



PARKER  
柏匯 33

售樓說明書 SALES BROCHURE

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## 一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

### 適用於所有一手住宅物業

#### 1. 重要資訊

- 瀏覽一手住宅物業銷售資訊網（下稱「銷售資訊網」）（網址：[www.srpe.gov.hk](http://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。
- 如您擬選任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<sup>1</sup>。如就該些按揭貸款計劃的詳情有任何疑問，應在簽訂臨時買賣合約前，直接向有關財務機構查詢。

#### 4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》（第621章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i)露台；(ii)工作平台；以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部 and 內部尺寸<sup>2</sup>。售樓說明書所提供有關

住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。

- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

#### 5. 售樓說明書

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

#### 6. 政府批地文件和公契

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

#### 7. 售樓處內有關可供揀選住宅物業的資料

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

#### 8. 成交紀錄冊

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

#### 9. 買賣合約

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

#### 10. 表達購樓意向

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

#### 11. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名/名稱。
- 您可委託任何地產代理（不一定是賣方所指定的地產代理），以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。
- 委託地產代理以物色物業前，您應該 —
  - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
  - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及
  - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，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](http://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<sup>3</sup>。
  - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」必定較發展項目的預計關鍵日期遲。
- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
    - 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
    - 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
  - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。

一手住宅物業買家須知

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

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

網址：www.srpa.gov.hk 電話：2817 3313 電郵：enquiry_srpa@hd.gov.hk 傳真：2219 2220
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其他相關聯絡資料：

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

- <sup>1</sup> 按揭貸款計劃的資料包括有關按揭貸款計劃對借款人的最低收入的要求、就第一按揭連同第二按揭可獲得的按揭貸款金額上限、最長還款年期、整個還款期內的按揭利率變化，以及申請人須繳付的手續費。
- <sup>2</sup> 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。
- <sup>3</sup> 一般而言，「關鍵日期」指該項目符合批地文件的條件的日期，或該項目在遵照經批准的建築圖則的情況下或按照豁免證明書的發出的條件在各方面均屬完成的日期。有關詳情請參閱條例第2條。

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans<sup>1</sup> 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 property<sup>2</sup>. The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

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

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

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

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

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

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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](http://www.eaa.org.hk).

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

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

15. Estimated material date and handing over date

- Check the estimated material date<sup>3</sup> 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

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- 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	: <a href="http://www.srpa.gov.hk">www.srpa.gov.hk</a>
Telephone	: 2817 3313
Email	: <a href="mailto:enquiry_srpa@hd.gov.hk">enquiry_srpa@hd.gov.hk</a>
Fax	: 2219 2220

Other useful contacts:

<b>Consumer Council</b>
Website : <a href="http://www.consumer.org.hk">www.consumer.org.hk</a>
Telephone : 2929 2222
Email : <a href="mailto:cc@consumer.org.hk">cc@consumer.org.hk</a>
Fax : 2856 3611
<b>Estate Agents Authority</b>
Website : <a href="http://www.eaa.org.hk">www.eaa.org.hk</a>
Telephone : 2111 2777
Email : <a href="mailto:enquiry@eaa.org.hk">enquiry@eaa.org.hk</a>
Fax : 2598 9596
<b>Real Estate Developers Association of Hong Kong</b>
Telephone : 2826 0111
Fax : 2845 2521

<sup>1</sup> 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.

<sup>2</sup> 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.

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

1. INFORMATION ON THE DEVELOPMENT, PARKER33

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街道名稱及門牌號數	: 成安街33號	Name of street and street number	: No.33 Shing On Street
樓層總數	: 30層(地下至32樓，不包括天台)	Total number of storeys	: 30 storeys (G/F to 32/F, excluding the roof)
樓層號數	: 地下、1樓至3樓、5樓至13樓、15樓至23樓、25樓至32樓	Floor numbering	: G/F, 1/F to 3/F, 5/F to 13/F, 15/F to 23/F, 25/F to 32/F
被略去的樓層號數	: 不設4樓、14樓及24樓	Omitted floor numbers	: 4/F, 14/F and 24/F are omitted
庇護層	: 17樓	Refuge floor	: 17/F

2. 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

賣方	： 啓智國際有限公司(亦為擁有人及其控權公司為恒基兆業有限公司、恒基兆業地產有限公司、謙耀置業有限公司、Good Time Limited及Broadwin Int'l Limited)	Vendor	： Asia Cheer International Limited (also as the owner and whose holding companies are Henderson Development Limited, Henderson Land Development Company Limited, Mightymark Investment Limited, Good Time Limited and Broadwin Int'l Limited)
發展項目的認可人士	： 李景勳•雷煥庭建築師有限公司的梁向軍先生(梁向軍先生為李景勳•雷煥庭建築師有限公司的董事)	Authorized person for the development	： Mr. Leung Heung Kwan, Ellis of Andrew Lee King Fun & Associates Architects Limited (Mr. Leung Heung Kwan, Ellis is a director of Andrew Lee King Fun & Associates Architects Limited)
發展項目的承建商	： 恒麗建築有限公司	Building contractor for the development	： Heng Lai Construction Company Limited
賣方代表律師	： 中倫律師事務所	Vendor's solicitors	： Zhong Lun Law Firm
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	： 不適用	Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the development	： Not applicable
已為發展項目的建造提供貸款的任何其他人	： 恒基兆業地產代理有限公司	Any other person who has made a loan for the construction of the development	： Henderson Real Estate Agency Limited

3. RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(a)	賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人。	不適用
(b)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。	不適用
(c)	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人。	否
(d)	賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	不適用
(e)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	不適用
(f)	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人。	否
(g)	賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(h)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(i)	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人。	否
(j)	賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份。	否
(k)	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份。	否
(l)	賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。	否
(m)	賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。	不適用
(n)	賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份。	否
(o)	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份。	否
(p)	賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。	否
(q)	賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。	不適用
(r)	賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。	否
(s)	賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	是 承建商恒麗建築有限公司 屬於賣方及其所有控權公司的有聯繫法團。

3. RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(a)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the development.	Not applicable
(b)	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person.	Not applicable
(c)	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person.	No
(d)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not applicable
(e)	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not applicable
(f)	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person.	No
(g)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development.	Not applicable
(h)	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development.	Not applicable
(i)	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors.	No
(j)	The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and an authorized person for the development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor.	No
(k)	The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor.	No
(l)	The vendor or a building contractor for the development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	No
(m)	The vendor or a building contractor for the development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor.	Not applicable
(n)	The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development holds at least 10% of the issued shares in that vendor, holding company or contractor.	No
(o)	The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor.	No
(p)	The vendor or a building contractor for the development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	No
(q)	The vendor or a building contractor for the development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor.	Not applicable
(r)	The vendor or a building contractor for the development is a corporation, and the corporation of which an authorized person for the development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor.	No
(s)	The vendor or a building contractor for the development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor.	Yes The building contractor, Heng Lai Construction Company Limited, is an associate corporation of the vendor and all its holding companies.

4. INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

發展項目沒有構成圍封牆的一部分的非結構的預製外牆。

There are no non-structural prefabricated external walls forming part of the enclosing walls of the development.

發展項目有構成圍封牆的一部分的幕牆，每幢建築物的幕牆的厚度範圍為300毫米。

There are curtain walls forming part of the enclosing walls of the development. The range of thickness of the curtain walls of each building is 300mm.

每個住宅物業的幕牆的總面積表

Schedule of total area of the curtain walls of each residential property

樓層 Floor	單位 Unit	每個住宅物業的幕牆的總面積(平方米) Total area of the curtain walls for each residential property (sq.m.)
6樓 6/F	A	1.949
	B	0.638
	C	0.638
	D	1.949
	E	0.531
	F	0.531
	G	0.594
	H	0.594
	J	0.531
	K	0.531
7樓至13樓; 15樓至16樓; 18樓至23樓; 25樓至31樓 7/F-13/F; 15/F-16/F; 18/F-23/F; 25/F-31/F	A	2.219
	B	0.638
	C	0.638
	D	2.219
	E	0.531
	F	0.531
	G	0.594
	H	0.594
	J	0.531
	K	0.531
32樓 32/F	A	1.161
	B	2.346
	C	2.346
	D	1.161

5. INFORMATION ON PROPERTY MANAGEMENT

物業管理的資料

管理人：根據發展項目已簽立的公契，尊家管業有限公司獲委任為發展項目的管理人。

Manager：H-Privilege Limited is appointed as the Manager of the development under the deed of mutual covenant that has been executed.

6. LOCATION PLAN OF THE DEVELOPMENT

發展項目的所在位置圖



7. AERIAL PHOTOGRAPH OF THE DEVELOPMENT

發展項目的鳥瞰照片



摘錄自地政總署測繪處於2017年5月29日在鯽魚涌6,900呎飛行高度拍攝之鳥瞰照片，編號為E028342C。

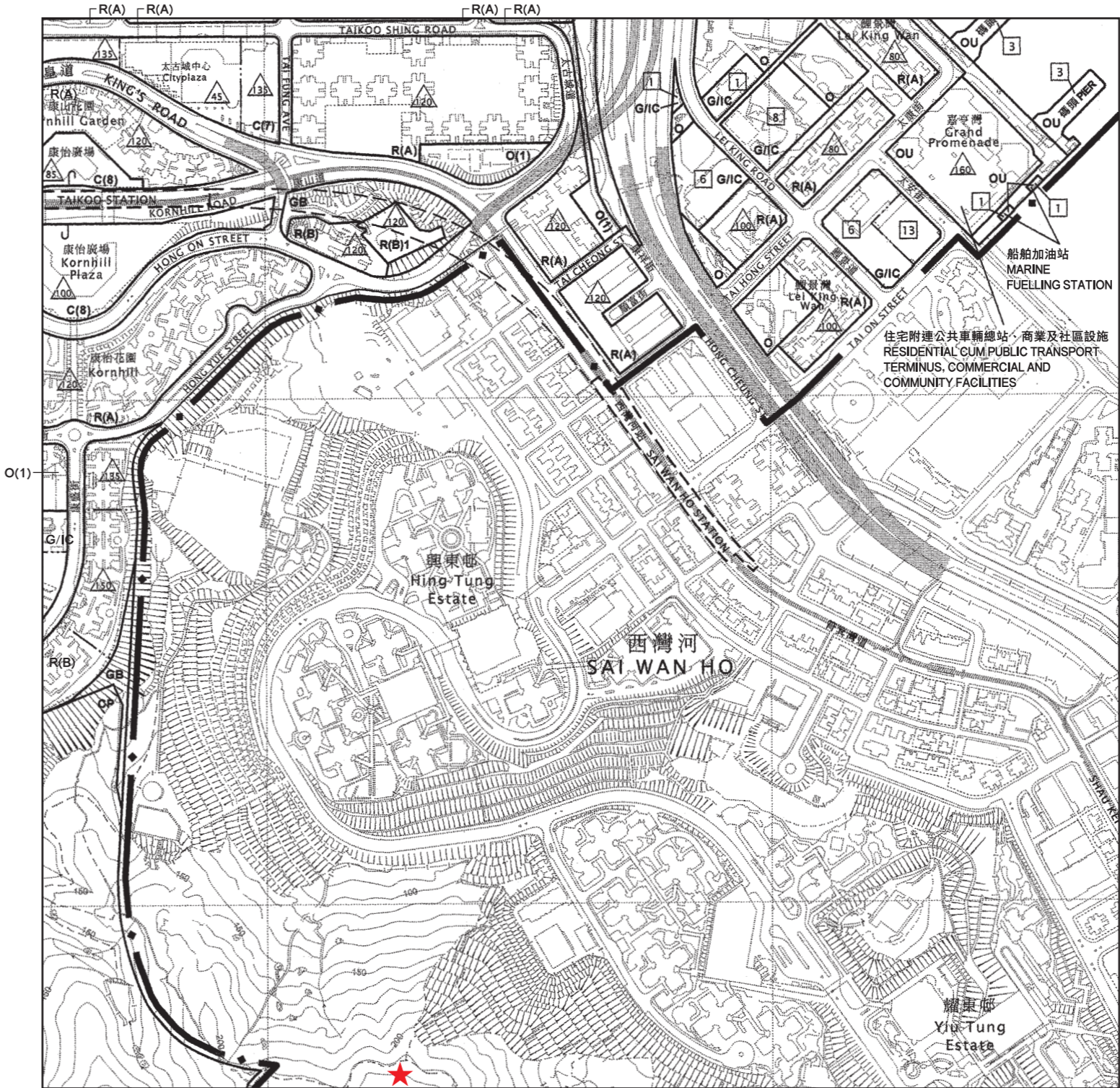
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet in Quarry Bay, Photo No. E028342C dated 29th May 2017.

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

香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。  
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8. OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖等



圖例 NOTATION	
地帶	Zones
商業	C Commercial
住宅(甲類)	R(A) Residential (Group A)
住宅(乙類)	R(B) Residential (Group B)
政府、機構或社區	G/IC Government, Institution or Community
休憩用地	O Open Space
其他指定用途	OU Other Specified Uses
綠化地帶	GB Green Belt
郊野公園	CP Country Park
交通	Communications
鐵路及車站(地下)	—[STATION]— Railway and Station (Underground)
主要道路及路口	Major Road and Junction
高架道路	Elevated Road
其他	Miscellaneous
規劃範圍界線	Boundary of Planning Scheme
建築物高度管制區界線	Building Height Control Zone Boundary
最高建築物高度 (在主水平基準上若干米)	Maximum Building Height (In Meters Above Principal Datum)
最高建築物高度(樓層數目)	Maximum Building Height (In Number of Storeys)

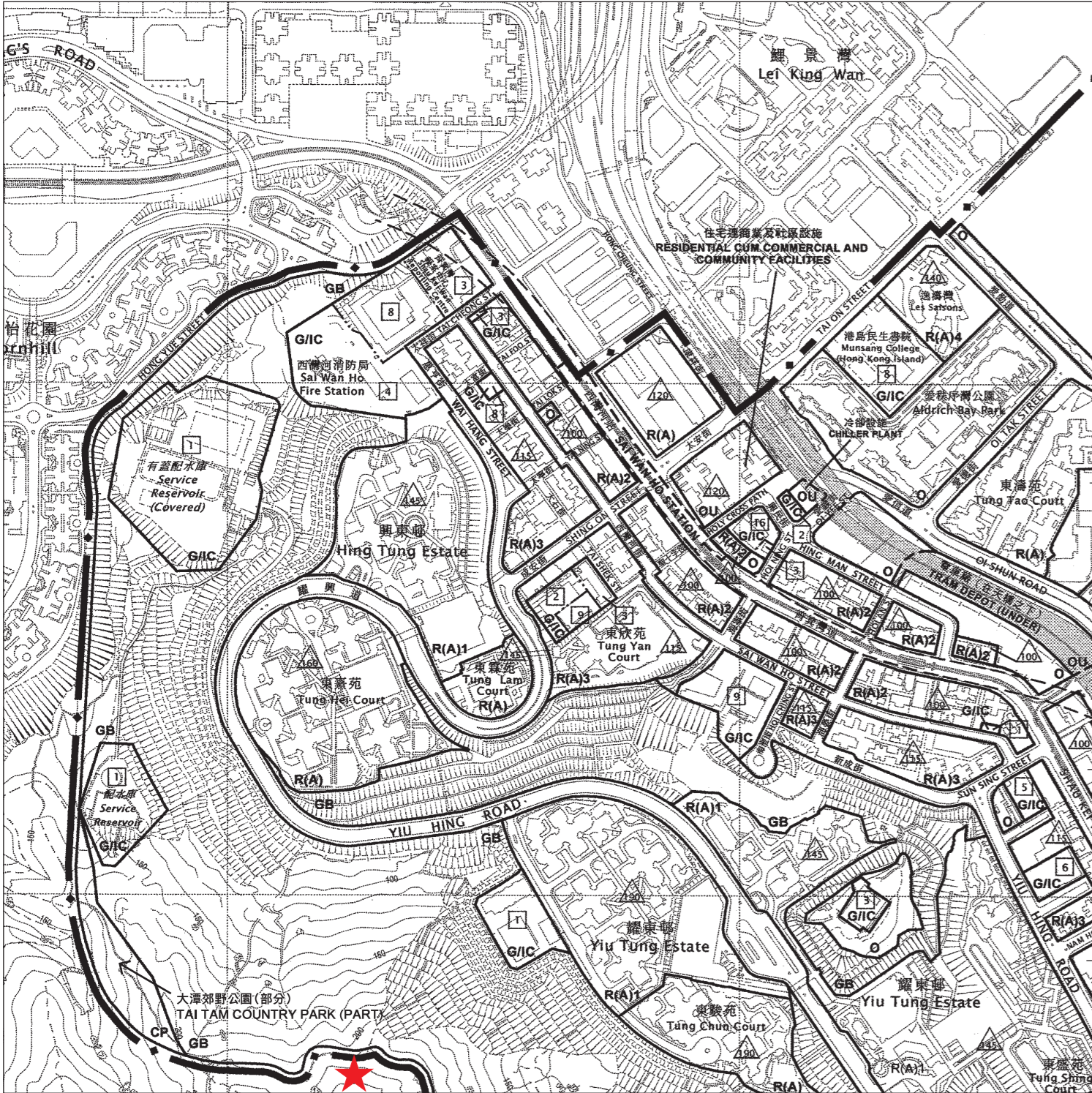
★ 此地帶並不被納入於分區計劃大綱圖或發展審批地區圖，或被當做草圖的圖則。  
The area is not covered under Outline Zoning Plan or Development Permission Plan, or the plan deemed to be a draft plan.

