔音屏障**」），則下列條款適用：
- (a) 承授人須自費按照經建築事務監督批准的圖則，設計、興建及建造隔音屏障並在各方面符合《建築物條例》、其附屬規例及任何修訂法例的規定；
- (b) 不得於毗鄰該地段之政府土地上或其下興建隔音屏障之地基或承托物；
- (c) 除獲地政署署長事先書面批准外，不得對隔音屏障或其任何部分作出任何改動、增添、更換或附加裝置；
- (d) 承授人須在任何時候自費維護、保養及維修隔音屏障或（如獲地政署署長批准）任何替代品於良好修葺的狀態，達致地政署署長滿意。如因按特別條件第(32)(d)條進行任何工程而須實施臨時交通封路或改道，開展工程前須就臨時交通安排獲得運輸署署長書面批准；
- (e) 隔音屏障只可用作隔音屏障用途。除獲地政署署長事先書面批准外，承授人不得使用或容許他人使用隔音屏障或其任何部分作廣告或展示任何招牌、告示或海報；
- (f) 受限於地政署署長事先批准，承授人及其承辦商、工人或任何其他獲承授人授權人士可攜同或不攜同工具、設備、機器、機械或車輛進入毗鄰該地段之政府土地，以興建、建造、檢查、維修、保養、清洗、翻新及更換伸出政府土地之隔音屏障之部分；
- (g) 政府概無須就承授人或任何其他人士招致或蒙受的任何損失、損害、滋擾或騷擾（不論其是否因特別條件第(32)(f)條進入或進行工程而引致或導致）承擔任何責任，亦不得就此等損失、損害、滋擾或騷擾向政府索償；
- (h) 承授人須於任何時候採取所需預防措施，以避免因興建、建造、維修、保養、改動、使用、拆除或移除隔音屏障而對任何毗鄰該地段及隔音屏障之政府土地，或進入或使用任何毗鄰該地段及隔音屏障之政府土地的人士或車輛造成損失或損害；
- (i) 地政署署長有權於任何時候酌情決定向承授人送達書面通知，要求承授人於書面通知日期六個曆月內拆除及移除伸出政府土地之部分隔音屏障而不設替代品，承授人須於收到該書面通知後自費於該書面通知期限內拆除及移除前述部分隔音屏障，並達致地政署署長滿意；
- (j) 如承授人沒有按本特別條件履行責任，地政署署長可進行所需工程，而承授人須按要求向地政署署長償還所需款項；

SUMMARY OF LAND GRANT

批地文件的摘要

- (k) 承授人須容許地政署署長、其官員、承辦商、其各自之工人及其他授權人士有權在任何時候攜同或不攜同工具、設備、機器、機械或車輛出入、經過及再經過該地段或在其上擬建或已建的任何建築物，旨在視察、檢驗和監督任何按批地文件進行之工程或任何其他地政署署長認為所需之工程；
- (l) 政府及地政署署長概無須就承授人或任何其他人士招致或蒙受的任何損失、損害、滋擾或騷擾（不論其是否因承授人履行批地文件之責任、地政署署長按批地文件行使進入土地的權利或按批地文件進行任何工程而引致或導致）承擔任何責任，承授人亦不得就此等損失、損害、滋擾或騷擾向政府、地政署署長或其授權官員索償；及
- (m) 承授人須於任何時間就隔音屏障之興建、建造、存在、維修、保養改動、使用、拆除或移除，或按特別條件第(32)(j)條進行任何工程而直接或間接導致之責任、申索、費用、索求、法律行動或其他程序對政府、地政署署長、其官員、承辦商及工人及其他任何地政署署長授權人士作出彌償及確保其獲得彌償。

註：

1. 本節所載的「承授人」指批地文件訂明的「承授人」，如上下文意允許或規定則包括其遺產執行人、遺產管理人及受讓人；如屬公司則包括其繼承人及受讓人。
2. 請參閱批地文件以了解全部詳情。完整的批地文件文本可於售樓處開放時間內作出要求後免費查閱，並可在支付所需影印費後取得批地文件之複印本。

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACE

公共設施及公眾休憩用地的資料

- | | |
|--|--|
| A. Facilities that are required under the Land Grant to be constructed and provided for the Government, or for public use
Not applicable. | A. 根據批地文件規定須興建並提供予政府或供公眾使用的設施
不適用。 |
| B. Facilities that are required under the Land Grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development
Not applicable. | B. 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的設施
不適用。 |
| C. Open space that is required under the Land Grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development
Not applicable. | C. 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地
不適用。 |
| D. Any part of the land (on which the Development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap. 123 sub. Leg. F)
Not applicable. | 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任何部分
不適用。 |

WARNING TO PURCHASERS

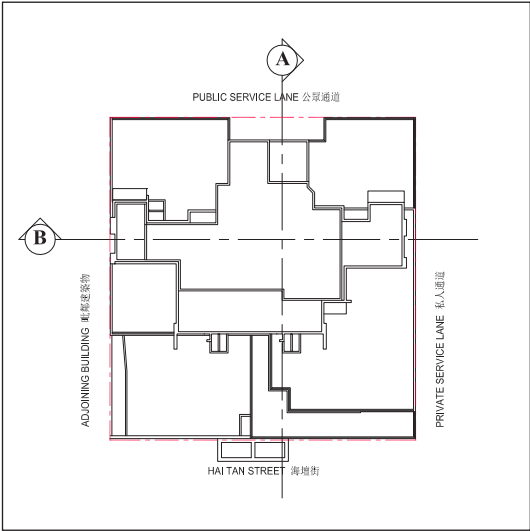
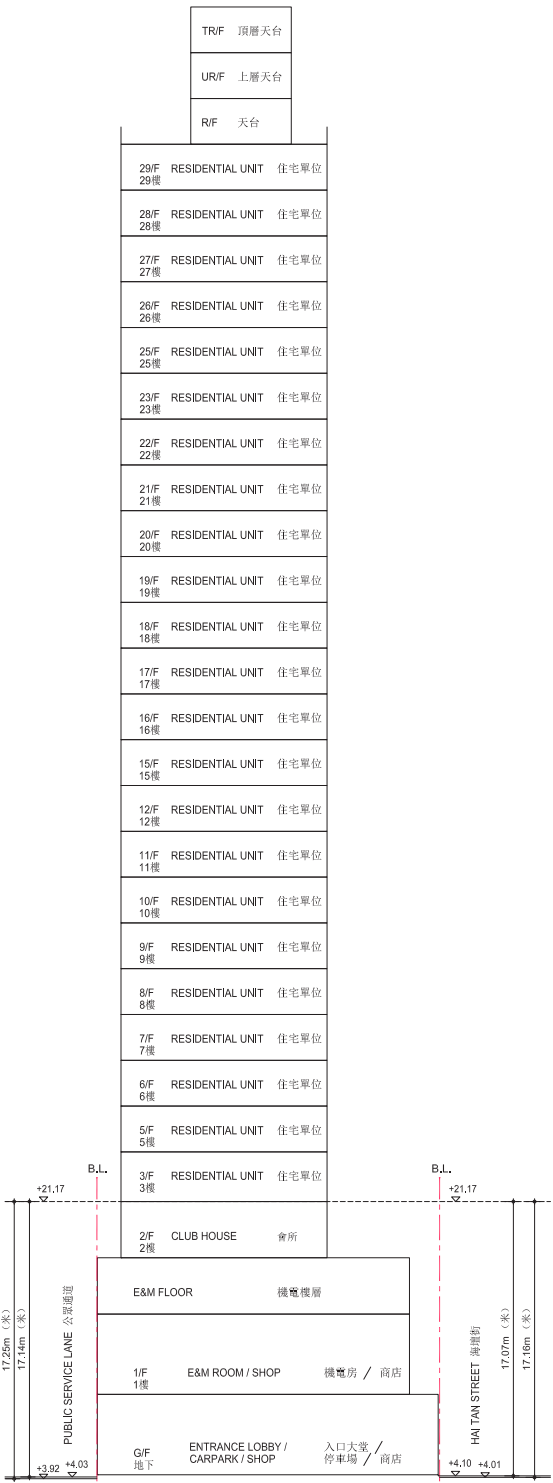
對買方的警告

