



逸 埤

M O N T I

售樓說明書
SALES BROCHURE

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1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

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

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

² According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following—
(i) the external dimensions of each residential property;
(ii) the internal dimensions of each residential property;
(iii) the thickness of the internal partitions of each residential property;
(iv) the external dimensions of individual compartments in each residential property.

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

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

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

9. Agreement for sale and purchase

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

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

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

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

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.

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

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

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts:

Consumer Council

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

Estate Agents Authority

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

Real Estate Developers Association of Hong Kong

Telephone	: 2826 0111
Fax	: 2845 2521

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

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 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。

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

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

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

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

- 切勿將賣方接獲用作登記的購樓意向書或本票的數目視為銷情指標。發展項目的成交紀錄冊才是讓公眾掌握發展項目每日銷售情況的最可靠資料來源。

9. 買賣合約

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

10. 表達購樓意向

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

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

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

³ 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。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

消費者委員會

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

地產代理監管局

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

香港地產建設商會

電話 : 2826 0111
傳真 : 2845 2521

運輸及房屋局
一手住宅物業銷售監管局
2017年8月

The Name of the Street at which the Development is situated and the Street Number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development

9 Sai Wan Ho Street*

The Development consists of one multi-unit building

Total Number of Storeys of the multi-unit building

26 storeys (excluding Roof, Lift Machine Room Floor and Top Roof)

The Floor Numbering in the multi-unit building as provided in the approved building plans for the Development

G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F, Roof (Refuge Roof), Lift Machine Room Floor, Top Roof

The omitted Floor Numbers in the multi-unit building in which the floor numbering is not in consecutive order

4/F, 13/F, 14/F and 24/F

Refuge Floor of the multi-unit building

Located at the Roof

Estimated Material Date for the Development as provided by the Authorized Person for the Development

30th June 2020

The Estimated Material Date is subject to any extension of time that is permitted under the agreement for sale and purchase.

Under the land grant, the consent of the Director of Lands is required to be given for the sale and purchase. For the purpose of the agreement for sale and purchase, without limiting any other means by which the completion of the Development may be proved, the issue of a Certificate of Compliance or Consent to Assign by the Director of Lands is conclusive evidence that the Development has been completed or is deemed to be completed (as the case may be).

* The above provisional street number is subject to confirmation from the Rating and Valuation Department when the Development is completed.

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

西灣河街9號*

發展項目包含一幢多單位的建築物

該幢多單位建築物的樓層的總數

26層（不包括天台、升降機機房層及頂層天台）

發展項目的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數

地下、一樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至二十九樓、天台（底護層）、升降機機房層、頂層天台

有不依連續次序的樓層號數的該幢多單位建築物內被略去的樓層號數

四樓、十三樓、十四樓及二十四樓

該幢多單位建築物內的底護層

設於天台

由發展項目的認可人士提供的該項目的預計關鍵日期

2020年6月30日

預計關鍵日期是受到買賣合約所允許的任何延期所規限約。

根據批地文件，進行該項買賣，需獲地政總署署長同意。為買賣合約的目的，在不局限任何其他可用以證明發展項目落成的方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為發展項目已落成或當作已落成（視屬何情況而定）的確證。

* 上述臨時門牌號數有待差餉物業估價署在發展項目建成時確認。

Vendor

Urban Renewal Authority (as “Owner”)

Kingland Century Limited (as “Person so Engaged”)

Remarks :

1. “Owner” means the legal or beneficial owner of the residential properties of the Development.
2. “Person so Engaged” means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.

Holding Company of the Vendor (Urban Renewal Authority)

Not Applicable

Holding Company of the Vendor (Kingland Century Limited)

Lai Sun Development Company Limited, Diamond Yard Limited

Authorized Person for the Development

Mr. Lee Kar-yan, Douglas

The Firm or Corporation of which an Authorized Person for the Development is a Proprietor, Director or Employee in His or Her Professional Capacity

Andrew Lee King Fun & Associates Architects Limited

Building Contractor for the Development

Paul Y. Builders Limited

The firm of solicitors acting for the Owner in relation to the sale of residential properties in the Development

Mayer Brown

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

Hang Seng Bank Limited

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

Lai Sun International Finance (2012) Limited

賣方

市區重建局（作為「擁有人」）

興運世紀有限公司（作為「如此聘用的人」）

備註：

1. 「擁有人」指發展項目的住宅物業之法律上的擁有人或實益擁有人。
2. 「如此聘用的人」指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

賣方（市區重建局）的控權公司

不適用

賣方（興運世紀有限公司）的控權公司

麗新發展有限公司，Diamond Yard Limited

發展項目的認可人士

李嘉胤先生

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團

李景勳、雷煥庭建築師有限公司

發展項目的承建商

保華建造有限公司

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

就發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

恒生銀行有限公司

已為發展項目的建造提供貸款的任何其他人

Lai Sun International Finance (2012) Limited

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

(a)	The vendor [#] or a building contractor for the Development is an individual, and that vendor [#] or contractor is an immediate family member of an authorized person for the Development	Not Applicable
(b)	The vendor [#] or a building contractor for the Development is a partnership, and a partner of that vendor [#] or contractor is an immediate family member of such an authorized person	Not Applicable
(c)	The vendor [#] or a building contractor for the Development is a corporation, and a director or the secretary of that vendor [#] or contractor (or a holding company of that vendor [#]) is an immediate family member of such an authorized person	NO
(d)	The vendor [#] or a building contractor for the Development is an individual, and that vendor [#] or contractor is an immediate family member of an associate of such an authorized person	Not Applicable
(e)	The vendor [#] or a building contractor for the Development is a partnership, and a partner of that vendor [#] or contractor is an immediate family member of an associate of such an authorized person	Not Applicable
(f)	The vendor [#] or a building contractor for the Development is a corporation, and a director or the secretary of that vendor [#] or contractor (or a holding company of that vendor [#]) is an immediate family member of an associate of such an authorized person	NO
(g)	The vendor [#] or a building contractor for the Development is an individual, and that vendor [#] or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development	Not Applicable
(h)	The vendor [#] or a building contractor for the Development is a partnership, and a partner of that vendor [#] or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development	Not Applicable
(i)	The vendor [#] or a building contractor for the Development is a corporation, and a director or the secretary of that vendor [#] or contractor (or a holding company of that vendor [#]) is an immediate family member of a proprietor of such a firm of solicitors	NO
(j)	The vendor [#] , a holding company of the vendor [#] , or a building contractor for the Development, is a private company, and an authorized person for the Development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor [#] , holding company or contractor	NO
(k)	The vendor [#] , a holding company of the vendor [#] , or a building contractor for the Development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor [#] , holding company or contractor	NO

(l)	The vendor [#] or a building contractor for the Development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor [#] or contractor or of a holding company of that vendor [#]	NO
(m)	The vendor [#] or a building contractor for the Development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor [#] or contractor	Not Applicable
(n)	The vendor [#] , a holding company of the vendor [#] , or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that vendor [#] , holding company or contractor	NO
(o)	The vendor [#] , a holding company of the vendor [#] , or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor [#] , holding company or contractor	NO
(p)	The vendor [#] or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor [#] or contractor or of a holding company of that vendor [#]	NO
(q)	The vendor [#] or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor [#] or contractor	Not Applicable
(r)	The vendor [#] or a building contractor for the Development is a corporation, and the corporation of which an authorized person for the Development is a director or employee in his or her professional capacity is an associate corporation of that vendor [#] or contractor or of a holding company of that vendor [#]	NO
(s)	The vendor [#] or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that vendor [#] or of a holding company of that vendor [#] .	NO

Remarks:

[#] A reference to vendor here is a reference to either Urban Renewal Authority (as “Owner”) or Kingland Century Limited (as “Person so Engaged”)

4

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

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

(o)	賣方 [#] 、賣方 [#] 的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方 [#] 、控權公司或承建商最少1%的已發行股份	否
(p)	賣方 [#] 或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方 [#] 或承建商或該賣方 [#] 的控權公司的僱員、董事或秘書	否
(q)	賣方 [#] 或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方 [#] 或承建商的僱員	不適用
(r)	賣方 [#] 或該項目的承建商屬法團，而該項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方 [#] 或承建商或該賣方 [#] 的控權公司的有聯繫法團	否
(s)	賣方 [#] 或該項目的承建商屬法團，而該承建商屬該賣方 [#] 或該賣方 [#] 的控權公司的有聯繫法團。	否

備註：

[#] 在此提述賣方即提述市區重建局（作為「擁有人」）或興運世紀有限公司（作為「如此聘用的人」）。

1.

There will be no non-structural prefabricated external walls forming part of the enclosing walls of the Development.
發展項目將沒有構成圍封牆的一部分的非結構的預製外牆。
2.

There will be curtain walls forming part of the enclosing walls of the Development.
發展項目將有構成圍封牆的一部分的幕牆。
3.

The range of thickness of the curtain walls is 200mm.
幕牆的厚度範圍為200毫米。

Schedule of total area of the curtain walls of each residential property:
每個住宅物業的幕牆的總面積表：

Floor 樓層	Unit 單位	Total Area of Curtain Walls of each residential property (sq. m.) 每個住宅物業的幕牆總面積 (平方米)
2/F 二樓	A	0.760
	B	0.490
	C	0.465
	D	0.465
	E	0.490
	F	0.760
3/F 5/F - 12/F 15/F - 23/F 25/F - 29/F 三樓 五樓至十二樓 十五樓至二十三樓 二十五樓至二十九樓	A	0.580
	B	0.490
	C	0.465
	D	0.465
	E	0.490
	F	0.580

Remark: There are no 4/F, 13/F, 14/F and 24/F.
備註: 不設四樓、十三樓、十四樓及二十四樓。

6

INFORMATION ON PROPERTY MANAGEMENT 物業管理的資料

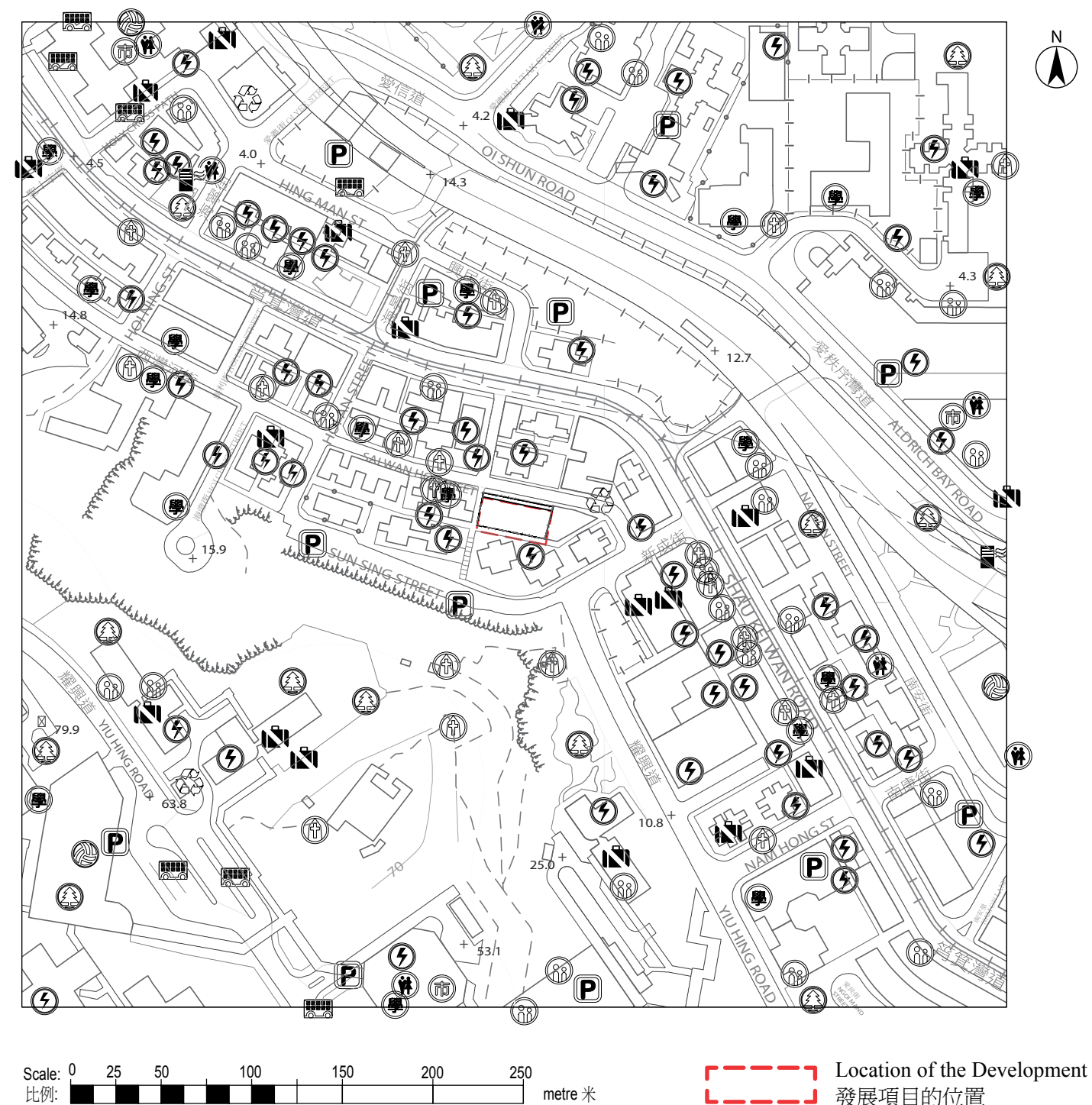
The person to be appointed as the manager of the Development under the latest draft Deed of Mutual Covenant :

Kolot Property Services Limited

根據公契的最新擬稿獲委任為發展項目的管理人的人：

高樂服務有限公司

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



The Location Plan is made with reference to Digital Topographic Map Series Code iB500 Sheet Number 11-SE-A (dated 13th December 2018) and Sheet Number 11-SE-B (dated 13th December 2018) from the Survey and Mapping Office of the Lands Department with adjustments where necessary.

Notes:

1. Due to technical reasons (such as the shape of the Development), the Location Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap.621).
2. The vendor also advises purchaser to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The map reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR. License no. 49/2018.

NOTATION 圖例

- Ventilation shaft for the Mass Transit Railway
香港鐵路的通風井
- a power plant (including electricity sub-stations)
發電廠 (包括電力分站)
- a refuse collection point
垃圾收集站
- a market (including a wet market and a wholesale market)
市場 (包括濕貨市場及批發市場)
- a public carpark (including a lorry park)
公眾停車場 (包括貨車停泊處)
- a public convenience
公廁
- a public transport terminal (including a rail station)
公共交通總站 (包括鐵路車站)
- a public utility installation
公用事業設施裝置
- 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 school (including a kindergarten)
學校 (包括幼稚園)
- social welfare facilities (including an elderly centre and a home for the mentally disabled)
社會福利設施 (包括老人中心及弱智人士護理院)
- sports facilities (including a sports ground and a swimming pool)
體育設施 (包括運動場及游泳池)
- a public park
公園

所在位置圖參考地政總署測繪處數碼地形圖 (組別編號iB5000)，圖幅編號11-SE-A (日期為2018年12月13日) 及圖幅編號11-SE-B (日期為2018年12月13日) 編制，有需要處經修正處理。

備註：

1. 因技術原因 (例如發展項目之形狀)，此所在位置圖所顯示之範圍多於《一手住宅物業銷售條例》(第621章) 所要求的範圍。
2. 賣方亦建議買方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. 地圖版權屬香港特別行政區政府，經地政總署准許複印，版權特許編號49/2018。



 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 the flying height of 6,000 feet, photo no. E011476C dated 6th January, 2017

Notes:

- (1) Due to technical reasons (such as the shape of the Development), the Aerial Photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap.621).
- (2) Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved – reproduction by permission only.

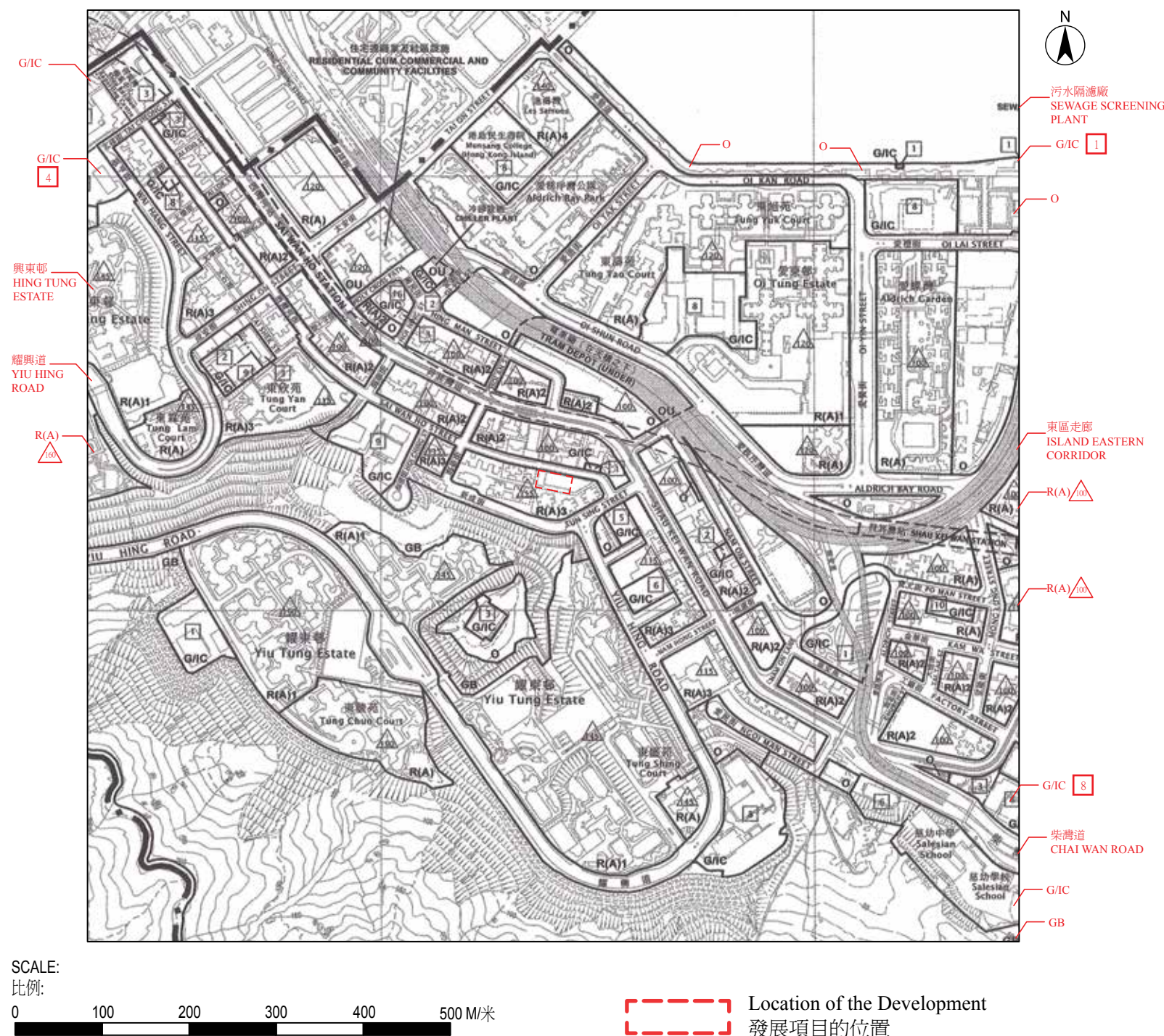
摘錄自地政總署測繪處於2017年1月6日在6,000呎飛行高度拍攝之鳥瞰照片，相片編號為E011476C。

備註：

- (1) 因技術原因（例如發展項目之形狀），此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》（第621章）所要求的範圍。
- (2) 香港特別行政區政府地政總署測繪處©版權所有，未經許可，不得複製。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖



The Outline Zoning Plan is adopted from part of Hong Kong Planning Area No.9 - Approved Shau Kei Wan Outline Zoning Plan No. S/H9/18 gazetted on 17th April 2015.