摘錄自2010年9月17日刊憲之鯽魚涌(港島規劃區第21區)分區計劃大綱核准圖，圖則編號S/H21/28。  
Adopted from part of the approved Hong Kong Planning Area No.21- Quarry Bay - Outline Zoning Plan with Plan No. S/H21/28 gazetted on 17th September 2010.

備註：因技術性問題，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。  
Note: Due to technical reasons, this Outline Zoning Plan has shown the area more than that required under the Residential Properties (First-hand Sales) Ordinance.

8. OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

關於發展項目的分區計劃大綱圖等



圖例 NOTATION

地帶		Zones
住宅(甲類)	R(A)	Residential (Group A)
政府、機構或社區	G/I/C	Government, Institution or Community
休憩用地	O	Open Space
其他指定用途	OU	Other Specified Uses
綠化地帶	GB	Green Belt
郊野公園	CP	Country Park
交通		Communications
鐵路及車站(地下)	STATION	Railway and Station (Underground)
主要道路及路口		Major Road and Junction
高架道路		Elevated Road
其他		Miscellaneous
規劃範圍界線		Boundary of Planning Scheme
建築物高度管制區界線		Building Height Control Zone Boundary
最高建築物高度 (在主水平基準上若干米)	100	Maximum Building Height (In Meters Above Principal Datum)
最高建築物高度(樓層數目)	3	Maximum Building Height (In Number of Storeys)

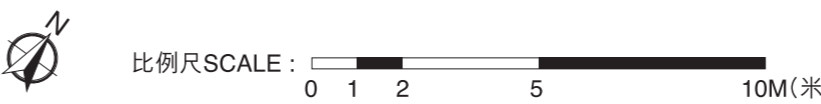
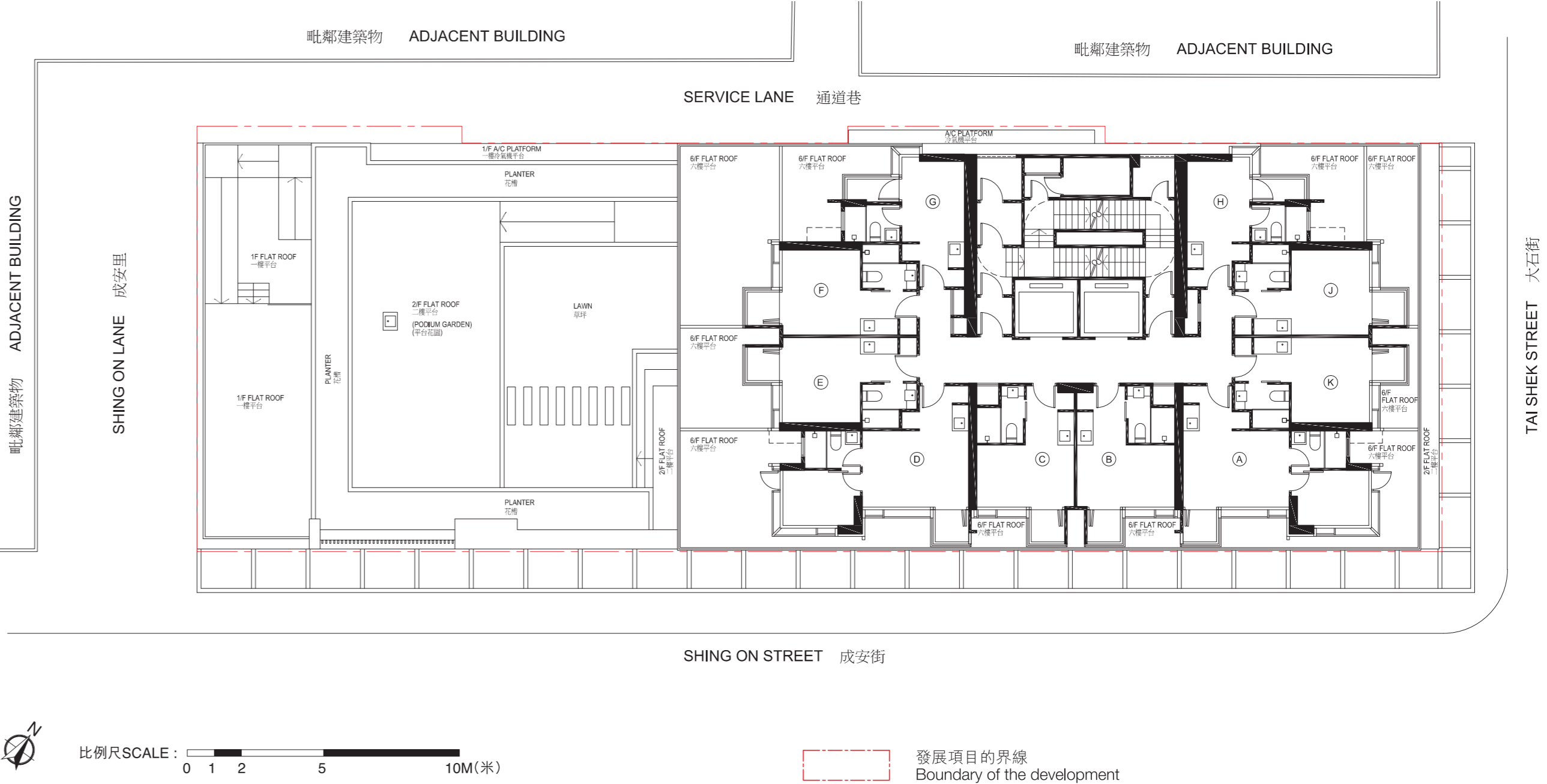
★ 此地帶並不被納入於分區計劃大綱圖或發展審批地區圖，或被當做草圖的圖則。  
The area is not covered under Outline Zoning Plan or Development Permission Plan, or the plan deemed to be a draft plan.

摘錄自2015年4月17日刊憲之筲箕灣(港島規劃區第9區)分區計劃大綱核准圖，圖則編號S/H9/18。  
Adopted from part of the approved Hong Kong Planning Area No.9- Shau Kei Wan - Outline Zoning Plan with Plan No. S/H9/18 gazetted on 17th April 2015.

備註：因技術性問題，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。  
Note: Due to technical reasons, this Outline Zoning Plan has shown the area more than that required under the Residential Properties (First-hand Sales) Ordinance.

9. LAYOUT PLAN OF THE DEVELOPMENT

發展項目的布局圖



發展項目的界線  
Boundary of the development

10. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

下列之備註和圖例適用於「發展項目的住宅物業的樓面平面圖」中的所有頁數。  
The remarks and legends below are applicable for all pages in “Floor plans of residential properties in the development”.

- 備註:

1. 部分住宅單位的露台、工作平台、平台、天台或外牆或設有外露之公用喉管，或外牆裝飾板內藏之公用喉管。

2. 部分住宅單位內之部分天花或有跌級樓板，用以安裝上層之機電設備或配合上層之結構、建築設計及/或裝修設計上的需要。

3. 部分住宅單位內或設有假陣或假天花用以安裝冷氣喉管及/或其他機電設備。
- Remarks:

1. Common pipes exposed or enclosed in cladding may be located at the balcony, utility platform, flat roof, roof or external wall of some residential units.

2. There may be sunken slabs at some parts of the ceiling inside some residential units for the installation of mechanical and electrical services of the floor above or due to the structural, architectural and/or decoration design requirements of the floor above.

3. There may be ceiling bulkheads or false ceiling inside some residential units for the installation of air-conditioning conduits and/or other mechanical and electrical services.
- 樓面平面圖圖例

Legends of Floor Plans

A/C P.

=

冷氣機平台 Air-conditioner platform

B.

=

浴室 Bathroom

B.R.

=

睡房 Bedroom

BAL

=

露台 Balcony

BALCONY ABOVE

=

上層位置為露台 Balcony above

CANOPY

=

簷篷 Canopy

DIN

=

飯廳 Dining room

DN

=

落 Down

ELECT. METER ROOM

=

電錶房 Electric meter room

ELVR

=

超低壓電力房 Extra-low voltage electricity room

FLAT ROOF

=

平台 Flat roof

H. R.

=

喉轆 Hose reel

LIV

=

客廳 Living room

M. B. R.

=

主人房 Master bedroom

M. BATH

=

主人浴室 Master bathroom

OPEN KIT

=

開放式廚房 Open Kitchen

P. D.

=

管道 Pipe duct

RS/MRR

=

垃圾及物料回收房 Refuse storage & material recovery room

ST.

=

儲物間 Store

U. P.

=

工作平台 Utility platform

UP

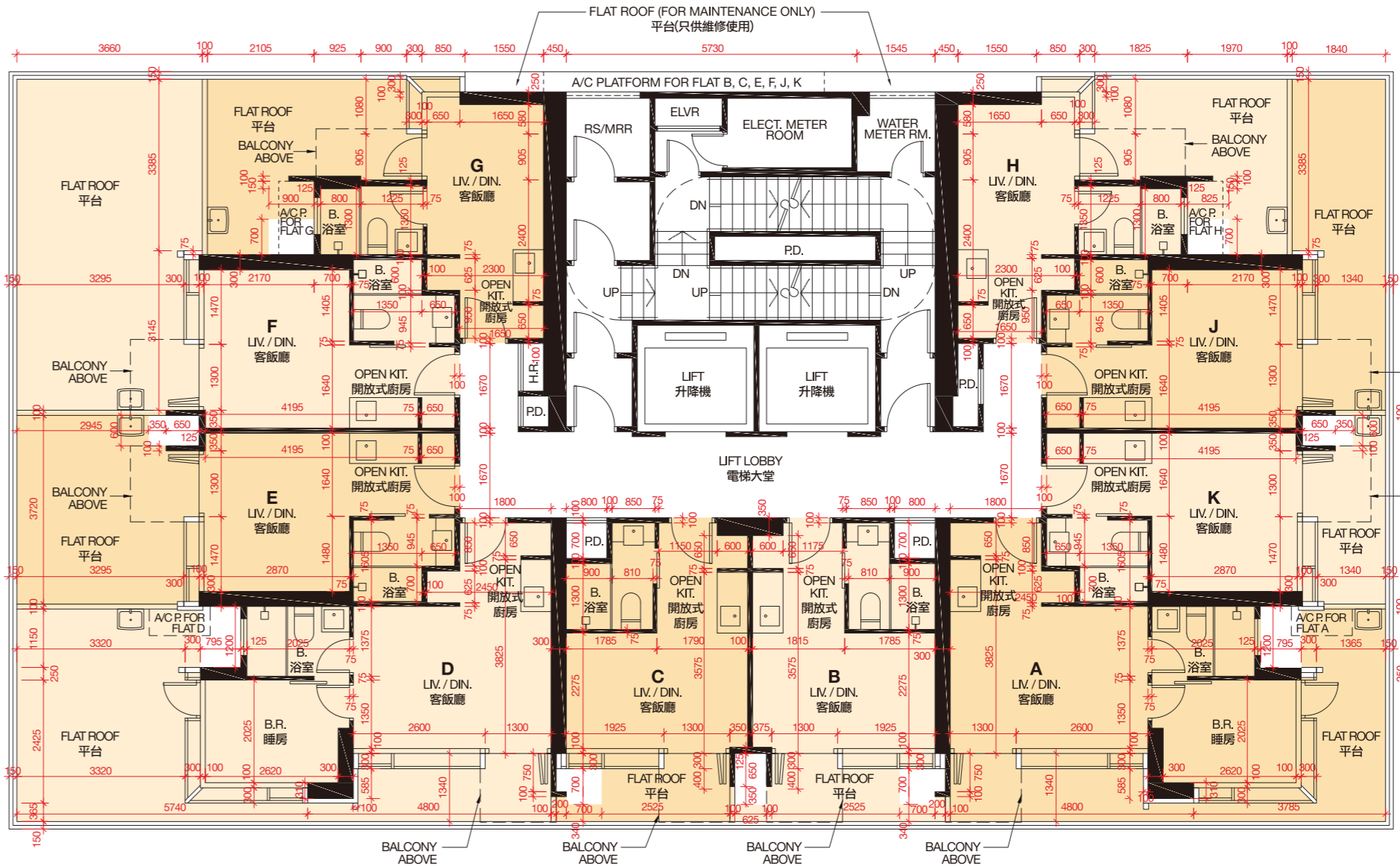
=

上 Up

WATER METER RM

=

水錶房 Water meter room



6樓平面圖  
6/F FLOOR PLAN

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

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

平台空白位置為供維修大廈設備使用的公用地方。

Blank areas on the flat roof are common areas for building facility maintenance.

