

NP
NOVUM POINT
君譽峰

售樓說明書
SALES BROCHURE

目錄 TABLE OF CONTENTS

一手住宅物業買家須知 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES	P.02	16. 公共設施及公眾休憩用地的資料 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES	P.35
01. 發展項目·君譽峰的資料 INFORMATION ON THE DEVELOPMENT, NOVUM POINT	P.08	17. 對買方的警告 WARNING TO PURCHASERS	P.36
02. 賣方及有參與發展項目的其他人的資料 INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT	P.09	18. 發展項目中的建築物的橫截面圖 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT	P.37
03. 有參與發展項目的各方的關係 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT	P.10	19. 立面圖 ELEVATION PLAN	P.39
04. 發展項目的設計的資料 INFORMATION ON DESIGN OF THE DEVELOPMENT	P.12	20. 發展項目中的公用設施的資料 INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT	P.41
05. 物業管理的資料 INFORMATION ON PROPERTY MANAGEMENT	P.14	21. 閱覽圖則及公契 INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT	P.42
06. 發展項目的所在位置圖 LOCATION PLAN OF THE DEVELOPMENT	P.15	22. 裝置、裝修物料及設備 FITTINGS, FINISHES AND APPLIANCES	P.43
07. 發展項目的鳥瞰照片 AERIAL PHOTOGRAPH OF THE DEVELOPMENT	P.16	23. 服務協議 SERVICE AGREEMENTS	P.58
08. 關乎發展項目的分區計劃大綱圖等 OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT	P.17	24. 地稅 GOVERNMENT RENT	P.59
09. 發展項目的布局圖 LAYOUT PLAN OF THE DEVELOPMENT	P.18	25. 買方的雜項付款 MISCELLANEOUS PAYMENTS BY PURCHASER	P.60
10. 發展項目的住宅物業的樓面平面圖 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT	P.19	26. 欠妥之處的保養責任期 DEFECT LIABILITY WARRANTY PERIOD	P.61
11. 發展項目中的住宅物業的面積 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT	P.24	27. 斜坡維修 MAINTENANCE OF SLOPES	P.62
12. 發展項目中的停車位的樓面平面圖 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT	P.27	28. 修訂 MODIFICATION	P.63
13. 臨時買賣合約的摘要 SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE	P.28	29. 申請建築物總樓面面積寬免的資料 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING	P.64
14. 公契的摘要 SUMMARY OF DEED OF MUTUAL COVENANT	P.29	30. 有關資料 RELEVANT INFORMATION	P.68
15. 批地文件的摘要 SUMMARY OF LAND GRANT	P.33		

一手住宅物業買家須知

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

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

5. 售樓說明書

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

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

10. 表達購樓意向

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

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期³。
 - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」必定較發展項目的預計關鍵日期遲。
- 收樓日期
 - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
 - ▶如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（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。

一手住宅物業買家須知

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

- 認可人士可批予在預計關鍵日期之後完成發展項目
 - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
 - 工人罷工或封閉工地；
 - 暴動或內亂；
 - 不可抗力或天災；
 - 火警或其他賣方所不能控制的意外；
 - 戰爭；或
 - 惡劣天氣。
 - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
 - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

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

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

香港地產建設商會
電話：2826 0111
傳真：2845 2521

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

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

- (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。

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。

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.

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.

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

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

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

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

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

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

1. 發展項目，君譽峰的資料

INFORMATION ON THE DEVELOPMENT, NOVUM POINT

街道名稱及門牌號數：

馬寶道3號

樓層總數：

25層（地下至28樓，不包括天台）

樓層號數：

地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓

被略去的樓層號數：

不設4樓、13樓、14樓及24樓

庇護層：

沒有庇護層

本發展項目屬未落成發展項目：

- (a) 由該項目的認可人士提供的該項目的預計關鍵日期為2020年12月31日。
- (b) 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。
- (c) 為買賣合約的目的，發展項目當作在佔用許可證就該項目中的每幢建築物發出的日期落成。

Name of the street and the street number:

No. 3 Marble Road

Total number of storeys:

25 storeys (G/F to 28/F, excluding the roof)

Floor numbering:

G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 28/F

Omitted floor numbers:

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

Refuge floor:

No refuge floor

This development is an uncompleted development:

- (a) The estimated material date for the development, as provided by the Authorized Person for the development is 31st December 2020.
- (b) The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.
- (c) For the purpose of the Agreement for Sale and Purchase, the development is deemed to be completed on the date on which an occupation permit for every building in the development is issued.

2. 賣方及有參與發展項目的其他人的資料

INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

賣方：

利雄發展有限公司（亦為擁有人及其控權公司為恒基兆業有限公司、Sunport Enterprises Limited 及 China Wind Limited）

發展項目的認可人士：

呂鄧黎建築師有限公司的黎紹堅先生（黎紹堅先生為呂鄧黎建築師有限公司的董事）

承建商：

光迪建築有限公司

賣方代表律師：

中倫律師事務所

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構的名稱：

不適用

已為發展項目的建造提供貸款的任何其他人：

恒基財務有限公司

Vendor:

Lucky Hero Development Limited (also as the owner and whose holding companies are Henderson Development Limited, Sunport Enterprises Limited and China Wind Limited)

Authorized Person for the development:

Mr. Lai Siu Kin, Rembert of Lu Tang Lai Architects Limited (Mr. Lai Siu Kin, Rembert is a director of Lu Tang Lai Architects Limited)

Building Contractor:

Grandic Construction Company Limited

Vendor's Solicitors:

Zhong Lun Law Firm

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

Not applicable

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

Henderson Finance Company Limited

3. 有參與發展項目的各方的關係

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

(a)	賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人。	不適用
(b)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。	不適用
(c)	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人。	否
(d)	賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	不適用
(e)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	不適用
(f)	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人。	否
(g)	賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(h)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(i)	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人。	否
(j)	賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份。	否
(k)	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份。	不適用

(l)	賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。	否
(m)	賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。	不適用
(n)	賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份。	否
(o)	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份。	不適用
(p)	賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。	否
(q)	賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。	不適用
(r)	賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。	否
(s)	賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	否

(a)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the development.	Not applicable
(b)	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person.	Not applicable
(c)	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person.	No
(d)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not applicable
(e)	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not applicable
(f)	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person.	No
(g)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development.	Not applicable
(h)	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development.	Not applicable
(i)	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors.	No
(j)	The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and an authorized person for the development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor.	No

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

4. 發展項目的設計的資料

INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目將會有構成圍封牆的一部分的非結構的預製外牆，每幢建築物的非結構的預製外牆的厚度範圍為150毫米。
There will be non-structural prefabricated external walls forming part of the enclosing walls of the development.
The range of thickness of the non-structural prefabricated external walls of each building is 150mm.

發展項目將會有構成圍封牆的一部分的幕牆。每幢建築物的幕牆的厚度範圍為200毫米。
There will be curtain walls forming part of the enclosing walls of the development. The range of thickness of the curtain walls of each building is 200mm.

每個住宅物業的非結構的預製外牆及幕牆的總面積表

Schedule of total area of the non-structural prefabricated external walls and curtain walls of each residential property

樓層 Floor	單位 Flat	每個住宅物業的非結構的預製外牆的總面積 (平方米) Total area of the non-structural prefabricated external walls of each residential property (sq.m.)	每個住宅物業的幕牆的總面積 (平方米) Total area of the curtain walls of each residential property (sq.m.)
3樓 3/F	A	0.261	1.075
	B	0.714	0.411
	C	0.337	-
	D	0.547	-
	E	0.547	-
	F	0.337	-
	G	0.714	0.411
	H	0.261	1.075
	J	0.505	-
	K	0.483	-
	L	0.486	-
	M	0.483	-
	N	0.505	-

樓層 Floor	單位 Flat	每個住宅物業的非結構的預製外牆的總面積 (平方米) Total area of the non-structural prefabricated external walls of each residential property (sq.m.)	每個住宅物業的幕牆的總面積 (平方米) Total area of the curtain walls of each residential property (sq.m.)
5樓至12樓、 15樓至23樓、 25樓至27樓 5/F-12/F, 15/F-23/F, 25/F-27/F	A	0.261	1.235
	B	0.810	0.571
	C	0.337	-
	D	0.547	-
	E	0.547	-
	F	0.337	-
	G	0.810	0.571
	H	0.261	1.235
	J	0.505	-
	K	0.483	-
	L	0.486	-
	M	0.483	-
	N	0.505	-
28樓 28/F	A	-	1.968
	B	0.660	-
	C	0.660	-
	D	-	1.968
	E	-	0.911
	F	-	1.394
	G	-	1.394
	H	-	0.911

5. 物業管理的資料

INFORMATION ON PROPERTY MANAGEMENT

管理人：

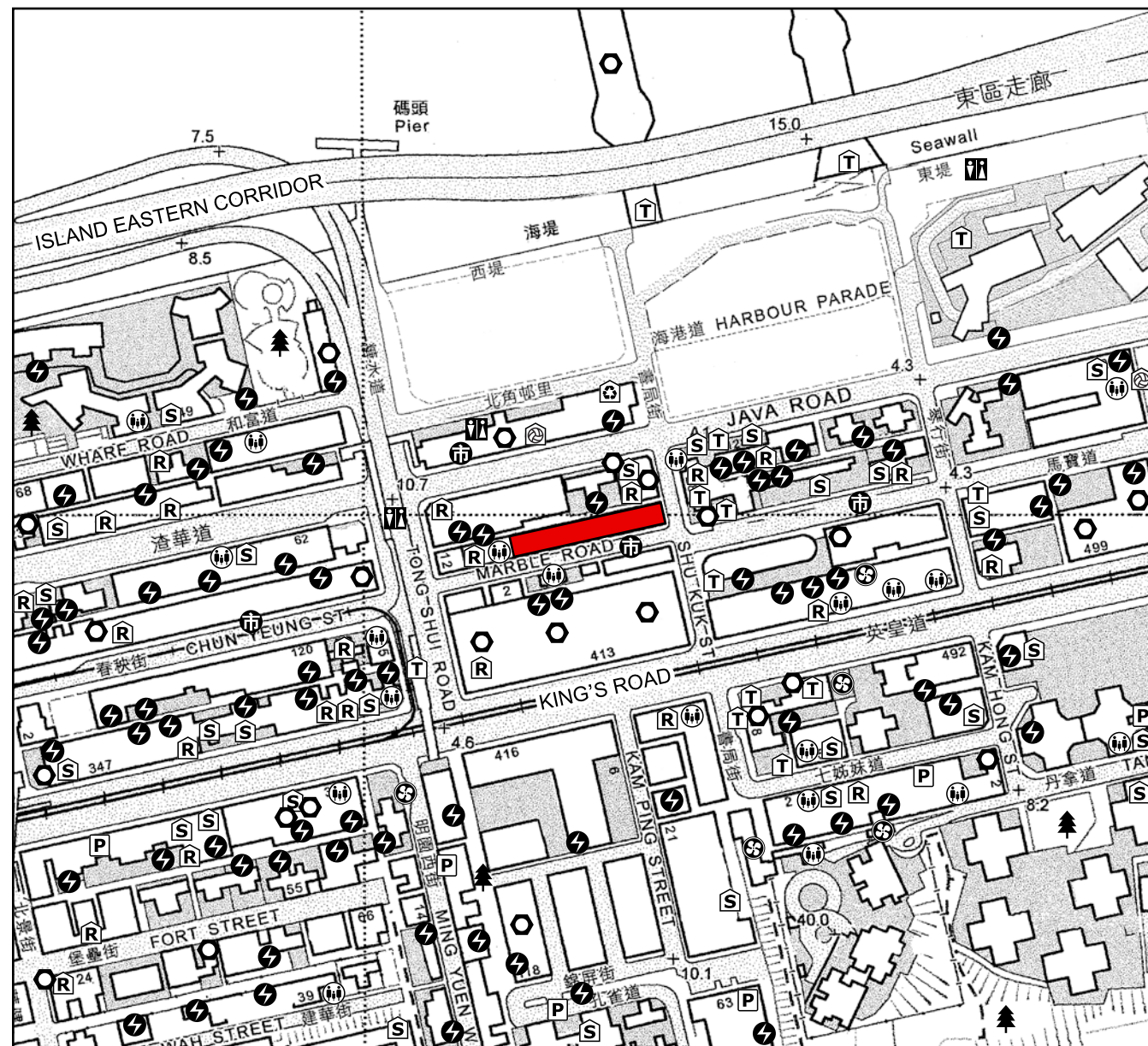
根據發展項目的公契的最新擬稿，尊家管業有限公司將獲委任為發展項目的管理人。

Manager :

H-Privilege Limited will be appointed as the Manager of the development under the latest draft deed of mutual covenant in respect of the development.

6. 發展項目的所在位置圖

LOCATION PLAN OF THE DEVELOPMENT



圖例 NOTATION

-  香港鐵路的通風井
ventilation shaft for the Mass Transit Railway
-  發電廠 (包括電力分站)
power plant (including electricity sub-stations)
-  垃圾收集站
refuse collection point
-  市場 (包括濕貨市場及批發市場)
market (including wet market and wholesale market)
-  公眾停車場 (包括貨車停泊處)
public carpark (including lorry park)
-  公廁
public convenience
-  公共交通總站 (包括鐵路車站)
public transport terminal (including rail station)
-  公用事業設施裝置
public utility installation
-  宗教場所 (包括教堂、廟宇及祠堂)
religious institution (including church, temple and Tsz Tong)
-  學校 (包括幼稚園)
school (including kindergarten)
-  社會福利設施 (包括老人中心及弱智人士護理院)
social welfare facilities (including elderly centre and home for the mentally disabled)
-  體育設施 (包括運動場及游泳池)
sports facilities (including sports ground and swimming pool)
-  公園
public park
-  發展項目的位置
Location of the development

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

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76/2017。
The map reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR. Licence No. 76/2017.