Notes:

- Due to technical reasons (such as the shape of the Development), this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap.621).
- The Outline Zoning Plan is reproduced with permission of the Director of Lands © The Government of the Hong Kong SAR.

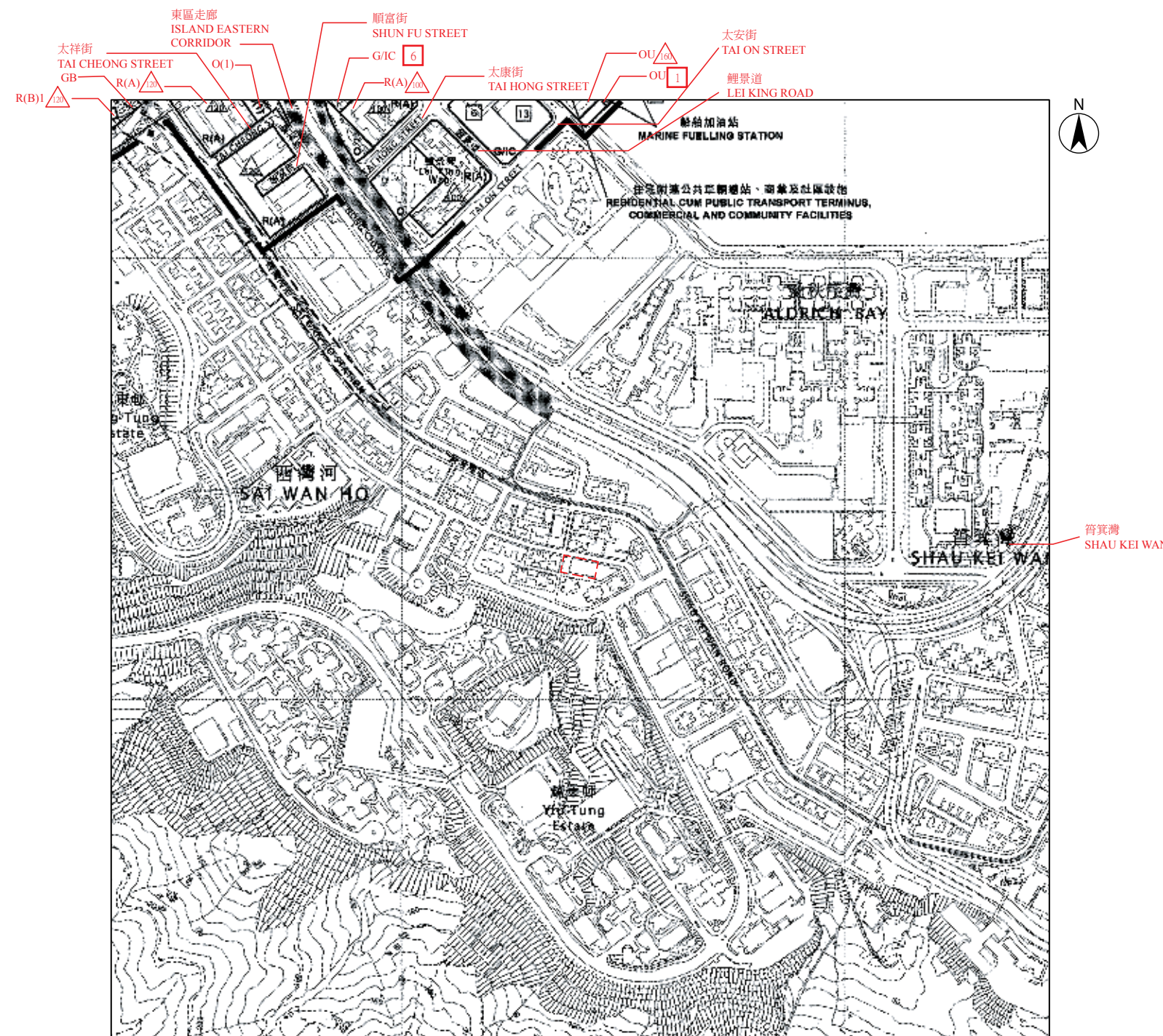
摘錄自憲報公布日期為2015年4月17日之港島規劃區第9區 — 筲箕灣分區計劃大綱核准圖，圖則編號為S/H9/18。

備註：

- 因技術原因(例如發展項目之形狀)，此分區計劃大綱圖所顯示的範圍多於《一手住宅物業銷售條例》(第621章)所要求的範圍。
- 分區計劃大綱圖版權屬香港特別行政區政府，經地政總署准許複印。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖



SCALE:
比例:
0 100 200 300 400 500 M/米

Location of the Development
發展項目的位置

The Outline Zoning Plan is adopted from part of Hong Kong Planning Area No.21 - Approved Quarry Bay Outline Zoning Plan No. S/H21/28 gazetted on 17th September 2010.

Notes:

1. Due to technical reasons (such as the shape of the Development), this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap.621).
2. The Outline Zoning Plan is reproduced with permission of the Director of Lands © The Government of the Hong Kong SAR.

NOTATION ZONE

Commercial
Comprehensive Development Area
Residential (Group A)
Residential (Group B)
Government, Institution or Community
Open Space
Other Specified Uses
Green Belt
Country Park

COMMUNICATIONS

Railway and Station (underground)
Major Road and Junction
Pedestrian Precinct / Street

MISCELLANEOUS

Boundary of Planning Scheme
Boundary Height Control Zone Boundary
Maximum Building Height
(in meters above Principal Datum)
Maximum Building Height
(in number of Storeys)
Petrol Filling Station
Non-Building Area

C
CDA
R(A)
R(B)
G/C
O
OU
GB
CP

STATION
STATION
STATION
STATION

100
1
P F S
NBA

圖例 地帶

商業
綜合發展區
住宅(甲類)
住宅(乙類)
政府、機構或社區
休憩用地
其他指定用途
綠化地帶
郊野公園

交通

地鐵及車站(地下)
主要道路及路口
行人專用區或街道

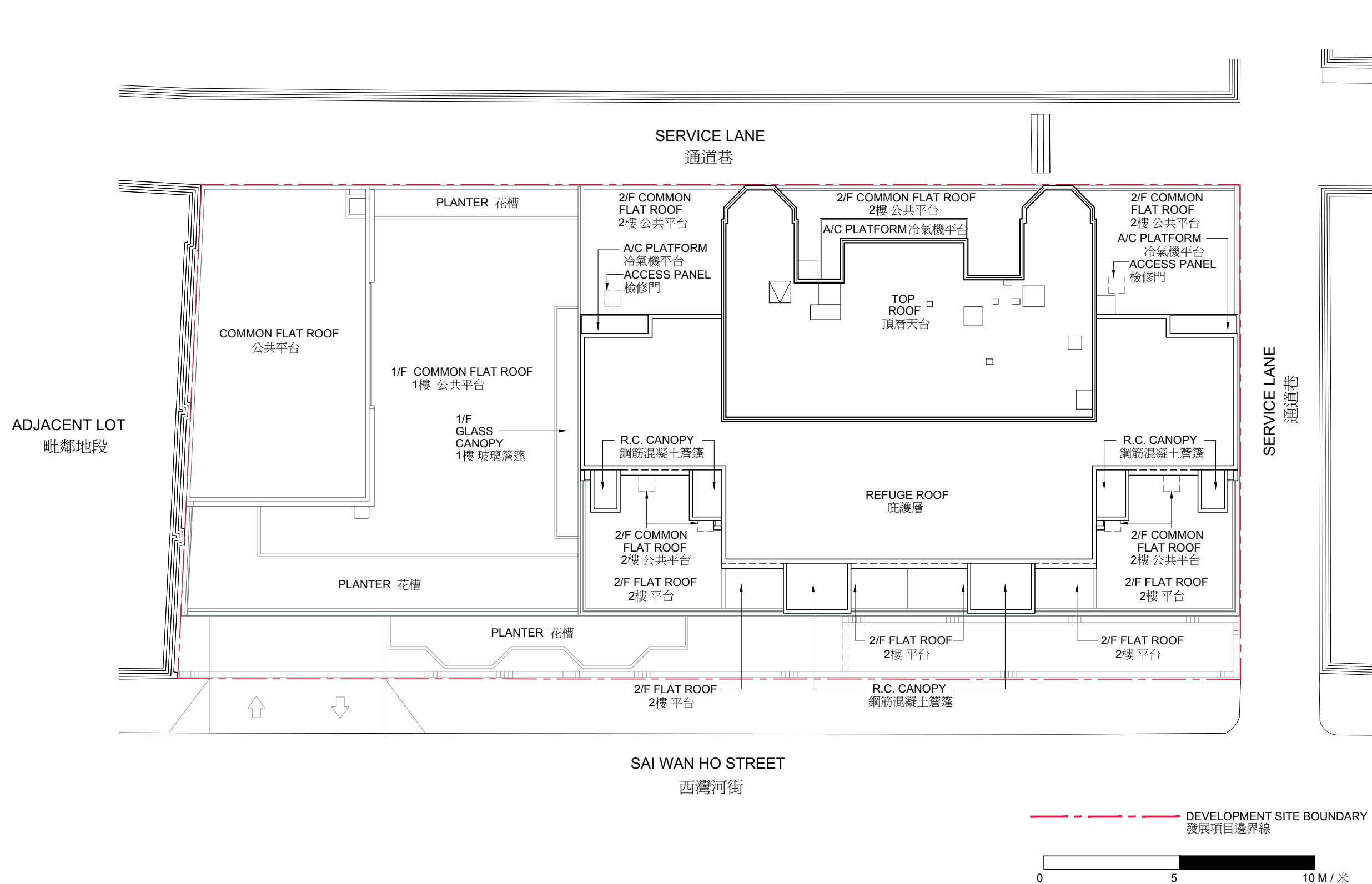
其他

規劃範圍界線
建築物高度管制界線
最高建築物高度
(在主水平基準上若干米)
最高建築物高度
(樓層數目)
加油站
非建築用地

摘錄自憲報公布日期為2010年9月17日之港島規劃區第21區 — 鯉魚涌分區計劃大綱核准圖，圖則編號為S/H21/28。

備註：

1. 因技術原因(例如發展項目之形狀)，此分區計劃大綱圖所顯示的範圍多於《一手住宅物業銷售條例》(第621章)所要求的範圍。
2. 分區計劃大綱圖版權屬香港特別行政區政府，經地政總署准許複印。



The estimated date of completion of the buildings or facilities within the Development as provided by the Authorized Person for the Development is 5th August 2019.

由發展項目的認可人士提供的位於發展項目內的建築物或設施的預計落成日期為2019年8月5日。

LEGEND OF TERMS AND ABBREVIATIONS USED ON THE FLOOR PLAN

樓面平面圖中所使用名語及簡稱之圖例

A/C PLATFORM = Air Conditioning Platform 冷氣機平台

B. = Bathroom 浴室

BAL. = Balcony 露台

BAL. ABOVE = Balcony Above 上層之露台

B.R. = Bedroom 睡房

C.L. = Cat Ladder 爬梯

DIN = Dining Room 飯廳

DN = Down 落

ELECT. METER ROOM = Electrical Meter Room 電錶房

H.R. = Hose Reel 消防喉轆

KIT. = Kitchen 廚房

LIV. = Living Room 客廳

P.D. = Pipe Duct 管道槽

UP = 上

U.P. = Utility Platform 工作平台

U.P. ABOVE = Utility Platform Above 上層之工作平台

W.M.C. = Water Meter Cabinet 水錶櫃

Notes applicable to the floor plans of this section :

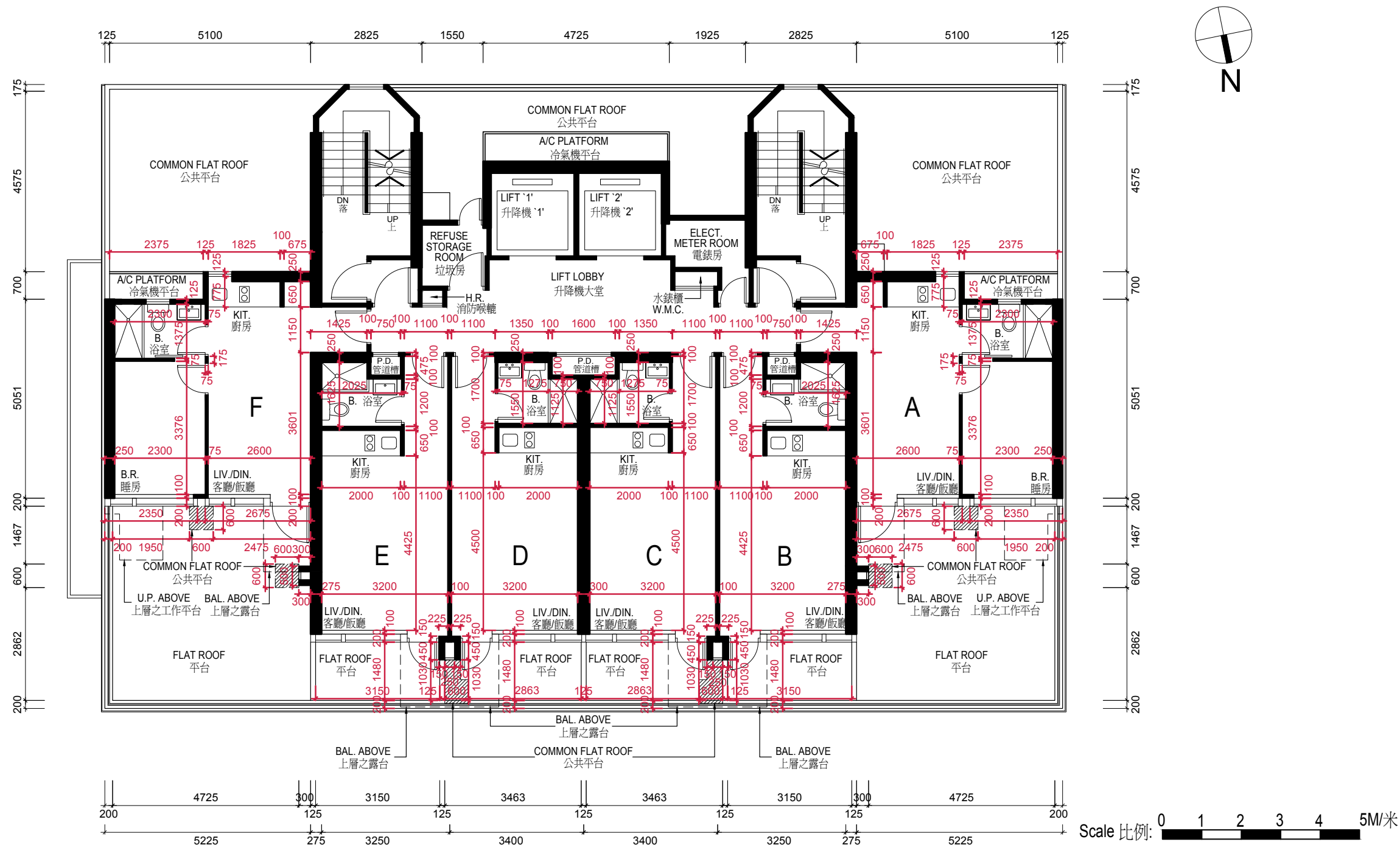
1. The dimensions of the floor plans are all structural dimension in millimeter.
2. Balcony and utility platform are non-enclosed areas.
3. There may be architectural features and/or exposed pipes on external walls of some of the floors. Please refer to the latest approved building plans for details.
4. Common drain pipes are located at external wall(s) adjacent to balcony and/or utility platform of some residential properties. Please refer to the latest approved building plans for details.
5. There are ceiling bulkheads or false ceiling in living room, dining room, bedrooms, corridor, bathroom and/or kitchen of some residential properties for pipes of the air-conditioning system or the water supply system. Please refer to the latest approved building plans for details.
6. Symbols of fittings shown on the floor plans, such as bathtubs, sink, water closets, shower, sink counter, etc. are architectural symbols retrieved from the latest approved general building plans and for general indication only.

適用於本節各樓面平面圖之備註：

1. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
2. 露台及工作平台為不可封閉之地方。
3. 部份樓層外牆範圍設有建築裝飾及/或外露喉管。詳情請參考最新的經批准建築圖則。
4. 部份住宅物業的露台及/或工作平台側外牆有公用去水渠。詳情請參最新的經批准建築圖則。
5. 部份住宅物業客廳、飯廳、睡房、走廊、浴室及/或廚房之裝飾橫樑或假天花內裝置冷氣喉管或供水喉管。詳情請參考最新的經批准建築圖則。
6. 平面圖上所顯示的形象裝置符號，例如浴缸、洗滌盆、坐廁、花灑、洗滌盆櫃等乃摘自最新的經批准的建築圖則，只作一般性標誌。

2/F FLOOR PLAN

二樓平面圖



1. The floor-to-floor height of each residential property on 2/F of the Development as provided in the approved building plans for the Development is 3.35m.
2. The thickness of floor slabs (excluding plaster) in each residential property on 2/F of the Development is 200mm and 600mm*.
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.

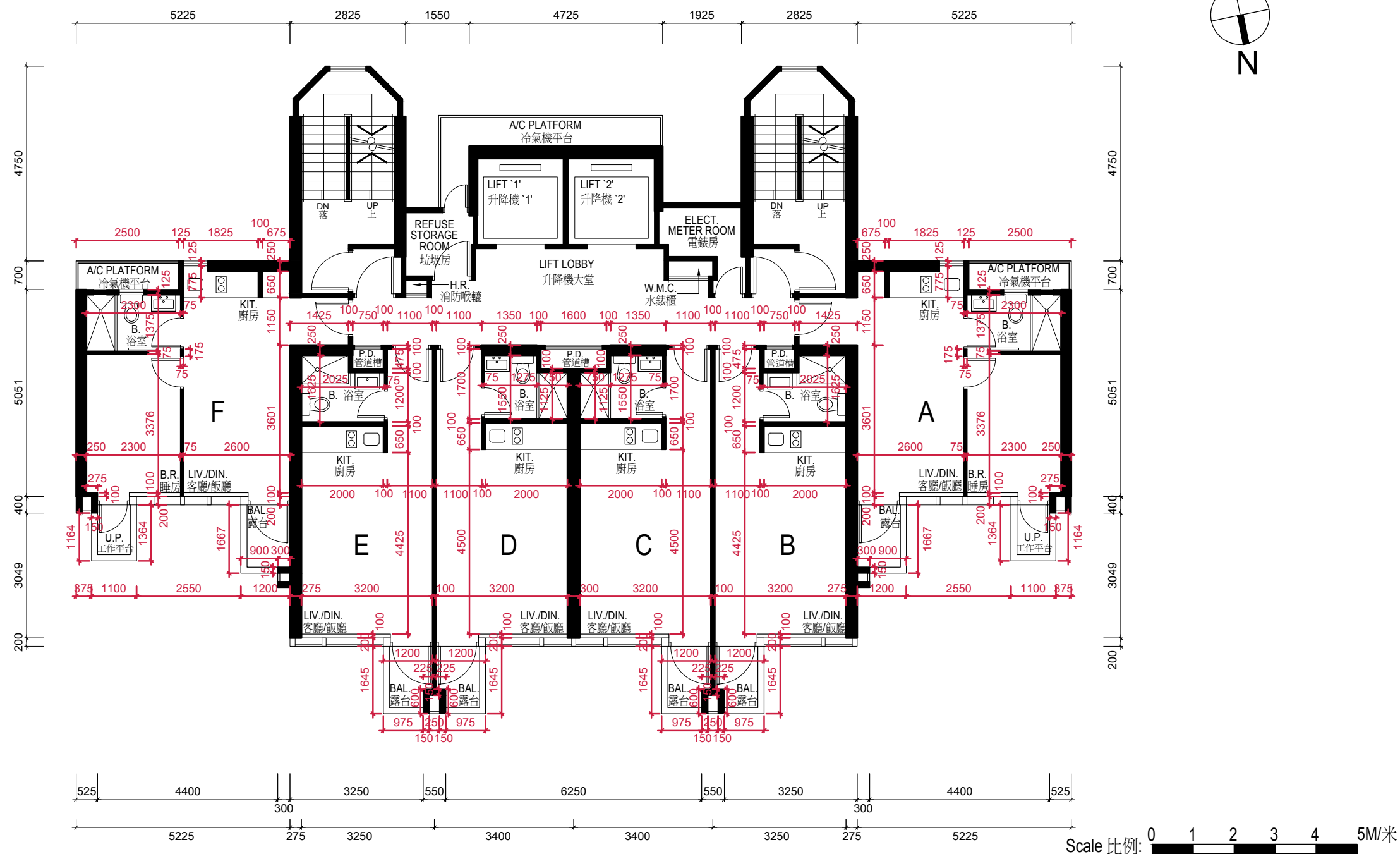
Notes: 1. Please refer to page 18 of this Sales Brochure for legend of terms and abbreviations shown in the floor plans.
2. *Denotes that the slab thickness includes 400mm thick concrete fill.

