藝里坊·1號
One·ArtLane

SALES BROCHURE
售 樓 說 明 書

藝里坊·1號

One·ArtLane

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

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

- 留意載於售樓説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。
- 售樓説明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓説明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部和內部尺寸[2]。售樓説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；參閱載於售樓説明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓説明書

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

- 留意發展項目的成交紀錄冊。賣方須於臨時買賣合約訂立後的24小時內，於紀錄冊披露該臨時買賣合約的資料，以及於買賣合約訂立後一個工作天內，披露該買賣合約的資料。您可透過成交紀錄冊得悉發展項目的銷售情況。

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

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。

- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。

- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。

- 訂立臨時買賣合約時，您須向擁有人(即賣方)支付樓價**5%**的臨時訂金。

- 如您在訂立臨時買賣合約後**五個工作日**(工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子)之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金(即樓價的5%)會被沒收，而擁有人(即賣方)不得因您沒有簽立買賣合約而對您提出進一步申索。

- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人(即賣方)必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。

- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

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

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

11. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名/名稱 。

- 您可委託任何地產代理(不一定是賣方所指定的地產代理)，以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。

- 委託地產代理以物色物業前，您應該 —

  - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；

  - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及

  - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁(網址：www.eaa.org.hk)，查閱牌照目錄。

12. 委聘律師

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

- 比較不同律師的收費。

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

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

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

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期[3]。

  - 售樓說明書中有關發展項目的預計關鍵日期並不等同買家的「收樓日期」。買家的「收樓日期」必定較發展項目的預計關鍵日期遲。

- 收樓日期

  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意(視屬何種情況而定)。

- ➢ 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內(以較早者為準)，就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
- ➢ 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件(包括佔用許可證)發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。

- 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。

• 認可人士可批予在預計關鍵日期之後完成發展項目

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

• 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

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

其他相關聯絡資料：

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

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

2 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項—
(i) 每個住宅物業的外部尺寸；
(ii) 每個住宅物業的內部尺寸；
(iii) 每個住宅物業的內部間隔的厚度；
(iv) 每個住宅物業內個別分隔室的外部尺寸。
根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。

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

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

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

5. Sales brochure

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

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

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

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

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

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

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

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

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

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

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

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

15. Estimated material date and handing over date

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

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

- Ensure that, before you purchase a residential property, you are arranged to view the residential property that you would like to purchase or, if it is not reasonably practicable to view the property in question, a comparable property in the development, unless you agree in writing that the vendor is not required to arrange such a comparable property for viewing for you. You are advised to think carefully before signing any waiver.

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

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

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

Other useful contacts:

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

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

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

(i) the external dimensions of each residential property;

(ii) the internal dimensions of each residential property;

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

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

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

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

街道名稱及門牌號數

忠正街 8 號

樓層總數

28層(不包括天台)

樓層號數

地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至31樓及天台

被略去的樓層號數

4樓、13樓、14樓及24樓

庇護層

天台

本發展項目屬未落成發展項目：

(a) 由該項目的認可人士提供的該項目的預計關鍵日期為2019年8月31日。

(b) 預計關鍵日期，是受到買賣合約所允許的任何延期所規限的。

(c) 為買賣合約的目的，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。

Name of the street and the street number

8 Chung Ching Street

Total number of storeys

28 Storeys (excluding Roof Floor)

Floor numbering

G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-31/F and Roof

Omitted floor numbers

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

Refuge floor

Roof Floor

This development is an uncompleted development

(a) The estimated material date for the development, as provided by the Authorized Person for the development is 31 August 2019.

(b) The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.

(c) For the purpose of the Agreement for Sale and Purchase, the development is deemed to be completed on the date on which an occupation permit for every building in the development is issued.

賣方

冠金發展有限公司、誠栢發展有限公司、明凱有限公司及錦樂發展有限公司(亦概為擁有人及其控權公司為恒基兆業有限公司、Sunport Enterprises Limited、Clariton Investment Limited、Domax Investment Limited及澤新發展有限公司)

發展項目的認可人士

周余石(香港)有限公司之周德灝先生
(周德灝先生為周余石(香港)有限公司之董事)

發展項目的承建商

光迪建築有限公司

賣方代表律師

羅文錦律師樓
高李葉律師行

已為發展項目的建造提供貸款或已承諾為發展項目的建造提供融資的認可機構

不適用

已為發展項目的建造提供貸款的任何其他人

恒基財務有限公司
培新控股有限公司

Vendor

Crown Gold Development Limited, Bigame Development Limited, Metro Harvest Limited and Camluck Development Limited (all as the owners and whose holding companies are Henderson Development Limited, Sunport Enterprises Limited, Clariton Investment Limited, Domax Investment Limited and Jetsun Development Limited)

Authorized person for the development

Mr. Chau Tak Ho, Kenneth of CYS Associates (Hong Kong) Limited
(Mr. Chau Tak Ho, Kenneth is a director of CYS Associates (Hong Kong) Limited)

Building contractor for the development

Grandic Construction Company Limited

Vendor's solicitors

Lo & Lo
Kao, Lee & Yip

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

Not applicable

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

Henderson Finance Company Limited
Peterson Holdings Company Limited

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

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

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

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

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

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

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

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

樓層 Floor	室 Flat	每個住宅物業的非結構的預製外牆的總面積（平方米） The total area of the non-structural prefabricated external walls of each residential property (sq.m.)	每個住宅物業的幕牆的總面積（平方米） The total area of the curtain walls of each residential property (sq.m.)
5樓至12樓，15樓至23樓及25樓至31樓 5/F-12/F, 15/F-23/F and 25/F-31/F	A	0.390	1.608
	B	-	0.733
	C	-	0.733
	D	-	0.733
	E	-	1.125
	F	0.542	1.138
	G	0.251	1.021
	H	0.355	0.571
	J	0.139	0.671
	K	0.116	1.662

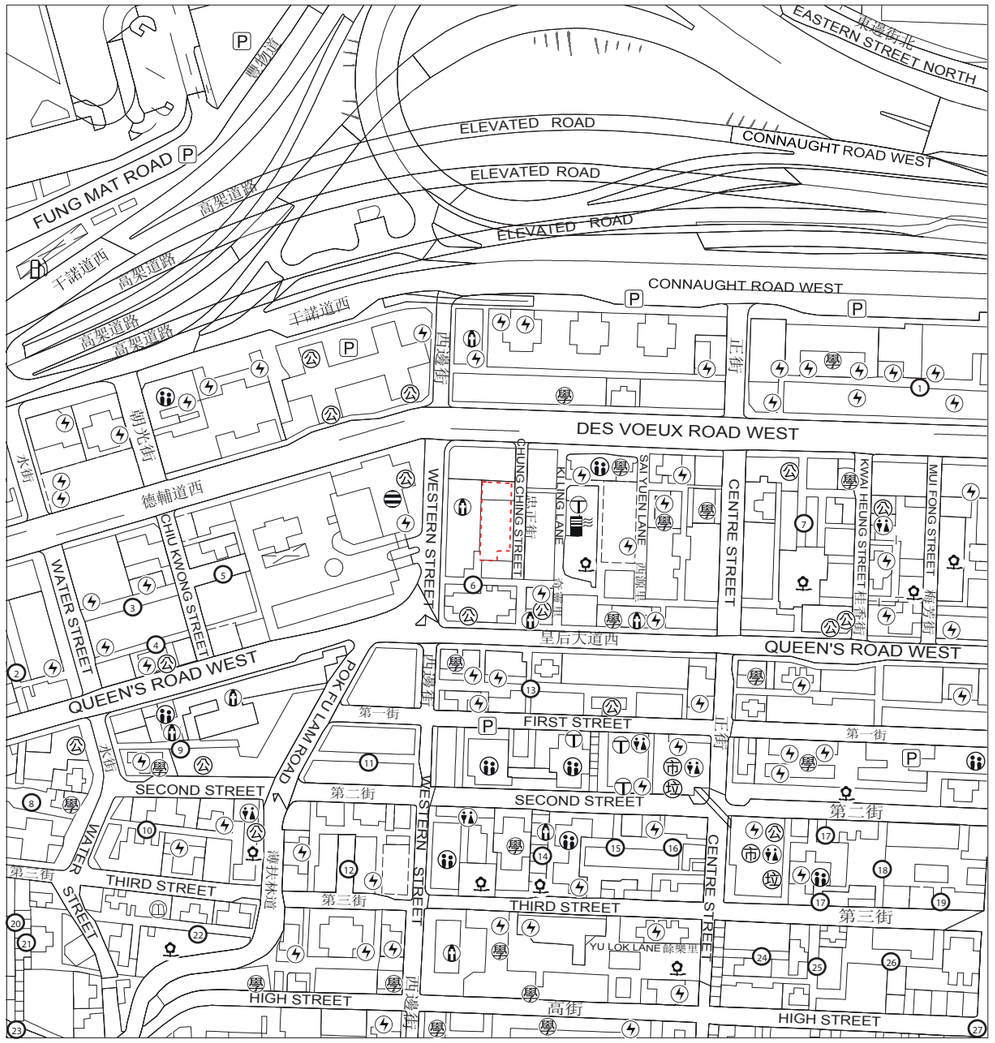
管理人

根據發展項目的公契的最新擬稿，尊家管業有限公司將獲委任為發展項目的管理人。

Manager

H-Privilege Limited will be appointed as the Manager of the development under the latest draft deed of mutual covenant in respect of the development.

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



發展項目的位置
The Location of the Development

比例：0 米 / M　　250 米 / M
Scale :

地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號 52/2018。

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上述位置圖參考測繪圖編號 11-SW-A，經修正處理。
The above location plan is made with reference to Survey Sheet No. 11-SW-A with adjustments where necessary.

圖例 NOTATION

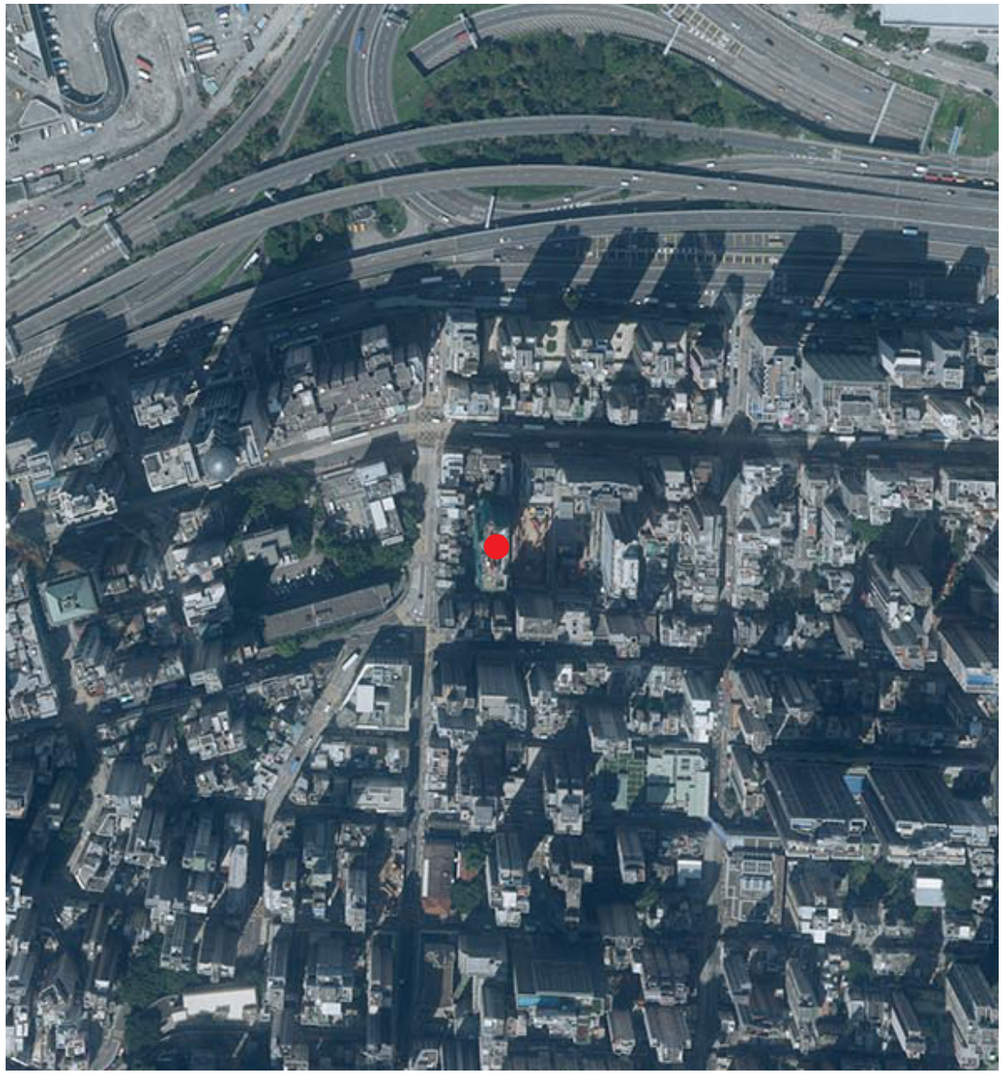
- 香港鐵路的通風井 Ventilation Shaft for the Mass Transit Railway
- 圖書館 Library
- 石油氣加氣站 LPG Filling Station
- 發電廠（包括電力分站） Power Plant (including Electricity Sub-Stations)
- 垃圾收集站 Refuse Collection Point
- 市場（包括濕貨市場及批發市場） Market (including Wet Market and Wholesale Market)
- 警署 Police Station
- 公眾停車場（包括貨車停泊處） Public Carpark (including Lorry Park)
- 公廁 Public Convenience
- 公共交通總站（包括鐵路車站） Public Transport Terminal (including Rail Station)
- 公用事業設施裝置 Public Utility Installation
- 宗教場所（包括教堂、廟宇及祠堂） Religious Institution (including Church, Temple and Tsz Tong)
- 學校（包括幼稚園） School (including Kindergarten)
- 社會福利設施（包括老人中心及弱智人士護理院） Social Welfare Facilities (including Elderly Centre and Home for the Mentally Disabled)
- 公園 Public Park

於發展項目的所在位置圖未能顯示之街道中英文全名:
Street names in Chinese and English not shown in full in the location plan of the Development:

① 鹹魚街 HAM YU STREET	⑧ 毓秀里 YUK SAU LANE	⑮ 德星里 TAK SING LANE	㉒ 玫瑰里 ROSE LANE
② 安寧里 ON NING LANE	⑨ 三多里 SAM TO LANE	⑯ 爹核里 DAVID LANE	㉓ 薄扶林道 POK FU LAM ROAD
③ 荔安里 LAI ON LANE	⑩ 譚里 TAM LANE	⑰ 元福里 UN FUK LANE	㉔ 長安里 CHEUNG ON LANE
④ 西興里 SAI HING LANE	⑪ 西華里 SAI WA LANE	⑱ 匯安里 UI ON LANE	㉕ 兩儀坊 LEUNG I FONG
⑤ 兆祥坊 SIU CHEUNG FONG	⑫ 福壽里 FUK SAU LANE	⑲ 郭興里 KWOK HING LANE	㉖ 元勝里 UN SHING LANE
⑥ 石棧里 SHEK CHAN LANE	⑬ 亞厘架巷 ALGAR COURT	⑳ 由義里 YAU YEE LANE	㉗ 東邊街 EASTERN STREET
⑦ 崇慶里 SUNG HING LANE	⑭ 常豐里 SHEUNG FUNG LANE	㉑ 居仁里 KUI YAN LANE	

備註： 因技術性問題，此位置圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。

Note : Due to technical reasons, this location plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.



發展項目的位置
The Location of the Development

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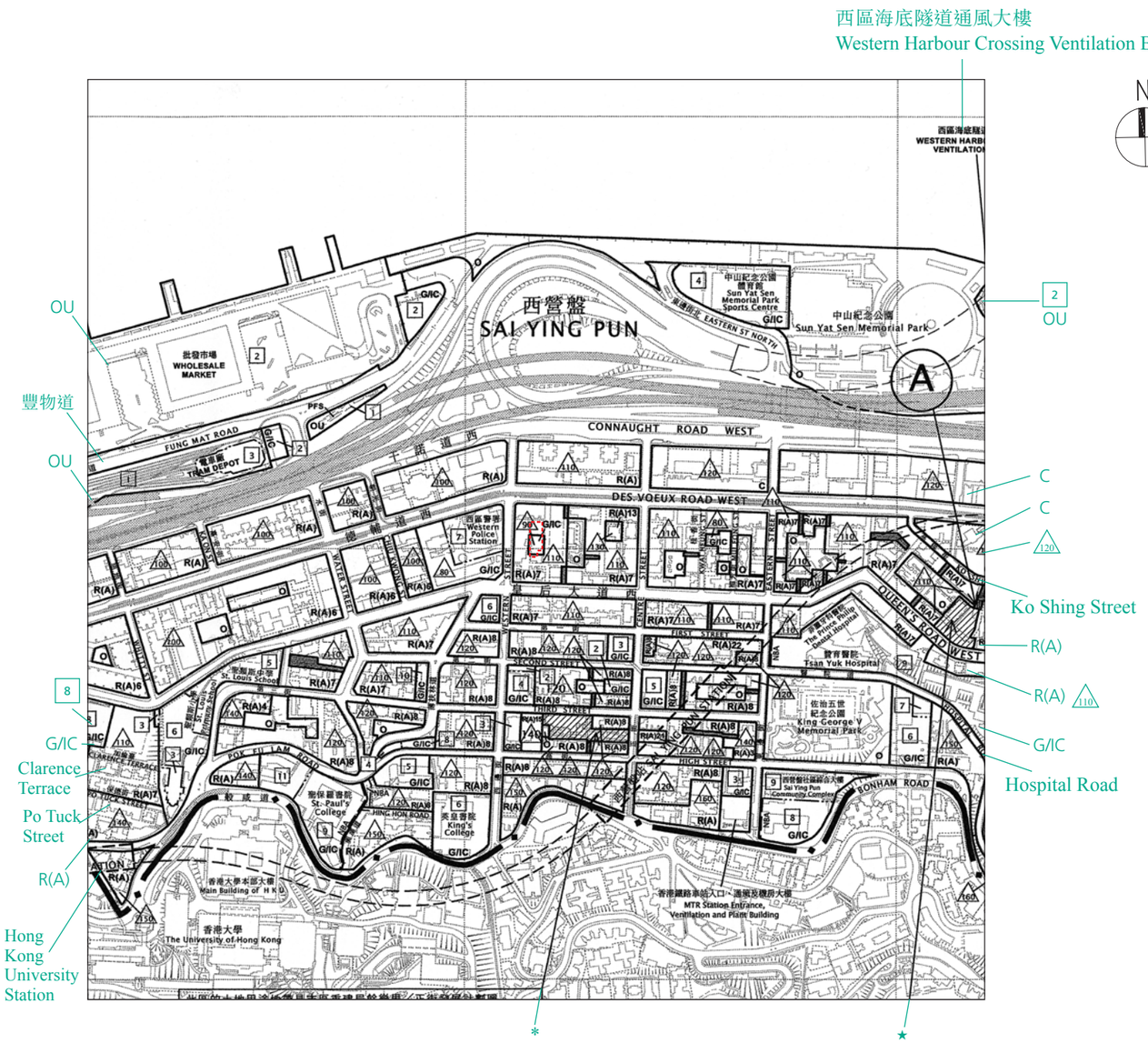
摘錄自地政總署測繪處於2018年10月5日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E047146C。
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No.E047146C dated 5 October 2018.

備註： 因技術性問題，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》的規定。
Note : Due to technical reasons, this aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.



