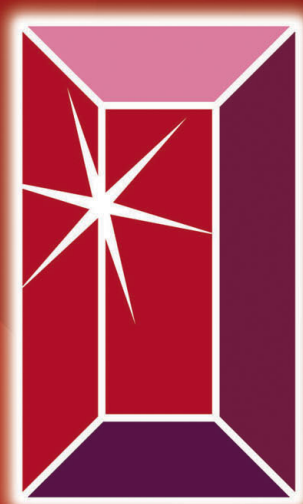




STAR RUBY

寶御

售樓說明書
SALES BROCHURE

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NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

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

5. Sales brochure

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

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

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

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

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

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

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

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

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

10. Expression of intent of purchasing a residential property

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

- Note that vendors (including their authorized representative(s)) should not seek or accept any specific expression of intent of purchasing a particular residential property before the sale of the property has commenced. You therefore should not make such an offer to the vendors or their authorized representative(s).

11. Appointment of estate agent

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

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

15. Estimated material date and handing over date

- Check the estimated material date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is inevitably later than the former.
- Handing over date
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document / a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
 - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
 - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.

The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.

- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
 - strike or lock-out of workmen;
 - riots or civil commotion;
 - force majeure or Act of God;
 - fire or other accident beyond the vendor's control;
 - war; or
 - inclement weather.
 - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts :

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

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

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

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

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

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、或檢視及修訂。
- 閱覽售樓說明書，並須特別留意以下資訊：
 - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享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。

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

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

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

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

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

- 如您在訂立臨時買賣合約後**五個工作日**（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的5%）會被沒收，而擁有人（即賣方）不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人（即賣方）必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

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

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

- 賣方不一定須設置示範單位供準買家或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。
- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。

- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。
- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

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

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」。

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。

17. 參觀物業

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

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

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

其他相關聯絡資料：

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

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

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

運輸及房屋局
一手住宅物業銷售監管局
2017年 8 月

INFORMATION ON THE DEVELOPMENT

發展項目的資料

Name of Street and Street Number

1 San Wai Street

Total Number of Storeys

26 Storeys (excluding Roof)

Floor Numbering

G/F, 1/F – 3/F, 5/F – 12/F, 15/F – 23/F, 25/F – 29/F, Roof

Omitted Floor Numbers

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

Refuge Floors

Not Applicable

街道名稱及門牌號數

新圍街1號

樓層的總數

26層 (不包括天台)

樓層號數

地面、1樓至3樓、5樓至12樓、15樓至23樓、25樓至29樓、天台

被略去的樓層號數

不設4樓、13樓、14樓及24樓

庇護層

不適用

INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

賣方及有參與發展項目的其他人的資料

Vendor

Tantix Limited

Vendor's Holding Company

Far East Consortium International Ltd.
Ample Bonus Ltd.
Far East Consortium (B.V.I.) Ltd.
Far East Consortium Ltd.

Authorized Person

STEPHEN CHENG YUK LEUNG of Aedas Limited

Building Contractor

Wan Yip (Hing Yip) Construction Co., Ltd.

Vendor's Solicitors

Woo Kwan Lee & Lo

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

Hang Seng Bank Ltd. (Note: The loan has been repaid)

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

Not applicable

賣方

聲聯有限公司

賣方之控股公司

Far East Consortium International Ltd.
Ample Bonus Ltd.
Far East Consortium (B.V.I.) Ltd.
遠東發展有限公司

認可人士

凱達環球有限公司之鄭育良

承建商

宏業(慶業)建築有限公司

賣方代表律師

胡關李羅律師行

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

恒生銀行有限公司(註：該貸款已經清還)

已為發展項目的建造提供貸款的其他人

不適用

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

Not Applicable

不適用

INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

There will be non-structural prefabricated external walls forming part of the enclosing walls of a residential property.
THICKNESS OF THE NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS OF THE BLOCK:

Thickness of the Non-Structural Prefabricated External Walls (mm)
150

THE TOTAL AREA OF THE NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS OF EACH RESIDENTIAL PROPERTY:

Floor	Flat	Area of Each Unit (sq.m)
5/F to 27/F (20 storeys)	A	0.633
	B	0.281
	C	0.281
	D	1.087
	E	0.00
	F	0.757
28/F to 29/F (2 storeys)	A	0.00
	B	0.00

There will be curtain walls forming part of the enclosing walls in the Development.
THICKNESS OF THE CURTAIN WALLS OF THE BLOCK:

Thickness of the Curtain Walls (mm)
300

THE TOTAL AREA OF THE CURTAIN WALLS OF EACH RESIDENTIAL PROPERTY:

Floor	Flat	Area of Each Unit (sq.m)
5/F to 27/F (20 storeys)	A - F	0
28/F to 29/F (2 storeys)	A	3.96
	B	4.79

住宅單位有非結構的預製外牆構成圍封牆的一部分。
大廈的非結構的預製外牆的厚度

非結構的預製外牆的厚度(毫米)
150

每個住宅物業的非結構的預製外牆的總面積

樓層	單位	各單位面積 (平方米)
5樓至27樓 (20層)	A	0.633
	B	0.281
	C	0.281
	D	1.087
	E	0.00
	F	0.757
28樓至29樓 (2層)	A	0.00
	B	0.00

發展項目將有構成圍封牆的一部分的幕牆。
大廈的幕牆的厚度：

幕牆的厚度(毫米)
300

每個住宅物業的幕牆的總面積

樓層	單位	各單位面積 (平方米)
5樓至27樓 (20層)	A - F	0
28樓至29樓 (2層)	A	3.96
	B	4.79

INFORMATION ON PROPERTY MANAGEMENT

物業管理的資料

PROPERTY MANAGEMENT

The Manager

Hong Yip Service Company Limited

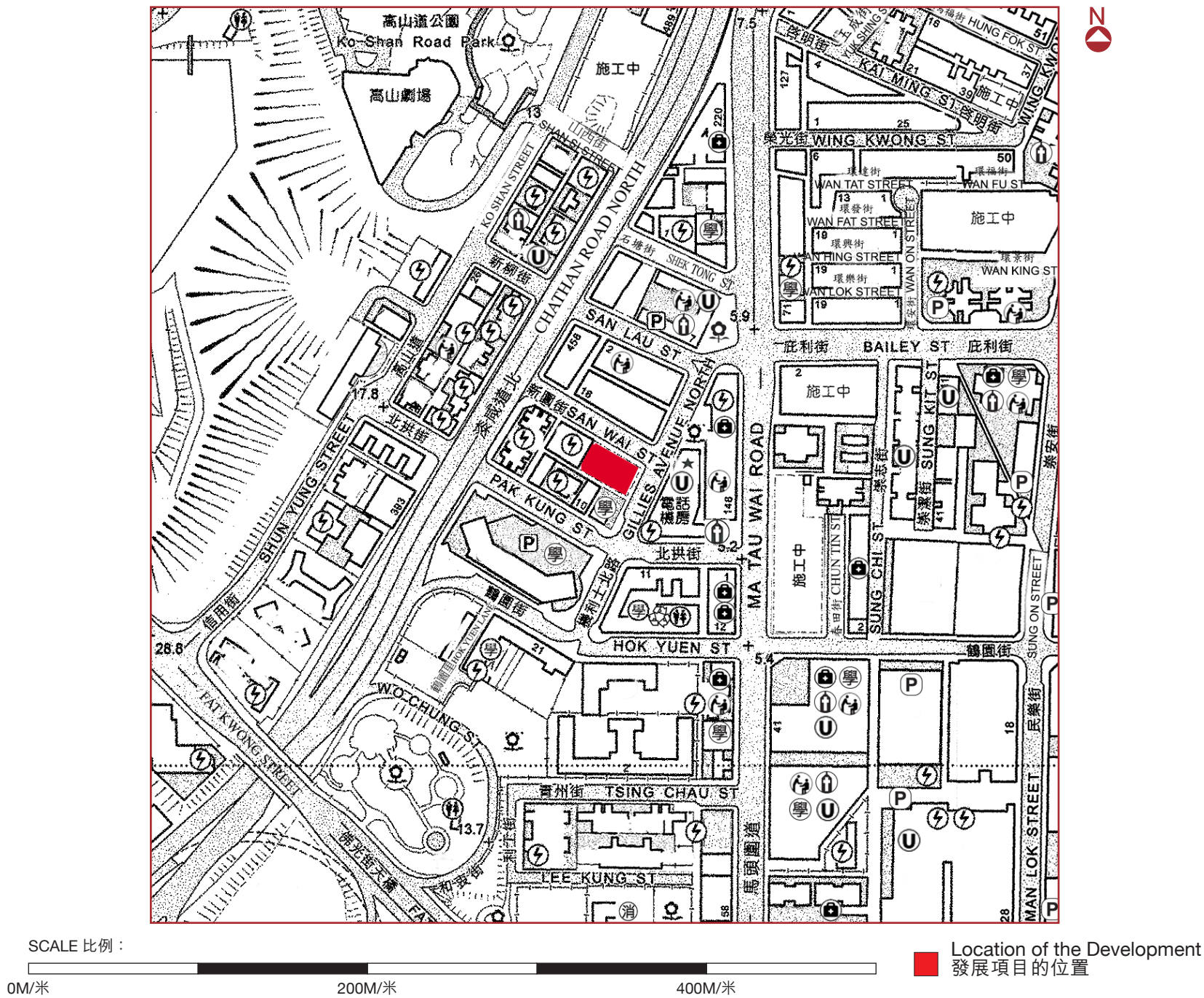
物業管理

物業管理人

康業服務有限公司

LOCATION PLAN OF THE DEVELOPMENT

發展項目的所在位置圖



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The above plan is prepared by Vendor with reference to the Location Map (series) HP5C/Sheet number 11-NW-D (Last updated on 15th August 2018), Location Map (series) HP5C/Sheet number 11-NE-C (Last updated on 17th August 2018) with adjustment where necessary.
上述圖則參考位置圖(組別)HP5C/編號11-NW-D (最近更新2018年8月15日)，位置圖(組別)HP5C/編號11-NE-C (最近更新2018年8月17日)並由賣方擬備，有需要處經修正處理。

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

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

LEGEND 圖例

- | | | | |
|--|--|--|--|
| | 診療所
Clinic | | 發電廠 (包括電力分站)
Power Plant (including electricity sub-stations) |
| | 消防局
Fire Station | | 垃圾收集站
Refuse Collection Point |
| | 公眾停車場 (包括貨車停泊處)
Public Carpark (including a lorry park) | | 宗教場所 (包括教堂、祠堂及廟宇)
Religious Institution (including a church, a Tsz Tong and a temple) |
| | 公廁
Public Convenience | | 學校 (包括幼稚園)
School (including kindergarten) |
| | 公用事業設施裝置
Public Utility Installation | | 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) |
| | 公園
Public Park | | |

AERIAL PHOTOGRAPH OF THE DEVELOPMENT

發展項目的鳥瞰照片



This blank area falls outside the coverage of the aerial photograph

鳥瞰照片並不覆蓋本空白範圍



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● Location of the Development
發展項目的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,000 feet dated 27th December, 2017, with photo No.E030402C.

摘錄自地政總署測繪處於2017年12月27日在6,000呎飛行高度拍攝的鳥瞰照片，編號為E030402C。

Note:

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

附註：

1. 由於技術原因，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》的規定。
2. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
3. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。



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



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● Location of the Development
發展項目的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,000 feet dated 27th December, 2017, with photo No.E030401C.

摘錄自地政總署測繪處於2017年12月27日在6,000呎飛行高度拍攝的鳥瞰照片，編號為E030401C。

Note:

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

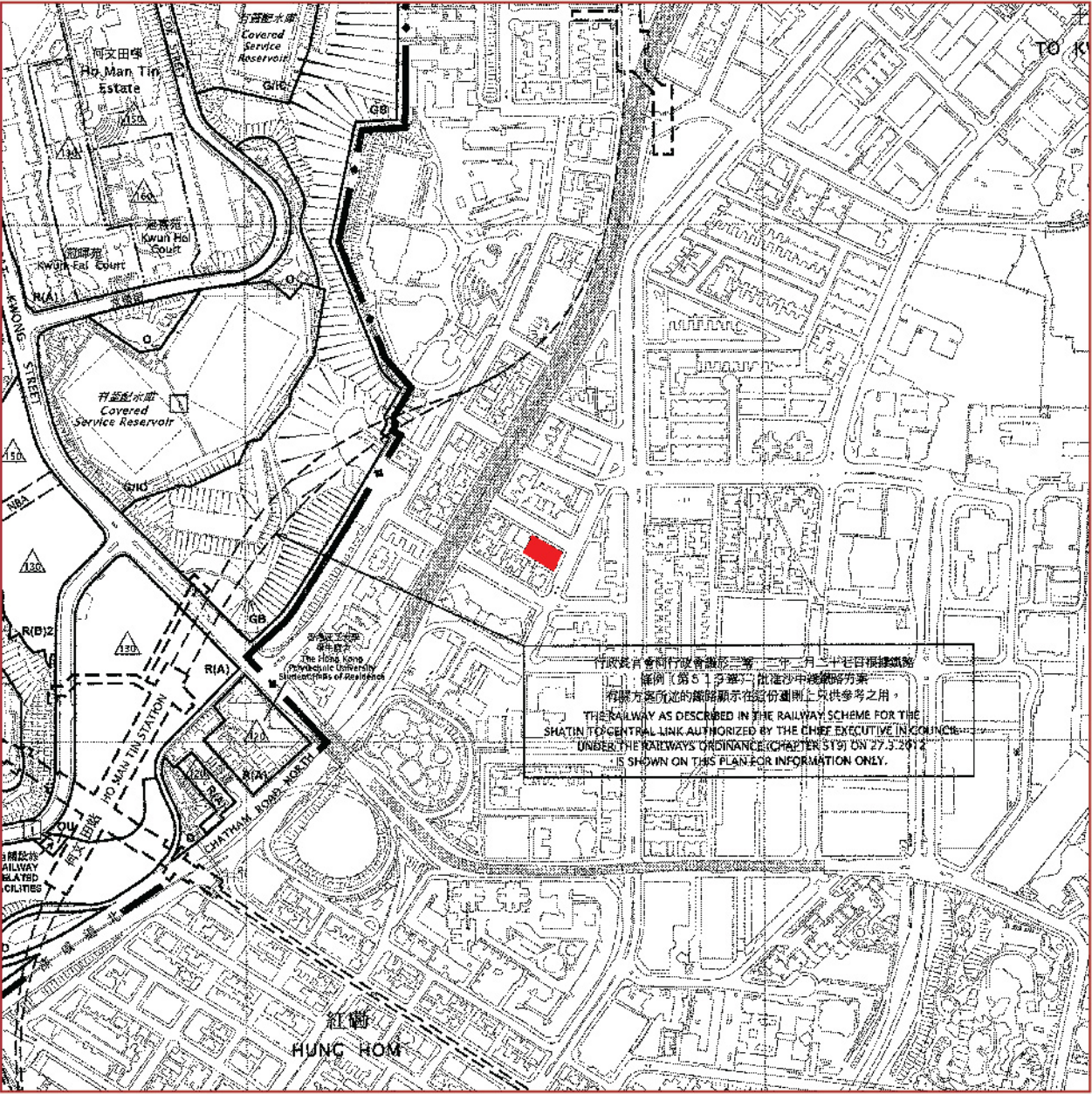
附註：

1. 由於技術原因，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》的規定。
2. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
3. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

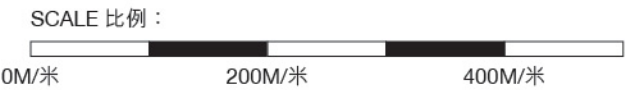
OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關於發展項目的分區計劃大綱圖

Part of the Ho Man Tin Outline Zoning Plan No. S/K7/24 gazetted on 18th September, 2015.
摘錄自於2015年9月18日刊憲報之何文田分區大綱圖編號S/K7/24。



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● Location of the Development
發展項目的位置

NOTATION 圖例

ZONES 地帶

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

MISCELLANEOUS 其他

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

COMMUNICATIONS 交通

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

Note:

1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
3. Due to irregular boundary of the Development, this Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

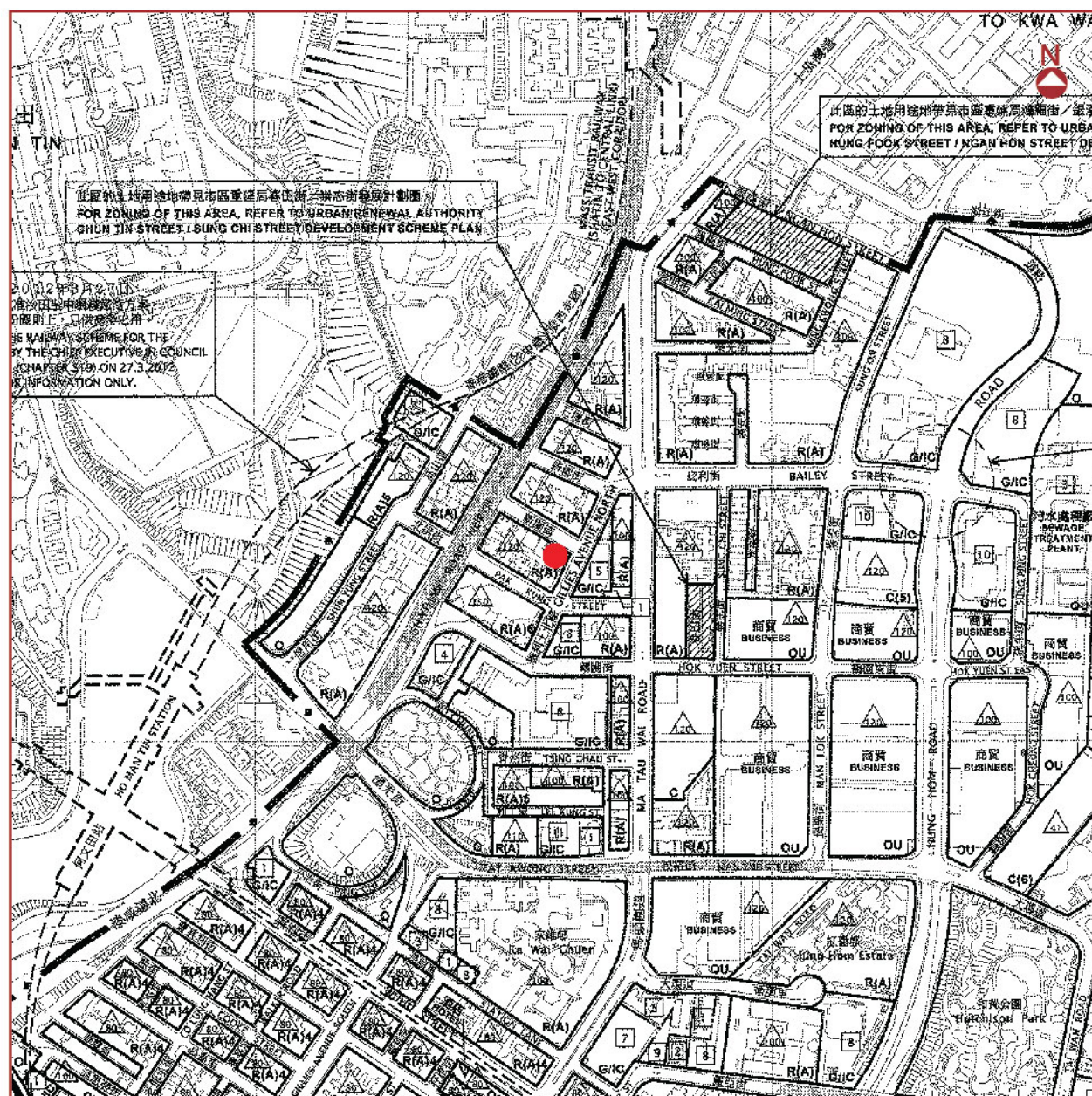
附註：

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的不規則邊界，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關於發展項目的分區計劃大綱圖

