



SALES BROCHURE 售樓說明書







**AVA** *228*





# 1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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

## For all first-hand residential properties

### 1. Important information

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

### 2. Fees, mortgage loan and property price

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

### 3. Price list, payment terms and other financial incentives

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

### 4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.

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

- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property<sup>2</sup>. The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

### 5. Sales brochure

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

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

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

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

- (i) the external dimensions of each residential property;
- (ii) the internal dimensions of each residential property;
- (iii) the thickness of the internal partitions of each residential property;
- (iv) the external dimensions of individual compartments in each residential property.

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





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

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

## 8. Register of Transactions

- Pay attention to the register of transactions for a development. A vendor must, within 24 hours after entering into a PASP with a purchaser, enter transaction information of the PASP in the register of transactions. The vendor must, within 1 working day after entering into an agreement for sale and purchase (ASP), enter transaction information of the ASP in the register of transactions. Check the register of transactions for the concerned development to learn more about the sales condition of the development.
- Never take the number of registrations of intent or cashier orders a vendor has received for the purpose of registration as an indicator of the sales volume of a development. The register of transactions for a development is the most reliable source of information from which members of the public can grasp the daily sales condition of the development.

## 9. Agreement for sale and purchase

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

## 10. Expression of intent of purchasing a residential property

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

## 11. Appointment of estate agent

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.
- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.
- Before you appoint an estate agent to look for a property, you should -
  - find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;

- find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and
- note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: [www.eaa.org.hk](http://www.eaa.org.hk).

## 12. Appointment of solicitor

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

## For first-hand uncompleted residential properties

### 13. Pre-sale Consent

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

### 14. Show flats

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

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

### 15. Estimated material date and handing over date

- Check the estimated material date<sup>3</sup> for the development in the sales brochure.
  - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is inevitably later than the former.
- Handing over date
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/a Certificate of Compliance or the Director of Lands’ Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
    - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or

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





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

## For first-hand completed residential properties

### 16. Vendor's information form

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

### 17. Viewing of property

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

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

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

### Other useful contacts:

<b>Consumer Council</b>	
Website	: <a href="http://www.consumer.org.hk">www.consumer.org.hk</a>
Telephone	: 2929 2222
Email	: <a href="mailto:cc@consumer.org.hk">cc@consumer.org.hk</a>
Fax	: 2856 3611

<b>Estate Agents Authority</b>	
Website	: <a href="http://www.eaa.org.hk">www.eaa.org.hk</a>
Telephone	: 2111 2777
Email	: <a href="mailto:enquiry@eaa.org.hk">enquiry@eaa.org.hk</a>
Fax	: 2598 9596

<b>Real Estate Developers Association of Hong Kong</b>	
Telephone	: 2826 0111
Fax	: 2845 2521

Sales of First-hand Residential Properties Authority  
Transport and Housing Bureau  
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# 1 一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

## 適用於所有一手住宅物業

### 1. 重要資訊

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

### 2. 費用、按揭貸款和樓價

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

### 3. 價單、支付條款，以及其他財務優惠

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

### 4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》（第621章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i) 露台；(ii) 工作平台；以及(iii) 陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。

- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部尺寸<sup>2</sup>。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

### 5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改
- 閱覽售樓說明書，並須特別留意以下資訊：
  - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享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垂直相對的水平。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。

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

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

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

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





# 1 一手住宅物業買家須知

## 8. 成交紀錄冊

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

## 9. 買賣合約

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

## 10. 表達購樓意向

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

## 11. 委託地產代理

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

## 12. 委聘律師

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

## 適用於一手未落成住宅物業

## 13. 預售樓花同意書

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

## 14. 示範單位

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

## 適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

## 15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期<sup>3</sup>。
  - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」必定較發展項目的預計關鍵日期遲。
- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
    - 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
    - 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
  - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。

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





# 1 一手住宅物業買家須知

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

## 適用於一手已落成住宅物業

### 16. 賣方資料表格

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

### 17. 參觀物業

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

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

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

### 其他相關聯絡資料：

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





## 2 INFORMATION ON THE DEVELOPMENT 發展項目的資料

<b>Name of the Development</b> AVA 228	<b>發展項目名稱</b> AVA 228
<b>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</b> 228 Tai Nan Street (note: this provisional street number is subject to confirmation when the Development is completed.)  The Development consists of one multi-unit building.	<b>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</b>  大南街228號（備註：此臨時門牌號數有待發展項目建成時確認）  發展項目包含一幢多單位建築物。
<b>Total number of storeys of the multi-unit building</b> 22 (exclusive of roof)	<b>該幢多單位建築物的樓層的總數</b> 22層（不包括天台）
<b>The floor numbering in the multi-unit building as provided in the approved building plans for the Development</b> G/F, 1/F, 2/F, 3/F, 5/F-12/F, 15/F-23/F, 25/F & Roof	<b>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</b>  地下、1樓、2樓、3樓、5樓至12樓、15樓至23樓、25樓及天台
<b>Omitted floor numbers in the multi-unit building</b> 4/F, 13/F, 14/F, 24/F	<b>該幢多單位建築物內被略去的樓層號數</b> 不設4樓、13樓、14樓、24樓
<b>Refuge floor of the multi-unit building</b> Not applicable	<b>該幢多單位建築物內的庇護層</b> 不適用
<b>The estimated material date for the Development, as provided by the Authorized Person for the Development</b> 31 December 2021 "Material date" means the date on which the Development is completed in all respects in compliance with the approved building plans.  The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase. For the purpose of the agreement for sale and purchase, the Development is deemed to be completed on the date on which an occupation permit for every building in the Development is issued.	<b>由發展項目的認可人士提供的該項目的預計關鍵日期</b>  2021年12月31日 「關鍵日期」指發展項目在遵照經批准的建築圖則的情況下在各方面均屬完成的日期。  預計關鍵日期，是受到買賣合約所允許的任何延期所規限的。為買賣合約的目的，發展項目當作在佔用許可證就該項目中的每幢建築物發出的日期落成。





3

INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

賣方及有參與發展項目的其他人的資料

<b>Vendor</b> Full Well Engineering Limited	<b>賣方</b> 裕滿工程有限公司
<b>Holding Company of the Vendor</b> Magic Sight Holdings Limited	<b>賣方控權公司</b> Magic Sight Holdings Limited
<b>Authorized Person for the Development</b> Tsui Tack Kong	<b>發展項目的認可人士</b> 崔德剛
<b>The firm or corporation of which an authorized person for the Development is a proprietor, director or employee in his or her professional capacity</b> T.K. Tsui & Associates Ltd.	<b>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</b> 崔德剛建築工程師樓有限公司
<b>Building Contractor for the Development</b> Ching Lee Engineering Limited	<b>發展項目的承建商</b> 正利工程有限公司
<b>The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development</b> Baker & McKenzie	<b>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的名稱</b> 貝克·麥堅時律師事務所
<b>Authorized institutions that have made a loan, or has undertaken to provide finance, for the construction of the development</b> Not applicable	<b>已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構</b> 不適用
<b>Other person who has made a loan for the construction of the development</b> MWF 2 Limited	<b>已為發展項目的建造提供貸款的任何其他人</b> MWF 2 Limited





4

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

There does not exist any relationship referred to in section 3 of Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance.

並無任何《一手住宅物業銷售條例》附表1第1部第3條提及的關係。

5

INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

There will be curtain wall forming part of the enclosing walls in the Development.  
發展項目將會有構成圍牆的一部份的幕牆。  
Curtain wall thickness in 200mm.  
幕牆厚度為200毫米。

Area Schedule of Curtain Wall  
幕牆總面積表

Floor 樓層	Unit 單位	Area of Each (sq. m.) 各單位面積 (平方米)
2/F - 12/F, 15/F - 23/F, 25/F (20 storeys) 2樓至12樓， 15樓至23樓， 25樓 (共20層)	A	0.694
	B	0.568
	C	0.209
	D	0.169
	E	0.169
	F	0.209
	G	0.415
	H	0.609

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

6

INFORMATION ON PROPERTY MANAGEMENT

物業管理的資料

The Manager

Person appointed as the manager of the development under the latest draft deed of mutual covenant: DTZ Cushman & Wakefield Property Management Limited

管理人

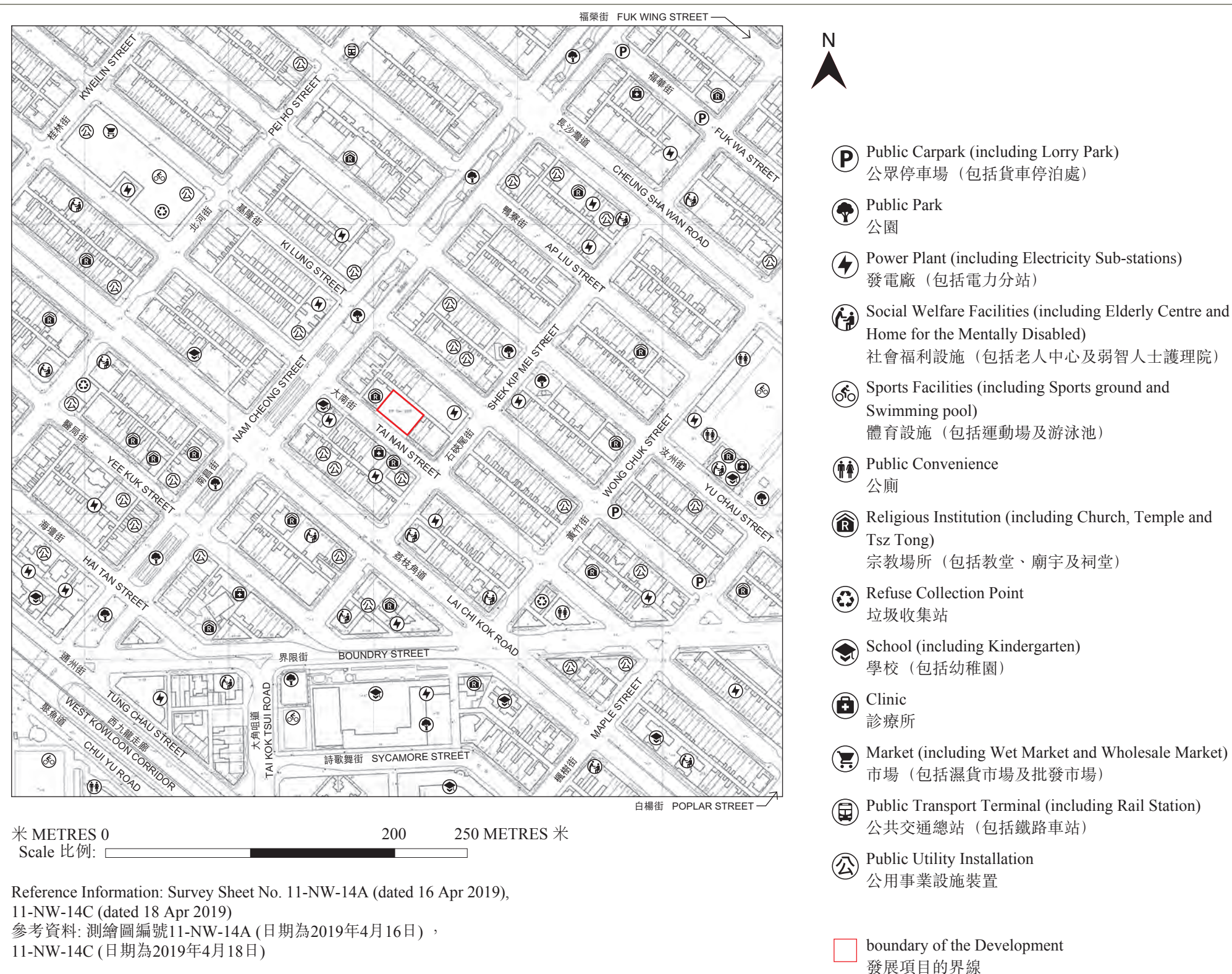
根據有關公契的最新擬稿，獲委任為發展項目的管理人的人：戴德梁行物業管理有限公司





# 7 LOCATION PLAN OF THE DEVELOPMENT

## 發展項目的所在位置圖



### Notes:

1. The map is reproduced with the permission of the Director of Lands. ©The Government of Hong Kong SAR. Licence No. 98/2018.
2. The Vendor also advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
3. 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.

### 備註:

1. 地圖權屬香港特區政府，經地政總署准許複印，版權特許編號98/2018。
2. 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤以及周圍地區的公共設施及環境較佳的了解。
3. 因技術原因（例如發展項目之形狀），位置圖所顯示之範圍多於《一手住宅物業銷售條例》所要求者。

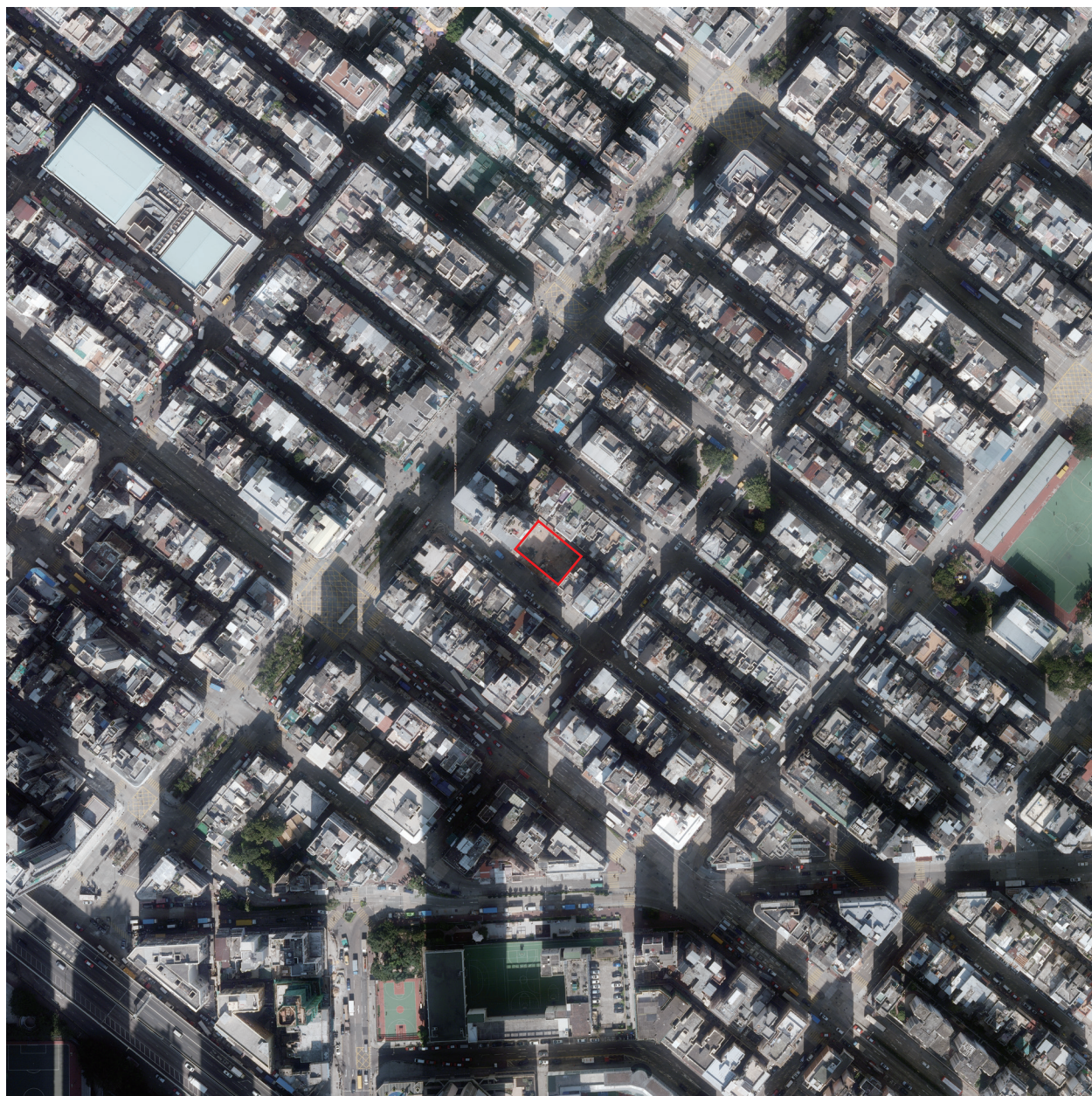





# 8 AERIAL PHOTOGRAPH OF THE DEVELOPMENT 發展項目的鳥瞰照片

Adopted from part of the aerial photo, Photo No. E051567C, dated 17 December 2018, taken by the Survey and Mapping Office, Lands Department, The Government of the Hong Kong Special Administrative Region at a flying height of 6900 feet.

