家壹
THE ADDITION

售　樓　説　明　書

SALES BROCHURE

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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

[1] 按揭貸款計劃的資料包括有關按揭貸款計劃對借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，售樓説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。

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

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

For all first-hand residential properties

1. Important information

- Make reference to the materials available on the Sales of First-hand Residential Properties Electronic Platform (SRPE) (www.srpe.gov.hk) 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

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

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

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

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

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

1. 發展項目，家壹的資料
INFORMATION ON THE DEVELOPMENT, THE ADDITION

街道名稱及門牌號數

元州街342至356號*

*上述顯示現有的門牌號數。差餉物業估價署署長尚未就本發展項目編配門牌號數。

樓層的總數

28層 (地下至31樓，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

被略去的樓層號數

不設4樓、13樓、14樓及24樓

庇護層

設於天台樓層

本發展項目屬未落成發展項目：

(a) 由該發展項目的認可人士提供的該項目的預計關鍵日期為2021年4月30日。

(b) 預計關鍵日期，是受到買賣合約所允許的任何延期所規限的。

(c) 為買賣合約的目的，發展項目當作在佔用許可證就該發展項目中的每幢建築物發出的日期落成。

Name of the street and the street number

No. 342-356 Un Chau Street*

* The above shows the existing street number. The street number in respect of the development is yet to be allocated by the Commissioner of Rating and Valuation.

Total number of storeys

28 storeys (G/F to 31/F, excluding the roof)

Floor numbering

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

Omitted floor numbers

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

Refuge floor

Located at the 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 30 April 2021.

(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.

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

賣方
益安投資有限公司 (亦為擁有人及其控權公司為恒基兆業有限公司、恒基兆業地產有限公司、謙耀置業有限公司、Good Time Limited及Broadwin Int'l Limited)
Ohtori Investment Limited (亦為擁有人及其控權公司為恒基兆業有限公司及恒基兆業地產有限公司)

發展項目的認可人士
李景勳、雷煥庭建築師有限公司的周曉東先生(周曉東先生為李景勳、雷煥庭建築師有限公司的董事)

發展項目的承建商
恒達建築有限公司

賣方的代表律師
中倫律師事務所
翁余阮律師行

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構
不適用

已為發展項目的建造提供貸款的任何其他人
恒基兆業地產代理有限公司

Vendor
Glory On Investment Limited (also as owner and whose holding companies are Henderson Development Limited, Henderson Land Development Company Limited, Mightymark Investment Limited, Good Time Limited and Broadwin Int'l Limited)
Ohtori Investment Limited (also as owner and whose holding companies are Henderson Development Limited and Henderson Land Development Company Limited)

Authorized person for the development
Mr. Zhou Xiaodong, Raymond of Andrew Lee King Fun & Associates Architects Limited
(Mr. Zhou Xiaodong, Raymond is a director of Andrew Lee King Fun & Associates Architects Limited)

Building contractor for the development
Heng Tat Construction Company Limited

Vendor's solicitors
Zhong Lun Law Firm
Yung, Yu, Yuen & Co.

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 Real Estate Agency Limited

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

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

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

(a)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the development.	Not applicable
(b)	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person.	Not applicable
(c)	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person.	No
(d)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not applicable
(e)	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not applicable
(f)	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person.	No
(g)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development.	Not applicable
(h)	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development.	Not applicable
(i)	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors.	No
(j)	The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and an authorized person for the development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor.	No
(k)	The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor.	No
(l)	The vendor or a building contractor for the development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	No
(m)	The vendor or a building contractor for the development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor.	Not applicable
(n)	The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development holds at least 10% of the issued shares in that vendor, holding company or contractor.	No
(o)	The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor.	No
(p)	The vendor or a building contractor for the development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	No
(q)	The vendor or a building contractor for the development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor.	Not applicable
(r)	The vendor or a building contractor for the development is a corporation, and the corporation of which an authorized person for the development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor.	No
(s)	The vendor or a building contractor for the development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor.	Yes The building contractor, Heng Tat Construction Company Limited, is an associate corporation of the vendors and all its holding companies

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

發展項目將會有構成圍封牆的一部分的非結構的預製外牆。
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 building is 150mm.

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 200mm.

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 the total area of the non-structural prefabricated external walls and curtain walls of each residential property

樓層 Floor	單位 Flat	每個住宅物業的非結構的預製外牆的總面積 (平方米) Total area of the non-structural prefabricated external walls of each residential property (sq.m.)
3樓-31樓 3/F-31/F	A	0.446
	B	-
	C	-
	D	-
	E	-
	F	0.476
	G	0.199
	H	-

*備註: 不設4樓、13樓、14樓及24樓 。
*4/F, 13/F, 14/F and 24/F are omitted.

樓層 Floor	單位 Flat	每個住宅物業的幕牆的總面積 (平方米) Total area of the curtain walls of each residential property (sq.m.)
3樓 3/F	A	2.596
	B	0.362
	C	0.321
	D	0.321
	E	0.692
	F	0.661
	G	0.750
	H	0.453
5樓-31樓 5/F-31/F	A	2.596
	B	0.654
	C	0.321
	D	0.321
	E	0.692
	F	0.661
	G	0.750
	H	0.453

*備註: 不設4樓、13樓、14樓及24樓 。
*4/F, 13/F, 14/F and 24/F are omitted.

5. 物業管理的資料
INFORMATION ON PROPERTY MANAGEMENT

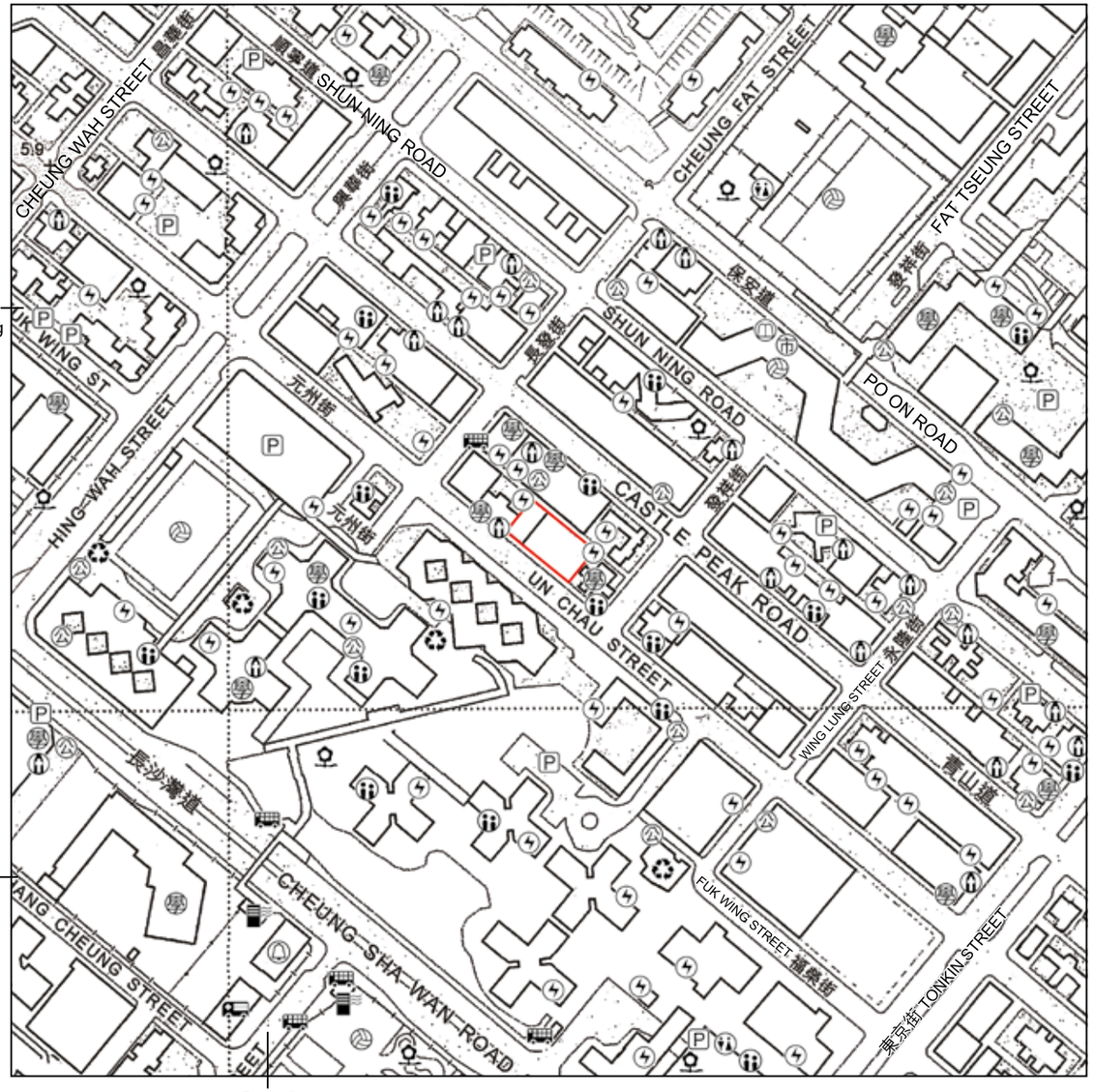
管理人

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
Location of the development

比例 SCALE: 0 50 100 150 200 250米/M

圖例 NOTATION

- 香港鐵路的通風井
  Ventilation shaft for the Mass Transit Railway
- 圖書館
  Library
- 發電廠 (包括電力分站)
  Power plant (including electricity sub-stations)
- 消防局
  Fire station
- 救護車站
  Ambulance depot
- 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)
- 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)
- 體育設施 (包括運動場及游泳池)
  Sports facilities (including sports ground and swimming pool)
- 公園
  Public park

此所在位置圖摘錄自地政總署測繪處地圖組別HP5C，編號11-NW-B，複印後並經修正處理。
This location plan is adopted from part of the scale map from Survey and Mapping Office of Lands Department with Series HP5C, Sheet Number 11-NW-B. Adjustments is made where necessary.

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備註: 由於技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。
Note: The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason.

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

摘錄自地政總署測繪處在長沙灣6,900呎的飛行高度拍攝之鳥瞰照片，編號為E051122C，飛行日期為2018年12月17日。

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 in Cheung Sha Wan, Photo No. E051122C, dated 17th December, 2018.

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備註： 由於技術原因，上述照片可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

Note: The photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason.

● 發展項目的位置
Location of the development

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

發展項目的位置
Location of the development

圖例 NOTATION

地帶 ZONES

C	商業 COMMERCIAL
CDA	綜合發展區 COMPREHENSIVE DEVELOPMENT AREA
R(A)	住宅 (甲類) RESIDENTIAL (GROUP A)
R(C)	住宅 (丙類) RESIDENTIAL (GROUP C)
R(E)	住宅 (戊類) RESIDENTIAL (GROUP E)
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
GB	綠化地帶 GREEN BELT

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

其他 MISCELLANEOUS

規劃範圍界線 BOUNDARY OF PLANNING SCHEME

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

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

90 — 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)

8 — 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

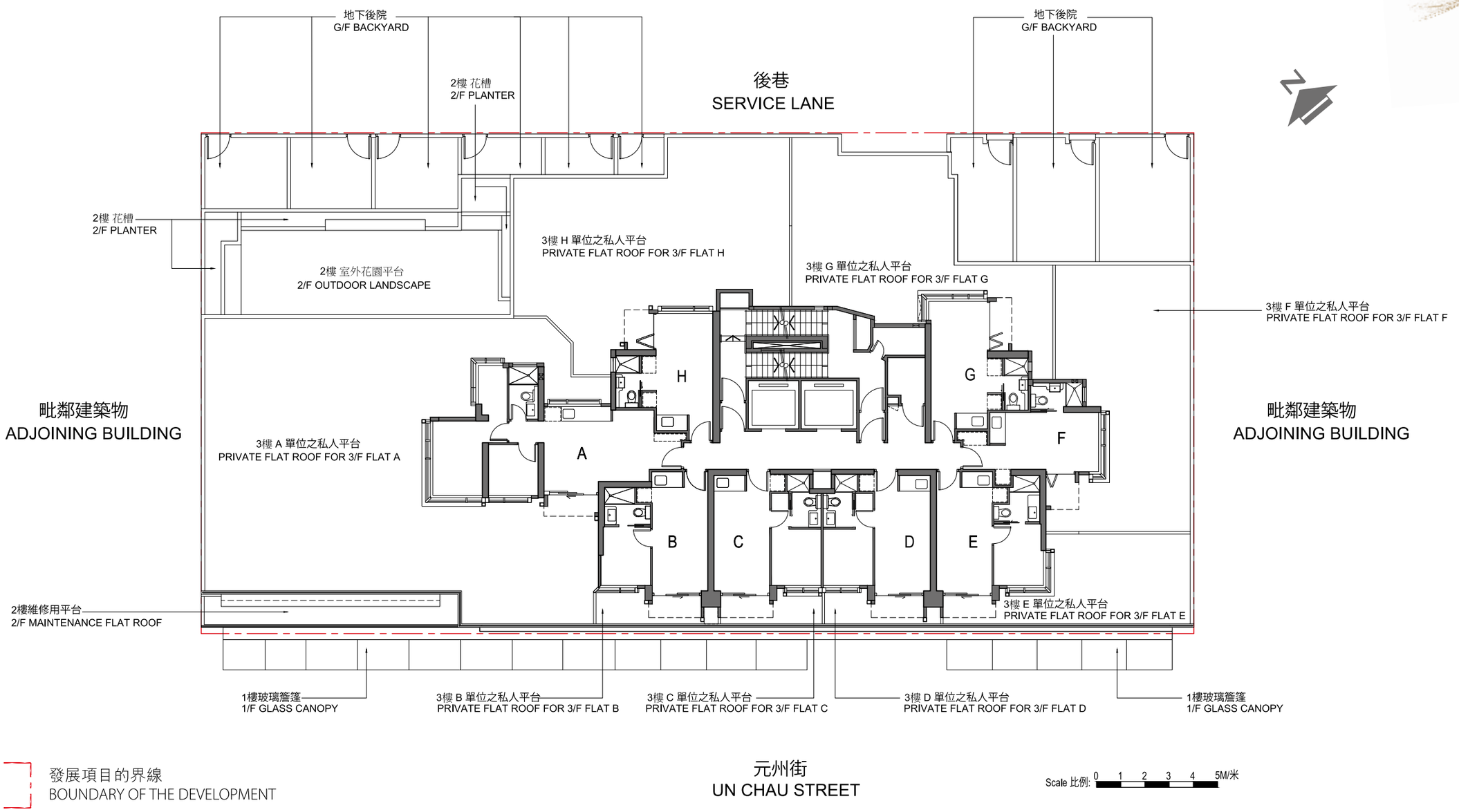
NBA — 非建築用地
NON-BUILDING AREA

摘錄自2016年12月16日刊憲之長沙灣(九龍規劃區第5區)分區計劃大綱核准圖，圖則編號為S/K5/37。

Adopted from part of the approved Kowloon Planning Area No.5 - Cheung Sha Wan - Outline Zoning Plan with Plan No. S/K5/37, gazetted on 16th December 2016.

備註: 由於技術原因，此分區計劃大綱圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。
Note: The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason.

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



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2021年04月30日。

The estimated date of completion of these buildings and facilities, as provided by the authorized person for the development is 30 April 2021.

備註：圖中所示之發展項目住宅樓層布局是參照適用於3樓住宅樓層的樓面平面圖。

Note : The layout of the residential floor of the development shown in this plan is based on floor plan applicable to 3rd floor.