Part of the Approved Hung Hom Outline Zoning Plan No. S/K9/26 gazetted on 10th November, 2017.
 摘錄自於 2017年11月10日刊於憲報之紅磡分區計劃大綱核准圖編號S/K9/26。



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● Location of the Development
發展項目的位置

NOTATION 圖例 ZONES 地帶

	COMMERCIAL 商業
	COMPREHENSIVE DEVELOPMENT AREA 綜合發展區
	RESIDENTIAL (GROUP A) 住宅 (甲類)
	RESIDENTIAL (GROUP B) 住宅 (乙類)
	GOVERNMENT, INSTITUTION OR COMMUNITY 政府、機構或社區
	OPEN SPACE 休憩用地
	OTHER SPECIFIED USES 其他指定用途
	UNDETERMINED 未決定用途

COMMUNICATIONS 交通

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

MISCELLANEOUS 其他

	BOUNDARY OF PLANNING SCHEME 規劃範圍界線
	BUILDING HEIGHT CONTROL ZONE BOUNDARY 建築物高度管制區界線
	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM) 最高建築物高度 (在主水平基準上若干米)
	MAXIMUM BUILDING HEIGHT RESTRICTION AS STIPULATED ON THE NOTES 《註釋》內訂明最高建築物高度限制
	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) 最高建築物高度 (樓層數目)

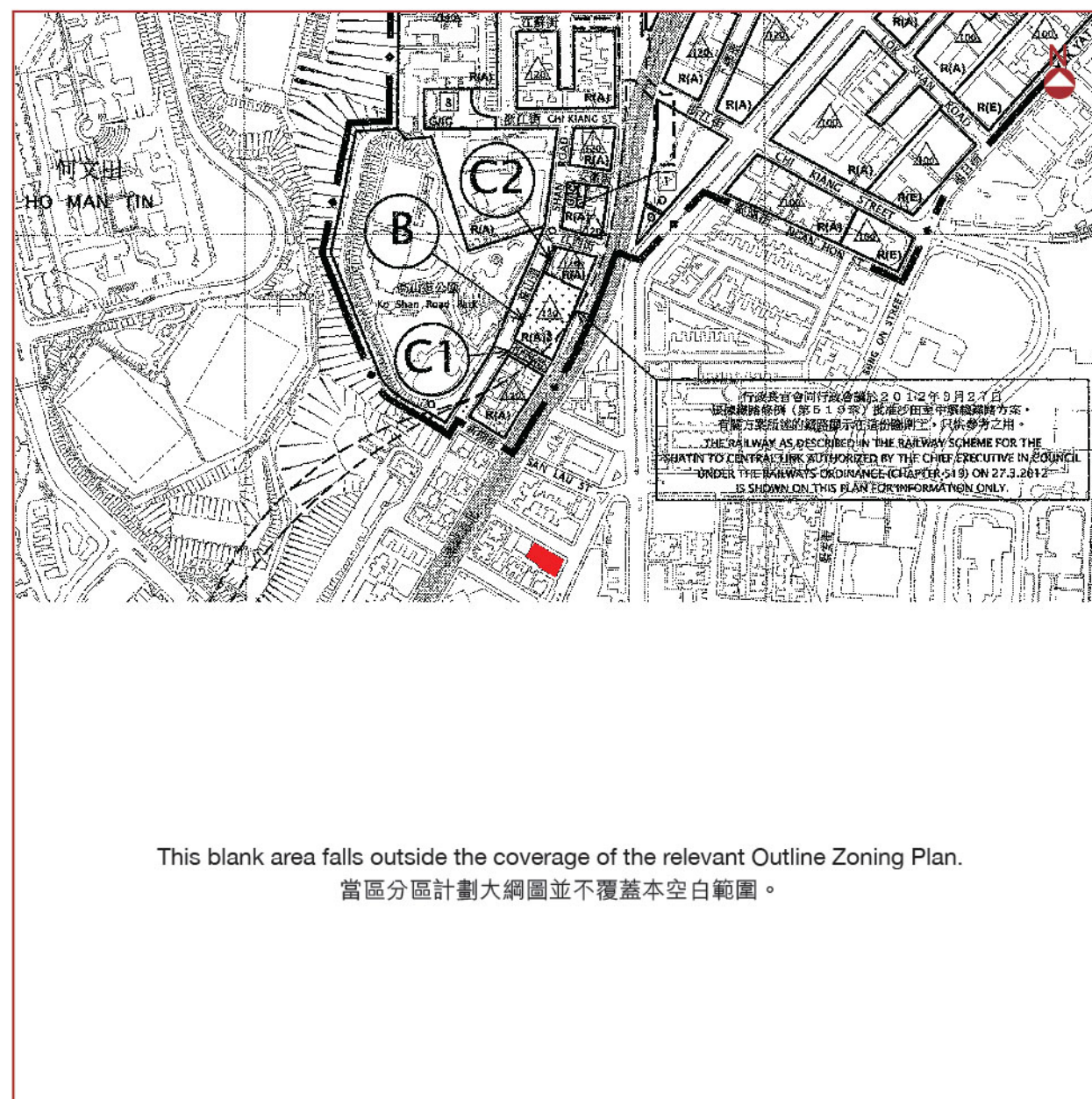
Note:

- The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
- The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
- Due to irregular boundary of the Development, this Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

附註：

- 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
- 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 由於發展項目的不規則邊界，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。

Part of the Approved Ma Tau Kok Outline Zoning Plan No. S/K10/23 gazetted on 9th March 2018.
 摘錄自於2018年3月9日刊於憲報之馬頭角分區計劃大綱核准圖編號S/K10/23。



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● Location of the Development
 發展項目的位置

NOTATION 圖例 ZONES 地帶

C	COMMERCIAL 商業
CDA	COMPREHENSIVE DEVELOPMENT AREA 綜合發展區
R(A)	RESIDENTIAL (GROUP A) 住宅 (甲類)
R(B)	RESIDENTIAL (GROUP B) 住宅 (乙類)
R(E)	RESIDENTIAL (GROUP E) 住宅 (戊類)
G/C	GOVERNMENT, INSTITUTION OR COMMUNITY 政府、機構或社區
O	OPEN SPACE 休憩用地
OU	OTHER SPECIFIED USES 其他指定用途

COMMUNICATIONS 交通

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

MISCELLANEOUS 其他

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

Note:

1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
3. Due to irregular boundary of the Development, this Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

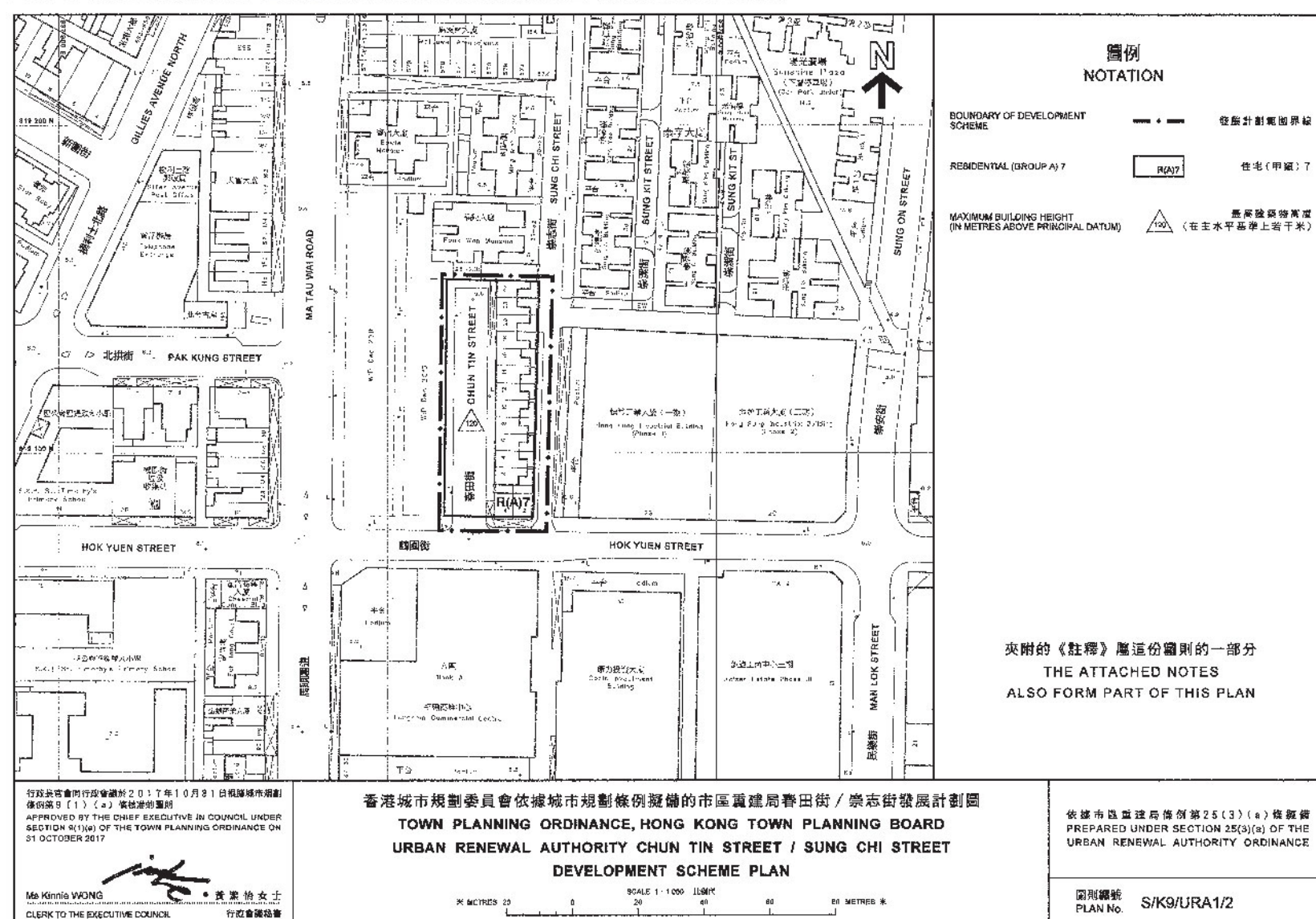
附註：

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的不規則邊界，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關於發展項目的分區計劃大綱圖

Urban Renewal Authority Chun Tin Street / Sung Chi Street Development Scheme Plan (Plan No. S/K9/URA1/2) exhibited on 31 October 2017.
2017年10月31日展示之市區重建局春田街/崇志街發展計劃圖 (編號S/K9/URA1/2)



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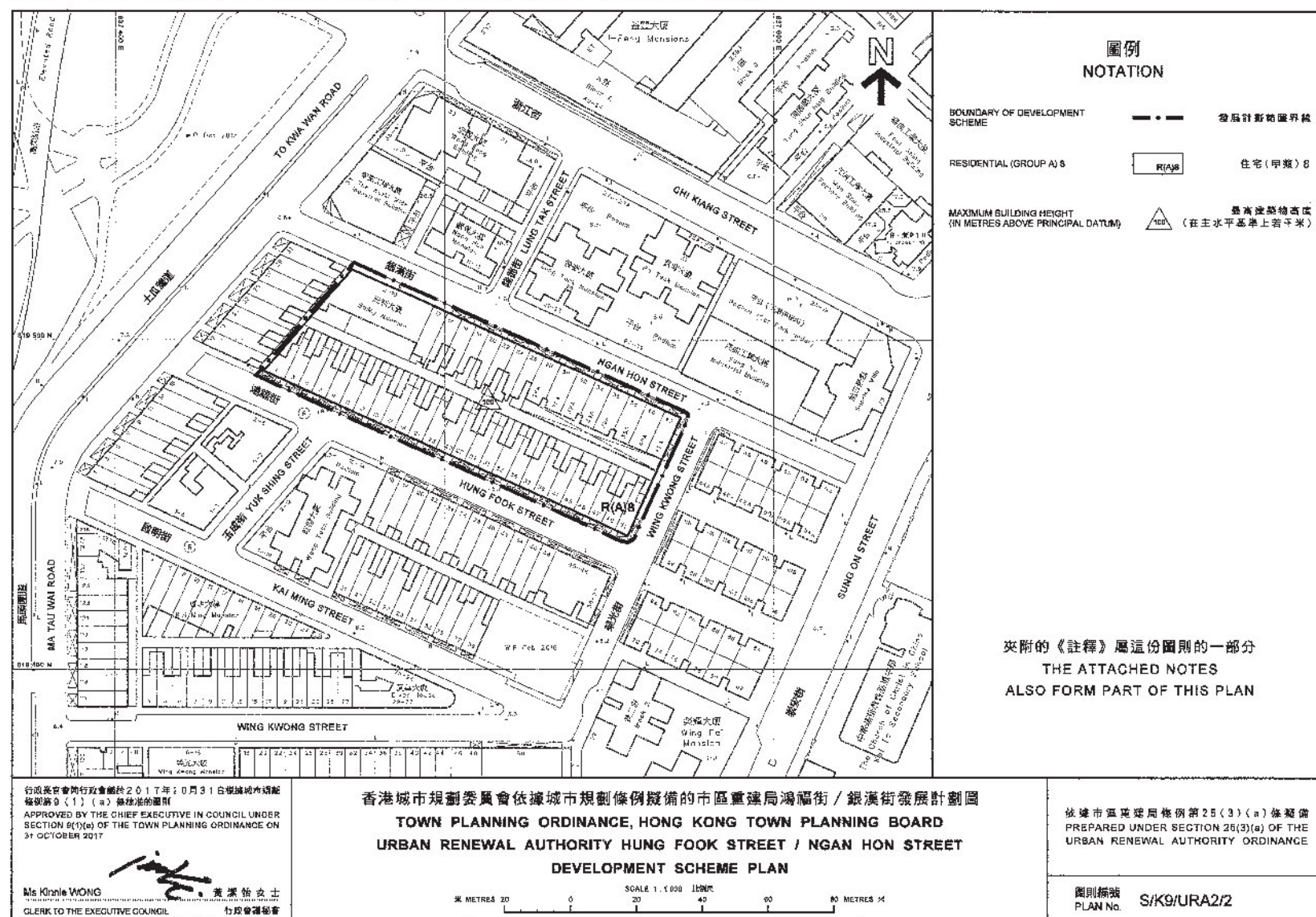
Note:

- The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
- The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
- Due to irregular boundary of the Development, this Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

附註:

- 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
- 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 由於發展項目的不規則邊界，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。

Urban Renewal Authority Hung Fook Street / Ngan Hon Street Development Scheme Plan (Plan No. S/K9/URA2/2) exhibited on 31 October 2017.
2017年10月31日展示之市區重建局鴻福街/銀漢街發展計劃圖 (編號S/K9/URA2/2)



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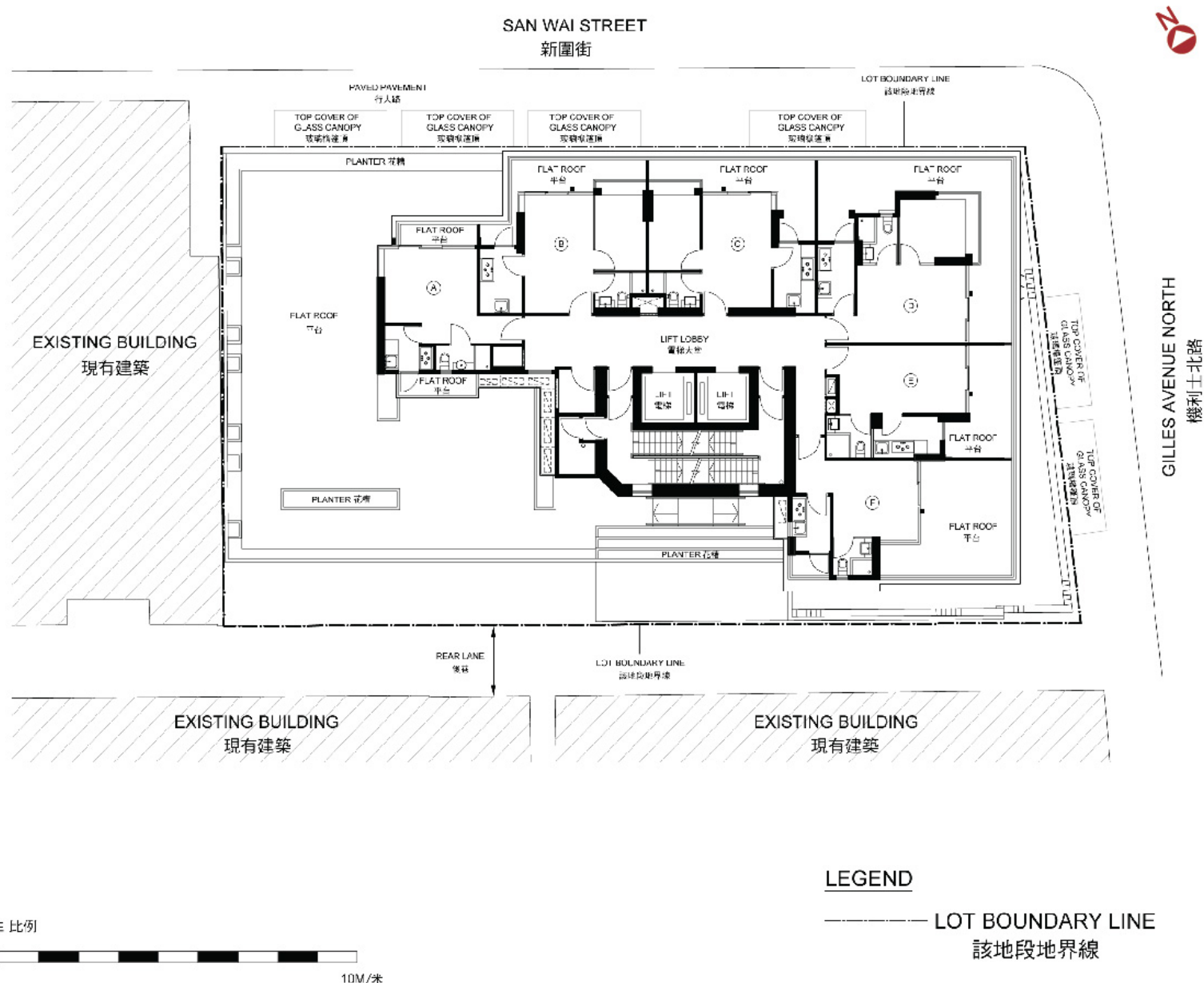
Note:

1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
3. Due to irregular boundary of the Development, this Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

附註：

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的不規則邊界，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。

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



Note:
The layout of the residential tower of the Development shown in the plan is based on the layout applicable to the residential floor on 5/F.