摘錄自香港特別行政區政府地政總署測繪處於17/12/2018在6900呎飛行高度拍攝之鳥瞰照片，照片編號為E051567C。



 boundary of the Development  
發展項目的界線

## Remark:

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

## 備註：

1. 香港特別行政區政府地政總署測繪處©版權所有，未經許可，不得翻印。
2. 因技術原因(例如發展項目之形狀)，鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》所要求者。





# 9 OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT (1)

## 關乎發展項目的分區計劃大綱圖（一）

The outline zoning plan is adopted from part of the approved Kowloon Planning Area No.5 – Cheung Sha Wan – Outline Zoning Plan No. S/K5/37 gazetted on 16 December 2016. 分區計劃大綱圖摘錄自憲報公布日期為2016年12月16日的長沙灣(九龍規劃區第5區)分區計劃大綱核准圖(編號S/K5/37)。



\* FOR ZONING OF THIS AREA, REFER TO URBAN RENEWAL AUTHORITY LAI CHI KOK ROAD / KWEILIN STREET AND YEE KUK STREET DEVELOPMENT SCHEME PLAN.  
\* 此區的土地用途地帶見市區重建局荔枝角道 / 桂林街及醫局街發展計劃圖。

□ boundary of the Development  
發展項目的界線

### Notation 圖例

#### ZONES 地帶

COMMERCIAL 商業	C
COMPREHENSIVE DEVELOPMENT AREA 綜合發展區	CDA
RESIDENTIAL (GROUP A) 住宅(甲類)	R(A)
RESIDENTIAL (GROUP C) 住宅(丙類)	R(C)
RESIDENTIAL (GROUP E) 住宅(戊類)	R(E)
GOVERNMENT, INSTITUTION OR COMMUNITY 政府、機構或社區	G/C
OPEN SPACE 休憩用地	O
OTHER SPECIFIED USES 其他指定用途	OU
GREEN BELT 綠化地帶	GB

#### COMMUNICATIONS 交通

RAILWAY AND STATION (UNDERGROUND) 鐵路及車站(地下)	— [STATION] —
MAJOR ROAD AND JUNCTION 主要道路及路口	— [JUNCTION] —
ELEVATED ROAD 高架道路	[ELEVATED ROAD]

#### Notes:

1. The latest Outline Zoning Plan and the attached schedule at the date of the printing of the sales brochure is available for free inspection during opening hours at the sales office.
2. The map is reproduced with the permission of the Director of Lands. ©The Government of Hong Kong SAR.
3. The Vendor also advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
4. Due to technical reasons (such as the shape of the Development), the outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

#### MISCELLANEOUS 其他

BOUNDARY OF PLANNING SCHEME 規劃範圍界線	— ♦ —
URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA 市區重建局發展計劃圖範圍	[Hatched Box]
BUILDING HEIGHT CONTROL ZONE BOUNDARY 建築物高度管制區界線	— · · · —
MAXIMUM BUILDING HEIGHT ( IN METERS ABOVE PRINCIPAL DATUM ) 最高建築物高度(在主水平基準上若干米)	△ 90
MAXIMUM BUILDING HEIGHT ( IN NUMBER OF STOREYS ) 最高建築物高度(樓層數目)	□ 8
PETROL FILLING STATION 加油站	P F S
NON-BUILDING AREA 非建築用地	[NBA]

#### 備註：

1. 在印刷售樓說明書當日適用的最近期分區計劃大綱圖及其附表現存放於售樓處，於開放時間可供免費查閱。
2. 地圖版權屬香港特區政府，經地政總署准許複印。
3. 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤以及周圍地區的公共設施及環境較佳的了解。
4. 因技術原因（例如發展項目之形狀），分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求者。

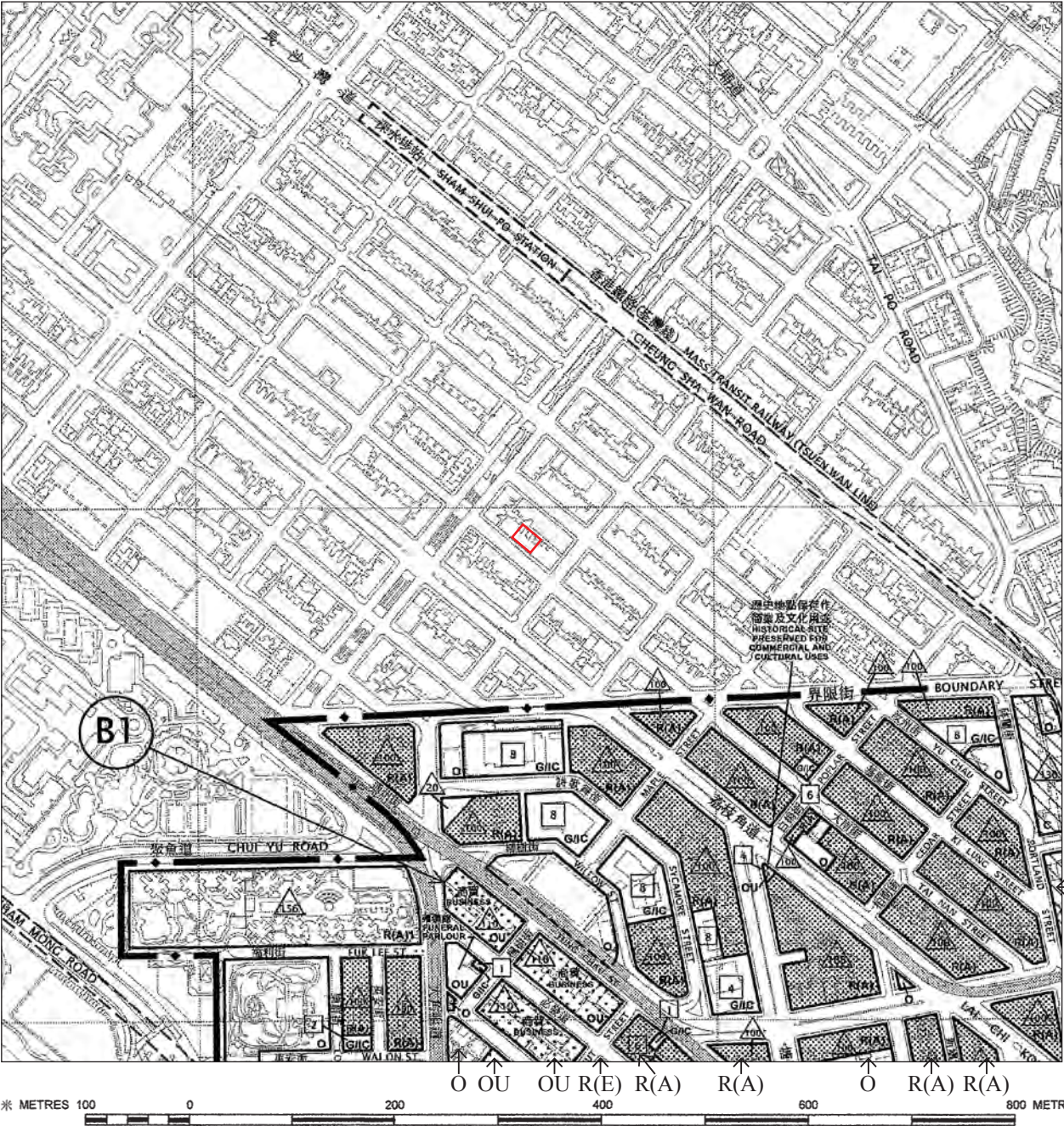




# 9 OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT (2)

## 關乎發展項目的分區計劃大綱圖(二)

The outline zoning plan is adopted from part of the draft Kowloon Planning Area No.3 – Mong Kok – Outline Zoning Plan No. S/K3/31 gazetted on 13 July 2018.  
分區計劃大綱圖摘錄自憲報公布日期為2018年7月13日的旺角(九龍規劃區第3區)分區計劃大綱草圖(編號S/K3/31)。



- N

Amendment Item A1

Revision of the building height restrictions for the “Commercial” (“C”) zones on the two sides of Nathan Road sandwiched between Boundary Street and Prince Edward Road West as well as between Mong Kok Road and Argyle Street from 120mPD to 130mPD.

修訂項目 A1項

把彌敦道兩旁介乎界限街與太子道西之間，以及介乎旺角道與亞皆老街之間的「商業」地帶的建築物高度限制由主水平基準上120米修訂為主水平基準上130米。
- Amendment Item B1

Revision of the building height restrictions for the “Other Specified Uses” annotated “Business” (“OU(B)”) zones abutting Maple Street and Walnut Street from 80mPD to 110mPD.

修訂項目 B1項

把毗鄰楓樹街和合桃街的「其他指定用途」註明「商貿」地帶的建築物高度限制由主水平基準上80米修訂為主水平基準上110米。
- Amendment Item C1

Revision of the building height restrictions for the “Residential (Group A)” (“R(A)”) and “Residential (Group E)” (“R(E)”) zones from 80mPD to 100mPD.

修訂項目 C1項

把「住宅(甲類)」及「住宅(戊類)」地帶的建築物高度限制由主水平基準上80米修訂為主水平基準上100米。
- boundary of the Development

發展項目的界線

### Notation 圖例

#### ZONES 地帶

COMMERCIAL 商業

COMPREHENSIVE DEVELOPMENT AREA 綜合發展區

RESIDENTIAL (GROUP A) 住宅(甲類)

RESIDENTIAL (GROUP E) 住宅(戊類)

GOVERNMENT, INSTITUTION OR COMMUNITY  
政府、機構或社區

OPEN SPACE 休憩用地

OTHER SPECIFIED USES 其他指定用途

#### COMMUNICATIONS 交通

RAILWAY AND STATION (UNDERGROUND)  
鐵路及車站(地下)

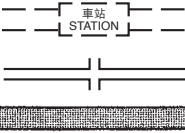
MAJOR ROAD AND JUNCTION 主要道路及路口

ELEVATED ROAD 高架道路

#### MISCELLANEOUS 其他

BOUNDARY OF PLANNING SCHEME 規劃範圍界線

C
CDA
R(A)
R(E)
G/C
O
OU



URBAN RENEWAL AUTHORITY  
DEVELOPMENT SCHEME PLAN AREA  
市區重建局發展計劃圖範圍

BUILDING HEIGHT CONTROL ZONE BOUNDARY  
建築物高度管制區界線

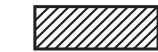
MAXIMUM BUILDING HEIGHT ( IN METERS ABOVE  
PRINCIPAL DATUM )  
最高建築物高度(在主水平基準上若干米)

MAXIMUM BUILDING HEIGHT  
RESTRICTION AS STIPULATED ON THE NOTES  
《註釋》內訂明最高建築物高度限制

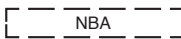
MAXIMUM BUILDING HEIGHT  
( IN NUMBER OF STOREYS )  
最高建築物高度(樓層數目)

PETROL FILLING STATION 加油站

NON-BUILDING AREA 非建築用地



P F S



### Notes:

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- The Vendor also advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
- Due to technical reasons (such as the shape of the Development), the outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

### 備註：

- 在印刷售樓說明書當日適用的最近期分區計劃大綱圖及其附表現存放於售樓處，於開放時間可供免費查閱。
- 地圖版權屬香港特區政府，經地政總署准許複印。
- 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤以及周圍地區的公共設施及環境較佳的了解。
- 因技術原因（例如發展項目之形狀），分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求者。





# 9 OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT (3) 關乎發展項目的分區計劃大綱圖 (三)

The outline zoning plan is adopted from part of the draft Kowloon Planning Area No.4 – Shek Kip Mei – Outline Zoning Plan No. S/K4/29 gazetted on 24 July 2015.  
分區計劃大綱圖摘錄自憲報公布日期為2015年7月24日的石硤尾(九龍規劃區第4區)分區計劃大綱草圖(編號S/K4/29)。



## Notation 圖例

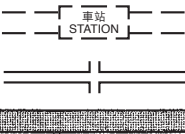
### ZONES 地帶

- COMPREHENSIVE DEVELOPMENT AREA 綜合發展區
- RESIDENTIAL (GROUP A) 住宅(甲類)
- RESIDENTIAL (GROUP B) 住宅(乙類)
- RESIDENTIAL (GROUP C) 住宅(丙類)
- GOVERNMENT, INSTITUTION OR COMMUNITY 政府、機構或社區
- OPEN SPACE 休憩用地
- OTHER SPECIFIED USES 其他指定用途
- GREEN BELT 綠化地帶

### COMMUNICATIONS 交通

- RAILWAY AND STATION (UNDERGROUND) 鐵路及車站(地下)
- MAJOR ROAD AND JUNCTION 主要道路及路口
- ELEVATED ROAD 高架道路

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



### MISCELLANEOUS 其他

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

## Notes:

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- The Vendor also advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
- Due to technical reasons (such as the shape of the Development), the outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

## 備註：

- 在印刷售樓說明書當日適用的最近期分區計劃大綱圖及其附表現存放於售樓處，於開放時間可供免費查閱。
- 地圖版權屬香港特區政府，經地政總署准許複印。
- 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤以及周圍地區的公共設施及環境較佳的了解。
- 因技術原因（例如發展項目之形狀），分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求者。





# 9 OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT (4)

## 關乎發展項目的分區計劃大綱圖(四)

The outline zoning plan is adopted from part of the approved Kowloon Planning Area No.20 – South West Kowloon – Outline Zoning Plan No. S/K20/30 gazetted on 3 October 2014. 分區計劃大綱圖摘錄自憲報公布日期為2014年10月3日的西南九龍(九龍規劃區第20區)分區計劃大綱核准圖(編號S/K20/30)。



### Notation 圖例

#### ZONES 地帶

- COMMERCIAL 商業
- COMPREHENSIVE DEVELOPMENT AREA 綜合發展區
- RESIDENTIAL (GROUP A) 住宅(甲類)
- INDUSTRIAL 工業
- GOVERNMENT, INSTITUTION OR COMMUNITY 政府、機構或社區
- OPEN SPACE 休憩用地
- OTHER SPECIFIED USES 其他指定用途

#### COMMUNICATIONS 交通

- RAILWAY AND STATION 鐵路及車站
- RAILWAY AND STATION (UNDERGROUND) 鐵路及車站(地下)
- MAJOR ROAD AND JUNCTION 主要道路及路口
- ELEVATED ROAD 高架道路

- C
- CDA
- R(A)
- I
- G/I/C
- O
- OU

- STATION
- STATION
- STATION

#### MISCELLANEOUS 其他

- BOUNDARY OF PLANNING SCHEME 規劃範圍界線
- URBAN RENOVATION AUTHORITY DEVELOPMENT SCHEME PLAN AREA 市區重建局發展計劃圖範圍
- BUILDING HEIGHT CONTROL ZONE BOUNDARY 建築物高度管制區界線
- MAXIMUM BUILDING HEIGHT ( IN METERS ABOVE PRINCIPAL DATUM ) 最高建築物高度(在主水平基準上若干米)
- MAXIMUM BUILDING HEIGHT ( IN NUMBER OF STOREYS ) 最高建築物高度(樓層數目)
- PETROL FILLING STATION 加油站
- NON-BUILDING AREA 非建築用地

### Notes:

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- The Vendor also advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
- Due to technical reasons (such as the shape of the Development), the outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

### 備註：

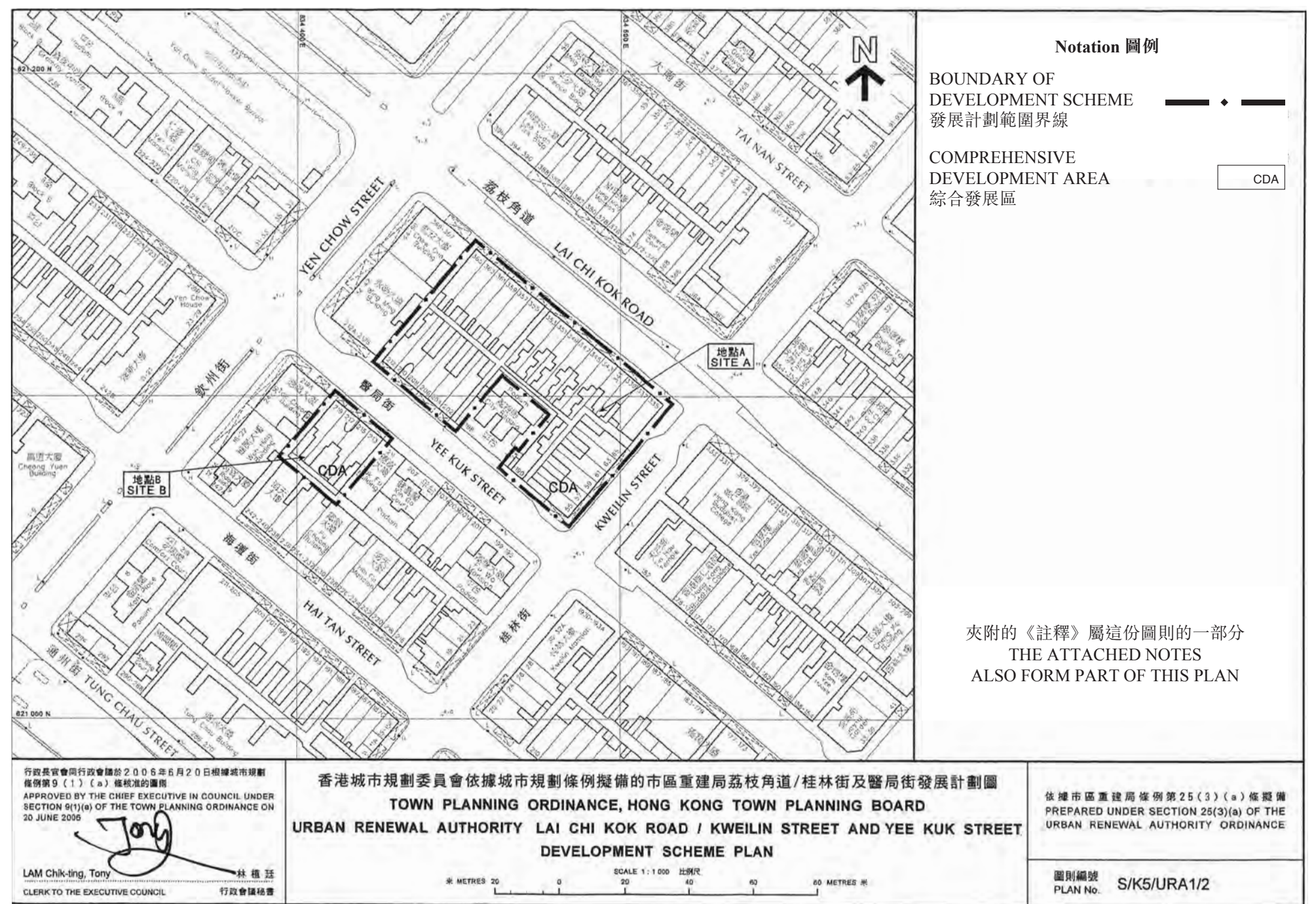
- 在印刷售樓說明書當日適用的最近期分區計劃大綱圖及其附表現存放於售樓處，於開放時間可供免費查閱。
- 地圖版權屬香港特區政府，經地政總署准許複印。
- 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤以及周圍地區的公共設施及環境較佳的了解。
- 因技術原因（例如發展項目之形狀），分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求者。





