

28AberdeenSt



SALES
BROCHURE

售樓說明書

28AberdeenSt

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

FOR ALL FIRST-HAND RESIDENTIAL PROPERTIES

1. IMPORTANT INFORMATION

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

2. FEES, MORTGAGE LOAN AND PROPERTY PRICE

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

3. PRICE LIST, PAYMENT TERMS AND OTHER FINANCIAL INCENTIVES

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

4. PROPERTY AREA AND ITS SURROUNDINGS

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the

residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.

- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property². The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. SALES BROCHURE

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

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.

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

9. AGREEMENT FOR SALE AND PURCHASE

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

10. EXPRESSION OF INTENT OF PURCHASING A RESIDENTIAL PROPERTY

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

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

11. APPOINTMENT OF ESTATE AGENT

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

12. APPOINTMENT OF SOLICITOR

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

FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES

13. PRE-SALE CONSENT

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

14. SHOW FLAT

- 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.

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

FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES AND COMPLETED RESIDENTIAL PROPERTIES PENDING COMPLIANCE

15. ESTIMATED MATERIAL DATE AND HANDING OVER DATE

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

¹The 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.

²According 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.

- 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 —

WEB	www.srpa.gov.hk	EMAIL	enquiry_srpa@hd.gov.hk
TEL	2817 3313	FAX	2219 2220

Other useful contacts:

Consumer Council

WEB	www.consumer.org.hk	EMAIL	cc@consumer.org.hk
TEL	2929 2222	FAX	2856 3611

Estate Agents Authority

WEB	www.eaa.org.hk	EMAIL	enquiry@eaa.org.hk
TEL	2111 2777	FAX	2598 9596

Real Estate Developers Association of Hong Kong

TEL	2826 0111	FAX	2845 2521
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Sales of First-hand Residential Properties Authority
Transport and Housing Bureau
August 2017

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.

³Generally 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.

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 and 內部尺寸²。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境(包括交通和社區設施)；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、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。

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

- 留意在有關住宅物業的銷售開始前，賣方（包括其獲授權代表）不得尋求或接納任何對該物業的有明確選擇購樓意向。因此您不應向賣方或其授權代表提出有關意向。

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

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

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

- 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；
- 戰爭；或
- 暴動或內亂；
- 惡劣天氣。
- 不可抗力或天災；
- 火警或其他賣方所不能控制的意外；

- 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	電郵	enquiry_srpa@hd.gov.hk
電話	2817 3313	傳真	2219 2220

其他相關聯絡資料：

消費者委員會

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

地產代理監管局

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

香港地產建設商會

電話	2826 0111	傳真	2845 2521
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運輸及房屋局 | 一手住宅物業銷售監管局 | 2017年8月

根據條例附表1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。

01

INFORMATION ON THE DEVELOPMENT

發展項目的資料

NAME OF THE DEVELOPMENT

28 Aberdeen St.

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

28 Aberdeen Street

THE DEVELOPMENT CONSISTS OF ONE MULTI-UNIT BUILDING TOTAL NUMBER OF STOREYS

23 storeys (excluding Roof, Upper Roof and Top Roof)

FLOOR NUMBERING

G/F, 1/F-3/F, 5/F-13/F, 15/F - 23/F, 25/F Penthouse

OMITTED FLOOR NUMBERS

4/F, 14/F and 24/F

REFUGE FLOOR

Not Applicable

發展項目名稱

28 Aberdeen St.

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

鴨巴甸街28號

發展項目包括一幢多單位建築物

樓層總數

23層（不包括天台、高層天台及頂層天台）

樓層號數

地下、1樓至3樓、5樓至13樓、15樓至23樓、25樓頂層

被略去的樓層號數

4樓、14樓及24樓

庇護層

不適用

02

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

Joint Rise International (HK) Limited

HOLDING COMPANY OF THE VENDOR

Sun Ascent Investment Limited, Sunshine Step Limited, Lucky Corner Limited

AUTHORIZED PERSON FOR THE DEVELOPMENT, AND THE FIRM OR CORPORATION OF WHICH THE AUTHORIZED PERSON IS A PROPRIETOR, DIRECTOR OR EMPLOYEE IN HIS OR HER PROFESSIONAL CAPACITY

Mr. Lai Yu Leung, Johnnie of Wong & Ouyang (HK) Limited

BUILDING CONTRACTOR FOR THE DEVELOPMENT

ISP Construction (Engineering) Limited
(Formerly known as Hsin Chong Construction (Engineering) Limited)

THE FIRM OF SOLICITORS ACTING FOR THE OWNER IN RELATION TO THE SALE OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

Mayer Brown

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

ANY OTHER PERSON WHO HAS MADE A LOAN FOR THE CONSTRUCTION OF THE DEVELOPMENT

Not Applicable

賣方

昇聯國際（香港）有限公司

賣方之控權公司

曉騰投資有限公司，Sunshine Step Limited，Lucky Corner Limited

發展項目的認可人士及其以其專業身份擔任經營人、董事或僱員的商號或法團

王歐陽（香港）有限公司之黎裕良先生

發展項目的承建商

昇柏營造廠（工程）有限公司
(之前名為新昌營造廠（工程）有限公司)

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

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構的名稱

香港上海滙豐銀行有限公司

已為發展項目的建造提供貸款的任何其他人的姓名或名稱

不適用

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

(a)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an Authorized Person for the Development;	Not Applicable
(b)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an Authorized Person;	Not Applicable
(c)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an Authorized Person;	Not Applicable
(d)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an Authorized Person;	Not Applicable
(e)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an Authorized Person;	Not Applicable
(f)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an Authorized Person;	Not Applicable
(g)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development;	Not Applicable
(h)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development;	Not Applicable
(i)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors;	Not Applicable
(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;	Not Applicable
(k)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and such an Authorized Person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor;	Not Applicable
(l)	The Vendor or a building contractor for the Development is a corporation, and such an Authorized Person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor;	Not Applicable
(m)	The Vendor or a building contractor for the Development is a partnership, and such an Authorized Person, or such an associate, is an employee of that Vendor or contractor;	Not Applicable
(n)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that Vendor, holding company or contractor;	Not Applicable
(o)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor;	Not Applicable
(p)	The Vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor;	Not Applicable
(q)	The Vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor;	Not Applicable
(r)	The Vendor or a building contractor for the Development is a corporation, and the corporation of which an Authorized Person for the Development is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor;	Not Applicable
(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.	Not Applicable

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

- | | | |
|--|--|-----|
| (a) | 賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人； | 不適用 |
| <hr style="border-top: 1px dotted #ccc;"/> | | |
| (b) | 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人； | 不適用 |
| <hr style="border-top: 1px dotted #ccc;"/> | | |
| (c) | 賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的家人； | 不適用 |
| <hr style="border-top: 1px dotted #ccc;"/> | | |
| (d) | 賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人； | 不適用 |
| <hr style="border-top: 1px dotted #ccc;"/> | | |
| (e) | 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人； | 不適用 |
| <hr style="border-top: 1px dotted #ccc;"/> | | |
| (f) | 賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的有聯繫人士的家人； | 不適用 |
| <hr style="border-top: 1px dotted #ccc;"/> | | |
| (g) | 賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人； | 不適用 |
| <hr style="border-top: 1px dotted #ccc;"/> | | |
| (h) | 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人； | 不適用 |
| <hr style="border-top: 1px dotted #ccc;"/> | | |
| (i) | 賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述律師事務所的經營人的家人； | 不適用 |
| <hr style="border-top: 1px dotted #ccc;"/> | | |
| (j) | 賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份； | 不適用 |
| <hr style="border-top: 1px dotted #ccc;"/> | | |
| (k) | 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份； | 不適用 |
| <hr style="border-top: 1px dotted #ccc;"/> | | |
| (l) | 賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書； | 不適用 |
| <hr style="border-top: 1px dotted #ccc;"/> | | |
| (m) | 賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員； | 不適用 |
| <hr style="border-top: 1px dotted #ccc;"/> | | |
| (n) | 賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份； | 不適用 |
| <hr style="border-top: 1px dotted #ccc;"/> | | |
| (o) | 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份； | 不適用 |
| <hr style="border-top: 1px dotted #ccc;"/> | | |
| (p) | 賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書； | 不適用 |
| <hr style="border-top: 1px dotted #ccc;"/> | | |
| (q) | 賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員； | 不適用 |
| <hr style="border-top: 1px dotted #ccc;"/> | | |
| (r) | 賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身份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； | 不適用 |
| <hr style="border-top: 1px dotted #ccc;"/> | | |
| (s) | 賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。 | 不適用 |

04

INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

There are not any non-structural prefabricated walls or curtain walls forming part of the enclosing walls.

發展項目沒有構成圍封牆的一部份的任何非結構的預製外牆或幕牆。

05

INFORMATION ON PROPERTY MANAGEMENT

物業管理的資料

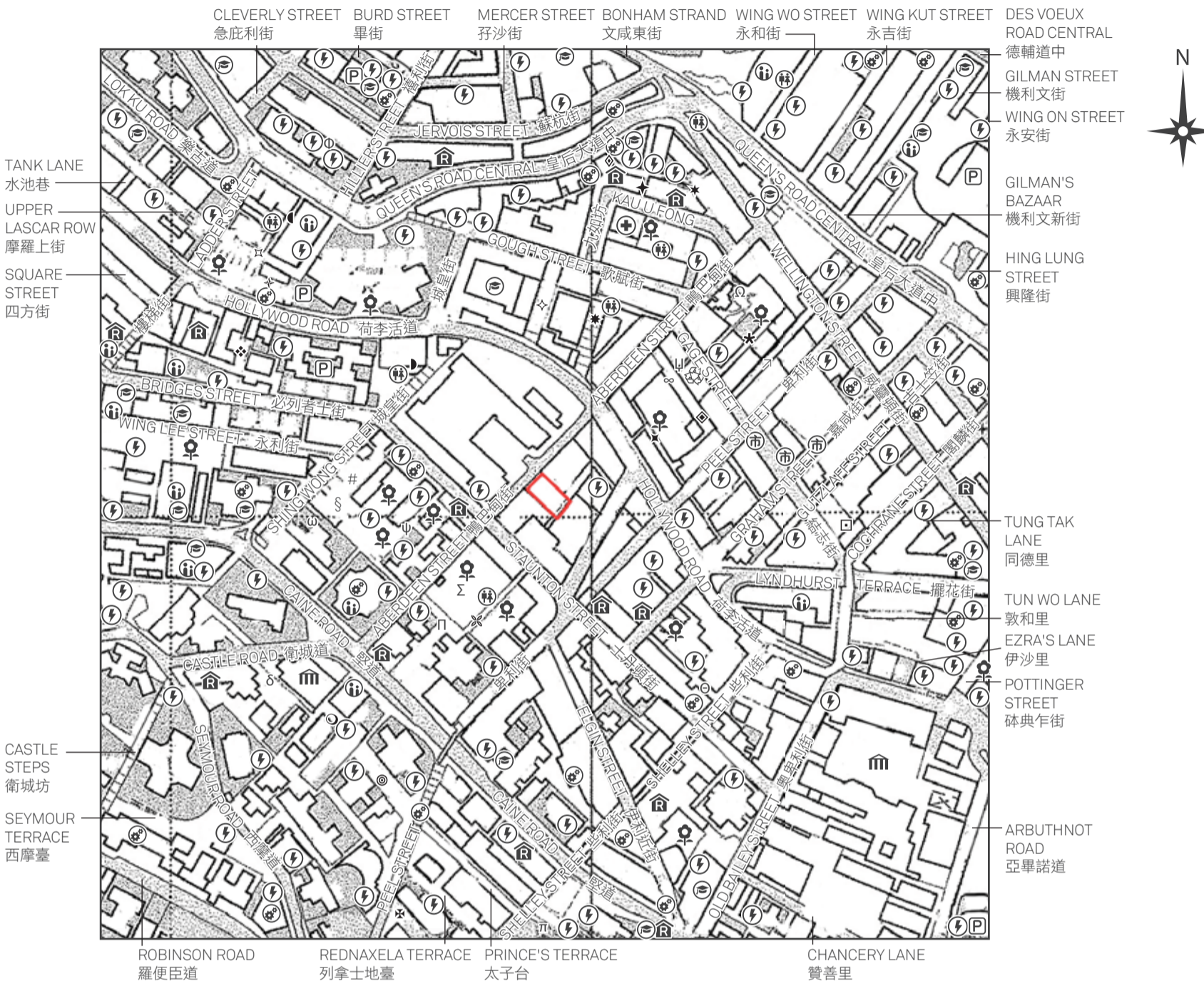
Person appointed as the manager of the Development under the latest draft deed of mutual covenant as at the date on which the Sales Brochure is printed or (as the case may be) the deed of mutual covenant that has been executed:

28 Aberdeen St. (Management) Limited

根據有關公契在本售樓說明書的印製日期的最新擬稿或（視乎情況）已簽立的公契，獲委任為發展項目的管理人的人：

28 Aberdeen St. (Management) Limited

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



Scale 比例尺： 0M (米) 200M (米) 400M (米) Location of the Development 發展項目的位置

The Location Plan is made with reference to the Survey Sheets (Series HP5C) Nos. 11-SW-A dated 5 November 2018 and 11-SW-B dated 6 December 2018 from Survey and Mapping Office of the Lands Department with adjustments where necessary. 此位置圖是參考地政總署測繪處之測繪圖(組別編號HP5C)編號11-SW-A出版於2018年11月5日及編號11-SW-B出版於2018年12月6日所編製，並經修正處理。

The map reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR. Licence No.81/2018. 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 81/2018。

Notation 圖例

- | | | |
|--|--|--|
| <ul style="list-style-type: none"> a market (including a wet market and a wholesale market)
市場 (包括濕貨市場及批發市場) a museum
博物館 a public carpark (including a lorry park)
公眾停車場 (包括貨車停泊處) a public park
公園 a power plant (including electricity sub-stations)
發電廠 (包括電力分站) | <ul style="list-style-type: none"> social welfare facilities (including an elderly centre and a home for the mentally disabled)
社會福利設施 (包括老人中心及弱智人士護理院) a public convenience
公廁 a religious institution (including a church, a temple and a tsz tong)
宗教場所 (包括教堂、廟宇及祠堂) a public utility installation
公用事業設施裝置 | <ul style="list-style-type: none"> a refuse collection point
垃圾收集站 a school (including a kindergarten)
學校 (包括幼稚園) a clinic
診療所 |
|--|--|--|

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

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

⌘	CIRCULAR PATHWAY	弓絃巷	⌚	MAN SHE LANE	文社里
✦	UN ON LANE WEST	元安里西	✱	MEE LUN STREET	美輪街
◐	YU HING LANE	餘慶里	✧	SHIN HING STREET	善慶街
◑	WA HING LANE	華興里	◊	ON WO LANE	安和里
❖	PING ON LANE	平安里	✦	KAU U FONG WEST	九如坊西
#	WA IN FONG WEST	華賢坊西	✱	KAU U FONG NORTH	九如坊北
§	WA IN FONG EAST	華賢坊東	⊕	KWAI WA LANE	貴華里
ψ	CHUNG WO LANE	中和里	⊖	TSUN WING LANE	俊榮里
ω	PO WA STREET	寶華街	✂	GEORGE'S LANE	佐治里
▣	CHUK HING LANE	竹興里	Π	CORONATION TERRACE	加冕臺
↗	STAVELEY STREET	士他花利街	δ	WOODLANDS TERRACE	活倫臺
✱	KIN SAU LANE	乾秀里	○	CASTLE LANE	衛城里
Ω	WA ON LANE	華安里	⊙	YING FAI TERRACE	英輝臺
◊	PAK TSZ LANE	百子里	✂	CHICO TERRACE	芝古臺
✱	MAN HING LANE	文興里	π	LEUNG FAI TERRACE	梁輝臺
∞	SAM KA LANE	三家里	Σ	KWONG HON TERRACE	光漢臺

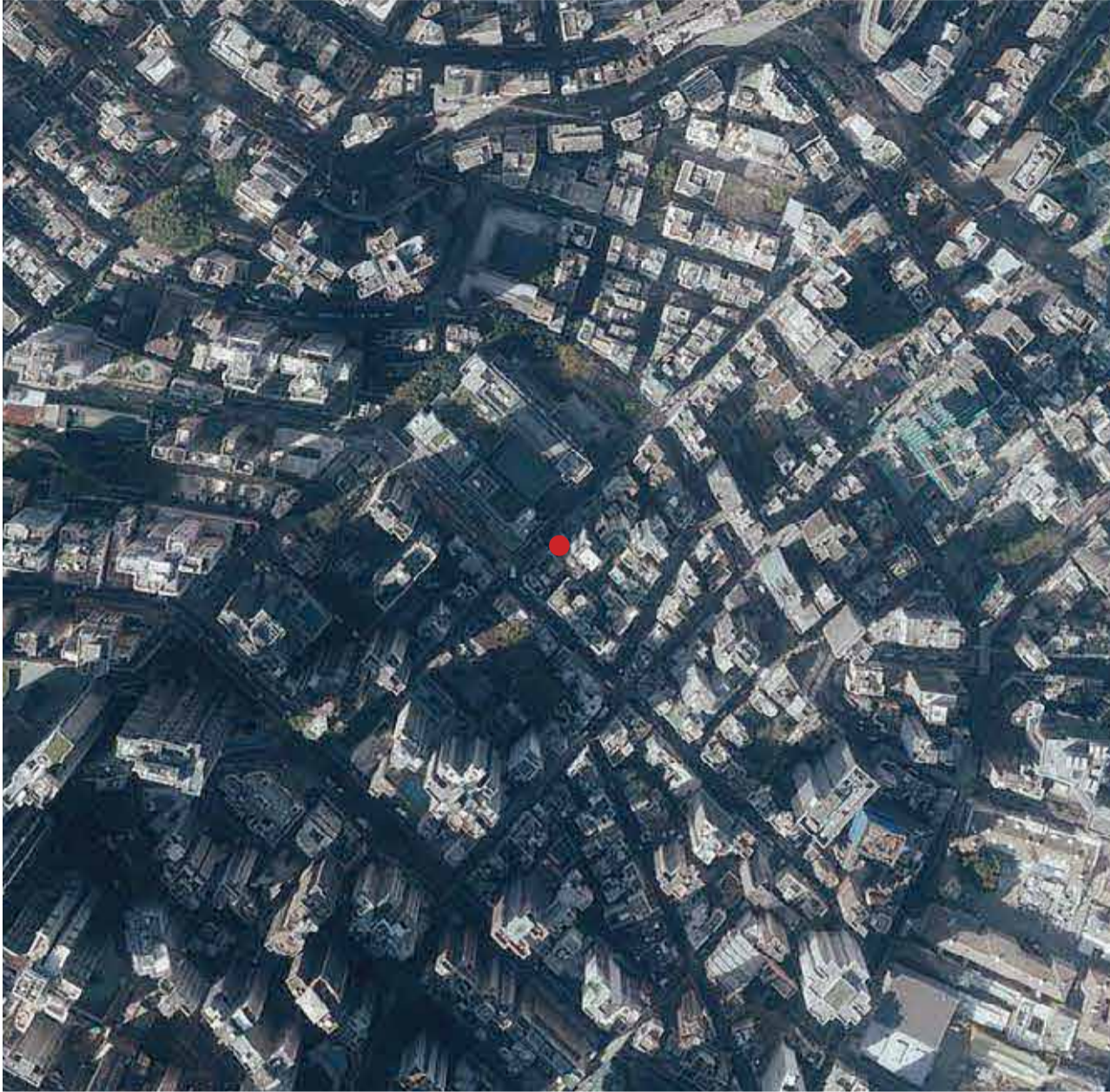
Notes:

- The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註:

- 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,000 feet, photo No. E034230C, date of flight: 10 March 2018.

