

Notes to Purchasers of First-hand Residential Properties

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 three days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans¹ as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

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

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。

4. Property area and its surroundings

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

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》（第621章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i)露台；(ii)工作平台；以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部 and 內部尺寸²。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的物業位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

² According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following— (i) the external dimensions of each residential property; (ii) the internal dimensions of each residential property; (iii) the thickness of the internal partitions of each residential property; (iv) the external dimensions of individual compartments in each residential property. According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

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。

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 three 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.

5. 售樓說明書

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 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).

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. 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 Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

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

15. Estimated material date and handing over date

- Check the estimated material date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is inevitably later than the former.
- Handing over date
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document / a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
 - > For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
 - > For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
 - > strike or lock-out of workmen;
 - > riots or civil commotion;
 - > force majeure or Act of God;
 - > fire or other accident beyond the vendor's control;
 - > war; or
 - > inclement weather.
 - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

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

³ 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.

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。

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.

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。

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

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



Other useful contacts :

Consumer Council

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



Estate Agents Authority

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



Real Estate Developers Association of Hong Kong

Telephone:	2826 0111
Fax:	2845 2521

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

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



其他相關聯絡資料：

消費者委員會

網址：	www.consumer.org.hk
電話：	2929 2222
電郵：	cc@consumer.org.hk
傳真：	2856 3611



地產代理監管局

網址：	www.eaa.org.hk
電話：	2111 2777
電郵：	enquiry@eaa.org.hk
傳真：	2598 9596



香港地產建設商會

電話：	2826 0111
傳真：	2845 2521

Information on the development

發展項目的資料

Name of the development

La Maison De La Salle

Name of the street at which the development is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the development

25 La Salle Road

The development consists of ONE multi-unit building

Total number of storeys

4 storeys (excluding the Roof)

Floor numbering as provided in the approved building plans for the development

G/F, 1/F, 2/F, 3/F & Roof

The omitted floor numbers

Not applicable

Refuge floor

Not applicable

發展項目名稱

喇沙滙

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

喇沙利道25號

發展項目包含一幢多單位建築物

樓層的總數

4 層 （不包括天台）

發展項目的經批准的建築圖則所規定的樓層號數

地下、一樓、二樓、三樓及天台

被略去的樓層號數

不適用

庇護層

不適用

Information on vendor and others involved in the development

賣方及有參與發展項目的其他人的資料

Vendor

ZEN Wei Pao William

Authorized person for the development, and the firm or corporation of which an authorized person for the development is a proprietor, director or employee in his or her professional capacity

Mr. Lawrence Hui of H & L Consultancy Ltd.

Building contractor for the development

Wise Trend Engineering Limited

Firm of solicitors acting for the owner in relation to the sale of residential properties in the development

Chung & Kwan

Solicitors & Notaries

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

The Hongkong and Shanghai Banking Corporation Limited

Any other persons who have made a loan for the construction of the development

Not applicable

賣方

單偉豹

發展項目的認可人士的姓名，及如該項目的認可人士以其專業身分擔任某商號或法團的經營人、董事或僱員，該商號或法團的名稱

H & L Consultancy Ltd 之許偉雄先生

發展項目承建商

駿慧工程有限公司

代表擁有人就發展項目中的住宅物業的出售而行事的律師事務所

鍾沛林律師行

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

香港上海滙豐銀行

已為發展項目的建造提供貸款的其他人

不適用

Relationship between parties involved in the development

有參與發展項目的各方的關係

a	the vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the development.	No
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.	No
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.	No
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.	No
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.	No
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.	No
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

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。	否
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。	否
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。	否
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。	否
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。	否
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。	否
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

Relationship between parties involved in the development

有參與發展項目的各方的關係

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.	No
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.	No
r	the vendor or a building contractor for the development is a corporation, and the corporation of which an authorized person for the development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor.	No
s	the vendor or a building contractor for the development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor.	No

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。	否
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。	否
r	賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。	否
s	賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	否

Information on design of the development

發展項目的設計資料

There will be no non-structural prefabricated external walls and curtain walls forming part of the enclosing walls of the development.
發展項目沒有構成圍封牆一部分的任何非結構的預製外牆和幕牆。

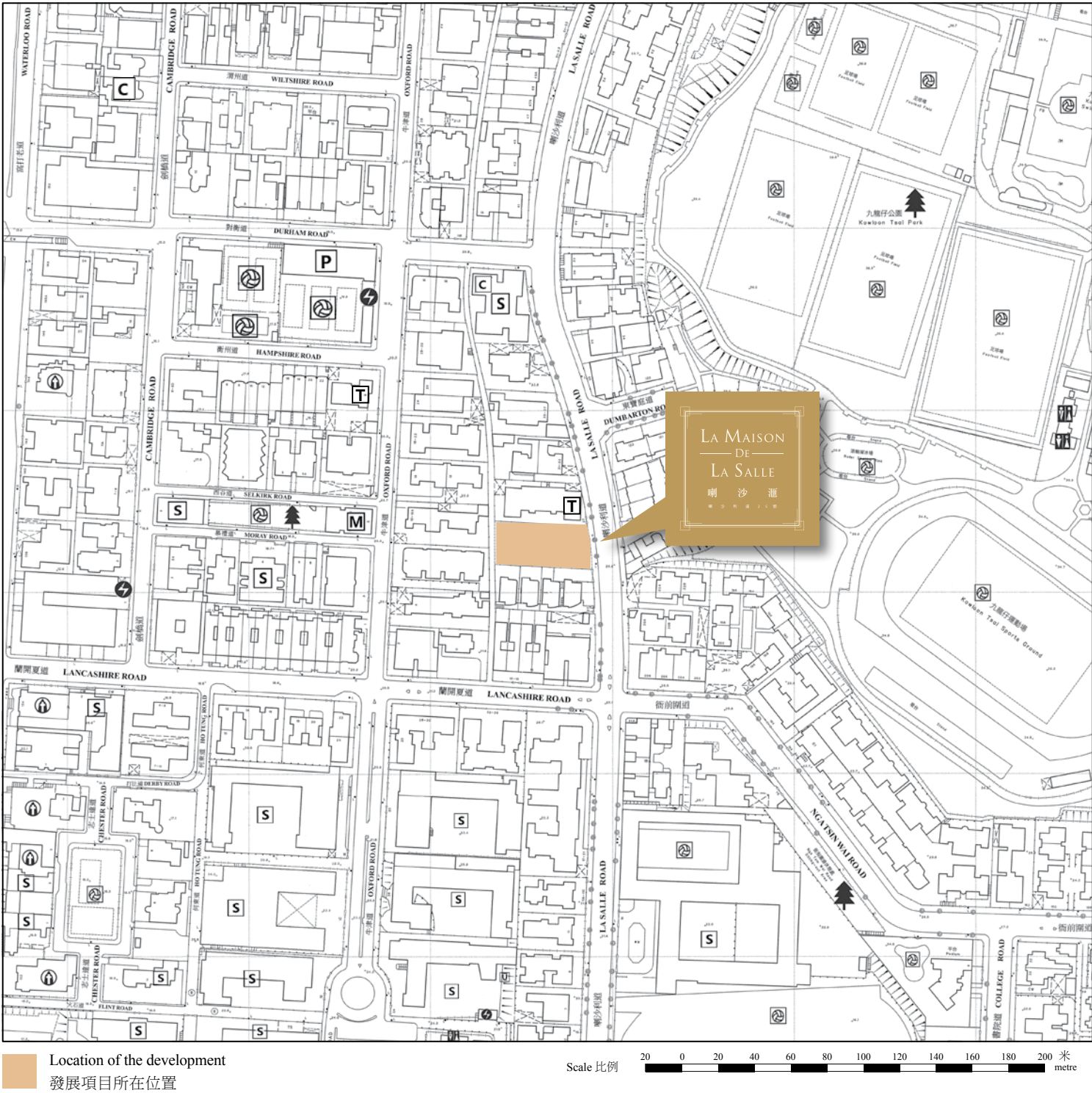
Information on property management

物業管理的資料

Not applicable
不適用

Location plan of the development

發展項目的所在位置圖



Note:

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

The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason.

附註：

賣方建議買方到該發展地盤作實地考察，對該發展地盤及周邊地區的公共設施及環境有更佳的了解。

由於技術原因，上圖所顯示的範圍可能多於《一手住宅物業銷售條例》所規定的範圍。



- | | | |
|--|--|--------------------------------|
| | Electricity sub-stations | 電力分站 |
| | Religious Institution
(including Church, Temple and Tsz Tong) | 宗教場所
(包括教堂、廟宇及祠堂) |
| | Ambulance depot | 救護車站 |
| | Market | 市場 |
| | Public car park | 公眾停車場 |
| | Public convenience | 公廁 |
| | Public telecommunications
service installation | 公共電訊服務裝置 |
| | Public utility installation | 公用事業設施裝置 |
| | School
(including a kindergarten) | 學校
(包括幼稚園) |
| | Social welfare facilities
(including an elderly centre and a
home for the mentally disabled) | 社會福利設施
(包括老人中心及弱智人士
護理院) |
| | Sports facilities
(including a sports ground and a
swimming pool) | 體育設施
(包括運動場及游泳池) |
| | Public park | 公園 |

Street names not shown in full in the
location plan of the development:

於發展項目的所在位置圖
未能顯示之街道全名：

- | | |
|---------------|------|
| CHESTER ROAD | 志士達道 |
| FLINT ROAD | 火石道 |
| COLLEGE ROAD | 書院道 |
| WATERLOO ROAD | 窩打老道 |

The location plan is prepared by the vendor with reference to parts of the 1:1000 Topographic Maps produced by Lands Department (Nos: 11-NW-15A dated 29th January, 2018, 11-NW-15B dated 12th June, 2018, 11-NW-10C dated 12th June, 2018, and 11-NW-10D dated 15th June, 2018) and reproduced with permission of the Director of Lands. © the Government of Hong Kong SAR. Licence No. 83/2014.

此位置圖由賣方參考地政總署所製作1:1000的地形圖（編號11-NW-15A日期為2018年1月29日，11-NW-15B日期為2018年6月12日，11-NW-10C日期為2018年6月12日及11-NW-10D日期為2018年6月15日）擬備並經地政總署准許複印。地圖版權屬香港特區政府。版權特許編號83/2014。

Aerial photograph of the development

發展項目的鳥瞰照片



Location of the development
發展項目所在位置

Notes:

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2. The vendor advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and public facilities nearby.
3. Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved - reproduction by permission only.
4. This aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason.

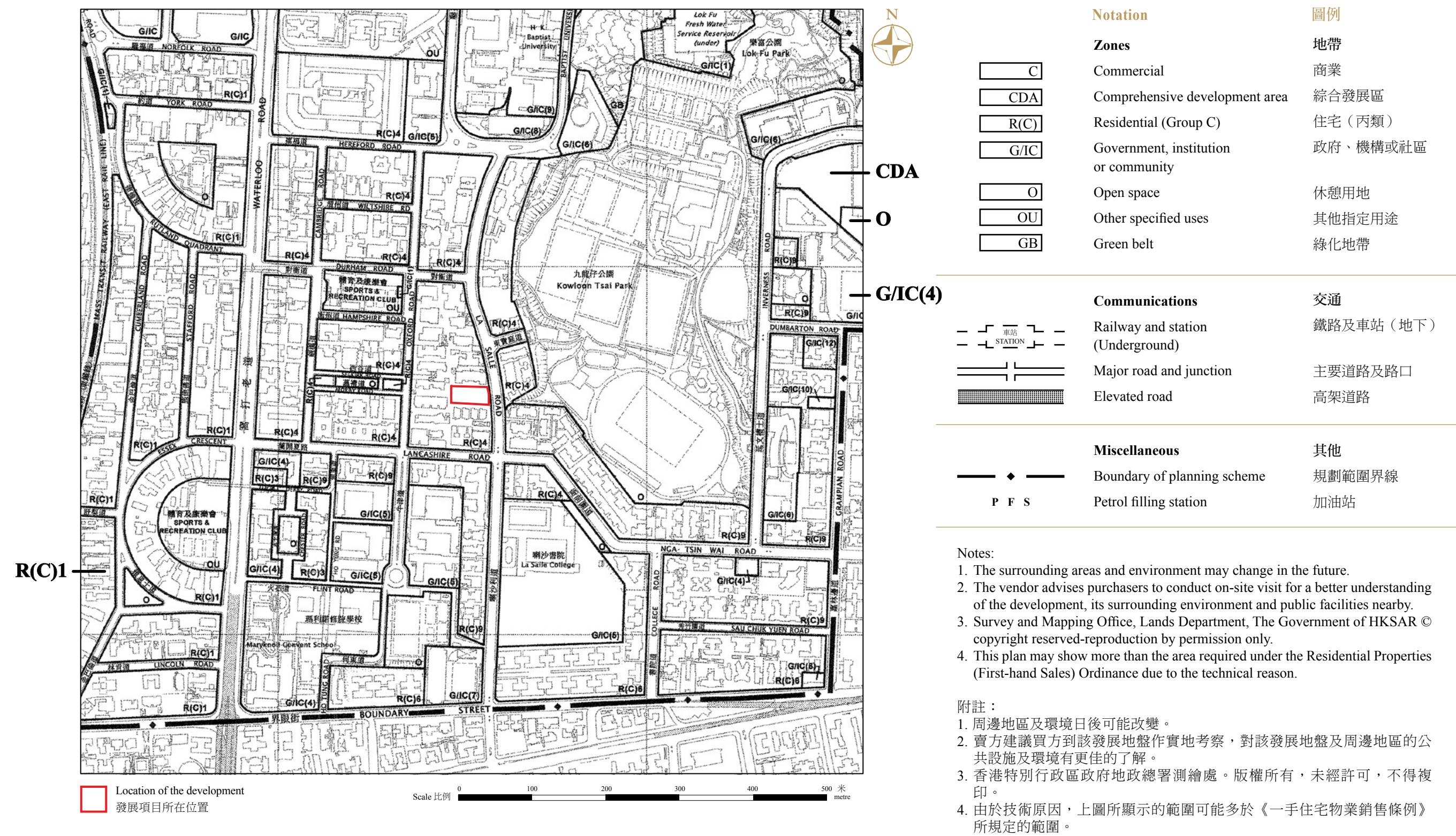
附註：

1. 周邊地區及環境日後可能改變。
2. 賣方建議買方到該發展地盤作實地考察，對該發展地盤及周邊地區的環境及公共設施有更佳的了解。
3. 香港特別行政區政府地政總署測繪處。版權所有，未經許可，不得複印。
4. 由於技術原因，上述鳥瞰照片所顯示的範圍可能多於《一手住宅物業銷售條例》所規定的範圍。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6000 feet, Photo No. E034164C dated 10th March 2018.

摘錄自地政總署測繪處於2018年3月10日在6000呎飛行高度拍攝之鳥瞰照片，照片編號為E034164C。

Outline zoning plan relating to the development
關乎發展項目的分區計劃大綱圖



The extract of the Approved Kowloon Tong Outline Zoning Plan No. S/K18/21 gazetted on 5th December 2017.
摘錄自2017年12月5日刊憲之九龍塘分區計劃大綱草圖。圖則編號S/K18/21。

關乎發展項目的分區計劃大綱圖



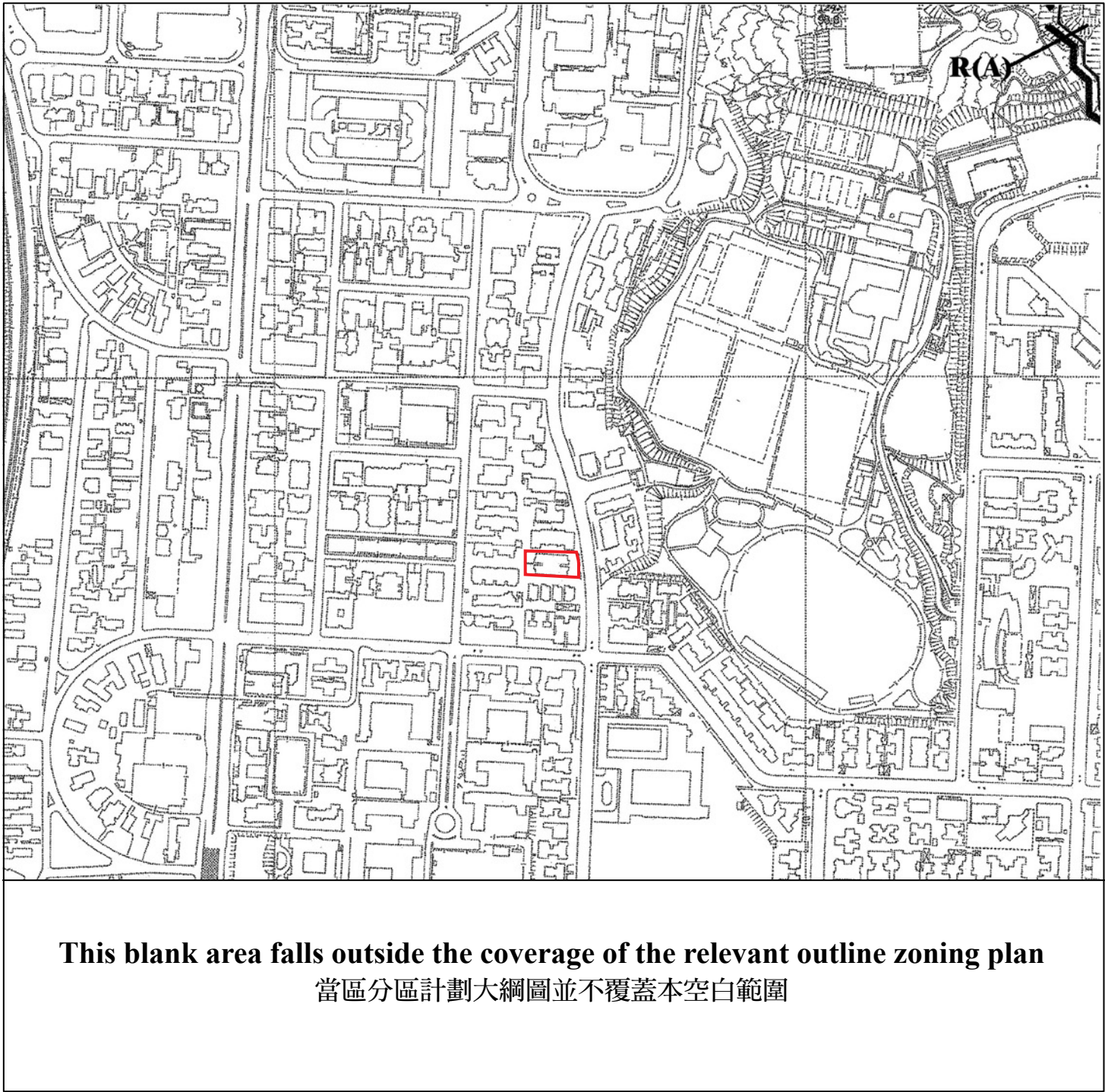
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4. 由於技術原因，上圖所顯示的範圍可能多於《一手住宅物業銷售條例》所規定的範圍。

