MADISON PARK 一號九龍道

SALES BROCHURE
售樓説明書

1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES
一手住宅物業買家須知

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans[1] as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/ metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property[2]. The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

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

- whether individual owners have responsibility to maintain slopes.

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

- Read the Government land grant and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The vendor will provide copies of the Government land grant and the DMC (or the draft DMC) at the place where the sale is to take place for free inspection by prospective purchasers.

- Check the Government land grant on whether individual owners are liable to pay Government rent.

- Check the DMC on whether animals can be kept in the residential property.

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

- Check with the vendor which residential properties are available for selection. If a "consumption table" is displayed by the vendor at the sales office, you may check from the table information on the progress of sale on a date of sale, including which residential properties are offered for sale at the beginning of that date of sale and which of them have been selected and sold during that date of sale.

- Do not believe in rumours about the sales condition of the development and enter into a PASP rashly.

8. Register of Transactions

- Pay attention to the register of transactions for a development. A vendor must, within 24 hours after entering into a PASP with a purchaser, enter transaction information of the PASP in the register of transactions. The vendor must, within 1 working day after entering into an agreement for sale and purchase (ASP), enter transaction information of the ASP in the register of transactions. Check the register of transactions for the concerned development to learn more about the sales condition of the development.

- Never take the number of registrations of intent or cashier orders a vendor has received for the purpose of registration as an indicator of the sales volume of a development. The register of transactions for a development is the most reliable source of information from which members of the public can grasp the daily sales condition of the development.

9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.

- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.

- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.

- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.

- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.

- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.

- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

10. Expression of intent of purchasing a residential property

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

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

11. Appointment of estate agent

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.

- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.

- Before you appoint an estate agent to look for a property, you should -

  - find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;

  - find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and

  - note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

12. Appointment of solicitor

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

- Compare the charges of different solicitors.

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For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

- While the vendor is not required to make any show flat available for viewing by prospective purchasers or the general public, if the vendor wishes to make available show flats of a specified residential property, the vendor must first of all make available an unmodified show flat of that residential property and that, having made available such unmodified show flat, the vendor may then make available a modified show flat of that residential property. In this connection, the vendor is allowed to make available more than one modified show flat of that residential property.

- If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.

- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.

- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

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

15. Estimated material date and handing over date

- Check the estimated material date[3] for the development in the sales brochure.
  - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is inevitably later than the former.
- Handing over date
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
    - ➢ For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
    - ➢ For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
    - ➢ strike or lock-out of workmen;
    - ➢ riots or civil commotion;
    - ➢ force majeure or Act of God;
    - ➢ fire or other accident beyond the vendor's control;
    - ➢ war; or
    - ➢ inclement weather.
  - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

- Ensure that, before you purchase a residential property, you are arranged to view the residential property that you would like to purchase or, if it is not reasonably practicable to view the property

in question, a comparable property in the development, unless you agree in writing that the vendor is not required to arrange such a comparable property for viewing for you. You are advised to think carefully before signing any waiver.

- You may take measurements, take photographs or make video recordings of the property, unless the property is held under a tenancy or reasonable restriction(s) is/are needed to ensure safety of the persons viewing the property.

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

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

Other useful contacts:

Consumer Council	
Website	: www.consumer.org.hk
Telephone	: 2929 2222
Email	: cc@consumer.org.hk
Fax	: 2856 3611
Estate Agents Authority	
Website	: www.eaa.org.hk
Telephone	: 2111 2777
Email	: enquiry@eaa.org.hk
Fax	: 2598 9596
Real Estate Developers Association of Hong Kong	
Telephone	: 2826 0111
Fax	: 2845 2521

Sales of First-hand Residential Properties Authority
Transport and Housing Bureau
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[1] The details of various mortgage loan plans include the requirements for mortgagors on minimum income level, the loan limit under the first mortgage and second mortgage, the maximum loan repayment period, the change of mortgage interest rate throughout the entire repayment period, and the payment of administrative fees.

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

(i) the external dimensions of each residential property;

(ii) the internal dimensions of each residential property;

(iii) the thickness of the internal partitions of each residential property;

(iv) the external dimensions of individual compartments in each residential property.

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

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

1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES
一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

5. 售樓說明書

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

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

10. 表達購樓意向

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

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

- 賣方不一定須設置示範單位供準買家或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。

- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。

- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。

- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期[3]。
  - 售樓說明書中有關發展項目的預計關鍵日期並不等同買家的「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。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

- 購置住宅物業前，確保已獲安排參觀您打算購置的住宅物業。倘參觀有關物業並非合理地切實可行，則應參觀與有關物業相若的物業，除非您以書面同意賣方無須開放與有關物業相若的物業供您參觀。您應仔細考慮，然後才決定是否簽署豁免上述規定的書面同意。

- 除非有關物業根據租約持有，或為確保物業參觀者的人身安全而須設定合理限制，您可以對該物業進行量度、拍照或拍攝影片。

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

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

其他相關聯絡資料：

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

運輸及房屋局
一手住宅物業銷售監管局
2017年8月

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

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

(i) 每個住宅物業的外部尺寸；

(ii) 每個住宅物業的內部尺寸；

(iii) 每個住宅物業的內部間隔的厚度；

(iv) 每個住宅物業內個別分隔室的外部尺寸。

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

[3] 一般而言，「關鍵日期」指該項目符合批地文件的條件的日期，或該項目在遵照經批准的建築圖則的情況下或按照豁免證明書的發出的條件在各方面均屬完成的日期。有關詳情請參閱條例第2條。

2 INFORMATION ON THE DEVELOPMENT
發展項目的資料

Name of the Development
Madison Park

發展項目的名稱
一號九龍道

The 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
1 Kowloon Road*

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

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
九龍道1號*

*此臨時門牌號數有待發展項目建成時確認。

Total number of storeys of the multi-unit building
24 storeys (G/F to 27/F, excluding R/F, UR1/F, UR2/F and UR3/F)

該幢多單位建築物的樓層的總數
24層（地下至27樓，不包括天台、高層天台1、高層天台2及高層天台3）

The floor numbering in the multi-unit building as provided in the approved building plans for the Development
G/F, 1/F, 2/F, 3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F, R/F, UR1/F, UR2/F and UR3/F

發展項目的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數
地下、1樓、2樓、3樓、5樓至12樓、15樓至23樓、25樓至27樓、天台、高層天台1、高層天台2及高層天台3

Omitted floor numbers in the multi-unit building in which the floor numbering is not in consecutive order
4/F, 13/F, 14/F and 24/F

該幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數
4樓、13樓、14樓及24樓

Refuge floor (if any) of the multi-unit building
Not Applicable

該幢多單位建築物內的庇護層（如有的話）
不適用

The Development is an uncompleted development

(a) The estimated material date for the Development, as provided by the Authorized Person for the Development is 30 November 2020.
(b) The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.
(c) For the purpose of the agreement for sale and purchase (under the land grant, the consent of the Director of Lands is required to be given for the sale and purchase), without limiting any other means by which the completion of the Development may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Development has been completed or is deemed to be completed (as the case may be).

本發展項目屬未落成發展項目

(a) 由發展項目的認可人士提供的發展項目的預計關鍵日期為2020年11月30日。
(b) 預計關鍵日期，是受到買賣合約所允許的任何延期所規限的。
(c) 為買賣合約的目的（根據批地文件，進行該項買賣，需獲地政總署署長同意），在不局限任何其他可用以證明發展項目落成的方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為發展項目已落成或當作已落成（視屬何情況而定）的確證。

3 INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT
賣方及有參與發展項目的其他人的資料

Vendor
Urban Renewal Authority (as "Owner")
Elite Land Development Limited (as "Person so Engaged")
Remarks:
"Owner" means the legal or beneficial owner of the residential properties in the Development.
"Person so Engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.

賣方
市區重建局（作為"擁有人"）
億立發展有限公司（作為"如此聘用的人"）
備註：
"擁有人"指發展項目的住宅物業的法律上的擁有人或實益擁有人
"如此聘用的人"指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士

Holding company of the Vendor (Urban Renewal Authority)
Not applicable

賣方（市區重建局）之控權公司
不適用

Holding companies of the Vendor (Elite Land Development Limited)
Tsim Sha Tsui Properties Limited
Sino Land Company Limited
King Chance Development Limited
Cosmos Orient Limited

賣方（億立發展有限公司）之控權公司
尖沙咀置業集團有限公司
信和置業有限公司
會連發展有限公司
嘉鏗有限公司

Authorized Person for the Development
Lai Siu Kin

發展項目的認可人士
黎紹堅

The firm or corporation of which the authorized person is a proprietor, director or employee in his or her professional capacity
Lu Tang Lai Architects Limited

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團
呂鄧黎建築師有限公司

Building contractor for the Development
Wecon Construction & Engineering Limited

發展項目的承建商
偉工建築有限公司

The firm of solicitors acting for the Owner in relation to the sale of residential properties in the Development
Mayer Brown
King & Wood Mallesons

就發展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
孖士打律師行
金杜律師事務所

Any 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

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
香港上海滙豐銀行有限公司

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

已為發展項目的建造提供貸款的任何其他人
會連發展有限公司

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

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

(o)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor; 賣方、賣方的控權公司或該發展項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份；	No 否
(p)	The Vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor; 賣方或該發展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；	A proprietor of Messrs. King & Wood Mallesons, solicitors for the Vendor, is a director of a holding company of the Person so Engaged. 賣方代表律師金杜律師事務所的一位經營人屬如此聘用的人的控權公司的董事。
(q)	The Vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor; 賣方或該發展項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員；	Not Applicable 不適用
(r)	The Vendor or a building contractor for the Development is a corporation, and the corporation of which an authorized person for the Development is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor; 賣方或該發展項目的承建商屬法團，而該發展項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團；	No 否
(s)	The Vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor. 賣方或該發展項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	No 否

5 INFORMATION ON DESIGN OF THE DEVELOPMENT
發展項目的設計的資料

There will be non-structural prefabricated external walls forming part of the enclosing walls of the Development.
發展項目將會有構成圍封牆的一部分的非結構的預製外牆。

The range of thickness of the non-structural prefabricated external walls of each block is 150mm.
每幢建築物的非結構的預製外牆的厚度範圍為150毫米。

There will be curtain walls forming part of the enclosing walls of the Development.
發展項目將會有構成圍封牆的一部分的幕牆。

The range of thickness of the curtain walls of each building is 200mm.
每幢建築物的幕牆的厚度範圍為200毫米。

Schedule of total area of the non-structural prefabricated external walls and curtain walls of each residential property
每個住宅物業的非結構的預製外牆及幕牆的總面積表

Floor 樓層	Flat 室	The total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積(平方米)	The total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積(平方米)
5/F 5樓	A	0.210	1.177
	B	-	0.494
	C	-	0.494
	D	0.210	1.177
	E	-	1.029
6/F-12/F 6樓至12樓	A	0.210	1.317
	B	-	0.634
	C	-	0.634
	D	0.210	1.317
	E	-	1.189
15/F-23/F 15樓至23樓	A	0.210	1.317
	B	-	0.634
	C	-	0.634
	D	0.210	1.317
	E	-	1.189
25/F-27/F, 25樓至27樓	A	0.210	1.317
	B	-	0.634
	C	-	0.634
	D	0.210	1.317
	E	-	1.189

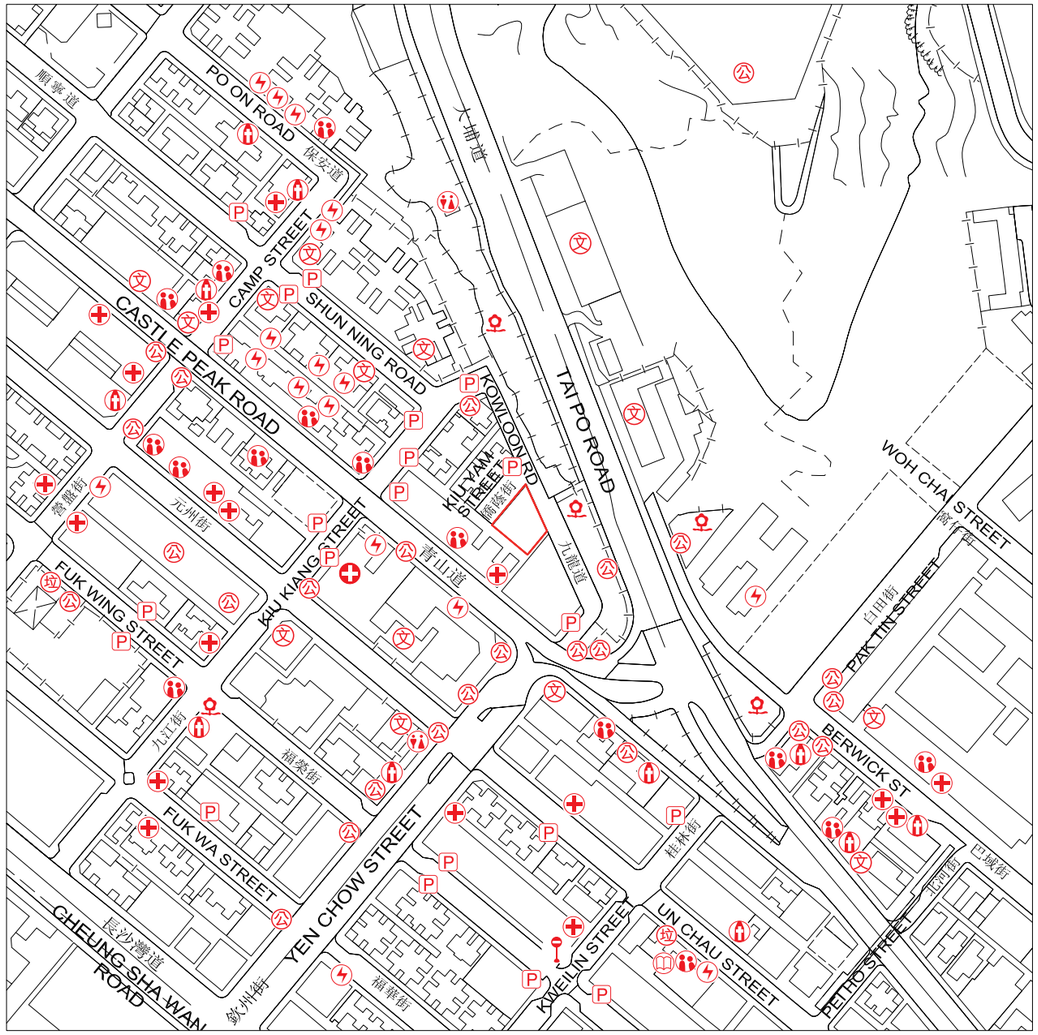
Remark: There are no 4/F, 13/F, 14/F and 24/F.
備註：不設4樓、13樓、14樓及24樓。

6 INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

The Manager of the Development appointed under the latest draft deed of mutual covenant : -
Sino Estates Management Limited

根據公契的最新擬稿獲委任為發展項目的管理人：-
信和物業管理有限公司

7 LOCATION PLAN OF THE DEVELOPMENT
發展項目的所在位置圖



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地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號61/2018。

The Location Plan is made with reference to Survey Sheet No. 11-NW-B dated 18 October 2018 from Survey and Mapping Office of the Lands Department with adjustments where necessary.
此所在位置圖參考於2018年10月18日出版之地政總署測繪處之測繪圖編號11-NW-B，有需要處經修正處理。

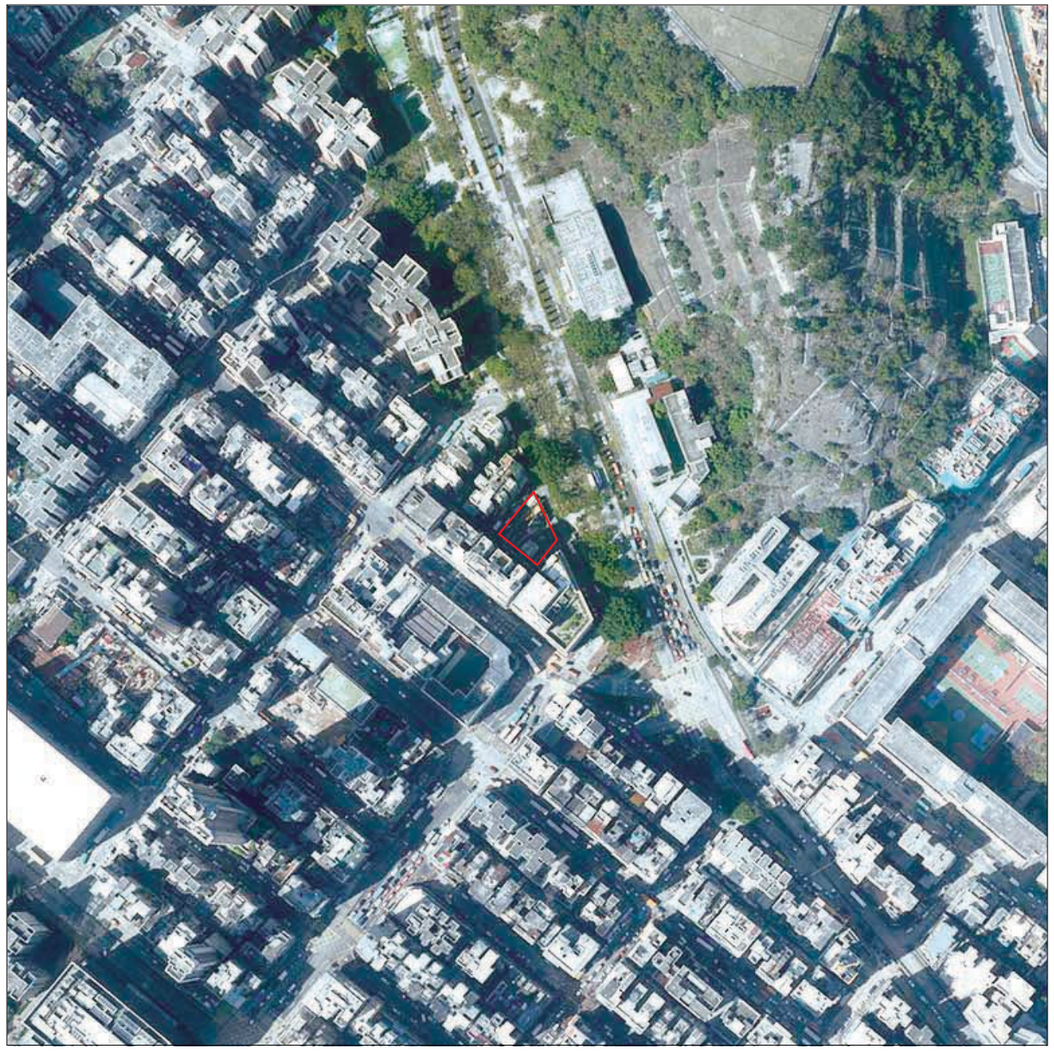
Notation 圖例

- Power plant (including electricity sub-stations) 發電廠 (包括電力分站)
- Public carpark (including lorry park) 公眾停車場 (包括貨車停泊處)
- Public convenience 公廁
- Public transport terminal (including rail station) 公共交通總站 (包括鐵路車站)
- Public utility installation 公用事業設施裝置
- Religious institution (including church, temple and Tsz Tong) 宗教場所 (包括教堂、廟宇及祠堂)
- School (including kindergarten) 學校 (包括幼稚園)
- Social welfare facilities (including elderly centre and home for the mentally disabled) 社會福利設施 (包括老人中心及弱智人士護理院)
- Public park 公園
- Hospital 醫院
- Clinic 診療所
- Refuse collection point 垃圾收集站
- Library 圖書館

Note:
1. Due to technical reasons, this Location Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap.621).
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.