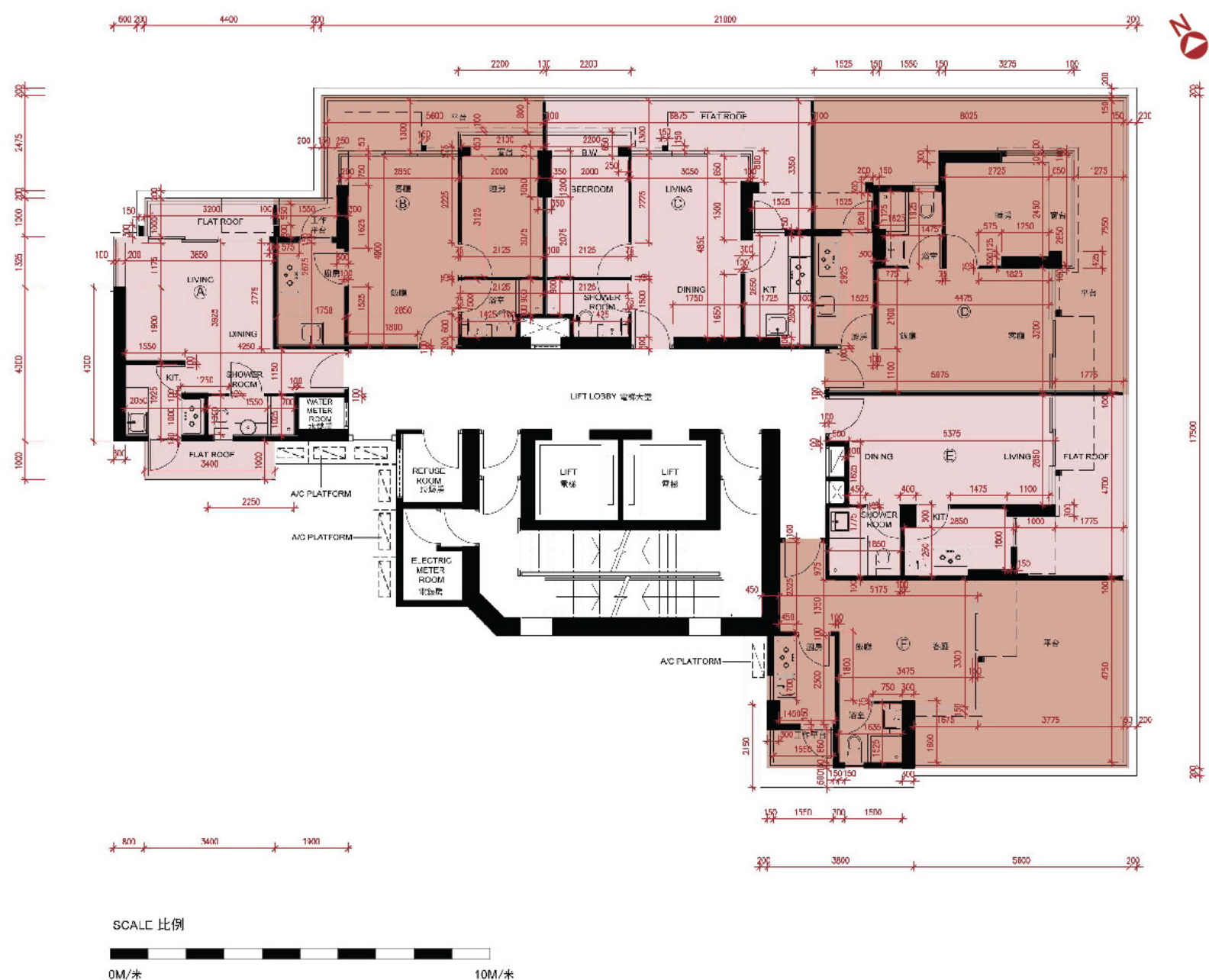
附註：
圖中所示之發展項目住宅大樓布局參照適用於五樓住宅樓層之布局。

FLOOR PLAN OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業樓面平面圖

5/F FLOOR PLAN

5樓樓面平面圖



The dimensions in floor plans are all structural dimensions in millimeter.

平面圖所列之數字為以毫米標示之建築結構尺寸。

Floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property on 5/F is 3.50m.

5樓每個住宅單位的層與層之間的高度(指該樓層之石屎地台面與上一層之石屎地台面之高度距離)為3.50米。

The thickness of the floor slabs (excluding plaster) of each residential property on 5/F are 175mm, 200mm and 225mm.

5樓每個住宅單位的樓板(不包括灰泥)的厚度為175毫米，200毫米及225毫米。

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

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

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

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

mm = MILLIMETER 毫米

A/C PLATFORM = AIR-CONDITIONER PLATFORM 冷氣機平台 BEDROOM = 睡房 B.W. = BAY WINDOW 窗台 DINING = DINING ROOM 飯廳 ELECTRIC METER ROOM = 電錶房 FLAT ROOF = 平台 KIT. = KITCHEN 廚房 LIFT = 電梯 LIFT LOBBY = 電梯大堂 LIVING = LIVING ROOM 客廳 REFUSE ROOM = 垃圾房 SHOWER ROOM = 浴室 WATER METER ROOM = 水錶房 U.P. = UTILITY PLATFORM 工作平台

FLOOR PLAN OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業樓面平面圖

6/F - 27/F FLOOR PLAN

6樓至27樓樓面平面圖



The dimensions in floor plans are all structural dimensions in millimeter.

平面圖所列之數字為以毫米標示之建築結構尺寸。

Floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property on 6/F - 27/F is 3.50m.

6樓至27樓每個住宅單位的層與層之間的高度(指該樓層之石屎地台面與上一層之石屎地台面之高度距離)為3.50米。

The thickness of the floor slabs (excluding plaster) of each residential property on 6/F - 27/F are 175mm, 200mm and 225mm.

6樓至27樓每個住宅單位的樓板(不包括灰泥)的厚度為175毫米，200毫米及225毫米。

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

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

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

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

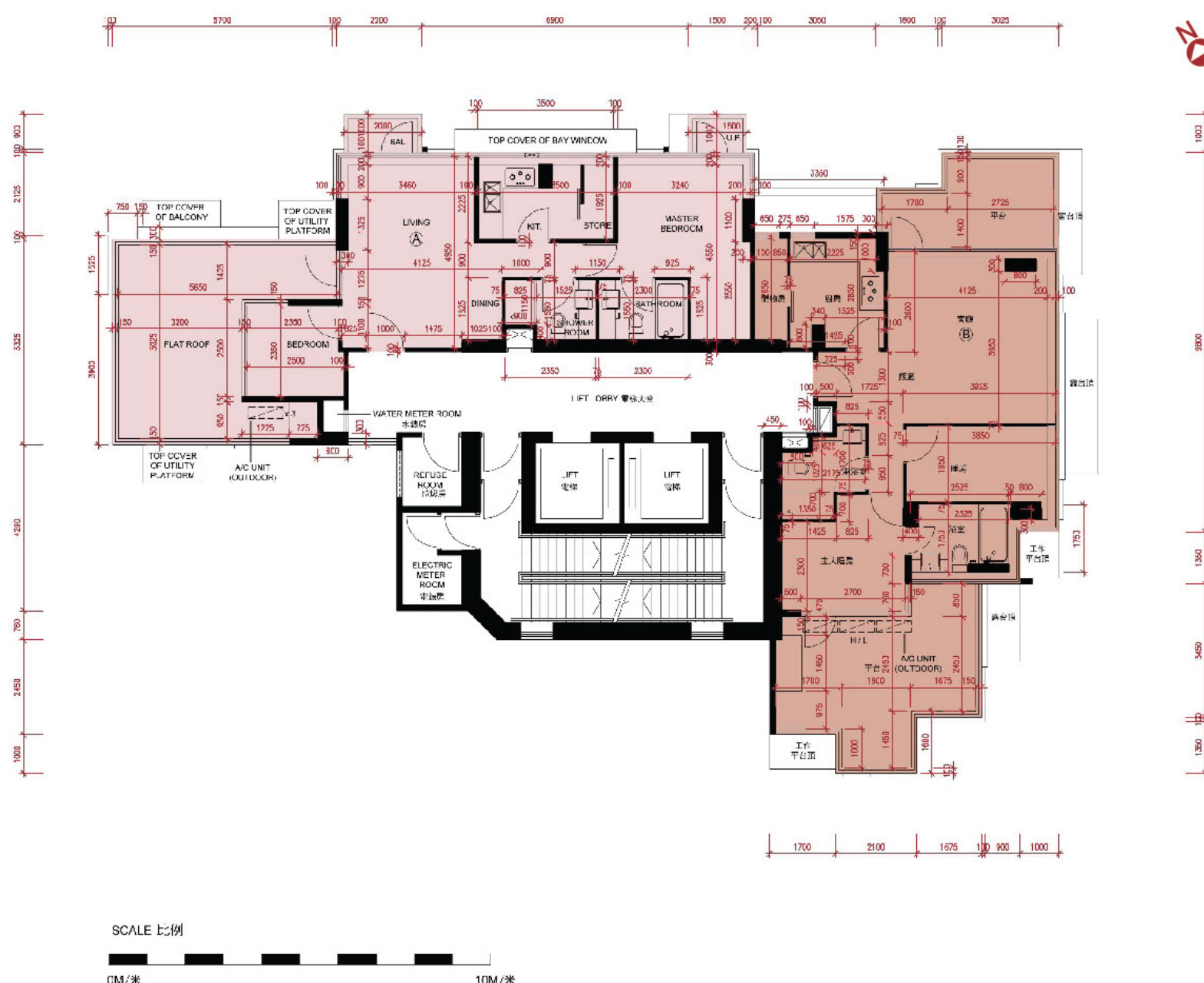
13/F, 14/F and 24/F are omitted.

不設13樓、14樓及24樓。

mm = MILLIMETER 毫米

A/C PLATFORM = AIR-CONDITIONER PLATFORM 冷氣機平台 BATHROOM = 浴室 BAL. = BALCONY 露台 BEDROOM = 睡房
B.W. = BAY WINDOW 窗台 DINING = DINING ROOM 飯廳 ELECTRIC METER ROOM = 電錶房 FLAT ROOF = 平台 KIT. = KITCHEN
廚房 LIFT = 電梯 LIFT LOBBY = 電梯大堂 LIVING = LIVING ROOM 客廳 REFUSE ROOM = 垃圾房 SHOWER ROOM = 浴室
WATER METER ROOM = 水錶房 U.P. = UTILITY PLATFORM 工作平台

28/F FLOOR PLAN 28樓樓面平面圖



The dimensions in floor plans are all structural dimensions in millimeter.

平面圖所列之數字為以毫米標示之建築結構尺寸。

Floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property on 28/F is 3.50m.

28樓每個住宅單位的層與層之間的高度(指該樓層之石屎地台面與上一層之石屎地台面之高度距離)為3.50米。

The thickness of the floor slabs (excluding plaster) of each residential property on 28/F are 175mm, 200mm and 225mm.

28樓每個住宅單位的樓板(不包括灰泥)的厚度為175毫米，200毫米及225毫米。

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

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

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

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

mm = MILLIMETER 毫米

A/C UNIT (OUTDOOR) = AIR-CONDITIONER UNIT (OUTDOOR) 冷氣機(室外機) BATHROOM = 浴室 BAL. = BALCONY 露台
BEDROOM = 睡房 DINING = DINING ROOM 飯廳 ELECTRIC METER ROOM = 電錶房 FLAT ROOF = 平台 H/L = HIGH LEVEL 裝在高位置
KIT. = KITCHEN 廚房 LIFT = 電梯 LIFT LOBBY = 電梯大堂 LIVING = LIVING ROOM 客廳 MASTER BEDROOM = 主人睡房
REFUSE ROOM = 垃圾房 SHOWER ROOM = 淋浴室 STORE = STORE ROOM 儲物房 TOP COVER OF BALCONY = 露台頂 TOP COVER OF BAY WINDOW = 窗台頂
TOP COVER OF UTILITY PLATFORM = 工作平台頂 U.P. = UTILITY PLATFORM 工作平台
WATER METER ROOM = 水錶房

FLOOR PLAN OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業樓面平面圖

29/F FLOOR PLAN

29樓樓面平面圖



The dimensions in floor plans are all structural dimensions in millimeter.

平面圖所列之數字為以毫米標示之建築結構尺寸。

Floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property on 29/F is 3.50m.

29樓每個住宅單位的層與層之間的高度(指該樓層之石屎地台面與上一層之石屎地台面之高度距離)為3.50米。

The thickness of the floor slabs (excluding plaster) of each residential property on 29/F are 175mm, 200mm and 225mm.

29樓每個住宅單位的樓板(不包括灰泥)的厚度為175毫米，200毫米及225毫米。

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

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

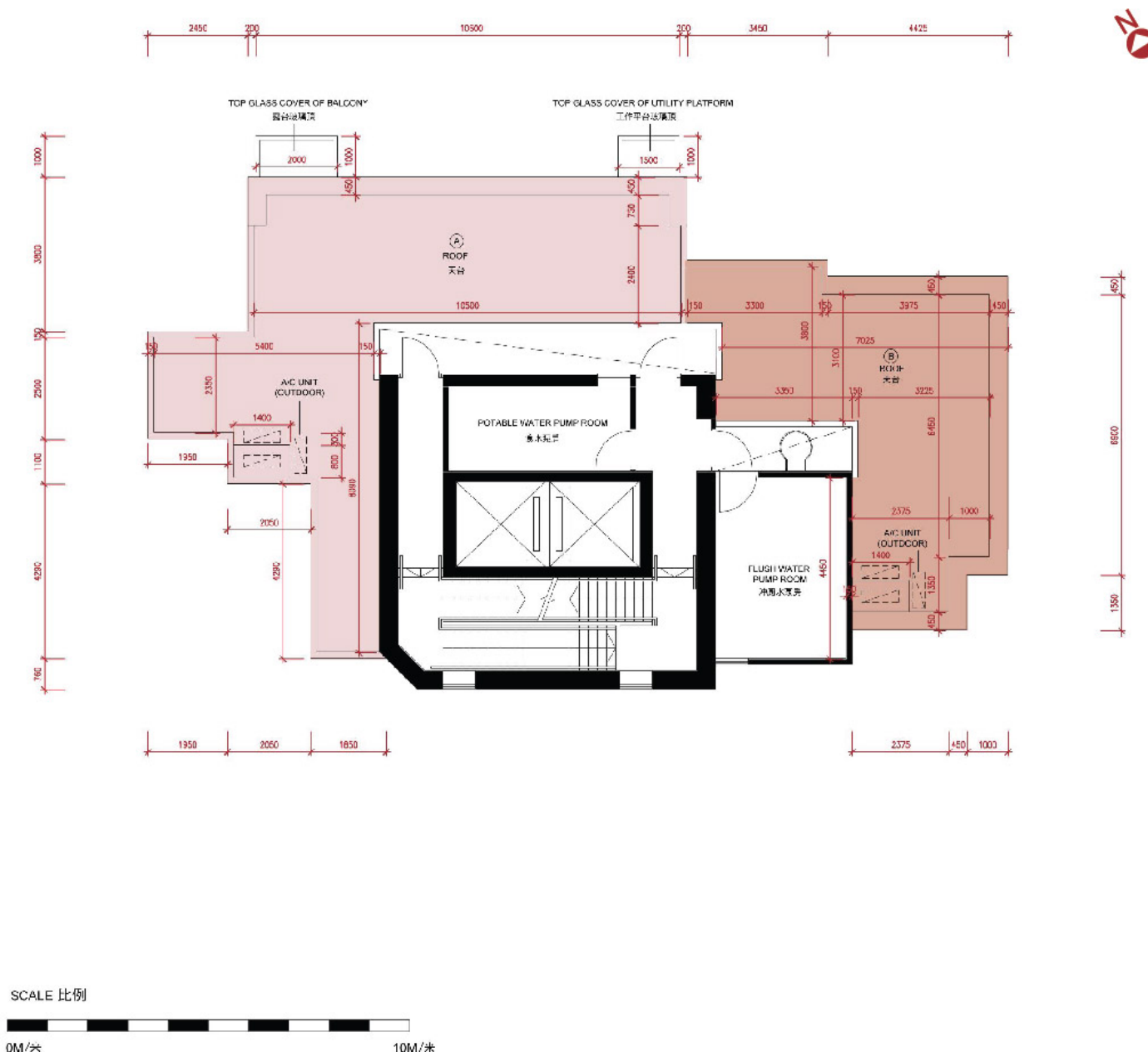
The external and internal dimensions, thickness of the internal partitions and external dimensions of individual compartments of each residential property as shown on the floor plan is derived from the information provided in the approved building plans for the Development.

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

mm = MILLIMETER 毫米

BATHROOM = 浴室 BAL. = BALCONY 露台 BEDROOM = 睡房 DINING = DINING ROOM 飯廳 ELECTRIC METER ROOM = 電錶房
 KIT. = KITCHEN 廚房 LIFT = 電梯 LIFT LOBBY = 電梯大堂 LIVING = LIVING ROOM 客廳 MASTER BEDROOM = 主人睡房
 REFUSE ROOM = 垃圾房 SHOWER ROOM = 淋浴室 STORE = STORE ROOM 儲物房 U.P. = UTILITY PLATFORM 工作平台
 WATER METER ROOM = 水錶房

ROOF FLOOR PLAN 天台樓面平面圖



The dimensions in floor plans are all structural dimensions in millimeter.

平面圖所列之數字為以毫米標示之建築結構尺寸。

Floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property on Roof: Not applicable.

天台每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層之石屎地台面之高度)距離：不適用。

The thickness of the floor slabs (excluding plaster) of each residential property on Roof: Not applicable

天台每個住宅物業的樓板(不包括灰泥)的厚度：不適用。

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

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

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

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

mm = MILLIMETER 毫米

A/C UNIT (OUTDOOR) = AIR-CONDITIONER UNIT (OUTDOOR) 冷氣機(室外機) FLUSH WATER PUMP ROOM = 沖廁水泵房 POTABLE WATER PUMP ROOM = 食水泵房 ROOF = 天台 TOP GLASS COVER OF BALCONY = 露台玻璃頂 TOP GLASS COVER OF UTILITY PLATFORM = 工作平台玻璃頂

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES 住宅物業的面積

Description of Residential Property* 物業的描述*			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre(sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Star Ruby 寶御	5	A	25.525 (275) Balcony 露台: -- Utility Platform 工作平台:--	--	--	--	6.8 (73)	--	--	--	--	--	--
		B	31.875 (343) Balcony 露台: -- Utility Platform 工作平台:--	--	1.125 (12)	--	9.375 (101)	--	--	--	--	--	--
		C	32.173 (346) Balcony 露台: -- Utility Platform 工作平台:--	--	1.125 (12)	--	12.218 (132)	--	--	--	--	--	--
		D	34.557 (372) Balcony 露台: -- Utility Platform 工作平台:--	--	1.525 (16)	--	27.288 (294)	--	--	--	--	--	--
		E	26.281 (283) Balcony 露台: -- Utility Platform 工作平台: --	--	--	--	10.840 (117)	--	--	--	--	--	--
		F	24.987 (269) Balcony 露台: -- Utility Platform 工作平台: --	--	--	--	23.508 (253)	--	--	--	--	--	--
	6 to 27	A	29.025 (313) Balcony 露台: 2.00 (22) Utility Platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--
		B	35.375 (381) Balcony 露台: 2.00 (22) Utility Platform 工作平台: 1.500 (16)	--	1.125 (12)	--	--	--	--	--	--	--	--
		C	35.669 (384) Balcony 露台: 2.00 (22) Utility Platform 工作平台: 1.496 (16)	--	1.125 (12)	--	--	--	--	--	--	--	--
		D	38.053 (410) Balcony 露台: 2.00 (22) Utility Platform 工作平台: 1.496 (16)	--	1.525 (16)	--	--	--	--	--	--	--	--
		E	29.781 (321) Balcony 露台: 2.00 (22) Utility Platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--
		F	28.483 (307) Balcony 露台: 2.00 (22) Utility Platform 工作平台: 1.496 (16)	--	--	--	--	--	--	--	--	--	--
	28	A	65.515 (705) Balcony 露台: 2.00 (22) Utility Platform 工作平台: 1.500 (16)	--	--	--	23.842 (257)	--	--	--	--	--	--
		B	67.210 (723) Balcony 露台: -- Utility Platform 工作平台: --	--	--	--	29.342 (316)	--	--	--	--	--	--
	29	A	65.515 (705) Balcony 露台: 2.00 (22) Utility Platform 工作平台: 1.500 (16)	--	--	--	--	--	--	68.646 (739)	--	--	--
		B	67.210 (723) Balcony 露台: -- Utility Platform 工作平台: --	--	--	--	--	--	--	46.866 (504)	--	--	--

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (“the Ordinance”) and the area of other specified items above is calculated in accordance with Part 2 of Schedule 2 to the Ordinance.