Outline zoning plan relating to the development
關乎發展項目的分區計劃大綱圖



Location of the development
發展項目所在位置

Scale 比例 0 100 200 300 400 500 米
metre

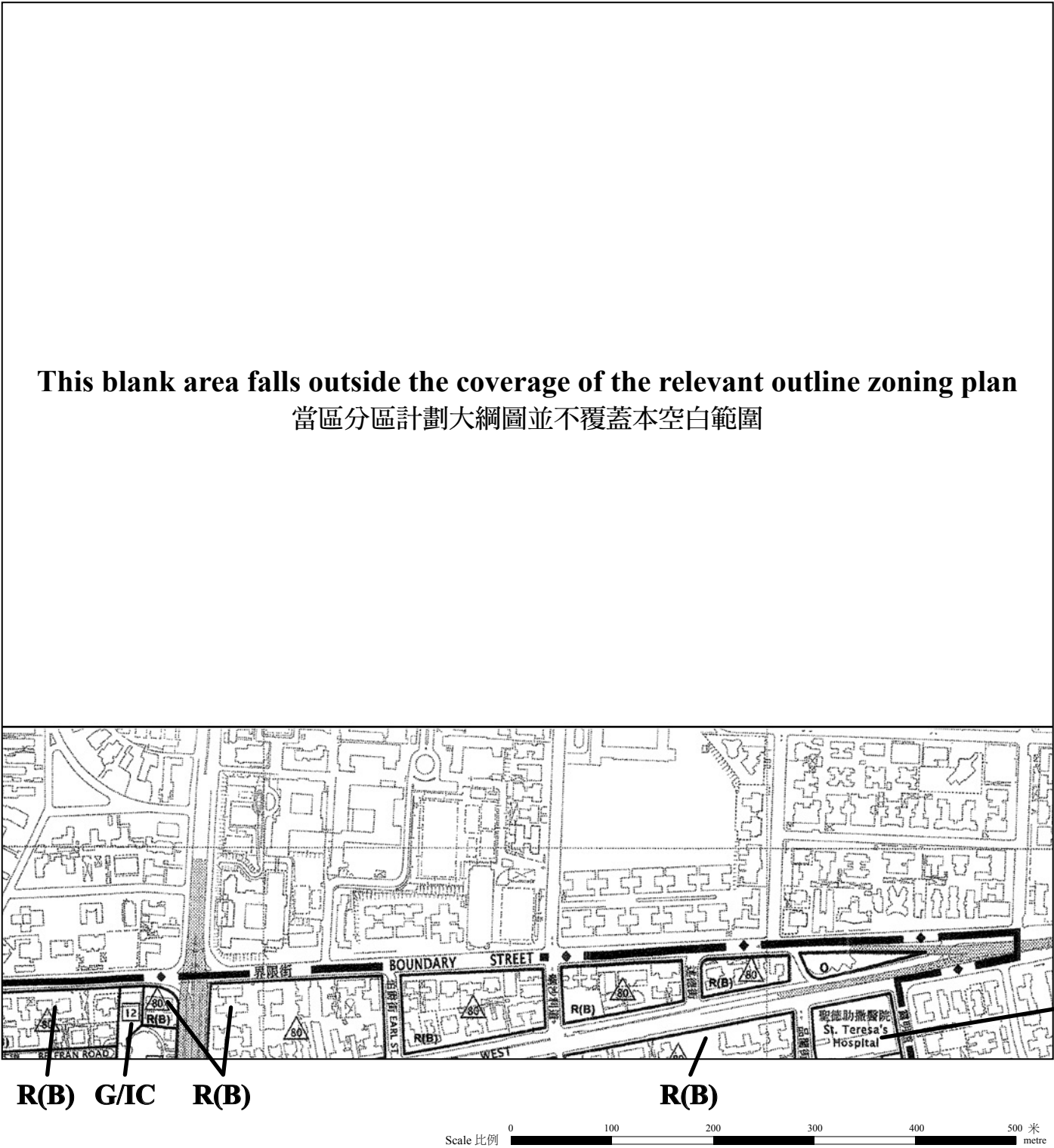


Notation	圖例
Zones	地帶
C	Commercial
R(A)	Residential (Group A)
G/IC	Government, institution or community
O	Open space
OU	Other specified uses
U	Undetermined
GB	Green belt
Communications	交通
STATION	Railway and station (Underground)
	Major road and junction
	Elevated road
Miscellaneous	其他
	Boundary of planning scheme
	Building Height Control Zone Boundary
100	Maximum Building Height (in metres above principal datum)
1	Maximum Building Height (in number of storeys)
P F S	Petrol Filling Station
NBA	Non-Building Area

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- 附註：
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Outline zoning plan relating to the development
關乎發展項目的分區計劃大綱圖



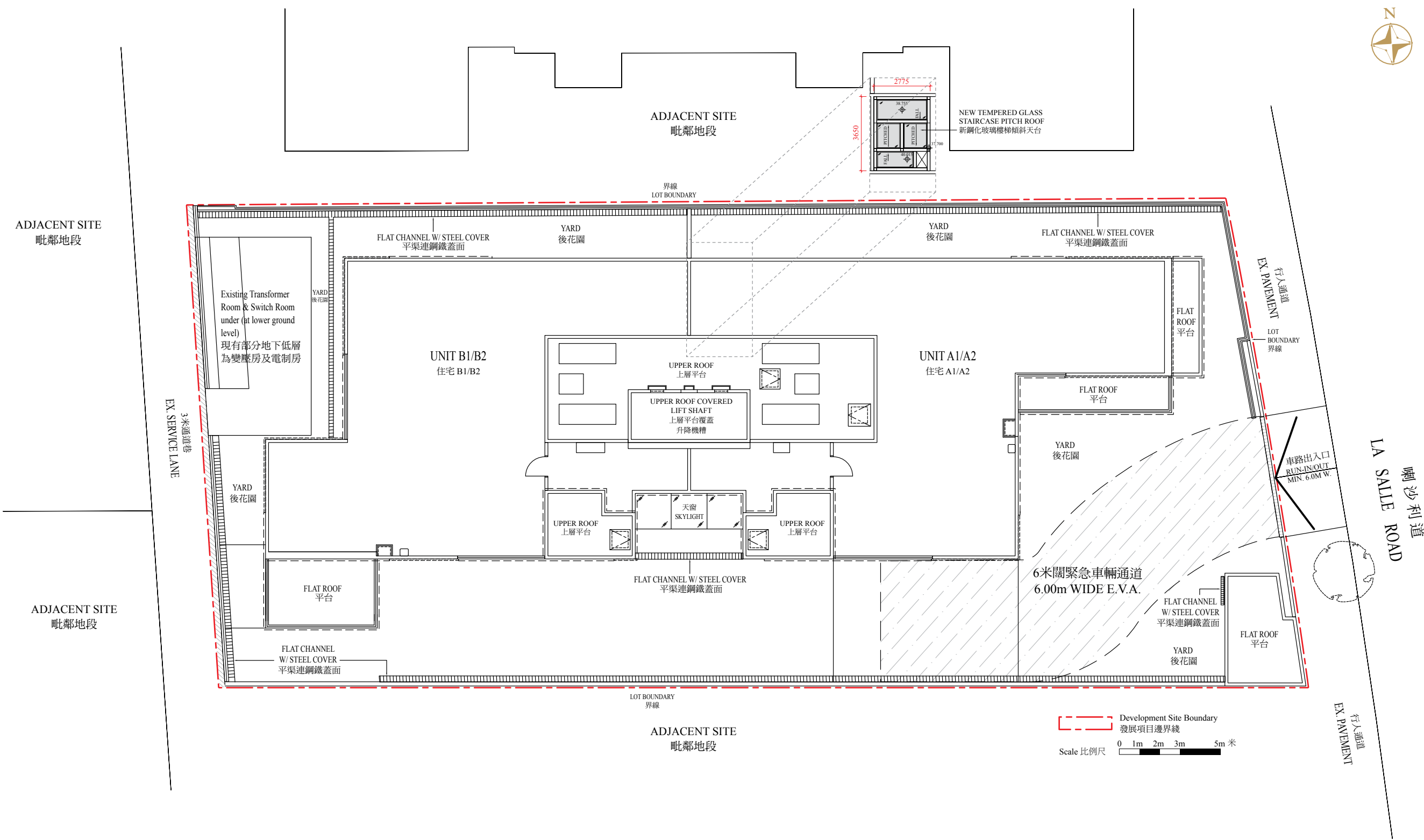
The extract of the Approved Ho Man Tin Outline Zoning Plan No. S/K7/24 gazetted on 18th September 2015.
摘錄自2015年9月18日刊憲之何文田分區計劃大綱核准圖，圖則編號S/K7/24。

Notation		圖例
Zones		地帶
	C	Commercial
	R(A)	Residential (Group A)
	R(B)	Residential (Group B)
	R(C)	Residential (Group C)
	G/IC	Government, institution or community
	O	Open space
	OU	Other specified uses
	GB	Green belt
Communications		交通
	Railway and station (Underground)	鐵路及車站（地下）
	Major road and junction	主要道路及路口
	Elevated road	高架道路
Miscellaneous		其他
	Boundary of planning scheme	規劃範圍界線
	Building Height Control Zone Boundary	建築物高度管制區界線
	Maximum Building Height (in metres above principal datum)	最高建築物高度（在主水平基準上若干米）
	Maximum Building Height (in number of storeys)	最高建築物高度（樓層數目）
	P F S	加油站
	NBA	非建築用地

- Notes:
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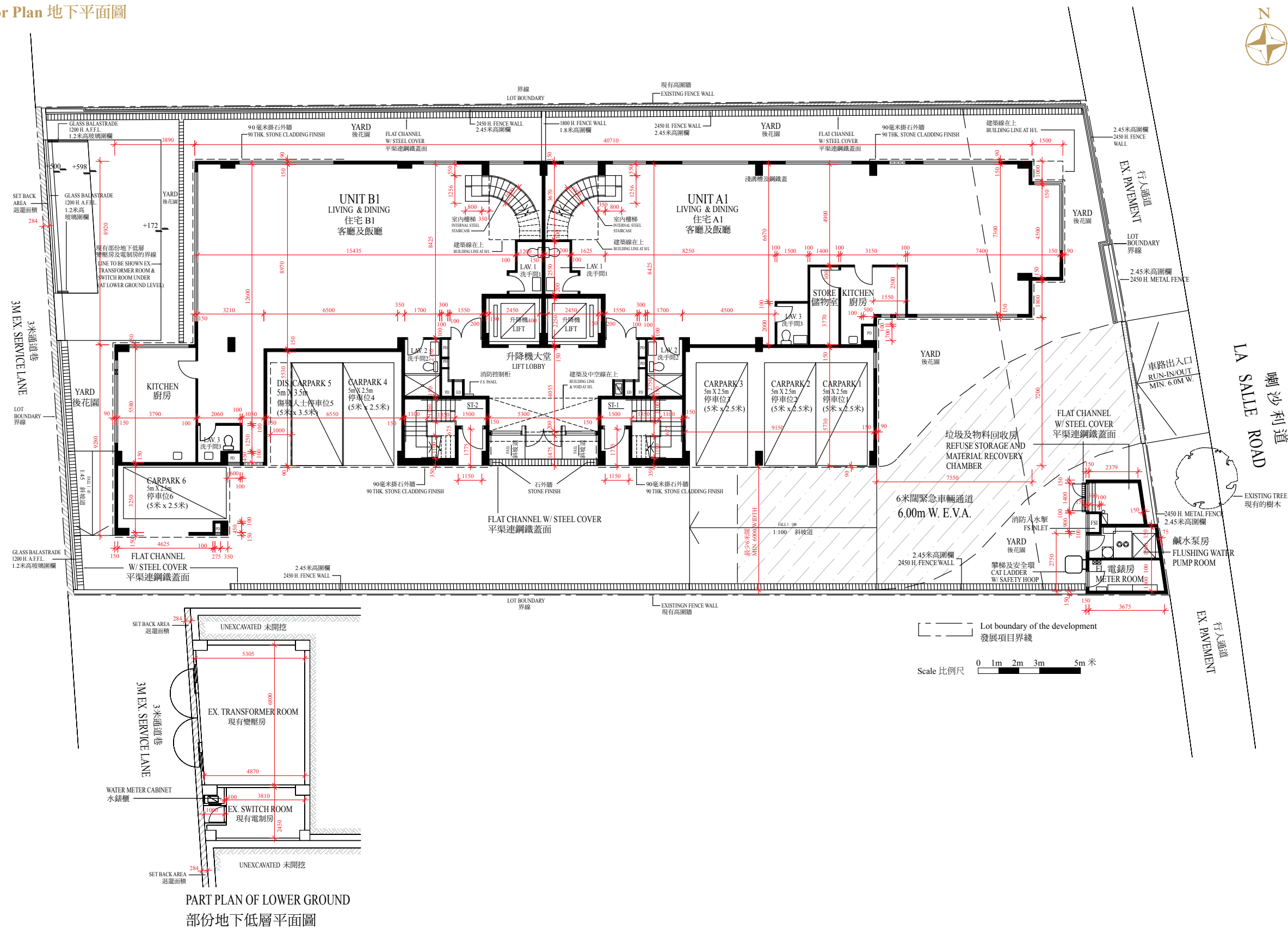
Layout plan of the development
發展項目的布局圖



Remark: The layout of the residential tower of the development shown in the plan is based on the layout applicable to the Roof floor.
附註：圖中所示之發展項目住宅大樓布局參照適用於天台樓層之布局。

Floor plans of residential properties in the development
發展項目的住宅物業的樓面平面圖

Ground Floor Plan 地下平面圖



PART PLAN OF LOWER GROUND
部份地下低層平面圖

Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

Remark

- 1. Storey height (floor-to-floor height) of G/F is 3.030 m. Floor-to-floor height refers to the height between the top surface of the stuctural slab of a floor and the top surface of the structural slab of its immediate upper floor.
- 2. Storey height (floor-to-floor height) of 1/F to 3/F is 2.800 m. Floor-to-floor height refers to the height between the top surface of the stuctural slab of a floor and the top surface of the structural slab of its immediate upper floor.
- 3. The thickness of the floor slabs (excluding cement sand screed) of each residential unit is 150 mm.
- 4. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thinkness of the structural walls on the upper floors. (But in the subject development, there is no difference in the thickness of the structural walls between the upper and lower floors)

注釋

- 1. 地下樓層高度（樓面至樓面高度）為3.030米。樓面至樓面高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
- 2. 一樓至三樓樓層高度（樓面至樓面高度）為2.800米。樓面至樓面高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
- 3. 住宅單位的樓板（不包括批盪灰泥）的厚度為150毫米。
- 4. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（但在本發展項目中，結構牆的厚度在高低層是沒有差別的。）

Legend

Unit A1	住宅 A1
Unit B1	住宅 B1
Unit A2	住宅 A2
Unit B2	住宅 B2
Living & Dining	客廳及飯廳
Master Bedroom	主人睡房
Bedroom	睡房
Guest Room	客房
Lobby	大堂
Family Room	休閒活動室
Kitchen	廚房
Walk-in Closet	衣帽間
Store	儲物室
Master Bath	主人浴室
Bath : Bathroom	浴室
LAV.: Lavatory	洗手間
Flat Roof	平台
Yard	後花園
Fence Wall	圍牆
Carpark	停車位
Dis. Carpark: Disabled Carpark	傷殘人士車位
Lift	升降機
Lift Lobby	升降機大堂
Lift Shaft	升降機槽
Lot Boundary	界線
Set Back Area	退還面積
Service Lane	通道巷
Fence Wall	高圍牆