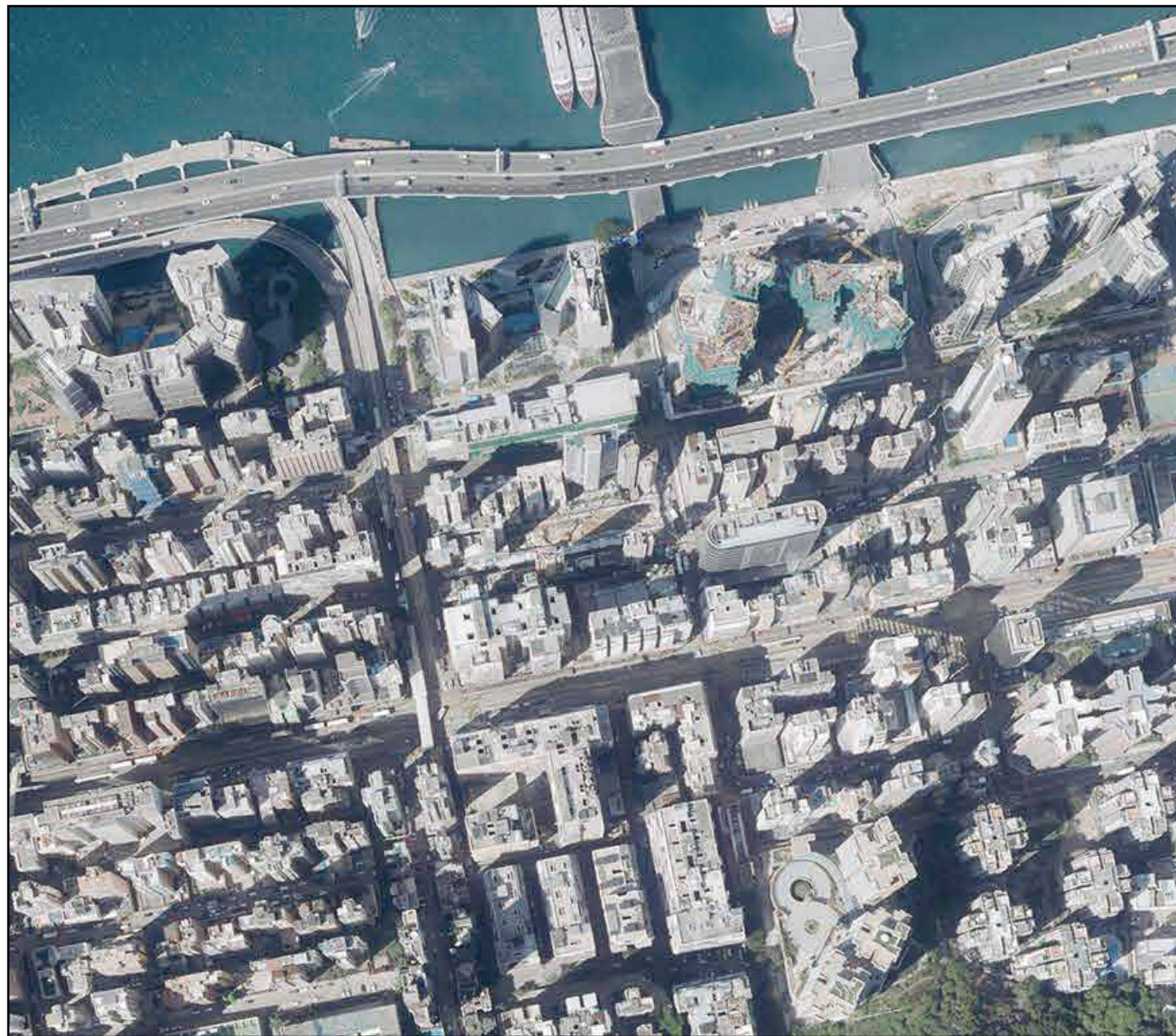
比例尺
SCALE 0M (米) 250M (米)

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

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

- | | |
|------------------------------|-------------------------------|
| 北角邨里 North Point Estate Lane | 明園西街 Ming Yuen Western Street |
| 北景街 North View Street | 七姊妹道 Tsat Tsz Mui Road |
| 建華街 Kin Wah Street | 丹拿道 Tanner Road |
| 孔雀道 Peacock Road | |

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



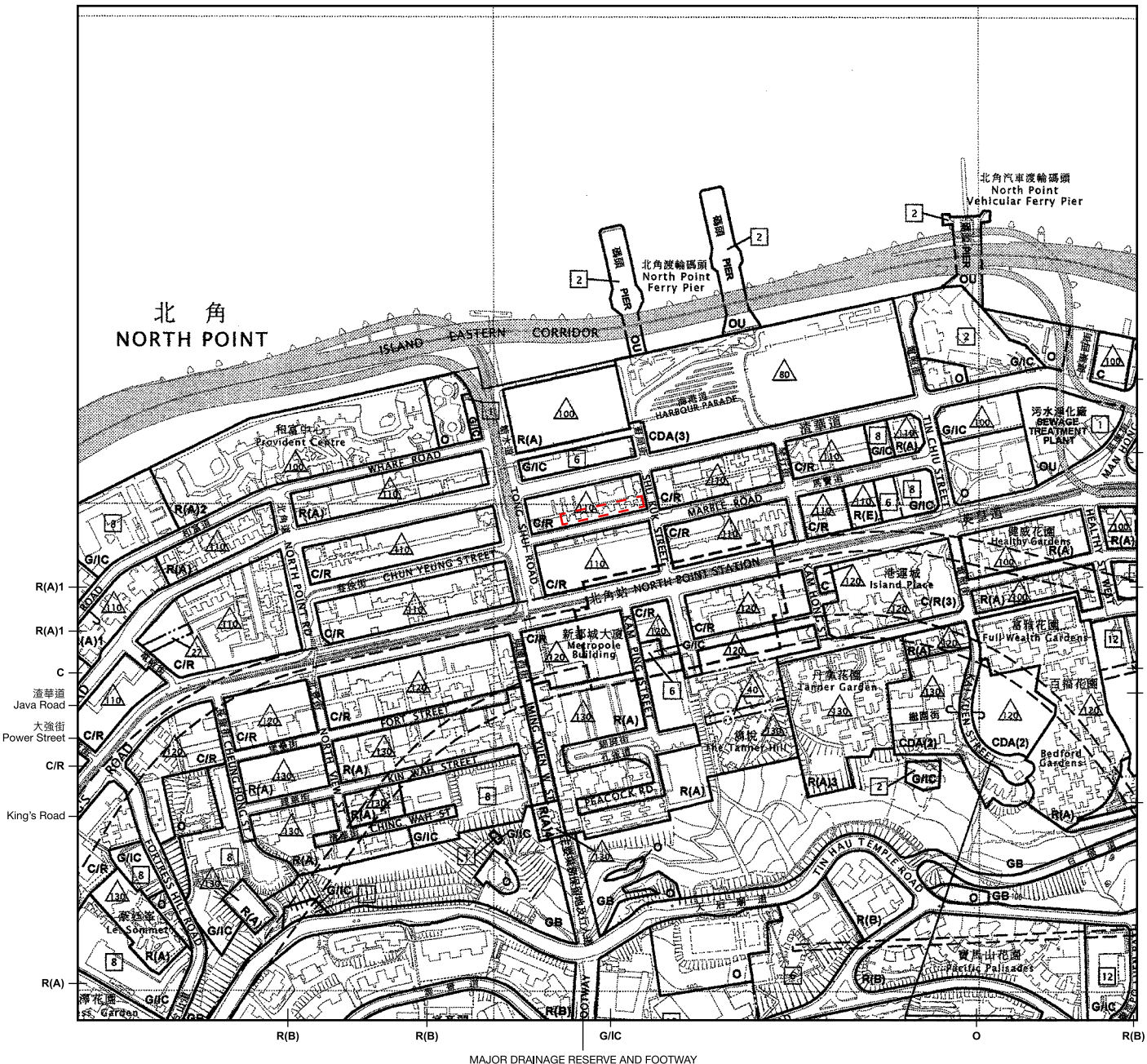
摘錄自地政總署測繪處於2018年3月10日在北角6,000呎飛行高度拍攝之鳥瞰照片，編號為E033929C。
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,000 feet in North Point. Photo No. E033929C, dated 10th March 2018.

備註：因技術性問題，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》的規定。
Note: Due to technical reasons, this aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。
Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved - reproduction by permission only.

8. 關乎發展項目的分區計劃大綱圖等

OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT



圖例 NOTATION

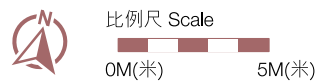
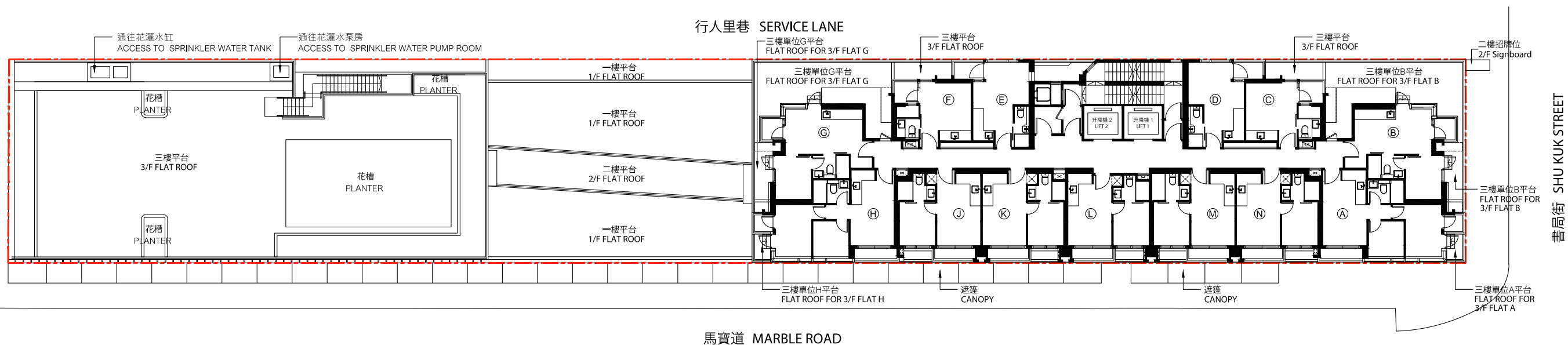
地帶		ZONES	
商業		COMMERCIAL	
綜合發展區		COMPREHENSIVE DEVELOPMENT AREA	
商業 / 住宅		COMMERCIAL / RESIDENTIAL	
住宅(甲類)		RESIDENTIAL (GROUP A)	
住宅(乙類)		RESIDENTIAL (GROUP B)	
住宅(丙類)		RESIDENTIAL (GROUP C)	
住宅(戊類)		RESIDENTIAL (GROUP E)	
政府、機構或社區		GOVERNMENT, INSTITUTION OR COMMUNITY	
休憩用地		OPEN SPACE	
其他指定用途		OTHER SPECIFIED USES	
綠化地帶		GREEN BELT	
交通		COMMUNICATIONS	
鐵路及車站(地下)		RAILWAY AND STATION (UNDERGROUND)	
主要道路及路口		MAJOR ROAD AND JUNCTION	
高架道路		ELEVATED ROAD	
鐵路專用範圍		RAILWAY RESERVE	
其他		MISCELLANEOUS	
規劃範圍界線		BOUNDARY OF PLANNING SCHEME	
郊野公園界線		BOUNDARY OF COUNTRY PARK	
建築物高度管制區界線		BUILDING HEIGHT CONTROL ZONE BOUNDARY	
最高建築物高度 (在主水平基準上若干米)		MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	
最高建築物高度 (樓層數目)		MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	
非建築用地		NON-BUILDING AREA	

發展項目界線
BOUNDARY OF THE DEVELOPMENT

摘錄自2017年8月25日刊憲之北角(港島規劃區第8區)分區計劃大綱核准圖，圖則編號為S/H8/26。
Adopted from part of the approved Hong Kong Planning Area No.8 - North Point - Outline Zoning Plan with Plan No. S/H8/26 gazetted on 25th August 2017.

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

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



發展項目的界線
BOUNDARY OF THE DEVELOPMENT

由發展項目的認可人士提供的該等建築物及設施的預計落成日期為2020年12月31日。
The estimated date of completion of these buildings and facilities, as provided by the authorized person for the development is 31st December 2020.

備註：圖中所示之發展項目住宅樓層布局是參照適用於3樓住宅樓層之平面圖
Note: The layout of the residential floor of the development shown in the plan is based on floor plan applicable to 3/F.

10. 發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

在本頁上之備註和圖例適用於全部的「發展項目的住宅物業的樓面平面圖」頁數。

The remarks and legends on this page apply to all pages of “Floor plans of residential properties in the development”.

備註：

1. 部分住宅單位的露台、工作平台、平台、天台或外牆或設有外露之公用喉管，或外牆裝飾板內藏之公用喉管。
2. 部分住宅單位內之部分天花或有跌級樓板，用以安裝上層之機電設備或配合上層之結構、建築設計及/或裝修設計上的需要。
3. 部分住宅單位內或設有假陣或假天花用以安裝冷氣喉管及/或其他機電設備。
4. 平面圖所列之數字以毫米標示之建築結構尺寸。
5. 各住宅物業的樓面平面圖內所展示之裝置及設備的圖標如浴缸、洗面盆、座廁、淋浴間、洗滌盆、櫃（如有）等乃根據最新經批准的建築圖則擬備，其形狀、尺寸、比例或與實際提供的裝置及設備存在差異，僅供示意及參考之用。

Remarks:

1. Common pipes exposed or enclosed in cladding may be located at the balcony, utility platform, flat roof, roof or external wall of some residential units.
2. There may be sunken slabs at some parts of the ceiling inside some residential units for the installation of mechanical and electrical services of the floor above or due to the structural, architectural and/or decoration design requirements of the floor above.
3. There may be ceiling bulkheads or false ceiling inside some residential units for the installation of air-conditioning conduits and/or other mechanical and electrical services.
4. The dimensions of the floor plans are all structural dimensions in millimeter.
5. Those icons of fittings and fitments shown on the floor plans of residential properties like bathtubs, wash basins, water closets, shower cubicles, sink units, cabinets (if any) etc. are prepared in accordance with the latest approved building plans. Their shapes, dimensions, scales may be differed from the fittings and fitments actually provided and they are for indication and reference only.

樓面平面圖圖例

Legends of Floor Plans

Bal.	= 露台 Balcony
Bath	= 浴室 Bathroom
C.O.A.C Platform	= 下層冷氣機平台上蓋 Cover of air-conditioning platform
C.O.B.	= 下層露台上蓋 Cover of balcony
C.O.U.P.	= 下層工作平台上蓋 Cover of utility platform
Dining	= 飯廳 Dining room
Dn	= 落 Down
H.R.	= 消防喉轆 Hose reel
Living	= 客廳 Living room
P.D.	= 管槽 Pipe duct
Open Kit.	= 開放式廚房 Open kitchen
T.O.C.W.	= 玻璃幕牆頂 Top of curtain wall
U.P.	= 工作平台 Utility platform
	= 隨樓附送的嵌入式裝置 Built-in fittings provided in the flats

10. 發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

3樓平面圖

3rd Floor Plan



比例尺 Scale 0M (米) 5M (米)

平台空白位置為供維修大廈設備使用的公共地方。
Blank areas on the flat roof are common area for building facility maintenance.

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

請參閱本售樓說明書第19頁為住宅物業樓面平面圖而設之備註和圖例。
Please refer to page 19 of this sales brochure for the remarks and legends for the floor plans of residential properties.

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat												
		A	B	C	D	E	F	G	H	J	K	L	M	N
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	3樓	150	150	150	150	150	150	150	150	150	150	150	150	150
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	3/F	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150

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

5樓至12樓、15樓至23樓及25樓至27樓平面圖 5th to 12th, 15th to 23rd & 25th to 27th Floor Plan



比例尺 Scale 0M (米) 5M (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。

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.

請參閱本售樓說明書第19頁為住宅物業樓面平面圖而設之備註和圖例。

Please refer to page 19 of this sales brochure for the remarks and legends for the floor plans of residential properties.