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

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
橫截面圖A



KEY PLAN
指示圖



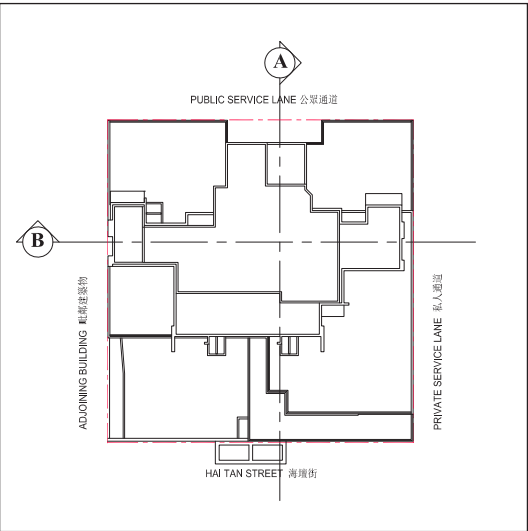
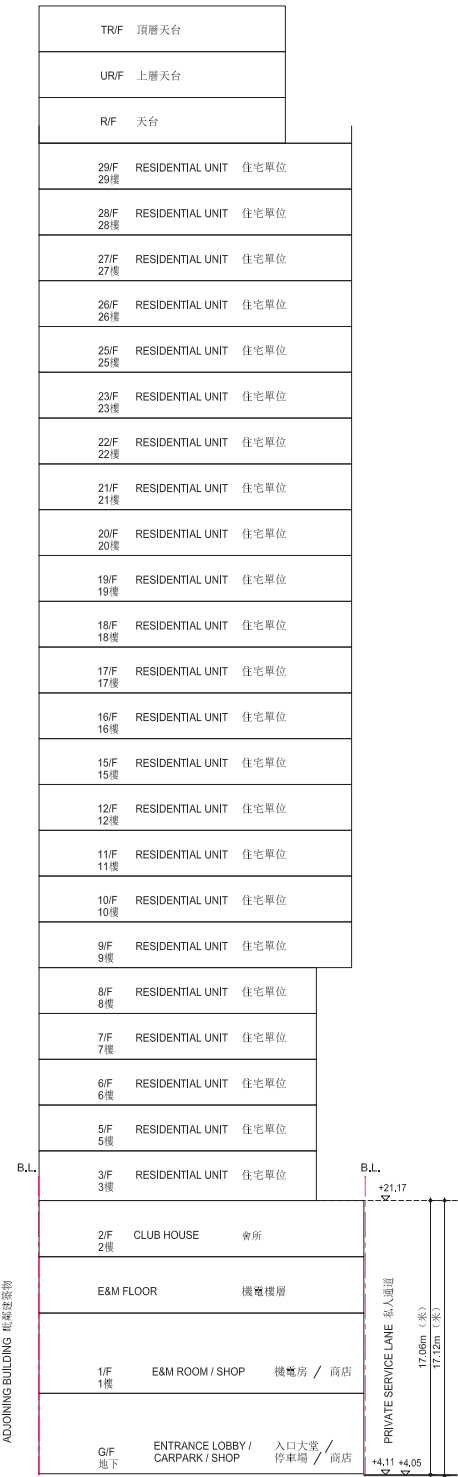
1. The part of Hai Tan Street adjacent to the building is 4.01 to 4.10 metres above Hong Kong Principal Datum.
2. The part of Public Service Lane adjacent to the building is 3.92 to 4.03 metres above Hong Kong Principal Datum.
3. Dotted line — — — denotes the level of the lowest residential floor of the building.
4. (▽) denotes height (in metres) above the Hong Kong Principal Datum.

1. 毗鄰建築物的一段海壇街為香港主水平基準以上4.01至4.10米。
2. 毗鄰建築物的一段公眾通道為香港主水平基準以上3.92至4.03米。
3. 虛線 — — — 代表建築物之最低住宅樓層水平。
4. (▽)代表香港主水平基準以上的高度(米)。

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
橫截面圖B



KEY PLAN
指示圖



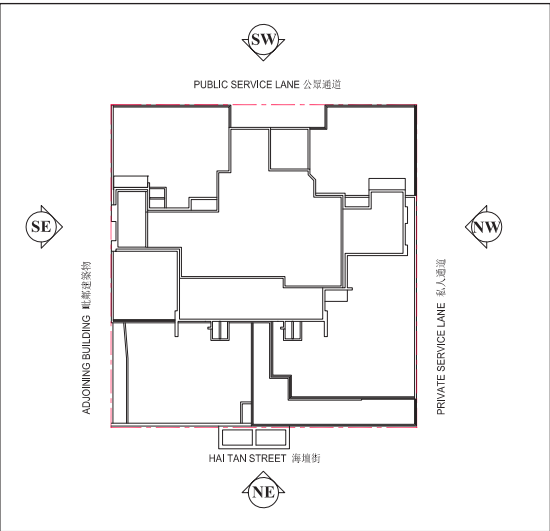
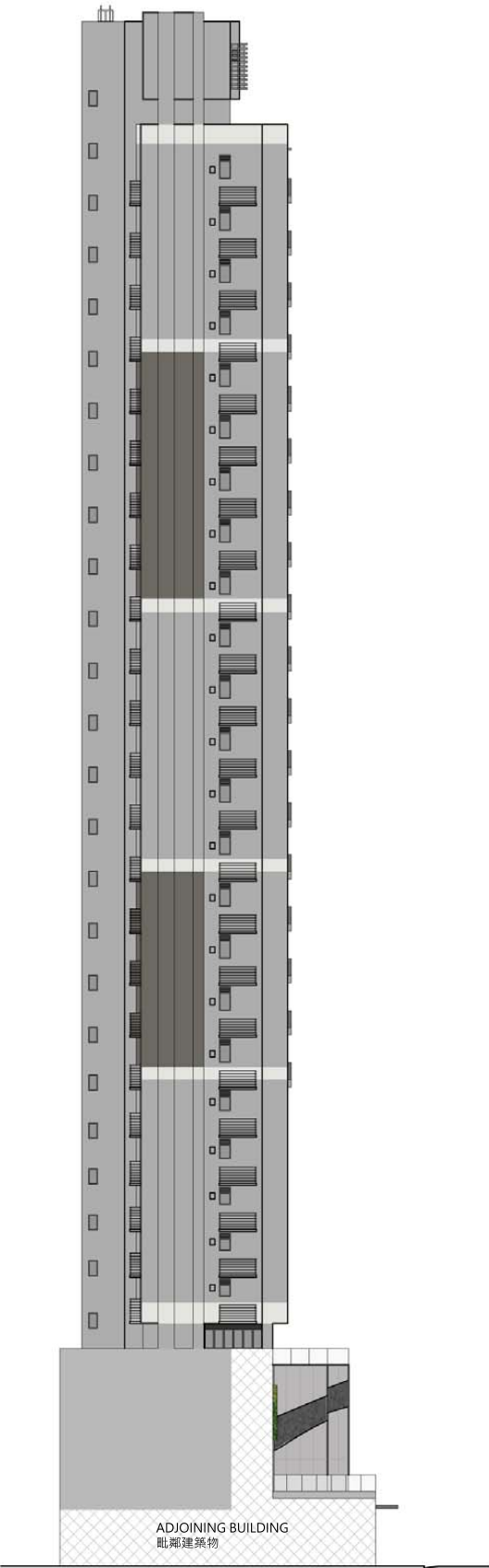
1. The part of Private Service Lane adjacent to the building is 4.05 to 4.11 metres above Hong Kong Principal Datum.
2. Dotted line — — — denotes the level of the lowest residential floor of the building.
3. (▽) denotes height (in metres) above the Hong Kong Principal Datum.

1. 毗鄰建築物的一段私人通道為香港主水平基準以上4.05至4.11米。
2. 虛線 — — — 代表建築物之最低住宅樓層水平。
3. (▽)代表香港主水平基準以上的高度(米)。

ELEVATION PLAN

立面圖

SOUTH EAST ELEVATION PLAN
東南立面圖



KEY PLAN
指示圖



It has been certified by the Authorized Person for the Development that the elevations shown in this plan:

- a) are prepared on the basis of the approved building plans for the Development as of 10th November, 2017 ; and
- b) are in general accordance with the outward appearance of the Development.