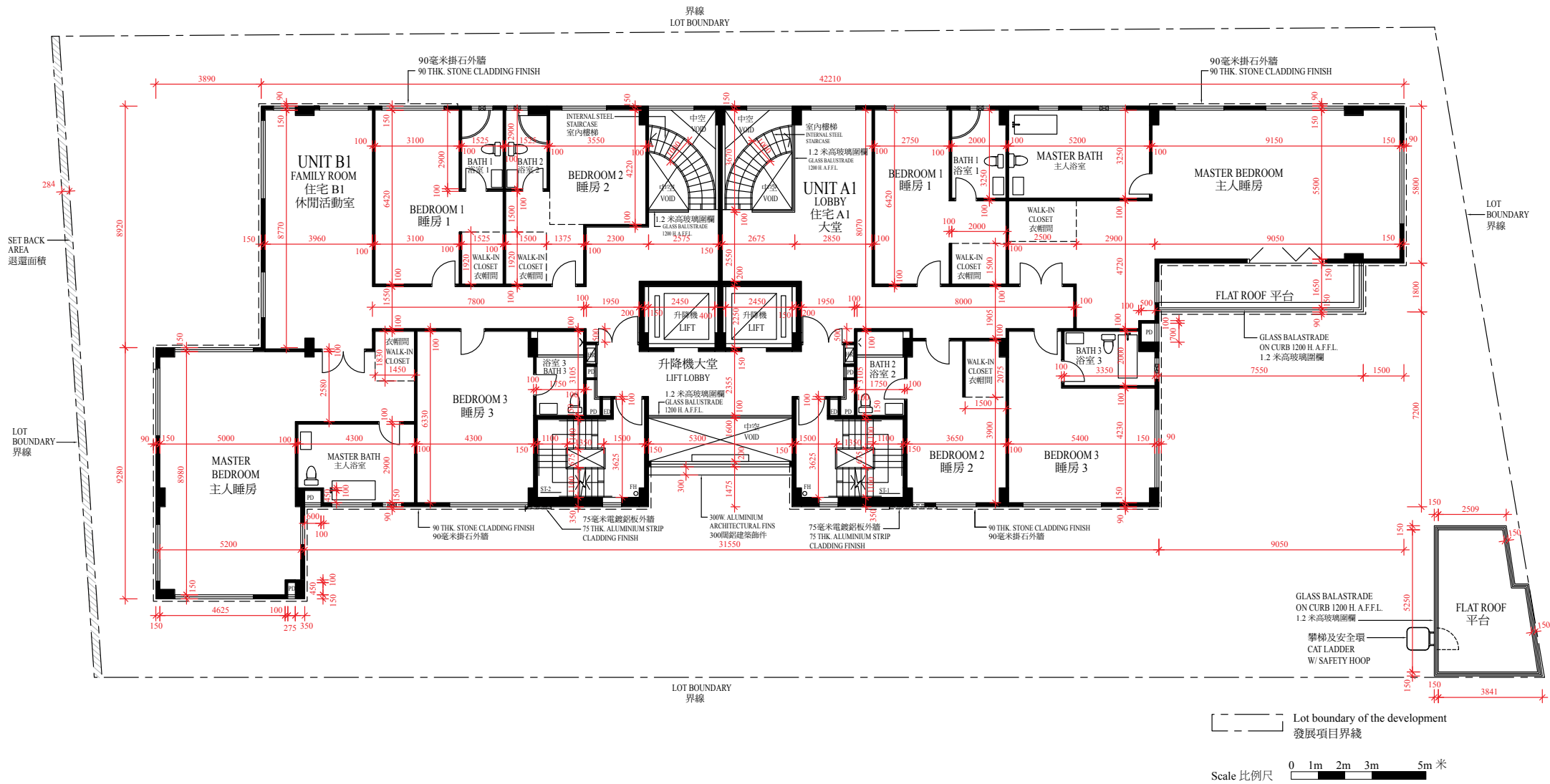
圖例

Refuse Storage & Material Recovery Chamber	垃圾及物料回收房
Water Pump Room	水泵房
Flushing Water Pump Room	鹹水泵房
Transformer Room	變壓房
EL. Meter Room: Electric Meter Room	電錶房
Switch Room	電制房
Water Meter Cabinet	水錶柜
Dog House	機電管導
H.R.: Hose Reel	消防喉轆
F.S.I.: F.S. Inlet	消防入水掣
F.H.: Fire Hydrant	消防龍頭
F.S. Panel	消防控制柜
F.S. Tank	消防水缸
P.D.: Pipe Duct	管導槽
E.D.: Electricity Duct	電線槽
B.L.: Lot Boundary	界線
ST-1: Staircase No. 1	1號樓梯
ST-2: Staircase No. 2	2號樓梯
E.V.A.: Emergency Vehicular Access	緊急車輛通道

Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

First Floor Plan 一樓平面圖



Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

Remark

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2. Storey height (floor-to-floor height) of 1/F to 3/F is 2.800 m. Floor-to-floor height refers to the height between the top surface of the stuctural slab of a floor and the top surface of the structural slab of its immediate upper floor.
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注釋

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3. 住宅單位的樓板（不包括批盪灰泥）的厚度為150毫米。
4. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（但在本發展項目中，結構牆的厚度在高低層是沒有差別的。）

Legend

Unit A1	住宅 A1
Unit B1	住宅 B1
Unit A2	住宅 A2
Unit B2	住宅 B2
Living & Dining	客廳及飯廳
Master Bedroom	主人睡房
Bedroom	睡房
Guest Room	客房
Lobby	大堂
Family Room	休閒活動室
Kitchen	廚房
Walk-in Closet	衣帽間
Store	儲物室
Master Bath	主人浴室
Bath : Bathroom	浴室
LAV.: Lavatory	洗手間
Flat Roof	平台
Yard	後花園
Fence Wall	圍牆
Carpark	停車位
Dis. Carpark: Disabled Carpark	傷殘人士車位
Lift	升降機
Lift Lobby	升降機大堂
Lift Shaft	升降機槽
Lot Boundary	界線
Set Back Area	退還面積
Service Lane	通道巷
Fence Wall	高圍牆

圖例

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Water Pump Room	水泵房
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Scale 比例尺 

Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

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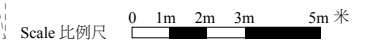
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Master Bath	主人浴室
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LAV.: Lavatory	洗手間
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Study Room	書房
Worship Room	拜佛房
Tea Room	茶房
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Carpark	停車位
Dis. Carpark:	傷殘人士車位
Disabled Carpark	
Lift	升降機

圖例

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發展項目的住宅物業的樓面平面圖



Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

Remark

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- 2. 一樓至三樓樓層高度（樓面至樓面高度）為2.800米。樓面至樓面高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
- 3. 住宅單位的樓板（不包括批盪灰泥）的厚度為150毫米。
- 4. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（但在本發展項目中，結構牆的厚度在高低層是沒有差別的。）

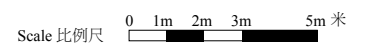
Legend

Unit A1	住宅 A1
Unit B1	住宅 B1
Unit A2	住宅 A2
Unit B2	住宅 B2
Living & Dining	客廳及飯廳
Master Bedroom	主人睡房
Bedroom	睡房
Guest Room	客房
Lobby	大堂
Family Room	休閒活動室
Kitchen	廚房
Master Walk-in Closet	主人衣帽間
Walk-in Closet	衣帽間
Store	儲物室
Master Bath	主人浴室
Bath : Bathroom	浴室
LAV.: Lavatory	洗手間
Gym Room	健身房
Study Room	書房
Worship Room	拜佛房
Tea Room	茶房
Bar	酒吧
Flat Roof	平台
Yard	後花園
Fence Wall	圍牆
Carpark	停車位
Dis. Carpark:	傷殘人士車位
Disabled Carpark	
Lift	升降機

圖例

Lift Lobby	升降機大堂
Lift Shaft	升降機槽
Lot Boundary	界線
Set Back Area	退還面積
Service Lane	通道巷
Fence Wall	高圍牆
Refuse Storage & Material Recovery Chamber	垃圾及物料回收房
Water Pump Room	水泵房
Flushing Water Pump Room	鹹水泵房
Transformer Room	變壓房
EL. Meter Room:	電錶房
Electric Meter Room	
Switch Room	電制房
Water Meter Cabinet	水錶柜
Dog House	機電管導
H.R.: Hose Reel	消防喉轆
F.S.I.: F.S. Inlet	消防入水掣
F.H.: Fire Hydrant	消防龍頭
F.S. Panel	消防控制柜
F.S. Tank	消防水缸
P.D.: Pipe Duct	管導槽
E.D.: Electricity Duct	電線槽
B.L.: Lot Boundary	界線
ST-1: Staircase No. 1	1號樓梯
ST-2: Staircase No. 2	2號樓梯
E.V.A.: Emergency Vehicular Access	緊急車輛通道

發展項目的住宅物業的樓面平面圖



Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

Remark

- 1. Storey height (floor-to-floor height) of G/F is 3.030 m. Floor-to-floor height refers to the height between the top surface of the stuctural slab of a floor and the top surface of the structural slab of its immediate upper floor.
- 2. Storey height (floor-to-floor height) of 1/F to 3/F is 2.800 m. Floor-to-floor height refers to the height between the top surface of the stuctural slab of a floor and the top surface of the structural slab of its immediate upper floor.
- 3. The thickness of the floor slabs (excluding cement sand screed) of each residential unit is 150 mm.
- 4. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thinkness of the structural walls on the upper floors. (But in the subject development, there is no difference in the thickness of the structural walls between the upper and lower floors)

注釋

- 1. 地下樓層高度（樓面至樓面高度）為3.030米。樓面至樓面高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
- 2. 一樓至三樓樓層高度（樓面至樓面高度）為2.800米。樓面至樓面高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
- 3. 住宅單位的樓板（不包括批盪灰泥）的厚度為150毫米。
- 4. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（但在本發展項目中，結構牆的厚度在高低層是沒有差別的。）

Legend

Unit A1	住宅 A1
Unit B1	住宅 B1
Unit A2	住宅 A2
Unit B2	住宅 B2
Living & Dining	客廳及飯廳
Master Bedroom	主人睡房
Bedroom	睡房
Guest Room	客房
Lobby	大堂
Family Room	休閒活動室
Kitchen	廚房
Walk-in Closet	衣帽間
Store	儲物室
Master Bath	主人浴室
Bath : Bathroom	浴室
LAV.: Lavatory	洗手間
Flat Roof	平台
Yard	後花園
Fence Wall	圍牆
Carpark	停車位
Dis. Carpark: Disabled Carpark	傷殘人士車位
Lift	升降機
Lift Lobby	升降機大堂
Lift Shaft	升降機槽
Lot Boundary	界線
Set Back Area	退還面積
Service Lane	通道巷
Fence Wall	高圍牆

圖例

Refuse Storage & Material Recovery Chamber	垃圾及物料回收房
Water Pump Room	水泵房
Flushing Water Pump Room	鹹水泵房
Transformer Room	變壓房
EL. Meter Room: Electric Meter Room	電錶房
Switch Room	電制房
Water Meter Cabinet	水錶柜
Dog House	機電管導
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ST-2: Staircase No. 2	2號樓梯
E.V.A.: Emergency Vehicular Access	緊急車輛通道

Area of residential properties in the development

發展項目中的住宅物業的面積

Description of residential property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台（如有）) 平方米（平方呎）	Area of other specified items (not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米（平方呎）									
Unit 單位	Floor 樓層		Air-conditioning plant room 空調機房	Bay window 窗台	Cock- loft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 後花園
A1	G/F & 1/F	459.192 (4943) 露台 Balcony: - 工作平台 Utility platform: -	- -	- -	- -	32.358 (348)	- -	20.270 (218)	- -	- -	- -	140.908 (1517)
B1	G/F & 1/F	446.048 (4801) 露台 Balcony: - 工作平台 Utility platform: -	- -	- -	- -	- -	- -	18.438 (199)	- -	- -	- -	150.756 (1623)
A2	2/F & 3/F	491.905 (5295) 露台 Balcony: - 工作平台 Utility platform: -	- -	- -	- -	8.7 (94)	- -	32.770 (353)	193.808 (2086)	- -	- -	- -
B2	2/F & 3/F	478.920 (5155) 露台 Balcony: - 工作平台 Utility platform: -	- -	- -	- -	18.7 (201)	- -	36.081 (388)	195.469 (2104)	- -	- -	- -

The saleable area and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

實用面積及露台、工作平台及陽台（如有）的樓面面積是按照《一手住宅物業銷售條例》第8條計算得出。其他指明項目的面積是按照《一手住宅物業銷售條例》附表2第2部計算得出。

Notes

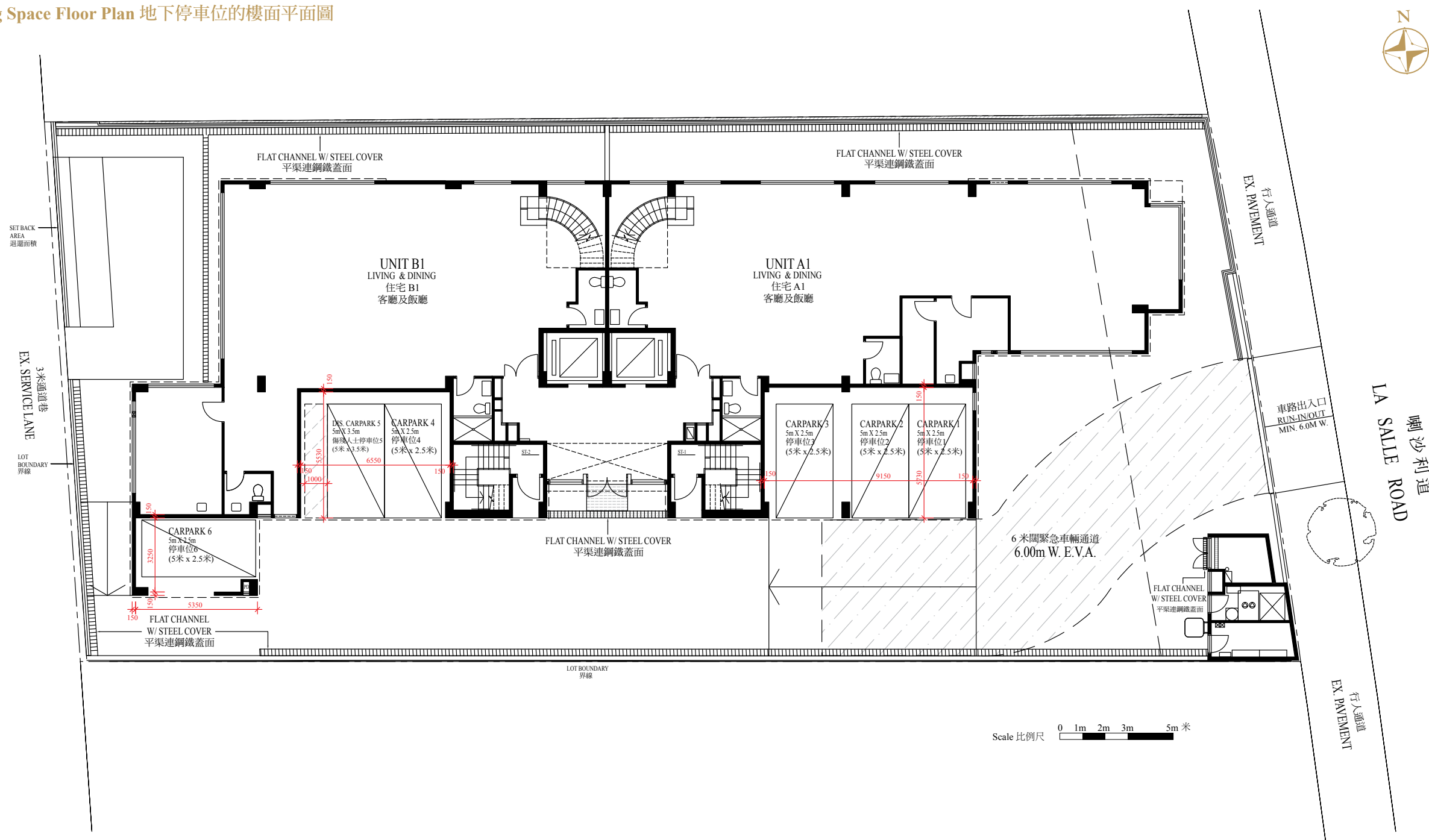
- 1. Roof area includes areas of roof and upper roof.
- 2. Areas without bracket are expressed in square metre (sq.m.) and areas within brackets are expressed in square feet (sq.ft.). The areas in square metre are converted to square feet at a conversion rate of 1 square metre = 10.7639 square feet and rounded to the nearest integer.

附註

- 1. 天台面積包括天台及上層平台的面積。
- 2. 沒有括弧的面積以平方米標示，有括弧的面積以平方呎標示。所有面積均以1平方米=10.7639平方呎換算至平方呎並四捨五入至整數。

Floor plan of parking spaces in the development
發展項目中的停車位的樓面平面圖

G/F Parking Space Floor Plan 地下停車位的樓面平面圖



Number and Area of carparking spaces 車位數目及面積				
Category of carparking space 車位類別	G/F 地下	Total No. 總數	Dimension (W x L)(m) 呎 寸 (寬 x 長) (米)	Area per Each Space (sq m) 每個車位面積 (平方米)
Private parking 私家車位	5	6	2.5 x 5	12.5
Disabled carparking space 傷健人士車位	1		3.5 x 5	17.5

Summary of preliminary agreement for sale and purchase

臨時買賣合約的摘要

1. A preliminary deposit of 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase (“Preliminary Agreement”).
2. The preliminary deposit payable by the purchaser on the signing of the Preliminary Agreement shall be held by the vendor’s solicitors as stakeholders.
3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the Preliminary Agreement -
 - (a) the Preliminary Agreement is terminated;
 - (b) the preliminary deposit is forfeited; and
 - (c) the vendor does not have any further claim against the purchaser for the failure.