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat													
		A	B	C	D	E	F	G	H	J	K	L	M	N	
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	5樓至12樓、15樓至23樓及25樓至26樓	150	150	150	150	150	150	150	150	150	150	150	150	150	150
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	5/F - 12/F, 15/F - 23/F & 25/F - 26/F	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	27樓 27/F	150	150, 300	150	150	150	150	150, 300	150	150	150	150	150	150	150
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)		3500	3150, 3250, 3425, 3500	3150, 3250, 3500	3150, 3425, 3500	3150, 3425, 3500	3150, 3250, 3500	3150, 3250, 3425, 3500	3500	3150, 3500	3500	3150, 3425, 3500	3500	3150, 3500	3150, 3500

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

10. 發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

28樓平面圖

28th Floor Plan



比例尺 Scale 0M (米) 5M (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。

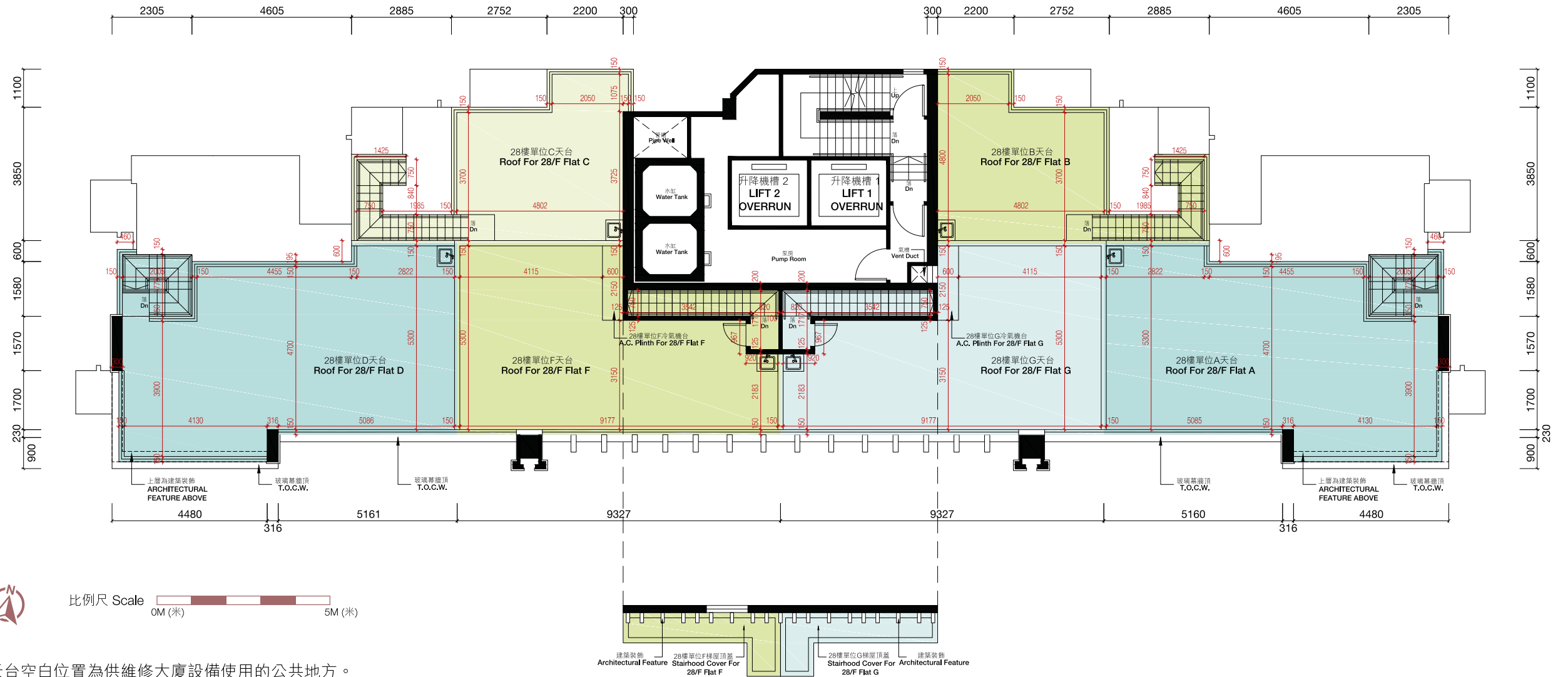
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

請參閱本售樓說明書第19頁為住宅物業樓面平面圖而設之備註和圖例。
Please refer to page 19 of this sales brochure for the remarks and legends for the floor plans of residential properties.

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat							
		A	B	C	D	E	F	G	H
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	28樓 28/F	150, 300	150, 200	150, 200	150, 300	150	150, 200	150, 200	150
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)		3500	3500	3500	3500	3500	3500	3500	3500

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

天台平面圖 Roof Floor Plan



天台空白位置為供維修大廈設備使用的公共地方。
Blank areas on the roof are common area for building facility maintenance.

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

請參閱本售樓說明書第19頁為住宅物業樓面平面圖而設之備註和圖例。
Please refer to page 19 of this sales brochure for the remarks and legends for the floor plans of residential properties.

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat					
		A	B	C	D	F	G
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	天台 Roof	不適用 Not Applicable					
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)							

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

11. 發展項目中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)·平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)										
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard	
君譽峰 Novum Point	3/F	A	33.910 (365) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	-	-	-	1.287 (14)	-	-	-	-	-	-	
		B	26.744 (288) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	18.844 (203)	-	-	-	-	-	-	
		C	16.778 (181) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		D	19.006 (205) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		E	19.006 (205) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		F	16.778 (181) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		G	26.744 (288) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	18.844 (203)	-	-	-	-	-	-	-
		H	33.910 (365) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	-	-	-	1.287 (14)	-	-	-	-	-	-	-
		J	24.010 (258) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		K	23.854 (257) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		L	23.203 (250) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		M	24.392 (263) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		N	24.010 (258) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)·平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)											
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard		
君譽峰 Novum Point	5/F-12/F, 15/F-23/F, 25/F-27/F	A	33.910 (365) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	-	-	-	-	-	-	-	-	-	-		
		B	26.744 (288) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	
		C	16.778 (181) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-
		D	19.006 (205) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-
		E	19.006 (205) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-
		F	16.778 (181) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-
		G	26.744 (288) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-
		H	33.910 (365) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	-	-	-	-	-	-	-	-	-	-	-	-
		J	24.010 (258) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-
		K	23.854 (257) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-
		L	23.203 (250) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-
		M	24.392 (263) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-
		N	24.010 (258) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-

11. 發展項目中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)·平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
君譽峰 Novum Point	28/F	A	38.786 (417) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	17.093 (184)	-	-	47.100 (507)	-	-	-
		B	23.041 (248) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	8.836 (95)	-	-	19.768 (213)	-	-	-
		C	23.041 (248) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	8.836 (95)	-	-	19.929 (215)	-	-	-
		D	38.786 (417) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	17.093 (184)	-	-	47.100 (507)	-	-	-
		E	21.290 (229) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		F	32.789 (353) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	-	-	-	38.157 (411)	4.065 (44)	-	-
		G	32.789 (353) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	-	-	-	38.157 (411)	4.065 (44)	-	-
		H	21.290 (229) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表二第2部的計算分別得出的。

備註：上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.
Note: Areas in square metres as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

12. 發展項目中的停車位的樓面平面圖

FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

不適用。

Not Applicable.

13. 臨時買賣合約的摘要

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

1. 買方在簽立臨時買賣合約時向賣方（擁有人）繳付相等於樓價5%之臨時訂金。
2. 買方在簽署臨時買賣合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身份持有。
3. 如買方沒有在訂立該臨時買賣合約之後的5個工作日內簽立正式買賣合約 –
 - i. 該臨時買賣合約即告終止；及
 - ii. 買方支付的臨時訂金，即予沒收；及
 - iii. 賣方（擁有人）不得就買方沒有簽立正式買賣合約，而對買方提出進一步申索。

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

14. 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

1. 發展項目的公用部分

「公用地方與設施」統指「屋苑公用地方與設施」及「住宅公用地方與設施」，每類公用地方與設施在適用的情況下包括(i)在《建築物管理條例》第2條所列出「公用部分」的定義所包含的適當及有關部分；及(ii)如個別處置商業發展的單位時，在有關副公契或契約內所定義的該等在商業發展的公用地方與設施。

「屋苑公用地方與設施」指擬供屋苑整體而並非只供任何個別單位或其任何部分公用及共享的屋苑部分與設施，受公契的條款所約束及所有現存的權利及通行權（如有的話）所規限，每位擁有人及佔用人可與其他屋苑擁有人及佔用人共用該等部分及設施，當中包括但不限於：-

- (a) 不屬於或不構成商業發展或住宅發展一部分的該等地基、柱、樑、樓板及其他結構性支承物及部分；
- (b) 斜坡及護土牆（如有的話）；
- (c) 提供安裝或使用天線廣播分導或電訊網絡設施的地方；
- (d) 在附於公契的圖則上顯示為「屋苑公用地方」的屋苑地下及以上樓層而非構成商業發展或住宅發展一部分的屋苑外牆（包括在外牆上的玻璃幕牆及簷篷、建築鱗片及在其上的特色）；
- (e) 所有在附於公契的圖則上顯示為「屋苑公用地方」的屋苑部分；
- (f) 公共天線、所有訊號接收器、污水管、排水渠、雨水渠、水道、電纜、水管、電線、管槽、總沖廁水管、總食水管、基於保安理由而安裝在屋苑公用地方的閉路電視及其他設施及設備、屋苑機械設備和其他類似的裝置、設施或服務、電力變壓房、運載電力變壓器的電梯、電纜設施及所有電力裝置關連設施及輔助設備和設施；及
- (g) 由首位擁有人按照公契的條款在任何時候指定用作「屋苑公用地方與設施」的額外地方、裝置及設施。

「住宅公用地方與設施」指擬供住宅發展整體而並非只供個別住宅單位或其任何部分公用及共享的住宅發展部分與所有相關的屋苑設施，受公契的條款所規限，每位住宅單位擁有人及佔用人可與其他住宅單位擁有人及佔用人共用該等部分及設施，當中包括但不限於：-

- (a) 在附於公契的圖則上顯示為「住宅公用地方」3樓及以下而非構成商業發展或屋苑公用地方的屋苑外牆；
- (b) 屋苑3樓及以上樓層而非構成屋苑公用地方或住宅單位的屋苑外牆，當中包括但不限於：-
 - (1) 在其上的建築鱗片及特色；
 - (2) 毗連住宅單位的冷氣機平台（包括其百葉窗（如有的話）），或指定用作該用途的其他地方（如有的話）；及
 - (3) 屋苑的玻璃幕牆結構，包括但不限於豎框及面版（但不包括(i)玻璃幕牆結構可開啟的部分；及(ii)完全包圍或面向住宅單位的玻璃嵌板，而上述可開啟部分及玻璃嵌板則構成有關住宅單位的部分）。
為免生疑問，任何構成玻璃幕牆結構一部分而非完全包圍一個住宅單位，反而橫跨兩個或以上住宅單位的玻璃嵌板則構成住宅公用地方一部分；
但不包括構成相關住宅單位的露台、工作平台、平台或指明天台部分的玻璃欄杆、金屬欄杆或欄杆；
- (c) 康樂地方與設施；
- (d) 管理員、看守員及管理公司職員的辦公室及/或櫃枱；
- (e) 位於2樓的平台花園；
- (f) 所有在附於公契的圖則上顯示為「住宅公用地方」的屋苑部分；
- (g) 所有指定為住宅公用地方的電梯、電線、電纜、導管、喉管、排水渠、基於保安理由而安裝在住宅公用地方的閉路電視及其他設施及設備、位於康樂地方與設施的運動及康樂設施，以及專屬住宅發展的所有機電裝置及設備；及
- (h) 由首位擁有人按照公契的條款在任何時候指定用作「住宅公用地方與設施」的額外地方、裝置及設施。

14. 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

2. 分配予發展項目中的每個住宅物業的不分割份數的數目

樓層\室	A	B	C	D	E	F	G	H	J	K	L	M	N
3樓	33/9,000	27/9,000	16/9,000	19/9,000	19/9,000	16/9,000	27/9,000	33/9,000	24/9,000	23/9,000	23/9,000	24/9,000	24/9,000
5樓至27樓	33/9,000	26/9,000	16/9,000	19/9,000	19/9,000	16/9,000	26/9,000	33/9,000	24/9,000	23/9,000	23/9,000	24/9,000	24/9,000
28樓	43/9,000	24/9,000	24/9,000	43/9,000	21/9,000	39/9,000	39/9,000	21/9,000	-	-	-	-	-

備註：不設4樓、13樓、14樓及24樓。

3. 發展項目的管理人的委任年期

管理人首屆任期由簽訂公契日期起計兩年，其後續任至按公契的條文終止其管理人的委任為止。

4. 發展項目中的住宅物業的擁有人之間分擔管理開支的計算基準

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

5. 計算管理費按金的基準

管理費按金相等於每個擁有人就其單位按首個住宅管理預算案釐定而須繳交的三個月管理費。

6. 擁有人在發展項目中保留作自用的範圍(如有的話)

不適用。

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

1. The common parts of the development

“Common Areas and Facilities” means collectively the Estate Common Areas and Facilities and the Residential Common Areas and Facilities, each of which shall, where applicable, include (i) those appropriate and relevant common parts covered by the definition of “common parts” set out in section 2 of the BMO; and (ii) in the event the Units in the Commercial Development are disposed of individually, such common areas and facilities in the Commercial Development as shall be defined in the relevant Sub-Deed or Deeds.

“Estate Common Areas and Facilities” means those parts and facilities of the Estate intended for the common use and benefit of the Estate as a whole and not just any particular Unit or any particular part thereof and which are, subject to the provisions of the Deed of Mutual Covenant and all subsisting rights and rights of way (if any), to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate which said parts and facilities include but not limited to: -

- (a) such foundations, columns, beams, slabs and other structural supports and elements that do not belong to or do not form part of the Commercial Development or the Residential Development;
- (b) the Slopes and Retaining Walls (if any);
- (c) the areas for the installation or use of aerial broadcast distribution or telecommunications network facilities;
- (d) those parts of the external walls of the Estate (including the curtain walls and canopies thereof, architecture fins and features thereon) at and above the Ground Floor not forming part of the Commercial Development or the Residential Development and shown as the Estate Common Areas on the plans annexed to the Deed of Mutual Covenant;
- (e) all those areas of the Estate shown as the Estate Common Areas on the plans annexed to the Deed of Mutual Covenant;
- (f) communal aerial, all signal receivers, sewers, drains, storm water drains, water courses, cables, pipes, wires, ducts, flushing mains, fresh water mains, CCTV and other facilities and equipment installed in the Estate Common Areas for security purposes, plant and machinery and other like installations, facilities or services of the Estate, transformer room, transformer delivery lift, cable accommodations and all associated facilities and ancillary electricity installation equipment; and
- (g) such additional areas and devices and facilities of the Estate as may at any time be designated as the Estate Common Areas and Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

“Residential Common Areas and Facilities” means those parts of the Residential Development and all those facilities of the Estate intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit or any particular part thereof and which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier of the Residential Units in common with all other Owners and Occupiers of the Residential Units and which said parts and facilities include but not limited to: -

- (a) those parts of the external walls of the Estate at and below the 3rd Floor not forming part of the Commercial Development or the Estate Common Areas and shown as the Residential Common Areas on the plans annexed to the Deed of Mutual Covenant;
- (b) those parts of the external walls of the Estate at and above the 3rd Floor not forming part of the Estate Common Areas or the Residential Units, including but not limited to: -
 - (1) the architecture fins and features thereon;
 - (2) the air-conditioning platforms (including the louvers thereof (if any)) adjacent to the Residential Units, or such other area(s), if any, as may be designated for that purpose; and
 - (3) the curtain wall structures of the Estate including but not limited to the mullions and cladding (except (i) the openable parts of the curtain wall structures; and (ii) such pieces of glass panels wholly enclosing or fronting a Residential Unit, which said openable parts and glass panels shall form parts of the relevant Residential Units).

For the avoidance of doubt, any glass panel forming part of the curtain wall structures of the Estate that does not wholly enclose a Residential Unit but extends across two or more Residential Units shall form part of the Residential Common Areas.

BUT excluding the glass balustrades, metal balustrades or railings of the balconies, utility platforms, flat roofs or specified parts of roofs which form parts of the relevant Residential Units;

- (c) the Recreational Areas and Facilities;
- (d) office and/or counter for caretakers, watchmen and management staff;
- (e) the podium garden on the 2nd Floor;
- (f) all those areas of the Estate shown as the Residential Common Areas on the plans annexed to the Deed of Mutual Covenant;
- (g) all lifts designated in the Residential Common Areas, wires, cables, ducts, pipes, drains, CCTV and other facilities and equipment installed in the Residential Common Areas for security purposes, the sports and recreational facilities in the Recreational Areas and Facilities, and all mechanical and electrical installations and equipment exclusively for the Residential Development; and
- (h) such additional areas and devices and facilities of the Estate as may at any time be designated as the Residential Common Areas and Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

14. 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

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

Floor \ Flat	A	B	C	D	E	F	G	H	J	K	L	M	N
3/F	33/9,000	27/9,000	16/9,000	19/9,000	19/9,000	16/9,000	27/9,000	33/9,000	24/9,000	23/9,000	23/9,000	24/9,000	24/9,000
5/F - 27/F	33/9,000	26/9,000	16/9,000	19/9,000	19/9,000	16/9,000	26/9,000	33/9,000	24/9,000	23/9,000	23/9,000	24/9,000	24/9,000
28/F	43/9,000	24/9,000	24/9,000	43/9,000	21/9,000	39/9,000	39/9,000	21/9,000	-	-	-	-	-

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

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

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

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

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

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

The management fee deposit is equivalent to three months' management contribution payable by each Owner in respect of his Unit(s) based on the first Residential Management Budget.