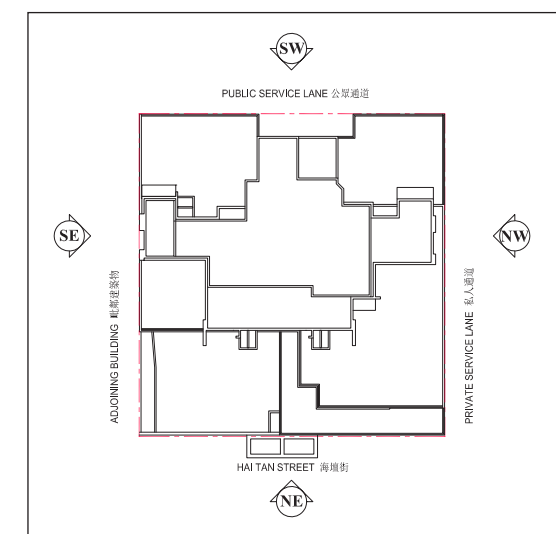
發展項目的認可人士已經證明本圖所顯示的立面：

- a) 以2017年11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

SOUTH WEST ELEVATION PLAN
西南立面圖



KEY PLAN
指示圖

It has been certified by the Authorized Person for the Development that the elevations shown in this plan:
a) are prepared on the basis of the approved building plans for the Development as of 10th November, 2017 ; and
b) are in general accordance with the outward appearance of the Development.

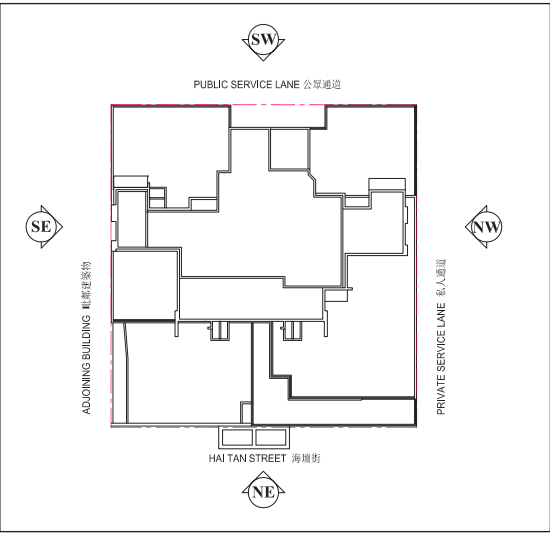
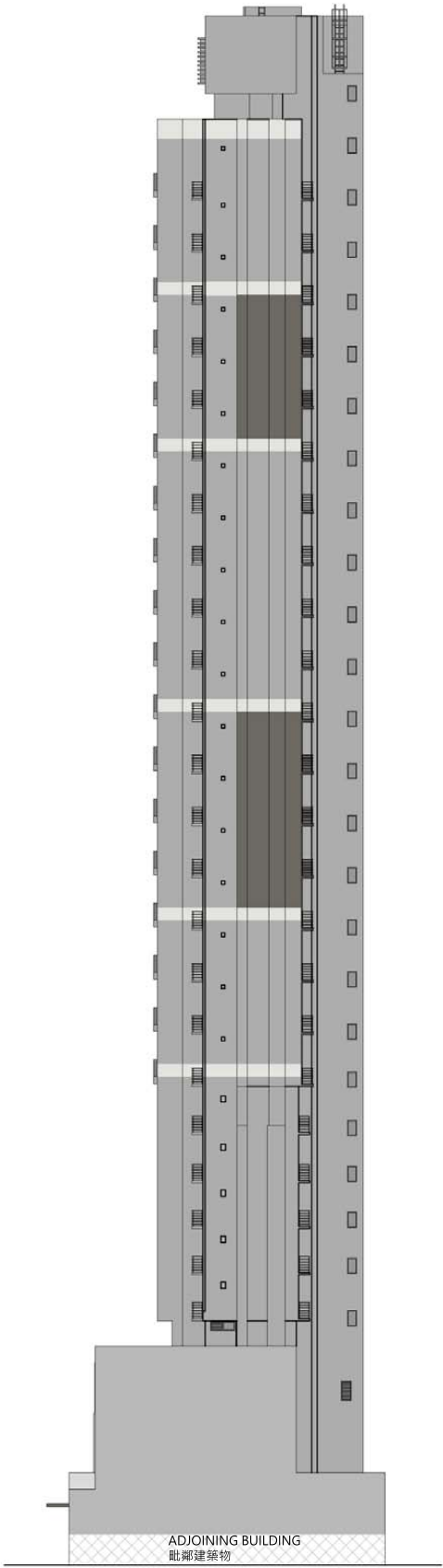
發展項目的認可人士已經證明本圖所顯示的立面：

- a) 以2017年11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

NORTH WEST ELEVATION PLAN
西北立面圖



KEY PLAN
指示圖



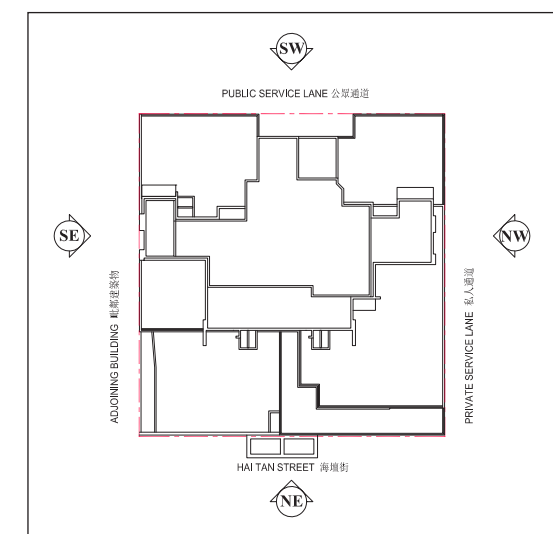
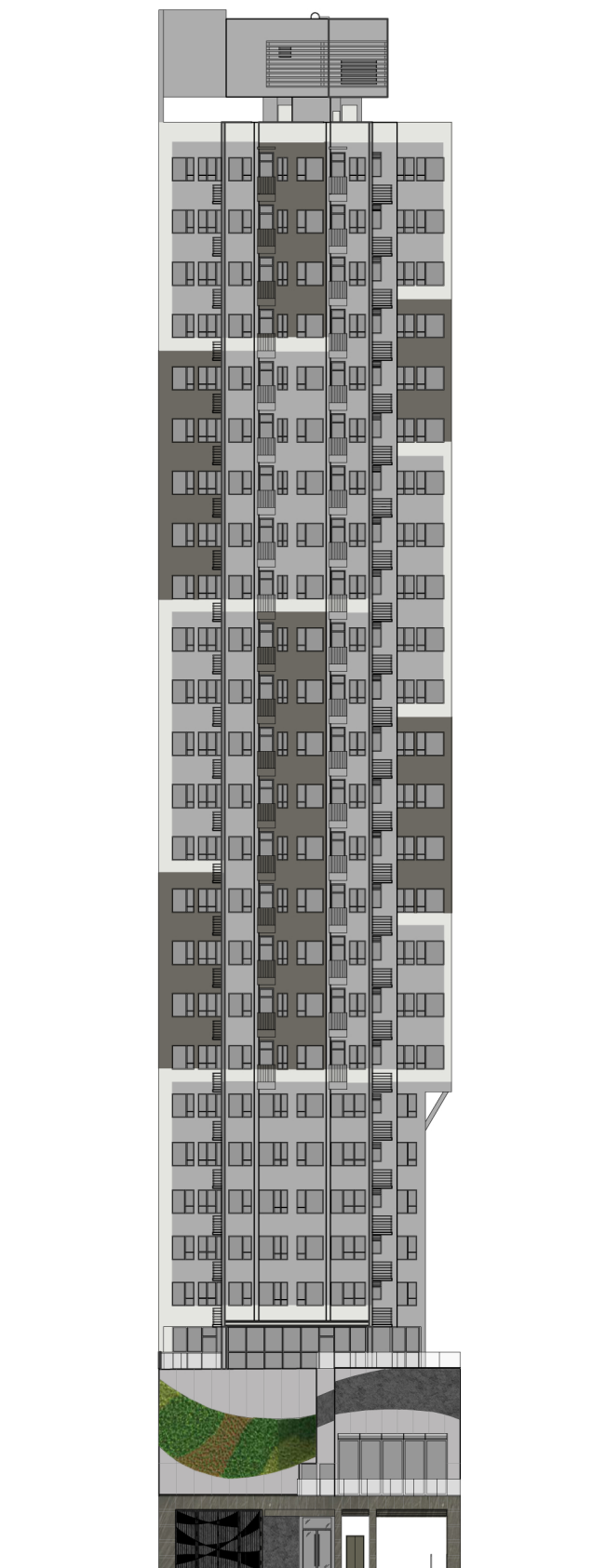
It has been certified by the Authorized Person for the Development that the elevations shown in this plan:
a) are prepared on the basis of the approved building plans for the Development as of 10th November, 2017 ; and
b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明本圖所顯示的立面：
a) 以2017年11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