摘錄自地政總署測繪處於2018年3月10日在6,000呎的飛行高度拍攝之鳥瞰照片，照片編號E034230C。

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Notes:

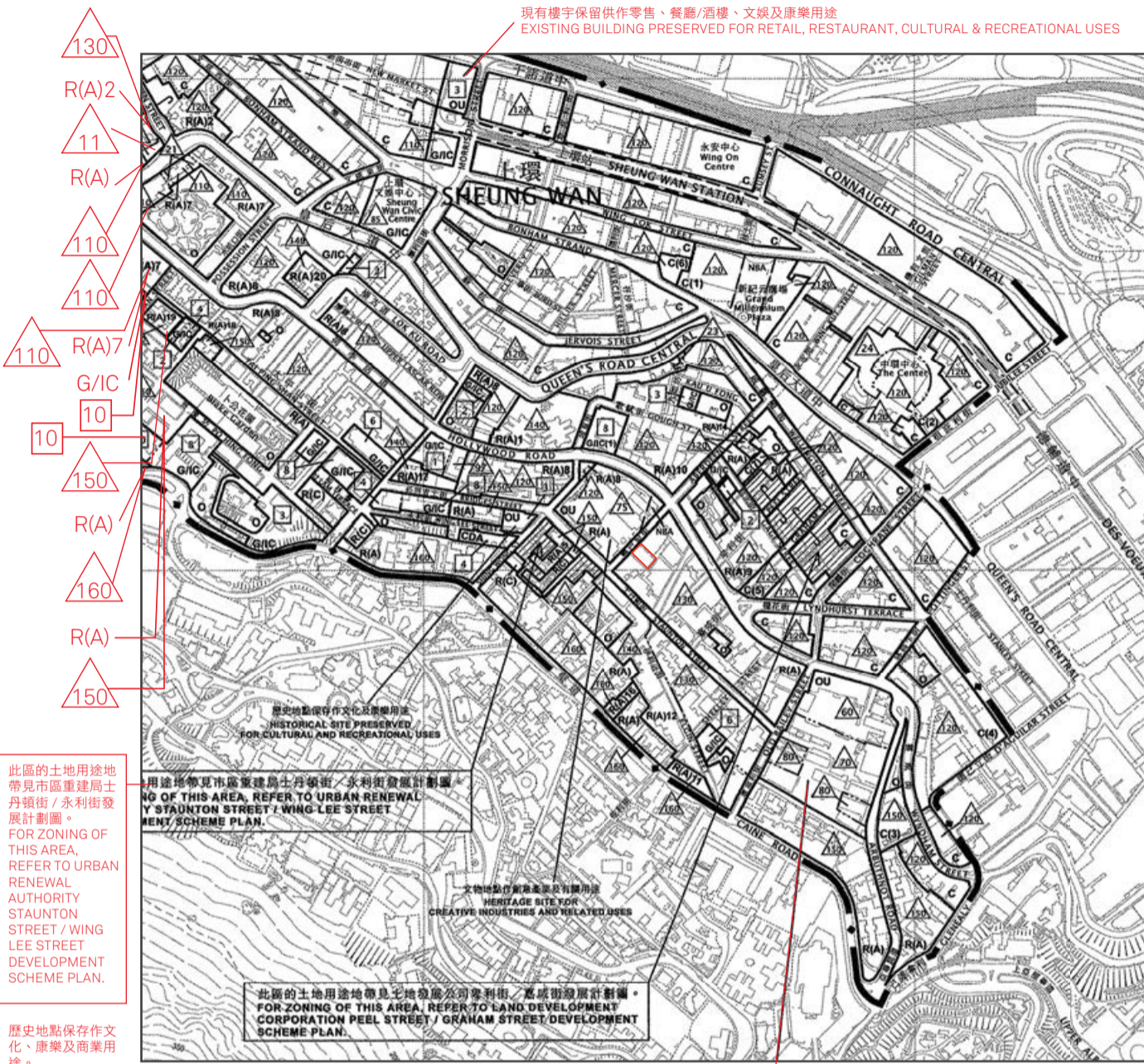
1. The aerial photograph is available for free inspection during opening hours at the sales office.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.

備註:

1. 鳥瞰照片現存於售樓處，於開放時間可供免費查閱。
2. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT 關乎發展項目的分區計劃大綱圖

現有樓宇保留供作零售、餐廳/酒樓、文娛及康樂用途
EXISTING BUILDING PRESERVED FOR RETAIL, RESTAURANT, CULTURAL & RECREATIONAL USES



Adopted from Part of the Draft Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/32 gazetted on 21 September 2018, with adjustment where necessary as shown in red.

摘錄自2018年9月21日刊憲之西營盤及上環分區計劃大綱草圖，圖則編號為S/H3/32，有需要處經修正處理，並以紅色顯示。

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Location of the Development 發展項目的位置 Scale 比例尺: 0 500M (米)

Notation 圖例

Zones 地帶

- C Commercial 商業
- CDA Comprehensive Development Area 綜合發展區
- R(A) Residential (Group A) 住宅 (甲類)
- R(C) Residential (Group C) 住宅 (丙類)
- 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

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
- Pedestrian Precinct / Street 行人專區或街道

Miscellaneous 其他

- Boundary of Planning Scheme 規劃範圍界線
- Land Development Corporation / Urban Renewal Authority Development Scheme Plan Area 土地發展公司 / 市區重建局發展計劃圖範圍

- Building Height Control Zone Boundary 建築物高度管制區界線
- Maximum Building Height (In Meters 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)
- Non-Building Area 非建築用地

Notes:

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

備註:

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

此區的土地用途地帶見市區重建局士丹頓街/永利街發展計劃圖。 FOR ZONING OF THIS AREA, REFER TO URBAN RENEWAL AUTHORITY STAUNTON STREET / WING LEE STREET DEVELOPMENT SCHEME PLAN.

歷史地點保存作文化、康樂及商業用途。 HISTORICAL SITE PRESERVED FOR CULTURAL, RECREATIONAL AND COMMERCIAL USES

用途地帶見市區重建局士丹頓街/永利街發展計劃圖。 FOR ZONING OF THIS AREA, REFER TO URBAN RENEWAL AUTHORITY STAUNTON STREET / WING LEE STREET DEVELOPMENT SCHEME PLAN.

文物地點作創意產業及相關用途。 HERITAGE SITE FOR CREATIVE INDUSTRIES AND RELATED USES

此區的土地用途地帶見土地發展公司/嘉咸街發展計劃圖。 FOR ZONING OF THIS AREA, REFER TO LAND DEVELOPMENT CORPORATION PEEL STREET / GRAHAM STREET DEVELOPMENT SCHEME PLAN.

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖



Adopted from Part of the Approved Mid-Levels West Outline Zoning Plan No. S/H11/15 gazetted on 19 March 2010, with adjustment where necessary as shown in red.

摘錄自2010年3月19日刊憲之半山區西部分區計劃大綱核准圖，圖則編號為S/H11/15，有需要處經修正處理，並以紅色顯示。

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200
OU(1)
10
230
R(B)
1
住宅發展並保存歷史建築物
RESIDENTIAL DEVELOPMENT WITH HISTORICAL BUILDING PRESERVED

255
G/IC 15
0 0

Location of the Development 發展項目的位置

Scale 比例: 0 500M(米)

Notation 圖例

Zones 地帶

- R(A) Residential (Group A)
住宅 (甲類)
- R(B) Residential (Group B)
住宅 (乙類)
- R(C) Residential (Group C)
住宅 (丙類)
- 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

- 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
- Boundary of Country Park
郊野公園界線
- Building Height Control Zone Boundary
建築物高度管制區界線
- Maximum Building Height (In Meters 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)

Notes:

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

備註:

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

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖



Adopted from Part of the Approved The Peak Area Outline Zoning Plan No. S/H14/13 gazetted on 6 April 2018, with adjustment where necessary as shown in red.

摘錄自2018年4月6日刊憲之山頂區分區計劃大綱核准圖，圖則編號為S/H14/13，有需要處經修正處理，並以紅色顯示。

Location of the Development 發展項目的位置 Scale 比例尺 : 0 500M (米)

Notation 圖例

The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. ©The Government of Hong Kong SAR. 大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特區政府，經地政總署准許複印。

Zones 地帶

- GB Green Belt
綠化地帶
- CP Country Park
郊野公園

Miscellaneous 其他

- Boundary of Planning Scheme
規劃範圍界線
- Boundary of Country Park
郊野公園界線

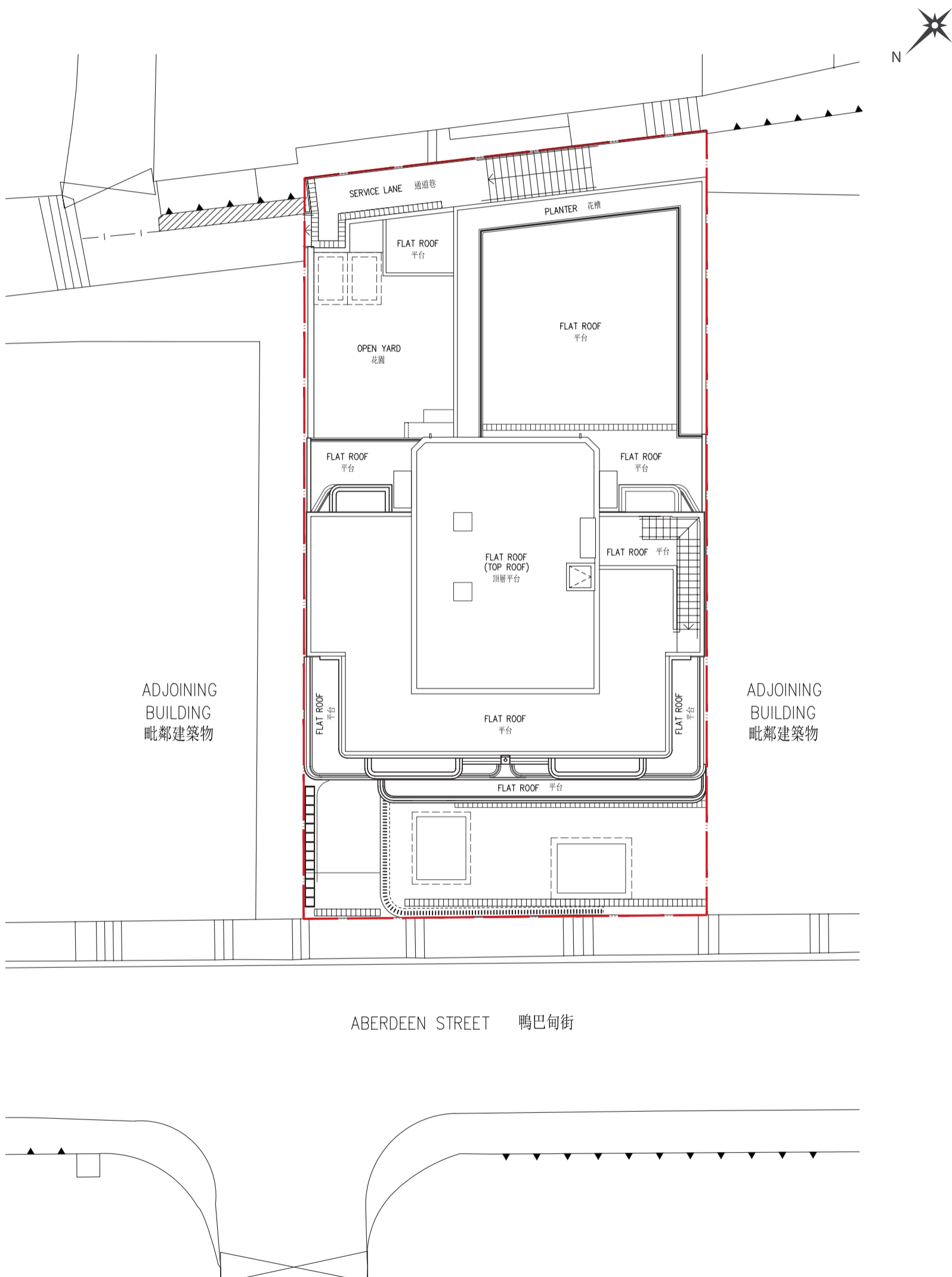
Notes:

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

備註:

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

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



 BOUNDARY LINE OF THE DEVELOPMENT
 發展項目的地界線

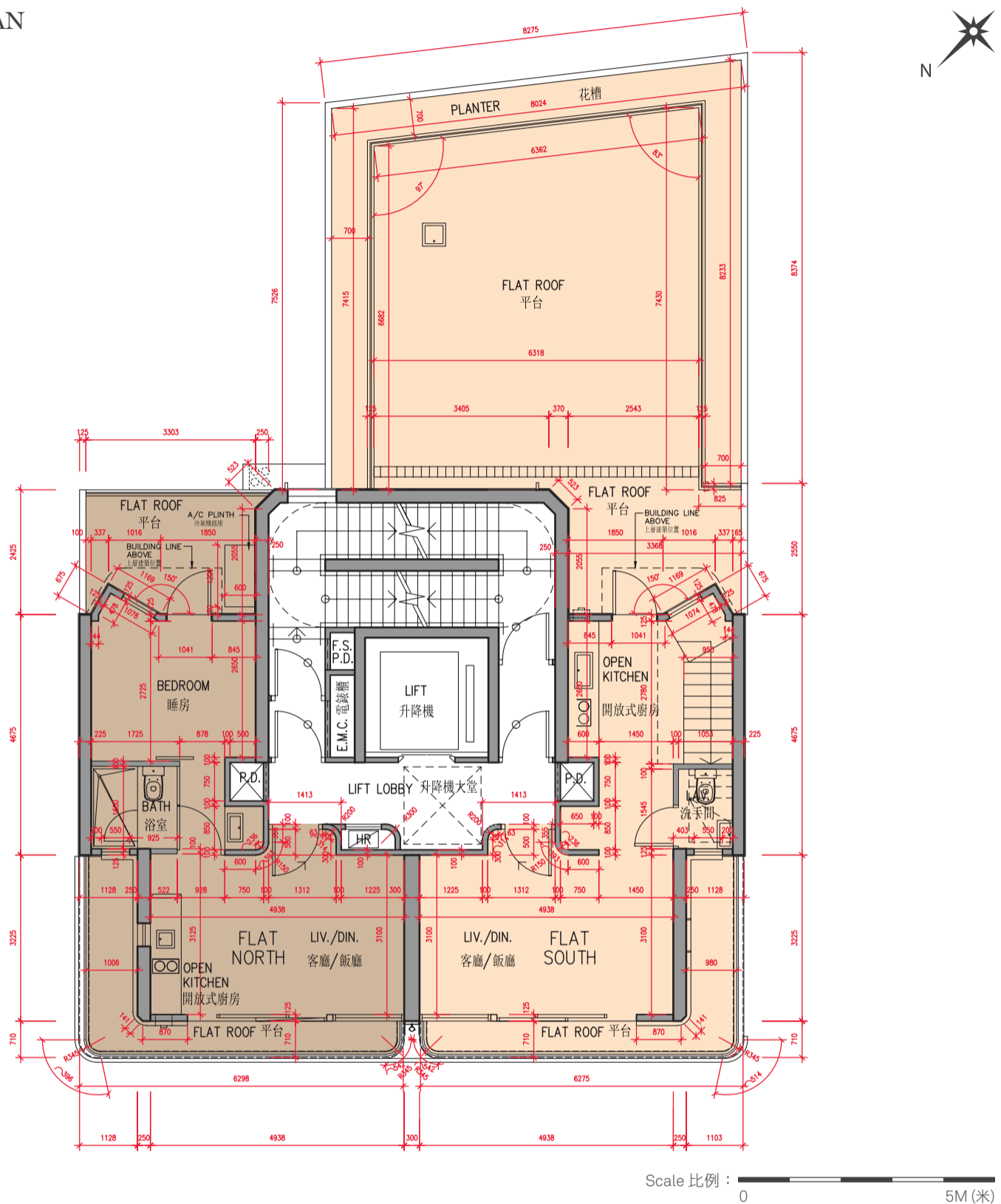
Scale 比例 : 
 0 5M(米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

2/F FLOOR PLAN

2樓平面圖



Legend 圖例

A/C PLINTH = AIR CONDITIONER PLINTH 冷氣機底座
 BATH = BATHROOM 浴室
 E.M.C = ELECTRIC METER CABINET 電錶櫃
 F.S.P.D. = FIRE SERVICES PIPE DUCT 消防管道槽

H.R. = HOSE REEL 消防喉轆
 LAV. = LAVATORY 洗手間
 LIV./DIN. = LIVING ROOM/DINING ROOM 客廳/飯廳
 P.D. = PIPE DUCT 管道槽

1. The floor to floor height of each residential property is: 2/F - 3.15m*.
2. For 2/F, the thickness of the floor slabs (excluding plaster) of each residential unit: Flat North - 300mm; Flat South - 150mm and 300mm.
3. 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.

* Inclusive of the thickness of mass concrete fill on sunken slab

1. 每個住宅物業的層與層之間的高度為：2樓 - 3.15米*。
2. 2樓之每個住宅單位的樓板（不包括灰泥）的厚度如下：North單位 - 300毫米；South單位 - 150毫米及300毫米。
3. 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。

*包括跌級樓板上之混凝土填充層厚度

Note:

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

備註：

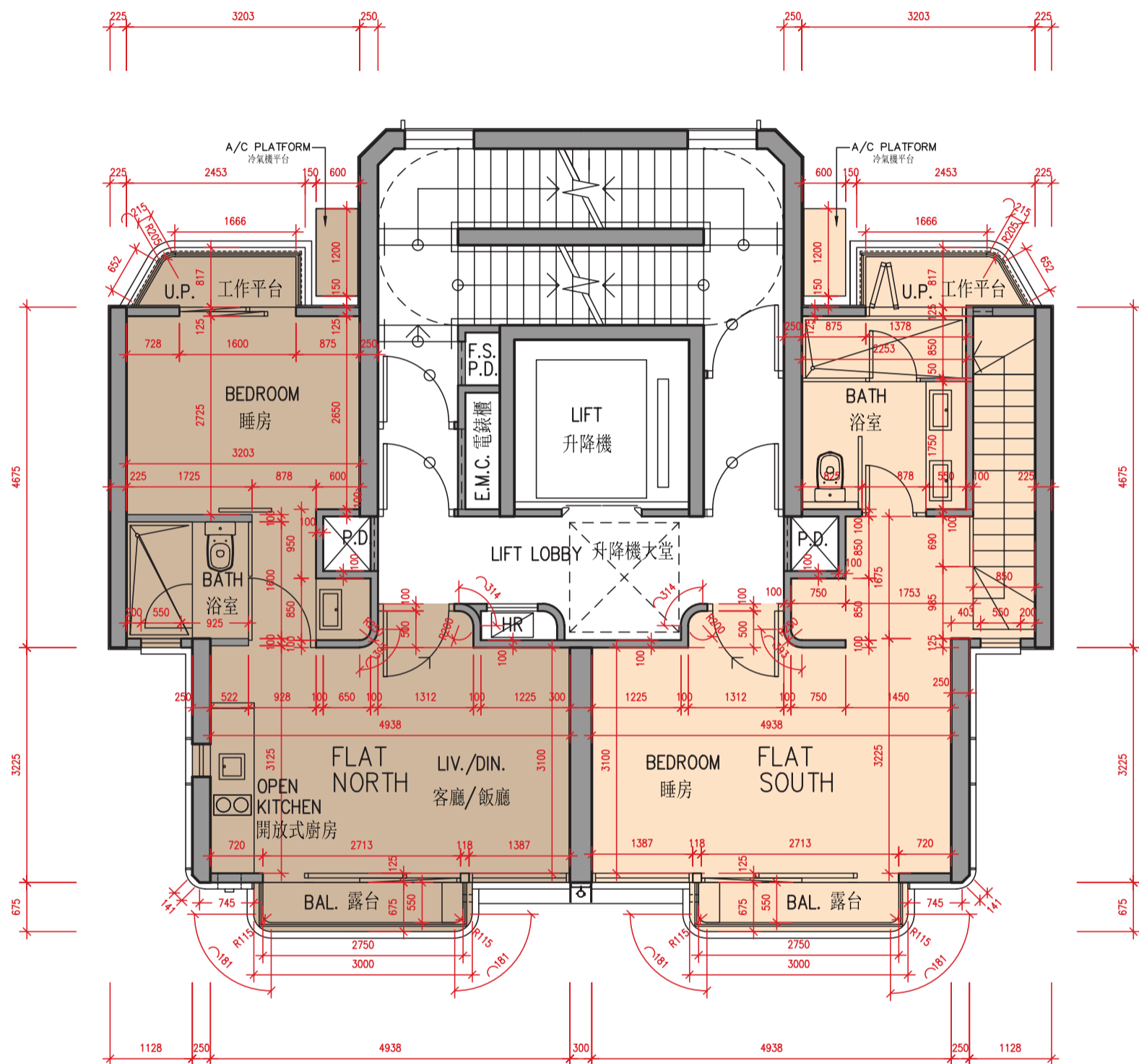
樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

3/F FLOOR PLAN

3樓平面圖



Legend 圖例

A/C PLATFORM = AIR CONDITIONER PLATFORM 冷氣機平台
 BATH = BATHROOM 浴室
 BAL. = BALCONY 露台
 E.M.C = ELECTRIC METER CABINET 電錶櫃
 F.S.P.D. = FIRE SERVICES PIPE DUCT 消防管道槽

H.R. = HOSE REEL 消防喉轆
 LIV./DIN. = LIVING ROOM/DINING ROOM 客廳/飯廳
 P.D. = PIPE DUCT 管道槽
 U.P. = UTILITY PLATFORM 工作平台

1. The floor to floor height of each residential property is: 3/F - 3.15m*.
2. For 3/F, the thickness of the floor slabs (excluding plaster) of each residential unit: Flat North - 300mm; Flat South - 300mm.
3. 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.