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

Not applicable.

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

15. 批地文件的摘要

SUMMARY OF LAND GRANT

1. 發展項目位處於內地段第2918號A段第30分段餘段、內地段第2918號A段第31分段A段餘段、內地段第2918號A段第30分段A段餘段、內地段第2918號A段第31分段餘段、內地段第2918號A段第18分段餘段、內地段第2918號A段第17分段餘段、內地段第2918號A段第16分段餘段、內地段第2918號A段第15分段餘段、內地段第2918號A段第14分段餘段、內地段第2918號A段第13分段餘段、內地段第2918號A段第12分段餘段、內地段第2918號A段第11分段餘段、內地段第2918號A段第10分段餘段、內地段第2918號A段第9分段餘段、內地段第2918號A段第8分段餘段及內地段第2918號A段第7分段餘段（統稱「發展地段」）。
2. 發展地段是根據一份日期為1934年8月22日的內地段第2918號政府租契持有（「租契」）。租契的批租年期由1930年7月7日開始75年，其後有權續期75年。
3. 租契規定如非事先獲得政府的許可，發展地段不得被用作經營或從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務，或經營或從事任何其他發出高噪音、惡臭或令人厭惡的行業或業務。根據一份日期為2017年11月23日並於土地註冊處登記註冊摘要編號為17120801110084的厭惡性行業牌照，政府已批准發展地段的註冊業主在受制於該牌照的條件下在發展地段上經營或從事製糖、油料（加油站除外）、售肉、食物供應及旅館的行業或業務。
4. 租契規定承租人：「此後不時及無論何時及在每當有需要時或情況要求時，由承租人自費妥善地及足夠地修葺、維持、支持、保養、鋪飾、清洗、洗滌、潔淨、卸空、修改及保存現時或此後任何時間位於該片或該幅在此表明予以批租的土地上的宅院或物業單位及所有其他豎設物及建築物，以及所有屬於並以任何形式屬於或附屬該處的牆、堤岸、路塹、籬笆、溝渠、路軌、電燈、行人道、水廁、洗滌槽、排水渠及水道，並且全面執行需要及必須的修葺、清洗及修改工程，以達致全面令該工務司滿意為止。」
5. 租契規定承租人：「在此予以批租的年期內，須不時按需要承擔、支付及准許以合理份數和比例計算的費用及收費，以支付建造、建築、修葺及修改在此表明予以批租的處所或其部分的、於其內的、屬於其的並與附近或毗鄰其他處所共用的所有或任何道路、行人路、渠道、柵欄及共用牆、排氣管、私家或公共污水渠及排水渠。有關的付款比例由該工務司釐定及確定，並可當作欠繳地租的性質追討。」
6. 租契規定：「陛下由其工務司或獲指派代表陛下行事的其他人有權在該批租年期內，每年兩次或多次在日間的合理時間內進入該在此予以批租的處所視察、搜查及觀看該處所及所有頹敗、損壞及需要維修及修正的狀況。每當視察時發現有任何頹敗、損壞及需要維修及修正的地方時，可就該處所或其某部分向承租人發出書面通知，或在該處所或其部分留下書面通知，要求承租人在三個曆月內，就上述問題進行維修及修正。承租人須於其後三個曆月內就上述問題進行維修及修正。」
7. 租契規定：「如因應改善殖民地，或不論任何其他公共目的所需，陛下將授予全權，向承租人在發出三個曆月的通知後，並根據該工務司公平客觀地估值該土地及在其上面的建築物，向承租人作出全面合理的賠償，從而收回、進入及再佔管該在此予以批租的處所的所有部份或任何部分。本項權利一旦行使，本文所訂的年期及產業權將分別終止、終結及無效。」
8. 租契規定：「與上述筲箕灣道相鄰的該片或該幅土地上所豎設的任何建築物的外立面設計及配置須經該工務司特別批准。」

15. 批地文件的摘要

SUMMARY OF LAND GRANT

1. The development is situated on the Remaining Portion of Sub-section 30 of Section A of Inland Lot No. 2918, the Remaining Portion of Section A of Sub-section 31 of Section A of Inland Lot No. 2918, the Remaining Portion of Section A of Sub-section 30 of Section A of Inland Lot No. 2918, the Remaining Portion of Sub-section 31 of Section A of Inland Lot No. 2918, the Remaining Portion of Sub-section 18 of Section A of Inland Lot No. 2918, the Remaining Portion of Sub-section 17 of Section A of Inland Lot No. 2918, the Remaining Portion of Sub-section 16 of Section A of Inland Lot No. 2918, the Remaining Portion of Sub-section 15 of Section A of Inland Lot No. 2918, the Remaining Portion of Sub-section 14 of Section A of Inland Lot No. 2918, the Remaining Portion of Sub-section 13 of Section A of Inland Lot No. 2918, the Remaining Portion of Sub-section 12 of Section A of Inland Lot No. 2918, the Remaining Portion of Sub-section 11 of Section A of Inland Lot No. 2918, the Remaining Portion of Sub-section 10 of Section A of Inland Lot No. 2918, the Remaining Portion of Sub-section 9 of Section A of Inland Lot No. 2918, the Remaining Portion of Sub-section 8 of Section A of Inland Lot No. 2918 and the Remaining Portion of Sub-section 7 of Section A of Inland Lot No. 2918 (collectively “the Lots”).
2. The Lots are respectively held under the Government Lease of Inland Lot No. 2918 dated 22nd August 1934 (“the Lease”) for a term of 75 years commencing from 7th July 1930 with a right of renewal for a further term of 75 years.
3. The Lease stipulates that the Lots shall not be used for the trade or business of a Brazier, Slaughterman, Soap-maker, Sugar-baker, Fellmonger, Melter of tallow, Oilman, Butcher, Distiller, Victualler, or Tavern-keeper, Blacksmith, Nightman, Scavenger, or any other noisy noisome or offensive trade or business whatever, without the previous licence of the Government. By an Offensive Trade Licence dated 23rd November 2017 and resgistered in the Land Registry by Memorial No. 17120801110084, the Government has approved a licence to the registered owner of the Lots to carry out the trade or business of sugar baker, oilman (excluding petrol filling station), butcher, victualler and tavern keeper in or upon the Lots subject to the conditions therein.
4. The Lease requires the Lessee “shall and will from time to time and at all times hereafter when where and as often as need or occasion shall be and require at his her or their own proper costs and charges well and sufficiently Repair Uphold Support Maintain Pave Purge Scour Cleanse Empty Amend and keep the messuage or tenement messuages or tenements and all other erections and buildings now or at any time hereafter standing upon the said piece or parcel of ground hereby expressed to be demised and all the Walls Banks Cuttings Hedges Ditches Rails Lights Pavements Privies Sinks Drains and Watercourses thereunto belonging and which shall in any wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever the whole to be done to the satisfaction of the said Director.”
5. The Lease requires the Lessee “will during the term hereby granted as often as need shall require bear pay and allow a reasonable share and proportion for and towards the costs and charges of making building repairing and amending all or any roads pavements channels fences and party walls draughts private or public sewers and drains requisite for or in or belonging to the said premises hereby expressed to be demised or any part thereof in common with other premises near or adjoining thereto and that such proportion shall be fixed and ascertained by the said Director and shall be recoverable in the nature of rent in arrear.”
6. The Lease provides that “it shall and may be lawful to and for His said Majesty by the said Director or other persons deputed to act for Him twice or oftener in every year during the said term at all reasonable times in the day to enter into and upon the said premises hereby expressed to be demised to view search and see the condition of the same and of all decays defects and wants of reparation and amendment which upon every such view shall be found to give or leave notice in writing at or upon the said premises or some part thereof unto or for the said Lessee to repair and amend the same within Three Calendar Months then next following within which time the said Lessee will repair and amend the same accordingly.”
7. The Lease provides that “His said Majesty shall have full power to resume enter into and re-take possession of all or any part of the premises hereby expressed to be demised if required for the improvement of the said Colony or for any other public purpose whatsoever Three Calendar Months notice being given to the said Lessee of its being so required and a full and fair compensation for the said Land and the Buildings thereon being paid to the said Lessee at a Valuation to be fairly and impartially made by the said Director and upon the exercise of such power the term and estate hereby created shall respectively cease determine and be void.”
8. The Lease provides that “the design of the exterior elevations and the disposition of any building to be erected on the said piece or parcel of ground adjacent to Shau Ki Wan Road aforesaid shall be subject to the special approval of the said Director.”

16. 公共設施及公眾休憩用地的資料

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

- A. 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施
不適用。
- B. 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施
不適用。
- C. 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地的尺寸
不適用。
- D. 發展項目所位於的土地中為施行《建築物(規劃)規例》(第123章，附屬法例F)第22(1)條而撥供公眾用途的任何部分
不適用。
- E. 在切實可行範圍內，盡量顯示該等設施、休憩用地及土地中的該等部分的位置的圖則
不適用。
- F. 在該圖則上該等設施、休憩用地及土地中的該等部分以與批地文件或撥出私人地方供公眾使用的契據(視屬何情況而定)中相同的顏色、格式或圖案(視何者適用而定)著色或以陰影顯示
不適用。
- G. 批地文件中關於該等設施、休憩用地及土地中的該等部分的條文
不適用。
- H. 撥出私人地方供公眾使用的契據中關於該等設施、休憩用地及土地中的該等部分的條文
不適用。
- I. 指明住宅物業的每一公契中關於該等設施、休憩用地及土地中的該等部分的條文
不適用。
- A. Any facilities that are required under the land grant to be constructed and provided for the Government, or for public use
Not applicable.
- B. Any facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development
Not applicable.
- C. The size of any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development
Not applicable.
- D. 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.
- E. A plan that shows the location of those facilities and open spaces, and those parts of the land
Not applicable.
- F. A plan that has those facilities and open spaces, and those parts of the land, coloured or shaded in the same colour, format or pattern (as applicable) as in the land grant or the deed of dedication
Not applicable.
- G. Provisions of the land grant that concern those facilities and open spaces, and those parts of the land mentioned above
Not applicable.
- H. Provisions of the deed of dedication that concern those facilities and open spaces, and those parts of the land mentioned above
Not applicable.
- I. Provisions of every deed of mutual covenant in respect of the specified residential property that concern those facilities and open spaces, and those parts of the land mentioned above
Not applicable.

17. 對買方的警告

WARNING TO PURCHASERS

1. 此提示建議你聘用一間獨立的律師事務所（代表擁有人行事者除外），以在交易中代表你行事。
2. 如你聘用上述的獨立的律師事務所，以在交易中代表你行事，該律師事務所將會能夠向你提供獨立意見。
3. 如你聘用代表擁有人行事的律師事務所同時代表你行事，而擁有人與你之間出現利益衝突：—
 - (i) 該律師事務所可能不能夠保障你的利益；及
 - (ii) 你可能要聘用一間獨立的律師事務所。
4. 如屬3.(ii)段的情況，你須支付的律師費用總數，可能高於如你自一開始即聘用一間獨立的律師事務所須支付的費用。

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

18. 發展項目中的建築物的橫截面圖

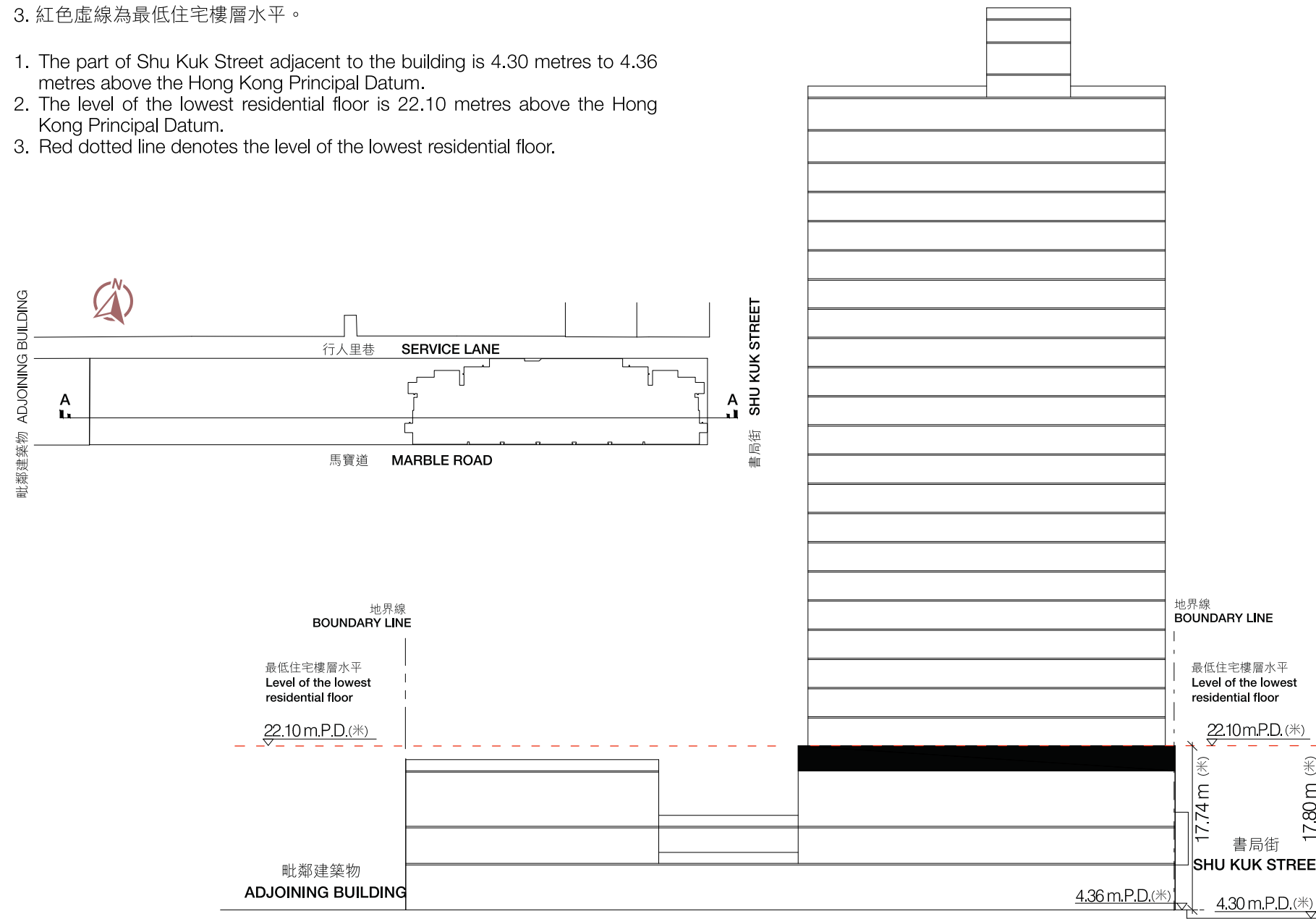
CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

橫截面圖 A-A

Cross - Section Plan A-A

1. 毗鄰建築物的一段書局街為香港主水平基準以上4.30米至4.36米。
2. 建築物最低住宅樓層水平為香港主水平基準以上22.10米。
3. 紅色虛線為最低住宅樓層水平。

1. The part of Shu Kuk Street adjacent to the building is 4.30 metres to 4.36 metres above the Hong Kong Principal Datum.
2. The level of the lowest residential floor is 22.10 metres above the Hong Kong Principal Datum.
3. Red dotted line denotes the level of the lowest residential floor.