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

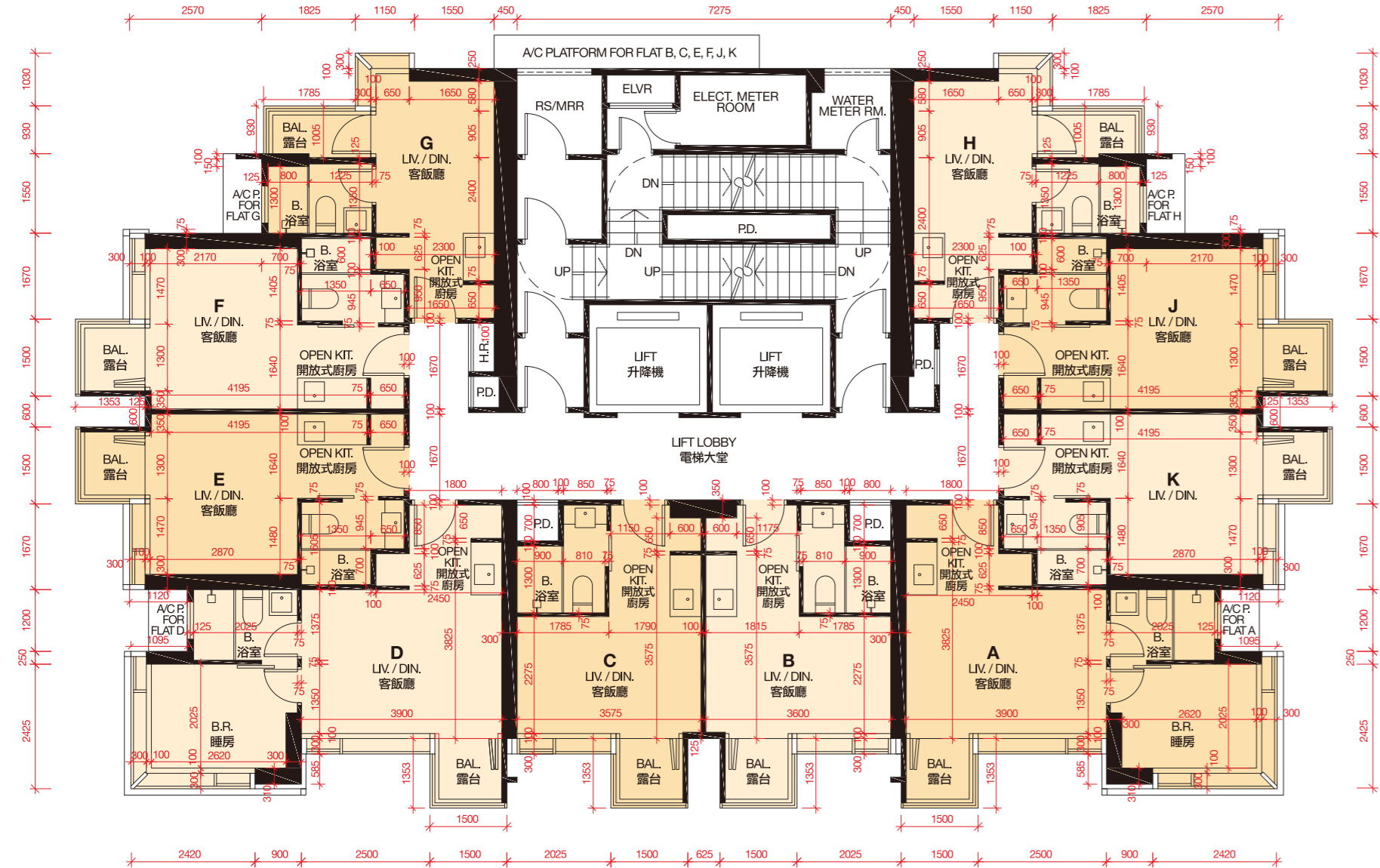


比例尺 SCALE : 0M(米) 5M(米)

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat									
		A	B	C	D	E	F	G	H	J	K
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	6樓 6/F	150, 200, 225	200, 225	200, 225	150, 200, 225	150, 225	150, 225	150, 200, 225	150, 200, 225	150, 225	150, 225
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3150, 3425, 3500	3150, 3425, 3500	3150, 3425, 3500	3150, 3425, 3500	3150, 3425, 3500	3150, 3425, 3500	3150, 3425, 3500	3150, 3425, 3500	3150, 3425, 3500	3150, 3425, 3500

10. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

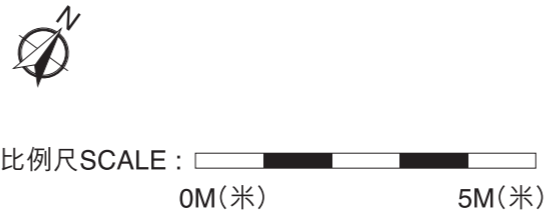
發展項目的住宅物業的樓面平面圖



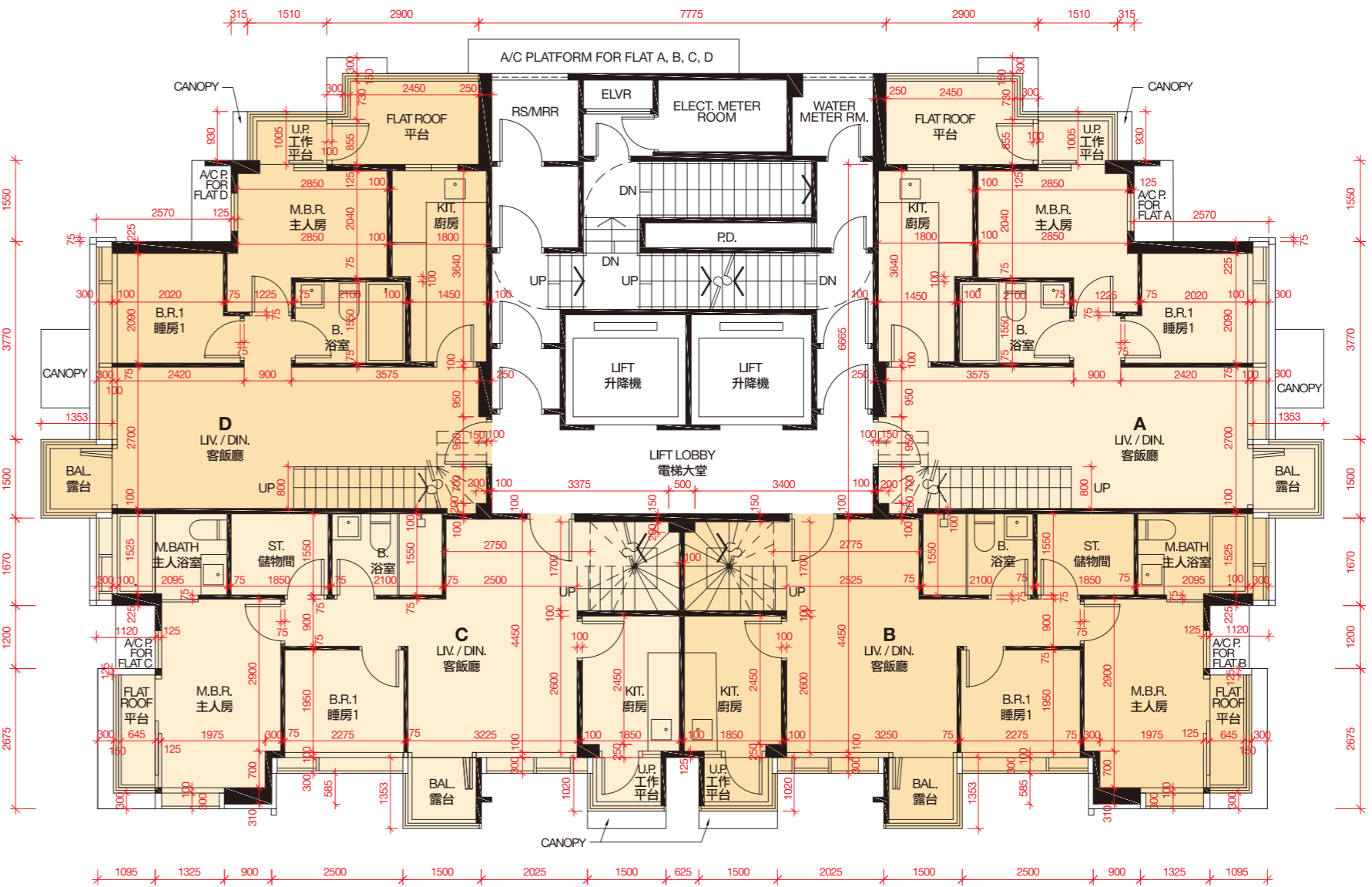
7樓至13樓, 15樓至16樓,  
18樓至23樓, 25樓至31樓平面圖  
7/F-13/F, 15/F-16/F,  
18/F-23/F, 25/F-31/F FLOOR PLAN

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

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



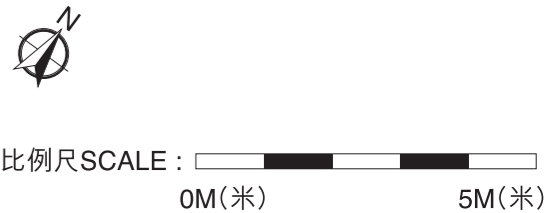
每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat									
		A	B	C	D	E	F	G	H	J	K
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	7樓至13樓, 15樓至16樓, 18樓至23樓, 25樓至30樓 7/F-13/F, 15/F-16/F, 18/F-23/F, 25/F-30/F	150, 200, 225	200, 225	200, 225	150, 200, 225	150, 225	150, 225	150, 200, 225	150, 200, 225	150, 225	150, 225
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3150, 3425, 3500	3150, 3425, 3500	3150, 3425, 3500	3150, 3425, 3500	3150, 3425, 3500	3150, 3425, 3500	3150, 3425, 3500	3150, 3425, 3500	3150, 3425, 3500	3150, 3425, 3500
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	31樓 31/F	150, 175, 200, 225	225	225	150, 175, 200, 225	150, 225	150, 225	150, 225	150, 225	150, 225	150, 225
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3150, 3350, 3425, 3500	3500	3500	3150, 3350, 3425, 3500	3150, 3425, 3500	3150, 3425, 3500	3150, 3425, 3500	3150, 3425, 3500	3150, 3425, 3500	3150, 3425, 3500



32樓平面圖  
32/F FLOOR PLAN

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

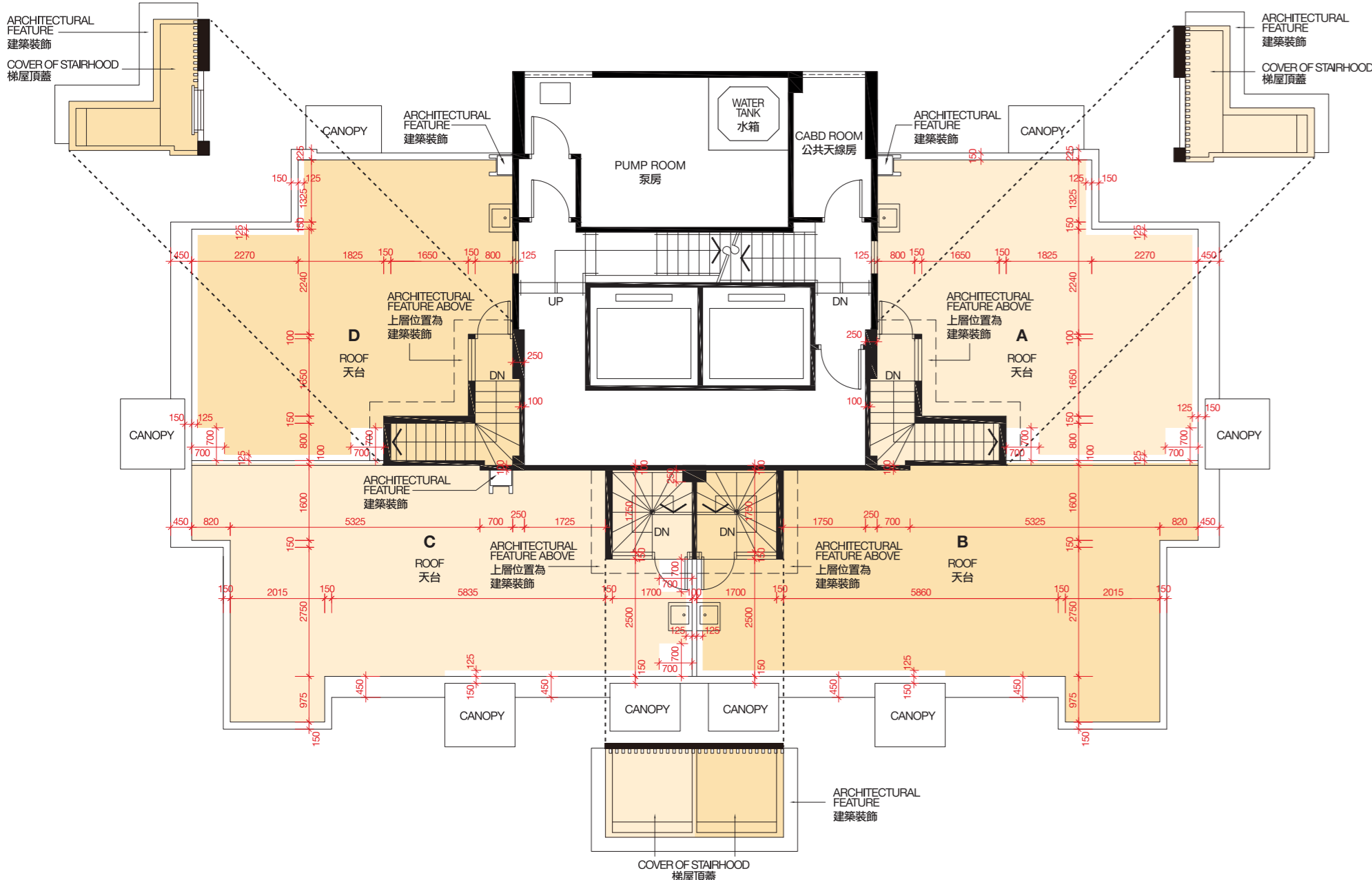
備註：平面圖所列數字為以毫米標示之建築結構尺寸。  
Note: The dimensions of floor plans are all structural dimensions in millimeter.



每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat			
		A	B	C	D
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	32樓 32/F	150, 200	150, 200	150, 200	150, 200
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3500	3500	3500	3500

10. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

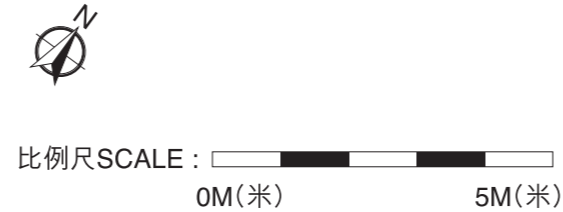


每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat			
		A	B	C	D
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	天台 Roof	不適用 Not Applicable			
層與層之間的高度(毫米) Floor-to-Floor Height (mm)					

天台平面圖  
ROOF FLOOR PLAN

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

- 備註：1.平面圖所列數字為以毫米標示之建築結構尺寸  
2.梯屋頂蓋的面積不計算於天台面積之內。  
3.有關天台的位置在建築圖則上列為平台，實際上其用途為天台，而其面積將以天台計算。  
4.天台空白位置為供維修大廈設備使用的公用地方。
- Notes: 1.The dimensions of floor plans are all structural dimensions in millimeter.  
2.The area of cover of stairhood is not included in the area of roof.  
3.For the location on the roof, it was specified as flat roof in the general building plans. In practice, it is a roof and its area is calculated under the roof.  
4.Blank areas on the roof are common areas for building facility maintenance.



11. AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)，平方米(平方呎) Area of other specified items (Not included in the Saleable Area), sq. metre (sq. ft.)									
				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
柏匯 PARKER33	6/F	A	28.229 (304) 露台 Balcony :- 工作平台 Utility Platform :-	—	—	—	11.895 (128)	—	—	—	—	—	—
		B	17.548 (189) 露台 Balcony :- 工作平台 Utility Platform :-	—	—	—	3.634 (39)	—	—	—	—	—	—
		C	17.431 (188) 露台 Balcony :- 工作平台 Utility Platform :-	—	—	—	3.352 (36)	—	—	—	—	—	—
		D	28.229 (304) 露台 Balcony :- 工作平台 Utility Platform :-	—	—	—	20.087 (216)	—	—	—	—	—	—
		E	17.413 (187) 露台 Balcony :- 工作平台 Utility Platform :-	—	—	—	12.185 (131)	—	—	—	—	—	—
		F	17.630 (190) 露台 Balcony :- 工作平台 Utility Platform :-	—	—	—	23.126 (249)	—	—	—	—	—	—
		G	17.375 (187) 露台 Balcony :- 工作平台 Utility Platform :-	—	—	—	10.428 (112)	—	—	—	—	—	—
		H	17.375 (187) 露台 Balcony :- 工作平台 Utility Platform :-	—	—	—	10.013 (108)	—	—	—	—	—	—
		J	17.630 (190) 露台 Balcony :- 工作平台 Utility Platform :-	—	—	—	10.819 (116)	—	—	—	—	—	—
		K	17.413 (187) 露台 Balcony :- 工作平台 Utility Platform :-	—	—	—	4.913 (53)	—	—	—	—	—	—
	7/F-13/F, 15/F-16/F, 18/F-23/F, 25/F-31/F	A	30.499 (328) 露台 Balcony : 2.0 (22) 工作平台 Utility Platform :-	—	—	—	—	—	—	—	—	—	—
		B	19.548 (210) 露台 Balcony : 2.0 (22) 工作平台 Utility Platform :-	—	—	—	—	—	—	—	—	—	—
		C	19.431 (209) 露台 Balcony : 2.0 (22) 工作平台 Utility Platform :-	—	—	—	—	—	—	—	—	—	—

11. AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)・平方米(平方呎) Area of other specified items (Not included in the Saleable Area), sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
柏 匯 PARKER33	7/F-13/F, 15/F-16/F, 18/F-23/F, 25/F-31/F	D	30.499 (328) 露台 Balcony : 2.0 (22) 工作平台 Utility Platform : -	—	—	—	—	—	—	—	—	—	—
		E	19.413 (209) 露台 Balcony : 2.0 (22) 工作平台 Utility Platform : -	—	—	—	—	—	—	—	—	—	—
		F	19.630 (211) 露台 Balcony : 2.0 (22) 工作平台 Utility Platform : -	—	—	—	—	—	—	—	—	—	—
		G	19.374 (209) 露台 Balcony : 1.999 (22) 工作平台 Utility Platform : -	—	—	—	—	—	—	—	—	—	—
		H	19.374 (209) 露台 Balcony : 1.999 (22) 工作平台 Utility Platform : -	—	—	—	—	—	—	—	—	—	—
		J	19.630 (211) 露台 Balcony : 2.0 (22) 工作平台 Utility Platform : -	—	—	—	—	—	—	—	—	—	—
		K	19.413 (209) 露台 Balcony : 2.0 (22) 工作平台 Utility Platform : -	—	—	—	—	—	—	—	—	—	—
	32/F	A	49.321 (531) 露台 Balcony : 1.970 (21) 工作平台 Utility Platform : 1.5 (16)	—	—	—	4.429 (48)	—	—	33.843 (364)	3.897 (42)	—	—
		B	56.112 (604) 露台 Balcony : 2.0 (22) 工作平台 Utility Platform : 1.5 (16)	—	—	—	1.494 (16)	—	—	42.180 (454)	3.030 (33)	—	—
		C	55.996 (603) 露台 Balcony : 2.0 (22) 工作平台 Utility Platform : 1.5 (16)	—	—	—	1.494 (16)	—	—	41.143 (443)	3.030 (33)	—	—
		D	49.321 (531) 露台 Balcony : 1.970 (21) 工作平台 Utility Platform : 1.5 (16)	—	—	—	4.429 (48)	—	—	33.843 (364)	3.897 (42)	—	—

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表二第2部的計算分別得出的。  
備註: 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。  
The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.  
Note: Areas in metres as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

12. FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

不適用  
Not applicable

13. SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

1. 買方在簽立臨時買賣合約時向賣方（擁有人）繳付相等於樓價5%之臨時訂金。

2. 買方在簽署臨時買賣合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身份持有。

3. 如買方沒有在訂立該臨時買賣合約的日期之後的5個工作日內簽立正式買賣合約 —

i. 該臨時買賣合約即告終止；及

ii. 買方支付的臨時訂金，即予沒收；及

iii. 賣方（擁有人）不得就買方沒有簽立正式買賣合約，而對買方提出進一步申索。
1. A preliminary deposit which is equal to 5% of the purchase price is payable by the purchaser to the vendor (the owner) upon signing of the preliminary agreement for sale and purchase.

2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement for sale and purchase will be held by a firm of solicitors acting for the owner, as stakeholders;

3. If the purchaser fails to sign the formal agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement for sale and purchase –

i. that preliminary agreement for sale and purchase is terminated; and

ii. the preliminary deposit paid by the purchaser is forfeited; and

iii. the vendor (the owner) does not have any further claim against the purchaser for the failure.

14. SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

1. 發展項目的公用部分  
「公用地方與設施」統指「屋苑公用地方與設施」及「住宅公用地方與設施」，並在適用的情況下包括《建築物管理條例》（第344章）附表1所列舉的適當及相關公用部分。  
  
「屋苑公用地方與設施」指擬供屋苑整體公用及共享的屋苑地方與設施，包括但不限於地基、柱、樑、樓板及不屬於或構成商業發展或住宅單位一部分的其他結構性支承物、斜坡及護土牆（如有的話）、提供安裝或使用天線廣播分導或電訊網絡設施的地方、公共天線、污水管、排水管、雨水渠、水道、電纜、水管、電線、管槽、總沖廁水管、總食水管、機械設備和其他類似的裝置、設施或服務，以及由首位擁有人按照公契的條款在任何時候指定用作「屋苑公用地方與設施」的其他地方、裝置及設施。  
  
「住宅公用地方與設施」指擬供住宅發展整體公用及共享的住宅發展地方與設施，包括但不限於並非屬於住宅單位部分的2樓或以上的屋苑外牆（包括其建築鰭片及特色、毗連住宅單位而用作安放冷氣機之平台（包括通風用之百葉窗（如有的話）），或指定用作安放冷氣機的其他地方（如有的話）、該屋苑之玻璃幕牆結構（不包括(i)玻璃幕牆結構可開啟的部分；及(ii)完全包圍或面向住宅單位的玻璃嵌板，而上述可開啟部分及玻璃嵌板組成有關住宅單位的部分），但不包括玻璃欄杆、金屬欄杆或露台、工作平台、平台或構成相關住宅單位的指明天台部分的欄杆、康樂地方與設施、管理員、看守員及管理職員的辦公室及/或櫃檯、位於17樓的庇護層/空中花園、所有升降機、電線、電纜、導管、喉管、排水渠、位於康樂地方與設施的運動及康樂設施、專屬住宅發展的所有機電裝置及設備，以及由首位擁有人按照公契的條款在任何時候指定用作「住宅公用地方與設施」的其他地方、裝置及設施。

2. 分配予發展項目中的每個住宅物業的不可分割份數的數目
3. 發展項目的管理人的委任年期  
管理人首屆任期由簽訂公契日期起計兩年，其後續任至按公契的條文終止管理人的委任為止。

4. 發展項目中的住宅物業的擁有人之間分擔管理開支的計算基準  
每個住宅單位的擁有人應在每個曆月首日預繳按住宅管理預算案其應繳的年度開支份額的十二份之一的管理費，以分擔發展項目的管理開支（包括管理人酬金）。該應繳的份額比例，應與分配給該擁有人的住宅單位的管理份數佔分配給發展項目內所有住宅單位的總管理份數的比例相同。  
  
此外，按照一份由管理人就專為開放式廚房單位而實施及履行的有關消防安全管理計劃和消防系統的各種計劃而編製的獨立管理預算案，每個開放式廚房單位的擁有人須就有關的估算開支，每月向管理人繳付按照分配給其單位的管理份數比例而應繳的份額，以實施及履行有關消防安全管理計劃和消防系統的各種計劃。開放式廚房單位是指6樓至13樓、15樓至16樓、18樓至23樓及25樓至31樓的A室、B室、C室、D室、E室、F室、G室、H室、J室及K室。

5. 計算管理費按金的基準  
管理費按金相等於擁有人就其單位按首個年度管理預算案釐定而須繳交的三個月管理費。

6. 擁有人在發展項目中保留作自用的範圍（如有的話）  
不適用。

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

\* 不設14樓及24樓。17樓為庇護層。

14. SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

1. The common parts of the development

“Common Areas and Facilities” means collectively the Estate Common Areas and Facilities and the Residential Common Areas and Facilities and, where applicable, includes those appropriate and relevant common parts specified in Schedule 1 to the Building Management Ordinance (Cap. 344).

“Estate Common Areas and Facilities” means those parts and facilities of the Estate intended for the common use and benefit of the Estate as a whole and includes but not limited to the foundations, columns, beams, slabs and other structural supports and elements that do not belong to or form part of the Commercial Development or the Residential Units, the Slopes and Retaining Walls (if any), areas for the installation or use of aerial broadcast distribution or telecommunications network facilities, communal aerial, sewers, drains, storm water drains, water courses, cables, pipes, wires, ducts, flushing mains, fresh water mains, plant and machinery and other like installations, facilities or services and such other areas, devices and facilities of the Estate as may at any time be designated as the Estate Common Areas and Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

“Residential Common Areas and Facilities” means those parts and facilities of the Residential Development intended for the common use and benefit of the Residential Development as a whole and includes but not limited to the external walls of the Estate at and above the 2<sup>nd</sup> floor not forming part of the Residential Units including the architecture fins and features thereon, the air-conditioning platforms (including the louvers thereof (if any)) adjacent to the Residential Units or such other area(s), if any, as may be designated for that purpose, the curtain wall structures of the Estate (except (i) the openable parts of the curtain wall structures; and (ii) such pieces of glass panels wholly enclosing or fronting a Residential Unit, which said openable parts and glass panels shall form parts of the relevant Residential Units) BUT excluding the glass balustrades, metal balustrades or railings of the balconies, utility platforms, flat roofs or specified parts of roofs which form parts of the relevant Residential Units, the Recreational Areas and Facilities, office and/or counter for caretaker, watchman and management staff, the refuge floor/sky garden which is located on the 17<sup>th</sup> floor, all lifts, wires, cables, ducts, pipes, drains, the sports and recreational facilities in the Recreational Areas and Facilities, all mechanical and electrical installations and equipment exclusively for the Residential Development and such other areas, devices and facilities of the Estate as may at any time be designated as the Residential Common Areas and Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

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

Floor* Flat	6/F	7/F - 31/F	32/F
A	29/6,300	30/6,300	56/6,300
B	17/6,300	19/6,300	63/6,300
C	17/6,300	19/6,300	63/6,300
D	30/6,300	30/6,300	56/6,300
E	18/6,300	19/6,300	—
F	19/6,300	19/6,300	—
G	18/6,300	19/6,300	—
H	18/6,300	19/6,300	—
J	18/6,300	19/6,300	—
K	17/6,300	19/6,300	—

\*14/F and 24/F are omitted. 17/F is a refuge floor.

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

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

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

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

In addition, based on a separate management budget prepared by the Manager for the carrying out and implementation of the plans of the Fire Safety Management Plan and the fire services system serving the Open Kitchen Units exclusively, the Owner of each Open Kitchen Unit shall pay to the Manager his due share of the relevant budgeted expenses for the carrying out and implementation of the plans of the Fire Safety Management Plan and the said fire services system on a monthly basis in accordance with and in proportion to the Management Units allocated to his Unit. The Open Kitchen Units are Flats A, B, C, D, E, F, G, H, J and K from the 6<sup>th</sup> floor to the 13<sup>th</sup> floor, from the 15<sup>th</sup> floor to the 16<sup>th</sup> floor, from the 18<sup>th</sup> floor to the 23<sup>rd</sup> floor and from the 25<sup>th</sup> floor to the 31<sup>st</sup> floor.

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

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

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

Not applicable.

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

15. SUMMARY OF LAND GRANT

批地文件的摘要

1. 發展項目位處於筲箕灣內地段第420號A段餘段、筲箕灣內地段第420號B段第1分段、筲箕灣內地段第420號B段餘段、筲箕灣內地段第420號C段餘段、筲箕灣內地段第420號D段餘段、筲箕灣內地段第420號E段餘段、筲箕灣內地段第420號F段、筲箕灣內地段第420號G段及筲箕灣內地段第420號餘段（統稱「發展地段」）。

2. 「發展地段」是根據一份日期為1917年6月13日的筲箕灣內地段第420號政府租契（「租契」）持有，而該租契的批租年期由1910年8月19日開始75年，其後有權續期75年。

3. 「租契」規定：如非事先獲得政府的許可，「發展地段」不得被用作經營或從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務，或經營或從事任何其他發出高噪音、惡臭或令人厭惡的行業或業務。根據一份日期為2014年7月8日並登記於土地註冊處註冊摘要編號為14071802040011的厭惡性行業牌照，政府經已批准「發展地段」的註冊業主在「發展地段」上經營或從事製糖、油料（加油站除外）、售肉、食物供應及旅館的行業或業務，但須受該牌照的條件所規限。

4. 「租契」規定「承租人」：「此後不時及無論何時及在每當有需要時或情況要求時，自費妥善地及足夠地修葺、維持、支持、保養、鋪設、清洗、洗滌、潔淨、卸空、修改及保存現時或嗣後任何時間位於在此表明予以批租的該片或該幅土地上之宅院或物業單位及所有其他任何豎設物及建築物，以及所有屬於並以任何形式從屬於或關連該處的牆、堤岸、路塹、籬笆、溝渠、路軌、電燈、行人道、水廁、洗滌槽、排水渠及水道，並且全面執行需要及必須的修葺、清洗及修改工程，以達致令陛下、其繼承人或受讓人測量師滿意為止。」

5. 「租契」規定「承租人」：「於本文協定的批租年期內須不時按需要而要求、承擔、支付及准許以合理份數和比例計算的費用及收費，以支付建造、建築、修葺及修改屬於在此表明予以批租的該處所或該處所的任何部分或其所需的所有或任何道路、行人路、渠道、柵欄及共用牆、排氣管、私家或公共污水渠及排水渠，或該出租的處所與鄰近或毗鄰樓宇共用的部分。有關的付款比例由陛下、其繼承人或受讓人的測量師釐定及確定，並可當作欠繳地租的性質追討。」

6. 「租契」規定：「陛下、其繼承人或受讓人的測量師或獲指派代表他們行事的其他人有權在該批租年期內，每年兩次或多次在日間的合理時間內進入及再佔管在此表明予以批租的該處所從而視察、搜查及觀看該物業的狀況。每當視察時發現有任何頹敗、損壞及需要維修及修正的地方時，須就該處所或其某部分向「承租人」、其遺囑執行人、遺產管理人或受讓人發出書面通知或警告，或在該處所或其部分留下書面通知或警告，要求「承租人」或其遺囑執行人、遺產管理人或受讓人在三個曆月內，就上述問題進行維修及修正。在每個書面通知或警告按上述方式發出或留下後，「承租人」、其遺囑執行人、遺產管理人或受讓人須於其後三個曆月內就上述問題進行維修及修正。」

7. 「租契」規定：「如因應改善香港殖民地，或不論任何其他公共目的所需，陛下、其繼承人及受讓人可全權向承租人、其遺囑執行人、遺產執行人及其所要求的受讓人在發出三個曆月的通知，並且根據陛下、其繼承人或受讓人的測量師公平客觀地估值該地段及在其上面的建築物，並向承租人、其遺囑執行人、遺產執行人或受讓人作出全面合理的賠償，從而收回、進入及再佔管在此表明予以批租的所有土地或任何處所的部分。本項權利一旦行使，本文所訂的年期及產業權將分別終止、終結及無效。」

1. The development is situated on the Remaining Portion of Section A of Shaukiwan Inland Lot No. 420, Sub-section 1 of Section B of Shaukiwan Inland Lot No. 420, the Remaining Portion of Section B of Shaukiwan Inland Lot No. 420, the Remaining Portion of Section C of Shaukiwan Inland Lot No. 420, the Remaining Portion of Section D of Shaukiwan Inland Lot No. 420, the Remaining Portion of Section E of Shaukiwan Inland Lot No. 420, Section F of Shaukiwan Inland Lot No. 420, Section G of Shaukiwan Inland Lot No. 420 and the Remaining Portion of Shaukiwan Inland Lot No. 420 (collectively the “Lot”).

2. The term of the Government Lease of Shaukiwan Inland Lot No. 420 dated 13<sup>th</sup> June 1917 was granted for a term of 75 years commencing from 19<sup>th</sup> August 1910 with right of renewal for 75 years.

3. The Lease stipulates that the Lot shall not be used for the trade or business of a Brazier, Slaughterman, Soap-maker, Sugar-baker, Fellmonger, Melter of tallow, Oilman, Butcher, Distiller, Victualler, or Tavern-keeper, Blacksmith, Nightman, Scavenger or any other noisy, noisome or offensive trade or business whatever, without the previous licence of the Government. By an Offensive Trade Licence dated 8<sup>th</sup> July, 2014 and registered in the Land Registry by Memorial No.14071802040011, the Government has approved a licence to the registered owner of the Lot to carry out the trade or business of sugar-baker, oilman (excluding petrol filling station), butcher, victualler and tavern-keeper in or upon the Lot subject to the conditions therein.

4. The Lease requires the lessee “shall and will, from time to times, and at all times hereafter, when, where, and as often as need or occasion shall be and require, at his their own proper costs and charges, well and sufficiently Repair, Uphold, Support, Maintain, Pave, Purge, Scour, Cleanse, Empty, Amend and keep the messuage or tenement, messuages or tenements, and all other erections and buildings, now or at any time hereafter standing upon the said piece or parcel of ground hereby expressed to be demised, and all the Walls, Banks, Cuttings, Hedges, Ditches, Rails, Lights, Pavements, Privies, Sinks, Drains and Watercourses thereunto belonging, and which shall in any-wise belong or appertain unto the same, in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Surveyor of His said Majesty, His Heirs, Successors, or Assigns”.