N

摘錄自2018年9月21日刊憲之西營盤及上環(港島規劃區第3區)分區計劃大綱草圖，圖則編號為S/H3/32。

Excerpt from the draft Sai Ying Pun & Sheung Wan (Hong Kong Planning Area No.3) Outline Zoning Plan with Plan No. S/H3/32, gazetted on 21 September 2018.

圖例 NOTATION

地帶ZONES

- C — 商業 Commercial
- R(A) — 住宅(甲類) Residential (Group A)
- G/IC — 政府、機構或社區 Government, Institution or Community
- O — 休憩用地 Open Space
- OU — 其他指定用途 Other Specified Uses

交通COMMUNICATIONS

- 車站 STATION — 鐵路及車站(地下) Railway and Station (underground)
- 主要道路及路口 Major road and junction
- 高架道路 Elevated road
- 行人專用區或街道 Pedestrian Precinct / Street

其他MISCELLANEOUS

- 規劃範圍界線 Boundary of planning scheme
- 土地發展公司／市區重建局發展計劃圖範圍 Land Development Corporation/ Urban Renewal Authority Development Scheme Plan Area
- 建築物高度管制區界線 Building Height Control Zone Boundary
- 120 — 最高建築物高度(在主水平基準上若干米) Maximum Building Height (in metres above principal datum)
- 2 — 最高建築物高度(樓層數目) Maximum Building Height (in number of storeys)
- P F S — 加油站 Petrol Filling Station
- NBA — 非建築用地 Non-Building Area

按照《城市規劃條例》第5條展示的修訂
Amendment exhibited under Section 5 of the Town Planning Ordinance

- 修訂項目 A Amendment Item A

發展項目的位置
Location of the Development

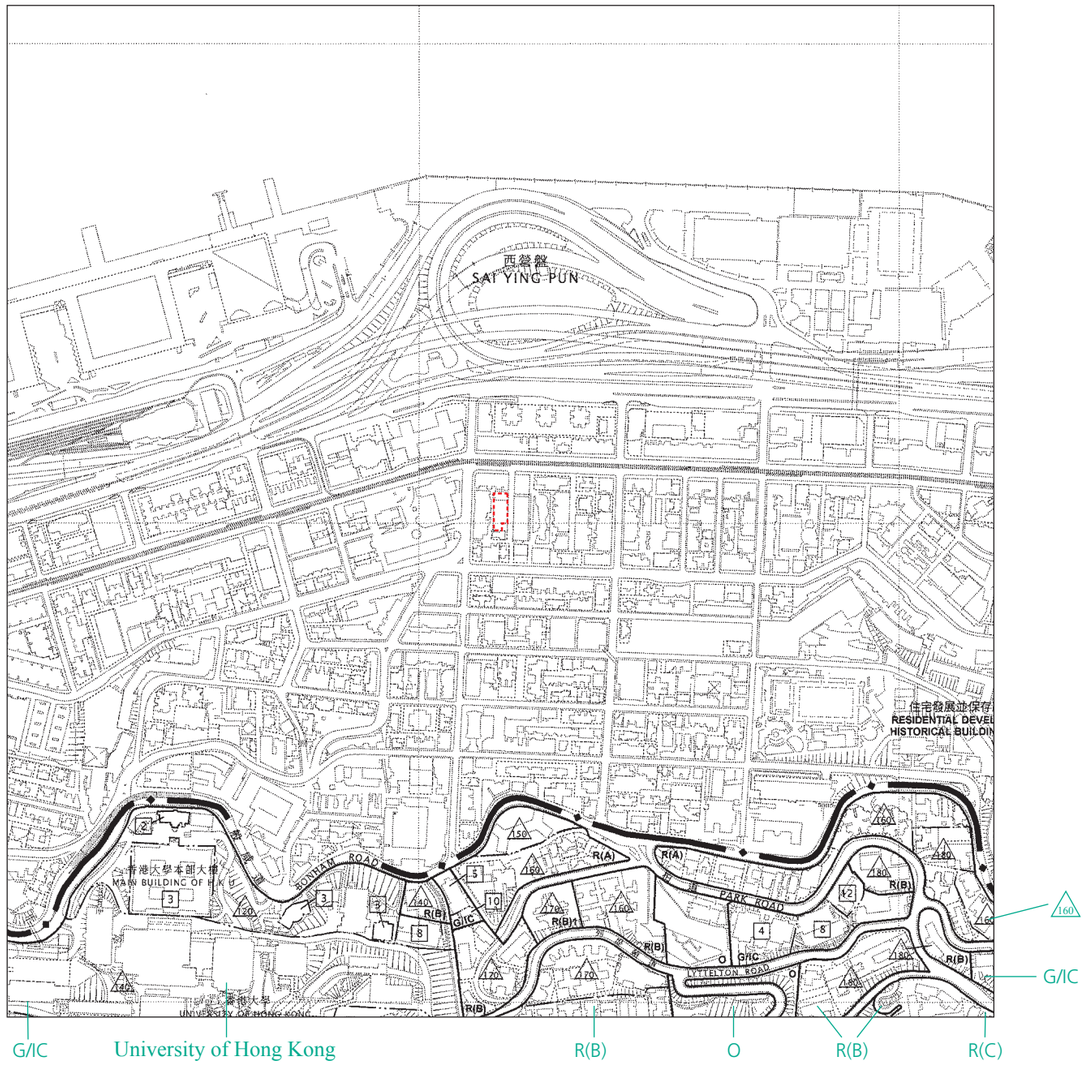
比例： Scale : 0 100 200 300 400 500 米 metres

* 此區的土地用途地帶見市區重建局餘樂里/正街發展計劃圖。
For zoning of this area, refer to Urban Renewal Authority Yu Lok Lane/Centre Street Development Scheme Plan.

★ 此區的土地用途地帶見市區重建局皇后大道西／賢居里發展計劃圖。
For zoning of this area, refer to Urban Renewal Authority Queen's Road West / In Ku Lane Development Scheme Plan.

備註： 因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。

Note : Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.



發展項目的位置
Location of the Development

比例： Scale : 0 100 200 300 400 500 米 metres

N

摘錄自2010年3月19日刊憲之半山區西部(港島規劃區第11區)分區計劃大綱核准圖，圖則編號為S/H11/15。

Excerpt from the approved Mid-Levels West (Hong Kong Planning Area No.11) Outline Zoning Plan with Plan No. S/H11/15, gazetted on 19 March 2010.

圖例 NOTATION

地帶ZONES

- R(A) 住宅(甲類) Residential (Group A)
- R(B) 住宅(乙類) Residential (Group B)
- R(C) 住宅(丙類) Residential (Group C)
- G/IC 政府、機構或社區 Government, Institution or Community
- O 休憩用地 Open Space

其他MISCELLANEOUS

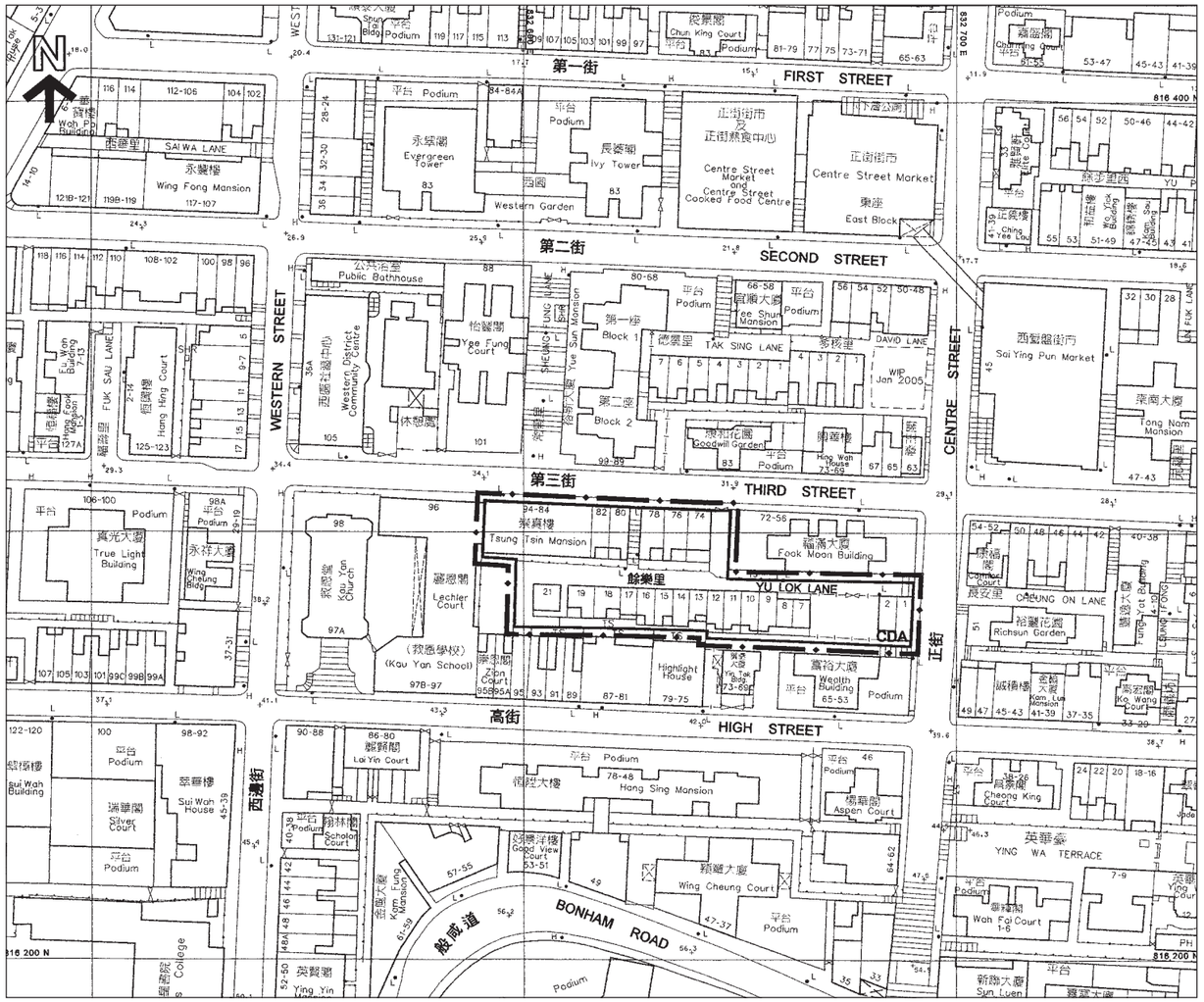
- 規劃範圍界線 Boundary of planning scheme
- 建築物高度管制區界線 Building Height Control Zone Boundary
- 140 最高建築物高度(在主水平基準上若干米) Maximum Building Height (in metres above principal datum)
- 5 最高建築物高度(樓層數目) Maximum Building Height (in number of storeys)

交通COMMUNICATIONS

- 主要道路及路口 Major road and junction
- 高架道路 Elevated road

備註： 因技術性問題，此分區計劃大綱核准圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。

Note : Due to technical reasons, this approved outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.



比例： 0 20 40 60 80 100
Scale :
米 metres

摘錄自2007年3月27日核准之市區重建局餘樂里/正街發展計劃圖，圖則編號為S/H3/URA2/2。

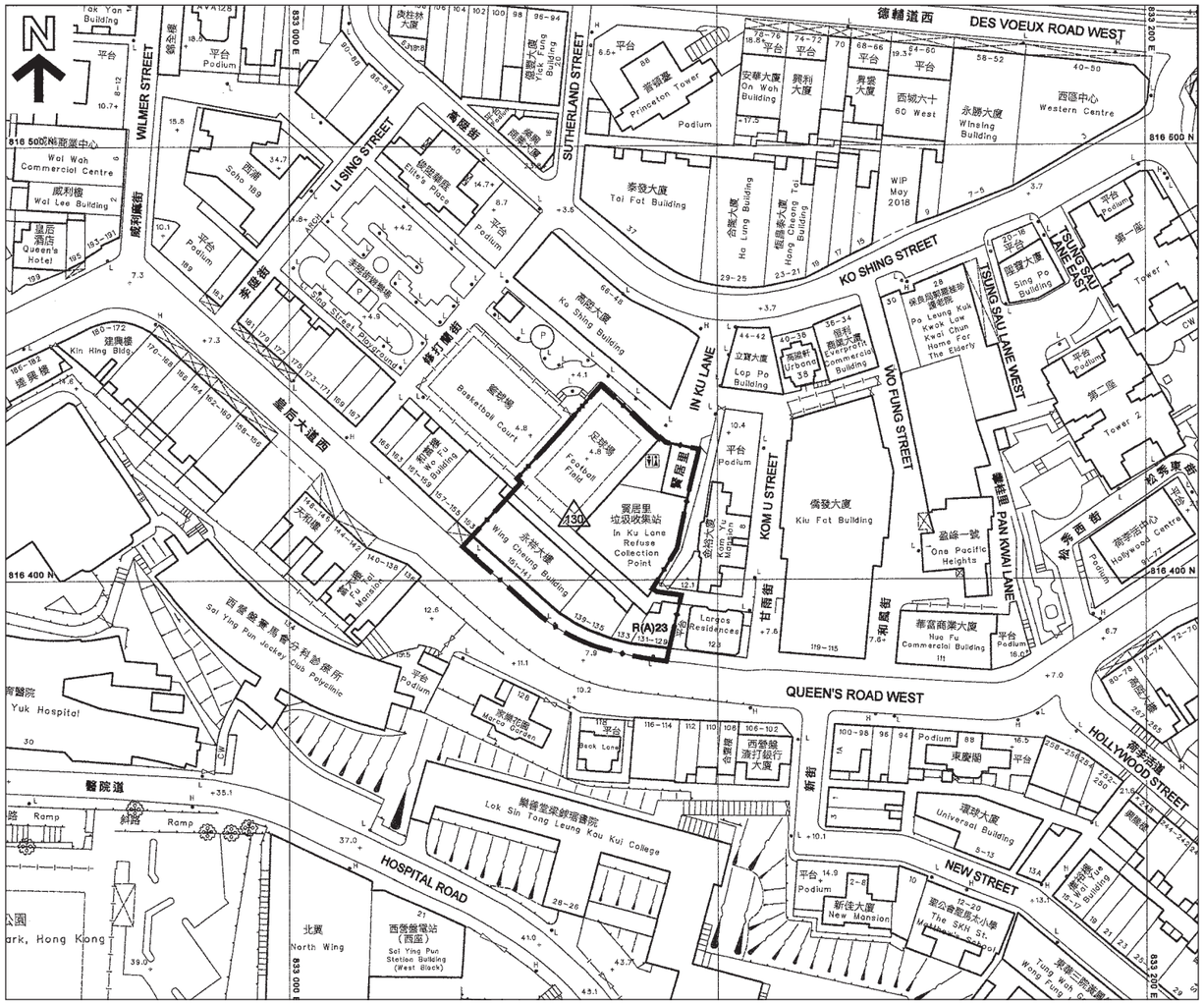
Excerpt from the Urban Renewal Authority Yu Lok Lane/Centre Street Development Scheme Plan with Plan No. S/H3/URA2/2, approved on 27 March 2007.

圖例 NOTATION

其他MISCELLANEOUS

發展計劃範圍界線
Boundary of development scheme

CDA 綜合發展區
Comprehensive development area



比例： 0 20 40 60 80 100
Scale :
米 metres

摘錄自2018年9月21日展示之市區重建局皇后大道西/賢居里發展計劃圖，圖則編號為S/H3/URA3/1。

Excerpt from the Urban Renewal Authority Queen's Road West/In Ku Lane Development Scheme Plan with Plan No. S/H3/URA3/1, exhibited on 21 September 2018.

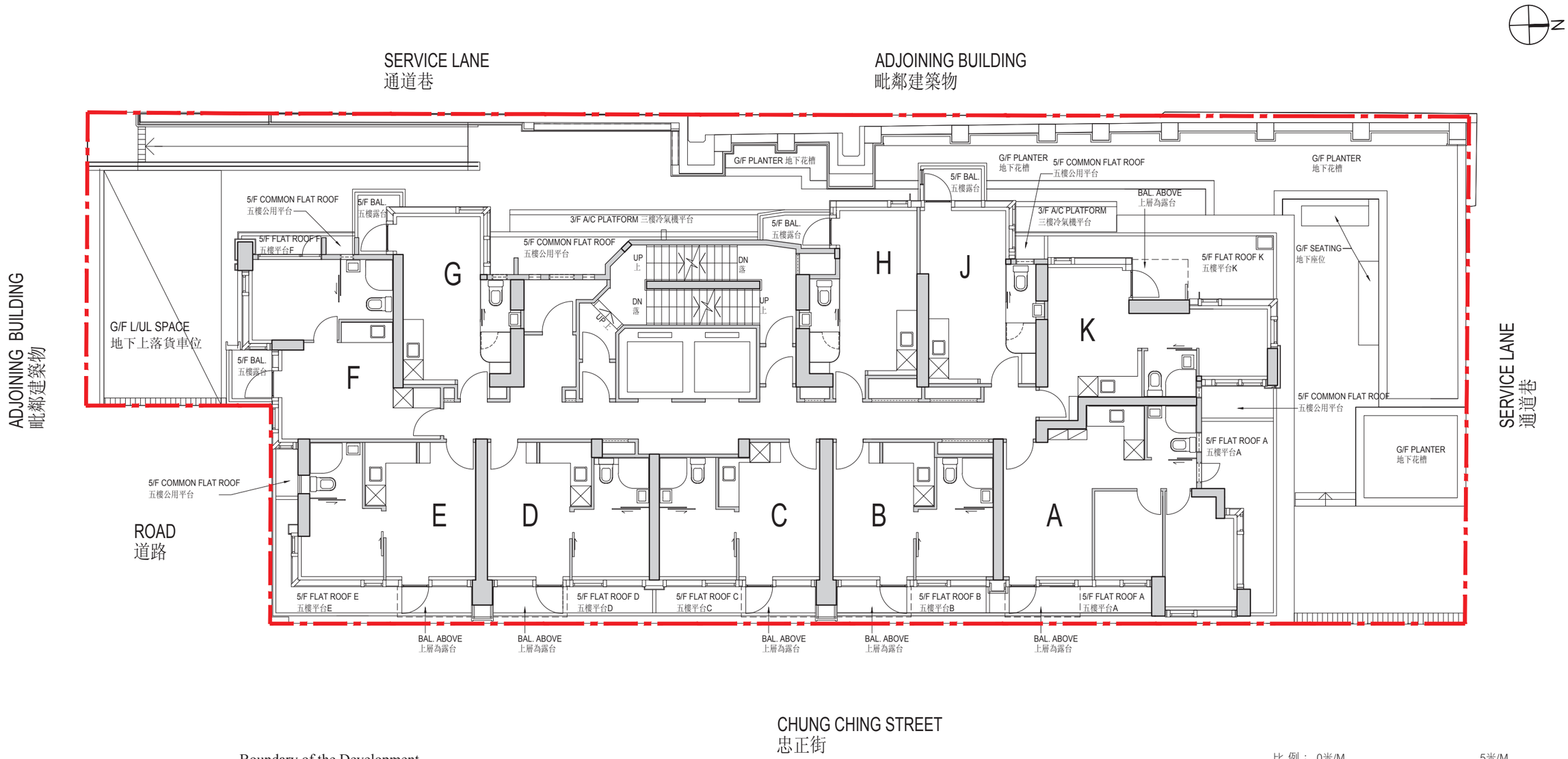
圖例 NOTATION

其他MISCELLANEOUS

發展計劃範圍界線
Boundary of development scheme

R(A)23 住宅(甲類)23
Residential (Group A)23

130 最高建築物高度(在主水平基準上若干米)
Maximum Building Height
(in metres above principal datum)



Boundary of the Development
發展項目的界線

BAL.	=	Balcony 露台
BAL. ABOVE	=	Balcony Above 上層為露台
A/C PLATFORM	=	Air-conditioner Platform 冷氣機平台
L/UL SPACE	=	Loading/unloading Space 上落貨車位

比 例： 0米/M 5米/M
Scale :

由發展項目的認可人士提供的該等建築物及設施的預計落成日期為2019年8月31日。
The estimated date of completion of these buildings and facilities, as provided by the authorized person for the development is 31 August 2019.