1. 臨時訂金（即售價的5%）須於簽署臨時買賣合約（「該臨時合約」）時支付。
2. 買方在簽署該臨時合約時支付的臨時訂金，將由代表賣方行事的律師事務所以保證金保存人的身分持有。
3. 如買方沒有於訂立該臨時合約的日期之後的5個工作日內簽立買賣合約—
 - (a) 該臨時合約即告終止；
 - (b) 有關的臨時訂金即予沒收；及
 - (c) 賣方不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

Summary of deed of mutual covenant

公契的摘要

(1) Common parts of the development

“Common Areas and Facilities”

means and includes :-

- (a) the entrances, entrance gates, footpaths, passages, driveways, roadways and pavements, emergency vehicular access, ramps of the development including but not limited to access road and automatic sliding metal gate system;
- (b) retaining walls (if any), boundary fence walls, structural wall of the development, all external walls including architectural features pertaining thereto, parapet walls, foundations, columns, beams and other structural supports of the development;
- (c) all lift lobbies, fire escape staircases, landings cable ducts and pipe duct, electrical duct and lift shafts, transformer room, switch room, water meter cabinet, flushing water pump room, electrical meter room, refuse storage and material recovery chamber, water pump room and check meter cabinet, cat ladder, s.s. hatch door, fire services pump room and water tank, metal gate, communal television and radio aerial systems, cable television system (if any), wires, cables, conducting media and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the lot through which fresh or salt water, sewage, gas, telephone, electricity and other services are supplied to the development, trees, shrubs and other plants and vegetation and other lighting facilities, fire prevention and fighting equipment and apparatus, security systems, CCTV system, lift facilities and supervision system and apparatus, the refuse collection system, ventilation system and any other mechanical systems, devices or facilities installed or provided in the development intended for common use and benefit of the development (in so far as the same are capable of being shown on plans) are for identification only shown on the plans annexed hereto and coloured yellow;
- (d) such other areas, systems, devices, services and facilities of and in the lot and the development as may at any time be designated as Common Areas and Facilities by the registered owner in accordance with this deed; and
- (e) to the extent not specifically provided in paragraphs (a) to (d) above, such other parts of the lot and the development :-
 - (i) any parts of the development covered by paragraph (a) of the definition of **“common parts”** set out in section 2 of the Building Management Ordinance (Cap.344); and
 - (ii) any parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) and included under paragraph (b) of the definition of **“common parts”** set out in section 2 of the Building Management Ordinance (Cap.344).

but EXCLUDING such areas within the development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular owner and such facilities within the development serving only any particular owner.

(2) Number of undivided shares assigned to each residential property in the development

Units	Undivided Shares
Unit A1 on G/F and 1/F together with Yards	668
Unit A2 on 2/F and 3/F	730
Unit B1 on G/F and 1/F together with Yards	639
Unit B2 on 2/F and 3/F	723

Summary of deed of mutual covenant

公契的摘要

(3) Terms of years for which the manager of the development is appointed

The manager is to be appointed for the term of two years from the date of the deed of mutual covenant thereafter until termination of the manager’s appointment in accordance with the provisions thereof.

(4) 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 and the manager’s remuneration by paying in advance on the first day of each calendar month 1/12th of the due proportion of the annual expenditure in accordance with the 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.

(5) Basis on which the management fee deposit is fixed

The management fee deposit is equivalent to three months’ management contribution to management expenses provided that such deposit shall not be more than 25% of the first year budgeted management expenses.

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

Not applicable

Note:

For full details, please refer to the deed of mutual covenant. A copy of full script of the deed of mutual covenant is available for free inspection upon request at the sales office during opening hours and copies of the deed of mutual covenant can be obtained upon paying necessary photocopying charges.

Summary of deed of mutual covenant

公契的摘要

(1) 發展項目的公用部分
「公用地方及設施」
是指並包括：-

- (a) 入口、入口閘門、行人徑、通道、車道、車行路及行人道、緊急車輛通道、發展項目的斜道包括但不限於公共通道及滑動金屬閘門系統。
- (b) 護土牆（如有）、邊界圍牆、發展項目的結構牆、所有外牆及其有關的建築、護牆、地基、支柱、橫樑及其他發展項目的支撐結構。
- (c) 所有電梯大堂、消防走火樓梯、鋪設電纜槽、電氣槽及升降機槽、變壓房、電制房、水錶房、鹹水泵房、電錶房、垃圾存放及物料回收房、水泵房及檢測錶箱、天梯、SS艙門、消防泵房及水箱、鐵閘、公共電視及無線電天線系統、有線電視系統（如有）、電線、電纜、傳導媒體和目前或今後任何時候在發展項目之內、之下、之上或經過將食水或鹹水、污水、煤氣、電話、電力及其他服務設施供應給發展項目的其他設施（無論是否套上套管）、樹木、灌木及其他植物和植被及其他照明裝置、消防及滅火設備及裝置、保安系統、CCTV系統、升降機設施及監視系統及裝置、垃圾收集系統、通風系統及在發展項目內安裝或提供給發展項目共同使用及享用的任何其他機械系統、裝置或設施，（只要可顯示於圖則上）在附錄於大廈公契及經認可人士核實的圖則上用黃色顯示，僅供識別；及
- (d) 賣方在任何時候按大廈公契指定為公用地方及設施的該地段及發展項目的其他區域、系統、裝置、服務及設施；及
- (e) 若沒有特別在以上第(a)至(d)段規定，則指該地段及發展項目以下其他部分：
 - (i) 建築物管理條例（第344章）第2條列明「公用地方」定義第(a)段涵蓋的發展項目任何部分；及
 - (ii) 建築物管理條例（第344章）附表1指定和建築物管理條例(第344章)第2條列明「公用地方」定義第(b)段涵蓋的任何部分；

但不包括任何個別業主擁有獨家權利和特權持有、使用、佔用及享用發展項目內僅服務任何個別業主的設施。

(2) 分配予發展項目中的每個住宅物業的不分割份數的數目

住宅單位	不分割份數
位於地下及一樓連同後院的住宅A1	668
位於二樓及三樓的住宅A2	730
位於地下及一樓連同後院的住宅B1	639
位於二樓及三樓的住宅B2	723

Summary of deed of mutual covenant

公契的摘要

(3) 發展項目的管理人的委任年期

管理人獲委任的任期從本公契之日起計2年，直至按本公契條文終止管理人的委任。

(4) 管理開支按甚麼基準在發展項目的住宅物業的擁有人之間分擔

每個住宅單位業主須分擔管理開支及管理人酬金，於每個曆月的第一天按管理預算提前支付按比例十二分之一的年度開支的一個適當部分的款項，該適當部分為其住宅單位獲分配的管理單位數目相對發展項目所有住宅單位獲分配的總管理單位之相同比例。

(5) 計算管理費按金的基準

管理費按金相等於管理開支的3個月的管理分擔款項，但是上述按金不能超過第一年預算管理開支的25%。

(6) 業主在發展項目中保留作自用的範圍

不適用

附註： 請查閱公契了解全部詳情。完整公契文本現存於售樓處，於開放時間可供免費查閱，並可在支付所需影印費後取得公契之複本。

Summary of land grant

批地文件的摘要

(a) Lot number of the land on which the development is situated

The development is situated on New Kowloon Inland Lot No. 4142.

(b) Term of years under the lease

75 years commencing on 1 July 1898 renewable for 24 years less the last 3 days which term has been extended to 30 June 2047 pursuant to Section 6 of the New Territories Leases (Extension) Ordinance, Cap. 150

(c) User restrictions applicable to that land

- (i) One house which shall consist of either one detached private residence or two semi-detached private residences or four private residential flats with garages and other usual out-buildings and appurtenances.
- (ii) Restrictions on 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 whatsoever.

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

Not applicable.

(e) Grantee's obligation to lay, form, or landscape any areas, or to construct or maintain any structures or facilities, within or outside that land

- (i) Where any cutting away removal or setting back of adjoining adjacent or nearby hillside or banks or any building up or filling in is required for the purpose of or in connection with the formation levelling and development of the lot or any part thereof the grantee shall construct or bear the cost of the construction of such retaining walls or other support as shall or may at any time become necessary to protect and support such hillside and banks and the lot and to obviate and prevent any falling away landslips or subsidence from occurring thereafter, and shall at all times maintain the said retaining walls or other support in good and substantial repair and condition and in the event of any landslip subsidence or falling away occurring at any time whether in or from adjoining hillside or banks or from the lot as a result of any default by the grantee under this condition, the grantee shall at his own expense reinstate and make good the same and shall indemnify the Government of Hong Kong from and against all costs charges damages demands and claims whatsoever which shall or may be made suffered or incurred through or by reason thereof and will if required by the Director of Public Works so to do by notice in writing carry out such construction and/or maintenance or reinstate and make good any falling away landslip or subsidence and if the grantee shall neglect or fail to comply with such notice within the period specified therein the said Director may forthwith execute and carry out the same and the grantee will on demand repay to the Government the cost thereof.
- (ii) The grantee shall at his own expense construct and maintain to the satisfaction of the Director of Public Works such drains or channels as may be necessary to intercept and carry off storm or rain water falling or flowing on to the lot, and shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands whatever arising out of any damage or nuisance caused or alleged to be caused by such storm or rain water, and shall at all times during the continuance of the demise, maintain and repair such drains or channels whether within the boundaries of the said lot or on Government Land.
- (iii) The grantee will form all foundations proposed to be constructed near to or adjoining any nullah within or adjoining the lot as the Director of Public Works may require.

Summary of land grant

批地文件的摘要

(f) Lease conditions that are onerous to a purchaser

- (i) In the event of spoil or debris from the lot or from other areas affected by the development of the lot being eroded and washed down on to public lanes or roads, or into road-culverts, sewers, storm-water drains or nullahs or other properties belonging to the Government, the grantee shall be held responsible and shall pay to the Government of Hong Kong on demand such sum as may be demanded by it to cover the cost of removal of spoil or debris from or of making good any damages carried thereby to the public lanes or roads, or road-culverts, sewers, storm-water drains or nullahs or other properties belonging to the Government or the lot and will also indemnify the Government and its officers from and against all action, claims and demands arising out of any damage or nuisance to private property caused by such erosion and washing down.
- (ii) In the event of any damage or obstruction being caused to any nullah, sewer, storm-water drain, watermain or other properties belonging to the Government within or adjoining the lot by the grantee, his servants or agents, the grantee shall pay on demand the cost of making good or removing such damage or obstruction.
- (iii) The grantee shall pay to the Government of Hong Kong, on demand, any sum which the Director of Public Works shall certify to be the cost of making good any damage done to Waterloo Road or any other road adjoining or adjacent to the lot by the grantee, his contractors or sub-contractors or his or their workmen or vehicles or by any spoil from the lot.
- (iv) The grantee shall pay to the Government of Hong Kong, on demand, the cost of connecting any drains or sewers from the lot to the Government storm-water drains or sewers when provided.
- (v) The grantee shall pay to the Government of Hong Kong, on demand, the cost of removing, diverting and reinstating elsewhere as may be required any drains, sewers, nullahs, water courses, pipes, cables wires or other utility services, or any other works or installations on the lot whatsoever which the Director of Public Works may consider it necessary to remove or divert.

Note : For full details, please refer to the land grant. Full script of the land grant is available for free inspection upon request at the sales office during opening hours and copies of the land grant can be obtained upon paying necessary photocopying charges.

Summary of land grant

批地文件的摘要

(甲) 發展項目所位於的土地的地段編號
發展項目位於新九龍內地段第4142號。

(乙) 有關租契規定的年期
由1898年7月1日起計75年，期滿後續期24年減最後3天，租期根據新界土地契約（續期）條例（第150章）延長至2047年6月30日。

(丙) 適用於該土地的用途限制
(i) 一幢洋房，須包含一個獨立式私人住宅或兩個半獨立式私人住宅或四個私人住宅單位連車房及其他慣常的附屬建築物和從屬物。
(ii) 各項的限制：限制從事黃銅匠、屠夫、製皂商、製糖商、皮革商、溶脂商、油商、肉商、釀酒商、客棧旅舍、鐵匠、清糞商、清潔街道者或任何其他嘈雜、惡臭或厭惡性行業或業務。

(丁) 按規定須興建並提供予政府或供公眾使用的設施
不適用

(戊) 有關承授人在該土地內外鋪設、塑造或作環境美化的任何範圍，或興建或維持任何構築物或設施的責任
(i) 如果相鄰、毗鄰或附近山坡或堤岸需進行任何分割或移走或退讓或堆積或堆填，藉以構建、平整和開發該地段或其任何部分，承授人須建造任何時候變為必要的護土牆或其他承托物或承擔建造費用，以保護及承托該等山坡、堤岸及該地段，以及避免和預防今後發生任何塌方、山泥傾瀉或地陷。承授人須時刻將該等護土牆或其他承托物維持修葺良好堅固。若承授人違反本條款任何規定，導致相鄰山坡、堤岸或該地段在任何時候發生任何塌方或地陷，承授人須自費進行修復及修葺，並在工務司發出書面通知就任何塌方、山泥傾瀉或地陷進行建造及/或保養或修復及修葺工程時，對香港政府因此蒙受或招致的所有費用、收費、損害、要求及索償向其作出彌償。倘若承授人沒有或未能在通知中規定的限期內按照該通知行事，工務司有權立即執行及進行有關工程，而承授人須應要求向政府償還有關費用。
(ii) 承授人須自費建造及保養必要的排水渠或渠道至工務司滿意程度，以便攔截落在該地段或其任何部分或流到該地段的雨水，及須就雨水造成或被指是就雨水造成任何損害或滋擾所引起的一切訴訟、申索及要求，單獨負責及向政府及其人員作出彌償。在租約持續期內任何時候，承授人須負責保養及維修位於該地段或政府土地內的排水渠或渠道。
(iii) 承授人必須在工務司要求時進行擬在該地段內或其相鄰地方附近或相鄰的任何明渠進行的所有地基工程。

Summary of land grant

批地文件的摘要

(己) 對買方造成負擔的租用條件

- (i) 如果該地段或其他受該地段發展項目影響的地方有廢土或泥頭被侵蝕及沖洗到公眾小巷或道路或道路暗渠、污水渠、雨水渠、明渠或其他屬於政府的物業，承授人須承擔責任及應要求向政府繳付清理公眾小巷或道路或道路暗渠、污水渠、雨水渠或明渠或其他政府財產的廢土或泥頭及使其免受損害所需的費用及須就侵蝕及沖洗問題對私人物業造成任何損害或滋擾所引起的一切訴訟、申索及要求，向政府作出彌償。
- (ii) 倘若承授人、其工人或代理對該地段內或其相鄰地方的任何明渠、污水渠、雨水渠、總水管或其他屬於政府的財產造成任何損壞或阻礙，承授人須承擔及應要求繳付由政府負責修復的費用。
- (iii) 倘若承授人、其承判商或分判商、工人或車輛或該地段任何廢土對窩打老道或該地段任何相鄰或毗鄰道路造成任何損害，承授人須應要求向香港政府繳付經工務司證明為修復該等損害所需的費用。
- (iv) 承授人須應要求向香港政府繳付接駁該地段任何排水渠或污水渠至政府雨水渠或污水渠所需的費用。
- (v) 承授人須應要求向香港政府繳付移走任何排水渠、污水渠、明渠、水道、管道、電纜、電線或其他公用服務設施、將其改道至其他地方及復原所需的費用，或在工務司認為有需要時將該地段任何其他工程或裝置移走或改道所需的費用。

附註： 請查閱政府批地文件以了解政府批地文件詳細條款，完整政府批地文件文本現存於售樓處，於開放時間可供免費查閱，並可在支付必要影印費後取得政府批地文件之複本。

Information on public facilities and public open spaces

公共設施及公眾休憩用地的資料

Any facilities that are required under the land grant to be constructed and provided for the Government, or for public use:

Not applicable

Any facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development:

Not applicable

Any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development:

Not applicable

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

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

根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施：

不適用

根據批地文件規定須由該項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地：

不適用

該項目所位於的土地中為施行《建築物（規劃）規例》（第123章，附屬法例F）第22(1)條而撥供公眾用途的任何部分：

不適用

Warning to purchasers

對買方的警告

- (a) The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the vendor) to act for the purchaser in relation to the transaction;
- (b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser;
- (c) If the purchaser instructs the firm of solicitors acting for the vendor to act for the purchaser as well, and a conflict of interest arises between the vendor and the purchaser -

(i) that firm may not be able to protect the purchaser’s interests; and

(ii) the purchaser may have to instruct a separate firm of solicitors; and

(iii) that in the case of paragraph (c)(ii), the total solicitors’ fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

- (a) 現建議買方聘用一間獨立的律師事務所（代表賣方行事者除外），以在交易中代表買方行事。
- (b) 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
- (c) 如買方聘用代表賣方行事的律師事務所同時代表買方行事，而賣方與買方之間出現利益衝突 -