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

住宅物業的實用面積及露台，工作平台及陽台(如有)的樓面面積是按《一手住宅物業銷售條例》(「該條例」)第8條計算得出的。上述其他指明項目的面積是按該條例附表二第2部的計算得出的。

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

FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

Not Applicable

不適用

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

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

1. 簽署臨時買賣合約(「該臨時合約」)時須支付樓價的5%為臨時訂金。
2. 買方在簽署該臨時合約時支付的臨時訂金，會由賣方律師以保證金保存人的身份持有。
3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約：
 - (i) 該臨時合約即告終止；
 - (ii) 有關的臨時訂金即予沒收；及
 - (iii) 賣方不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

Summary of the Draft Deed of Mutual Covenant in respect of the Development ("the DMC")

1. Common Parts of the Development

- (a) "Common Areas" collectively mean the Development Common Areas (designated for the common use and benefit of the Owners of the Development and are shown on the plans annexed to the DMC and thereon coloured indigo), the Residential Common Areas (designated for the common use and benefit of the Owners of Flats and are shown on the plans annexed to the DMC and thereon coloured red) and the Commercial Common Areas (if any) designated for the use in common by Owners of the Commercial Accommodation and/or Shops).
- (b) "Common Facilities" collectively mean the Development Common Facilities (designated for the use, benefit or service of the Development Common Areas and the Development generally), the Residential Common Facilities (designated for the general benefit and service of the Flats and the Residential Common Areas) and the Commercial Common Facilities (if any) (designated for the general benefit and service of the Commercial Accommodation and/or Shops).
- (c) Each Owner of a Flat may use the Residential Common Areas, the Residential Common Facilities, the Development Common Areas and the Development Common Facilities for all purposes connected with the proper use and enjoyment of his Flat.
- (d) Each Owner of the Commercial Accommodation or a Shop may use the Commercial Common Areas (if any), the Commercial Common Facilities (if any), the Development Common Areas and the Development Common Facilities for all purposes connected with the proper use and enjoyment of his Commercial Accommodation or Shop.
- (e) The Owners shall not convert the Common Areas and/or Common Facilities to their own use or for their own benefit unless the approval of the Owners' Committee has been obtained.
- (f) The Owners shall not obstruct the Common Areas nor do anything in or to the Common Areas which may be or become a nuisance or cause annoyance to any other Owner or occupiers of the Development.
- (g) The Owners shall not alter, repair, connect to or in any other way adversely interfere with or affect the Common Areas or the Common Facilities.
- (h) The Manager has the full right and authority to manage the Common Areas and Common Facilities in accordance with the DMC. The Manager shall hold the Common Areas and Common Facilities as trustee for all Owners.

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

Undivided Shares are allocated to each residential property. They are set out in the table below titled "Allocation of Undivided Shares and Management Shares".

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

Hong Yip Service Company Limited is the appointed Manager for the Development initially for a term of 2 years commencing from the date of the DMC. The appointment of the Manager may be terminated according to the provisions of the DMC.

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

Each Owner shall contribute towards the Management Expenses (which shall be the costs, charges and expenses necessarily and reasonably incurred in the management of the Development, and shall be based on the budget prepared by the Manager) (including the Manager's remuneration) of the Development in such manner, amount and proportion as provided in the DMC by reference to the Management Shares (please see the table below for the allocation of Management Shares) allocated to his unit. In general, each Owner shall contribute towards the Management Expenses relating to the Development Common Areas and Development Common

Facilities in proportion to the Management Shares allocated to his unit; each Owner of a Flat shall contribute towards the Management Expenses relating to the Residential Common Areas and the Residential Common Facilities in proportion to the Management Shares allocated to his Flat.

5. Basis on which the Management Fee Deposit is fixed

The amount of the Management Fee Deposit is 3 months' Management Fee.

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

There is no area in the Development which is retained by the owner (Tantix Limited) for that owner's own use as referred to in Section 14(2)(f), Part 1, Schedule 1 of the Residential Properties (First-hand Sales) Ordinance.

Note:

Please refer to the DMC for full details. A copy of the DMC is available for free inspection free of charge in the sales office upon request and copies will be provided on payment of photocopying charges.

Allocation of Undivided Shares and Management Shares

Residential Property

Flats	Undivided Shares / Management Shares
Flat A of 5/F	525
Flat B of 5/F	659
Flat C of 5/F	670
Flat D of 5/F	749
Flat E of 5/F	548
Flat F of 5/F	547
Sub-total (5/F)	3,698
Flat A of 6 – 27/F	518
Flat B of 6 – 27/F	647
Flat C of 6 – 27/F	652
Flat D of 6 – 27/F	701
Flat E of 6 – 27/F	533
Flat F of 6 – 27/F	507
Sub-total (Each Floor)	3,558
Sub-total (19 Floors)	67,602
Flat A of 28/F	1295
Flat B of 28/F	1403
Sub-total (28/F)	2,698
Flat A of 29/F	1384
Flat B of 29/F	1438
Sub-total (29/F)	2,822
Grand Total	76,820

Remarks:

1. The number of Management Shares of a residential property is the same as the number of Undivided Shares allocated to that residential property. However, the total number of Undivided Shares in the Development is different from the total number of Management Shares in the Development.
2. The total number of Undivided Shares in the Development is 95,080.
3. The total number of Management Shares in the Development is 94,980.

發展項目公契擬稿（「公契」）的摘要

1. 發展項目的公用部分

- (a)「公用地方」統指「發展項目公用地方」（指定給發展項目所有業主共同使用與享用，及於公契所附載的圖則上以藍色標示）、「住宅公用地方」（指定給住宅單位業主共同使用與享用，及於公契所附載的圖則上以紅色標示）及「商業公用地方」（如有）（指定給商業單位或店舖業主共同使用）。
- (b)「公用設施」統指「發展項目公用設施」（指定用作「發展項目公用地方」及發展項目的服務及設施）、「住宅公用設施」（指定用作「住宅公用地方」的服務及設施）及「商業公用設施」（如有）（指定用作商業單位或店舖的服務及設施）。
- (c) 每位住宅單位業主均可使用「住宅公用地方」、「住宅公用設施」、「發展項目公用地方」及「發展項目公用設施」，以作適當享用其住宅單位之用。
- (d) 每位商業單位或店舖業主均可使用「商業公用地方」（如有）、「商業公用設施」（如有）、「發展項目公用地方」及「發展項目公用設施」，以作適當享用其商業單位或店舖之用。
- (e) 除非已經取得業主委員會的批准，業主不得將任何「公用地方」及/或「公用設施」改作自用。
- (f) 業主不得阻塞「公用地方」，亦不得在該等地方作出任何事情，以致可能對其他發展項目的業主或用戶造成滋擾。
- (g) 業主不得更改、維修、連接至「公用地方」或對「公用地方」作出任何其他方式干擾或不利影響。
- (h) 管理人擁有全面權利及權力按公契管理「公用地方」及「公用設施」。管理人以受託人身份為全體業主持有「公用地方」及「公用設施」。

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

發展項目中的每個住宅物業均獲分配不可分割份數。詳情請參閱下文「不可分割份數及管理份數的分配」一表。

3. 發展項目的管理人的委任年期

康業服務有限公司為本發展項目的管理人，其首屆任期由公契簽署日期起計兩年。管理人的委任可按公契的條文終止。

4. 在發展項目中的住宅物業的擁有人之間分擔管理開支的基準

每名業主須根據其單位分配到的管理份數（管理份數的分配見下表），按公契指明的方式、金額及比例分擔發展項目的管理開支（指管理發展項目時必須地和合理地招致的費用、收費及支出，且須基於管理人擬定之預算）（包括管理人之酬金）。一般而言，每名業主須按分配到其單位之管理份數之比例分擔有關「發展項目公用地方」及「發展項目公用設施」之管理開支；每名住宅單位業主須按分配到其住宅單位之管理份數之比例分擔有關「住宅公用地方」及「住宅公用設施」之管理開支。

5. 計算管理費按金的基準

管理費按金相等於三個月之管理費。

6. 擁有人在發展項目中保留作自用的範圍（如有的話）

本發展項目並無《一手住宅物業銷售條例》附表1第1部第14(2)(f)條所提及之擁有人（聲聯有限公司）在發展項目中保留作自用的範圍。

備註：

請查閱公契以了解全部詳情。公契副本可於售樓處免費參閱。索取副本須付影印費。

不可分割份數及管理份數的分配

住宅單位

單位	不可分割份數 / 管理份數
5樓A單位	525
5樓B單位	659
5樓C單位	670
5樓D單位	749
5樓E單位	548
5樓F單位	547
(5樓) 小計	3,698
6樓至27樓A單位	518
6樓至27樓B單位	647
6樓至27樓C單位	652
6樓至27樓D單位	701
6樓至27樓E單位	533
6樓至27樓F單位	507
每樓層小計	3,558
19樓層小計	67,602
28樓A單位	1295
28樓B單位	1403
(28樓) 小計	2,698
29樓A單位	1384
29樓B單位	1438
(29樓) 小計	2,822
總數	76,820

備註：

- 每個住宅單位之管理份數相等於其獲分配之不可分割份數，惟發展項目之不可分割份數總數與發展項目之管理份數總數不同。
- 發展項目之不可分割份數總數為95,080。
- 發展項目之管理份數總數為94,980。

SUMMARY OF LAND GRANT

批地文件的摘要

1. The Development is constructed on Kowloon Inland Lot Nos. 7488, 7489, 7490, 7491, 7492, 7493 and 7494 ("the Lots").
2. Each of the Lots is granted for a term of 75 years commencing from 29 September 1941 and is renewable for 75 years.
3. User restriction applicable to the Lots:
The Lots shall not be used for any 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 Government licence.
4. Facilities that are required to be constructed and provided for the Government, or for public use:
Not applicable.
5. Grantee's obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside the Lots:
The Grantee shall as often as need or occasion shall require, repair uphold support maintain pave purge scour cleanse empty amend and keep at the Grantee's own expense all messuages, tenements, erections and buildings standing upon the Lots and all the walls banks cuttings hedges ditches rails lights pavements privies sinks drains and watercourses belonging or appertaining to the Lots to be done to the satisfaction of the Director of Public Works ("the said Director").
6. Lease conditions that are onerous to a purchaser:
 - a) See paragraph 3 above.
 - b) The exact areas and boundaries of Kowloon Inland Lot Nos. 7489 and 7490 shall be determined by the said Director whose decision as to area and boundaries shall be final and binding whether or not such areas be more or less than the areas held by the section holders prior to re-entry.

Note:

Please refer to the Land Grant for full details. A copy of the Land Grant is available for free inspection free of charge in the sales office upon request and copies will be provided on payment of photocopying charges.

1. 本發展項目興建於九龍內地段第7488、7489、7490、7491、7492、7493及7494號（「該等地段」）。
2. 該等地段中每個地段批出的年期均為75年，由1941年9月29日起計，並可續期75年。
3. 適用於該等地段的用途限制：
未經政府發出牌照，該等地段不可作經營銅工、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、垃圾清理行業或業務，或其他產生噪音或令人厭惡的行業或業務。
4. 按規定須興建並提供予政府或公眾使用的設施：
不適用。
5. 有關承授人在該等地段內外鋪設、塑造或作環境美化的任何範圍，或興建或維持任何構築物或設施的責任：
承授人須於有需要時自費為該等地段上之大廈、物業單位、建築物及房屋，及其牆壁、斜坡、路塹、樹籬、溝渠、欄杆、照明設備、行人道、洗手間、洗滌槽、排水渠及水道及其他所屬一切作出維修、支撐、保養、鋪築、清潔、洗刷、及翻新之工程，以達致工務司（「該司」）滿意。
6. 對買方造成負擔的租用條件：
 - a) 見以上第3段。
 - b) 九龍內地段第7489及7490號確切的面積及邊界由該司釐定，不管其釐定面積比政府重收土地前地段持有人所持有的面積為多或少，其決定為具約束力的最終決定。

附註：
請查閱批地文件以了解全部詳情。批地文件副本可於售樓處免費參閱。索取副本須付影印費。

Not Applicable

不適用

WARNING TO PURCHASERS

對買方的警告

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

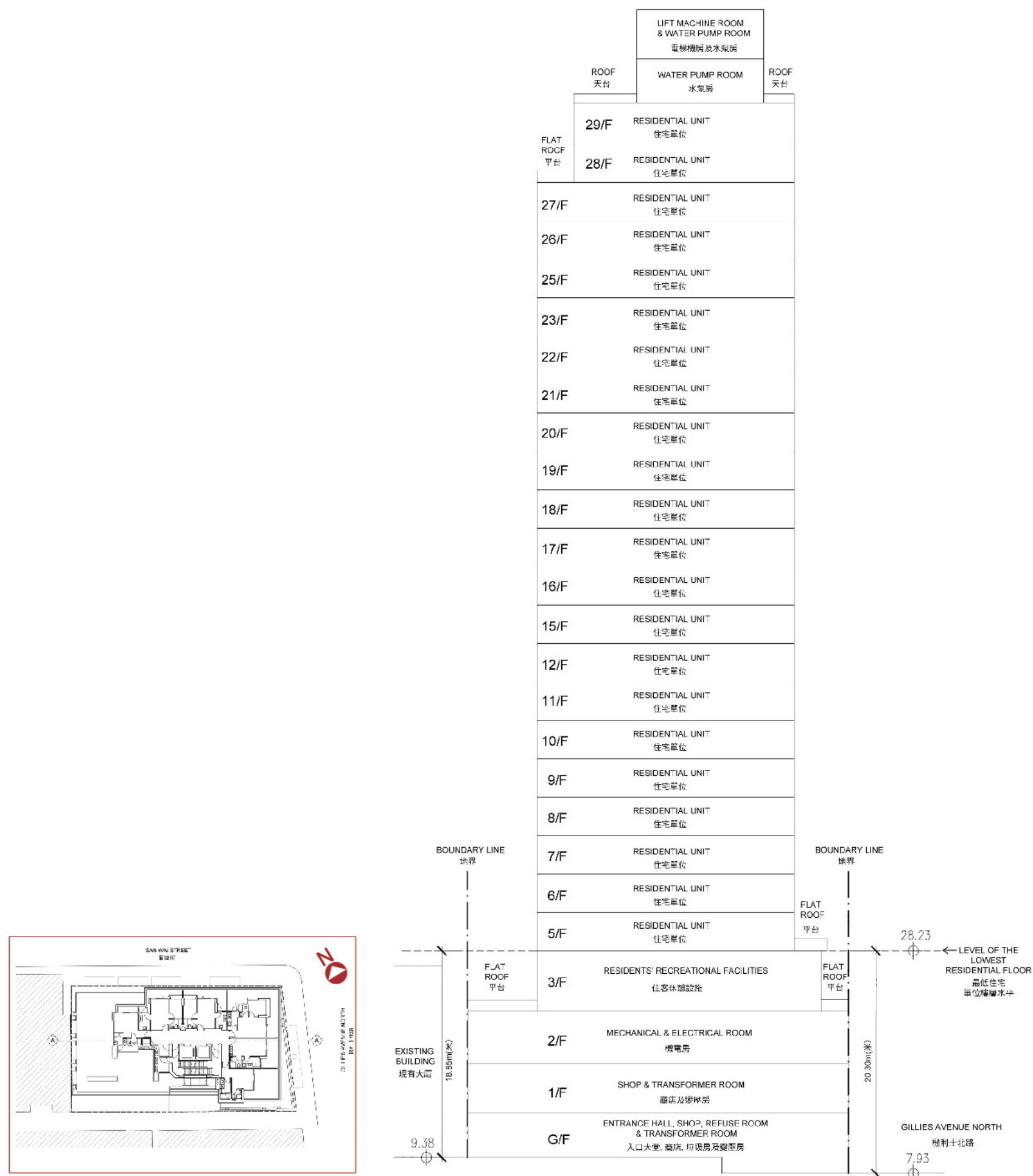
1. 此提示建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。
2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突：
 - (i) 該律師事務所可能不能夠保障買方的利益；及
 - (ii) 買方可能要聘用一間獨立的律師事務所。
4. 如屬3.(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

CROSS - SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN A-A

橫截面圖 A-A



1. The part of Gillies Avenue North adjacent to the Development is 7.93 metres above Hong Kong Principal Datum.
2. The level of lowest residential floor of the Development is 28.23 metres above Hong Kong Principal Datum.

Note:

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

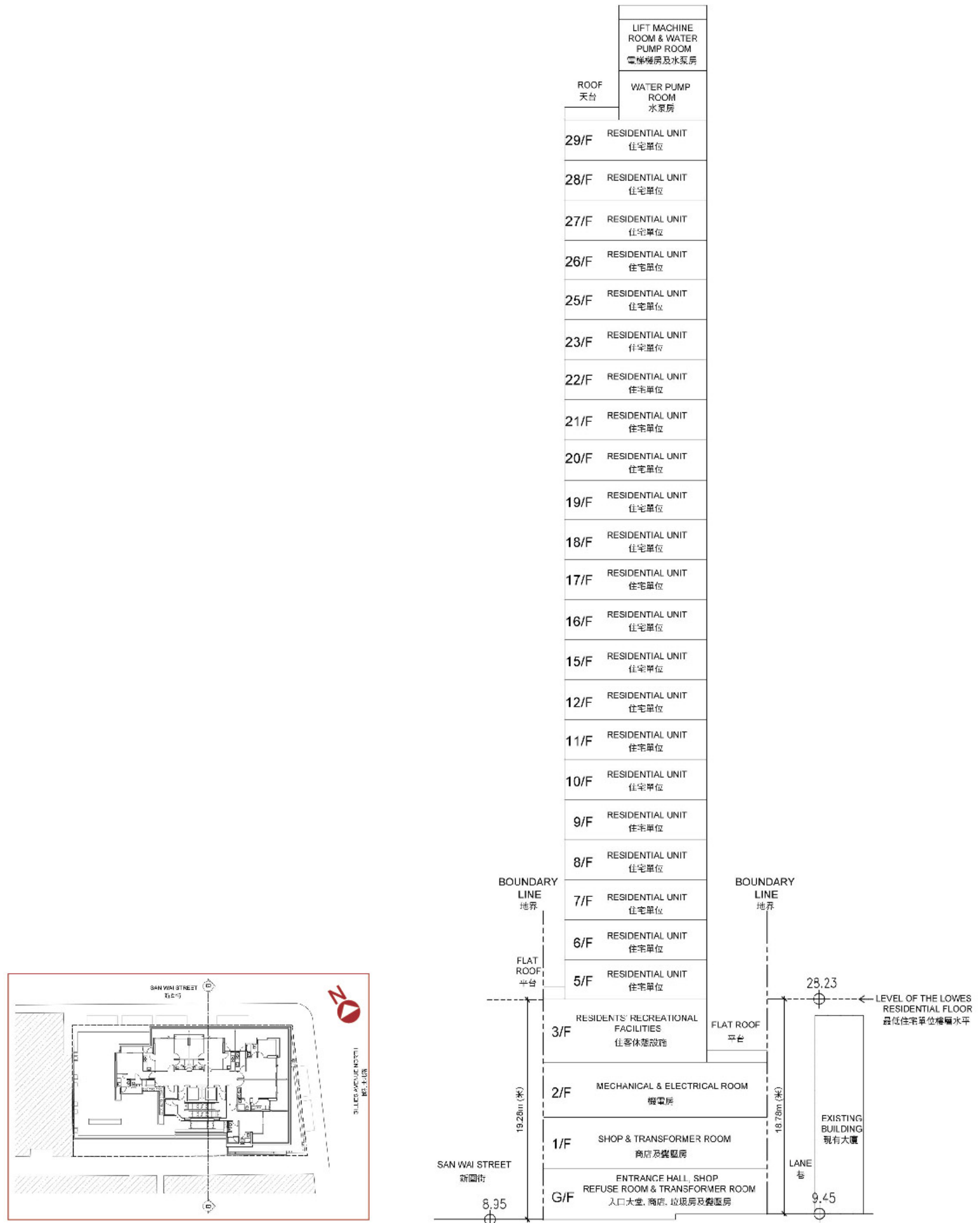
1. 毗鄰發展項目的機利士北路一段為香港主水平基準以上7.93米。
2. 發展項目之最低住宅單位樓層為香港主水平基準以上28.23米。

備注:

賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤及周圍地區的公共設施及環境較佳的了解。

CROSS-SECTION PLAN B-B

橫截面圖 B-B



1. The part of San Wai Street adjacent to the Development is 8.95 metres above Hong Kong Principal Datum.
2. The part of Existing Lane adjacent to the Development is 9.45 metres above Hong Kong Principal Datum.
3. The level of lowest residential floor of the Development is 28.23 metres above Hong Kong Principal Datum.