備註： 圖中所示之發展項目住宅樓層佈局是參照適用於 5 樓住宅樓層之平面圖。
Note : The layout of the residential floor of the development shown in the plan is based on floor plan applicable to 5/F.

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

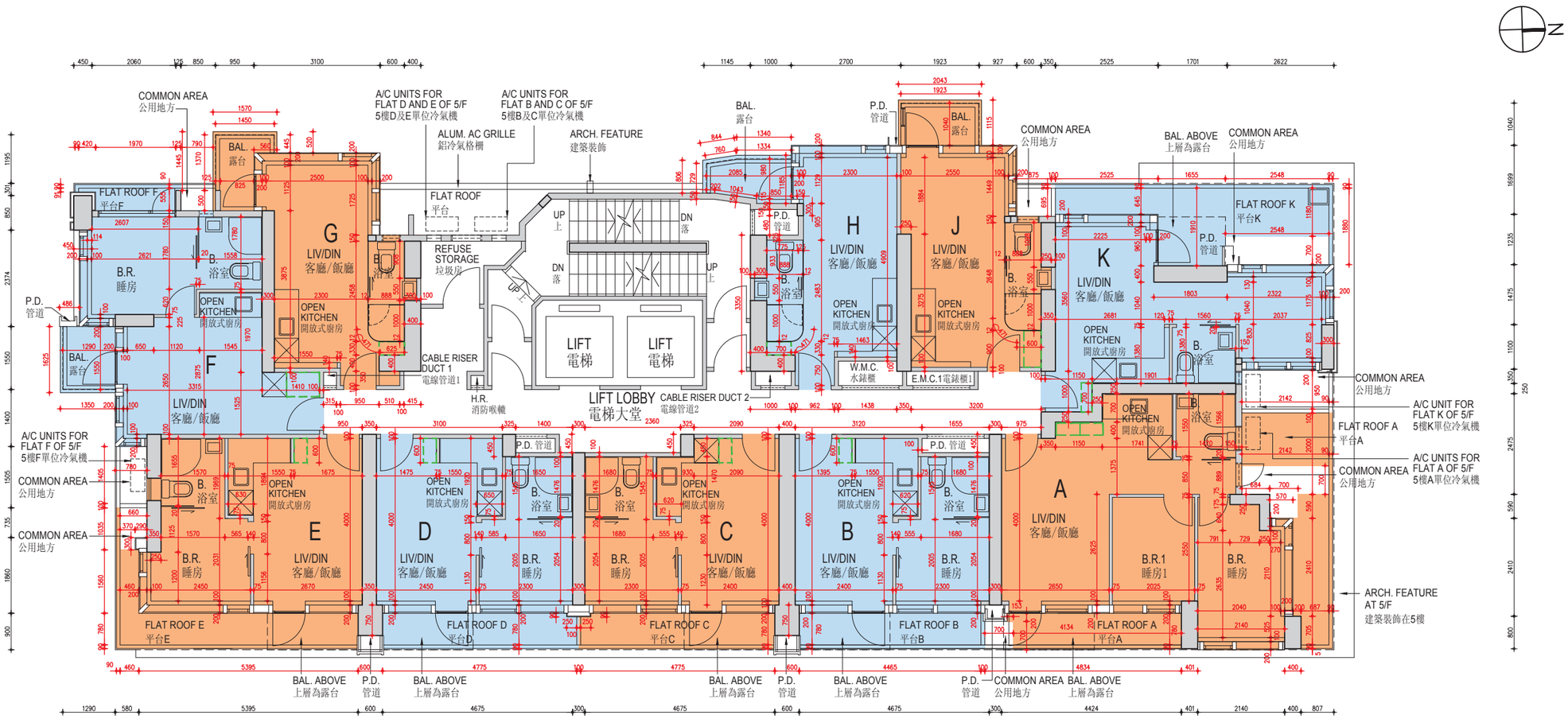
樓面平面圖圖例
Legends of the Floor Plans

A/C PLATFORM	=	Air-conditioning Platform 冷氣機平台
A/C UINT	=	Air-conditioning Unit 冷氣機
ALUM. AC GRILLE	=	Aluminium Air-conditioning Grille 鋁冷氣格柵
ARCH. FEATURE	=	Architectural Feature 建築裝飾
BAL.	=	Balcony 露台
BAL. ABOVE	=	Balcony Above 上層為露台
B.	=	Bathroom 浴室
B.R.	=	Bedroom 睡房
DN	=	Down 落
E.M.C.	=	Electric Meter Cabinet 電錶櫃
H/L	=	High Level 高位
H.R.	=	Hose Reel 消防喉轆
LIV/DIN	=	Living Room / Dining Room 客廳/飯廳
P.D.	=	Pipe Duct 管道
REFUSE STORAGE	=	Refuse Storage and Material Recovery Room 垃圾及物料回收室
W.M.C.	=	Water Meter Cabinet 水錶櫃
	=	Built-in fittings provided in the flats 隨樓附送嵌入式裝置

備註：
1. 部分住宅物業的露台、平台、天台或外牆或設有外露之公用喉管，或外牆裝飾板內藏之公用喉管。
2. 部分住宅物業內之部分天花或有跌級樓板，用以安裝上層之機電設備或配合上層之結構、建築設計及/或裝修設計上的需要。
3. 部分住宅物業內或設有假陣或假天花用以安裝冷氣喉管及/或其他機電設備。
4. 平面圖所列之數字以毫米標示之建築結構尺寸。
5. 平台空白位置為供維修大廈設備使用的公用地方。
6. 各住宅物業的樓面平面圖內所展示之裝置及設備的圖標如浴缸、洗手盆、座廁、淋浴間、洗滌盆、櫃(如有)等乃根據最新經批准的建築圖則擬備，其形狀、尺寸、比例或與實際提供的裝置及設備存在差異，僅供示意及參考之用。

Remarks:
1. Common pipes exposed or enclosed in cladding may be located at the balcony, flat roof, roof or external wall of some residential properties.
2. There may be sunken slabs at some parts of the ceiling inside some residential properties for the installation of mechanical and electrical services of the floor above or due to the structural, architectural and/or decoration design requirements of the floor above.
3. There may be ceiling bulkheads or false ceiling inside some residential properties for the installation of air-conditioning conduits and/or other mechanical and electrical services.
4. The dimensions of the floor plans are all structural dimensions in millimeter.
5. Blank areas on flat roof are common areas for building facility maintenance.
6. Those icons of fittings and fitments shown on the floor plans of residential properties like bathtubs, wash basins, water closets, shower cubicles, sink units, cabinets (if any) etc. are prepared in accordance with the latest approved building plans. Their shapes, dimensions, scales may be differed from the fittings and fitments actually provided and they are for indication and reference only.

5樓平面圖
5/F Floor Plan



比例：0米/M 5米/M
Scale :

每個住宅物業 Each Residential Property	單位 Flat 樓層 Floor	A	B	C	D	E	F	G	H	J	K
層與層之間的高度(毫米) Floor to Floor Height (mm)	5樓 5/F	2870, 3170	2920, 3170	3170	2920, 3170	2820, 2920, 3170	2820, 3170	3170	3170	2920, 3170	2820, 3170
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)		150	150	150	150	150	150	150	150	150	150

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
請參閱本售樓說明書第20頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

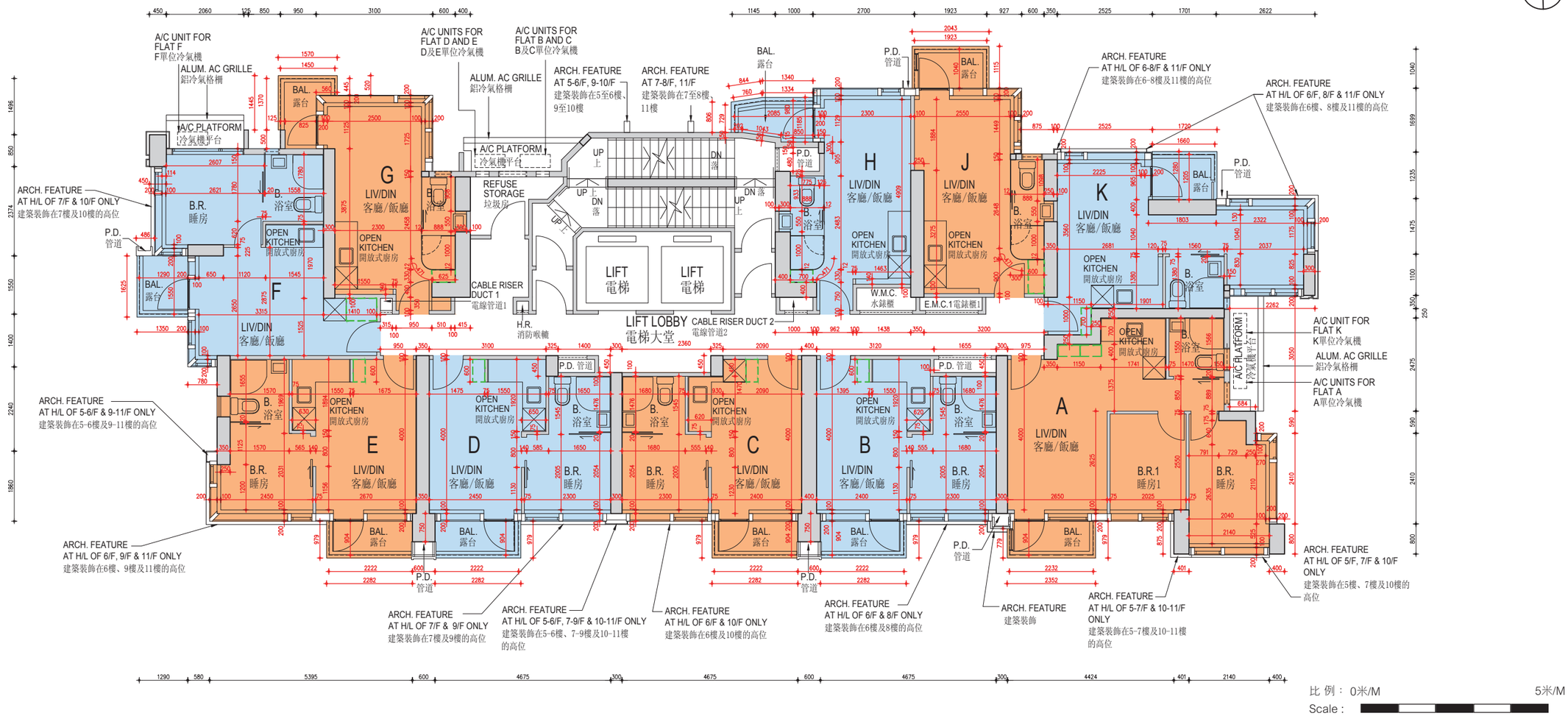
備註：1. 平面圖所列的數字為以毫米標示之建築結構尺寸。
2. 平台空白位置為供維修大廈設備使用的公用地方。

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.

Please refer to page 20 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

Notes: 1. The dimensions in floor plans are all structural dimensions in millimeter.
2. Blank areas on flat roof are common areas for building facility maintenance.

6樓至11樓平面圖
6/F-11/F Floor Plan



每個住宅物業 Each Residential Property	樓層 Floor \ 單位 Flat	A	B	C	D	E	F	G	H	J	K
層與層之間的高度(毫米) Floor to Floor Height (mm)	6樓至11樓 6/F-11/F	3170	3170	3170	3170	3170	3170	3170	3170	3170	3170
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)		150	150	150	150	150	150	150	150	150	150

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
請參閱本售樓說明書第20頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

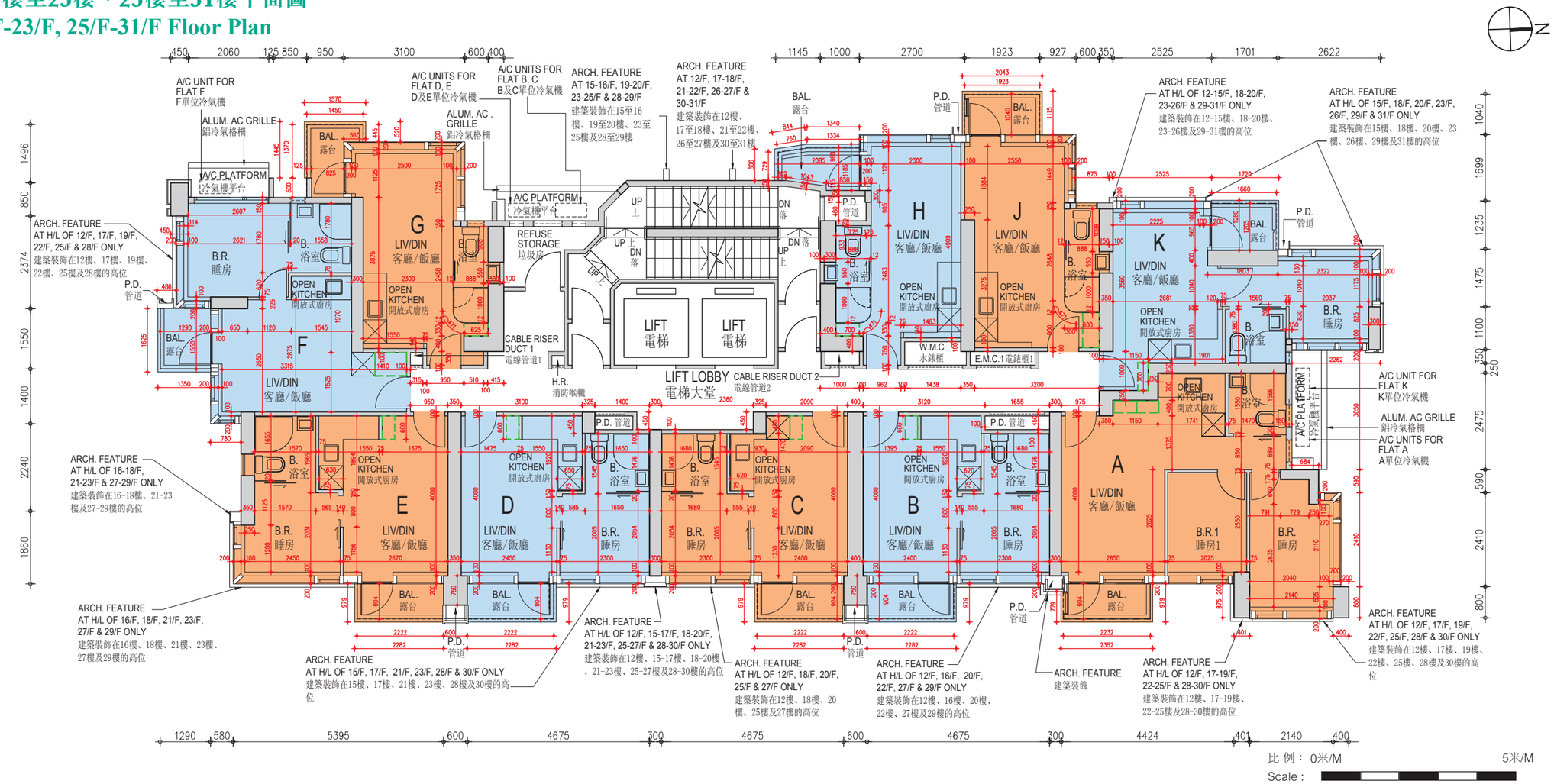
備註：1. 平面圖所列的數字為以毫米標示之建築結構尺寸。

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.

Please refer to page 20 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

Note: 1. The dimensions in floor plans are all structural dimensions in millimeter.

12樓、15樓至23樓、25樓至31樓平面圖
12/F, 15/F-23/F, 25/F-31/F Floor Plan



每個住宅物業 Each Residential Property	單位 Flat / 樓層 Floor	A	B	C	D	E	F	G	H	J	K
層與層之間的高度(毫米) Floor to Floor Height (mm)	12樓、15樓至23樓、25樓至30樓 12F, 15/F-23/F, 25/F-30/F	3170	3170	3170	3170	3170	3170	3170	3170	3170	3170
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)		150	150	150	150	150	150	150	150	150	150
層與層之間的高度(毫米) Floor to Floor Height (mm)	31樓 31/F	3390	3390	3390	3390	3390	3390	3390	3390	3390	3390
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)		175	175	175	175	175	175	175	175	175	175

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
請參閱本售樓說明書第20頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

備註：1. 平面圖所列的數字為以毫米標示之建築結構尺寸。

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.

Please refer to page 20 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

Note: 1. The dimensions in floor plans are all structural dimensions in millimeter.