1. 按發展項目的經批准的建築圖則所規定者，發展項目二樓每個住宅物業的層與層之間的高度為3.35米。
2. 按發展項目的經批准的建築圖則所規定者，發展項目二樓每個住宅物業的樓板（不包括灰泥）的厚度為200毫米及600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。

備註: 1. 平面圖中所使用之名詞及簡稱請參閱本售樓說明書第18頁。
2. *標示該樓板的厚度包括400毫米的混凝土填料。

3/F, 5/F – 12/F, 15/F – 23/F, 25/F – 29/F FLOOR PLAN

三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至二十九樓平面圖



1. The floor-to-floor height of each residential property on 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 28/F of the Development as provided in the approved building plans for the Development is 3.35m.
2. The floor-to-floor height of each residential property on 29/F of the Development as provided in the approved building plans for the Development is 3.50m.
3. The thickness of floor slabs (excluding plaster) in each residential property on 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F of the Development as provided in the approved building plans for the Development is 175mm.
4. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes: 1. Please refer to page 18 of this Sales Brochure for legend of terms and abbreviations shown in the floor plans.

1. 按發展項目的經批准的建築圖則所規定者，發展項目三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至二十八樓每個住宅物業的層與層之間的高度為3.35米。
2. 按發展項目的經批准的建築圖則所規定者，發展項目二十九樓每個住宅物業的層與層之間的高度為3.50米。
3. 按發展項目的經批准的建築圖則所規定者，發展項目三樓，五樓至十二樓，十五樓至二十三樓，二十五樓至二十九樓每個住宅物業的樓板（不包括灰泥）的厚度為175毫米。
4. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註: 1. 平面圖中所使用之名詞及簡稱請參閱本售樓說明書第18頁。

Description of Residential Property 物業的描述		Saleable Area (Including balcony, utility platform and verandah (if any)) sq.m. (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.m. (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	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
2/F 二樓	A	32.140 (346) Balcony 露台 : - (-) Utility Platform 工作平台 : - (-)	-	-	-	23.898 (257)	-	-	-	-	-	-
	B	24.768 (267) Balcony 露台 : - (-) Utility Platform 工作平台 : - (-)	-	-	-	4.651 (50)	-	-	-	-	-	-
	C	24.530 (264) Balcony 露台 : - (-) Utility Platform 工作平台 : - (-)	-	-	-	4.428 (48)	-	-	-	-	-	-
	D	24.530 (264) Balcony 露台 : - (-) Utility Platform 工作平台 : - (-)	-	-	-	4.428 (48)	-	-	-	-	-	-
	E	24.768 (267) Balcony 露台 : - (-) Utility Platform 工作平台 : - (-)	-	-	-	4.651 (50)	-	-	-	-	-	-
	F	32.140 (346) Balcony 露台 : - (-) Utility Platform 工作平台 : - (-)	-	-	-	23.898 (257)	-	-	-	-	-	-

The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) 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 other specified items to the extent that it forms part of the residential property (not included in the saleable area) is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:

- The areas as specified above in square feet are converted from the area 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 area presented in square metres.
- There is no verandah in the residential properties of the Development.

每個住宅物業的實用面積以及構成住宅物業的一部分的範圍內每一露台、工作平台或陽台(如有)的樓面面積,是按照《一手住宅物業銷售條例》第8條計算得出的。構成住宅物業的一部分的其他指明項目的面積(不計算入實用面積)是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註:

- 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平方呎換算並以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。
- 發展項目住宅物業並無陽台。

Description of Residential Property 物業的描述		Saleable Area (Including balcony, utility platform and verandah (if any)) sq.m. (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.m. (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	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
3/F 5/F - 12/F 15/F - 23/F 25/F - 29/F 三樓 五樓至十二樓 十五樓至二十三樓 二十五樓至二十九樓	A	35.835 (386) Balcony 露台 : 2.230 (24) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B	26.538 (286) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
	C	26.530 (286) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
	D	26.530 (286) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
	E	26.538 (286) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
	F	35.835 (386) Balcony 露台 : 2.230 (24) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-

The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) 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 other specified items to the extent that it forms part of the residential property (not included in the saleable area) is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The areas as specified above in square feet are converted from the area 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 area presented in square metres.
2. There is no verandah in the residential properties of the Development.
3. 4/F, 13/F, 14/F & 24/F are omitted.

每個住宅物業的實用面積以及構成住宅物業的一部分的範圍內每一露台、工作平台或陽台(如有)的樓面面積,是按照《一手住宅物業銷售條例》第8條計算得出的。構成住宅物業的一部分的其他指明項目的面積(不計算入實用面積)是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

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平方呎換算並以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. 發展項目住宅物業並無陽台。
3. 不設4樓、13樓、14樓及24樓。

GROUND FLOOR PLAN
地下平面圖



Number, Dimensions and Area of Parking Spaces
停車位的數目、尺寸及面積

Category of Parking Space 車位類別	No. 數目	Dimensions (Length x Width) (metre) 尺寸 (長 x 寬) (米)	Area per Parking Space (sq. m.) 每個車位面積 (平方米)
 Residential Car Parking Space 住宅用車位	6	5 x 2.5	12.5
 Visitor Parking Space / Accessible Car Parking Space 訪客車位 / 暢通易達車位	1	5 x 3.5	17.5

Category of Parking Space 車位類別	No. 數目	Dimensions (Length x Width) (metre) 尺寸 (長 x 寬) (米)	Area per Parking Space (sq. m.) 每個車位面積 (平方米)
 Residential Motor Car Parking Space 住宅用電單車位	1	2.4 x 1	2.4
 Visitor Parking Space 訪客車位	1	5 x 2.5	12.5
 Residential Loading and Unloading Space 住宅用上落貨車位	1	7 x 3.5	24.5

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase ("Preliminary Agreement").
 2. The preliminary deposit paid by the purchaser on the signing of the Preliminary Agreement will be held by a firm of solicitors acting for the Owner (Vendor), as stakeholders.
 3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the Preliminary Agreement –
 - (a) that Preliminary Agreement is terminated;
 - (b) the Preliminary deposit is forfeited; and
 - (c) the Owner (Vendor) does not have any further claim against the purchaser for the failure.
1. 在簽署臨時買賣合約（「該臨時合約」）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（賣方）行事的律師事務所以保證金保存人的身份持有。
 3. 如買方沒有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 —
 - (a) 該臨時合約即告終止；
 - (b) 有關的臨時訂金即予沒收；及
 - (c) 擁有人（賣方）不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

The draft Deed of Mutual Covenant and Management Agreement in respect of the Development (the “DMC”) provides that:

1. The common parts of the Development

“Common Areas and Facilities” means the Development Common Areas and Facilities, the Residential Common Areas and Facilities and the Carpark Common Areas and Facilities.

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

- (a) the areas for the installation or use of the aerial broadcast distribution or telecommunications network facilities, cable riser room, the Caretaker’s Counter, the Caretaker’s Office, cat ladders, electricity room, emergency generator room, external walls on Ground Floor (other than the metal louvres that form part of the Carpark Common Areas and Facilities), external walls of potable and flushing pump room, fire service and sprinkler inlet, fire service pump room and water tank for fire service on 1st Floor of the Development, fire service control room & sprinkler control valve room, fire service pump room, the Grey Water Treatment Plant and Storage Tank, high voltage switch room, flat roofs on Upper Roof (not forming part of any Unit), main switch room, the Owners’ Corporation Room, potable/ flushing pump & tank room, potable and flushing pump room, pipe ducts, the Rainwater Recycle Tank, refuse storage and material recovery room, sprinkler pump room, sprinkler water tank, staircases, switch room, telecommunication and broadcasting equipment room, telephone duct, transformer room, water meter cabinet, water tank for fire service, water tanks for flushing, water tanks for potable, such areas and facilities of and in the Land and the Development intended for common use and benefit of the Development as a whole which (in so far as they are capable of being identified) for the purposes of identification only are shown coloured Yellow on the DMC Plans;
- (b) such other areas and facilities of and in the Land and the Development as may at any time be designated as Development Common Areas and Facilities by the Owners in accordance with the DMC; and
- (c) the common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) of and in the Land and the Development intended for common use and benefit of the Development as a whole

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

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

- (a) the Accessible Car Parking Space, air-conditioning platforms, cable ducts, the Club House, the Curtain Wall, canopies, drain pits, electricity duct for Club House, electricity meter rooms, external walls of 1st Floor (other than the external walls forming part of the Development Common Areas and Facilities) to 29th Floor, Fire Service Access Point & Initial Disable Access, hose reels, lavatories, letter box area, lifts, lift lobbies, lift machine room, lift overruns, lift pits, lift shafts, lift vents, pipe ducts, reinforced concrete covers for air-conditioning platforms, refuge roof, refuse storage rooms, staircases, residential lift lobby, the Residential Loading and Unloading Space, temporary refuge space, TV equipment room, the Visitor Parking Space, water meter cabinets, such areas and facilities of and in the Land and the Development intended for the benefit of the Residential Accommodation as a whole or otherwise not of any individual Owner which (in so far as they are capable of being identified) for the purposes of identification only are shown coloured Green on the DMC Plans;
- (b) such other areas and facilities of and in the Land and the Development as may at any time be designated as Residential Common Areas and Facilities by the Owners in accordance with the DMC; and
- (c) the common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) of and in

the Land and the Development intended for the benefit of the Residential Accommodation as a whole or otherwise not of any individual Owner

but shall exclude the Development Common Areas and Facilities and the Carpark Common Areas and Facilities.

“Carpark Common Areas and Facilities” means and includes :-

- (a) the whole of the Carpark (except the Parking Spaces, the Visitor Parking Space and the Accessible Car Parking Space) including but not limited to driveway, electric vehicle charging room, electricity duct, metal louvers on the external walls on Ground Floor, ramp, staircases, such areas and facilities of and in the Land and the Development intended for the benefit of the Carpark as a whole or otherwise not of any individual Owner which (in so far as they are capable of being identified) for the purposes of identification only are shown coloured Indigo on the DMC Plans;
- (b) such other areas and facilities of and in the Land and the Development as may at any time be designated as Carpark Common Areas and Facilities by the Owners in accordance with the DMC; and
- (c) the common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) of and in the Land and the Development intended for the benefit of the Carpark as a whole or otherwise not of any individual Owner

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

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

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

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

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

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

- (a) Each Owner of a Unit shall contribute his due proportion of the budgeted Management Expenses under the first part of the annual budget which proportion shall be equal to the Management Shares of his Unit divided by the total Management Shares of the Development. The first part of the annual budget shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is to be expended for the benefit of all Owners or required for the proper management of the Land and the Development, the Development Common Areas and Facilities.
- (b) Each Owner of a Residential Unit shall contribute his due proportion of the budgeted Management Expenses under the second part of the annual budget which proportion shall be equal to the Management Shares of his Residential Unit divided by the total Management Shares of all Residential Units. The second part of the annual budget shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is specifically referable to the Residential Common Areas and Facilities.

- (c) The Owners of the Residential Units shall contribute a fraction of the budgeted Management Expenses under the third part of the annual budget, which fraction shall in the Manager's opinion attributable to the use of the Visitor Parking Space, the Accessible Car Parking Space and the Residential Loading and Unloading Space, to the intent that the due proportion of contribution thereto paid by each Owner of a Residential Unit shall be equal to the Management Shares of his Residential Unit divided by the total Management Shares of all Residential Units. The third part shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is specifically referable to the Carpark Common Areas and Facilities.

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

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

6. The area in the Development retained by the owner for that owner's own use:

Not applicable

Note:

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

有關發展項目公契及管理協議（「公契」）擬稿有下述條文：

1. 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和停車場公用地方及設施。

「發展項目公用地方及設施」指並包括：

- (a) 安裝或使用天線廣播分導系統或電訊網絡設施的地方、電纜豎管房、管理員工作枱、管理員辦事處、豎梯、電氣房、緊急發電機房、地面外牆（構成停車場公用地方及設施一部分的金屬百葉板除外）、食水及沖廁水泵房外牆、消防及灑水器進水管、發展項目1樓的消防泵房及水箱、消防控制室及灑水器控制閥房、消防泵房、洗盥污水處理裝置及儲水箱、高壓電掣房、上層天台之平台（並非構成任何單位的部分）、主電掣房、業主立案法團辦公室、食水/沖廁水泵及水箱房、食水及沖廁水泵房、水管槽、雨水循環再用水箱、垃圾及物料回收房、灑水器泵房、灑水器水箱、樓梯間、電掣房、電訊及廣播設備室、電話線槽、電壓器房、水錶櫃、消防水箱、沖廁水箱、食水箱，以及擬供整個發展項目共同使用與享用的該土地及發展項目的該等區域及設施，其位置（如可在圖則辨識）於公契圖則上用黃色顯示，僅供識別；
- (b) 於任何時間按本公契指定作為發展項目公用地方及設施的該土地及發展項目的其他地方及設施；及
- (c) 該土地及發展項目內建築物管理條例(香港法例第344章)附表1指明的公用部份，擬供發展項目整體使用及享用，

但是不包括住宅公用地方及設施和停車場公用地方及設施，以及發展項目內任何個別業主有專有權利和特權持有、使用、佔用及享用的地方及發展項目內只供個別業主專用的設施。

「住宅公用地方及設施」指並包括：

- (a) 暢通易達車位、空調機平台、電纜槽、會所、幕牆、簷篷、排水坑、會所電線槽、電錶房、1樓（構成發展項目公用地方及設施一部分的外牆除外）至29樓外牆、消防救援入口及基本無障礙救援入口、喉轆、廁所、信箱範圍、升降機、升降機大堂、升降機機房、升降機越位槽、升降機井、升降機槽、升降機通風管道、水管槽、空調機平台鋼筋混凝土蓋、庇護層、垃圾房、樓梯間、住宅升降機大堂、住宅上落貨車位、臨時庇護處、電視設備室、訪客車位、水錶櫃，以及擬供整個住宅區享用，而並非供任何個別業主享用的該土地及發展項目的該等區域及設施，其位置（如可在圖則辨識）於公契圖則上用綠色顯示，僅供識別；
- (b) 該土地及發展項目內於任何時間由業主按照本公契指定為住宅公用地方及設施的其他地方及設施；及
- (c) 該土地及發展項目內屬於建築物管理條例(香港法例第344章)附表1所指定的公用部份，擬供住宅區整體公用而非個別業主專用，

但是不包括發展項目公用地方及設施和停車場公用地方及設施。

「停車場公用地方及設施」指並包括：

- (a) 整個停車場（車位、訪客車位及暢通易達車位除外），包括但不限於行車道、電動車充電室、電線槽、地面外牆的金屬百葉板、斜路、樓梯，以及該土地及發展項目內擬供停車場整體享用而非個別業主專享的地方及設施，其位置（如可在圖則辨識）於公契圖則上用靛藍色顯示，僅供識別；
- (b) 業主於任何時間按本公契指定作為停車場公用地方及設施的該土地及發展項目的其他地方及設施；及
- (c) 該土地及發展項目內建築物管理條例(香港法例第344章)附表1指明的公用部份，擬供停車場整體享用而非個別業主專享，

但是不包括發展項目公用地方及設施和住宅公用地方及設施。

2. 分配予發展項目中的每個住宅物業的不分割份數的數目

有關分配予每個住宅物業的不分割份數的數目請參閱本節下文「不分割份數的分配表」。

3. 有關發展項目的管理人的委任年期

高樂服務有限公司獲委任為發展項目的管理人，首次任期為由公契的日期起計兩年，並於期滿後獲繼續任職直至根據公契條款終止為止。

4. 管理開支在發展項目中的住宅物業的擁有人之間分擔的基準

- (a) 每個單位的業主須分擔年度預算第一部分規定的預算管理開支中其適當部分，該部分相等於他的單位的管理份數除以發展項目全部管理份數。年度預算第一部分須涵蓋管理人認為（除非有明顯錯誤，管理人的決定是終局性的）供全體業主享用或妥善管理該土地及發展項目、發展項目公用地方及設施所需的一切開支。
- (b) 每個住宅單位的業主須分擔年度預算第二部分規定的預算管理開支中其適當部分，該部分相等於他的住宅單位的管理份數除以所有住宅單位的管理份數。年度預算第二部分須涵蓋管理人認為（除非有明顯錯誤，管理人的決定是終局性的）專門涉及住宅公用地方及設施的一切開支。
- (c) 住宅單位業主須分擔年度預算第三部分規定的預算管理開支的若干分額，該分額因應管理人認為歸因於訪客車位、暢通易達車位及住宅上落貨車位的使用以釐定，用意是每個住宅單位業主須支付的部份相等於他的住宅單位的管理份數除以所有住宅單位的管理份數。年度預算第三部分須涵蓋管理人認為（除非有明顯錯誤，管理人的決定是終局性的）專門涉及停車場公用地方及設施的一切開支。

5. 計算管理費按金的基準

管理費按金相當於單位應付第一年預算管理開支之十二份之二。

6. 擁有人在發展項目中保留作自用的範圍：

不適用

備註：請查閱公契擬稿以了解全部詳情。完整的公契擬稿現存於售樓處，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擬稿之複印本。

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

Floor 樓層	Unit 單位	Undivided Share 不分割份數
2nd Floor 2樓	A	39
	B	26
	C	26
	D	26
	E	26
	F	39
3rd Floor, 5th Floor – 12th Floor, 15th Floor – 23rd Floor, 25th Floor – 29th Floor (23 storeys) 3樓、5樓 – 12樓、 15樓 – 23樓、 25樓 – 29樓 (23層樓)	A	36 each 每個單位36
	B	27 each 每個單位27
	C	27 each 每個單位27
	D	27 each 每個單位27
	E	27 each 每個單位27
	F	36 each 每個單位36

1. The Development is constructed on Shau Kei Wan Inland Lot No. 853 (the “**Lot**”) which is held under the Conditions of Exchange No. 20260 dated 27 November 2015 (the “**Land Grant**”).
2. The lot is granted for a term of 50 years commencing from 27 November 2015.
3. Special Condition No. (6) of the Land Grant stipulates that:-
 - “(a) Subject to sub-clause (b) of this Special Condition, the lot or any part thereof or any building or buildings erected or to be erected thereon shall not be used for any purpose other than for non-industrial (excluding godown, hotel and petrol filling station) purposes.
 - (b) Any building or part of any building erected or to be erected on the lot shall not be used for any purpose other than the following:-
 - (i) in respect of the lowest three floors, for non-industrial (excluding godown, hotel and petrol filling station) purposes provided that for avoidance of doubt, a basement level (if erected), irrespective of the size or floor area of such level, shall be counted as a floor for the purpose of this Special Condition and that the use of any basement level shall be further restricted as provided in sub-clause (b)(iii) of this Special Condition;
 - (ii) in respect of the remaining floors (excluding any basement level or basement levels (if erected) above the lowest three floors in the event that there are more than three basement levels), for private residential purposes; and
 - (iii) in respect of any basement level (if erected), whether being one of the lowest three floors or a basement level above the lowest three floors, for non-industrial (excluding residential, godown, hotel and petrol filling station) purposes.
 - (c) Any floor to be used solely for accommodating the parking, loading and unloading spaces to be provided in accordance with Special Conditions Nos. (21) and (22) hereof or plant room or both shall not be counted as one of the floors referred to in sub-clause (b) of this Special Condition. The determination by the Director as to whether the use to which a floor is to be put is a use for the purposes permitted under this sub-clause shall be final and binding on the Grantee.
 - (d) For the purpose of this Special Condition, the decision of the Director as to what constitutes a floor or floors and whether a floor or floors constitute(s) a basement level or basement level(s) shall be final and binding on the Grantee.”
4. General Condition No. 6 of the Land Grant stipulates that:-
 - “(a) The Grantee shall throughout the tenancy having built or rebuilt (which word refers to redevelopment as contemplated in sub-clause (b) below) in accordance with these Conditions (as defined in General Condition No. 12):
 - (i) maintain all buildings in accordance with the approved design, disposition and height and any approved building plans without variation or modification thereto;
 - (ii) maintain all buildings erected or which may hereafter be erected in accordance with these Conditions or any subsequent contractual variation of them, in good and substantial repair and condition and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy.
 - (b) In the event of the demolition at any time during the tenancy of any building then standing on the lot or any part thereof the Grantee shall replace the same either by sound and substantial building or buildings of the same type and of no less gross floor area or by building or buildings of such type and value as shall be approved by the Director. In the event of demolition as aforesaid the Grantee shall within one calendar month of such demolition

apply to the Director for consent to carry out building works for the redevelopment of the lot and upon receiving such consent shall within three calendar months thereof commence the necessary works of redevelopment and shall complete the same to the satisfaction of and within such time limit as is laid down by the Director.”