高層天台 3	UR3	天台頂	ROOF TOP
高層天台 2	UR2	機房	PLANT ROOM
高層天台 1	UR1	機房	PLANT ROOM
天台	R/F	天台	ROOF
28樓	28/F	住宅樓層	RESIDENTIAL UNITS
27樓	27/F	住宅樓層	RESIDENTIAL UNITS
26樓	26/F	住宅樓層	RESIDENTIAL UNITS
25樓	25/F	住宅樓層	RESIDENTIAL UNITS
23樓	23/F	住宅樓層	RESIDENTIAL UNITS
22樓	22/F	住宅樓層	RESIDENTIAL UNITS
21樓	21/F	住宅樓層	RESIDENTIAL UNITS
20樓	20/F	住宅樓層	RESIDENTIAL UNITS
19樓	19/F	住宅樓層	RESIDENTIAL UNITS
18樓	18/F	住宅樓層	RESIDENTIAL UNITS
17樓	17/F	住宅樓層	RESIDENTIAL UNITS
16樓	16/F	住宅樓層	RESIDENTIAL UNITS
15樓	15/F	住宅樓層	RESIDENTIAL UNITS
12樓	12/F	住宅樓層	RESIDENTIAL UNITS
11樓	11/F	住宅樓層	RESIDENTIAL UNITS
10樓	10/F	住宅樓層	RESIDENTIAL UNITS
9樓	9/F	住宅樓層	RESIDENTIAL UNITS
8樓	8/F	住宅樓層	RESIDENTIAL UNITS
7樓	7/F	住宅樓層	RESIDENTIAL UNITS
6樓	6/F	住宅樓層	RESIDENTIAL UNITS
5樓	5/F	住宅樓層	RESIDENTIAL UNITS
3樓	3/F	住宅樓層	RESIDENTIAL UNITS
		結構轉接層	TRANSFER PLATE
2樓	2/F	平台花園 / 康樂設施	PODIUM GARDEN / RECREATIONAL FACILITIES
1樓	1/F	商舖 / 機房	SHOP/ PLANT ROOM
地下	G/F	商舖 / 入口大堂	SHOP/ ENTRANCE LOBBY

18. 發展項目中的建築物的橫截面圖

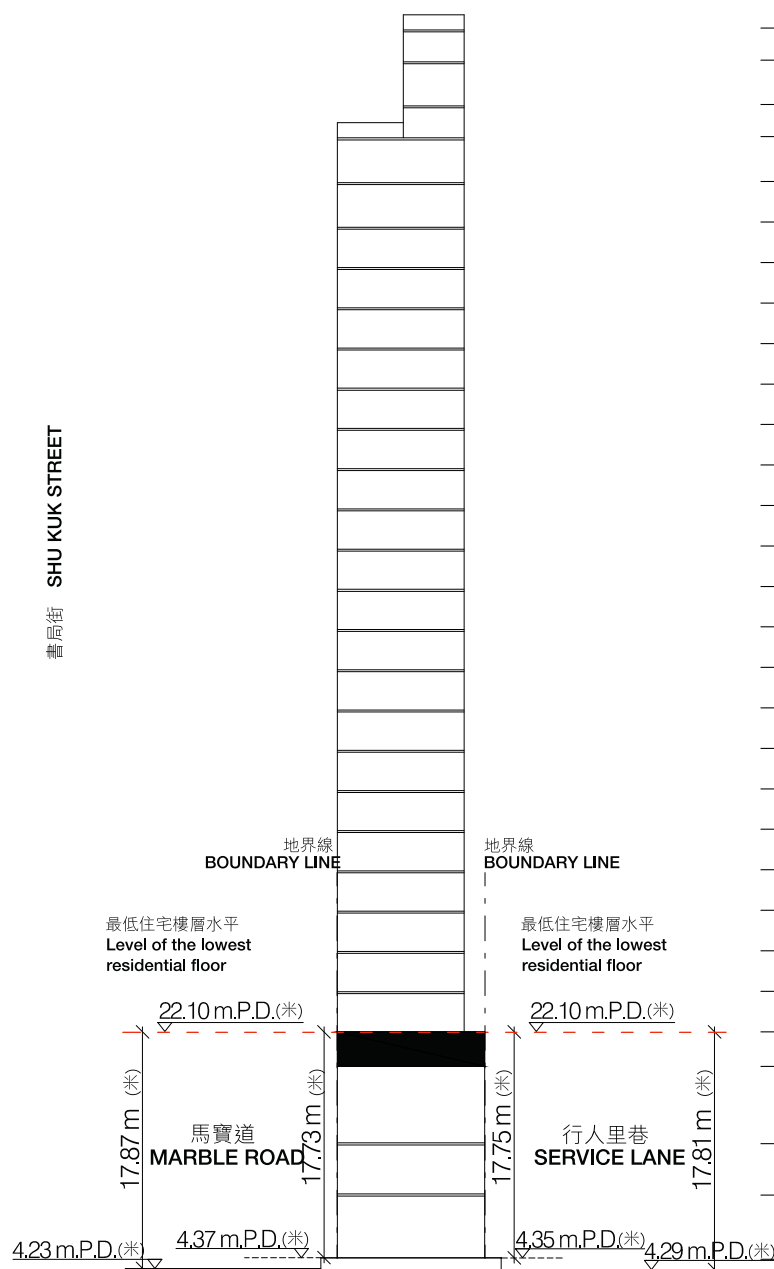
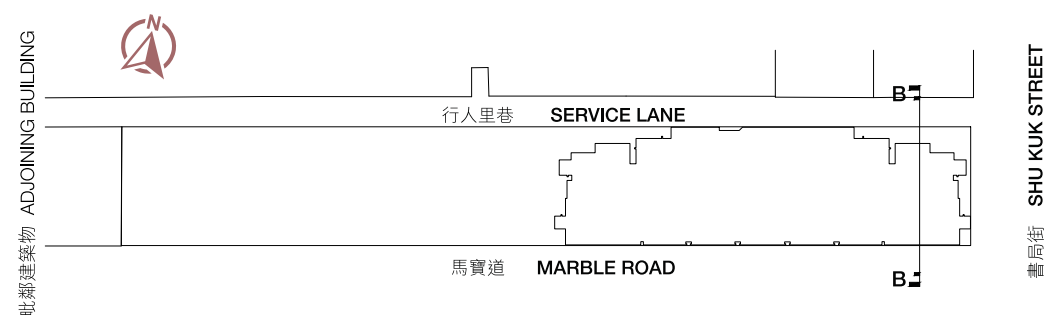
CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

橫截面圖 B-B

Cross - Section Plan B-B

1. 毗鄰建築物的一段馬寶道為香港主水平基準以上4.23米至4.37米。
2. 毗鄰建築物的一段行人里巷為香港主水平基準以上4.29米至4.35米。
3. 建築物最低住宅樓層水平為香港主水平基準以上22.10米。
4. 紅色虛線為最低住宅樓層水平。

1. The part of Marble Road adjacent to the building is 4.23 metres to 4.37 metres above the Hong Kong Principal Datum.
2. The part of service lane adjacent to the building is 4.29 metres to 4.35 metres above the Hong Kong Principal Datum.
3. The level of the lowest residential floor is 22.10 metres above the Hong Kong Principal Datum.
4. Red dotted line denotes the level of the lowest residential floor.



高層天台 3	UR3	天台頂	ROOF TOP
高層天台 2	UR2	機房	PLANT ROOM
高層天台 1	UR1	機房	PLANT ROOM
天台	R/F	天台	ROOF
28樓	28/F	住宅樓層	RESIDENTIAL UNITS
27樓	27/F	住宅樓層	RESIDENTIAL UNITS
26樓	26/F	住宅樓層	RESIDENTIAL UNITS
25樓	25/F	住宅樓層	RESIDENTIAL UNITS
23樓	23/F	住宅樓層	RESIDENTIAL UNITS
22樓	22/F	住宅樓層	RESIDENTIAL UNITS
21樓	21/F	住宅樓層	RESIDENTIAL UNITS
20樓	20/F	住宅樓層	RESIDENTIAL UNITS
19樓	19/F	住宅樓層	RESIDENTIAL UNITS
18樓	18/F	住宅樓層	RESIDENTIAL UNITS
17樓	17/F	住宅樓層	RESIDENTIAL UNITS
16樓	16/F	住宅樓層	RESIDENTIAL UNITS
15樓	15/F	住宅樓層	RESIDENTIAL UNITS
12樓	12/F	住宅樓層	RESIDENTIAL UNITS
11樓	11/F	住宅樓層	RESIDENTIAL UNITS
10樓	10/F	住宅樓層	RESIDENTIAL UNITS
9樓	9/F	住宅樓層	RESIDENTIAL UNITS
8樓	8/F	住宅樓層	RESIDENTIAL UNITS
7樓	7/F	住宅樓層	RESIDENTIAL UNITS
6樓	6/F	住宅樓層	RESIDENTIAL UNITS
5樓	5/F	住宅樓層	RESIDENTIAL UNITS
3樓	3/F	住宅樓層	RESIDENTIAL UNITS
		結構轉接層	TRANSFER PLATE
2樓	2/F	平台花園 / 康樂設施	PODIUM GARDEN / RECREATIONAL FACILITIES
1樓	1/F	商舖 / 機房	SHOP / PLANT ROOM
地下	G/F	商舖 / 入口大堂	SHOP / ENTRANCE LOBBY

19. 立面圖 ELEVATION PLAN

發展項目的認可人士已證明本圖所顯示的立面：

1. 以2018年5月21日的情況為準的該項目的經批准的建築圖則為基礎擬備；及
2. 大致上與該發展項目的外觀一致。

Authorized person for the development certified that the elevations shown on these plans:

1. are prepared on the basis of the approved building plans for the development as of 21st May 2018; and
2. are in general accordance with the outward appearance of the development.



東面立面圖
East Elevation

南面立面圖
South Elevation

19. 立面圖 ELEVATION PLAN

發展項目的認可人士已證明本圖所顯示的立面：

1. 以2018年5月21日的情況為準的該項目的經批准的建築圖則為基礎擬備；及
2. 大致上與該發展項目的外觀一致。

Authorized person for the development certified that the elevations shown on these plans:

1. are prepared on the basis of the approved building plans for the development as of 21st May 2018; and
2. are in general accordance with the outward appearance of the development.



西面立面圖
West Elevation

北面立面圖
North Elevation

20. 發展項目中的公用設施的資料

INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

公用設施 Common Facilities	位置 Location	有上蓋遮蓋之面積 Covered Area		沒有上蓋遮蓋之面積 Uncovered Area		總面積 Total Area	
		(平方米 sq. m.)	(平方呎 sq. ft.)	(平方米 sq. m.)	(平方呎 sq. ft.)	(平方米 sq. m.)	(平方呎 sq. ft.)
(a) 住客會所 (包括供住客使用的任何康樂設施) Residents' Clubhouse (including any recreational facilities for residents' use)	2樓 2/F	291.818	3141	-	-	291.818	3141
(b) 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。(*) A 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. (*)	不適用 Not applicable	-	-	-	-	-	-
(c) 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。 (#) A communal garden or play area for residents' use below the lowest residential floor of a building in the development. (#)	2樓 2/F	375.645	4043	-	-	375.645	4043

備註：以平方呎顯示之面積均依據1平方米 = 10.764平方呎換算，並四捨五入至整數。

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

(*) 不論是稱為公用空中花園或有其他名稱。

Whether known as a communal sky garden or otherwise.

(#) 不論是稱為有蓋及園景的遊樂場或有其他名稱。

Whether known as a covered and landscaped play area or otherwise.

21. 閱覽圖則及公契

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為www.ozp.tpb.gov.hk。
2. (a) 以下文件的文本存放在發售有關住宅物業的售樓處，以供閱覽 —
本物業的每一公契在將本物業提供出售的日期的最新擬稿。
(b) 無須為閱覽付費。

1. Copies of outline zoning plan relating to the development are available for inspection at www.ozp.tpb.gov.hk.
2. (a) Copies of the following document are available for inspection at the place at which the residential property is offered to be sold –
the latest draft of every deed of mutual covenant in respect of the residential property as at the date on which the residential property is offered to be sold.
(b) The inspection is free of charge.

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

1. 外部裝修物料

		描述	
a	外牆	裝修物料的類型	基座：鋪砌瓷磚、天然石、玻璃外牆、玻璃幕牆、鋁飾板、鋁百葉及鋁飾條。 住宅大樓：鋪砌瓷磚、玻璃幕牆、鋁飾板、鋁百葉、鋁飾條及鬆外牆漆。
b	窗	框的用料	氟化碳噴塗鋁窗框。
		玻璃的用料	中空玻璃。浴室裝藥水磨砂玻璃。
c	窗台	用料	不適用
		窗台板的裝修物料	不適用
d	花槽	裝修物料的類型	二樓及三樓平台層花槽鋪砌牆磚。
e	陽台或露台	裝修物料的類型	(i) 露台裝設夾層玻璃欄河，外牆鋪砌瓷磚及鋁飾板，地台鋪砌瓷磚及戶外環保木，天花裝設鋁質假天花。 (ii) 陽台：不適用
		是否有蓋	露台有上蓋
f	乾衣設施	類型	不適用
		用料	不適用

2. 室內裝修物料

		牆壁		地板		天花板	
a	大堂	地下住宅入口大堂裝修物料的類型	牆身鋪砌天然石、不銹鋼裝飾板、玻璃裝飾及木紋飾板至石膏板假天花	天然石		石膏板及不銹鋼裝飾假天花	
		住宅樓層升降機大堂裝修物料的類型	膠板、不銹鋼及玻璃裝飾板	地台磚		石膏板及膠板假天花	
b	內牆及天花板		牆壁		天花板		
		客廳裝修物料的類型	乳膠漆		乳膠漆		
		飯廳裝修物料的類型	乳膠漆		乳膠漆		
		睡房裝修物料的類型	乳膠漆		乳膠漆		
c	內部地板		地板		牆腳線		
		客廳的用料	木紋地磚		木牆腳線		
		飯廳的用料	木紋地磚		木牆腳線		
		睡房的用料	木紋地磚		木牆腳線		
d	浴室		牆壁		地板	天花板	
		裝修物料的類型	瓷磚 (洗手盆櫃背及假天花以上之位置除外)	瓷磚 (座廁底、洗手盆櫃底及安裝水喉位置除外)		石膏板假天花	
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底				
e	廚房		牆壁		地板	天花板	灶台
		裝修物料的類型	瓷磚(廚櫃背及假天花以上之位置除外)	瓷磚(廚櫃底除外)		石膏板假天花	無縫人造塑料枱面
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底				

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

3. 室內裝置

			用料	裝修物料	配件
a	門	單位大門	防火實心木門及木門框	木皮飾面	指紋門鎖、門鼓及防盜眼
		露台門	鋁門框及中空玻璃	噴塗鋁	門鎖
		工作平台門	鋁門框及中空玻璃	噴塗鋁	門鎖
		平台門	鋁門框及中空玻璃	噴塗鋁	門鎖
		睡房門	木門及木門框	木皮飾面	門鎖
		浴室門	木門及木門框	木皮飾面	門鎖
b	浴室		裝置及設備	類型	用料
		(i) 裝置及設備的類型及用料	櫃	櫃台面	無縫人造塑料枱面
				櫃	木製洗手盆櫃配木製牆身鏡櫃
			潔具	洗手盆水龍頭	鍍鉻
				座廁	搪瓷
				洗手盆	搪瓷
				廁紙架	鍍鉻
				毛巾棍	鍍鉻
			淋浴間	玻璃及不銹鋼	
			浴室設備	隨樓附送之設備及品牌，請參閱「設備說明表」	
(ii) 供水系統的類型及用料		冷水喉	銅喉		
		熱水喉	隔熱絕緣保護之銅喉		
(iii) 沐浴設施 (包括花灑或浴缸(如適用的話))	花灑	花灑龍頭	鍍鉻		
	浴缸	沒有	沒有		
(iv) 浴缸大小(如適用的話)		不適用			
c	廚房		用料		
		(i) 洗滌盆	不銹鋼		
		(ii) 供水系統	熱水喉採用隔熱絕緣銅喉、冷水喉採用銅喉		
			用料	裝修物料	
		(iii) 廚櫃	木製廚櫃	高光焗漆飾面木廚櫃門及無縫人造塑料枱面	
(iv) 所有其他裝置及設備的類型	其他裝置的類型	鍍鉻冷熱水龍頭			
	設備的類型	隨樓附送之設備及品牌，請參閱「設備說明表」			
d	睡房		裝置	類型	用料
		裝置(包括嵌入式衣櫃)的類型及用料	嵌入式衣櫃	不適用	不適用
			其他裝置	不適用	不適用
e	電話	接駁點的位置及數目 請參閱「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「機電裝置位置及數量說明表」			
g	電力裝置	(i) 供電附件(包括安全裝置)	供電附件	提供所有電掣及電插座之面板	
			安全裝置	28樓E及H單位提供三相電力，其餘單位提供單相電力，各單位均裝妥微型斷路器。	
		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露 ¹		
	(iii) 電插座及空調機接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」			

h	氣體供應	類型	煤氣
		系統	煤氣喉接駁煤氣煮食爐及煤氣熱水爐
		位置	請參閱「機電裝置位置及數量說明表」
i	洗衣機接駁點	位置	請參閱「機電裝置位置及數量說明表」
		設計	設有洗衣機來、去水接駁喉位
j	供水	水管的用料	熱水喉採用隔熱絕緣銅喉，冷水喉採用銅喉
		水管是隱藏或外露	水管是部分隱藏及部分外露 ²
		有否熱水供應	有