備註：
1. 因技術性問題，此所在位置圖所顯示的範圍超過《一手住宅物業銷售條例》(第621章) 的規定。
2. 賣方建議準買家到發展項目作實地考察，以對發展項目、其周邊地區環境及附近的公共設施有較佳了解。

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



Location of the Development
發展項目的位置

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Extracted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,000 feet, Photo No. E034156C, dated 10 March 2018.
摘錄自地政總署測繪處於2018年3月10日在6,000呎飛行高度拍攝之鳥瞰照片，編號為E034156C。

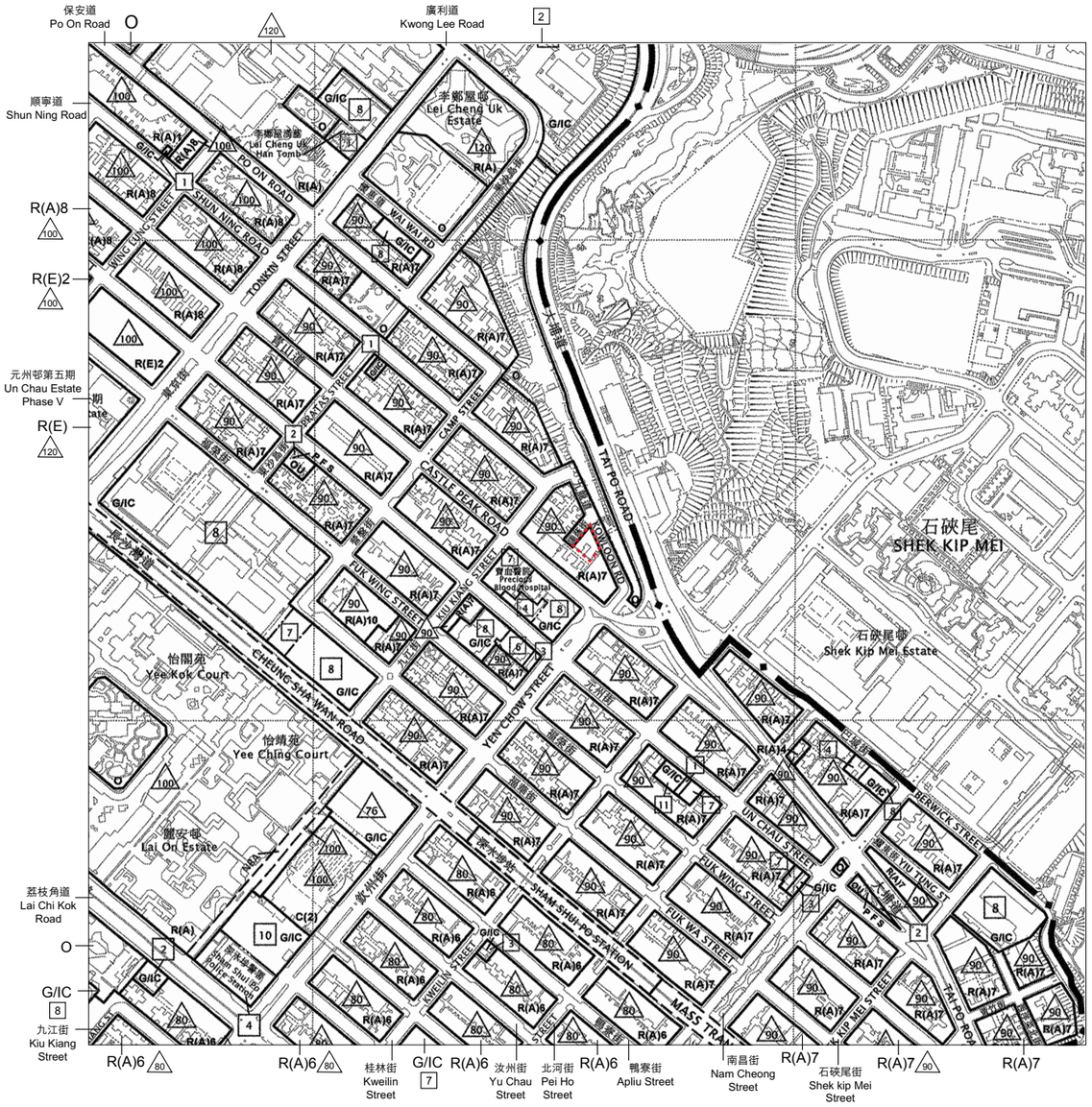
Note:

1. Due to technical reasons, this Aerial Photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap.621).
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.

備註：

1. 因技術性問題，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》(第621章) 的規定。
2. 賣方建議準買家到發展項目作實地考察，以對發展項目、其周邊地區環境及附近的公共設施有較佳了解。

9 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
發展項目的位置

Scale
比例：
0M (米)　500M (米)

S

Extracted from the Kowloon Planning Area No.5 - approved Cheung Sha Wan Outline Zoning Plan with Plan No.S/K5/37 gazetted on 16 December 2016.
摘錄自2016年12月16日刊憲的九龍規劃區第5區 - 長沙灣分區計劃大綱核准圖，圖則編號為S/K5/37。

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Notation 圖例

Zones 地帶

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

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

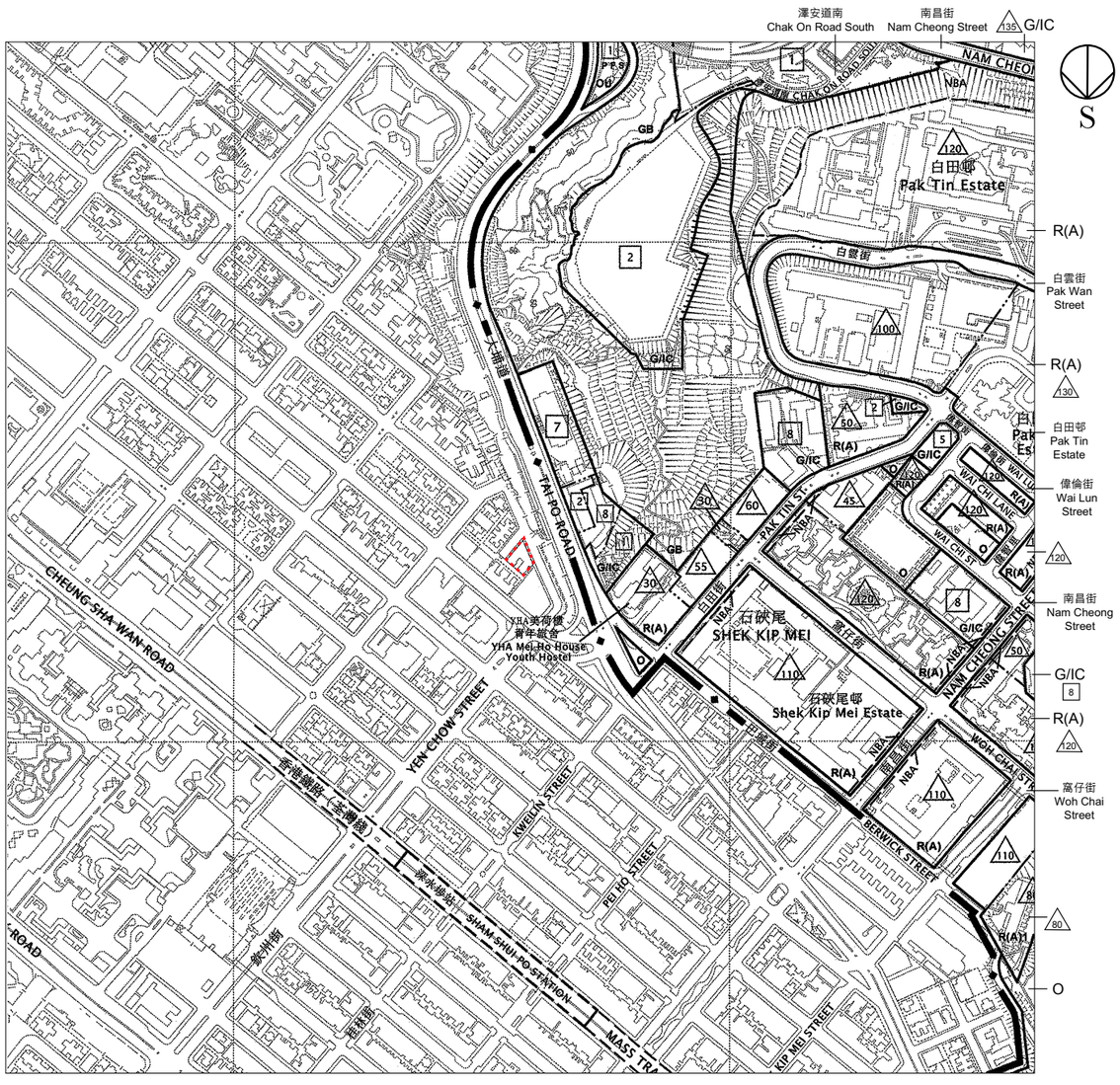
Miscellaneous 其他

- BOUNDARY OF PLANNING SCHEME 規劃範圍界線
- 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）
- NBA NON-BUILDING AREA 非建築用地
- PFS PETROL FILLING STATION 加油站

Note:
1. Due to technical reasons, this Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap.621).
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.

備註：
1. 因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》(第621章) 的規定。
2. 賣方建議準買家到發展項目作實地考察，以對發展項目、其周邊地區環境及附近的公共設施有較佳了解。

9 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
發展項目的位置

Scale
比例：
0M (米) 500M (米)

Extracted from the Kowloon Planning Area No.4 - approved Shek Kip Mei Outline Zoning Plan with Plan No.S/K4/29 gazetted on 24 July 2015.
摘錄自2015年7月24日刊憲的九龍規劃區第4區 - 石硤尾分區計劃大綱核准圖，圖則編號為S/K4/29。

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Notation 圖例

Zones 地帶

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

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

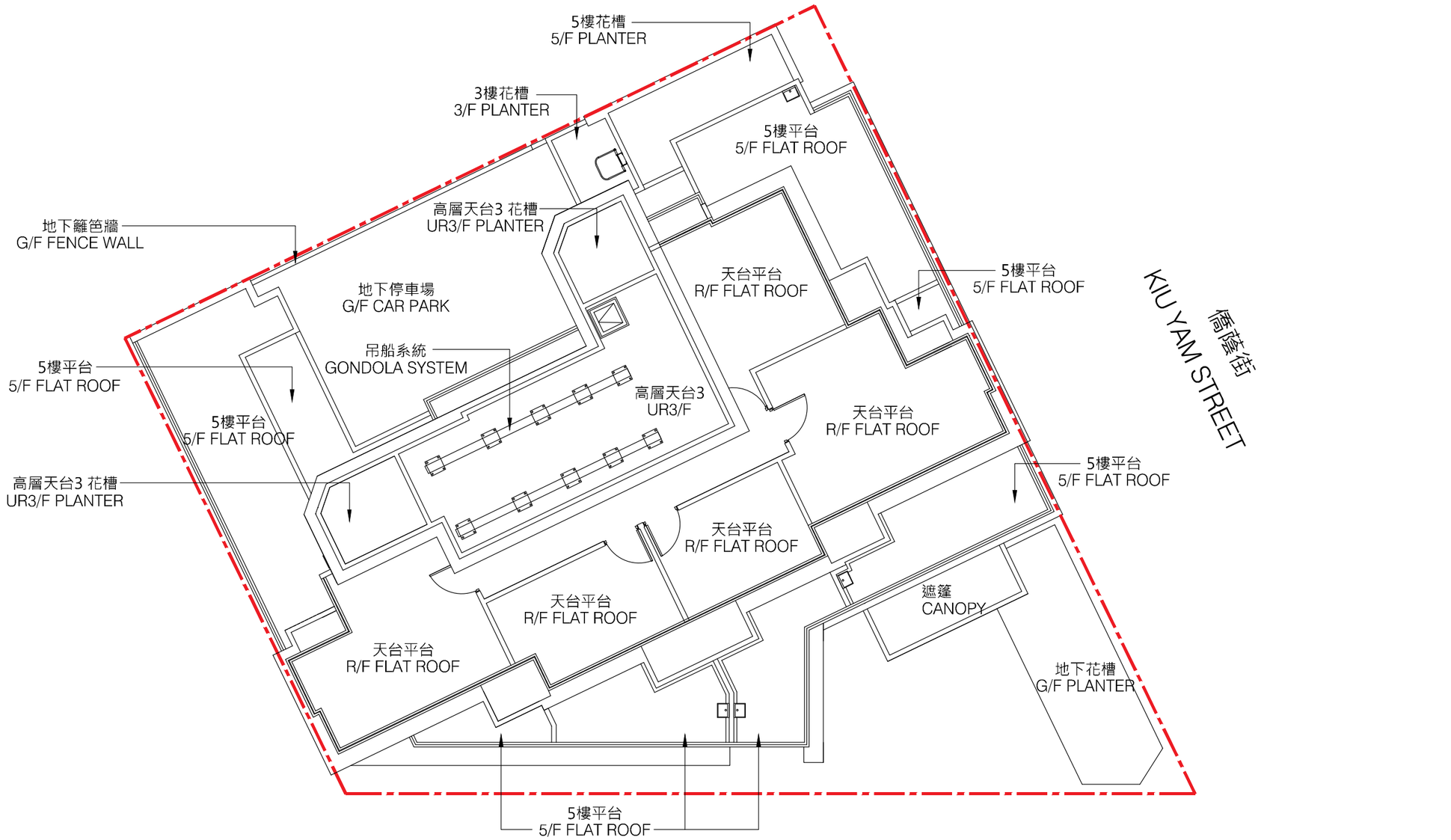
Miscellaneous 其他

- BOUNDARY OF PLANNING SCHEME 規劃範圍界線
- 90 MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM) 最高建築物高度（在主水平基準上若干米）
- 8 MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) 最高建築物高度（樓層數目）
- NBA NON-BUILDING AREA 非建築用地
- PFS PETROL FILLING STATION 加油站

Note:
1. Due to technical reasons, this Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap.621).
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.

備註：
1. 因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》(第621章) 的規定。
2. 賣方建議準買家到發展項目作實地考察，以對發展項目、其周邊地區環境及附近的公共設施有較佳了解。

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



Boundary of the Development
發展項目的界線

Estimated date of completion of the buildings or facilities as provided by the authorized person for the Development is 30 November 2020.
發展項目的認可人士提供的該等建築物或設施的預計落成日期為2020年11月30日。

S

Scale 比例：
0M (米) 5M (米)

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

The remarks and legends on this page apply to all pages of "Floor plans of residential properties in the Development".
在本頁上之備註和圖例適用於全部的「發展項目的住宅物業的樓面平面圖」頁數。

Legends of the Floor Plans 樓面平面圖圖例

A.C. PLATFORM	= Air Conditioning Platform	= 空調機平台
A.D.	= Air Duct	= 風喉管道
ARCH. FEATURE	= Architectural Feature	= 建築裝飾
ARCH. FEATURE ABOVE	= Architectural Feature Above	= 建築裝飾置上
ARCH. FEATURE ABOVE AT 6/F, 8/F, 10/F, 12/F, 16/F, 18/F, 20/F, 22/F, 25/F H/L	= Architectural Feature Above at 6/F, 8/F, 10/F, 12/F, 16/F, 18/F, 20/F, 22/F, 25/F High Level	= 建築裝飾置上於6樓、8樓、10樓、12樓、16樓、18樓、22樓、25樓高位
ARCH. FEATURE ABOVE AT R/F	= Architectural Feature Above at Roof	= 建築裝飾置上於天台
BAL.	= Balcony	= 露台
BATH.	= Bathroom	= 浴室
BR. 2	= Bedroom 2	= 睡房 2
COMMON AREA	= Common Area	= 公用地方
DIN.	= Dining Room	= 飯廳
DN.	= Down	= 落
E.M.C.	= Electrical Meter Cabinet	= 電錶櫃
FLAT ROOF	= Flat Roof	= 平台
FLAT ROOF OF 27/F FLAT A	= Flat Roof of 27/F Flat A	= 27樓單位A的平台
FLAT ROOF OF 27/F FLAT B	= Flat Roof of 27/F Flat B	= 27樓單位B的平台
FLAT ROOF OF 27/F FLAT C	= Flat Roof of 27/F Flat C	= 27樓單位C的平台
FLAT ROOF OF 27/F FLAT D	= Flat Roof of 27/F Flat D	= 27樓單位D的平台
FLAT ROOF OF 27/F FLAT E	= Flat Roof of 27/F Flat E	= 27樓單位E的平台
H.R.	= Hose Reel	= 消防喉轆
LIFT	= Lift	= 升降機
LIFT LOBBY	= Lift Lobby	= 升降機大堂
LIV.	= Living Room	= 客廳
MBR.	= Master Bedroom	= 主人睡房
OPEN KIT.	= Open Kitchen	= 開放式廚房
PLANTER	= Planter	= 花槽
P.D.	= Pipe Duct	= 管道槽
POTABLE WATER PUMP ROOM	= Potable Water Pump Room	= 飲用水泵房
R.C. COVER FOR BAL. BELOW	= Reinforced Concrete Cover For Balcony Below	= 下層露台的鋼筋凝土頂板
R.C. COVER FOR U.P. BELOW	= Reinforced Concrete Cover For Utility Platform Below	= 下層工作平台的鋼筋凝土頂板
R.S. & M.R. ROOM	= Refuse Storage & Material Recovery Room	= 垃圾儲存及物料回收房
UP	= Up	= 上
U.P.	= Utility Platform	= 工作平台
U.P. ABOVE	= Utility Platform Above	= 工作平台置上
W.M.C.	= Water Meter Cabinet	= 水錶櫃

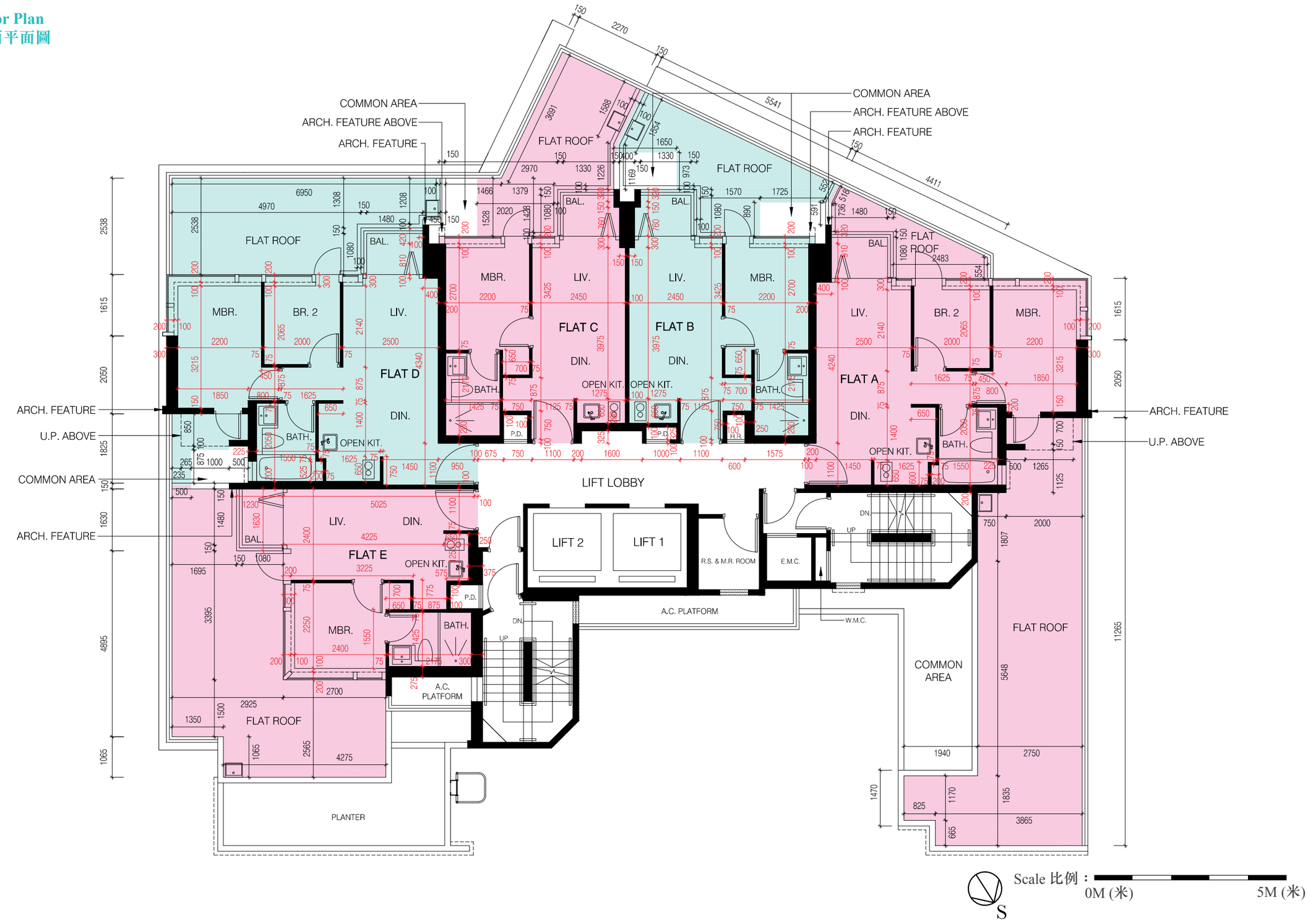
Notes:

- There are architectural features, metal grilles and/or exposed pipes on the external walls of some of the floors. For details, please refer to the latest approved building plans.
- Common pipes exposed and/or enclosed in cladding are located at/adjacent to the balcony and/or flat roof and/or air-conditioner platform and/or external wall of some residential units. For details, please refer to the latest approved building plans and/or approved drainage plans.
- There are sunken slabs (for mechanical & electrical services of units above) and/or ceiling bulkheads for the air-conditioning fittings and/or mechanical & electrical services at some residential units.
- There are exposed pipes installed in some bathrooms.
- There are exposed pipes located at the upper part of some flat roofs, utility platforms and balconies.
- Balconies and utility platforms are non-enclosed areas.
- Symbols of fittings and fitments shown in the floor plans such as bath tub, sink, water closet, shower, sink counter, etc. are prepared based on the latest approved building plans and are for indication of approximate location only.
- The dimensions of the floor plans are all structural dimensions in millimeter.