Note:

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

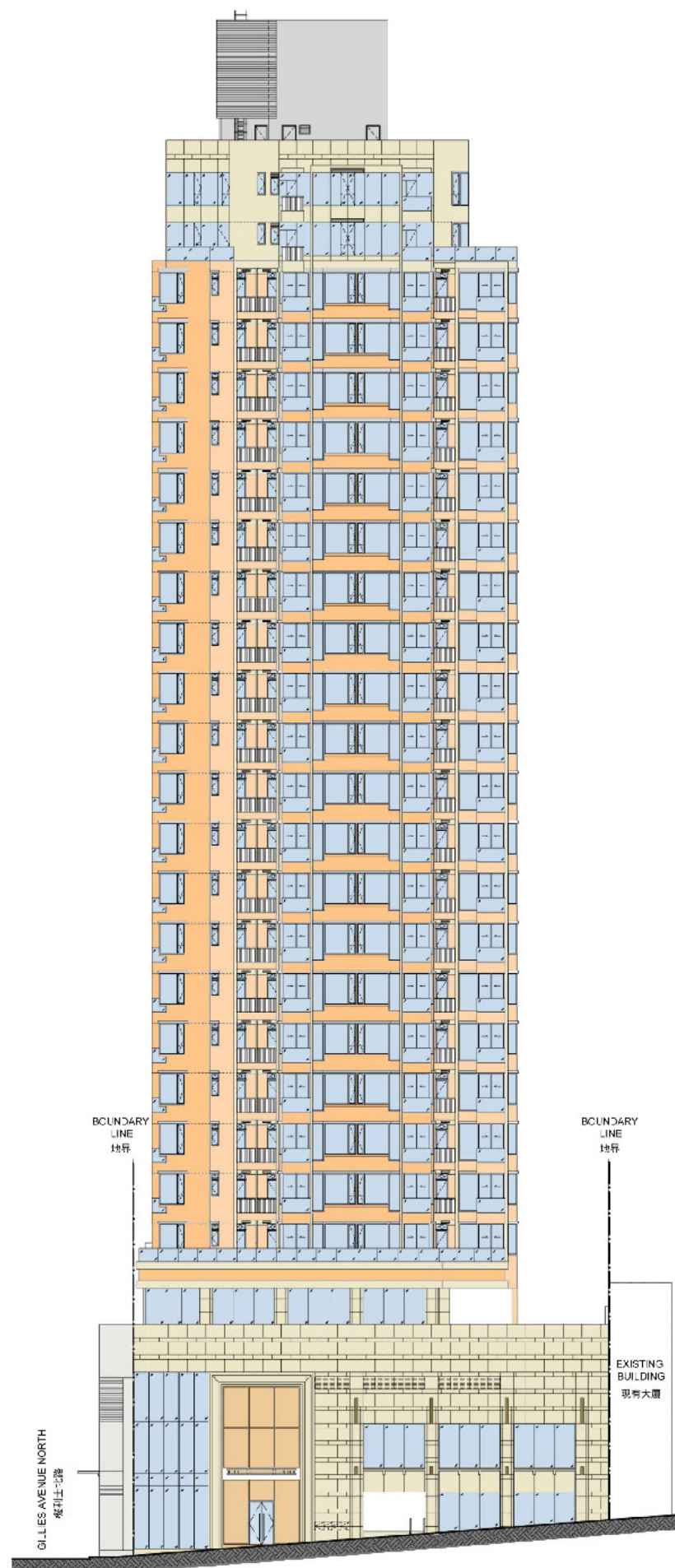
1. 毗鄰發展項目的新圍街一段為香港主水平基準以上8.95米。
2. 毗鄰發展項目的現有後巷一段為香港主水平基準以上9.45米。
3. 發展項目之最低住宅單位樓層為香港主水平基準以上28.23米。

備注:

賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤及周圍地區的公共設施及環境較佳的了解。

NORTH EAST ELEVATION

東北面立面圖



It has been certified by the Authorized Person that the above elevation plan:

- (a) is prepared on the basis of the approved building plans for the Development as of 15th July, 2013; and
- (b) is in general accordance with the outward appearance of the Development.

認可人士已經證明以上立面圖：

- (a) 以2013年7月15日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。

SOUTH WEST ELEVATION 西南面立面圖



It has been certified by the Authorized Person that the above elevation plan:

- (a) is prepared on the basis of the approved building plans for the Development as of 15th July, 2013; and
- (b) is in general accordance with the outward appearance of the Development.

認可人士已經證明以上立面圖：

- (a) 以2013年7月15日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。

SOUTH EAST ELEVATION

東南面立面圖



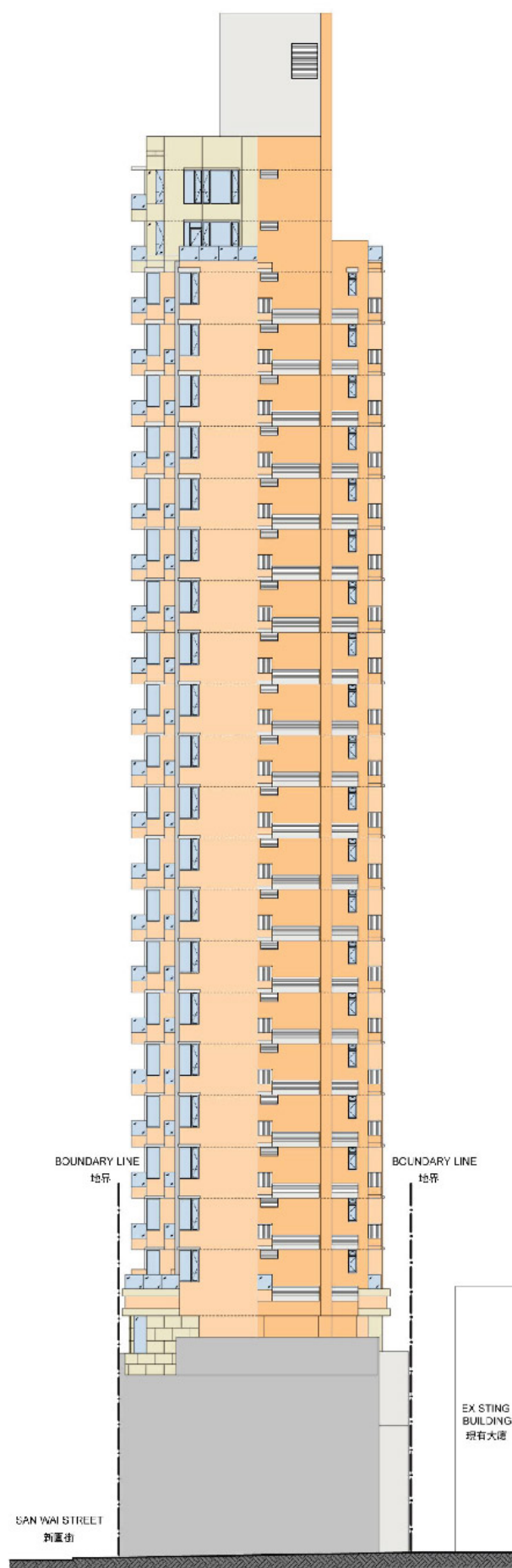
It has been certified by the Authorized Person that the above elevation plan:

- (a) is prepared on the basis of the approved building plans for the Development as of 15th July, 2013; and
- (b) is in general accordance with the outward appearance of the Development.

認可人士已經證明以上立面圖：

- (a) 以2013年7月15日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。

NORTH WEST ELEVATION 西北面立面圖



It has been certified by the Authorized Person that the above elevation plan:

- (a) is prepared on the basis of the approved building plans for the Development as of 15th July, 2013; and
- (b) is in general accordance with the outward appearance of the Development.

認可人士已經證明以上立面圖：

- (a) 以2013年7月15日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。

INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

發展項目中的公用設施的資料

		Covered 有蓋	Uncovered 露天	Total Area 總面積
Area of the Residents' clubhouse 住客會所之面積	Square metres / Square feet 平方米 / 平方呎	254.45 m² / 2738.88 ft²	0 m² / ft²	254.45 m² / 2738.88 ft²
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公園或遊樂地方	Square metres / Square feet 平方米 / 平方呎	87.93 m² / 946.47 ft²	246.18 m² / 2649.86 ft²	334.11 m² / 3596.33 ft²

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

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

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

閱覽圖則及公契

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

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

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. Exterior Finishes	
Item	Description
a) External Wall	Tower finished with ceramic wall tiles, partly with aluminum cladding and partly with curtain wall system. Podium finished with stone cladding, and aluminum louvers and ceramic wall tiles. <u>28/F and 29/F (Unit A)</u> Living Room, master bedroom, kitchen and store finished with curtain wall and aluminum cladding. <u>28/F and 29/F (Unit B)</u> Living / dining room, bedroom and bathroom finished with curtain wall and aluminum cladding.
b) Window	<u>5/F to 27/F (Unit A & F)</u> Living / dining rooms and kitchen: Aluminum frame fitted with fluorocarbon coating and clear glazing. Shower room: Aluminum frame fitted with fluorocarbon coating and obscured glass. <u>5/F to 27/F (Unit B & C)</u> Living / dining rooms, bedroom and kitchen: Aluminum frame fitted with fluorocarbon coating and clear glazing. <u>5/F to 27/F (Unit D)</u> Living / dining room, bedroom & kitchen: Aluminum frame fitted with fluorocarbon coating and clear glazing. Shower room: Aluminum frame fitted with fluorocarbon coating and obscured glass. <u>5/F to 27/F (Unit E)</u> Living / dining room & Kitchen: Aluminum frame fitted with fluorocarbon and clear glazing. <u>28/F (Unit A)</u> Bedroom: Aluminum frame fitted with fluorocarbon coating and clear glazing. <u>28/F (Unit B)</u> Master bedroom, kitchen and store: Aluminum frame fitted with fluorocarbon coating and clear glazing. <u>29/F (Unit A)</u> Dining room and bedroom: Aluminum frame fitted with fluorocarbon coating and clear glazing. <u>29/F (Unit B)</u> Master bedroom, kitchen and store: Aluminum frame fitted with fluorocarbon coating and clear glazing.
c) Bay Window	Reinforced concrete bay windows with aluminum frame with fluorocarbon coating and clear glazing. Natural stone window sill.
d) Planter	Not Applicable
e) Verandah or Balcony	Covered balcony is fitted with clear tempered glass balustrade. Floor finished with homogeneous tiles. Wall finished with ceramic wall tiles.
f) Drying Facilities for Clothing	Not Applicable

2. Interior Finishes	
Item	Description
a) Lobby	<u>G/F Main Entrance Lobby</u> Floor finished with natural stone. Wall finished with natural stone and partly with mirror. Gypsum board false ceiling with light fitting. Main entrance fitted with tempered glass door. <u>3/F Lift Lobby</u> Floor finished with natural stone. Wall finished with natural stone and partly with wooden veneer. Gypsum board false ceiling with light fittings are provided. <u>5/F-29/F Typical Lift Lobby</u> Floor finished with natural stone. Wall finished with natural stone and partly with stainless steel and mirror. Gypsum board false ceiling with light fittings are provided.
b) Internal Wall and Ceiling	<u>Internal Walls</u> Living / dining room and bedrooms are plastered and painted with emulsion paint. <u>Ceiling</u> Living / dining room and bedrooms are plastered and painted with emulsion paint. Some areas are equipped with false ceiling and bulkhead.
c) Internal Floor	Living / dining room and bedrooms finished with engineered timber flooring and skirting.
d) Bathroom	Floor finished with natural stone. Wall (except covered by the wooden cabinet) finished with natural stone to false ceiling level. False ceiling finished in gypsum board, emulsion paint to exposed surface.
e) Kitchen	Floor finished with natural stone. Wall (except covered by the wooden cabinet) finished with natural stone to false ceiling level. Counter top finished with solid artificial surfacing material. Aluminum strip false ceiling with light fitting are provided.

3. Interior Fittings	
Item	Description
a) Doors	<u>Unit Main Entrance Door</u> Solid-core timber door, fitted with over head door closer, magic eye and digital lockset. Door frames and architraves are made of wood. <u>Bedroom Door</u> Timber veneered door, fitted with lockset. Door frame and architrave are made of wood. <u>Bathroom Door</u> <u>5/F to 27/F (Unit A, D & F)</u> Timber veneered door, fitted with lockset. Door frame and architrave are made of wood. <u>5/F to 27/F (Unit B, C & E)</u> Timber veneered door with louver, fitted with lockset. Door frame and architrave are made of wood. <u>28/F & 29/F (Unit A & B)</u> Bathroom & Shower room : Timber veneered door with louver, fitted with lockset. Door frame and architrave are made of wood. <u>Kitchen Door</u> Timber veneered solid-core door fitted with lockset. Door frame and architrave are made of wood.

3. Interior Fittings	
Item	Description
b) Bathroom	<u>Flat A to F of 5/F to 27/F</u> Fitted with natural stone countertop and sanitary wares and fitting include chrome plated basin mixer, chrome plated shower set, vitreous china water closet, vitreous china wash basin, wooden mirror cabinet, chrome plated paper holder and chrome plated towel bar. Other fittings include light fitting, gas water heater and exhaust fan. <u>Flat A & B of 28/F to 29/F</u> - <u>Bathroom:</u> Fitted with natural stone countertop and sanitary wares and fitting include chrome plated basin mixer, chrome plated bath mixer, enameled cast iron bathtub (Length: 1,394mm , Width: 694mm, Depth: 435mm), vitreous china water closet, vitreous china wash basin, wooden mirror cabinet, chrome plated paper holder and chrome plated towel bar. Other fittings include light fitting, gas water heater, exhaust fan and waterproof TV. - <u>Shower Room:</u> Fitted with natural stone countertop and sanitary wares and fitting include chrome plated basin mixer, chrome plated shower set, vitreous china water closet, vitreous china wash basin, wooden mirror cabinet, chrome plated paper holder and chrome plated towel bar. Other fittings include light fitting, gas water heater and exhaust fan. For the type and material of water supply system, please refer to “Water Supply” below.
c) Kitchen	Fitted with wooden cabinet with solid artificial surfacing material countertop, and stainless-steel sink with chrome plated sink mixer. <u>5/F to 27/F</u> Built-in gas cooker, microwave oven, refrigerator, cookerhood, exhaust fan and 2-in-1 washer / dryer with water supply and drainage connection provided. <u>28/F to 29/F</u> Built-in gas cooker, microwave oven, refrigerator, cookerhood, electric oven, steam oven, exhaust fan and 2-in-1 washer / dryer with water supply and drainage connection provided. For the material of water supply system, please refer to “Water Supply” below.
d) Bedroom	Not Applicable
e) Telephone	<u>Flat A, E & F of 5/F to 27/F</u> Telephone outlets are provided in living room and dining room. For location and number of connection points, please refer to the Mechanical & Electrical Plan and Schedule of Mechanical & Electrical Provisions of Residential Units. <u>Flat B, C & D of 5/F to 27/F and Flat A & B of 28/F to 29/F</u> Telephone outlets are provided in living room, dining room and all bedrooms. For location and number of connection points, please refer to the Mechanical & Electrical Plan and Schedule of Mechanical & Electrical Provisions of Residential Units.
f) Aerials	<u>Flat A, E & F of 5/F to 27/F</u> TV / FM outlets are installed in living room and dining room for local TV and radio programs. For location and number of connection points, please refer to the Mechanical & Electrical Plan and Schedule of Mechanical & Electrical Provisions of Residential Units. <u>Flat B, C & D of 5/F to 27/F and Flat A & B of 28/F to 29/F</u> TV / FM outlets are installed in living room, dining room and all bedrooms for local TV and radio programs. For location and number of connection points, please refer to the Mechanical & Electrical Plan and Schedule of Mechanical & Electrical Provisions of Residential Units.

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings

Item	Description
g) Electrical Installations	Concealed conduit wiring for lighting and power points are provided in living room, dining room, bedrooms, kitchen and bathroom. Single-phase electricity supply with miniature circuit breakers distribution board completed with Residual Current Device is provided. For location and number of power points and air-conditioner points, please refer to the Mechanical & Electrical Plan and Schedule of Mechanical & Electrical Provisions of Residential Units.
h) Gas Supply	Gas supply pipes are provided and connected to gas cooker and water heaters with meter provided in individual flats. Gas meter installed in kitchen for all units.
i) Washing Machine Connection Point	2-in-1 washer / dryer with water supply and drainage connections is located in kitchen. Please refer to the Mechanical & Electrical Provisions Plan for the location of the connection points.
j) Water Supply	Concealed copper water pipes for hot and cold water supply. Hot water supply to bathroom and kitchen is provided by gas water heater installed in bathroom or kitchen.

4. Miscellaneous

Item	Description
a) Lifts	2 "HITACHI" passengers lifts serving all domestic floors. Model Number: VFI-975-C0150
b) Letter Box	Exclusive stainless steel and wooden letter box for each residential unit on G/F lift lobby.
c) Refuse Collection	Refuse storage & material recovery room is provided on each domestic floor for collection of refuse by cleaners. Central refuse collection chamber on G/F. Please refer to the Floor Plans of Residential Properties in the Development for the location of the refuse storage & material recovery room.
d) Water Meter, Electricity Meter and Gas Meter	Separate meters of water and electricity for all individual flats are provided in common water meter room and meter room respectively. Separate Gas meter installed in kitchen for all residential units.