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

4. 雜項

				住宅	
a	升降機	(i) 品牌名稱及產品型號	品牌名稱	日立	
			產品型號	住宅大樓升降機1號：MCA-900-CO180 住宅大樓升降機2號：MCA-900-CO180 舖位用升降機3號：LCA-630-CO60	
			品牌名稱	安力	
			產品型號	機房用升降機4號：AT standard 1000	
		(ii) 升降機的數目及到達的樓層	升降機的數目	4部	
			到達的樓層	1號住宅升降機到達地下至28樓。2號住宅升降機到達地下及2樓至28樓。 3號升降機到達地下至1樓商舖樓層。 4號升降機到達地下至1樓機房樓層。	
b	信箱	用料	不銹鋼		
c	垃圾收集	(i) 垃圾收集的方法	由清潔工人收集垃圾		
		(ii) 垃圾房的位置	每層住宅樓層之公用地方均設有垃圾及物料回收房，中央垃圾房設於地下。		
d	水錶、電錶及氣體錶	(i) 位置	水錶	電錶	氣體錶
			每層住宅樓層之公共錶櫃	每層住宅樓層之公共錶櫃	每個住宅單位的露台或工作平台設有獨立煤氣錶（只限3樓、5至12樓、15至23樓及25至27樓）；平台或開放式廚房（只限28樓）
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	獨立錶

5. 保安設施

保安系統及設備	入口通道控制及保安系統	大廈入口設有訪客對講機連智能卡保安系統。
	閉路電視	地下住宅入口大堂、升降機內、地下至2樓電梯大堂及會所均設有閉路電視，連接地下住宅入口大堂接待處。
嵌入式的裝備的細節	不適用	
嵌入式裝備的位置	不適用	

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

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

1. Exterior Finishes

		Description	
a	External wall	Type of finishes	Podium: Ceramic wall tiles, natural stone, glass wall, curtain wall, aluminium cladding, aluminium louvre and aluminium feature. Residential tower: Ceramic wall tiles, curtain wall, aluminium cladding, aluminium louvre, aluminium feature and external wall paint.
b	Window	Material of frame	Fluorocarbon coating aluminium frame.
		Material of glass	Insulated glass unit. Bathrooms fitted with tinted acid-etched glass.
c	Bay window	Material of bay window	Not applicable
		Window sill finishes	Not applicable
d	Planter	Type of finishes	Planters of 2/F and 3/F flat roof finished with tiles.
e	Verandah or balcony	Type of finishes	(i) Balcony is fitted with laminated glass balustrade. External wall: Ceramic wall tiles and aluminium cladding. Floor: Ceramic tiles and outdoor wood deck. Ceiling: Installed with aluminium false ceiling. (ii) Verandah: Not applicable.
		Whether it is covered	Balcony is covered
f	Drying facilities for clothing	Type	Not applicable
		Material	Not applicable

2. Interior Finishes

			Wall	Floor	Ceiling	
a	Lobby	G/F residential entrance lobby finishes	Natural stone, stainless steel panels, glass panels, and wood grain pattern panel up to the bottom line of gypsum board	Natural stone	Gypsum board and stainless steel false ceiling	
		Residential floor lift lobby finishes	Plastic laminate, stainless steel and glass panels	Floor tiles	Gypsum board and plastic laminate false ceiling	
b	Internal wall and ceiling		Wall	Ceiling		
		Living room finishes	Emulsion paint	Emulsion paint		
		Dining room finishes	Emulsion paint	Emulsion paint		
		Bedroom finishes	Emulsion paint	Emulsion paint		
c	Internal floor		Floor	Skirting		
		Material of living room	Timber pattern ceramic tile	Timber skirting		
		Material of dining room	Timber pattern ceramic tile	Timber skirting		
		Material of bedroom	Timber pattern ceramic tile	Timber skirting		
d	Bathroom		Wall	Floor	Ceiling	
		Type of finishes	Tiles (except those areas covered by vanity cabinet and above the false ceiling level)	Tiles (except those areas covered by water closet, vanity cabinet and pipework area)	Gypsum board false ceiling	
		Whether the wall finishes run up to ceiling	Run up to false ceiling level			
e	Kitchen		Wall	Floor	Ceiling	Cooking bench
		Type of finishes	Tiles (except those areas covered by kitchen cabinet and above the false ceiling level)	Tiles (except those areas covered by the kitchen cabinet)	Gypsum board false ceiling	Soild surfacing material
		Whether the wall finishes run up to ceiling	Run up to false ceiling level			

3. Interior Fittings

			Material	Finishes	Accessories
a	Doors	Main entrance door	Fire rated solid core timber door and wooden door frame	Wood veneer	Fingerprint door lock, door closer and eye viewer
		Balcony door	Aluminium door frames and insulated glass unit	Fluorocarbon coating for aluminium	Door lock
		Utility platform door	Aluminium door frames and insulated glass unit	Fluorocarbon coating for aluminium	Door lock
		Flat roof door	Aluminium door frames and insulated glass unit	Fluorocarbon coating for aluminium	Door lock
		Bedroom door	Timber door with wooden door frame	Wood veneer	Door lock
		Bathroom door	Timber door with wooden door frame	Wood veneer	Door lock
b	Bathroom	Description	Fittings & equipments	Type	Material
		(i) Type and material of fittings and equipment	Cabinet	Counter-top	Soild surfacing material
				Cabinet	Wooden vanity cabinet with wooden mirror cabinet
			Bathroom fittings	Wash basin mixer	Chrome finish
				Water closet	Vitreous china
				Wash basin	Vitreous china
				Paper holder	Chrome finish
		Bathroom appliances	Towel bar	Chrome finish	
			Shower compartment	Glass and stainless steel	
		(ii) Type and material of water supply system	For the appliances provision and brand name, please refer to the "Appliance Schedule"		
			Cold water supply	Copper water pipes	
(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Hot water supply	Copper water pipes with thermal insulation			
	Shower	Shower mixer and shower set	Chrome finish		
(iv) Size of bath tub, if applicable	Bath tub	Nil	Nil		
	Not applicable				
c	Kitchen	Material			
		(i) Sink unit	Stainless steel		
		(ii) Water supply system	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply		
		Material	Finishes		
		(iii) Kitchen cabinet	Wooden kitchen cabinet	High gloss lacquer paint finish wooden cabinet door panel and solid surfacing cooking bench	
(iv) Type of all other fittings and equipment	Other fittings	Chrome plated sink mixer			
	Other equipment	For the appliances provision and brand name, please refer to the "Appliance Schedule"			

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

d	Bedroom	Fittings	Type	Material
		Fittings (including built-in wardrobe)	Built-in wardrobe	Not applicable
			Other fittings	Not applicable
e	Telephone	Location and number of connection points	Please refer to the "Schedule and location for Electrical & Mechanical Provisions"	
f	Aerials	Location and number of connection points	Please refer to the "Schedule and location for Electrical & Mechanical Provisions"	
g	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets
			Safety devices	Three phase electricity supply with miniature circuit breaker distribution board is provided at 28/F Flat E & H. Single phase electricity supply with miniature circuit breaker distribution board is provided to other flats.
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed ¹	
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule and location for Electrical & Mechanical Provisions"	
h	Gas supply	Type	Towngas	
		System	Towngas piping is installed and connected to gas hob and gas water heater	
		Location	Please refer to the "Schedule and location for Electrical & Mechanical Provisions"	
i	Washing machine connection point	Location	Please refer to the "Schedule and location for Electrical & Mechanical Provisions"	
		Design	Drain point and water point are provided for washing machine	
j	Water supply	Material of water pipes	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply	
		Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed ²	
		Whether hot water is available	Yes	

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

4. Miscellaneous

a	Lifts	(i) Brand name and model number	Brand Name	Residential lift		
			Model Number	Hitachi		
				Residential Tower lift No.1: MCA-900-CO180 Residential Tower lift No.2: MCA-900-CO180 Shop lift No.3: LCA-630-CO60		
		(ii) Number and floors served by them	Brand Name	Anlev		
			Model Number	Plantroom lift No.4: AT standard 1000		
			Number of lifts	4		
	Floor served by the lifts	Lift 1 serves G/F to 28/F. Lift 2 serves G/F and 2/F to 28/F. Lift 3 serves G/F to 1/F commercial part. Lift 4 serves G/F to 1/F plant rooms.				
b	Letter box	Material	Stainless steel			
c	Refuse collection	(i) Means of refuse collection	Refuse to be collected by cleaners			
		(ii) Location of refuse room	Refuse storage and material recovery room is provided at the common area on each residential floor, central refuse chamber is located on G/F			
d	Water meter, electricity meter and gas meter		Water meter	Electricity meter	Gas meter	
		(i) Location	Provided in the common meter cabinet on each residential floor	Provided in the common meter cabinet on each residential floor	Separate gas meter is provided at balcony or utility platform in each residential unit (For 3/F, 5-12/F, 15-23/F and 25-27/F only); flat roof or open kitchen (for 28/F only)	
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter	

5. Security Facilities

Security system and equipment	Access control and security system	Visitor panel with smart card access system is provided at G/F residential entrance lobby.
	CCTV	CCTV cameras are provided at G/F residential entrance lobby, lift car cages, lift lobbies at G/F-2/F and clubhouse areas, and connected to G/F caretaker counter
Details of built-in provisions	Not applicable	
Location of built-in provisions	Not applicable	

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

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

6. 設備 Appliances

設備說明表 (3樓、5樓至12樓、15樓至23樓及25樓至27樓) Appliance Schedule (3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 27/F)

位置 Location	設備 Appliances	適用單位 Flats Apply	品牌 Brand	型號(如有) Model No. (if any)	
				室內機 Indoor Unit	室外機 Outdoor Unit
客廳及飯廳 Living Room and Dining Room	分體式冷氣機 Split type air-conditioner	C、D、E及F單位 Flat C, D, E, & F	三菱電機 Mitsubishi Electric	MSY-GJ13VA	MUY-GJ13VA
	多聯分體式冷氣機 Multi Split type air-conditioner	A、B、G、H、J、K、L、M及N單位 Flat A, B, G, H, J, K, L, M & N	三菱電機 Mitsubishi Electric	MSZ-GE35VA-E1	MXZ-3E54VA
睡房/睡房1 Bedroom/Bedroom1	多聯分體式冷氣機 Multi Split type air-conditioner	B、G、J、K、L、M及N單位 Flat B, G, J, K, L, M & N	三菱電機 Mitsubishi Electric	MSZ-GE25VA-E1	與客廳及飯廳室外機共用 Share outdoor unit with Living Room and Dining Room
	分體式冷氣機 Split type air-conditioner	A及H單位 Flat A & H	三菱電機 Mitsubishi Electric	MSY-GJ10VA	MUY-GJ10VA
睡房2 Bedroom2	多聯分體式冷氣機 Multi Split type air-conditioner	A及H單位 Flat A & H	三菱電機 Mitsubishi Electric	MSZ-GE25VA-E1	與客廳及飯廳室外機共用 Share outdoor unit with Living Room and Dining Room
廚房 Kitchen	抽油煙機(再循環式) Cooker hood (recirculation type)	所有單位 All flats	西門子 SIEMENS	LI67SA530B + LZ45650	
	洗衣乾衣機 Washer dryer	所有單位 All flats	西門子 SIEMENS	WK14D321HK	
	微波爐 Microwave oven	所有單位 All flats	西門子 SIEMENS	HF15M564HK	
	雪櫃 Refrigerator	C、D、E及F單位 Flat C, D, E & F	西門子 SIEMENS	KU15LA65HK	
		A、B、G、H、J、K、L、M及N單位 Flat A, B, G, H, J, K, L, M & N	西門子 SIEMENS	KI86NAF31K	
煤氣煮食爐(雙爐頭) Gas hob (double-burner)	所有單位 All flats	Mia Cucina	MY32C		
浴室 Bathroom	抽氣扇 Exhaust fan	所有單位 All flats	Gelec	DPT15-34H	
露台 Balcony	煤氣熱水爐 Gas water heater	所有單位 All flats	TGC	RBOX16QR / RBOX16QL	

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

2.所有分體式及多聯分體式冷氣機只提供淨冷功能。

Remarks: 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.

2.All split type and multi split type air-conditioners are cooling only.

6. 設備 Appliances

設備說明表 (28樓) Appliance Schedule (28/F)

位置 Location	設備 Appliances	適用單位 Flats Apply	品牌 Brand	型號(如有) Model No. (if any)	
				室內機 Indoor Unit	室外機 Outdoor Unit
客廳及飯廳 Living Room and Dining Room	多聯分體式冷氣機 Multi Split type air-conditioner	所有單位 All flats	三菱電機 Mitsubishi Electric	MSZ-GE35VA-E1	MXZ-3E54VA
睡房/睡房1 Bedroom/Bedroom1	分體式冷氣機 Split type air-conditioner	A 及 D單位 Flat A & D	三菱電機 Mitsubishi Electric	MSY-GJ13VA	MUY-GJ13VA
		F 及 G單位 Flat F & G	三菱電機 Mitsubishi Electric	MSY-GJ10VA	MUY-GJ10VA
	多聯分體式冷氣機 Multi Split type air-conditioner	B、C、E 及 H單位 Flat B, C, E & H	三菱電機 Mitsubishi Electric	MSZ-GE25VA-E1	與客廳及飯廳室外機共用 Share outdoor unit with Living Room and Dining Room
睡房2 Bedroom2	多聯分體式冷氣機 Multi Split type air-conditioner	A、D、F 及 G單位 Flat A, D, F & G	三菱電機 Mitsubishi Electric	MSZ-GE25VA-E1	與客廳及飯廳室外機共用 Share outdoor unit with Living Room and Dining Room
廚房 Kitchen	抽油煙機(再循環式) Cooker hood (recirculation type)	所有單位 All flats	西門子 SIEMENS	LI67SA530B + LZ45650	
	煤氣熱水爐 Gas water heater	B 及 C單位 Flat B & C	TGC	RBOX16QR / RBOX16QL	
	洗衣乾衣機 Washer dryer	所有單位 All flats	西門子 SIEMENS	WK14D321HK	
	微波爐 Microwave oven	所有單位 All flats	西門子 SIEMENS	HF15M564HK	
	雪櫃 Refrigerator	所有單位 All flats	西門子 SIEMENS	KI86NAF31K	
	煤氣煮食爐(雙爐頭) Gas hob (double-burner)	所有單位 All flats	Mia Cucina	MY32C	
浴室 Bathroom	抽氣扇 Exhaust fan	所有單位 All flats	Gelec	DPT15-34H	
	煤氣熱水爐 Gas water heater	A 及 D單位 Flat A & D	TGC	RBOX16QR / RBOX16QL	
	電熱水爐 Electric water heater	E 及 H單位 Flat E & H	Stiebel Eltron	DHE 24 SLi	
梯屋 Stairhood	煤氣熱水爐 Gas water heater	F 及 G單位 Flat F & G	TGC	RBOX16QR / RBOX16QL	

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

2.所有分體式及多聯分體式冷氣機只提供淨冷功能。

Remarks: 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.