5. The Lease requires the lessee “shall and will during the term hereby granted, as often as need shall require, bear, pay and allow a reasonable share and proportion for and towards the costs and charges of making, building, repairing, and amending, all or any roads, pavements, channels, fences and party walls, draughts, private or public sewers and drains, requisite for, or in, or belonging to the said premises hereby expressed to be demised or any part thereof, in common with other premises near or adjoining thereto, and that such proportion shall be fixed and ascertained by the Surveyor of His said Majesty, His Heirs, Successors, or Assigns, and shall be recoverable in the nature of rent in arrear”.

6. The Lease provides that “it shall and may be lawful to and for His said Majesty, His Heirs, Successors, or Assigns, by His or their Surveyor, or other persons deputed to act for Him or them, twice or oftener in every year during the said term, at all reasonable times in the day, to enter and come into and upon the said premises hereby expressed to be demised to view, search and see the condition of the same, and of all decays, defects and wants of reparation and amendment, which upon every such view or views shall be found, to give or leave notice or warning in writing, at or upon the said premises, or some part thereof, unto or for the said Lessees their Executors, Administrators, or Assigns, to repair and amend the same within Three Calendar Months then next following, within which said time or space of Three Calendar Months, after every such notice or warning shall be so given, or left as aforesaid, the said Lessees their Executors, Administrators, or Assigns will repair and amend the same accordingly.”

7. The Lease provides that “His said Majesty, His Heirs, Successors and Assigns, shall have full power to resume, enter into, and re-take possession of all or any part of the premises hereby expressed to be demised, if required for the improvement of the said Colony of Hong Kong or for any other public purpose whatsoever, three Calendar Months’ notice being given to the said Lessees their Executors, Administrators, and Assigns of its being so required, and a full and fair compensation for the said Land and the Buildings thereon, being paid to the said Lessees their Executors, Administrators, or Assigns, at a valuation to be fairly and impartially made by the said Surveyor of His said Majesty, His Heirs, Successors, or Assigns, and upon the exercise of such power the term and estate hereby created shall respectively cease, determine and be void”.

1. 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施  
不適用。
2. 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施或休憩用地  
不適用。
3. 發展項目所位於的土地中為施行《建築物（規劃）規例》（第123章，附屬法例F）第22（1）條而撥供公眾用途的任何部分  
不適用。

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

17. WARNING TO PURCHASERS

對買方的警告

1. 此提示建議你聘用一間獨立的律師事務所 (代表擁有人行事者除外)，以在交易中代表你行事。

2. 如你聘用上述的獨立的律師事務所，以在交易中代表你行事，該律師事務所將會能夠向你提供獨立意見。

3. 如你聘用代表擁有人行事的律師事務所同時代表你行事，而擁有人與你之間出現利益衝突：—  
(i) 該律師事務所可能不能夠保障你的利益；及  
(ii) 你可能要聘用一間獨立的律師事務所。

4. 如屬3.(ii)段的情況，你須支付的律師費用總數，可能高於如你自一開始即聘用一間獨立的律師事務所須支付的費用。
1. You are recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for you in relation to the transaction.

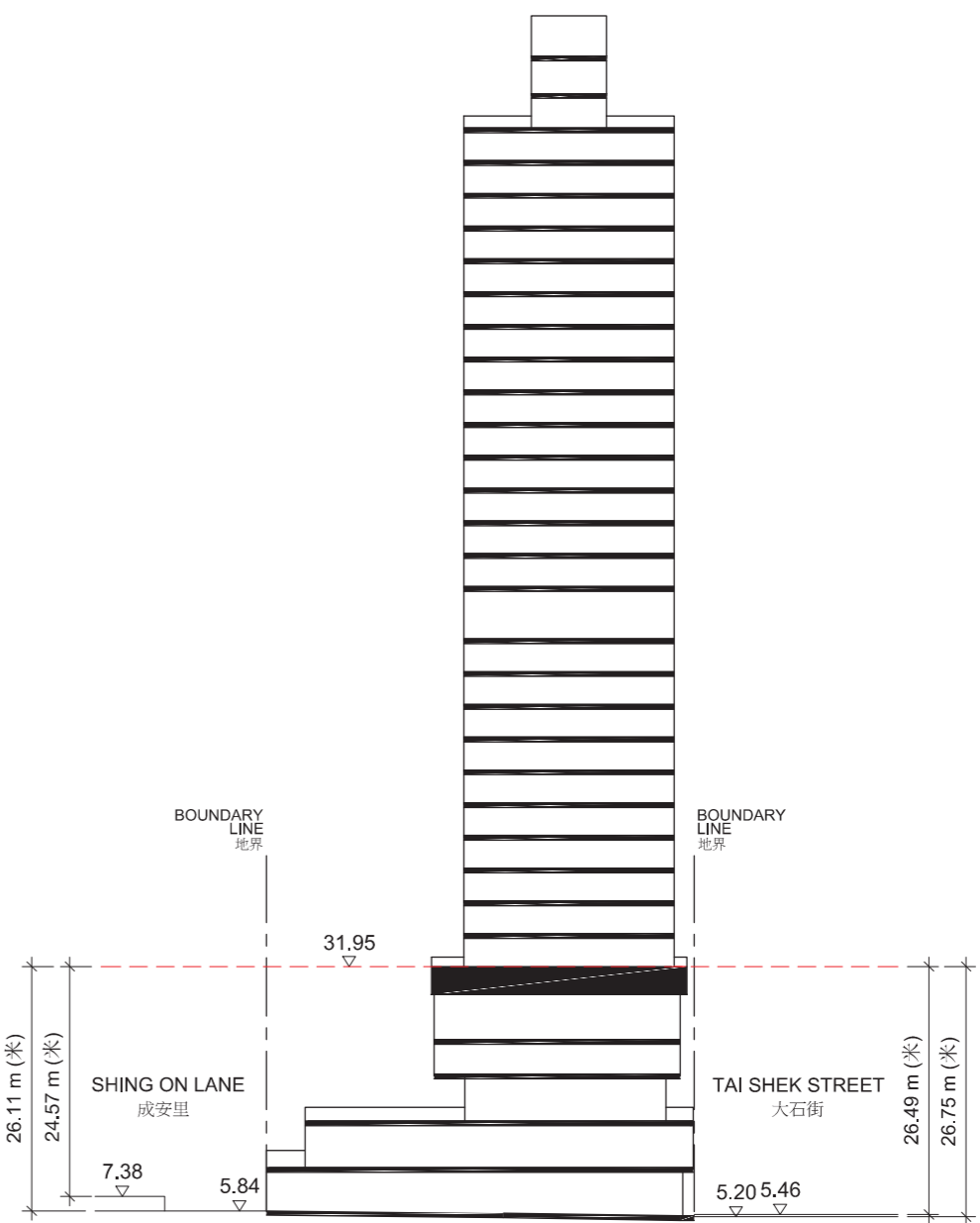
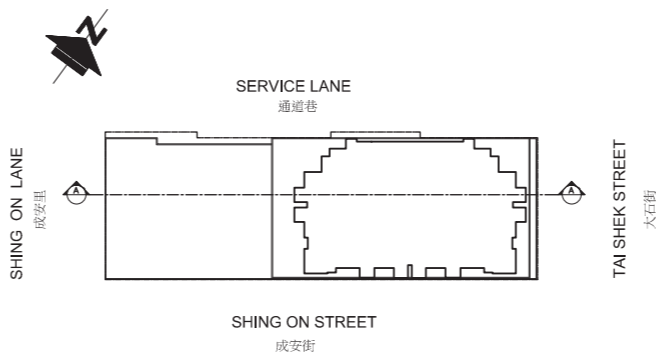
2. If you instruct such separate firm of solicitors to act for you in relation to the transaction, that firm will be able to give independent advice to you.

3. If you instruct the firm of solicitors acting for the owner to act for you as well, and a conflict of interest arises between the owner and you:-  
(i) that firm may not be able to protect your interests; and  
(ii) you may have to instruct a separate firm of solicitors.

4. In the case of paragraph 3.(ii), the total solicitors' fees payable by you may be higher than the fees that would have been payable if you had instructed a separate firm of solicitors in the first place.

18. CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖



橫截面圖 A-A  
Cross - Section Plan A-A

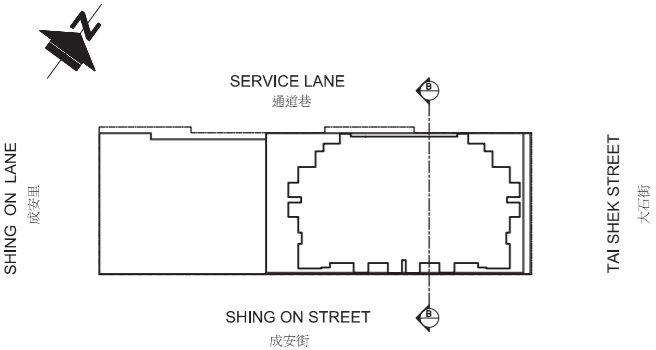
		EMERGENCY GENERATOR ROOM	緊急發電機樓層
		LIFT MACHINE ROOM	升降機房
		ROOF	天台
32/F	32樓	RESIDENTIAL UNITS	住宅樓層
31/F	31樓	RESIDENTIAL UNITS	住宅樓層
30/F	30樓	RESIDENTIAL UNITS	住宅樓層
29/F	29樓	RESIDENTIAL UNITS	住宅樓層
28/F	28樓	RESIDENTIAL UNITS	住宅樓層
27/F	27樓	RESIDENTIAL UNITS	住宅樓層
26/F	26樓	RESIDENTIAL UNITS	住宅樓層
25/F	25樓	RESIDENTIAL UNITS	住宅樓層
23/F	23樓	RESIDENTIAL UNITS	住宅樓層
22/F	22樓	RESIDENTIAL UNITS	住宅樓層
21/F	21樓	RESIDENTIAL UNITS	住宅樓層
20/F	20樓	RESIDENTIAL UNITS	住宅樓層
19/F	19樓	RESIDENTIAL UNITS	住宅樓層
18/F	18樓	RESIDENTIAL UNITS	住宅樓層
17/F	17樓	REFUGE FLOOR / SKY GARDEN	庇護層 / 空中花園
16/F	16樓	RESIDENTIAL UNITS	住宅樓層
15/F	15樓	RESIDENTIAL UNITS	住宅樓層
13/F	13樓	RESIDENTIAL UNITS	住宅樓層
12/F	12樓	RESIDENTIAL UNITS	住宅樓層
11/F	11樓	RESIDENTIAL UNITS	住宅樓層
10/F	10樓	RESIDENTIAL UNITS	住宅樓層
9/F	9樓	RESIDENTIAL UNITS	住宅樓層
8/F	8樓	RESIDENTIAL UNITS	住宅樓層
7/F	7樓	RESIDENTIAL UNITS	住宅樓層
6/F	6樓	RESIDENTIAL UNITS	住宅樓層
		TRANSFER PLATE	結構轉接層
5/F	5樓	CLUB HOUSE	會所
3/F	3樓	E&M FLOOR	機電樓層
2/F	2樓	E&M FLOOR / PODIUM GARDEN	機電樓層 / 平台花園
1/F	1樓	RESTAURANT	餐廳
G/F	地下	SHOP / ENTRANCE HALL	商場 / 入口大堂

1. 毗連建築物的一段成安里為香港主水平基準以上5.84至7.38米。
2. 毗連建築物的一段大石街為香港主水平基準以上5.20至5.46米。
3. 建築物最低住宅樓層水平為香港主水平基準以上31.95米。
4. 紅色虛線為最低住宅樓層水平。

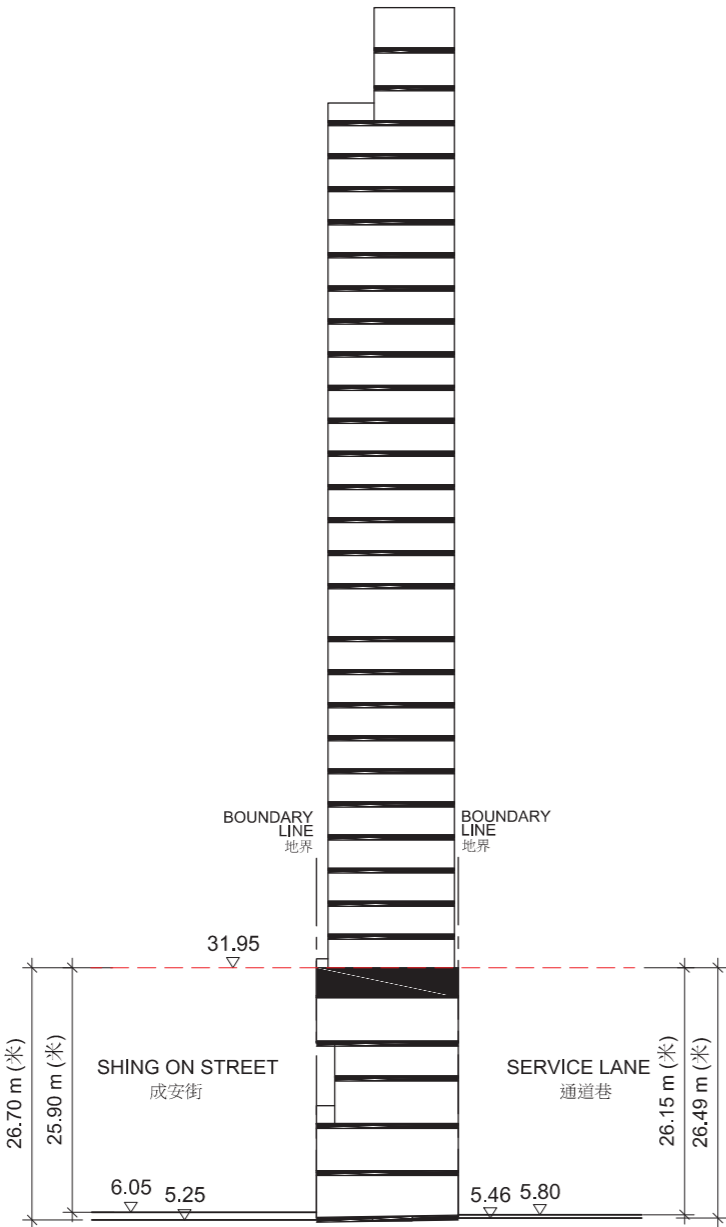
1. The part of Shing On Lane adjacent to the building is 5.84 to 7.38 metres above the Hong Kong Principal Datum.
2. The part of Tai Shek Street adjacent to the building is 5.20 to 5.46 metres above the Hong Kong Principal Datum.
3. The level of the lowest residential floor is 31.95 metres above the Hong Kong Principal Datum.
4. Red dotted line denotes level of the lowest residential floor.

18. CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖



- 1. 毗鄰建築物的一段成安街為香港主水平基準以上5.25至6.05米。
- 2. 毗鄰建築物的一段通道巷為香港主水平基準以上5.46至5.80米。
- 3. 建築物最低住宅樓層水平為香港主水平基準以上31.95米。
- 4. 紅色虛線為最低住宅樓層水平。



橫截面圖 B-B  
Cross - Section Plan B-B

- 1. The part of Shing On Street adjacent to the building is 5.25 to 6.05 metres above the Hong Kong Principal Datum.
- 2. The part of service lane adjacent to the building is 5.46 to 5.80 metres above the Hong Kong Principal Datum.
- 3. The level of the lowest residential floor is 31.95 metres above the Hong Kong Principal Datum.
- 4. Red dotted line denotes level of the lowest residential floor.