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

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

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. 樓面平面圖所列之數字為以毫米標示之建築結構尺寸。
5. 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、洗面盆、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。

Notes:

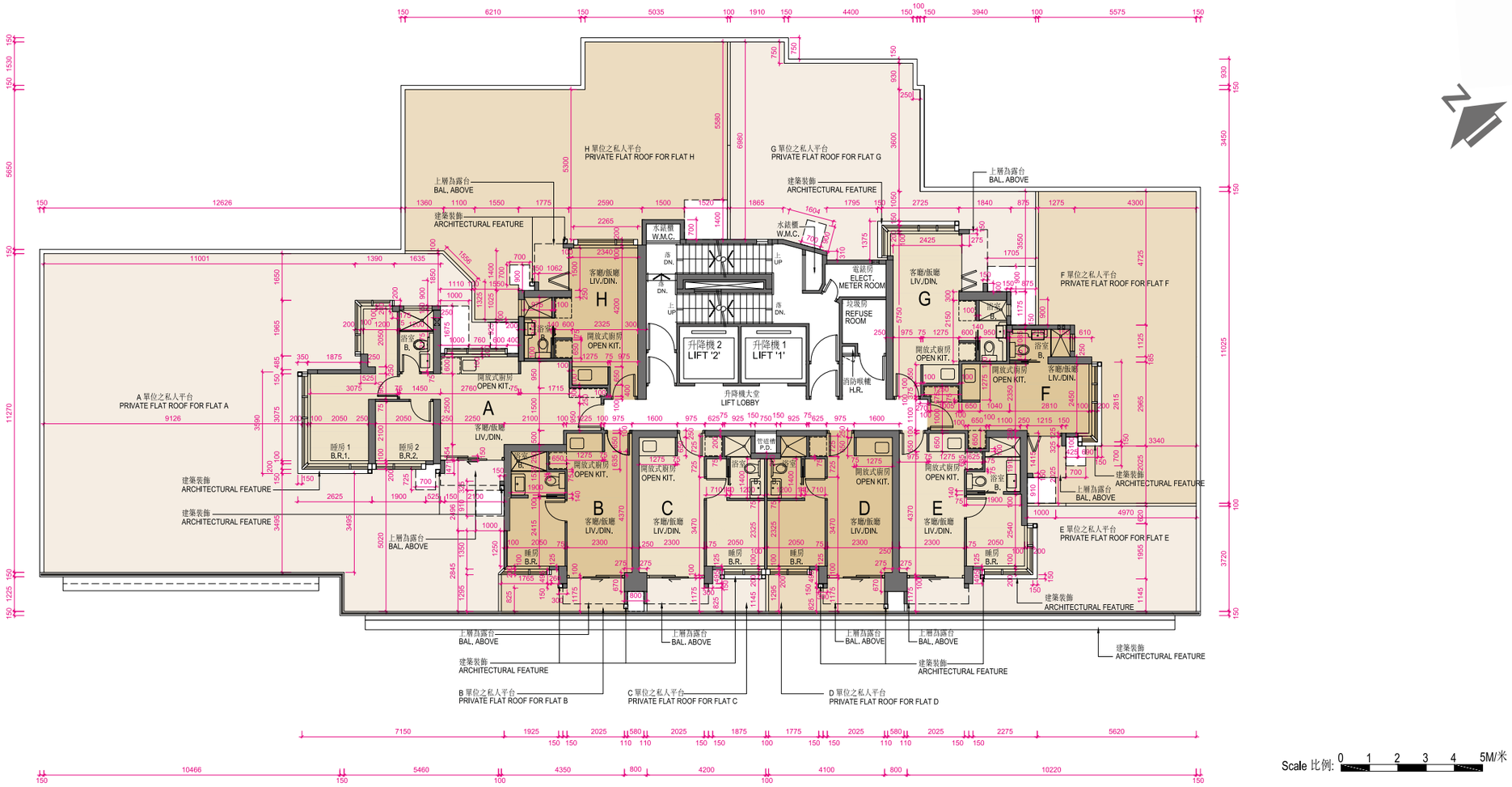
1. Common pipes exposed or enclosed in cladding may be located at the balcony, flat roof, roof or external wall of some residential properties.
2. There may be sunken slabs at some parts of the ceiling inside some residential properties for the installation of mechanical and electrical services of the 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. Those icons of fittings and appliances 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 appliances actually provided and they are for indication and reference only.

樓面平面圖圖例
Legends of the Floor Plans

A/C PLATFORM	=	冷氣機平台 Air-conditioner platform
BAL.	=	露台 Balcony
BAL. ABOVE	=	上層為露台 Balcony Above
B.	=	浴室 Bathroom
B.R.	=	睡房 Bedroom
DN.	=	落 Down
H.R.	=	消防喉轆 Hose reel
LIV./DIN.	=	客飯廳 Living and dining room
OPEN KIT.	=	開放式廚房 Open kitchen
STORE	=	儲物室 Store room
W.M.C.	=	水錶櫃 Water meter cabinet
ELECT. METER ROOM	=	電錶房 Electric Meter Room
P. D.	=	管道 Pipe Duct
TOP OF BAL.	=	露台上蓋 Top of Balcony
REFUSE ROOM	=	垃圾房 Refuse storage room
⬚	=	隨樓附送的嵌入式裝置 Built-in fittings provided in the flats

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

3樓平面圖
3/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
層與層之間的高度(毫米) Floor-to-Floor Height (mm)	3樓 3/F	3500	3500	3500	3500	3500	3500	3500	3500
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)		160	160	160	160	160	160	160	160

平台空白位置為供維修大廈設備使用的公用地方。
Blank areas on the flat roof are common areas for building facility maintenance.

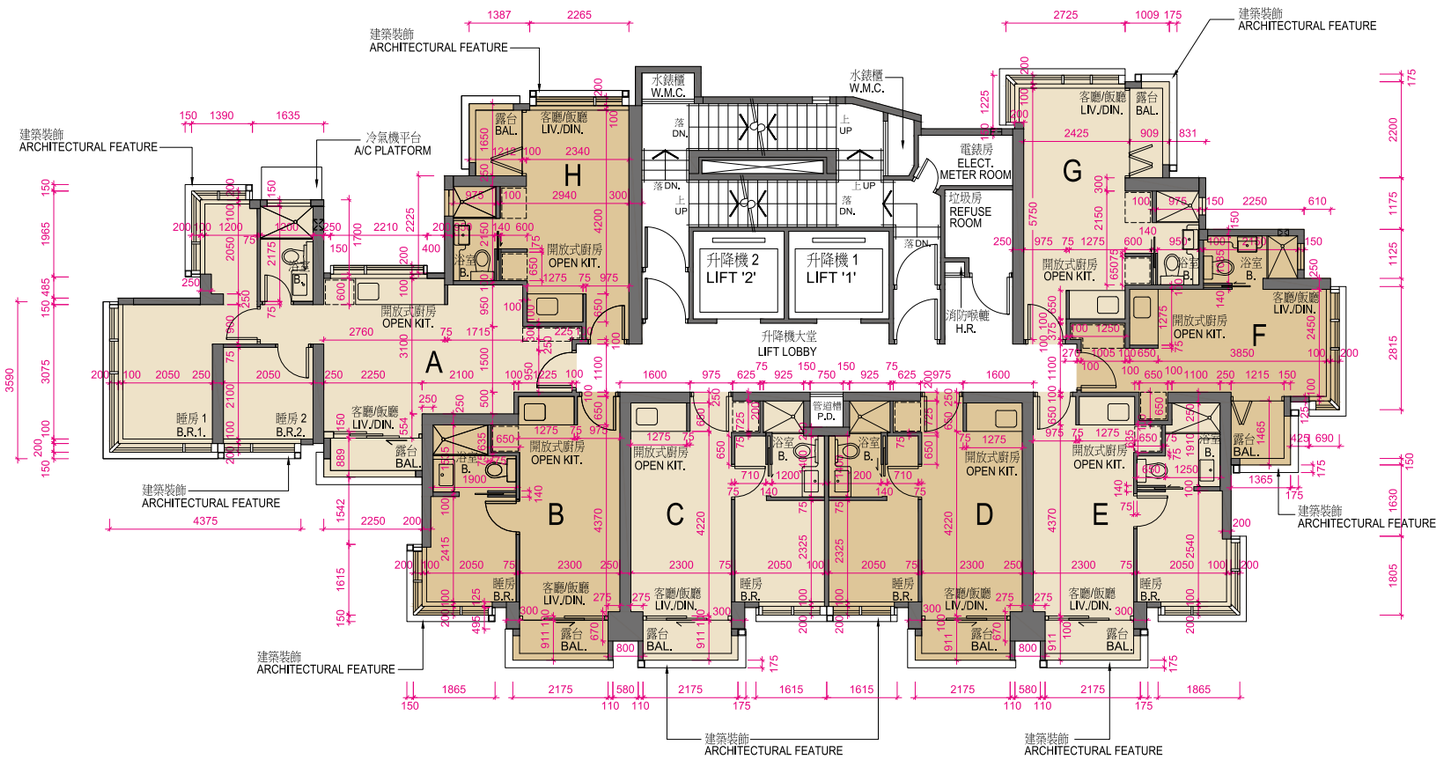
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

請參閱本售樓說明書第17頁為住宅物業樓面平面圖而設之備註的圖例。
Please refer to page 17 of this sales brochure for the notes and legends of the terms and abbreviations for the floor plans of residential properties.

備註： 平面圖所列之數字為以毫米標示之建築結構尺寸。
Notes: The dimensions of floor plans are all structural dimensions in millimeter.

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

5樓、7樓及9樓平面圖
5th, 7th & 9th FLOOR PLAN



Scale 比例: 0 1 2 3 4 5M/米

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat							
		A	B	C	D	E	F	G	H
層與層之間的高度(毫米) Floor-to-Floor Height (mm)	5樓、7樓及9樓 5/F, 7/F & 9/F	3500	3500	3500	3500	3500	3500	3500	3500
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)		160	160	160	160	160	160	160	160

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。

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.

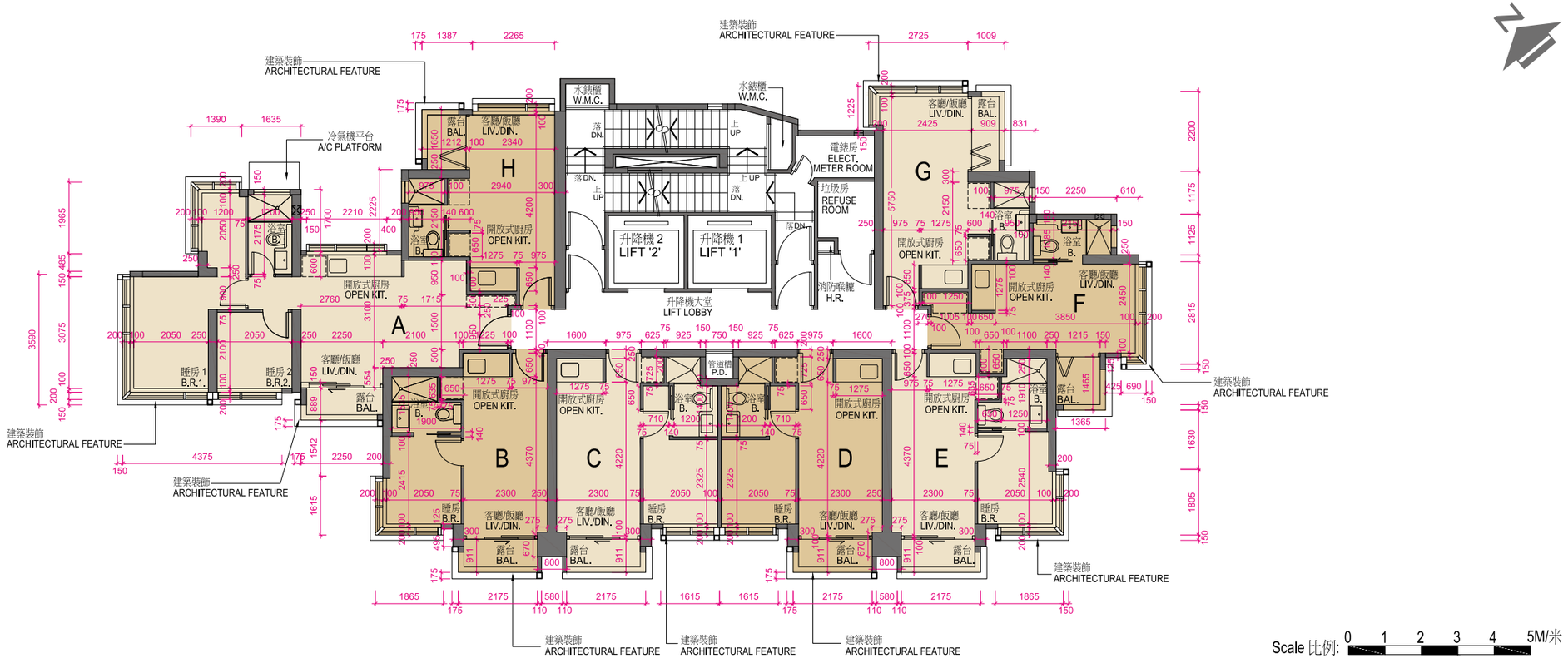
請參閱本售樓說明書第17頁為住宅物業樓面平面圖而設之備註的圖例。

Please refer to page 17 of this sales brochure for the notes and legends of the terms and abbreviations for the floor plans of residential properties.

備註： 平面圖所列之數字為以毫米標示之建築結構尺寸。
Notes: The dimensions in floor plans are all structural dimensions in millimeter.

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

6樓及8樓平面圖
6th & 8th 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
層與層之間的高度(毫米) Floor-to-Floor Height (mm)	6樓及8樓 6/F & 8/F	3500	3500	3500	3500	3500	3500	3500	3500
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)		160	160	160	160	160	160	160	160

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。

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.

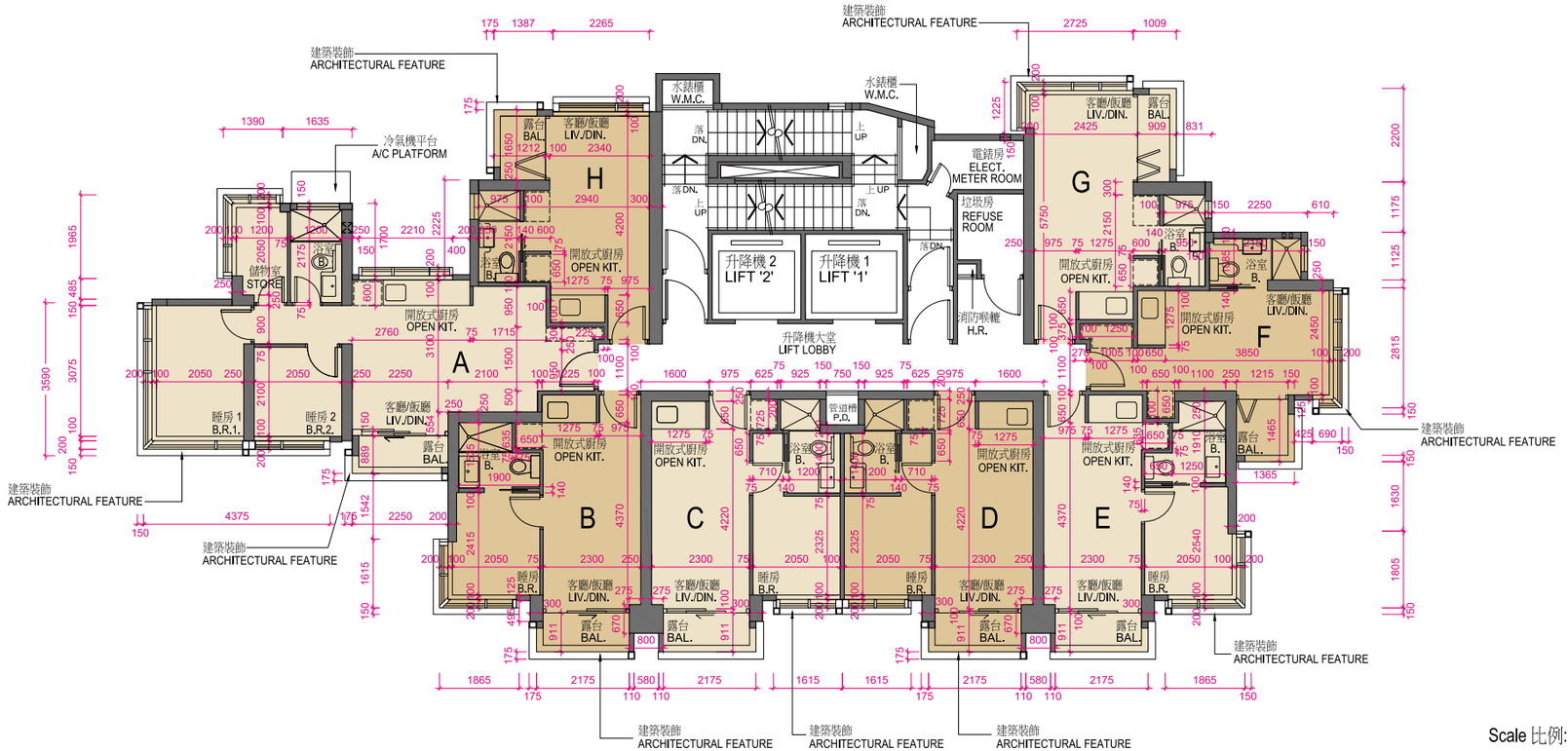
請參閱本售樓說明書第17頁為住宅物業樓面平面圖而設之備註的圖例。

Please refer to page 17 of this sales brochure for the notes and legends of the terms and abbreviations for the floor plans of residential properties.