物業的描述 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)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		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
藝里坊·1號 One·ArtLane	5樓 5/F	A	37.140(400) 露台 Balcony: -- 工作平台 Utility Platform: --	-	-	-	9.102 (98)	-	-	-	-	-	-
		B	21.831(235) 露台 Balcony: -- 工作平台 Utility Platform: --	-	-	-	3.477 (37)	-	-	-	-	-	-
		C	21.514(232) 露台 Balcony: -- 工作平台 Utility Platform: --	-	-	-	3.696 (40)	-	-	-	-	-	-
		D	22.069(238) 露台 Balcony: -- 工作平台 Utility Platform: --	-	-	-	3.696 (40)	-	-	-	-	-	-
		E	24.207(261) 露台 Balcony: -- 工作平台 Utility Platform: --	-	-	-	5.279 (57)	-	-	-	-	-	-
		F	27.975(301) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	1.138 (12)	-	-	-	-	-	-
		G	21.402 (230) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		H	20.798 (224) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		J	20.716(223) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		K	24.581 (265) 露台 Balcony: -- 工作平台 Utility Platform: --	-	-	-	7.760 (84)	-	-	-	-	-	-

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部分別計算得出的。

備註：上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米 =10.764 平方呎換算，並四捨五入至整數。

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Note: Areas in square metre as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

物業的描述 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)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		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
藝里坊·1號 One·ArtLane	6樓至12樓，15樓至23樓及25樓至31樓 6/F-12/F, 15/F-23/F & 25/F-31/F	A	39.140(421) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		B	23.831(257) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		C	23.514(253) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		D	24.069(259) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		E	26.207(282) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		F	27.975(301) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		G	21.402 (230) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		H	20.798 (224) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		J	20.716(223) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		K	26.581 (286) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-

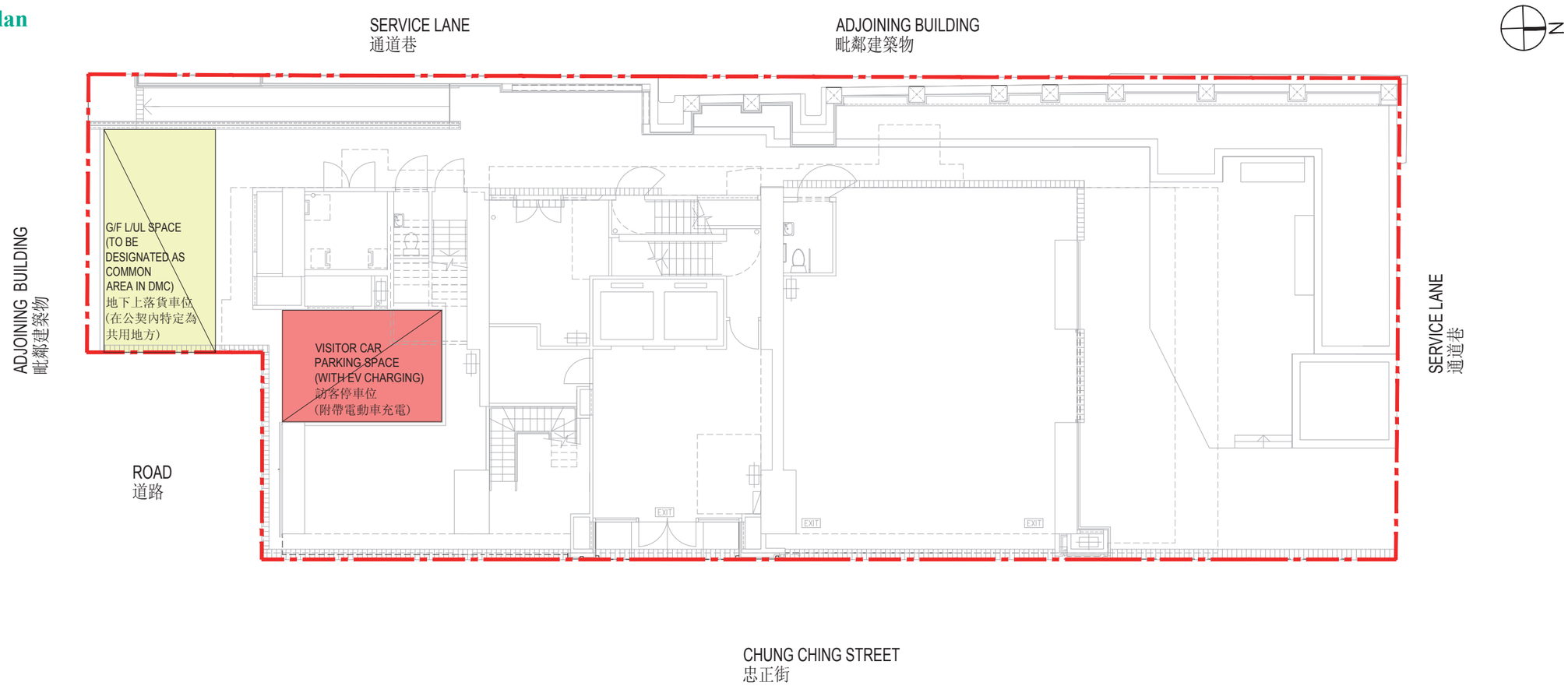
實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部分別計算得出的。

備註：上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米 =10.764 平方呎換算，並四捨五入至整數。

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Note: Areas in square metre as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

地下平面圖
G/F Floor Plan



Boundary of the Development
發展項目的界線

L/UL SPACE = Loading / unloading Space 上落貨車位

EV CHARGING = Electric Vehicle Charging 電動車充電

停車位類別 Commercial Development	位置 Location	數量 No.	尺寸(長X闊)(米) Dimension (L x W) (m)	每個停車位面積(平方米) Area of each parking space (s.q.m.)
訪客停車位(作為商業發展項目的一部分) Visitor Car Parking Space (Forming part of the Commercial Development)	地下 G/F	1	5.0 x 3.5	17.5
上落貨車位 Loading/Unloading Space	地下 G/F	1	7.0 x 3.5	24.5

1. 買方在簽立臨時買賣合約時向賣方(擁有人)繳付相等於樓價5%之臨時訂金。

2. 買方在簽署臨時買賣合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有。

3. 如買方沒有在訂立該臨時買賣合約之後的5個工作日內簽立正式買賣合約 —

   i. 該臨時買賣合約即告終止；及

   ii. 買方支付的臨時訂金，即予沒收；及

   iii. 賣方(擁有人)不得就買方沒有簽立正式買賣合約，而對買方提出進一步申索。

1. A preliminary deposit which is equal to 5% of the purchase price is payable by the purchaser to the vendor (the owner) upon signing of the preliminary agreement for sale and purchase.

2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement for sale and purchase will be held by a firm of solicitors acting for the owner, as stakeholders.

3. If the purchaser fails to sign the formal agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement for sale and purchase -

   i. that preliminary agreement for sale and purchase is terminated; and

   ii. the preliminary deposit paid by the purchaser is forfeited; and

   iii. the vendor (the owner) does not have any further claim against the purchaser for the failure.

1. 發展項目的公用部分

「公用地方與設施」統指屋苑公用地方與設施及住宅公用地方與設施，並在適用的情況下包括《建築物管理條例》(第344章)第1附件所列出的適當及相關公用部分，及如商業發展的單位個別出售，將包括關於商業發展的副公契內所介定為商業發展的公用地方。

「屋苑公用地方」指擬供屋苑整體而並非只供任何個別單位或其任何部分公用及共享的屋苑部分，受制於公契條款及所有現存的權利及通行權，每位擁有人及佔用人可與屋苑所有其他擁有人及佔用人共用該等部分，當中包括但不限於：-

(a) 不屬於或構成商業發展或住宅發展一部分的地基、柱、樑、樓板及其他結構性支承物及元素；
(b) 在屋苑地面層的上落車位；
(c) 斜坡及護土牆；
(d) 提供安裝或使用天線廣播分導或電訊網絡設施的地方；
(e) 在附於公契的圖則上顯示為屋苑公用地方及並非屬於商業發展及住宅發展的屋苑外牆部分(包括其玻璃幕牆及簷篷(如有的話)，其上建築裝飾及特色)；
(f) 綠化地區；
(g) 花槽牆地區;
(h) 所有在附於公契的圖則上顯示為屋苑公用地方的地方；及
(i) 由首位擁有人按照公契的條款在任何時候指定用作屋苑公用地方的其他額外地方。

「屋苑公用設施」指擬供屋苑整體而並非只供任何個別單位或其任何部分公用及共享的屋苑設施，受制於公契條款，每位擁有人及佔用人可與屋苑所有其他擁有人及佔用人共用該等設施，當中包括但不限於公共天線、所有訊號接收器、污水管、排水渠、雨水渠、水道、電纜、水管、電線、管槽、總沖廁水管、總食水管、閉路電視及其他裝設於屋苑公用地方的保安設施及設備、屋苑內的機械設備和其他類似的裝置、設施或服務、變壓房、電纜設備及為屋苑提供電力的所有相關設施及輔助電力裝置、設備及設施，以及由首位擁有人按照公契的條款在任何時候指定用作屋苑公用設施的其他額外裝置及設施。

「住宅公用地方」指擬供住宅發展整體而並非只供任何個別住宅單位公用及共享的住宅發展部分，受制於公契條款，每位住宅單位擁有人及佔用人可與所有其他住宅單位擁有人及佔用人共用該等部分，當中包括但不限於：-

(a) 在附於公契的圖則上顯示為住宅公用地方的屋苑外牆(包括玻璃幕牆(如有的話)，在其上的建築裝飾及特色)；
(b) 並非屬於住宅單位一部分或屋苑公用地方的屋苑外牆包括但不限於：-
    (1) 在其上的建築裝飾及特色；
    (2) 毗連住宅單位的冷氣機平台(包括其百葉窗及/或金屬支撐框架(如有的話))，或指定用作安放冷氣機的其他地方(如有的話)；及
    (3) 屋苑之玻璃幕牆結構包括但不限於豎框及面板(不包括(i)玻璃幕牆結構可開啟的部分；及(ii)完全包圍或面向住宅單位的玻璃嵌板，而上述可開啟部分及玻璃嵌板則組成有關住宅單位的部分)。

    為免存疑，任何構成屋苑玻璃幕牆結構一部分而並非完全包圍一個住宅單位而是申延跨越兩個或多個住宅單位的玻璃嵌板，將構成住宅公用地方的一部分；

    但不包括所構成相關住宅單位的部分露台、工作平台(如有的話)、平台或特定部分的天台的玻璃欄杆、金屬欄杆或欄杆；
(c) 康樂地方及設施；
(d) 位於地面的管理員、看守員及管理職員的辦公室及/或櫃枱(如有的話)；
(e) 所有在附於公契的圖則上顯示為住宅公用地方的部分；及
(f) 由首位擁有人按照公契的條款在任何時候指定用作住宅公用地方的其他額外地方。

「住宅公用設施」指擬供住宅發展整體而並非只供任何個別住宅單位公用及共享的屋苑設施，受制於公契條款，每位住宅單位擁有人及佔用人可與所有其他住宅單位擁有人及佔用人共用該等設施，當中包括但不限於所有特設於住宅公用地方的升降機、電線、電纜、導管、喉管、排水渠、閉路電視及其他裝設於住宅公用地方的保安設施及設備、位於康樂地方及設施的運動及康樂設施、專屬住宅發展的所有機電裝置及設備，以及由首位擁有人按照公契的條款在任何時候指定用作住宅公用設施的其他額外裝置及設施。

2. 分配予發展項目中的每個住宅物業的不可分割份數的數目

室	樓層*	
	5樓	6樓至31樓
A	37/6,800	39/6,800
B	21/6,800	23/6,800
C	21/6,800	23/6,800
D	22/6,800	24/6,800
E	24/6,800	26/6,800
F	27/6,800	27/6,800
G	21/6,800	21/6,800
H	20/6,800	20/6,800
J	20/6,800	20/6,800
K	24/6,800	26/6,800

*不設13樓、14樓及24樓

3. 發展項目的管理人的委任年期

管理人首屆任期由簽訂公契日期起計兩年，其後續任至按公契的條文終止其管理人的委任為止。

4. 發展項目中的住宅物業的擁有人之間分擔管理開支的計算基準

每個住宅單位的擁有人應在每個曆月首日預繳按住宅管理預算案其應繳的年度開支份額的十二份之一的管理費，以分擔發展項目的管理開支(包括管理人費用)。該應繳的份額比例，應與分配給該擁有人的住宅單位的管理份數佔分配給發展項目內所有住宅單位的總管理份數的比例相同。惟管理及保養綠化地區及花槽牆地區的費用及開支將由商業發展的業主承擔，及如商業發展的單位個別出售，則由商業發展項目的有關分契的條款及條件規限。

5. 計算管理費按金的基準

管理費按金相等於擁有人就其單位按首個年度管理預算案釐定而須繳交的三個月管理費。

6. 擁有人在發展項目中保留作自用的範圍（如有的話）

不適用。

註：除非本售樓説明書另有規定，本公契的摘要內所採用的詞彙與該詞彙在公契內的意思相同。

1. The common parts of the development

"Common Areas and Facilities" means collectively the Estate Common Areas and Facilities and the Residential Common Areas and Facilities and, where applicable, includes those appropriate and relevant common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) and in the event Units in the Commercial Development are disposed of individually, such Commercial Development common areas as shall be defined in the relevant Sub-Deed or Deeds in respect of the Commercial Development.

"Estate Common Areas" means those parts of the Estate intended for the common use and benefit of the Estate as a whole and not just any particular Unit or any particular part thereof and which are subject to the provisions of the Deed of Mutual Covenant and all subsisting rights and rights of way to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate which said parts include but not limited to: -

(a) such foundations, columns, beams, slabs and other structural supports and elements that do not belong to or form part of the Commercial Development or the Residential Development;

(b) the loading and unloading space situated on the ground floor of the Estate;

(c) the Slopes and Retaining Walls;

(d) the areas for the installation or use of aerial broadcast distribution or telecommunications network facilities;

(e) all those portions of the external walls of the Estate (including the curtain walls and canopies thereof, if any, architecture fins and features thereon) not forming part of the Commercial Development and the Residential Development and shown as Estate Common Areas on the plans annexed to the Deed of Mutual Covenant;

(f) the Greenery Area;

(g) the Planter Wall Area;

(h) all those areas shown as the Estate Common Areas on the plans annexed to the Deed of Mutual Covenant; and

(i) such additional areas of the Estate as may at any time be designated as Estate Common Areas by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

"Estate Common Facilities" means all those facilities of the Estate intended for the common use and benefit of the Estate as a whole and not just any particular Unit or any particular part thereof which are subject to the provisions of the Deed of Mutual Covenant to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate and includes but not limited to the communal aerial, all signal receivers, sewers, drains, storm water drains, water courses, cables, pipes, wires, ducts, flushing mains, fresh water mains, CCTV and other facilities and equipment installed in the Estate Common Areas for security purposes, plant and machinery and other like installations, facilities or services of the Estate, transformer room, cable accommodations and all associated facilities and ancillary electricity installation equipment and facilities for the supply of electricity to the Estate and such additional devices and facilities of the Estate as may at any time be designated as Estate Common Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

"Residential Common Areas" means those parts of the Residential Development intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit and which are subject to the provisions of the Deed of Mutual Covenant to be used by each Owner and Occupier of the Residential Units in common with all other Owners and Occupiers of the Residential Units which said parts include but not limited to:-

(a) those parts of the external walls of the Estate (including the curtain walls thereof, if any, architecture fins and features thereon) shown as Residential Common Areas on the plans annexed to the Deed of Mutual Covenant;

(b) those parts of the external walls of the Estate not forming part of the Residential Units or the Estate Common Areas including but not limited to:-

  (1) the architecture fins and features thereon;

  (2) the air-conditioning platforms (including the louvers and/ or metal supporting frames thereof (if any)) adjacent to the Residential Units or such other area(s), if any, as may be designated for that purpose; and

  (3) the curtain wall structures of the Estate including but not limited to the mullions and cladding (except (i) the openable parts of the curtain wall structures; and (ii) such pieces of glass panels wholly enclosing or fronting a Residential Unit, which said openable parts and glass panels shall form parts of the relevant Residential Units). For the avoidance of doubt, any glass panel forming part of the curtain wall structures of the Estate that does not wholly enclose a Residential Unit but extends across two or more Residential Units shall form part of the Residential Common Areas;

  BUT excluding the glass balustrades, metal balustrades or railings of the balconies, utility platforms (if any), flat roofs or specified parts of roofs which form parts of the relevant Residential Units;

(c) the Recreational Areas and Facilities;

(d) office and/or counter for caretaker, watchman and management staff, if any, on the ground floor;

(e) all those areas shown as Residential Common Areas on the plans annexed to the Deed of Mutual Covenant; and

(f) such additional areas of the Estate as may at any time be designated as Residential Common Areas by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

"Residential Common Facilities" means all those facilities of the Estate intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit which are subject to the provisions of the Deed of Mutual Covenant to be used by each Owner and Occupier of the Residential Units in common with all other Owners and Occupiers of the Residential Units and includes but not limited to all lifts designated in the Residential Common Areas, wires, cables, ducts, pipes, drains, CCTV and other facilities and equipment installed in the Residential Common Areas for security purposes, the sports and recreational facilities in the Recreational Areas and Facilities and all mechanical and electrical installations and equipment exclusively for the Residential Development and such additional devices and facilities of the Estate as may at any time be designated as Residential Common Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

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

Flat	Floor*	
	5/F	6/F-31/F
A	37/6,800	39/6,800
B	21/6,800	23/6,800
C	21/6,800	23/6,800
D	22/6,800	24/6,800
E	24/6,800	26/6,800
F	27/6,800	27/6,800
G	21/6,800	21/6,800
H	20/6,800	20/6,800
J	20/6,800	20/6,800
K	24/6,800	26/6,800

*13/F, 14/F, 24/F are omitted

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

The Manager is to be appointed for an initial term of two years from the date of the Deed of Mutual Covenant and to be continued thereafter until the termination of the Manager's appointment in accordance with the provisions thereof.

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

The Owner of each Residential Unit shall contribute towards the Management Expenses (including the Manager's Fee) of the development by paying in advance on the first day of each calendar month 1/12th of the due proportion of the annual expenditure in accordance with the Residential Management Budget which due proportion shall be the same proportion as the number of Management Units allocated to his Residential Unit bears to the total number of Management Units allocated to all the Residential Units in the development, Provided That the costs and expenses for the management and maintenance of the Greenery Area and the Planter Wall Area shall only be borne and paid by the Owner(s) for the time being of the Commercial Development and in the event Units in the Commercial Development are disposed of individually subject to the terms and conditions in the relevant Sub-Deed in respect of the Commercial Development.

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

The management fee deposit is equivalent to three months' management contribution payable by the Owner in respect of his Unit based on the first annual Management Budget.

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

Not applicable.

Remarks: Unless otherwise defined in this sales brochure, the capitalized terms used in this Summary of Deed of Mutual Covenant shall have the same meaning of such terms in the Deed of Mutual Covenant.

1. 發展項目位處於內地段第3863號餘段、內地段第3864號餘段、內地段第3865號餘段、內地段第3866號餘段、內地段第3867號餘段、內地段第3868號餘段、內地段第3869號餘段、內地段第3870號餘段及內地段第3871號餘段(統稱「發展地段」)。

2. 發展地段是根據9份政府租契持有，即(i)日期為1934年10月29日的內地段第3863號政府租契；(ii)日期為1950年5月15日的內地段第3864號政府租契；(iii)日期為1950年5月15日的內地段第3865號政府租契；(iv)日期為1934年10月8日的內地段第3866號政府租契；(v)日期為1934年12月10日的內地段第3867號政府租契；(vi)日期為1935年2月22日的內地段第3868號政府租契；(vii)日期為1935年2月22日的內地段第3869號政府租契；(viii)日期為1934年11月20日的內地段第3870號政府租契；及(ix)日期為1934年11月20日的內地段第3871號政府租契(統稱「租契」)。每份租契的批租年期由1855年10月1日開始999年。

3. 租契規定如非事先獲得政府或其他為此獲授權人士的許可，發展地段不得被用作經營或從事銅工、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，或經營或從事任何其他發出高噪音、惡臭或令人厭惡的行業或業務。根據兩份日期為2016年6月27日及2017年10月19日並分別登記於土地註冊處註冊摘要編號為16071402390242及18011900760028的厭惡性行業牌照，政府經已批准發展地段的註冊業主在發展地段上經營或從事製糖、油料(加油站除外)、售肉、食物供應及旅館的行業或業務，但須受該牌照施加的條件所規限。

4. 租契規定承租人：「此後不時及無論何時及每當有需要時或情況要求時，必須及將會自費妥善地及足夠地修葺、維持、支持、保養、鋪飾、清洗、洗滌、潔淨、卸空、修改及保存現時或此後任何時間位於在此表明予以批租的該片或該幅土地上之宅院或物業單位及所有豎設物及建築物，以及所有屬於並以任何形式從屬於或關連該處的牆、堤岸、路塹、籬笆、溝渠、路軌、電燈、行人道、水廁、洗滌槽、排水渠及水道，並且全面執行需要及必須的修葺、清洗及修改工程，以達致令陛下的工務局局長滿意為止(以下簡稱為「該局長」)。」

5. 租契規定承租人：「於本文協定的批租年期內將會不時按需要承擔、支付及准許以合理份數和比例計算的費用及收費，以支付建造、建築、修葺及修改在此表明予以批租的該處所或該處所的任何部分所需的、或於其內的、或屬於其的並與鄰近或毗鄰處所共用的所有或任何道路、行人路、渠道、柵欄及共用牆、排氣管、私家或公共污水渠及排水渠。有關的付款比例由該局長釐定及確定，並可當作欠繳地租的性質追討」。

6. 租契規定:「陛下以該局長或獲指派代表他行事的其他人有權在該批租年期內，每年兩次或多次在日間的所有合理時間內進入表明予以批租的該處所從而視察、搜查及觀看該物業的狀況。每當視察時發現有任何頹敗、損壞及需要維修及修正的地方時，須在該處所或其某部份留下書面通知予以及要求承租人在三個曆月內，就上述問題進行維修及修正。承租人須於其後三個曆月內就上述問題進行維修及修正」。

7. 租契規定：「如因應改善香港殖民地，或不論任何其他公共目的所需，陛下有全權可向承租人在發出三個曆月的通知後，並且根據該局長公平客觀地估值該地段及在其上面的建築物，並向承租人作出全面合理的賠償，從而收回、進入及再佔管在此表明予以批租的所有土地或任何處所的部分。本項權利一旦行使，本文所訂的年期及產業權將分別終止、終結及無效」。

1. The development is situated on The Remaining Portion of Inland Lot No.3863, The Remaining Portion of Inland Lot No.3864, The Remaining Portion of Inland Lot No.3865, The Remaining Portion of Inland Lot No.3866, The Remaining Portion of Inland Lot No.3867, The Remaining Portion of Inland Lot No.3868, The Remaining Portion of Inland Lot No.3869, The Remaining Portion of Inland Lot No.3870 and The Remaining Portion of Inland Lot No.3871 (collectively the "Lots").