19. ELEVATION PLAN

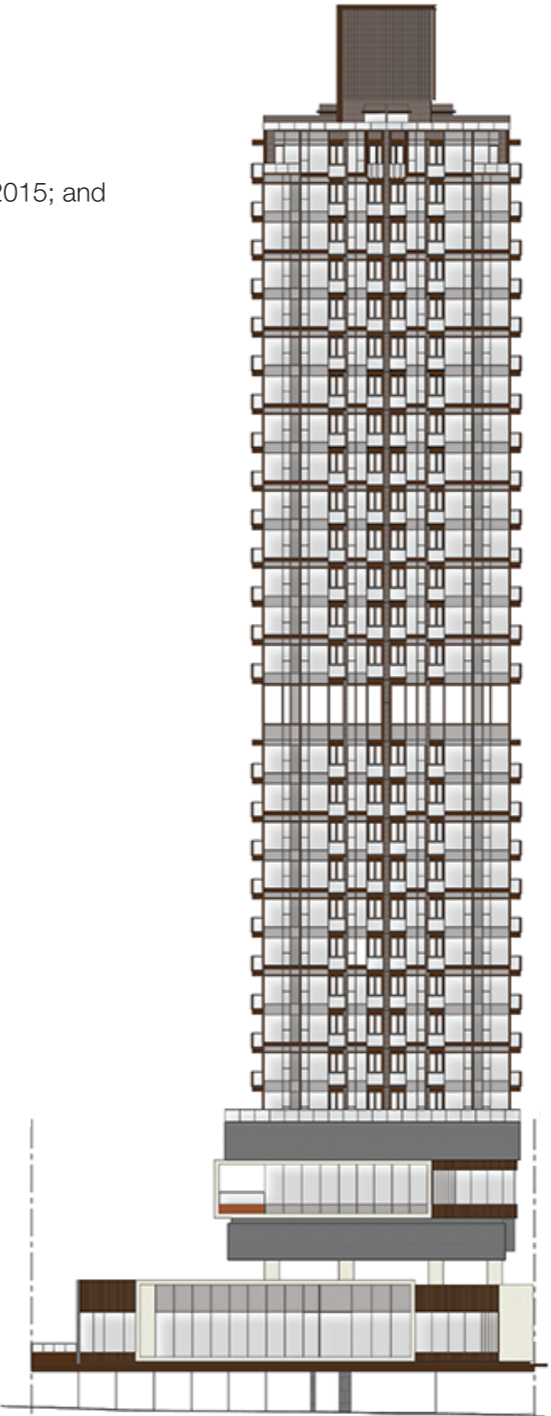
立面圖

發展項目的認可人士已證明本圖所顯示的立面：

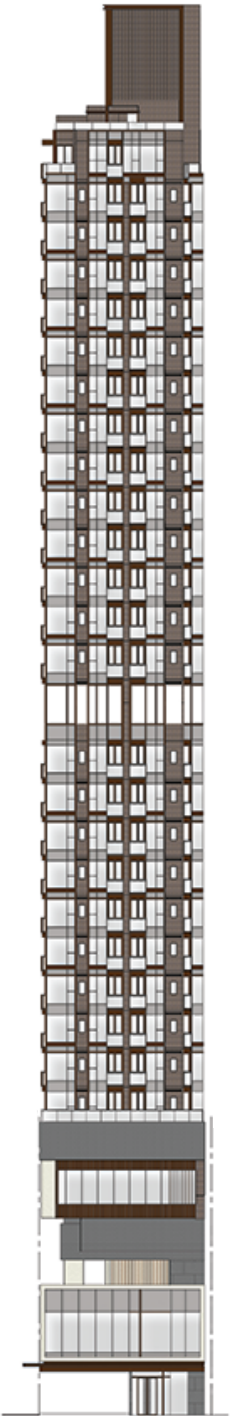
- 1. 以2015年6月12日的情況為準的該項目的經批准的建築圖則為基礎擬備；及
- 2. 大致上與該發展項目的外觀一致。

Authorized person for the development certified that the elevations shown on this plan:

- 1. are prepared on the basis of the approved building plans for the development as of 12 June 2015; and
- 2. are in general accordance with the outward appearance of the development.



東南立面圖  
SOUTH - EAST ELEVATION



東北立面圖  
NORTH - EAST ELEVATION

19. ELEVATION PLAN

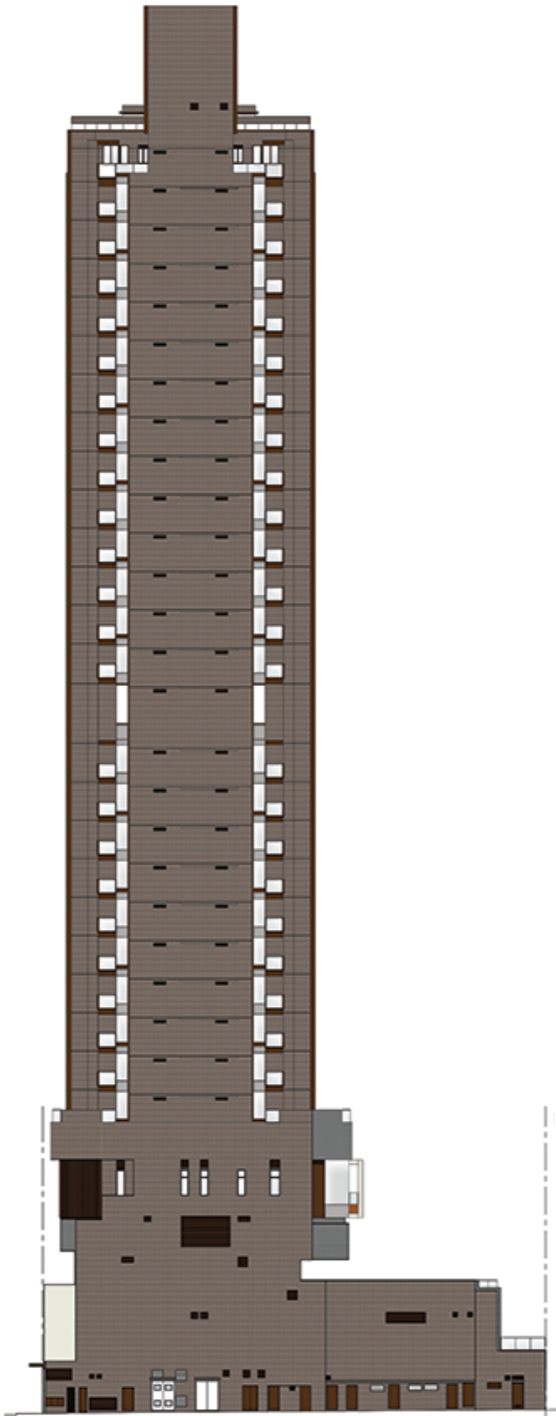
立面圖

發展項目的認可人士已證明本圖所顯示的立面：

- 1. 以2015年6月12日的情況為準的該項目的經批准的建築圖則為基礎擬備；及
- 2. 大致上與該發展項目的外觀一致。

Authorized person for the development certified that the elevations shown on this plan:

- 1. are prepared on the basis of the approved building plans for the development as of 12 June 2015; and
- 2. are in general accordance with the outward appearance of the development.



西北立面圖  
NORTH - WEST ELEVATION



西南立面圖  
SOUTH - WEST ELEVATION

20. INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

發展項目中的公用設施的資料

公用設施 Common Facilities	位置 Location	有上蓋遮蓋面積 Covered Area	沒有上蓋遮蓋面積 Uncovered Area
住客會所 (包括供住客使用的任何康樂設施) Residents' Clubhouse (including any recreational facilities for residents' use)	5樓 5/F	288.803 平方米 sq.metre 3109 平方呎 sq.ft.	—
平台 (供住客使用的公用花園) Flat Roof (Communal garden for residents' use)	2樓 2/F	129.974 平方米 sq.metre 1399 平方呎 sq.ft.	271.676 平方米 sq.metre 2924 平方呎 sq.ft.

備註：以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。  
Note: Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

21. INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

閱覽圖則及公契

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

2. (a) 以下文件的文本存放在發售有關住宅物業的售樓處，以供閱覽 —  
住宅物業每一已簽立的公契。  
(b) 無須為閱覽付費。
1. Copies of outline zoning plan relating to the development are available for inspection at www.ozp.tpb.gov.hk.

2. (a) Copies of the following document are available for inspection at the place at which the residential property is offered to be sold –  
Every deed of mutual covenant in respect of the residential property that has been executed.  
(b) The inspection is free of charge.

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1.外部裝修物料

		描述	
a.	外牆	裝修物料的類型	基座外牆鋪砌瓷磚、玻璃外牆、玻璃幕牆、天然石、鋁質飾板及鋁質百葉。 住宅大樓外牆鋪砌瓷磚、外用油漆、玻璃外牆、玻璃幕牆及鋁質飾板。
b.	窗	框的用料	氟碳噴塗鋁窗框
		玻璃的用料	單位窗為有色玻璃，浴室窗為半透明玻璃
c.	窗台	用料	不適用
		窗台板的裝修物料	不適用
d.	花槽	裝修物料的類型	不適用
e.	陽台或露台	(i) 裝修物料的類型	(i) 露台裝有夾層玻璃欄河，地台鋪砌瓷磚及裝有人造木平台， 牆身鋪砌瓷磚，天花鋪設鋁質假天花 (ii) 陽台：沒有
		(ii) 是否有蓋	露台設有上蓋
f.	乾衣設施	類型	不適用
		用料	不適用

2. 室內裝修物料

		描述			
			牆壁	地板	天花板
a.	大堂	地下住宅入口大堂裝修物料的類型	外露牆身鋪砌天然石、木皮飾面、玻璃飾面及不銹鋼飾面板	天然石	石膏板假天花
		公用升降機大堂裝修物料的類型	外露牆身鋪砌天然石、木皮飾面及玻璃飾面板	瓷磚	石膏板假天花
b.	內牆及天花板		牆壁	天花板	
		客廳裝修物料的類型	乳膠漆	乳膠漆	
		飯廳裝修物料的類型	乳膠漆	乳膠漆	
		睡房裝修物料的類型	乳膠漆	乳膠漆	
c.	內部地板		地板	牆腳線	
		客廳的用料	複合木地板	木腳線	
		飯廳的用料	複合木地板	木腳線	
		睡房的用料	複合木地板	木腳線	
d.	浴室		牆壁	地板	天花板
		裝修物料的類型	外露牆身鋪砌天然石及玻璃飾面板	外露地板為天然石	石膏板假天花
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底		

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

e.	廚房		牆壁	地板	天花板	灶台
		裝修物料的類型	a. 外露牆身鋪砌玻璃飾面板及高光澤焗漆板 （6樓至16樓及18樓至31樓單位）	a. 外露地板為天然石圍邊 （6樓至16樓及18樓至31樓單位）	石膏板假天花	無縫人造塑料
			b. 外露牆身鋪砌天然石及玻璃飾面板(32樓單位)	b. 外露地板為天然石(32樓單位)		
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			

3.室內裝置

		描述			
			用料	裝修物料	配件
a.	門	單位大門	實心木門	木紋飾面	指紋門鎖、門鼓及防盜眼
		主人睡房及睡房門	木門	木紋飾面	門鎖
		浴室及32樓主人房浴室門	木門	木紋飾面	門鎖
		儲物間門（只適用於32樓B及C單位）	木門	木紋飾面	門鎖
		廚房門（只適用於32樓單位）	木門	木紋飾面連玻璃視窗	門鼓及拉手
		露台門	鋁門框連有色玻璃	有色玻璃	門鎖
		工作平台門（32樓單位）	鋁門框連有色玻璃	有色玻璃	門鎖
		平台門（6樓及32樓單位）	鋁門框連有色玻璃	有色玻璃	門鎖
b.	浴室	梯屋門(天台)	鋁門框連有色玻璃	有色玻璃	門鎖
			裝置及設備	類型	用料
		(i) 裝置及設備的類型及用料	櫃	櫃枱面	天然石
				櫃	木
			潔具	洗手盤水龍頭及廁紙架	鍍鉻
				洗手盤及座廁	搪瓷
			淋浴間	強化玻璃	
			設備	隨樓附送之設備及品牌，請參閱「設備說明表」	
		(ii) 供水系統的類型及用料		冷熱水喉	銅喉
		(iii) 沐浴設施(包括花灑或浴缸(如適用的話))	花灑	淋浴水龍頭	鍍鉻
			浴缸(只限32樓A・D單位浴室及B・C單位主人房浴室)	浴缸	搪瓷鋼板
		(iv) 浴缸大小 (如適用的話)		1400毫米(長) x 700毫米(闊) x 410毫米(高)	

c.	廚房		用料		
		(i) 洗滌盆的用料	不銹鋼		
		(ii) 供水系統的用料	冷熱水喉均為銅喉		
			用料	裝修物料	
		(iii) 廚櫃的用料及裝修物料	木製廚櫃配纖維合成門板	a. 高光澤焗漆面（6樓至16樓及18樓至31樓單位） b. 木紋飾面（32樓單位）	
		(iv) 所有其他裝置及設備的類型	消防裝置及設備	開放式廚房內或附近的天花裝置煙霧探測器及消防花灑頭（適用於32樓以外之所有住宅單位）	
			其他裝置的類型	鍍鉻洗滌盆水龍頭	
其他設備的類型	隨樓附送之設備及品牌，請參閱「設備說明表」				
d.	睡房			類型	用料
		裝置 (包括嵌入式衣櫃) 的類型及用料	嵌入式衣櫃	不適用	不適用
			其他裝置	不適用	不適用
e.	電話	接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」		
f.	天線	接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」		
g.	電力裝置	(i) 供電附件（包括安全裝置）	供電附件	提供電制及插座之面板	
			安全裝置	a. 單相電力（6樓至16樓及18樓至31樓單位）並裝妥微型斷路器配電箱 b. 三相電力（32樓單位）並裝妥微型斷路器配電箱	
		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露 <sup>1</sup>		
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」		
h.	氣體供應	類型	煤氣		
		系統	煤氣喉接駁煤氣煮食爐及煤氣熱水爐		
		位置	煤氣接駁點的位置請參閱「機電裝置位置及數量說明表」		
i.	洗衣機接駁點	位置	請參閱「機電裝置位置及數量說明表」		
		設計	設有洗衣機來、去水接駁喉位		
j.	供水	水管的用料	冷水喉採用銅喉及熱水喉採用有隔熱絕緣保護之銅喉		
		水管是隱藏或外露	水管是部分隱藏及部分外露 <sup>2</sup>		
		有否熱水供應	廚房、主人房浴室(如有)和浴室設有供應熱水之系統		

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

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

4. 雜項

		描述				
				住宅	住宅	商用
a.	升降機	(i) 品牌名稱及產品型號	品牌名稱	日立	日立	日立
			產品型號	HVF-900CO210	HVF-900CO210	UAG-2T-900CO60
		(ii) 升降機的數目及到達的樓層	升降機的數目	1部	1部	1部
			到達的樓層	地下至32樓（1樓、4樓、14樓、17樓及24樓除外）	地下至32樓（1樓、4樓、14樓、及24樓除外）	地下至1樓
b.	信箱	用料	不銹鋼			
c.	垃圾收集	(i) 垃圾收集的方法	由清潔工人收集垃圾			
		(ii) 垃圾房的位置	各住宅層之公用地方均設有垃圾收集房，另中央垃圾收集房設於地下			
d.	水錶、電錶及氣體錶		水錶	電錶	氣體錶	
		(i) 位置	每層之公共錶房	每層之公共錶房	a. 浴室（6樓至16樓及18樓至31樓G及H單位） b. 露台（6樓至16樓及18樓至31樓A、B、C、D、E、F、J及K單位） c. 廚房（32樓A、B、C及D單位）	
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立	獨立	獨立	

5. 保安設施

保安系統及設備	入口通道控制及保安系統	住宅入口大堂設有訪客對講機及智能咭（八達通）閱讀器。
	閉路電視	住宅入口大堂、會所、平台花園及升降機均設有閉路電視連接管理處。
嵌入式的裝備的細節	各住宅單位均裝配8"輕觸式屏幕為主控台，控制視像對講機系統，並設有警報掣功能連接住客入口大堂管理處。	
嵌入式裝備的位置	視像對講機的位置請參閱「機電裝置位置及數量說明表」	