備註：

- 部分樓層外牆範圍設有建築裝飾、金屬格柵及/或外露喉管，詳細資料請參考最新批准的建築圖則。
- 部分住宅單位的露台及/或平台及/或空調機平台及/或外牆上/附近設有外露及/或外牆裝飾板內藏之公用喉管，詳細資料請參考最新批准的建築圖則及/或排水設施圖。
- 部分住宅單位天花有跌級樓板(用以安裝樓上單位之機電設備)及/或假天花內裝置空調裝備及/或其他機電設備。
- 部分浴室內裝有外露喉管。
- 部分平台、工作平台及部分露台上方裝有外露喉管。
- 露台及工作平台為非封閉的地方。
- 樓面平面圖上所顯示的裝置符號，如浴缸、洗滌盆、座廁、花灑、洗滌盆櫃等乃按最新的經批准的建築圖則繪製，只作示意大概位置之用途。
- 平面圖所列之數字以豪米標示之建築結構尺寸。

5/F Floor Plan
5樓樓面平面圖



Scale 比例：
0M (米) 5M (米)

5/F Floor Plan
5樓樓面平面圖

Each residential property 每個住宅物業	Flat 單位 / Floor 樓層	A	B	C	D	E
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度(不包括灰泥)(毫米)	5/F 5樓	175	175	175	175	150
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)		3470	3470	3470	3470	3470

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

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。

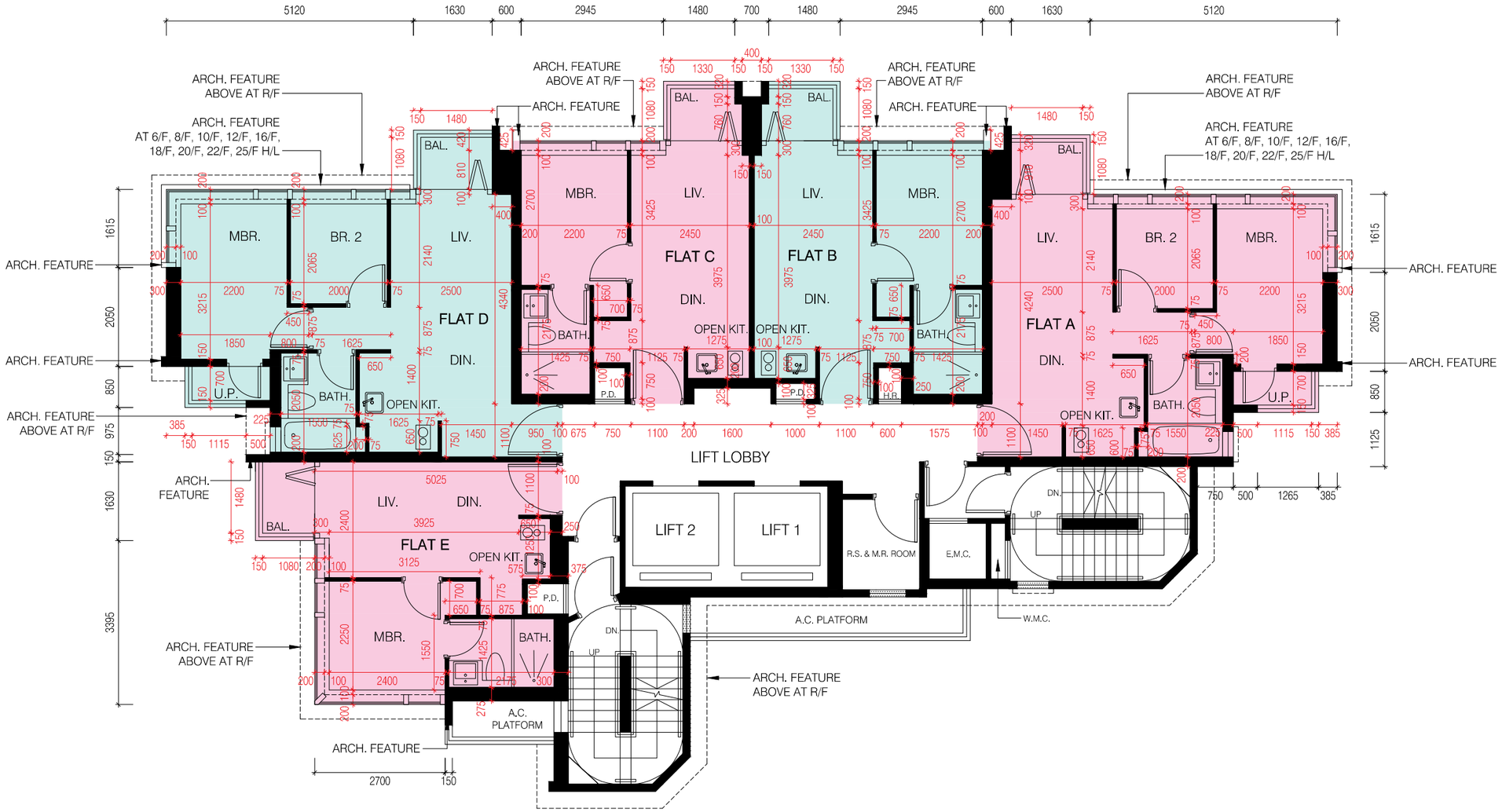
Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 19 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties in the Development.

備註：

1. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第19頁之圖例以協助閱讀此部分的發展項目的住宅物業的樓面平面圖及其顯示之名稱和簡稱。

6/F-12/F, 15/F-23/F, 25/F-27/F Floor Plan
6樓至12樓、15樓至23樓、25樓至27樓樓面平面圖



Scale 比例：
0M (米) 5M (米)

6/F-12/F, 15/F-23/F, 25/F-27/F Floor Plan
6樓至12樓、15樓至23樓、25樓至27樓樓面平面圖

Each residential property 每個住宅物業	Flat 單位 / Floor 樓層	A	B	C	D	E
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度(不包括灰泥)(毫米)	6/F-12/F, 15/F-23/F, 25/F-26/F 6樓至12樓、15樓至23樓、25樓至26樓	175	175	175	175	150
	27/F 27樓	175	175	175	175	175
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	6/F-12/F, 15/F-23/F, 25/F-26/F 6樓至12樓、15樓至23樓、25樓至26樓	3470	3470	3470	3470	3470
	27/F 27樓	3470	3470	3470	3470	3470

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

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。

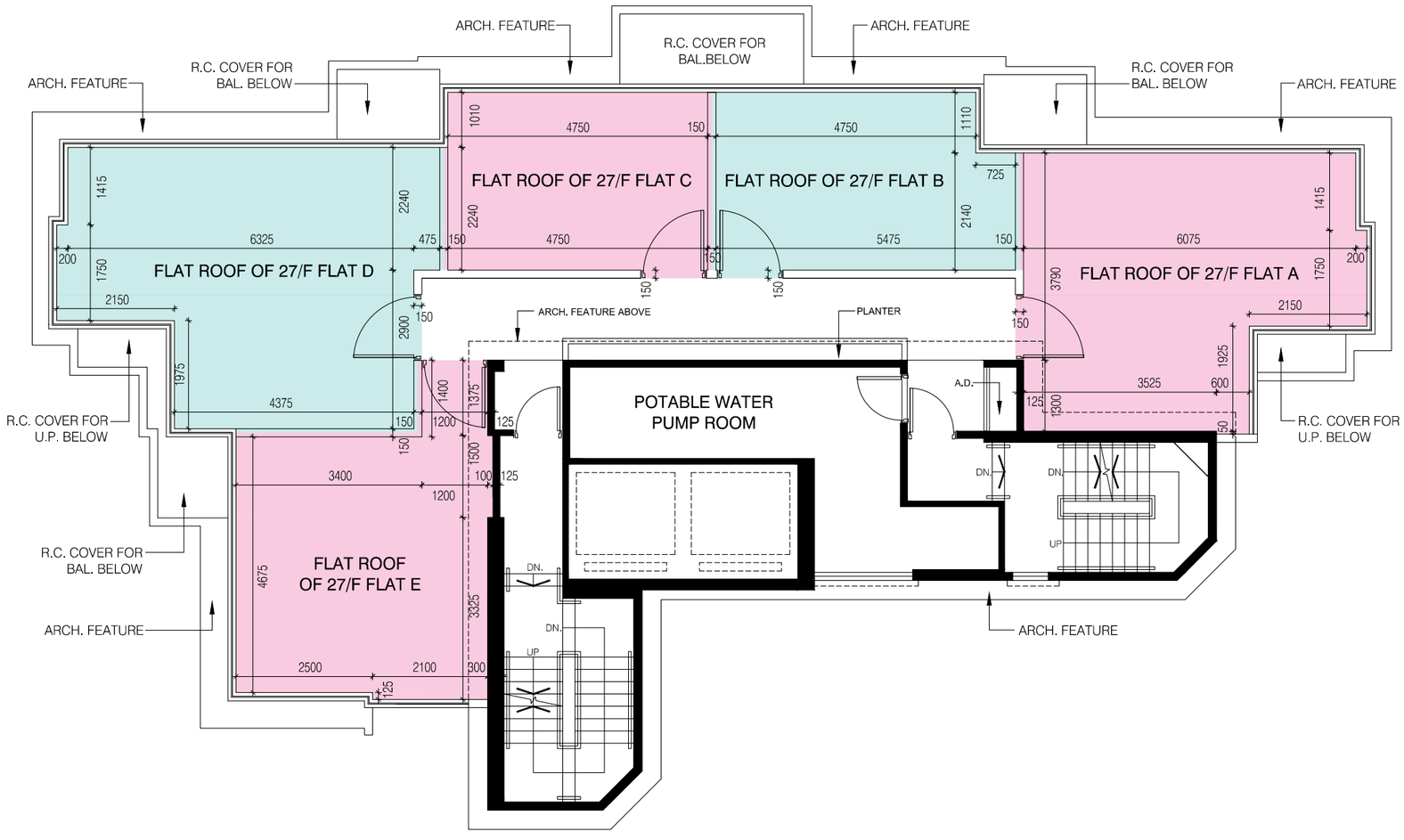
Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 19 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties in the Development.

備註：

1. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第19頁之圖例以協助閱讀此部分的發展項目的住宅物業的樓面平面圖及其顯示之名稱和簡稱。

R/F Floor Plan
天台樓面平面圖



Scale 比例：
0M (米) 5M (米)

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

R/F Floor Plan
天台樓面平面圖

Each residential property 每個住宅物業	Flat 單位 / Floor 樓層	A	B	C	D	E
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度(不包括灰泥)(毫米)	R/F 天台	Not Applicable 不適用				
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)						

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

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

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 19 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties in the Development.

備註：

1. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第19頁之圖例以協助閱讀此部分的發展項目的住宅物業的樓面平面圖及其顯示之名稱和簡稱。

12 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) 其他指明項目的面積(不計算入實用面積) sq.metre (sq.ft.) 平方米 (平方呎)								
Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
5/F 5樓	A	39.181 (422) Balcony 露台: 2.004 (22) Utility Platform 工作平台: -	-	-	-	35.187 (379)	-	-	-	-	-	-
	B	28.093 (302) Balcony 露台: 2.004 (22) Utility Platform 工作平台: -	-	-	-	8.797 (95)	-	-	-	-	-	-
	C	27.997 (301) Balcony 露台: 2.004 (22) Utility Platform 工作平台: -	-	-	-	10.082 (109)	-	-	-	-	-	-
	D	39.626 (427) Balcony 露台: 2.004 (22) Utility Platform 工作平台: -	-	-	-	16.244 (175)	-	-	-	-	-	-
	E	27.949 (301) Balcony 露台: 2.004 (22) Utility Platform 工作平台: -	-	-	-	24.763 (267)	-	-	-	-	-	-

The saleable area of the residential property and the floor area of balconies, utility platforms and verandahs (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Remarks:
1. The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest square foot, which may be slightly different from that shown in square metre.
2. There is no verandah in the residential properties of the Development.

住宅物業的實用面積以及露台、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條計算得出的。其他指明項目的面積(不計算入實用面積內)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註:
1. 上述以平方呎所列之面積以1平方米 = 10.764平方呎換算並四捨五入至整數平方呎。平方呎與平方米之數字可能有些微差異。
2. 發展項目住宅物業並無陽台。

12 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) 其他指明項目的面積(不計算入實用面積) sq.metre (sq.ft.) 平方米 (平方呎)									
Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
6/F-12/F, 15/F-23/F, 25/F-26/F 6樓至12樓、15樓至23樓、25樓至26樓	A	40.681 (438) Balcony 露台: 2.004 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B	28.093 (302) Balcony 露台: 2.004 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-
	C	27.997 (301) Balcony 露台: 2.004 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-
	D	41.126 (443) Balcony 露台: 2.004 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	E	27.949 (301) Balcony 露台: 2.004 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-
27/F 27樓	A	40.681 (438) Balcony 露台: 2.004 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	26.754 (288)	-	-	-	-	-	-
	B	28.093 (302) Balcony 露台: 2.004 (22) Utility Platform 工作平台: -	-	-	-	16.383 (176)	-	-	-	-	-	-
	C	27.997 (301) Balcony 露台: 2.004 (22) Utility Platform 工作平台: -	-	-	-	14.882 (160)	-	-	-	-	-	-
	D	41.126 (443) Balcony 露台: 2.004 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	29.228 (315)	-	-	-	-	-	-
	E	27.949 (301) Balcony 露台: 2.004 (22) Utility Platform 工作平台: -	-	-	-	22.653 (244)	-	-	-	-	-	-

The saleable area of the residential property and the floor area of balconies, utility platforms and verandahs (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

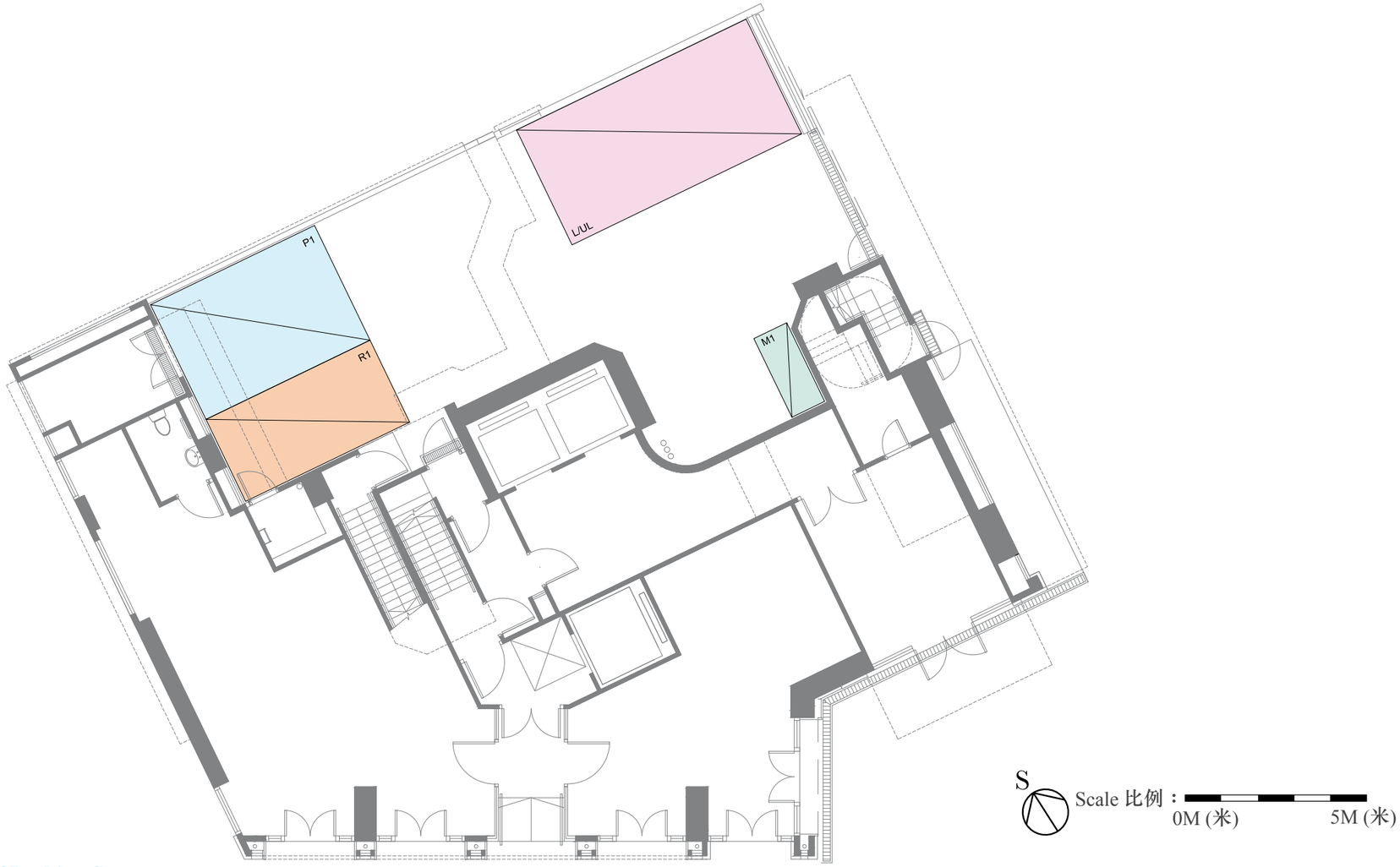
Remarks:
1. The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest square foot, which may be slightly different from that shown in square metre.
2. There is no verandah in the residential properties of the Development.