5. Special Condition No. (2) of the Land Grant stipulates that:-

- “(a) The Grantee acknowledges that as at the date of this Agreement, there are some buildings and structures existing on the lot and undertakes to demolish and remove at his own expense the said buildings and structures (other than the Encroachment as defined in sub-clause (b) of this Special Condition) from the lot. The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance caused to or suffered by the Grantee by reason of the presence and subsequent demolition and removal of the said buildings and structures and the Grantee hereby indemnifies and shall keep indemnified the Government from and against all liabilities, losses, claims, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the presence and subsequent demolition and removal of the said buildings and structures.
- (b) Without prejudice to the generality of sub-clause (a) of this Special Condition, the Grantee acknowledges that as at the date of this Agreement, certain structures protrude from the building erected on all that piece or parcel of land registered in the Land Registry as Shau Kei Wan Inland Lot No. 766 (hereinafter referred to as “the Adjoining Lot”) onto the lot (hereinafter referred to as “the Encroachment”) and the grant of the lot is subject to the existence of the Encroachment. The Government gives no warranty, express or implied, as to the physical condition, state or safety of the Encroachment or any part thereof, or as to whether the Encroachment was erected or installed or has remained in existence in compliance with the provisions of the Buildings Ordinance, any regulations made thereunder and any amending legislation, or as to whether the Encroachment will be demolished, removed or rectified. The Government shall be under no responsibility, obligation or liability whatsoever to the Grantee or any other persons in respect of the Encroachment by or the presence, maintenance, repair, demolition or removal of the Encroachment or for any loss, damage, nuisance or disturbance caused to or suffered by the Grantee or any other persons by reason of or arising out of or incidental to the Encroachment by or the presence, maintenance, repair, demolition or removal of the Encroachment or the carrying out of any works by the Grantee or any other persons in relation thereto or the taking of steps or legal proceedings or actions against the registered owners or occupiers of the Adjoining Lot or any other persons in respect thereof. The Grantee hereby indemnifies and shall keep indemnified the Government from and against all liabilities, losses, claims, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the Encroachment by or the presence, maintenance, repair, demolition or removal of the Encroachment.
- (c) For the avoidance of doubt, the existence of the Encroachment and the fact that the lot is granted subject to the existence of the same shall not in any way relieve the Grantee of or release, discharge, lessen or vary the Grantee’s obligations under these Conditions or affect or prejudice in any way the rights and remedies of the Government under these Conditions in respect of any breach, non-compliance, non-observance or non-performance by the Grantee of his obligations under these Conditions.”

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

“The Grantee shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 31st day of December, 2020.”

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

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

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

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

9. Special Condition No. (10) of the Land Grant stipulates that:-

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

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

- (a) The Grantee may erect, construct and provide within the lot such recreational facilities and facilities ancillary thereto (hereinafter referred to as “the Facilities”) as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.”
- (b) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (9)(c) hereof, subject to Special Condition No. (35)(d) hereof, any part of the Facilities provided within the lot in accordance with sub-clause (a) of this Special Condition which are for the common use and benefit of the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, are not for such use shall be taken into account for such calculation.
- (c) In the event that any part of the Facilities is exempted from the gross floor area calculation pursuant to sub-clause (b) of this Special Condition (hereinafter referred to as “the Exempted Facilities”):
- (i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No. (18)(a)(v) hereof; and
 - (ii) the Grantee shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and
 - (iii) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected within the lot and their bona fide visitors and by no other person or persons.”

11. Special Condition No. (21) of the Land Grant stipulates that:-

- “(a) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees (hereinafter referred to as “the Residential Parking Spaces”) at a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the lot as set out in the table below unless the Director consents to a rate for or to a number of the Residential Parking Spaces different from those set out in the table below:

Size of each residential unit	No. of the Residential Parking Spaces to be provided
Less than 40 square metres	One space for every 33.3 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 19.0 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 6.3 residential units or part thereof
Not less than 100 square metres but less than 130 square metres	One space for every 2.4 residential units or part thereof
Not less than 130 square metres but less than 160 square metres	One space for every 1.8 residential units or part thereof
Not less than 160 square metres	One space for every 1.4 residential units or part thereof

- (ii) For the purpose of sub-clause (a)(i) of this Special Condition, the total number of Residential Parking Spaces to be provided shall be the aggregate of the respective number of the Residential Parking Spaces calculated by reference to the respective size of each residential unit set out in the table of sub-clause (a)(i) of this Special Condition and for the purpose of these Conditions, the term “size of each residential unit” in terms of gross floor area shall mean the sum of (I) and (II) below:

- (I) the gross floor area in respect of a residential unit exclusively used and enjoyed by the resident of that unit, which shall be measured from the exterior of the enclosing walls or parapet of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit, but, for the avoidance of doubt, shall exclude all floor area within such unit which is not taken into account for the calculation of gross floor area stipulated in Special Condition No. (9)(c) hereof; and
- (II) the pro-rata gross floor area of the Residential Common Area (as hereinafter defined) in respect of a residential units and in so calculating, the total gross floor area of residential common area, which is for common use and benefit of the residents of the residential portion of the development erected or to be erected on the lot, outside the enclosing walls of the residential units but, for the avoidance of doubt, excluding all floor area which is not taken into account for the calculation of gross floor area stipulated in Special Condition No. (9)(c) hereof (which residential common area is hereinafter referred to as “the Residential Common Area”) shall be apportioned to a residential unit by the following formula:

$$\frac{\text{The total gross floor area of the Residential Common Area}}{\text{The total gross floor area of all residential units as calculated under sub-clause (a)(ii)(I) of this Special Condition}} \times \text{The gross floor area in respect of a residential unit as calculated under sub-clause (a)(ii)(I) of this Special Condition}$$

- (iii) Additional spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the residential units in the building or buildings erected or to be erected on the lot at a rate of one space for every block

of residential units containing more than 75 residential units erected or to be erected on the lot or at such other rates as may be approved by the Director, provided that a minimum of two spaces shall be provided within the lot.

- (iv) The spaces provided under sub-clauses (a)(i) (as may be varied under Special Condition No. (23) hereof) and (a)(iii) of this Special Condition shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
- (b) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles at the following rates unless the Director consents to another rate:
 - (I) one space for every 200 square metres or part thereof of the first 15,000 square metres of the gross floor area of the building or buildings erected or to be erected on the lot to be used for office purposes and one space for every 300 square metres or part thereof of the remaining gross floor area to be used for such purposes; and
 - (II) one space for every 300 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot to be used for non-industrial (excluding godown, hotel, office, petrol filling station and residential) purposes.
- (ii) For the purpose of calculating the number of spaces to be provided under sub-clauses (b)(i)(I) and (b)(i)(II) of this Special Condition, any floor area to be used for parking, loading and unloading purposes shall be excluded.
- (iii) The spaces provided under sub-clauses (b)(i)(I) and (b)(i)(II) of this Special Condition (as may be varied under Special Condition No. (23) hereof) shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings erected or to be erected on the lot for the respective purposes stipulated in the said sub-clauses and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
- (c) (i) Out of the spaces provided under sub-clauses (a) and (b) of this Special Condition (as may be respectively varied under Special Condition No. (23) hereof), the Grantee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (which spaces to be so reserved and designated are hereinafter referred to as “the Parking Spaces for the Disabled Persons”) as the Building Authority may require and approve provided that a minimum of one space shall be so reserved and designated out of the spaces provided under sub-clause (a)(iii) of this Special Condition and that the Grantee shall not reserve or designate all of the spaces provided under sub-clause (a)(iii) of this Special Condition to become the Parking Spaces for the Disabled Persons.
- (ii) The Parking Spaces for the Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents or occupiers of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
- (d) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, at the following rates unless the Director consents to another rate:

- (I) 10 percent of the total number of the Residential Parking Spaces required to be provided under sub-clause (a)(i) of this Special Condition (hereinafter referred to as “the Residential Motor Cycle Parking Spaces”);
- (II) 10 percent of the total number of spaces required to be provided under sub-clause (b)(i)(I) of this Special Condition; and
- (III) 10 percent of the total number of spaces required to be provided under sub-clause (b)(i)(II) of this Special Condition;

provided that if the number of spaces to be provided is a decimal number, the same shall be rounded up to the next whole number.

- (ii) The Residential Motor Cycle Parking Spaces shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
- (iii) The spaces provided under sub-clauses (d)(i)(II) and (d)(i)(III) of this Special Condition shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings erected or to be erected on the lot for the respective purposes stipulated in sub-clauses (b)(i)(I) and (b)(i)(II) of this Special Condition and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
- (e) (i) Except the Parking Spaces for the Disabled Persons, each of the spaces provided under sub-clauses (a) and (b) of this Special Condition (as may be varied under Special Condition No. (23) hereof) shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.
- (ii) The dimensions of each of the Parking Spaces for the Disabled Persons shall be as the Building Authority may require and approve.
- (iii) Each of the spaces provided under sub-clause (d) of this Special Condition shall measure 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres or such other minimum headroom as may be approved by the Director.”

12. Special Condition No. (22) of the Land Grant stipulates that:-

- “(a) Spaces shall be provided within the lot to the satisfaction of the Director for the loading and unloading of goods vehicles at the following rates:
 - (i) one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the lot or at such other rates as may be approved by the Director subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the lot, such loading and unloading space to be located adjacent to or within each block of residential units;
 - (ii) one space for every 3,000 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot for office purposes; and
 - (iii) one space for every 1,200 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot to be used for non-industrial (excluding godown, hotel, office, petrol filling station and residential) purposes;

- (b) Each of the spaces provided under sub-clause (a) of this Special Condition (as may be varied under Special Condition No. (23) hereof) shall measure 3.5 metres in width and 7.0 metres in length with a minimum headroom of 3.6 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building erected or to be erected on the lot.
- (c) For the purpose of calculating the number of spaces to be provided under sub-clauses (a)(ii) and (a)(iii) of this Special Condition, any floor area to be used for parking, loading and unloading purposes shall be excluded.”

13. Special Condition No.(23) of the Land Grant stipulates that:-

- (a) Notwithstanding Special Conditions Nos. (21)(a), (21)(b) and (22)(a) hereof, the Grantee may increase or reduce the respective numbers of spaces required to be provided under the said Special Conditions by not more than 5 percent provided that the total number of spaces so increased or reduced shall not exceed 50.
- (b) In addition to sub-clause (a) of this Special Condition, the Grantee may increase or reduce the respective numbers of spaces required to be provided under Special Conditions Nos. (21)(a)(i) and (21)(d)(i)(I) hereof (without taking into account of the spaces calculated in sub-clause (a) of this Special Condition) by not more than 5 percent.

14. Special Condition No. (25) of the Land Grant stipulates that:-

- “(a) Notwithstanding that these Conditions shall have been observed and complied with to the satisfaction of the Director, the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces shall not be:
- (i) assigned except
 - (I) together with undivided shares in the lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or
 - (II) to a person who is already the owner of undivided shares in the lot with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or
 - (ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the lot.

Provided that in any event not more than three in number of the total of the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces shall be assigned to the owner or underlet to the resident of any one residential unit in the building or buildings erected or to be erected on the lot.

- (b) Notwithstanding sub-clause (a) of this Special Condition, the Grantee may, with the prior written consent of the Director, assign all the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces as a whole, but only to a wholly-owned subsidiary company of the Grantee.
- (c) Sub-clause (a) of this Special Condition shall not apply to an assignment, underletting, mortgage or charge of the lot as a whole.
- (d) Sub-clauses (a) and (b) of this Special Condition shall not apply to the Parking Spaces for the Disabled Persons.”

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

“The Grantee shall not cut away, remove or set back any Government land adjacent to or adjoining the lot or carry out any building-up, filling-in or any slope treatment works of any kind whatsoever on any Government land except with the prior written consent of the Director who may, at his sole discretion, give his consent subject to such terms and conditions as he sees fit, including the grant of additional Government land as an extension to the lot at such premium

as he may determine.”

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

- “(a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the Grantee under these Conditions, or for any other purpose, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times during the term hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.
- (b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government’s rights under these Conditions, in particular Special Condition No. (28) hereof.
- (c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land within the lot or from any adjacent or adjoining Government or leased land, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.
- (d) In addition to any other rights or remedies herein provided for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other supports, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges.”

17. Special Condition No. (30) of the Land Grant stipulates that:-

“Where prestressed ground anchors have been installed, upon development or redevelopment of the lot or any part thereof, the Grantee shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director and shall supply to the Director such reports and information on all such monitoring works as the Director may from time to time in his absolute discretion require. If the Grantee shall neglect or fail to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and the Grantee shall on demand repay to the Government the cost thereof.”

18. Special Condition No. (32) of the Land Grant stipulates that:-

“The Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter referred to as "the Works"), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the lot or any part thereof (hereinafter collectively referred to as "the Services"). The Grantee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to

the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Grantee shall comply with and at his own expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Grantee shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot or any part thereof or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Grantee shall pay to the Government on demand the cost of such works). If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot or any part thereof or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.”

19. Special Condition No. (33) of the Land Grant stipulates that:-

- “(a) The Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the lot, and the Grantee shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.
- (b) The works of connecting any drains and sewers from the lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be liable to the Grantee for any loss or damage thereby occasioned and the Grantee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Grantee at his own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Grantee at his own cost and upon demand be handed over by the Grantee to the Government for future maintenance thereof at the expense of the Government and the Grantee shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the Grantee to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.”

20. Special Condition No. (36) of the Land Grant stipulates that:

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

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

1. 「發展項目」建於筲箕灣內地段第853號（「該地段」），根據2015年11月27日所訂的《換地條件》第20260號（「批地文件」）持有。
2. 該地段的批地年期為50年，由2015年11月27日開始生效。
3. 「批地文件」特別條款第(6)條訂明：

- 『(a) 在符合本特別條款(b)款的規定下，該地段或其任何部分或現已或將會建於該地段任何一座或多座建築物除作非工業用途外（不包括貨倉、酒店及加油站），不可作任何其他用途。
- (b) 除下列用途外，現已或將會建於該地段的任何建築物或其任何部分不可作其他用途：
- (i) 最低三層只可作非工業用途（不包括貨倉、酒店及加油站），但為免存疑，如有任何地庫層（如已建成），則不論大小或樓面面積，均會就本特別條款的目的計為一個樓層，而地庫層的用途必須遵從本特別條款(b)(iii)款訂明的額外限制規定；
 - (ii) 其餘樓層（如有多於三個地庫層，則不包括位於最低三層對上的一個或多個地庫層（如已建成））只可作私人住宅用途；及
 - (iii) 任何地庫層（如已建成）不論是最低三層或是最低三層對上的地庫層，一律作非工業用途（不包括住宅、貨倉、酒店及加油站）。
- (c) 任何樓層如專門用作本文特別條款第(21)及(22)條指定提供的車位、上落貨車位或機器房或同時用作這兩類用途，一律不計算入本特別條款(b)款所載的樓層。「署長」就任何樓層是否專門作本款訂明用途所作的決定將作終論，並對「承批人」具約束力。
- (d) 於本特別條款，「署長」就何謂樓層或任何樓層是否構成地庫層所作的決定將作終論，並對「承批人」具約束力。』

4. 「批地文件」一般條款第6條訂明：

- 『(a) 「承批人」應在遵照此等「條件」（釋義以一般條款第12條所訂為準）進行建造或重建（本詞指下文(b)款所述的重建工程）的整個批租期內：
- (i) 依照經批核的設計、規劃及高度和任何經批准的建築圖則（不得作任何更改或修改）維修所有建築物；
 - (ii) 維修現已或此後將會按照此等「條件」或日後任何合約修訂條文建造的所有建築物，以及於批租期屆滿或提前終止時以良好及修繕妥當的狀態交還此等建築物。
- (b) 如在批租期內拆卸該地段或其任何部分的任何現有建築物，「承批人」必須另建良好穩固而總樓面面積最少相等的同類型及同價值一座或多座建築物替代，並須經「署長」批核。倘如上所述拆卸建築物，「承批人」應在拆卸後一個曆月內向「署長」申請同意於該地段進行重建。「承批人」接獲同意書後，必須於三個曆月內展開必要重建工程，並在「署長」指定的期限內以「署長」滿意的方式完成重建。』

5. 「批地文件」特別條款第(2)條訂明：

- 『(a) 「承批人」現確認，於本「協議」訂立日該地段存在某些建築物及構築物，並承諾自費拆卸和拆除該地段上此等建築物及構築物（本特別條款(b)款界定的「侵佔物」除外）。倘因此等建築物及構築物的存在及其後拆卸和拆除此等建築物及構築物導致「承批人」招致或蒙受任何損失、損害、滋擾或騷擾，「政

府」概不承擔任何責任或義務，而「承批人」須就此等建築物及構築物的存在或其後拆卸和拆除工程直接或間接引起或導致的所有責任、損失、索償、費用、索求、訴訟或其他法律程序向「政府」賠償並確保其免責。

- (b) 茲毋損本特別條款(a)款之一般規定，「承批人」現確認，於本「協議」訂立日建於土地註冊處註冊為筲箕灣內地段第766號土地（以下統稱「毗連地段」）上的一座建築物有某些突出構築物由該處伸展至該地段（以下簡稱「侵佔物」），而該地段乃在此等「侵佔物」存在的規限下批授。「政府」概不明示或默示保證「侵佔物」或其任何部分的實際狀況、狀態或安全，亦不明示或默示保證「侵佔物」是否符合《建築物條例》、其任何附屬規例及任何修訂法例興建、安裝或存在，又或「侵佔物」將來會否拆卸、拆除或糾正。「政府」概不就「侵佔物」或其存在、維修、修理、拆卸或拆除工程而向「承批人」或任何其他人士承擔任何責任、義務或法律責任，亦不會就「承批人」或任何其他人士因為或鑒於「侵佔物」或其存在、維修、修理、拆卸或拆除工程，又或因為或鑒於「承批人」或任何其他人士執行相關工程或對「毗連地段」註冊業主或佔用人或其他任何相關人等採取措施或法律訴訟或行動所招致或蒙受的任何損失、損害、滋擾或騷擾承擔任何責任、義務或法律責任。「承批人」須就「侵佔物」或其存在、維修、修理、拆卸或拆除工程直接或間接引起或導致的所有責任、損失、索償、費用、索求、訴訟或其他法律程序向「政府」賠償並確保其免責。