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

6.設備

標準單位設備說明（6樓至31樓）

設備	適用單位	品牌	型號 (如有)	
			室內機	室外機
分體式冷氣機	A 及 D 單位	東芝	RAS-24SKP-ES	RAS-24SA-ES
		東芝	RAS-18SKP-ES	RAS-18SA-ES
	B, C, E, F, J 及 K 單位	東芝	RAS-18SKP-ES	RAS-18SA-ES
	G 及 H 單位	東芝	RAS-13SKP-ES2	RAS-13SA-ES2
煤氣煮食爐（雙爐頭）	所有單位	Scholtes	MGN321HK	
抽油煙機	所有單位	西門子	LI46631GB	
煤氣熱水爐	所有單位	TGC	TRJW161TFQL	
洗衣乾衣機	所有單位	西門子	WK14D320GB	
微波爐	所有單位	西門子	HF15M564HK	
雪櫃	所有單位	西門子	K187SAF30K	
儲酒櫃	A 及 D 單位	Vinvautz	VZ22BI	
抽氣扇	A, D, G, 及 H 單位	KDK	15WHC07	
	B, C, E, F, J 及 K 單位	Panasonic	FV-18NF3H	
浴室電視	所有單位	JSA	TMBG10	

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

6.設備

特色單位設備說明 (32樓)

設備	適用單位	品牌	型號 (如有)	
			室內機	室外機
分體式冷氣機	A 及 D單位	東芝	RAS-24SKP-ES	RAS-24SA-ES
		東芝	RAS-13SKP-ES2	RAS-13SA-ES2
	B 及 C單位	東芝	RAS-24SKP-ES	RAS-24SA-ES
		東芝	RAS-18SKP-ES	RAS-18SA-ES
		東芝	RAS-M13N3KCV(HK)	RAS-3M23GACV-E
		東芝	RAS-M10N3KCV(HK)	
煤氣煮食爐(單爐頭)	所有單位	Miele	CS 1018	
電磁爐(雙爐頭)	所有單位	Miele	CS 1212-1i	
抽油煙機	所有單位	Miele	DA429-6	
電熱水爐	B 及 C單位	Stiebel Eltron	DHM6	
煤氣熱水爐	A 及 D單位	TGC	TRJW161TFQL	
	B 及 C單位	TGC	TRJW221TFQL	
洗衣乾衣機	所有單位	Miele	WT2789iWPM	
蒸爐	所有單位	Miele	DG 6200	
雪櫃	所有單位	Miele	KFN 37432 iD	
儲酒櫃	所有單位	Vinvautz	VZ22BI	
抽氣扇	所有單位	KDK	20WHC07	
		Panasonic	FV-18NF3H	
浴室電視	所有單位	JSA	TMBG10	

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

1. Exterior finishes

		Description	
a.	External wall	Type of finishes	Podium : Ceramic wall tiles, glass wall, curtain wall, natural stone, aluminium cladding and aluminium louvre Residential tower : Ceramic wall tiles, external paint, glass wall, curtain wall and aluminium cladding
b.	Window	Material of frame	Fluorocarbon coating aluminium frame
		Material of glass	Tinted glass for windows in all residential units. Frosted glass for windows in bathrooms
c.	Bay window	Material of bay window	Not applicable
		Window sill finishes	Not applicable
d.	Planter	Type of finishes	Not applicable
e.	Verandah or balcony	Type of finishes	(i) Balcony : Installed with laminated glass balustrade. Floor : Ceramic tiles and artificial wood deck. Wall : Ceramic wall tiles Ceiling : Aluminium false ceiling (ii) Verandah: Nil
		Whether it is covered	Balcony is covered
f.	Drying facilities for clothing	Type	Not applicable
		Material	Not applicable

2. Interior finishes

		Description			
			Wall	Floor	Ceiling
a.	Lobby	G/F residential entrance lobby finishes	Natural stone, wooden veneered panel, feature glass and stainless steel feature panel to exposed surface	Natural stone	Gypsum board false ceiling
		Common lift lobby finishes	Natural stone, wooden veneered panel and feature glass panel to exposed surface	Ceramic tiles	Gypsum board false ceiling
b.	Internal wall and ceiling		Wall	Ceiling	
		Living room finishes	Emulsion paint	Emulsion paint	
		Dining room finishes	Emulsion paint	Emulsion paint	
		Bedroom finishes	Emulsion paint	Emulsion paint	
c.	Internal floor		Floor	Skirting	
		Material for living room	Engineered timber	Wood	
		Material for dining room	Engineered timber	Wood	
		Material for bedroom	Engineered timber	Wood	
d.	Bathroom		Wall	Floor	Ceiling
		Finishes	Natural stone and feature glass panel (for exposed surface only)	Natural stone (for exposed surface only)	Gypsum board false ceiling
		Whether the wall finishes run up to ceiling	Up to the level of false ceiling		

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

e.	Kitchen		Wall	Floor	Ceiling	Cooking Bench
		Type of finishes	a. Feature glass panel and high gloss lacquer finish panel (for exposed surface only) (for units on 6/F-16/F, 18/F-31/F)	a. Natural stone border (for exposed surface only) (for units on 6/F-16/F, 18/F-31/F)	Gypsum board false ceiling	Solid surfacing
			b. Natural stone and feature glass panel (for exposed surface only) (for units on 32/F)	b. Natural stone (for exposed surface only) (for units on 32/F)		
		Whether the wall finishes run up to ceiling	Up to the level of false ceiling			

3. Interior fittings

		Description			
			Material	Finishes	Accessories
a.	Doors	Main entrance door	Solid core timber door	Timber pattern veneered	Fingerprint door lock, door closer and eye viewer
		Master bedroom and bedroom doors	Timber door	Timber pattern veneered	Door lock
		Bathroom and 32/F master bathroom doors	Timber door	Timber pattern veneered	Door lock
		Store door (Flat B and C on 32/F only)	Timber door	Timber pattern veneered	Door lock
		Kitchen door (Units on 32/F only)	Timber door	Timber pattern veneered with glass vision panel	Door closer and handle
		Balcony door	Aluminium door frame with tinted glass	Tinted glass	Lockset
		Utility platform door (Units on 32/F)	Aluminium door frame with tinted glass	Tinted glass	Lockset
		Flat roof door (Units on 6/F and 32/F)	Aluminium door frame with tinted glass	Tinted glass	Lockset
		Stairhood door (Roof)	Aluminium door frame with tinted glass	Tinted glass	Lockset
b.	Bathroom		Fittings and equipment	Type	Material
		(i) Type and material of fittings and equipment	Cabinet	Countertop	Natural stone
				Cabinet	Wood
			Bathroom fittings	Wash basin mixer and paper holder	Chrome plated
				Wash basin and water closet	Ceramic
				Shower compartment	Tempered glass
			Bathroom appliances	For the appliances provision and brand name, please refer to the "Appliance Schedule"	
		(ii) Type and material of water supply system		Hot and cold water supply	Copper water pipes
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Shower mixer	Chrome plated
			Bath tub (for bathroom of Flat A & D and master bathroom of Flat B & C on 32/F only)	Bath tub	Enamelled steel
		(iv) Size of bath tub, if applicable	1400mm (L) x 700mm (W) x 410mm (H)		

c.	Kitchen		Material		
		(i) Material of sink unit	Stainless steel		
		(ii) Material of water supply system	Copper water pipes for both hot and cold water		
			Material	Finishes	
		(iii) Material and finishes of kitchen cabinet	Timber cabinet with dense fiberboard door panel	a. High gloss lacquer finish (for units on 6/F-16/F, 18/F-31/F) b. Timber pattern veneered (for units on 32/F)	
		(iv) Type of all other fittings and equipment	Fire service installations and equipment	Ceiling-mounted smoke detector and sprinkler head are fitted in or near open kitchen (applicable to all residential units except those on 32/F)	
			Other fittings	Chrome plated sink mixer	
Other equipment	For the appliances provision and brand name, please refer to the "Appliance Schedule"				
d.	Bedroom		Type	Material	
		Type and material of fittings (including built-in wardrobe)	Built-in wardrobe	Not applicable	Not applicable
		Other fittings	Not applicable	Not applicable	
e.	Telephone	Location and number of connection points	Please refer to the "Schedule for the location and number of Electrical & Mechanical Provisions"		
f.	Aerials	Location and number of connection points	Please refer to the "Schedule for the location and number of Electrical & Mechanical Provisions"		
g.	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets	
			Safety devices	a. Single phase electricity supply (for units on 6/F-16/F, 18/F-31/F) with miniature circuit breaker distribution board b. Three phases electricity supply (for units on 32/F) with miniature circuit breaker distribution board	
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed <sup>1</sup>		
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule for the location and number of Electrical & Mechanical Provisions"		
h.	Gas supply	Type	Towngas		
		System	Gas supply pipe is provided and connected to gas hob and gas water heater for all residential units		
		Location	For the location of gas connection points, please refer to the "Schedule for the location and number of Electrical & Mechanical Provisions"		
i.	Washing machine connection point	Location	Please refer to the "Schedule for the location and number of Electrical & Mechanical Provisions"		
		Design	Drain point and water point are provided for washing machine		
j.	Water supply	Material of water pipes	Copper water pipes for cold water supply and copper pipe with thermal insulation for hot water supply		
		Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed <sup>2</sup>		
		Whether hot water is available	Hot water supply system is provided to kitchen, master bathroom (if applicable) and bathroom		

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

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

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

4. Miscellaneous

		Description				
				Residential lift	Residential lift	Commercial lift
a.	Lifts	(i) Brand name and model number	Brand name	Hitachi	Hitachi	Hitachi
			Model number	HVF-900CO210	HVF-900CO210	UAG-2T-900CO60
		(ii) Number and floors served by them	Number of lifts	One	One	One
			Floors served by the lifts	G/F to 32/F (Except 1/F, 4/F, 14/F, 17/F & 24/F)	G/F to 32/F (Except 1/F, 4/F, 14/F & 24/F)	G/F to 1/F
b.	Letter box	Material	Stainless steel			
c.	Refuse collection	(i) Means of refuse collection	Collected by cleaners			
		(ii) Location of refuse room	Refuse storage and material recovery rooms are provided at the common area on each residential floor Refuse storage and material recovery chamber is provided on G/F			
d.	Water meter, electricity meter and gas meter		Water meter	Electricity meter	Gas meter	
		(i) Location	Common meter room on each floor	Common meter room on each floor	a. Bathroom (for Flat G and H on 6/F-16/F, 18/F-31/F) b. Balcony (for Flat A, B, C, D, E, F, J and K on 6/F-16/F, 18/F-31/F) c. Kitchen (for Flat A, B, C and D on 32/F)	
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter	

5. Security facilities

Security system and equipment	Access control and security system	Visitor panel and access card reader (octopus card) are installed at the main entrance lobby on G/F for resident access.
	CCTV	CCTV system is provided at residential entrance lobby, clubhouse, podium garden and all lifts connecting directly to the caretaker's counter
Details of built-in provisions	8-inch portable tablet as mobile control for video door phone with panic alarm function connected to the caretaker's counter at the residential entrance lobby	
Location of built-in provisions	For the location of video door phone, please refer to the "Schedule for the location and number of Electrical & Mechanical Provisions"	

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

6. Appliances

Appliance Schedule for Typical Units (6/F - 31/F)

Appliances	Units apply	Brand	Model No. (if any)	
			Indoor unit	Outdoor unit
Split type air-conditioner	Flat A and D	Toshiba	RAS-24SKP-ES	RAS-24SA-ES
		Toshiba	RAS-18SKP-ES	RAS-18SA-ES
	Flat B, C, E, F, J and K	Toshiba	RAS-18SKP-ES	RAS-18SA-ES
	Flat G and H	Toshiba	RAS-13SKP-ES2	RAS-13SA-ES2
Gas hob (double-burner)	All units	Scholtes	MGN321HK	
Cooker hood	All units	Siemens	LI46631GB	
Gas water heater	All units	TGC	TRJW161TFQL	
Washer dryer	All units	Siemens	WK14D320GB	
Microwave oven	All units	Siemens	HF15M564HK	
Refrigerator	All units	Siemens	K187SAF30K	
Wine cellar	Flat A and D	Vinvautz	VZ22BI	
Exhaust fan	Flat A, D, G, and H	KDK	15WHC07	
	Flat B, C, E, F, J and K	Panasonic	FV-18NF3H	
Bathroom TV	All units	JSA	TMBG10	

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

6. Appliances

Appliance Schedule for Special Units (32/F)

Appliances	Units apply	Brand	Model No. (if any)	
			Indoor unit	Outdoor unit
Split type air-conditioner	Flat A and D	Toshiba	RAS-24SKP-ES	RAS-24SA-ES
		Toshiba	RAS-13SKP-ES2	RAS-13SA-ES2
	Flat B and C	Toshiba	RAS-24SKP-ES	RAS-24SA-ES
		Toshiba	RAS-18SKP-ES	RAS-18SA-ES
		Toshiba	RAS-M13N3KCV(HK)	RAS-3M23GACV-E
		Toshiba	RAS-M10N3KCV(HK)	
Gas Hob (single-burner)	All units	Miele	CS 1018	
Induction Hob (double-burner)	All units	Miele	CS 1212-1i	
Cooker hood	All units	Miele	DA 429-6	
Electric water heater	Flat B and C	Stiebel Eltron	DHM6	
Gas water heater	Flat A and D	TGC	TRJW161TFQL	
	Flat B and C	TGC	TRJW221TFQL	
Washer dryer	All units	Miele	WT2789iWPM	
Steamer	All units	Miele	DG 6200	
Refrigerator	All units	Miele	KFN 37432 iD	
Wine cellar	All units	Vinvautz	VZ22BI	
Exhaust fan	All units	KDK	20WHC07	
		Panasonic	FV-18NF3H	
Bathroom TV	All units	JSA	TMBG10	

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

6樓住宅單位機電裝置位置及數量說明表 Schedule for the location and number of Electrical & Mechanical Provisions for Residential Properties of 6/F

位置 Location	裝置 Provision	A, D	B, C	E, K	F, J	G, H
客飯廳 Living and Dining Room	單位電插座 Single Socket Outlet	1	1	1	1	1
	雙位電插座 Twin Socket Outlet	2	2	2	2	2
	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1
	室內空調機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1
	視像對講機 Video Door Phone	1	1	1	1	1
睡房 Bedroom	單位電插座 Single Socket Outlet	1	-	-	-	-
	雙位電插座 Twin Socket Outlet	1	-	-	-	-
	電視及電台天線插座 TV and FM Outlet	1	-	-	-	-
	電話插座 Telephone Outlet	1	-	-	-	-
	室內空調機接駁點 Connection Point for A/C Indoor Unit	1	-	-	-	-
浴室 Bathroom	單位電插座 Single Socket Outlet	1	1	1	1	1
	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1
	煤氣接駁點 Gas Connection Point	-	-	-	-	1
開放式廚房 Open Kitchen	單位電插座 Single Socket Outlet	4	3	3	3	3
	雙位電插座 Twin Socket Outlet	1	1	1	1	1
	煤氣接駁點 Gas Connection Point	1	1	1	1	1
	洗衣機接駁點 Washing Machine Connection Point	1	1	1	1	1
平台 Flat Roof	防水單頭插座 Weatherproof Single Socket Outlet	1	1	1	1	1
	煤氣接駁點 Gas Connection Point	2	2	2	2	1
冷氣機平台 A/C Platform	室外空調機接駁點 Connection Point for A/C Outdoor Unit	2	1	1	1	1

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

7樓至31樓住宅單位機電裝置位置及數量說明表 Schedule for the location and number of Electrical & Mechanical Provisions for Residential Properties of 7/F - 31/F