住宅物業的實用面積以及露台、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條計算得出的。其他指明項目的面積(不計算入實用面積內)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註:
1. 上述以平方呎所列之面積以1平方米 = 10.764平方呎換算並四捨五入至整數平方呎。平方呎與平方米之數字可能有些微差異。
2. 發展項目住宅物業並無陽台。

13 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT
發展項目中的停車位的樓面平面圖

G/F Floor Plan
地下樓面平面圖



Numbers, Dimensions and Area of Parking Spaces
停車位數目、尺寸及面積

Category of parking space 停車位類別	Number 數目	Dimensions (LxW)(m) 尺寸(長x闊)(米)	Area of each parking space (sq.m) 每個停車位面積(平方米)
Visitors' Parking Space 訪客停車位	1	5.0 x 2.5	12.5
Parking Space for the Disabled Person 傷健人士停車位	1	5.0 x 3.5	17.5
Motor Cycle Parking Space 電單車停車位	1	2.4 x 1.0	2.4
Loading and Unloading Space 上落貨車位	1	7.0 x 3.5	24.5

14 SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE
臨時買賣合約的摘要

(a) A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase.
(b) The preliminary deposit paid by the purchaser on the signing of the preliminary agreement will be held by a firm of solicitors acting for the Owner, as stakeholders.
(c) If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the preliminary agreement -
    (i) the preliminary agreement is terminated;
    (ii) the preliminary deposit is forfeited; and
    (iii) the Owner does not have any further claim against the purchaser for the failure.

(a) 在簽署臨時買賣合約時須支付款額為5%的臨時訂金。
(b) 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有。
(c) 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約 –
    (i) 該臨時合約即告終止；
    (ii) 有關的臨時訂金即予沒收；及
    (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

According to the latest draft Deed of Mutual Covenant and Management Agreement ("DMC"):-

1. The common parts of the Development

"Common Areas and Facilities" means the Commercial Common Areas and Facilities, the Development Common Areas and Facilities and the Residential Common Areas and Facilities and such other areas and facilities of and in the Land and the Development as are now or may from time to time be designated as Common Areas and Facilities in accordance with the DMC or in any Sub-DMC.

"Commercial Common Areas and Facilities" means and includes:-

(a) corridors, fireman lift lobbies, hose reels, lift, lift lobbies, lift shafts, staircases, water meter cabinet (for shop), which for the purposes of identification only are shown coloured Red on the DMC Plans (insofar as such areas and facilities are identifiable on the DMC Plans); and

(b) such other areas and facilities of and in the Land and the Development as may at any time be designated as Commercial Common Areas and Facilities by the Owners in accordance with the DMC or in any Sub-DMC;

but shall exclude the Development Common Areas and Facilities and the Residential Common Areas and Facilities;

"Development Common Areas and Facilities" means and includes:

(a) the Parking Space for the Disabled Person, cable riser ducts, corridors, driveway, electrical ducts, the External Walls (other than those of the Commercial Accommodation or the Residential Accommodation), extra low voltage ducts, extra low voltage riser duct, emergency generator room, fire control centre/ sprinkler control valve, fire services and sprinkler pump room, fire services water tank, fire services water tank/ pump room, flushing water tank/ pump room, flat roofs (not forming part of any Unit), the Loading and Unloading Space, owners' committee office, pipe ducts, potable pump room, potable water pump room, rain water harvesting pump room, rainwater storage tank, refuse storage and material recovery chamber, sprinkler/ fire services inlets, sprinkler water tank, staircases, switch room, telecommunication and broadcasting equipment room and the area for the installation or use of aerial broadcast distribution or telecommunications network facilities, town gas riser ducts, transformer room, water meter cabinet, internal walls and partitions (whether load bearing or structural or not), column, beams, such areas and facilities of and in the Land and the Development intended for common use and benefit of the Development as a whole which for the purposes of identification only are shown coloured Yellow on the DMC Plans (insofar as such areas and facilities are identifiable on the DMC Plans);

(b) such other areas and facilities of and in the Land and the Development as may at any time be designated as Development Common Areas and Facilities by the Owners in accordance with the DMC; and

(c) the common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) of and in the Land and the Development intended for common use and benefit of the Development as a whole

but shall exclude the Commercial Common Areas and Facilities, the Residential Common Areas and Facilities, such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy thereof belongs to any particular Owner and such facilities within the Development serving only any particular Owner;

"Residential Common Areas and Facilities" means and includes:-

(a) cable ducts, office accommodation for caretakers (i.e. caretaker's counter), the Club House, the Curtain Wall, air-conditioning platforms, entrance lobby, electric meter cabinets, External Walls of the residential tower (not forming part of any Residential Unit), fireman's lift lobby, flat roofs (not forming part of any Residential Unit), flushing water pump room, flushing water tanks, hose reels, lifts, lift machine room, lift pits, lift shafts, lobbies, parapet walls, planters, potable water tanks, reinforced concrete covers for balcony, reinforced concrete covers for utility platform, refuse storage and material recovery rooms, staircases, water meter cabinets, upper roof, the Visitors' Parking Space, such areas and facilities of and in the Land and the Development intended for the benefit of the Residential Accommodation as a whole or otherwise not of any individual Owner which for the purposes of identification only are shown coloured Green and Green Stippled Black on the DMC Plans (insofar as such areas and facilities are identifiable on the DMC Plans);

(b) such other areas and facilities of and in the Land and the Development as may at any time be designated as Residential Common Areas and Facilities by the Owners in accordance with the DMC; and

(c) the common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) of and in the Land and the Development intended for the benefit of the Residential Accommodation as a whole or otherwise not of any individual Owner

but shall exclude the Commercial Common Areas and Facilities and the Development Common Areas and Facilities;

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

Please refer to the "Table of Allocation of Undivided Shares" in this section below for the number of undivided shares assigned to each residential property.

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

Sino Estates Management Limited will be appointed the manager of the Development initially for a term of 2 years commencing from the date of the DMC and to be continued thereafter unless and until terminated in accordance with the DMC.

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

Each Owner shall contribute to the budgeted Management Expenses in the following manner:-

(a) Each Owner of a Unit shall contribute his due proportion of the budgeted Management Expenses under the first part of the annual budget which proportion shall be equal to the Management Shares of his Unit divided by the total Management Shares of the Development.

(b) Each Owner of a Residential Unit shall contribute his due proportion of the budgeted Management Expenses under the second part of the annual budget which proportion shall be equal to the Management Shares of his Residential Unit divided by the total Management Shares of all Residential Units.

(c) The Owner of the Commercial Accommodation shall contribute to the budgeted Management Expenses under the third part of the annual budget which proportion shall be equal to the Management Shares of the Commercial Accommodation divided by the total Management Shares of the Development.

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

The amount of management fee deposit shall be a sum equal to 2/12th of the first year's budgeted Management Expenses payable in respect of a Unit.

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

There is no area in the Development which is retained by the owner for its own use as referred to in section 14(2)(f), Part 1, Schedule 1 to the Residential Properties (First-hand Sales) Ordinance.

根據最新擬稿之大廈公契及管理協議（「公契」）:-

1. 「發展項目」的公用部分

「公用地方及設施」指「商業公用地方及設施」、「發展項目公用地方及設施」及「住宅公用地方及設施」，及按「公契」或任何「公契分契」現時或可能不時指定為「公用地方及設施」的「該土地」及「發展項目」其他地方及設施。

「商業公用地方及設施」指及包括：

(a) 走廊、消防員升降機大堂、喉轆、升降機、升降機大堂、升降機槽、樓梯、水錶櫃（供店鋪用），現於「公契圖則」以紅色顯示，僅供識別（如果該等地方及設施可於「公契圖則」上識別）；及

(b)「業主」按本「公契」或任何「公契分契」在任何時候指定為「商業公用地方及設施」的「該土地」及「發展項目」其他地方及設施，

但不包括「發展項目公用地方及設施」及「住宅公用地方及設施」；

「發展項目公用地方及設施」指及包括：

(a) 「傷健人士停車位」、電纜直立管道、走廊、車道、電線管道、「外牆」（「商業樓宇」或「住宅樓宇」的外牆除外）、超低電壓管道、超低電壓直立管道、緊急發電機房、消防控制中心/消防灑水器控制閥、消防及灑水器泵房、消防水缸、消防水缸/泵房、沖廁水缸/泵房、平台(不構成任何「單位」一部分)、「上落貨車位」、業主委員會辦事處、水管槽、食水泵房、食水水泵房、雨水收集泵房、雨水儲存缸、垃圾及物料回收房、灑水器/消防入水掣、灑水器水缸、樓梯、電掣房、電訊及廣播設備室，以及天線廣播分導或電訊網絡設施的安裝或使用地方、煤氣直立槽、變壓器房、水錶櫃、內牆及間隔（不論是否承重或結構性）、支柱、橫樑，以及「該土地」及「發展項目」內擬供「發展項目」整體公用與共享的地方及設施，現於「公契圖則」以黃色顯示，僅供識別（如果該等地方及設施可於「公契圖則」上識別）；

(b)「業主」按「公契」在任何時候指定為「發展項目公用地方及設施」的「該土地」及「發展項目」其他地方及設施；及

(c)《建築物管理條例》（第344條）附表1訂明「該土地」及「發展項目」內擬供「發展項目」整體公用與共享的公用部分，

但不包括「商業公用地方及設施」、「住宅公用地方及設施」、「發展項目」內任何特定「業主」享有專屬權與特權持有、使用、佔用和享用的地方和「發展項目」內只服務任何特定「業主」的設施；

「住宅公用地方及設施」指及包括：

(a) 電纜管道、管理員辦公地方（即管理員櫃台）、「會所」、「幕牆」、空調機平台、入口大堂、電錶櫃、住宅大廈的「外牆」(不構成任何「住宅單位」一部分)、消防員升降機大堂、平台(不構成任何「住宅單位」一部分)、沖廁水泵房、沖廁水缸、喉轆、升降機、升降機機房、升降機井、升降機槽、大堂、護牆、花槽、食水水缸、露台鋼筋混凝土上蓋、工作平台鋼筋混凝土上蓋、垃圾及物料回收房、樓梯、水錶櫃、上層天台、「訪客停車位」、「該土地」及「發展項目」內擬供「住宅樓宇」整體共享或並非供任何個別「業主」使用的地方及設施，現於「公契圖則」以綠色及綠色加黑點顯示，僅供識別（如果該等地方及設施可於「公契圖則」上識別）；

(b)「業主」按「公契」在任何時候指定為「住宅公用地方及設施」的「該土地」及「發展項目」其他地方及設施；及

(c)《建築物管理條例》（第344條）附表1訂明「該土地」及「發展項目」內擬供「住宅樓宇」整體共享或並非供任何個別「業主」使用的公用部分，

但不包括「商業公用地方及設施」及「發展項目公用地方及設施」；

2. 分配予發展項目每個住宅物業的不分割份數數額

每個住宅物業獲分配的不分割份數數額請參閱本節以下的「不分割份數分配表」。

3. 發展項目管理人的委任年期

信和物業管理有限公司將獲委任為「發展項目」的管理人，首屆任期為兩(2)年，由「公契」生效日起開始，其後繼續留任，直至其委任遵照「公契」條文終止為止。

4. 發展項目各住宅物業業主分擔管理開支的基準

每個「業主」須按下列方式分擔預算「管理開支」：

(a) 每個「單位」「業主」須分擔年度預算第1部分規定的預算「管理開支」中他的適當部分，該部分相等於他的「單位」的「管理份數」除以「發展項目」全部「管理份數」。

(b) 每個「住宅單位」「業主」須分擔年度預算第2部分規定的預算「管理開支」中他的適當部分，該部分相等於他的「住宅單位」的「管理份數」除以所有「住宅單位」的「管理份數」。

(c) 「商業樓宇」「業主」須分擔年度預算第3部分規定的預算「管理開」中的部分，該部分相等於「商業樓宇」的「管理份數」除以「發展項目」全部「管理份數」。

5. 釐定管理費按金的基準

管理費按金的金額相等於每個「單位」應繳的首年預算「管理開支」十二分之二。

6. 業主預留自用的發展項目地方(如有者)

「發展項目」內沒有一手住宅物業銷售條例附表1第1部分第14(2)(f)條所指的業主預留自用的地方。

Table of Allocation of Undivided Shares
不分割份數分配表

Floor 樓層	Unit 單位	Undivided Share 不分割份數
5/F 5樓	A	43
	B	29
	C	29
	D	42
	E	30
6/F-12/F, 15/F-23/F, 25/F-26/F 6樓至12樓、 15樓至23樓、 25樓至26樓	A	41
	B	28
	C	28
	D	41
	E	28
27/F 27樓	A	44
	B	30
	C	29
	D	44
	E	30

A. Lot number of the land on which the Development is situated

1. The Development is constructed on New Kowloon Inland Lot No. 6558 (the **"lot"**) which is held under the Conditions of Grant No. 20293 dated 5 January 2017 (the **"Land Grant"**).

B. Term of years

2. The lot is granted for a term of 50 years commencing from 5 January 2017.

C. User restrictions applicable to the land

3. **Special Condition No. (5)** of the Land Grant stipulates that:-

"(a) The lot or any part thereof or any building or buildings erected or to be erected thereon shall not be used for any purpose other than for non-industrial (excluding godown, hotel and petrol filling station) purposes.

(b) Any building or part of any building erected or to be erected on the lot shall not be used for any purpose other than the following :-

(i) in respect of the lowest three floors, for non-industrial (excluding godown, hotel and petrol filling station) purposes provided that for the avoidance of doubt, a basement level (if erected), irrespective of the size or floor area of such level, shall be counted as a floor for the purpose of this Special Condition and that the use of any basement level shall be further restricted as provided in sub-clause (b)(iii) of this Special Condition;

(ii) in respect of the remaining floors (excluding any basement level or basement levels (if erected) above the lowest three floors in the event that there are more than three basement levels), for private residential purposes; and

(iii) in respect of any basement level (if erected), whether being one of the lowest three floors or a basement level above the lowest three floors, for non-industrial (excluding residential, godown, hotel and petrol filling station) purposes.

(c) Any floor to be used solely for accommodating the parking, loading and unloading spaces to be provided in accordance with Special Condition Nos. (20) and (21) hereof or plant room or both shall not be counted as one of the floors referred to in sub-clause (b) of this Special Condition. The determination by the Director as to whether the use to which a floor is to be put is a use for the purposes permitted under this sub-clause shall be final and binding on the Grantee.

(d) For the purpose of this Special Condition, the decision of the Director as to what constitutes a floor or floors and whether a floor or floors constitute(s) a basement level or basement levels shall be final and binding on the Grantee."

D. Facilities that are required to be constructed and provided for the Government, or for public use

Not applicable.

E. Grantee's obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside the land

4. **General Condition No. 4** of the Land Grant stipulates that:-

"The Grantee hereby indemnifies and shall keep indemnified the Government against all actions, proceedings, liabilities, demands, costs, expenses, losses (whether financial or otherwise) and claims whatsoever and howsoever arising from any breach of these Conditions or any damage or soil and groundwater contamination caused to adjacent or adjoining land or to the lot where such damage or soil and groundwater contamination has, in the opinion of the Director of Lands (hereinafter referred to as **"the Director"**, and whose opinion shall be final and binding upon the Grantee), arisen out of any use of the lot, or any development or redevelopment of the lot or part thereof or out of any activities carried out on the lot or out of any other works carried out thereon by the Grantee whether or not such use, development or redevelopment, activities or works are in compliance with these Conditions or in breach thereof."

5. **General Condition No. 6** of the Land Grant stipulates that:-

"(a) The Grantee shall throughout the tenancy having built or rebuilt (which word refers to redevelopment as contemplated in sub-clause (b) below) in accordance with these Conditions (as defined in General Condition No. 12 hereof) :

(i) maintain all buildings in accordance with the approved design and disposition and any approved building plans without variation or modification thereto; and

(ii) maintain all buildings erected or which may hereafter be erected in accordance with these Conditions or any subsequent contractual variation of them, in good and substantial repair and condition and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy.

(b) In the event of the demolition at any time during the tenancy of any building then standing on the lot or any part thereof, the Grantee shall replace the same either by sound and substantial building or buildings of the same type and of no less gross floor area or by building or buildings of such type and value as shall be approved by the Director. In the event of demolition as aforesaid the Grantee shall within one calendar month of such demolition apply to the Director for consent to carry out building works for the redevelopment of the lot and upon receiving such consent shall within three calendar months thereof commence the necessary works of redevelopment and shall complete the same to the satisfaction of and within such time limit as is laid down by the Director."

6. **General Condition No. 8** of the Land Grant stipulates that:-

"Any private streets, roads and lanes which by these Conditions are required to be formed shall be sited to the satisfaction of the Director and included in or excluded from the area to be leased as may be determined by him and in either case shall be surrendered to the Government free of cost if so required. If the said streets, roads and lanes are surrendered to the Government, the surfacing, kerbing, draining (both foul and storm water sewers), channelling and road lighting thereof shall be carried out by the Government at the expense of the Grantee and thereafter they shall be maintained at public expense. If the said private streets, roads and lanes remain part of the area to be leased, they shall be lighted, surfaced, kerbed, drained, channelled and maintained by and at the expense of the Grantee in all respects to the satisfaction of the Director and the Director may carry out or cause to be carried out the installation and maintenance of road lighting for the sake of public interest as required. The Grantee shall bear the capital cost of installation of road lighting and allow free ingress and egress to and from the area to be leased to workmen and vehicles for the purpose of installation and maintenance of the road lighting."

7. **General Condition No. 10** of the Land Grant stipulates that:-

"(a) Upon any failure or neglect by the Grantee to perform, observe or comply with any of these Conditions the Government shall be entitled to re-enter upon and take back possession of the lot or any part thereof and all or any buildings, erections and works erected or to be erected on the lot or

any such part thereof or any part of such buildings, erections or works and thereupon this Agreement and the rights of the Grantee hereunder shall absolutely cease and determine (in respect of such part if the re-entry is upon a part only) but without prejudice nevertheless to the rights, remedies and claims of the Government in respect of any breach, non-observance or non-performance of any of these Conditions.

(b) In the event of re-entry by the Government for or in respect of or arising out of the breach, non-observance or non-performance by the Grantee of the provisions of these Conditions, the Grantee shall not be entitled to any refund of the premium paid by him or any part thereof or to any payment or compensation whatsoever whether in respect of the value of the land or any part thereof or any building or buildings erected or to be erected on the land or any part thereof or part of any such building or buildings or any amount expended by the Grantee in the preparation, formation or development of the lot or any part thereof or otherwise."

8. **Special Condition No. (7)** of the Land Grant stipulates that:-

"The Grantee shall at his own expense landscape and plant with trees and shrubs any portion of the lot and podium (if any) not built upon and thereafter maintain and keep the same in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director."