2.All split type and multi split type air-conditioners are cooling only.

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

3樓住宅單位機電裝置位置及數量說明表 Schedule and Location for Electrical & Mechanical Provisions for Residential Properties of 3/F

位置 Location	描述 Description	A	B	C	D	E	F	G	H	J	K	L	M	N
大門入口 Main Entrance	門鈴按鈕 Door bell push button	1	1	1	1	1	1	1	1	1	1	1	1	1
客廳及飯廳 Living Room and Dining Room	電視/電台天線插座 TV/FM outlet	1	1	1	1	1	1	1	1	1	1	1	1	1
	數據插座 Data outlet	1	1	1	1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone outlet	1	1	1	1	1	1	1	1	1	1	1	1	1
	單頭插座連開關 Switched single socket outlet	-	-	-	-	-	-	-	-	1	1	1	1	1
	雙頭插座連開關 Switched twin socket outlet	2	2	2	2	2	2	2	2	2	2	2	2	2
	單向開關燈掣 Lighting switch (1-way)	6	6	4	4	4	4	6	6	4	4	4	4	4
	雙向開關燈掣 Lighting switch (2-way)	-	1	2	2	2	2	1	-	-	-	-	-	-
	燈位 Lighting point	4	3	3	3	3	3	3	4	3	3	3	3	3
	雙極開關掣 DP switch	1	1	1	1	1	1	1	1	1	1	1	1	1
	雙極開關掣 DP switch	1	1	1	1	1	1	1	1	-	-	-	-	-
	雙極開關掣 DP switch	1	1	1	1	1	1	1	1	-	-	-	-	-
	門鈴 Door bell	1	1	1	1	1	1	1	1	1	1	1	1	1
	門前對講電話 Doorphone handset	1	1	1	1	1	1	1	1	1	1	1	1	1
睡房/睡房1 Bedroom/Bedroom 1	電視/電台天線插座 TV/FM outlet	1	1	-	-	-	-	1	1	1	1	1	1	1
	電話插座 Telephone outlet	1	1	-	-	-	-	1	1	1	1	1	1	1
	雙頭插座連開關 Switched twin socket outlet	1	1	-	-	-	-	1	1	1	1	1	1	1
	單向開關燈掣 Lighting switch (1-way)	4	2	-	-	-	-	2	4	2	2	2	2	2
	雙向開關燈掣 Lighting switch (2-way)	-	1	-	-	-	-	1	-	-	-	-	-	-
	燈位 Lighting point	2	1	-	-	-	-	1	2	1	1	1	1	1
	雙極開關掣 DP switch	1	1	-	-	-	-	1	1	1	1	1	1	1
	雙極開關掣 DP switch	-	-	-	-	-	-	-	-	1	1	1	1	1
睡房2 Bedroom 2	電視/電台天線插座 TV/FM outlet	1	-	-	-	-	-	-	1	-	-	-	-	-
	電話插座 Telephone outlet	1	-	-	-	-	-	-	1	-	-	-	-	-
	雙頭插座連開關 Switched twin socket outlet	1	-	-	-	-	-	-	1	-	-	-	-	-
	單向開關燈掣 Lighting switch (1-way)	1	-	-	-	-	-	-	1	-	-	-	-	-
	燈位 Lighting point	1	-	-	-	-	-	-	1	-	-	-	-	-
	雙極開關掣 DP switch	1	-	-	-	-	-	-	1	-	-	-	-	-
	煤氣熱水爐遙控器 Gas water heater remote control unit	1	-	-	-	-	-	-	-	-	-	-	-	-
浴室 Bathroom	單頭插座 Single socket outlet	1	1	1	1	1	1	1	1	1	1	1	1	1
	燈位 Lighting point	1	3	3	3	3	3	3	1	3	3	3	3	3
	有熔斷器的連接盒 Fused connection unit	1	1	1	1	1	1	1	1	1	1	1	1	1
	煤氣熱水爐遙控器 Gas water heater remote control unit	1	1	1	1	1	1	1	1	1	1	1	1	1

3樓住宅單位機電裝置位置及數量說明表 Schedule and Location for Electrical & Mechanical Provisions for Residential Properties of 3/F

位置 Location	描述 Description		A	B	C	D	E	F	G	H	J	K	L	M	N
開放式廚房 Open Kitchen	單頭插座連開關 Switched single socket outlet	供已安裝電器 (洗衣機, 雪櫃及微波爐) For electric appliance installed (Washing Machine, Refrigerator and Microwave oven)	3	3	3	3	3	3	3	3	3	3	3	3	3
	雙頭插座連開關 Switched twin socket outlet		1	1	1	1	1	1	1	1	1	1	1	1	1
	來及去水位 Water and drain point	供洗衣機 For washing machine	1	1	1	1	1	1	1	1	1	1	1	1	1
	總電掣箱 Miniature circuit breakers board		1	1	1	1	1	1	1	1	1	1	1	1	1
	有熔斷器的連接盒 Fused connection unit	供廚房抽油煙機 For kitchen exhaust hood	1	1	1	1	1	1	1	1	1	1	1	1	1
	有熔斷器的連接盒 Fused connection unit	供廚房煤氣煮食爐 For kitchen gas cooker	1	1	1	1	1	1	1	1	1	1	1	1	1
露台 Balcony	燈位 Lighting point		1	1	1	1	1	1	1	1	1	1	1	1	1
	煤氣熱水爐 Gas water heater		1	1	1	1	1	1	1	1	1	1	1	1	1
	有熔斷器的連接盒 Fused connection unit	供煤氣熱水爐 For gas water heater	1	1	1	1	1	1	1	1	1	1	1	1	1
	去水位 Drain point		1	1	1	1	1	1	1	1	1	1	1	1	1
	煤氣錶 Gas meter		-	1	1	1	1	1	1	-	1	1	1	1	1
工作平台 Utility Platform	燈位 Lighting point		1	-	-	-	-	-	-	1	-	-	-	-	-
	去水位 Drain point		1	-	-	-	-	-	-	1	-	-	-	-	-
	煤氣錶 Gas meter		1	-	-	-	-	-	-	1	-	-	-	-	-
平台 Flat Roof	燈位 Lighting point		1	6	-	-	-	-	6	1	-	-	-	-	-
	單頭防水插座連開關 Weatherproof switched single socket outlet		1	2	-	-	-	-	2	1	-	-	-	-	-
	去水位 Drain point		1	2	-	-	-	-	2	1	-	-	-	-	-
冷氣機台 A.C. Plinth	防水隔離器 Weatherproof isolator	供分體冷氣室外機 For outdoor air-conditioning unit	2	1	1	1	1	1	1	2	1	1	1	1	1

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

5樓至12樓、15樓至23樓及25樓至27樓住宅單位機電裝置位置及數量說明表 Schedule and Location for Electrical & Mechanical Provisions for Residential Properties of 5/F - 12/F, 15/F - 23/F, 25/F - 27/F

位置 Location	描述 Description	A	B	C	D	E	F	G	H	J	K	L	M	N	
大門入口 Main Entrance	門鈴按鈕 Door bell push button	1	1	1	1	1	1	1	1	1	1	1	1	1	
客廳及飯廳 Living Room and Dining Room	電視/電台天線插座 TV/FM outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	
	數據插座 Data outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	
	電話插座 Telephone outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	
	單頭插座連開關 Switched single socket outlet	-	-	-	-	-	-	-	-	1	1	1	1	1	
	雙頭插座連開關 Switched twin socket outlet	2	2	2	2	2	2	2	2	2	2	2	2	2	
	單向開關燈掣 Lighting switch (1-way)	6	5	4	4	4	4	5	6	4	4	4	4	4	
	雙向開關燈掣 Lighting switch (2-way)	-	1	2	2	2	2	1	-	-	-	-	-	-	
	燈位 Lighting point	4	3	3	3	3	3	3	4	3	3	3	3	3	
	雙極開關掣 DP switch	供分體冷氣室內機 For indoor air-conditioning unit	1	1	1	1	1	1	1	1	1	1	1	1	1
	雙極開關掣 DP switch	供抽氣扇 For exhaust fan	1	1	1	1	1	1	1	1	-	-	-	-	
	雙極開關掣 DP switch	供煤氣熱水爐 For gas water heater	1	1	1	1	1	1	1	1	-	-	-	-	
	門鈴 Door bell		1	1	1	1	1	1	1	1	1	1	1	1	
	門前對講電話 Doorphone handset		1	1	1	1	1	1	1	1	1	1	1	1	
睡房/睡房1 Bedroom/Bedroom 1	電視/電台天線插座 TV/FM outlet	1	1	-	-	-	-	1	1	1	1	1	1	1	
	電話插座 Telephone outlet	1	1	-	-	-	-	1	1	1	1	1	1	1	
	雙頭插座連開關 Switched twin socket outlet	1	1	-	-	-	-	1	1	1	1	1	1	1	
	單向開關燈掣 Lighting switch (1-way)	3	1	-	-	-	-	1	3	2	2	2	2	2	
	雙向開關燈掣 Lighting switch (2-way)	-	1	-	-	-	-	1	-	-	-	-	-	-	
	燈位 Lighting point	2	1	-	-	-	-	1	2	1	1	1	1	1	
	雙極開關掣 DP switch	供分體冷氣室內機 For indoor air-conditioning unit	1	1	-	-	-	-	1	1	1	1	1	1	
	雙極開關掣 DP switch	供煤氣熱水爐 For gas water heater	-	-	-	-	-	-	-	1	1	1	1	1	
睡房2 Bedroom 2	電視/電台天線插座 TV/FM outlet	1	-	-	-	-	-	-	1	-	-	-	-	-	
	電話插座 Telephone outlet	1	-	-	-	-	-	-	1	-	-	-	-	-	
	雙頭插座連開關 Switched twin socket outlet	1	-	-	-	-	-	-	1	-	-	-	-	-	
	單向開關燈掣 Lighting switch (1-way)	1	-	-	-	-	-	-	1	-	-	-	-	-	
	燈位 Lighting point	供分體冷氣室內機 For indoor air-conditioning unit	1	-	-	-	-	-	1	-	-	-	-	-	
	雙極開關掣 DP switch		1	-	-	-	-	-	1	-	-	-	-	-	
浴室 Bathroom	單頭插座 Single socket outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	
	燈位 Lighting point	供抽氣扇 For exhaust fan	1	3	3	3	3	3	3	1	3	3	3	3	
	有熔斷器的連接盒 Fused connection unit	1	1	1	1	1	1	1	1	1	1	1	1	1	
	煤氣熱水爐遙控器 Gas water heater remote control unit	1	1	1	1	1	1	1	1	1	1	1	1	1	

5樓至12樓、15樓至23樓及25樓至27樓住宅單位機電裝置位置及數量說明表 Schedule and Location for Electrical & Mechanical Provisions for Residential Properties of 5/F - 12/F, 15/F - 23/F, 25/F - 27/F

位置 Location	描述 Description		A	B	C	D	E	F	G	H	J	K	L	M	N
開放式廚房 Open Kitchen	單頭插座連開關 Switched single socket outlet	供已安裝電器(洗衣機, 雪櫃及微波爐) For electric appliance installed (Washing Machine, Refrigerator and Microwave oven)	3	3	3	3	3	3	3	3	3	3	3	3	3
	雙頭插座連開關 Switched twin socket outlet		1	1	1	1	1	1	1	1	1	1	1	1	1
	來及去水位 Water and drain point	供洗衣機 For washing machine	1	1	1	1	1	1	1	1	1	1	1	1	1
	總電掣箱 Miniature circuit breakers board		1	1	1	1	1	1	1	1	1	1	1	1	1
	有熔斷器的連接盒 Fused connection unit	供廚房抽油煙機 For kitchen exhaust hood	1	1	1	1	1	1	1	1	1	1	1	1	1
	有熔斷器的連接盒 Fused connection unit	供廚房煤氣煮食爐 For kitchen gas cooker	1	1	1	1	1	1	1	1	1	1	1	1	1
露台 Balcony	燈位 Lighting point		1	1	1	1	1	1	1	1	1	1	1	1	1
	煤氣熱水爐 Gas water heater		1	1	1	1	1	1	1	1	1	1	1	1	1
	有熔斷器的連接盒 Fused connection unit	供煤氣熱水爐 For gas water heater	1	1	1	1	1	1	1	1	1	1	1	1	1
	去水位 Drain point		1	1	1	1	1	1	1	1	1	1	1	1	1
	煤氣錶 Gas meter		-	1	1	1	1	1	1	-	1	1	1	1	1
工作平台 Utility Platform	燈位 Lighting point		1	-	-	-	-	-	-	1	-	-	-	-	-
	去水位 Drain point		1	-	-	-	-	-	-	1	-	-	-	-	-
	煤氣錶 Gas meter		1	-	-	-	-	-	-	1	-	-	-	-	-
冷氣機平台 A.C. Platform	防水隔離器 Weatherproof isolator	供分體冷氣室外機 For outdoor air-conditioning unit	2	1	1	1	1	1	1	2	1	1	1	1	1

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

28樓住宅單位機電裝置位置及數量說明表 Schedule and Location for Electrical & Mechanical Provisions for Residential Properties of 28/F

位置 Location	描述 Description	A	B	C	D	E	F	G	H	
大門入口 Main Entrance	門鈴按鈕 Door bell push button	1	1	1	1	1	1	1	1	
客廳及飯廳 Living Room and Dining Room	電視/電台天線插座 TV/FM outlet	1	1	1	1	1	1	1	1	
	數據插座 Data outlet	1	1	1	1	1	1	1	1	
	電話插座 Telephone outlet	1	1	1	1	1	1	1	1	
	單頭插座連開關 Switched single socket outlet	供雪櫃 For refrigerator	1	1	1	1	-	-	-	-
		供一般使用 For general use	-	-	-	-	1	-	-	1
	雙頭插座連開關 Switched twin socket outlet	2	2	2	2	2	2	2	2	
	單向開關燈掣 Lighting switch (1-way)	8	3	3	8	3	5	5	3	
	雙向開關燈掣 Lighting switch (2-way)	-	-	-	-	-	1	1	-	
	燈位 Lighting point	4	3	3	4	3	4	4	3	
	雙極開關掣 DP switch	1	1	1	1	1	1	1	1	
	雙極開關掣 DP switch	1	-	-	1	-	1	1	-	
	雙極開關掣 DP switch	1	-	-	1	-	1	1	-	
門鈴 Door bell		1	1	1	1	1	1	1		
睡房/睡房1 Bedroom/Bedroom 1	門前對講電話 Doorphone handset	1	1	1	1	1	1	1	1	
	電視/電台天線插座 TV/FM outlet	1	1	1	1	1	1	1	1	
	電話插座 Telephone outlet	1	1	1	1	1	1	1	1	
	雙頭插座連開關 Switched twin socket outlet	1	1	1	1	1	1	1	1	
	單向開關燈掣 Lighting switch (1-way)	2	2	2	2	2	1	1	2	
	燈位 Lighting point	2	1	1	2	1	1	1	1	
	雙極開關掣 DP switch	1	1	1	1	1	1	1	1	
	雙極開關掣 DP switch	-	1	1	-	1	-	-	1	
	雙極開關掣 DP switch	-	1	1	-	-	-	-	-	
雙極開關掣 DP switch	-	-	-	-	1	-	-	1		
睡房2 Bedroom 2	電視/電台天線插座 TV/FM outlet	1	-	-	1	-	1	1	-	
	電話插座 Telephone outlet	1	-	-	1	-	1	1	-	
	雙頭插座連開關 Switched twin socket outlet	1	-	-	1	-	1	1	-	
	單向開關燈掣 Lighting switch (1-way)	1	-	-	1	-	1	1	-	
	燈位 Lighting point	1	-	-	1	-	1	1	-	
浴室 Bathroom	雙極開關掣 DP switch	1	-	-	1	-	1	1	-	
	單頭插座 Single socket outlet	1	1	1	1	1	1	1	1	
	燈位 Lighting point	1	3	3	1	3	2	2	3	
	煤氣熱水爐 Gas water heater	1	-	-	1	-	-	-	-	
	有熔斷器的連接盒 Fused connection unit	1	1	1	1	1	1	1	1	
	有熔斷器的連接盒 Fused connection unit	1	-	-	1	-	-	-	-	
	煤氣熱水爐遙控器 Gas water heater remote control unit	1	1	1	1	-	1	1	-	
	電熱水爐 Electric water heater	-	-	-	-	1	-	-	1	
	隔離器 Isolator	-	-	-	-	1	-	-	1	
電熱水爐遙控器 Electric water heater remote control unit	-	-	-	-	1	-	-	1		