備註： 平面圖所列之數字為以毫米標示之建築結構尺寸。
Notes: The dimensions in floor plans are all structural dimensions in millimeter.

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

10樓、12樓、16樓、18樓、20樓、22樓、25樓、27樓、29樓及31樓平面圖
10th, 12th, 16th, 18th, 20th, 22nd, 25th, 27th, 29th & 31st FLOOR PLAN



Scale 比例: 0 1 2 3 4 5M/米

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat							
		A	B	C	D	E	F	G	H
層與層之間的高度(毫米) Floor-to-Floor Height (mm)	10樓、12樓、16樓、18樓、20樓、22樓、25樓、27樓、29樓及31樓 10/F, 12/F, 16/F, 18/F, 20/F, 22/F, 25/F, 27/F, 29/F & 31/F	3500	3500	3500	3500	3500	3500	3500	3500
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	10樓、12樓、16樓、18樓、20樓、22樓、25樓、27樓及29樓 10/F, 12/F, 16/F, 18/F, 20/F, 22/F, 25/F, 27/F & 29/F	160	160	160	160	160	160	160	160
	31樓 31/F	150, 175	150, 175	175	175	150	150	150	150, 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。

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.

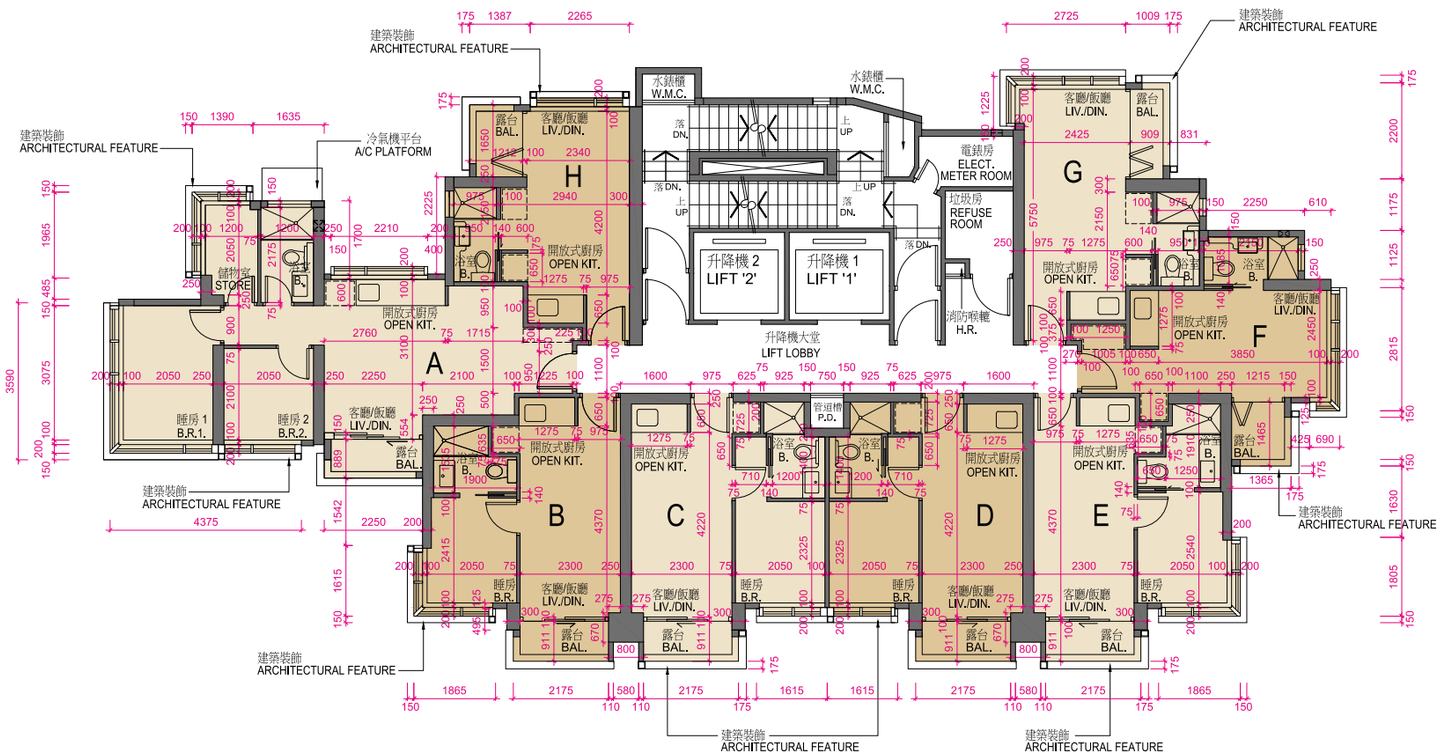
請參閱本售樓説明書第17頁為住宅物業樓面平面圖而設之備註的圖例。

Please refer to page 17 of this sales brochure for the notes and legends of the terms and abbreviations for the floor plans of residential properties.

備註： 平面圖所列之數字為以毫米標示之建築結構尺寸。
Notes: The dimensions in floor plans are all structural dimensions in millimeter.

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

11樓、15樓、17樓、19樓、21樓、23樓、26樓、28樓及30樓平面圖
11th, 15th, 17th, 19th, 21st, 23rd, 26th, 28th & 30th FLOOR PLAN



Scale 比例: 0 1 2 3 4 5M/米

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat							
		A	B	C	D	E	F	G	H
層與層之間的高度(毫米) Floor-to-Floor Height (mm)	11樓、15樓、17樓、19樓、21樓、23樓、26樓、28樓及30樓 11/F, 15/F, 17/F, 19/F, 21/F, 23/F, 26/F, 28/F & 30/F	3500	3500	3500	3500	3500	3500	3500	3500
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)		160	160	160	160	160	160	160	160

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。

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.

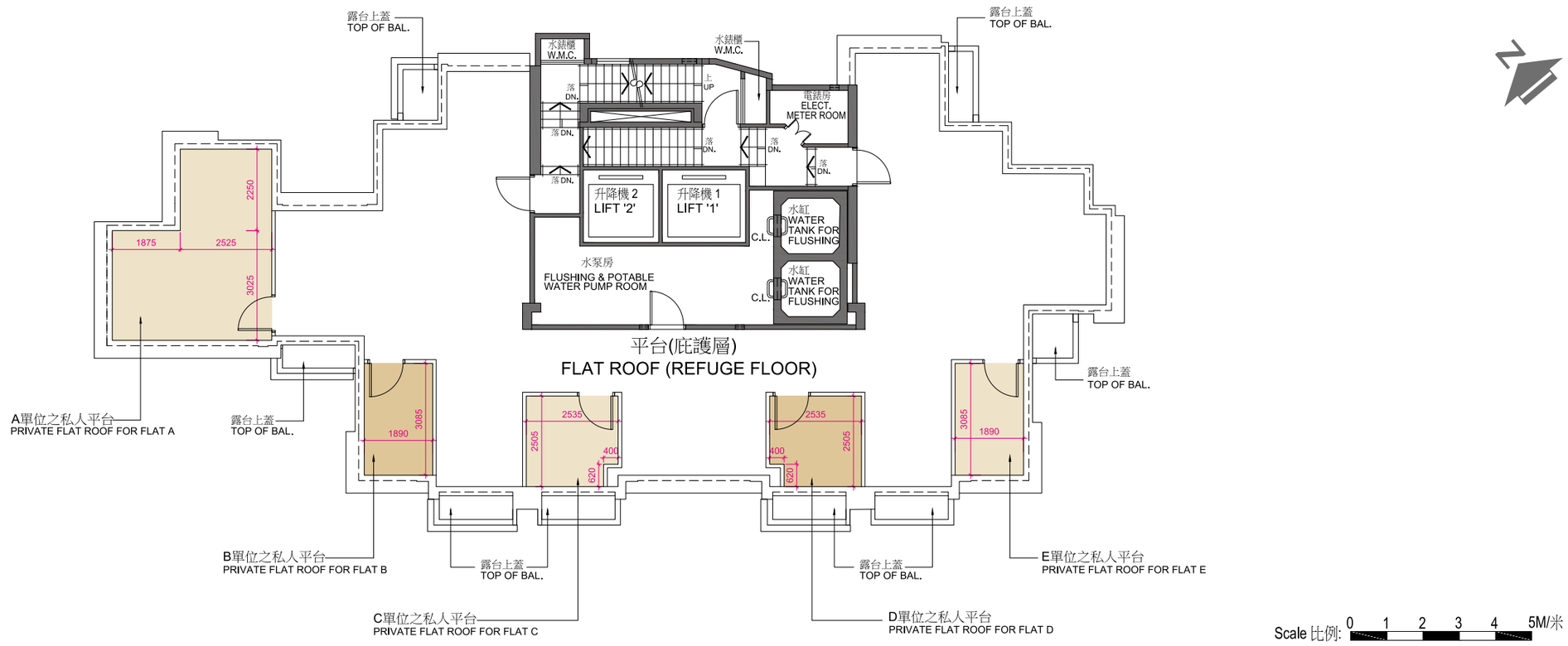
請參閱本售樓說明書第17頁為住宅物業樓面平面圖而設之備註的圖例。

Please refer to page 17 of this sales brochure for the notes and legends of the terms and abbreviations for the floor plans of residential properties.

備註： 平面圖所列之數字為以毫米標示之建築結構尺寸。
Notes: The dimensions in floor plans are all structural dimensions in millimeter.

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

天台平面圖
ROOF 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
層與層之間的高度(毫米) Floor-to-Floor Height (mm)	天台 Roof	不適用 Not Applicable							
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)									

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。

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.

請參閱本售樓説明書第17頁為住宅物業樓面平面圖而設之備註的圖例。

Please refer to page 17 of this sales brochure for the notes and legends of the terms and abbreviations for the floor plans of residential properties.

備註： 1. 平面圖所列之數字為以毫米標示之建築結構尺寸。
2. 有關天台的位置在該發展項目經建築事務監督批准的建築圖則上列為私人平台，實際上其用途為天台，其面積將以天台計算。

Notes: 1. The dimensions in floor plans are all structural dimensions in millimeter.
2. For the location of the roof, it was specified as private flat roof in the general building plans of the development approved by the Building Authority. In practice, it is a roof and its area is calculated under the roof.

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

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
家壹 THE ADDITION	3樓 3/F	A	42.524 (458) 露台 Balcony: – 工作平台 Utility Platform: –	–	–	–	150.056 (1,615)	–	–	–	–	–	–
		B	22.700 (244) 露台 Balcony: – 工作平台 Utility Platform: –	–	–	–	5.284 (57)	–	–	–	–	–	–
		C	23.691 (255) 露台 Balcony: – 工作平台 Utility Platform: –	–	–	–	4.881 (53)	–	–	–	–	–	–
		D	23.691 (255) 露台 Balcony: – 工作平台 Utility Platform: –	–	–	–	4.961 (53)	–	–	–	–	–	–
		E	23.646 (255) 露台 Balcony: – 工作平台 Utility Platform: –	–	–	–	26.466 (285)	–	–	–	–	–	–
		F	18.456 (199) 露台 Balcony: – 工作平台 Utility Platform: –	–	–	–	52.850 (569)	–	–	–	–	–	–
		G	20.094 (216) 露台 Balcony: – 工作平台 Utility Platform: –	–	–	–	52.275 (563)	–	–	–	–	–	–
		H	19.022 (205) 露台 Balcony: – 工作平台 Utility Platform: –	–	–	–	74.172 (798)	–	–	–	–	–	–

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

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
家壹 THE ADDITION	5樓至12樓， 15樓至23樓， 25樓至30樓 5/F-12/F, 15/F -23/F, 25/F -30/F	A	44.524 (479) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: –	–	–	–	–	–	–	–	–	–	–
		B	24.992 (269) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: –	–	–	–	–	–	–	–	–	–	–
		C	25.691 (277) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: –	–	–	–	–	–	–	–	–	–	–
		D	25.691 (277) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: –	–	–	–	–	–	–	–	–	–	–
		E	25.646 (276) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: –	–	–	–	–	–	–	–	–	–	–
		F	20.456 (220) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: –	–	–	–	–	–	–	–	–	–	–
		G	22.094 (238) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: –	–	–	–	–	–	–	–	–	–	–
		H	21.022 (226) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: –	–	–	–	–	–	–	–	–	–	–

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

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
家壹 THE ADDITION	31樓 31/F	A	44.524 (479) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: –	–	–	–	–	–	–	18.991 (204)	–	–	–
		B	24.992 (269) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: –	–	–	–	–	–	–	5.831 (63)	–	–	–
		C	25.691 (277) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: –	–	–	–	–	–	–	6.102 (66)	–	–	–
		D	25.691 (277) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: –	–	–	–	–	–	–	6.102 (66)	–	–	–
		E	25.646 (276) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: –	–	–	–	–	–	–	5.831 (63)	–	–	–
		F	20.456 (220) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: –	–	–	–	–	–	–	–	–	–	–
		G	22.094 (238) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: –	–	–	–	–	–	–	–	–	–	–
		H	21.022 (226) 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。
The saleable area and area of other specified items of the residential property are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

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。
Notes: Areas in metres specified 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.

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

不適用

Not Applicable

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

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的日期之後的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.

14. 公契的摘要
SUMMARY OF DEED OF MUTUAL COVENANT

A. 發展項目的公用部分

1. **「公用地方與設施」**統指 「公用地方」及「公用設施」。

2. **「公用地方」**統指「屋苑公用地方」及「住宅公用地方」，每類公用地方在適用的情況下包括在《建築物管理條例》第2條所列出「公用部分」的定義所包含的適當及有關部分，及如商業發展項目的單位個別出售，將包括商業發展項目有關的副公契或契約內所定義的該等商業發展項目公用地方。

3. **「公用設施」**統指「屋苑公用設施」及「住宅公用設施」，及如商業發展項目的單位個別出售，將包括商業發展項目有關的副公契或契約內所定義的該等商業發展項目公用設施。

4. **「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，受公契的條款所約束及所有現存的權利及通行權所規限，每位業主及佔用人可與屋苑其他業主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項目或住宅發展項目一部分的該等地基、柱、樑、樓板及其他結構性支承物及元素；

   (b) 斜坡及護土牆(如有的話)；

   (c) 提供安裝或使用天線廣播分導或電訊網絡設施的地方；

   (d) 在附於公契的圖則上顯示為「屋苑公用地方」而非構成商業發展項目或住宅發展項目一部分的屋苑外牆 (包括在外牆上的玻璃幕牆及簷篷、建築鰭片及在其上的特色)；

   (e) 所有在附於公契的圖則上顯示為「屋苑公用地方」的屋苑部分；

   (f) 位於屋苑地下的排水渠、表面溝道或沙井蓋下供屋苑整體而並非只供其任何個別單位或其任何部分所用的溝槽、污水管、排水渠、喉管及沙井；及

   (g) 由第一業主按照公契的條款在任何時候指定用作「屋苑公用地方」的額外地方。

   惟倘若情況適當，如(i)任何《建築物管理條例》第2條所列出「公用部分」的定義之(a)段所包含的屋苑部分或(ii) 任何《建築物管理條例》附表1所指明並包含於《建築物管理條例》第2條所列出「公用部分」的定義之(b)段的屋苑部分也被上文所提供之條款所涵蓋，該等部分將被視作已被包括為及構成「屋苑公用地方」一部分。

5. **「屋苑公用設施」**指擬供屋苑整體而並非只供其任何個別單位或其任何部分公用及共享的屋苑設施，受公契的條款所約束，每位業主及佔用人可與所有屋苑其他業主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（特別是位於屋苑地下的排水渠、表面溝道或沙井蓋下供屋苑整體而並非只供其任何個別單位或其任何部分所用的溝槽、污水管、排水渠、喉管及沙井）、電纜、喉管、電線、導管、總沖廁水管、總食水管，基於保安理由而安裝在屋苑公共地方的閉路電視及其他設施及設備、屋苑機械設備和其他類似的裝置、設施或服務、電力變壓房、電纜設施及為屋苑提供電力的所有關連設施及輔助電力裝置、設備和設施、及由第一業主按照公契的條款在任何時候指定用作「屋苑公用設施」的額外裝置及設施。