# 9 URA DEVELOPMENT SCHEME PLAN RELATING TO THE DEVELOPMENT (1) 關乎發展項目的香港城市規劃委員會之發展計劃圖（一）

Extract from the Urban Renewal Authority Lai Chi Kok Road / Kweilin Street and Yee Kuk Street Development Scheme Plan (Plan No. S/K5/URA1/2) exhibited on 7 July 2006.  
摘錄自2006年7月7日展示之市區重建局荔枝角道/桂林街及醫局街發展計劃圖（編號 S/K5/URA1/2）



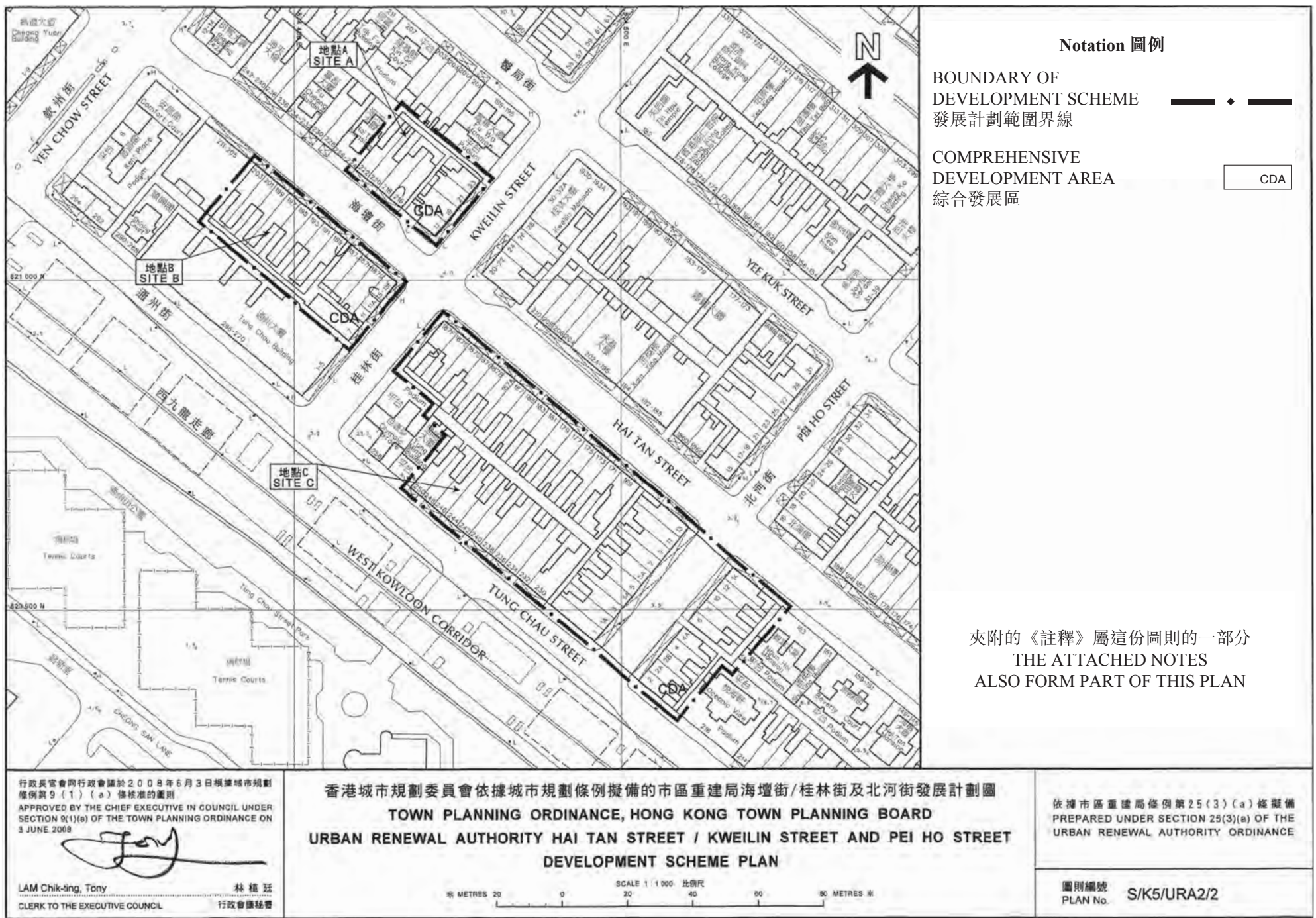
- Notes:
1. The latest Development Scheme Plan at the date of the printing of the sales brochure is available for free inspection during opening hours at the sales office.
  2. The Development Scheme Plan is reproduced with permission of the Director of Lands.
  3. The Vendor also advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
- 備註：
1. 在印刷售樓說明書當日適用的最近期發展計劃圖現存放於售樓處，於開放時間可供免費查閱。
  2. 發展計劃圖大綱圖版權屬香港特區政府，經地政總署准許複印。
  3. 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤以及周圍地區的公共設施及環境較佳的了解。





# 9 URA DEVELOPMENT SCHEME PLAN RELATING TO THE DEVELOPMENT (2) 關乎發展項目的香港城市規劃委員會之發展計劃圖（二）

Extract from the Urban Renewal Authority Hai Tan Street / Kweilin Street and Pei Ho Street Development Scheme Plan (Plan No. S/K5/URA2/2) exhibited on 13 June 2008.  
摘錄自2008年6月13日展示之市區重建局海壇街/桂林街及北河街發展計劃圖（編號 S/K5/URA2/2）



- Notes:
- The latest Development Scheme Plan at the date of the printing of the sales brochure is available for free inspection during opening hours at the sales office.
  - The Development Scheme Plan is reproduced with permission of the Director of Lands.
  - The Vendor also advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
- 備註：
- 在印刷售樓說明書當日適用的最近期發展計劃圖現存放於售樓處，於開放時間可供免費查閱。
  - 發展計劃圖大綱圖版權屬香港特區政府，經地政總署准許複印。
  - 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤以及周圍地區的公共設施及環境較佳的了解。

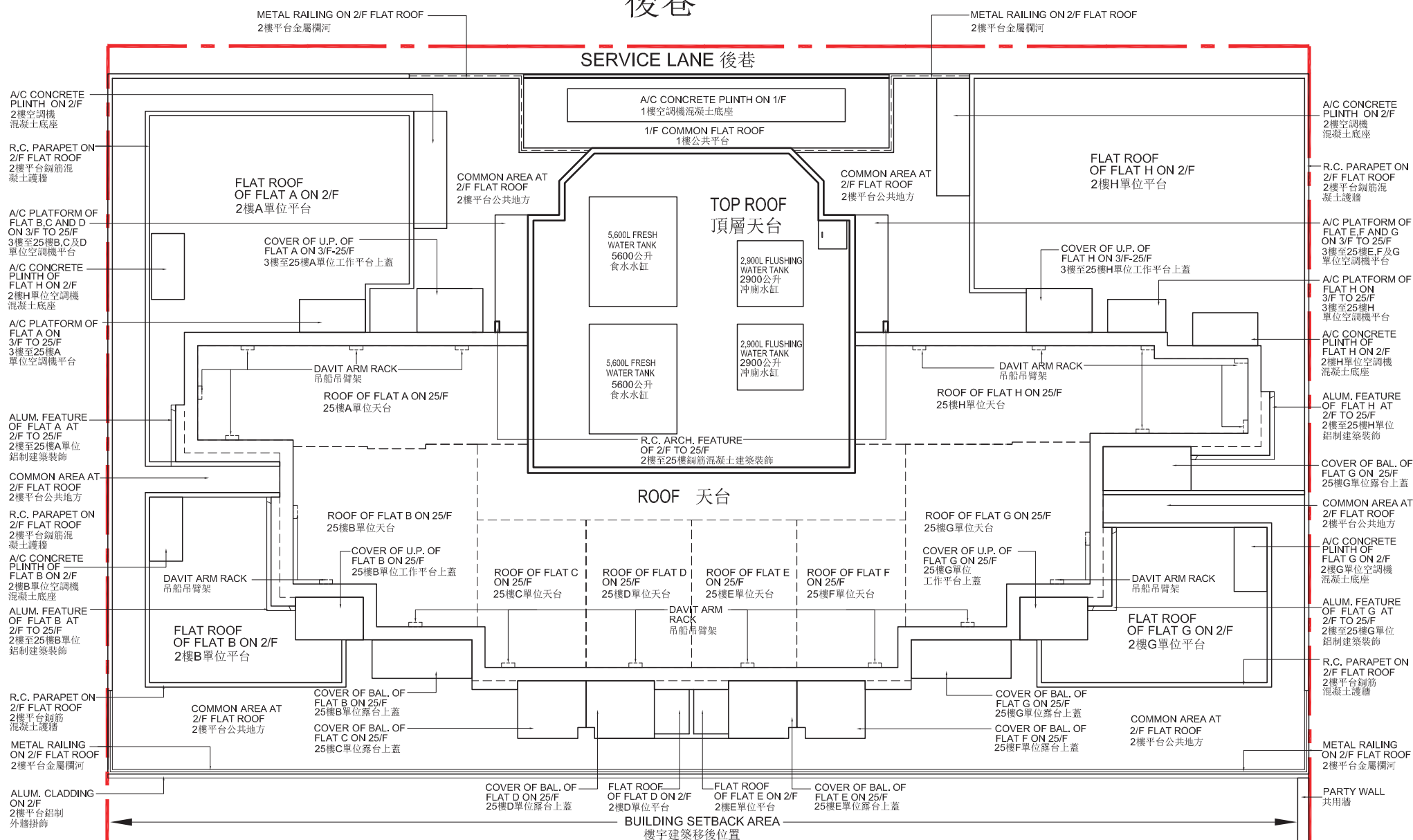




# 10 LAYOUT PLAN OF THE DEVELOPMENT

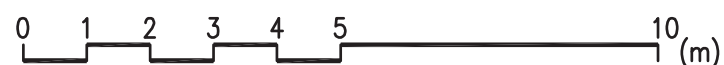
## 發展項目的布局圖

### SERVICE LANE 後巷



### TAI NAN STREET 大南街

Boundary Line of the Development  
發展項目界線



發展項目的認可人士提供的建築物或設施的預計落成日期：2021年12月31日

The estimated completion of the buildings and facilities as provided by the Authorized Person for the Development: 31 December 2021



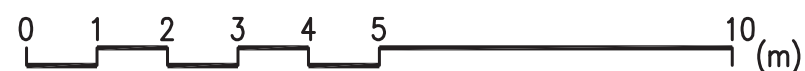
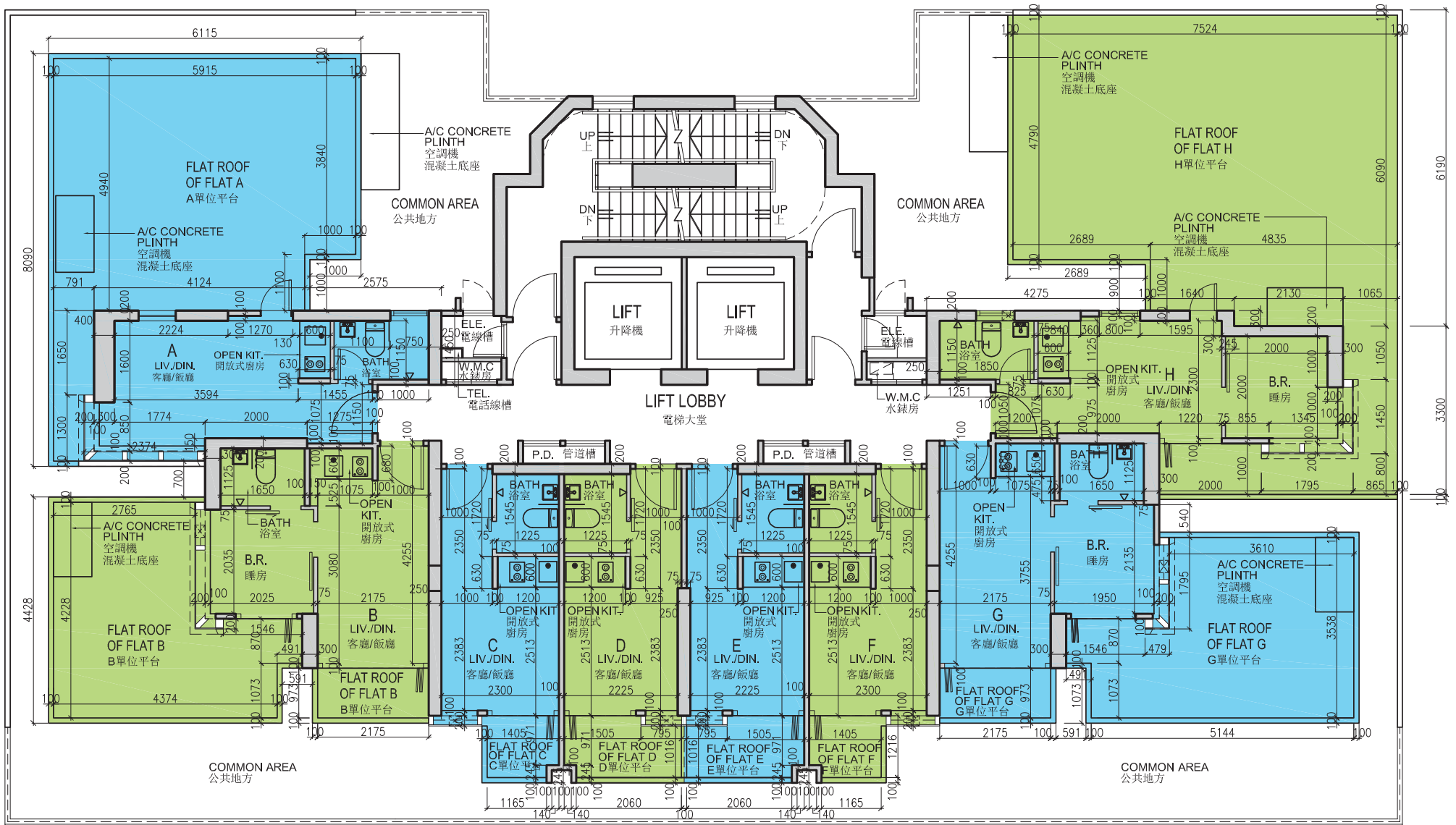


# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的平面圖

### 2nd Floor Plan

### 2樓平面圖



### 2nd FLOOR PLAN

### 2 樓平面圖

1. Floor-to-floor height of Flat A to H on 2/F is 3.3m and 3.3m (inclusive of the sunken depth of the sunken slab on the floor of this floor (450mm)). Floor-to-floor height of each residential property refers to the height of the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.
2. The thickness of the floor slabs (excluding plaster): 150mm for Flat A, B, G and H. 175mm for Flat C, D, E and F.
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. (Not applicable)

#### Notes:

- (a) There may be architectural features and/or exposed pipes on external walls of some of the floors. For details, please refer to the latest approved general building plans and other relevant plans.
- (b) There may be air-conditioning conduits and/or mechanical and electrical services inside ceiling bulkheads or false ceiling in the residential properties.
- (c) The indications of fittings such as sinks, hobs, toilet bowls, wash basins etc. shown on the floor plan are indications of their approximate locations only and not indications of their actual size, designs and shapes.
- (d) All dimensions in the floor plan are in millimetres.