(i) 該律師事務所可能不能夠保障買方的利益；及

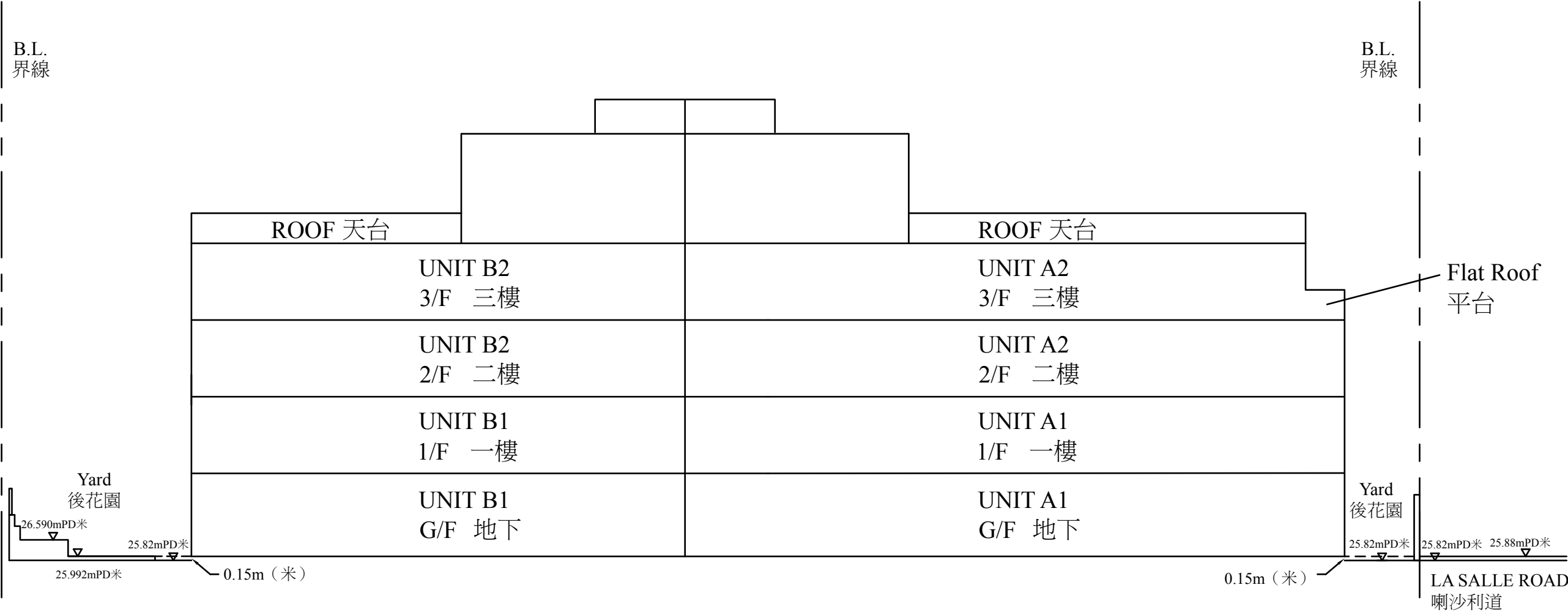
(ii) 買方可能要聘用一間獨立的律師事務所；及

(iii) 如屬(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

Cross-section plan of building in the development

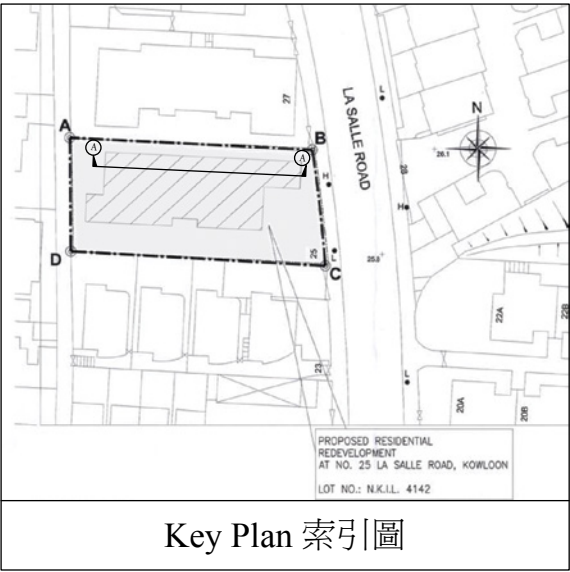
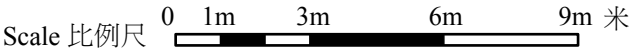
發展項目中的建築物的橫截面圖

Cross-section A-A 橫截面圖A-A



----- Dotted line denotes the lowest residential floor.
虛線為最低住宅樓層水平。

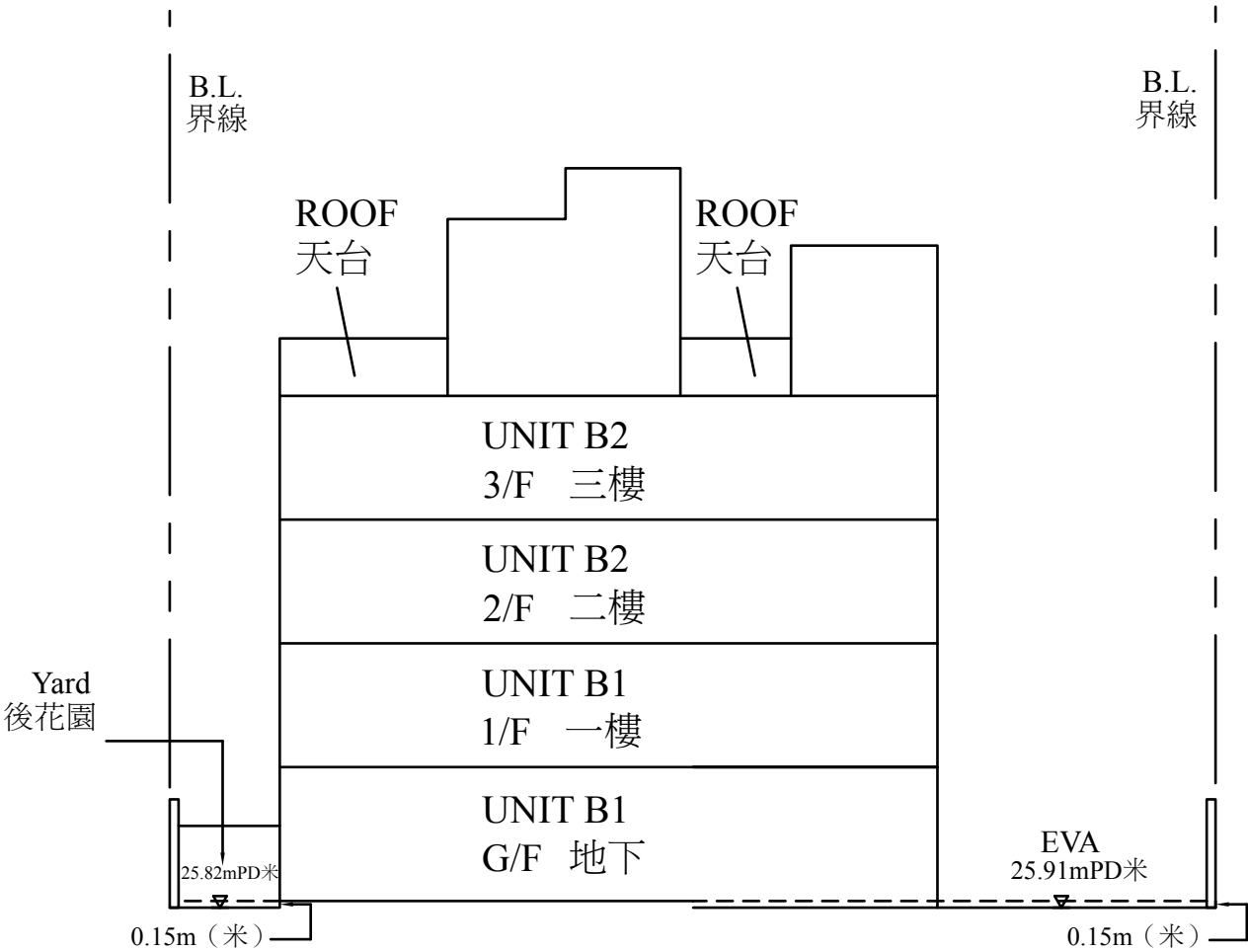
The part of La Salle Road adjacent to the building is 25.82 to 25.88 metres above the Hong Kong Principal Datum (HKPD or PD).
毗連建築物的一段喇沙利道為香港主水平之基準以上 25.82 至 25.88 米。



Cross-section plan of building in the development

發展項目中的建築物的橫截面圖

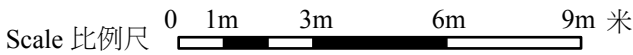
Cross-section B-B 橫截面圖B-B



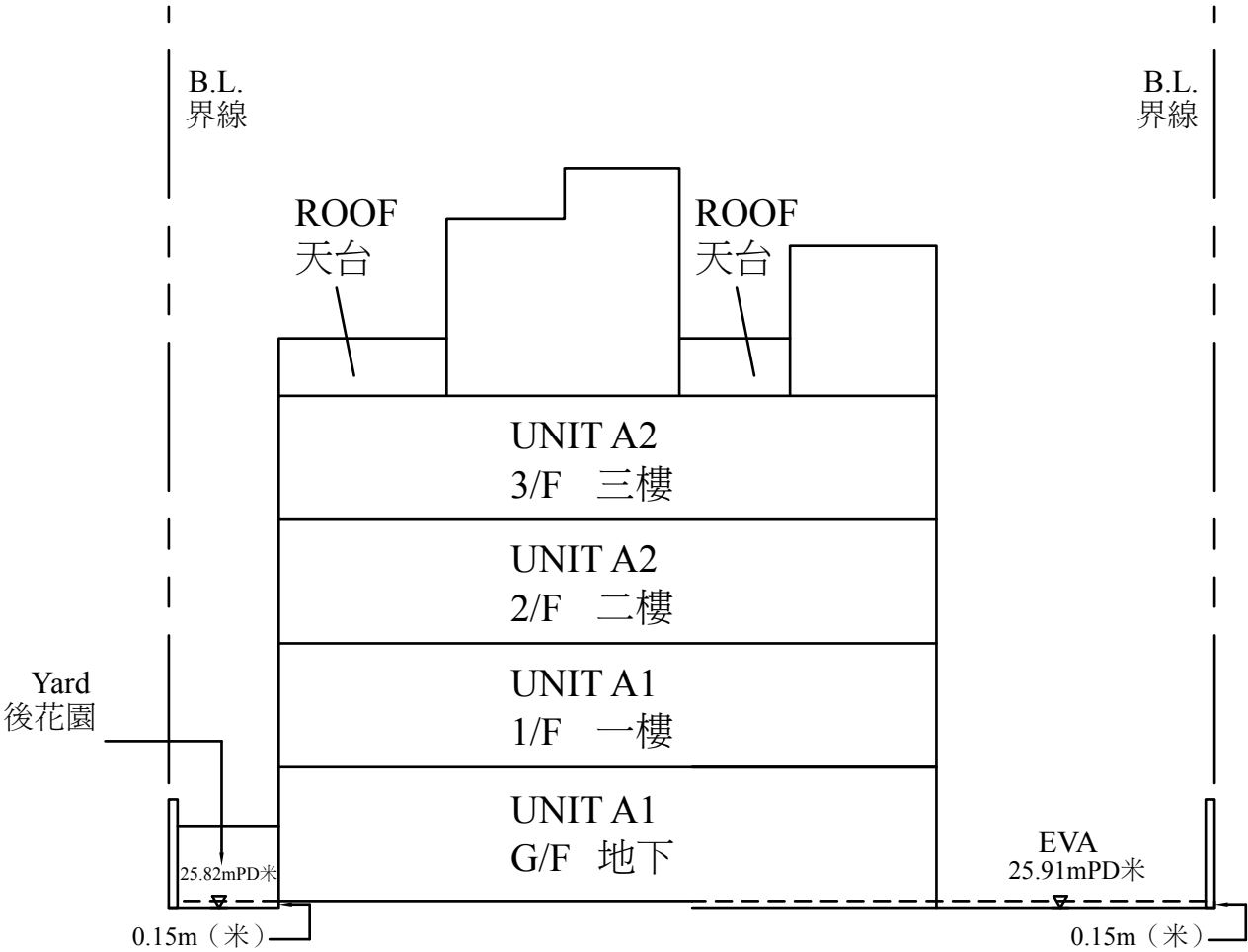
----- Dotted line denotes the lowest residential floor.
虛線為最低住宅樓層水平。

EVA : Emergency Vehicular Access
緊急車輛通道

The part of Emergency Vehicular Access adjacent to the building is 25.91 metres above the Hong Kong Principal Datum (HKPD or PD).
毗連建築物的一段緊急車輛通道為香港主水平之基準以上 25.91 米



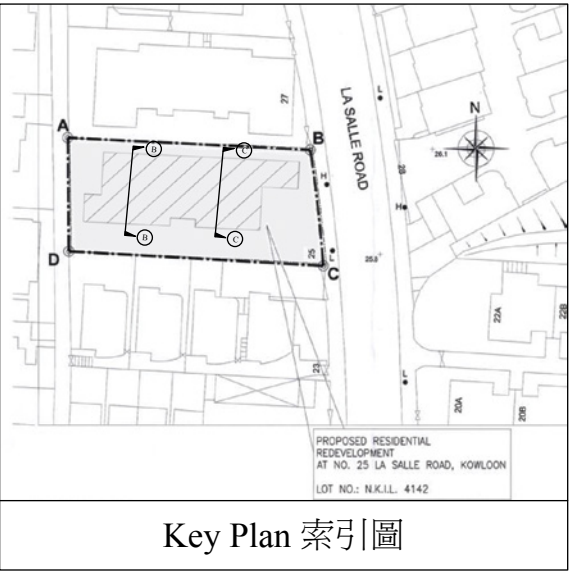
Cross-section C-C 橫截面圖C-C



----- Dotted line denotes the lowest residential floor.
虛線為最低住宅樓層水平。

EVA : Emergency Vehicular Access
緊急車輛通道

The part of Emergency Vehicular Access adjacent to the building is 25.91 metres above the Hong Kong Principal Datum (HKPD or PD).
毗連建築物的一段緊急車輛通道為香港主水平之基準以上 25.91 米



Key Plan 索引圖

Elevation plan

立面圖

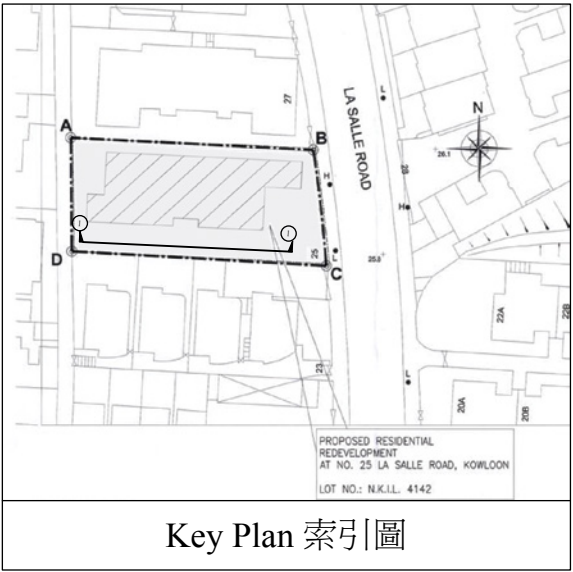
Elevation 1



Authorized person for the development certifies that the elevation shown on this plan:
發展項目的認可人士證明本圖顯示的立圖：

1. is prepared on the basis of the approved building plans for the development as at 5th August 2015; and
以2015年8月5日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. is in general accordance with the outward appearance of the development.
大致上與發展項目的外觀一致

Scale 比例尺 0 1m 3m 6m 9m 米



Elevation plan

立面圖

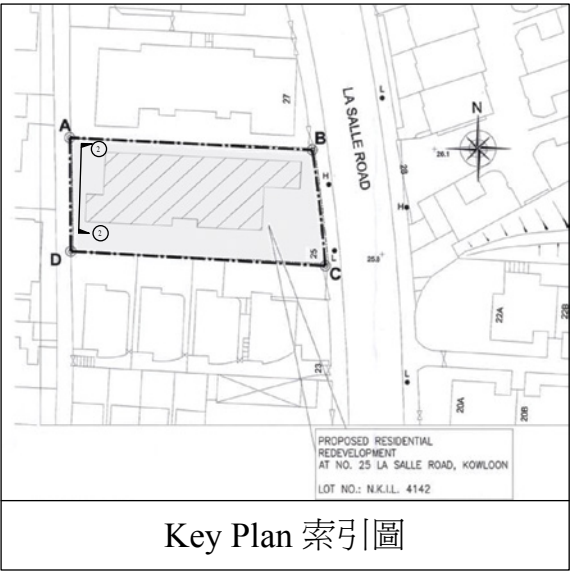
Elevation 2



Authorized person for the development certifies that the elevation shown on this plan:
發展項目的認可人士證明本圖顯示的立圖：

1. is prepared on the basis of the approved building plans for the development as at 5th August 2015; and
以2015年8月5日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. is in general accordance with the outward appearance of the development.
大致上與發展項目的外觀一致