5. Security Facilities

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

Individual Flat

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

APPLIANCE SCHEDULE

	Appliance	Brand	Model Number
Bathroom	Gas Water Heater	TGC	TGC NJW160TFL
	Waterproof TV (for 28/F to 29/F)	OLEVIA	DWTV190M
Kitchen	Cookerhood	SIEMENS	LI96021HK
	Gas Cooker	SIEMENS	ER70962HK
	Gas Water Heater	TGC	TGC NJW160TFL
	Microwave Oven	SIEMENS	HF15M562HK
	Refrigerator	SIEMENS	5/F to 27/F Flat A to E: KI28VA20FF 28/F to 29/F Flat A & B: KI38VA00HK
	2-in-1 Washer / Dryer	SIEMENS	WD12D460HK
	Electric Oven (for 28/F to 29/F)	SIEMENS	HB23AB521W
	Steam Oven (for 28/F to 29/F)	SIEMENS	HB26D555
Living / Dining Room	Split Type Air-conditioner	Daikin	Indoor Unit / Outdoor Unit 5/F to 27/F Flat A & E: FTWN35J / RWN35J 5/F to 27/F Flat B & C: FTKS35E / 3MKS75E 28/F to 29/F: FTN50J / RN50J
Bedroom	Split Type Air-conditioner	Daikin	Indoor Unit / Outdoor Unit 5/F to 27/F Flat B & C: FTKS25E / 3MKS75E 5/F to 27/F Flat D: FTN50J / RN50J Indoor Unit / Outdoor Unit 28/F to 29/F Flat A & B - Master Bedrooms: FTN50J / RN50J 28/F to 29/F Flat A - Bedroom: FDBR25AV1 / RR25AV1 28/F to 29/F Flat B - Bedroom: FTWN35J / RWN35J
Door	Electronic Main Door Lockset	SAMSUNG	SHS6020XMSCN

Note:

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

1. 外部裝修物料	
項目	描述
a) 外牆	大廈外牆鋪砌瓷磚, 部份牆有鋁質裝飾及玻璃幕牆。基座外牆鋪砌石材裝飾鋁質百葉窗及瓷面磚。 <u>28樓與29樓之A單位</u> 客廳、主人睡房、廚房及儲物房裝有玻璃幕牆及鋁板。 <u>28樓與29樓之B單位</u> 客飯廳、睡房及浴室裝有玻璃幕牆及鋁板。
b) 窗	<u>5樓至27樓之A及F單位</u> 客飯廳及廚房選用鋁質窗框配以氟化塗層及鑲配清玻璃。淋浴室選用鋁質窗框配以氟化塗層及鑲配磨砂玻璃。 <u>5樓至27樓之B及C單位</u> 客飯廳、睡房及廚房選用鋁質窗框配以氟化塗層及鑲配清玻璃。 <u>5樓至27樓之D單位</u> 客飯廳、睡房及廚房選用鋁質窗框配以氟化塗層及鑲配清玻璃。淋浴室選用鋁質窗框配以氟化塗層及鑲配磨砂玻璃。 <u>5樓至27樓之E單位</u> 客飯廳及廚房選用鋁質窗框配以氟化塗層及鑲配清玻璃。 <u>28樓之A單位</u> 睡房選用鋁質窗框配以氟化塗層及鑲配清玻璃。 <u>28樓之B單位</u> 主人睡房、廚房及儲物室選用鋁質窗框配以氟化塗層及鑲配清玻璃。 <u>29樓之A單位</u> 飯廳及睡房選用鋁質窗框配以氟化塗層及鑲配清玻璃。 <u>29樓之B單位</u> 主人睡房、廚房及儲物室選用鋁質窗框配以氟化塗層及鑲配清玻璃。
c) 窗台	窗台的用料為鋼混凝土及鋁質窗框配以氟化塗層及鑲配清玻璃。窗台板鋪砌天然石。
d) 花槽	不適用
e) 陽台或露台	有蓋露台裝有強化玻璃欄杆。地台鋪砌高溫瓷磚。牆身鋪砌瓷磚。
f) 乾衣設施	不適用

2. 室內裝修物料	
項目	描述
a) 大堂	<u>地面住宅電梯大堂</u> 地台鋪砌天然石。牆身鋪砌天然石及部份鏡。石膏板假天花配有燈飾。大門入口採用強化玻璃。 <u>3/F 電梯大堂</u> 地台鋪砌天然石。牆身鋪砌天然石及部份木飾面。石膏板假天花配有燈飾。 <u>5/F-29/F 分層住宅電梯大堂</u> 地台鋪砌天然石。牆身鋪砌天然石及部份不鏽鋼製鏡。石膏板假天花配有燈飾。
b) 內牆及天花	<u>內牆</u> 客飯廳及睡房牆身批盪及髹乳膠漆。 <u>天花板</u> 客飯廳及睡房天花板批盪及髹乳膠漆。部份位置裝有假天花及假陣。
c) 內部地板	客飯廳及睡房地台鋪複合木地板配木牆腳線。
d) 浴室	地台鋪砌天然石。牆身鋪砌天然石(面盆櫃背，鏡櫃背牆身及假天花以上除外)。天花裝設石膏板假天花，外露處以油漆飾面。
e) 廚房	地台鋪砌天然石。牆身鋪砌天然石(櫥櫃背牆身及假天花以上除外)。檯面鋪設實心人造塑料。鋁片條假天花配照明燈飾。

3. 室內裝置	
項目	描述
a) 門	<u>單位大門門扇</u> 實心木門配嵌入式門氣鼓，防盜眼及電子門鎖。門框及裝飾封口線選用木材。 <u>睡房門</u> 木飾面門配門鎖，門框及裝飾封口線選用木材。 <u>浴室門</u> <u>5樓至27樓之A、D及F單位</u> 木飾面門配門鎖，門框及裝飾封口線選用木材。 <u>5樓至27樓之B、C及E單位</u> 木飾面門配百葉及門鎖，門框及裝飾封口線選用木材。 <u>28樓及29樓之A及 B單位</u> 浴室及淋浴室: 木飾面門配門鎖，門框及裝飾封口線選用木材。 <u>廚房門</u> 木飾面實心門配門鎖，門框及裝飾封口線選用木材。
b) 浴室	<u>5樓至27樓之A至F單位</u> 用天然石檯面配以潔具及裝置，包括鍍鉻洗手盆水龍頭、鍍鉻花灑套裝、搪瓷坐廁、搪瓷洗手盆、木製鏡櫃、鍍鉻廁紙架及鍍鉻毛巾架。並設有燈飾、煤氣熱水爐及抽氣扇。 <u>28樓至29樓之A及B單位</u> <u>浴室(Bathroom):</u> 用天然石檯面配以潔具及裝置，包括鍍鉻洗手盆水龍頭、鍍鉻浴缸花灑龍頭、搪瓷鑄鐵浴缸(長1,394毫米、闊694毫米、深435毫米)、搪瓷坐廁、搪瓷洗手盆、木製鏡櫃、鍍鉻廁紙架及鍍鉻毛巾架。並設有燈飾、煤氣熱水爐、抽氣扇及防水電視。 <u>淋浴室(Shower Room):</u> 用天然石檯面配以潔具及裝置，包括鍍鉻洗手盆水龍頭、鍍鉻花灑套裝、搪瓷坐廁、搪瓷洗手盆、木製鏡櫃、鍍鉻廁紙架及鍍鉻毛巾架。並設有燈飾、煤氣熱水爐及抽氣扇。有關供水系統的類別及物料，請參考以下之“供水”。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. 室內裝置	
項目	描述
c) 廚房	選用木製櫥櫃配以實心人造塑料檯面，配不鏽鋼洗滌盆連鍍鉻水龍頭。 <u>5樓至27樓之單位</u> 設嵌入式煤氣煮食爐、微波爐、雪櫃、抽油煙機、抽氣扇及二合一洗衣乾衣機連來去水接駁位。 <u>28樓至29樓之單位</u> 設嵌入式煤氣煮食爐、微波爐、雪櫃、抽油煙機、電焗爐、電蒸爐、抽氣扇及二合一洗衣乾衣機連來去水接駁位。 有關供水系統的物料，請參考以下之“供水”。
d) 睡房	不適用
e) 電話	<u>5樓至27樓之A、E及F單位</u> 客飯廳均裝有電話插座。有關接駁點的位置及數目，請參考機電裝置圖及住宅單位機電裝置數量說明表。 <u>5樓至27樓之B、C及D單位和28樓至29樓之A及B單位</u> 客飯廳及所有睡房均裝有電話插座。有關接駁點的位置及數目，請參考機電裝置圖及住宅單位機電裝置數量說明表。
f) 天線	<u>5樓至27樓之A、E及F單位</u> 客飯廳均裝有電視 / 電台接收插座，可接收本地電視 / 電台節目。有關接駁點的位置及數目，請參考機電裝置圖及住宅單位機電裝置數量說明表。 <u>5樓至27樓之B、C及D單位和28樓至29樓之A及B單位</u> 客飯廳及所有睡房均裝有電視 / 電台接收插座，可接收本地電視 / 電台節目。有關接駁點的位置及數目，請參考機電裝置圖及住宅單位機電裝置數量說明表。
g) 電力裝置	客飯廳、睡房、廚房及浴室均裝有暗線鋪砌燈掣及插座。每戶提供單相電力並裝妥微型斷路器及漏電斷路器。有關電插坐及空調機接駁點的位置及數目，請參考機電裝置圖及住宅單位機電裝置數量說明表。
h) 氣體供應	每戶裝有煤氣喉接駁煮食爐及熱水爐，並裝有獨立煤氣錶。煤氣錶設於所有單位之廚房。
i) 洗衣機接駁點	廚房置二合一洗衣乾衣機連來去水接駁位。有關接駁點的位置，請參考隨後的機電裝置圖。
j) 供水	冷熱水喉管全部採用隱藏式銅喉。廚房或浴室裝有煤氣熱水爐供應廚房及浴室熱水。

4. 雜項	
項目	描述
a) 升降機	大廈裝有2部「日立」客用電梯直達各住宅樓層。型號VFI-975-C0150
b) 信箱	大廈地面電梯大堂設有每個住宅單位之獨立不銹鋼及木製信箱。
c) 垃圾收集	每住宅層設有垃圾及物料回收房，由清潔工人收集垃圾。另中央垃圾收集房設於地面。垃圾及物料回收房位置請參考住宅樓面平面圖。
d) 水錶、電錶、氣體錶	公用水電錶房內各自裝有每住宅戶專用之獨立水、電錶。獨立煤氣錶設於所有住宅單位之廚房。

5. 保安設施	
大廈入口大堂及電梯內均有閉路電視，直接通往大堂保安 / 管理處。大廈入口大堂及電梯內均有訪客對講系統及住戶專用智能卡系統。 <u>住宅單位</u> 單位設有視像對講機連接大堂保安 / 管理處。	

設備說明

	設備	品牌	型號
浴室	煤氣熱水爐	TGC	TGC NJW160TFL
	防水電視 (供28及29樓)	OLEVIA	DWTV190M
廚房	抽油煙機	西門子	LI96021HK
	煮食爐	西門子	ER70962HK
	煤氣熱水爐	TGC	TGC NJW160TFL
	微波爐	西門子	HF15M562HK
	雪櫃	西門子	<u>5樓至27樓之A至F單位</u> : KI28VA20FF <u>28樓至29樓之A及B單位</u> : KI38VA00HK
	二合一洗衣乾衣機	西門子	WD12D460HK
	電焗爐 (供28及29樓)	西門子	HB23AB521W
	電蒸爐 (供28及29樓)	西門子	HB26D555
			室內機 / 室外機 <u>5樓至27樓A及F單位</u> : FTWN35J / RWN35J <u>5樓至27樓B及C單位</u> : FTKS35E / 3MKS75E <u>28樓至29樓</u> : FTN50J / RN50J
客飯廳	分體式冷氣機	大金	室內機 / 室外機 <u>5樓至27樓B及C單位</u> : FTKS25E / 3MKS75E <u>5樓至27樓D單位</u> : FTN50J / RN50J
			室內機 / 室外機 <u>28樓至29樓A及B單位之主人睡房</u> : FTN50J / RN50J <u>28樓至29樓A單位之睡房</u> : FDBR25AV1 / RR25AV1 <u>28樓至29樓B單位之睡房</u> : FTWN35J / RWN35J
門	電子大門門鎖	三星	SHS6020XMSCN

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

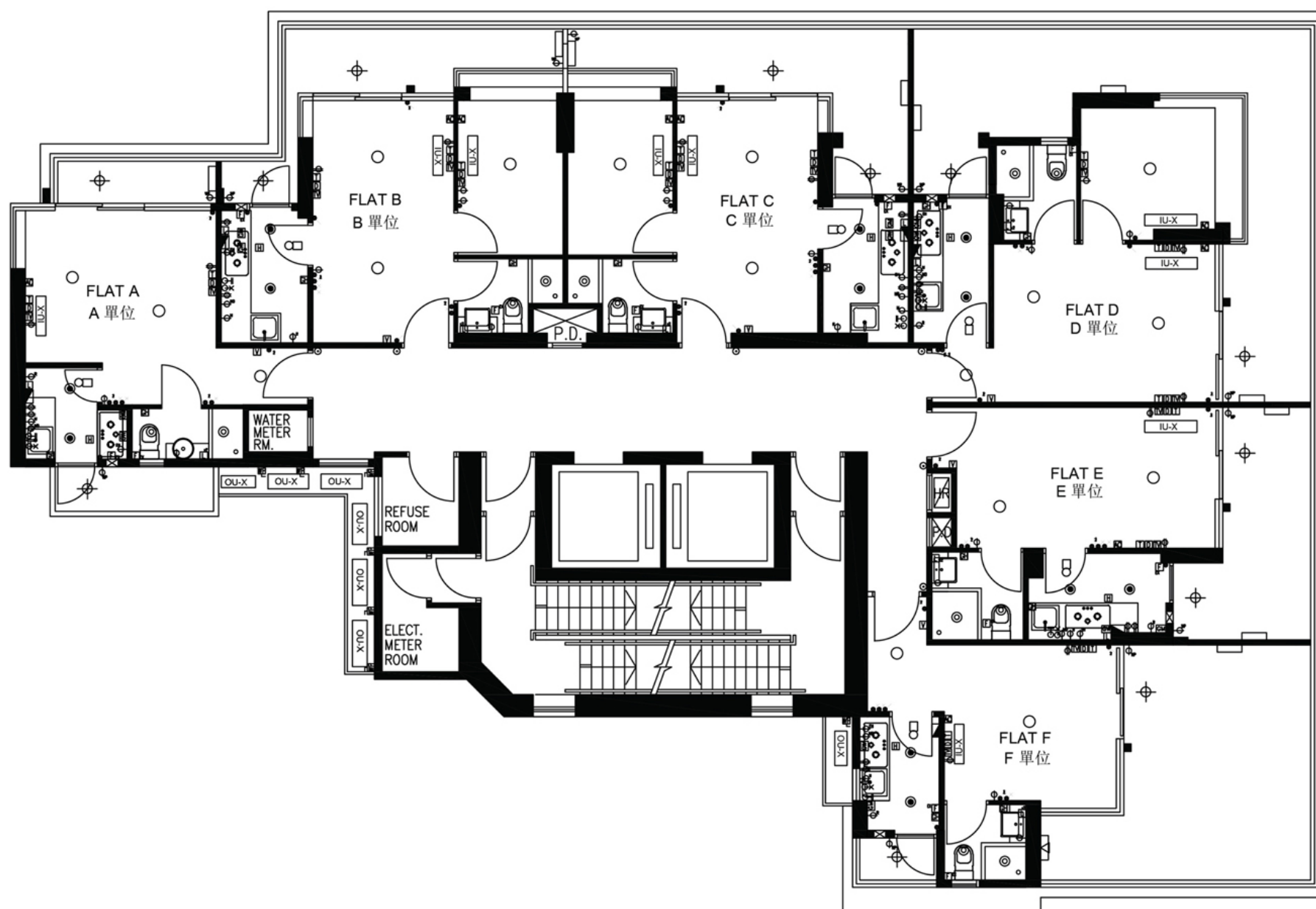
Floor 樓層			5/F						6/F - 27/F						28/F		29/F	
Flat 單位			A	B	C	D	E	F	A	B	C	D	E	F	A	B	A	B
Living / Dining Room 客飯廳	Videophone Handset 對講機		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV / FM Outlet 電視及收音機天線插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話端子插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Data Outlet 數據端子插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	13A Socket Outlet 13A電插座		1	1	1	1	1	1	1	1	1	1	1	1	1	--	1	--
	13A Twin Socket Outlet 13A雙位電插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Fused Spur Unit for A/C Unit 冷氣機接線位		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Master Bedoom 主人睡房	TV / FM Outlet 電視及收音機天線插座		--	--	--	--	--	--	--	--	--	--	--	--	1	1	1	1
	Telephone Outlet 電話端子插座		--	--	--	--	--	--	--	--	--	--	--	--	1	1	1	1
	Data Outlet 數據端子插座		--	--	--	--	--	--	--	--	--	--	--	--	1	1	1	1
	Fused Spur Unit for A/C Unit 冷氣機接線位		--	--	--	--	--	--	--	--	--	--	--	--	1	1	1	1
	13A Socket Outlet 13A電插座		--	--	--	--	--	--	--	--	--	--	--	--	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Bedroom 睡房	TV / FM Outlet 電視及收音機天線插座		--	1	1	1	--	--	--	1	1	1	--	--	1	1	1	1
	Telephone Outlet 電話端子插座		--	1	1	1	--	--	--	1	1	1	--	--	1	1	1	1
	Data Outlet 數據端子插座		--	1	1	1	--	--	--	1	1	1	--	--	1	1	1	1
	Fused Spur Unit for A/C Unit 冷氣機接線位		--	1	1	1	--	--	--	1	1	1	--	--	1	1	1	1
	13A Socket Outlet 13A電插座		--	2	2	2	--	--	--	2	2	2	--	--	1	2	1	2
	13A Twin Socket Outlet 13A雙位電插座		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Bathroom 浴室	Fused Spur Unit for Exhaust Fan 抽氣扇接線位		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Unit for Mirror Cabinet Lighting 鏡櫃燈接線位		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	13A Socket Outlet 13A電插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Remote Control for Gas Water Heater 煤氣熱水爐遙控器		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Kitchen 廚房	Fused Spur Unit 接線位	(for Exhaust Fan 抽氣扇用)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		(for Gas Water Heater 煤氣熱水爐用)	1	1	1	1	1	1	1	1	1	1	1	1	--	--	--	--
		(for Oven 焗爐用)	--	--	--	--	--	--	--	--	--	--	--	--	1	1	1	1
	13A Socket Outlet 13A電插座	(for Microwave Oven 微波爐用)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		(for Washer Dryer 洗衣乾衣機用)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		(for Refrigerator 雪櫃用)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		(for Exhaust Hood 抽油煙機用)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Connection Unit for Kitchen Cabinet Lighting 廚櫃燈接線位		1	1	1	1	1	1	1	1	1	1	1	1	2	1	2	1
	Remote Control for Gas Water Heater 煤氣熱水爐遙控器		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bathroom 2 浴室2	Fused Spur Unit 接線位	for Exhaust Fan 抽氣扇用	--	--	--	--	--	--	--	--	--	--	--	--	1	1	1	1
		for Mirror Cabinet Lighting 鏡櫃燈用	--	--	--	--	--	--	--	--	--	--	--	--	2	2	2	2
	13A Socket Outlet 13A電插座		--	--	--	--	--	--	--	--	--	--	--	--	1	1	1	1
	TV Outlet 電視天線插座		--	--	--	--	--	--	--	--	--	--	--	--	1	1	1	1
	Remote Control for Gas Water Heater 煤氣熱水爐遙控器		--	--	--	--	--	--	--	--	--	--	--	--	1	1	1	1
Flat Roof / BAL 平台 / 露台	13A Weatherproof Socket Outlet 13A 防水電插座		2	2	2	2	2	2	--	--	--	--	--	--	2	2	2	2
Dog House 狗屋	Fused Spur Unit for Gas Water Heater 煤氣熱水爐接線位		--	--	--	--			--	--	--	--	--	--	1	1	1	1

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

5/F MECHANICAL & ELECTRICAL PLAN

5樓機電裝置圖



ELECT. METER ROOM = ELECTRIC METER ROOM 電錶房
 HR = HOSE REEL 消防喉轆
 P.D. = PIPE DUCT 喉管槽
 REFUSE ROOM = 垃圾房
 WATER METER RM. = WATER METER ROOM 水錶房