- (c) 為免存疑，「侵佔物」的存在以及批授該地段乃受限於此等「侵佔物」存在的事實，概不免除「承批人」或解除、撤銷、減免或更改此等「條件」訂明的「承批人」責任，亦不會於任何方面影響或妨礙「政府」可就「承批人」違反、不遵守、不履行或不執行此等「條件」下的責任而行使的各項權利和補償權。』

6. 「批地文件」特別條款第(5)條訂明：

『「承批人」應全面遵照此等「條件」和香港現時或隨時生效的所有建築、衛生及規劃相關條例、附例及規例在該地段興建一座或多座建築物。上述建築物應在2020年12月31日或之前建成並適宜居住。』

7. 「批地文件」特別條款第(7)條訂明：

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

8. 「批地文件」特別條款第(8)條訂明：

『「承批人」應自費在該地段及平台（如有者）的非建設部分進行園景綠化和種植樹木及灌木，其後則負責維修及保養該部分以保持安全、清潔、整齊、井然及健康，全面令「署長」滿意。』

9. 「批地文件」特別條款第(10)訂明：

『除非事前獲「署長」書面同意，並且遵照其制訂的任何條件，包括支付其指定的任何行政費和地價，否則本文所夾附圖則I以粉紅色間綠斜線顯示的該地段範圍（以下簡稱「粉紅色間綠斜線範圍」）地面水平或「粉紅色間綠斜線範圍」地面对上15米的空域，不可興建或建造任何建築物、構築物或任何建築物、構築物的支承件或外伸物。於本特別條款，「署長」就何謂地面水平所作的決定將作終論並對「承批人」具約束力。』

10. 「批地文件」特別條款第(12)條訂明：

- 『(a) 「承批人」可在該地段搭建、建造和提供經「署長」書面批准的康樂設施及相關之附屬設施（以下簡稱「設施」）。「設施」的類型、大小、設計、高度及分佈規劃應事前提交「署長」作書面批准。

- (b) 計算本文特別條款第(9)(c)條指定的總樓面面積時，遵從本文特別條款第(35)(d)條之規定，任何根據本特別條款(a)款於該地段興建的「設施」，如乃供現已或將會建於該地段的一座或多座住宅大廈全體住戶及彼等之真正訪客共同使用與享用，一律不會計算在內，而「署長」認為並非作此用途的其餘「設施」

則會計算在內。

- (c) 如「設施」的任何部分根據本特別條款(b)款規定獲豁免計入總樓面面積（以下簡稱「豁免設施」）：
- (i) 「豁免設施」應劃為並構成本文特別條款第(18)(a)(v)條所載的「公用地方」；及
 - (ii) 「承批人」應自費維修「豁免設施」，以保持良好及修繕妥當的狀態，同時以「署長」滿意的方式運作「豁免設施」；及
 - (iii) 「豁免設施」只可供現已或將會建於該地段的一座或多座住宅大廈全體住戶及彼等的真正訪客使用，其他人士或人等一概不可使用。」
11. 「批地文件」特別條款第(21)條訂明：
- 『(a) (i) 該地段內應設置「署長」滿意的車位，以供停泊根據《道路交通條例》、其任何附屬規例及任何相關修訂法例持牌而屬於現已或將會建於該地段各建築物的住宅單位住戶和彼等真正來賓、訪客或獲邀請人的車輛（以下簡稱「住宅車位」），分配比率根據下表所列現已或將會建於該地段各住宅單位的大小計算（除非「署長」同意有別於下表所列的分配比率或「住宅車位」數額）：

每個住宅單位的大小	擬提供住宅車位數額
少於40平方米	每33.3個住宅單位或不足此數一個車位
不少於40平方米但少於70平方米	每19.0個住宅單位或不足此數一個車位
不少於70平方米但少於100平方米	每6.3個住宅單位或不足此數一個車位
不少於100平方米但少於130平方米	每2.4個住宅單位或不足此數一個車位
不少於130平方米但少於160平方米	每1.8個住宅單位或不足此數一個車位
不少於160平方米	每1.4個住宅單位或不足此數一個車位

- (ii) 於本特別條款(a)(i)款，擬提供的「住宅車位」總數為根據本特別條款(a)(i)款列表中每個住宅單位之面積計算的「住宅車位」總數。於此等「條件」，關於總樓面面積的「每個住宅單位之面積」指以下(I)及(II)的總和：
- (I) 由其住戶專用及專享的個別住宅單位之總樓面面積，即由該單位的圍牆或矮牆外部開始量度，但如屬於以圍牆相隔的兩個毗連單位，則由圍牆中央開始量度，並要量度單位內的內部間隔牆和柱。但為免存疑，不包括在計算本文特別條款第(9)(c)條指定的總樓面面積時不會連計在內的所有單位樓面面積；及
 - (II) 個別住宅單位的「住宅公用地方」（釋義以下文所訂為準）按比例攤分總樓面面積，即只計算住宅單位圍牆外擬供現已或將會建於該地段的發展項目之住宅部分的住戶共用與共享的住宅公用地方總樓面面積，但為免存疑，不包括在計算本文特別條款第(9)(c)條所訂總樓面面積時不連計在內的所有樓面面積（上述住宅公用地方以下簡稱「住宅公用地方」）。「住宅公用地方」總樓面面積將按以下程式攤分予每個住宅單位：

- 個別住宅單位按照本特別條款(a)(ii)(I)款規定計算之總樓面面積

「住宅公用地方」總樓面面積

×

所有住宅單位按照本特別條款(a)(ii)(I)款規定計算之總樓面面積
- (iii) 該地段應額外提供「署長」滿意的車位，以供停泊根據《道路交通條例》、其任何附屬規例及任何相關修訂法例持牌而屬於現已或將會建於該地段各建築物內各住宅單位住戶的真正來賓、訪客或獲邀請人的車輛，分配比率為現已或將會建於該地段每座設有超過七十五(75)個住宅單位的大廈一(1)個車位，又或採用「署長」批准的其他比率，但該地段最少須設有兩(2)個此等車位。
 - (iv) 遵照本特別條款(a)(i)（可根據本文特別條款第(23)條修改）及(a)(iii)款設置的車位除作該款分別訂明的用途外，不可作任何其他用途，其中特別禁止用於存放、陳列或展示車輛作招售等或經營洗車及汽車美容服務。
 - (b) (i) 該地段內應設置「署長」滿意的車位，以供停泊車輛，除非「署長」另行同意其他比率，否則分配比率如下：
 - (I) 現已或將會建於該地段作寫字樓用途的一座或多座建築物之頭15,000平方米樓面面積中每200平方米或不足此數配置一(1)個車位，上述用途的建築物其餘樓面面積每300平方米或不足此數配置一(1)個車位；及
 - (II) 現已或將會建於該地段作非工業用途（貨倉、酒店、寫字樓、加油站及住宅除外）的一座或多座建築物每300平方米總樓面面積或不足此數配置一(1)個車位。
 - (ii) 計算依照本特別條款(b)(i)(I)及(b)(i)(II)款設置的車位數目時，任何用於泊車及上落客貨的樓面面積均不連計在內。
 - (iii) 遵照本特別條款(b)(i)(I)及(b)(i)(II)款（可根據本文特別條款第(23)條修改）設置的車位除供停泊根據《道路交通條例》、其任何附屬規例及任何相關修訂法例持牌而屬於現已或將會建於該地段的一座或多座建築物之佔用人及彼等真正來賓、訪客或獲邀請人的車輛作上述各款訂明的用途外，不可作任何其他用途，其中特別禁止用於存放、陳列或展示車輛作招售等或經營洗車及汽車美容服務。
 - (c) (i) 「承批人」應按建築事務監督指定和批准，從遵照本特別條款(a)及(b)款（可根據本文特別條款第(23)條修改）設置的車位中預留及劃出多個車位，以供符合《道路交通條例》、其任何附屬規例及任何相關修訂法定義的殘疾人士停泊車輛（此等預留及劃定的車位以下簡稱「傷殘人士車位」）。遵照本特別條款(a)(iii)款設置的車位中，最少應預留及劃出一(1)個車位，惟「承批人」不可將遵照本特別條款(a)(iii)款設置的所有車位預留或劃定作「傷殘人士車位」。
 - (ii) 「傷殘人士車位」除供符合《道路交通條例》、其任何附屬規例、任何相關修訂法定義的殘疾人士停泊屬於現已或將會建於該地段的一座或多座建築物住戶、佔用人及彼等之真正來賓、訪客或獲邀請人的車輛外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等用途或經營洗車及汽車美容服務。
 - (d) (i) 該地段應按下列分配比率設置「署長」滿意的車位，以供停泊《道路交通條例》、其任何附屬規例及任何相關修訂法例規定的持牌電單車。除非「署長」另行同意其他比率，否則按以下比率分配：

(I) 本特別條款(a)(i)款規定設置的「住宅車位」總數的百分之十(10%) (以下簡稱「住宅電單車車位」)；

(II) 本特別條款(b)(i)(I)款規定設置的車位總數的百分之十(10%)；及

(III) 本特別條款(b)(i)(II)款規定設置的車位總數的百分之十(10%)；

倘應設置的車位數目為小數位數，則上計為最接近整數。

(ii) 「住宅電單車車位」除供停泊根據《道路交通條例》、其任何附屬規例及任何相關修訂法例持牌而屬於現已或將會建於該地段之一座或多座建築物各住宅單位住戶及彼等真正來賓、訪客或獲邀請人的電單車外，不可作任何其他用途，其中特別禁止用於存放、陳列或展示車輛作招售等或經營洗車及汽車美容服務。

(iii) 遵照本特別條款(d)(i)(II)及(d)(i)(III)款設置的車位除供停泊根據《道路交通條例》、其任何附屬規例及任何相關修訂法例持牌而屬於現已或將會建於該地段之一座或多座建築物的佔用人及彼等真正來賓、訪客或獲邀請人的電單車作本特別條款(b)(i)(I)及(b)(i)(II)款訂明之用途外，不可作任何其他用途，其中特別禁止用於存放、陳列或展示車輛作招售等或經營洗車及汽車美容服務。

(e) (i) 除「傷殘人士車位」外，每個遵照本特別條款(a)及(b)款（可根據特別條款第(23)條修改）設置的車位應闊2.5米及長5.0米，最低淨空高度為2.4米。

(ii) 每個「傷殘人士車位」的尺寸應以建築事務監督指定及批准為準。

(iii) 每個遵照本特別條款(d)款設置的車位應闊1.0米及長2.4米，最低淨空高度為2.4米或「署長」批准的其他高度。」

12. 「批地文件」特別條款第(22)條訂明：

『(a) 該地段應按下列比率設置「署長」滿意的車位供貨車上落客貨：

(i) 現已或將會建於該地段的一座或多座建築物，每800個住宅單位或不足此數設置一(1)個車位，或採用「署長」批准的其他比率，但現已或將會建於該地段每座住宅單位大廈最少應設有一(1)個上落貨車位。上落貨車位應位於每座住宅單位大廈範圍內或毗連該處；

(ii) 現已或將會建於該地段作寫字樓用途的一座或多座建築物，每3,000平方米總樓面面積或不足此數配置一(1)個車位；及

(iii) 現已或將會建於該地段作非工業用途（貨倉、酒店、寫字樓、加油站及住宅除外）的一座或多座建築物，每1,200平方米總樓面面積或不足此數配置一(1)個車位；

(b) 每個遵照本特別條款(a)款（可根據本文特別條款第(23)條修改）設置的車位應闊3.5米及長7.0米，最低淨空高度為3.6米。此等車位除供該款所載與一座或多座建築物相關的貨車上落客貨外，不得作任何其他用途。

(c) 計算應遵照本特別條款(a)(ii)及(a)(iii)款設置的車位數目時，任何用於泊車及上落客貨的樓面面積不會連計在內。」

13. 「批地文件」特別條款第(23)條訂明：

『(a) 儘管有本文特別條款第(21)(a)、(21)(b)及(22)(a)條之規定，「承批人」仍可增減上述特別條款訂明須設置的車位數目，但調整幅度不得超過百分之五(5%)，而如此增加或減少的車位總數不可超過五十(50)個。

(b) 除有本特別條款(a)款之規定外，「承批人」亦可增減本文特別條款第(21)(a)(i)及(21)(d)(i)(I)條訂明須設置的車位數目（毋須計入已根據本特別條款(a)款計算的車位），但調整幅度不得超過百分之五(5%)。」

14. 「批地文件」特別條款第(25)條訂明：

『(a) 儘管已遵守及履行此等「條件」以令「署長」滿意，「住宅車位」及「住宅電單車車位」不可：

(i) 轉讓，除非：

(I) 連同賦予專有權使用及佔用現已或將會建於該地段一座或多座建築物的一個或多個住宅單位的不分割份數一併轉讓；或

(II) 承讓人現時已擁有具專有權使用及佔用現已或將會建於該地段的一座或多座建築物的一個或多個住宅單位之不分割份數；或

(ii) 分租（租予現已或將會建於該地段一座或多座建築物內住宅單位之住戶除外）。

於任何情況下，現已或將會建於該地段的一座或多座建築物內任何一個住宅單位的住戶概不可承讓或承租總數多於三(3)個的「住宅車位」及「住宅電單車車位」。

(b) 儘管有本特別條款(a)款之規定，如事前獲「署長」書面同意，「承批人」仍可整批轉讓所有「住宅車位」及「住宅電單車車位」，但承讓方必須為「承批人」的全資附屬公司。

(c) 本特別條款(a)款之規定概不適用於該地段整體的轉讓、分租、按揭或押記交易。

(d) 本特別條款(a)及(b)款之規定概不適用於「傷殘人士車位」。」

15. 「批地文件」特別條款第(28)條訂明：

『「承批人」不可削除、移去或移後任何毗連或毗鄰該地段的「政府」土地，又或在任何「政府」土地進行任何性質的堆建、填土或斜坡處理工程，除非事前已獲「署長」書面同意，而「署長」同意時可全權酌情附加其視為恰當的條款與條件，包括以其指定的地價額外批出「政府」土地作為該地段的增批地段。』

16. 「批地文件」特別條款第(29)條訂明：

『(a) 如該地段或任何「政府」土地現時或以往曾經配合或因應該地段或其任何部分的平整、水準測量或發展事宜進行削土、移土或土地後移工程，或建造或填土工程，或任何性質之斜坡處理工程，或此等「條件」規定「承批人」執行的任何其他工程，不論事前是否獲「署長」書面同意，「承批人」亦須在當時或嗣後任何時間，按需要自費進行及建造斜坡處理工程、護土牆或其他支承結構、防護結構、排水或附屬或其他工程，以保護和支撐該地段內的土地及任何毗連或毗鄰「政府」土地或已批租土地，同時避免及防止其後發生滑土、山泥傾瀉或地陷。「承批人」應在「批地文件」協定的整個批租年期內自費維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或附屬或其他工程，以保持良好及修繕妥當的狀態，令「署長」滿意。

(b) 本特別條款(a)款概不妨礙「政府」行使此等「條件」訂明的權利，其中尤以本文特別條款第(28)條為要。

(c) 無論何時，如因任何開拓、平整、發展事宜或「承批人」進行的其他工程或任何其他事故導致或引致該地段範圍內任何土地或任何鄰連或毗鄰「政府」土地或批租土地滑土、山泥傾瀉或地陷，「承批人」須自費還原及修復，以令「署長」滿意並向「政府」、其代理及承建商賠償所有由此引起、招致或蒙受的費用、收費、損害、索求及索償。

(d) 「署長」除擁有此等「條件」訂明的其他權利或補償權外，並且有權發出書面通知，要求「承批人」執

行、建造和維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構及排水、輔助或其他工程，又或修復或還原任何滑土、山泥傾瀉或地陷土地。如「承批人」疏忽或未能以「署長」滿意的方式在通知訂明的期限內履行通知的規定，「署長」可執行及進行所需工程，「承批人」須在接獲通知時向「政府」償還有關費用和任何行政及專業費用與收費。」

17. 「批地文件」特別條款第(30)條訂明：

『如該地段的發展或重建項目或其任何部分已安裝預應力地錨，「承批人」應自費在預應力地錨的整個使用周期內定期維修和監察，以令「署長」滿意，並且在「署長」不時全權酌情要求時提交上述監察工程的報告及資料。如「承批人」疏忽或不執行規定的監察工程，「署長」可即時執行和進行監察工程，「承批人」必須在接獲通知時向「政府」償還有關的費用。』

18. 「批地文件」特別條款第(32)條訂明：

『「承批人」須於所有時候，特別是在進行建築、保養、翻新或維修工程（以下稱「工程」）時，採取或促使他人採取一切適當及充分的注意、技巧及預防措施，避免對該地段或其任何部分之上、上面、之下或毗連的任何「政府」或其他現有的排水渠、水路或水道、總水管、道路、行人路、街道設施、污水渠、明渠、喉管、電纜、電線、公用事業設施或任何其他工程或裝置（以下統稱「服務設施」）造成任何損壞、干擾或阻礙。「承批人」在進行任何工程之前須進行或促使他人進行適當的勘測及必要的了解，確定服務設施的現時位置及水平，並向「署長」提交處理任何可能被工程影響的服務設施各方面的建議書供其審批，且必須在取得「署長」對工程及上述建議書作出的書面批准後，才能進行該等工程。「承批人」須遵從及自費履行「署長」在審批時對服務設施作出的任何要求，包括承擔進行任何必要的改道、重鋪或恢復原狀的費用。「承批人」須自費維修、修復及復原任何因工程對該地段或其任何部分或任何服務設施以任何方式引起的任何損壞、干擾或阻礙（除非「署長」另作選擇，否則明渠、污水渠、暴雨水渠或總水管須由「署長」進行修復，而「承批人」須應要求向「政府」支付該等工程的費用），以達至「署長」在各方面滿意程度。如果「承批人」未能對該地段或其任何部分或任何服務設施進行該等必要的改道、重鋪、維修、修復及恢復原狀工程，以達至「署長」滿意程度，「署長」可進行其認為必要的任何該等改道、重鋪、維修、修復或恢復原狀工程，而「承批人」須應要求向「政府」支付該等工程的費用。』

19. 「批地文件」特別條款第(33)條訂明：

- 『(a) 「承批人」應自費以「署長」滿意的方式在該地段邊界範圍內或「政府」土地建造和維修「署長」視為必要的排水渠及渠道，以截流所有降於或流入該地段的雨水，排放至附近的河溪、集水井、水道或「政府」雨水渠。如因上述雨水造成損害或滋擾以致引起任何訴訟、索償及索求，「承批人」必須承擔全責並向「政府」及其官員賠償。
- (b) 接駁該地段任何排水渠及污水管至已敷設和啟用之「政府」雨水渠及污水管的工程將由「署長」負責執行。「署長」毋須就由此引致的任何損失或損害向「承批人」承擔責任，而「承批人」接獲「政府」通知時須向「政府」支付此等接駁工程的費用。此外，「承批人」亦可自費以「署長」滿意的方式執行上述接駁工程。於該情況下，位於「政府」土地範圍內的上述接駁工程部分將由「承批人」自費維修，如「政府」發出通知，「承批人」須將此等工程部分移交「政府」，日後由「政府」自費維修，「承批人」並須在「政府」通知時向「政府」繳付上述接駁工程的技術審核費用。如「承批人」不維修建於「政府」土地上的上述接駁工程任何部分，「署長」可執行其視為必要的維修工程，「承批人」須在「政府」通知時支付有關工程的費用。』