NORTH EAST ELEVATION PLAN
東北立面圖



KEY PLAN
指示圖

It has been certified by the Authorized Person for the Development that the elevations shown in this plan:
a) are prepared on the basis of the approved building plans for the Development as of 10th November, 2017 ; 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本圖所顯示的立面：
a) 以2017年11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	Uncovered 露天
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所 (包括供住客使用的任何康樂設施)	Sq. m. 平方米	63.519	152.899
	Sq. ft. 平方呎	684	1,646
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱)	Sq. m. 平方米	-	-
	Sq. ft. 平方呎	-	-
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方 (不論是稱為有蓋及園景的遊樂場或有其他名稱)	Sq. m. 平方米	-	-
	Sq. ft. 平方呎	-	-

Note:
The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.

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

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

閱覽圖則及公契

1. Copies of the Outline Zoning Plans relating to the Development is available at www.ozp.tpb.gov.hk

2. A copy of the latest draft of every deed of mutual covenant in respect of the specified residential property as at the date on which the specified residential properties are offered to be sold is available for inspection free of charge at the place at which the specified residential properties are offered to be sold.

1. 備有關於發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為www.ozp.tpb.gov.hk

2. 發展項目的公契於住宅物業提供出售的日期的最新擬稿文本存放在住宅物業的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	<u>Type of finishes</u> Podium: Ceramic tiles, aluminum cladding, aluminum louver, vertical greening, granipierre coating system and window wall (1/F to 2/F). Residential tower: Ceramic tiles, aluminum grille and aluminum louver.
b) Window	<u>Material of frame</u> Fluorocarbon coating aluminium frame. <u>Material of glass</u> Light grey tinted tempered glass, light grey tinted low emissivity tempered glass and light grey obscured tinted tempered glass.
c) Bay Window	Not Applicable.
d) Planter	Not Applicable.
e) Verandah or Balcony	Not Applicable.
f) Drying Facilities for Clothing	Not Applicable.

2. Interior Finishes

Item	Description
a) Lobby	<u>Finishes of residential entrance lobby on G/F</u> Wall: Natural stone, stainless steel and glass to the exposed surface. Floor: Natural stone. Ceiling: Gypsum board false ceiling. <u>Finishes of lift lobby on each floor (other than G/F)</u> Wall: Natural stone, stainless steel and mirror. Floor: Natural stone. Ceiling: Gypsum board false ceiling.
b) Internal Wall and Ceiling	<u>Type of wall finishes for living room, dining room and bedroom</u> Emulsion paint. <u>Type of ceiling finishes for living room, dining room and bedroom</u> Partly gypsum board false ceiling and bulkhead, and partly emulsion paint.
c) Internal Floor	<u>Material of floor for living room, dining room and bedroom</u> Porcelain tiles. <u>Material of skirting for living room, dining room and bedroom</u> Timber.
d) Shower Room	<u>Type of finishes</u> Wall: Ceramic tiles (except area above the false ceiling level). Floor: non-slip homogeneous tiles. Ceiling: Aluminum false ceiling. <u>Whether the wall finishes run up to the ceiling</u> Up to level of bottom of false ceiling.
e) Kitchen	<u>Type of finishes</u> Wall: Glass panel (except those area covered by kitchen cabinet and above the false ceiling level). Floor: Porcelain tiles. Ceiling: Partly gypsum board false ceiling and partly emulsion paint. Cooking bench: Solid artificial surface material. <u>Whether the wall finishes run up to the ceiling</u> Up to level of bottom of false ceiling.

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings

Item	Description
a) Doors	<p><u>Main entrance door</u> Material: Fire-rated solid core timber. Finishes: Timber veneered. Accessories: Door viewer, concealed door closer, lockset and door stopper.</p> <p><u>Bedroom door</u> Material: Hollow core timber. Finishes: Timber veneered. Accessories: Lockset and door stopper.</p> <p><u>Shower Room door</u> Material: Hollow core timber. Finishes: Timber veneered. Accessories: Lockset and door stopper.</p> <p><u>Doors to Utility Platform</u> Material: Aluminium framed with light grey tinted low emissivity tempered glass. Finishes: Fluorocarbon coating. Accessories: Lockset and door stopper.</p>
b) Shower Room	<p><u>Type and material of fittings and equipment</u> Cabinet: Basin countertop: Natural stone. Basin cabinet: Wood. Mirror cabinet: Wood and mirror.</p> <p>Shower Room fittings: Wash basin mixer: Chrome plated. Water closet: Vitreous china. Wash Basin: Vitreous china. Towel bar: Chrome plated. Paper holder: Chrome plated. Robe hook: Aluminum alloy.</p> <p><u>Type and material of water supply system</u> Cold water supply: Copper water pipes. Hot water supply: Copper water pipes with thermal insulation.</p>

Item	Description
b) Shower Room	<p><u>Type and material of bathing facilities (including shower or bath tub, if applicable)</u> Shower set: Chrome plated. Shower compartment: Clear tempered glass.</p> <p><u>Size of bathtub</u> Not Applicable.</p>
c) Kitchen	<p><u>Material of sink unit</u> Stainless steel.</p> <p><u>Material of water supply system</u> Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply.</p> <p><u>Material and finishes of kitchen cabinet</u> Material: Wood. Finishes: Plastic laminate.</p> <p><u>Type of all other fittings and equipment</u> Chrome plated sink mixer</p>
d) Bedroom	Not Applicable.
e) Telephone	For the location and number of connection points, please refer to the “Schedule for Mechanical & Electrical Provisions of Residential Properties”.
f) Aerials	For the location and number of connection points, please refer to the “Schedule for Mechanical & Electrical Provisions of Residential Properties”.

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings

Item	Description
g) Electrical installations	<p><u>Electrical fittings (including safety devices)</u> Faceplate for all switches and power sockets. Miniature circuit breaker distribution board is provided in all flats.</p> <p><u>Whether conduits are concealed or exposed</u> Conduits are partly concealed and partly exposed. Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.</p> <p><u>Location and number of power points and air-conditioner points</u> Please refer to the “Schedule for Mechanical & Electrical Provisions for Residential Properties”.</p>
h) Gas supply	<p><u>Type</u> Towngas.</p> <p><u>System</u> Gas supply pipe connected to gas water heater.</p> <p><u>Location</u> For the location of gas connection points, please refer to the “Schedule for Mechanical & Electrical Provisions for Residential Properties”.</p>
i) Washing machine connection point	<p><u>Location</u> In kitchen.</p> <p><u>Design</u> Water point of 22mm in diameter and drain point of 40mm in diameter for washing machine are provided.</p>
j) Water supply	<p><u>Material of water pipes</u> Copper pipes and copper water pipes with thermal insulation.</p> <p><u>Whether water pipes are concealed or exposed</u> Water pipes are partly concealed and partly exposed. Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.</p> <p><u>Whether hot water is available</u> Hot water is available.</p>