2. The Lots are respectively held under nine Government Leases, namely, (i) the Government Lease of Inland Lot No.3863 dated 29th October 1934; (ii) the Government Lease of Inland Lot No.3864 dated 15th May 1950; (iii) the Government Lease of Inland Lot No.3865 dated 15th May 1950; (iv) the Government Lease of Inland Lot No.3866 dated 8th October 1934; (v) the Government Lease of Inland Lot No.3867 dated 10th December 1934; (vi) the Government Lease of Inland Lot No.3868 dated 22nd February 1935; (vii) the Government Lease of Inland Lot No.3869 dated 22nd February 1935; (viii) the Government Lease of Inland Lot No.3870 dated 20th November 1934; and (ix) the Government Lease of Inland Lot No.3871 dated 20th November 1934 (collectively "the Leases"). Each of the Lots is held for a term of 999 years commencing from 1st October 1855.

3. The Leases stipulate that the Lots shall not be used for the trade or business of a Brazier Slaughterman Soap-maker Sugar-baker Fellmonger Melter of tallow Oilman Butcher Distiller Victualler or Tavern-keeper Blacksmith Nightman Scavenger or any other noisy noisome or offensive trade or business whatever without the previous licence of the Government or other person duly authorized in that behalf. By two Offensive Trade Licences dated 27th June 2016 and dated 19th October 2017 and registered in the Land Registry by Memorial Nos.16071402390242 and 18011900760028 respectively, the Government has granted licences to the registered owner of the Lots to carry out the trade or business of sugar-baker, oilman (excluding petrol filling station), butcher, victualler and tavern-keeper in or upon the Lots subject to the conditions therein.

4. The Leases require the lessee "shall and will from time to time and at all times hereafter when where and as often as need or occasion shall be and require at his her or their own proper costs and charges well and sufficiently Repair Uphold Support Maintain Pave Purge Scour Cleanse Empty Amend and keep the messuage or tenement messuages or tenements and all other erections and buildings now or at any time hereafter standing upon the said piece or parcel of ground hereby expressed to be demised and all the Walls Banks Cuttings Hedges Ditches Rails Lights Pavements Privies Sinks Drains and Watercourses thereunto belonging and which shall in any-wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever the whole to be done to the satisfaction of His said Majesty's Director of Public Works (hereinafter referred to as "the said Director"). "

5. The Leases require the lessee "will during the term hereby granted 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 said premises hereby expressed to be demised or any part thereof in common with other premises near or adjoining thereto and that such proportion shall be fixed and ascertained by the said Director and shall be recoverable in the nature of rent in arrear."

6. The Leases provide that "it shall and may be lawful to and for His said Majesty by the said Director or other persons deputed to act for Him twice or oftener in every year during the said term at all reasonable times in the day to enter into and upon the said premises hereby expressed to be demised to view search and see the condition of the same and of all decays defects and wants of reparation and amendment which upon every such view shall be found to give or leave notice in writing at or upon the said premises or some part thereof unto or for the said Lessee to repair and amend the same within Three Calendar Months then next following within which time the said Lessee will repair and amend the same accordingly".

7. The Leases provide that "His said Majesty shall have full power to resume enter into and re-take possession of all or any part of the premises hereby expressed to be demised if required for the improvement of the said Colony or for any other public purpose whatsoever Three Calendar Months notice being given to the said Lessee of its being so required and a full and fair compensation for the said Land and the Buildings thereon being paid to the said Lessee at a Valuation to be fairly and impartially made by the said Director and upon the exercise of such power the term and estate hereby created shall respectively cease determine and be void".

A. 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施

不適用。

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

不適用。

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

不適用。

D. 公契中關於提供公眾使用的任何設施及休憩用地

行人街連休憩處包括(1) 紅色加上黑色影地區、 (2) 綠化地區及(3) 花槽牆地區。

公契第二附表B部份中第1(c)條訂明:

「每份不分割份數的業主及持有、使用、佔用及享用其單位的專有的權利均受以下的地役權、權利及特權所規限:-

(c) 公眾人士權
擁有合法目的之公眾人士有權自由及不被干擾地每天24小時通過及往來通過、越過、靠泊及使用行人街連休憩處。」

(1) 紅色加上黑色影地區

附於公契並只為識別目的而以紅色加上黑色影線顯示的紅色加上黑色影地區的圖則已在本部分末端列出。紅色加上黑色影地區為商業發展一部分。

(2) (a) 綠化地區

附於公契並只為識別目的而以黃色底加上黑點顯示的綠化地區圖則已在本部分末端列出。綠化地區為屋苑公用地方部分。

公契第13(c)(xv)條訂明管理開支應包括「用於種植、灌溉及保養公用地方及設施上的花槽及園林美化區，特別是綠化地區的開支」。

公契第三附表中第46條訂明「除非得到屋宇署及/或其他有關政府部門的事先許可，綠化地區不能用作栽植樹木、灌木、草、花或其他花卉類植物以外的用途。」

(b) 花槽牆地區

附於公契並只為識別目的而以黃色底黑色交叉斜線顯示的花槽牆地區圖則已在本部分末端列出。花槽牆地區為屋苑公用地方部分。

公契第15(c)(i)條訂明「管理及保養綠化地區及花槽牆地區的費用及開支將由商業發展的業主承擔，及如商業發展的單位個別出售，則由商業發展項目的有關分契規限」。

公契第37(ca) 及(cb)條訂明：-

「37. 在本公契的條文的約束下，每位擁有人在此不可撤回地委任管理人為代理人，獲授全權針對其他一位或多位擁有人執行本公契的條文，以及處理按照本公契的條文妥為授權的任何有關公用地方及設施的事宜。在本公契所賦予的其他權力以外，管理人獲授全權及不受限制地為了或與該地段及該屋苑及該管理有關而作出所有必要或恰當的行為及事情，包括(尤其是以下事宜但在各方面都不受上述的一般性事宜加以限制)：-

(ca) 保持綠化地區及花槽牆地區每天24小時開放予擁有合法目的之公眾人士進入及享用；

(cb) 修理、維修、保養及管理綠化地區及花槽牆地區；」

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

Not applicable.

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

Not applicable.

C. Any part of the land (on which the development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap.123 sub. leg. F)

Not applicable.

D. Provisions of the deed of mutual covenant that concern any facilities and open spaces for public use

Pedestrian Street cum Sitting-out Area means collectively (i) the Red Hatched Black Area, (ii) the Greenery Area, and (iii) the Planter Wall Area.

Sub-clause 1(c) of Part B of the Second Schedule to the Deed of Mutual Covenant and Management Agreement ("the Deed of Mutual Covenant") provides that:-

"The following are the easements, rights and privileges subject to which the Owner of each Undivided Share and the exclusive right to hold, use, occupy and enjoy his Unit is held :-

(c) Right of the public
The free and uninterrupted right for all members of the public for all lawful purposes to go, pass and repass on, along, over, by and through and to use 24 hours daily the Pedestrian Street cum Sitting-out Area."

(1) Red Hatched Black Area

The plan annexed to the Deed of Mutual Covenant for identification purpose only with the Red Hatched Black Area shown and coloured red hatched black is set out at the end of this section. The Red Hatched Black Area forms part of the Commercial Development.

(2) (a) Greenery Area

The plan annexed to the Deed of Mutual Covenant for identification purpose only with the Greenery Area shown and coloured yellow stippled black is set out at the end of this section. The Greenery Area forms part of the Estate Common Areas.

Clause 13(c)(xv) of the Deed of Mutual Covenant stipulates that the Management Expenses shall cover "the expenses for cultivation, irrigation and maintenance of the planters and landscaped areas on the Common Areas and Facilities, in particular on the Greenery Area".

Clause 46 of the Third Schedule to the Deed of Mutual Covenant stipulates that "The Greenery Area shall not be used for any purpose other than for planting of trees, shrubs, grasses, flowers or other flora types of vegetation without the prior written consent of the Building Authority and/or any other relevant Government authority."

(2) (b) Planter Wall Area

The plan annexed to the Deed of Mutual Covenant for identification purpose only with the Planter Wall Area shown and coloured yellow cross-hatched black is set out at the end of this section. The Planter Wall Area forms part of the Estate Common Areas.

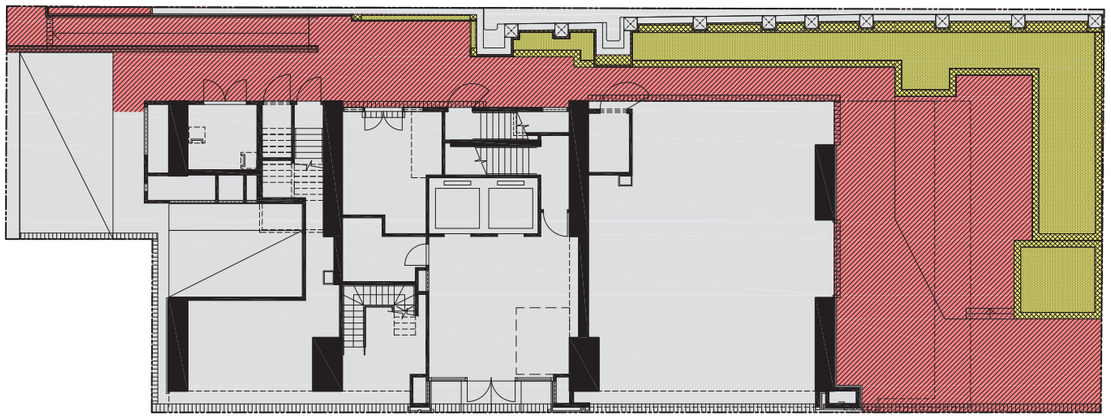
Clause 15(c)(i) of the Deed of Mutual Covenant stipulates that "the costs and expenses for the management and maintenance of the Greenery Area and the Planter Wall Area shall only be borne and paid by the Owner(s) for the time being of the Commercial Development and in the event Units in the Commercial Development are disposed of individually subject to the terms and conditions in the relevant Sub-Deed in respect of the Commercial Development ".

Clause 37(ca) and (cb) of the Deed of Mutual Covenant stipulates that:-

"37 Subject to the provisions of this Deed, each Owner hereby irrevocably APPOINTS the Manager as agent with full power of delegation to enforce the provisions of this Deed against the other Owner or Owners and in respect of any matter concerning the Common Areas and Facilities duly authorised in accordance with the provisions of this Deed. In addition to the other powers expressly provided in this Deed, the Manager shall have full and unrestricted authority to do all such acts and things as may be necessary or expedient for or in connection with the Lot and the Estate and the management thereof including in particular the following but without in any way limiting the generality of the foregoing:

(ca) To keep the Greenery Area and the Planter Wall Area open 24 hours daily for the access and enjoyment by the general public for all lawful purposes;

(cb) To upkeep, repair, maintain and manage the Greenery Area and the Planter Wall Area;"



圖例 LEGEND

忠正街
CHUNG CHING STREET

紅色加上黑色影地區
RED HATCHED BLACK AREA

綠化地區
GREENERY AREA

花槽牆地區
PLANTER WALL AREA

備註：不按比例，圖則僅供識別用途。
NOTE: NOT TO SCALE. THIS PLAN IS FOR IDENTIFICATION PURPOSE ONLY.

17 對買方的警告
WARNING TO PURCHASERS

1. 此提示建議你聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表你行事。

2. 如你聘用上述的獨立的律師事務所，以在交易中代表你行事，該律師事務所將會能夠向你提供獨立意見。

3. 如你聘用代表擁有人行事的律師事務所同時代表你行事，而擁有人與你之間出現利益衝突：

   (i) 該律師事務所可能不能夠保障你的利益；及

   (ii) 你可能要聘用一間獨立的律師事務所。

4. 如屬3(ii)段的情況，你須支付的律師費用總數，可能高於如你自一開始即聘用一間獨立的律師事務所須支付的費用。

1. You are recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for you in relation to the transaction.

2. If you instruct such separate firm of solicitors to act for you in relation to the transaction, that firm will be able to give independent advice to you.

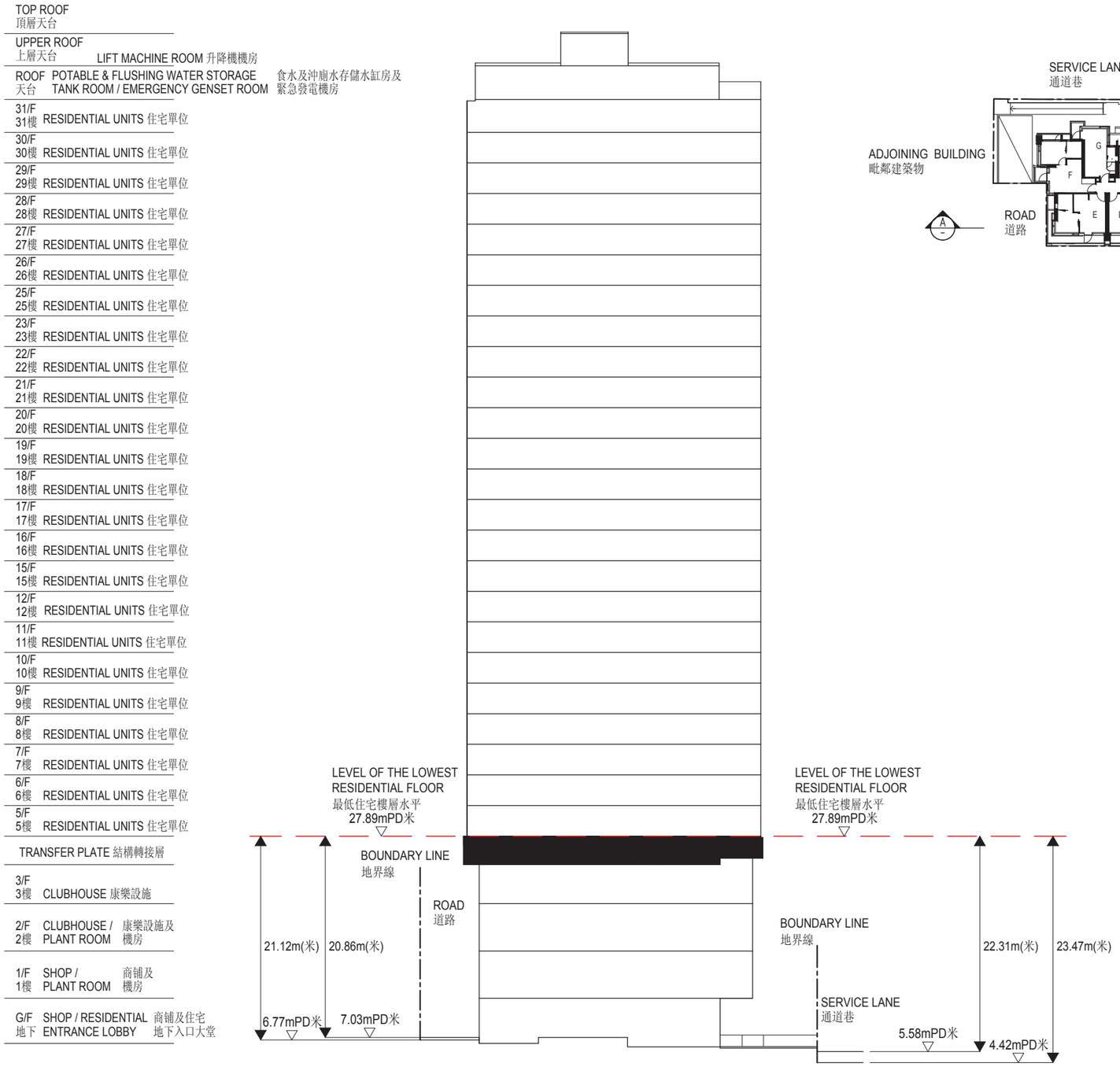
3. If you instruct the firm of solicitors acting for the owner to act for you as well, and a conflict of interest arises between the owner and you:

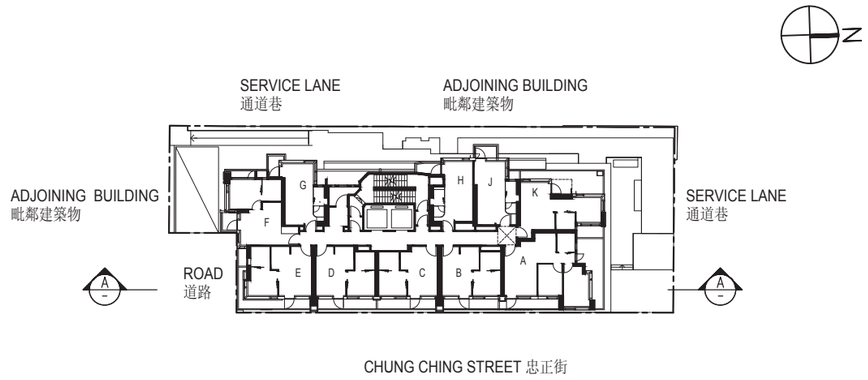
   (i) that firm may not be able to protect your interests; and

   (ii) you may have to instruct a separate firm of solicitors.

4. In the case of paragraph 3 (ii), the total solicitors' fees payable by you may be higher than the fees that would have been payable if you had instructed a separate firm of solicitors in the first place.