1. 2樓A至H單位的層與層之間的高度為3.3米及3.3米(包括本層地台跌級樓板之跌級深度(450毫米))。每個住宅物業的層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
2. 每個住宅單位的樓板(不包括灰泥)的厚度：150毫米(A，B，G及H單位)。175毫米(C，D，E及F單位)。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高層的內部面積，一般比較低層的內部面積稍大。(不適用)

#### 備註：

- (a) 部份樓層外牆範圍設有建築裝飾及/或外露喉管，詳細資料請參考最後批准之總建築圖則及其他相關圖則。
- (b) 住宅物業之裝飾橫樑或假天花內可能置有冷氣喉管及/或其他機電設備。
- (c) 平面圖所示之裝置如洗滌盤、煮食爐、坐廁、面盆等只供展示其大約位置而非展示其實際大小、設計及形狀。
- (d) 平面圖顯示之尺寸為毫米。

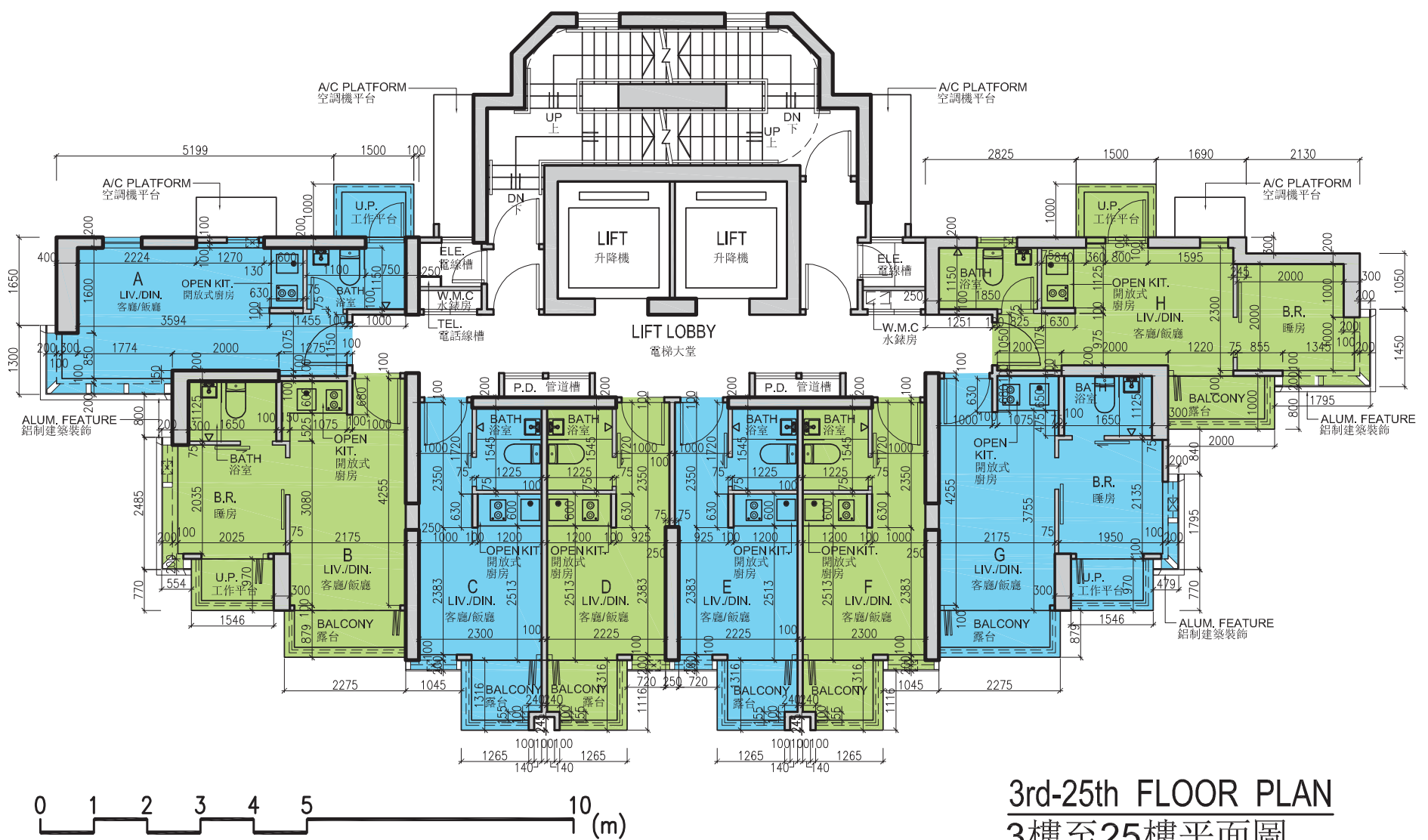




# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的平面圖

### 3/F-12/F, 15/F-23/F, 25/F Floor Plan 3樓至12樓，15樓至23樓，25樓平面圖



3rd-25th FLOOR PLAN  
3樓至25樓平面圖

1. Floor-to-floor height of Flat A to H on 3/F-12/F, 15/F-23/F is 3.3m and 3.3m (inclusive of the sunken depth of the sunken slab on the floor of this floor (450mm)). Floor-to-floor height of Flat A to H on 25/F is 3.25m and 3.7m (inclusive of the sunken depth of the sunken slab on the floor of this floor (450mm)). Floor-to-floor height of each residential property refers to the height of the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.
2. The thickness of the floor slabs (excluding plaster): 150mm for Flat A, B, G and H. 175mm for Flat C, D, E and F.
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. (Not applicable)

#### Notes:

- (a) There may be architectural features and/or exposed pipes on external walls of some of the floors. For details, please refer to the latest approved general building plans and other relevant plans.
- (b) There may be air-conditioning conduits and/or mechanical and electrical services inside ceiling bulkheads or false ceiling in the residential properties.
- (c) The indications of fittings such as sinks, hobs, toilet bowls, wash basins etc. shown on the floor plan are indications of their approximate locations only and not indications of their actual size, designs and shapes.
- (d) All dimensions in the floor plan are in millimetres.

1. 3樓至12樓，15樓至23樓的A至H單位的層與層之間的高度為3.3米及3.3米(包括本層地台跌級樓板之跌級深度(450毫米))。25樓的A至H單位的層與層之間的高度為3.25米及3.7米(包括本層地台跌級樓板之跌級深度(450毫米))。每個住宅物業的層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
2. 每個住宅單位的樓板(不包括灰泥)的厚度：150毫米(A，B，G及H單位)。175毫米(C，D，E及F單位)。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高層的內部面積，一般比較低層的內部面積稍大。(不適用)

#### 備註：

- (a) 部份樓層外牆範圍設有建築裝飾及/或外露喉管，詳細資料請參考最後批准之總建築圖則及其他相關圖則。
- (b) 住宅物業之裝飾橫樑或假天花內可能置有冷氣喉管及/或其他機電設備。
- (c) 平面圖所示之裝置如洗滌盤、煮食爐、坐廁、面盆等只供展示其大約位置而非展示其實際大小、設計及形狀。
- (d) 平面圖顯示之尺寸為毫米。



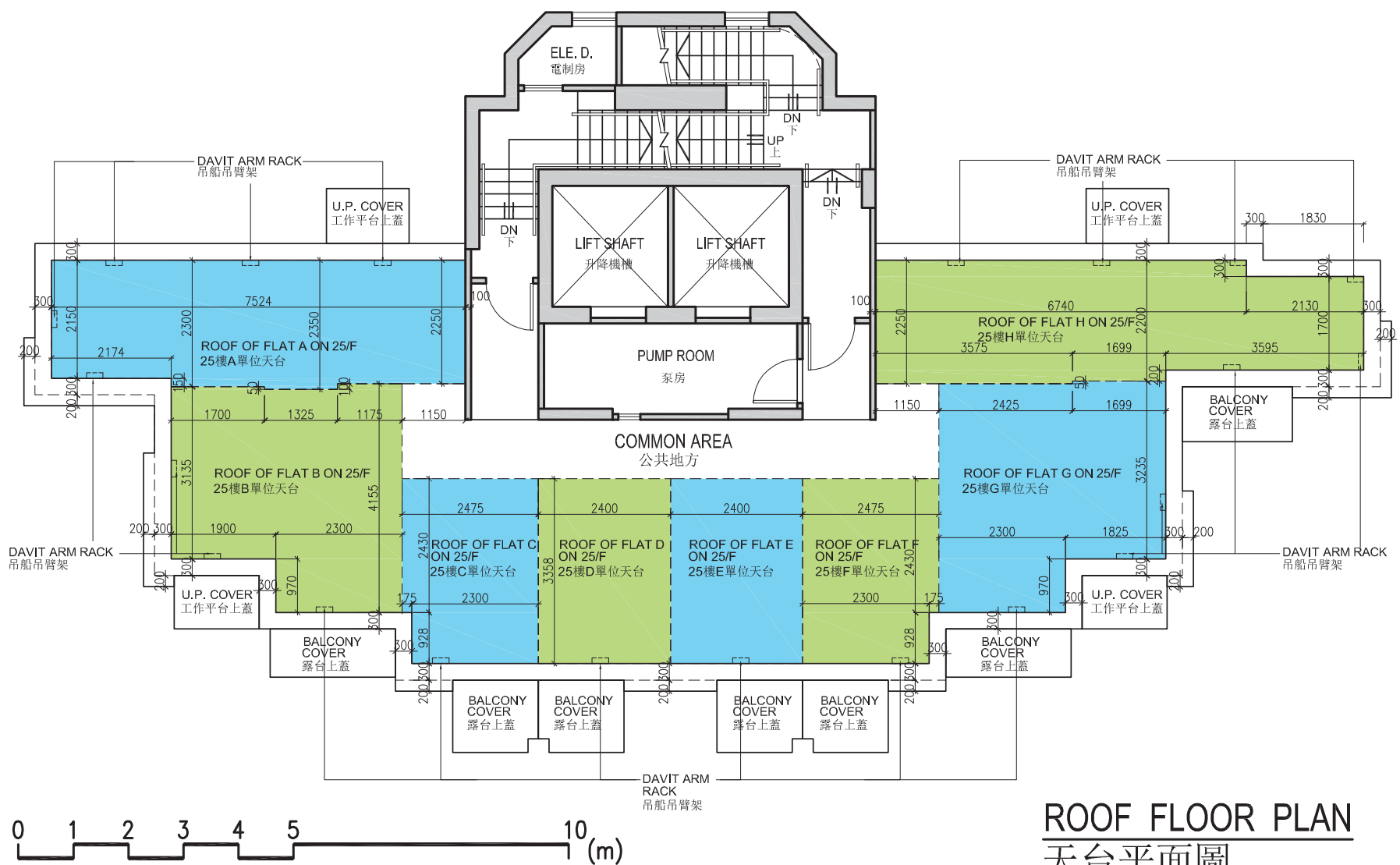


# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的平面圖

### Roof Floor Plan

#### 天台平面圖



ROOF FLOOR PLAN  
天台平面圖

1. Floor-to-floor height of each residential property on Roof Floor: not applicable. Floor-to-floor height of each residential property refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.
2. The thickness of the floor slabs (excluding plaster) of each residential property: not applicable.
3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable)

#### Notes:

- (a) There may be architectural features and/or exposed pipes on external walls of some of the floors. For details, please refer to the latest approved general building plans and other relevant plans.
- (b) There may be air-conditioning conduits and/or mechanical and electrical services inside ceiling bulkheads or false ceiling in the residential properties.
- (c) The indications of fittings such as sinks, hobs, toilet bowls, wash basins etc. shown on the floor plan are indications of their approximate locations only and not indications of their actual size, designs and shapes.
- (d) All dimensions in the floor plan are in millimetres.

1. 天台層每個住宅物業的層與層之間的高度：不適用。每個住宅物業的層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
2. 天台層每個住宅物業的樓板(不包括灰泥)的厚度：不適用。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高層的內部面積，一般比較低層的內部面積稍大。（不適用）

#### 備註：

- (a) 部份樓層外牆範圍設有建築裝飾及/或外露喉管，詳細資料請參考最後批准之總建築圖則及其他相關圖則。
- (b) 住宅物業之裝飾橫樑或假天花內可能置有冷氣喉管及/或其他機電設備。
- (c) 平面圖所示之裝置如洗滌盤、煮食爐、坐廁、面盆等只供展示其大約位置而非展示其實際大小、設計及形狀。
- (d) 平面圖顯示之尺寸為毫米。





12

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

物業描述 Description of Residential Property		實用面積 (包括露台，工作平台及陽台 (如有) 平方米 (平方呎) Saleable Area (Including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq.ft.)									
樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
2/F	A	17.376 (187) 露台 Balcony 0.000 (0) 工作平台 Utility Platform 0.000 (0)	/	/	/	30.194 (325)	/	/	/	/	/	/
	B	18.660 (201) 露台 Balcony 0.000 (0) 工作平台 Utility Platform 0.000 (0)	/	/	/	17.249 (186)	/	/	/	/	/	/
	C	12.418 (134) 露台 Balcony 0.000 (0) 工作平台 Utility Platform 0.000 (0)	/	/	/	1.650 (18)	/	/	/	/	/	/
	D	12.008 (129) 露台 Balcony 0.000 (0) 工作平台 Utility Platform 0.000 (0)	/	/	/	2.584 (28)	/	/	/	/	/	/
	E	12.008 (129) 露台 Balcony 0.000 (0) 工作平台 Utility Platform 0.000 (0)	/	/	/	2.584 (28)	/	/	/	/	/	/
	F	12.418 (134) 露台 Balcony 0.000 (0) 工作平台 Utility Platform 0.000 (0)	/	/	/	1.650 (18)	/	/	/	/	/	/
	G	18.465 (199) 露台 Balcony 0.000 (0) 工作平台 Utility Platform 0.000 (0)	/	/	/	18.200 (196)	/	/	/	/	/	/
	H	19.609 (211) 露台 Balcony 0.000 (0) 工作平台 Utility Platform 0.000 (0)	/	/	/	48.335 (520)	/	/	/	/	/	/
3/F-23/F	A	18.876 (203) 露台 Balcony 0.000 (0) 工作平台 Utility Platform 1.500 (16)	/	/	/	/	/	/	/	/	/	/
	B	22.160 (239) 露台 Balcony 2.000 (22) 工作平台 Utility Platform 1.500 (16)	/	/	/	/	/	/	/	/	/	/
	C	14.418 (155) 露台 Balcony 2.000 (22) 工作平台 Utility Platform 0.000 (0)	/	/	/	/	/	/	/	/	/	/
	D	14.008 (151) 露台 Balcony 2.000 (22) 工作平台 Utility Platform 0.000 (0)	/	/	/	/	/	/	/	/	/	/
	E	14.008 (151) 露台 Balcony 2.000 (22) 工作平台 Utility Platform 0.000 (0)	/	/	/	/	/	/	/	/	/	/
	F	14.418 (155) 露台 Balcony 2.000 (22) 工作平台 Utility Platform 0.000 (0)	/	/	/	/	/	/	/	/	/	/





# 12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目中的住宅物業的面積

物業描述 Description of Residential Property		實用面積 (包括露台，工作平台及陽台 (如有) 平方米 (平方呎) Saleable Area (Including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq.ft.)									
樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
3/F-23/F	G	21.965 (236) 露台 Balcony 2.000 (22) 工作平台 Utility Platform 1.500 (16)	/	/	/	/	/	/	/	/	/	/
	H	23.109 (249) 露台 Balcony 2.000 (22) 工作平台 Utility Platform 1.500 (16)	/	/	/	/	/	/	/	/	/	/
25/F	A	18.876 (203) 露台 Balcony 0.000 (0) 工作平台 Utility Platform 1.500 (16)	/	/	/	/	/	/	16.929 (182)	/	/	/
	B	22.160 (239) 露台 Balcony 2.000 (22) 工作平台 Utility Platform 1.500 (16)	/	/	/	/	/	/	15.390 (166)	/	/	/
	C	14.418 (155) 露台 Balcony 2.000 (22) 工作平台 Utility Platform 0.000 (0)	/	/	/	/	/	/	8.148 (88)	/	/	/
	D	14.008 (151) 露台 Balcony 2.000 (22) 工作平台 Utility Platform 0.000 (0)	/	/	/	/	/	/	8.059 (87)	/	/	/
	E	14.008 (151) 露台 Balcony 2.000 (22) 工作平台 Utility Platform 0.000 (0)	/	/	/	/	/	/	8.059 (87)	/	/	/
	F	14.418 (155) 露台 Balcony 2.000 (22) 工作平台 Utility Platform 0.000 (0)	/	/	/	/	/	/	8.148 (88)	/	/	/
	G	21.965 (236) 露台 Balcony 2.000 (22) 工作平台 Utility Platform 1.500 (16)	/	/	/	/	/	/	15.456 (166)	/	/	/
	H	23.109 (249) 露台 Balcony 2.000 (22) 工作平台 Utility Platform 1.500 (16)	/	/	/	/	/	/	18.336 (197)	/	/	/

每個住宅物業的實用面積，以及構成該物業的一部分的範圍內的每一露台、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。在構成住宅物業的一部分的範圍內的每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院(如有)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

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

備註 Notes:

- 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=10.7639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。  
The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.7639 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
- 發展項目住宅物業並無陽台。  
There is no verandah in the residential properties in the Development.





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

NOT APPLICABLE

不適用

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

- |  |   |
|--|---|
| <p>(a) A preliminary deposit of 5% is payable on the signing of that preliminary agreement for sale and purchase.</p> <p>(b) The preliminary deposit paid by the purchaser on the signing of that preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders.</p> <p>(c) If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement—</p> <ul style="list-style-type: none"><li>(i) that preliminary agreement is terminated;</li><li>(ii) the preliminary deposit is forfeited; and</li><li>(iii) the owner does not have any further claim against the purchaser for the failure.</li></ul> | <p>(a) 在簽署該臨時買賣合約時須支付款額為5%的臨時訂金。</p> <p>(b) 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有。</p> <p>(c) 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約——</p> <ul style="list-style-type: none"><li>(i) 該臨時合約即告終止；</li><li>(ii) 有關的臨時訂金即予沒收；及</li><li>(iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。</li></ul> |
|--|---|





# 15 SUMMARY OF DEED OF MUTUAL COVENANT

## 公契的摘要

### 1. Common Parts of the Development

- (a) Common Parts means all areas, systems, equipment, facilities, machinery, fixtures, fittings, conduits or other matters in the Land (meaning New Kowloon Inland Lot No.1064, New Kowloon Inland Lot No.325, New Kowloon Inland Lot No.415, New Kowloon Inland Lot No.274, New Kowloon Inland Lot No.410 and New Kowloon Inland Lot No.411, and, where the context permits, shall include the Development thereon):
- (i) which are intended for the common use and benefit of different owners, occupiers, licensees or invitees of the Land or any part thereof;
  - (ii) as will fall within the definition of “common parts” in section 2 of the Building Management Ordinance (Cap. 344); or
  - (iii) which are from time to time designated by Vendor to be Common Parts in accordance with the DMC.
- These include certain entrance lobbies, staircases, lifts, recreational facilities, external walls, etc.
- (b) Common Parts are categorized into Development Common Parts (provided or installed for the common use and benefit of all owners in the Development), Residential Common Parts (provided or installed for the common use and benefit of owners of the residential flats in the Development), Shops Common Parts (provided or installed for the common use and benefit of owners of the shops in the Development) and Upper Floors Common Parts (provided or installed for the common use and benefit of owners of the residential flats and those shops on the first floor in the Development).
- (c) The owners may use the Common Parts for all purposes connected with the proper use and enjoyment of his Unit.
- (d) The owners may not convert any of the Common Parts to his own use or for his own benefit unless the approval of the Owners’ Committee has been obtained.
- (e) The owners may not obstruct the Common Parts nor do anything in or to the Common Parts which may be or become a nuisance to any other owner or occupiers of the Land or any neighbouring premises.
- (f) The owners may not alter the Common Parts or do anything which may, in the opinion of the Manager, interfere with or damage the Common Parts or adversely affect the normal functioning of the Common Parts.
- (g) The Manager has the full right and authority to control the Common Parts and to generally administer and manage the Common Parts. The Manager shall hold the Common Parts as trustee for all owners.