4. Miscellaneous

Item	Description
a) Lifts	<p><u>Brand name and model number</u> Brand Name: Chevalier. Model Number: ELCOSM-III-L.</p> <p><u>Number and floors served</u> Number: 2. Floors served by Lift 1: G/F-1/F, 2/F-3/F, 5/F-12/F, 15/F-23/F and 25/F-29/F. Floors served by Lift 2: G/F-1/F, E&M Floor, 2/F-3/F, 5/F-12/F, 15/F-23/F and 25/F-29/F.</p>
b) Letter Box	Material: Stainless steel.
c) Refuse Collection	<p><u>Means of refuse collection</u> Collected by cleaners.</p> <p><u>Location of refuse room</u> Refuse and material barrel is provided in the common staircase area of each floor. Refuse room is provided at G/F.</p>
d) Water Meter, Electricity Meter and Gas Meter	<p><u>Location</u> Water meter: Inside common water meter cabinet on each floor. Electricity meter: Inside common electricity meter cabinet on each floor. Gas meter: Flat A: In kitchen. Flat B: In shower room (above false ceiling). Flat C (3/F and 5/F - 8/F): In kitchen. Flat C (9/F-12/F, 15/F-23/F and 25/F-29/F): In shower room (above false ceiling). Flat D: In kitchen.</p> <p><u>Whether they are separate or communal meters for residential properties</u> Separate meter.</p>

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

5. Security Facilities

Item	Description
Security Facilities	<u>Security system and equipment (including details of built-in provisions and their locations)</u> <u>Access control and security system</u> Video door phone system with access card reader is installed at residential entrance lobby on G/F. Video door phone system is provided in all residential units. <u>CCTV</u> CCTV system is provided at residential entrance lobby on G/F, lift lobby on 2/F, R/F and all lifts connecting directly to the caretaker's counter at residential entrance lobby on G/F.

6. Appliances

Item	Description
Appliances	For brand name and model number of appliances, please refer to the “Appliances Schedule”.

Note:

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

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. 外部裝修物料

細項	描述
a) 外牆	<u>裝修物料的類型</u> 基座：瓷磚、鋁質蓋板、鋁質百葉、垂直綠化、顆粒塗料體系及窗牆（1樓至2樓）。 住宅大樓：瓷磚、鋁質及金屬格柵及鋁質百葉。
b) 窗	<u>框的用料</u> 氟碳噴塗鋁質窗框。 <u>玻璃的用料</u> 淺灰強化玻璃、淺灰低輻射鍍膜玻璃及淺灰磨沙強化玻璃。
c) 窗台	不適用。
d) 花槽	不適用。
e) 陽台或露台	不設陽台或露台。
f) 乾衣設施	不適用。

2. 室內裝修物料

細項	描述
a) 大堂	<u>地下住宅入口大堂裝修物料的類型</u> 牆壁：外露表面鋪天然石、不鏽鋼及玻璃。 地板：天然石。 天花板：石膏板假天花。 <u>地下以外其他樓層升降機大堂裝修物料的類型</u> 牆壁：天然石、不鏽鋼及鏡子。 地板：天然石。 天花板：石膏板假天花。
b) 內牆及天花板	<u>客廳、飯廳及睡房的牆壁的裝修物料的類型</u> 乳膠漆。 <u>客廳、飯廳及睡房的天花板的裝修物料的類型</u> 部份位置有石膏板假天花及跌級樓板，部分髹上乳膠漆。
c) 內部地板	<u>客廳、飯廳及睡房的地板的用料</u> 瓷質磚。 <u>客廳、飯廳及睡房的牆腳線的用料</u> 木。
d) 淋浴室	<u>裝修物料的類型</u> 牆壁：陶瓷磚（假天花以上之位置除外）。 地板：防滑過底磚。 天花板：鋁質假天花。 <u>牆壁的裝修物料是否鋪至天花板</u> 裝修物料鋪至假天花底。
e) 廚房	<u>裝修物料的類型</u> 牆壁：玻璃面板（被廚櫃覆蓋及假天花以上之位置除外）。 地板：瓷質磚 天花板：部分石膏板假天花及部分髹上乳膠漆。 灶台：實心人造面料。 <u>牆壁的裝修物料是否鋪至天花板</u> 裝修物料鋪至假天花底。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. 室內裝置

細項	描述
a) 門	<p><u>單位大門</u> 用料：防火實心木。 裝修物料：木皮飾面。 配件：防盜眼、隱藏門鼓、門鎖及門擋。</p> <p><u>睡房門</u> 用料：中空心木。 裝修物料：木紋木皮飾面。 配件：門鎖及門擋。</p> <p><u>淋浴室門</u> 用料：中空心木。 裝修物料：木紋木皮飾面。 配件：門鎖及門擋。</p> <p><u>通往工作平台的門</u> 用料：鋁質框配淺灰低輻射鍍膜強化玻璃。 裝修物料：氟化塗層。 配件：門鎖及門擋。</p>
b) 淋浴室	<p><u>裝置及設備的類型及用料</u></p> <p>櫃： 洗手盆檯面：天然石。 洗手盆櫃：木。 鏡櫃：木配鏡。</p> <p>淋浴室裝置： 洗手盆水龍頭：鍍鉻。 坐廁：搪瓷。 洗手盆：搪瓷。 毛巾棍：鍍鉻。 廁紙架：鍍鉻。 掛勾：鋁合金。</p> <p><u>供水系統的類型及用料</u> 冷水供應：銅喉。 熱水供應：配有隔熱絕緣保護之銅喉。</p>

細項	描述
b) 淋浴室	<p><u>沐浴設施(包括花灑或浴缸，如適用)</u> 花灑套裝：鍍鉻。 淋浴間：強化清玻璃。</p> <p><u>浴缸大小</u> 不適用。</p>
c) 廚房	<p><u>洗滌盆的用料</u> 不鏽鋼。</p> <p><u>供水系統的用料</u> 冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉。</p> <p><u>廚櫃的用料及裝修物料</u> 用料：木。 裝修物料：膠層壓板。</p> <p><u>其他裝置及設備的類型</u> 鍍鉻洗滌盆水龍頭。</p>
d) 睡房	不適用。
e) 電話	接駁點的位置及數目，請參閱「住宅物業機電裝置位置及數量說明表」。
f) 天線	接駁點的位置及數目，請參閱「住宅物業機電裝置位置及數量說明表」。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. 室內裝置

細項	描述
g) 電力裝置	<p><u>供電附件(包括安全裝置)</u> 電掣及插座之面板。所有單位均提供微型斷路器。</p> <p><u>導管是隱藏或外露</u> 導管是部分隱藏及部分外露。 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、跌級樓板、貯存櫃、蓋板、非混凝土間牆、指定之槽位或其他物料遮蓋。</p> <p><u>電插座及空調機接駁點的位置及數目</u> 請參閱「住宅物業機電裝置位置及數量說明表」。</p>
h) 氣體供應	<p><u>類型</u> 煤氣。</p> <p><u>系統</u> 煤氣喉接駁至煤氣熱水爐。</p> <p><u>位置</u> 煤氣接駁點的位置，請參閱「住宅物業機電裝置位置及數量說明表」。</p>
i) 洗衣機接駁點	<p><u>位置</u> 在廚房。</p> <p><u>設計</u> 備有直徑為22毫米之洗衣機來水位及直徑為40毫米之洗衣機排水位。</p>
j) 供水	<p><u>水管的用料</u> 銅喉及配有隔熱絕緣保護之銅喉。</p> <p><u>水管是隱藏或外露</u> 水管是部分隱藏及部分外露。 除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、跌級樓板、貯存櫃、蓋板、非混凝土間牆、指定之槽位或其他物料遮蓋。</p> <p><u>有否熱水供應</u> 有熱水供應。</p>

4. 雜項

細項	描述
a) 升降機	<p><u>品牌名稱及產品型號</u> 品牌名稱：其士。 產品型號：ELCOSM-III-L。</p> <p><u>升降機的數目及到達的樓層</u> 數目：2。 升降機1到達的樓層：地下至1樓、2樓至3樓、5樓至12樓、15樓至23樓及25樓至29樓。 升降機2到達的樓層：地下至1樓、機電樓層、2樓至3樓、5樓至12樓、15樓至23樓及25樓至29樓。</p>
b) 信箱	<p><u>用料</u>：不銹鋼。</p>
c) 垃圾收集	<p><u>垃圾收集的方法</u> 由清潔工人收集垃圾。</p> <p><u>垃圾房的位置</u> 各層之公用樓梯地方均設有垃圾及物料桶。垃圾房設於地下層。</p>
d) 水錶、電錶、氣體錶	<p><u>位置</u> 水錶：設於每層之公共用水錶箱櫃內。 電錶：設於每層之公共電錶櫃內。 氣體錶： 單位 A：廚房內。 單位 B：淋浴室內(假天花上)。 單位 C(3樓及5樓至8樓)：廚房內。 單位 C(9樓至12樓、15樓至23樓及25樓至29樓)：淋浴室內(假天花上)。 單位 D：廚房內。</p> <p><u>就住宅單位而言是獨立或公用的錶</u> 獨立錶。</p>