20. 「批地文件」特別條款第(36)條訂明：

『該地段不可搭建或建造任何墳墓或骨灰龕，亦不可安葬或放置任何人類或動物遺體，不論該等遺體是否置於陶泥金塔，骨灰盅或其他器皿。』

備註：欲悉詳情請參考「批地文件」。「批地文件」全文已備於售樓處，歡迎在開放時間免費索取閱覽，並可在支付必要的影印費用後獲取影印副本。

17

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

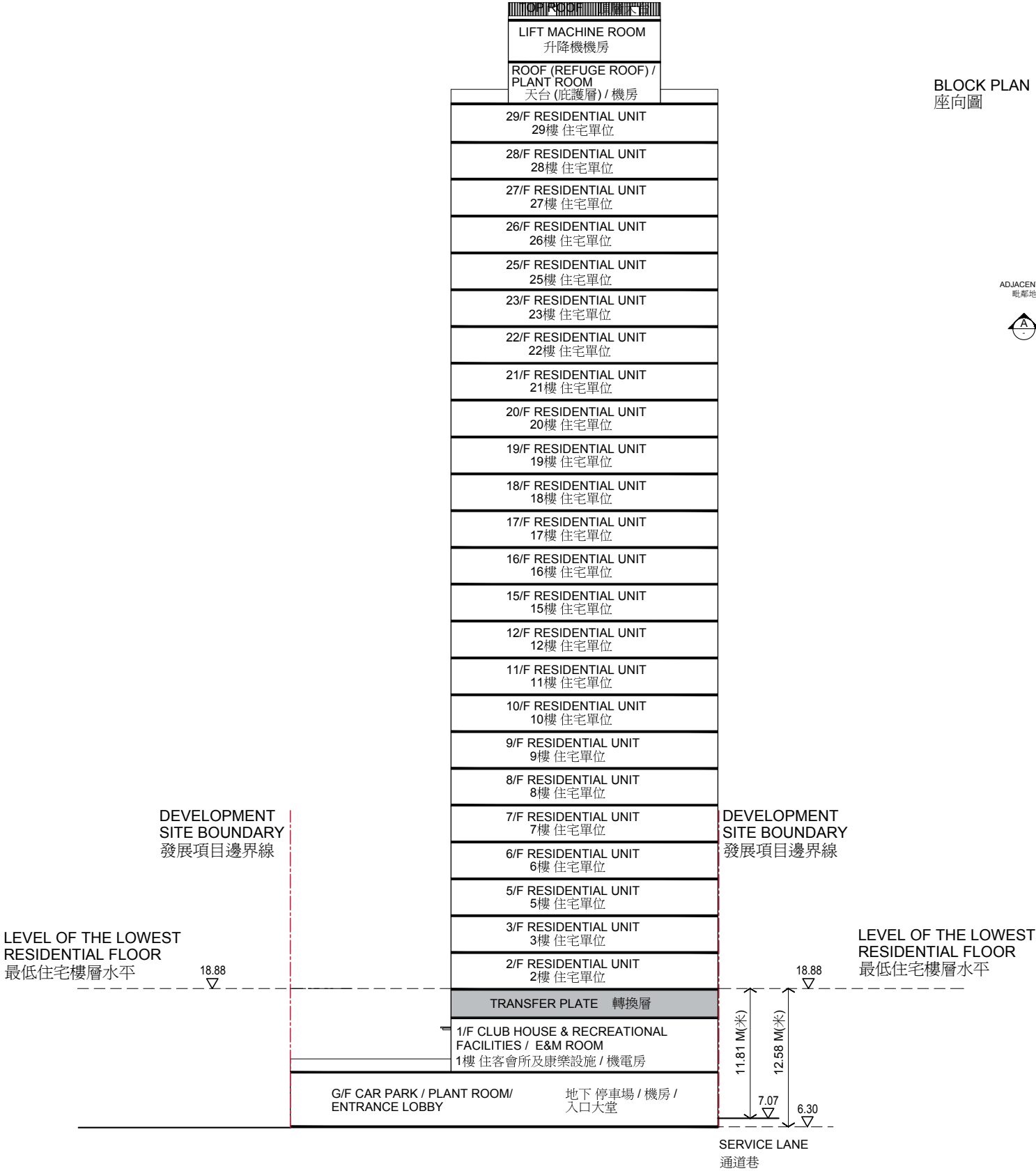
18

WARNING TO PURCHASERS 對買方的警告

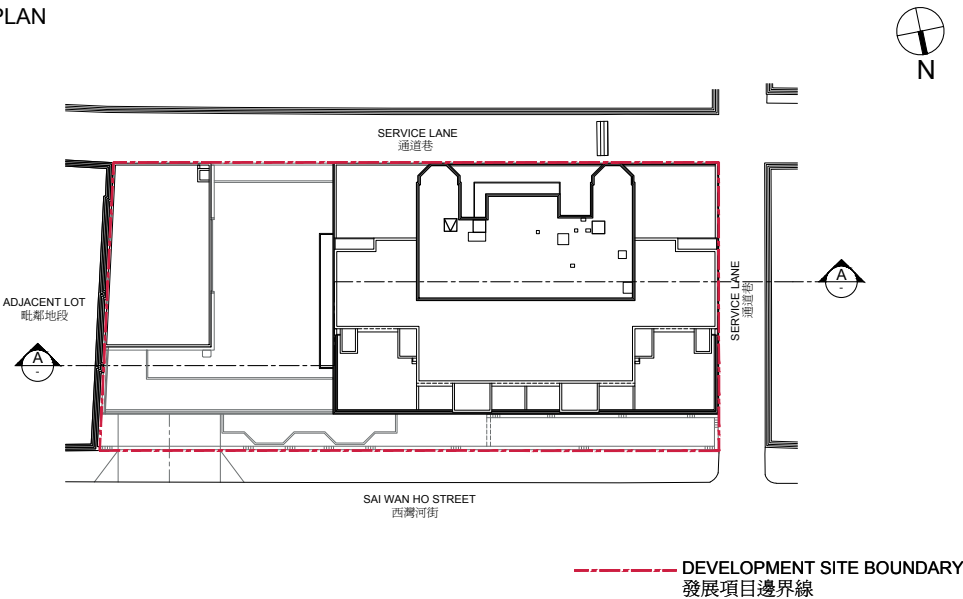
1. The Purchaser is hereby recommended to instruct a separate firm of solicitors (other than that acting for the Owner) to act for the purchaser in relation to the transaction.
2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that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

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

CROSS - SECTION PLAN 橫截面圖 A - A



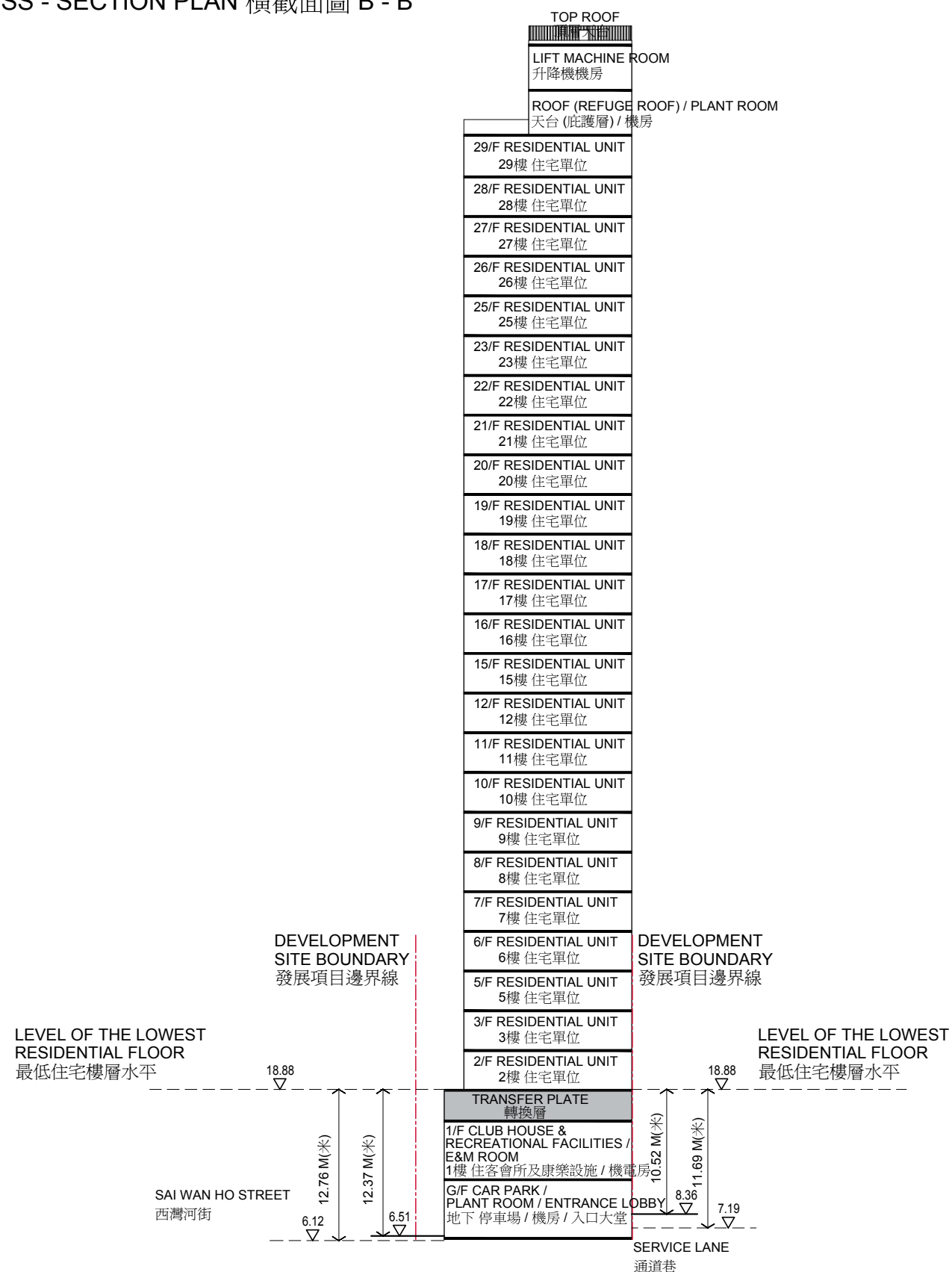
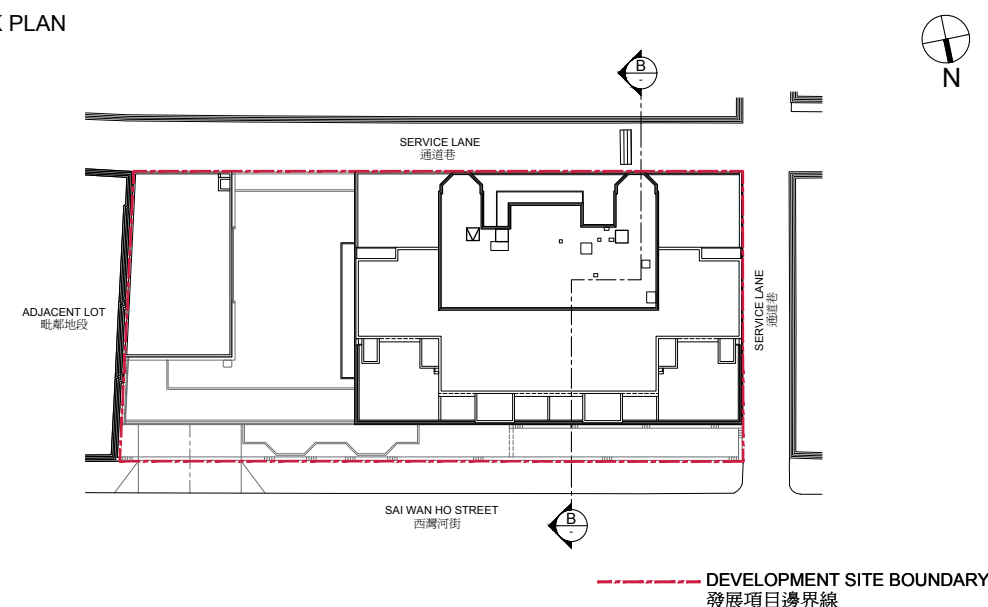
BLOCK PLAN
座向圖



1. The level of lowest residential floor of the building is 18.88 metres above Hong Kong Principal Datum (HKPD).
2. The part of service lane adjacent to the west side of the building is 6.30 to 7.07 metres above Hong Kong Principal Datum (HKPD).
3. ▽ Height (in meters) above Hong Kong Principal Datum (HKPD).

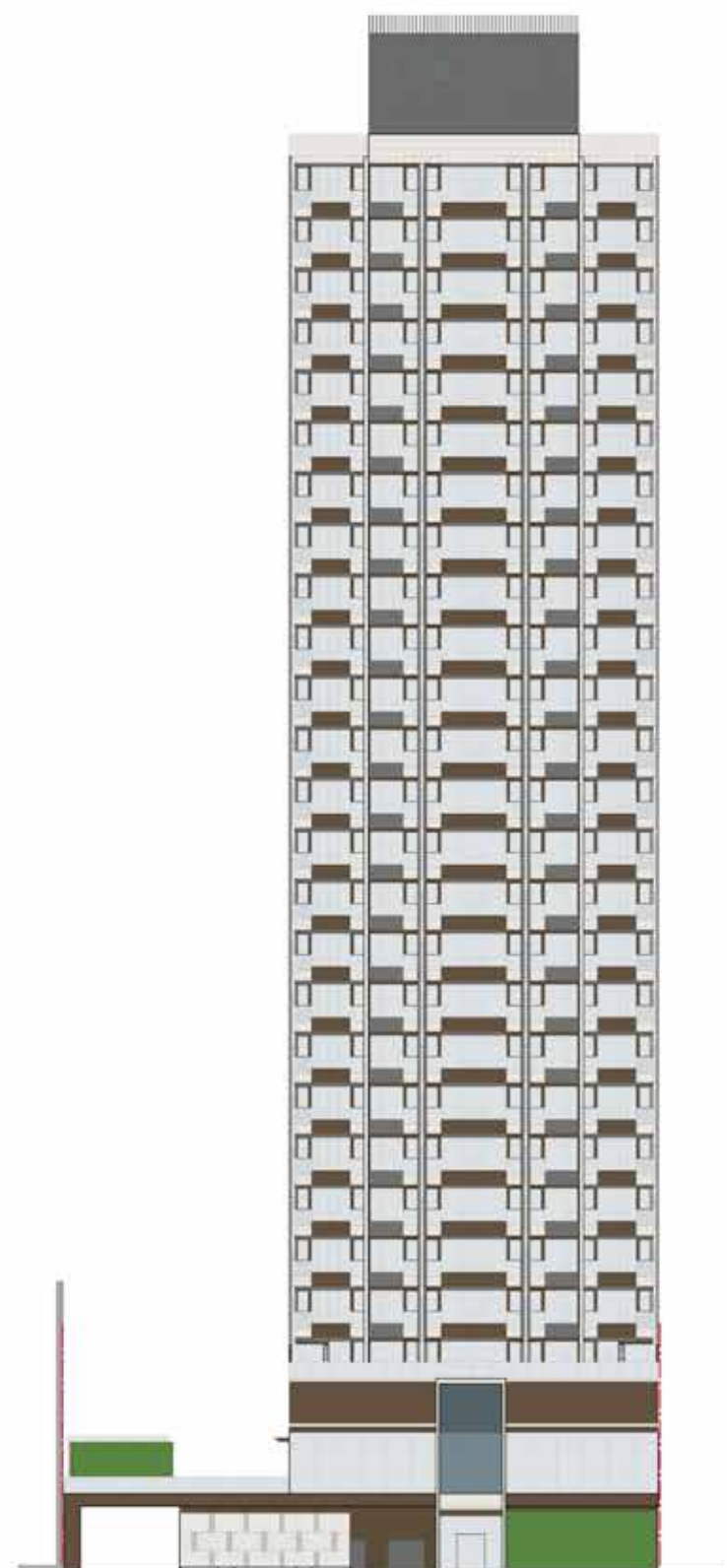
1. 發展項目之最低住宅層為香港主水平基準以上18.88米。
2. 毗鄰建築物的西面的一段通道巷為香港主水平基準以上6.30米至7.07米。
3. ▽ 香港主水平基準以上高度(米)。

CROSS - SECTION PLAN 橫截面圖 B - B

BLOCK PLAN
座向圖

1. The level of lowest residential floor of the building is 18.88 metres above Hong Kong Principal Datum (HKPD).
2. The part of Sai Wan Ho street adjacent to the north side of the building is 6.12 to 6.51 metres above Hong Kong Principal Datum (HKPD).
3. The part of service lane adjacent to the south side of the building is 7.19 to 8.36 metres above Hong Kong Principal Datum (HKPD).
4. ▽ Height (in meters) above Hong Kong Principal Datum (HKPD).

1. 發展項目之最低住宅層為香港主水平基準以上18.88米。
2. 毗鄰建築物的北面的一段西灣河街為香港主水平基準以上6.12米至6.51米。
3. 毗鄰建築物南面的一段通道巷為香港主水平基準以上7.19米至8.36米。
4. ▽ 香港主水平基準以上高度(米)。

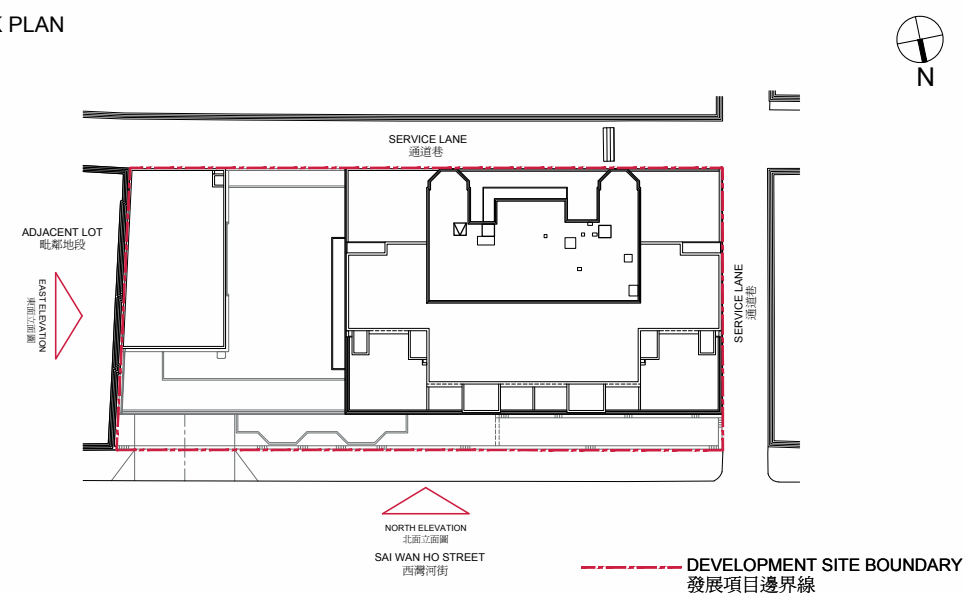


NORTH ELEVATION PLAN
北面立面圖



EAST ELEVATION PLAN
東面立面圖

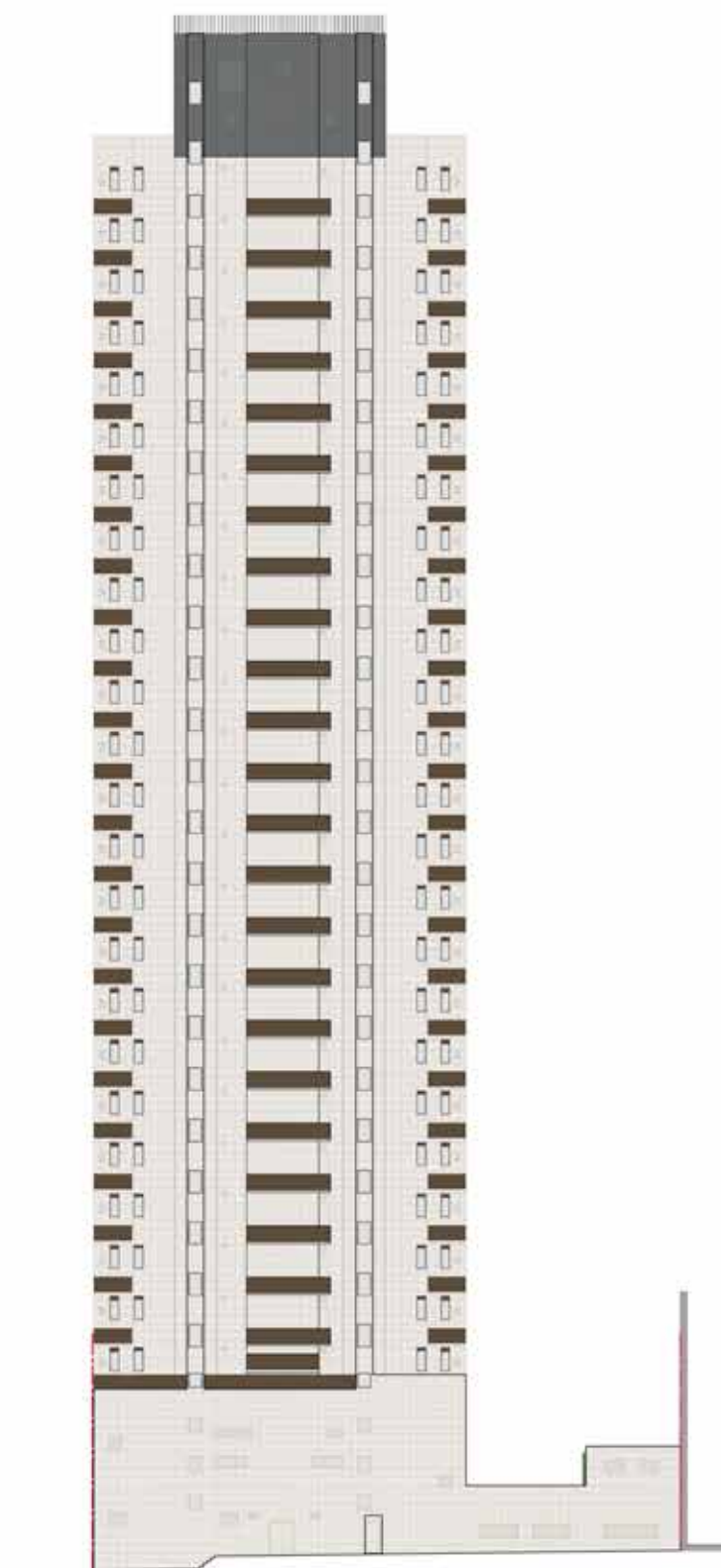
BLOCK PLAN
座向圖



- Authorized person for the Development certified that the elevations shown in these plans:
1. are prepared on the basis of the approved building plans for the Development as of 14th November 2018; and
 2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：