*Inclusive of the thickness of mass concrete fill on sunken slab

Note:

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

1. 每個住宅物業的層與層之間的高度為：3樓 - 3.15米*。
2. 3樓之每個住宅單位的樓板（不包括灰泥）的厚度如下：North單位 - 300毫米；South單位 - 300毫米。
3. 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。

*包括跌級樓板上之混凝土填充層厚度

備註：

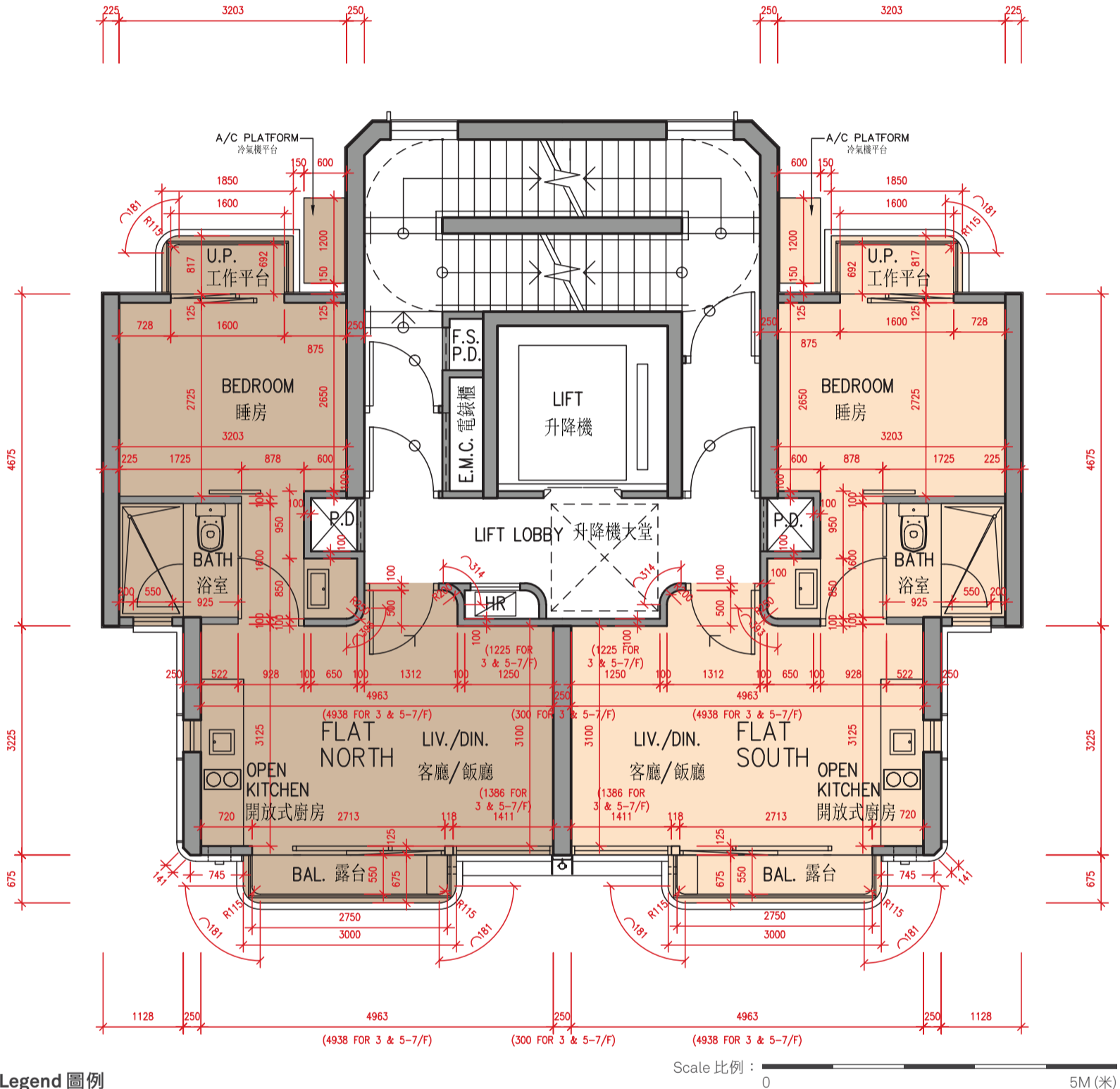
樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

5-13/F & 15-21/F FLOOR PLAN

5至13樓及15至21樓平面圖



Legend 圖例

A/C PLATFORM = AIR CONDITIONER PLATFORM 冷氣機平台
 BATH = BATHROOM 浴室
 BAL. = BALCONY 露台
 E.M.C = ELECTRIC METER CABINET 電錶櫃
 F.S.P.D. = FIRE SERVICES PIPE DUCT 消防管道槽

H.R. = HOSE REEL 消防喉轆
 LIV./DIN. = LIVING ROOM/DINING ROOM 客廳/飯廳
 P.D. = PIPE DUCT 管道槽
 U.P. = UTILITY PLATFORM 工作平台

1. The floor to floor height of each residential property is: 5-13/F, 15-21/F - 3.15m*.
2. For 5-13/F, 15-21/F, the thickness of the floor slabs (excluding plaster) of each residential unit: Flat North - 300mm; Flat South - 300mm.
3. 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.

*Inclusive of the thickness of mass concrete fill on sunken slab

Note:

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

1. 每個住宅物業的層與層之間的高度為：5至13樓及15至21樓 - 3.15米*。

2. 5至13樓及15至21樓之每個住宅單位的樓板（不包括灰泥）的厚度如下：North單位 - 300毫米；South單位 - 300毫米。

3. 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。

*包括跌級樓板上之混凝土填充層厚度

備註：

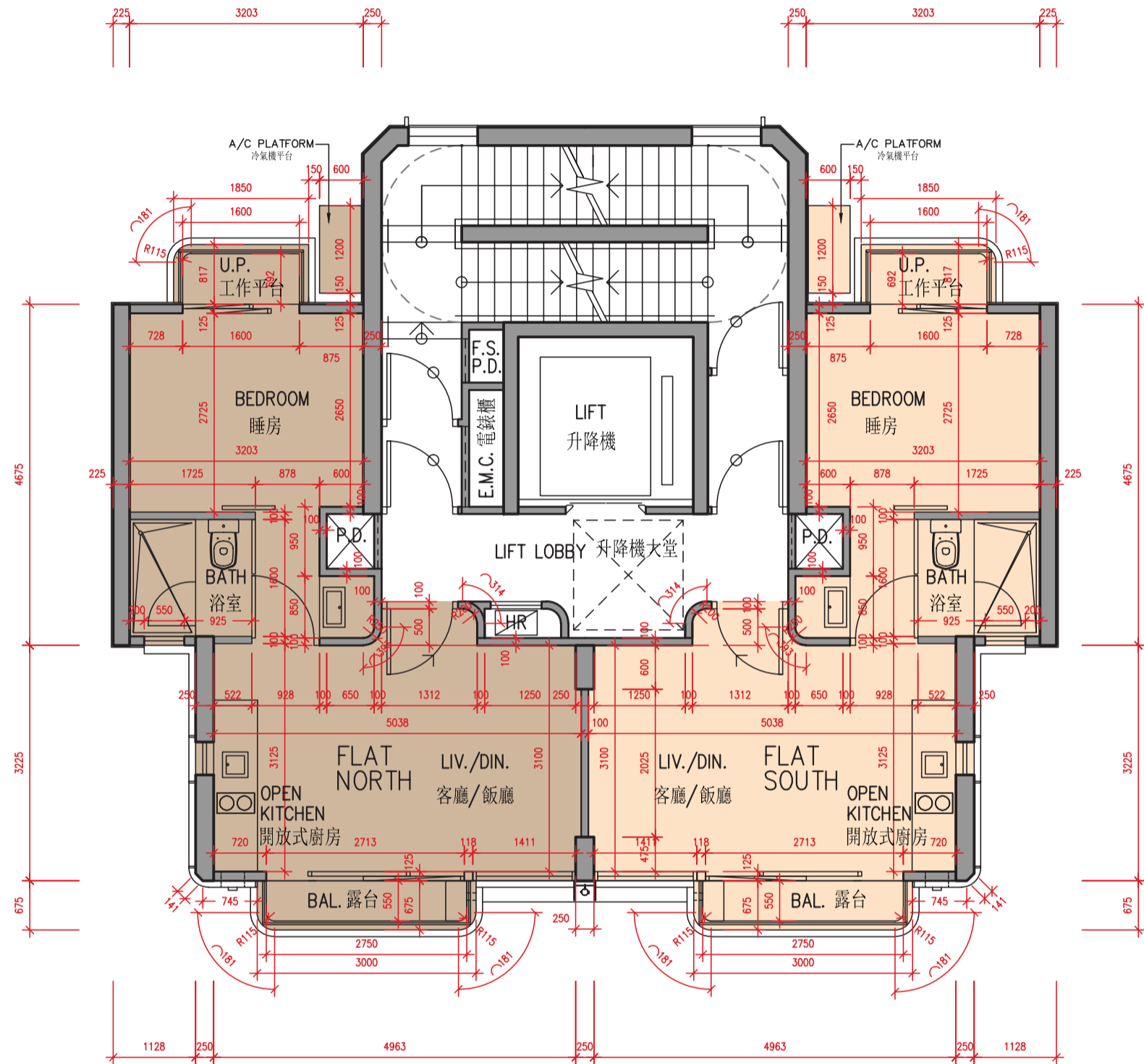
樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

22-23/F FLOOR PLAN

22至23樓平面圖



Legend 圖例

A/C PLATFORM = AIR CONDITIONER PLATFORM 冷氣機平台
 BATH = BATHROOM 浴室
 BAL. = BALCONY 露台
 E.M.C = ELECTRIC METER CABINET 電錶櫃
 F.S.P.D. = FIRE SERVICES PIPE DUCT 消防管道槽

H.R. = HOSE REEL 消防喉轆
 LIV./DIN. = LIVING ROOM/DINING ROOM 客廳/飯廳
 P.D. = PIPE DUCT 管道槽
 U.P. = UTILITY PLATFORM 工作平台

1. The floor to floor height of each residential property is: 22/F - 3.15m; 23/F - 3.4m*
2. For 22-23/F, the thickness of the floor slabs (excluding plaster) of each residential unit: 22/F Flat North - 300mm; 22/F Flat South - 300mm; 23/F Flat North - 150mm and 300mm; 23/F Flat South - 150mm and 300mm.
3. 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.

*Inclusive of the thickness of mass concrete fill on sunken slab

Note:

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

1. 每個住宅物業的層與層之間的高度為：22樓 - 3.15米；23樓 - 3.4米*。
2. 22至23樓之每個住宅單位的樓板（不包括灰泥）的厚度如下：22樓North單位 - 300毫米；22樓South單位 - 300毫米；23樓North單位 - 150毫米及300毫米；23樓South單位 - 150毫米及300毫米。
3. 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。

*包括跌級樓板上之混凝土填充層厚度

備註：

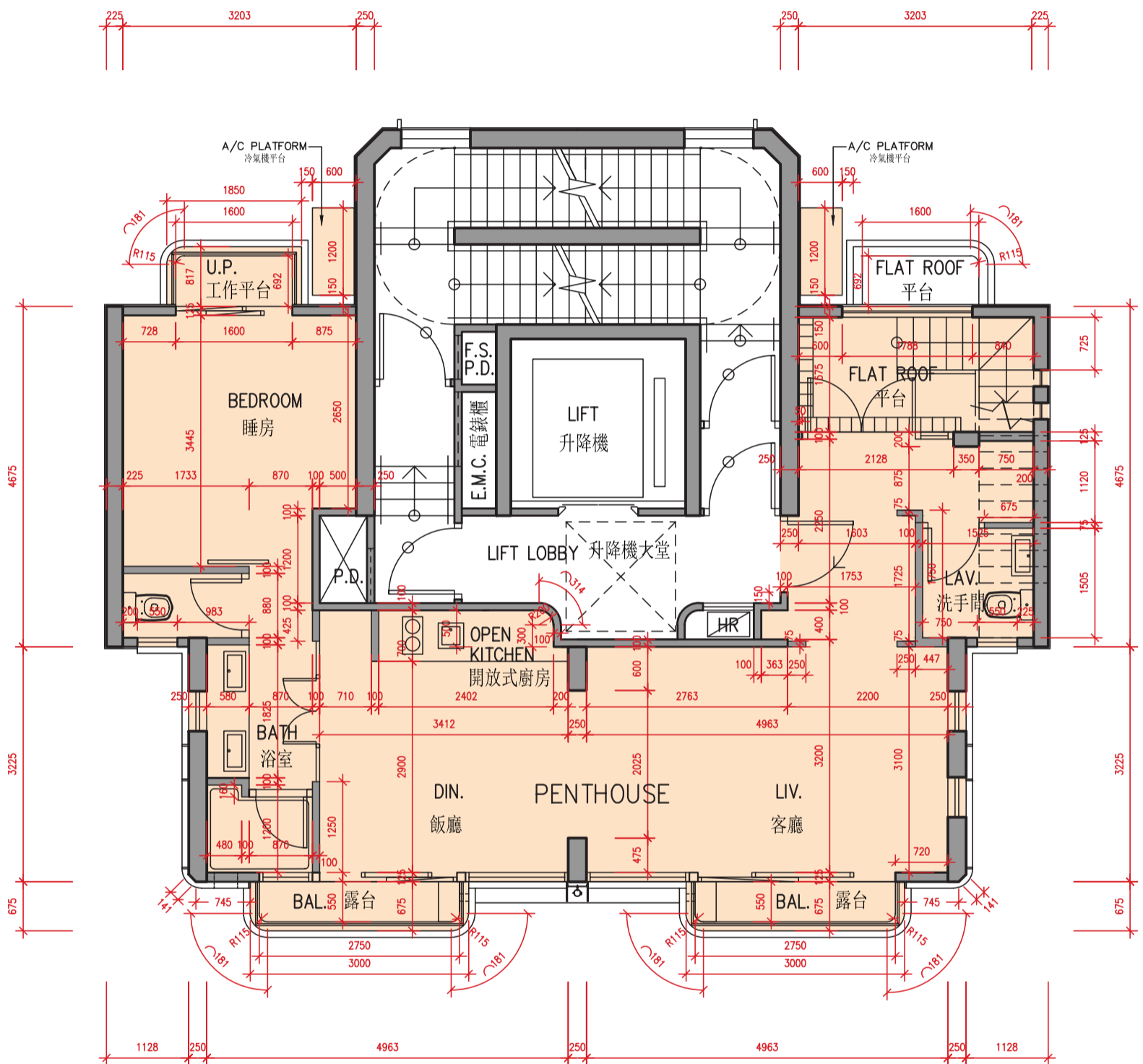
樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

25/F (PENTHOUSE) FLOOR PLAN

25樓(頂層)平面圖



Scale 比例 : 0 5M (米)

Legend 圖例

A/C PLATFORM = AIR CONDITIONER PLATFORM 冷氣機平台
 BATH = BATHROOM 浴室
 BAL. = BALCONY 露台
 DIN. = DINING ROOM 飯廳
 E.M.C = ELECTRIC METER CABINET 電錶櫃
 F.S.P.D. = FIRE SERVICES PIPE DUCT 消防管道槽

H.R. = HOSE REEL 消防喉轆
 LAV. = LAVATORY 洗手間
 LIV. = LIVING ROOM 客廳
 P.D. = PIPE DUCT 管道槽
 U.P. = UTILITY PLATFORM 工作平台

1. The floor to floor height of each residential property is: 25/F - 3.15m*.
2. For 25/F, the thickness of the floor slabs (excluding plaster) of each residential unit: Penthouse - 150mm and 300mm.
3. 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.

1. 每個住宅物業的層與層之間的高度為：25樓 - 3.15米*。
2. 25樓之每個住宅單位的樓板（不包括灰泥）的厚度如下：頂層 - 150毫米及300毫米。
3. 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。

*包括跌級樓板上之混凝土填充層厚度

*Inclusive of the thickness of mass concrete fill on sunken slab

Note:

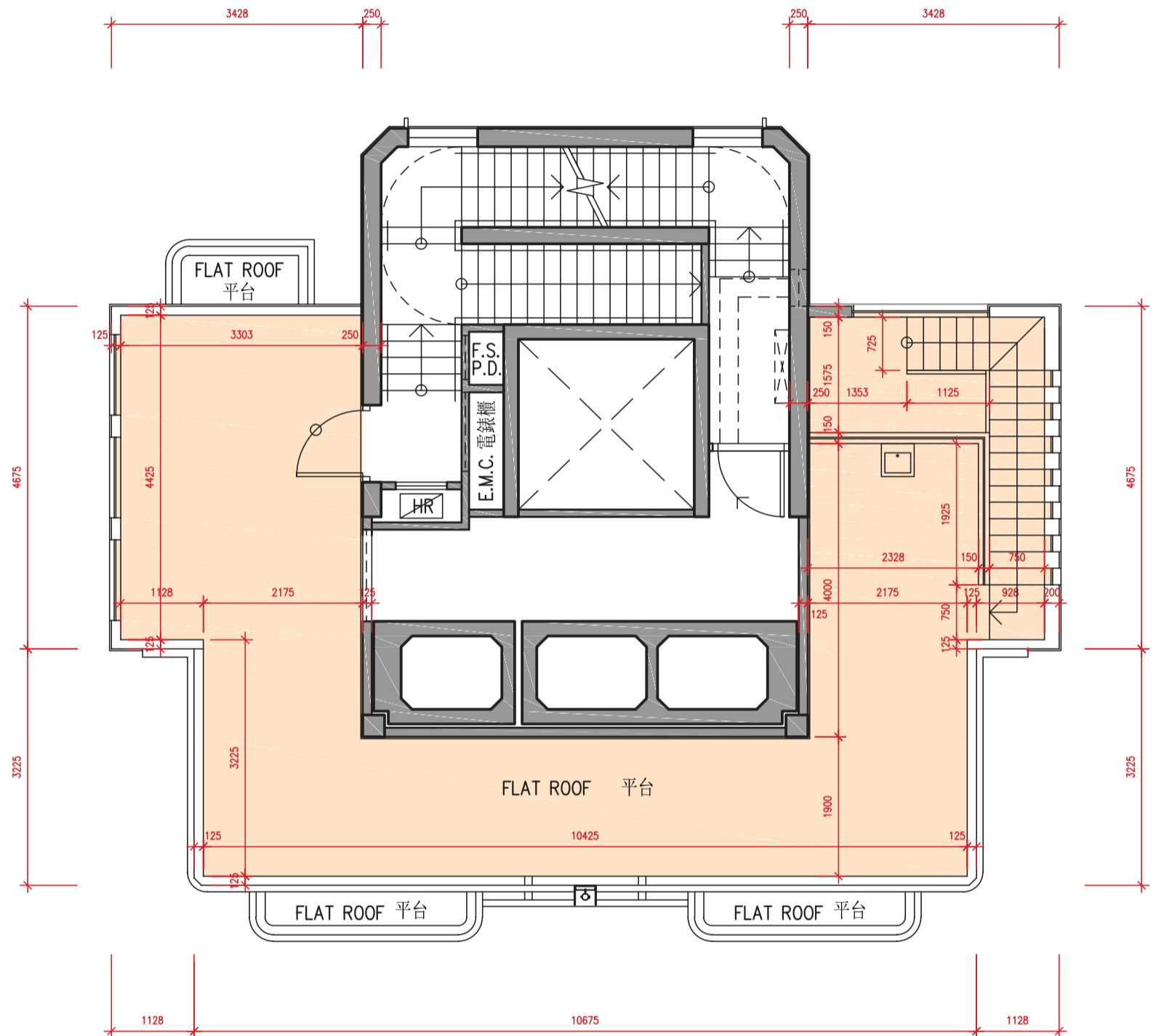
The dimensions in the floor plans are all structural dimensions in millimeter

備註：

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

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

ROOF FLOOR PLAN 天台平面圖



Scale 比例 : 0 5M (米)

Legend 圖例

- E.M.C = ELECTRIC METER CABINET 電錶櫃
- F.S.P.D. = FIRE SERVICES PIPE DUCT 消防管道槽
- H.R. = HOSE REEL 轆

1. The floor to floor height of each residential property for Roof is: Not Applicable.
2. For Roof, the thickness of the floor slabs (excluding plaster) of each residential unit: Not Applicable.
3. 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.