橫截面圖 A-A
Section A-A



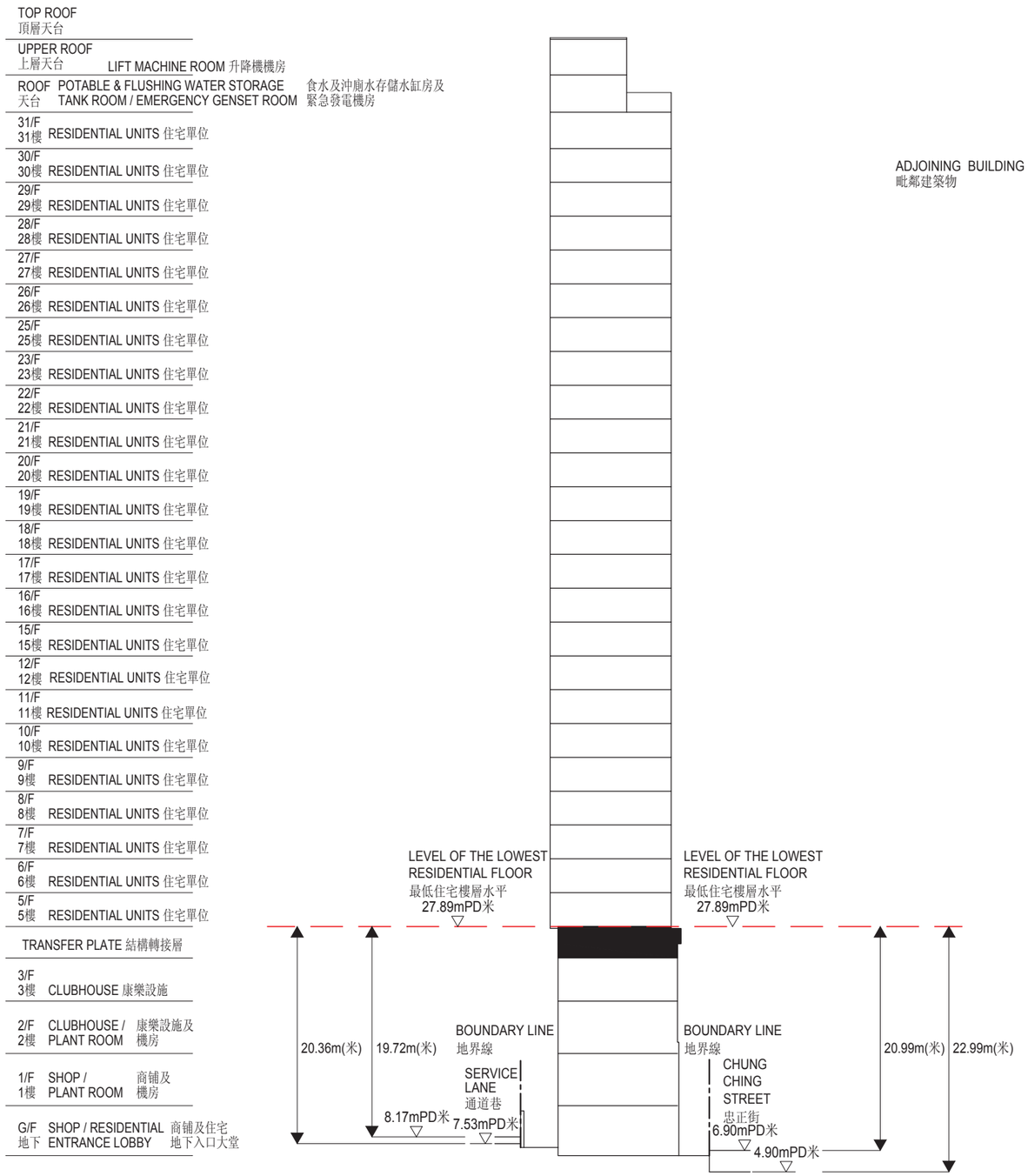


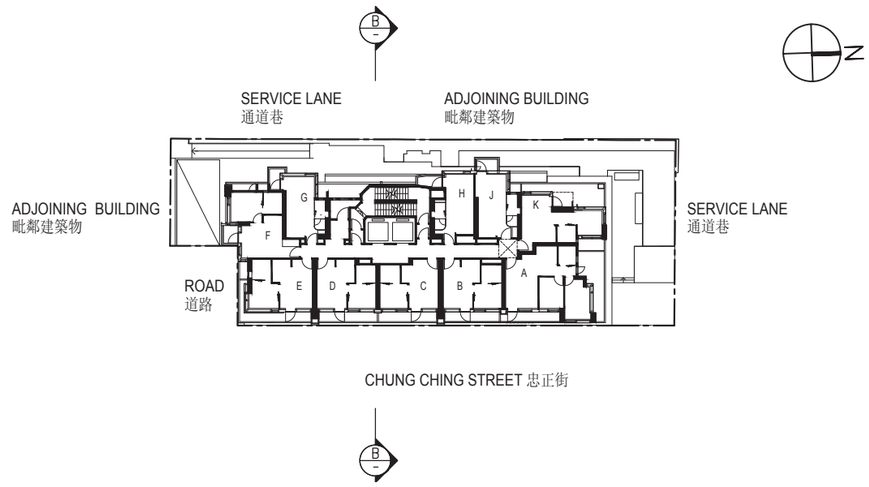
索引圖
Key Plan

1. 毗連建築物的一段通道巷為香港主水平基準以上4.42米至5.58米。
2. 毗連建築物的一段道路為香港主水平基準以上6.77米至7.03米。
3. —— —— —— 紅色虛線為最低住宅樓層水平。

1. The part of Service Lane adjacent to the building is 4.42 to 5.58 metres above the Hong Kong Principal Datum (mPD).
2. The part of Road adjacent to the building is 6.77 to 7.03 metres above the Hong Kong Principal Datum (mPD).
3. —— —— —— Red dotted line denotes the lowest residential floor.

橫截面圖 B-B
Section B-B

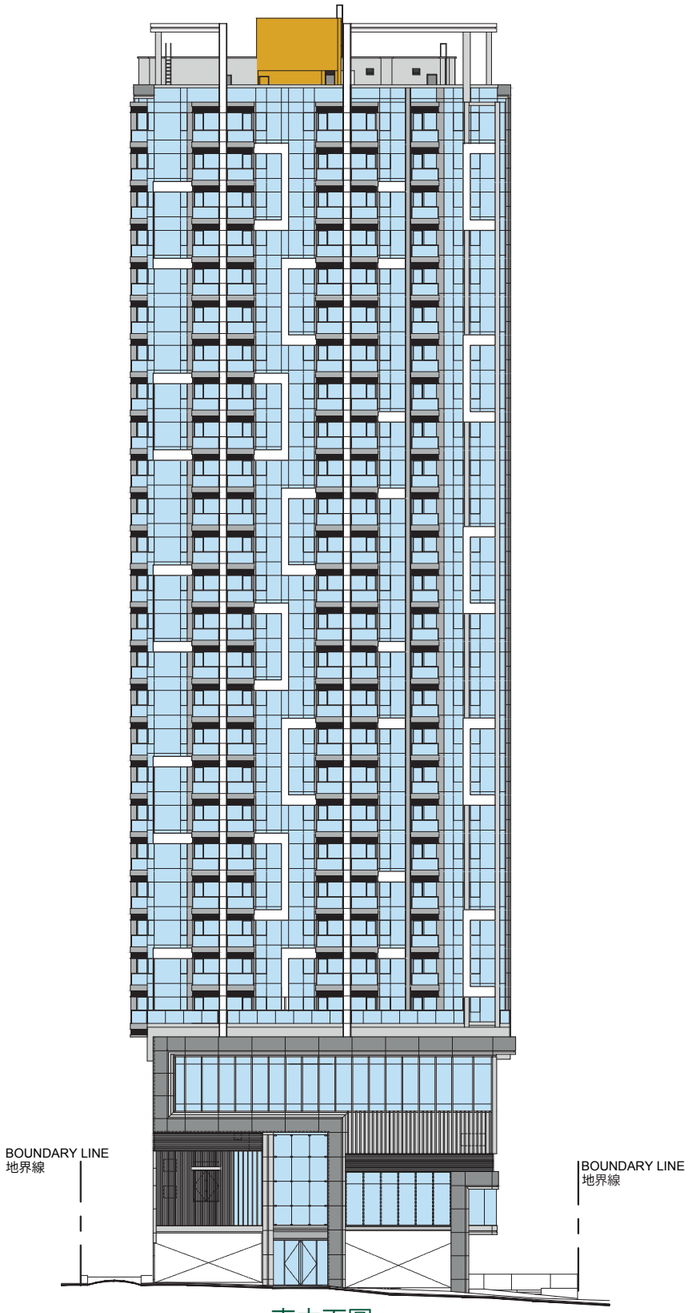




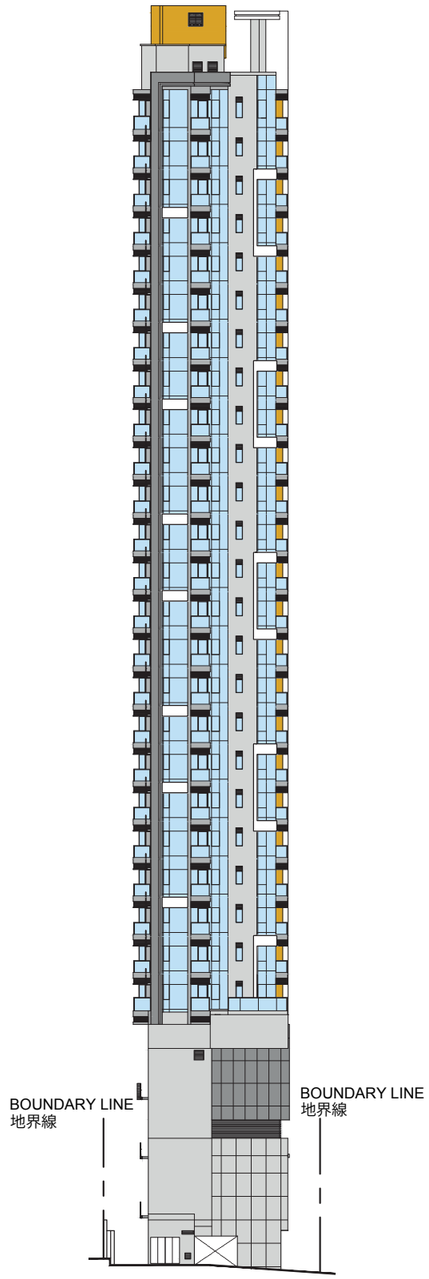
索引圖
Key Plan

1. 毗連建築物的一段通道巷為香港主水平基準以上7.53米至8.17米。
2. 毗連建築物的一段忠正街為香港主水平基準以上4.90米至6.90米。
3. —— —— —— 紅色虛線為最低住宅樓層水平。

1. The part of Service Lane adjacent to the building is 7.53 to 8.17 metres above the Hong Kong Principal Datum (mPD).
2. The part of Chung Ching Street adjacent to the building is 4.90 to 6.90 metres above the Hong Kong Principal Datum (mPD).
3. —— —— —— Red dotted line denotes the lowest residential floor.



東立面圖
East Elevation



南立面圖
South Elevation

發展項目的認可人士證明本立面圖所顯示的立面：
1. 以2018年12月17日的情況為準的本項目的經批准的建築圖則為基礎擬備；及
2. 大致上與本項目的外觀一致。

Authorized Person for the development certified that the elevations shown on these elevation plans:
1. are prepared on the basis of the approved building plans for the development as of 17 December 2018; and
2. are in general accordance with the outward appearance of the development.

19 立面圖
ELEVATION PLAN

西立面圖
West Elevation

北立面圖
North Elevation

發展項目的認可人士證明本立面圖所顯示的立面：
1. 以2018年12月17日的情況為準的本項目的經批准的建築圖則為基礎擬備；及
2. 大致上與本項目的外觀一致。

Authorized Person for the development certified that the elevations shown on these elevation plans:
1. are prepared on the basis of the approved building plans for the development as of 17 December 2018; and
2. are in general accordance with the outward appearance of the development.

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

公用設施 Common Facilities	位置 Location	有上蓋遮蓋面積 Covered area	沒有上蓋遮蓋面積 Uncovered area
(a) 住客會所 (包括任何供住客使用的康樂設施) Residents' Clubhouse (including any recreational facilities for residents' use)	2樓及3樓 2/F and 3/F	284.301 sq.metre 平方米 3,060 sq.ft. 平方呎	不適用 Not Applicable
(b) 位於發展項目中的建築物的天台和最低一層住宅樓層之間任何一層的，供住客使用的公用花園或遊樂地方 A 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	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable
(c) 位於發展項目的建築物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 A communal garden or play area for residents' use below the lowest residential floor of a building in the development	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable

備註：1. 康樂設施有上蓋遮蓋之面積為核准圖則內獲建築事務監督豁免之康樂設施面積。
2. 以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。

Note: 1. The covered area of recreational facilities is the exempted recreational facilities area permitted by the Building Authority as shown on the approved building plans.
2. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

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

1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 www.ozp.tpb.gov.hk。

2. (a) 以下文件的文本存放在發售有關住宅物業的售樓處，以供閱覽 - 本住宅物業的每一公契在將本住宅物業提供出售的日期的最新擬稿。

   (b) 無須為閱覽付費。

1. Copies of outline zoning plans relating to the development are available for inspection at www.ozp.tpb.gov.hk.

2. (a) Copies of the following document are available for inspection at the place at which the residential property is offered to be sold - the latest draft of every deed of mutual covenant in respect of the residential property as at the date on which the residential property is offered to be sold.

   (b) The inspection is free of charge.

1. 外部裝修物料

a.	外牆	裝修物料的類型	基座：玻璃幕牆、鋁飾板配外牆磚	
			住宅大樓：玻璃幕牆、鋁飾板配外牆磚	
b.	窗	框的用料	氟化碳噴塗鋁窗框	
		玻璃的用料	所有單位窗戶為灰玻璃 所有浴室窗戶（如有）裝設磨砂玻璃	
c.	窗台	窗台的用料	不適用	
		窗台板的裝修物料	不適用	
d.	花槽	裝修物料的類型	不適用	
e.	陽台或露台	裝修物料的類型	露台	裝有玻璃欄河
			露台地台	鋪砌地磚及人造木平台
			露台牆身	鋪砌外牆磚及鋁飾板
			露台天花	裝有鋁飾板
		是否有蓋	露台設有上蓋	
		陽台	不適用	
f.	乾衣設施	類型	不適用	
		用料	不適用	

2. 室內裝修物料

			牆壁	地板	天花板	
a.	大堂	地下住宅入口大堂裝修物料的類型	天然石材	天然石材	石膏板假天花	
		住宅樓層公用升降機大堂裝修物料的類型	天然石材、牆紙、金屬板及玻璃板	地磚	石膏板假天花	
			牆壁	天花板		
b.	內牆及天花板	客廳裝修物料的類型	乳膠漆	乳膠漆		
		飯廳裝修物料的類型	乳膠漆	乳膠漆		
		睡房裝修物料的類型	乳膠漆	乳膠漆		
			地板	牆腳線		
c.	內部地板	客廳的用料	外露地台鋪砌地磚	木牆腳線		
		飯廳的用料	外露地台鋪砌地磚	木牆腳線		
		睡房的用料	外露地台鋪砌地磚	木牆腳線		
			牆壁	地板	天花板	
d.	浴室	裝修物料的類型	外露牆身鋪砌飾面磚及玻璃間牆	外露地台鋪砌飾面磚	石膏板假天花	
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			
			牆壁	地板	天花板	灶台
e.	廚房	裝修物料的類型	牆磚及玻璃	外露地台鋪砌地磚	石膏板假天花	人造石檯面
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			

3. 室內裝置

			用料	裝修物料	配件
a.	門	單位大門	實心防火木門	木皮飾面	門鎖
		露台門（5樓F、G、H及J單位及6樓至12樓、15樓至23樓及25樓至31樓的所有單位）	鋁框門	灰玻璃	門鎖
		平台門（5樓A、B、C、D、E、F及K單位）	鋁框門	灰玻璃	門鎖
		睡房門（5樓至11樓A及F單位及12樓、15樓至23樓、25樓至31樓A、F及K單位）	中空木門	木皮飾面	門鎖
		睡房門（5樓至12樓、15樓至23樓及25樓至31樓B、C、D及E單位）	中空木趟門	木皮飾面	門鎖
		浴室門	玻璃趟門	玻璃	門鎖
			裝置及設備	類型	用料
b.	浴室	(i) 裝置及設備的類型及用料	櫃	櫃枱面	天然石材
				櫃	木製洗手盆櫃及木製鏡櫃
			潔具	洗手盆水龍頭	鍍鉻
				座廁	搪瓷
				洗手盆	搪瓷
				毛巾掛勾	金屬
				毛巾架	金屬
				廁紙架	金屬
				淋浴間	玻璃
			浴室設備	隨樓附送之設備及品牌，請參閱「設備說明」	
		(ii) 供水系統的類型及用料		冷水喉	銅喉
				熱水喉	配有隔熱絕緣保護之銅喉
		(iii) 沐浴設施（包括花灑或浴缸，如適用的話）	花灑	花灑套裝	鍍鉻
		(iv) 浴缸大小（如適用的話）		不適用	
			用料		
c.	廚房	(i) 洗滌盆	不銹鋼		
		(ii) 供水系統	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉		
			用料	裝修物料	
		(iii) 廚櫃	木製廚櫃配櫃門板	塑料及油漆飾面及人造石檯面	
		(iv) 所有其他裝置及設備的類型	消防裝置及設備	開放式廚房內或附近的天花裝置煙霧探測器及消防花灑頭	
			其他裝置	鍍鉻洗滌盆水龍頭	
			其他設備	隨樓附送之設備及品牌，請參閱「設備說明」	

3. 室內裝置

			裝置	類型	用料
d.	睡房	裝置	嵌入式衣櫃	不適用	不適用
			其他裝置	不適用	不適用
e.	電話	接駁點的位置及數目	請參閱「機電裝置位置及數量説明表」		
f.	天線	接駁點的位置及數目	請參閱「機電裝置位置及數量説明表」		
			裝置	類型	
g.	電力裝置	(i) 供電附件（包括安全裝置）	供電附件	提供電掣及插座之面板	
			安全裝置	單相電力並裝妥微型斷路器	
		(ii) 導管是隱藏或外露	導管是部份隱藏及部份外露[1]		
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「機電裝置位置及數量説明表」		
h.	氣體供應	類型	煤氣		
		系統	所有單位的煤氣喉接駁煤氣熱水爐。		
		位置	煤氣接駁點的位置請參閱「機電裝置位置及數量説明表」		
i.	洗衣機接駁點	位置	請參閱「機電裝置位置及數量説明表」		
		設計	設有洗衣機來，去水接駁喉位		
j.	供水	水管的用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉		
		水管是隱藏或外露	水管是部份隱藏及部份外露[2]		
		有否熱水供應	廚房和浴室供應熱水		

4. 雜項

				住宅升降機	
a.	升降機	(i) 品牌名稱及產品型號	品牌名稱	日立	
			產品型號	HVF-900-CO180	
		(ii) 升降機的數目及到達的樓層	升降機的數目	2部	
			到達的樓層	地下、1樓至3樓、5樓至12樓、15樓至23樓及25樓至31樓	
b.	信箱	用料	金屬		
c.	垃圾收集	(i) 垃圾收集的方法	垃圾由清潔工人收集		
		(ii) 垃圾房的位置	每層住宅樓層之公用地方設有垃圾及物料回收房，中央垃圾房設於地下。		
			水錶	電錶	氣體錶
d.	水錶，電錶及氣體錶	(i) 位置	每層之公共水錶櫃	每層之公共電錶櫃	露台高位（5樓F、G、H及J單位及6樓至12樓、15樓至23樓及25樓至31樓所有單位） 平台高位（5樓A、B、C、D、E及K單位）
		(ii) 就住宅單位而言是獨立或公用的錶	獨立	獨立	獨立

5. 保安設施

保安系統及設備	入口通道控制及保安系統	地下住宅入口大堂裝有智能讀卡器。各住宅單位均裝置對講機。
	閉路電視	地下住宅入口大堂，1樓升降機大堂及各升降機均裝有閉路電視連接地下住客入口大堂管理處。
嵌入式的裝備的細節	對講系統連接地下住宅入口大堂管理處。	
嵌入式裝備的位置	對講機的位置請參閱「機電裝置位置及數量説明表」	

6. 設備説明

位置	設備	品牌	型號（如有）		適用單位
			室內機	室外機	
客廳及飯廳	分體式冷氣機	三菱電機	MS-GJ12VA	MU-GJ12VA	所有單位
			MS-GJ09VA	MU-GJ09VA	K單位（5樓至11樓）
睡房	分體式冷氣機	三菱電機	MS-GJ09VA	MU-GJ09VA	A及F單位（5樓至12樓、15樓至23樓及25樓至31樓）
			MS-GJ09VA	MU-GJ09VA	K單位（12樓、15樓至23樓及25樓至31樓）
			MSY-GJ10VA	MUY-GJ10VA	B、C、D及 E單位（5樓至12樓、15樓至23樓及25樓至31樓）
位置	設備	品牌	型號（如有）		適用單位
開放式廚房	抽油煙機	西門子	LI67SA530B		所有單位
	嵌入式微波爐	Miele	M6032		所有單位
	雪櫃	西門子	KU15LA65HK		F、G、H、J及K單位（5樓至12樓、15樓至23樓及25樓至31樓）
			KI24LV20HK		A、B、C、D及E單位（5樓至12樓、15樓至23樓及25樓至31樓）
	洗衣乾衣機	西門子	WK14D321HK		所有單位
	嵌入式煤氣煮食爐	西門子	ER326BB90X		所有單位
浴室	抽氣扇	GELEC	DPT 10-24H		所有單位
露台	煤氣熱水爐	TGC	RBOX16QL		F、H及J單位（5樓）及A、B、D、F、H、J及K單位（6樓至12樓、15樓至23樓及25樓至31樓）
			RBOX16QR		C及E單位（6樓至12樓、15樓至23樓及25樓至31樓）及G單位（5樓至12樓、15樓至23樓及25樓至31樓）
平台	煤氣熱水爐	TGC	RBOX16QL		A、B、D及K單位（5樓）
			RBOX16QR		C及E單位（5樓）