### 2. Number of Undivided Shares assigned to each residential property in the Development

Undivided Shares are allocated to each residential property. They are set out in the table below.

Floor	Unit	Undivided Shares Per Unit
2/F	A	19 / 3225
	B	19 / 3225
	C	13 / 3225
	D	13 / 3225
	E	13 / 3225
	F	13 / 3225
	G	19 / 3225
	H	21 / 3225
3/F-23/F	A	20 / 3225
	B	22 / 3225
	C	14 / 3225
	D	14 / 3225
	E	14 / 3225
	F	14 / 3225
	G	22 / 3225
	H	24 / 3225
25/F	A	21 / 3225
	B	23 / 3225
	C	15 / 3225
	D	15 / 3225
	E	15 / 3225
	F	15 / 3225
	G	23 / 3225
	H	25 / 3225

### 3. Term of years for which the Manager of the Development is appointed

The Manager will be appointed for an initial term of two years from the date of the DMC. The appointment of the Manager may be terminated according to the provisions of the DMC.

### 4. Basis on which the Management Expenses are shared among the owners of residential properties in the Development

Each owner shall contribute towards the Management Expenses (which shall be the expenses, costs and charges necessarily and reasonably incurred in the management of the Development, and shall be based on the budget prepared by the Manager) (including the Manager’s Remuneration) of the Development in such manner, amount and proportion as provided in the DMC by reference to the Management Shares allocated to his Unit. In general, each owner shall contribute towards the Management Expenses relating to the Development Common Parts in proportion to the Management Shares allocated to his Unit, each owner of a residential property shall contribute towards the Management Expenses relating to the Residential Common Parts in proportion to the Management Shares allocated to his residential property, and each owner of a residential property and each owner of a shop on the first floor shall contribute towards the Management Expenses relating to the Upper Floors Common Parts in proportion to the Management Shares allocated to his Unit.

The number of Management Shares of a residential property is the same as the number of Undivided Shares allocated to that residential property. However, the total number of Undivided Shares in the Development is different from the total number of Management Shares in the Development. The total number of Management Shares of all residential properties in the Development is 2,874. The total number of Management Shares of all residential properties and the shops on first floor in the Development is 2,938. The total number of Management Shares in the Development is 3,215.

### 5. Basis on which the Management Fee Deposit is fixed

The amount of Management Fees Deposit is 3 months’ monthly management fee.

### 6. Area (if any) in the Development retained by the owner for its own use

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





# 15 SUMMARY OF DEED OF MUTUAL COVENANT

## 公契的摘要

### 1. 發展項目的公用部分

- (a) 公用部分指所有在該土地（指新九龍內地段第1064號、新九龍內地段第325號、新九龍內地段第415號、新九龍內地段第274號、新九龍內地段第410號及新九龍內地段第411號，及如文意允許，包括其上之發展項目）內符合以下情況的區域、系統、裝備、設備、機器、固定裝置、裝置、管道及其他事宜：
- (i) 該部分為不同業主、佔用人、被許可人或被邀請人共用及益及不同業主、佔用人、被許可人或被邀請人的土地或其部分；
  - (ii) 該部分符合建築物管理條例（第344章）第2條中「公用部分」的定義；或
  - (iii) 賣方不時按照公契指定之公用部分。
- 上述包括部分入口大堂、樓梯、升降機、康樂設施、外牆等。
- (b) 公用部分分為發展項目公用部分（提供或安裝給發展項目所有業主共同使用與享用）、住宅公用部分（提供或安裝給住宅單位業主共同使用與享用）、商鋪公用部分（提供或安裝給商鋪業主共同使用與享用）及高層公用部分（提供或安裝給住宅單位業主及一樓商鋪業主共同使用與享用）。
- (c) 業主有權為了正當使用與享用他的單位有關的一切目的使用公用部分。
- (d) 除非已經取得業主委員會的批准，業主不得轉變任何公用部分供他個人使用或享用。
- (e) 業主不得阻塞公用部分，亦不得在該等地方作出任何事情，以致可能或成為對該土地或任何毗鄰房產的任何其他業主或佔用人造成滋擾。
- (f) 業主不得更改公用部分或作出任何事情，以致管理人認為會干涉或損壞公用部分或對公用部分的正常運作有不利影響。
- (g) 管理人具有充分權利及授權控制公用部分和全面控制與管理公用部分。管理人須作為全體業主的受託人持有公用部分。

### 2. 分配予發展項目中各住宅物業的不分割份數的數目

發展項目中的各住宅物業配有不分割份數。詳細的分配狀況，請參閱下表。

樓層	單位	不分割份數 (每個單位)
2樓	A	19 / 3225
	B	19 / 3225
	C	13 / 3225
	D	13 / 3225
	E	13 / 3225
	F	13 / 3225
	G	19 / 3225
	H	21 / 3225
3樓至23樓	A	20 / 3225
	B	22 / 3225
	C	14 / 3225
	D	14 / 3225
	E	14 / 3225
	F	14 / 3225
	G	22 / 3225
	H	24 / 3225
25樓	A	21 / 3225
	B	23 / 3225
	C	15 / 3225
	D	15 / 3225
	E	15 / 3225
	F	15 / 3225
	G	23 / 3225
	H	25 / 3225

### 3. 發展項目的管理人的委任年期

管理人的首屆任期為由公契簽署日期起計兩年。管理人的委任可按公契的條文終止。

### 4. 在發展項目中的住宅物業的擁有人之間分擔管理開支的基準

每名業主須根據其單位分配到的管理份數按公契指明的方式、金額及比例分擔發展項目的管理開支（指管理發展項目時必須地和合理地招致的支出、費用及收費，且須基於管理人擬定之預算）（包括管理人之酬金）。一般而言，每名業主須按分配到的其單位之管理份數之比例分擔有關發展項目公用部分之管理開支，每名住宅物業業主須按分配到的其住宅物業之管理份數之比例分擔有關住宅公用部分之管理開支，每名住宅物業業主及每名一樓商鋪業主須按分配到的其單位之管理份數之比例分擔有關高層公用部分之管理開支。

每個住宅物業之管理份數相等於其獲分配之不分割份數，唯發展項目不分割份數總數與發展項目管理份數總數不同。所有住宅物業之管理份數總數為2,874。所有住宅物業及一樓商鋪之管理份數總數為2,938。發展項目之管理份數總數為3,215。

### 5. 計算管理費按金的基準

管理費按金相等於三個月之管理費。

### 6. 擁有人在發展項目中保留作自用的範圍（如有的話）

本發展項目並無《一手住宅物業銷售條例》附表1第1部第14(2)(f)條所提及之擁有人在發展項目中保留作自用的範圍。





# 16 SUMMARY OF LAND GRANT

## 批地文件的摘要

### 1. The lot numbers of the land on which the Development is situated

New Kowloon Inland Lot No.1064, New Kowloon Inland Lot No.325, New Kowloon Inland Lot No.415, New Kowloon Inland Lot No.274, New Kowloon Inland Lot No.410 and New Kowloon Inland Lot No.411 (the “Land”).

### 2. The term of years under the lease

The term of years shall be 75 years from 1 July 1898 with a right of renewal for one further term of 24 years less 3 days. The terms of the Government Leases have been extended to 30 June 2047 by virtue of the New Territories Leases (Extension) Ordinance.

### 3. The user restrictions applicable to that land

That Land shall not be used for any trade or business of a brazier, slaughterman, soap-maker, sugar-baker, fellmonger, melter of tallow, oilman, butcher, distiller, victualler or tavern-keeper, blacksmith, nightman, scavenger or any other noisy, noisome or offensive trade or business whatever without the previous licence of the Government.

### 4. The facilities that are required to be constructed and provided for the Government, or for public use

Not applicable.

### 5. The grantee’s obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside that land

- (a) In respect of New Kowloon Inland Lot No.1064: The grantee will before the expiration of 24 calendar months from 31 January 1920 at his her or their own proper costs and charges erect build and completely finish fit for use in a good substantial and workmanlike manner and with the best materials of their respective kinds one or more good substantial and safe brick or stone messuage or tenement messuages or tenements upon some part of the Land with proper fences walls sewers drains and all other usual or necessary appurtenances and shall and will before the expiration of the said 24 calendar months lay out and expend thereon the Sum of 1,000 dollars at the least which said messuage or tenement messuages or tenements shall be of the same rate of building elevation character and description and shall front and range in an uniform manner with the buildings (if any) immediately adjoining in the same Street and the whole to be done to the satisfaction of the Director of Public Works (hereinafter referred to as “the said Director”).
- (b) In respect of New Kowloon Inland Lot No.325: The grantee will before the expiration of 24 calendar months from 1 April 1921 at his her or their own proper costs and charges erect build and completely finish fit for use in a good substantial and workmanlike manner and with the best materials of their respective kinds one or more good substantial and safe brick or stone messuage or tenement messuages or tenements upon some part of the Land with proper fences walls sewers drains and all other usual or necessary appurtenances and shall and will before the expiration of the said 24 calendar months lay out and expend thereon the Sum of 500 dollars at the least which said messuage or tenement messuages or tenements shall be of the same rate of building elevation character and description and shall front and range in an uniform manner with the buildings (if any) immediately adjoining in the same Street and the whole to be done to the satisfaction of the said Director.
- (c) In respect of New Kowloon Inland Lot No.415: The grantee will before the expiration of 24 calendar months from 1 April 1921 at his her or their own proper costs and charges erect build and completely finish fit for use in a good substantial and workmanlike manner and with the best materials of their respective kinds one or more good substantial and safe brick or stone messuage

or tenement messuages or tenements upon some part of the Land with proper fences walls sewers drains and all other usual or necessary appurtenances and shall and will before the expiration of the said 24 calendar months lay out and expend thereon the Sum of 500 dollars at the least which said messuage or tenement messuages or tenements shall be of the same rate of building elevation character and description and shall front and range in an uniform manner with the buildings (if any) immediately adjoining in the same Street and the whole to be done to the satisfaction of the said Director.

- (d) In respect of New Kowloon Inland Lot No.274: The grantee will before the expiration of 24 calendar months from 24 July 1920 at his her or their own proper costs and charges erect build and completely finish fit for use in a good substantial and workmanlike manner and with the best materials of their respective kinds one or more good substantial and safe brick or stone messuage or tenement messuages or tenements upon some part of the Land with proper fences walls sewers drains and all other usual or necessary appurtenances and shall and will before the expiration of the said 24 calendar months lay out and expend thereon the Sum of 500 dollars at the least which said messuage or tenement messuages or tenements shall be of the same rate of building elevation character and description and shall front and range in an uniform manner with the buildings (if any) immediately adjoining in the same Street and the whole to be done to the satisfaction of the said Director.
- (e) In respect of New Kowloon Inland Lot No.410: The grantee will before the expiration of 24 calendar months from 16 October 1920 at his her or their own proper costs and charges erect build and completely finish fit for use in a good substantial and workmanlike manner and with the best materials of their respective kinds one or more good substantial and safe brick or stone messuage or tenement messuages or tenements upon some part of the Land with proper fences walls sewers drains and all other usual or necessary appurtenances and shall and will before the expiration of the said 24 calendar months lay out and expend thereon the Sum of 500 dollars at the least which said messuage or tenement messuages or tenements shall be of the same rate of building elevation character and description and shall front and range in an uniform manner with the buildings (if any) immediately adjoining in the same Street and the whole to be done to the satisfaction of the said Director.
- (f) In respect of New Kowloon Inland Lot No.411: The grantee will before the expiration of 24 calendar months from 24 July 1920 at his her or their own proper costs and charges erect build and completely finish fit for use in a good substantial and workmanlike manner and with the best materials of their respective kinds one or more good substantial and safe brick or stone messuage or tenement messuages or tenements upon some part of the Land with proper fences walls sewers drains and all other usual or necessary appurtenances and shall and will before the expiration of the said 24 calendar months lay out and expend thereon the Sum of 500 dollars at the least which said messuage or tenement messuages or tenements shall be of the same rate of building elevation character and description and shall front and range in an uniform manner with the buildings (if any) immediately adjoining in the same Street and the whole to be done to the satisfaction of the said Director.
- (g) The grantee shall and will, where and as often as need or occasion shall be or require, at his and their own proper costs and charges, well and sufficiently repair, uphold, support, maintain, pave, purge, scour, cleanse, empty, amend and keep the messuage(s) or tenement(s) and all other erections and buildings standing upon the Land, and all the walls, banks, cuttings, hedges, ditches, rails, lights, pavements, privies, sinks, drains and watercourses thereunto belonging, and which shall in anywise belong or appertain unto the same in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Government.





# 16 SUMMARY OF LAND GRANT

## 批地文件的摘要

### 6. The lease conditions that are onerous to a purchaser

- (a) The Government has reserved rights to mines, minerals and quarries of stone, etc. in, under or upon the Land as the Government may require for the roads, public buildings or other public purposes of Hong Kong, with full liberty to enter the Land to view, dig for, convert and carry away such things thereby doing as little damage as possible to the grantee.
- (b) The Government has also reserved the power to make and conduct in, through and under the Land all and any public or common sewers, drains or watercourses.
- (c) The grantee shall and will as often as need shall require bear, pay and allow a reasonable share and proportion for and towards the costs and charges of making, building, repairing and amending all or any roads, pavements, channels, fences and party-walls, draughts, private or public sewers and drains requisite for or in or belonging to the Land or any part thereof, in common with other premises near or adjoining thereto.
- (d) The Government may, twice or oftener in every year, at all reasonable times in the day, enter into and upon the Land to view, search and see the condition of the items mentioned in paragraph (c) above and of all decays, defects and wants of reparation and amendment and may issue notice in writing requiring the grantee to repair and amend the same within three calendar months.
- (e) In case of the breach or non-performance of any covenant and condition on the part of the grantee to be performed in the land grant or a failure to pay the Government Rent by the grantee, it shall be lawful for the Government to re-enter, repossession and enjoy the Land or any part thereof and expel the grantee and occupiers of the Land.
- (f) The Government has the power to resume, enter into and re-take possession of the Land or any part thereof if required for the improvement of Hong Kong or any other public purpose whatsoever three calendar months' notice being given to the grantee of its being so required and a full and fair compensation for the Land and the buildings thereon being paid to the said grantee to be valued by the Government.
- (g) See paragraph 5.

Note: The expression “grantee” as mentioned in this section means the grantee under the Land Grant and where the context admits or requires includes his executors, administrators and assigns.





# 16 SUMMARY OF LAND GRANT

## 批地文件的摘要

### 1. 發展項目所位於的土地的地段編號

新九龍內地段第1064號、新九龍內地段第325號、新九龍內地段第415號、新九龍內地段第274號、新九龍內地段第410號及新九龍內地段第411號（「該土地」）。

### 2. 有關租契規定的年期

由1898年7月1日起計75年，期後有權續期24年減去3日。政府地契之年期已按《新界土地契約（續期）條例》延至2047年6月30日。

### 3. 適用於該土地的用途限制

未經政府事先許可，土地不得用作任何銅匠、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務或任何其他產生噪音、發出惡臭或令人厭惡的行業或業務。

### 4. 按規定須興建並提供予政府或供公眾使用的設施

不適用。

### 5. 有關承授人在該土地內外鋪設、塑造或作環境美化的任何範圍，或興建或維持任何構築物或設施的責任

- (a) 就新九龍內地段第1064號而言：承授人須於由1920年1月31日起計24個公曆月的期限屆滿前自費於該土地之某部分上以良好、妥善及熟練之方式及以各種最好的材料搭建、建造及完全裝修至可用一棟或多棟磚塊或石材結構的院宅或物業，配備適當的圍欄、牆壁、污水渠、排水渠及所有其他通常或必要的附屬設施，且於上述24個公曆月的期限屆滿前須對此花費及支出最少1,000圓正；上述院宅或物業與同一街道上的毗連院宅或物業（如有）須有同等的建築、高度、特徵及描述及一致的座向及排列方式；一切工程須工務署署長（下稱「上述署長」）滿意。
- (b) 就新九龍內地段第325號而言：承授人須於由1921年4月1日起計24個公曆月的期限屆滿前自費於該土地之某部分上以良好、妥善及熟練之方式及以各種最好的材料搭建、建造及完全裝修至可用一棟或多棟磚塊或石材結構的院宅或物業，配備適當的圍欄、牆壁、污水渠、排水渠及所有其他通常或必要的附屬設施，且於上述24個公曆月的期限屆滿前須對此花費及支出最少500圓正；上述院宅或物業與同一街道上的毗連院宅或物業（如有）須有同等的建築、高度、特徵及描述及一致的座向及排列方式；一切工程須上述署長滿意。
- (c) 就新九龍內地段第415號而言：承授人須於由1921年4月1日起計24個公曆月的期限屆滿前自費於該土地之某部分上以良好、妥善及熟練之方式及以各種最好的材料搭建、建造及完全裝修至可用一棟或多棟磚塊或石材結構的院宅或物業，配備適當的圍欄、牆壁、污水渠、排水渠及所有其他通常或必要的附屬設施，且於上述24個公曆月的期限屆滿前須對此花費及支出最少500圓正；上述院宅或物業與同一街道上的毗連院宅或物業（如有）須有同等的建築、高度、特徵及描述及一致的座向及排列方式；一切工程須上述署長滿意。
- (d) 就新九龍內地段第274號而言：承授人須於由1920年7月24日起計24個公曆月的期限屆滿前自費於該土地之某部分上以良好、妥善及熟練之方式及以各種最好的材料搭建、建造及完全裝修至可用一棟或多棟磚塊或石材結構的院宅或物業，配備適當的圍欄、牆壁、污水渠、排水渠及所有其他通常或必要的附屬設施，且於上述24個公曆月的期限屆滿前須對此花費及支出最少500圓正；上述院宅或物業與同一街道上的毗連院宅或物業（如有）須有同等的建築、高度、特徵及描述及一致的座向及排列方式；一切工程須上述署長滿意。