1. 以2018年11月14日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與該項目的外觀一致。

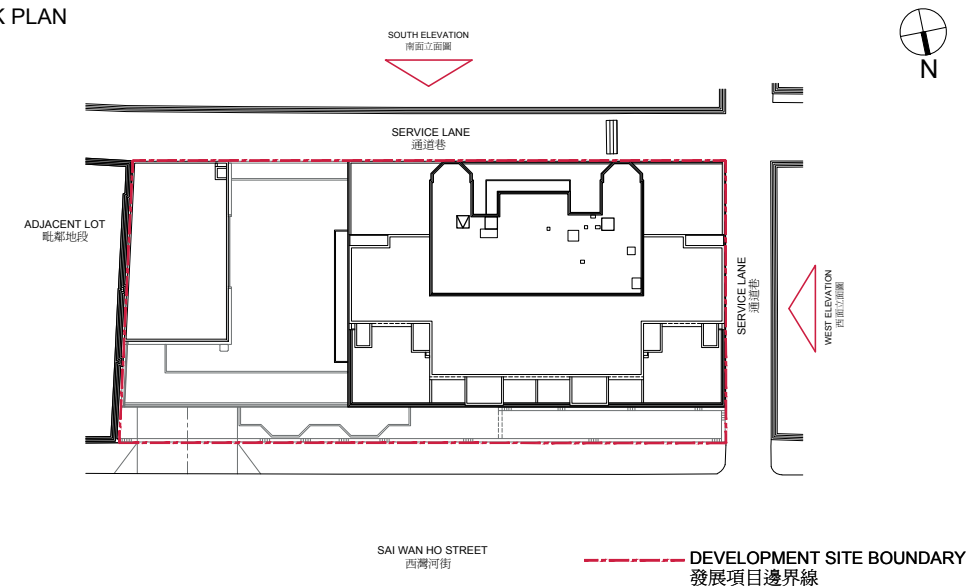


SOUTH ELEVATION PLAN
南面立面圖



WEST ELEVATION PLAN
西面立面圖

BLOCK PLAN
座向圖



Authorized person for the Development certified that the elevations shown in these plans:

1. are prepared on the basis of the approved building plans for the Development as of 14th November 2018; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：

1. 以2018年11月14日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與該項目的外觀一致。

Category of Common Facilities 公用設施的類別	Covered Area 有蓋面積 sq. m. 平方米 (sq. ft. 平方呎)	Uncovered Area 無蓋面積 sq. m. 平方米 (sq. ft. 平方呎)	Total Area 總面積 sq. m. 平方米 (sq. ft. 平方呎)
Residents' Clubhouse (including any recreational facilities for residents' use) (such facilities are covered) 住客會所（包括供住客使用的任何康樂設施）（該設施有上蓋遮蓋）	224.271 (2,414)	Not Applicable 不適用	224.271 (2,414)
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) (such facilities are partly covered and partly uncovered) 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）（該設施部份有上蓋遮蓋，部份無上蓋遮蓋）	Not Applicable 不適用	152.367 (1,640)	152.367 (1,640)

Note:

The areas as specified above in square feet are converted from the area 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 area presented in square metres.

備註:

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。

1. Copies of the Outline Zoning Plans relating to the Development are available at <http://www.ozp.tpb.gov.hk>
2. A copy of the latest draft of every deed of mutual covenant in respect of the specified residential property as at the date on which the specified residential property is offered to be sold is available for inspection free of charge at the place at which the specified residential properties is offered to be sold.

1. 備有關於本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為www.ozp.tpb.gov.hk
2. 指明住宅物業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文本存放於在指明住宅物業的售樓處，以供免費閱覽。

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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. Exterior Finishes

(a) External Wall	
Podium	Finished with glass panel, natural stone cladding, ceramic tiles, aluminium cladding, aluminium feature and grille.
Tower	Finished with ceramic tiles, curtain wall, aluminium cladding and aluminium feature.
(b) Window	Aluminium window frame with fluorocarbon coating. Fixed with single glazed tinted tempered glass (Except obscured glass for bathroom in Flat A and F on 2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F).
(c) Bay Window	Not applicable
(d) Planter	Finished with natural stone (planters on G/F and 1/F).
(e) Verandah or Balcony	Balconies are covered and fitted with laminated glass balustrade. Floor is finished with natural stone. Walls are finished with ceramic tiles. Ceiling is finished with weatherproof aluminum ceiling. There is no verandah.
(f) Drying Facilities for Clothing	Not applicable

2. Interior Finishes

(a) Lobby	
G/F Lift Lobby	Floor is finished with natural stone. Walls are finished with natural stone, stainless steel panels and timber veneer up to false ceiling level. False ceiling is finished with gypsum board with emulsion paint.
2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F Lift Lobby	Floor is finished with porcelain tiles. Walls are finished with natural stone, timber veneer and porcelain tiles up to the false ceiling level. False ceiling is finished with gypsum board and emulsion paint.
(b) Internal Wall and Ceiling	Walls are finished with emulsion paint. Ceiling is finished with emulsion paint and partly finished with gypsum board bulkhead with emulsion paint.
(c) Internal Floor	Floor is finished with natural stone border (for area adjoining balcony and utility platform in all flats, and area adjoining flat roof in Flat A to F on 2/F), engineering wood flooring (for living and dining rooms, and bedrooms in all flats) and timber skirting (for living and dining rooms, and bedrooms in all flats).
(d) Bathroom	
Bathroom in Flats A to F on 2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F	Walls where exposed are finished with porcelain tiles up to false ceiling level. Floor where exposed is finished with porcelain tiles (except inside shower cubicle). Floor of shower cubicle is finished with natural stone. Ceiling is finished with gypsum board and waterproof emulsion paint.
(e) Kitchen	
Kitchen in Flats B to E on 2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F	Walls where exposed are finished with stainless steel panel up to false ceiling level. Floor where exposed is finished with engineered wood flooring (except those areas covered by kitchen cabinet at which they are finished with porcelain tiles). Ceiling is partly finished with gypsum board and waterproof emulsion paint and partly finished with stainless steel panel. Cooking bench is finished with solid surfacing material.
Kitchen in Flat A and F on 2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F	Walls where exposed are partly finished with porcelain tiles and partly finished with stainless steel panel up to false ceiling level. Floor where exposed is finished with engineered wood flooring (except those areas covered by kitchen cabinet at which they are finished with porcelain tiles). Ceiling is partly finished with gypsum board and waterproof emulsion paint and partly finished with stainless steel panel. Cooking bench is finished with solid surfacing material.

1. 外部裝修物料

(a) 外牆	
平台	以玻璃飾板、天然石材、瓷磚、鋁質飾板、鋁質裝板及裝飾組件鋪砌。
大廈	以瓷磚、玻璃幕牆、鋁質飾板及鋁質裝板鋪砌。
(b) 窗	選用氟碳塗層鋁質窗框配單層有色強化玻璃（2樓至3樓、5樓至12樓、15樓至23樓、25樓至29樓A及F單位之浴室除外，該等單位之浴室均選用磨砂玻璃）。
(c) 窗台	不適用
(d) 花槽	以天然石鋪砌（花槽位於地下及1樓）。
(e) 陽台或露台	露台均有蓋且裝設層壓玻璃欄杆。地台以天然石材鋪砌。牆身以瓷磚鋪砌。天花裝設防風雨鋁片天花。不設陽台。
(f) 乾衣設施	不適用

2. 室內裝修物料

(a) 大堂	
地下升降機大堂	地台以天然石鋪砌。牆身直至假天花以天然石、不鏽鋼飾面板及木紋飾面板鋪砌。天花裝設石膏板假天花並髹上乳膠漆。
二樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至二十九樓升降機大堂	地台以瓷磚鋪砌。牆身直至假天花以天然石、木紋飾面板及瓷磚鋪砌。天花裝設石膏板假天花並髹上乳膠漆。
(b) 內牆及天花板	牆身上髹乳膠漆。天花髹上乳膠漆及部分在表面以石膏板假陣髹上乳膠漆。
(c) 內部地板	地台以天然石條（適用於所有單位連接露台及工作平台之位置與2樓A至F單位連接平台之位置）、木地板（所有單位之客飯廳及睡房）及木腳線鋪砌（所有單位之客飯廳及睡房）。
(d) 浴室	
二樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至二十九樓A至F單位之浴室	牆身外露部份直至假天花部分以瓷磚鋪砌。地台外露部份以瓷磚鋪砌（淋浴間內之地台除外）。淋浴間內之地台以天然石鋪砌。天花裝設石膏板假天花並髹上防水乳膠漆。
(e) 廚房	
二樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至二十九樓B至E單位之廚房	牆身外露部份直至假天花部分以不銹鋼板鋪砌。除了被廚櫃遮蓋的位置（該處之地台為瓷磚鋪砌）外、地台外露部份以木地板鋪砌。天花部分裝設石膏板假天花髹上防水乳膠漆及部分以不銹鋼板鋪砌。灶台以無縫實心材料鋪砌。
二樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至二十九樓A和F單位之廚房	牆身外露部份直至假天花部分以瓷磚鋪砌及部分以不銹鋼板鋪砌。除了被廚櫃遮蓋的位置（該處之地台為瓷磚鋪砌）外、地台外露部份以木地板鋪砌。天花部分裝設石膏板假天花髹上防水乳膠漆及部分以不銹鋼板鋪砌。灶台以無縫實心材料鋪砌。

3. Interior Fittings

(a) Doors	
Unit Main Entrance Door	Entrance door is made of fire-rated solid-core wooden door with wood veneer finish fitted with eye viewer, door closer, lockset and door stopper.
Bedroom Door	Bedroom door is made of solid-core wooden door with wood veneer finish fitted with lockset and door stopper.
Bathroom Door	Bathroom door is made of solid-core wooden door with wood veneer finish fitted with lockset and door stopper.
Flat Roof Door in Flat A to F on 2/F	Flat roof door is made of PVF2 coated aluminium framed glass swing door with lockset and handle.
Balcony Door in Flats A to F on 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F	Balcony door is made of PVF2 coated aluminium framed glass swing door with lockset and handle.
Utility Platform Door in Flat A and F on 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F	Utility Platform door is made of PVF2 coated aluminium framed glass swing door with lockset and handle.
(b) Bathroom	Fitted with reconstituted stone countertop. Fittings and equipment include plastic laminate finish basin cabinet and plastic laminate finish mirror cabinet, chrome plated wash basin mixer, chrome plated shower set, chrome plated shower mixer, vitreous china wash basin, vitreous china water closet and glass shower cubicle. See 'Water Supply' below for type and material of water supply system.
(c) Kitchen	Fitted with cabinets finished with plastic laminate and acrylic with solid surfacing material countertop, stainless steel sink with chrome plated sink mixer. See 'Water Supply' below for material of water supply system. Fitted with the following fire services installations: sprinkler head at the ceiling, addressable smoke detectors with sounder base, full height wall having fire resistance rating of -/30/30.
(d) Bedroom	Not applicable
(e) Telephone	Telephone outlets are provided for each living and dining room and bedroom. For the number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units".
(f) Aerials	TV/FM outlets for local TV/FM radio programs are provided for each living and dining room and bedroom. For the number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units".
(g) Electrical installations	All cables are run in partly surface partly concealed conduit systems. Surface conduits enclosed in false ceiling, bulkhead and cabinets. Miniature circuit breaker board with residual current protection is provided for each unit. For the number of power points and air-conditioner points, please refer to the Schedule of Mechanical & Electrical Provisions of Residential Units.
(h) Gas supply	Not applicable
(i) Washing machine connection point	15mm diameter water point and 40mm diameter drain point are provided for washing machine in kitchen.
(j) Water supply	Concealed copper water pipes for cold water supply and concealed copper water pipes with thermal insulation for hot water supply. Hot water is available. Hot water supply to bathroom and kitchen is provided by 3-phase instantaneous electric water heater. For the number of water heater, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units".

3. 室內裝置

(a) 門	
單位大門	單位大門選用防火木皮飾面實心木門配防盜眼、門鼓、門鎖及門擋。
睡房門	睡房門選用木皮飾面實心木門配門鎖及門擋。
浴室門	浴室門選用木皮飾面實心木門配門鎖及門擋。
平台門（適用於2樓A至F單位）	平台門選用氟碳噴塗鋁框玻璃門配門鎖及手柄。
露台門（適用於3樓、5樓至12樓、15樓至23樓、25樓至29樓A至F單位）	露台門選用氟碳噴塗鋁框玻璃門配門鎖及手柄。
工作平台門（適用於3樓、5樓至12樓、15樓至23樓、25樓至29樓A和F單位）	工作平台門選用氟碳噴塗鋁框玻璃門配門鎖及手柄。
(b) 浴室	選用人造石鋪砌檯面。裝置及設備包括膠夾板飾面面盆櫃及膠夾板飾面鏡櫃、鍍鉻洗面盆水龍頭、鍍鉻花灑套裝、鍍鉻企缸水龍頭、陶瓷洗面盆、陶瓷坐廁及玻璃企缸。供水系統的類型及用料見下文「供水」一欄。
(c) 廚房	選用膠夾板面廚櫃及無縫實心材料灶台連不銹鋼洗滌盆及鍍鉻水龍頭。供水系統的類型及用料見下文「供水」一欄。配置以下消防裝置：天花位置的消防花灑頭、可定位煙霧探測器連警報基座、全高度防火牆（耐火等級-/30/30）。
(d) 睡房	不適用
(e) 電話	每個客飯廳及睡房均裝有電話插座。有關接駁點之數目，請參考隨後之「住宅單位機電裝置數量說明表」。
(f) 天線	每個客飯廳及睡房均裝有本地電視／電視台接收插座。有關接駁點之數目，請參考隨後之「住宅單位機電裝置數量說明表」。
(g) 電力裝置	全屋電線均採用部分明喉部分暗喉電線喉管安裝方法，電線明喉均安裝於假天花、假橫陣及廚櫃內。每戶均裝有配電箱及包括漏電保護。有關電插座及空調機接駁點之數目，請參考隨後之「住宅單位機電裝置數量說明表」。
(h) 氣體供應	不適用
(i) 洗衣機接駁點	設有直徑15毫米來水接駁喉位及直徑40毫米去水接駁喉位供給位於廚房的洗衣機。
(j) 供水	冷水喉採用隱藏式之銅喉及熱水喉採用隱藏式並配有隔熱絕緣保護之銅喉。有熱水供應。每單位均有三相即熱式電熱水爐供應廚房及浴室熱水。有關電熱水爐之數量，請參考「住宅單位機電裝置數量說明表」。

4. Miscellaneous

(a) Lifts	Two nos. of “Fujitec” passenger lift (Model: PMGL-K) serving G/F, 1/F, 2/F, 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F.
(b) Letter Box	Stainless steel letter boxes.
(c) Refuse Collection	Refuse storage and material recovery room is provided in the common area of each residential floor for collection of refuse by cleaners. Refuse storage and material recovery chamber is provided on G/F for collection of refuse by cleaners.
(d) Water Meter and Electricity Meter	Separate meters of water and electricity for all individual units are provided in common water meter cabinet and electric meter room respectively.

5. Security Facilities

CCTV system is provided at entrance lobby, lift lobbies at G/F to 1/F, car park, resident’s recreational facilities, landscape areas and lifts, connecting directly to the guard room and caretaker counter. Visitor panels are provided at the entrances and provide communication between visitors and each unit. Visitor panels are built-in with Octopus Card access reader and combination lock for resident access.

6. Appliances

Please refer to “Appliances Schedule” below for brand name and model number of appliances.

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.