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

MECHANICAL & ELECTRICAL PROVISIONS 機電裝置說明表

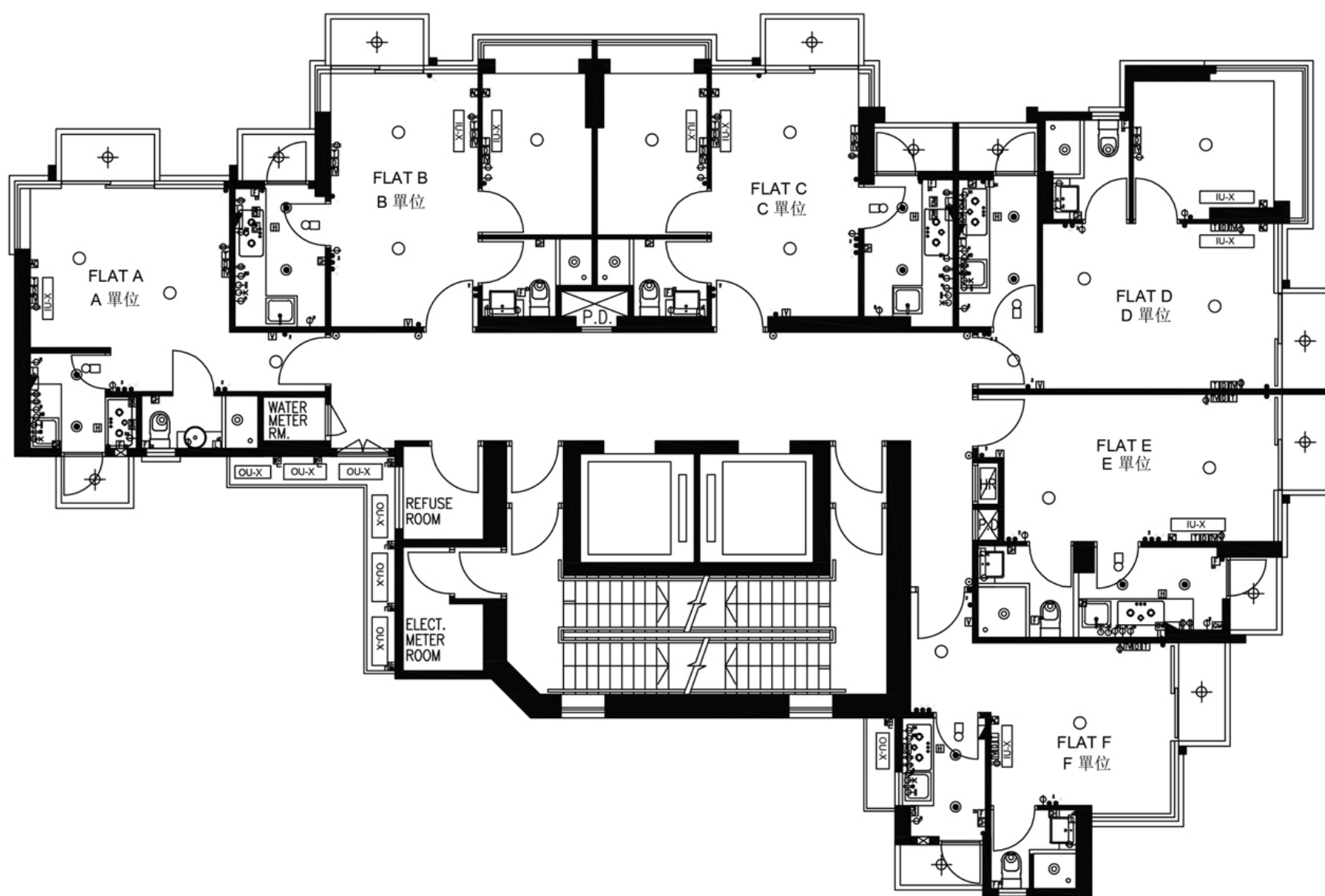
SYMBOL 圖例	DESCRIPTION 說明
	1 GANG LIGHT SWITCH (單位燈掣)
	2 GANG LIGHT SWITCH (雙位燈掣)
	EXHAUST FAN SWITCH (抽氣扇開關)
	2 GANG SWITCH FOR EXHAUST FAN & GAS WATER HEATER (雙位抽氣扇及煤氣熱水爐開關)
	13A SOCKET OUTLET (13A電插座)
	13A TWIN SOCKET OUTLET (13A雙位電插座)
	13A WEATHERPROOF SOCKET OUTLET (13A防水電插座)
	TELEPHONE OUTLET (電話插座)
	DATA OUTLET (數據端子插座)
	TV / FM OUTLET (電視及收音機天線插座)
	FUSED SPUR UNIT FOR A/C UNIT (冷氣機接線位)
	WEATHER PROOF SWITCH FOR A/C OUTDOOR UNIT (室外冷氣機防水開關)
	FUSED SPUR UNIT FOR EXHAUST FAN (抽氣扇接線位)
	FUSED SPUR UNIT FOR OVEN (焗爐接線位)
	VIDEO PHONE HANDSET (視像對講機)
	MCB BOARD (總電掣箱)
	DOORBELL PUSH BUTTON (門鐘掣)
	DOORBELL (門鐘)
	FUSED SPUR UNIT FOR GAS WATER HEATER (煤氣熱水爐接線位)
	13A SOCKET OUTLET FOR WASHER DRYER (13A電插座供洗衣乾衣機用)
	13A SOCKET OUTLET FOR EXHASUT HOOD (13A電插座供抽油煙機用)
	13A SOCKET OUTLET FOR MICROWAVE OVEN (13A電插座供微波爐用)
	13A SOCKET OUTLET FOR REFRIGERATOR (13A電插座供雪櫃用)
	BATHROOM DOWNLIGHT (浴室天花燈)
	KITCHEN DOWNLIGHT (廚房天花燈)
	OUTDOOR DOWNLIGHT (戶外天花燈)
	LAMP HOLDER (天花燈座)
	OUTDOOR WALL LIGHT (戶外牆身燈座)
	FUSED SPUR UNIT FOR MIRROR CABINET LIGHTING (鏡櫃燈接線位)
	REMOTE CONTROL FOR GAS WATER HEATER (煤氣熱水爐遙控器)
	GAS WATER HEATER (煤氣熱水爐)
	GAS METER (煤氣錶)
	DRAIN POINT FOR WASHING MACHINE (洗衣機去水位)
	WATER POINT FOR WASHING MACHINE (洗衣機來水位)
	INDOOR A/C UNIT (室內冷氣機)
	OUTDOOR A/C UNIT (室外冷氣機)
	GAS COOKER (煮食爐)

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

6/F - 27/F MECHANICAL & ELECTRICAL PLAN

6樓至27樓機電裝置圖



ELECT. METER ROOM = ELECTRIC METER ROOM 電錶房
 HR = HOSE REEL 消防喉轆
 P.D. = PIPE DUCT 喉管槽
 REFUSE ROOM = 垃圾房
 WATER METER RM. = WATER METER ROOM 水錶房

FITTINGS, FINISHES AND APPLIANCES

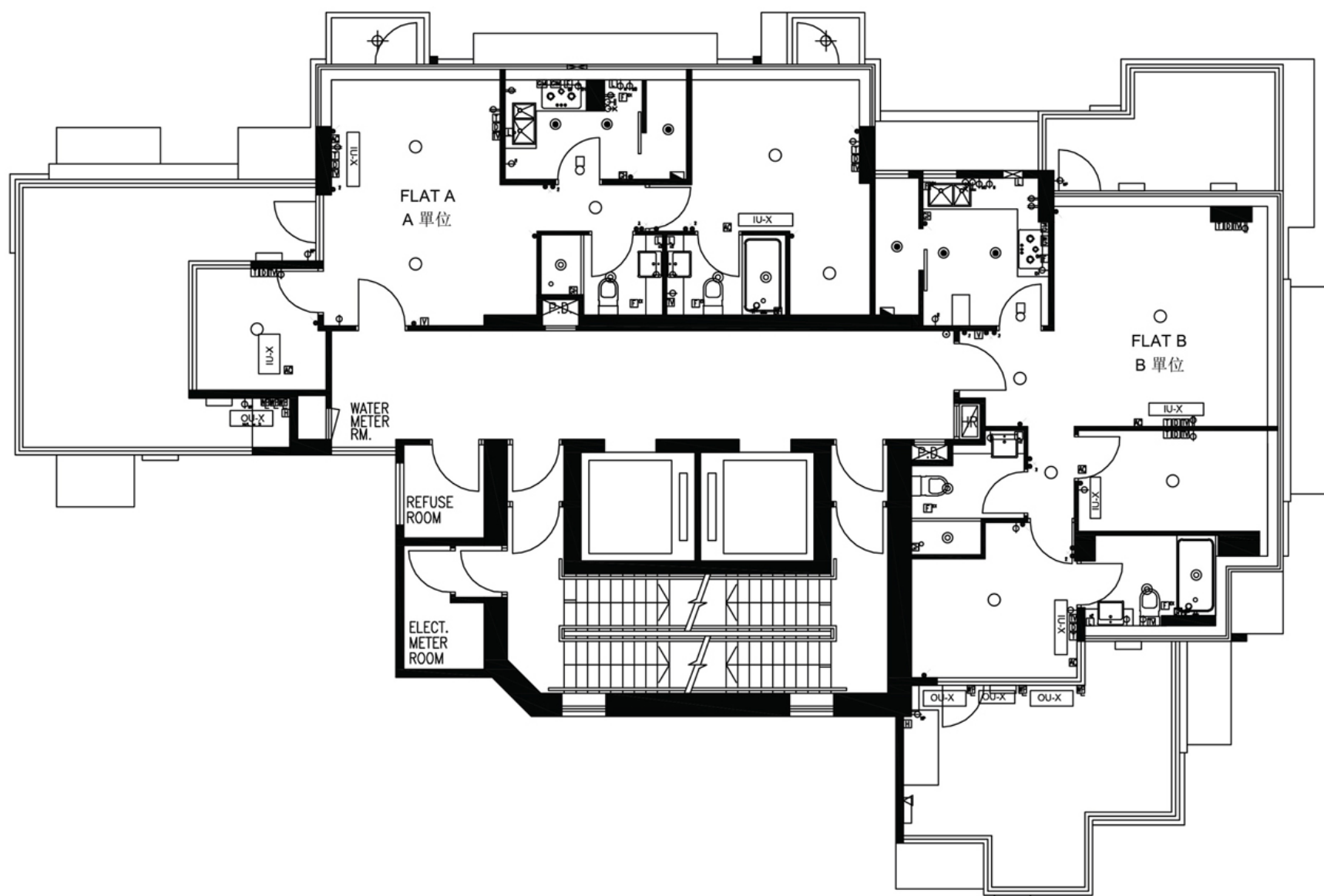
裝置、裝修物料及設備

MECHANICAL & ELECTRICAL PROVISIONS 機電裝置說明表

SYMBOL 圖例	DESCRIPTION 說明
	1 GANG LIGHT SWITCH (單位燈掣)
	2 GANG LIGHT SWITCH (雙位燈掣)
	EXHAUST FAN SWITCH (抽氣扇開關)
	2 GANG SWITCH FOR EXHAUST FAN & GAS WATER HEATER (雙位抽氣扇及煤氣熱水爐開關)
	13A SOCKET OUTLET (13A電插座)
	13A TWIN SOCKET OUTLET (13A雙位電插座)
	13A WEATHERPROOF SOCKET OUTLET (13A防水電插座)
	TELEPHONE OUTLET (電話插座)
	DATA OUTLET (數據端子插座)
	TV / FM OUTLET (電視及收音機天線插座)
	FUSED SPUR UNIT FOR A/C UNIT (冷氣機接線位)
	WEATHER PROOF SWITCH FOR A/C OUTDOOR UNIT (室外冷氣機防水開關)
	FUSED SPUR UNIT FOR EXHAUST FAN (抽氣扇接線位)
	FUSED SPUR UNIT FOR OVEN (焗爐接線位)
	VIDEO PHONE HANDSET (視像對講機)
	MCB BOARD (總電掣箱)
	DOORBELL PUSH BUTTON (門鐘掣)
	DOORBELL (門鐘)
	FUSED SPUR UNIT FOR GAS WATER HEATER (煤氣熱水爐接線位)
	13A SOCKET OUTLET FOR WASHER DRYER (13A電插座供洗衣乾衣機用)
	13A SOCKET OUTLET FOR EXHASUT HOOD (13A電插座供抽油煙機用)
	13A SOCKET OUTLET FOR MICROWAVE OVEN (13A電插座供微波爐用)
	13A SOCKET OUTLET FOR REFRIGERATOR (13A電插座供雪櫃用)
	BATHROOM DOWNLIGHT (浴室天花燈)
	KITCHEN DOWNLIGHT (廚房天花燈)
	OUTDOOR DOWNLIGHT (戶外天花燈)
	LAMP HOLDER (天花燈座)
	OUTDOOR WALL LIGHT (戶外牆身燈座)
	FUSED SPUR UNIT FOR MIRROR CABINET LIGHTING (鏡櫃燈接線位)
	REMOTE CONTROL FOR GAS WATER HEATER (煤氣熱水爐遙控器)
	GAS WATER HEATER (煤氣熱水爐)
	GAS METER (煤氣錶)
	DRAIN POINT FOR WASHING MACHINE (洗衣機去水位)
	WATER POINT FOR WASHING MACHINE (洗衣機來水位)
	INDOOR A/C UNIT (室內冷氣機)
	OUTDOOR A/C UNIT (室外冷氣機)
	GAS COOKER (煮食爐)

28/F MECHANICAL & ELECTRICAL PLAN

28樓機電裝置圖



ELECT. METER ROOM = ELECTRIC METER ROOM 電錶房
 HR = HOSE REEL 消防喉轆
 P.D. = PIPE DUCT 喉管槽
 REFUSE ROOM = 垃圾房
 WATER METER RM. = WATER METER ROOM 水錶房

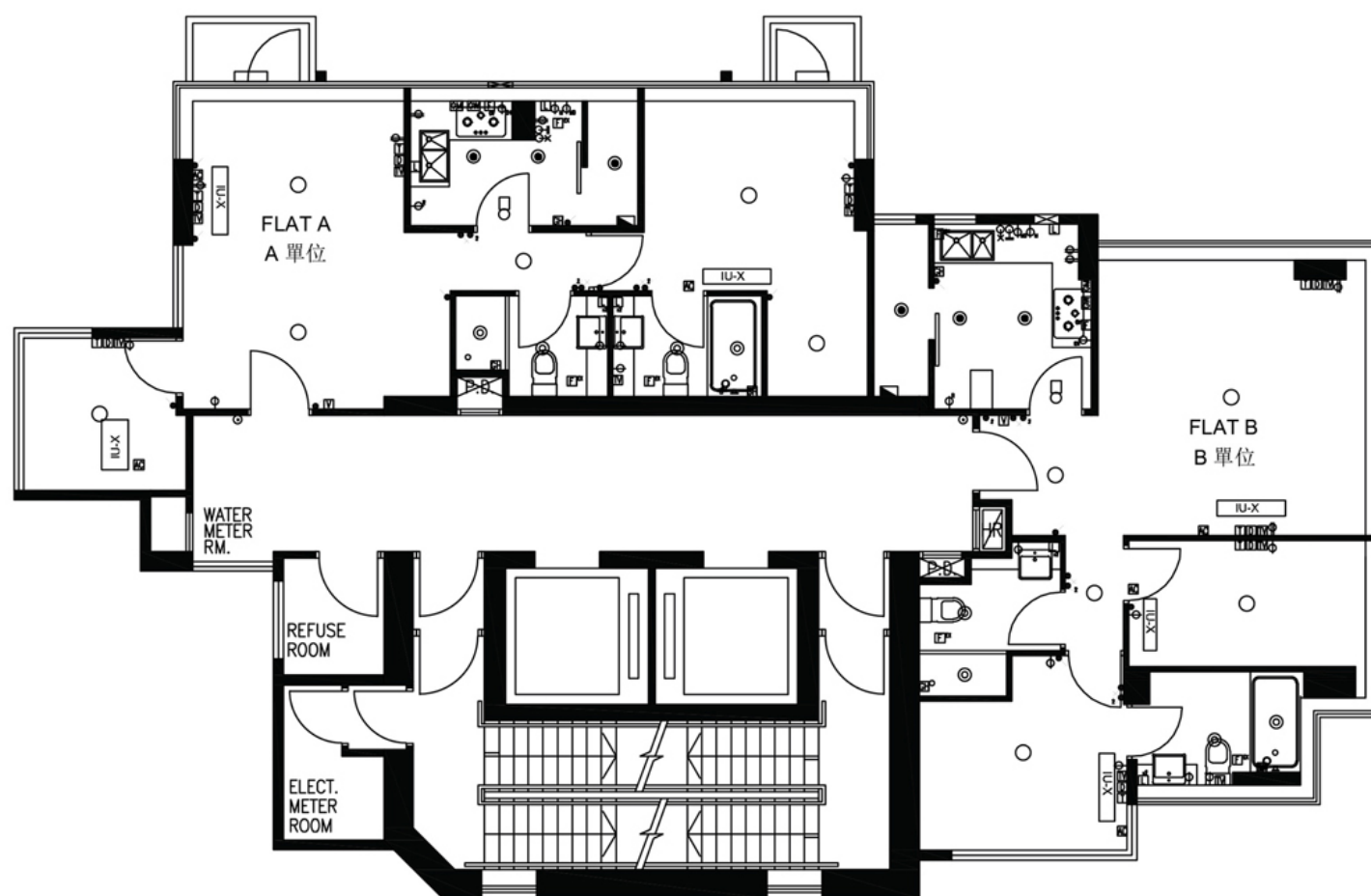
FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

MECHANICAL & ELECTRICAL PROVISIONS 機電裝置說明表

SYMBOL 圖例	DESCRIPTION 說明
	1 GANG LIGHT SWITCH (單位燈掣)
	2 GANG LIGHT SWITCH (雙位燈掣)
	EXHAUST FAN SWITCH (抽氣扇開關)
	2 GANG SWITCH FOR EXHAUST FAN & GAS WATER HEATER (雙位抽氣扇及煤氣熱水爐開關)
	13A SOCKET OUTLET (13A電插座)
	13A TWIN SOCKET OUTLET (13A雙位電插座)
	13A WEATHERPROOF SOCKET OUTLET (13A防水電插座)
	TELEPHONE OUTLET (電話插座)
	DATA OUTLET (數據端子插座)
	TV / FM OUTLET (電視及收音機天線插座)
	FUSED SPUR UNIT FOR A/C UNIT (冷氣機接線位)
	WEATHER PROOF SWITCH FOR A/C OUTDOOR UNIT (室外冷氣機防水開關)
	FUSED SPUR UNIT FOR EXHAUST FAN (抽氣扇接線位)
	FUSED SPUR UNIT FOR OVEN (焗爐接線位)
	VIDEO PHONE HANDSET (視像對講機)
	MCB BOARD (總電掣箱)
	DOORBELL PUSH BUTTON (門鐘掣)
	DOORBELL (門鐘)
	FUSED SPUR UNIT FOR GAS WATER HEATER (煤氣熱水爐接線位)
	13A SOCKET OUTLET FOR WASHER DRYER (13A電插座供洗衣乾衣機用)
	13A SOCKET OUTLET FOR EXHASUT HOOD (13A電插座供抽油煙機用)
	13A SOCKET OUTLET FOR MICROWAVE OVEN (13A電插座供微波爐用)
	13A SOCKET OUTLET FOR REFRIGERATOR (13A電插座供雪櫃用)
	BATHROOM DOWNLIGHT (浴室天花燈)
	KITCHEN DOWNLIGHT (廚房天花燈)
	OUTDOOR DOWNLIGHT (戶外天花燈)
	LAMP HOLDER (天花燈座)
	OUTDOOR WALL LIGHT (戶外牆身燈座)
	FUSED SPUR UNIT FOR MIRROR CABINET LIGHTING (鏡櫃燈接線位)
	REMOTE CONTROL FOR GAS WATER HEATER (煤氣熱水爐遙控器)
	GAS WATER HEATER (煤氣熱水爐)
	GAS METER (煤氣錶)
	DRAIN POINT FOR WASHING MACHINE (洗衣機去水位)
	WATER POINT FOR WASHING MACHINE (洗衣機來水位)
	INDOOR A/C UNIT (室內冷氣機)
	OUTDOOR A/C UNIT (室外冷氣機)
	GAS COOKER (煮食爐)