6. **「住宅公用地方」**指擬供住宅發展項目整體而並非只供個別住宅單位公用及共享的住宅發展項目部分，受公契的條款所約束，每位住宅單位的業主及佔用人可與所有其他住宅單位業主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」而非構成商業發展項目或屋苑公用地方的屋苑外牆；

   (b) 不構成商業發展項目、屋苑公用地方或住宅單位的屋苑外牆，當中包括但不限於: -

      (1) 在其上的建築鰭片及特色；

      (2) 毗連住宅單位的冷氣機平台(包括其百葉窗及/或金屬支架(如有的話))，或指定用作該用途的其他地方(如有的話)；

      (3) 屋苑的玻璃幕牆結構，包括但不限於豎框及面版(但不包括(i)玻璃幕牆結構可開啟的部分；及(ii)完全包圍或面向一個住宅單位的玻璃嵌板，而上述可開啟部分及玻璃嵌板則構成有關住宅單位的部分)。為免生疑問，任何構成屋苑玻璃幕牆結構一部分而非完全包圍一個住宅單位，反而伸延跨越兩個或以上住宅單位的玻璃嵌板則構成住宅公用地方一部分；及

      (4) 在附於公契的圖則上顯示為「住宅公用地方」位於主天台水平以上的屋苑外牆；

      但不包括構成相關住宅單位的露台、工作平台(如有的話)、天台或平台的玻璃欄杆、金屬欄杆或欄杆；

   (c) 康樂設施；

   (d) 管理員、看守員及管理公司職員的辦公室及/或櫃台(如有的話)，包括但不限於位於屋苑地下供管理員使用的櫃枱；

   (e) 所有在附於公契的圖則上顯示為「住宅公用地方」的屋苑部分；及

   (f) 由第一業主按照公契的條款在任何時候指定用作「住宅公用地方」的額外地方。

   惟倘若情況適當，如(i)任何《建築物管理條例》第2條所列出「公用部分」的定義之(a)段所包含的屋苑部分或(ii) 任何《建築物管理條例》附表1所指明並包含於《建築物管理條例》第2條所列出「公用部分」的定義之(b)段的屋苑部分也被上文所提供之條款所涵蓋，該等部分將被視作已被包括為及構成「住宅公用地方」一部分。

7. **「住宅公用設施」**指擬供住宅發展項目整體而並非只供個別住宅單位公用及共享的屋苑設施，受公契的條款所約束，每位住宅單位的業主及佔用人可與所有其他住宅單位業主及佔用人共用該等設施，當中包括但不限於所有設於住宅公用地方指定的升降機、電線、電纜、導管、喉管、排水渠、基於保安理由而安裝在住宅公用地方的閉路電視及其他設施及設備、位於康樂設施的運動及康樂設施，專屬住宅發展項目的所有機電裝置及設備，以及由第一業主按照公契的條款在任何時候指定用作「住宅公用設施」的額外裝置及設施。

14. 公契的摘要
SUMMARY OF DEED OF MUTUAL COVENANT

B. 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*		
	3樓	5樓-30樓	31樓
A	575 / 70,000	445 / 70,000	463 / 70,000
B	232 / 70,000	249 / 70,000	254 / 70,000
C	240 / 70,000	256 / 70,000	262 / 70,000
D	240 / 70,000	256 / 70,000	262 / 70,000
E	262 / 70,000	256 / 70,000	261 / 70,000
F	236 / 70,000	204 / 70,000	204 / 70,000
G	252 / 70,000	220 / 70,000	220 / 70,000
H	264 / 70,000	210 / 70,000	210 / 70,000

*備註: 不設4樓、13樓、14樓及24樓 。

C. 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。

D. 發展項目中的住宅物業的業主之間分擔管理開支的計算基準

每個住宅單位的業主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費（包括管理人費用）。該應繳的份額比例，應與分配給該業主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。

E. 計算管理費按金的基準

管理費按金相等於每個業主就其單位按首個住宅管理預算案釐定而須繳交的三個月管理費。

F. 業主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。

14. 公契的摘要
SUMMARY OF DEED OF MUTUAL COVENANT

A. The common parts of the development

1. **"Common Areas and Facilities"** means collectively the Common Areas and the Common Facilities.

2. **"Common Areas"** means collectively the Estate Common Areas and the Residential Common Areas, each of which Common Areas shall, where applicable, include those appropriate and relevant common parts covered by the definition of "common parts" set out in section 2 of the BMO, and in the event Units in the Commercial Development are disposed of individually, such Commercial Development common areas (if any) as shall be defined in the relevant Sub-Deed or Deeds in respect of the Commercial Development.

3. **"Common Facilities"** means collectively the Estate Common Facilities and the Residential Common Facilities, and in the event Units in the Commercial Development are disposed of individually, such Commercial Development common facilities (if any) as shall be defined in the relevant Sub-Deed or Deeds in respect of the Commercial Development.

4. **"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 Slopes and Retaining Walls (if any);

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

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

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

   (f) the trenches, sewers, drains, pipes and manholes underneath the drain, surface channel or manhole covers on the ground floor of the Estate and serving the Estate as a whole and not just any particular Unit or any particular part thereof; and

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

   PROVIDED THAT, where appropriate, if (i) any parts of the Estate covered by paragraph (a) of the definition of "common parts" set out in section 2 of the BMO or (ii) any parts specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of "common parts" set out in section 2 of the BMO shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Estate Common Areas.

5. **"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 (in particular the trenches, sewers, drains, pipes and manholes underneath the drain, surface channel or manhole covers on the ground floor of the Estate serving the Estate as a whole and not just any particular Unit or any particular part thereof), 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, the 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.

6. **"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 not forming part of the Commercial Development or the Estate Common Areas and shown as the 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 Commercial Development, the Estate Common Areas or the Residential Units 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;

      (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; and

      (4) the external walls of the Estate above main roof level and shown as the Residential Common Areas on the plans annexed to the Deed of Mutual Covenant;

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

   (c) the Recreational Facilities;

   (d) office and/or counter for caretakers, watchmen and management staff (if any) including but not limited to the caretaker's counter on the ground floor;

   (e) all those areas of the Estate shown as the 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 the Residential Common Areas by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

PROVIDED THAT, where appropriate, if (i) any parts of the Estate covered by paragraph (a) of the definition of "common parts" set out in section 2 of the BMO or (ii) any parts specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of "common parts" set out in section 2 of the BMO shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Residential Common Areas.

7. **"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 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 the Residential Common Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

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

Flat	Floor*		
	3/F	5/F-30/F	31/F
A	575 / 70,000	445 / 70,000	463 / 70,000
B	232 / 70,000	249 / 70,000	254 / 70,000
C	240 / 70,000	256 / 70,000	262 / 70,000
D	240 / 70,000	256 / 70,000	262 / 70,000
E	262 / 70,000	256 / 70,000	261 / 70,000
F	236 / 70,000	204 / 70,000	204 / 70,000
G	252 / 70,000	220 / 70,000	220 / 70,000
H	264 / 70,000	210 / 70,000	210 / 70,000

*4/F, 13/F, 14/F and 24/F are omitted.

C. 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.

D. 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 Charges (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.

E. 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 Residential Management Budget.

F. 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.

15. 批地文件的摘要
SUMMARY OF LAND GRANT

1. 發展項目位處於新九龍內地段第2866號第B段第1分段、新九龍內地段第2866號第B段餘段、新九龍內地段第2866號第C段第1分段、新九龍內地段第2866號第C段餘段、新九龍內地段第2866號第D段第1分段、新九龍內地段第2866號第D段餘段、新九龍內地段第2866號第E段第1分段及新九龍內地段第2866號第E段餘段（統稱「該等地段」）。

2. 該等地段是分別根據八份因政府租契協議第4201號批出的原有75年批租年期屆滿而發出，年期由1973年7月1日開始起計24年 (減去其最後三日)，並根據《新界土地契約 (續期)條例》(香港法例第150章)續期至2047年6月30日，的政府租契持有。

3. 上述政府租契協議第4201號規定: 「由該地段出售予買方的日期起計的二十四個公曆月內，買方須以良好、穩固和工匠的水準形式，以工務司批准的材料及在其他方面遵守香港現行或於任何時間生效而關乎建築物或衛生的所有法例、附例及規例之條文下，於該地段之部分上興建及完成至適合居住一棟或以上良好及永久的物業。如買方在該地段上興建工廠而非住宅，須支用不少於三萬元於可課稅的改善；如買方在該地段上興建工廠及住宅或只興建住宅，則須支用不少五萬元於可課稅的改善。」

4. 上述政府租契協議第4201號規定：「任何建成的後巷須免費交予政府。」

5. 上述政府租契協議第4201號規定：「當工務司滿意此政府租契協議下的條款已被滿足，買方將有權從政府獲得該地段之官契…及該官契將受及包涵現時加插入香港殖民地類似地段的官契之中的或可使此政府租契協議下的有關該地段或其業權之一般及特別條款生效的所有除外條款、保留條款、契諾、條文及條件。」

6. 上述政府租契協議第4201號規定：「由該地段出售予買方的日期起計的十二個月內，買方須自費在賣地圖則中所有以紅色及綠色標示之範圍填土至工務司批准之水平高度。如有需要，該等填土須有防護，至使工務司滿意。以綠色標示之範圍完成時須免費交予政府。」

註：除非本售樓説明書另有規定，本批地文件摘要內所採用的詞彙與該詞彙在有關批地文件內的意思相同。

1. The development is situated on Sub-Section 1 of Section B of New Kowloon Inland Lot No.2866, The Remaining Portion of Section B of New Kowloon Inland Lot No.2866, Sub-Section 1 of Section C of New Kowloon Inland Lot No.2866, The Remaining Portion of Section C of New Kowloon Inland Lot No.2866, Sub-Section 1 of Section D of New Kowloon Inland Lot No.2866, The Remaining Portion of Section D of New Kowloon Inland Lot No.2866, Sub-Section 1 of Section E of New Kowloon Inland Lot No.2866 and The Remaining Portion of Section E of New Kowloon Inland Lot No.2866 (collectively "the Lots").

2. The Lots are respectively held under eight Government leases granted upon the expiration of the original term of 75 years created by a Conditions of Sale No.4201 for the term of 24 years, less the last 3 days thereof, from 1st July 1973 which said term is extended until 30th June 2047 under and by virtue of the New Territories Leases (Extension) Ordinance Cap.150 of the Laws of Hong Kong.

3. The said Conditions of Sale No.4201 stipulates that "the Purchaser of the Lot shall build and finish, fit for occupation, before the expiration of 24 calendar months from the day of sale in a good, substantial and workman-like manner, one or more good and permanent buildings upon some part of the Lot with such materials as may be approved by the Director of Public Works, and in other respects in accordance with the provisions of all Ordinances, Byelaws and Regulations relating to Buildings or Sanitation as shall or may at any time be in force in the Colony and shall expend thereon a sum of not less than $30,000.00 in the event of a factory and no residential premises being erected on the Lot or $55,000.00 in the event of a factory and residential premises or residential premises only being erected on the Lot, in rateable improvements".

4. The said Conditions of Sale No.4201 stipulates that "any scavenging lanes formed to be handed over to Government free of cost".

5. The said Conditions of Sale No.4201 stipulates that "when the Conditions herein contained have been complied with to the satisfaction of the Director of Public Works, the Purchaser of the Lot shall be entitled to a Lease from the Crown...and such Crown Lease shall be subject to, and contain all Exceptions, Reservations, Covenants, Clauses and Conditions inserted in the Crown Leases of similar Lots in the Colony of Hong Kong or which may be required for the purpose of carrying out any of the General and Special Conditions herein contained affecting the said Lot or the title thereto."

6. The said Conditions of Sale No.4201 stipulates that "the whole of the areas coloured red and green on sale plan shall be formed by the purchaser at his own expense to such levels as the Director of Public Works may approve within 12 months from the day of sale. The filling in shall be protected where necessary to the satisfaction of the Director of Public Works. The area coloured green shall be handed over to Government free of cost on completion".

Remarks: Unless otherwise defined in this sales brochure, the capitalized terms used in this Summary of Land Grant shall have the same meaning of such terms in the relevant Land Grant.

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

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設施

批地文件中之特別條款之第2條所提及以綠色標示之範圍。*

*注: 綠色標示之範圍已成為公路之一部分。

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設施

不適用。

C. 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休憩用地的大小

不適用。

D. 發展項目所位於的土地中為施行《建築物(規劃)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。

E. 在切實可行的範圍內顯示上述該等設施、休憩用地及土地中的該等部分的位置；及以與批地文件或撥出私人地方供公眾使用的契據(視屬何情況而定)中相同的顏色、格式或圖案(視何者適用而定)著色或以陰影顯示該等設施、休憩用地及土地中的該等部分的圖則

與A段提及之該等設施有關之圖則列於售樓說明書本節中。

F. 公眾之使用權

不適用。

G. 批地文件、撥出私人地方供公眾使用的契據及指明住宅物業的每一公契中關於該等設施、休憩用地及土地中的該等部分的條文

第A段所提及之設施：

(a) 批地文件

1. 賣地條件第4201號中之特別條款之第2條訂明：
「由該地段出售予買方的日期起計的十二個月內，買方須自費在賣地圖則中所有以紅色及綠色標示之範圍填土至工務司批准之水平高度。如有需要，該等填土須有防護，至使工務司滿意。以綠色標示之範圍完成時須免費交予政府。」。

2. 賣地條件第4201號中之特別條款之第3條訂明：
「除先獲取工務司同意外，該地段之買方不得將以綠色標示之範圍用作儲存用途或興建任何建築物或構築物」。

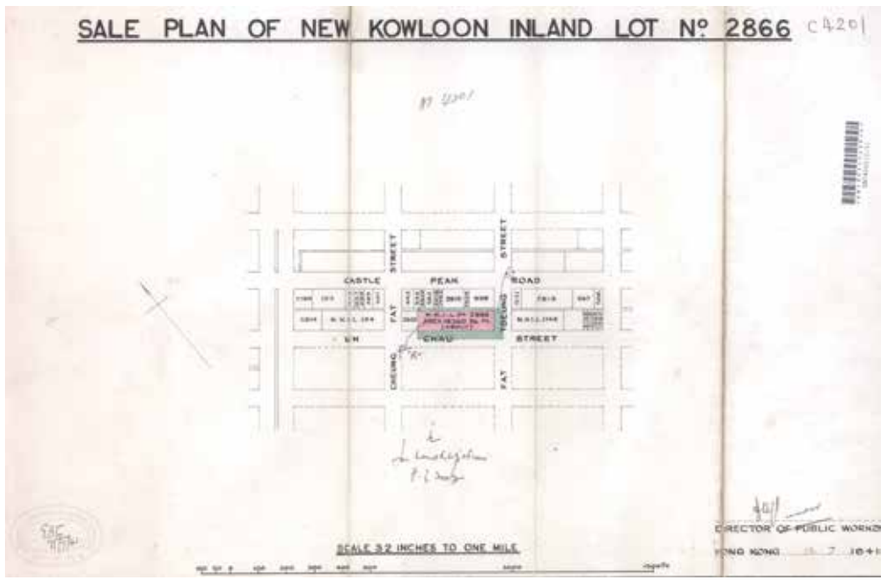
(b) 公契

不適用。

(c) 撥出私人地方供公眾使用的契據

不適用。

附於批地文件的圖則



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

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

The area coloured green referred to in Special Condition No. (2) of the Land Grant.*

*Note: The area coloured green currently forms part of the public roads.

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

Not applicable.

C. The size of any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development

Not applicable.

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

Not applicable.

E. A plan that shows the location of those facilities and open spaces, and those parts of the land mentioned above as far as it is practicable to do so; and that has those facilities and open spaces, and those parts of the land, coloured or shaded in the same colour, format or pattern (as applicable) as in the land grant or the deed of dedication (as the case may be)

A plan in respect of those facilities mentioned in A is set out in this section of the sales brochure.

F. General public's right to use

Not applicable.