1. 天台的每個住宅物業的層與層之間的高度為：不適用。
2. 天台之每個住宅單位的樓板（不包括灰泥）的厚度如下：不適用。
3. 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。

Note:

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

備註：

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

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台, 工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cock-loft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stair-hood 梯屋	Terrace 前庭	Yard 庭院
2/F & 3/F 2樓及3樓	South (Duplex) (複式)	73.262 (789) Balcony 露台 : 1.711(18) Utility Platform 工作平台 : 1.543(17) Verandah 陽台 : -	-	-	-	60.668 (653)	-	-	-	-	-	-
2/F 2樓	North	35.202 (379) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	14.603 (157)	-	-	-	-	-	-
3/F 3樓	North	38.06 (410) Balcony 露台 : 1.711(18) Utility Platform 工作平台 : 1.543(17) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
5-13/F, 15-23/F 5樓-13樓, 15樓-23樓	South	37.788 (407) Balcony 露台 : 1.711(18) Utility Platform 工作平台 : 1.271(14) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
	North	37.788 (407) Balcony 露台 : 1.711(18) Utility Platform 工作平台 : 1.271(14) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
25/F and Roof 25樓及天台	Pent-house 頂層	70.886 (763) Balcony 露台 : 3.422(37) Utility Platform 工作平台 : 1.271(14) Verandah 陽台 : -	-	-	-	25/F Penthouse 25樓頂層: 3.039 (33) Roof 天台: 47.366 (510)	-	-	-	-	-	-

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目中的住宅物業的面積

The saleable area of each residential property, and the floor area of every balcony and utility platform to the extent that it forms part of the residential property, are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.

The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace and yard (if any) to the extent that it forms part of the residential property is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Remarks:

1. The areas as specified above in square feet are converted from the areas in square metres at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the areas presented in square metres.
2. There is no verandah in the residential properties of the Development.
3. 4/F, 14/F and 24/F are omitted.

每個住宅物業的實用面積，以及在構成該物業的一部分的範圍內的每一露台及工作平台的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。

在構成住宅物業的一部分的範圍內的每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院（如有），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. 上述以平方呎表述之面積由以平方米表述之面積以1平方米 = 10.764 平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 發展項目的住宅物業並無陽台。
3. 不設4樓、14樓及24樓。

20

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

Not Applicable

不適用

21

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

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase (the "**Preliminary Agreement**").
2. 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.
3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that Preliminary Agreement: -
 - (i) 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.

1. 在簽署臨時買賣合約（「**臨時合約**」）時須支付款額為5%的臨時訂金。
2. 買方在簽署該臨時合約時支付的臨時訂金，會由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。
3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約——
 - (i) 該臨時合約即告終止；
 - (ii) 有關的臨時訂金即予沒收；及
 - (iii) 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。

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

A Deed of Mutual Covenant and Management Agreement (“DMC”) in respect of the Development will be entered into among the First Owner (i.e. Joint Rise International (HK) Limited, being the Vendor referred to in other parts of this Sales Brochure), the Manager (i.e. 28 Aberdeen St. (Management) Limited) and an owner of the Development.

A. Common parts of the Development

“**Common Areas and Facilities**” means collectively the Development Common Areas and Facilities and the Residential Common Areas and Facilities and all those parts and such of the facilities of the Development designated as common areas and facilities in any Sub-Deed (as defined in the DMC).

“**Development Common Areas and Facilities**” means and includes: -

- (a) (i) such part of the external walls of the Development
- (1) facing the service lane at the rear of the Lot (as defined in the DMC); and
 - (2) on **Ground Floor** and **First Floor** of the Development enclosing any rooms or components as set out in sub-paragraph (ii) below (other than those forming part of the Residential Accommodation (as defined in the DMC)),
- together with the architectural and lighting features thereon; and
- (ii) the Slope Structures (as defined in the DMC), the service lane at the rear of the Lot, the external wall architectural features, fins (if any), passages, entrances, entrance lobby, walkways, stairways, staircases (including those staircases designated as means of escape under the Building Plans), landings, platforms, air conditioning platforms, open spaces and decks, boundary fence walls, lobbies and the mail box provided therein, service areas, refuse storage and material recovery chamber, cable room (if any), cable draw pits, cable trench, switch room (with locker and lifting handles for the matching covers of the cable draw pits and cable trench kept therein), keys to the locker in the switch room, electricity switch room, low voltage switch room, pump room for sprinkler/intermediate booster sprinkler pump, fire pump and tank rooms, fibre glass cleansing and flushing water tank, potable and flushing water tank pump room, sprinkler control valve and sprinkler inlet, fire services inlets, sprinkler control valve room (if any), generator room, fire service pump and sprinkler pump room (if any), watchmen office and counter and the FS control panel therein, water / electrical meter cabinet (if any), FS inlet & sprinkler inlet cabinet, HR cabinet, gas valve cabinet, electric / telephone cable duct, air ducts, A/C ducts, drains, channels, water mains, sewers, fresh and flush water storage tanks, fresh and flush water tank pump room, sprinkler water tank, fresh and flush water intakes and mains, drainage connection, communal television and radio aerial systems for reception of television and radio broadcast, telecommunications and broadcasting distribution networks, common wifi transmitters, cable television system (if any), TBE room, wires, cables and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Lot through which fresh or salt water, sewage, gas, telephone, electricity and other services are supplied

to the Development, trees, shrubs and other plants and vegetation, lighting facilities (including but not limited to the wall lamps facing the service lane at the rear of the Lot), meter cabinets and meter spaces and roof thereof, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system, and such other areas and any other mechanical systems, devices or facilities installed or provided in the Development intended for common use and benefit of the Development which are (in so far as the same are capable of being shown on plans) for the purposes of identification only shown coloured **Indigo** on the plans certified by the Authorized Person and annexed hereto;

- (b) and such other areas, systems, devices, services and facilities of and in the Lot and the Development as may at any time be designated as Development Common Areas and Facilities by the First Owner in accordance with the DMC; and
- (c) to the extent not specifically provided in paragraphs (a) and (b) above, such other parts of the Lot and the Development: -
- (i) any parts of the Development covered by paragraph (a) of the definition of “**common parts**” set out in section 2 of the Building Management Ordinance (Cap.344); and / or
 - (ii) any parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) and included under paragraph (b) of the definition of “**common parts**” set out in section 2 of the Building Management Ordinance (Cap.344);

but EXCLUDING the Residential Common Areas and Facilities, the Commercial Accommodation (as defined in the DMC) and such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner (as defined in the DMC) and such facilities within the Development serving only any particular Owner.

“**Residential Common Areas and Facilities**” means and includes: -

- (a) (i) such part of the external walls of the Development (other than (1) those forming the windows of a Residential Unit (as defined in the DMC) and (2) those forming part of the Development Common Areas and Facilities) which, for the avoidance of doubt, including (without limitation): -
- (1) those walls on and below **Ground Floor** of the Development facing the pavement on Aberdeen Street; and
 - (2) those walls facing the passageways leading to the lift lobby on **Ground Floor** of the Development,
- together with the architectural and lighting features thereon;
- (ii) external wall architectural features (including the external cladding and finishes of the walls on and below Ground Floor of the Development facing the pavement on Aberdeen Street and the passageways leading to the lift lobby on Ground Floor), fins (if any), Recreational Areas and Facilities, and such of the passages, common corridors, lift lobbies, air conditioning platforms, structural walls, stairways, staircases (including those staircases designated as means of escape under the Building Plans), roofs and flat roofs not forming parts of Residential Units, lifts,

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

lift shafts, inaccessible spaces underneath the lifts, firemen's lift, firemen's lift lobby, lift machine room, firemen's lift shaft, inaccessible spaces underneath the firemen's lift, water meter rooms, electric duct, telephone duct, pipe ducts, pipe well, electric ducts, air ducts, A/C ducts, mechanical vent shafts, water tanks, pump rooms, aerials, meters, lighting (including the specialised lighting features on the walls as specified in sub-paragraph (i) above), drains, channels, sewers, flush and fresh water intakes and mains, wires, cables, air conditioning and ventilation system, building management unit (as defined in Clause 36(bc) of the DMC) and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity and other services are supplied to the Residential Accommodation, pumps, tanks, sanitary fittings, electrical installations, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and such other areas and any other systems, devices or facilities which are at or provided or installed in the Development intended for the common use and benefit of the Owners and residents or tenants of the Residential Accommodation and their bona fide guests or visitors and such other areas within the Lot which are (in so far as the same are capable of being shown on plans) for the purposes of identification only shown coloured **Yellow** on the plans certified by the Authorized Person and annexed hereto;

- (b) and such other systems, devices and facilities within the Development as are designated by the First Owner for common use and benefit of the Residential Accommodation in accordance with the DMC but EXCLUDING the Development Common Areas and Facilities, the Commercial Accommodation and such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Development serving only any particular Owner.

B. Number of undivided shares assigned to each residential property in the Development

Floor	Unit	No. of Undivided Shares
2 nd	Flat North	54
2 nd and 3 rd	Flat South (Duplex)	163
3 rd	Flat North	42
5 th - 13 th and 15 th - 23 rd	Flat North	42 (each) Sub-total: 756
5 th - 13 th and 15 th - 23 rd	Flat South	42 (each) Sub-total: 756
25 th and Roof	Penthouse	132
Total:		1,903

Notes:

- Each of the Flats (except Flat North on 2nd Floor and Penthouse on 25th Floor and Roof) includes one air-conditioning platform. Flat North on 2nd Floor includes one air-conditioning plinth. Penthouse on 25th Floor and Roof includes two air-conditioning platforms.
- Each of the Flats includes Balcony(ies) and Utility Platform except Flat North on 2nd Floor.
- Flat North on 2nd Floor, Flat South (Duplex) on 2nd Floor and Penthouse on 25th Floor and Roof each includes Flat Roofs.
- There are no designation of 4th Floor, 14th Floor and 24th Floor in the Development.

C. Terms of years for which the manager of the Development is appointed

The manager for the Development shall be appointed for an initial term of two (2) years commencing from the date of the DMC and to be continued thereafter unless and until terminated by not less than three (3) calendar months' notice in writing in accordance with the terms of the DMC.

D. Basis on which the management expenses are shared among the owners of the residential properties in the Development

Each Owner shall contribute his due proportion of the budgeted management expenses which proportion shall be equal to the undivided shares of all Unit(s) owned by him divided by the total undivided shares of all Units of the Development.

E. Basis on which the management fee deposit is fixed

A sum as security equivalent to three (3) months' Management Fee and such security amount shall be non-refundable but transferable.

F. The area in the Development retained by the Vendor for the Vendor's own use

Not Applicable.

Note:

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

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

第一業主（即昇聯國際（香港）有限公司，其為本售樓說明書其他部分之所述的賣方）、管理人（即28 Aberdeen St. (Management) Limited）和發展項目的業主將會簽訂一份關於發展項目的公契及管理協議（「公契」）。

甲. 發展項目的公用部分

「公用地方及設施」指發展項目公用地方及設施、住宅公用地方及設施，及按任何副公契（定義見公契）指定為公用地方及設施的該大廈的設施。

「發展項目公用地方及設施」指及包括：

(a) (i) 發展項目的

- (1) 面向於該地段（定義見公契）後方之通道巷；及
- (2) 位於發展項目地下及1樓的任何於以下第(ii)分段列出的房間或元件的（除組成住宅部份（定義見公契）以外）

的外牆連同其上之建築裝飾和照明設備；及

- (ii) 斜坡結構（定義見公契）、於該地段後方之通道巷、外牆建築裝飾、建築簷片、通道、入口、入口大堂、走廊、樓梯（包括於建築圖則（定義見公契）內列明的逃生途徑）、平台、空調平台、空地和地板、邊界圍牆、大堂及其內設置的郵箱、公共服務區域、垃圾及物料回收室、電纜室（如有）、電纜引入槽、電纜槽、電掣房（內有為開關電纜引入槽和電纜槽的上蓋的把手及其鎖櫃）、電掣房鎖櫃的鑰匙、電掣房、低壓電掣房、灑水器／增壓灑水器泵房、消防泵和缸室、玻璃纖維清洗及沖洗水缸、飲用水和穢水箱泵房、噴水控制閥和噴水器入口、消防設備入口、灑水控制閥室（如有）、機房、消防泵及灑水泵房（如有）、守衛室及櫃檯及其中之消防設備控制板、水／電錶櫃（如有）、消防設備入口及灑水系統入口箱、消防喉轆櫃、煤氣閥櫃、電氣／電話電纜管道、空氣管道、空調管道、排水渠、渠道、水管、下水道、淡水和穢水儲水缸、淡水和穢水泵房、灑水器水缸、淡水和穢水入口及水管、排水渠接駁處、用於接收電視和無線電廣播的公共電視和無線電天線系統、電信和廣播分發網絡、公用無線網絡發射器、有線電視系統（如有）、電訊及廣播設備機房、電線、電纜及其他於任何時候在該地段之上或地下經過的為發展項目提供淡水或鹹水、污水、煤氣、電話、電力及其他服務的設備、樹木、灌木及植物、照明裝置（包括但不限於面對該地段後方的通道巷外牆的牆身燈）、水／電櫃及空間及其屋頂、消防設備及裝置、安全系統和裝置、通風系統及其他於發展項目為共用及共同利益而安裝或提供的地方或任何其他機械系統、設備或設施，其位置（如可以在圖則上顯示）已在附於公契的經由認可人士核實的圖則上用**靛藍色**顯示僅作識別之用；

(b) 及於該地段及發展項目中經由第一業主按公契指定為發展項目公用地方及設施的其他地方、系統、設備、服務及設施；及

(c) 如沒有在上述第(a)及(b)分段指明、該地段及發展項目中其他：-

- (i) 任何發展項目中受建築物管理條例（334章）第2條釋義的「公用部分」第(a)分段涵蓋的部份；及／或
- (ii) 任何於建築物管理條例（334章）附表1指明並為建築物管理條例（334章）第2條釋義的「公用部分」第(b)分段涵蓋的部份；

但不包括住宅公用地方及設施、商業部份（定義見公契），

以及在發展項目之內其持有、使用、佔用及享用的獨有權利及特權屬於任何特定業主（定義見公契）的地方和在發展項目之內僅供任何特定業主使用的設施。

「住宅公用地方及設施」指及包括：

(a) (i) 發展項目的外牆（(1)組成住宅單位的窗戶及(2)組成發展項目公用地方及設施的除外），且為免生疑問包括（但不限於）下列：-

- (1) 發展項目地下及以下面向鴨巴甸街行人道的外牆；及
- (2) 面向發展項目地下通往升降機大堂的走廊的外牆，連同其上之建築裝飾和照明設備；

- (ii) 外牆建築裝飾（包括發展項目地下及以下面向鴨巴甸街行人道及面向地下通往升降機大堂的走廊的外牆的覆蓋層及裝修物料）、建築簷片（如有）、康樂地方及設施（定義見公契）、通道、公共走廊、升降機大堂、空調平台、結構牆、樓梯（包括於建築圖則內列明的逃生途徑）、不組成住宅單位部份的天台及平台、升降機、升降機井、升降機下方的無法進入的空間、消防員升降機、消防員升降機大堂、升降機機房、消防員升降機、消防員升降機下方的無法進入的空間、水錶房、電線管道、電話管道、管道、管井、空氣管道、空調管道、機械通風井、水箱、泵房、天線、錶、照明裝置（包括於第(i)分段所述外牆上特製之照明裝置、渠道、水管、下水道、淡水和穢水入口及水管、電線、電纜、空調及通風系統、大廈管理裝置（於公契第36(bc)條定義）及其他不論是管道或其他形式而淡水、鹹水、污水、煤氣、電力及其他服務可於其中向住宅部份提供的設施、泵、水缸、衛生設備、電力裝置、裝置、設備及設施、消防設備及裝置、安全系統和裝置、通風系統及其他於發展項目內為住宅部份的業主及住客或租客及其真實賓客及訪客共用及共同利益而安裝或提供的地方，其位置（如可以在圖則上顯示）已在附於公契的經由認可人士核實的圖則上用**黃色**顯示僅作識別之用；

(b) 及於該地段及發展項目中經由第一業主按公契指定為住宅部份共用的其他系統、設備及設施

但不包括發展項目公用地方及設施、商業部份（定義見公契），以及在發展項目之內其持有、使用、佔用及享用的獨有權利及特權屬於任何特定業主（定義見公契）的地方和在發展項目之內僅供任何特定業主使用的設施。

乙. 分配予發展項目中的每個住宅物業的不分割份數的數目

樓層	單位	不分割份數的數目
2樓	North	54
2-3樓	South (複式)	163
3樓	North	42
5至13樓及 15至23樓	North	42 (每個) 小計：756
5至13樓及 15至23樓	South	42 (每個) 小計：756
25樓及天台	頂層	132
總數：		1,903

備註：

1. 每個單位(除2樓South單位及25樓及天台的閣樓外)均包括一個空調平台。2樓South單位包括一個空調底座。25樓及天台的閣樓包括兩個空調平台。
2. 除2樓North單位之外每個單位均包括露台及工作平台。
3. 2樓North單位、2-3樓South單位(複式)及25樓及天台的閣樓均包括平台。
4. 發展項目不設4樓、14樓及24樓。

SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

丙. 有關發展項目的管理人的委任年期

發展項目的管理人的初始任期為自公契之日起兩年，並隨後續任，直至按公契條款發出不少於3個月的書面通知終止委任。

丁. 管理開支按甚麼基準在發展項目中的住宅物業擁有人之間分擔

每個單位擁有人須分擔預算管理開支中他的適當部分，該部分相等於他的單位的不分割數除以發展項目所有單位的總不分割份數。

戊. 計算管理費按金的基準

相等於3個月的管理開支的分擔款項，該按金不可退還，但可轉讓。

己. 賣方在發展項目中保留作自用的範圍

不適用。

備註：

請查閱公契以了解全部詳情。完整的公契現存於售樓處，於開放時間可供免費查閱，並可在支付所需影印費後取得公契之複印本。

SUMMARY OF LAND GRANT

批地文件的摘要

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

The Development is constructed on Section A of Sub-Section 1 of Section E of Inland Lot No. 98, The Remaining Portion of Sub-Section 1 of Section E of Inland Lot No. 98 and The Remaining Portion of Section E of Inland Lot No. 98 (collectively the "Land").

B. Term of years under the usage

981 years from 25 December 1862.

C. User restrictions applicable to the Land

The Government Lease of Inland Lot No. 98 contains the restrictions on the trade or business of a Brazier, Slaughterman, Soap-maker, Sugar-baker, Fellmonger, Melter of tallow, Oilman, Butcher, Distiller, Victualler or Tavern-keeper, Blacksmith, Nightman, Scavenger, or any other noisy, noisome or offensive trade or business whatsoever. A Licence to carry out the trade or business of sugar-baker, oilman (excluding petrol filling station), butcher, victualler and tavern-keeper (the "Trade or Business") in the Development has been granted by the Government on 14 April 2014 and registered in the Land Registry by Memorial No. 14050501620119. Under the Licence, the owner will be required (among other terms): -

1. to comply with all ordinances, bye-laws, rules and regulations affecting the Trade or Business; and
2. to indemnify and keep indemnified the Government from and against all actions arising out of the Development for the purpose of the Trade or Business.

The Licence will be deemed to be terminated in the event of any breach of or non-compliance with the terms and conditions contained in the Licence.

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

Not Applicable.