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

5. 保安設施

細項	描述
保安設施	<p><u>保安系統及設備 (包括嵌入式的裝備的細節及其位置)</u></p> <p><u>入口通道控制及保安系統</u></p> <p>地下住宅入口大堂裝有視像對講機系統及智能讀咭機。各住宅單位內裝配視像對講機系統操作。</p> <p><u>閉路電視</u></p> <p>地下住宅入口大堂、2樓電梯大堂、天台及各升降機均裝有閉路電視連接地下住宅入口大堂管理處。</p>

6. 設備

細項	描述
設備	設備的品牌名稱及產品型號，請參閱「設備說明表」。

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

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

APPLIANCES SCHEDULE
設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Flats on 3/F and 5/F - 8/F 3樓及5樓至8樓之單位			Flats on 9/F - 12/F, 15/F - 23/F and 25/F - 29/F 9樓至12樓、15樓至23樓及25樓至29樓之單位			
			A	B	C	A	B	C	D
			Model Number 產品型號						
Living Room & Dining Room 客廳及飯廳	Split Type Air-Conditioner 分體式冷氣機	DAIKIN 大金	Indoor Unit 室內機			Indoor Unit 室內機			
			FTXS35EVMA8	FTXS35EVMA8	FTXS25EVMA	FTXS35EVMA8	FTXS35EVMA8	FTXS35EVMA	FTXS35EVMA8
			Outdoor Unit 室外機			Outdoor Unit 室外機			
			RXS35EBVMA	RXS35EBVMA	3MXS68EVMA	RXS35EBVMA	RXS35EBVMA	3MXS68EVMA	RXS35EBVMA
Bedroom/Bedroom 1 睡房/睡房 1	Split Type Air-Conditioner 分體式冷氣機	DAIKIN 大金	Indoor Unit 室內機			Indoor Unit 室內機			
			FXS25EBVMA	FXS25EBVMA	FTXS35EVMA8	FXS25EBVMA	FXS25EBVMA	FTXS20DVMA	FXS25EBVMA
			Outdoor Unit 室外機			Outdoor Unit 室外機			
			RXS25EBVMA	RXS25EBVMA	RXS35EBVMA	RXS25EBVMA	RXS25EBVMA	3MXS68EVMA	RXS25EBVMA
Bedroom 2 睡房2	Split Type Air-Conditioner 分體式冷氣機	DAIKIN 大金	Indoor Unit 室內機			Indoor Unit 室內機			
			N/A	N/A	FTXS20DVMA	N/A	N/A	N/A	N/A
			Outdoor Unit 室外機			Outdoor Unit 室外機			
			N/A	N/A	3MXS68EVMA	N/A	N/A	N/A	N/A
Kitchen 廚房	Cooker Hood 抽油煙機	SMEG	KSET600X						
	Electric Water Heater 電熱水爐	German Pool 德國寶	N/A	GPI-M6	GPI-M6	N/A	GPI-M6	N/A	N/A
	Induction Hob 電磁爐	Cristal 尼斯	PE2926ID						
	Microwave Oven 微波爐	SMEG	FMI020X						
	Refrigerator 雪櫃	SMEG	S3C120P						
	Washer/Dryer 洗衣/乾衣機	SMEG	LSTA127						
Shower Room 淋浴室	Thermo Ventilator 浴室寶	Cristal 尼斯	DM 158						
	Temperature-modulated Gas Water Heater 煤氣恆溫熱水爐	TGC	TNJWT161TFQL	ST13SD	ST13SD	TNJWT161TFQL	ST13SD	TNJWT161TFQL	TNJWT161TFQL

Note:

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

備註：

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

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

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flats on 3/F and 5/F - 8/F 3樓及5樓至8樓之單位		
			A	B	C
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕		1	1	1
Living Room/Dining Room 客廳/飯廳	Twin Socket Outlet 雙位電插座		2	3	4
	Telephone Connection Point 電話接駁點		2	2	2
	TV/ FM Connection Point 電視 / 電台天線接駁點		1	1	1
	Lighting Point 燈位		4	5	4
	Lighting Switch 燈掣		4	5	5
	Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點		1	1	2
	Door Phone 門口對講機		1	1	1
	Miniature Circuit Breaker Board 微型斷路器配電箱		1	1	1
	Smoke Detector 煙霧感應器		1	1	1
	Double Pole switch for Electric Water Heater 電熱水爐開關掣		/	1	1
Bedroom/Bedroom 1 睡房/睡房 1	Twin Socket Outlet 雙位電插座		2	2	2
	Telephone Connection Point 電話接駁點		1	1	1
	TV/ FM Connection Point 電視 / 電台天線接駁點		1	1	1
	Lighting Point 燈位		1	1	1
	Lighting Switch 燈掣		1	1	1
	Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點		1	1	1
Bedroom 2 睡房 2	Twin Socket Outlet 雙位電插座		/	/	2
	Telephone Connection Point 電話接駁點		/	/	1
	TV/ FM Connection Point 電視 / 電台天線接駁點		/	/	1
	Lighting Point 燈位		/	/	1
	Lighting Switch 燈掣		/	/	1
	Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點		/	/	1

Note:
 1. The symbol “ / ” as shown in the above table denotes “Not applicable”.
 2. 4/F is omitted.

備註：
 1. 上表內之「/」代表「不適用」。
 2. 不設4樓。

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

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flats on 3/F and 5/F - 8/F 3樓及5樓至8樓之單位		
			A	B	C
Kitchen 廚房	Twin Socket Outlet 雙位電插座		1	1	1
	Concealed Type Sprinkler Head 隱藏式花灑頭		1	1	1
	Door Bell 門鈴		1	1	1
		Connection Point for Kitchen Cabinet Light 廚櫃燈接駁點	1	1	1
		Single Socket Outlet for Induction Hob 單位電插座供電磁爐	1	1	1
		Power Connection Point for Electric Water Heater 電熱水爐電接駁點	/	1	1
		Single Socket Outlet for Cooker Hood 單位電插座供抽油煙機	1	1	1
		Single Socket Outlet for Microwave Oven 單位電插座供微波爐	1	1	1
		Single Socket Outlet for Refrigerator 單位電插座供雪櫃	1	1	1
		Single Socket Outlet for Washer/Dryer 單位電插座供洗衣/乾衣機	1	1	1
		Main Water Supply Valve 總食水掣	1	1	1
		Washing Machine Connection Point (Water Inlet of a design of 22mm in diameter) 洗衣機接駁點(來水位直徑為22毫米)	1	1	1
		Washing Machine Connection Point (Water Outlet of a design of 40mm in diameter) 洗衣機接駁點(排水位直徑為40毫米)	1	1	1
Shower room 淋浴室	Lighting Point 燈位		2	2	2
	Single Socket Outlet 單位電插座		1	1	1
	Lighting Switch 燈掣		2	2	2
		Connection Point for Light Trough 燈槽接駁點	1	1	1
		Fused Power Connection Point for Thermal Ventilator 浴室寶電接駁點連保險絲	1	1	1
	Double Pole switch for Thermal Ventilator 浴室寶開關掣		1	1	1
		Gas Connection Point for Gas Water Heater 煤氣熱水爐煤氣接駁點	1	1	1
		Gas Heater Remote Control 煤氣熱水爐控制器	1	1	1

Note:
1. The symbol “ / ” as shown in the above table denotes “Not applicable”.
2. 4/F is omitted.