9. **Special Condition No. (9)** of the Land Grant stipulates that:-

"Except with the prior written consent of the Director and in conformity with any conditions imposed by him including the payment of any administrative fee and premium as he may require, no building, structure, support for any building or buildings or any structure or structures, or projection shall be erected or constructed within that portion of the lot shown coloured pink stippled black on the plan annexed hereto (hereinafter referred to as **"the Pink Stippled Black Area"**) at the ground level or levels or within the air space extending upwards from the ground level or levels of the Pink Stippled Black Area to a height of 15 metres. For the purpose of this Special Condition, the decision of the Director as to what constitutes the ground level or levels shall be final and binding on the Grantee."

10. **Special Condition No. (11)** of the Land Grant Stipulates that:-

"(a) The Grantee may erect, construct and provide within the lot such recreational facilities and facilities ancillary thereto (hereinafter referred to as **"the Facilities"**) as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.

(b) For the purpose of calculating the total gross floor area stipulated in Special Conditions Nos. (8)(c) and (8)(d) hereof, subject to Special Condition No. (33)(d) hereof, any part of the Facilities provided within the lot in accordance with sub-clause (a) of this Special Condition which are for the common use and benefit of all the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, are not for such use shall be taken into account for such calculations.

(c) In the event that any part of the Facilities is exempted from the gross floor area calculation pursuant to sub-clause (b) of this Special Condition (hereinafter referred to as "the Exempted Facilities"):

(i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No. (17)(a)(v) hereof;

(ii) the Grantee shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and

(iii) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected within the lot and their bona fide visitors and by no other person or persons."

11. **Special Condition No. (28)** of the Land Grant stipulates that:-

"(a) In the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as **"the waste"**) from the lot, or from other areas affected by any development of the lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (hereinafter referred to as **"the Government properties"**), the Grantee shall at his own expense remove the waste from and make good any damage done to the Government properties. The Grantee shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping.

(b) Notwithstanding sub-clause (a) of this Special Condition the Director may (but is not obliged to), at the request of the Grantee remove the waste from and make good any damage done to the Government properties and the Grantee shall pay to the Government on demand the cost thereof."

12. **Special Condition No. (29)** of the Land Grant stipulates that:-

"The Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out demolition, removal, construction, maintenance, renewal or repair work (hereinafter referred to as **"the Works"**), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the lot or any part thereof (hereinafter collectively referred to as **"the Services"**). The Grantee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Grantee shall comply with and at his own expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Grantee shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Grantee shall pay to the Government on demand the cost of such works). If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot or any part thereof or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works."

13. **Special Condition No. (30)** of the Land Grant Stipulates that:-

"(a) The Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the lot, and the Grantee shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.

(b) The works of connecting any drains and sewers from the lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be liable to the Grantee for any loss or damage thereby occasioned and the Grantee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Grantee at his own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Grantee at his own cost and upon demand be handed over by the Grantee to the Government for future maintenance thereof at the expense of the Government and the Grantee shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the Grantee to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works."

F. Lease conditions that are onerous to a purchaser

14. **Special Condition No. (3)** of the Land Grant stipulates that:-

"(a) The Grantee acknowledges that as at the date of these Conditions, there are some buildings and structures existing on the lot and parts of which encroach on, project over and protrude to the adjacent Government land (the parts of which that are within the lot are hereinafter collectively referred to as **"the Existing Buildings and Structures"** and the parts of which that encroach on, project over and protrude to the adjacent Government land are hereinafter collectively referred to as **"the Extended Structures"**). Prior to the date specified in Special Condition No. (4) hereof, the Grantee shall at his own expense and in all respects to the satisfaction of the Director demolish and remove the Existing Buildings and Structures and the Extended Structures (the works for such demolition and removal are hereinafter collectively referred to as **"the Demolition and Removal Works"**). The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee by reason of the use, presence, subsequent demolition or removal of the Existing Buildings and Structures and the Extended Structures, and the Grantee hereby indemnifies and shall keep indemnified the Government from and against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the use, presence, subsequent demolition or removal of the Existing Buildings and Structures and the Extended Structures.

(b) For the avoidance of doubt, the existence of the Existing Buildings and Structures and the Extended Structures and the fact that the lot is granted subject to the existence of the same shall not in any way relieve the Grantee of or release, discharge, lessen or vary the Grantee's obligations under these Conditions or affect or prejudice in any way the rights and remedies of the Government under these Conditions in respect of any breach, non-compliance, non-observance or non-performance by the Grantee of his obligations under these Conditions."

15. **Special Condition No. (6)** of the Land Grant stipulates that:-

"No tree growing on the lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate."

16. **Special Condition No. (27) o**f the Land Grant stipulates that:-

"(a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the Grantee under these Conditions, or for any other purpose, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times during the term hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

(b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No. (26) hereof.

(c) In the event that as a result of or arising out of any formation, levelling, development, or other works done by the Grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land within the lot or from any adjacent or adjoining Government or leased land, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.

(d) In addition to any other rights or remedies herein provided for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges."

17. **Special Condition No. (34)** of the Land Grant Stipulates that:-

"No grave or columbarium shall be erected or made on the lot, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon."

Remarks : The "Grantee" as mentioned in this section means the Grantee under the Land Grant and where the context so admits or requires his executors, administrators and assigns and in case of a corporation its successors and assigns.

A. 發展項目所位於的土地的地段編號

1. 「發展項目」建於新九龍內地段第6558號(「**該地段**」)。「該地段」根據2017年1月5日所訂之《批地條件》(「**批地文件**」)批授。

B. 有關租契規定的年期

2. 「該地段」的批租年期為50年，由2017年1月5日開始生效。

C. 適用於該土地的用途限制

3. 「**批地文件**」特別條款第(5)條訂明：

『(a) 「該地段」或其任何部分或現已或將會建於該處的建築物或任何建築物部分，除作非工業用途外(不包括貨倉、酒店及加油站)，不可作任何其他用途。

(b) 「該地段」現已或將會建於該處的建築物或任何建築物部分，除作以下用途外，不可作任何其他用途：

(i) 就最低三層而言，作非工業用途(不包括貨倉、酒店及加油站)，但為免存疑，地庫樓層(如有搭建)，不論該樓層的大小或樓面面積，於本特別條款而言，均計算作一層，而且任何地庫樓層的用途須進一步受本特別條款(b)(iii)款限制；

(ii) 就其餘層數而言(如有多於三層地庫樓層，則不包括任何在最低三層之上的任何地庫樓層(如有搭建))，作私人住宅用途；及

(iii) 就任何地庫樓層(如有搭建)而言，不論為最低三層之一或在最低三層之上的地庫樓層，作非工業用途(不包括住宅、貨倉、酒店及加油站)。

(c) 任何根據本文特別條款第(20)及(21)條只供用作停車及上落貨位或作機房或兩者的樓層將不作為本特別條款(b)款提及的其中一個樓層計算。於本特別條款而言，「署長」就任何樓層擬作用途是否本款准許之用途所作的決定將作終論並對「承批人」約束。

(d) 於本特別條款而言，「署長」就何謂一或多個樓層以及一或多個樓層是否構成一或多個地庫樓層所作的決定將作終論並對「承批人」約束。』

D. 按規定須興建並提供予政府或公眾使用的設施

不適用。

E. 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

4. 「**批地文件**」一般條款第4條訂明：

『倘因違反任何此等「批地條款」或對任何毗鄰或毗連土地或「該地段」造成任何損害或泥土及地下水污染，而地政總署署長(以下簡稱「署長」，「署長」之意見將作終論並對「承批人」約束)認為有關損害或泥土及地下水污染乃因為「承批人」使用「該地段」或該處任何發展項目或重建項目或任何部分，或因為在「該地段」進行任何活動，又或因為在「該地段」進行任何其他工程引起，以致招致任何訴訟、法律程序、責任、索求、費用、開支、損失(不論是經濟或其他性質)及索償，則不論「承批人」如上所述使用、發展或重建、進行活動或工程乃遵從或違反此等「批地條款」，「承批人」亦須向「政府」作出賠償並確保其免責。』

5. 「**批地文件**」一般條款第6條訂明：

『(a) 「承批人」應在遵照此等「批地條款」(釋義以本文一般條款第12條所訂為準)進行建造或重建(本詞指下文(b)款所述的重建工程)的整個批租年期內：

(i) 按照核准的設計及安排和任何核准建築圖則維修所有建築物，並且不作任何修改或改動；及

(ii) 維修現已或日後依照此等「批地條款」或其後任何修訂合約建造的所有建築物，以保持其修繕及狀況良好，並在批租年期屆滿或提前終止時以修繕完好的狀況交回。

(b) 如在批租年期內任何時候拆卸「該地段」或其任何部分之任何現有建築物，「承批人」必須另建良好穩固而樓面總面積最少相等於同類型及同價值的一座或多座建築物作替代，並須經「署長」批核。倘如上所述拆卸建築物，「承批人」應在拆卸後一個曆月內向「署長」申請同意於「該地段」進行重建工程。「承批人」接獲同意書後，必須在三個曆月內展開必要的重建工程，並在「署長」指定的期限內以「署長」滿意的方式完成。』

6. 「**批地文件**」一般條款第8條訂明：

『此等「批地條款」訂明拓建的任何私家街、私家路及後巷，選址必須令「署長」滿意，並按照「署長」決定納入或不涵蓋於批授的「該地段」範圍。無論屬何情況，此等私家街、私家路及後巷必須在「政府」規定時免費交還「政府」。如向「政府」交還上述私家街、私家路及後巷，「政府」將進行該處的路面、路緣石、排水渠(包括污水及雨水渠)、渠道及路燈建設工程，費用由「承批人」支付，其後則以公帑維修。如上述私家街、私家路及後巷仍屬於批授的「該地段」一部分，「承批人」應自費在該處提供照明、路面、路緣石、排水渠、渠道及進行維修工程，以全面令「署長」滿意。「署長」可基於公眾利益，按需要在該處執行或達致執行路燈安裝及維修工程，「承批人」須承擔路燈安裝工程資本費用，並且允許工人及車輛自由進出「該地段」範圍，以便安裝及維修路燈。』

7. 「**批地文件**」一般條款第10條訂明：

『(a) 如「承批人」並未或疏忽執行、履行或遵守此等「批地條款」，「政府」有權重收及收回「該地段」或其任何部分和建於或將會建於「該地段」或其任何部分的所有或任何建築物、搭建物或工程設施，並取回管有權。屆時，本「協議」及其賦予「承批人」的權利即告絕對終止及廢止(如只重收部分範圍則指相關範圍的權利)，惟概毋損「政府」就上述違反、不遵守或不履行此等「批地條款」可行使的權利、補償權及索償權。

(b) 如「政府」鑒於、因應或因為「承批人」違反、不遵守或不履行此等「批地條款」的規定而重收「該地段」，「承批人」無權取回其付訖的地價或當中任何部分，亦無權就該土地或其任何部分或現已或將會建於該處任何一座或多座建築物或該等一座或多座建築物的部分之價值又或「承批人」準備、平整或發展「該地段」或其任何部分等支付的任何金錢索取任何款項或彌償。』

8. 「**批地文件**」特別條款第(7)條訂明：

『「承批人」須自費在「該地段」及平台(如有)沒有建築物的任何部分進行園景工程及種植樹木和灌叢，並且在其後維修和保養該處使其處於安全、清潔、整齊、井然及健康的狀態，以全面令滿意「署長」。』

9. 「**批地文件**」特別條款第(9)條訂明：

『除非事前獲「署長」書面同意並且遵從其制定的任何條件，包括支付其要求的任何行政費和地價，否則附載於本文的圖則以粉紅色加黑點顯示的「該地段」部分(以下簡稱「**粉紅色加黑點範圍**」)內的地面水平或由粉紅色加黑點範圍的地面水平起向上延伸至15米高度的空域內不得搭建或建造任何建築物、構築物、任何建築物或構築物的支承結構或伸出物。於本特別條款而言，「署長」就何謂地面水平所作的決定將作終論並對「承批人」約束。』

10. 「**批地文件**」特別條款第(11)條訂明：

『(a) 「承批人」可在「該地段」建造、興建和提供經「署長」書面批准的康樂設施及該處的附屬設施(以下簡稱「**設施**」)。「設施」的類型、大小、設計、高度和安排亦須事前提交「署長」書面批核。

(b) 計算本文特別條款第(8)(c)及(8)(d)條訂明的整體樓面總面積時，遵從本文特別條款第(33)(d)條之規定，任何按照本特別條款(a)款在「該地段」提供而供現已或將會建於「該地段」的一座或多座住宅大廈所有居民及彼等之真正訪客公用與共享的「設施」，一律不會計算在內。「署長」認為並非作上述用途的「設施」其餘部分則計算在內。

(c) 如「設施」任何部分豁免依照本特別條款(b)款規定計入樓面總面積(以下簡稱「**豁免設施**」)：

(i) 「豁免設施」將劃為並構成本文特別條款第(17)(a)(v)條所載的「公用地方」一部分；

(ii) 「承批人」應自費維修「豁免設施」以保持其修繕及狀況良好，並負責運作「豁免設施」以令「署長」滿意；及

(iii) 「豁免設施」只可供現已或日後建於「該地段」的一座或多座住宅大廈的居民及彼等之真正訪客使用，任何其他人士或人等一概不可使用。』

11. 「**批地文件**」特別條款第(28)條訂明：

『(a) 如有來自「該地段」或任何受該處發展工程影響的其他地方之泥土、廢土、泥頭廢料、建築廢物或建造物料(以下統稱「**廢物**」)堆積腐爛、沖下或傾倒於公共後巷或道路，或排入道路下水道、前灘或海床、污水管、雨水渠或明渠或其他「政府」產業(以下統稱「**政府產業**」)，「承批人」必須自費清理廢物並修復「政府」產業蒙受的任何損害。「承批人」須就堆積腐爛、沖下或傾倒廢物導致私人物業受損或滋擾引起的所有訴訟、索償及索求向「政府」作出賠償。

(b) 儘管有本特別條款(a)款之規定，「署長」可以(但無責任必須)按「承批人」要求清理「政府」產業的廢物並修復任何損害。「承批人」須在「政府」通知時支付有關費用。』

12. 「**批地文件**」特別條款第(29)條訂明：

『「承批人」時刻均須採取及達致採取所有完善和適當的護理、工藝及預防措施，其中尤以任何建造、維修、更新或修理工程(以下統稱「工程」)施工期間為要，藉以避免損壞、干擾或阻礙位於、貫穿、跨越或毗鄰「該地段」或其任何部分的「政府」或其他現有排水渠、水道或渠道、總水管、道路、行人道、街道傢俬、污水管、明渠、水管、電纜、電線、公用服務設施或任何其他工程或裝置(以下統稱「**服務設施**」)。「承批人」執行任何此等「工程」之前，必須進行或達致進行完善調查及查詢，以核實「服務設施」的現況及水平位置，並須以書面向「署長」提交處理任何可能受「工程」影響的「服務設施」之建議書以待全面審批。直至「署長」以書面批准「工程」及上述建議書為止，「承批人」不得展開任何工程。此外，「承批人」應遵從及自費履行「署長」給予上述批准時就「服務設施」制訂的規定，包括作出任何必要改道、重鋪或還原工程的費用。再者，「承批人」須自費以「署長」全面滿意的方式修理、修復及還原「工程」(明渠、污水管、雨水渠或總水管例外，除非「署長」另作決定，否則此等渠道應由「署長」修復，而「承批人」須在「政府」通知時支付有關費用)導致或引起「該地段」或其任何部分或任何「服務設施」蒙受的損害、滋擾或阻礙。如「承批人」不在「該地段」或其任何部分或任何「服務設施」執行此等必要的改道、重鋪、修理、修復及還原工程以令「署長」滿意，「署長」可按其視為必要執行任何此等改道、重鋪、修理、還原或修復工程，「承批人」須在「政府」通知時支付有關費用。』

13. 「**批地文件**」特別條款第(30)條訂明：

『(a) 「承批人」應按「署長」視為需要，自費以「署長」滿意的方式在「該地段」邊界範圍內或「政府」土地上建造和維修排水渠及渠道，以截流及輸送所有落下或流進「該地段」的暴雨水或雨水至最鄰近的河溪、集水井、渠道或「政府」雨水渠。倘此等暴雨水或雨水造成任何損害或滋擾以致引起任何訴訟、索償及需索，「承批人」必須承擔全責並向「政府」及其人員賠償。

(b) 「署長」可執行接駁「該地段」任何排水渠及污水管至已鋪設及啟用之「政府」雨水渠及污水管的工程，而毋須就由此引致的任何損失或損害向「承批人」負責。「承批人」應在接獲通知時向「政府」支付此等接駁工程的費用。然而，「承批人」亦可自費以「署長」滿意的方式執行上述接駁工程。於該情況下，位於「政府」土地範圍內的上述接駁工程部分將由「承批人」自費維修。如「政府」發出通知，「承批人」應將此等工程移交「政府」，日後由「政府」自費維修。「承批人」並須在「政府」通知時支付上述接駁工程的技術審核費用。如「承批人」不按規定維修於「政府」土地範圍內建造的上述接駁工程部分，「署長」可按其視為必要執行相關的維修工程，「承批人」須在「政府」通知時支付此等工程的費用。』

F. 對買方造成負擔的租用條件

14. 「**批地文件**」特別條款第(3)條訂明：

『(a) 「承批人」確認於此等「批地條款」的日期，「該地段」內現存有某些建築物及構築物，且部分建築物及構築物侵佔、伸出、突出至毗鄰「政府」土地（位於「該地段」內的該等部分以下統稱「**現有建築物及構築物**」，而侵佔、伸出、突出至毗鄰「政府」土地的部分以下統稱「**延伸構築物**」）。在本文特別條款第(4)條訂明的日期前，「承批人」須自費拆卸及清拆「現有建築物及構築物」及「延伸構築物」（該等拆卸及清拆工程以下統稱「**拆卸及清拆工程**」），以全面令「署長」滿意。倘「承批人」因「現有建築物及構築物」和「延伸構築物」的使用、存在及其後拆卸或清拆「現有建築物及構築物」和「延伸構築物」招致或蒙受任何損失、損害、滋擾或騷擾，「政府」概不承擔責任或負責。假如因為或鑒於「現有建築物及構築物」和「延伸構築物」的使用、存在和其後拆卸或清拆「現有建築物及構築物」

和「延伸構築物」而直接或間接造成或引起任何責任、損失、損害、索償、開支、費用、收費、索求、訴訟或其他法律程序，「承批人」須向「政府」作出賠償並確保其免責。』

(b) 為免存疑，「現有建築物及構築物」和「延伸構築物」的存在及「該地段」是在「現有建築物及構築物」和「延伸構築物」存在的情況下批授的事實，不得以任何方式寬免、解除、免除、減輕或改變「承批人」在此等「批地條款」下的責任，或以任何方式影響或損害「政府」對於「承批人」違反、不遵守、不遵從或不履行其在此等「批地條款」下的責任而擁有的權利或補償權。』

15. 「**批地文件**」特別條款第(6)條訂明：

『如非事前獲「署長」書面同意，而「署長」給予同意時可附加其視為恰當的移植、補償園景或再植條件，概不可移除或干預任何現於「該地段」或毗連土地生長的樹木。』

16. 「**批地文件**」特別條款第(27)條訂明：

『(a) 如「該地段」或任何「政府」土地現時或以往曾經配合或因應「該地段」或其任何部分的平整、水準測量或發展事宜進行削土、移土或土地後移工程，或建造或填土工程或任何類型的斜坡處理工程，或此等「批地條款」等規定「承批人」執行的任何其他工程或作任何其他用途，不論事前是否獲「署長」書面同意，「承批人」亦須在當時或之後任何時間，按需要自費進行及建造斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助或其他工程，以保護及支撐「該地段」內的土地和任何毗連或毗鄰「政府」土地或已批租土地，同時避免及防止其後發生滑土、山泥傾瀉或地陷。「承批人」應在本文協定的整個批租年期內自費維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或附屬或其他工程，以保持其修繕及狀況良好，以令「署長」滿意。

(b) 本特別條款(a)款概毋損此等「批地條款」賦予「政府」的權利，其中特別以本文特別條款第(26)條為要。

(c) 無論何時，如因「承批人」進行平整、水準測量、發展或其他工程或因其他事故導致或引起「該地段」內的土地或任何毗連或毗鄰「政府」土地或已批租土地發生任何滑土、山泥傾瀉或地陷，「承批人」須自費還原並修葺該處，以令「署長」滿意，同時就「政府」、其代理及承辦商作出彼等因此蒙受或招致的所有費用、收費、損害、索求及索償作出賠償，並確保彼等免責。

(d) 除享有本文訂明可就違反此等「批地條款」追討之任何其他權利或補償權外，「署長」另有權向「承批人」發出書面通知，要求「承批人」進行、建造和維修上述的土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助或其他工程，又或還原並修葺任何滑土、山泥傾瀉或地陷範圍。如「承批人」疏忽或不執行通知書訂明的期限內以「署長」滿意的方式完成通知書的指示，「署長」可即時執行及進行必要工程。「承批人」必須在接獲通知時向「政府」償還有關費用，以及任何行政或專業費用與收費。』

17. 「**批地文件**」特別條款第(34)條訂明：

『「該地段」不可搭建或建造任何墳墓或骨灰龕，亦不可安葬或放置任何人類或動物遺體，不論屬陶泥金塔或骨灰盅等。』

備註：在本節中提及的「承批人」指「批地文件」內的「承批人」，在上下文義允許或要求之下，此詞含意包括他的遺囑執行人、遺產管理人及受讓人及(如在公司的情況下)其繼承人及受讓人。

17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES
公共設施及公眾休憩用地的資料

A. Facilities that are required under the land grant to be constructed and provided for the Government, or for public use
Nil.

B. Facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development
Nil.

C. Size of open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development
Not applicable.

D. Description of any part of the land (on which the Development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap. 123 sub. leg. F).
Not applicable.

E. A plan that shows the location of those facilities and open spaces, and those parts of the land
Not applicable.

F. Provisions of the land grant that concern those facilities and open spaces, and those parts of the land mentioned in A to D above
Nil.

G. Provisions of the deed of dedication that concern those facilities and open spaces and those parts of the land mentioned in A to D above
Not applicable.

H. Provisions of every deed of mutual covenant in respect of the specified residential property that concern those facilities and open spaces and those parts of the land mentioned in A to D above
Not applicable.

A. 批地文件規定須興建並提供予政府或公眾使用的設施
沒有。

B. 批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的設施
沒有。

C. 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休憩用地的大小
不適用。

D. 發展項目所位於的土地中為施行《建築物(規劃)條例》(香港法例第123章附例F)第22(1)條而撥供公眾用途的任何部分
不適用。

E. 顯示上述設施、休憩用地及該土地各部分的圖則
不適用。

F. 在上述A至D段提及關於各項設施和休憩用地及該土地各部分的批地文件條文
沒有。

G. 在上述A至D段提及關於設施和休憩用地及土地中的該等部分的撥出私人地方供公眾使用的契據中的條文
不適用。

H. 在上述A至D段提及指明住宅物業每份公契關於各項設施和休憩用地及該土地各部分的條文
不適用。

18 WARNING TO PURCHASERS
對買方的警告

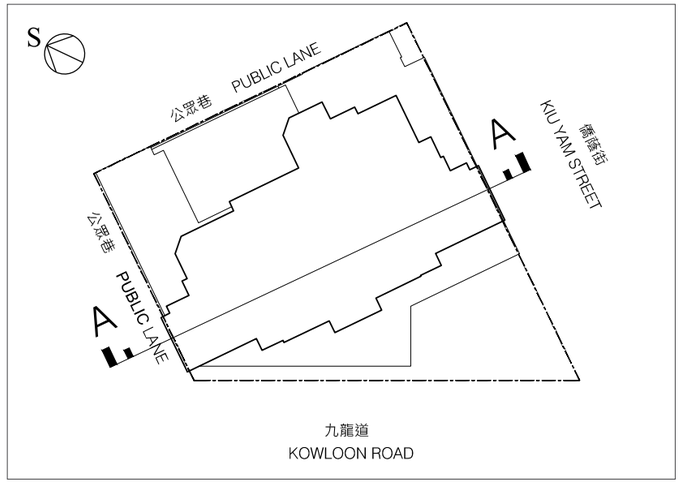
1. The purchaser is hereby recommended to instruct a separate firm of solicitors (other than that acting for the Owner) to act for the purchaser in relation to the transaction.
2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that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

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

19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT
發展項目中的建築物的橫截面圖

Cross-Section Plan A - A
橫截面圖 A - A

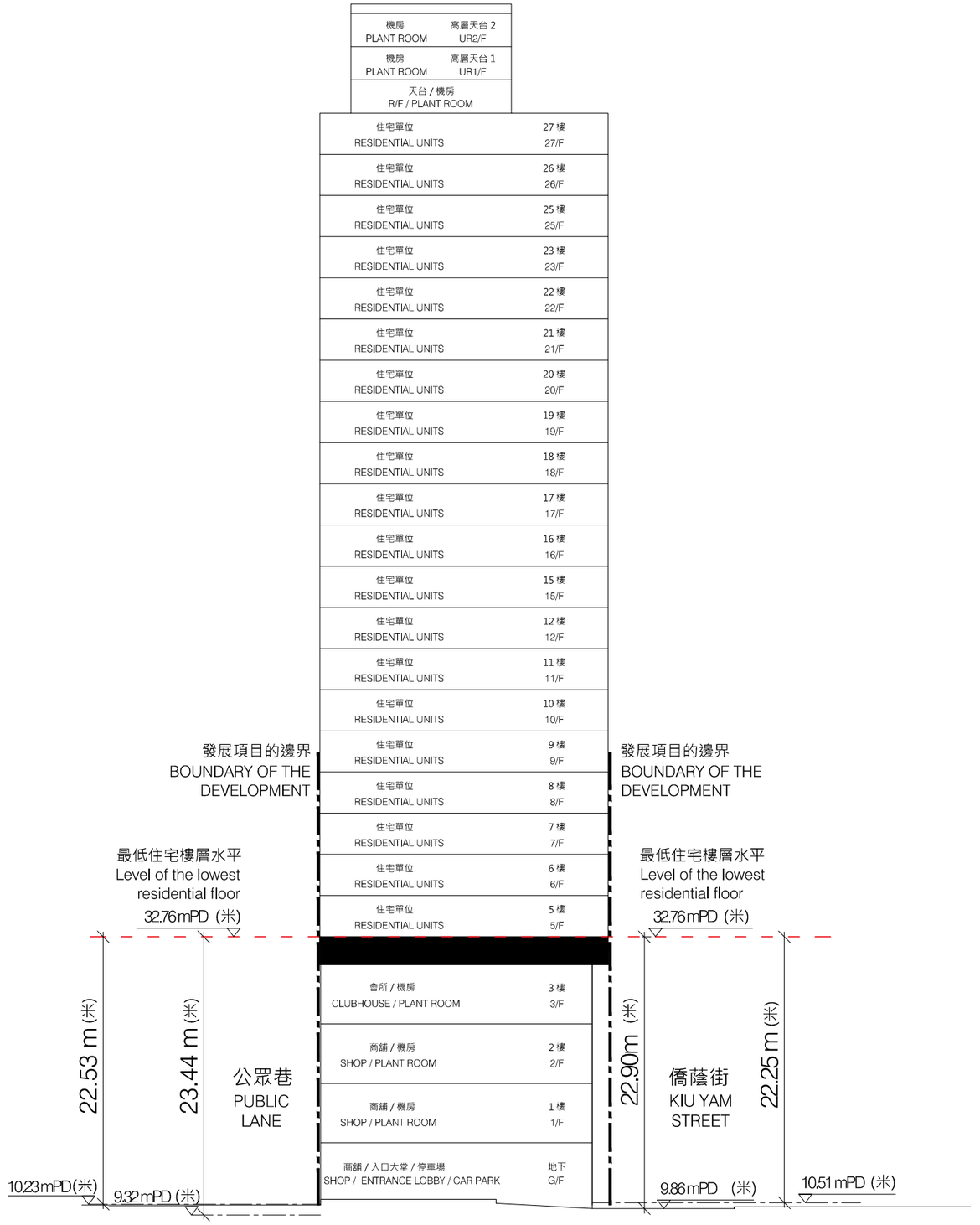
Key Plan
索引圖



- - - - - - Boundary of the Development 發展項目的邊界

1. The part of Kiu Yam Street adjacent to the building is 9.86 metres to 10.51 metres above the Hong Kong Principal Datum.
2. The part of public lane adjacent to the building is 9.32 metres to 10.23 metres above the Hong Kong Principal Datum.
3. Red dotted line denotes the lowest residential floor.
4. ▽——— denotes height (in metres) above Hong Kong Principal Datum (mPD).

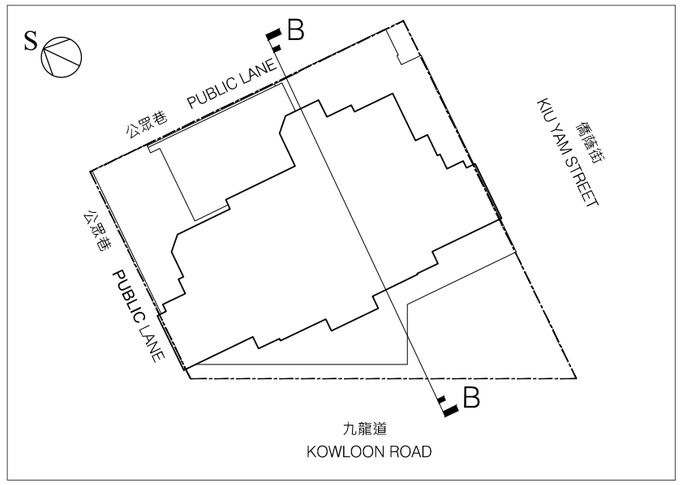
1. 毗鄰建築物的一段僑蔭街為香港主水平基準以上9.86米至10.51米。
2. 毗鄰建築物的一段公眾巷為香港主水平基準以上9.32米至10.23米。
3. 紅色虛線為最低住宅樓層水平。
4. ▽——— 為香港主水平基準以上高度（以米計算）。



19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT
發展項目中的建築物的橫截面圖

Cross-Section Plan B - B
橫截面圖 B - B

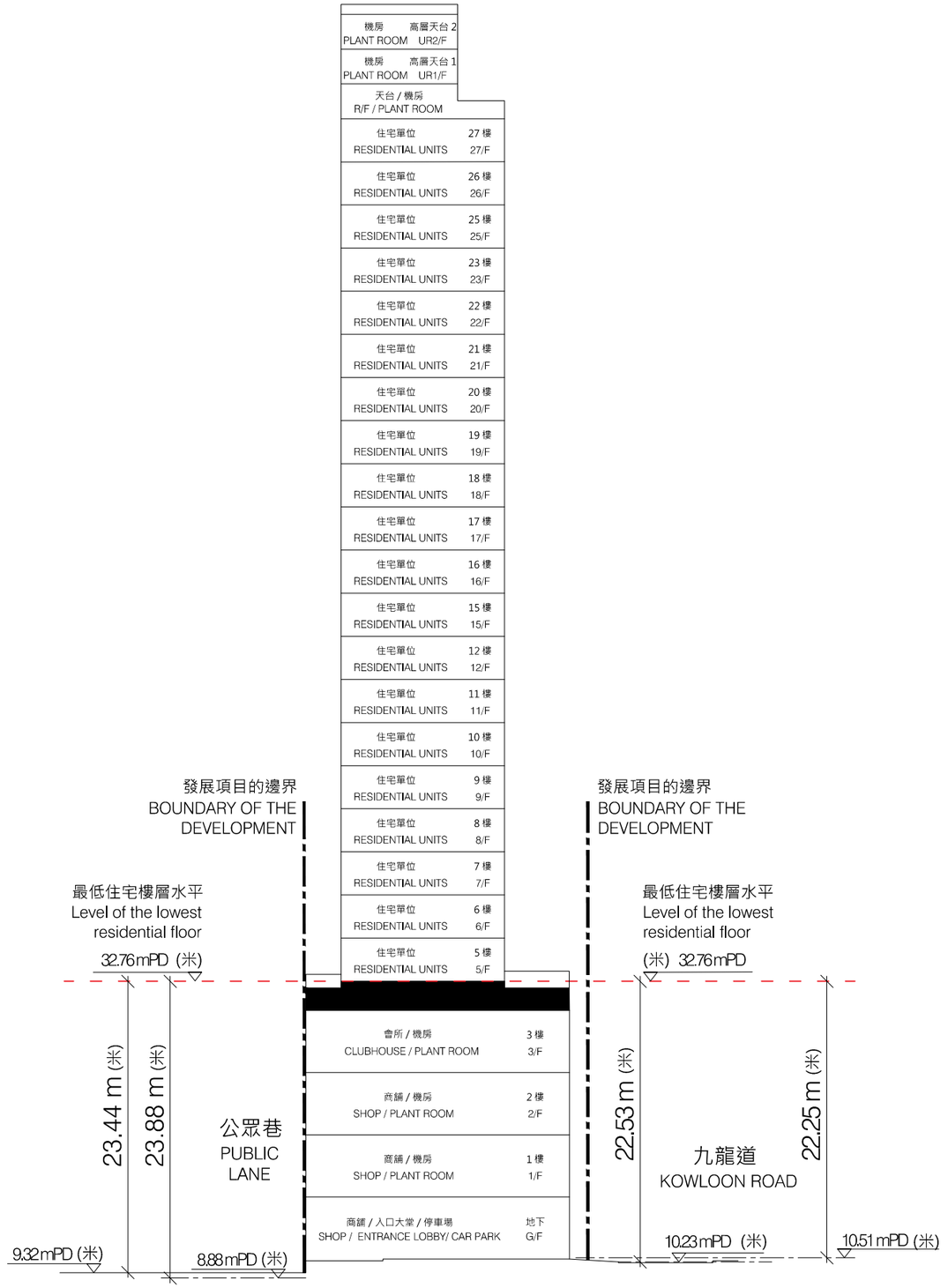
Key Plan
索引圖



- - - - - - Boundary of the Development 發展項目的邊界

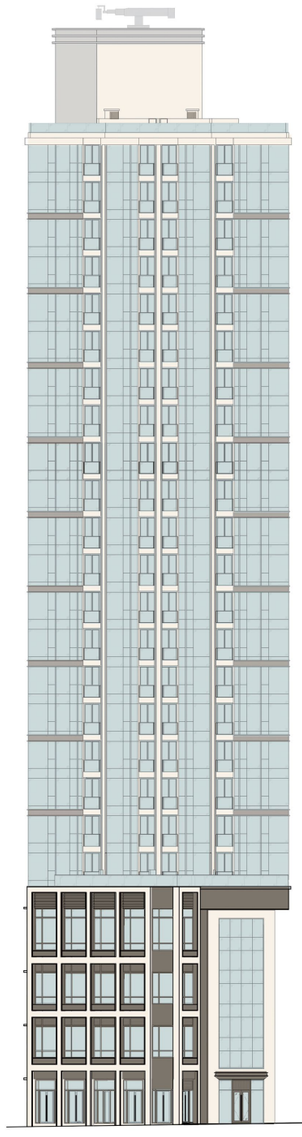
1. The part of Kowloon Road adjacent to the building is 10.23 metres to 10.51 metres above the Hong Kong Principal Datum.
2. The part of public lane adjacent to the building is 8.88 metres to 9.32 metres above the Hong Kong Principal Datum.
3. Red dotted line denotes the lowest residential floor.
4. ▽ denotes height (in metres) above Hong Kong Principal Datum (mPD).

1. 毗鄰建築物的一段九龍道為香港主水平基準以上10.23米至10.51米。
2. 毗鄰建築物的一段公眾巷為香港主水平基準以上8.88米至9.32米。
3. 紅色虛線為最低住宅樓層水平。
4. ▽ 為香港主水平基準以上高度（以米計算）。



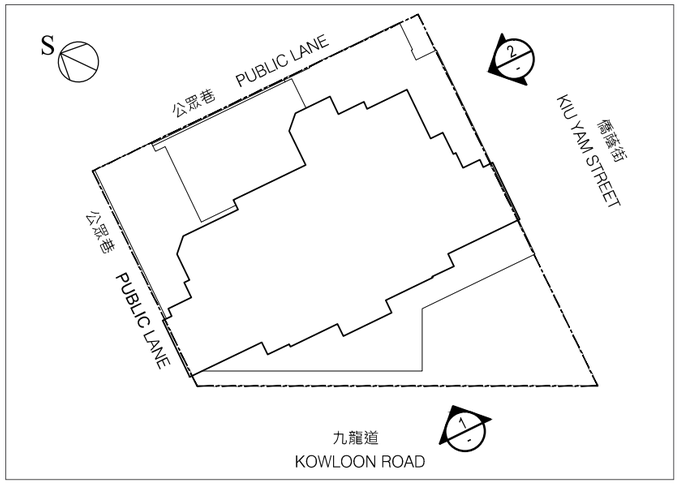
20 ELEVATION PLAN 立面圖

Elevation Plan 1
立面圖 1



Elevation Plan 2
立面圖 2

Key Plan
索引圖



- - - - - - Boundary of the Development 發展項目的邊界

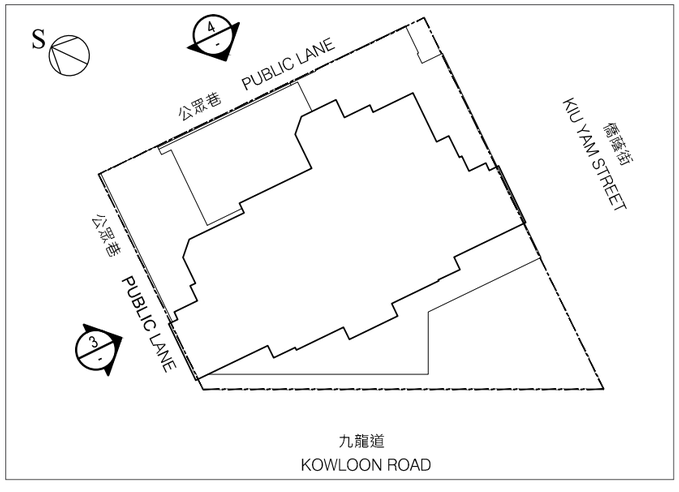
Authorized Person for the Development certified that the elevations shown on these Elevation Plans:
1. are prepared on the basis of the approved building plans for the Development as of 28 May 2018; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本立面圖所顯示的立面：
1. 以2018年5月28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. 大致上與發展項目的外觀一致。

Elevation Plan 3
立面圖 3

Elevation Plan 4
立面圖 4

Key Plan
索引圖



- - - - - - Boundary of the Development 發展項目的邊界

Authorized Person for the Development certified that the elevations shown on these Elevation Plans:
1. are prepared on the basis of the approved building plans for the Development as of 28 May 2018; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本立面圖所顯示的立面：
1. 以2018年5月28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. 大致上與發展項目的外觀一致。

21 INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT
發展項目中的公用設施的資料

Common Facilities 公用設施	Covered area 有上蓋遮蓋		Uncovered area 沒有上蓋遮蓋		Total 總數	
	Area 面積 (sq.m平方米)	Area 面積 (sq.ft平方呎)	Area 面積 (sq.m平方米)	Area 面積 (sq.ft平方呎)	Area 面積 (sq.m平方米)	Area 面積 (sq.ft平方呎)
(a) Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所 (包括供住客使用的任何康樂設施)	126.924	1366	Not applicable 不適用	Not applicable 不適用	126.924	1366
(b) Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方（不論是稱為公用空中花園或有其他名稱）	Not applicable 不適用		Not applicable 不適用		Not applicable 不適用	
	Not applicable 不適用		Not applicable 不適用		Not applicable 不適用	
(c) Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方（不論是稱為有蓋及園景的遊樂場或有其他名稱）	Not applicable 不適用		Not applicable 不適用		Not applicable 不適用	

Note :
1. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest integer, which may be slightly different from that shown in sqaure metre.