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

The grantee and his assigns shall and will before the expiration of the first year of the term thereby granted, at his and their own proper costs and charges, in a good, substantial and workmanlike manner erect, build and completely finish fit for use, one or more good, substantial and safe brick or stone messuage or tenement, messuages or tenements, upon some part of the ground thereby demised, with proper fences, walls, sewers, drains and all other usual or necessary appurtenances, which said messuage or tenement, messuages or tenements, shall be of the same rate of building, elevation, character and description and shall front and range in a uniform manner with the messuages or tenements in the same street and the whole to be done to the satisfaction of the Government.

F. Lease conditions that are onerous to a purchaser

Not Applicable.

A. 發展項目所位於的土地的地段編號

發展項目建於內地段第98號E段第1分段之A段、第98號E段第1分段之餘段及第98號E段之餘段（以下統稱為「該土地」）。

B. 有關租契規定的年期

自1862年12月25日起計981年。

C. 適用於該土地的用途限制

內地段第98號的政府租契有以下行業或業務的限制：黃銅匠、屠夫、製皂商、製糖商、皮革商、溶脂商、油商、肉商、釀酒商、客棧旅舍、鐵匠、清糞商、清潔街道者，或任何其他嘈雜、惡臭或厭惡性行業或業務。政府已於2014年4月14日批出在發展項目內經營製糖商、油商（不包括油站）、肉商、食物供應及客棧旅舍（該行業或業務）的牌照，該牌照於土地註冊處以註冊摘要編號14050501620119登記。根據該牌照，擁有人須（除了其他條款以外）：

1. 遵守所有關乎該行業或業務的條例、附例、規則及規例；及
2. 彌償政府及使政府獲得彌償因發展項目用作為該行業或業務而引致的所有訴訟。

如有任何違反或不遵守該牌照內所載的條款及細則，該牌照將被視作為終止。

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

承授人及其承讓人須在獲批租契年期的第一年期滿前，自費在該批地文件特此批准的部份土地之上，以良好、妥善及有效的方式搭建、建築以及完成至可供使用一棟或多棟良好、堅固及安全的磚塊或石材結構的院宅或物業，配備適當的圍欄、牆壁、污水渠、排水渠以及所有其他通常或必要的附屬設施，所有院宅或物業的建築、高度、特性及描述應保持一致的標準，也應當與同一街道上的其他院宅或物業保持一致的風格，致使政府對此整體上滿意。

F. 對買方造成負擔的租用條件

不適用。

24

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

Not Applicable

不適用

25

WARNING TO PURCHASERS 對買方的警告

- | | |
|--|--|
| <p>(a) The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.</p> <p>(b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.</p> <p>(c) 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 -</p> <p>(i) that firm may not be able to protect the purchaser's interests; and</p> <p>(ii) the purchaser may have to instruct a separate firm of solicitors; and</p> <p>(iii) in the case of paragraph (c)(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.</p> | <p>(a) 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。</p> <p>(b) 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。</p> <p>(c) 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——</p> <p>(i) 該律師事務所可能不能夠保障買方的利益；及</p> <p>(ii) 買方可能要聘用一間獨立的律師事務所；及</p> <p>(iii) 如屬(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。</p> |
|--|--|

CROSS - SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖



Legend 圖例

BOUNDARY LINE OF THE DEVELOPMENT
 發展項目的地界線

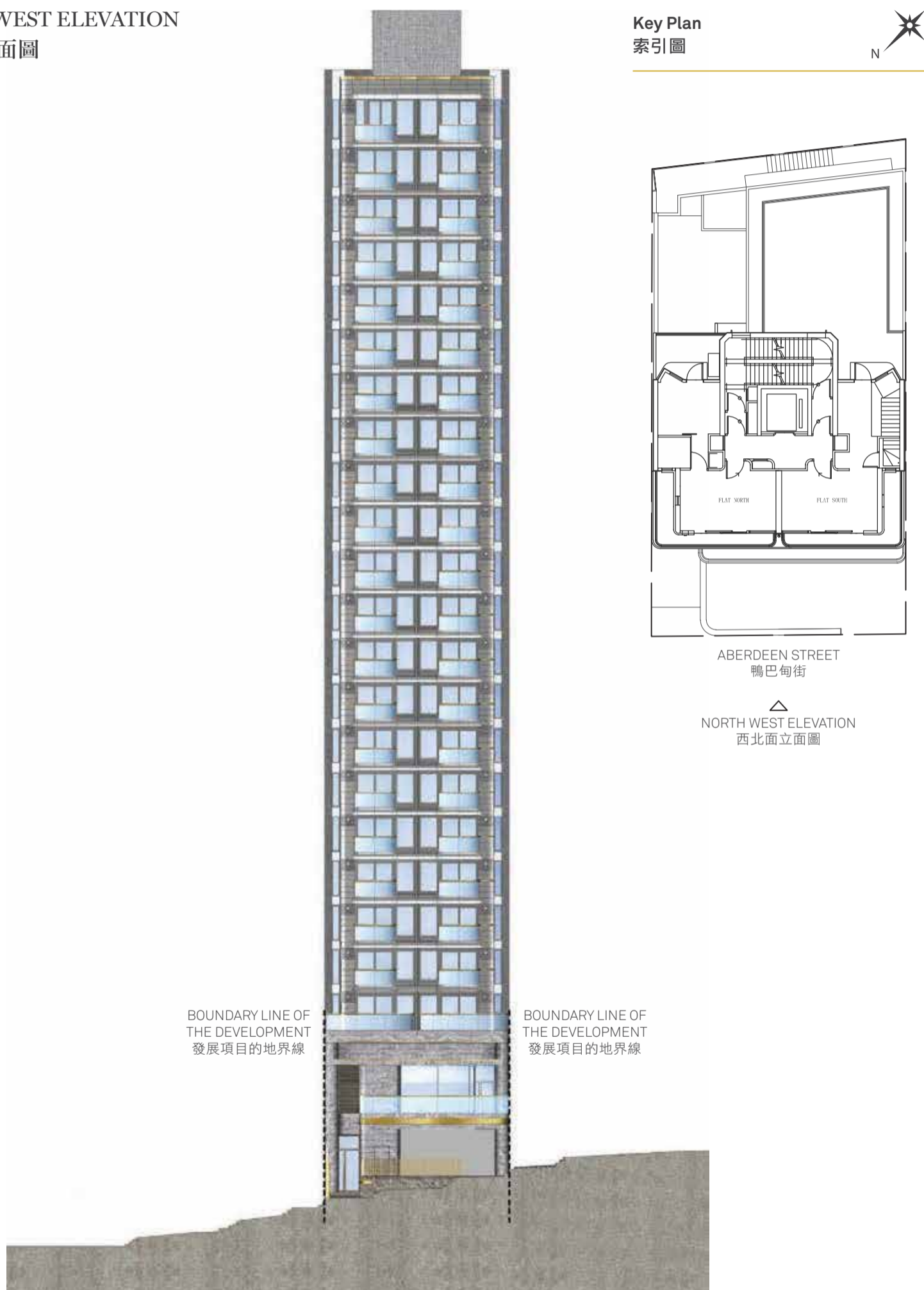
Dotted line denotes the lowest residential floor
 虛線為最低住宅樓層水平

Height above Hong Kong Principal Datum (mPD)
 香港主水平基準以上高度 (米)

1. The part of Aberdeen Street adjacent to the building is 44.61 to 46.97 metres above the Hong Kong Principal Datum.
毗鄰建築物的一段鴨巴甸街為香港主水平基準以上44.61至46.97米。
2. The part of service lane adjacent to the building is 44.50 to 47.18 metres above the Hong Kong Principal Datum.
毗鄰建築物的一段通道巷為香港主水平基準以上44.50至47.18米。
3. The part of service lane outside boundary line adjacent to the building is 41.68 to 43.91 metres above the Hong Kong Principal Datum.
毗鄰建築物的一段地界線外通道巷為香港主水平基準以上41.68至43.91米。
4. The level of lowest residential floor of the Development is 57.78 metres above the Hong Kong Principal Datum.
發展項目之最低住宅樓層為香港主水平基準以上57.78米。

ELEVATION PLAN 立面圖

NORTH WEST ELEVATION 西北面立面圖



The Authorized Person for the Development has certified that the elevations shown on this plan:

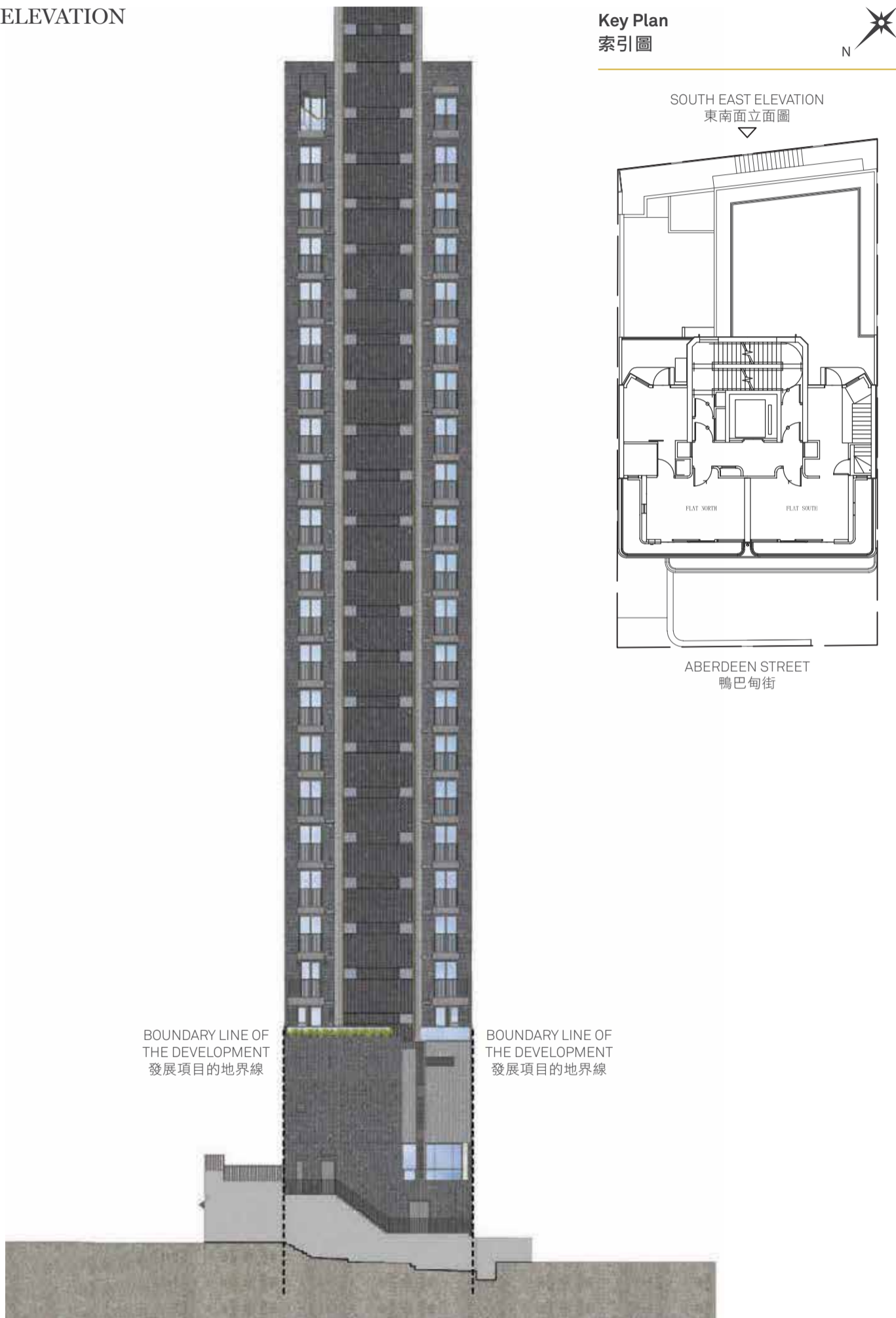
- (a) are prepared on the basis of the approved building plans for the Development as of 11 January 2017; and
- (b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：

- (a) 以2017年1月11日的情況為準的發展項目經批准的建築圖則為基礎擬備；及
- (b) 大致上與該發展項目的外觀一致。

ELEVATION PLAN 立面圖

SOUTH EAST ELEVATION 東南面立面圖



The Authorized Person for the Development has certified that the elevations shown on this plan:

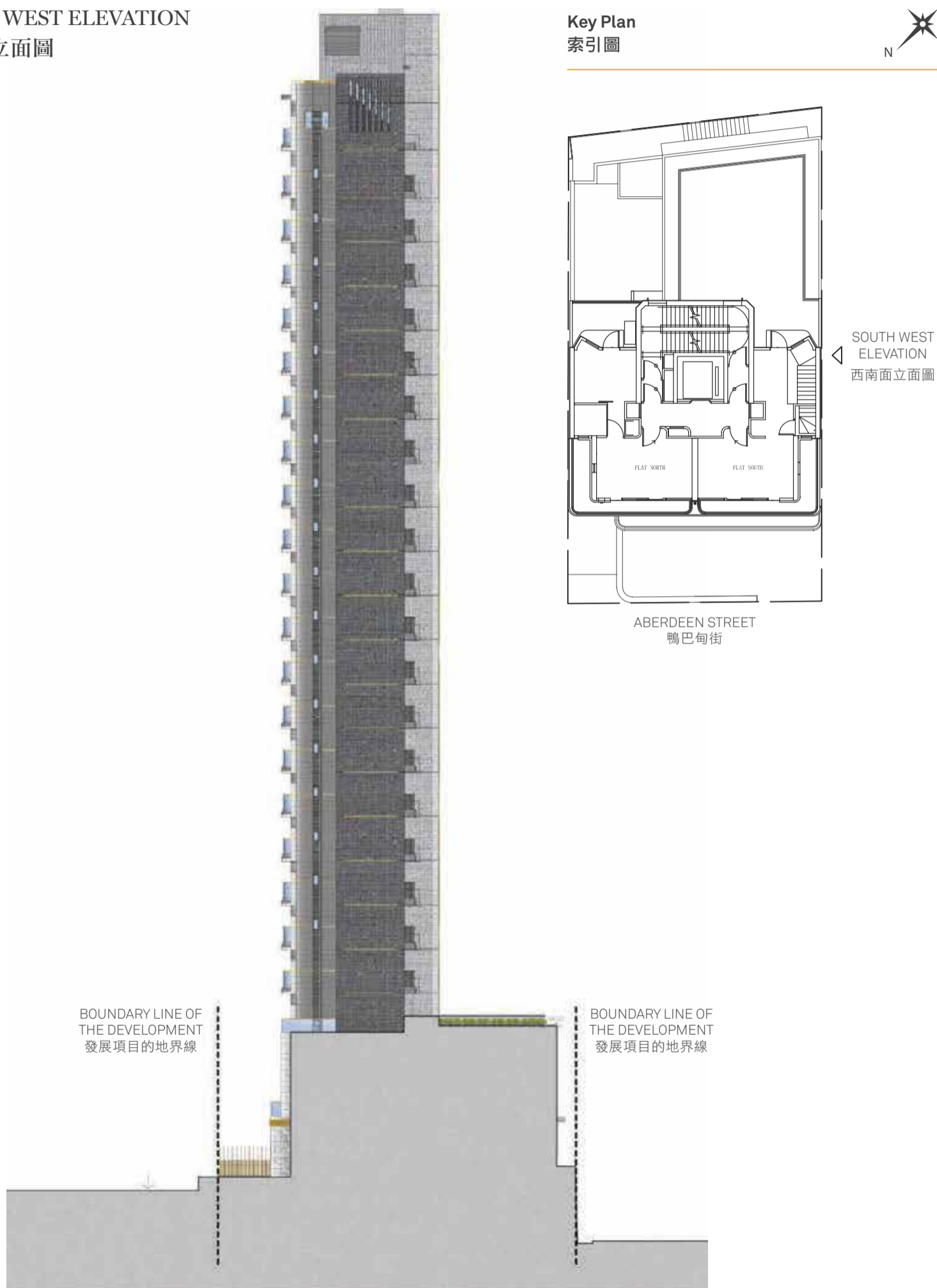
- (a) are prepared on the basis of the approved building plans for the Development as of 11 January 2017; and
- (b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：

- (a) 以2017年1月11日的情況為準的發展項目經批准的建築圖則為基礎擬備；及
- (b) 大致上與該發展項目的外觀一致。

ELEVATION PLAN 立面圖

SOUTH WEST ELEVATION 西南面立面圖



The Authorized Person for the Development has certified that the elevations shown on this plan:

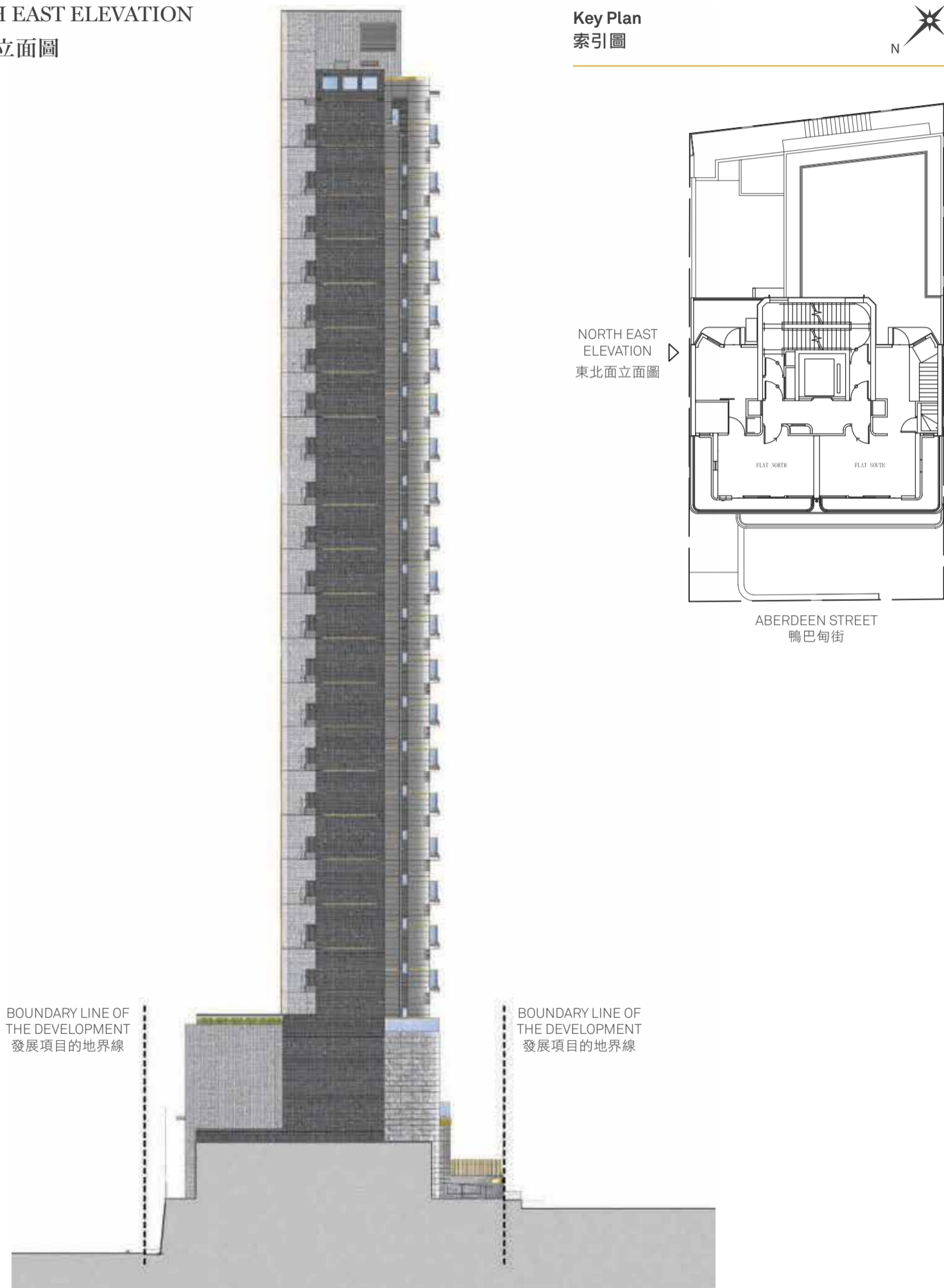
- (a) are prepared on the basis of the approved building plans for the Development as of 11 January 2017; and
- (b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：

- (a) 以2017年1月11日的情況為準的發展項目經批准的建築圖則為基礎擬備；及
- (b) 大致上與該發展項目的外觀一致。

ELEVATION PLAN 立面圖

NORTH EAST ELEVATION 東北面立面圖



The Authorized Person for the Development has certified that the elevations shown on this plan:

- (a) are prepared on the basis of the approved building plans for the Development as of 11 January 2017; and
- (b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：

- (a) 以2017年1月11日的情況為準的發展項目經批准的建築圖則為基礎擬備；及
- (b) 大致上與該發展項目的外觀一致。

INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

發展項目中的公用設施的資料

Common Facilities 公用設施	Covered Area sq.m. (sq.ft.) 有蓋範圍 平方米 (平方呎)	Uncovered Area sq.m. (sq.ft.) 無蓋範圍 平方米 (平方呎)	Total Area sq.m. (sq.ft.) 總面積 平方米 (平方呎)
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)	36.376 (392)	6.989 (75)	43.365 (467)
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
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) The areas as specified above in square feet are converted from the areas in square metre at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the areas presented in square metres.