- (e) 就新九龍內地段第410號而言：承授人須於由1920年10月16日起計24個公曆月的期限屆滿前自費於該土地之某部分上以良好、妥善及熟練之方式及以各種最好的材料搭建、建造及完全裝修至可用一棟或多棟磚塊或石材結構的院宅或物業，配備適當的圍欄、牆壁、污水渠、排水渠及所有其他通常或必要的附屬設施，且於上述24個公曆月的期限屆滿前須對此花費及支出最少500圓正；上述院宅或物業與同一街道上的毗連院宅或物業（如有）須有同等的建築、高度、特徵及描述及一致的座向及排列方式；一切工程須上述署長滿意。
- (f) 就新九龍內地段第411號而言：承授人須於由1920年7月24日起計24個公曆月的期限屆滿前自費於該土地之某部分上以良好、妥善及熟練之方式及以各種最好的材料搭建、建造及完全裝修至可用一棟或多棟磚塊或石材結構的院宅或物業，配備適當的圍欄、牆壁、污水渠、排水渠及所有其他通常或必要的附屬設施，且於上述24個公曆月的期限屆滿前須對此花費及支出最少500圓正；上述院宅或物業與同一街道上的毗連院宅或物業（如有）須有同等的建築、高度、特徵及描述及一致的座向及排列方式；一切工程須上述署長滿意。
- (g) 承授人須按需要及於有需要時，自費妥善及充分地透過所有和所有形式之所需和必須之維修、清洗及改善以維修、維護、支持、保養、鋪設、清除、沖刷、清洗、清空、改善及保養土地上之院宅或物業及所有其他搭建物或建築物，及屬於和以任何形式附屬於該等院宅或物業及所有其他搭建物或建築物之牆壁、土堤、路塹、樹籬、溝渠、軌道、照明、行人道、廁所、水槽、排水溝及水道，至使政府滿意。

### 6. 對買方造成負擔的租用條件

- (a) 政府已就土地之內、之下或之上可能為道路、公共建築或其他香港之公共目的所需的礦產、礦物、石頭等保留權利，並有權進入土地以視察、挖掘、轉用及移走該等事物，唯須對承授人造成盡可能少的損害。
- (b) 政府亦保留權力，於土地內、土地下及穿過土地加置或接駁所有或任何公共或公用排污渠、排水渠或水道。
- (c) 若有需要，承授人須負擔、支付及備款支付加置、興建、維修及改善處於、屬於土地或其任何部分或為其所需而與附近或毗連範圍共用的所有或任何道路、行人路、渠道、圍欄及共用牆、通風道、私人或公共排污渠及排水渠的支出和收費的合理分攤。
- (d) 政府可每年兩次或以上於日間內的任何合理時間進入土地以視察、搜索及檢查上述第(c)段的事物的狀況及所有變化、缺陷、失修及缺乏改善之處，並可發出書面通知，要求承授人於三個公曆月內修理及改善之。
- (e) 承授人若違反或不履行批地文件內其須履行之契諾或條件，或未能繳付地租，政府可合法重收、重新管有及享用土地或其任何部分及逐出承授人或土地的佔用人。
- (f) 如為改善香港或其他公共目的所需，經發出三個公曆月的通知及就土地及其上之建築物支付由政府評定的充分和公平賠償，政府有權收回、進入及重新管有土地或其任何部分。
- (g) 見第5段。

備註：本節中提述「承授人」一詞指根據批地文件中的承授人和如文意允許時包括其遺囑執行人、遺產管理人及承讓人。





# 17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

## 公共設施及公眾休憩用地的資料

NOT APPLICABLE

不適用

# 18 WARNING TO PURCHASERS

## 對買方的警告

- (1) Purchasers are 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) Further:
  - (a) 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;
  - (b) if the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser—
    - (i) that firm may not be able to protect the purchaser's interests; and
    - (ii) the purchaser may have to instruct a separate firm of solicitors; and
  - (c) that in the case of paragraph (2)(b)(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

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

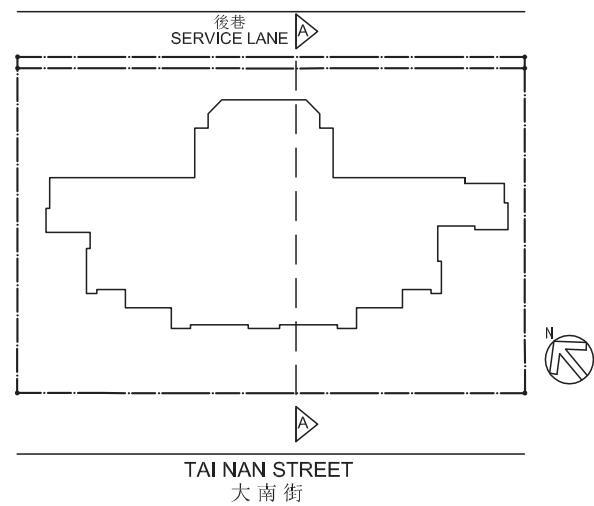
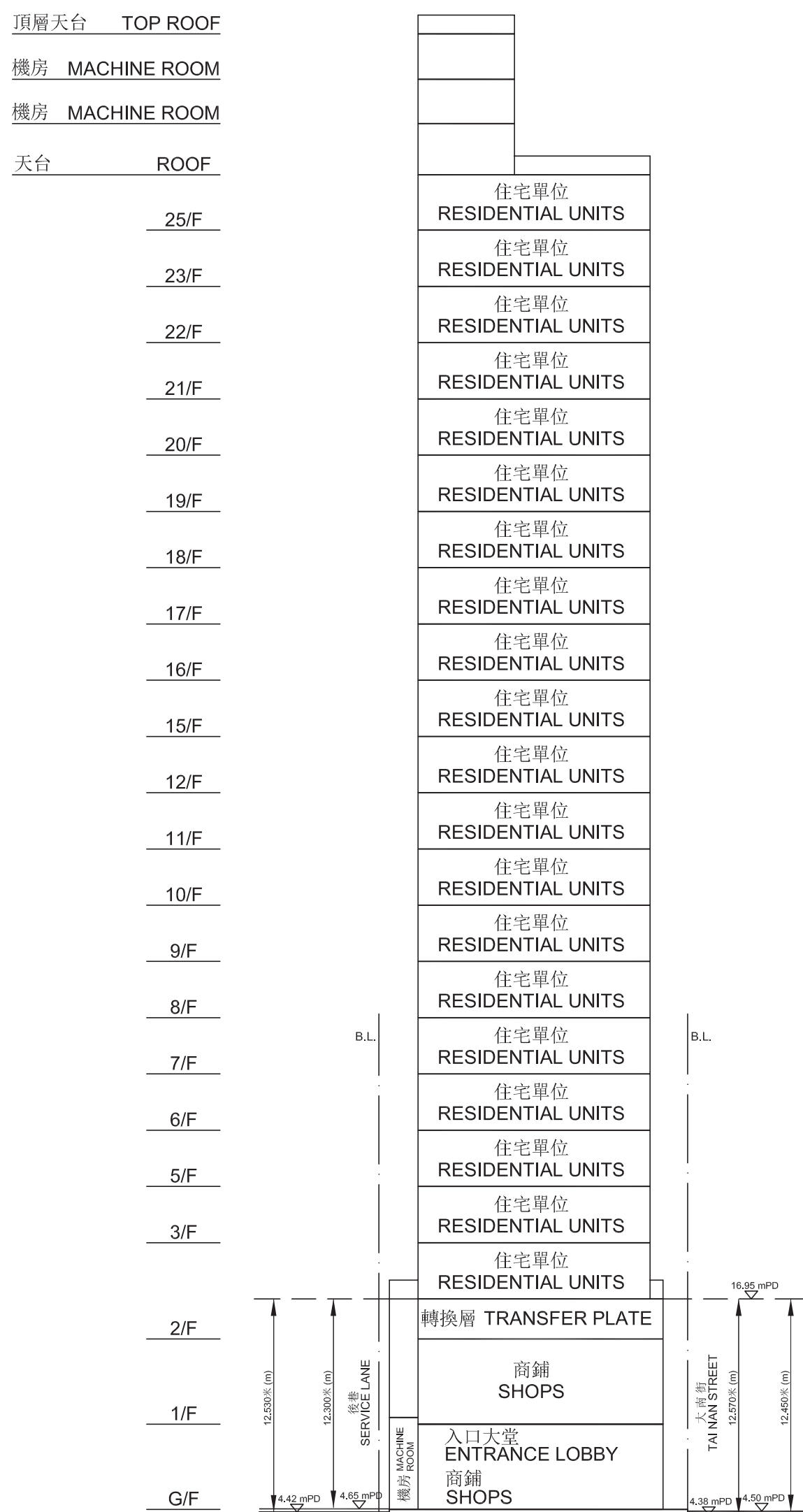




# 19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

## 發展項目中的立面圖

Cross-Section Plan A-A  
橫截面圖 A-A



Block Plan  
座向圖

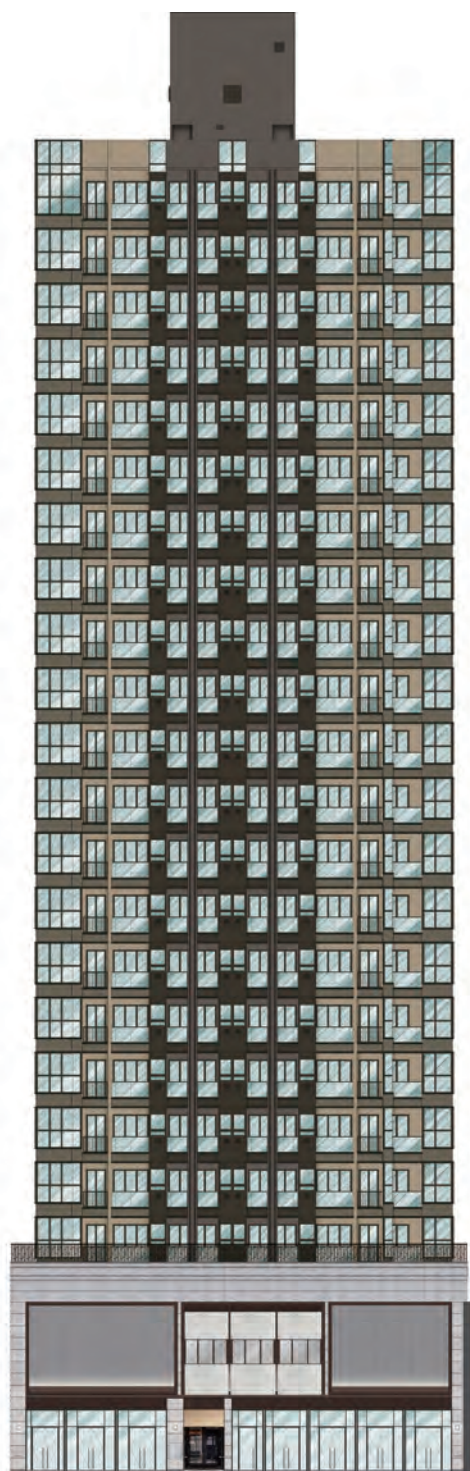
- Notes:
1. The Part of Service Lane adjacent to the building is 4.42 to 4.65 metres above Hong Kong Principal Datum.
  2. The Part of Tai Nan Street adjacent to the building is 4.38 to 4.50 metres above Hong Kong Principal Datum.
  3. Dotted line denotes the lowest residential floor.

- 備註：
1. 毗鄰建築物的一段公共後巷為香港主水平基準以上 4.42米至4.65米。
  2. 毗鄰建築物的一段大南街為香港主水平基準以上 4.38米至4.50米。
  3. 虛線為最低住宅樓層水平。





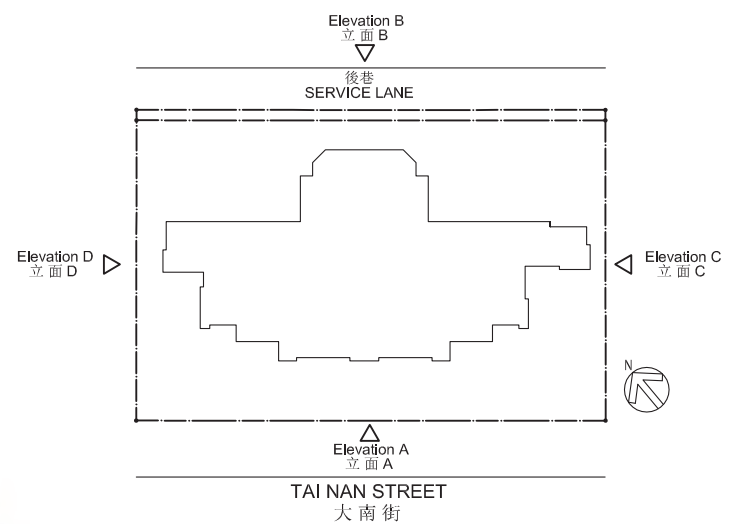
# 20 ELEVATION PLAN 立面圖



**Elevation A**  
立面圖 A



**Elevation B**  
立面圖 B



**Block Plan**  
座向圖

Authorized Person for the development certified that the elevations shown on these plans:

- (1) are prepared on this basis of the approved building plans for the development as at 26 October 2018.
- (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10月26日此發展項目經批准的建築圖則為基礎擬備。
- (2) 大致上與該項目的外觀一致。





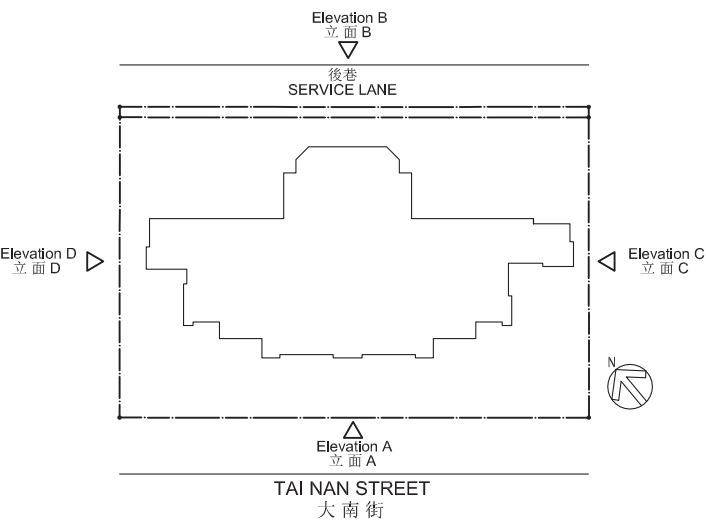
# 20 ELEVATION PLAN 立面圖



Elevation C  
立面圖 C



Elevation D  
立面圖 D



Block Plan  
座向圖

Authorized Person for the development certified that the elevations shown on these plans:

- (1) are prepared on this basis of the approved building plans for the development as at 26 October 2018.
- (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10月26日此發展項目經批准的建築圖則為基礎擬備。
- (2) 大致上與該項目的外觀一致。





# 21 INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

## 發展項目中的公用設施的資料

公共設施 Common Facilities		有蓋 Covered	無蓋 Uncovered
住客會所 Residents' clubhouse	平方呎 sq.ft 平方米 sq.m	0 0	0 0
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 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	平方呎 sq.ft	0	0
	平方米 sq.m	0	0
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 Communal garden or play area for residents' use below the lowest residential floor of a building in the development	平方呎 sq.ft	0	0
	平方米 sq.m	0	0

備註Notes:  
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=10.7639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。  
The area specified above in square feet is converted from the area in square metre at a rate of 1 square metre = 10.7639 square feet and rounded to the nearest square feet, which may be slightly different from the area presented in square metres.

# 22 INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

## 閱覽圖則及公契

1.

Copies of the Outline Zoning Plans relating to the development are available at [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk)
2.

A copy of the latest draft of the deed of mutual covenant in respect of the Development as at the date on which the residential properties are offered to be sold is available for inspection at the place at which the residential properties are offered to be sold. The inspection is free of charge.
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](http://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的文本存放在指明住宅物業的售樓處，以供閱覽。無須為閱覽付費。





# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

1. Exterior Finishes	
Item	Description
(a) External wall	Podium is finished with clear glass wall, aluminium windows, aluminium panels and ceramic tiles. Residential tower is finished with curtain wall in tinted tempered glass, aluminium windows and ceramic tiles.
(b) Window	Aluminium window frame with fluorocarbon coating fitted with tinted tempered glass, except the window at bathroom (if any) fitted with frosted tempered glass.
(c) Bay Window	Not Applicable.
(d) Planter	Not Applicable.
(e) Verandah or Balcony	Balconies are fitted with tempered glass balustrades, with ceramic tiles flooring, with ceramic tiles on side wall. Ceiling at balconies is finished with paint. Balconies are covered. No verandah is provided.
(f) Drying Facilities for Clothing	Not Applicable.