備註：
1. 以平方呎顯示的面積以1平方米=10.764平方呎換算，並四捨五入至整數。平方呎與平方米之數字可能有些微差異。

22 INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT
閱覽圖則及公契

1. The address of the website on which a copy of the outline zoning plan relating to the Development is available is: http://www.ozp.tpb.gov.hk.
2. A copy of the latest draft of every deed of mutual covenant in respect of the Development as at the date on which the residential properties are offered to be sold is available for inspection free of charge at the place at which the residential properties are offered to be sold.

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：http://www.ozp.tpb.gov.hk。
2. 發展項目的每一公契於住宅物業提供出售日期的最新擬稿的文本將存放在住宅物業的售樓處，以供免費閱覽。

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

1. Exterior finishes			
Item	**Description**		
(a) External wall	Type of finishes	Tile, external paint, aluminium cladding, aluminium louvre, glass, glass balustrade, metal feature, curtain wall and stone cladding	
(b) Window	Material of frame	Aluminium frame	
	Material of glass	Tinted glass	
(c) Bay window	Material of bay window and window sill finishes	No bay window	
(d) Planter	Type of finishes	Tile, stone and aluminium cladding	
(e) Verandah or balcony (No verandah is provided)	(i) Type of finishes	Aluminium framed laminated glass balustrade with aluminium top rail	
		Floor	Tile
		Wall	Tile
		Ceiling	Exterior paint
	(ii) Whether it is covered	All balconies are covered	
(f) Drying facilities for clothing	Type and material	No drying facility for clothing is provided	

1. 外部裝修物料			
細項	**描述**		
(a) 外牆	裝修物料的類型	瓷磚、外牆漆、鋁板、鋁百葉、玻璃、玻璃欄杆、金屬裝飾、幕牆及石飾面	
(b) 窗	框的用料	鋁窗窗框	
	玻璃的用料	有色玻璃	
(c) 窗台	窗台的用料及窗台板的裝修物料	沒有窗台	
(d) 花槽	裝修物料的類型	瓷磚、石材及鋁板	
(e) 陽台或露台(不設陽台)	(i) 裝修物料的類型	鋁質框鑲夾層玻璃欄杆及鋁質頂欄	
		地台	瓷磚
		牆身	瓷磚
		天花	外用油漆
	(ii) 是否有蓋	所有露台均為有蓋	
(f) 乾衣設施	類型和用料	沒有乾衣設施	

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

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

2. Interior finishes				
Item	**Description**			
		Type of wall finishes	**Type of floor finishes**	**Type of ceiling finishes**
(a) Lobby	Ground Floor Lobby	Stone, mirror, timber, tile and metal	Stone and tile	Painted gypsum board false ceiling
	Typical Lift Lobby	Mirror, timber, plastic laminate tile and metal	Tile	Painted gypsum board false ceiling
		Type of wall finishes		**Type of ceiling finishes**
(b) Internal wall and ceiling	Living room	Plastered and painted with emulsion paint to exposed surface		Plastered and painted with emulsion paint to exposed surface
	Dining room			
	Bedroom			
		Material of floor		**Material of skirting**
(c) Internal floor	Living room	Tile		Timber
	Dining room			
	Bedroom			
		Wall	**Floor**	**Ceiling**
(d) Bathroom	(i) Type of finishes	Tile and mirror on exposed surfaces	Tile on exposed surfaces	Painted timber and gypsum board false ceiling
	(ii) Wall finishes run up to the level of false ceiling			
		Wall	**Floor**	**Ceiling** / **Cooking Bench**
(e) Kitchen (Open Kitchen)	(i) Type of finishes	Plastic laminate and glass panel on exposed surfaces	Tile on exposed surfaces	Painted gypsum board false ceiling / Solid surface counter worktop
	(ii) Wall finishes do not run up to the ceiling			

2. 室內裝修物料				
細項	**描述**			
		牆壁的裝修物料的類型	**地板的裝修物料的類型**	**天花板的裝修物料的類型**
(a) 大堂	地下大堂	石材、鏡、木、瓷磚及金屬	石材及瓷磚	石膏板假天花髹上油漆
	分層升降機大堂	鏡、木、膠板面版、瓷磚及金屬	瓷磚	石膏板假天花髹上油漆
		牆壁的裝修物料的類型		**天花板的裝修物料的類型**
(b) 內牆及天花板	客廳	外露部分批盪後再髹乳膠漆		外露部分批盪後再髹乳膠漆
	飯廳			
	睡房			
		地板的用料		**牆腳線的用料**
(c) 內部地板	客廳	瓷磚		木
	飯廳			
	睡房			
		牆壁	**地板**	**天花板**
(d) 浴室	(i) 裝修物料的類型	外露部分鋪砌瓷磚及鏡	外露部分鋪砌瓷磚	木及石膏板假天花髹上油漆
	(ii) 牆壁的裝修物料鋪至假天花底			
		牆壁	**地板**	**天花板** / **灶台**
(e) 廚房 (開放式廚房)	(i) 裝修物料的類型	外露部分鋪砌膠板面板及玻璃板	外露部分鋪砌瓷磚	石膏板假天花髹上油漆 / 實心無縫材料台面
	(ii) 牆身的裝修物料不會鋪至天花板			

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

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

3. Interior fittings				
Item	**Description**			
		Material	**Finishes**	**Accessories**
(a) Doors	Entrance Door	Solid core timber door	Timber veneer	Door viewer and lockset
	Bedroom Door	Hollow core timber door	Timber veneer	Lockset
	Bathroom Door	Hollow core timber door	Timber veneer and plastic laminate	Lockset
	Balcony / Flat Roof Door	Aluminium framed glass door	Fluorocarbon coating	Lockset
	Utility Platform Door	Aluminium framed glass door	Fluorocarbon coating	Lockset
		Type		**Material**
(b) Bathroom	(i) Type and material of fittings and equipment	(a) Washbasin		Vitreous China
		(b) Water Closet		Vitreous China
		(c) Mixer		Metal
		(d) Towel rack		Metal
		(e) Paper holder		Metal
		(f) Hook		Metal
	(ii) Type and material of water supply system	See "Water Supply" below for type and material of water supply system		
	(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	(a) Bathtub (applicable to Flat A and D only)		Enamelled Pressed Steel
		(b) Shower cubicle (applicable to Flat B, C and E only)		Glass door with metal handle
		(c) Shower set		Metal
	(iv) Size of bath tub	1500mm(L) x 700mm(W) x 390mm(D) (applicable to Flat A and D only)		

3. 室內裝置				
細項	**描述**			
		用料	**裝修物料**	**配件**
(a) 門	大門	實心木門	木材面板	防盜眼及門鎖
	睡房門	空心木門	木材面板	門鎖
	浴室門	空心木門	木材及膠板面板	門鎖
	露台/平台門	鋁框玻璃門	氟化炭噴塗層	門鎖
	工作平台門	鋁框玻璃門	氟化炭噴塗層	門鎖
		類型		**用料**
(b) 浴室	(i) 裝置及設備的類型及用料	(a) 臉盆		瓷
		(b) 坐廁		瓷
		(c) 水龍頭		金屬
		(d) 毛巾架		金屬
		(e) 廁紙架		金屬
		(f) 掛勾		金屬
	(ii) 供水系統的類型及用料	供水系統的類型及用料見下文「供水」一欄		
	(iii) 沐浴設施(包括花灑或浴缸(如適用的話))	(a) 浴缸 (只適用於A及D單位)		搪瓷鋼板
		(b) 淋浴間 (只適用於B、C及E單位)		玻璃門配金屬手柄
		(c) 花灑套裝		金屬
	(iv) 浴缸大小	1500毫米(長) x 700毫米(闊)x 390毫米(深) (只適用於A及D單位)		

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

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

3. Interior fittings			
Item	**Description**		
		Material	
(c) Kitchen (open kitchen)	(i) Sink unit	Stainless steel	
	(ii) Water supply system	See “Water Supply” below for material of water supply system	
		Material	**Finishes**
	(iii) Kitchen cabinet	Wooden cabinet	Plastic laminate and high gloss lacquer door panel
	Description		
	(iv) Type of all other fittings and equipment	Hot and cold water mixer, sprinkler head(s) (fitted in open kitchen) and smoke detector with a sounder base (fitted in dining room / living room near open kitchen) For appliance provisions, please refer to the "Appliances Schedule"	
		Type	**Material**
(d) Bedroom	Fittings (including built-in wardrobe)	Built-in wardrobe (applicable to Flat B, C and E only)	Wooden cabinet
	Description		
(e) Telephone	Location and number of connection points	For the location and number of connection points, please refer to “Schedule of Mechanical & Electrical Provisions of Residential Units”	
(f) Aerials	Location and number of connection points	For the location and number of connection points, please refer to “Schedule of Mechanical & Electrical Provisions of Residential Units”	
(g) Electrical installations	(i) Electrical fittings (including safety devices)	Switch, faceplate for socket, electricity supply board with miniature circuit breakers	
	(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed. Other than those parts of the conduits concealed within concrete, the rest of the conduits are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.	
	(iii) Location and number of power points and air-conditioner points	For the location and number of power points and air conditioner points, please refer to “Schedule of Mechanical & Electrical Provisions of Residential Units”	

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

3. 室內裝置			
細項	**描述**		
		用料	
(c) 廚房 (開放式廚房)	(i) 洗滌盆	不銹鋼	
	(ii) 供水系統	供水系統的用料見下文「供水」一欄	
		用料	**裝修物料**
	(iii) 廚櫃	木製櫃	膠面板及光面焗漆飾面門板
	描述		
	(iv) 所有其他裝置及設備的類型	冷熱水龍頭、消防花灑頭（安裝在開放式廚房內）及設有聲響警報基座的煙霧偵測器（安裝在開放式廚房附近的飯廳 / 客廳內） 所供應之設備，請參閱「設備說明表」	
		類型	**用料**
(d) 睡房	裝置 (包括嵌入式衣櫃)	嵌入式衣櫃(只適用於B、C及E單位)	木製櫃
	描述		
(e) 電話	接駁點的位置及數目	有關接駁點的位置及數目，請參考「住宅單位機電裝置數量說明表」	
(f) 天線	接駁點的位置及數目	有關接駁點的位置及數目，請參考「住宅單位機電裝置數量說明表」	
(g) 電力裝置	(i) 供電附件 (包括安全裝置)	開關掣、插座之面板及電力配電箱並裝置微型斷路器	
	(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、隔板、櫃、面板、非混凝土間隔牆、指定之管導槽位或其他物件遮蓋或暗藏。	
	(iii) 電插座及空調機接駁點的位置及數目	有關電插座及空調機接駁點的位置及數目，請參考「住宅單位機電裝置數量說明表」	

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

3. Interior fittings		
Item	**Description**	
(h) Gas supply	Type	Towngas
	System	Towngas supply pipes are connected to gas water heater which supply hot water to both kitchen and bathroom
	Location	Flat A, D and E: Gas water heater is installed at bathroom Flat B and C: Gas water heater is installed inside false ceiling in Refuse Storage & Material Recovery Room (Common Area) of the same floor
(i) Washing machine connection point	Location	Washer dryer water supply and drainage point are located in Kitchen
	Design	Water supply point of a design of 15mm diameter and drainage point of a design of 40mm in diameter
(j) Water supply	(i) Material of water pipes	Copper pipes are used for hot and cold water supply UPVC pipes are used for flush water supply
	(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed. Other than those parts of water pipes concealed within concrete, the rest of the water pipes are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.
	(iii) Whether hot water is available	Hot water is available for kitchen and bathroom

3. 室內裝置		
細項	**描述**	
(h) 氣體供應	類型	煤氣
	系統	煤氣管道接駁至煤氣熱水爐供應熱水到廚房及浴室
	位置	A、D及E單位： 煤氣熱水爐均裝設於單位之浴室內 B及C單位： 煤氣熱水爐均裝設於同一層之垃圾儲存及物料回收房(公用地方)之假天花內
(i) 洗衣機接駁點	位置	廚房設有洗衣乾衣機來去水位
	設計	來水接駁喉位(其設計為直徑15毫米)及去水接駁喉位(其設計為直徑40毫米)
(j) 供水	(i) 水管的用料	冷熱水喉採用銅喉管 沖廁水喉採用膠喉管
	(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露 除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、隔板、櫃、面板、非混凝土間隔牆、指定之管導槽位或其他物料遮蓋或暗藏。
	(iii)有否熱水供應	廚房及浴室有熱水供應

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

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4. Miscellaneous				
Item	**Description**			
(a) Lifts	(i) Brand name and model number	Brand name	Mitsubishi	
		Model number	NexWay-S	
	(ii) Number and floors served by them	1 no. of passenger lift and 1 no. of disabled lift which serve the following floor: G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F. Access doors at 1/F and 2/F are only provided for use by management and maintenance personnels.		
(b) Letter box	Material	Metal		
(c) Refuse collection	(i) Means of refuse collection	Collected by cleaners		
	(ii) Location of refuse room	Refuse storage and material recovery room are provided on each residential floor. Please refer to the "Floor Plans of Residential Properties in the Development" for the location of the refuse storage and material recovery rooms.		
		Water meter	**Electricity meter**	**Gas meter**
(d) Water meter, electricity meter and gas meter	(i) Location	Water Meter Cabinet on respective residential floor	Electricity Meter Cabinet on respective residential floor	Refuse Storage & Material Recovery Room on respective residential floor
	(ii) Whether they are separate or communal meters for residential properties	Separate	Separate	Separate

4. 雜項				
細項	**描述**			
(a) 升降機	(i) 品牌名稱及產品型號	品牌名稱	三菱	
		產品型號	NexWay-S	
	(ii) 升降機的數目及到達的樓層	一部住客升降機及一部傷健人士升降機穿梭以下樓層：地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至27樓。1樓及2樓之出入口只供管理及維修人員使用。		
(b) 信箱	用料	金屬		
(c) 垃圾收集	(i) 垃圾收集的方法	由清潔工人收集垃圾		
	(ii) 垃圾房的位置	各住宅樓層設有垃圾儲存及物料回收房。垃圾儲存及物料回收房之位置請參考「發展項目的住宅物業的樓面平面圖」。		
		水錶	**電錶**	**氣體錶**
(d) 水錶、電錶及氣體錶	(i) 位置	同層住宅樓層之水錶櫃內	同層住宅樓層之電錶櫃內	同層住宅樓層之垃圾儲存及物料回收房內
	(ii) 就住宅單位而言是獨立抑或公用的錶	獨立	獨立	獨立

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

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

5. Security facilities	
Item	**Description**
(a) Security system and equipment (including details of built-in provisions and their locations)	CCTV cameras are provided at entrance lobby at G/F, car parks, clubhouse, lifts and common areas and connected to the Caretaker's Counter. Visitor intercom panel and smart card system are provided at tower entrance lobby at G/F. Vehicular control system is installed at car park main entrance. Each residential unit is equipped with video door phone connected to entrance lobby at G/F.

6. Appliances	
Brand name and model number	For brand name and model number of appliances provision, please refer to the "Appliances Schedule".

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

5. 保安設施	
細項	**描述**
(a) 保安系統及設備(包括嵌入式的裝備的細節及其位置)	地下入口大堂、停車場、會所、升降機內及公用地方均設有閉路電視連接管理員櫃枱。 地下入口大堂提供訪客對講機及智能卡保安系統。停車場主入口設有汽車控制系統。每戶單位設有視像對講機連接地下入口大堂。

6. 設備	
品牌名稱及產品型號	有關設備的品牌名稱及產品型號，請參考「設備說明表」。

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

Appliances Schedule
設備說明表

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號	5/F 5樓					6/F-12/F, 15/F-23/F, 25/F-26/F 6樓至12樓、15樓至23樓、25樓至26樓					27/F 27樓				
				A	B	C	D	E	A	B	C	D	E	A	B	C	D	E
Living Room, Dining Room & Bedroom 客廳、飯廳及睡房	Single Split Type Air-conditioning Indoor Unit 分體式空調系統室內機	Daikin 大金	FTXS25EVMA8	-	Y	Y	-	-	-	Y	Y	-	-	-	Y	Y	-	-
	Single Split Type Air-conditioning Outdoor Unit 分體式空調系統室外機		RXS25EBVMA	-	Y	Y	-	-	-	Y	Y	-	-	-	Y	Y	-	-
	Single Split Type Air-conditioning Indoor Unit 分體式空調系統室內機		FTXS35EVMA8	-	-	-	-	Y	-	-	-	-	Y	-	-	-	-	Y
	Single Split Type Air-conditioning Outdoor Unit 分體式空調系統室外機		RXS35EBVMA	-	-	-	-	Y	-	-	-	-	Y	-	-	-	-	Y
	Single Split Type Air-conditioning Indoor Unit 分體式空調系統室內機		FTXS50EVMA8	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	Single Split Type Air-conditioning Outdoor Unit 分體式空調系統室外機		RXS50FVMA	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	Multi-Split Type Air-conditioning Indoor Unit 多聯分體式空調系統室內機		FTXS25EVMA8	Y	-	-	Y	-	Y	-	-	Y	-	Y	-	-	Y	-
			FTXS35EVMA8	Y	-	-	Y	-	Y	-	-	Y	-	Y	-	-	Y	-
	Multi-Split Type Air-conditioning Outdoor Unit 多聯分體式空調系統室外機		3MXS68EVMA	Y	-	-	Y	-	Y	-	-	Y	-	Y	-	-	Y	-
Bathroom 浴室	Ceiling Exhaust Fan 天花式抽氣扇	Panasonic	FV-24CMH1	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	Thermo Ventilator 暖風機		FV-30BG3H	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	Gas Water Heater 煤氣熱水爐	TGC	TNJW161TFL	Y	-	-	Y	Y	Y	-	-	Y	Y	Y	-	-	Y	Y
			TNJW161TFQL	-	Y*	Y*	-	-	-	Y*	Y*	-	-	-	Y*	Y*	-	-
Open Kitchen 開放式廚房	Telescopic Hood 拉趟式抽油煙機	Siemens 西門子	LI67SA530B	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	Domino 2-zone Induction Hob 嵌入式電磁爐		EH375FBB1E	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	Built-in Microwave Oven with Grill 嵌入式微波燒烤爐		BE634LGS1B	Y#	Y#	Y#	Y#	Y#	Y#	Y#	Y#	Y#	Y#	Y#	Y#	Y#	Y#	Y#
	Built-in 1 Door Refrigerator 嵌入式單門雪櫃		KI24LV20HK	Y#	Y#	Y#	Y#	Y#	Y#	Y#	Y#	Y#	Y#	Y#	Y#	Y#	Y#	Y#
	Built-in Washer Dryer 嵌入式洗衣乾衣機		WK14D321HK	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

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Remarks:
1. "Y" denotes "Provided".
2. "-" denotes "Not Provided".
3. "*" denotes "the appliance installed in Refuse Storage & Meterial Recovery Room of the same floor".
4. "#" denotes "the appliance installed at Dining Room / Living Room near open kitchen".