備註：

(1) 上述以平方呎表述之面積由以平方米表述之面積以 1 平方米 = 10.764 平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

閱覽圖則及公契

- Copies of the Outline Zoning Plans relating to the Development are available at www.ozp.tpb.gov.hk
 - A copy of the latest draft of every deed of mutual covenant in respect of the specified residential property in the Development as at the date on which the residential property is offered to be sold or a copy of the deed of mutual covenant in respect of the Development that has been executed is available for inspection at the place at which the residential property is offered to be sold.
 - The inspection is free of charge.
- 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 www.ozp.tpb.gov.hk
 - 指明住宅物業所屬的發展項目的每一公契在將指明住宅物業提供出售的日期的最新擬稿的文本或已簽立的公契的副本存放在指明住宅物業的售樓處，以供閱覽。
 - 無須為閱覽付費。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. Exterior finishes

Item	Description
(a) External wall	<p>External Wall of Tower Finished with aluminum cladding, wall tiles and metal architectural feature.</p> <p>External Wall of Podium Finished with natural stone cladding, aluminum cladding, metal architectural feature and wall tiles.</p>
(b) Window	<p>2/F Flat North, 3/F Flat North, 5-13/F Flat South & North, 15 -23/F Flat South & North Living & Dining Rooms are fitted with fluorocarbon-coated aluminum window frame with laminated ultra-white low iron tempered glass.</p> <p>Open Kitchens are fitted with fluorocarbon-coated aluminum window frame with ultra-white low iron tempered glass.</p> <p>Bathrooms are fitted with fluorocarbon-coated aluminum window frame with laminated fire-rated insulation tempered glass in milky colour.</p> <p>Bedroom (2/F Flat North Only) is fitted with fluorocarbon-coated aluminum window frame with laminated ultra-white low iron tempered glass.</p> <p>2/F & 3/F Flat South (Duplex)</p> <p>Living & Dining Room and Open Kitchen are fitted with fluorocarbon-coated aluminum window frame with laminated ultra-white low iron tempered glass.</p> <p>Bedroom is fitted with fluorocarbon-coated aluminum window frame with laminated ultra-white low iron tempered glass and laminated fire-rated insulation tempered glass in milky colour.</p> <p>Lavatory is fitted with fluorocarbon-coated aluminum window frame with laminated fire rated insulation tempered glass in milky colour.</p> <p>25/F Penthouse</p> <p>Open Kitchen, Living & Dining Room are fitted with fluorocarbon-coated aluminum window frame with laminated ultra-white low iron tempered glass and ultra-white low iron tempered glass.</p> <p>Bathroom is fitted with fluorocarbon-coated aluminum window frame with laminated fire rated insulation tempered glass in milky colour, laminated ultra-white low iron tempered glass and ultra-white low iron tempered glass.</p> <p>Lavatory is fitted with fluorocarbon-coated aluminum window frame with laminated fire rated insulation tempered glass in milky colour.</p>
(c) Bay window	Not provided.
(d) Planter	Provided at 2/F of 2/F & 3/F Flat South (Duplex) only with wall painting and waterproof layer and ultra-white low iron tempered glass barrier with metal handrail.
(e) Verandah or balcony	<p>Balconies are fitted with ultra-white low iron tempered glass with metal handrail. Wall finished with aluminum cladding. Floor finished with natural stone. Ceiling finished with emulsion paint. Balconies are covered.</p> <p>Verandah is not provided.</p>
(f) Drying facilities for clothing	Not provided.

2. Interior finishes

Item	Description
(a) Lobby	<p>Entrance Lobby Floor finished with natural stone and metal skirting. Walls finished with wood veneer, metal, glass panel and natural stone. Suspended gypsum board false ceiling is finished with emulsion paint.</p> <p>Residential Floor Lift Lobby Floor finished with natural stone. Walls finished with plastic laminated panel, wood veneer and metal skirting. Suspended gypsum board false ceiling is finished with emulsion paint.</p>

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

(b) Internal wall and ceiling	<p>Living Room, Dining Room & Bedroom Walls and ceilings finished with emulsion paint. (For all flats except the living room for 25/F Penthouse) Living room for 25/F Penthouse walls finished with emulsion paint and wood veneer. Ceiling finished with emulsion paint.</p>
(c) Internal floor	<p>All living & dining rooms finished with engineering wood flooring and natural stone (area adjoining Balcony only, except for 2/F Flat North, 2/F & 3/F Flat South (Duplex)). Area adjoining the Flat Roof connecting with living & dining room finished with natural stone for 2/F Flat North, 2/F & 3/F Flat South (Duplex) only.</p> <p>All bedrooms finished with engineering wood flooring and natural stone (For 2/F and 3/F Flat South (Duplex), area adjoining balcony only. For all other flats, area adjoining Utility Platform only).</p> <p>Wood skirting with paint finish is provided for living & dining rooms and bedrooms.</p>
(d) Bathroom	<p>Floor finished with natural stone. Walls finished with natural stone up to false ceiling level. Suspended gypsum board false ceiling is finished with emulsion paint.</p>
(e) Kitchen	<p>For 2/F Flat North, 3/F Flat North, 5-13/F Flat South & North, 15 -23/F Flat South & North and 25/F Penthouse Floor finished with engineering wood floor to exposed surface. Wall finished with emulsion paint and aluminum finish and run up to level of bulkheads. Cooking bench fitted with reconstituted stone. Suspended gypsum board bulkhead is finished with emulsion paint. Wall behind kitchen cabinet and refrigerator are finished with white ceramic wall tiles on exposed surfaces.</p> <p>For 2/F & 3/F Flat South (Duplex) Floor finished with natural stone to exposed surface. Wall finished with emulsion paint and aluminum finish and run up to level of false ceiling. Cooking bench fitted with reconstituted stone. Suspended gypsum board false ceiling is finished with emulsion paint. Wall behind kitchen cabinet and refrigerator are finished with white ceramic wall tiles on exposed surfaces.</p>

3. Interior fittings

Item	Description
(a) Doors	<p>Unit Main Entrance Door (2/F, 3/F, 5-13/F Flat South & North, 15 -23/F Flat South & North) Fire rated solid core timber door with wood veneer, entrance lock, magnifying door viewer, concealed door closer, door hinge and drop seal.</p> <p>Unit Main Entrance Door (25/F Penthouse) Fire rated solid core timber door with wood veneer, entrance lock, magnifying door viewer, concealed door closer, door hinge and drop seal.</p> <p>Bedroom Doors (2/F Flat North, 3/F Flat North, 5-13/F Flat South & North, 15 -23/F Flat South & North and 25/F Penthouse) Sliding frosted glass door with metal frame.</p> <p>Bedroom conseal Door to Entrance lobby (2/F & 3/F Flat South (Duplex)) Solid core timber door with paint finish with magnetic ironmongery.</p> <p>Bathroom Doors (2/F Flat North, 3/F Flat North, 5-13/F Flat South & North, 15 -23/F Flat South & North) Solid core timber door with paint finish with metal handle and lockset</p> <p>Living & Dining Rooms Doors to Front Flat Roof (2/F Flat North and 2/F & 3/F Flat South (Duplex)) Fluorocarbon-coated aluminum sliding doors with laminated ultra-white low iron tempered glass and lockset.</p> <p>Living & Dining Rooms Doors to Balcony (3/F Flat North, 5-13/F Flat South & North, 15 -23/F Flat South & North, 25/F Penthouse) Fluorocarbon-coated aluminum sliding doors with laminated ultra-white low iron tempered glass and lockset.</p> <p>Bedroom Door to Rear Flat Roof (2/F Flat North Only) Fluorocarbon-coated aluminum swing door with laminated ultra-white low iron tempered glass and lockset.</p> <p>Bedrooms Doors to Utility Platform (3/F Flat North, 5-13/F Flat South & North, 15-23/F Flat South & North, 25/F Penthouse) Fluorocarbon-coated aluminum sliding doors with laminated ultra-white low iron tempered glass and lockset.</p> <p>Bedroom Doors to Balcony (2/F & 3/F Flat South (Duplex)) Fluorocarbon-coated aluminum sliding doors with laminated ultra-white low iron tempered glass and lockset.</p> <p>Bathroom Doors (2/F & 3/F Flat South (Duplex)) Solid core timber door with paint finish with metal handle and lockset.</p> <p>Bathroom to Shower Compartment Door (2/F & 3/F Flat South (Duplex), 2/F & 3/F Flat North, 5-13/F Flat South & North, 15-23/F Flat South & North) Clear tempered glass door with metal handle.</p> <p>Bathroom Doors to Utility Platform (2/F & 3/F Flat South (Duplex)) Fluorocarbon-coated aluminum folding doors with laminated ultra-white low iron tempered glass and lockset.</p> <p>Kitchen Door to Rear Flat Roof (2/F & 3/F Flat South (Duplex)) Fluorocarbon-coated aluminum swing door with laminated ultra-white low iron tempered glass and lockset.</p> <p>Bathroom Doors (25/F Penthouse) Double leaf solid core timber door with paint finish and metal handle.</p>

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

	<p>Bathroom to Shower Compartment Door (25/F Penthouse) Tempered glass door with metal handle.</p> <p>Internal Bathroom Door to Water Closet (25/F Penthouse) Frost tempered glass door with metal handle.</p> <p>Living & Dining Room Doors to Flat Roof (25/F Penthouse) Fluorocarbon-coated aluminum double leaf swing doors with laminated ultra-white low iron tempered glass and lockset.</p> <p>Lavatory Doors (2/F & 3/F Flat South (Duplex) and 25/F Penthouse) Solid core timber doors with paint finish with metal handle and lockset.</p>
(b) Bathroom	<p>For 2/F Flat North, 3/F Flat North, 5-13/F Flat South & North, 15-23/F Flat South & North Fitted with mirror cabinet and timber basin cabinet with wood veneer finish, with natural stone basin counter and sanitary ware including chrome plated hot and cold basin mixer, chrome plated shower column is included in shower compartment and ceramic water closet.</p> <p>For 2/F & 3/F Flat South (Duplex) and 25/F Penthouse Fitted with mirror cabinet and timber basin cabinet with wood veneer finish, with natural stone basin counter and sanitary ware including chrome plated hot and cold basin mixer, chrome plated shower set, chrome plated overhead shower are included in shower compartment and ceramic water closet.</p> <p>Lavatory - For 2/F & 3/F Flat South (Duplex) Fitted timber basin cabinet with wood veneer finish, with natural stone basin counter and sanitary ware including chrome plated hot and cold basin mixer and ceramic water closet.</p> <p>Lavatory - For 25/F Penthouse Fitted with mirror & timber basin cabinet with wood veneer finish, with natural stone basin counter and sanitary ware including chrome plated hot and cold basin mixer and ceramic water closet.</p> <p>For appliances brand name and model, please refer to “Appliance Schedule”. See “Water supply” on the next page for type and material of water supply system.</p>
(c) Kitchen	<p>Timber kitchen cabinet with timber veneer and aluminum surface door panels. Fitted with single stainless steel sink with hot and cold chrome-plated sink mixer.</p> <p>Sprinkler head is installed at kitchen.</p> <p>For the appliances provisions, please refer to the “Appliances Schedule”. See “Water supply” below for material of water supply.</p> <p>For the provision of the fire service installations and equipments fitted in or near open kitchen, including smoke detectors and sprinkler heads, please refer to the “Schedule of Mechanical and Electrical Provisions of Residential Units”.</p>
(d) Bedroom	<p>Smoke detector is installed in bedroom (2/F & 3/F Flat South (Duplex) only).</p>
(e) Telephone	<p>Single outlet applicable to telephone & broadband (provision only for broadband) in living room and bedroom.</p> <p>For the number and the location of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Units”.</p>
(f) Aerials	<p>TV outlet is provided in living room and bedroom. FM is installed as provision.</p> <p>For the number and the location of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Units”.</p>
(g) Electrical installations	<p>For 2/F Flat North, 3/F Flat North, 5-13/F Flat South & North, 15-23/F Flat South & North 1-phase power supplied by miniature circuit breaker with residual current device are provided for each residential unit completed with sockets, lighting points and wiring in conduits.</p> <p>For 2/F & 3/F Flat South (Duplex) and 25/F Penthouse 3-phase power supplied by miniature circuit breaker with residual current device are provided for each residential unit completed with sockets, lighting points and wiring in conduits.</p> <p>Conduits are partly concealed and partly exposed Other than those part of the conduits concealed within concrete, the rest of them are exposed. The exposed conduit may be covered by false ceiling, bulkheads, cabinets, non-concrete partition walls, designated pipe ducts or other materials.</p> <p>For the number and the location of power points and air-conditioner points, please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Units”.</p>

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

(h) Gas supply	<p>Towngas supply:</p> <p>For 2/F Flat North, 3/F Flat North, 5- 13/F Flat South & North, 15 -22/F Flat South & North Towngas piping are installed and connected to temperature modulated gas water heater(s) and gas cooker at residential units.</p> <p>For 2/F & 3/F Flat South (Duplex) Towngas piping are installed and connected to temperature modulated gas water heater.</p> <p>For 25/F Penthouse Towngas piping are installed as provision.</p> <p>For the location of points, please refer to the “Schedule of Mechanical & Electrical Provisions of Resident Unit”.</p>
(i) Washing machine connection point	<p>Water point of a design of 15mm in diameter and drain point of a design of 40mm in diameter are provided for washing machine in the kitchen (For 2/F Flat North, 3/F Flat North, 5- 13/F Flat South & North, 15 -22/F Flat South & North).</p> <p>The same provisions are provided for washing machine in the bedroom (2/F & 3/F Flat South (Duplex) only).</p> <p>The same provisions are provided for washing machine in the living room (25/F Penthouse only).</p> <p>For the location of points, please refer to the “Schedule of Mechanical & Electrical Provisions of Resident Unit”.</p>
(j) Water supply	<p>Cold and hot water supply is provided by copper pipes with thermal insulation.</p> <p>For 2/F & 3/F Flat South (Duplex), 2/F Flat North, 3/F Flat North, 5-13/F Flat South & North and 15 -23/F Flat South & North Hot water is available upon operation of gas water heater in bathrooms and kitchens.</p> <p>For 2/F & 3/F Flat South (Duplex) only Hot water is available upon operation of gas water heater in lavatory.</p> <p>For 25/F Penthouse Hot water is available upon operation of electrical water heater in bathroom, kitchen and lavatory.</p> <p>Water pipes are partly concealed and partly exposed. Other than those part of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered by false ceiling, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.</p>

4. Miscellaneous

Item	Description
(a) Lifts	The building is served with one fire services, disabled and passenger lift (Brand name: Hitachi, model number: HVF-900-2S150) serving all floors up to 25/F Penthouse.
(b) Letter box	Metal mailbox is provided.
(c) Refuse collection	Central refuse storage and material recovery chamber is located on G/F. Refuse to be received from each unit first then passed to the central refuse storage and material recovery chamber for disposal.
(d) Water meter, electricity meter and gas meter	<p>Separate water meter and electricity meter for individual residential unit is provided in common area of 2, 5, 7, 9, 11, 13, 16, 18, 20, 22, 23/F and each floor respectively.</p> <p>Separate towngas meter for individual residential unit is provided in each residential unit except for 25/F Penthouse. Separate towngas meter is not provided for 25/F Penthouse.</p> <p>For the location of gas meters, please refer to the “Schedule of Mechanical & Electrical Provisions of Resident Unit”.</p>

5. Security facilities

CCTV surveillance cameras are installed at the main entrance lobby, lift, function room and exit doors. Intercom system is installed at the main entrance, which is connected to video door phone system via mobile application of resident’s phone. Smartcard reader system is provided at main entrance, mailbox and lift.

6. Appliances

Please see “Appliances Schedule” for details.

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 above are not installed in the Development, lifts or appliances of comparable quality will be installed.

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. 外部裝修物料

細項	描述
(a) 外牆	<p>大廈外牆 物料為鋁板、瓷磚及金屬掛飾。</p> <p>平台外牆 物料為天然石飾面、鋁板、金屬掛飾及瓷磚。</p>
(b) 窗	<p>2樓North單位、3樓North單位、5至13樓South及North單位、15至23樓South及North單位 客廳及飯廳採用氟碳噴塗鋁窗框配以超白低碳層壓強化玻璃。 開放式廚房採用氟碳噴塗鋁窗框配以超白低碳強化玻璃。 浴室採用氟碳噴塗鋁窗框配以奶白色防火層壓強化玻璃。 睡房（只限2樓North單位）採用氟碳噴塗鋁窗框配以超白低碳層壓強化玻璃。</p> <p>2樓及3樓South單位（複式） 客廳及飯廳及開放式廚房採用氟碳噴塗鋁窗框配以超白低碳層壓強化玻璃。 睡房採用氟碳噴塗鋁窗框配以超白低碳層壓強化玻璃及奶白色防火層壓強化玻璃。 洗手間採用氟碳噴塗鋁窗框配以奶白色防火層壓強化玻璃。</p> <p>25樓頂層單位 開放式廚房、客廳及飯廳採用氟碳噴塗鋁窗框配以超白低碳層壓強化玻璃及超白低碳強化玻璃。 浴室採用氟碳噴塗鋁窗框配以奶白色防火層壓強化玻璃、超白低碳層壓強化玻璃及超白低碳強化玻璃。 洗手間採用氟碳噴塗鋁窗框配以奶白色防火層壓強化玻璃。</p>
(c) 窗台	未有提供。
(d) 花槽	只提供於2樓的2樓及3樓South單位（複式），配油漆牆身、防水層及設有超白低碳強化玻璃圍欄及金屬欄杆。
(e) 陽台或露台	<p>露台 露台有蓋，設有超白低碳強化玻璃及金屬欄杆。牆身為鋁板；地台鋪砌天然石；天花髹上乳膠漆。</p> <p>陽台 無陽台。</p>
(f) 乾衣設施	未有提供。

2. 室內裝修物料

細項	描述
(a) 大堂	<p>入口大堂 地板鋪設天然石及金屬地腳線。牆身鋪砌木皮、金屬飾面、玻璃及天然石裝飾。懸掛式石膏板假天花髹上乳膠漆。</p> <p>住宅電梯大堂 地板鋪設天然石。牆身鋪砌膠板及木皮飾面，配金屬地腳線。懸掛式石膏板假天花髹上乳膠漆。</p>
(b) 內牆及天花板	<p>客廳、飯廳及睡房（所有單位，除25樓頂層單位之客廳） 牆身及天花均髹上乳膠漆。</p> <p>25樓頂層單位 客廳 牆身髹上乳膠漆及木飾面。天花髹上乳膠漆。</p>
(c) 內部地板	<p>客廳及飯廳均鋪砌複合木地板及天然石（只限連接露台位置於所有單位，除2樓North單位和2樓及3樓South單位（複式）外）連接工作平台位置所鋪砌天然石只限於2樓North單位和2樓及3樓South單位（複式）。</p> <p>睡房均鋪砌複合木地板及天然石（於2樓及3樓South單位（複式）只限連接露台位置，於其他所有單位只限連接工作平台位置）。</p> <p>客廳、飯廳及睡房均鋪砌油漆木牆地腳線。</p>
(d) 浴室	地台鋪設天然石。牆身鋪設天然石至假天花。懸掛式石膏板假天花髹上乳膠漆。
(e) 廚房	<p>2樓North單位、3樓North單位、5至13樓South單位及North單位、15至23樓South單位及North單位及25樓頂層單位 地台見光位鋪設複合木地板。牆身髹上乳膠漆及鋁色面物料鋪至假陣水平，灶台裝修物料為人造石材。懸掛式石膏板假陣髹上乳膠漆。廚櫃及雪櫃背外露牆身位置為白色瓷磚。</p> <p>2樓及3樓South單位（複式） 地台見光位鋪設天然石。牆身髹上乳膠漆及鋁色面物料鋪至假天花水平，灶台裝修物料為人造石材。懸掛式石膏板假天花髹上乳膠漆。廚櫃及雪櫃背外露牆身位置為白色瓷磚。</p>