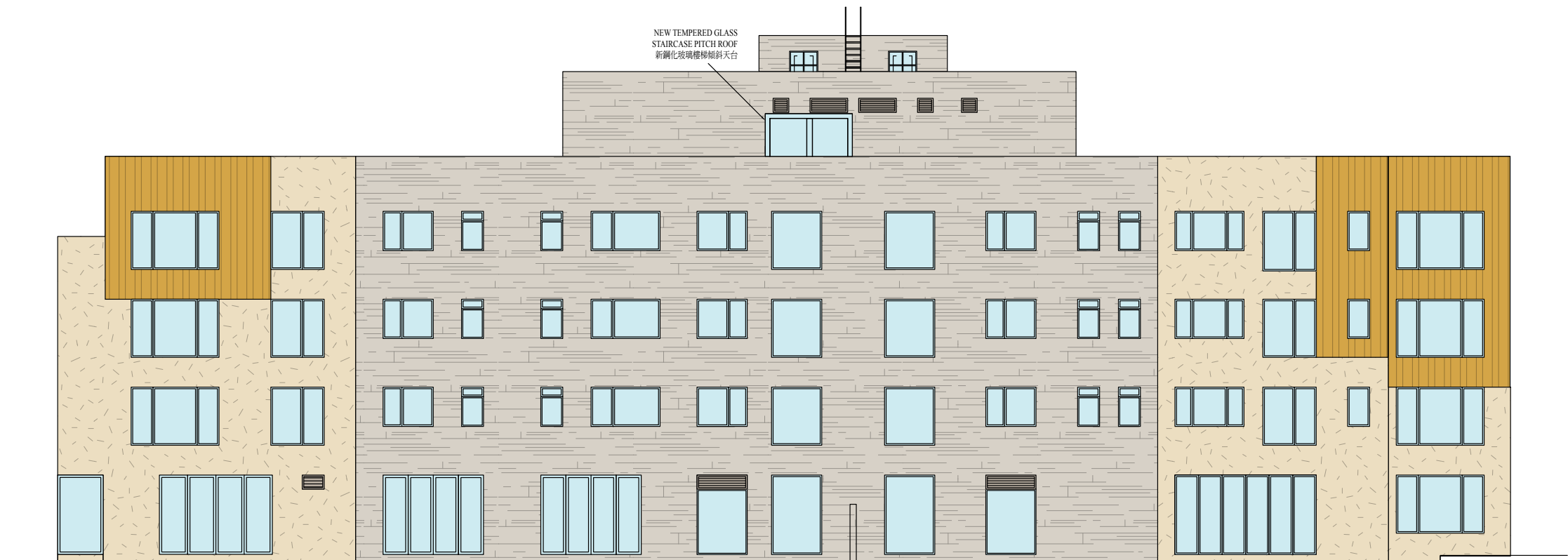
Scale 比例尺 0 1m 3m 6m 9m 米



Elevation plan

立面圖

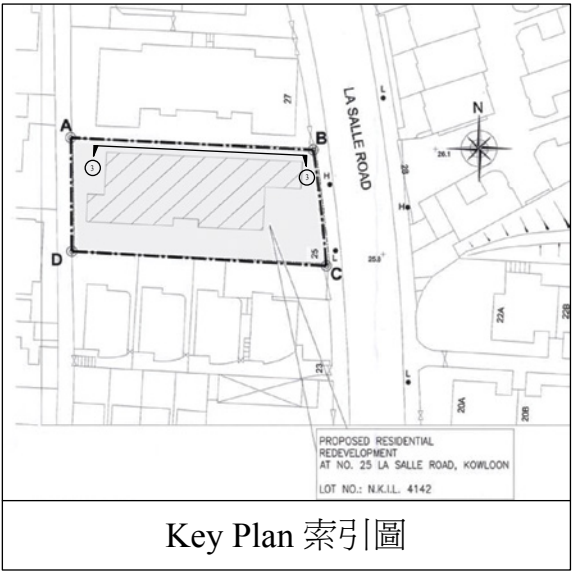
Elevation 3



Authorized person for the development certifies that the elevation shown on this plan:
發展項目的認可人士證明本圖顯示的立圖：

- 1. is prepared on the basis of the approved building plans for the development as at 5th August 2015; and
以2015年8月5日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- 2. is in general accordance with the outward appearance of the development.
大致上與發展項目的外觀一致

Scale 比例尺 0 1m 3m 6m 9m 米



Elevation plan

立面圖

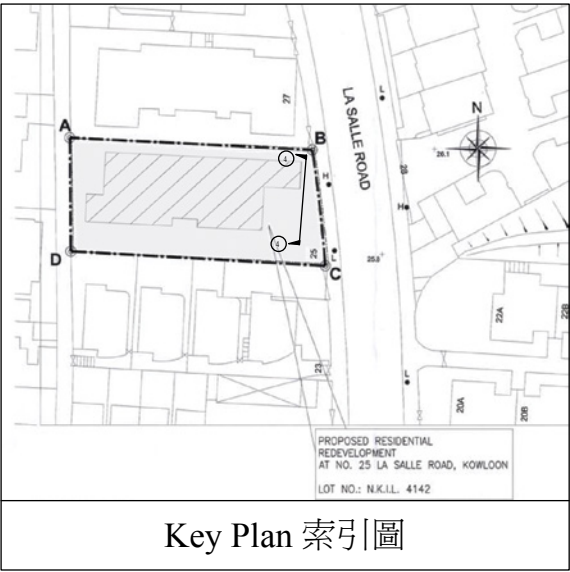
Elevation 4



Authorized person for the development certifies that the elevation shown on this plan:
發展項目的認可人士證明本圖顯示的立圖：

- 1. is prepared on the basis of the approved building plans for the development as at 5th August 2015; and
以2015年8月5日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- 2. is in general accordance with the outward appearance of the development.
大致上與發展項目的外觀一致

Scale 比例尺 0 1m 3m 6m 9m 米



Information on common facilities in the development

發展項目中的公用設施的資料

Residents’ clubhouse (including any recreational facilities for residents’ use):

None

Communal garden or play area for residents’ use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the development (whether known as a communal sky garden or otherwise):

None

Communal garden or play area for residents’ use below the lowest residential floor of a building in the development (whether known as a covered and landscaped play area or otherwise):

None

住客會所（包括供住客使用的任何康樂設施）：

無

位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方（不論是稱為公用空中花園或有其他名稱）：

無

位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方（不論是稱為有蓋及園景的遊樂場或其他名稱）：

無

Inspection of plans and deed of mutual covenant

閱覽圖則及公契

1. The address of the website on which copies of the outline zoning plans of the development is available at: www.ozp.tpb.gov.hk
2. (a) Copy of the following is available for inspection at the place at which the specified residential property is offered to be sold:-
 - the latest draft of deed of mutual covenant in respect of the specified residential property as at the date on which the specified residential property is offered to be sold; and(b) The inspection is free of charge.

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指明住宅物業的售樓處，以供閱覽：－
 - 指明住宅物業的公契在將指明住宅物業提供出售的日期的最新擬稿。及(b) 無須為閱覽付費。

Fittings, finishes and appliances

裝置、裝修物料及設備

1	Exterior Finishes	外部裝修物料	Description		描述	
(a)	External wall	外牆	Aluminium cladding / stone cladding / spray paint / window wall		大廈外牆鋪砌氟化碳電鍍鋁板，天然石材，外牆x噴漆及玻璃牆	
(b)	Window	窗	Fluorocarbon coated aluminium frames with glass		氟化塗層鋁質窗框及玻璃窗	
(c)	Bay window	窗台	Not applicable		不適用	
(d)	Planter	花槽	Not applicable		不適用	
(e)	Verandah or balcony	陽台或露台	Not applicable		不適用	
(f)	Drying facilities for clothing	乾衣設施	Not applicable		不適用	

2	Interior Finishes	室內裝修物料	Description		描述	
(a)	Lift lobby	升降機大堂	Walls Natural stone, stainless steel, glass, decorative metal panel and timber veneered panel Ceiling False ceiling in gypsum board with lighting fittings and air-conditioning system Floors Natural stone to exposed surfaces		牆壁 牆身表面鋪砌天然石材、不銹鋼、玻璃裝飾板、金屬裝飾板和木製鑲板 天花板 假天花裝設石膏板，見光處以油漆飾面，照明燈飾，並設有空調系統 地板 地台表面鋪砌天然石材	
(b)	Internal wall and ceiling	內牆及天花	Unit A1, B1 & B2	Living & Dining Room, Family Room, Lobby, Master Bedroom, Bedroom, Guestroom, Walk-in Closet and Store Plaster and paint with emulsion paint to exposed surface	單位A1, B1 & B2	客廳及飯廳、休閒活動室、大堂、主人睡房、睡房、 客人睡房、衣帽間和儲物室 批盪及髹上乳膠漆至見光處
	Internal wall	內牆	Unit A2	Entrance Hall Wall finished with timber veneered panel, characteristic glass, stainless steel strip Walk-in Closet, Guest Bedroom Walk-in Closet, Buddha Worship Room, Bedroom 1/2/3 Walk-in Closets, Master Bedroom Walk-in Closet Wall finished with wall paper panel Guest Bedroom Wall finished with wall paper panel/characteristic glass, stainless steel strip Study Room Wall finished with timber veneered panel/stainless steel strip Tearoom, Gym Room Wall finished with timber veneered panel Dining Area, Living Area, Bar Area, Bedroom 3 Wall finished with timber veneered panel, wall paper panel, fabric panel, stainless steel strip Family Area Wall finished with timber veneered panel, wall paper panel, fabric panel, characteristic glass, stainless steel strip Bedrooms 1/2 Wall finished with wall paper panel, fabric panel, stainless steel strip Master Bedroom Wall finished with wall paper panel, characteristic glass, stainless steel strip Store, Maid Room Wall finished with painting	單位A2	玄關 牆身表面鋪貼木製鑲板/特色玻璃/不銹鋼條子 衣帽間、客人睡房衣帽間、拜佛房、睡房 1 / 2 / 3 衣帽間和主人睡房衣帽間 牆身表面鋪貼捫牆紙 客人睡房 牆身表面鋪貼捫牆紙/特色玻璃/不銹鋼條子 書房 牆身表面鋪貼木製鑲板/不銹鋼條子 茶室和健身室 牆身表面鋪貼木製鑲板 餐廳、客廳、酒吧和睡房 3 牆身表面鋪貼木製鑲板/捫牆紙/捫布/不銹鋼條子 家庭廳 牆身表面鋪貼木製鑲板/捫牆紙/捫布/特色玻璃/不銹鋼條子 睡房 1 / 2 牆身表面鋪貼捫牆紙/捫布/不銹鋼條子 主人睡房 牆身表面鋪貼捫牆紙/特色玻璃/不銹鋼條子 儲物間和工人房 牆身表面以油漆作飾面

Fittings, finishes and appliances

裝置、裝修物料及設備

2	Interior Finishes	室內裝修物料	Description		描述	
(b)	Internal ceiling	內部天花	Unit A2	False ceiling in gypsum board with painting and stainless steel strip, with lighting fittings and air-conditioning system	單位A2	假天花裝設石膏板，見光處以油漆及不銹鋼條子作飾面，照明燈飾，並設有空調系統
(c)	Internal floor	內部地板	Unit A1, B1 & B2	Living & Dining Room, Family Room, Lobby, Master Bedroom, Bedroom, Guestroom, Walk-in Closet and Store Cement / sand screed or surface	單位A1, B1 & B2	客廳及飯廳、休閒活動室、大堂、主人睡房、睡房、 客人睡房、衣帽間和儲物室 水泥砂漿底
			Unit A2	Entrance Hall, Walk-in Closet, Tearoom, Dining Area, Living Ara, Bar Area, Family Area Natural stone to exposed surfaces Guest Bedroom and Walk-in Closet, Study Room, Buddha Worship Room, Gym Room, Bedrooms 1/2/3 and Walk-in Closets, Master Bedroom and Walk-in Closet Wood flooring to exposed surfaces Store, Maid Room Floor tile to exposed surfaces	單位A2	玄關、衣帽間、茶室、餐廳、客廳、酒吧，家庭廳 地台表面鋪砌天然石材 客人睡房及衣帽間、書房、拜佛房、健身室、睡房 1 / 2 / 3 及衣帽間和主人睡房及衣帽間 地台表面鋪砌木地板 儲物間和工人房 地台表面鋪砌地台磚
(d)	Bathroom	浴室	Unit A1, B1 & B2	Wall finishes with tiles up to 1.2 metre in height, floor finishes with tiles, ceiling finishes with plaster and paint with emulsion paint to exposed surface	單位A1, B1 & B2	牆身鋪砌瓷磚至1.2米高，地台鋪砌地磚，天花批盪及髹上乳膠漆至見光處
			Unit A2	Master Bath Floor and wall finished with natural stone, false ceiling in gypsum board with painting and stainless steel strip, with lighting fittings and air-conditioning system Guest Bedroom Bath, Lavatory, Bath 1/2/3 Floor and wall finished with natural stone, false ceiling in gypsum board with painting and stainless steel strip, with lighting fittings Maid Room Bath Floor and wall finished with tile, false ceiling in gypsum board with painting, with lighting fittings	單位A2	主人浴室 地台及牆身表面鋪砌天然石材，假天花裝設石膏板，見光處以油漆及不銹鋼條子作飾面，照明燈飾，並設有空調系統 客人浴室、化妝間和浴室 1 / 2 / 3 地台及牆身表面鋪砌天然石材，假天花裝設石膏板，見光處以油漆及不銹鋼條子作飾面，照明燈飾 工人浴室 地台及牆身表面鋪砌地台磚/瓷磚，假天花裝設石膏板，見光處以油漆作飾面，照明燈飾
(e)	Kitchen	廚房	Unit A1, B1 & B2	Wall finishes with tiles up to 1.2 metre in height, floor finishes with tiles, ceiling finishes with plaster and paint with emulsion paint to exposed surface. Cooking bench is not provided	單位A1, B1 & B2	牆身鋪砌瓷磚至1.2米高，地台鋪砌地磚，天花批盪及髹上乳膠漆至見光處，不提供灶台
			Unit A2	Chinese Kitchen Floor finished with natural stone, wall finished with natural stone/tile, false ceiling in gypsum board with painting and stainless steel strip, with lighting fittings and air-conditioning system Western Kitchen Floor finished with natural stone, wall finished with natural stone/timber veneered panel/fabric panel, false ceiling in gypsum board with painting and stainless steel strip, with lighting fittings and air-conditioning system	單位A2	中式廚房 地台身表面鋪砌天然石材，牆身表面鋪砌天然石材/瓷磚，假天花裝設石膏板，見光處以油漆及不銹鋼條子作飾面，照明燈飾，並設有空調系統 西式廚房 地台身表面鋪砌天然石材，牆身表面鋪砌天然石材/木製鑲板/捫布，假天花裝設石膏板，見光處以油漆及不銹鋼條子作飾面，照明燈飾，並設有空調系統

Fittings, finishes and appliances

裝置、裝修物料及設備

3	Interior Fittings	室內裝置	Description		描述	
(a)	Doors	門	Unit A1, B1 & B2	Entrance Door Veneered solid core entrance door with timber door frame and decorative architraves, fitted with locksets, overhead door closers, and magic eye viewer Internal Door Hollow core spray paint finished timber door with door frame, fitted with locksets Kitchen Door Solid core spray paint finished timber door with glass panel and door closer, fitted with ironmongery Bathroom and Lavatory Door Hollow core spray paint finished timber door with door frame, fitted with ironmongery, and louvers as necessary	單位A1, B1 & B2	大門 木面實心門連木門框及裝飾封口線，並裝有門鎖，配置氣鼓及防盜眼 室內門 選用油漆空心木門連木框，並裝有門鎖 廚房門 選用油漆實心木門並鑲有玻璃並配置氣鼓 浴室及洗手間門 選用油漆空心木門或油漆空心百葉木門
			Unit A2	Entrance Door Veneered solid core entrance door with timber door frame and decorative architraves, fitted with locksets, overhead door closers, and magic eye viewer Internal Door, Bathroom and Lavatory Door Veneered solid core door with timber door frame, fitted with locksets Veneered/wall paper finished solid core door with timber door frame, fitted with locksets, and overhead door closers Kitchen Door Characteristics glass door with stainless steel door frame	單位A2	大門 木面實心門連木門框及裝飾封口線，並裝有門鎖，配置氣鼓及防盜眼 室內門、浴室門和洗手間門 選用木面實心門連木門框，並裝有門鎖 選用木面/牆紙面實心門連木門框，並裝有門鎖，配置氣鼓 廚房門 選用特色玻璃門連不銹鋼門框
(b)	Bathroom	浴室	Unit A1, B1 & B2	Vitreous china flushing water closet completed with plastic seat and cover. Wash basin and bathtub. Air extraction system is provided for internal bathrooms	單位A1, B1 & B2	搪瓷坐廁配塑膠板全套，洗手盆和浴缸。 內部浴室提供抽氣系統
			Unit A2	Vitreous china flushing water closet completed with plastic seat and cover. Wash basin with basin cabinet. Bathtub with shower glass panel. Air extraction system is provided for internal bathrooms	單位A2	搪瓷坐廁配塑膠板全套，洗手盆，洗手盆櫃，浴缸，玻璃浴屏。 內部提供抽氣系統
(c)	Lavatory	洗手間	Unit A1, B1 & B2	Vitreous china flushing water closet completed with plastic seat and cover. Wash basin is provided	單位A1, B1 & B2	搪瓷坐廁配塑膠板全套。提供洗手盆
			Unit A2	Vitreous china flushing water closet completed with plastic seat and cover. Wash basin with basin cabinet. Air extraction system is provided for internal bathrooms	單位A2	搪瓷坐廁配塑膠板全套，洗手盆，洗手盆櫃。 內部提供抽氣系統
(d)	Kitchen	廚房	Unit A1, B1 & B2	Stainless steel sink with water tap	單位A1, B1 & B2	不銹鋼洗滌盆及水龍頭
			Unit A2	Stainless steel sink with water tap. Kitchen cabinets are provided	單位A2	不銹鋼洗滌盆及水龍頭，廚櫃
(e)	Water supply	供水	Unit A1, B1 & B2	Exposed copper pipes for cold water	單位A1, B1 & B2	冷水供應管均採用外露式銅管
			Unit A2	Concealed copper pipes for cold and hot water	單位A2	冷熱水供應均採用暗藏式
(f)	Telephone / Data outlet	電話	Telephone connection points are provided in living rooms and bedrooms. For the number and the location of connection points, please refer to the Mechanical & Electrical Provisions Plans and Mechanical & Electrical Provisions Schedule		客/飯廳，及睡房均裝有電話駁點 有關接駁點之數目及位置，請參考機電裝置平面圖及機電裝置數量說明表	