G. Provisions of the land grant and deed of dedication, and of every deed of mutual covenant in respect of the specified residential property, that concern those facilities and open spaces, and those parts of the land

Facilities mentioned in A:

(a) Land Grant:

1. Clause 2 of the special conditions of the Conditions of Sale No.4201 provides:
   "The whole of the areas coloured red and green on sale plan shall be formed by the purchaser at his own expense to such levels as the Director of Public Works may approve within 12 months from the day of sale. This filling in shall be protected where necessary to the satisfaction of the Director of Public Works. The area coloured green shall be handed over to Government free of cost on completion."
2. Clause 3 of the special conditions of the Conditions of Sale No.4201 provides:
   "The purchaser will not be allowed to utilize the area coloured green for the purpose of storage or for erection of any buildings or structures without the consent of the Director of Public Works first having been obtained."

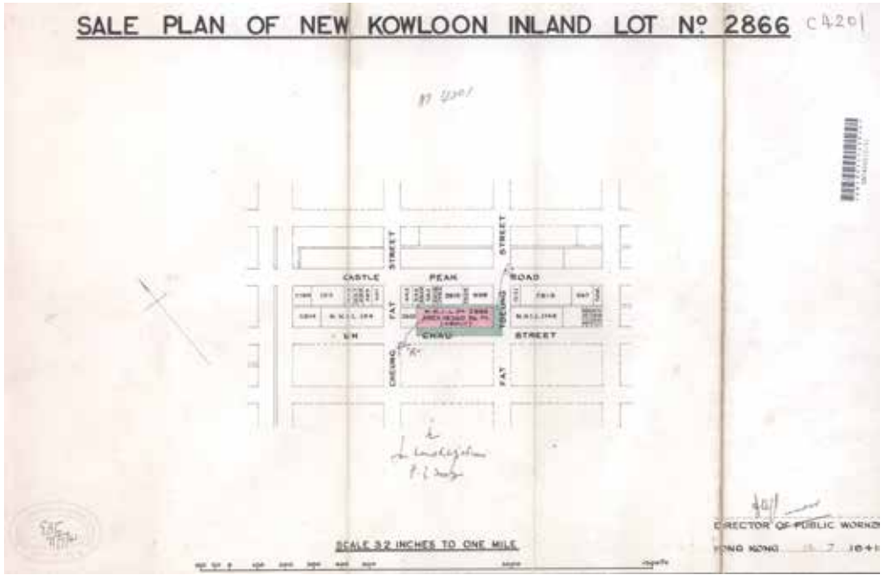
(b) Deed of Mutual Covenant:

Not applicable

(c) Deed of Dedication:

Not applicable

Plan Annexed to the Land Grant



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.

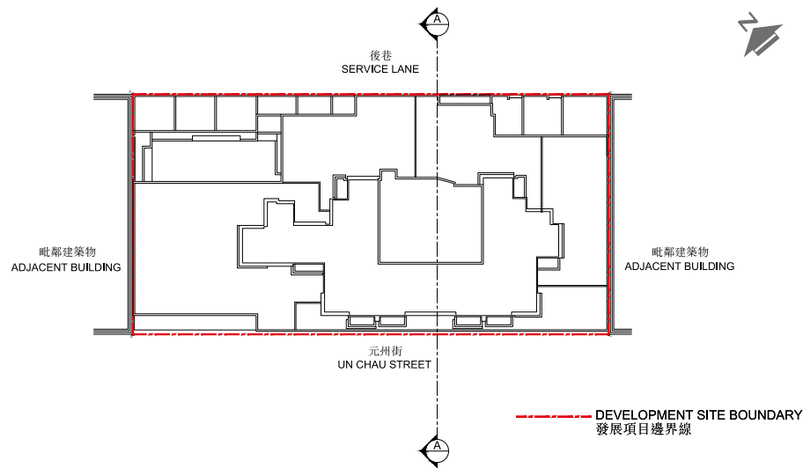
2. If you instruct such separate firm of solicitors to act for you in relation to the transaction, that firm will be able to give independent advice to you.

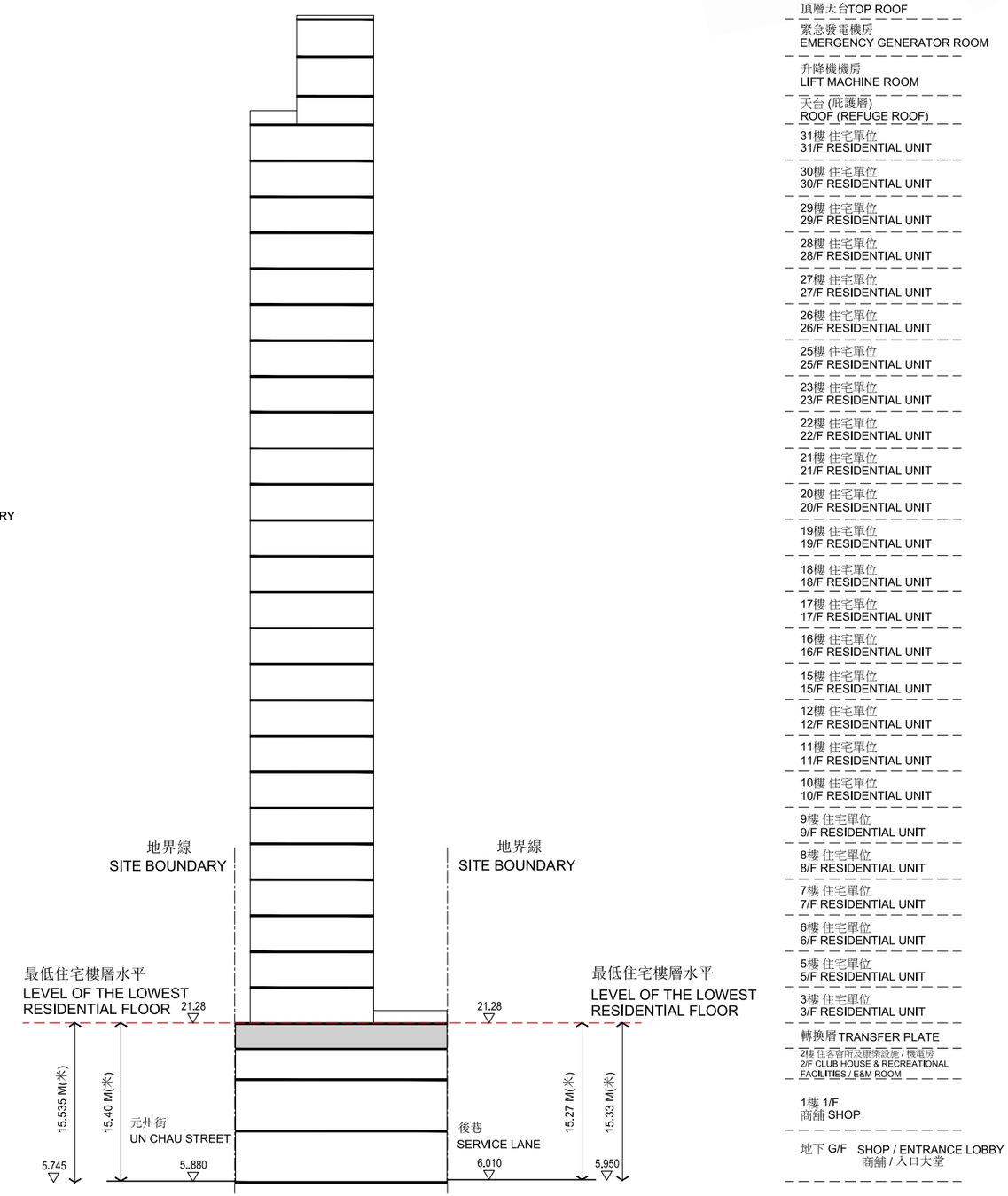
3. If you instruct the firm of solicitors acting for the owner to act for you as well, and a conflict of interest arises between the owner and you: -
   (i) that firm may not be able to protect your interests; and
   (ii) you may have to instruct a separate firm of solicitors.

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.

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

橫截面圖 A-A
CROSS-SECTION PLAN A-A

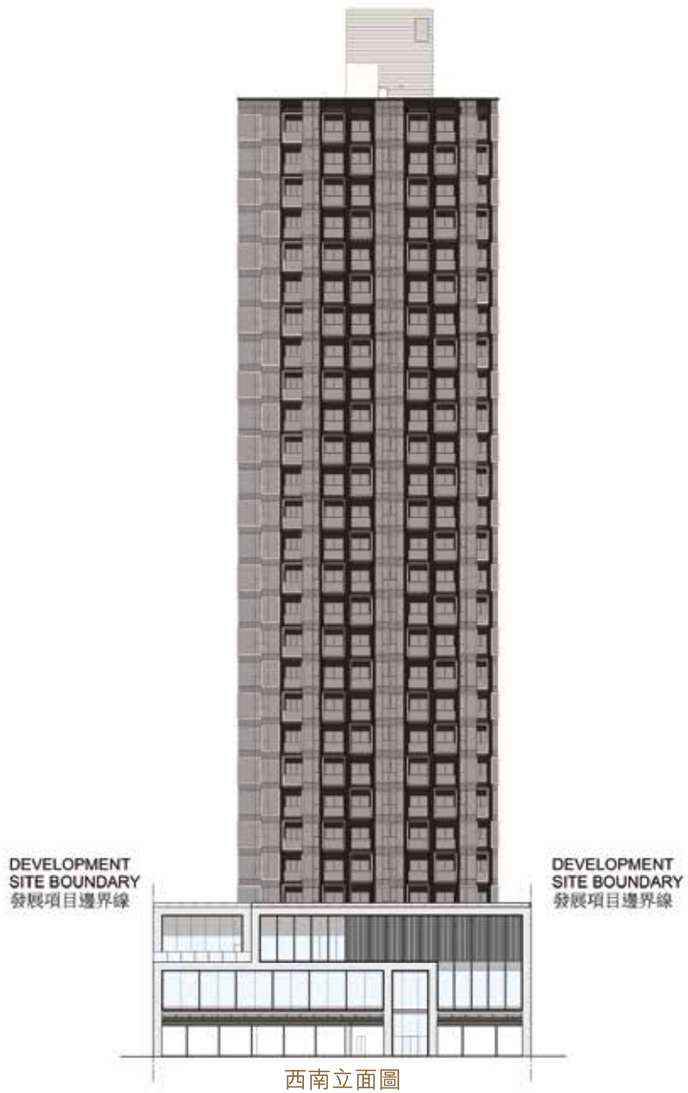




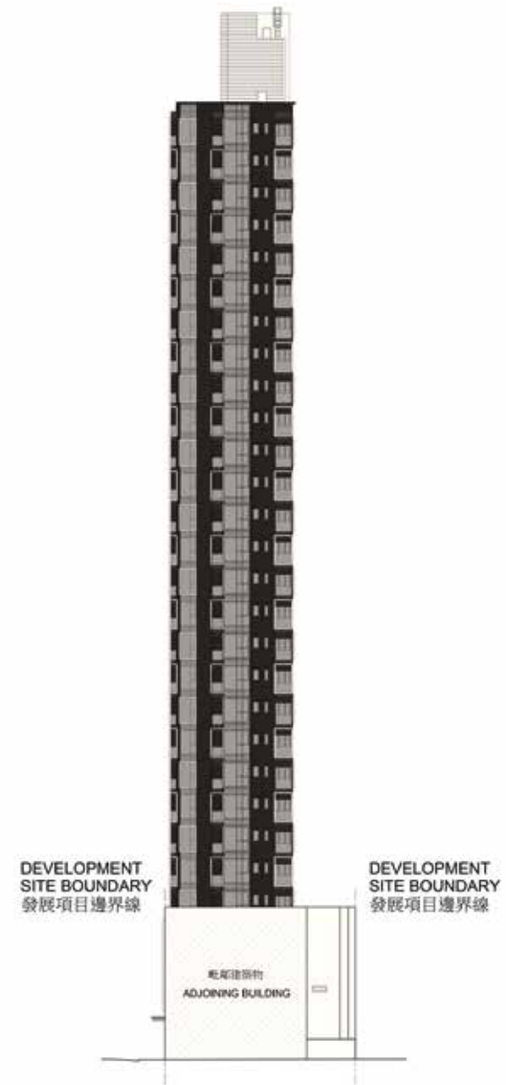
1. 毗鄰建築物的一段後巷為香港主水平基準以上 5.950 米 至 6.010 米。
2. 毗鄰建築物的一段元州街為香港主水平基準以上 5.745 米 至 5.880 米。
3. 發展項目之最低住宅層為香港主水平基準以上 21.28 米。
4. 紅色虛線為最低住宅樓層水平。

1. The part of service lane adjacent to the building is 5.950 to 6.010 metres above the Hong Kong Principal Datum.
2. The part of Un Chau Street adjacent to the building is 5.745 to 5.880 metres above the Hong Kong Principal Datum.
3. The level of lowest residential floor of the building is 21.28 metres above the Hong Kong Principal Datum.
4. Red dotted line denotes the level of the lowest residential floor.

19. 立面圖
ELEVATION PLAN



西南立面圖
South-West Elevation



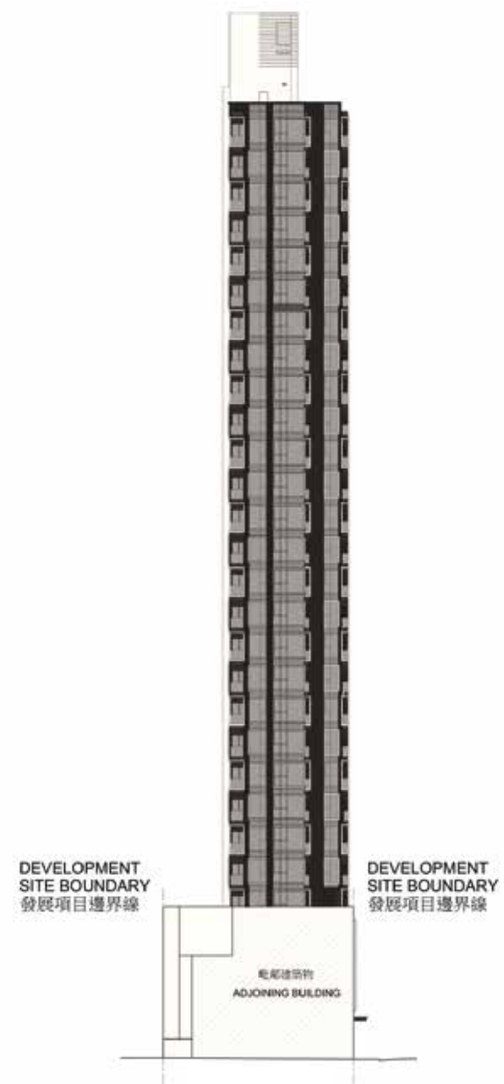
東南立面圖
South-East Elevation

發展項目的認可人士已證明本立面圖所顯示的立面：
1. 以2019年02月28日的情況為準的該項目的經批准的建築圖則為基礎擬備；及
2. 大致上與該項目的外觀一致。

Authorized person for the development certified that the elevations shown on these plans:
1. are prepared on the basis of the approved building plans for the development as of 28 February 2019 ; and
2. are in general accordance with the outward appearance of the development.

19. 立面圖
ELEVATION PLAN

東北立面圖
North-East Elevation



西北面圖
North-West Elevation

發展項目的認可人士已證明本立面圖所顯示的立面：
1. 以2019年02月28日的情況為準的該項目的經批准的建築圖則為基礎擬備；及
2. 大致上與該項目的外觀一致。

Authorized person for the development certified that the elevations shown on these plans:
1. are prepared on the basis of the approved building plans for the development as of 28 February 2019 ; 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		總面積 Total Area	
			(平方米 sq. m.)	(平方呎 sq. ft.)	(平方米 sq. .m.)	(平方呎 sq. ft.)	(平方米 sq. m.)	(平方呎 sq. ft.)
(a)	住客會所(包括供住客使用的任何康樂設施) Residents' clubhouse (including any recreational facilities for residents' use)	2樓 2/F	252.463	2718	48.126	518	300.589	3236
(b)	位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方。 不論是稱為公用空中花園或其他名稱。 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. Whether known as a communal sky garden or otherwise.	不適用 Not applicable	不適用 Not applicable		不適用 Not applicable		不適用 Not applicable	
(c)	位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方。 不論是稱為有蓋及園景的遊樂場或其他名稱。 A communal garden or play area for residents' use below the lowest residential floor of a building in the development. Whether known as a covered and landscaped play area or otherwise.	不適用 Not applicable	不適用 Not applicable		不適用 Not applicable		不適用 Not applicable	

備註： 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： 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 at the date on which the residential property is offered to be sold.