備註：
1. 上表內之「/」代表「不適用」。
2. 不設4樓。

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

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flats on 9/F - 12/F, 15/F - 23/F and 25/F - 29/F 9樓至12樓、15樓至23樓及 25樓至29樓之單位			
			A	B	C	D
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕		1	1	1	1
Living Room/Dining Room 客廳/飯廳	Twin Socket Outlet 雙位電插座		2	3	3	2
	Telephone Connection Point 電話接駁點		2	2	2	2
	TV/ FM Connection Point 電視 / 電台天線接駁點		1	1	1	1
	Lighting Point 燈位		4	5	5	3
	Lighting Switch 燈掣		4	5	5	4
	Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點		1	1	1	1
	Door Phone 門口對講機		1	1	1	1
	Miniature Circuit Breaker Board 微型斷路器配電箱		1	1	1	1
	Smoke Detector 煙霧感應器		1	1	1	1
	Double Pole switch for Electric Water Heater 電熱水爐開關掣		/	1	/	/
Bedroom/Bedroom 1 睡房/睡房 1	Twin Socket Outlet 雙位電插座		2	2	2	2
	Telephone Connection Point 電話接駁點		1	1	1	1
	TV/ FM Connection Point 電視 / 電台天線接駁點		1	1	1	1
	Lighting Point 燈位		1	1	1	1
	Lighting Switch 燈掣		1	1	1	1
	Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點		1	1	1	1
Kitchen 廚房	Twin Socket Outlet 雙位電插座		1	1	1	1
	Concealed Type Sprinkler Head 隱藏式花灑頭		1	1	1	1
	Door Bell 門鈴		1	1	1	1

Note:
 1. The symbol “ / ” as shown in the above table denotes “Not applicable”.
 2. 13/F, 14/F and 24/F are omitted.

備註：
 1. 上表內之「/」代表「不適用」。
 2. 不設13樓、14樓及24樓。

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

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flats on 9/F - 12/F, 15/F - 23/F and 25/F - 29/F 9樓至12樓、15樓至23樓及 25樓至29樓之單位			
			A	B	C	D
Kitchen 廚房		Connection Point for Kitchen Cabinet Light 廚櫃燈接駁點	1	1	1	1
		Single Socket Outlet for Induction Hob 單位電插座供電磁爐	1	1	1	1
		Power Connection Point for Electric Water Heater 電熱水爐電接駁點	/	1	/	/
		Single Socket Outlet for Cooker Hood 單位電插座供抽油煙機	1	1	1	1
		Single Socket Outlet for Microwave Oven 單位電插座供微波爐	1	1	1	1
		Single Socket Outlet for Refrigerator 單位電插座供雪櫃	1	1	1	1
		Single Socket Outlet for Washer/Dryer 單位電插座供洗衣/乾衣機	1	1	1	1
		Main Water Supply Valve 總食水掣	1	1	1	1
		Washing Machine Connection Point (Water Inlet of a design of 22mm in diameter) 洗衣機接駁點(來水位直徑為22毫米)	1	1	1	1
		Washing Machine Connection Point (Water Outlet of a design of 40mm in diameter) 洗衣機接駁點(排水位直徑為40毫米)	1	1	1	1
Shower Room 淋浴室	Lighting Point 燈位		2	2	2	2
	Single Socket Outlet 單位電插座		1	1	1	1
	Lighting Switch 燈掣		2	2	2	2
		Connection Point for Light Trough 燈槽接駁點	1	1	1	1
		Fused Power Connection Point for Thermal Ventilator 浴室實電接駁點連保險絲	1	1	1	1
	Double Pole switch for Thermal Ventilator 浴室實開關掣		1	1	1	1
		Gas Connection Point for Gas Water Heater 煤氣熱水爐煤氣接駁點	1	1	1	1
		Gas Heater Remote Control 煤氣熱水爐控制器	1	1	1	1
UP 工作平台	Balcony Light 露台燈		1	1	1	/
	Lighting Switch 燈掣		1	1	1	/

Note:
1. The symbol “ / ” as shown in the above table denotes “Not applicable”.
2. 13/F, 14/F and 24/F are omitted.

備註：
1. 上表內之「/」代表「不適用」。
2. 不設13樓、14樓及24樓。

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 (Owner) will pay/has paid the outstanding Government rent payable for the specified residential property up to and including the date of the assignment of the specified residential property.

賣方(擁有人)會/已繳付有關指明住宅物業之地稅直至及包括指明住宅物業之業權轉讓日期。

MISCELLANEOUS PAYMENTS BY PURCHASER

買方的雜項付款

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

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

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

在交付時，買方不須向擁有人支付清理廢料的費用。

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

水，電力及氣體的按金及清理廢料的費用的款額於本售樓說明書印製日尚未決定。

Note:

The purchaser should pay to the Manager (not the Owner) of the Development the deposits for communal water and electricity meters and debris removal fee.

備註：

買方須向發展項目管理人而非擁有人繳付公用水及電力錶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 specified residential property and the fittings, finishes and appliances is within 6 months after the date of completion of the sale and purchase of the residential property.

根據買賣合約，指明住宅物業及其裝置、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完成日期後計6個月內。

MAINTENANCE OF SLOPES

斜坡維修

Not Applicable

不適用

MODIFICATION

修訂

Not Applicable

不適用

RELEVANT INFORMATION

有關資料

According to the relevant building regulations, owners are prohibited from removing or replacing the FRR wall(s) (fire resistant rating wall(s)) (if any) inside a residential unit with materials of non-FRR.

根據有關建築規例，業主不得移除或以其他非耐火等級物料更換住宅單位內的耐火等級牆（如有）。

Please refer to the “Floor Plans of Residential Properties in the Development” section of this Sales Brochure on pages 22 to 23 for more details on the location of the FRR wall(s).

有關耐火等級牆位置之詳情，請參閱本售樓說明書第22至第23頁之「發展項目的住宅物業的樓面平面圖」。

Fixed windows are installed in some residential units of the Development, which are part of the Noise Mitigation Measures implemented in the Development pursuant to the noise impact assessment report approved by the Director of Environmental Protection, as required under Special Condition No.31 of the Land Grant. Owners are prohibited from removing or replacing the fixed windows (if any) installed in the residential unit.

發展項目部分單位設有固定窗戶，其為（按批地文件特別條件第31條規定）根據環境保護署署長批准之噪音影響評估報告於發展項目中所施行的噪音緩解措施的一部分。業主不得移除或更換安裝於住宅單位內的固定窗戶（如有）。

Please refer to the “Floor Plans of Residential Properties in the Development” section of this Sales Brochure on pages 22 to 23 for more details on the location of the fixed windows.

有關固定窗戶的位置之詳情，請參閱本售樓說明書第22至第23頁之「發展項目的住宅物業的樓面平面圖」。

WEBSITE ADDRESS OF THE DEVELOPMENT

發展項目的互聯網網站的網址

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

賣方就該項目指定的互聯網網站的網址：

www.astoriacrest.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 (m²)
1(#)	Carpark and loading/unloading area excluding public transport terminus.	33.250
2	Plant rooms and similar services	Not Applicable
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	49.355
2.2(#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc.	355.407
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	Not Applicable
Green Features under Joint Practice Notes 1 and 2		
3	Balcony	Not Applicable
4	Wider common corridor and lift lobby	Not Applicable
5	Communal sky garden	Not Applicable
6	Acoustic fin	9.200
7	Wing wall, wind catcher and funnel	Not Applicable
8	Non-structural prefabricated external wall	144.084
9	Utility platform	40.500
10	Noise barrier	Not Applicable
Amenity Features		
11	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	23.882
12	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	63.519
13	Covered landscaped and play area	Not Applicable
14	Horizontal screens/covered walkways, trellis	Not Applicable
15	Larger lift shaft	51.480
16	Chimney shaft	Not Applicable
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room.	Not Applicable
18(#)	Pipe duct, air duct for mandatory feature or essential plant room	95.968
19	Pipe duct, air duct for non-mandatory or non-essential plant 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

	Amenity Features	Area (m²)
20	Plant room, pipe duct, air duct for environmentally friendly system and feature	49.316
21	Void in duplex domestic flat and house	Not Applicable
22	Projection such as air-conditioning box and platform with a projection of more than 750mm from the external wall	Not Applicable
Other Items		
23(#)	Refuge floor including refuge floor cum sky garden	Not Applicable
24(#)	Other projections	Not Applicable
25	Public transport terminus	Not Applicable
26(#)	Party structure and common staircase	Not Applicable
27(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	Not Applicable
28(#)	Public passage	Not Applicable
29	Covered set back area	Not Applicable
Bonus GFA		
30	Bonus GFA	Not Applicable

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

Environmental Assessment of the building and information on the estimated energy performance or consumption for the common parts of the development

The approved general building plans of this Development are not subject to the requirements stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-151 issued by the Building Authority. Environmental assessment and information on the estimated energy performance or consumption for the common parts of this Development were not required to be submitted to the Building Authority as a prerequisite for the granting of gross floor area concessions.