1. 外部裝修物料	
細項	描述
(a) 外牆	平台外牆鋪砌透明玻璃牆，鋁窗，鋁質飾板及陶質磚。住宅大樓外牆以有色強化玻璃之玻璃幕牆，鋁及陶質磚鋪砌。
(b) 窗	氟碳塗層鋁質窗框配有有色強化玻璃（浴室窗（如有）則配以磨砂有色強化玻璃）。
(c) 窗台	不適用。
(d) 花槽	不適用。
(e) 陽台或露台	露台採用強化玻璃欄河，及陶質磚地台，及陶質磚於相連牆身。露台天花髹上油漆。露台有蓋。不設陽台。
(f) 乾衣設施	不適用。

2. Interior Finishes	
Item	Description
(a) Lobby	<u>Typical Lift Lobbies</u> Floor finished with ceramic tiles to exposed surface. Wall finished with ceramic tiles and wood veneer, stainless steel panel. Ceiling finished with emulsion paint.  <u>Main Entrance Lobby on Ground Floor</u> Floor and wall finished with ceramic tiles, stainless steel panels, wood veneer, feature glass and mirror. Ceiling finished with gypsum board false ceiling with emulsion paint, wood veneer and stainless steel panel.
(b) Internal Wall and Ceiling	Living/dining rooms of all flats and bedrooms of all Flats B, G, H: internal walls finished with emulsion paint, ceiling finished with emulsion paint and gypsum board with emulsion paint.
(c) Internal Floor	Living/dining rooms of all flats and bedrooms of all Flats B, G, H: finished with ceramic tiles with wooden skirting.
(d) Bathroom	Floor finished with ceramics tiles to exposed surface. Wall finished with ceramic tiles to exposed surface and up to false ceiling level. Ceiling finished with aluminium false ceiling.
(e) Kitchen	Floor finished with ceramic tiles to exposed surface. Wall finished with stainless steel and ceramic tiles up to false ceiling level where exposed. Ceiling finished with gypsum board false ceiling with emulsion paint. The wall area behind the kitchen cabinets is finished with ceramic tiles. Cooking bench finished with solid surface material.

2. 室內裝修物料	
細項	描述
(a) 大堂	<u>住宅升降機大堂</u> 地板外露部份以陶質磚鋪砌。牆身鋪砌陶質磚及木皮飾面、不鏽鋼飾板。天花板裝修物料為乳膠漆。  <u>地面層入口大堂</u> 牆身及地板以陶質磚，不鏽鋼飾板，木皮飾面板，特式玻璃及鏡鋪砌。天花板裝飾物料為石膏板假天花髹上乳膠漆，木皮飾面板及不鏽鋼飾板。
(b) 內牆及天花板	所有單位的客廳/飯廳及所有B、G、H單位的睡房：內牆裝修物料為乳膠漆、天花板裝修物料為乳膠漆及髹上乳膠漆的石膏板假天花。
(c) 內部地板	所有單位的客廳/飯廳及所有B、G、H單位的睡房：地板以陶質磚鋪砌，並配以木製地腳線。
(d) 浴室	地板外露部份以陶質磚鋪砌，內牆外露部份至假天花以陶質磚鋪砌。天花板裝修物料為鋁質板假天花。
(e) 廚房	地板外露部份以陶質磚鋪砌。內牆外露部份至假天花以不鏽鋼飾面板及陶質磚鋪砌。天花板裝修物料為石膏板假天花髹上乳膠漆。廚櫃背牆鋪砌陶質磚。灶台裝修物料為實體面材。





# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

3. Interior fittings	
Item	Description
(a) Doors	
Door to Flat Roof (for Flats at 2/F only)	Aluminium framed clear glass door fitted with metal handle. (for Flat A at 2/F) Aluminium framed clear glass folding door fitted with metal handle. (for Flat B, C, D, E, F, G at 2/F) Aluminium framed clear glass door fitted with metal handle and aluminium framed clear glass folding door fitted with metal handle. (for Flat H at 2/F)
Utility Platform Door (for Flats at 3/F-12/F, 15/F-23/F and 25/F only)	Aluminium framed door, fitted with frosted glass and metal handle. (for Flat A) Aluminium framed clear glass folding door fitted with metal handle. (for Flat B and G) Aluminium framed door, fitted with clear glass and metal handle. (for Flat H)
Balcony Door (for Flats at 3/F-12/F, 15/F-23/F and 25/F only)	Aluminium framed clear glass folding door fitted with metal handle. (for Flat B, C, D, E, F, G, H)
Entrance Door	Timber veneered solid core fire rated timber door, fitted with eye viewer, security chain, door stopper, door closer, electronic lockset.
Bathroom Door	Flat A and H: Bathroom door fitted with frosted laminated temper glass swing doors with door lock. Flat B, C, D, E, F, G: Bathroom door fitted with frosted laminated temper glass sliding door with stainless steel frames, door louver and door lock.
Bedroom Door (only applicable to Flat B,G,H)	(Flat B, G, H) Timber veneered hollow timber sliding door, fitted with sliding door lockset.
(b) Bathroom	For type and material of water supply system, please refer to “Water Supply” below. For appliances and their brand names and model numbers, please refer to “Appliances Schedule”. Flat A and H: PVC laminated wooden basin cabinet, PVC laminated wooden mirror cabinet, wall mirror with stainless steel frame, vitreous china water closet, vitreous china basin, chrome plated brass basin mixer, chrome plated brass shower mixer, chrome plated brass toilet paper holder, chrome plated shower basket. No bathtub. Glass panel is provided in shower area. Flats B, C, D, E, F, G: Stainless steel basin cabinet, PVC laminated wooden mirror cabinet, wall mirror with stainless steel frame, vitreous china water closet, vitreous china basin, chrome plated brass basin mixer, chrome plated brass shower mixer, chrome plated brass toilet paper holder, chrome plated shower basket. No bathtub. Glass panel is provided in shower area.
(c) Kitchen	Kitchen cabinets are made of chipboard, finished with lacquered MDF board and melamine chipboard door panels. Counter top is made of solid surface. Other fittings and equipment include stainless steel sink, chrome plated brass sink mixer, refrigerator, built-in induction hob, telescopic cooker hood, sprinkler head (installed at open kitchen), smoke detector (installed at Living/ Dining Room) and concealed copper pipes are adopted for cold and hot water supply system. For appliances and their brand names and model numbers, please refer to “Appliance Schedule”.
(d) Bedroom	Not applicable.

3. 室內裝置	
細項	描述
(a) 門	
平台門 (只限2樓住宅位)	(2樓A單位) 鋁質門框透明玻璃門，配以金屬手柄。 (2樓B，C，D，E，F，G單位) 鋁質門框透明玻璃摺門，配以金屬手柄。 (2樓H單位) 鋁質門框透明玻璃門，配以金屬手柄及鋁質門框透明玻璃摺門，配以金屬手柄。
工作平台門 (只限3樓至12樓，15樓至23樓及25樓住宅單位)	(A單位) 鋁質門框磨砂玻璃門，配以金屬手柄。 (B及G單位) 鋁質門框透明玻璃摺門，配以金屬手柄。 (H單位) 鋁質門框透明玻璃門，配以金屬手柄。
露台門 (只限3樓至12樓，15樓至23樓及25樓住宅單位)	(B，C，D，E，F，G，H單位) 鋁質門框透明玻璃摺門，配以金屬手柄。
大門	採用木皮飾面板實心防火木門，配以防盜眼、防盜鏈、門檔、氣鼓、電子門鎖。
浴室門	A及H單位：浴室門為強化夾膠磨砂玻璃掩門及門鎖；B、C、D、E、F、G單位：浴室門為不鏽鋼門框強化夾膠磨砂玻璃趟門，配以門百葉及門鎖。
睡房門 (只適用於B、G、H單位睡房)	B，G及H單位：採用木皮飾面板空心木趟門，配趟門鎖。
(b) 浴室	所有單位供水系統的類型和用料請參閱下文「供水」。有關設備及其品牌和型號，請參閱「設備說明表」。 A及H單位防火膠板木面盆櫃、防火膠板木鏡櫃、不鏽鋼框貼牆鏡、衛浴陶瓷坐廁、衛浴陶瓷洗手盆、黃銅鍍鉻洗手盆水龍頭、黃銅鍍鉻花灑水龍頭、黃銅鍍鉻廁紙架、黃銅鍍鉻淋浴籃。無浴缸，淋浴位置設有玻璃屏。 B、C、D、E、F、G單位不鏽鋼面盆櫃、防火膠板木鏡櫃、不鏽鋼框貼牆鏡、衛浴陶瓷坐廁、衛浴陶瓷洗手盆、黃銅鍍鉻洗手盆水龍頭、黃銅鍍鉻花灑水龍頭、黃銅鍍鉻廁紙架、黃銅鍍鉻淋浴籃。無浴缸，淋浴位置設有玻璃屏。
(c) 廚房	廚櫃選用刨花板，配以噴漆的中纖板及密胺塑料飾面刨花板門。枱面物料為實體面材。其他裝置及設備包括不鏽鋼洗滌盆、黃銅鍍鉻洗滌盆水龍頭、雪櫃、嵌入式電磁爐、伸縮式抽油煙機、消防花灑頭（安裝在開放式廚房）、煙霧探測器（安裝在客廳/飯廳）及冷熱淡水供水系統喉管均為隱藏式銅喉。有關設備及其品牌型號，請參閱「設備說明表」。
(d) 睡房	不適用。





# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

(e) Telephone	Telephone outlets are provided in living/dining room. For number of outlets, please refer to the “Schedule of Mechanical and Electrical Provisions of Residential Units”.
(f) Aerials	TV/FM outlets for local TV/FM radio programmes are provided in living/dining room and bedroom (if any). For number of outlets, please refer to the “Schedule of Mechanical and Electrical Provisions of Residential Units”.
(g) Electrical Installations	Concealed conduits and part exposed conduits are provided. The exposed conduits may be covered by false ceiling, bulkheads, cabinets, non-concrete partition walls, designated pipe ducts or other materials. Three phase electricity supply with miniature circuit breaker distribution boards completed with residual current device is provided. For the number and the location of power points and air-conditioner points, please refer to the “Schedule of Mechanical and Electrical Provisions of Residential Units”.
(h) Gas Supply	No gas supply.
(i) Washing Machine Connection Point	Flat B, C, D, E, F, G: water inlet of a design of 22mm in diameter and water outlet of design of 50mm in diameter for washing machine are provided in bathroom. 3/F, 5/F – 12/F, 15/F – 23/F, 25/F Flat A, H: water inlet of a design of 22mm in diameter and water outlet of design of 50mm in diameter for washing machine are provided at Utility Platform. 2/F Flat A, H: water inlet at a design of 22mm in diameter and water outlet of design of 50mm in diameter for washing machine are provided at flat root.
(j) Water Supply	Cold and hot water supply is provided by copper pipe. Water pipes are partly concealed and partly exposed. Other than those part of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered by false ceiling, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.

4. Miscellaneous	
Item	Description
(a) Lifts	Two “Hitachi Model: MCA” lifts provided. The lifts serve all 22 floors from G/F to 25/F.
(b) Letter Box	Stainless steel letter boxes are provided to all residential units at G/F main lobby.
(c) Refuse Collection	Collection of refuse by cleaners. Refuse Storage and Material Recovery Chamber is located on G/F.
(d) Water Meter, Electricity Meter and Gas Meter	Separate electricity meter and separate water meter for all residential units are provided in common electrical meter rooms and water meter room. No gas meter.

5. Security facilities
Door phone intercom system is provided in each residential unit next to entrance door. CCTV system is provided at main entrance lobby and lift.

6. Appliances
For appliances and their brand names and model numbers, please refer to “Appliances Schedule”.

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

(e) 電話	客廳/飯廳裝有電話插座。有關插座的數目，請參閱「住宅單位機電裝置數量說明表」。
(f) 天線	客廳/飯廳及睡房（如有）裝有本地電視/電台天線接駁點。有關插座的數目及位置，請參閱「住宅單位機電裝置數量說明表」。
(g) 電力裝置	裝有暗藏式導管及部份外露導管，外露的導管可能被假天花、假陣、貯存櫃、非混凝土間牆，指定槽位或其他物料遮蓋。配有微型斷路器配電箱的三相電源供應，並設漏電斷路器。 電插座及空調機接駁點之數目及位置，請參考「住宅單位機電裝置數量說明表」。
(h) 氣體供應	無氣體供應。
(i) 洗衣機接駁點	B、C、D、E、F、G單位：於浴室內提供洗衣機接駁點，來水位設計為直徑22mm，去水位設計為直徑50mm。 3樓，5樓至12樓，15樓至23樓及25樓A及H單位：於工作平台內提供洗衣機接駁點，來水位設計為直徑22mm，去水位設計為直徑50mm。 2樓A及H單位：於平台內提供洗衣機接駁點，來水位設計為直徑22mm，去水位設計為直徑50mm。
(j) 供水	冷熱水供應採用銅喉。水管是部份隱藏及部份外露。除部份隱藏於混凝土內之水管外，其他部份的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋。

4. 雜項	
細項	描述
(a) 升降機	大廈設有兩部「日立型號：MCA」升降機。升降機均直達地下大堂至25樓共22層。
(b) 信箱	地下大堂設有住宅單位用不鏽鋼信箱。
(c) 垃圾收集	由清潔工收集垃圾。垃圾及物料回收房設於地下。
(d) 水錶、電錶及氣體錶	每個單位的獨立電錶及獨立水錶設於公用電錶房及水錶房內。無煤氣錶。

5. 保安設施
每個單位大門側均裝有對講電話系統。閉路電視系統設於住宅入口大堂及升降機。

6. 設備
有關設備及其品牌和型號，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。





# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### APPLIANCES SCHEDULE 設備說明表

Units at 2/F, 3/F, 5/F – 12/F, 15/F – 23/F, 25/F  
2樓，3樓，5樓至12樓，15樓至23樓，25樓單位

#### Open Kitchen Appliances 開放式廚房設備

Kitchen Appliances 設備	Brand 品牌	Model No. 型號
Telescopic Cookerhood 伸縮式抽油煙機	Whirlpool 惠而浦	AKR273/IX
Built-In Induction Hob 嵌入式電磁爐	Whirlpool 惠而浦	ACM712/IX
Refrigerator 雪櫃	Whirlpool 惠而浦	ARG646

#### Split Type Air Conditioner 分體式冷氣

Location 位置	Brand 品牌	Model No. 型號
Flat A, C, D, E, F Living/Dining Room A、C、D、E、F單位客廳/飯廳	Daikin 大金	FTXS35E (Indoor Unit 室內機) RXS35EB (Outdoor Unit 室外機)
Flat B, G, H Living/Dining Room B、G、H單位客廳/飯廳	Daikin 大金	FTXS35E (Indoor Unit 室內機) 3MXS68E (Outdoor Unit 室外機)
Flat B, G, H Bedroom B、G、H單位睡房	Daikin 大金	FTXS25E (Indoor Unit 室內機)

#### Bathroom Appliance 浴室設備

Appliance 設備	Brand 品牌	Model No. 型號
Exhaust Duct Fan 抽氣風扇	Panasonic 樂聲	FV-15NS3H
Instantaneous Water Heater 即熱式電熱水器	German Pool 德國寶	CFX21
Top loading Washer (Provided for Flats B, C, D, E, F, G only) 上置滾桶式洗衣機（只在B、C、D、E、F、G單位提供）	Whirlpool 惠而浦	TDLR70110





# 23

## FITTINGS, FINISHES AND APPLIANCES

### 裝置、裝修物料及設備

#### SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

##### 住宅單位機電裝置數量說明表

Location 位置		Living / Dining Room 客廳 / 飯廳				
FLOOR 樓層	UNIT 單位	1-WAY 2-GANG LIGHTING SWITCH 雙位單控照明開關掣	1-WAY 3-GANG LIGHTING SWITCH 三位單控照明開關掣	DATA OUTLET 數據插座	TELEPHONE OUTLET 電話插座	1-WAY 1-GANG LIGHTING SWITCH 單位單控照明開關掣
2/F, 3/F, 5/F - 12/F, 15/F - 23/F, 25/F 2樓, 3樓, 5樓至12樓, 15樓至23樓, 25樓	A	0	2	1	1	1 (只供2樓)
	B	1	0	1	1	1
	C	2	0	1	1	1
	D	2	0	1	1	1
	E	2	0	1	1	1
	F	2	0	1	1	1
	G	1	0	1	1	1
	H	2	0	1	1	2

Location 位置		Living / Dining Room 客廳 / 飯廳				
FLOOR 樓層	UNIT 單位	TV/FM OUTLET 電視 / 電台 天線插座	13A SOCKET OUTLET 13安培單位 電插座	13A TWIN SOCKET OUTLET 13安培雙位電插座	1-GANG DOUBLE POLE SWITCH WITH PILOT LIGHT (for air-conditioner) 單位雙極燈曲掣 (供空調機用)	1-WAY 2-GANG EXHAUST AIR FAN & WATER HEATER SWITCH (for bathroom) 雙位單控抽氣及熱水爐開關掣 (供浴室)
2/F, 3/F, 5/F - 12/F, 15/F - 23/F, 25/F 2樓, 3樓, 5樓至12樓, 15樓至23樓, 25樓	A	1	1	2	1	1
	B	1	2	1	1	0
	C	1	1	2	1	1
	D	1	1	2	1	1
	E	1	1	2	1	1
	F	1	1	2	1	1
	G	1	2	1	1	0
	H	1	1	2	1	1

Location 位置		Bedroom 睡房						
FLOOR 樓層	UNIT 單位	13A TWIN SOCKET OUTLET 13安培雙位電插座	1-WAY 2-GANG LIGHTING SWITCH 雙位單控照明開 關掣	1-GANG DOUBLE POLE SWITCH WITH PILOT LIGHT (for air-conditioner) 單位雙極燈曲掣 (供空調機用)	TV/FM OUTLET 電視 / 電台 天線插座	1-WAY 2-GANG EXHAUST AIR FAN & WATER HEATER SWITCH (for bathroom) 雙位單控抽氣及熱水爐 開關掣 (供浴室)	13A SOCKET OUTLET 13安培單位 電插座	DATA OUTLET 數據插座
2/F, 3/F, 5/F - 12/F, 15/F - 23/F, 25/F 2樓, 3樓, 5樓至12樓, 15樓至23樓, 25樓	B	1	2	1	0	1	1	1
	G	1	2	1	0	1	1	1
	H	1	2	1	1	0	1	1