28樓住宅單位機電裝置位置及數量說明表 Schedule and Location for Electrical & Mechanical Provisions for Residential Properties of 28/F

位置 Location	描述 Description		A	B	C	D	E	F	G	H
開放式廚房 Open Kitchen	單頭插座連開關 Switched single socket outlet	供已安裝電器(洗衣機及微波爐) For electric appliance installed (Washing Machine and Microwave oven)	2	2	2	2	-	-	-	-
		供已安裝電器(洗衣機, 雪櫃及微波爐) For electric appliance installed (Washing Machine, Refrigerator and Microwave oven)	-	-	-	-	3	3	3	3
	單向開關燈掣 Lighting switch (1-way)		-	2	2	-	-	-	-	-
	雙頭插座連開關 Switched twin socket outlet		1	1	1	1	1	1	1	1
	來及去水位 Water and drain point	供洗衣機 For washing machine	1	1	1	1	1	1	1	1
	總電掣箱(單相) Miniature circuit breakers board (Single phase)		1	1	1	1	-	1	1	-
	總電掣箱(三相) Miniature circuit breakers board (3-phase)		-	-	-	-	1	-	-	1
	煤氣熱水爐 Gas water heater		-	1	1	-	-	-	-	-
	有熔斷器的連接盒 Fused connection unit	供廚房抽油煙機 For kitchen exhaust hood	1	1	1	1	1	1	1	1
	有熔斷器的連接盒 Fused connection unit	供廚房煤氣煮食爐 For kitchen gas cooker	1	1	1	1	1	1	1	1
	有熔斷器的連接盒 Fused connection unit	供煤氣熱水爐 For gas water heater	-	1	1	-	-	-	-	-
	煤氣錶 Gas meter		-	-	-	-	1	-	-	1
平台 Flat Roof	燈位 Lighting point		8	4	4	8	-	-	-	-
	單頭防水插座連開關 Weatherproof switched single socket outlet		1	1	1	1	-	-	-	-
	去水位 Drain point		1	1	1	1	-	-	-	-
	煤氣錶 Gas meter		1	1	1	1	-	-	-	-
	防水隔離器 Weatherproof isolator	供分體冷氣室外機 For outdoor air-conditioning unit	-	1	1	-	-	-	-	-
天台 Roof at Main Roof	燈位 Lighting point		4	5	5	4	-	5	5	-
	單頭防水插座連開關 Weatherproof switched single socket outlet		1	1	1	1	-	1	1	-
	去水位 Drain point		1	1	1	1	-	1	1	-
	防水隔離器 Weatherproof isolator	供分體冷氣室外機 For outdoor air-conditioning unit	-	-	-	-	-	2	2	-
	煤氣錶 Gas meter		-	-	-	-	-	1	1	-
梯屋 Stairhood	單向開關燈掣 Lighting switch (1-way)		-	-	-	-	-	1	1	-
	雙向開關燈掣 Lighting switch (2-way)		-	-	-	-	-	1	1	-
	燈位 Lighting point		-	-	-	-	-	1	1	-
	煤氣熱水爐 Gas water heater		-	-	-	-	-	1	1	-
	有熔斷器的連接盒 Fused connection unit	供煤氣熱水爐 For gas water heater	-	-	-	-	-	1	1	-
冷氣機平台 A.C. Platform	防水隔離器 Weatherproof isolator	供分體冷氣室外機 For outdoor air-conditioning unit	2	-	-	2	1	-	-	1

23. 服務協議 SERVICE AGREEMENTS

食水及沖廁水由水務署供應。

電力由香港電燈有限公司供應。

煤氣由香港中華煤氣有限公司供應。

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by The Hong Kong Electric Company Limited.

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

24. 地稅

GOVERNMENT RENT

賣方（擁有人）有法律責任繳付住宅物業的地稅直至住宅物業買賣完成日（包括該日）為止。

The vendor (the owner) is liable for the Government rent of a residential property up to and including the date of completion of the sale and purchase of that residential property.

25. 買方的雜項付款

MISCELLANEOUS PAYMENTS BY PURCHASER

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

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

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

Note: The purchaser should pay to the manager and not the vendor (the owner) of the development the deposits for water, electricity and gas and the debris removal fee.

26. 欠妥之處的保養責任期

DEFECT LIABILITY WARRANTY PERIOD

按買賣合約規定，凡售出物業或於買賣合約列出裝設於物業內的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在買賣成交日期後的6個月內送達的書面通知後，須於合理地切實可行的範圍內，盡快自費作出補救。

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

27. 斜坡維修

MAINTENANCE OF SLOPES

不適用。

Not Applicable.

28. 修訂 MODIFICATION

沒有向政府申請中而未獲批准的批地文件修訂。

There is no on-going application to the Government for modification of the land grant which is not yet granted.

29. 申請建築物總樓面面積寬免的資料

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

獲寬免總樓面面積的設施分項

- 於印製售樓說明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。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)	-
2.	機房及相類設施	
2.1(#)	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	138.196
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	475.570
2.3(#)	非強制性或非必要機房，例如空調機房、風櫃房等	-
根據聯合作業備考第1及第2號提供的環保設施		面積(平方米)
3.	露台	273
4.	加闊的公用走廊及升降機大堂	-
5.	公用空中花園	-
6.	隔聲緒	-
7.	翼牆、捕風器及風斗	-
8.(#)	非結構預製外牆	164.503
9.	工作平台	31.5
10.	隔音屏障	-
適意設施		面積(平方米)
11.	供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	-
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	291.818
13.(#)	有上蓋的園景區及遊樂場	375.645
14.	橫向屏障/有蓋人行道、花棚	-
15.	擴大升降機井道	-
16.	煙囪管道	-
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	-
18.(#)	強制性設施或必要機房所需的管槽、氣槽	87.170
19.	非強制性設施或非必要機房所需的管槽、氣槽	-
20.	環保系統及設施所需的機房、管槽及氣槽	-
21.	公共用主要入口上方的中空	-
22.	小型伸出物，例如空調箱、窗台、伸出的窗台	-
23.	伸出物，如空調機箱及伸出外牆超過750毫米的平台	-

其他項目		面積(平方米)
24.	庇護層，包括庇護層兼空中花園	-
25.	其他伸出物	-
26.	公共交通總站	-
27.	共用構築物及樓梯	-
28.(#)	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	62.033
29.	公眾通道	-
30.	因建築物後移導致的覆蓋面積	-
額外總樓面面積		面積(平方米)
31.	額外總樓面面積	-

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

有關建築物的環境評估

發展項目獲得綠建環評1.2版（新建建築）暫定銀級。



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：-	能源標籤分體式冷氣

第 II 部分：擬興建樓宇/部分樓宇預計每年能源消耗量 ^(註腳1) ：-					
位置	使用有關裝置的內部樓面面積（平方米）	基線樓宇 ^(註腳2) 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
塔樓（有使用中央屋宇裝備裝置 ^(註腳3) 的部份）	1,636	250.0	0	192.1	0
基座（包括商業及會所）（有使用中央屋宇裝備裝置 ^(註腳3) 的部份）	1,690	190.5	0	165.5	0

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

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

備註：有關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於印製售樓說明書前尚未呈交建築事務監督。

29. 申請建築物總樓面面積寬免的資料

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

Breakdown of GFA Concessions Obtained for All Features

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

Disregarded GFA under Building (Planning) Regulations 23(3)(b)		Area (m ²)
1.	Carpark and loading/unloading area excluding public transport terminus	-
2.	Plant rooms and similar services	
2.1(#)	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	138.196
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.	475.570
2.3(#)	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	-
Green Features under Joint Practice Notes 1 and 2		Area (m ²)
3.	Balcony	273
4.	Wider common corridor and lift lobby	-
5.	Communal sky garden	-
6.	Acoustic fin	-
7.	Wing wall, wind catcher and funnel	-
8.(#)	Non-structural prefabricated external wall	164.503
9.	Utility platform	31.5
10.	Noise barrier	-
Amenity Features		Area (m ²)
11.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	-
12.(#)	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	291.818
13.(#)	Covered landscaped and play area	375.645
14.	Horizontal screens/covered walkways, trellis	-
15.	Larger lift shaft	-
16.	Chimney shaft	-
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	-
18.(#)	Pipe duct, air duct for mandatory feature or essential plant room	87.170

19.	Pipe duct, air duct for non-mandatory or non-essential plant room	-
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature	-
21.	Void over main common entrance	-
22.	Minor projection such as AC box, window cill, projecting window	-
23.	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall	-
Other Exempted Items		Area (m ²)
24.	Refuge floor including refuge floor cum sky garden	-
25.	Other projections	-
26.	Public transport terminus	-
27.	Party structure and common staircase	-
28.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	62.033
29.	Public passage	-
30.	Covered set back area	-
Bonus GFA		Area (m ²)
31.	Bonus GFA	-

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

The Environmental Assessment of the Building

The development has achieved the PROVISIONAL SILVER rating under the BEAM Plus V1.2 for New Buildings.



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:	Split type air-conditioner with energy label.

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
Tower (Area served by central building services installation ^(Note 3))	1,636	250.0	0	192.1	0
Podium (including commercial and clubhouse) (Area served by central building services installation ^(Note 3))	1,690	190.5	0	165.5	0

- Notes:
- 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).

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

Remark: Latest information on the estimated energy performance or consumption for the common parts of the development has not been submitted to the Building Authority prior to the printing of the sales brochures.

30. 有關資料

RELEVANT INFORMATION

1. 吊船操作

在公契管理人安排為發展項目的外牆（包括構成住宅單位一部分的玻璃幕牆結構、玻璃幕牆玻璃、窗戶、露台及工作平台）及公用地方與設施（尤其是位於3樓A室、B室、G室及H室的平台及28樓A室及D室的平台及天台的住宅公用地方）而需進行定期及特別安排的檢查、清潔、保養、維修、改動、翻新、重建、油漆或裝飾期間，以及為住宅單位檢查、維修、清潔或更換安放冷氣機的平台上的冷氣機期間，吊船（不論是永久或臨時的吊船裝置）將會停泊在住宅單位的平台上，並在住宅單位的平台及天台上空操作，以及在住宅單位的窗外、露台及工作平台外操作。公契管理人有權進入發展項目的3樓A室、B室、G室及H室，以及28樓A室及D室進行相關的吊船操作。

2. 冷氣機平台上放置室外冷氣機

部分室外冷氣機（不論是為該住宅單位而設或是為其他住宅單位而設或是為住客會所而設）放置在發展項目3樓A室、B室、C室、E室、F室、G室、H室、J室、K室、L室、M室及N室外的冷氣機台，以及5樓至12樓、15樓至23樓及25樓至27樓A室、B室、C室、E室、F室、G室、H室、J室、K室、L室、M室及N室及28樓A室、B室、C室及D室外的冷氣機平台上。該等室外冷氣機的放置可能對該等住宅單位的享用，諸如熱氣及噪音或其他方面造成影響。有關室外冷氣機的位置，請參閱「發展項目的住宅物業的樓面平面圖」。

1. Operation of gondola

During the regular and specially arranged inspection, cleaning, maintenance, repairing, altering, renewing, rebuilding, painting or decorating of the external walls (including the curtain wall structures, glass of curtain walls, windows, balconies and utility platforms forming part of a residential unit) and the Common Areas and Facilities (particularly the Residential Common Areas on the flat roofs of Flat A, Flat B, Flat G and Flat H on 3/F as well as the flat roofs and roofs of Flat A and Flat D on 28/F) of the development, and during the inspection, repairing, cleaning or change of the air-conditioners of residential flats placed on the outdoor air-conditioner platforms, as arranged by the DMC Manager, gondola(s) (whether its installation is permanently or temporarily) will be parked on the flat roofs and operated in air space directly above the flat roofs and the roofs as well as outside the windows and the balconies and the utility platforms of the residential units. The DMC manager shall have an access to Flat A, Flat B, Flat G and Flat H on 3/F as well as Flat A and Flat D on 28/F of the development to carry out the relative operation work of gondola.

2. Placement of outdoor air-conditioning units on air-conditioner platforms


Some outdoor air-conditioning units (either served for its own residential unit or for other residential units or for the clubhouse for residents) are placed on the air-conditioning plinths outside Flat A, Flat B, Flat C, Flat E, Flat F, Flat G, Flat H, Flat J, Flat K, Flat L, Flat M and Flat N on 3/F and the air-conditioner platforms outside Flat A, Flat B, Flat C, Flat E, Flat F, Flat G, Flat H, Flat J, Flat K, Flat L, Flat M and Flat N on 5/F to 12/F, 15/F to 23/F and 25/F to 27/F and Flat A, Flat B, Flat C and Flat D on 28/F of the development. The placement of these outdoor air-conditioning units may affect the enjoyment of these residential units in terms of heat and noise or other aspects. For the locations of these air-conditioning units, please refer to "Floor Plans of Residential Properties in the Development".

賣方就該項目指定的互聯網網站的網址：
The address of the website designated by the vendor for the development:
www.novumpoint.com.hk

發展項目及其周邊地區日後可能出現改變。 There may be future changes to the development and the surrounding areas.
本售樓說明書印製日期：2017年11月20日 Date of printing of this Sales Brochure : 20th November 2017


檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2018年1月26日 26th January 2018	18	修訂發展項目的布局圖。 Revise the layout plan of the development.
	22	更新發展項目的住宅物業的樓面平面圖。 Update the floor plans of residential properties in the development.
	29-32	修訂公契的摘要。 Revise the summary of deed of mutual covenant.
	33-34	修訂批地文件的摘要。 Revise the summary of land grant.
	63	更新修訂的內容。 Update the modification.
2018年4月24日 24th April 2018	15	更新發展項目的所在位置圖。 Update the location plan of the development.
	16	更新發展項目的鳥瞰照片。 Update the aerial photograph of the development.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2018年7月3日 3rd July 2018	15	更新發展項目的所在位置圖。 Update the location plan of the development.
	18	更新發展項目的布局圖。 Update the layout plan of the development.
	20-23	修訂發展項目的住宅物業的樓面平面圖。 Revise the floor plans of residential properties in the development.
	30	修訂公契的摘要。 Revise the summary of deed of mutual covenant.
	37-38	更新發展項目中的建築物的橫截面圖。 Update the cross-section plan of building in the development.
	39-40	更新立面圖。 Update the elevation plans.
	41	修訂發展項目中的公用設施的資料。 Revise the information on common facilities in the development.
	50-57	修訂裝置、裝修物料及設備的資料。 Revise the information of fittings, finishes and appliances.
	64-67	更新申請建築物總樓面面積寬免的資料。 Update the information in application for concession on gross floor area of building.



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