Environmental Assessment of the Building

Green Building Certification

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

Provisional
GOLD

Application no.: PAG0037/17



PROVISIONAL
GOLD

NB V1.2 2016

HKGBC
BEAM Plus

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

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

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

Part I	
Provision of Central Air Conditioning	NO
Provision of Energy Efficient Features	YES
Energy Efficient Features proposed:	1. Variable speed motor 2. T5 fluorescent tubes 3. LED lamp

Part II: The predicted annual energy use of the proposed building / part of building ^(Note 1)					
Location	Internal Floor Area Served (m ²)	Annual Energy Use of Baseline Building ^(Note 2)		Annual Energy Use of Proposed Building	
		Electricity kWh/m ² /annum	Town Gas / LPG unit/m ² /annum	Electricity kWh/m ² /annum	Town Gas / LPG unit/m ² /annum
Area served by central building services installation ^(Notes 3)	2,260.516	242.69	8,777.7	161.91	8777.7

Part III: The following installation(s) are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)			
Type of Installations	YES	NO	N/A
Lighting Installations	√		
Air Conditioning Installations	√		
Electrical Installations	√		
Lift & Escalator Installations	√		
Performance-based Approach		√	

Note:

- In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency. The predicted annual energy use, in terms of electricity consumption (kWh/m²/annum) and town gas/LPG consumption (unit/m²/annum), of the development by the internal floor area served, where:
 - “total annual energy use” has the same meaning of “annual energy use” under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (current version); and
 - “internal floor area”, in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
- “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).
- “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings (February 2010 edition)(Draft).

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》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）	33.250
2	機房及相類設施	不適用
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	49.355
2.2(＃)	所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	355.407
2.3	非強制性或非必要機房，例如空調機房、風櫃房等	不適用
根據聯合作業備考第1及第2號提供的環保設施		
3	露台	不適用
4	加闊的公用走廊及升降機大堂	不適用
5	公用空中花園	不適用
6	隔聲簷	9.200
7	翼牆、捕風器及風斗	不適用
8	非結構預製外牆	144.084
9	工作平台	40.500
10	隔音屏障	不適用
適意設施		
11	供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	23.882
12	住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	63.519
13	有上蓋的園景區及遊樂場	不適用
14	橫向屏障/有蓋人行道、花棚	不適用
15	擴大升降機井道	51.480
16	煙囪管道	不適用
17	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	不適用
18(＃)	強制性設施或必要機房所需的管槽、氣槽	95.968
19	非強制性設施或非必要機房所需的管槽、氣槽	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

	適意設施	面積(平方米)
20	環保系統及設施所需的機房、管槽及氣槽	49.316
21	複式住宅單位及洋房的中空	不適用
22	伸出物，如空調機箱及伸出外牆超過750毫米的平台	不適用
其他項目		
23(#)	庇護層，包括庇護層兼空中花園	不適用
24(#)	其他伸出物	不適用
25	公共交通總站	不適用
26(#)	共同構築物及樓梯	不適用
27(#)	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	不適用
28(#)	公眾通道	不適用
29	因建築物後移導致的覆蓋面積	不適用
額外總樓面面積		
30	額外總樓面面積	不適用

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

有關建築物的環境評估及發展項目的公用部分的預計能量表現或消耗的資料

本發展項目的經批准一般建築圖則不受由建築事務監督發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》APP-151規定規限。本發展項目的環境評估及公用部分的預計能量表現或消耗的資料無須呈交建築事務監督，以作為批予總樓面面積寬免的先決條件。

建築物的環境評估

綠色建築認證

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

暫定評級

金級



暫定
金級

NB V1.2 2016

HKGBC
綠建環評

申請編號: PAG0037/17

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

發展項目的公用部分的預計能量表現或消耗

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

第I部分	
提供中央空調	否
提供具能源效益的設施	是
擬安裝的具能源效益的設施	1. 變頻驅動器 2. T5光管 3. LED燈

第II部分：擬興建樓宇／部分樓宇預計每年能源消耗量 <small>(註腳1)</small>					
位置	使用有關裝置的內部樓面面積 (平方米)	基線樓宇 <small>(註腳2)</small> 每年能源消耗量		擬興建樓宇每年能源消耗量	
		電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年	電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年
有使用中央屋宇裝備裝置 <small>(註腳3)</small> 的部分	2,260.516	242.69	8,777.7	161.91	8777.7

第III部分：以下裝置乃按機電工程署公布的相關實務守則設計			
裝置類型	是	否	不適用
照明裝置	√		
空調裝置	√		
電力裝置	√		
升降機及自動梯的裝置	√		
以總能源為本的方法		√	

註腳：

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

INFORMATION REQUIRED TO BE SET OUT BY THE DIRECTOR OF LANDS UNDER CONSENT SCHEME

按地政總署署長同意方案要求列出的資料

1. The purchaser is required to agree with the Vendor in the Agreement for Sale and Purchase to the effect that other than entering into a mortgage or charge, the purchaser will not nominate any person to take up the Assignment of the Residential Unit specified in the Agreement for Sale and Purchase, sub-sell that Residential Unit or transfer the benefit of the Agreement for Sale and Purchase of that Residential Unit in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.
2. If the Vendor, at the request of the purchaser under an Agreement for Sale and Purchase, agrees (at its own discretion) to cancel the Agreement for Sale and Purchase or the obligations of the purchaser under the Agreement for Sale and Purchase, the Vendor is entitled to retain the sum of five percent (5%) of the total purchase price of the Residential Unit specified in the Agreement for Sale and Purchase and the purchaser will in addition pay or reimburse (as the case may be) to the Vendor all legal costs, charges and disbursements (including any stamp duty) in connection with the cancellation of the Agreement for Sale and Purchase.
3. The Vendor will pay or has paid (as the case may be) all outstanding Government rent in respect of the land on which the Development is in the course of being erected, from the date of the Government Grant up to and including the date of the respective Assignments to the purchasers.
4. The purchaser who has signed an Agreement for Sale and Purchase has the right of access to and will, upon his request, be provided with a hard copy of an updated record of information as to the total construction costs and the total professional fees to complete the Development as well as the total construction costs and the total professional fees expended and paid as at the end of the calendar month preceding the month at which the request is made subject to payment of a nominal fee of not more than HK\$100 per request.
1. 買方須於正式買賣合約(「買賣合約」)下與賣方約定，除訂立按揭或押記外，在買賣完成及簽署轉讓契前，買方不得提名任何人士接受買賣合約指明之住宅單位之轉讓、轉售該住宅單位或以任何形式轉移該住宅單位之買賣合約之權益，或訂立任何有關上述提名、轉售或轉移權益之協議。
2. 若賣方應買賣合約下買方要求同意(同意與否賣方有酌情權決定)取消買賣合約或買賣合約下買方之責任，賣方有權保留等同買賣合約指明之住宅單位總售價5%之金額，另買方須向賣方繳付或補還(視屬何情況而定)所有與取消買賣合約有關之法律費用、收費及開銷(包括任何印花稅)。
3. 賣方將會或已經(視屬何情況而定)支付所有關於發展項目在其上興建之土地由批地文件日期起計至相關買家轉讓契日期(包括該兩日)期間之未付地租。
4. 已簽署買賣合約之買方有權查閱，亦可要求取得有關完成興建發展項目所需的總建築費及總專業服務費與及截至提出該要求之前一個月月底為止已花費及支付的總建築費及總專業服務費之最新資料副本一份，惟買方須就每項上述獲得副本之要求繳付不超過港幣一百元之象徵式費用。

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

7 December 2017

2017年12月7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
6th March 2018 2018年3月6日	14	Update the Location Plan of the Development 更新發展項目的所在位置圖
	15	Update the Aerial Photograph of the Development 更新發展項目的鳥瞰照片
5th June 2018 2018年6月5日	14	Update the Location Plan of the Development 更新發展項目的所在位置圖