29/F MECHANICAL & ELECTRICAL PLAN 29樓機電裝置圖



ELECT. METER ROOM = ELECTRIC METER ROOM 電錶房

HR = HOSE REEL 消防喉轆

P.D. = PIPE DUCT 喉管槽

REFUSE ROOM = 垃圾房

WATER METER RM. = WATER METER ROOM 水錶房

FITTINGS, FINISHES AND APPLIANCES

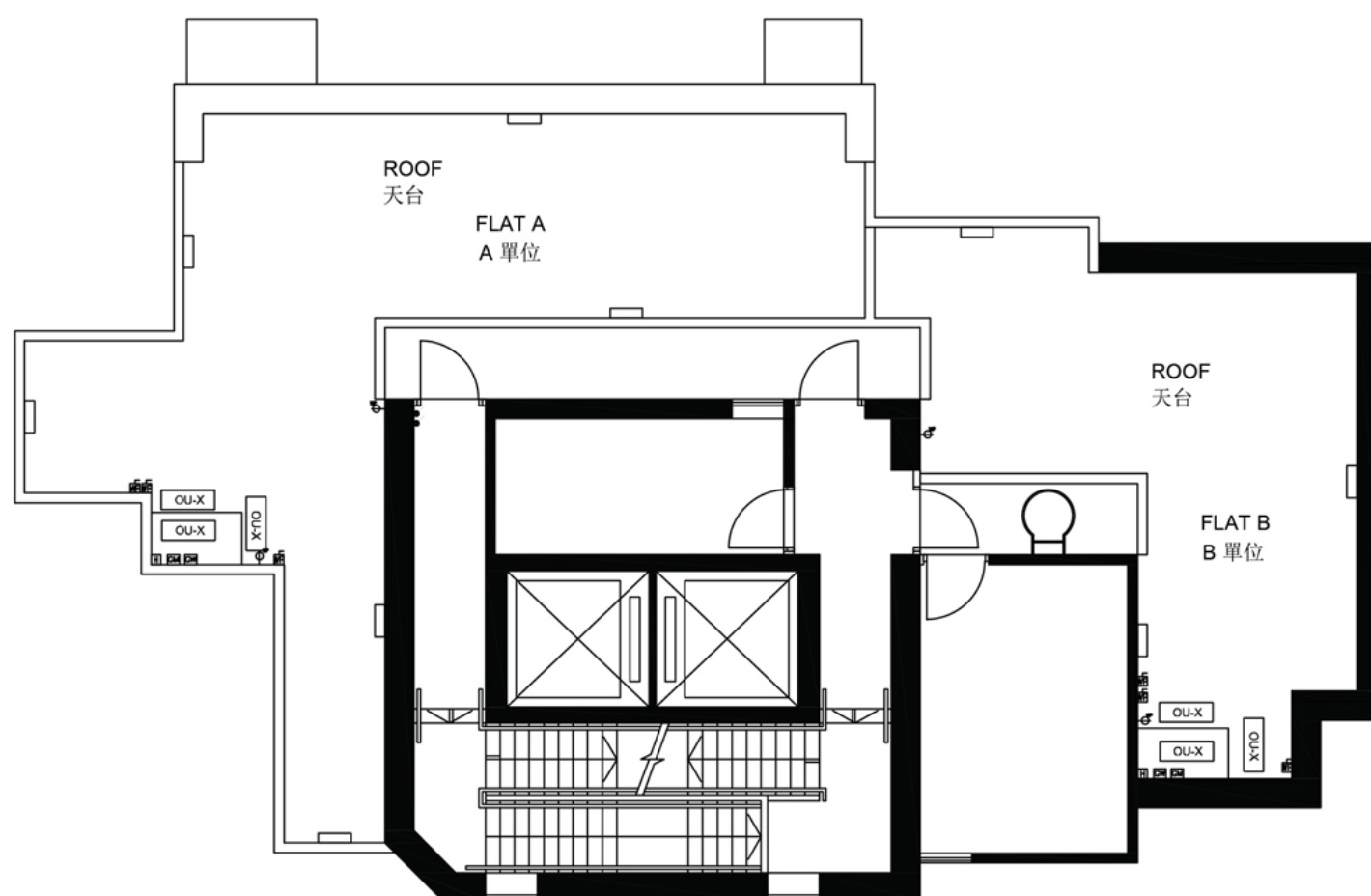
裝置、裝修物料及設備

MECHANICAL & ELECTRICAL PROVISIONS 機電裝置說明表

SYMBOL 圖例	DESCRIPTION 說明
	1 GANG LIGHT SWITCH (單位燈掣)
	2 GANG LIGHT SWITCH (雙位燈掣)
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	2 GANG SWITCH FOR EXHAUST FAN & GAS WATER HEATER (雙位抽氣扇及煤氣熱水爐開關)
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	FUSED SPUR UNIT FOR EXHAUST FAN (抽氣扇接線位)
	FUSED SPUR UNIT FOR OVEN (焗爐接線位)
	VIDEO PHONE HANDSET (視像對講機)
	MCB BOARD (總電掣箱)
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	LAMP HOLDER (天花燈座)
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	FUSED SPUR UNIT FOR MIRROR CABINET LIGHTING (鏡櫃燈接線位)
	REMOTE CONTROL FOR GAS WATER HEATER (煤氣熱水爐遙控器)
	GAS WATER HEATER (煤氣熱水爐)
	GAS METER (煤氣錶)
	DRAIN POINT FOR WASHING MACHINE (洗衣機去水位)
	WATER POINT FOR WASHING MACHINE (洗衣機來水位)
	INDOOR A/C UNIT (室內冷氣機)
	OUTDOOR A/C UNIT (室外冷氣機)
	GAS COOKER (煮食爐)

ROOF FLOOR MECHANICAL & ELECTRICAL PLAN

天台機電裝置圖



FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

MECHANICAL & ELECTRICAL PROVISIONS 機電裝置說明表

SYMBOL 圖例	DESCRIPTION 說明
	1 GANG LIGHT SWITCH (單位燈掣)
	13A WEATHERPROOF SOCKET OUTLET (13A防水電插座)
	WEATHER PROOF SWITCH FOR A/C OUTDOOR UNIT (室外冷氣機防水開關)
	FUSED SPUR UNIT FOR GAS WATER HEATER (煤氣熱水爐接線位)
	GAS WATER HEATER (煤氣熱水爐)
	GAS METER (煤氣錶)
	OUTDOOR WALL LIGHT (戶外牆身燈座)
	OUTDOOR A/C UNIT (室外冷氣機)

SERVICE AGREEMENTS

服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

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

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

煤氣由香港中華煤氣有限公司供應。

GOVERNMENT RENT

地稅

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

賣方會繳付有關該地段由批地之日期起計直至買賣單位之成交日期期間之地租。

MISCELLANEOUS PAYMENTS BY PURCHASER

買方的雜項付款

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

Note:

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

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

附註：

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

DEFECT LIABILITY WARRANTY PERIOD

欠妥之處的保養責任期

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

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

MAINTENANCE OF SLOPES

斜坡維修

Not Applicable

不適用

MODIFICATION

修訂

Not Applicable

不適用

DESIGNATED WEBSITE ADDRESS

指定互聯網網站地址

The address of the website designated by the Vendor for the Development:
<http://www.starruby.com.hk>

賣方就發展項目指定的互聯網網站的網址：
<http://www.starruby.com.hk>

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

Breakdown of GFA Concessions Obtained for All Features

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

		Area (m ²)
Disregarded GFA under Building (Planning) Regulation 23(3)(b)		
1.	Carpark and loading / unloading area excluding public transport terminus	N/A
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.	108.873
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.	645.306
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	75.017
Green Features under Joint Practice Notes 1 and 2		
3.	Balcony	232.00
4.	Wider common corridor and lift lobby	174.950
5.	Communal sky garden	N/A
6.	Acoustic fin	N/A
7.	Wing Wall, wind catcher and funnel	N/A
8.	Non-structural prefabricated external wall	64.520
9.	Utility platform	174.000
10.	Noise barrier	N/A
Amenity Features		
11.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	4.860
12.	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	237.688
13.	Covered landscaped and play area	121.688
14.	Horizontal screens / covered walkways, trellis	N/A
15.	Larger lift shaft	74.227
16.	Chimney shaft	N/A
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room.	N/A
18.	Pipe duct, air duct or mandatory feature or essential plant room	N/A
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	N/A
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature.	64.529
21.	Void in duplex domestic flat and house	N/A
22.	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall.	N/A
Other Exempted Items		
23.	Refuge floor including refuge floor cum sky garden	N/A
24.	Other projections	N/A
25.	Public transport terminus	N/A
26.	Party structure and common staircase	N/A
27.	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA.	238.725
28.	Public passage	N/A
29.	Covered set back area	N/A
Bonus GFA		
30.	Bonus GFA	N/A

Note:

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

Environmental Assessment of the Building and information on the estimated energy performance or consumption for the common parts of the Development

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

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

獲寬免總樓面面積的設施分項

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

		面積 (平方米)
根據《建築物(規劃)規例》第23(3)(b) 條不計算的總樓面面積		
1.	停車場及上落客貨地方 (公共交通總站除外)	N/A
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	108.873
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	645.306
2.3	非強制性或非必要機房，例如空調機房、風櫃房等	75.017
根據聯合作業備考第1及第2號提供的環保設施		
3.	露台	232.00
4.	加闊的公用走廊及升降機大堂	174.950
5.	公用空中花園	N/A
6.	隔聲簷	N/A
7.	翼牆、捕風器及風斗	N/A
8.	非結構預製外牆	64.520
9.	工作平台	174.000
10.	隔音屏障	N/A
適意設施		
11.	供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	4.860
12.	住宅康樂設施，包括僅供康樂設施使的中空、機房、游泳池的濾水器機房、 有蓋人行道等	237.688
13.	有上蓋的園景區及遊樂場	121.688
14.	橫向屏障 / 有蓋人行道、花棚	N/A
15.	擴大升降機井道	74.227
16.	煙囪管道	N/A
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	N/A
18.	強制性設施或必要機房所需的管槽、氣槽	N/A
19.	非強制性設施或非必要機房所需的管槽、氣槽	N/A
20.	環保系統及設施所需的機房、管槽及氣槽	64.529
21.	複式住宅單位及洋房的中空	N/A
22.	伸出物，如空調機箱及伸出外牆超過750毫米的平台	N/A
其他項目		
23.	庇護層，包括庇護層兼空中花園	N/A
24.	其他伸出物	N/A
25.	公共交通總站	N/A
26.	共用構築物及樓梯	N/A
27.	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	238.725
28.	公眾通道	N/A
29.	因建築物後移導致的覆蓋面積	N/A
額外總樓面面積		
30	額外總樓面面積	N/A

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

有關建築物的環境評估及發展項目的公用部分的預計能量表現或消耗的資料

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

CHANGES

改變

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

DATE OF PRINTING

印製日期

Date of Printing : 23 October 2015

印刷日期：2015年10月23日

Examination Record

檢視記錄

Examination / Revision Date	Revision Made	
	Page Number	Revision Made
27th Nov 2013	6	Update the Information On The Development "Name of Street and Street Number"
	11	Update the Location Plan of the Development
	17	Supplement the external dimensions of the Floor Plan (5/F) of Residential Properties in the Development
	18	Supplement the external dimensions of the Floor Plan (6/F-27/F) of Residential Properties in the Development
	19	Supplement both the internal and external dimensions of the Floor Plan (28/F) of Residential Properties in the Development
	20	Supplement both the internal and external dimensions of the Floor Plan (29/F) of Residential Properties in the Development
	26	Revise Item 3 & 6a of the Summary of Land Grant
	38	Delete the words "/marble" in Column 1c of "Exterior Finishes"
		Delete the words "/marble" in Column 2a, 2d & 2e of "Interior Finishes"
	39	Revise the dimensions of the bathtub in Column 3b of "Interior Fittings"
	40	Change the words "/metal" to "and wooden" in Column 4b of "Miscellaneous"
		Add more description details in Column 4c "Refuse Collection" of "Miscellaneous"
		Update the Model Number of the Steam Oven in the Kitchen of Appliance Schedule
	59	Update the Date of Printing
28th Jan 2014	11	Update the Location Plan of the Development
	59	Update the Date of Printing
17th April 2014	11	Update the Location Plan of the Development
	17	Supplement the Dimension of Walls in the Floor Plan of Residential Properties in the Development
	18	Supplement the Dimension of Walls in the Floor Plan of Residential Properties in the Development
	19	Supplement the Dimension of Walls in the Floor Plan of Residential Properties in the Development
	20	Supplement the Dimension of Walls in the Floor Plan of Residential Properties in the Development
	38	Revise the Description of Item a) External Wall & Item c) Bay Window of the Exterior Finishes
	59	Update the Date of Printing
11th July 2014	2-5	Revise the wordings in the Notes to Purchasers of First-Hand Residential Properties
	11	Update the Location Plan of the Development
	32	Update the Elevation Plan (North East)
	33	Update the Elevation Plan (South West)
	34	Update the Elevation Plan (South East)
	35	Update the Elevation Plan (North West)
	38	Update the Description of Item b.) Window in the Exterior Finishes of the Fitting, Finishes and Appliances
	38	Update the Description of Item a.) Lobby, Item d.) Bathroom & Item e.) Kitchen in the Interior Finishes of the Fitting, Finishes and Appliances
	38	Update the Description of Item a.) Doors in the Interior Fittings of the Fitting, Finishes and Appliances
	39	Update the Description of Item b.) Bathroom in the Interior Fittings of the Fitting, Finishes and Appliances
	40	Update the Appliance Schedule in the Fitting, Finishes and Appliances
	57	Revise the Information in Application for Concession on Gross Floor Area of the Building
	59	Update the Date of Printing
13th August 2014	6	Revise the Information on the Development
	7	Revise the Information on Vendor and Others Involved in the Development
	10	Revise the Information on Property Management
	13	Revise the description of the Outline Zoning Plan relating to the Development
	14	Revise the description of the Outline Zoning Plan relating to the Development
	15	Revise the description of the Outline Zoning Plan relating to the Development
	16	Revise the description in the Note of Layout Plan of the Development
	57	Revise the description of the Information in Application for Concession on Gross Floor Area of the Building
	59	Update the Date of Printing

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檢視記錄

Examination / Revision Date	Revision Made	
	Page Number	Revision Made
12th Nov 2014	12	Update the Aerial Photograph of the Development
	59	Update the Date of Printing
2nd Feb 2015	11	Update the Location Plan of the Development
	13	Update the Outline Zoning Plan relating to the Development S/K7/23
	59	Update the Date of Printing
30th April 2015	11	Update the Location Plan of the Development
	59	Update the Date of Printing
24th July 2015	11	Update the Location Plan of the Development
	15	Update the Outline Zoning Plan relating to the Development S/K10/21
	59	Update the Date of Printing
23rd Oct 2015	11	Update the Location Plan of the Development
	13	Update the Outline Zoning Plan relating to the Development S/K7/24
	59	Update the Date of Printing
22nd Jan 2016		No revision made
30th March 2016	11	Update the Location Plan of the Development
29th June 2016	11	Update the Location Plan of the Development
	15	Update the Outline Zoning Plan relating to the Development S/K10/22
28th Sep 2016	11	Update the Location Plan of the Development
20th Dec 2016	11	Update the Location Plan of the Development
	14	Update the Outline Zoning Plan relating to the Development S/K9/25
22th March 2017	11	Update the Location Plan of the Development
16th June 2017	11	Update the Location Plan of the Development
14th Sep 2017	2, 3, 3A	Update the Notes to Purchasers of First-hand Residential Properties
	11	Update the Location Plan of the Development
7th Dec 2017	11	Update the Location Plan of the Development
	14	Update the Outline Zoning Plan relating to the Development S/K9/26
6th March 2018	11	Update the Location Plan of the Development
5th June 2018	11	Update the Location Plan of the Development
	15	Update the Outline Zoning Plan relating to the Development S/K10/23
5th Sep 2018	11	Update the Location Plan of the Development
	12, 12A	Update the Aerial Photograph of the Development
	13, 14,15, 15A, 15B	Update the Outline Zoning Plan relating to the Development S/K7/24, S/K9/26, S/K10/23, S/K9/URA1/2 and S/K9/URA2/2

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檢視記錄

檢視/ 修改日期	所作修改	
	頁次	所作修改
2013年11月27日	6	更新發展項目的資料 - 「街道名稱及門牌號碼」
	11	更新發展項目的所在位置圖
	17	補充發展項目的住宅物業樓面平面圖的外部尺寸 (5樓)
	18	補充發展項目的住宅物業樓面平面圖的外部尺寸 (6樓至27樓)
	19	補充發展項目的住宅物業樓面平面圖的內部及外部尺寸 (28樓)
	20	補充發展項目的住宅物業樓面平面圖的內部及外部尺寸 (29樓)
	27	修訂批地文件的摘要第3及6a項
	41	更改於「外部裝修物料」 1b 欄內的文字"儲物室" 為 "儲物房"
		刪除於「外部裝修物料」 1c 欄內的文字"/雲石"
		更改於「外部裝修物料」 1e 欄內的文字"及" 為 "或"
		刪除於「室內裝修物料」 2a、2d及2e 欄內的文字"/雲石"
		更改「室內裝置」於 3b 欄內的浴缸呎寸
	42	更改「雜項」於 4b 欄內的文字"/金屬" 為 "及木製"
		增加描述細節「雜項」於 4c 欄內的"垃圾收集"資料
		更新「設備說明」於廚房的電蒸爐型號
	59	更新印製日期
2014年1月28日	11	更新發展項目的所在位置圖
	59	更新印製日期
2014年4月17日	11	更新發展項目的所在位置圖
	17	補充發展項目的住宅物業樓面平面圖牆身尺寸
	18	補充發展項目的住宅物業樓面平面圖牆身尺寸
	19	補充發展項目的住宅物業樓面平面圖牆身尺寸
	20	補充發展項目的住宅物業樓面平面圖牆身尺寸
	41	修訂外部裝修物料的項目a)外牆 及 項目c)窗台之描述
2014年7月11日	59	更新印製日期
	2-5	修訂一手住宅物業買家須知內之文字
	11	更新發展項目的所在位置圖
	32	更新立面圖 (東北面)
	33	更新立面圖 (西南面)
	34	更新立面圖 (東南面)
	35	更新立面圖 (西北面)
	41	更新裝置、裝修物料及設備中外部裝修物料項目b. 窗的描述
	41	更新裝置、裝修物料及設備中室內裝修物料項目a. 大堂，d. 浴室及e. 廚房門的描述
	41	更新裝置、裝修物料及設備中室內裝置項目a. 門的描述
	41	更新裝置、裝修物料及設備中室內裝置項目b. 浴室的描述
	42	更新裝置、裝修物料及設備中的設備說明
	58	修訂申請建築物總樓面面積寬免的資料
2014年8月13日	59	更新印製日期
	6	修訂發展項目的資料
	7	修訂賣方及有參與發展項目的其他人的資料
	10	修訂物業管理的資料
	13	修訂關乎發展項目的分區計畫大綱圖的文字描述
	14	修訂關乎發展項目的分區計畫大綱圖的文字描述
	15	修訂關乎發展項目的分區計畫大綱圖的文字描述
	16	修訂發展項目的佈局圖的附註中的文字描述
	58	修訂申請建築物總樓面面積寬免的資料的文字描述
	59	更新印製日期

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檢視記錄

檢視/ 修改日期	所作修改	
	頁次	所作修改
2014年11月12日	12	更新發展項目的鳥瞰照片
	59	更新印製日期
2015年2月2日	11	更新發展項目的所在位置圖
	13	更新發展項目的分區計劃大綱圖 S/K7/23
	59	更新印製日期
2015年4月30日	11	更新發展項目的所在位置圖
	59	更新印製日期
2015年7月24日	11	更新發展項目的所在位置圖
	15	更新發展項目的分區計劃大綱圖 S/K10/21
	59	更新印製日期
2015年10月23日	11	更新發展項目的所在位置圖
	13	更新發展項目的分區計劃大綱圖 S/K7/24
	59	更新印製日期
2016年1月22日	並無作出修改	
2016年3月30日	11	更新發展項目的所在位置圖
2016年6月29日	11	更新發展項目的所在位置圖
	15	更新發展項目的分區計劃大綱圖 S/K10/22
2016年9月28日	11	更新發展項目的所在位置圖
2016年12月20日	11	更新發展項目的所在位置圖
	14	更新發展項目的分區計劃大綱圖 S/K9/25
2017年3月22日	11	更新發展項目的所在位置圖
2017年6月16日	11	更新發展項目的所在位置圖
2017年9月14日	3B, 4, 5	更新一手住宅物業買家須知
	11	更新發展項目的所在位置圖
2017年12月7日	11	更新發展項目的所在位置圖
	14	更新發展項目的分區計劃大綱圖 S/K9/26
2018年3月6日	11	更新發展項目的所在位置圖
2018年6月5日	11	更新發展項目的所在位置圖
	15	更新發展項目的分區計劃大綱圖 S/K10/23
2018年9月5日	11	更新發展項目的所在位置圖
	12, 12A	更新發展項目的鳥瞰照片
	13,14, 15, 15A, 15B	更新發展項目的分區計劃大綱圖 S/K7/24、S/K9/26、S/K10/23、S/K9/URA1/2及S/K9/URA2/2