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

備註：
1. 除部份隱藏於混凝土內之導管外，其他部份的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏。
2. 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或隱藏。

1. EXTERIOR FINISHES

a.	External wall	Type of finishes	Podium: curtain wall, aluminium cladding and external wall tiles	
			Residential Tower: curtain wall, aluminium cladding and external wall tiles	
b.	Window	Material of frame	Fluorocarbon coated aluminium frame	
		Material of glass	Grey coloured glass for windows in all residential units Translucent glass for windows (if any) in all bathrooms	
c.	Bay window	Material of bay window	Not applicable	
		Finishes of window sill	Not applicable	
d.	Planter	Type of finishes	Not applicable	
e.	Verandah or balcony	Type of finishes	Balcony	Fitted with glass balustrade
			Balcony floor	Floor tiles and artificial wood deck
			Balcony wall	External wall tiles and aluminium cladding
			Balcony ceiling	Installed with aluminium panel
		Whether it is covered	Balcony is covered	
		Verandah	Not applicable	
f.	Drying facilities for clothing	Type	Not applicable	
		Material	Not applicable	

2. INTERIOR FINISHES

			Wall	Floor	Ceiling
a.	Lobby	G/F residential entrance lobby finishes	Natural stone	Natural stone	Gypsum board false ceiling
		Residential floor common lift lobby finishes	Natural stone, wallpaper, metal panel and glass panel	Tiles	Gypsum board false ceiling
			Wall		**Ceiling**
b.	Internal wall and ceiling	Living room finishes	Emulsion paint		Emulsion paint
		Dining room finishes	Emulsion paint		Emulsion paint
		Bedroom finishes	Emulsion paint		Emulsion paint
			Floor	**Skirting**	
c.	Internal floor	Material of living room	Tiles to exposed surface	Timber skirting	
		Material of dining room	Tiles to exposed surface	Timber skirting	
		Material of bedroom	Tiles to exposed surface	Timber skirting	
			Wall	**Floor**	**Ceiling**
d.	Bathroom	Type of finishes	Tiles to exposed surface and glass partition	Tiles to exposed surface	Gypsum board false ceiling
		Whether the wall finishes run up to ceiling	Wall finishes run up to false ceiling		

			Wall	Floor	Ceiling	Cooking Bench
e.	Kitchen	Type of finishes	Tiles and glass panel	Tiles to exposed surface	Gypsum board false ceiling	Solid surfacing material
		Whether the wall finishes run up to ceiling	Wall finishes run up to false ceiling			

3. INTERIOR FITTINGS

			Material	Finishes	Accessories
a.	Doors	Main entrance door	Fire rated solid core timber door	Wood veneer	Lockset
		Balcony door (Flats F, G, H and J on 5/F and all flats on 6/F-12/F, 15/F-23/F and 25/F-31/F)	Aluminium frame door	Grey coloured glass	Lockset
		Flat roof door (Flats A, B, C, D, E, F and K on 5/F)	Aluminium frame door	Grey coloured glass	Lockset
		Bedroom door (Flats A and F on 5/F-11/F and Flats A, F and K on 12/F, 15/F-23/F and 25/F-31/F)	Hollow core timber door	Wood veneer	Lockset
		Bedroom door (Flats B, C, D and E on 5/F-12/F, 15/F-23/F and 25/F-31/F)	Hollow core timber sliding door	Wood veneer	Lockset
		Bathroom door	Glass sliding door	Glass	Lockset
			Fittings & equipment	**Type**	**Material**
b.	Bathroom	(i) Type and material of fittings and equipment	Cabinet	Counter top	Natural stone
				Cabinet	Timber basin cabinet and timber mirror cabinet
			Bathroom fittings	Wash basin mixer	Chrome plated
				Water closet	Vitreous china
				Basin	Vitreous china
				Robe hook	Metal
				Towel bar	Metal
				Paper Holder	Metal
				Shower compartment	Glass
			Bathroom appliances	For the appliances provision and brand name, please refer to the "Appliances Schedule"	

3. INTERIOR FITTINGS

			Fittings & equipment	Type	Material
b.	Bathroom	(ii) Type and material of water supply system		Cold water supply	Copper water pipes
				Hot water supply	Copper water pipes with thermal insulation
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Shower set	Chrome plated
		(iv) Size of bath tub, if applicable		Not applicable	
			Material		
c.	Kitchen	(i) Sink unit	Stainless steel		
		(ii) Water supply system	Copper water pipes are provided for cold water supply. Copper water pipes with thermal insulation are provided for hot water supply.		
			Material	**Finishes**	
		(iii) Kitchen cabinet	Timber cabinet with door panel	Plastic laminate and paint finish with solid surfacing material counter-top	
		(iv) Type of all other fittings and equipment	**Fire service installations and equipment**	Ceiling-mounted smoke detector and sprinkler head are fitted in or near open kitchen	
			Other fittings	Chrome plated sink mixer	
			Other equipment	For the appliances provision and brand name, please refer to "Appliances Schedule".	
			Fittings	**Type**	**Material**
d.	Bedroom	Fittings	Built-in Wardrobe	Not applicable	Not applicable
			Other fittings	Not applicable	Not applicable
e.	Telephone	Location and number of connection points	Please refer to the "Schedule and Location of Electrical & Mechanical Provisions"		
f.	Aerials	Location and number of connection points	Please refer to the "Schedule and Location of Electrical & Mechanical Provisions"		
			Fittings	**Type**	
g.	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets	
			Safety devices	Single phase electricity supply with miniature circuit breaker distribution board	
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed [1]		
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule and Location of Electrical & Mechanical Provisions"		

Remarks:

1. Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.
2. Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.

3. INTERIOR FITTINGS

h.	Gas supply	Type	Town Gas
		System	Gas supply pipe is provided and connected to gas water heater for all flats
		Location	For the location of gas connection points, please refer to the "Schedule and Location of Electrical & Mechanical Provisions"
i.	Washing machine connection point	Location	Please refer to the "Schedule and Location of Electrical & Mechanical Provisions"
		Design	Drain point and water point are provided for washing machine
j.	Water supply	Material of water pipes	Copper water pipes are provided for cold water supply. Copper water pipes with thermal insulation are provided for hot water supply.
		Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed [2]
		Whether hot water is available	Hot water supply to kitchen and bathroom

4. MISCELLANEOUS

					Residential Lift
a.	Lifts	(i) Brand name and model number	Brand Name		Hitachi
			Model Number		HVF-900-CO180
		(ii) Number and floors served by them	Number of lifts		2
			Floors served by the lifts		G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F and 25/F-31/F
b.	Letter box	Material	Metal		
c.	Refuse collection	(i) Means of refuse collection	Collected by cleaners		
		(ii) Location of refuse room	Refuse storage and material recovery room is provided at the common area on each residential floor. Refuse storage and material recovery chamber is provided on G/F.		
			Water meter	**Electricity meter**	**Gas meter**
d.	Water meter, electricity meter and gas meter	(i) Location	Inside common water meter cabinet at each floor	Inside common electric meter cabinet at each floor	At high level of balcony (Flats F, G, H and J on 5/F and all flats on 6/F-12/F, 15/F-23/F and 25/F-31/F) At high level of flat roof (Flats A, B, C, D, E and K on 5/F)
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

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

5. SECURITY FACILITIES

Security system and equipment	Access control and security system	Visitor panel with access card reader is installed at the G/F residential entrance lobby for resident access. Door phone is provided in all residential units.
	CCTV	CCTVs are installed at G/F residential entrance lobby, 1/F lift lobby and all the lifts connecting directly to caretaker's office at G/F residential entrance lobby.
Details of built-in provisions	Door phone connecting to the caretaker's counter at G/F residential entrance lobby.	
Location of built-in provisions	For the location of door phone, please refer to the “Schedule and Location of Electrical & Mechanical Provisions”	

6. APPLIANCES SCHEDULE

Location	Appliance	Brand	Model No. (if any)		Flats apply
			Indoor Unit	Outdoor Unit	
Living Room and Dining Room	Split Type Air-Conditioner	Mitsubishi Electric	MS-GJ12VA	MU-GJ12VA	All flats
			MS-GJ09VA	MU-GJ09VA	Flat K on 5/F-11/F
Bedroom	Split Type Air-Conditioner	Mitsubishi Electric	MS-GJ09VA	MU-GJ09VA	Flats A and F on 5/F-12/F, 15/F-23/F and 25/F-31/F
			MS-GJ09VA	MU-GJ09VA	Flat K on 12/F, 15/F-23/F and 25/F-31/F
			MSY-GJ10VA	MUY-GJ10VA	Flats B, C, D and E on 5/F-12/F, 15/F-23/F and 25/F-31/F
Location	**Appliance**	**Brand**	**Model No. (if any)**		**Flats apply**
Open Kitchen	Cooker Hood	Siemens	LI67SA530B		All flats
	Built-in Mircowave Oven	Miele	M 6032		All flats
	Fridge	Siemens	KU15LA65HK		Flats F, G, H, J and K on 5/F-12/F, 15/F-23/F and 25/F-31/F
			KI24LV20HK		Flats A, B, C, D and E on 5/F-12/F, 15/F-23/F and 25/F-31/F
	Washer Dryer	Siemens	WK14D321HK		All flats
	Built-in Gas Hob	Siemens	ER326BB90X		All flats
Bathroom	Exhaust Fan	GELEC	DPT 10-24H		All flats
Balcony	Gas Water Heater	TGC	RBOX16QL		Flats F, H and J on 5/F and flats A, B, D, F, H, J and K on 6/F-12/F, 15/F-23/F and 25/F-31/F
			RBOX16QR		Flats C and E on 6/F-12/F, 15/F-23/F and 25/F-31/F and Flat G on 5/F-12/F, 15/F-23/F and 25/F-31/F
Flat roof	Gas Water Heater	TGC	RBOX16QL		Flats A, B, D and K on 5/F
			RBOX16QR		Flats C and E on 5/F

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

5樓住宅單位機電裝置及位置數量說明表 Schedule and Location of Electrical & Mechanical Provisions of 5/F Residential Units

位置 Location	設備 Appliances	A	B	C	D	E	F	G	H	J	K
客廳及飯廳 Living Room and Dining Room	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	1	1	1	1	2
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	2
	光纖插座 Fibre Outlet	1	1	1	1	1	1	1	1	1	1
	單位電插座 Single Socket Outlet	-	-	-	-	-	-	1	1	1	1
	雙位電插座 Twin Socket Outlet	2	2	2	2	2	2	3	3	3	4
	室內空調機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1	1	1	1	2
	對講機 Door Phone	1	1	1	1	1	1	1	1	1	1
睡房 Bedroom	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	1	-	-	-	-
	電話插座 Telephone Outlet	1	1	1	1	1	1	-	-	-	-
	單位電插座 Single Socket Outlet	1	1	1	1	1	1	-	-	-	-
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	-	-	-	-
	室內空調機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1	-	-	-	-
睡房 1 Bedroom 1	電視及電台天線插座 TV and FM Outlet	1	-	-	-	-	-	-	-	-	-
	電話插座 Telephone Outlet	1	-	-	-	-	-	-	-	-	-
	單位電插座 Single Socket Outlet	1	-	-	-	-	-	-	-	-	-
	雙位電插座 Twin Socket Outlet	1	-	-	-	-	-	-	-	-	-
	室內空調機接駁點 Connection Point for A/C Indoor Unit	1	-	-	-	-	-	-	-	-	-
浴室 Bathroom	單位電插座 Single Socket Outlet	1	1	1	1	1	1	1	1	1	1
開放式廚房 Open Kitchen	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	-
	洗衣乾衣機接駁點 Connection Point for Washer Dryer	1	1	1	1	1	1	1	1	1	1
	微型斷路器配電箱 Miniature Circuit Breaker Board	1	1	1	1	1	1	1	1	1	1
平台 Flat Roof	煤氣接駁點 Gas Connection Point	1	1	1	1	1	-	-	-	-	1
露台 Balcony	煤氣接駁點 Gas Connection Point	-	-	-	-	-	1	1	1	1	-

6樓至12樓、15樓至23樓和25樓至31樓住宅單位機電裝置及位置數量説明表 Schedule and Location of Electrical & Mechanical Provisions of 6/F-12/F, 15/F-23/F and 25/F-31/F Residential Units

位置 Location	設備 Appliances	A	B	C	D	E	F	G	H	J	K （只適用於6樓至11樓） (for 6/F-11/F only)	K （只適用於12樓、15樓至23樓及25樓至31樓） (for 12/F, 15/F-23/F and 25/F-31/F only)
客廳及飯廳 Living Room and Dining Room	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	1	1	1	1	2	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	2	1
	光纖插座 Fibre Outlet	1	1	1	1	1	1	1	1	1	1	1
	單位電插座 Single Socket Outlet	-	-	-	-	-	-	1	1	1	1	-
	雙位電插座 Twin Socket Outlet	2	2	2	2	2	2	3	3	3	4	3
	室內空調機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1	1	1	1	2	1
	對講機 Door Phone	1	1	1	1	1	1	1	1	1	1	1
睡房 Bedroom	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	1	-	-	-	-	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	-	-	-	-	1
	單位電插座 Single Socket Outlet	1	1	1	1	1	1	-	-	-	-	1
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	-	-	-	-	1
	室內空調機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1	-	-	-	-	1
睡房 1 Bedroom 1	電視及電台天線插座 TV and FM Outlet	1	-	-	-	-	-	-	-	-	-	-
	電話插座 Telephone Outlet	1	-	-	-	-	-	-	-	-	-	-
	單位電插座 Single Socket Outlet	1	-	-	-	-	-	-	-	-	-	-
	雙位電插座 Twin Socket Outlet	1	-	-	-	-	-	-	-	-	-	-
	室內空調機接駁點 Connection Point for A/C Indoor Unit	1	-	-	-	-	-	-	-	-	-	-
浴室 Bathroom	單位電插座 Single Socket Outlet	1	1	1	1	1	1	1	1	1	1	1
開放式廚房 Open Kitchen	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	-	-
	洗衣乾衣機接駁點 Connection Point for Washer Dryer	1	1	1	1	1	1	1	1	1	1	1
	微型斷路器配電箱 Miniature Circuit Breaker Board	1	1	1	1	1	1	1	1	1	1	1
露台 Balcony	煤氣接駁點 Gas Connection Point	1	1	1	1	1	1	1	1	1	1	1

23 服務協議
SERVICE AGREEMENTS

食水及沖廁水由水務署供應。

電力由香港電燈有限公司供應。

煤氣由香港中華煤氣有限公司供應。

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by The Hongkong Electric Company Limited.

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

24 地稅
GOVERNMENT RENT

賣方(擁有人)有法律責任繳付住宅物業的地稅直至住宅物業買賣完成日(包括該日)為止。

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

25 買方的雜項付款
MISCELLANEOUS PAYMENTS BY PURCHASER

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須向賣方(擁有人)補還水、電力及氣體的按金。

2. 在交付時，買方不須向賣方(擁有人)付清理廢料的費用。

3. 水、電力及氣體的按金及清理廢料的費用的款額於售樓説明書印製日尚未決定。

備註： 買方須向發展項目管理人及不須向賣方(擁有人)繳付水、電力及氣體的按金及清理廢料的費用。

1. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the vendor (the owner) for the deposits for water, electricity and gas.

2. On that delivery, the purchaser is not liable to pay to the vendor (the owner) a debris removal fee.

3. The amount of deposits for water, electricity and gas and debris removal fee is yet to be ascertained at the date on which the sales brochure is printed.

Note : The purchaser should pay to the manager and not the vendor (the owner) of the development the deposits for water, electricity and gas and the debris removal fee.

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

按買賣合約的規定，凡售出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。

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

A. 批地文件規定，發展項目中的住宅物業的擁有人須自費維修任何斜坡

不適用。

B. 擁有人自費就發展項目維修任何斜坡的承諾

不適用。

C. 根據公契，發展項目的管理人獲擁有人授權進行維修工程

1. 公契及管理協議(「公契」)第13(c)(xii)條訂明管理開支應包括「檢查、維修及保養斜坡及護土牆的費用，根據批地文件或公契，並按照《斜坡維修指南》和《斜坡維修手冊》的要求，該維修保養的責任由所有擁有人負責。」

2. 公契第37(bh)條訂明：-

「37. 在本公契的條文的約束下，每位擁有人在此不可撤回地委任管理人為代理人，獲受全權針對其他一位或多位擁有人執行本公契的條文，以及處理按照本公契的條文妥為授權的任何有關公用地方及設施的事宜。在本公契所賦予的其他權力以外，管理人獲受全權及不受限制地為了或與該地段及該屋苑及該管理有關而作出所有必要或恰當的行為及事情，包括(尤其是以下事宜但在各方面都不受上述的一般性事宜加以限制)：-

(bh) 聘請合資格人員以遵守批地文件並按照《斜坡維修指南》和《斜坡維修手冊》，以及按照由恰當政府部門不時發出有關斜坡、護土牆及相關構築物的所有指南，檢查、保存及保養任何斜坡及護土牆以保持其在妥善及維修充足的良好狀況，及對其進行任何必要的工程，並向所有擁有人收取因管理人進行這等維修、修葺及任何其他工程而合法地已招致或將會招致的一切費用。倘若管理人已經盡了一切合理努力而仍未能根據本公契的條款向所有擁有人收取所需工程的費用，則管理人不會因執行批地文件的任何有關要求而負上個人責任，該責任仍須由擁有人負責。」

3. 公契第74(b)條訂明：-

「74. (b) 擁有人必須按照批地文件及本公契的要求，並符合《斜坡維修指南》和《斜坡維修手冊》，自費保養及進行有關斜坡及護土牆的所有工程。首位擁有人須自本公契日期起計一個月內將一份完整的《斜坡維修手冊》副本存放在管理處，以供所有擁有人免費參閱，並在繳付合理費用後可取得副本。所有有關收入須撥入特別基金。管理人(為本條目的包括業主委員會或業主立案法團(若已成立))現在此獲得所有擁有人授予全權聘請合資格人員以遵守批地文件及本公契，並按照《斜坡維修指南》，以及所有由恰當的政府部門不時發出有關斜坡、護土牆及相關構築物的指南，檢查、保存及維修斜坡及護土牆以保持其在妥善及維修充足的良好狀況，並對其進行任何必要的工程。所有擁有人須向管理人支付其因進行這等維修、修葺及任何其他工程而合法地招致或將會招致的一切費用。倘若管理人已經盡一切合理努力而仍未能向所有擁有人收取所需工程的費用，則管理人不會因執行批地文件及本公契的有關要求而負上個人責任，該責任仍須由擁有人負責。」

A. The land grant requires the owners of the residential properties in the development to maintain any slope at their own cost

Not applicable.

B. Owner's undertaking to maintain any slope in relation to the development at that owner's own cost

Not applicable.

C. Under the deed of mutual covenant, the manager of the development has the owners' authority to carry out the maintenance work

1. Clause 13(c)(xii) of the Deed of Mutual Covenant and Management Agreement ("the Deed of Mutual Covenant") stipulates that the Management Expenses shall cover "the cost of inspecting, repairing and maintaining the Slopes and Retaining Walls the maintenance of which is the liability of the Owners under the Government Grant or this Deed and in accordance with the Slope Maintenance Guidelines and the Slope Maintenance Manual".