   (b) The inspection is free of charge.

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

1. 外部裝修物料

		描述	
(a)	外牆	裝修物料的類型	i) 基座 : 鋪砌瓷磚、油漆、配以鋁質飾板、鋁百葉、玻璃牆、玻璃門及金屬門。 玻璃簷篷配金屬物料。 住宅大堂入口配上玻璃。 ii) 住宅大樓 : 鋪砌瓷磚、油漆、玻璃幕牆配以鋁質飾板、玻璃窗及鋁百葉。
(b)	窗	框的用料	深色氟塗料鋁金屬窗框
		玻璃的用料	有色強化玻璃 (A、F、G及H單位之浴室窗為不透明玻璃除外)
(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：設有夾層玻璃欄河
			地台：鋪砌瓷磚，並附有戶外人造木板
			牆身：鋪砌瓷磚
			天花：附有防風鋁質假天花
		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

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

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	外露牆身鋪砌天然石、不銹鋼裝飾板、 玻璃裝飾、木飾面板	石材	石膏板、不銹鋼板及假天花
		住宅樓層升降機大堂 裝修物料的類型	外露牆身鋪砌膠板及不銹鋼板	瓷磚	石膏板假天花表面髹上乳膠漆

			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	瓷磚	木牆腳線
		飯廳的用料	瓷磚	木牆腳線
		睡房的用料	瓷磚	木牆腳線

			牆壁	地板	天花板
(d)	浴室	裝修物料的類型	外露牆身鋪砌飾面瓷磚	外露地台鋪砌瓷磚	石膏板假天花表面髹上乳膠漆
		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	外露牆身鋪砌不銹鋼板及瓷磚	外露地台鋪砌瓷磚	石膏板假天花表面髹上乳膠漆	人造塑料枱面
		牆壁的裝修物料 是否鋪至天花板	裝修物料鋪至假天花底			

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

3. 室內裝置

			用料	裝修物料	配件
(a)	門	單位大門	防火實心木門及木門框	木皮飾面	指紋門鎖、防盜眼、門鼓及門擋
		露台門	強化玻璃門連鋁質門框	玻璃及鋁質	門鎖
		平台門 (只適用於3樓單位)	強化玻璃門連鋁質門框	玻璃及鋁質	門鎖
		睡房門	木門及木門框	木皮飾面	門鎖及門擋
		浴室門	木門及木門框	木皮飾面	門鎖
		儲物室門 (只適用於10樓至31樓A單位) (不設13樓、14樓及24樓)	木門及木門框	木皮飾面	門鎖及門擋
		天台門 (只適用於31樓A、B、C、D及E單位)	金屬門連及金屬門框	金屬油漆	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	無縫人造塑料枱面
				櫃	膠板飾面木製洗手盆櫃配鏡面木製吊櫃
			潔具	洗手盆水龍頭	鍍鉻
				座廁	搪瓷
				洗手盆	搪瓷
				廁紙架	鍍鉻
				毛巾棍	鍍鉻
				淋浴間	強化清玻璃
			浴室設備	隨樓附送之設備及品牌，請參閱「設備説明表」	
		(ii) 供水系統的類型及用料		冷水喉	銅喉
				熱水喉	隔熱保護之銅喉
		(iii) 沐浴設施 (包括花灑或浴缸，如適用的話)	花灑	花灑龍頭及花灑套裝	鍍鉻
			浴缸	沒有	沒有
		(iv) 浴缸大小 (如適用的話)		不適用	

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

3. 室內裝置

			用料		
(c)	廚房	(i) 洗滌盆	不銹鋼		
		(ii) 供水系統	冷水喉採用銅喉，熱水喉採用隔熱保護之銅喉		
			用料	裝修物料	
		(iii) 廚櫃	木製廚櫃	循環再造塑料飾面廚櫃門及無縫人造塑料枱面	
		(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	鍍鉻冷熱水龍頭	
			其他設備	隨樓附送之設備及品牌，請參閱「設備説明表」	
			裝置	類型	用料
(d)	睡房	裝置 (包括嵌入式衣櫃)的類型及用料	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」		
(g)	電力裝置	(i) 供電附件(包括安全裝置)	供電附件	提供所有電掣及電插座之面板	
			安全裝置	單相電力，各單位均裝妥微型斷路器。	
		(ii) 導管是隱藏或外露	導管是部分隱藏及部份外露[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」		

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

3. 室內裝置

			裝置	類型
(h)	氣體供應	類型	煤氣	
		系統	提供煤氣喉接駁煤氣煮食爐及煤氣熱水爐，並裝有獨立煤氣錶	
		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	設有洗衣機來水及去水接駁喉位	
(j)	供水	水管的用料	熱水喉採用隔熱保護之銅喉、冷水喉採用銅喉	
		水管是隱藏或外露	水管是部分隱藏及部分外露[2]	
		有否熱水供應	廚房和浴室供應熱水	

備註：
1. 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、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. 除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、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。

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

4. 雜項

				住宅	
(a)	升降機	(i) 品牌名稱及產品型號	品牌名稱	富士達	
			產品型號	PMGL	
		(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	住宅升降機1到達地下至31樓(不設4樓、13樓、14樓及24樓) 住宅升降機2到達地下至31樓(1樓除外)(不設4樓、13樓、14樓及24樓)	
(b)	信箱	用料	不銹鋼		
(c)	垃圾收集	(i) 垃圾收集的方法	由清潔工人收集垃圾		
		(ii) 垃圾房的位置	每層住宅樓層之公用地方均設有垃圾及物料回收房，中央垃圾及物料回收房設於地下。		
			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	每層之公共電錶房	每個住宅單位的露台、浴室或平台設有獨立煤氣錶 請參閱「機電裝置位置及數量説明表」
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	獨立錶

5. 保安設施

保安系統及設備	入口通道控制及保安系統	大廈地下入口大堂設有訪客對講機連智能卡保安系統。
	閉路電視	地下住客入口大堂、2樓電梯大堂、升降機及會所均設有閉路電視，連接地下住客入口大堂接待處。
嵌入式的裝備的細節	各住宅單位均裝設對講機系統	
嵌入式裝備的位置	請參閱「機電裝置位置及數量説明表」	

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。

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

6. 設備說明表

位置		設備	適用單位	品牌	型號 (如有)	
					室內機	室外機
(a)	客廳 / 飯廳	分體式冷氣機	A、F、G及H單位	三菱電機	MS-GM19VA	MU-GM19VA
			B、C、D及E單位	三菱電機	MS-GJ12VA	MU-GJ12VA
(b)	睡房	分體式冷氣機	B、C、D及E單位	三菱電機	MS-GJ09VA	MU-GJ09VA
(c)	睡房1	分體式冷氣機	A單位(3樓至9樓) (不設4樓)	三菱電機	MS-GJ12VA MS-GJ09VA	MU-GJ12VA MU-GJ09VA
			A單位(10樓至31樓) (不設13樓、14樓及24樓)	三菱電機	MS-GJ12VA	MU-GJ12VA
(d)	睡房2	分體式冷氣機	A單位	三菱電機	MS-GJ09VA	MU-GJ09VA
(e)	儲物室	分體式冷氣機	A單位(10樓至31樓) (不設13樓、14樓及24樓)	三菱電機	MS-GJ09VA	MU-GJ09VA
(f)	開放式廚房	煤氣煮食爐	A單位	Mia Cucina	MY31C + MY32C	
			B、C、D、E、F、G及H單位		MY32C	
		微波爐	A單位	Miele	M2234SC	
			B、C、D、E、F、G及H單位	西門子	BF525LMS0H	
		抽拉式抽油煙機	A單位	Miele	DA3466HP	
			B、C、D、E、F、G及H單位	西門子	LI67SA530B + LZ45650	
		洗衣乾衣機	所有單位	西門子	WK14D321HK	
		嵌入式雪櫃	A單位	西門子	KI86NAF31K	
			B、C、D、E、F、G及H單位	西門子	KI24LV20HK	
(g)	浴室	煤氣熱水爐	所有單位	TGC	TRJW162TFQL	
		天花暗藏式抽氣扇	所有單位	待定	待定	

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。

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

1. EXTERIOR FINISHES

(a)	External wall	Type of finishes	Podium : Finished with ceramic tiles, spray paint, aluminum claddings, aluminium louvers, glass walls, glass doors and metal doors; Glass canopy with metal frames and glass at residential entrance Residential tower : Finished with ceramic tiles, spray paint, curtain walls with aluminium claddings, glass windows and aluminium lourvers
(b)	Window	Material of Frame	Aluminium frame with dark colour fluorocarbon coating
		Material of Glass	Tinted tempered glass (except opaque glass for windows in bathrooms of Flat A, F, G & H)
(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: Installed with laminated glass balustrade
			Floor: Ceramic tiles with outdoor artifical timber decking
			Wall: Ceramic tiles
			Ceiling: Typhoon-proofed aluminium false ceiling
		Whether it is covered	Balcony is covered
		Verandah	Not applicable
(f)	Drying facilities for clothing	Type	Not applicable
		Material	Not applicable

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

2. INTERIOR FINISHES

			Wall	Floor	Ceiling	
(a)	Lobby	G/F residential entrance lobby finishes	Natural stone, stainless steel panels, glass panels, wood panels to the exposed surface	Natural stones	Gypsum board false ceiling, stainless steel panels	
		Residential floors lift lobby finishes	Plastic laminate panels and stainless steel panels to the exposed surface	Ceramic tiles	Gypsum board false ceiling with emulsion paint	
			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	Ceramic tiles	Timber skirting		
		Material of Dining room	Ceramic tiles	Timber skirting		
		Material of Bedroom	Ceramic tiles	Timber skirting		
			Wall	Floor	Ceiling	
(d)	Bathroom	Type of finishes	Ceramic wall tiles to the exposed surface	Ceramic tiles to the exposed surface	Gypsum board false ceiling with emulsion paint	
		Whether the wall finishes run up to ceiling	Up to the bottom level of false ceiling			
			Wall	Floor	Ceiling	Cooking Bench
(e)	Kitchen	Type of finishes	Stainless steel panel and ceramic tiles to the exposed surface	Ceramic tiles to the exposed surface	Gypsum board false ceiling with emulsion paint	Solid surfacing material
		Whether the wall finishes run up to ceiling	Up to the bottom level of false ceiling			

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

3. INTERIOR FITTINGS

			Material	Finishes	Accessories
(a)	Doors	Main entrance door	Fire-rated solid core timber door and timber door frame	Timber veneered	Figureprint door lockset, eye viewer, door closer and door stopper
		Balcony door	Tempered glass door with aluminium frame	Glass and aluminium	Lockset
		Flat roof door (for 3/F only)	Tempered glass door with aluminium frame	Glass and aluminium	Lockset
		Bedroom door	Timber door with timber door frame	Timber veneered	Lockset and door stopper
		Bathroom door	Timber door with timber door frame	Timber veneered	Lockset
		Store room door (for Flat A on 10/F-31/F) (13/F, 14/F & 24/F are omitted)	Timber door with timber door frame	Timber veneered	Lockset with door stopper
		Roof door (for roof of Flat A, B, C, D & E on 31/F)	Metal door with metal frame	Metal painting	Lockset
			Fittings & equipments	Type	Material
(b)	Bathroom	(i) Type and material of fittings and equipment	Cabinet	Countertop	Solid surfacing material
				Cabinet	Plastic laminate finished wooden wash basin cabinet and hanging wooden mirror cabinet
			Bathroom fittings	Wash basin mixer	Chrome plated
				Water closet	Vitreous china
				Wash basin	Vitreous china
				Towel bar	Chrome plated
				Paper holder	Chrome plated
				Shower compartment	Clear tempered glass
			Bathroom appliances	For the brand name and model number of appliances, please refer to the "Appliance Schedule"	
		(ii) Type and material of water supply system		Cold water suppy	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 mixer and shower set	Chrome plated
			Bath tub	Not applicable	Not applicable
		(iv) Size of bath tub, if applicable		Not applicable	Not applicable

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

3. INTERIOR FITTINGS

			Material		
(c)	Kitchen	(i) Sink unit	Stainless steel		
		(ii) Water supply system	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply		
			Material	Finishes	
		(iii) Kitchen cabinet	Timber cabinet	Recycled PET plastic finished door and solid surfacing material counter-top	
		(iv) Type of all other fittings and equipment	Fire service installations and equipment	Ceiling-mounted smoke detector and sprinkler heads are fitted in or near open kitchen	
			Other fittings	Chrome plated sink mixer	
			Other equipment	For the brand name and model number of appliances, please refer to the "Appliance Schedule"	
			Fittings	Type	Material
(d)	Bedroom	Type and material of fittings (including built-in wardrobe)	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 for Location and Number of Electrical and Mechanical Provisions"		
(f)	Aerials	Location and number of connection points	Please refer to the "Schedule for Location and Number of Electrical and Mechanical Provisions"		
(g)	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets	
			Safety devices	Single phase electricity supply (miniature circuit breaker distribution board) is provided	
		(ii) Whether condutis 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 for Location and Number of Electrical and Mechanical Provisions"		

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

3. INTERIOR FITTINGS

			Fittings	Type
(h)	Gas supply	Type	Towngas	
		System	Separate gas meter with gas supply pipe is provided and connected to gas hob and gas water heater.	
		Location	Please refer to the "Schedule for Location and Number of Electrical and Mechanical Provisions"	
(i)	Washing machine connection point	Location	Please refer to the "Schedule for Location and Number of Electrical and Mechanical Provisions"	
		Design	Drain point and water point are provided for washing machine	
(j)	Water supply	Material of water pipes	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply	
		Whether water pipes are concealed or exposed	Both hot and cold water pipes are partly concealed and partly exposed[2]	
		Whether hot water is available	Hot water supply system is provided to open kitchen and bathroom	

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.

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

4. MISCELLANEOUS

				Residential lift	
(a)	Lifts	(i) Brand name and model number	Brand Name	Fujitec	
			Model Number	PMGL	
		(ii) Number and floors served by them	Number of lifts	2	
			Floor served by the lifts	G/F to 31/F (4/F, 13/F, 14/F & 24/F are omitted) for Residential Lift 1 G/F to 31/F (except 1/F) (4/F, 13/F, 14/F & 24/F are omitted) for Residential Lift 2	
(b)	Letter box	Material	Stainless steel		
(c)	Refuse collection	(i) Means of refuse collection	Collected by cleaners		
		(ii) Location of refuse room	Refuse storage and material recovery room is provide 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	Common meter room on each floor	Common meter room on each floor	Balcony, bathroom or flat roof of each residential flat (Please refer to the "Schedule for Location and Number of Electrical and Mechanical Provisions")
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

5. SECURITY FACILITIES

Security system and equipment	Access control and security system	Visitor intercom panel with smart card reader for access control is provided at G/F entrance lobby
	CCTV	CCTV is provided at residential entrance lobby on G/F , 2/F lift lobby, lifts and clubhouse with connection to the caretaker's office at G/F residential entrance lobby
Details of built-in provisions	Door phone to be provided for each residential unit	
Location of built-in provisions	Please refer to the "Schedule for Location and Number of Electrical and Mechanical Provisions"	

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.

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

6. APPLIANCES SCHEDULE

Location		Appliances	Flats Apply	Brand	Model No. (if any)	
					Indoor Unit	Outdoor Unit
(a)	Living Room and Dining Room	Split-type air-conditioner	Flats A, F, G & H	Mitsubishi Electric	MS-GM19VA	MU-GM19VA
			Flats B, C, D & E	Mitsubishi Electric	MS-GJ12VA	MU-GJ12VA
(b)	Bedroom	Split-type air-conditioner	Flats B C, D & E	Mitsubishi Electric	MS-GJ09VA	MU-GJ09VA
(c)	Bedroom 1	Split-type air-conditioner	Flat A (3/F-9/F) (4/F is omitted)	Mitsubishi Electric	MS-GJ12VA MS-GJ09VA	MU-GJ12VA MU-GJ09VA
			Flat A (10/F-31/F) (13/F, 14/F & 24/F are omitted)	Mitsubishi Electric	MS-GJ12VA	MU-GJ12VA
(d)	Bedroom 2	Split-type air-conditioner	Flat A	Mitsubishi Electric	MS-GJ09VA	MU-GJ09VA
(e)	Store room	Split-type air-conditioner	Flat A (10/F-31/F) (13/F, 14/F & 24/F are omitted)	Mitsubishi Electric	MS-GJ09VA	MU-GJ09VA
(f)	Open Kitchen	Gas hob	Flat A	Mia Cucina	MY31C + MY32C	
			Flats B, C, D, E, F, G & H		MY32C	
		Microwave oven	Flat A	Miele	M2234SC	
			Flats B, C, D, E, F, G & H	Siemens	BF525LMS0H	
		Telescopic hood	Flat A	Miele	DA3466HP	
			Flats B, C, D, E, F, G & H	Siemens	LI67SA530B + LZ45650	
		Washer dryer	All flats	Siemens	WK14D321HK	
		Built-in fridge	Flat A	Siemens	KI86NAF31K	
			Flats B, C, D, E, F, G & H	Siemens	KI24LV20HK	
(g)	Bathroom	Gas water heater	All flats	TGC	TRJW162TFQL	
		Ceiling-type ventilation fan	All flats	To be confirmed	To be confirmed	

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.