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. 室內裝置

細項	描述
(a) 門	<p>單位大門（2樓、3樓、5至13樓South及North單位、15至23樓South及North單位） 防火實心木門，配以木色面、門鎖、防盜眼、隱藏式氣鼓、門鉸、隔煙封條。</p> <p>單位大門（25樓頂層單位） 防火實心木門，配以木色面、門鎖、防盜眼、隱藏式氣鼓、門鉸、隔煙封條。</p> <p>睡房門（2樓及3樓North單位、5至13樓South及North單位、15至23樓South及North單位及25樓頂層單位） 金屬架及磨沙玻璃趟門。</p> <p>睡房暗門（2樓及3樓South單位） 實芯木門配油漆飾面及磁石五金。</p> <p>浴室門（2樓及3樓North單位、5至13樓South及North單位、15至23樓South及North單位） 實芯木門配油漆飾面、金屬隱藏式拉手及門鎖。</p> <p>客廳及飯廳至前方平台門（2樓North單位、2樓及3樓South單位（複式）） 採用氟碳噴塗鋁趟門配以超白低碳層壓強化玻璃及門鎖。</p> <p>客廳及飯廳至露台門（3樓North單位、5至13樓South及North單位、15至23樓South及North單位、25樓頂層單位） 採用氟碳噴塗鋁趟門配以超白低碳層壓強化玻璃及門鎖。</p> <p>睡房至後方平台門（只限2樓North單位） 採用氟碳噴塗鋁掩門配以超白低碳層壓強化玻璃及門鎖。</p> <p>睡房至工作平台門（3樓North單位、5至13樓South及North單位、15至23樓South及North單位及25樓頂層單位） 採用氟碳噴塗鋁趟門配以超白低碳層壓強化玻璃及門鎖。</p> <p>睡房至露台門（2樓及3樓South單位（複式）） 採用氟碳噴塗鋁趟門配以超白低碳層壓強化玻璃及門鎖。</p> <p>浴室門（2樓及3樓South單位（複式）） 實芯木門配油漆飾面、金屬手抽及門鎖。</p> <p>浴室至淋浴間門（2樓及3樓South單位（複式）、2樓及3樓North單位、5至13樓South及North單位、15至23樓South及North單位） 強化清玻璃連手抽。</p> <p>浴室至工作平台門（2樓及3樓South單位（複式）） 氟碳噴塗鋁摺門配以超白低碳層壓強化玻璃及門鎖。</p> <p>廚房至後方平台門（2樓及3樓South單位（複式）） 氟碳噴塗鋁掩門配以超白低碳層壓強化玻璃及門鎖。</p> <p>浴室門（25樓頂層單位） 雙葉實芯木門配油漆飾面及金屬手抽。</p> <p>浴室至淋浴間門（25樓頂層單位） 強化玻璃連手抽。</p> <p>浴室內至坐廁門（25樓頂層單位） 強化磨沙玻璃連手抽。</p> <p>客廳及飯廳及廚房至露台門（25樓頂層單位） 採用氟碳噴塗鋁雙掩門配以超白低碳層壓強化玻璃及門鎖。</p> <p>洗手間門（2樓及3樓South單位（複式）及25樓頂層單位） 實芯木門配油漆飾面、金屬手抽及門鎖。</p>
(b) 浴室	<p>2樓及3樓North單位、5至13樓South及North單位、15至23樓South及North單位 裝設鏡櫃，木製地櫃配以木飾面及天然石洗手盤檯面。配電鍍冷熱水龍頭、配淋浴龍頭於淋浴間，及搪瓷座廁。</p> <p>2樓及3樓South單位（複式）及25樓頂層單位 裝設鏡櫃，木製地櫃配以木飾面及天然石洗手盤檯面。配電鍍冷熱水龍頭、配淋浴龍頭、淋雨式花灑於淋浴間，及搪瓷座廁。</p> <p>洗手間（2樓及3樓South單位（複式）） 裝設木製地櫃配以木飾面及天然石洗手盤檯面。配電鍍冷熱水龍頭及搪瓷座廁。</p> <p>洗手間（25樓頂層單位） 裝設鏡，木製地櫃配以木飾面及天然石洗手盤檯面。配電鍍冷熱水龍頭及搪瓷座廁。 有關設備之品牌及型號，請參閱「設備說明表」。 供水系統之類型及物料，請參閱下方「供水」一欄。</p>
(c) 廚房	<p>裝設木廚櫃配木飾面及鋁飾面門板，不銹鋼洗滌盆單盆連電鍍冷熱水龍頭。 廚房配置消防花灑頭。 有關設置之數目請參考「設置表」。 供水系統的用料，請參閱下方「供水」一欄。 有關安裝在開放式廚房或附近的消防裝置及設備，包括煙霧偵測器及消防花灑，請參閱「住宅單位機電裝置數量說明表」。</p>
(d) 睡房	<p>煙霧感應器設於房間（只限2樓及3樓South單位（複式））。</p>

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

(e) 電話	客廳及睡房均裝設寬頻電話插座一個（供給寬頻之用）。 有關接駁點之數目及位置，請參考「住宅單位機電裝置數目說明表」。
(f) 天線	客廳及睡房均裝置電台／電視天線插座。 有關接駁點之數目及位置，請參考「住宅單位機電裝置數目說明表」。
(g) 電力裝置	2樓及3樓North單位、5至13樓South及North單位、15至23樓South及North單位 裝設單相電力由電力超載保護器及漏電保護器供應。全屋電線採用導管設計，裝有插座及燈位。 2樓及3樓South單位（複式）及25樓頂層單位 裝設三相電力由電力超載保護器及漏電保護器供應。全屋電線採用導管設計，裝有插座及燈位。 導管是部份隱藏及部份外露。 除部份隱藏於混凝土內之導管外，其他部份的導管均為外露。 外露的導管可能被假天花、假陣、貯存櫃、非混凝土間牆、指定之槽位或其他物料遮蓋。 有關電插座及空調機接駁點之數目及位置，請參考「住宅單位機電裝置數目說明表」。
(h) 氣體供應	煤氣供應： 2樓及3樓North單位、5至13樓South及North單位、15至23樓South及North單位 每戶裝置煤氣喉管發接駁恆溫煤氣熱水爐和氣體煮食爐。 2樓及3樓South單位（複式） 裝置煤氣喉管發接駁恆溫煤氣熱水爐。 25樓頂層單位 提供煤氣喉管。 有關接駁點位置，請參考「住宅單位機電裝置數目說明表」。
(i) 洗衣機接駁點	廚房設有洗衣機來水接駁喉位（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） 同樣接駁點於2樓及3樓South單位（複式）設於房間中。 同樣接駁點於25樓頂層單位設於客廳中。 有關接駁點位置，請參考「住宅單位機電裝置數目說明表」。
(j) 供水	冷熱水系統由安裝有熱絕緣的銅喉供應。 2樓及3樓South單位（複式）、2樓North單位、3樓North單位、5至13樓South及North單位、15至23樓South及North單位 當煤氣熱水爐運作時，即有熱水供應浴室和廚房。 只限2樓及3樓South單位（複式） 當煤氣熱水爐運作時，即有熱水供應洗手間。 25樓頂層單位 當電熱水爐運作時，即有熱水供應浴室、廚房及洗手間。 水管是部份隱藏及部份外露。 除部份隱藏於混凝土內之水管外，其他部份的水管均為外露。 外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋。

4. 雜項

細項	描述
(a) 升降機	大廈設有1部消防、傷殘及客用升降機（品牌名稱：日立；產品型號：HVF-900-2S150），到達各樓層至25樓頂層。
(b) 信箱	設有金屬信箱。
(c) 垃圾收集	中央垃圾儲存及物料回收室設於地下。垃圾首先會從各單位收集然後轉移到中央垃圾儲存及物料回收室棄置。
(d) 水錶、電錶及氣體錶	2、5、7、9、11、13、16、18、20、22、23樓的公共地方均設有各戶之獨立水錶。 每樓層的公共地方均設有各戶之獨立電錶。 各戶裝設各單位之獨立煤氣錶，25樓頂層單位除外。25樓頂層單位沒有設置獨立煤氣錶。 有關煤氣錶之位置請參閱「住宅單位機電裝置數目說明表」。

5. 保安設施

大廈入口大堂、電梯、活動室及各出口均裝有閉路電視。
大廈入口設有視象對話裝置，直接接駁到住戶的手機應用程式。
大廈入口、信箱及每部電梯均設有「智能咭」讀咭系統。

6. 設備

詳情請參考設備表。

賣方承諾如發展項目中沒有安裝於上述第4(a)和6細項所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。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Appliances Schedule 設備表

Location 位置	Appliance 設備	Brand Name 品牌	Model No. 型號	For 2/F Flat North, 3/F Flat North, 5-13/F Flat South & North, 15 -23/F Flat South & North 2樓及3樓North單 位、5至13樓South及 North單位、15至23 樓South及North單位	For 2/F & 3/F Flat South (Duplex) 2樓及3樓South 單位(複式)	25/F Penthouse 25樓頂層 單位
Living Room, Dining Room and Bedroom 客廳、飯廳及 睡房	Split Type Air-conditioner 分體式冷氣機	Mitsubishi 三菱	MSZ-GE25VA	✓	-	✓
			MSZ-GE35VA	✓	✓	✓
			SEZ-KD35VAQ /VAL	-	-	✓
Kitchen 廚房	Slimline Cooker Hood 纖巧型抽油煙機	Miele	DA 3466	✓	✓	✓
	Double Burners Gas Hob 雙頭氣體煮食爐		CS 1013-1	✓	-	-
	Induction Hob 電磁爐		KM 6115	-	✓	✓
	Built-in Microwave Combination Oven 嵌入式微波焗爐		H 6401BM	✓	✓	✓
	Built-in Fridge Freezer 嵌入式雪櫃		KFNS 37232iD	✓	✓	✓
	Gas Water Heater 煤氣熱水爐	TGC 中華煤氣	TNJW161TFL	✓	✓	-
	Dish Washer 洗碗機	Siemens 西門子	SR66T097EU	-	✓	✓
	Washer Dryer 洗衣乾衣機		WK14D321HK	✓	-	-
Bedroom 睡房	Washer Dryer 洗衣乾衣機	Siemens 西門子	WK14D321HK	-	✓	-
Living Room 客廳	Washer Dryer 洗衣乾衣機	Siemens 西門子	WK14D321HK	-	-	✓
Bathroom 浴室	Gas Remote Panel 煤氣遙控面板	TGC 中華煤氣	RC-80B	✓	-	-
	Electrical Water Heater 電熱水爐	Germanpool 德國寶	CFX21	-	-	✓
	Ventilation Fan 抽氣扇	Panasonic 樂聲牌	FV-18NS3H	✓	✓	✓
Lavatory 洗手間	Electrical Water Heater 電熱水爐	Germanpool 德國寶	GPI-M6	-	-	✓
	Ventilation Fan 抽氣扇	Panasonic 樂聲牌	FV-18NS3H	-	✓	✓
Rear Flat Roof (2/F Flat South) (facing service lane) and Flat Roof of Roof 後方平台(2樓South單 位)(面向通道巷)及 平台(於天台)	Outdoor Barbecue Grill 戶外燒烤爐	Beef Eater	BSL 156SANG	-	✓	✓
	Refrigerator 雪櫃	Whirlpool 惠而浦	WF1D061RXG	-	✓	✓

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。

Note:

“✓” means such appliance(s) is / are provided and / or installed in the relevant residential unit

備註:

“✓” 指該設備會於相關住宅單位提供。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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	2/F Flat North, 3/F Flat North, 5- 13/F Flat South & North, 15 -23/F Flat South & North 2樓及3樓North單位、5至13樓South及North單位、15至23樓South及North單位	2/F & 3/F Flat South (Duplex) 2樓及3樓South單位 (複式)	25/F Penthouse 25樓頂層單位
Living Room and Dining Room 客廳及飯廳	Door Bell Push Button 門鈴按鈕	1	1	1
	Video Doorphone System 視像對講機	Apps only 只供應手機應用程式	Apps only 只供應手機應用程式	Apps only 只供應手機應用程式
	TV/FM Outlet 電視／電台天線插座	1	1	1
	Telephone Outlet 電話插座	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	3	5	4
	Lighting Switch 電燈掣	2	4	6
	Lighting Point 電燈接駁點	1	1	3
	Air Conditioner Points 空調機接駁點	1	1	-
	Switch for Ventilation 抽氣機開關掣	-	1	-
	Smoke Detector 煙霧感應器	1	1	2
Bedroom 睡房	TV/FM Outlet 電視／電台天線插座	1	1	1
	Telephone Outlet 電話插座	1	1	1
	13A Single Socket Outlet 13A 單位電插座	-	1	2
	13A Twin Socket Outlet 13A 雙位電插座	3	5	3
	Lighting Switch 電燈掣	-	5	2
	Lighting Point 電燈接駁點	1	2	1
	Air Conditioner Points 空調機接駁點	1	1	1
	Switch for Ventilation 抽氣機開關掣	-	1	2
	MCB Board 配電箱	-	1	-
	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點 (來水位)	-	1	-
Washing Machine Connection Point (Water Outlet) 洗衣機接駁點 (去水位)	-	1	-	
Smoke Detector 煙霧感應器	-	1	-	

Note:

"1, 2, ..." denotes the quantity of such provision(s) in the relevant residential unit.

備註：

"1, 2, ..." 指該設備於相關住宅單位內提供的數量。

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

Location 位置	Description 描述	2/F Flat North, 3/F Flat North, 5- 13/F Flat South & North, 15 -23/F Flat South & North 2樓及3樓North單位、5至13樓South及North單位、15至23樓South及North單位	2/F & 3/F Flat South (Duplex) 2樓及3樓South單位 (複式)	25/F Penthouse 25樓頂層單位	
Bathroom 浴室	13A Twin Socket Outlet 13A 雙位電插座	2	2	2	
	Lighting Switch 電燈掣	4	-	-	
	LED Strip 發光二極體燈帶	1	1	1	
	Concealed Downlight 嵌入式天花燈	4	4	5	
	Water Heater Remote 熱水爐溫度控制器	1	1	1	
	Electrical Water Heater 電熱水爐	-	-	1	
	Isolator Switch for Electrical Water Heater 電熱水爐隔離開關制	-	-	1	
	Air Conditioner Points 空調機接駁點	-	-	1	
	Fuse Spur 電源接駁點	1	1	2	
	Switch for Ventilation 抽氣機開關掣	1	1	2	
	Kitchen 廚房	13A Twin Socket Outlet 13A 雙位電插座	1	3	1
		13A Single Socket Outlet 13A 單位電插座	5	2	4
Door Bell 門鈴		1	1	-	
Fuse Spur 電源接駁點		3	3	3	
Lighting Switch (For LED) 電燈掣 (發光二極體)		1	1	1	
Lighting Point 電燈接駁點		-	2	-	
Lighting Switch 電燈掣		-	3	-	
Air Conditioner Points 空調機接駁點		-	1	-	
Towngas Meter 煤氣錶		1	-	-	
Switch for Ventilation Fan 抽氣機開關掣		1	1	1	
Washing Machine Connection Point (Water Inlet) 洗衣機接駁點 (來水位)		1	-	-	
Washing Machine Connection Point (Water Outlet) 洗衣機接駁點 (去水位)		1	-	-	
Dishwasher Machine Connection Point (Water Inlet) 洗碗機接駁點 (來水位)		-	1	1	
Towngas Water Heater Connection Point (Electrical Points) 煤氣熱水爐接駁點 (電位)		1	1	-	
Dishwasher Machine Connection Point (Water Outlet) 洗碗機接駁點 (去水位)		-	1	1	
MCB Board 配電箱	1	-	-		
Sprinkler Head 消防花灑頭	1	1	1		

Note:

"1, 2, ..." denotes the quantity of such provision(s) in the relevant residential unit.

備註:

"1, 2, ..." 指該設備於相關住宅單位內提供的數量。

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

Location 位置	Description 描述	2/F Flat North, 3/F Flat North, 5- 13/F Flat South & North, 15 -23/F Flat South & North 2樓及3樓North單位、5至13樓South及North單位、15至23樓South及North單位	2/F & 3/F Flat South (Duplex) 2樓及3樓South單位 (複式)	25/F Penthouse 25樓頂層單位
Lavatory 洗手間	13A Twin Socket Outlet 13A 雙位電插座	-	1	1
	Concealed Downlight 嵌入式天花燈	-	1	1
	Fuse Spur 電源接駁點	-	1	2
	Water Heater 電熱水爐	-	-	1
	Towngas Meter 煤氣錶	-	1	-
Balcony 露台	Uplight 地燈	1	1	2
Staircase (at 2/F Flat South) 樓梯間 (2樓South單位)	Uplight 地燈	-	2	-
Front Flat Roof for 2/F only (facing Aberdeen Street) 前方2樓平台 (面向鴨巴甸街)	Uplight 地燈	1 (for 2/F Flat North only) 1 (只供2樓North單位)	1	-
Rear Flat Roof for 2/F only (facing service lane) 後方2樓平台 (面向通道巷)	Lighting Point 電燈接駁點	1 (for 2/F Flat North only) 1 (只供2樓North單位)	-	-
	Outdoor waterproofed Socket 室外防水插座	1 (for 2/F Flat North only) 1 (只供2樓North單位)	-	-
	Outdoor AC Unit Electrical Point 冷氣機室外分體機電源接駁位	1 (for 2/F Flat North only) 1 (只供2樓North單位)	-	-
Rear Flat Roof (2/F Flat South) (facing service lane) 後方平台 (2樓South單位) (面向通道巷)	Outdoor Waterproofed Twin Socket 室外防水雙位電插座	-	7	-
	Fuse Spur for Table Lamp 枱燈電源接駁點	-	1	-
	Outdoor Waterproofed Isolator (for Drain Pump) 戶外防水刀掣 (去水泵機)	-	1	-
	Drain Pump 去水泵機	-	1	-
	Lighting Point 電燈接駁點	-	11	-
	Planter Light Points 花槽戶外燈	-	12	-
Flat Roofs (25/F Penthouse and Roof) 平台 (於25樓頂層單位及 天台)	Outdoor Waterproofed Socket 室外防水插座	-	-	7
	Lighting Point 電燈接駁點	-	-	17
	Light Waterproofed Switch 室外防水燈掣	-	-	-
Living Room and Lavatory (25/F Penthouse) 客廳及洗手間 (25樓頂層單位)	Lighting Switch 電燈掣	-	-	3
	Door Bell 門鈴	-	-	1
	Fuse Spur 電源接駁點	-	-	1
	Concealed Downlight 嵌入式天花燈	-	-	2
	MCB Board 配電箱	-	-	1
	Air Conditioner Points 空調機接駁點	-	-	1
	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點 (來水位)	-	-	1
	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點 (去水位)	-	-	1

Note:

"1, 2, ..." denotes the quantity of such provision(s) in the relevant residential unit.

備註:

"1, 2, ..." 指該設備於相關住宅單位內提供的數量。

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SERVICE AGREEMENTS

服務協議

Potable and flushing water is supplied by Water Supplies Department.

食水及沖廁水由水務署供應。

Electricity is supplied by The Hongkong Electric Company Limited.