4. 雜項

(a) 升降機	兩部 “Fujitec” 客用升降機（型號：PMGL-K），來往地下、一樓、二樓、三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至二十九樓。
(b) 信箱	不鏽鋼信箱。
(c) 垃圾收集	每層住宅公用地方均設有垃圾儲存及物料收集室供清潔公司回收垃圾。另有垃圾儲存及物料收集房設於地下樓層供清潔公司回收垃圾。
(d) 水錶及電錶	所有單位之獨立水錶及電錶分別設於該樓層之公共水錶櫃及電錶房內。

5. 保安設施

大廈入口大堂，地下至1樓升降機大堂、停車場、住客康樂設施、園藝範圍及各升降機均裝有閉路電視，直接連接大廈保安室及管理處。入口大堂設有訪客與各單位對講系統。住客出入可以對講系統內置之「八達通」系統或密碼鎖開啟入口大門。

6. 設備

設備之品牌名稱及產品型號請參閱「設備說明表」。

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

Appliances Schedule
設備說明表

Location 位置	Appliance 設備	Brand 品牌	Model Number 型號
Living / Dining Room 客 / 飯廳	Direct Expansion Split Type Air-conditioner 分體式冷氣機	Panasonic 樂聲	CU-YE18UKA-1/ CS-YE18UKA-1
Bedroom 睡房	Direct Expansion Split Type Air-conditioner 分體式冷氣機	Panasonic 樂聲	CU-YE9UKA-1/ CS-YE9UKA-1
Bathroom 浴室	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 18/21/24 SLI
	Bathroom Thermo Ventilator 浴室寶	Whirlpool 惠而浦	HB21417
Kitchen 廚房	Built-in Washer Dryer 嵌入式洗衣乾衣機	Bauknecht	BKWD6121
	Telescopic Type Cooker Hood 拉趟式抽油煙機	Bauknecht	DNHV650
	Built-in Induction Hob 嵌入式平面爐	Bauknecht	CTAI 6360 IN
	Built-in Microwave Oven with Grill 嵌入式微波烤焗爐	Bauknecht	EMNK52438PT
	Built-in Refrigerator (in Flats B to E on 2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F) 嵌入式雪櫃 (適用於2樓至3樓、5樓至12樓、15樓至23樓、25樓至29樓B至E單位)	Bauknecht	URI145
	Built-in Refrigerator (in Flats A and F on 2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F) 嵌入式雪櫃 (適用於2樓至3樓、5樓至12樓、15樓至23樓、25樓至29樓A及F單位)	Bauknecht	KGIN3183A++

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量說明表

Location 位置	Floor 樓層	2/F 二樓					
	Unit 單位	A	B	C	D	E	F
Living Room / Dining Room 客 / 飯廳	13A Twin Socket Outlet 13安培雙位電插座	3	3	3	3	3	3
	TV / FM Outlet 電視 / 電台天線插座	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1
	Data Outlet 數據插座	1	1	1	1	1	1
	Fuse Spur Unit for A/C Indoor Unit 室內空調機接線座	1	1	1	1	1	1
	Video Doorphone Unit 視像對講機	1	1	1	1	1	1
	Door Chime 門鐘	1	1	1	1	1	1
Bedroom 睡房	13A Twin Socket Outlet 13安培雙位電插座	2	N/A	N/A	N/A	N/A	2
	TV / FM Outlet 電視 / 電台天線插座	1	N/A	N/A	N/A	N/A	1
	Telephone Outlet 電話插座	1	N/A	N/A	N/A	N/A	1
	Fuse Spur Unit for A/C Indoor Unit 室內空調機接線座	1	N/A	N/A	N/A	N/A	1
Bathroom 浴室	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1
	Thermo Ventilator 浴室寶插線座	1	1	1	1	1	1
	Electric Water Heater 熱水爐插線座	1	1	1	1	1	1
Kitchen 廚房	13A Single Socket Outlet 13安培單位電插座	4	4	4	4	4	4
	13A Twin Socket Outlet (Work Top Level) 13安培雙位電插座 (廚房桌面)	1	1	1	1	1	1
	Connection Unit & 20A D.P. Switch for Induction Cooker 電磁爐插線座及20A雙極開關掣	1	1	1	1	1	1
	Drain Point For Sink and Washing Machine 去水位 (供洗滌盤及洗衣機)	2	2	2	2	2	2
	Water Point For Sink and Washing Machine 來水位 (供洗滌盤及洗衣機)	2	2	2	2	2	2
	Cooker Hood 抽油煙機插線座	1	1	1	1	1	1
Flat Roof 平台	Water Point For Cleansing 來水位 (供洗滌)	1	N/A	N/A	N/A	N/A	1
	13A Waterproof Single Socket Outlet 13安培防水單位電插座	1	N/A	N/A	N/A	N/A	1

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

住宅單位機電裝置數量說明表

Location 位置	Floor 樓層	3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F 三樓、五樓至十二樓、十五至二十三樓、二十五樓至二十九樓					
	Unit 單位	A	B	C	D	E	F
Living Room / Dining Room 客 / 飯廳	13A Twin Socket Outlet 13安培雙位電插座	3	3	3	3	3	3
	TV / FM Outlet 電視 / 電台天線插座	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1
	Data Outlet 數據插座	1	1	1	1	1	1
	Fuse Spur Unit for A/C Indoor Unit 室內空調機接線座	1	1	1	1	1	1
	Video Doorphone Unit 視像對講機	1	1	1	1	1	1
	Door Chime 門鐘	1	1	1	1	1	1
Bedroom 睡房	13A Twin Socket Outlet 13安培雙位電插座	2	N/A	N/A	N/A	N/A	2
	TV / FM Outlet 電視 / 電台天線插座	1	N/A	N/A	N/A	N/A	1
	Telephone Outlet 電話插座	1	N/A	N/A	N/A	N/A	1
	Fuse Spur Unit for A/C Indoor Unit 室內空調機接線座	1	N/A	N/A	N/A	N/A	1
Bathroom 浴室	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1
	Thermo Ventilator 浴室寶插線座	1	1	1	1	1	1
	Electric Water Heater 熱水爐插線座	1	1	1	1	1	1
Kitchen 廚房	13A Single Socket Outlet 13安培單位電插座	4	4	4	4	4	4
	13A Twin Socket Outlet (Work Top Level) 13安培雙位電插座 (廚房桌面)	1	1	1	1	1	1
	Connection Unit & 20A D.P. Switch for Induction Cooker 電磁爐插線座及20A雙極開關掣	1	1	1	1	1	1
	Drain Point For Sink and Washing Machine 去水位 (供洗滌盤及洗衣機)	2	2	2	2	2	2
	Water Point For Sink and Washing Machine 來水位 (供洗滌盤及洗衣機)	2	2	2	2	2	2
	Cooker Hood 抽油煙機插線座	1	1	1	1	1	1

24

SERVICE AGREEMENTS 服務協議

- Potable and flushing water is supplied by Water Supplies Department
- Electricity is supplied by The Hongkong Electric Co., Ltd.

- 食水及沖廁水由水務署供應。
- 電力由香港電燈有限公司供應。

25

GOVERNMENT RENT 地稅

The owner (vendor) will pay or has paid (as the case may be) all outstanding Government rent in respect of the Lot on which the Development is in the course of being erected, from the date of the Land Grant up to and including the date of the respective assignments of residential properties to the purchasers.

擁有人(賣方)將會繳付或已繳付(視屬何情況而定)發展項目在其上興建的地段由批地文件之日期起計至住宅物業之轉讓契約之日期期間之所有地稅。

26

MISCELLANEOUS PAYMENTS BY PURCHASER 買方的雜項付款

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

Notes :

1. On that delivery, the purchaser is liable to pay the deposits for water and electricity and a debris removal fee to the manager (not the owner) under the draft deed of mutual covenant.
2. Deposit for gas is not applicable since no gas is supplied in the residential properties in the Development.

- 在向買方交付指明住宅物業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。
- 在交付時，買方無須向擁有人支付清理廢料的費用。

備註：

1. 在交付時，買方須根據公契擬稿向發展項目的管理人(而非擁有人)支付水及電力的按金及清理廢料的費用。
2. 因發展項目內的住宅物業無氣體供應，故氣體按金並不適用。

27

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

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

按買賣合約的規定，住宅物業及其裝置、裝修物料及設備之欠妥之處的保養責任期為住宅物業之買賣成交日期起計6個月內。

28

MAINTENANCE OF SLOPES 斜坡維修

Not applicable

不適用

29

MODIFICATION 修訂

Not applicable

不適用

30

RELEVANT INFORMATION 有關資料

No Gas Supply to Residential Properties.

The Development will not be installed with gas pipes for the supply of town gas to residential properties. Flame cooking is not allowed in residential properties in the Development.

沒有氣體燃料供應至住宅物業。

發展項目沒有安裝供應煤氣至住宅物業的氣體喉。發展項目中的住宅物業內不能明火煮食。

31

WEBSITE OF THE DEVELOPMENT 發展項目之互聯網網站

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

www.monti.com.hk

賣方為施行《一手住宅物業銷售條例》第2部而就發展項目指定的互聯網網站的網址：

www.monti.com.hk

BREAKDOWN OF GFA CONCESSIONS OBTAINED FOR ALL FEATURES

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

		Area (sq. m.)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1.#	Carpark and loading / unloading area excluding public transport terminus	159.822
2.	Plant rooms and similar services	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	139.257
2.2#	Mandatory feature or essential plant room, areas 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	536.741
2.3	Non-mandatory or non-essential plant room, such as air-conditioning plant room, AHU room, etc	Not Applicable
Disregarded GFA under Regulation 23A(3) of the B(P)R		
3.	Area for picking up and setting down persons departing from or arriving at the hotel by vehicle	Not Applicable
4.	Supporting facilities for a hotel	Not Applicable
Green Features under Joint Practice Notes (JPNs)		
5.	Balcony for residential buildings	150.000
6.	Wider common corridor and lift lobby	Not Applicable
7.	Communal sky garden	Not Applicable
8.	Communal podium garden for nonresidential buildings	Not Applicable
9.	Acoustic fin	Not Applicable
10.	Wing wall, wind catcher and funnel	Not Applicable
11.	Non-structural prefabricated external wall	Not Applicable
12.	Utility platform	37.500
13.	Noise barrier	Not Applicable
Amenity Features		
14.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	21.386
15.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	224.273

		Area (sq. m.)
16.	Covered landscaped and play area	Not Applicable
17.	Horizontal screen/covered walkway, trellis	8.151
18.	Larger lift shaft	85.200
19.	Chimney shaft	Not Applicable
20.	Other non-mandatory or non-essential plant room, such as boiler room, SMATV room	Not Applicable
21.#	Pipe duct, air duct for mandatory feature or essential plant room	43.302
22.	Pipe duct, air duct for non-mandatory or nonessential plant room	Not Applicable
23.	Plant room, pipe duct, air duct for environmentally friendly system and feature	40.438
24.	High headroom and void in front of cinema, shopping arcade etc. in non-domestic development	Not Applicable
25.	Void over main common entrance (prestige entrance) in non-domestic development	Not Applicable
26.	Void in duplex domestic flat and house	Not Applicable
27.	Sunshade and reflector	Not Applicable
28.	Minor projection such as AC box, window cill, projecting window	Not Applicable
29.	Other projection such as air-conditioning box and platform with a projection of more than 750mm from the external wall	Not Applicable
Other Items		
30.#	Refuge floor including refuge floor cum sky garden	121.414
31.#	Covered area under large projecting/overhanging feature	Not Applicable
32.	Public transport terminus (PTT)	Not Applicable
33.#	Party structure and common staircase	Not Applicable
34.#	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	Not Applicable
35.#	Public passage	Not Applicable
36.	Covered set back area	Not Applicable
Bonus GFA		
37.	Bonus GFA	Not Applicable

Note:

The above table is based on the requirements as stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-151(9/2014) issued by the Buildings Department. The Buildings Department may revise such requirements from time to time as appropriate.

獲寬免總樓面面積的設施分項

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

		面積 (平方米)
根據《建築物（規劃）規例》（《規劃規例》）第23(3)(b) 條不計算的總樓面面積		
1.＃	停車場及上落客貨地方（公共交通總站除外）	159.822
2.	機房及相類設施	
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾房等	139.257
2.2＃	所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅由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	536.741
2.3	非強制性或非必要機房，例如空調機房、風櫃房等	不適用
根據《規劃規例》第23A(3) 條不計算的總樓面面積		
3.	供人離開或到達旅館時上落汽車的地方	不適用
4.	旅館的輔助性設施	不適用
根據《聯合作業備考》提供的環保設施		
5.	住宅樓宇露台	150.000
6.	加闊的公用走廊及升降機大堂	不適用
7.	公用空中花園	不適用
8.	非住宅樓宇的公用平台花園	不適用
9.	隔聲鰭	不適用
10.	翼牆、捕風器及風斗	不適用
11.	非結構預製外牆	不適用
12.	工作平台	37.500
13.	隔音屏障	不適用
適意設施		
14.	供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	21.386
15.	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	224.273

		面積 (平方米)
16.	有上蓋的園景區及遊樂場	不適用
17.	橫向屏障 / 有蓋人行道、花棚	8.151
18.	擴大升降機井道	85.200
19.	煙囪管道	不適用
20.	其他非強制性或非必要機房，例如爐房、衛星電視共用天線房	不適用
21.＃	強制性設施或必要機房所需的管槽、氣槽	43.302
22.	非強制性設施或非必要機房所需的管槽、氣槽	不適用
23.	環保系統及設施所需的機房、管槽及氣槽	40.438
24.	非住用發展項目中電影院、商場等的較高的淨高及前方中空	不適用
25.	非住用發展項目的公用主要入口（尊貴入口）上方的中空	不適用
26.	複式住宅單位及洋房的中空	不適用
27.	遮陽篷及反光罩	不適用
28.	小型伸出物，例如空調機箱、窗台、伸出的窗台	不適用
29.	其他伸出物，如空調機箱或伸出外牆超過750毫米的平台	不適用
其他項目		
30.＃	庇護層，包括庇護層兼空中花園	121.414
31.＃	大型伸出 / 外懸設施下的有蓋面積	不適用
32.	公共交通總站	不適用
33.＃	共用構築物及樓梯	不適用
34.＃	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	不適用
35.＃	公眾通道	不適用
36.	因樓宇後移導致的覆蓋面積	不適用
額外總樓面面積		
37.	額外總樓面面積	不適用

備註：
上述表格是根據屋宇署所發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》APP-151(9/2014)規定的要求而制訂的。屋宇署會按實際需要不時更改有關要求。

The Environmental Assessment of the Building



有關建築物的環境評估



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

Latest information on the estimated energy performance or consumption for the common parts of the Development as submitted to the Building Authority prior to the printing of the sales brochures:
於印制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 第I部份						
Provision of Central Air Conditioning 提供中央空調		No 沒有				
Provision of Energy Efficient Features 提供具能源效益的設施		Yes 有				
Energy Efficient Features proposed : 擬安裝的具能源效益的設施：		LED / Fluorescent lamp, High efficiency air conditioner LED燈 / 熒光管，高效率冷氣機				
Part II : The predicted annual energy use of the proposed building ^(Note 1) 第II部份：擬興建樓宇預計每年能源消耗量 ^(注腳1)						
Type of Development 發展項目類型	Location 位置	Internal Floor Area Served (m²) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Proposed Building ^(Note 2) 基線樓宇 ^(注腳2) 每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
			Electricity kWh/m²/annum 電力 千瓦小時/平方米/年	Town Gas/LPG unit/m²/annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh/m²/annum 電力 千瓦小時/平方米/年	Town Gas/LPG unit/m²/annum 煤氣/石油氣 用量單位/平方米/年
Domestic Development (excluding Hotel) 住用發展項目（不包括酒店）	Central building services installation ^(Note 3) 中央屋宇裝備裝置 ^(注腳3) 的部份	2904.748	135.2	N/A 不適用	119.0	N/A 不適用
Non-domestic Development ^(Note 4) (including Hotel) 非住用發展項目 ^(注腳4)	Central building services installation 中央屋宇裝備裝置的部份	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用
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部份：以下裝置乃按機電工程署公佈的相關實務守則設計						
Type of Installations 裝置類型	Yes 是		No 否		N/A 不適用	
Lighting Installations 照明裝置	✓					
Air Conditioning Installations 空調裝置	✓					
Electrical Installations 電力裝置	✓					
Lift & Escalator Installations 升降機及自動梯的裝置	✓					
Performance-based Approach 以總能源為本的方法					✓	

Notes:

1. In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.

The predicted annual energy use, in terms of electricity consumption (kWh/m²/annum) and town gas/LPG consumption (unit/m²/annum), of the development by the internal floor area served, where

- (a) “total annual energy use” has the same meaning of “annual energy use” under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (current version); and
 - (b) “internal floor area”, in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
2. “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).
 3. Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings (February 2010 edition)(Draft).
 4. Podium(s) normally means the lowest part of the development (usually the lowest 15m of the development and its basement, if any) carrying different use(s) from that of the tower(s) above. For development without clear demarcation between podium(s) and tower(s), the development, as a whole, should be considered as tower(s).

備註:

1. 一般而言，一棟樓宇的預計「每年能源消耗量」愈低，其節約能源的效益愈高。如一棟樓宇預計的「每年能源消耗量」低於該樓宇的「基線樓宇每年能源消耗量」，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。

預計每年能源消耗量〔以耗電量（千瓦小時／平方米／年）及煤氣／石油氣消耗量（用量單位／平方米／年）計算〕，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-

- (a) 「每年能源消耗量」與新建樓宇BEAM Plus 標準（現行版本）第4節及附錄8中的「年能源消耗」具有相同涵義；及
 - (b) 樓宇、空間或單位的「內部樓面面積」指外牆及／或共用牆的內壁之內表面起量度出來的樓面面積。
2. 「基準樓宇」與新建樓宇BEAM Plus 標準（現行版本）第4節及附錄8中的「基準建築物模式（零分標準）」具有相同涵義。
 3. 「中央屋宇裝備裝置」與樓宇的屋宇裝備裝置能源效益實務守則（2010年2月版）（草稿）中的涵義相同。
 4. 平台一般指發展項目的最低部分〔通常為發展項目最低15米部分及其他庫（如適用）〕，並與其上的塔樓具有不同用途，對於並無明確劃分平台與塔樓的發展項目，應視整個發展項目為塔樓。

1. The purchaser is required to agree with the Vendor in the Agreement for Sale and Purchase (the “Agreement”) to the effect that other than entering into a mortgage or charge, the purchaser will not nominate any person to take up the Assignment of the residential unit or the parking space specified in the Agreement, sub-sell that residential unit or parking space or transfer the benefit of the Agreement of that residential unit or parking space in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.
 2. If the Vendor, at the request of the purchaser under an Agreement, agrees (at its own discretion) to cancel the Agreement or the obligations of the purchaser under the Agreement, the Vendor is entitled to retain the sum of 5% of the total purchase price of the residential unit and the parking space specified in the Agreement and the purchaser will in addition pay or reimburse (as the case may be) to the Vendor all legal costs, charges and disbursements (including any stamp duty) in connection with the cancellation of the Agreement.
 3. The Vendor will pay or has paid (as the case may be) all outstanding Government rent in respect of the land on which the Development is in the course of being erected, from the date of the Land Grant up to and including the date of the respective Assignments to the purchasers.
 4. The purchaser who has signed an Agreement has the right of access to and will, upon his request, be provided with a hard copy of an updated record of information as to the total construction costs and the total professional fees to complete the Development as well as the total construction costs and the total professional fees expended and paid as at the end of the month preceding the month at which the request is made subject to payment of a nominal fee of not more than HK\$100 per request.
1. 買方須於正式買賣合約（「買賣合約」）下與賣方約定，除訂立按揭或押記外，在買賣完成及簽署轉讓契前，買方不得提名任何人士接受買賣合約指明之住宅單位或停車位之轉讓、轉售該住宅單位或停車位或以任何形式轉移該住宅單位或停車位之買賣合約之權益，或訂立任何有關上述提名、轉售或轉移權益之協議。
 2. 若賣方應買賣合約下買方要求同意（同意與否賣方有酌情權決定）取消買賣合約或買賣合約下買方之責任，賣方有權保留等同買賣合約指明之住宅單位及停車位總售價5%之金額，另買方須向賣方繳付或補還（視屬何情況而定）所有與取消買賣合約有關之法律費用、收費及開銷（包括任何印花稅）。
 3. 賣方將會或已經（視屬何情況而定）支付所有有關發展項目在其上興建之土地於批地文件日期起計至相關買家轉讓契日期（包括該兩日）期間之未付地稅。
 4. 已簽署買賣合約之買方，如已支付不多於港幣\$100之象徵式費用（按每次要求計），有權獲取（而當其要求時將獲提供）以下資料之最新紀錄印本：完成發展項目的總建築費用及總專業費用及截至該要求作出當月前之曆月份完結時已支出和繳付之總建築費用及總專業費用。

Possible Future Change 日後可能出現改變

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 of Sales Brochure 售樓說明書印製日期

Date of printing of this Sales Brochure:
9 August 2018

本售樓說明書印製日期：
2018年8月9日

Sales Brochure Examination Record 售樓說明書檢視紀錄

Examination/Revision Date 檢視修改日期	Page Number 頁次	Revision Made 所作修改
9 th November, 2018 2018年11月9日	8	Information on vendor and others involved in the development has been updated 更新賣方及有參與發展項目的其他人的資料
	13	Location plan of the development has been updated 更新發展項目的所在位置圖
1 st February, 2019 2019年2月1日	13	Location plan of the development has been updated 更新發展項目的所在位置圖
	17	The Layout Plan of the Development has been updated 更新發展項目的布局圖
	19,20	Floor Plans of Residential Properties in the Development have been updated 更新發展項目的住宅物業的樓面平面圖及有關資料
	23	Floor Plans of Parking Spaces in the Development have been updated 更新發展項目中的停車位樓面平面圖
	39,40	Cross-Section Plans of Building in the Development have been updated 更新發展項目中的建築物的橫截面圖
	41,42	Elevation Plans have been updated 更新立面圖
	55,56	Information in application for concession on gross floor area of building is updated 更新申請建築物總樓面面積寬免的資料