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

3樓住宅單位機電裝置位置及數量説明表
Schedule for the Location and Number of Electrical & Mechanical Provisions of Residential Units of 3/F

位置 Location		描述 Description		單位 Flat							
				A	B	C	D	E	F	G	H
(a)	大門入口 Main Entrance	門鈴按鈕 Door bell push button		1	1	1	1	1	1	1	1
(b)	開放式廚房 Open Kitchen	13A 單位插座 13A single socket outlet	供已安裝電器 For electrical applicance installed	3	3	3	3	3	3	3	3
		13A 雙位插座 13A twin socket outlet		1	1	1	1	1	1	1	1
		燈掣 Lighting switch		–	1	1	1	1	1	1	1
		燈位 Lighting point		3	1	1	1	1	1	1	1
		來水及去水位 Water and drain point	供洗衣及乾衣機 For washer & dryer	1	1	1	1	1	1	1	1
		總電掣箱 Minature circuit breakers distribution board		1	1	1	1	1	1	1	1
		門鈴 Door bell		1	1	1	1	1	1	1	1
		消防花灑頭 Sprinkler head		3	4	3	3	3	3	3	4
		煙霧感應器 Smoke detector		1	1	1	1	1	1	1	1
		熔斷器的連接掣 Fused connection unit	供廚房抽油煙機 For kitchen telescopic hood	1	1	1	1	1	1	1	1
		連接掣 Connection unit	供廚房煤氣煮食爐 For kitchen gas hob	2	1	1	1	1	1	1	1
		連接掣 Connection unit	供廚櫃燈 For kitchen cabinet lighting	1	1	1	1	1	1	1	1
(c)	客廳 / 飯廳 Living Room / Dining Room	大門對講機 Door phone		1	1	1	1	1	1	1	1
		電視 / 電台天線插座 TV / FM outlet		1	1	1	1	1	1	1	1
		電話 / 數據插座 Telephone / data oulet		2	2	2	2	2	2	2	2
		13A 雙位插座 13A twin socket outlet		2	2	2	2	2	2	2	2
		燈掣 Lighting switch		3	1	1	1	1	1	1	1
		燈位 Lighting point		4	3	3	3	3	3	3	3
		冷氣機接線座 Switch for A/C unit	供冷氣機室內機 For air-conditiong indoor unit	1	1	1	1	1	1	1	1

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

3樓樓住宅單位機電裝置位置及數量説明表
Schedule for the Location and Number of Electrical & Mechanical Provisions of Residential Units of 3/F

位置 Location		描述 Description		單位 Flat							
				A	B	C	D	E	F	G	H
(d)	睡房1 (如有) Bedroom 1 (if any)	電視 / 電台天線插座 TV / FM outlet		1	1	1	1	1	/	/	/
		電話 / 數據插座 Telephone / data oulet		1	1	1	1	1	/	/	/
		13A 雙位插座 13A twin socket outlet		2	1	1	1	1	/	/	/
		燈掣 Lighting switch		2	1	1	1	1	/	/	/
		燈位 Lighting point		2	1	1	1	1	/	/	/
		冷氣機接線座 Switch for A/C unit	供冷氣機室內機 For air-conditiong indoor unit	2	1	1	1	1	/	/	/
(e)	睡房2 (如有) Bedroom 2 (if any)	電視 / 電台天線插座 TV / FM outlet		1	/	/	/	/	/	/	/
		電話 / 數據插座 Telephone / data oulet		1	/	/	/	/	/	/	/
		13A 雙位插座 13A twin socket outlet		1	/	/	/	/	/	/	/
		燈掣 Lighting switch		1	/	/	/	/	/	/	/
		燈位 Lighting point		1	/	/	/	/	/	/	/
		冷氣機接線座 Switch for A/C unit	供冷氣機室內機 For air-conditiong indoor unit	1	/	/	/	/	/	/	/
(f)	睡房浴室 (如有) Bathroom for Bedroom (if any)	13A 單位插座連USB插座 13A single socket outlet with USB plug		/	1	1	1	1	/	/	/
		燈位 Lighting point		/	3	3	3	3	/	/	/
		抽氣扇 Exhaust fan		/	1	1	1	1	/	/	/
		熔斷器的連接掣 Fused connection unit	供抽氣扇 For exhaust fan	/	1	1	1	1	/	/	/
		連接掣 Connection unit	供鏡櫃燈 For mirror cabinet lighting	/	1	1	1	1	/	/	/
		煤氣熱水爐控制器 Gas water heater remote control unit		/	1	1	1	1	/	/	/

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

3樓住宅單位機電裝置位置及數量説明表
Schedule for the Location and Number of Electrical & Mechanical Provisions of Residential Units of 3/F

位置 Location		描述 Description		單位 Flat							
				A	B	C	D	E	F	G	H
(g)	浴室 (如有) Bathroom (if any)	13A 單位插座連USB插座 13A single socket outlet with USB plug		1	/	/	/	/	1	1	1
		燈掣 Lighting switch		1	/	/	/	/	1	1	1
		燈位 Lighting point		3	/	/	/	/	3	3	3
		抽氣扇 Exhaust fan		1	/	/	/	/	1	1	1
		熔斷器的連接掣 Fused connection unit	供抽氣扇 For exhaust fan	1	/	/	/	/	1	1	1
		熔斷器的連接掣 Fused connection unit	供煤氣熱水爐 For gas water heater	1	/	/	/	/	1	–	–
		連接掣 Connection unit	供鏡櫃燈 For mirror cabinet lighting	1	/	/	/	/	1	1	1
		煤氣熱水爐 Gas water heater		1	/	/	/	/	1	–	–
		煤氣錶 Gas Meter		1	/	/	/	/	1	–	–
		煤氣熱水爐控制器 Gas water heater remote control unit		1	/	/	/	/	1	1	1
(h)	平台 Flat Roof	13A 防水插座 13A weatherproof socket outlet		1	1	1	1	1	1	1	1
		燈位 Lighting point		11	2	2	2	4	7	6	7
		防水雙極開關掣 Weatherproof double pole switch		4	2	2	2	2	1	1	1
		防水熔斷器的連接掣 Weatherproof fused connection unit		–	1	1	1	1	–	1	1
		煤氣熱水爐 Gas water heater		–	1	1	1	1	–	1	1
		煤氣錶 Gas Meter		–	1	1	1	1	–	1	1
		去水位 Drain point		1	1	1	1	1	1	1	1

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

5樓至30樓住宅單位機電裝置位置及數量説明表
Schedule for the Location and Number of Electrical & Mechanical Provisions of Residential Units of 5/F-30/F

位置 Location		描述 Description		單位 Flat							
				A	B	C	D	E	F	G	H
(a)	大門入口 Main Entrance	門鈴按鈕 Door bell push button		1	1	1	1	1	1	1	1
(b)	開放式廚房 Open Kitchen	13A 單位插座 13A single socket outlet	供已安裝電器 For electrical applicance installed	3	3	3	3	3	3	3	3
		13A 雙位插座 13A twin socket outlet		1	1	1	1	1	1	1	1
		燈掣 Lighting switch		-	1	1	1	1	1	1	1
		燈位 Lighting point		3	1	1	1	1	1	1	1
		來水及去水位 Water and drain point	供洗衣及乾衣機 For washer & dryer	1	1	1	1	1	1	1	1
		總電掣箱 Minature circuit breakers distribution board		1	1	1	1	1	1	1	1
		門鈴 Door bell		1	1	1	1	1	1	1	1
		消防花灑頭 Sprinkler head		3	4	3	3	3	3	3	4
		煙霧感應器 Smoke detector		1	1	1	1	1	1	1	1
		熔斷器的連接掣 Fused connection unit	供廚房抽油煙機 For kitchen telescopic hood	1	1	1	1	1	1	1	1
		連接掣 Connection unit	供廚房煤氣煮食爐 For kitchen gas hob	2	1	1	1	1	1	1	1
		連接掣 Connection unit	供廚櫃燈 For kitchen cabinet lighting	1	1	1	1	1	1	1	1
		煤氣熱水爐控制器 Gas water heater remote control unit		1	1	1	1	1	1	1	1
(c)(i)	客廳 / 飯廳 Living Room / Dining Room (5樓至9樓) (5/F-9/F)	大門對講機 Door phone		1	1	1	1	1	1	1	1
		電視 / 電台天線插座 TV / FM outlet		1	1	1	1	1	1	1	1
		電話 / 數據插座 Telephone / data oulet		2	2	2	2	2	2	2	2
		13A 雙位插座 13A twin socket outlet		2	2	2	2	2	2	2	2
		燈掣 Lighting switch		3	1	1	1	1	1	1	1
		燈位 Lighting point		4	3	3	3	3	3	3	3
		冷氣機接線座 Switch for A/C unit	供冷氣機室內機 For air-conditiong indoor unit	1	1	1	1	1	1	1	1

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

5樓至30樓住宅單位機電裝置位置及數量説明表
Schedule for the Location and Number of Electrical & Mechanical Provisions of Residential Units of 5/F-30/F

位置 Location		描述 Description		單位 Flat							
				A	B	C	D	E	F	G	H
(c)(ii)	客廳 / 飯廳 Living Room / Dining Room (10樓至30樓) (10/F-30F)	大門對講機 Door phone		1	1	1	1	1	1	1	1
		電視 / 電台天線插座 TV / FM outlet		1	1	1	1	1	1	1	1
		電話 / 數據插座 Telephone / data oulet		2	2	2	2	2	2	2	2
		13A 雙位插座 13A twin socket outlet		2	2	2	2	2	2	2	2
		燈掣 Lighting switch		3	1	1	1	1	1	1	1
		燈位 Lighting point		4	3	3	3	3	3	3	3
		冷氣機接線座 Switch for A/C unit	供冷氣機室內機 For air-conditiong indoor unit	1	1	1	1	1	1	1	1
(d)(i)	睡房1 (如有) Bedroom 1 (if any) (5樓至9樓) (5/F-9/F)	電視 / 電台天線插座 TV / FM outlet		1	1	1	1	1	/	/	/
		電話 / 數據插座 Telephone / data oulet		1	1	1	1	1	/	/	/
		13A 雙位插座 13A twin socket outlet		2	1	1	1	1	/	/	/
		燈掣 Lighting switch		2	1	1	1	1	/	/	/
		燈位 Lighting point		2	1	1	1	1	/	/	/
		冷氣機接線座 Switch for A/C unit	供冷氣機室內機 For air-conditiong indoor unit	2	1	1	1	1	/	/	/
(d)(ii)	睡房1 (如有) Bedroom 1 (if any) (10樓至30樓) (10/F-30F)	電視 / 電台天線插座 TV / FM outlet		1	1	1	1	1	/	/	/
		電話 / 數據插座 Telephone / data oulet		1	1	1	1	1	/	/	/
		13A 雙位插座 13A twin socket outlet		1	1	1	1	1	/	/	/
		燈掣 Lighting switch		1	1	1	1	1	/	/	/
		燈位 Lighting point		1	1	1	1	1	/	/	/
		冷氣機接線座 Switch for A/C unit	供冷氣機室內機 For air-conditiong indoor unit	1	1	1	1	1	/	/	/
(e)	睡房2 (如有) Bedroom 2 (if any)	電視 / 電台天線插座 TV / FM outlet		1	/	/	/	/	/	/	/
		電話 / 數據插座 Telephone / data oulet		1	/	/	/	/	/	/	/
		13A 雙位插座 13A twin socket outlet		1	/	/	/	/	/	/	/
		燈掣 Lighting switch		1	/	/	/	/	/	/	/
		燈位 Lighting point		1	/	/	/	/	/	/	/
		冷氣機接線座 Switch for A/C unit	供冷氣機室內機 For air-conditiong indoor unit	1	/	/	/	/	/	/	/

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

5樓至30樓住宅單位機電裝置位置及數量説明表
Schedule for the Location and Number of Electrical & Mechanical Provisions of Residential Units of 5/F-30/F

位置 Location		描述 Description		單位 Flat							
				A	B	C	D	E	F	G	H
(f)	睡房浴室 (如有) Bathroom for Bedroom (if any)	13A 單位插座連USB插座 13A single socket outlet with USB plug		/	1	1	1	1	/	/	/
		燈位 Lighting point		/	3	3	3	3	/	/	/
		抽氣扇 Exhaust fan		/	1	1	1	1	/	/	/
		熔斷器的連接掣 Fused connection unit	供抽氣扇 For exhaust fan	/	1	1	1	1	/	/	/
		連接掣 Connection unit	供鏡櫃燈 For mirror cabinet lighting	/	1	1	1	1	/	/	/
		煤氣熱水爐控制器 Gas water heater remote control unit		/	1	1	1	1	/	/	/
(g)	浴室 (如有) Bathroom (if any)	13A 單位插座連USB插座 13A single socket outlet with USB plug		1	/	/	/	/	1	1	1
		燈掣 Lighting switch		1	/	/	/	/	1	1	1
		燈位 Lighting point		3	/	/	/	/	3	3	3
		抽氣扇 Exhaust fan		1	/	/	/	/	1	1	1
		熔斷器的連接掣 Fused connection unit	供抽氣扇 For exhaust fan	1	/	/	/	/	1	1	1
		熔斷器的連接掣 Fused connection unit	供煤氣熱水爐 For gas water heater	1	/	/	/	/	1	–	–
		連接掣 Connection unit	供鏡櫃燈 For mirror cabinet lighting	1	/	/	/	/	1	1	1
		煤氣熱水爐 Gas water heater		1	/	/	/	/	1	–	–
		煤氣錶 Gas Meter		1	/	/	/	/	1	–	–
		煤氣熱水爐控制器 Gas water heater remote control unit		1	/	/	/	/	1	1	1
(h)	露台 Balcony	燈位 Lighting point		1	1	1	1	1	1	1	1
		防水雙極開關掣 Weatherproof double pole switch	供冷氣機室外機 For air-conditiong outdoor unit	2	2	2	2	2	1	1	1
		防水熔斷器的連接掣 Weatherproof fused connection unit	供煤氣熱水爐 For gas water heater	–	1	1	1	1	–	1	1
		煤氣熱水爐 Gas water heater		–	1	1	1	1	–	1	1
		煤氣錶 Gas Meter		–	1	1	1	1	–	1	1
		去水位 Drain point		1	1	1	1	1	1	1	1
(i)	冷氣機平台 (如有) Air-conditioning Platform (if any)	防水雙極開關掣 Weatherproof double pole switch	供冷氣機室外機 For air-conditiong outdoor unit	2	/	/	/	/	/	/	/
(j)	儲物室 (如有) Store (if any)	13A 雙位插座 13A twin socket outlet		1	/	/	/	/	/	/	/
		燈掣 Lighting switch		1	/	/	/	/	/	/	/
		燈位 Lighting point		1	/	/	/	/	/	/	/
		冷氣機接線座 Switch for A/C unit	供冷氣機室內機 For air-conditiong indoor unit	1	/	/	/	/	/	/	/

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

31樓住宅單位機電裝置位置及數量説明表
Schedule for the Location and Number of Electrical & Mechanical Provisions of Residential Units of 31/F