位置 Location	裝置 Provision	A, D	B, C	E, K	F, J	G, H
客飯廳 Living and Dining Room	單位電插座 Single Socket Outlet	1	1	1	1	1
	雙位電插座 Twin Socket Outlet	2	2	2	2	2
	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1
	室內空調機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1
	視像對講機 Video Door Phone	1	1	1	1	1
睡房 Bedroom	單位電插座 Single Socket Outlet	1	-	-	-	-
	雙位電插座 Twin Socket Outlet	1	-	-	-	-
	電視及電台天線插座 TV and FM Outlet	1	-	-	-	-
	電話插座 Telephone Outlet	1	-	-	-	-
	室內空調機接駁點 Connection Point for A/C Indoor Unit	1	-	-	-	-
浴室 Bathroom	單位電插座 Single Socket Outlet	1	1	1	1	1
	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1
	煤氣接駁點 Gas Connection Point	-	-	-	-	1
開放式廚房 Open Kitchen	單位電插座 Single Socket Outlet	4	3	3	3	3
	雙位電插座 Twin Socket Outlet	1	1	1	1	1
	煤氣接駁點 Gas Connection Point	1	1	1	1	1
	洗衣機接駁點 Washing Machine Connection Point	1	1	1	1	1
露台 Balcony	煤氣接駁點 Gas Connection Point	1	1	1	1	-
冷氣機平台 A/C Platform	室外空調機接駁點 Connection Point for A/C Outdoor Unit	1	1	1	1	1

32樓住宅單位機電裝置位置及數量說明表 Schedule for the location and number of Electrical & Mechanical Provisions for Residential Properties of 32/F

位置 Location	裝置 Provision	A, D	B, C
客飯廳 Living and Dining Room	單位電插座 Single Socket Outlet	1	1
	雙位電插座 Twin Socket Outlet	2	2
	電視及電台天線插座 TV and FM Outlet	1	1
	電話插座 Telephone Outlet	1	1
	室內空調機接駁點 Connection Point for A/C Indoor Unit	1	1
	視像對講機 Video Door Phone	1	1
主人睡房 Master Bedroom	單位電插座 Single Socket Outlet	1	1
	雙位電插座 Twin Socket Outlet	1	1
	電視及電台天線插座 TV and FM Outlet	1	1
	電話插座 Telephone Outlet	1	1
	室內空調機接駁點 Connection Point for A/C Indoor Unit	1	1
睡房1 Bedroom 1	單位電插座 Single Socket Outlet	1	1
	雙位電插座 Twin Socket Outlet	1	1
	電視及電台天線插座 TV and FM Outlet	1	1
	電話插座 Telephone Outlet	1	1
	室內空調機接駁點 Connection Point for A/C Indoor Unit	1	1
儲物室 Store room	雙位電插座 Twin Socket Outlet	-	1
	室內空調機接駁點 Connection Point for A/C Indoor Unit	-	1
主人房浴室 Master Bathroom	單位電插座連開關 Switched Single Socket Outlet	-	1
	電視及電台天線插座 TV and FM Outlet	-	1
	煤氣接駁點 Gas Connection Point	-	1
浴室 Bathroom	單位電插座 Single Socket Outlet	1	1
	電視及電台天線插座 TV and FM Outlet	1	1
廚房 Kitchen	單位電插座 Single Socket Outlet	3	3
	雙位電插座 Twin Socket Outlet	1	1
	煤氣接駁點 Gas Connection Point	3	2
	洗衣機接駁點 Washing Machine Connection Point	1	1

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

32樓住宅單位機電裝置位置及數量說明表 Schedule for the location and number of Electrical & Mechanical Provisions for Residential Properties of 32/F

位置 Location	裝置 Provision	A, D	B, C
冷氣機平台 A/C Platform	室外空調機接駁點 Connection Point for A/C Outdoor Unit	3	3
天台 Roof	防水單頭插座 Weatherproof Single Socket Outlet	1	1
	煤氣接駁點 Gas Connection Point	1	1

23. SERVICE AGREEMENTS

服務協議

食水及沖廁水由水務署供應。

電力由香港電燈有限公司供應。

煤氣由香港中華煤氣有限公司供應。

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by The Hongkong Electric Company Limited.

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

24. GOVERNMENT RENT

地稅

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

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

25. MISCELLANEOUS PAYMENTS BY PURCHASER

買方的雜項付款

- 1. 在向買方交付住宅物業在空置情況下的管有權時，買方須向賣方（擁有人）補還水、電力及氣體的按金。
- 2. 在交付時，買方不須向賣方（擁有人）支付清理廢料的費用。

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

- 1. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the vendor (the owner) for the deposits for water, electricity and gas.
- 2. On that delivery, the purchaser is not liable to pay to the vendor (the owner) a debris removal fee.

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

26. DEFECT LIABILITY WARRANTY PERIOD

欠妥之處的保養責任期

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

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

27. MAINTENANCE OF SLOPES

斜坡維修

不適用

Not applicable

修訂

不適用

Not applicable

申請建築物總樓面面積寬免的資料

獲寬免總樓面面積的設施分項

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

		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)	不適用
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	193.838
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	853.221
2.3	非強制性或非必要機房，例如空調機房、風櫃房等	不適用
根據聯合作業備考第1及第2號提供的環保設施		
3.	露台	223.978
4.	加闊的公用走廊及升降機大堂	不適用
5.(＃)	公用空中花園	42.495
6.	隔聲簷	不適用
7.	翼牆、捕風器及風斗	不適用
8.	非結構預製外牆	不適用
9.	工作平台	3.000
10.	隔音屏障	不適用
適意設施		
11.(＃)	供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	11.615
12.(＃)	住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	288.803
13.	有上蓋的園景區及遊樂場	129.974
14.	橫向屏障/有蓋人行道、花棚	不適用
15.(＃)	擴大升降機井道	78.434
16.	煙囪管道	不適用

		面積(平方米)
17.	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	不適用
18.	強制性設施或必要機房所需的管槽、氣槽	不適用
19.(＃)	非強制性設施或非必要機房所需的管槽、氣槽	65.221
20.	環保系統及設施所需的機房、管槽及氣槽	不適用
21.	複式住宅單位及洋房的中空	不適用
22.	伸出物，如空調機箱及伸出外牆超過750毫米的平台	不適用
其他項目		
23.(＃)	庇護層，包括庇護層兼空中花園	181.848
24.	其他伸出物	不適用
25.	公共交通總站	不適用
26.	共用構築物及樓梯	不適用
27.	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	不適用
28.	公眾通道	不適用
29.	因建築物後移導致的覆蓋面積	不適用
額外總樓面面積		
30.	額外總樓面面積	不適用

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

29. 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

有關建築物的環境評估  
發展項目獲得綠建環評1.1版(新建建築)暫定金級。



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

第I部分	
提供中央空調	否
提供具能源效益的設施	是
擬安裝的具能源效益的設施	1. 能源標籤分體式冷氣 2. 低窗牆比 3. 交流變頻調速升降機

第II部份：擬興建樓宇/部分樓宇預計每年能源消耗量 <sup>(註腳1)</sup>					
位置	使用有關裝置的內部樓面面積(平方米)	基線樓宇 <sup>(註腳2)</sup> 每年能源消耗量		擬興建樓宇每年能源消耗量	
		電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年	電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年
塔樓(有使用中央屋宇裝備裝置 <sup>(註腳3)</sup> 的部份)	1,454.45	154.49	0	110.52	0
基座(包括商業及會所)(有使用中央屋宇裝備裝置 <sup>(註腳3)</sup> 的部份)	1,435.85	340.67	0	253.63	0

註腳： 1. 一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。預計每年能源消耗量(以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算)，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-

a. “每年能源消耗量”與新建樓宇BEAM Plus標準(現行版本)第4節及附錄8中的「年能源消耗」具有相同涵義; 及

b. 樓宇、空間或單位的“內部樓面面積”，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。

2. “基準樓宇”與新建樓宇BEAM Plus 標準(現行版本)第4節及附錄8中的“基準建築物模式(零分標準)”具有相同涵義。

3. “中央屋宇裝備裝置”與樓宇的屋宇裝備裝置能源效益實務守則(2010年2月版)(草稿)中的涵義相同。

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

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

		Area (m²)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1.	Carpark and loading/unloading area excluding public transport terminus	NIL
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.	193.838
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.	853.221
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	NIL
Green Features under Joint Practice Notes 1 and 2		
3.	Balcony	223.978
4.	Wider common corridor and lift lobby	NIL
5.(#)	Communal sky garden	42.495
6.	Acoustic fin	NIL
7.	Wing wall, wind catcher and funnel	NIL
8.	Non-structural prefabricated external wall	NIL
9.	Utility platform	3.000
10.	Noise barrier	NIL

		Area (m²)
Amenity Features		
11.(#)	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	11.615
12.(#)	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	288.803
13.	Covered landscaped and play area	129.974
14.	Horizontal screens/covered walkways, trellis	NIL
15.(#)	Larger lift shaft	78.434
16.	Chimney shaft	NIL
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	NIL
18.	Pipe duct, air duct for mandatory feature or essential plant room	NIL
19.(#)	Pipe duct, air duct for non-mandatory or non-essential plant room	65.221
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature	NIL
21.	Void in duplex domestic flat and house	NIL
22.	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall	NIL
Other Exempted Items		
23.(#)	Refuge floor including refuge floor cum sky garden	181.848
24.	Other projections	NIL
25.	Public transport terminus	NIL
26.	Party structure and common staircase	NIL
27.	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	NIL
28.	Public passage	NIL
29.	Covered set back area	NIL
Bonus GFA		
30.	Bonus GFA	NIL

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

29. 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

The Environmental Assessment of the Building

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



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

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

Part I					
Provision of Central Air Conditioning		NO			
Provision of Energy Efficient Features		YES			
Energy Efficient Features proposed:		1. A/C Unit with energy efficiency label   2. Low window to wall ratio   3. ACVWF lift motor			
Part II: The predicted annual energy use of the proposed building / part of building <sup>(Note 1)</sup>					
Location	Internal Floor Area Served (m <sup>2</sup> )	Annual Energy Use of Baseline Building <sup>(Note 2)</sup>		Annual Energy Use of Proposed Building	
		Electricity kWh/ m <sup>2</sup> /annum	Town Gas / LPG unit/ m <sup>2</sup> / annum	Electricity kWh/ m <sup>2</sup> /annum	Town Gas / LPG unit/ m <sup>2</sup> / annum
Tower (Area served by central building services installation <sup>(Note 3)</sup> )	1,454.45	154.49	0	110.52	0
Podium (including commercial and clubhouse) (Area served by central building services installation <sup>(Note 3)</sup> )	1,435.85	340.67	0	253.63	0

Notes: 1. In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency. The predicted annual energy use, in terms of electricity consumption (kWh/m²/annum) and town gas/LPG consumption (unit/m²/annum), of the development by the internal floor area served, where:

a) “total annual energy use” has the same meaning of “annual energy use” under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (current version); and

b) “internal floor area”, in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.

2. “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).

3. “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings (February 2010 edition)(Draft).

Part III: The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)	
Type of Installations	
Lighting Installations	YES
Air Conditioning Installations	YES
Electrical Installations	YES
Lift & Escalator Installations	YES
Performance-based Approach	YES

30. RELEVANT INFORMATION

有關資料

吊船操作

在管理人安排為發展項目的公用地方與設施進行定期及特別安排的檢查、清潔、保養及維修期間，吊船會在住宅單位的窗外及住宅單位的平台及天台上空操作。

Operation of gondola

During the regular and specially arranged inspection, cleaning, maintenance and repairing of the Common Areas and Facilities of the development arranged by the Manager, gondola(s) will be operated in the air space outside the windows of the residential units and directly above the flat roof(s) and roof(s) of the residential units.



賣方就該項目指定的互聯網網站的網址：  
The address of the website designated by the vendor for the development:  
**www.parker33.com.hk**

發展項目及其周邊地區日後可能出現改變。 There may be future changes to the development and the surrounding areas.  
本售樓說明書印製日期：2015年7月9日    Date of printing of this Sales Brochure: 9th July 2015

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2015年8月14日 14th August 2015	16	修訂發展項目的布局圖。 Revise the layout plan of the development.
	18	修訂發展項目的住宅物業的樓面平面圖。 Revise the floor plans of residential properties in the development.
	22	修訂住宅物業的面積(6樓B及C單位之平台)。 Revise the area of residential properties (Flat roof area of Flats B & C on 6/F).
	43, 49	修訂裝置、裝修物料及設備之內容。 Revise the provisions under fittings, finishes and appliances.
2015年8月22日 22nd August 2015	18	修訂發展項目的住宅物業的樓面平面圖。 Revise the floor plans of residential properties in the development.
	22	修訂住宅物業的面積(6樓G單位之平台)。 Revise the area of residential properties (Flat roof area of Flat G on 6/F).
2015年11月20日 20th November 2015	12	更新發展項目的所在位置圖。 Update the location plan of the development.
	13	更新發展項目的鳥瞰照片。 Update the aerial photograph of the development.
	13-1, 13-2	增加發展項目的鳥瞰照片。 Add the aerial photograph of the development.
	20 - 21	修訂發展項目的住宅物業的樓面平面圖。 Revise the floor plans of residential properties in the development.
	23	修訂住宅物業的面積(32樓全部單位之平台及梯屋)。 Revise the area of residential properties (Roof and stairhood areas of all units on 32/F).
2016年2月19日 19th February 2016	12	更新發展項目的所在位置圖。 Update the location plan of the development.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2016年5月18日 18th May 2016	12	更新發展項目的所在位置圖。 Update the location plan of the development.
	13	更新發展項目的鳥瞰照片。 Update the aerial photograph of the development.
	13-1, 13-2	刪除發展項目的鳥瞰照片。 Delete the aerial photographs of the development.
	20 - 21	修訂發展項目的住宅物業的樓面平面圖。 Revise the floor plans of residential properties in the development.
	23	修訂住宅物業32樓的面積。 Revise the area of residential properties on 32/F.
2016年8月17日 17th August 2016	12	更新發展項目的所在位置圖。 Update the location plan of the development.
	43, 49	修訂裝置、裝修物料及設備之內容。 Revise the provisions under fittings, finishes and appliances.
2016年11月15日 15th November 2016	7	更新賣方及有參與發展項目的其他人資料。 Update the information on vendor and others involved in the development.
	12	更新發展項目的所在位置圖。 Update the location plan of the development.
2016年12月19日 19th December 2016	18-20	修訂發展項目的住宅物業的樓板的厚度及層與層之間的高度。 Revise the thickness of floor slab and floor-to-floor height of residential properties in the development.
2017年1月16日 16th January 2017	20-21	修訂發展項目的住宅物業的樓面平面圖。 Revise the floor plans of residential properties in the development.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2017年4月12日 12th April 2017	6	更新發展項目，柏匯的資料。 Update the information on the development, Parker 33.
	7	更新賣方及有參與發展項目的其他人資料。 Update the information on vendor and others involved in the development.
	10	更新發展項目的設計資料。 Update the information on design of the development.
	12	更新發展項目的所在位置圖。 Update the location plan of the development.
	16	更新發展項目的布局圖。 Update the layout plan of the development.
2017年7月10日 10th July 2017	11	更新物業管理的資料。 Update the information on property management.
	13	更新發展項目的鳥瞰照片。 Update the aerial photograph of the development.
	37	更新閱覽圖則及公契。 Update the inspection of plans and deed of mutual covenant.
	56	更新買方的雜項付款。 Update the miscellaneous payments by purchaser.
2017年10月6日 6th October 2017	1-5, 5-1, 5-2	更新一手住宅物業銷售監管局於2017年8月1日發布《一手住宅物業買家須知》的最新版本。 Updated with the latest version of the "Notes to Purchasers of First-hand Residential Properties" released by the Sales of First-hand Residential Properties Authority on 1st August 2017.
	12	更新發展項目的所在位置圖。 Update the location plan of the development.
2018年1月4日 4th January 2018	13	更新發展項目的鳥瞰照片。 Update the aerial photograph of the development.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2018年3月29日 29th March 2018	12	更新發展項目的所在位置圖。 Update the location plan of the development.
	13	更新發展項目的鳥瞰照片。 Update the aerial photograph of the development.
2018年6月27日 27th June 2018	12	更新發展項目的所在位置圖及相關版權特許編號。 Update the location plan of the development and the relevant copyright licence number.
2018年9月24日 24th September 2018	12	更新發展項目的所在位置圖。 Update the location plan of the development.
	40, 46	修訂裝置、裝修物料及設備的資料。 Revise the information in fittings, finishes and appliances.