2. Clause 37(bh) of the Deed of Mutual Covenant stipulates that: -

"37. Subject to the provisions of this Deed, each Owner hereby irrevocably APPOINTS the Manager as agent with full power of delegation to enforce the provisions of this Deed against the other Owner or Owners and in respect of any matter concerning the Common Areas and Facilities duly authorised in accordance with the provisions of this Deed. In addition to the other powers expressly provided in this Deed, the Manager shall have full and unrestricted authority to do all such acts and things as may be necessary or expedient for or in connection with the Lot and the Estate and the management thereof including in particular the following but without in any way limiting the generality of the foregoing: -

(bh) To engage qualified personnel to inspect keep and maintain in good substantial repair and condition, and to carry out any necessary works in respect of any of the Slopes and Retaining Walls in compliance with the Government Grant and in accordance with the Slope Maintenance Guidelines and the Slope Maintenance Manual and all guidelines issued from time to time by the appropriate government department regarding the maintenance of slopes, retaining walls and related structures and to collect from the Owners all costs lawfully incurred or to be incurred by the Manager in carrying out such maintenance, repair and other works in respect thereof Provided That the Manager shall not be made personally liable for carrying out any such requirements of the Government Grant which shall remain the responsibility of the Owners if, having used all reasonable endeavours, the Manager is unable to collect the costs of the required works from all Owners pursuant to the terms of this Deed."

3. Clause 74(b) of the Deed of Mutual Covenant stipulates that: -

"74. (b) The Owners shall at their own expense maintain and carry out all works in respect of the Slopes and Retaining Walls as required by the Government Grant and this Deed and in accordance with the Slope Maintenance Guidelines and the Slope Maintenance Manual. The First Owner shall deposit a full copy of the Slope Maintenance Manual in the management office within one month from the date of this Deed for inspection by all Owners free of charge and taking copies upon payment of a reasonable charge. All charges received shall be credited to the Special Funds. The Manager (which for the purpose of this Clause shall include the Owners' Committee or Owners' Incorporation (if formed)) is hereby given full authority by the Owners to engage suitable qualified personnel to inspect keep and maintain in good substantial repair and condition, and carry out any necessary works in respect of the Slopes and Retaining Walls in compliance with the Government Grant and this Deed and in accordance with the Slope Maintenance Manual and all guidelines issued from time to time by the appropriate Government department regarding the maintenance of slopes, retaining walls and related structures. All Owners shall pay to the Manager all costs lawfully incurred or to be incurred by it in carrying out such maintenance, repair and any other works. The Manager shall not be personally liable for carrying out any such requirements of the Government Grant and this Deed which shall remain the responsibility of the Owners if, having used all reasonable endeavours, it has not been able to collect the costs of the required works from all Owners."

27 斜坡維修
MAINTENANCE OF SLOPES

4. 附於公契並只為識別目的而顯示在已經或將會在發展項目所位於的土地之內或之外建造的斜坡、護土牆或相關構築物的圖則已在本部分末端列出。

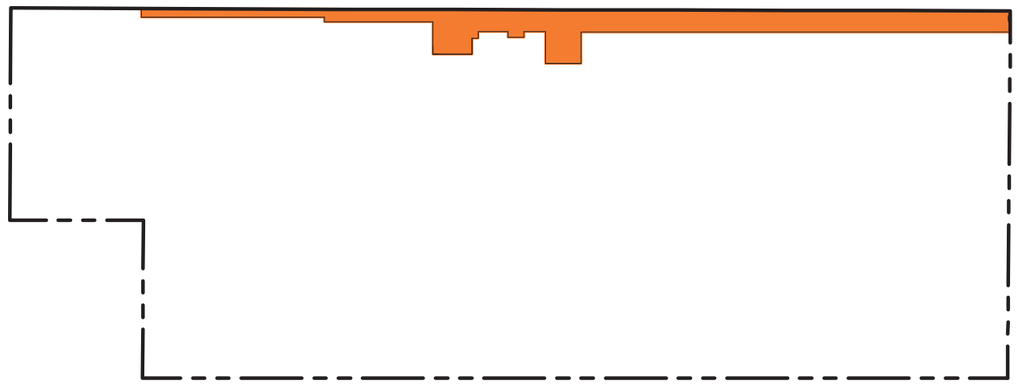
5. 根據公契，發展項目的每名擁有人均須分擔在已經或將會在發展項目所位於的土地之內或之外建造的斜坡及任何護土牆或相關構築物的維修工程費用。

6. 根據公契，發展項目的管理人獲擁有人授權進行在已經或將會在發展項目所位於的土地之內或之外建造的斜坡及任何護土牆或相關構築物的維修工程。

4. The plan annexed to the Deed of Mutual Covenant for identification purpose only showing the slope, retaining wall or related structures constructed, or to be constructed, within or outside the land on which the development is situated is set out at the end of this section.

5. Under the Deed of Mutual Covenant, each of the owners of the development is obliged to contribute towards the costs of the maintenance work of the slope and any retaining wall or related structures constructed, or to be constructed, within or outside the land on which the development is situated.

6. Under the Deed of Mutual Covenant, the manager of the development has the owners' authority to carry out the maintenance work of the slope and any retaining wall or related structures constructed, or to be constructed, within or outside the land on which the development is situated.



圖例 LEGEND

護土牆
Retaining Walls

This plan is for identification purpose only and is not to scale.
圖則僅供識別用途及並非按比例製作。

28 修訂
MODIFICATION

不適用

Not Applicable

總樓面面積寬免項目的面積

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)	8.920
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及必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	132.916
2.2 (#)	所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施及必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	372.698
2.3	非強制性或非必要機房，例如空調機房、風櫃房等	不適用
根據《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	不適用
4	旅館的輔助性設施	不適用
根據《聯合作業備考》第 1 號和第 2 號提供的環保設施		
5 (#)	住宅樓宇露台	246.000
6	加闊的公用走廊及升降機大堂	不適用
7	公用空中花園	不適用
8	非住宅樓宇的公用平台花園	不適用
9	隔聲鰭	不適用
10	翼牆、捕風器及風斗	不適用
11 (#)	非結構預製外牆	69.528
12	工作平台	不適用
13	隔音屏障	不適用
適意設施		
14 (#)	供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	5.000
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	284.301
16	有上蓋的園景區及遊樂場	不適用
17	橫向屏障/有蓋人行道、花棚	不適用
18 (#)	擴大升降機井道	41.481
19	煙囪管道	不適用
20 (#)	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	24.535

適意設施		
21 (#)	強制性設施或必要機房所需的管槽、氣槽	66.327
22	非強制性設施或非必要機房所需的管槽、氣槽	不適用
23	環保系統及設施所需的機房、管槽及氣槽	不適用
24	非住用發展項目中電影院、商場等的較高的淨高及前方中空	不適用
25	非住用發展項目的公用主要入口(尊貴入口)上方的中空	不適用
26	複式住宅單位及洋房的中空	不適用
27 (#)	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	151.479
其他項目		
28	庇護層，包括庇護層兼空中花園	不適用
29	其他伸出物	不適用
30	公共交通總站	不適用
31	共用構築物及樓梯	不適用
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	不適用
33	公眾通道	不適用
34	因建築物後移導致的覆蓋面積	不適用
額外總樓面面積		
35 (#)	額外總樓面面積	692.45

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。

有關建築物的環境評估

發展項目獲得綠建環評1.2版(新建建築)暫定不予評級。

綠色建築認證

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

暫定評級
不予評級

HKGBC 香港綠色建築議會

申請編號: PAU0028/18

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事務監督發展項目的公用部份的預計能量表現或消耗的最近期資料：

第I部份	
提供中央空調	否
提供具能源效益的設施	是
擬安裝的具能源效益的設施	1. 能源標籤分體式冷氣 2. 交流變頻調速升降機

第II部份：擬興建樓宇預計每年能源消耗量(註腳 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(註腳 2) 每年能源消耗量		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(不包括酒店)	中央屋宇裝備裝置(註腳 3)	1,489.540	126.03	0	100.5	0
非住用發展項目(註腳 4)(包括酒店)	平台(中央屋宇裝備裝置)	不適用	不適用	不適用	不適用	不適用
	平台(非中央屋宇裝備裝置)	1,265.4	100.65	0	88.52	0
	塔樓(中央屋宇裝備裝置)	不適用	不適用	不適用	不適用	不適用
	塔樓(非中央屋宇裝備裝置)	不適用	不適用	不適用	不適用	不適用

註腳:

1. 一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。預計每年能源消耗量 [以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中:-
   (a) “每年能源消耗量”與新建樓宇BEAM Plus標準(1.2版)第4節及附錄8中的「年能源消耗 」具有相同涵義；及
   (b) 樓宇、空間或單位的“內部樓面面積”，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
2. “基準樓宇”與新建樓宇BEAM Plus標準(1.2版)第4節及附錄8中的“基準建築物模式(零分標準)”具有相同涵義。
3. “中央屋宇裝備裝置”與樓宇的屋宇裝備裝置能源效益實務守則中的涵義相同。
4. 平台一般指發展項目的最低部分（通常為發展項目最低於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。

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			✓

請在適當方格填上(✓)號

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^2)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1 (#)	Carpark and loading/unloading area excluding public transport terminus	8.920
2	**Plant rooms and similar services**	
2.1 (#)	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	132.916
2.2 (#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc.	372.698
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	Not Applicable
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	Not Applicable
4	Supporting facilities for a hotel	Not Applicable
Green Features under Joint Practice Notes 1 and 2		
5 (#)	Balcony for residential buildings	246.000
6	Wider common corridor and lift lobby	Not Applicable
7	Communal sky garden	Not Applicable
8	Communal podium garden for non-residential buildings	Not Applicable
9	Acoustic fin	Not Applicable
10	Wing wall, wind catcher and funnel	Not Applicable
11 (#)	Non-structural prefabricated external wall	69.528
12	Utility platform	Not Applicable
13	Noise barrier	Not Applicable
Amenity Features		
14 (#)	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	5.000
15 (#)	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	284.301
16	Covered landscaped and play area	Not Applicable
17	Horizontal screens/covered walkways, trellis	Not Applicable
18 (#)	Larger lift shaft	41.481
19	Chimney shaft	Not Applicable
20 (#)	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room.	24.535

Amenity Features		
21 (#)	Pipe duct, air duct for mandatory feature or essential plant room	66.327
22	Pipe duct, air duct for non-mandatory or non-essential plant room	Not Applicable
23	Plant room, pipe duct, air duct for environmentally friendly system and feature	Not Applicable
24	High headroom and void in front of cinema, shopping arcade etc. in non-domestic development	Not Applicable
25	Void over main common entrance (prestige entrance) in non-domestic development	Not Applicable
26	Void in duplex domestic flat and house	Not Applicable
27 (#)	Other Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall.	151.479
Other Exempted Items		
28	Refuge floor including refuge floor cum sky garden	Not Applicable
29	Covered area under large projeting/overhanging feature	Not Applicable
30	Public transport terminus (PTT)	Not Applicable
31	Party structure and common staircase	Not Applicable
32	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA.	Not Applicable
33	Public passage	Not Applicable
34	Covered set back area	Not Applicable
Bonus GFA		
35 (#)	Bonus GFA	692.450

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

The Environmental Assessment of the Building

The Development has achieved the PROVISIONAL UNCLASSIFIED rating under the BEAM Plus V1.2 for New Buildings

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	No
Provision of Energy Efficient Features	Yes
Energy Efficient Features proposed	1. A/C unit wiht efficiency label 2. ACVVVF lift motor

Part II : The predicted annual energy use of Proposed Building (Note 1) **: -**						
Type of Development	Location	Internal Floor Area Served (m^2)	Annual Energy Use of Baseline Building(Note 2)		Annual Energy Use of Proposed Building	
			Electricity kWh / m^2 / annum	Town Gas / LPG Unit / m^2 / annum	Electricity kWh / m^2 / annum	Town Gas / LPG Unit / m^2 / annum
Domestic Development (excluding Hotel)	Central building services installation(Note 3)	1,489.54	126.03	0	100.5	0
Non-domestic Development(Note 4) (including Hotel)	Podium(s) (central building services installation)	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	Podium(s) (non - central building servicesinstallation)	1,265.4	100.65	0	88.52	0
	Tower(s) (central building services installation)	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	Tower(s) (non - central building services installation)	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

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^2/annum) and town gas/LPG consumption (unit/m^2/annum), of the development by the internal floor area served, where:
   (a) "total annual energy use" has the same meaning of "annual energy use" under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (v1.2 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 (v1.2 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 Building.
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).

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

Please (✓) where appropriate

1. 放置室外冷氣機

所有室外冷氣機(不論是為該住宅單位而設, 或是為其他住宅單位而設) 放置在毗鄰/ 附件於部份住宅單位的冷氣機平台上、部分住宅單位的露台的假天花/ 高位或部份住宅單位的平台的高位或樓層面。該等被放置於冷氣機平台上、露台及平台的室外冷氣機可能對發展項目內有關的住宅單位的享用, 諸如熱氣及噪音或其他方面造成影響。有關室外冷氣機的位置, 請參閱「發展項目的住宅物業的樓面平面圖」。

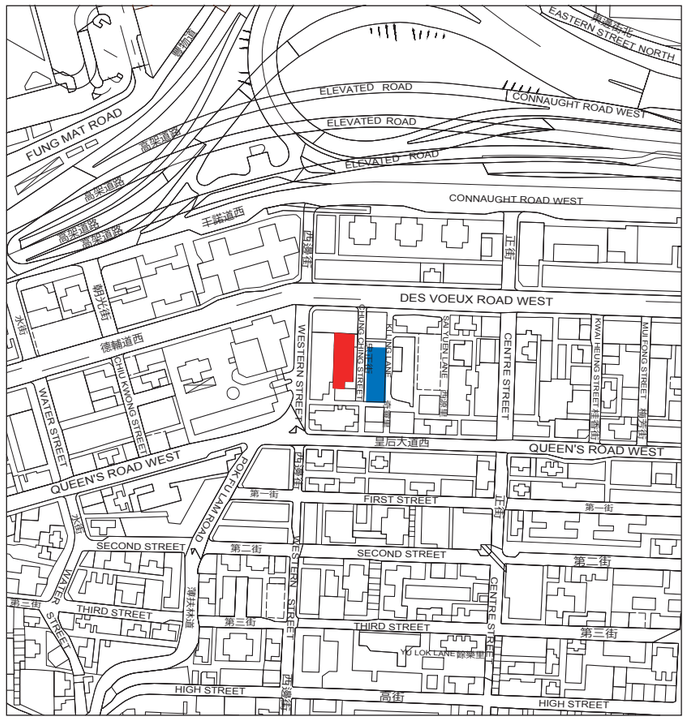
2. 建築裝飾

部份住宅單位的玻璃幕牆結構設有建築裝飾。此等建築裝飾可能對部份單位的景觀造成影響。有關建築裝飾的位置, 請參閱「發展項目的住宅物業的樓面平面圖」。

3. 附近的其他地段

賣方的有聯繫公司(「聯繫公司」)已收購及正在重建發展項目附近的其他地段, 即內地段第3872餘段、內地段第3873 餘段、內地段第3874 餘段、內地段第3875 餘段、內地段第3876 餘段、內地段第3877 餘段、內地段第3878餘段、內地段第3879 餘段、內地段第3880 餘段及內地段第3881 餘段(統稱「毗鄰地段」)。

初步擬建於毗鄰地段上的一座樓高 28 層大樓的建築圖則已於 2018 年 11月 13日獲屋宇署批准。該等建築圖則可能會作出修改, 而在毗鄰地段的建築物的設計及布局亦可能改變。賣方及聯繫公司並不就毗鄰地段任何現在或將來的使用、保養、出售、處置、發展或其他方面作出任何形式的保證或陳述。聯繫公司明確保留所有與毗鄰地段有關的權利, 包括但不限於其使用、保養、出售、處置、發展、任何建築圖則的遞交及修改或其他任何方面。



1. Placing of air-conditioning outdoor units

All air-conditioning outdoor units (either serving its own residential unit or other residential unit(s)) are placed on the air-conditioner platform(s) adjacent to/adjoining some residential units, the false ceiling/high level of the balcony(ies) of some residential units or the high level or floor level of the flat roof(s) of some residential units. The placing of air-conditioning outdoor units on the air-conditioner platform(s), balcony(ies) and flat roof(s) may affect the enjoyment of the relevant residential units of the development in terms of heat and noise or other aspects. For the locations of the air-conditioning outdoor units, please refer to the "Floor Plans of Residential Properties in the Development".

2. Architectural features

Some architectural features are installed outside the curtain walls of some residential units of the development. The views of some residential units may be affected by these architectural features. For the locations of the architectural features, please refer to the "Floor Plans of Residential Properties in the Development".

3. Other lots nearby

An associate corporation of the Vendor ("Associate Corporation") has acquired and is in the course of redeveloping the Remaining Portion of Inland Lot No.3872, the Remaining Portion of Inland Lot No.3873, the Remaining Portion of Inland Lot No.3874, the Remaining Portion of Inland Lot No.3875, the Remaining Portion of Inland Lot No.3876, the Remaining Portion of Inland Lot No.3877, the Remaining Portion of Inland Lot No.3878, the Remaining Portion of Inland Lot No.3879, the Remaining Portion of Inland Lot No.3880 and the Remaining Portion of Inland Lot No.3881 (collectively, "Adjacent Lot") near the development.

The general building plans of a 28-storey tower preliminarily intended to be constructed on the Adjacent Lot were approved by the Buildings Department on 13 November 2018. The general building plans are subject to amendments and the design and layout of the building(s) on the Adjacent Lot may be subject to change. The Vendor and the Associate Corporation give no warranties or representations whatsoever, whether in relation to any present or future use, maintenance, sale, disposal, development or otherwise in respect of the Adjacent Lot. The Associate Corporation expressly reserves all rights in respect of the Adjacent Lot including but not limited to the use, maintenance, sale, disposal, development, submissions of and any amendments to any building plans or otherwise.

The location of the Development 發展項目的位置
The location of the Adjacent Lot 毗鄰地段的位置

This plan is for identification purpose only and is not to scale.
圖則僅供識別用途及並非按比例製作。

賣方就該項目指定的互聯網網站的網址：

The address of the website designated by the vendor for the development:
www.one-artlane.com.hk

1. 發展項目及其周邊地區日後可能出現改變。
2. 本售樓説明書印製日期: 2018年8月29日

1. There may be future changes to the development and the surrounding areas.
2. Date of printing of this Sales Brochure: 29 August 2018

EXAMINATION RECORD
檢視記錄

檢視 ／修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2018 年 9 月 11 日 11 September 2018	P.39	更新立面圖 Update ELEVATION PLAN
2018 年 12 月 11 日 11 December 2018	P.14	更新發展項目的所在位置圖 Update LOCATION PLAN OF THE DEVELOPMENT
	P.16	更新關乎發展項目的分區計劃大綱圖 Update OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT
	P. 18-1 (加頁) (additional page)	新增關乎發展項目的分區計劃大綱圖 Add OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT
2019 年 3 月 11 日 11 March 2019	P.14	更新發展項目的所在位置圖 Update LOCATION PLAN OF THE DEVELOPMENT
	P.15	更新發展項目的鳥瞰照片 Update AERIAL PHOTOGRAPH OF THE DEVELOPMENT
	P.38 - 39	更新立面圖 Update ELEVATION PLAN
	P.56	更新有關資料 Update RELEVANT INFORMATION
2019 年 6 月 11 日 11 June 2019	P.14	更新發展項目的所在位置圖 Update LOCATION PLAN OF THE DEVELOPMENT
	P. 42, 45	更新裝置、裝修物料及設備 Update FITTINGS, FINISHES AND APPLIANCES

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