Fittings, finishes and appliances

裝置、裝修物料及設備

	Interior Fittings	室內裝置	Description	描述
(g)	Arials	天線	TV/ FM outlets for local TV/FM radio programs are provided in living rooms and bedrooms For the number and the location of connection points, please refer to the Mechanical & Electrical Provisions Plans and Mechanical & Electrical Provisions Schedule	客廳及睡房均裝有本地電視/電台天線接駁點 有關接駁點之數目及位置，請參考機電裝置平面圖及機電裝置數量說明表
(h)	Electrical installations	電力裝置	General-use socket outlets are provided in living/ dining rooms, bedrooms, kitchens and bathrooms Concealed conduits are provided For the number and the location of connection points, please refer to the Mechanical & Electrical Provisions Plans and Mechanical & Electrical Provisions Schedule	客/飯廳、睡房、浴室及廚房均裝有電插座 裝有隱藏式導管 有關接駁點之數目及位置，請參考機電裝置平面圖及機電裝置數量說明表
(i)	Gas supply	氣體供應	Gas point is provided in the kitchen for cooking appliance. For the number and the location of connection points, please refer to the Mechanical & Electrical Provisions Plans and Mechanical & Electrical Provisions Schedule	廚房裝有煤氣供應接駁點以供應煮食用具 有關接駁點之數目及位置，請參考機電裝置平面圖及機電裝置數量說明表
(j)	Water meter, electricity meter and gas meter	水錶，電錶及氣體錶	Separate meters for potable water and electricity are provided at meter cabinets at Roof floor and switch room at LG/F respectively Separate meters for town gas are provided at high level of G/F carpark area	每間住宅的水錶均安裝在天台的水錶柜 每間住宅的電錶均安裝在地下的配電房 每間住宅的氣體錶均安裝在地下停車場的高處位置
(k)	Lifts	升降機	Passenger Lift “Kone” (model no.: Mono Space) passenger lifts is provided serving all floors from G/F to Roof	客用升降機 大廈配備『通力』（型號：Mono Space）客用升降機直達地下至天台各層

4	Security Facilities	保安設施	Description	描述
(a)	Security system	保安系統	CCTV system is provided at the main entrance of the vehicular access	閉路電視系統設於車輛通道主要入口

5	Appliance			
Unit	Appliance	設備	Brand Name 品牌	Model No. 型號
Unit A2	Built-in fridge freezer	嵌入式雪櫃	Inverter	R-F6800XH
	Built-in microwave oven with grill	嵌入式微波爐	Siemens	BE634LGS1B
	Built-in 2-door refrigerator, bottom freezer	嵌入式雙門雪櫃	Siemens	KI875AF30K
	Full size built-in oven	嵌入式焗爐	Siemens	HB632GBS1B
	90cm wall mounted chimney hood	抽油煙機	Siemens	LC91BE542B
	90cm 3-burner Town Gas Cooktop	90厘米3頭煤氣煮食爐	Siemens	ER95351HK
	Washer	洗衣機	Siemens	WM16W640EU
	Freestanding Heat Pump Condensation Dryer	乾衣機	Siemens	WT47W540BY

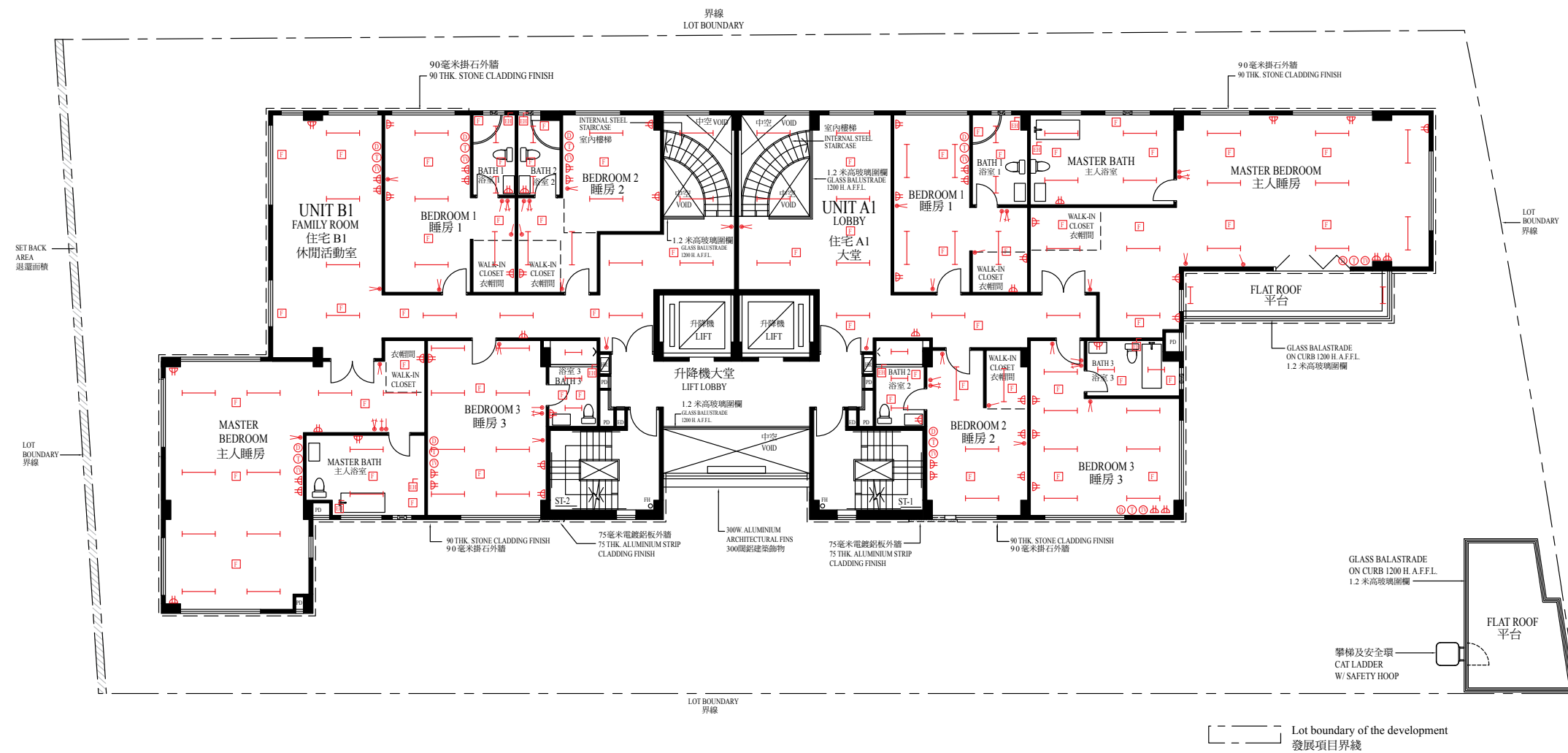
Note: The vendor undertakes that if brand name or model name of lifts or appliances is mentioned, the lifts and appliances of comparable quality will be used if the intended sources become unavailable.
附註：賣方承諾如有關升降機或設備說明所提及的品牌名稱或產品型號，在供應短缺情況下，將會以同等質素之升降機和設備代替。

裝置、裝修物料及設備



裝置、裝修物料及設備

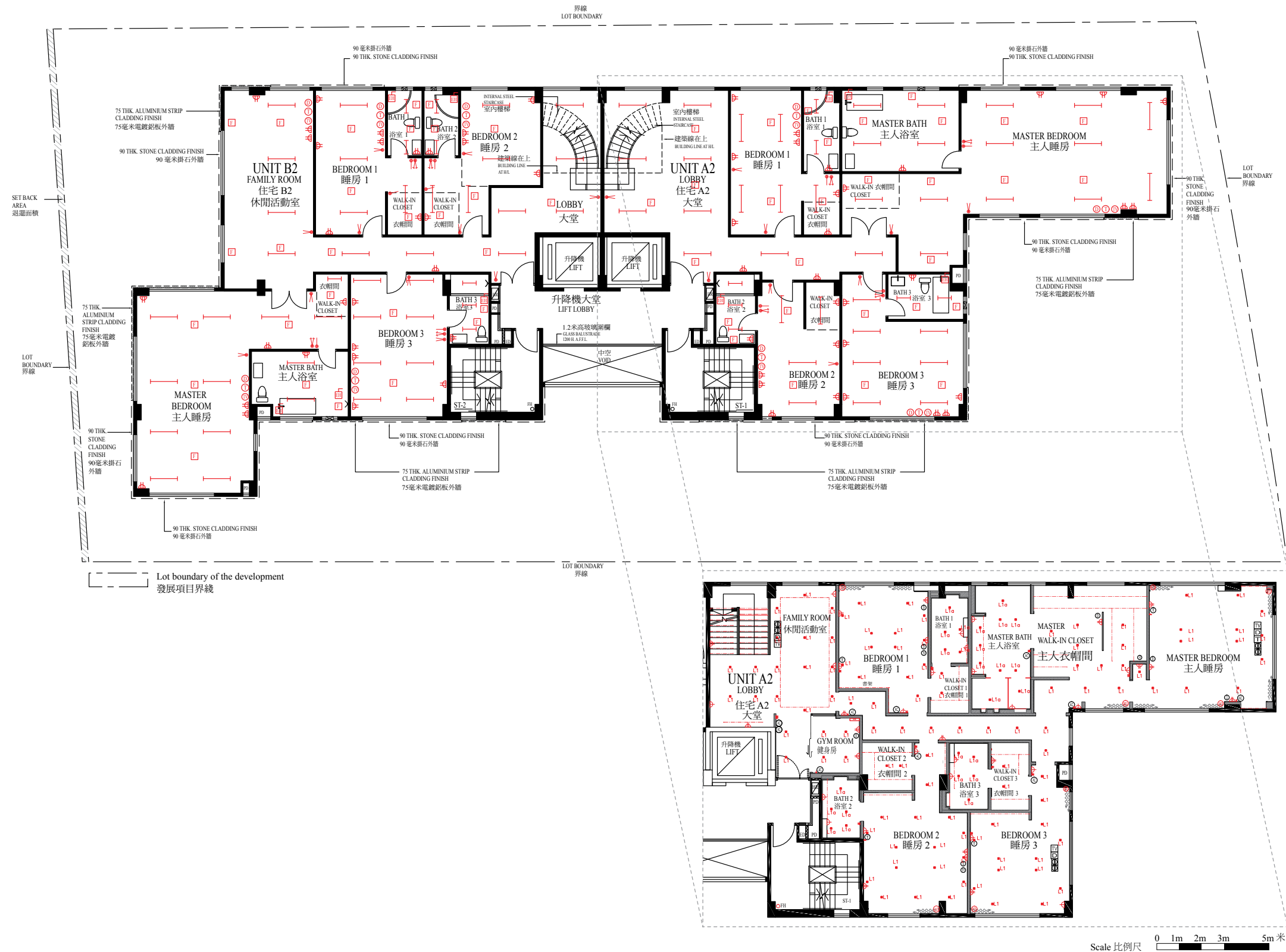
機電裝置平面圖——一樓平面圖



Scale 比例尺 

裝置、裝修物料及設備

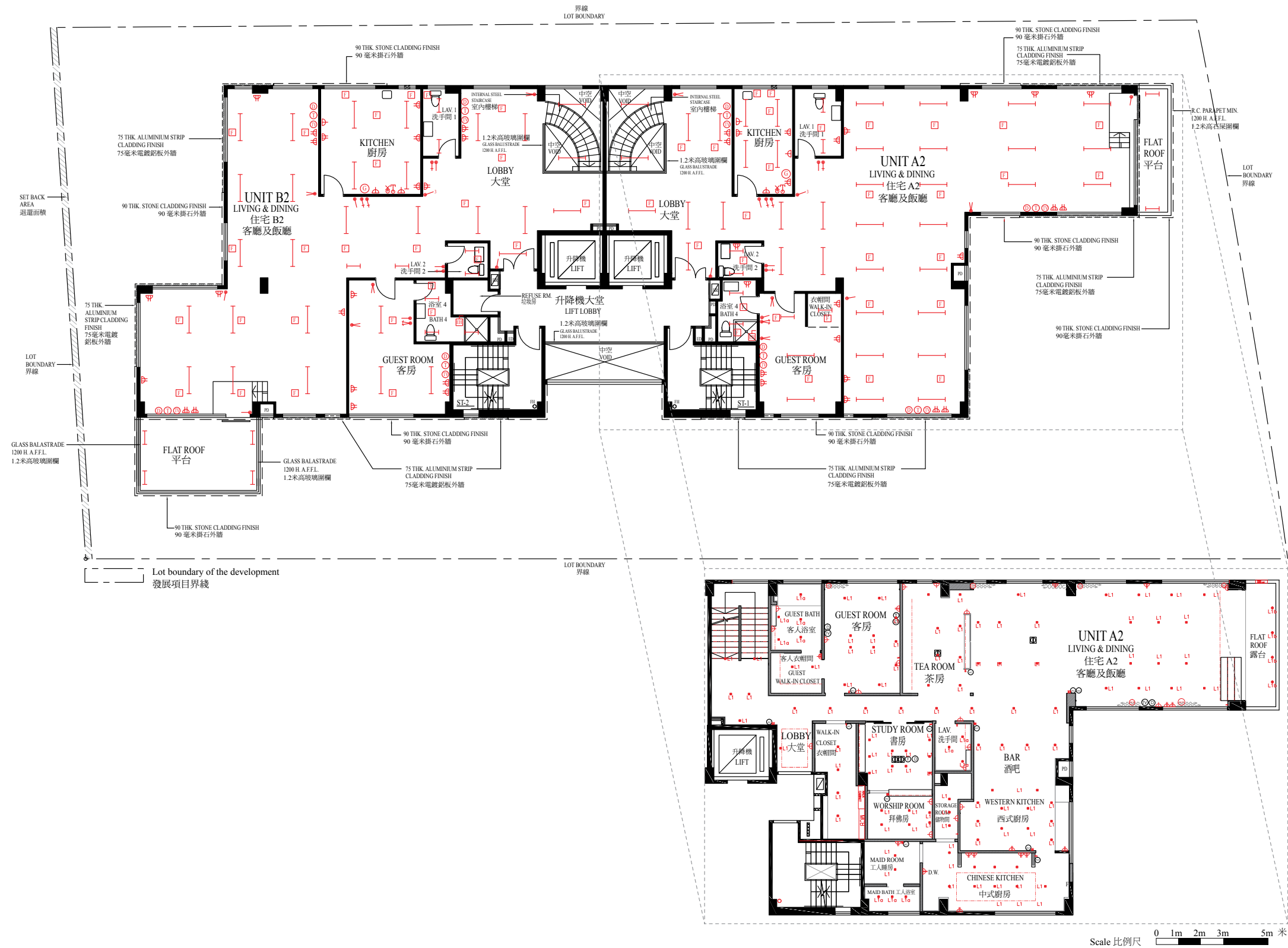
機電裝置平面圖一二樓平面圖



Fittings, finishes and appliances

裝置、裝修物料及設備

Mechanical & Electrical Provisions Plan - Third Floor Plan
機電裝置平面圖－三樓平面圖



Fittings, finishes and appliances

裝置、裝修物料及設備

Mechanical & Electrical Provisions Plan
機電裝置平面圖

Legend		圖例			
	1-GANG LIGHTING SWITCH, 10A S.P.	10安培單位燈掣		Switch for Curtain Unit	電動窗簾開關
	2-GANG LIGHTING SWITCH, 10A S.P.	10安培雙位燈掣		13A 3-PIN SWITCHED SOCKET OUTLET	13A單位電插座
	3-GANG LIGHTING SWITCH, 10A S.P.	10安培三位燈掣		13A 3-PIN SWITCHED TWIN SOCKET OUTLET	13A雙位電插座
	4-GANG LIGHTING SWITCH, 10A S.P.	10安培四位燈掣		13A 3-PIN SWITCHED WATERPROOF SOCKET OUTLET	13A單位防水電插座
	2-GANG DOUBLE POLE SWITCH C/W PILOT LIGHT	雙位雙極開關掣		13A 3-PIN SWITCHED TWIN SOCKET GROUND OUTLET	地下13A雙位電插座
	20A DOUBLE POLE SWITCH C/W PILOT LIGHT	20安培雙極開關掣		1200mm, T5 FLUORESCENT LIGHT FITTING	1200毫米, T5 光管
	40A TPN SWITCH (WEATHER PROOF TYPE) (FOR ELECTRIC HEATER)	40安培三相開關掣 (供電熱水爐使用)		600mm, T5 FLUORESCENT LIGHT FITTING	600毫米, T5 光管
	SWITCHED FUSED SPUR UNIT (FOR AC UNIT / VENTILATION FAN)	電源接線器 (空調 / 抽氣供電位)		L1 12V 6.5W PHILIPS 3000K 36D MR16 LED LAMP	LED燈
	DATA OUTLET	數據插座		L1a 12V 6.5W PHILIPS 3000K 36D MR16 LED LAMP	LED燈
	TV / FM OUTLET	電視 / 電台天線插座		L1b 1W POWER LED IN 20D 3000K WARM WHITE COLOR	室外LED燈
	TELEPHONE OUTLET	電話插座		AC SWITCHED FUSED SPUR UNIT FOR AC UNIT	空調電源接線器
	GAS SUPPLY POINT	煤氣供氣位置		24VDC 14.4W/M LED 60 DOTS	LED燈帶
	GAS METER	煤氣錶			
	WATER POINT AND DRAIN POINT FOR WASHING MACHINE	洗衣機來去水位			