# 23

## FITTINGS, FINISHES AND APPLIANCES

### 裝置、裝修物料及設備

#### SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

##### 住宅單位機電裝置數量說明表

Location 位置		Open Kitchen 開放式廚房		Bathroom 浴室		
FLOOR 樓層	UNIT 單位	WEATHER PROOF TYPE 32A DOUBLE POLE ISOLATOR SWITCH 32安培防水雙極電路 斷路開關	13A SOCKET OUTLET 13安培單位電插座	WEATHER PROOF TYPE 13A SOCKET OUTLET 13安培防水單位電插座	32A TPN SWITCH 32安培三相電路斷路開關	13A SOCKET OUTLET 13安培單位電插座
2/F, 3/F, 5/F - 12/F, 15/F - 23/F, 25/F 2樓, 3樓, 5樓至12樓, 15樓至23樓, 25樓	A	1	2	0	1	1
	B	1	3	1	1	1
	C	1	2	1	1	1
	D	1	2	1	1	1
	E	1	2	1	1	1
	F	1	2	1	1	1
	G	1	3	1	1	1
	H	1	2	0	1	1

Location 位置		Utility Platform 工作平台
FLOOR 樓層	UNIT 單位	WEATHER PROOF TYPE 13A SOCKET OUTLET 13安培防水單位電插座
3/F, 5/F - 12/F, 15/F - 23/F, 25/F 3樓, 5樓至12樓, 15樓至23樓, 25樓	A	1
	H	1

Location 位置		A/C Platform 空調機平台
FLOOR 樓層	UNIT 單位	WEATHER PROOF TYPE 20A DOUBLE POLE ISOLATOR SWITCH (FOR AIR-CONDITIONER) 20安培防水雙極電路斷路開關 (供空調機用)
3/F, 5/F - 12/F, 15/F - 23/F, 25/F 3樓, 5樓至12樓, 15樓至23樓, 25樓	A*	1
	B*	1
	C*	1
	D*	1
	E*	1
	F*	1
	G*	1
	H*	1

\* Located in a flat roof which is a common part of the Development.  
設於屬發展項目公用部分之平台內。





23

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

住宅單位機電裝置數量說明表

Location 位置		Flat Roof 平台		A/C Platform 空調機平台
FLOOR 樓層	UNIT 單位	WEATHER PROOF TYPE 20A DOUBLE POLE ISOLATOR SWITCH (FOR AIR-CONDITIONER) 20安培防水雙極電路斷路開關 (供空調機用)	WEATHER PROOF TYPE 13A SOCKET OUTLET 13安培防水單位電插座	WEATHER PROOF TYPE 20A DOUBLE POLE ISOLATOR SWITCH (FOR AIR-CONDITIONER) 20安培防水雙極電路斷路開關 (供空調機用)
2/F 2樓	A	1	3	0
	B	1	2	0
	C	0	1	1*
	D	0	1	1*
	E	0	1	1*
	F	0	1	1*
	G	1	2	0
	H	1	3	0

\* Located in a flat roof which is a common part of the Development.  
設於屬發展項目公用部分之平台內。

Location 位置		Roof 天台	
FLOOR 樓層	UNIT 單位	WEATHER PROOF TYPE 13A SOCKET OUTLET 13安培防水單位電插座	WEATHER PROOF TYPE 1-WAY 1-GANG LIGHTING SWITCH 單位單控防水照明開關掣
25/F 25樓	A	1	1
	B	1	1
	C	1	1
	D	1	1
	E	1	1
	F	1	1
	G	1	1
	H	1	1



## 24 SERVICE AGREEMENTS 服 務 協 議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

No gas supply.

食水及沖廁水由水務署供應。  
電力由中華電力有限公司供應。  
無氣體供應。

## 25 GOVERNMENT RENT 地 稅

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

賣方有法律責任繳付住宅物業直至該住宅物業買賣完成日（即該物業轉讓契日期）（包括該日）為止之地稅。





## 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; and

On that delivery, the purchaser is not liable to pay to the Owner a debris removal fee.

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

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；及

在交付時，買方不須向擁有人支付清理廢料的費用。

備註：在交付時，買方須根據公契向發展項目的管理人（而非擁有人）支付清理廢料的費用，而如擁有人已支付清理廢料的費用，買方須向擁有人補還清理廢料的費用。

## 27 DEFECT LIABILITY WARRANTY PERIOD

### 欠妥之處的保養責任期

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

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



# 28

## MAINTENANCE OF SLOPES

### 斜坡維修

NOT APPLICABLE

不適用

# 29

## MODIFICATION

### 修訂

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

本發展項目現時並沒有向政府提出申請修訂批地文件。





# 30 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

## 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 (m <sup>2</sup> )
Disregarded GFA under Building (Planning) Regulations 23(3) (b)		
1	Carpark and loading/unloading area excluding public transport terminus	N/A
2	<b>Plant rooms and similar services</b>	
2.1(*)	Mandatory feature and 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, TBE room, refuse storage and material recovery chamber, etc.	58.148
2.2 (*)	Mandatory feature and essential plant room, area of which is NOT limited by any Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as room occupied solely by FSI and equipment, meter room, transformer room, potable and flushing water tank, etc.	381.655
2.3 (*)	Non-mandatory/non-essential plant room such as A/C plant room, AHU room, etc.	4.000
Disregarded GFA under Building (Planning) Regulations 23A(3)		
3	Area for picking up and setting down persons departing from or arriving at the hotel by vehicle	N/A
4	Supporting facilities for a hotel	N/A
Green Features under Joint Practice Notes 1 and 2		
5	Balcony for residential buildings	140.000
6	Wider common corridor and lift lobby	N/A
7	Communal sky garden	N/A
8	Communal podium garden for non-residential buildings	N/A
9	Acoustic fin	N/A
10	Wing wall, wind catcher and funnel	N/A
11	Non-structural prefabricated external wall	N/A
12	Utility platform	60.000
13	Noise barrier	N/A
Amenity Features		
14	Counter, office, store, guard room and lavatory for watchman and management staff, Owners’ Corporation Office	5.875
15	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	N/A
16	Covered landscaped and play area	N/A
17	Horizontal screen/covered walkway, trellis	N/A
18	Larger lift shaft	101.582
19	Chimney shaft	N/A
20	Other non-mandatory or non-essential plant room, such as boiler room, SMATV room	N/A
21 (*)	Pipe duct, air duct for mandatory feature or essential plant room	106.781
22	Pipe duct, air duct for non-mandatory or non-essential plant room	N/A
23	Plant room, pipe duct, air duct for environmental friendly system and feature	N/A
24	High headroom and void in front of cinema, shopping arcade etc. in non-domestic development	N/A
25	Void over main common entrance (Prestige entrance) in non-domestic development	N/A
26	Void in duplex domestic flat and house	N/A
27	Other projections such as air-conditioning box and platform with a projection of more than 750mm from the external walls	N/A
Other Exempted Items		
28	Refuge floor including refuge floor cum sky garden	N/A
29 (*)	Other projections	N/A
30	Public transport terminus (PTT)	N/A
31	Party structure and common staircase	N/A
32 (*)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	N/A
33	Public passage	N/A
34	Covered set back area	N/A
Bonus GFA		
35	Bonus GFA	N/A

Notes:

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



# 30 申請建築物總樓面面積寬免的資料

## 獲寬免總樓面面積的設施分項

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

		面積 (平方米)
根據《建築物（規劃）規例》第23(3)(b)條不計算的總樓面面積		
1	停車場及上落客貨地方（公共交通總站除外）	N/A
2	機房及相類設施	
2.1 (*)	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	58.148
2.2 (*)	所佔面積不受相關《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	381.655
2.3 (*)	非強制性 / 非必要機房，例如空調機房、風櫃房等	4.000
根據《建築物（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	N/A
4	旅館的輔助性設施	N/A
根據《聯合作業備考》第1號及第2號提供的環保設施		
5	住宅樓宇露台	140.000
6	加闊的公用走廊及升降機大堂	N/A
7	公用空中花園	N/A
8	非住宅樓宇的公用平台花園	N/A
9	隔聲鰭	N/A
10	翼牆、捕風器及風斗	N/A
11	非結構性預製外牆	N/A
12	工作平台	60.000
13	隔音屏障	N/A
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	5.875
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	N/A
16	有上蓋的園景區及遊樂場	N/A
17	橫向屏障 / 有蓋人行道、花棚	N/A
18	擴大升降機井道	101.582
19	煙囪管道	N/A
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	N/A
21 (*)	強制性設施或必要機房所需的管槽、氣槽	106.781
22	非強制性設施或非必要機房所需的管槽、氣槽	N/A
23	環保系統及設施所需的機房、管槽及氣槽	N/A
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	N/A
25	非住用發展項目的公用主要入口（尊貴入口）上方的中空	N/A
26	複式住宅單位及洋房的中空	N/A
27	其他伸出物，如空調機箱或伸出外牆超過750毫米的空調機平台	N/A
其他獲豁免的項目		
28	庇護層，包括庇護層兼空中花園	N/A
29 (*)	其他伸出物	N/A
30	公共交通總站	N/A
31	共用構築物及樓梯	N/A
32 (*)	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	N/A
33	公眾通道	N/A
34	因樓宇後移導致的覆蓋面積	N/A
額外總樓面面積		
35	額外總樓面面積	N/A

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





# 30 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

## The Environmental Assessment of the Building

Unclassified.

## Estimated energy performance or consumption for the common parts of the Development

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

Part I	
Provision of Central Air Conditioning	* YES / NO
Provision of Energy Efficient Features	* YES / NO
Energy Efficient Features proposed:	1. High performance split type AC Unit 2. Lighting fittings with low power density

Part II: The predicted annual energy use of the proposed building / part of building (Note 1)						
Type of Development	Location	Internal Floor Area Served (m <sup>2</sup> )	Annual Energy Use of Baseline Building (Note 2)		Annual Energy Use of Proposed Building	
			Electricity kWh / m <sup>2</sup> / annum	Town Gas / LPG unit / m <sup>2</sup> / annum	Electricity kWh / m <sup>2</sup> / annum	Town Gas / LPG unit / m <sup>2</sup> / annum
Domestic Development	Central building services installation (Note 3)	600.49	81.1	0.0	60.6	0.0
Non-domestic Development (Note 4)	Podium(s) (central building services) installation	479.73	141.5	0.0	103.1	0.0

Part III: The following installation(s) are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)			
Type of Installations	YES	NO	N/A
Lighting Installations	✓		
Air Conditioning Installations	✓		
Electrical Installations	✓		
Lift & Escalator Installations	✓		
Performance-based Approach		✓	

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 / m<sup>2</sup> / annum) and town gas / LPG consumption (unit / m<sup>2</sup> / 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).



# 30 申請建築物總樓面面積寬免的資料

## 有關建築物的環境評估

不予評級。

## 發展項目的公用部份的預計能量表現或消耗

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

第 I 部份	
提供中央空調	* 是 / 否
提供具能源效益的設施	* 是 / 否
擬安裝的具能源效益的設施	1. 高效能分體式空調機 2. 低耗能燈具

第 II 部份：擬興建樓宇 / 部份樓宇預計每年能源消耗量 (附註1)						
發展項目類型	位置	使用有關裝置的 內部樓面 面積 (平方米)	基線樓宇每年能源消耗量 (附註2)		擬興建樓宇每年能源消耗量	
			電力 千瓦小時 / 平方米 / 年	煤氣 / 石油氣 用量單位 / 平方米 / 年	電力 千瓦小時 / 平方米 / 年	煤氣 / 石油氣 用量單位 / 平方米 / 年
住用發展項目	中央屋宇裝備裝置 (附註3)	600.49	81.1	0.0	60.6	0.0
非住用發展項目 (附註4)	平台 (中央屋宇裝備裝置)	479.73	141.5	0.0	103.1	0.0

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

- 附註：
- 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。如一棟樓宇小計的「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（千瓦小時 / 平方米 / 年）及煤氣 / 石油氣消耗量（用量單位 / 平方米 / 年）計算〕，指將發展項目的每年能源消耗總量除以使用關裝置的內部樓面面積所得出的商，其中：  
  
a. 「每年能源消耗量」與新建樓宇BEAM Plus標準（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量度出來的樓面面積。
  - 「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「基準建築物模型（零分標準）」具有相同涵義。
  - 「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。
  - 平台一般指發展項目的最低部分（通常為發展項目最低15米部分及其地庫（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。





# 31 RELEVANT INFORMATION 有關資料

## 1. Davit Arm Racks

There are davit arm racks at the roofs forming part of Units A to H on 25th Floor of the Development. However, these davit arm racks do not form part of the residential properties, but part of the common parts. The Manager has a right under the DMC to enter any residential property to cleanse, maintain, repair, replace or improve any davit arm rack, to assemble, set up, move, relocate or dismantle any davit arm system(s) or gondola in any flat roof or roof forming part of a residential property, and to install, connect or erect davit arm system(s) or gondola to any davit arm rack and operate the same in and from any flat roof or roof forming part of a residential property and in or through the airspace over any balcony, utility platform, flat roof or roof forming part of a residential property. The existence of the davit arm rack, the maintenance and repair thereof and the operation of the davit arm system may affect the enjoyment of the owner concerned of the residential properties.

## 2. Fire Safety Management Plan

According to the deed of mutual covenant in respect of the Development (the “DMC”):

### (a) The owner of any Unit:

- (i) shall not remove, tamper or alter any fire service installations (Note: Please refer to the Fire Safety Management Plan on what constitutes the fire service installations).
- (ii) shall allow the fire service installations to be subject to annual check and maintenance conducted by the Manager’s registered fire service installation contractor, to allow access to his Flat to the Manager and the Manager’s registered fire service installation contractor for the purpose of carrying out such check and maintenance.
- (iii) shall observe and comply with the Fire Safety Management Plan.

### (b) The Manager:

- (i) shall assist the Owners of the Flats to carry out, and shall arrange and coordinate the annual maintenance and check referred to in paragraph 12(b) of Schedule 5 of the DMC and submit the maintenance certificate to the Fire Services Department.
- (ii) shall observe and comply with the Fire Safety Management Plan and shall take such actions as the Manager may reasonably decide to prevent Owners from carrying out any illegal alteration of the fire service installations.
- (iii) shall display permanent notices at the Common Parts (such as in lift lobbies and on public notice boards) to remind Owners and occupants not to remove or tamper any fire service installations.
- (iv) shall arrange annual check and maintenance against the fire service installations forming part of the Common Parts to be conducted by the Manager’s registered fire service installation contractor;
- (v) shall arrange staff training (at a frequency to be reasonably determined by the Manager) for the management staff of the Development in relation to fire safety management including the course of actions to be carried out by them in case of fire;
- (vi) shall arrange for a fire drill of the Development to be carried out twice annually; and
- (vii) have the powers to do anything which it considers necessary or expedient for performing any of its duties set out in (i) to (vi) above.

The above is subject to the provisions of the DMC.

Copies of the DMC and the Fire Safety Management Plan are available for inspection free of charge at the sales office.

## 1. 吊船吊臂架

發展項目25樓A至H單位的天台上有吊船吊臂架。然而，該等吊船吊臂架並非該等住宅物業的一部分，而屬公用部分的一部分。管理人根據公契有權進入任何住宅物業以清潔、保養、維修、更換或改善任何吊船吊臂架，有權於任何住宅物業的平台或天台內組裝、設置、移動、重置或拆除任何吊船吊臂系統或吊船，亦有權於任何住宅物業將吊船吊臂系統或吊船安裝、連接或豎立到吊船吊臂架上並於或自任何住宅物業的平台或天台運作吊船吊臂系統及使其進入或穿過任何住宅物業的露台、工作平台、平台或天台上空。吊船吊臂架的存在及吊船吊臂系統的運作可能影響住宅物業業主對其單位的享用。

## 2. 消防安全管理計劃

根據發展項目公契（「公契」）：

### (a) 任何單位業主：

- (i) 不得移除、竄改或變更任何消防服務裝置（註：就何謂消防服務裝置，請參閱消防安全管理計劃）。
- (ii) 須容許消防服務裝置接受由管理人的註冊消防服務裝置承辦商進行的每年檢查及保養，及容許管理人及管理人的註冊消防服務裝置承辦商進入其住宅單位以進行該等檢查及保養。
- (iii) 須遵守和遵從消防安全管理計劃。

### (b) 管理人：

- (i) 須協助住宅單位業主進行公契第五附件第12(b)條提及的每年保養及檢查，及須安排及協調該等保養及檢查，並向消防署遞交保養證書；
- (ii) 須遵守和遵從消防安全管理計劃，並須採取其可合理地決定的行動以防止業主對消防服務裝置進行任何非法改動；
- (iii) 須於公用部分（例如升降機大堂內及公眾告示板上）展示固定的通告，提醒業主及佔用人不得移除或竄改任何消防服務裝置；
- (iv) 須為屬公用部分一部分的消防服務裝置安排由管理人的消防服務裝置承辦商進行的每年檢查及保養；
- (v) 須為發展項目的管理員工安排有關消防安全管理的員工訓練（頻密程度為管理人合理地決定），包括如遇火警時他們須採取的行動；
- (vi) 須為發展項目安排每年進行兩次的消防演習；及
- (vii) 有權為履行上述(i)至(vi)列出的責任作出任何其認為有需要或適宜的行動。

上文以公契條款為準。

公契及消防安全管理計劃副本可於售樓處免費參閱。



The address of the website designated by the vendor for the development:  
**www.ava228.com.hk**

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

Date on which this Sales Brochure is Printed: 11 February 2019.

賣方就該項目指定的互聯網網站的網址：  
**www.ava228.com.hk**

發展項目及其周邊地區日後可能出現改變。

本售樓說明書印製日期：2019年2月11日





Examination Record  
檢視紀錄

Examination/ Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
12 February 2019 2019年2月12日	7	Information on the Development is updated. 更新發展項目的資料。
10 May 2019 2019年5月10日	10	Location plan of the development is updated. 更新發展項目的所在位置圖。
	11	Aerial photograph of the Phase of the Development is updated. 更新發展項目期數的鳥瞰照片。