位置 Location		描述 Description		單位 Flat							
				A	B	C	D	E	F	G	H
(a)	大門入口 Main Entrance	門鈴按鈕 Door bell push button		1	1	1	1	1	1	1	1
(b)	開放式廚房 Open Kitchen	13A 單位插座 13A single socket outlet	供已安裝電器 For electrical applicance installed	3	3	3	3	3	3	3	3
		13A 雙位插座 13A twin socket outlet		1	1	1	1	1	1	1	1
		燈掣 Lighting switch		–	1	1	1	1	1	1	1
		燈位 Lighting point		3	1	1	1	1	1	1	1
		來水及去水位 Water and drain point	供洗衣及乾衣機 For washer & dryer	1	1	1	1	1	1	1	1
		總電掣箱 Minature circuit breakers distribution board		1	1	1	1	1	1	1	1
		門鈴 Door bell		1	1	1	1	1	1	1	1
		消防花灑頭 Sprinkler head		3	4	3	3	3	3	3	4
		煙霧感應器 Smoke detector		1	1	1	1	1	1	1	1
		熔斷器的連接掣 Fused connection unit	供廚房抽油煙機 For kitchen telescopic hood	1	1	1	1	1	1	1	1
		連接掣 Connection unit	供廚房煤氣煮食爐 For kitchen gas hob	2	1	1	1	1	1	1	1
		連接掣 Connection unit	供廚櫃燈 For kitchen cabinet lighting	1	1	1	1	1	1	1	1
(c)	客廳 / 飯廳 Living Room / Dining Room	大門對講機 Door phone		1	1	1	1	1	1	1	1
		電視 / 電台天線插座 TV / FM outlet		1	1	1	1	1	1	1	1
		電話 / 數據插座 Telephone / data oulet		2	2	2	2	2	2	2	2
		13A 雙位插座 13A twin socket outlet		2	2	2	2	2	2	2	2
		燈掣 Lighting switch		3	1	1	1	1	1	1	1
		燈位 Lighting point		4	3	3	3	3	3	3	3
		冷氣機接線座 Switch for A/C unit	供冷氣機室內機 For air-conditiong indoor unit	1	1	1	1	1	1	1	1

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

31樓樓住宅單位機電裝置位置及數量説明表
Schedule for the Location and Number of Electrical & Mechanical Provisions of Residential Units of 31/F

位置 Location		描述 Description		單位 Flat							
				A	B	C	D	E	F	G	H
(d)	睡房1 (如有) Bedroom 1 (if any)	電視 / 電台天線插座 TV / FM outlet		1	1	1	1	1	/	/	/
		電話 / 數據插座 Telephone / data oulet		1	1	1	1	1	/	/	/
		13A 雙位插座 13A twin socket outlet		1	1	1	1	1	/	/	/
		燈掣 Lighting switch		1	1	1	1	1	/	/	/
		燈位 Lighting point		1	1	1	1	1	/	/	/
		冷氣機接線座 Switch for A/C unit	供冷氣機室內機 For air-conditiong indoor unit	1	1	1	1	1	/	/	/
(e)	睡房2 (如有) Bedroom 2 (if any)	電視 / 電台天線插座 TV / FM outlet		1	/	/	/	/	/	/	/
		電話 / 數據插座 Telephone / data oulet		1	/	/	/	/	/	/	/
		13A 雙位插座 13A twin socket outlet		1	/	/	/	/	/	/	/
		燈掣 Lighting switch		1	/	/	/	/	/	/	/
		燈位 Lighting point		1	/	/	/	/	/	/	/
		冷氣機接線座 Switch for A/C unit	供冷氣機室內機 For air-conditiong indoor unit	1	/	/	/	/	/	/	/
(f)	睡房浴室 (如有) Bathroom for Bedroom (if any)	13A 單位插座連USB插座 13A single socket outlet with USB plug		/	1	1	1	1	/	/	/
		燈位 Lighting point		/	3	3	3	3	/	/	/
		抽氣扇 Exhaust fan		/	1	1	1	1	/	/	/
		熔斷器的連接掣 Fused connection unit	供抽氣扇 For exhaust fan	/	1	1	1	1	/	/	/
		連接掣 Connection unit	供鏡櫃燈 For mirror cabinet lighting	/	1	1	1	1	/	/	/
		煤氣熱水爐控制器 Gas water heater remote control unit		/	1	1	1	1	/	/	/

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

31樓住宅單位機電裝置位置及數量説明表
Schedule for the Location and Number of Electrical & Mechanical Provisions of Residential Units of 31/F

位置 Location		描述 Description		單位 Flat							
				A	B	C	D	E	F	G	H
(g)	浴室 (如有) Bathroom (if any)	13A 單位插座連USB插座 13A single socket outlet with USB plug		1	/	/	/	/	1	1	1
		燈掣 Lighting switch		1	/	/	/	/	1	1	1
		燈位 Lighting point		3	/	/	/	/	3	3	3
		抽氣扇 Exhaust fan		1	/	/	/	/	1	1	1
		熔斷器的連接掣 Fused connection unit	供抽氣扇 For exhaust fan	1	/	/	/	/	1	1	1
		熔斷器的連接掣 Fused connection unit	供煤氣熱水爐 For gas water heater	1	/	/	/	/	1	–	–
		連接掣 Connection unit	供鏡櫃燈 For mirror cabinet lighting	1	/	/	/	/	1	1	1
		煤氣熱水爐 Gas water heater		1	/	/	/	/	1	–	–
		煤氣錶 Gas Meter		1	/	/	/	/	1	–	–
		煤氣熱水爐控制器 Gas water heater remote control unit		1	/	/	/	/	1	1	1
(h)	露台 Balcony	燈位 Lighting point		1	1	1	1	1	1	1	1
		防水雙極開關掣 Weatherproof double pole switch	供冷氣機室外機 For air-conditiong outdoor unit	2	2	2	2	2	1	1	1
		防水熔斷器的連接掣 Weatherproof fused connection unit	供煤氣熱水爐 For gas water heater	–	1	1	1	1	–	1	1
		煤氣熱水爐 Gas water heater		–	1	1	1	1	–	1	1
		煤氣錶 Gas Meter		–	1	1	1	1	–	1	1
		去水位 Drain point		1	1	1	1	1	1	1	1
(i)	冷氣機平台 (如有) Air-conditioning Platform (if any)	防水雙極開關掣 Weatherproof double pole switch	供冷氣機室外機 For air-conditiong outdoor unit	2	/	/	/	/	/	/	/
(j)	儲物室 (如有) Store (if any)	13A 雙位插座 13A twin socket outlet		1	/	/	/	/	/	/	/
		燈掣 Lighting switch		1	/	/	/	/	/	/	/
		燈位 Lighting point		1	/	/	/	/	/	/	/
		冷氣機接線座 Switch for A/C unit	供冷氣機室內機 For air-conditiong indoor unit	1	/	/	/	/	/	/	/
(k)	平台 (如有) Flat Roof (if any)	13A 防水插座 13A weatherproof socket outlet		1	1	1	1	1	/	/	/
		燈掣 Lighting switch		1	1	1	1	1	/	/	/
		燈位 Lighting point		2	1	1	1	1	/	/	/
		去水位 Drain point		1	1	1	1	1	/	/	/

備註：1. 上表“—”代表不提供。
2. 上表“ / ”代表不適用。

Note: 1. The symbol "–" as shown in the above table denotes "Not provided".
2. The symbol " / " as shown in the above table denotes "Not applicable".

23. 服務協議
SERVICE AGREEMENTS

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

煤氣由香港中華煤氣有限公司供應。

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

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

24. 地税
GOVERNMENT RENT

賣方(擁有人)有法律責任繳付住宅物業的地税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)支付清理廢料的費用。

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.

27. 斜坡維修
MAINTENANCE OF SLOPES

不適用

Not Applicable

28. 修訂
MODIFICATION

不適用

Not Applicable

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

獲寬免總樓面面積的設施分項

於印製售樓説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。如印製售樓説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。

根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		面積 (平方米)
1. (#)	停車場及上落客貨地方（公共交通總站除外）	不適用
2.	**機房及相類設施**	
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	133.208
2.2 (#)	所佔所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	608.629
2.3	非強制性或非必要機房，例如空調機房、風櫃房等	22.887
根據聯合作業備考第1及第2號提供的環保設施		**面積 (平方米)**
3.	露台	208.000
4.	加闊的公用走廊及升降機大堂	不適用
5.	公用空中花園	不適用
6.	隔聲鰭	不適用
7.	翼牆、捕風器及風斗	不適用
8.	非結構預製外牆	63.975
9.	工作平台	不適用
10.	隔音屏障	不適用
適意設施		**面積 (平方米)**
11.	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	7.393
12.	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	252.463
13.	有上蓋的園景區及遊樂場	不適用
14.	橫向屏障/有蓋人行道、花棚	不適用
15.	擴大升降機井道	73.41
16.	煙囪管道	不適用

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

適意設施		面積 (平方米)
17.	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	不適用
18. (#)	強制性設施或必要機房所需的管槽、氣槽	22.205
19.	非強制性設施或非必要機房所需的管槽、氣槽	0.919
20.	環保系統及設施所需的機房、管槽及氣槽	不適用
21.	複式住宅單位及洋房的中空	不適用
22.	伸出物，如空調機箱及伸出外牆超過750毫米的平台	不適用
其他項目		**面積 (平方米)**
23. (#)	庇護層，包括庇護層兼空中花園	122.601
24. (#)	其他伸出物	不適用
25.	公共交通總站	不適用
26. (#)	共用構築物及樓梯	不適用
27. (#)	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	86.997
28. (#)	公眾通道	不適用
29.	因建築物後移導致的覆蓋面積	不適用
額外總樓面面積		**面積 (平方米)**
30.	額外總樓面面積	不適用

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及期數的公用部分的預計能量表現或消耗的資料

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

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

有關建築物的環境評估

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。

初步評級註冊

此項目已註冊登記作香港綠色建築議會有限公司認受的綠建環評認證，但尚未完成評估程序。

HKGBC 香港綠色建築議會

申請編號: REG0002/19

發展項目的公用部分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分的預計能量表現或消耗的最近期資料：

第 I 部分	
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	i) 使用更具能源效益的空調設備 ii) 樓宇座向以節約能源為目標

第 II 部分: 擬興建樓宇/部分樓宇預計每年能源消耗量 (註腳1) : —					
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
有使用中央屋宇裝備裝置 (註腳3) 的部分	874.55	363.33	不適用	334.37	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(2010年2月版)(草稿)中的涵義相同。

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

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

Breakdown of GFA Concessions Obtained for All Features

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

Disregarded GFA under Building (Planning) Regulations 23(3)(b)		**Area (m^2)**
1. (#)	Carpark and loading/unloading area excluding public transport terminus	N/A
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.	133.208
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.	608.629
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	22.887
Green Features under Joint Practice Notes 1 and 2		**Area (m^2)**
3.	Balcony	208.000
4.	Wider common corridor and lift lobby	N/A
5.	Communal sky garden	N/A
6.	Acoustic fin	N/A
7.	Wing wall, wind catcher and funnel	N/A
8.	Non-structural prefabricated external wall	63.975
9	Utility platform	N/A
10.	Noise barrier	N/A
Amenity Features		**Area (m^2)**
11.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	7.393
12.	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	252.463
13.	Covered landscaped and play area	N/A
14.	Horizontal screens/covered walkways, trellis	N/A
15.	Larger lift shaft	73.41

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

Amenity Features		Area (m^2)
16.	Chimney shaft	N/A
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room.	N/A
18. (#)	Pipe duct, air duct for mandatory feature or essential plant room	22.205
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	0.919
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature.	N/A
21.	Void in duplex domestic flat and house	N/A
22.	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall.	N/A
Other Exempted Items		**Area (m^2)**
23. (#)	Refuge floor including refuge floor cum sky garden	122.601
24. (#)	Other projections	N/A
25.	Public transport terminus	N/A
26. (#)	Party structure and common staircase	N/A
27. (#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA.	86.997
28. (#)	Public passage	N/A
29.	Covered set back area	N/A
Bonus GFA		**Area (m^2)**
30.	Bonus GFA	N/A

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

Environmental assessment of the building and information on the estimated energy performance or consumption for the common parts of the Phase.

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

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

The Environmental Assessment of the Building

Green Building Certification

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

Provisional Assessment Status
This project has completed the project registration application acknowledged by the HKGBC, but not yet gone through the whole Assessment process.

Application no.: REG0002/19

HKGBC 香港綠色建築議會

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	i) Select more energy-efficient AC units ii) Design building orientation for reducing solar heat gain

Part II : The predicted annual energy use of the proposed building / part of building (Note 1)					
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
Area served by central building services installation (Note 3)	874.55	363.33	Not applicable	334.37	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 Buildings (February 2010 edition)(Draft).

Part III: The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)			
Type of Installations		Electrical Installations	Yes
Lighting Installations	Yes	Lift & Escalator Installations	Yes
Air Conditioning Installations	Yes	Performance-based Approach	Not applicable

30. 有關資料
RELEVANT INFORMATION

I. 喉管

發展項目部分住宅單位的平台及/或露台的外牆或毗鄰平台及/或露台的外牆裝有公用喉管及/或外露喉管，部分住宅單位的景觀可能因此受到影響。有關公用喉管及外露喉管的位置，請參閱發展項目最新批准建築圖則。

II. 大廈保養系統操作

1. 在管理人安排為發展項目的外牆(包括構成住宅單位一部分的玻璃幕牆結構、玻璃幕牆玻璃、窗戶及露台)及公用地方與設施進行定期及特別安排的檢查、清潔、保養、維修、改動、翻新、重建、油漆或裝飾的期間，大廈保養系統包括但不限於吊船或其他類似裝置(不論是永久或臨時裝置)可能會安裝及/或停泊在住宅單位的平台及/或天台上，並在住宅單位的平台及天台上空，以及在住宅單位的窗外及露台外操作。

2. 根據公契，管理人有權在給予合理通知(緊急情況除外)後進入在發展項目建有平台及/或天台的住宅單位(不論是否連同管理人的代理、工人及職員，及是否攜帶用具、工具及物料)以操作大廈保養系統包括但不限於在毗鄰構成住宅單位一部分的天台及/或平台的發展項目公用地方與設施周邊外牆的托架錨固吊船或其他類似裝置及/或於構成住宅單位一部分的天台及/或平台停泊吊船或其他類似裝置，以便清潔、保養及/或維修發展項目的外牆及公用地方與設施。

I. Pipes

Some common pipes and/or exposed pipes are located on the external walls at or adjacent to the flat roofs and/or balconies of some residential units of the development. It is possible that the views of some residential units may be affected by these pipes. For the locations of the common pipes and the exposed pipes, please refer to the latest approved building plans of the development.

II. Operation of building maintenance system

1. During the regular and specially arranged inspection, cleaning, maintenance, repairing, altering, renewing, rebuilding, painting or decorating of the external walls (including the curtain wall structures, glass of curtain walls, windows, balconies forming part of a residential unit) and the Common Areas and Facilities of the development as arranged by the Manager, the building maintenance system including but not limited to gondola(s) or likewise equipment (whether its installation is permanent or temporary) may be installed and/or parked on the flat roofs and/or roofs and operated in air space directly above the flat roofs and the roofs as well as outside the windows and the balconies of the residential units.

2. Under the Deed of Mutual Covenant, the Manager shall have the right upon reasonable notice (except in an emergency), to access into those residential units in the development consisting of flat roof(s) and/or roof(s) (with or without the Manager's agents, workmen and staff and with or without other appliances, equipment and materials) for operating the building maintenance system, including but not limited to the anchoring of the gondola or likewise equipment at the brackets located at the building perimeter along such part of the Common Areas and Facilities of the development adjacent to the roof and/or flat roof forming part of a residential unit and/or the resting of the gondola or likewise equipment on the roofs and/or the flat roofs forming part of a residential unit for cleaning, maintaining and/or repairing the external wall and the Common Areas and Facilities of the development.

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

The Address Of The Website Designated By The Vendor For The Development: www.theaddition.com.hk

1. 發展項目及其周邊地區日後可能出現改變。 There may be future changes to the development and the surrounding areas.
2. 本售樓説明書印製日期：2019年3月28日。 Date of printing of this Sales Brochure : 28th March 2019.

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
2019年4月4日 4th April 2019	13	修改發展項目的所在位置圖。 Revise the location plan of the development.
	16	修改發展項目的布局圖。 Revise the layout plan of the development.
	18 – 22	更新發展項目的住宅物業的樓面平面圖。 Update the floor plans of residential properties in the development.

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
2019年7月2日 2nd July 2019	07	修改發展項目的資料。 Revise the information on the development.
	13	修改發展項目的所在位置圖。 Revise the location plan of the development.
	14	更新發展項目的鳥瞰照片。 Update the aerial photograph of the development.
	18	更新發展項目的住宅物業的樓面平面圖。 Update the floor plan of residential properties in the development.

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