電力由香港電燈有限公司供應。

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

煤氣由香港中華煤氣有限公司供應。

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GOVERNMENT RENT

地稅

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

賣方將會繳付/已繳付有關該地段之地租直至住宅單位之買賣成交日期。

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MISCELLANEOUS PAYMENTS BY PURCHASER

買方的雜項付款

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

Note:

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

1. 在向買方交付住宅單位在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金。
2. 在交付時，買方不須向擁有人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（而非擁有人）支付清理廢料的費用，而如擁有人已支付清理廢料的費用，買方須向擁有人補還清理廢料的費用。

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DEFECT LIABILITY WARRANTY PERIOD

欠妥之處的保養責任期

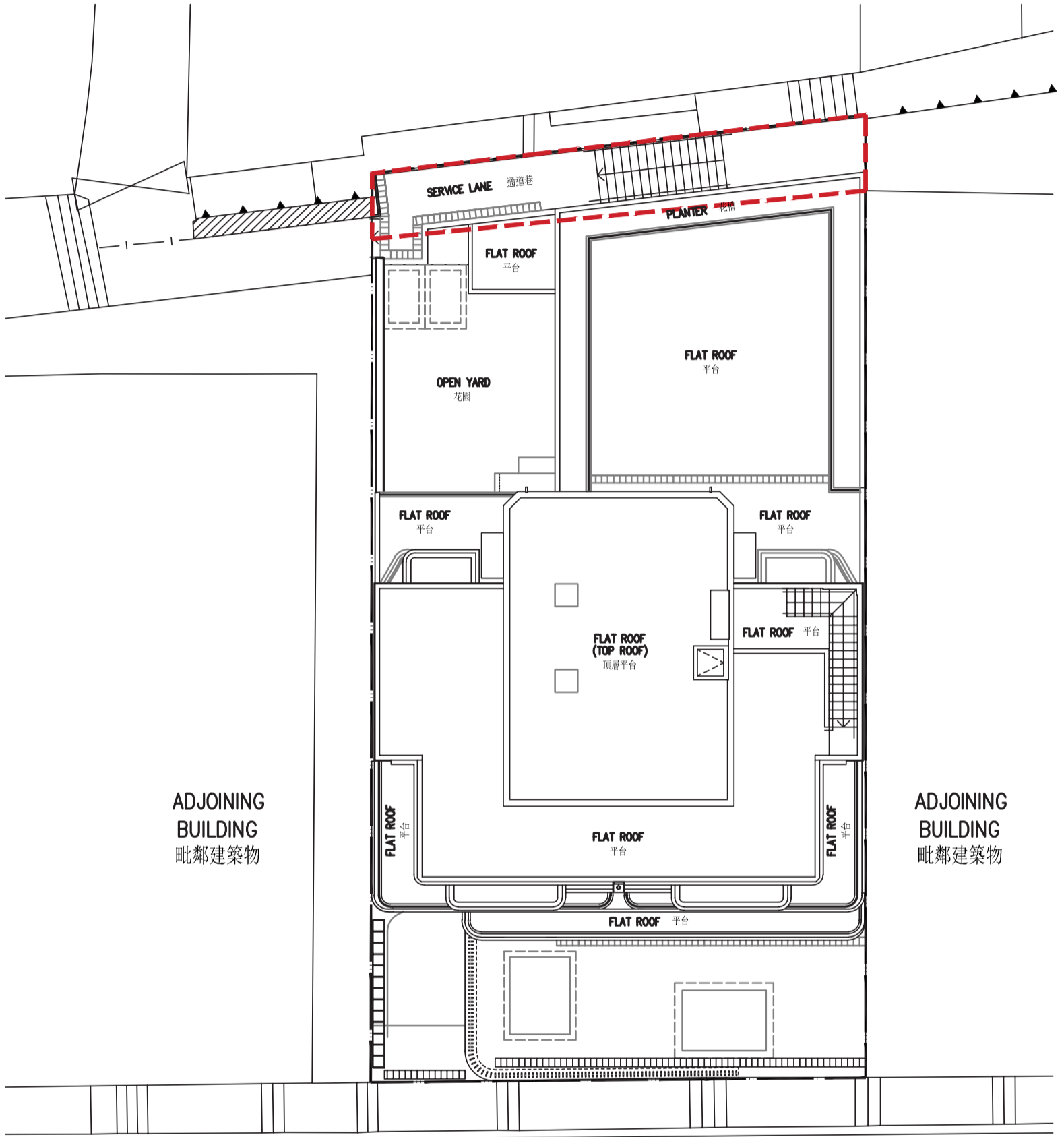
Defects liability warranty period for the residential property and the fittings, finishes and appliances as provided in the Agreement for Sale and Purchase is within six (6) months from the date of completion of the sale and purchase.

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

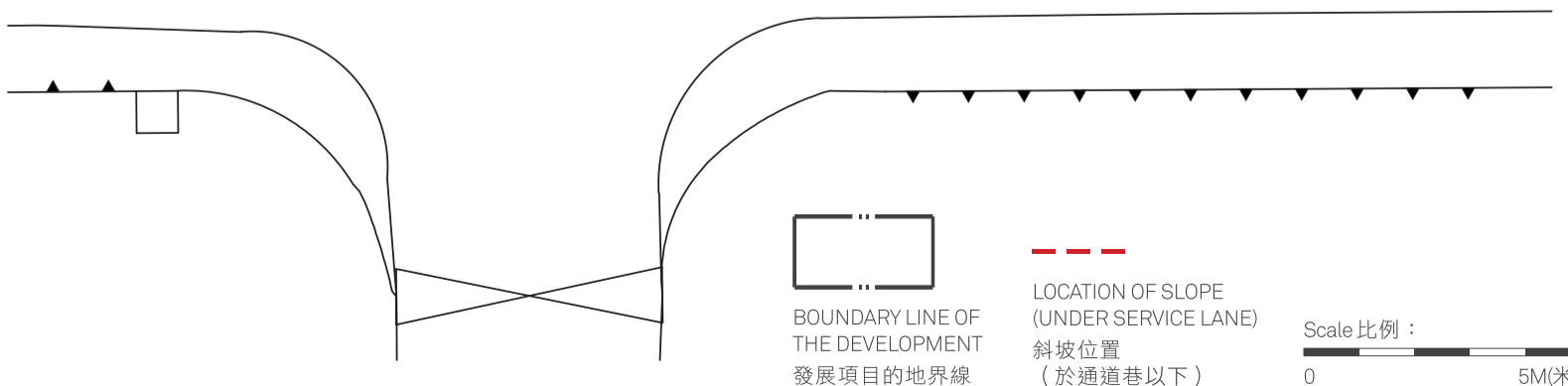
按買賣合約規定，住宅單位及其內的裝置、裝修物料及設備之欠妥之處的保養責任期為住宅單位之成交日期起計為期六(6)個月內。

凡住宅物業或於買賣合約列出裝設於住宅物業內的裝置、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，盡快自費作補救。

MAINTENANCE OF SLOPES 斜坡維修



ABERDEEN STREET 鴨巴甸街



MAINTENANCE OF SLOPES

斜坡維修

A. The Land Grant requires the Owners of the residential properties in the Development to maintain slope at their own cost

1. The Owners of the Land during the remainder of the term granted by the Land Grant, when, where and as often as need or occasion shall be require, at his and their own costs and charges, well and sufficiently repair, uphold, support, maintain, pave, purge, scour, cleanse, empty, amend and keep the messuage or tenement, messuages or tenements, erections and buildings, and all the walls, rails, lights, pavements, privies, sinks, drains and watercourses thereunto belonging, and which shall in any wise belong or appertain unto the same, in, by and with all and all manner of needful and necessary, reparation, cleansing and amendments whatsoever the whole to be done to the satisfaction of the Government.
2. Each of the Owners of the Development is obliged to contribute towards the costs of the maintenance work of the items mentioned in paragraph 1 above.
3. The location of the Slope Structures required to be maintained by the owners of the Development under the Land Grant is shown and marked with red-dotted line on the Slope Structures Plan set out in this section.

B. Owner's undertaking to maintain any slope in relation to the Development at the Owner's own costs

Not applicable.

C. The Manager of the Development has the Owners' authority to carry out the maintenance work

Under Clause (36)(at) of the latest draft Deed of Mutual Covenant of the Development, the Manager shall have authority to engage suitable qualified personnel to inspect keep and maintain in good substantial repair and condition, and carry out any necessary works in respect of, all slopes, slope treatment works, earth retaining structures, retaining walls and other related structures within or outside the Land and the Development to be maintained by the Owners (the "Slope Structures") in compliance with the Government Lease and in particular in accordance with the maintenance manual for the Slope Structures prepared in accordance with the "Geoguide 5 - Guide to Slope Maintenance" issued by the Geotechnical Engineering Office as amended from time to time and all guidelines issued from time to time by appropriate Government departments regarding the maintenance of the Slope Structures and any other slopes, retaining walls and related structures which shall include without limitation making application to the relevant Government authorities for the deregistration or to continue with the deregistration (or any application of similar nature and purpose) of any retaining wall forming part of the Slope Structures which application may be made alone or jointly with the Vendor or with any other parties.

A. 批地文件規定，發展項目中的住宅物業的擁有人須自費維修任何斜坡

1. 該土地的擁有人須於批地文件餘下的年期內每當有需要或情況要求下以適當及必要的方式自行出資妥善及充分地修理、維持、支持、維護、鋪蓋、清洗、洗刷、清潔、騰空、改動及保持宅院、宅院房屋或房屋和搭建物及建築物及屬於及在任何方面歸屬或附屬該土地之內或旁邊的一切牆壁、欄杆、燈具、行人路、洗手間、水槽、排水渠及水道並透過適當及必要的安排進行修整、清潔及改善，使政府滿意。
2. 發展項目的每名擁有人均須分擔上文第1段所述維修工程項目的費用。
3. 批地文件下要求發展項目擁有人維修的斜坡構築物的位置在此部份斜坡構築物圖中以紅色虛線顯示。

B. 擁有人自費就發展項目維修任何斜坡的承諾

不適用。

C. 發展項目的管理人獲擁有人授權進行維修工程

最新的公契擬稿的第(36)(at)條規定，管理人具有充分權力，按批地文件，特別是按土力工程處印發的「岩土指南第五冊－斜坡維修指南」（以不時的修訂或代替條文為準）及依據岩土指南第五冊編製的保養手冊和有關政府部門不時對保養斜坡構築物發出的一切指引，聘請合適及合資格的人士視察、保持、維持良好狀況及和就於該土地或該發展項目內或外須由擁有人維護的斜坡、斜坡整理工程、護土結構物、護土牆及其他有關結構（下稱「斜坡構築物」）並對其進行任何必要的工程，包括但不限於向相關政府部門申請註銷任何構成斜坡構築物部份的護土牆（或其他具相類性質及目的的申請）或繼續上述註銷申請，該申請可由管理人自行或與賣方或其他人士共同申請。

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MODIFICATION 修訂

There is no ongoing application to the Government for a modification of the land grant for this Development.

本發展項目現時並沒有向政府提出申請修訂批地文件。

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RELEVANT INFORMATION 有關資料

Not Applicable

不適用

ADDRESS OF 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：

www.28AberdeenSt.hk

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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

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.

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

		Area (m ²) 面積 (平方米)
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		
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)	Not Applicable 不適用
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	24.95
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	145.660
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	Not Applicable 不適用
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	39.145
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not Applicable 不適用

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

		Area (m ²) 面積 (平方米)
5.	Communal sky garden 公用空中花園	Not Applicable 不適用
6.	Acoustic fin 隔聲鰭	Not Applicable 不適用
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not Applicable 不適用
8.	Non-structural prefabricated external wall 非結構預製外牆	Not Applicable 不適用
9.	Utility platform 工作平台	29.25
10.	Noise barrier 隔音屏障	Not Applicable 不適用
Amenity Features 適意設施		
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、辦公室、儲物室、警室和廁所、業主立案法團辦公室	2.86
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	36.376
13.	Covered landscaped and play area 有上蓋的園景區及遊樂場	Not Applicable 不適用
14.	Horizontal screens/covered walkways, trellis 橫向屏障／有蓋人行道、花棚	Not Applicable 不適用
15.(#)	Larger lift shaft 擴大升降機井道	67.546
16.	Chimney shaft 煙囪管道	Not Applicable 不適用
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	Not Applicable 不適用
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	20.465
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	Not Applicable 不適用
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	Not Applicable 不適用
21.	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	Not Applicable 不適用
22.	Projections such as air-conditioning box and platform with a projection of more than 750 mm 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	Not Applicable 不適用

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

		Area (m ²) 面積 (平方米)
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	Not Applicable 不適用
24.	Other projections 其他伸出物	Not Applicable 不適用
25.	Public transport terminus 公共交通總站	Not Applicable 不適用
26.	Party structure and common staircase 共用構築物及樓梯	Not Applicable 不適用
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	Not Applicable 不適用
28.	Public passage 公眾通道	Not Applicable 不適用
29.(#)	Covered set back area 因建築物後移導致的覆蓋面積	Not Applicable 不適用
Bonus GFA 額外總樓面面積		
30.	Bonus GFA 額外總樓面面積	Not Applicable 不適用

Note:

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

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。

Environmental Assessment of the Building

Green Building Certification

Assessment result under the **BEAM Plus** certification conferred / issued by Hong Kong Green Building Council Limited (HKGBC) for the building prior to the printing of the sales brochures.

**Provisional
UNCLASSIFIED**



HKGBC
香港綠色建築議會

Application no.: PAU0011/16

建築物的環境評估

綠色建築認證

在印刷此售樓說明書前，本物業根據香港綠色建築議會有限公司頒授 / 發出的綠建環評認證評級。

**暫定評級
不予評級**



HKGBC
香港綠色建築議會

申請編號: PAU0011/16

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

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份的預計能量表現或消耗的最近期資料：

Part I: Building Particulars

第 I 部分：樓宇詳情

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
Proposed Energy Efficient Features: 1. Energy Meter 2. Variable Speed Pump 3. LED Lighting	擬安裝的具能源效益的設施： 1. 能源計量電錶 2. 變速水泵 3. 發光二極管燈

Part II: Predicted Annual Energy Use¹ of the proposed building

第 II 部分：擬興建樓宇預計每年能源消耗量¹

Type of Development 發展項目類型	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 ² (m ² / annum) 基線樓宇 ² 每年能源消耗量 (平方米/年)		Annual Energy Use of Proposed / Completed Building (m ² / annum) 擬興建樓宇每年能源消耗量 (平方米/年)	
			Electricity 電力 kWh 千瓦小時	Town Gas / LPG 煤氣 / 石油氣 unit 用量單位	Electricity 電力 kWh 千瓦小時	Town Gas / LPG 煤氣 / 石油氣 unit 用量單位
Domestic Development 住用發展項目	Area served by central building services installation ³ 有使用中央屋宇裝備裝置的部份 ³	745	123.88	0	118.21	0

In general, the lower the estimated "Annual Energy Use" of the building, the more efficient 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.

一般來說，樓宇的預計每年每平方米能源消耗量愈低，樓宇的能源消耗愈有效。例如，如果擬興建樓宇的預計每年能源消耗量少於基線樓宇預計的每年能源消耗量，則表示擬興建樓宇的預計能源使用較基線樓宇有效。減少愈多，效能愈大。

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

Part III: The following installation(s) 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	✓		
Life & Escalator Installations 升降機及自動梯的裝置	✓		
Performance-based Approach 以總能源為本的方法			✓

Notes:

- ¹ The predicted annual energy use per m² per annum, in terms of electricity consumption (kWh) and town gas/LPG consumption (unit) of the development by the internal floor area served, where:-
- (a) “total annual energy use” has the same meaning of “annual energy use” under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (current version); and
- (b) “internal floor area”, in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
- ² “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).
- ³ “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the electrical and Mechanical Services Department.

註：

- ¹ 預計每年每平方米能源消耗量（以耗電量（千瓦小時）及煤氣／石油氣消耗量（單位）計算，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：
- (a) “每年能源消耗量”與新建樓宇BEAM Plus標準（現行版本）第4節及附錄8中的「年能源消耗」具有相同涵義；及
- (b) 樓宇、空間或單位的“內部樓面面積”，指外牆及／或共用牆的內壁之內表面起量度出來的樓面面積。
- ² “基準樓宇”與新建樓宇BEAM Plus標準（現行版本）第4節及附錄8中的“基準建築物模式（零分標準）”具有相同涵義。
- ³ “中央屋宇裝備裝置”與樓宇的屋宇裝備裝置能源效益實務守則（2010年2月版）（草稿）中的涵義相同。

There may be future changes to the Development and the surrounding areas.
發展項目及其周邊地區日後可能出現改變。

Date of printing : 11 March 2017
印製日期：2017年3月11日

EXAMINATION RECORD

檢視紀錄

Examination / Revision Date 檢視／修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
17 March 2017 2017年3月17日	P. 20, 21, 22	Floor plans are revised. 修訂樓面平面圖
	P. 41	Item 3(a) of the Fittings, Finishes and Appliances is revised. 更新裝置、裝修物料及設備的第3(a)項
	P. 42	Item 3(c) of the Fittings, Finishes and Appliances is revised. 更新裝置、裝修物料及設備的第3(c)項
	P. 44	Items 2(c) and 2(e) of the Fittings, Finishes and Appliances are revised. 更新裝置、裝修物料及設備的第2(c)及2(e)項
	P. 57, 58, 59	Information in application for Concession on Gross Floor Area of Building is revised. 修改申請建築物總樓面面積寬免的資料
30 March 2017 2017年3月30日	P. 52	Slope Structures Plan is revised. 修改斜坡平面圖
21 June 2017 2017年6月21日	P. 12-13	Location Plan of the Development is updated. 更新發展項目的所在位置圖
	P. 14	Aerial Photograph of the Development is updated. 更新發展項目的鳥瞰照片
	P. 20-24	Floor plans are revised. 修訂樓面平面圖
	P. 41, 45	Item 3(a) of the Fittings, Finishes and Appliances is revised. 更新裝置、裝修物料及設備的第3(a)項
	P. 55-57	Information in application for Concession on Gross Floor Area of Building is revised. 修改申請建築物總樓面面積寬免的資料
25 August 2017 2017年8月25日	P. 3-7	The Section of Notes to Purchasers of First-Hand Residential Properties is updated 更新一手住宅物業買家須知
	P. 8	The information on the Development is updated. 更新發展項目的資料
	P. 8	Information on vendor and others involved in the Development is updated. 更新賣方及有參與發展項目的其他人的資料
	P. 11	Information on Design of the Development is updated. 更新發展項目的設計的資料
	P. 11	Information on Property Management is updated. 更新物業管理的資料

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Examination / Revision Date 檢視／修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
25 August 2017 2017年8月25日	P. 19	Description for Layout Plan of the Development is deleted. 刪除發展項目的布局圖之描述
	P. 20	Floor plan is revised. 修訂樓面平面圖
	P. 28-31	Summary of Deed of Mutual Covenant is revised. 更新公契的摘要
	P. 39	Inspection of Plans and Deed of Mutual Covenant is revised. 更新閱覽圖則及公契
12 September 2017 2017年9月12日	P. 8	The information on the Development is updated. 更新發展項目的資料
	P. 8	Information on vendor and others involved in the Development is updated. 更新賣方及有參與發展項目的其他人的資料
	P. 12-13	Location Plan of the Development is updated. 更新發展項目的所在位置圖
12 December 2017 2017年12月12日	P. 12-13	Location Plan of the Development is updated. 更新發展項目的所在位置圖
12 March 2018 2018年3月12日	P. 12-13	Location Plan of the Development is updated. 更新發展項目的所在位置圖
	P. 14	Aerial Photograph of the Development is updated. 更新發展項目的鳥瞰照片
	P. 15	Outline Zoning Plan Relating to the Development is updated. 更新發展項目的分區計劃大綱圖
	P. 41, 42, 44, 45	Item 2(a), 2(b), 3(a) and 3(b) of the Fittings, Finishes and Appliances is revised. 更新裝置、裝修物料及設備的第2(a), 2(b), 3(a)及3(b)項
	P. 47-50	Fittings, Finishes and Appliances is revised. 更新裝置、裝修物料及設備
12 June 2018 2018年6月12日	P. 12-13	Location Plan of the Development is updated. 更新發展項目的所在位置圖
	P. 14	Aerial Photograph of the Development is updated. 更新發展項目的鳥瞰照片
	P. 18	Outline Zoning Plan Relating to the Development is updated. 更新發展項目的分區計劃大綱圖

EXAMINATION RECORD

檢視紀錄

Examination / Revision Date 檢視／修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
12 September 2018 2018年9月12日	P. 8	Information on vendor and others involved in the Development is updated. 更新賣方及有參與發展項目的其他人的資料
	P. 12-13	Location Plan of the Development is updated. 更新發展項目的所在位置圖
	P. 42, 45	Item 3(c) of the Fittings, Finishes and Appliances is revised. 更新裝置、裝修物料及設備的第3(c)項
12 December 2018 2018年12月12日	P. 12-13	Location Plan of the Development is updated. 更新發展項目的所在位置圖
	P. 15	Outline Zoning Plan Relating to the Development is updated. 更新發展項目的分區計劃大綱圖