Fittings, finishes and appliances

裝置、裝修物料及設備

Mechanical & Electrical Provisions Schedule 機電裝置數量說明表

Unit A1 住宅 A1		Mechanical & Electrical Provisions 機電裝置								
Floor 樓層	Location 位置	1 Gang Lighting Switch 單位燈掣	2 Gang Lighting Switch 雙位燈掣	Switch for Exhaust Fan 抽氣扇開關	Switch for AC Unit / Ventilation Fan 空調/抽氣供電位	13A Single Socket Outlet 13A 單位電插座	13A Twin Socket Outlet 13A 雙位電插座	TV/FM Outlet 電視/電台天線插 座	Telephone Outlet 電話插座	Data Outlet 數據插座
G/F 地下	Living & Dining 客廳及飯廳	5	0	0	13	0	6	2	3	2
	Lavatory 1 洗手間1	1	0	1	1	0	0	0	0	0
	Lavatory 2 洗手間2	1	0	1	1	1	0	0	0	0
	Lavatory 3 洗手間3	1	0	1	1	1	0	0	0	0
	Storeroom 儲物室	1	0	0	0	1	0	0	0	0
	Kitchen 廚房	1	0	0	4	2	4	0	0	0
	Yard 後花園	2	0	0	0	0	0	0	0	0
1/F 一樓	Lobby 住宅大堂	1	1	0	5	0	1	0	0	0
	Master Bedroom 主人睡房	1	2	0	6	0	7	1	1	1
	Master Bath 主人浴室	1	0	1	3	0	1	0	0	0
	Walk-in Closet 衣帽間	0	0	0	1	0	1	0	0	0
	Bedroom 1 睡房1	0	2	0	2	0	6	1	1	1
	Bath 1 浴室1	1	0	1	2	0	0	0	0	0
	Walk-in Closet 衣帽間	1	0	0	1	0	1	0	0	0
	Bedroom 2 睡房2	0	2	0	2	0	4	1	1	1
	Bath 2 浴室2	1	0	1	2	0	1	0	0	0
	Walk-in Closet 衣帽間	1	0	0	1	0	1	0	0	0
	Bedroom 3 睡房3	0	2	0	3	0	5	1	1	1
	Bath 3 浴室3	1	0	1	2	0	1	0	0	0
	Flat Roof 平台	0	0	0	0	0	0	0	0	0

Fittings, finishes and appliances

裝置、裝修物料及設備

Mechanical & Electrical Provisions Schedule 機電裝置數量說明表

Unit B1 住宅 B1		Mechanical & Electrical Provisions 機電裝置								
Floor 樓層	Location 位置	1 Gang Lighting Switch 單位燈掣	2 Gang Lighting Switch 雙位燈掣	Switch for Exhaust Fan 抽氣扇開關	Switch for AC Unit / Ventilation Fan 空調/抽氣供電位	13A Single Socket Outlet 13A 單位電插座	13A Twin Socket Outlet 13A 雙位電插座	TV/FM Outlet 電視/電台天線插 座	Telephone Outlet 電話插座	Data Outlet 數據插座
G/F 地下	Living & Dining 客廳及飯廳	5	0	0	8	0	6	2	3	2
	Lavatory 1 洗手間1	1	0	1	1	0	0	0	0	0
	Lavatory 2 洗手間2	1	0	1	1	0	0	0	0	0
	Lavatory 3 洗手間3	1	0	1	1	0	0	0	0	0
	Kitchen 廚房	1	0	0	3	2	5	0	0	0
	Yard 後花園	2	0	0	0	0	0	0	0	0
1/F 一樓	Lobby 住宅大堂	0	2	0	3	0	1	0	0	0
	Master Bedroom 主人睡房	0	2	0	4	0	5	1	1	1
	Master Bath 主人浴室	1	0	2	2	0	1	0	0	0
	Walk-in Closet 衣帽間	0	0	0	1	0	1	0	0	0
	Bedroom 1 睡房1	0	2	0	3	0	4	1	1	1
	Bath 1 浴室1	1	0	1	2	0	1	0	0	0
	Walk-in Closet 衣帽間	1	0	0	0	0	1	0	0	0
	Bedroom 2 睡房2	0	2	0	2	0	4	1	1	1
	Bath 2 浴室2	1	0	1	2	0	1	0	0	0
	Walk-in Closet 衣帽間	0	0	0	0	0	1	0	0	0
	Bedroom 3 睡房3	0	2	0	2	0	5	1	1	1
	Bath 3 浴室3	1	0	1	2	0	1	0	0	0
	Family Room 休閒活動室	0	1	0	4	0	3	1	1	1

Fittings, finishes and appliances

裝置、裝修物料及設備

Mechanical & Electrical Provisions Schedule 機電裝置數量說明表

Unit A2 住宅 A2		Mechanical & Electrical Provisions 機電裝置												
Floor 樓層	Location 位置	1 Gang Lighting Switch 單位燈掣	2 Gang Lighting Switch 單位燈掣	3 Gang Lighting Switch 單位燈掣	4 Gang Lighting Switch 單位燈掣	1 Gang Lighting Waterproof Switch 單位防水燈掣	Switch for AC Unit 空調供電位	Switch for Curtain Unit 電動窗簾供 電位	13A Single Socket Outlet 13A 單位電插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Waterproof Socket Outlet 13A 單位防水電插座	Telephone Outlet 電話插座	Data Outlet 數據插座	TV/FM Outlet 電視/ 電台天線插座
2/F 二樓	Family Room 休閒活動室								4	3			1	1
	Gym Room 健身房	1					1			2			1	
	Lobby 大堂		1	2			2							
	Master Bedroom 主人睡房		2	2			2	4	1	6		1	2	1
	Master Bath 主人浴室			2			1		3					
	Master Walk-in Closet 主人衣帽間		2				1		1	1			1	
	Bedroom 1 睡房1	2	2				1	1	2	3		1	2	1
	Bath 1 浴室1								2					
	Walk-in Closet 1 衣帽間1	1		2					1					
	Bedroom 2 睡房2		1	3			1	1	2	3		1	1	1
	Bath 2 浴室2	1		3					2					
	Walk-in Closet 2 衣帽間2													
	Bedroom 3 睡房3			4			1	2	2	3		1	1	1
	Bath 3 浴室3								2					
	Walk-in Closet 3 衣帽間3	1		3						1				
3/F 三樓	Lobby 大堂	1	2				1		1					
	Living & Dinning 客廳及飯廳	1			2		2	5	2	5			1	1
	Study Room 書房				1		1			2		1	1	
	Worship Room 拜佛房		2				1		2					
	Walk-in Closet 衣帽間	1					1							
	Tea Room 茶室				1		1		3	1				
	Lavatory 洗手間	2		1					2					
	Bar 酒吧	1		1	1		2			2				
	Guest Bedroom 客房	1	1	1			1	1	3	1		1	2	1
	Guest Bath 客房浴室								2					
	Guest Walk-in Closet 客房衣帽間			2					1					
	Western Kitchen 西式廚房			2			1		1	1				
	Chinese Kitchen 中式廚房						1			5				
	Maid Bedroom 工人睡房			2			1			1				
	Maid Bath 工人浴室													
	Storage Room 儲物間			1					1					
R/F 天台	-	2				4					7			

Fittings, finishes and appliances

裝置、裝修物料及設備

Mechanical & Electrical Provisions Schedule 機電裝置數量說明表

Unit B2 住宅 B2		Mechanical & Electrical Provisions 機電裝置									
Floor 樓層	Location 位置	1 Gang Lighting Switch 單位燈掣	2 Gang Lighting Switch 雙位燈掣	Switch for Exhaust Fan 抽氣扇開關	Switch for AC Unit / Ventilation Fan 空調/抽氣供電位	13A Single Socket Outlet 13A 單位電插座	13A Twin Socket Outlet 13A 雙位電插座	TV/FM Outlet 電視/電台天線 插座	Telephone Outlet 電話插座	Data Outlet 數據插座	3 Gang Lighting Switch 三位燈掣
2/F 二樓	Lobby 住宅大堂	0	2	0	3	0	1	0	0	0	0
	Master Bedroom 主人睡房	0	2	0	4	0	5	1	1	1	0
	Master Bath 主人浴室	1	0	1	2	0	1	0	0	0	0
	Walk-in Closet 衣帽間	0	0	0	1	0	1	0	0	0	0
	Bedroom 1 睡房1	0	2	0	2	0	5	1	1	1	0
	Bath 1 浴室1	1	0	1	2	0	1	0	0	0	0
	Walk-in Closet 衣帽間	1	0	0	1	0	1	0	0	0	0
	Bedroom 2 睡房2	0	2	0	2	0	4	1	1	1	0
	Bath 2 浴室2	1	0	1	2	0	1	0	0	0	0
	Walk-in Closet 衣帽間	1	0	0	1	0	1	0	0	0	0
	Bedroom 3 睡房3	0	1	0	2	0	5	1	1	1	0
	Bath 3 浴室3	1	0	1	2	0	1	0	0	0	0
	Family Room 休閒活動室	0	1	0	4	0	3	1	1	1	0
3/F 三樓	Lobby 住宅大堂	1	2	0	7	0	3	1	1	1	0
	Living & Dining 客廳及飯廳	1	1	0	10	0	9	2	2	2	1
	Lavatory 1 洗手間1	1	0	1	1	0	0	0	0	0	0
	Lavatory 2 洗手間2	1	0	1	1	0	0	0	0	0	0
	Guest Room 客房	0	2	0	2	0	5	1	1	1	0
	Bath 4 浴室4	1	0	1	2	0	0	0	0	0	0
	Kitchen 廚房	1	0	2	4	3	3	0	0	0	0
	Flat Roof 平台	1	0	0	0	0	0	0	0	0	0

Service agreements

服務協議

Potable and flushing water is supplied by Water Supplies Department.
Electricity is supplied by CLP Power Hong Kong Limited.
Towngas is supplied by the Hong Kong and China Gas Company Limited.

食水及沖廁水由水務署供應。
電力由中華電力有限公司供應。
煤氣由香港中華煤氣有限公司供應。

Government rent

地稅

The vendor is liable for the Government rent payable in respect of the residential property in the development up to and including the date of assignment of such residential property.

賣方有法律責任繳付有關發展項目中的任何住宅物業直到該住宅物業轉讓契約的日期（包括該日）為止之地稅。

Miscellaneous payments by purchaser

買方的雜項付款

On the delivery of vacant possession of the specified residential property to the purchaser, the purchaser -

1. is liable to reimburse the vendor for the deposits for water, electricity and gas; and
2. shall not be liable to pay to the vendor any debris removal fee. Provided that on that delivery, the purchaser is liable to pay a debris removal fee to the manager (not the vendor) under the deed of mutual covenant, and where the vendor has paid that debris removal fee, the purchaser shall reimburse the vendor for the same.

在向買方交付空置的住宅物業的管有權時，買方—

1. 須負責向賣方補還水、電力及氣體的按金；及
2. 不須向賣方支付清理廢料的費用。但在交付時，買方須根據公契向管理人（而非賣方）支付清理廢料的費用，而如賣方已支付清理廢料的費用，買方須向賣方補還清理廢料的費用。

Defect liability warranty period

欠妥之處的保養責任期

Defect liability warranty period for the residential properties in the development and the fittings, finishes and appliances as provided in the agreement for sale and purchase is six (6) months from the date of completion of the sale and purchase.

按買賣合約的規定，發展項目中的住宅物業及住宅物業內的裝置、裝修物料及設備之欠妥之處的保養責任期為住宅物業之成交日期起計為期六（6）個月。

Maintenance of slopes
斜坡維修

Not applicable
不適用

Modification
修訂

Not applicable
不適用

Relevant information
有關資料

The floor plans of residential properties in the development printed herein are provided based on the plans approved by the Building Authority for the purposes of section 14(1) of the Buildings Ordinance (Cap. 123) in respect of building works for the development as stipulated by the Residential Properties (First-hand Sales) Ordinance. As at the date of printing, the said plans are still subject to the comments of other relevant government authorities which might affect the enjoyment of the residential properties in the development.

遵照《一手住宅物業銷售條例》規定，於售樓說明書內列印之發展項目中的住宅物業的樓面平面圖是基於該項目的經建築事務監督為《建築物條例》(第123章) 第14(1) 條的施行就該項目或該期的建築工程而批准的圖則所提供。截至列印當天，該圖則仍有待其他相關政府部門審閱，可能對享用發展項目中的住宅物業造成影響。

Information in application for concession on gross floor area (GFA) of building

申請建築物總樓面面積寬免的資料

Breakdown of GFA concessions on gross floor area of all features
所有設施取得的總樓面面積寬免的分項

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.
下表列出於印刷此售樓說明書前呈交建築事務監督及經其批准的建築圖則上所顯示有關總樓面面積寬免分項之最新資料。

Disregarded GFA under Building (Planning) Regulations 23(3)(b)	Area (sq.m.)
1 Carpark and loading/unloading area excluding public transport terminus	53.780
2 Plant rooms and similar services	0
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.	7.572
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.	83.724
2.3 Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	0
Green Features under Joint Practice Notes 1 and 2	
3 Balcony	0
4 Wider common corridor and lift lobby	0
5 Communal sky garden	0
6 Acoustic fin	0
7 Wing wall, wind catcher and funnel	0
8 Non-structural prefabricated external wall	0
9 Utility platform	0
10 Noise barrier	0
Amenity Features	
11 Counter, office, store, guard room and lavatory for watchman and management staff, owners' corporation office	0
12 Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc, serving solely the recreational facilities	0
13 Covered landscaped and play area	0
14 Horizontal screens / covered walkways, trellis	0
15 Larger lift shaft	0
16 Chimney shaft	0
17 Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	0
18 Pipe duct, air duct for mandatory feature or essential plant room	0
19 Pipe duct, air duct for non-mandatory or non-essential plant room	0
20 Plant room, pipe duct, air duct for environmentally friendly system and feature	0
21 Void in duplex domestic flat and house	0
22 Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall	0

Information in application for concession on gross floor area (GFA) of building

申請建築物總樓面面積寬免的資料

Other Exempted Items

23	Refuge floor including refuge floor cum sky garden	0
24	Other projections	0
25	Public transport terminus	0
26	Party structure and common staircase	0
27	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA.	0
28	Public passage	0
29	Covered set back area	0

Bonus GFA

30	Bonus GFA	0
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根據《建築物（規劃）規例》第23(3)(b)條不計算的總樓面面積		面積(平方米)
1	停車場及上落客貨地方（公共交通總站除外）	53.780
2	機房及相類設施	0
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	7.572
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	83.724
2.3	非強制性或非必要機房，例如空調機房、風櫃房等	0

根據《聯合作業備考》第1及第2號提供的環保設施

3	露台	0
4	加闊的公用走廊及升降機大堂	0
5	公用空中花園	0
6	隔聲鰭	0
7	翼牆、捕風器及風斗	0
8	非結構預製外牆	0
9	工作平台	0
10	隔音屏障	0

Information in application for concession on gross floor area (GFA) of building

申請建築物總樓面面積寬免的資料

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	0
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	0
13	有上蓋的園景區及遊樂場	0
14	橫向屏障 / 有蓋人行道、花棚	0
15	擴大升降機井道	0
16	煙囪管道	0
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	0
18	強制性設施或必要機房所需的管槽、氣槽	0
19	非強制性設施或非必要機房所需的管槽、氣槽	0
20	環保系統及設施所需的機房、管槽及氣槽	0
21	複式住宅單位及洋房的中空	0
22	伸出物，如空調機箱及伸出外牆超過750毫米的平台	0

其他項目

23	庇護層，包括庇護層兼空中花園	0
24	其他伸出物	0
25	公共交通總站	0
26	共用構築物及樓梯	0
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	0
28	公眾通道	0
29	因建築物後移導致的覆蓋面積	0

額外總樓面面積

30	額外總樓面面積	0
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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.
附註：
上述表格是根據屋宇署所發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》ADM-2 規定的要求而制訂。屋宇署會按實際需要不時更改有關要求。

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

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

有關建築物的環境評估及發展項目的公用部分的預計能量表現或消耗的資料：

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

Date of printing of this sales brochure

本售樓說明書印製日期

Date of Printing: 9th October, 2015

Possible future changes

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

Website of the development

The address of the website designated by the vendor for the development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance is:

www.lasalleroad25.com

印製日期：2015年10月9日

日後可能出現的改變

發展項目及其周邊地區日後可能出現改變

發展項目的指定互聯網網站的地址

賣方為執行《一手住宅物業銷售條例》第2部而就發展項目指定的互聯網網站的地址為：

www.lasalleroad25.com