備註：
1. "Y" 代表「提供」。
2. "-" 代表「不提供」。
3. "*" 代表「設備裝設於同一層之垃圾儲存及物料回收房內」。
4. "#" 代表「設備裝設於開放式廚房附近的飯廳 / 客廳內」。

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

Location 位置	Description 描述	5/F 5樓					6/F-12/F, 15/F-23/F, 25/F-26/F 6樓至12樓、15樓至23樓、25樓至26樓					27/F 27樓				
		A	B	C	D	E	A	B	C	D	E	A	B	C	D	E
Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Living Room, Dining Room & Corridor 客廳、飯廳及走廊	Lighting Switch 燈掣	10	8	8	10	8	9	7	7	9	7	9	7	7	9	7
	Switch for Indoor A/C Unit 室內空調機開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 十三安培單位電插座	1	-	-	1	-	1	-	-	1	-	1	-	-	1	-
	13A Single Socket Outlet (Telecom Equipment) 十三安培單位電插座 (電信設備)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet (with USB Port) 十三安培單位電插座 (附有USB接口)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 十三安培雙位電插座	2	2	2	2	3	2	2	2	2	3	2	2	2	2	3
	TV/FM Outlet 電視及電台插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Video Door Phone 視像對講機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關掣	1	-	-	1	-	1	-	-	1	-	1	-	-	1	-
	Switch for Thermo Ventilator 暖風機開關掣	1	-	-	1	-	1	-	-	1	-	1	-	-	1	-
	Switch for Gas Water Heater 煤氣熱水爐開關制	1	-	-	1	-	1	-	-	1	-	1	-	-	1	-
	Socket Outlet for Microwave Oven with Grill 微波燒烤爐電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Socket Outlet For Refrigerator 雪櫃電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Door Chime 門鈴	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	4	3	3	4	3	4	3	3	4	3	4	3	3	4	3
Master Bedroom 主人睡房	Lighting Switch 燈掣	3	2	2	3	2	2	2	2	2	2	2	2	2	2	2
	Switch for Indoor A/C Unit 室內空調機開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 十三安培單位電插座	-	1	1	-	1	-	1	1	-	1	-	1	1	-	1
	13A Single Socket Outlet (with USB Port) 十三安培單位電插座 (附有USB接口)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 十三安培雙位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV/FM Outlet 電視及電台插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

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Remarks:
1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential property and "-" denotes "Not Provided".
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).

備註：
1. "1, 2, ..." 表示提供於該住宅物業內的裝置數量，而"-"表示「不提供」。
2. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。

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

Location 位置	Description 描述	5/F 5樓					6/F-12/F, 15/F-23/F, 25/F-26/F 6樓至12樓、15樓至23樓、25樓至26樓					27/F 27樓				
		A	B	C	D	E	A	B	C	D	E	A	B	C	D	E
Master Bedroom 主人睡房	Switch for Exhaust Fan 抽氣扇開關掣	-	1	1	-	1	-	1	1	-	1	-	1	1	-	1
	Switch for Thermo Ventilator 暖風機開關掣	-	1	1	-	1	-	1	1	-	1	-	1	1	-	1
	Switch for Gas Water Heater 煤氣熱水爐開關制	-	1	1	-	1	-	1	1	-	1	-	1	1	-	1
	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bedroom 2 睡房 2	Lighting Switch 燈掣	1	-	-	1	-	1	-	-	1	-	1	-	-	1	-
	Switch for Indoor A/C Unit 室內空調開關掣	1	-	-	1	-	1	-	-	1	-	1	-	-	1	-
	13A Single Socket Outlet 十三安培單位電插座	1	-	-	1	-	1	-	-	1	-	1	-	-	1	-
	13A Single Socket Outlet (with USB Port) 十三安培單位電插座 (附有USB接口)	1	-	-	1	-	1	-	-	1	-	1	-	-	1	-
	13A Twin Socket Outlet 十三安培雙位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	TV/FM Outlet 電視及電台插座	1	-	-	1	-	1	-	-	1	-	1	-	-	1	-
	Telephone Outlet 電話插座	1	-	-	1	-	1	-	-	1	-	1	-	-	1	-
	Lighting Point 燈位	1	-	-	1	-	1	-	-	1	-	1	-	-	1	-
Bathroom 浴室	13A Single Socket Outlet (with USB Port) 十三安培單位電插座 (附有USB接口)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for Cabinet Light 櫃燈接線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for Exhaust Fan 抽氣扇接線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for Thermo Ventilator 暖風機接線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for Town Gas Heater 煤氣熱水爐接線位	1	-	-	1	1	1	-	-	1	1	1	-	-	1	1
	Town Gas Water Heater Remote Control 煤氣熱水爐溫度控制	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4

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

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

Remarks:
1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential property and "-" denotes "Not Provided".
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).

備註：
1. "1, 2, ..." 表示提供於該住宅物業內的裝置數量，而"-"表示「不提供」。
2. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。

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

Location 位置	Description 描述	5/F 5樓					6/F-12/F, 15/F-23/F, 25/F-26/F 6樓至12樓、15樓至23樓、25樓至26樓					27/F 27樓				
		A	B	C	D	E	A	B	C	D	E	A	B	C	D	E
Open Kitchen 開放式廚房	13A Single Socket Outlet 十三安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 十三安培雙位電插座	1	1	1	1	-	1	1	1	1	-	1	1	1	1	-
	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Electricity Supply Board 電力配電箱	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for Cabinet Light 櫃燈接線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Socket Outlet for Washer Dryer 洗衣乾衣機電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Water Point for Washer Dryer 來水供洗衣乾衣機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Drain Point for Washer Dryer 去水供洗衣乾衣機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for Induction Hob 電磁爐接線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for 13A Single Socket Outlet (Telecom Equipment) 十三安培單位電插座開關掣 (電信設備)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Induction Hob 電磁爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Socket Outlet for Hood 抽油煙機電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Balcony 露台	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Utility Platform 工作平台	Lighting Point 燈位	1	-	-	1	-	1	-	-	1	-	1	-	-	1	-
Flat Roof 平台	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1
	Lighting Point 燈位	8	3	3	4	6	-	-	-	-	-	8	6	6	8	8
	13A Weatherproof Single Socket Outler 十三安培防水單位電插座	3	1	1	2	2	-	-	-	-	-	1	1	1	1	1

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

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

Remarks:
1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential property and "-" denotes "Not Provided".
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).

備註：
1. "1, 2, ..." 表示提供於該住宅物業內的裝置數量，而"-"表示「不提供」。
2. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。

24 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。

25 GOVERNMENT RENT
地税

The Vendor will pay or has paid (as the case may be) all outstanding Government rent in respect of the residential property up to and including the date of the Assignment of the residential property.

賣方將會繳付或已繳付（視情況而定）有關住宅物業之地税直至包括住宅物業之買賣成交日期。

26 MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

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

Remark:
On that delivery, the purchaser is liable to pay a debris removal fee to the manager (not the Vendor) of the Development under the deed of the mutual covenant, and where the Vendor has paid that debris removal fee, the purchaser shall reimburse the Vendor for the same.

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

備註：
在交付時，買方須根據公契向發展項目的管理人（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。

27 DEFECT LIABILITY WARRANTY PERIOD
欠妥之處的保養責任期

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

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

28 MAINTENANCE OF SLOPES
斜坡維修

Not Applicable

不適用

29 MODIFICATION
修訂

No application to the Government for a modification of the land grant for this Development has been made.

本發展項目並沒有向政府提出申請修訂批地文件。

30 RELEVANT INFORMATION
有關資料

The Manager of the Development shall have the right to extend, maintain, operate, move and have access to, over and into or partly into the portion of airspace above the roof or flat roof or the parapet walls of the roof or flat roof as may be determined by the Manager a tracked telescopic jib gondola or any jib, davit arm, other equipment or device of management to service, cleanse, enhance, maintain, repair, renovate, decorate, improve or replace any part of any exterior of the Development, and to remain temporarily over or on the said airspace for such period as may be necessary for the purpose of inspecting, rebuilding, repairing, renewing, maintaining, cleaning, painting or decorating all or any part of the Residential Accommodation.

發展項目的管理人有權延展、保養、操作、移動軌道式伸縮吊臂吊船或任何吊臂、吊艇架臂、其他設備或管理裝置，及可進入由其決定的天台或平台或天台或平台之護牆之上的部份上空範圍，藉以服務、清潔、提升、保養、維修、翻新、裝飾、改善或更換發展項目的任何外觀部分，及在該等地方的上空暫時停留其認為需要的時期，藉以檢查、重整、維修、更新、保養、清潔、塗漆或裝飾全部或住宅部份的任何部分。

31 ADDRESS OF THE WEBSITE DESIGNATED BY THE VENDOR FOR THE DEVELOPMENT
賣方就發展項目指定的互聯網網站的網址

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

http://www.madisonpark.hk

賣方為施行《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網址：

http://www.madisonpark.hk

32 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING
申請建築物總樓面面積寬免的資料

Breakdown of GROSS FLOOR AREA (“GFA”) Concessions Obtained for All Features
獲寬免總樓面面積的設施分項

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. Information marked (#) may be based on information provided by the authorized person if the sales brochure is printed prior to submission of the final amendment plans to the BA. The breakdown of GFA concessions may be subject to further changes until final amendment plans are submitted to and approved by the BA prior to the issuance of the occupation permit for the Development.

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

Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物（規劃）規例》第23(3)(b)條不計算的總樓面面積		Area (m2) 面積（平方米）
1(#)	Carpark and loading / unloading area excluding public transport terminus 停車場及上落客貨地方（公共交通總站除外）	86.742
2	Plant rooms and similar services 機房及相類設施	--
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. 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	131.995
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. 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	255.224
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、風櫃房等	-
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施		
3	Balcony 露台	100
4	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	--
5	Communal sky garden 公用空中花園	--
6	Acoustic fin 隔聲鰭	--
7	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	--
8	Non-structural prefabricated external wall 非結構預製外牆	51.400
9	Utility platform 工作平台	31.5
10	Noise barrier 隔音屏障	--

32 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING
申請建築物總樓面面積寬免的資料

	Amenity Features 適意設施	Area (m2) 面積（平方米）
11	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office 供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	23.993
12	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities 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	107.904
13	Covered landscaped and play area 有上蓋的園景區及遊樂場	Nil 沒有
14	Horizontal screens / covered walkways, trellis 橫向屏障/有蓋人行道、花棚	Nil 沒有
15	Larger lift shaft 擴大升降機井道	90.021
16	Chimney shaft 煙囪管道	Nil 沒有
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 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	Nil 沒有
18(#)	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽	99.922
19	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽、氣槽	Nil 沒有
20	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	36.721
21	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	Nil 沒有
22	Projections such as air-conditioning box and platform with a projection of more than 750mm from the external wall 伸出物，如空調機箱及伸出外牆超過750毫米的平台	Nil 沒有
	Other Exempted Items 其他項目	
23(#)	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Nil 沒有
24(#)	Other projections 其他伸出物	Nil 沒有
25	Public transport terminus 公共交通總站	Nil 沒有
26(#)	Party structure and common staircase 共用構築物及樓梯	Nil 沒有
27(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 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	32.500
28(#)	Public passage 公眾通道	Nil 沒有
29	Covered set back area 因建築物後移導致的覆蓋面積	Nil 沒有
	Bonus GFA 額外總樓面面積	
30	Bonus GFA 額外總樓面面積	Nil 沒有

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

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

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

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

32 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING
申請建築物總樓面面積寬免的資料

The Environmental Assessment of the Building　有關建築物的環境評估

The development has achieved the PROVISIONAL GOLD rating under the BEAM Plus V1.1 for New Buildings. 發展項目獲得綠建環評1.1版(新建建築)暫定金級。

Estimated Energy Performance or Consumption for the Common Parts of the Development　發展項目的公用部分的預計能量表現或消耗

Latest information on the estimated energy performance or consumption for the common parts of the development as submitted to the Building Authority prior to the printing of the sales brochures:
於印製售樓說明書前呈交予建築事務監督發展項目的公用部分的預計能量表現或消耗的最近期資料：

Part I　第I部分	
Provision of Central Air Conditioning 提供中央空調	No 否
Provision of Energy Efficient Features 提供具能源效益的設施	Yes 是
Energy Efficient proposed: 擬安裝的具能源效益的設施	High energy-performance glazing with low U-value and SC 低總熱傳送值及遮陽系數高能源效益玻璃 High Coefficient of Performance (COP) split-type A/C Units 高效能分體式空調機 Energy-efficient Lighting design with lower lighting power density (LPD) 低耗能高能效照明設計

Part II: The predicted annual energy use of the proposed building / part of building (Note 1)　第II部分: 擬興建樓宇／ 部分樓宇預計每年能源消規量 (註腳 1)					
Location 位置	Internal Floor Area Served (m^2) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Baseline Building (Note 2) 基線樓宇 (註腳 2) 每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity kWh/m^2/ annum 電力 千瓦小時/ 平方米/ 年	Town Gas / LPG unit/ m^2/ annum 煤氣 / 石油氣 用量單位/ 平方米/ 年	Electricity kWh/m^2/ annum 電力 千瓦小時/ 平方米/ 年	Town Gas / LPG unit/ m^2/ annum 煤氣 / 石油氣 用量單位/ 平方米/ 年
Tower (Area served by central building services installation (Note 3)) 塔樓 (有使用中央屋宇裝備裝置 (註腳 3) 的部分)	4069.63	277.22	155.61	217.92	155.61
Podium (including commercial and clubhouse) (Area served by central building services installation (Note 3)) 基座 (包括商業及會所) (有使用中央屋宇裝備裝置 (註腳 3) 的部分)	N/A	N/A	N/A	N/A	N/A
Podium (including commercial and clubhouse) (Area served by non-central building services installation) 基座 (包括商業及會所) (有使用非中央屋宇裝備裝置的部分)	813.58	667.57	N/A	503.46	N/A

32 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING
申請建築物總樓面面積寬免的資料

Note:

1. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated " annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency. The predicted annual energy use, in terms of electricity consumption (kWh/ m2/annum) and town gas/LPG consumption (unit/m2/annum), of the development by the internal floor area served, where:
   a) "total annual energy use" has the same meaning of "annual energy use" under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (v1.1 version); and
   b) "internal floor area", in relation to a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" under Section 4 and Appendix 8 of the BEAM Plus for New Building (v1.1 version).
3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings.

註腳：

1. 一般而言，一棟樓宇的預計"每年能源消耗量"愈低，其節約能源的效益愈高。如一棟樓宇預計的"每年能源耗量"低於該樓宇的"基線樓宇每年能源消耗量"，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。預計每年［能源消耗量（千瓦小時/ 平方米/ 年）及煤氣/ 石油氣消耗量（用量單位/ 平方米/ 年）計算］，指將發展項目的每年能源消耗總量除以使用關裝置的內部樓面面積所得出的商，其中：
   a. “每年能源消耗量”與新建樓宇BEAM Plus標準（1.1版）第4節及附錄8中的「年能源消耗」具有相同涵義；及
   b. 樓宇、空間或單位的“內部樓面面積”，指外牆及/ 或共用牆的內壁之內表面起量度出來的樓面面積。
2. “基準樓宇”與新建樓宇BEAM Plus標準（1.1版）第4節及附錄8中的“基準建築物模式（零分標準）”具有相同涵義。
3. “中央屋宇裝備裝置”與樓宇的屋宇裝備裝置能源效益實務守則中的涵義相同。

Part III: The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD) **第III部分：以下裝置乃按機電工程署公布的相關實務守則設計：-**			
Type of Installations 裝置類型	**YES 是**	**NO 否**	**N/A 不適用**
Lighting installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations電力裝置	✓		
Lift & Escalator Installations 升降機及自動梯的裝置	✓		
Performance-based Approach以總能源為本的方法	✓		

33 INFORMATION REQUIRED BY THE DIRECTOR OF LANDS TO BE SET OUT IN THE SALES BROCHURE AS A CONDITION FOR GIVING THE PRESALE CONSENT
地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的資料

1. The purchaser is required to agree with the Vendor in the Agreement for Sale and Purchase (the **"Agreement"**) to the effect that other than entering into a mortgage or charge, the purchaser will not nominate any person to take up the Assignment of the residential unit or the parking space specified in the Agreement, sub-sell that residential unit or parking space or transfer the benefit of the Agreement of that residential unit or parking space in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.

2. If the Vendor, at the request of the purchaser under an Agreement, agrees (at its own discretion) to cancel the Agreement or the obligations of the purchaser under the Agreement, the Vendor is entitled to retain the sum of 5% of the total purchase price of the residential unit and the parking space specified in the Agreement and the purchaser will in addition pay or reimburse (as the case may be) to the Vendor all legal costs, charges and disbursements (including any stamp duty) in connection with the cancellation of the Agreement.

3. The Vendor will pay or has paid (as the case may be) all outstanding Government rent in respect of the land on which the Development is in the course of being erected, from the date of the Land Grant up to and including the date of the respective Assignments to the purchasers.

4. The purchaser who has signed an Agreement has the right of access to and will, upon his request, be provided with a hard copy of an updated record of information as to the total construction costs and the total professional fees to complete the Development as well as the total construction costs and the total professional fees expended and paid as at the end of the calendar month preceding the month at which the request is made subject to payment of a nominal fee of not more than HK$100 per request.

1. 買方須於正式買賣合約（「買賣合約」）下與賣方約定，除訂立按揭或押記外，在買賣完成及簽署轉讓契前，買方不得提名任何人士接受買賣合約指明之住宅單位或停車位之轉讓、轉售該住宅單位或停車位或以任何形式轉移該住宅單位或停車位之買賣合約之權益、或訂立任何有關上述提名、轉售或轉移權益之協議。

2. 若賣方應買賣合約下買方要求同意（同意與否賣方有酌情權決定）取消買賣合約或買賣合約下買方之責任，賣方有權保留等同買賣合約指明之住宅單位及停車位總售價5%之金額，另買方須向賣方繳付或補還（視屬何情況而定）所有與取消買賣合約有關之法律費用、收費及開銷（包括任何印花稅）。

3. 賣方將會或已經（視屬何情況而定）支付所有關發展項目在其上興建之土地於批文件日期起計至相關買家轉讓契日期（包括該兩日）期間之未付地稅。

4. 已簽署買賣合約之買方，如已支付不多於港幣$100之象徵式費用（按每次要求計），有權獲取（而當其要求時將獲提供）以下資料之最新紀錄印本：完成發展項目的總建築費用及總專業費用及截至該要求作出當月前之歷月份完結時已支出和繳付之總建築費用及總專業費用。

1. There may be future changes to the development and the surrounding areas.
2. Date of printing of this Sales Brochure: 13 August 2018

1. 發展項目及其周邊地區日後可能出現改變
2. 本售樓說明書印製日期：2018年8月13日

EXAMINATION RECORD
檢視紀錄

Examination / Revision Date 檢視 / 修改日期	Page Number 頁次	Revision Made 所作修改
8 November 2018 2018年11月8日	10	Information on Vendor and others Involved in the Development is revised 修改賣方及有參與發展項目的其他人的資料
	14	Location Plan of the Development is updated 更新發展項目的所在位置圖