

EUGENE 耀爵臺  
TERRACE

SALES BROCHURE 售樓說明書



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This Note is issued by the Sales of First-hand Residential Properties Authority (SRPA) for the purpose of section 19(1) of the Residential Properties (First-hand Sales) Ordinance.

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

#### For all first-hand residential properties

##### 1. Important information

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

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

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

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

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

##### 4. Property area and its surroundings

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

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

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

##### 5. Sales brochure

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

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

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

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

- Check with the vendor which residential properties are available for selection. If a “consumption table” is displayed by the vendor at the sales office, you may check from the table information on

the progress of sale on a date of sale, including which residential properties are offered for sale at the beginning of that date of sale and which of them have been selected and sold during that date of sale.

- Do not believe in rumours about the sales condition of the development and enter into a PASP rashly.

#### 8. Register of Transactions

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

#### 9. Agreement for sale and purchase

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

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

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

#### 11. Appointment of estate agent

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.

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

#### 12. Appointment of solicitor

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

#### For first-hand uncompleted residential properties

##### 13. Pre-sale Consent

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

##### 14. Show flats

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

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

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

- Check the estimated material date<sup>3</sup> for the development in the sales brochure.
  - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is inevitably

later than the former.

- Handing over date
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document / a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
    - > For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
    - > 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](http://www.srpa.gov.hk)

Telephone: 2817 3313

Email: [enquiry\\_srpa@hd.gov.hk](mailto:enquiry_srpa@hd.gov.hk)

Fax : 2219 2220

Other useful contacts:

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

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

Remarks:

- <sup>1</sup> The details of various mortgage loan plans include the requirements for mortgagors on minimum income level, the loan limit under the first mortgage and second mortgage, the maximum loan repayment period, the change of mortgage interest rate throughout the entire repayment period, and the payment of administrative fees.
- <sup>2</sup> According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following—
  - (i) the external dimensions of each residential property;
  - (ii) the internal dimensions of each residential property;
  - (iii) the thickness of the internal partitions of each residential property;
  - (iv) the external dimensions of individual compartments in each residential property.

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

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

此須知是由一手住宅物業銷售監管局為施行《一手住宅物業銷售條例》第19(1)條而發出的。

您在購置一手住宅物業之前，應留意下列事項：

### 適用於所有一手住宅物業

#### 1. 重要資訊

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

#### 2. 費用、按揭貸款和樓價

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

#### 3. 價單、支付條款，以及其他財務優惠

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

#### 4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》（第621章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目樓面面積：(i) 露台；(ii) 工作平台；以及(iii) 陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部及內部尺寸<sup>2</sup>。售樓說明書所提供有關住宅物業外部及內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

#### 5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。

- 閱覽售樓說明書，並須特別留意以下資訊：

- 售樓說明書內有否關於「有關資料」的部份，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](http://www.eaa.org.hk)），查閱牌照目錄。

#### 12. 委聘律師

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

#### 適用於一手未落成住宅物業

##### 13. 預售樓花同意書

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

##### 14. 示範單位

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

#### 適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

##### 15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期<sup>3</sup>。
  - 售樓說明書中有關發展項目的預計關鍵日期並不等同買家的「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投訴和查詢，請與一手住宅物業銷售管理局聯絡。

網址：[www.srpa.gov.hk](http://www.srpa.gov.hk)

電話：2817 3313

電郵：[enquiry\\_srpa@hd.gov.hk](mailto:enquiry_srpa@hd.gov.hk)

傳真：2219 2220

其他相關聯絡資料：

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

#### 運輸及房屋局

##### 一手住宅物業銷售監管局

2017年8月

備註：

- 按揭貸款計劃的資料包括有關按揭貸款計劃對借款人的最低收入的要求、就第一按揭連同第二按揭可獲得的按揭貸款金額上限、最長還款年期、整個還款期內的按揭利率變化，以及申請人須繳付的手續費。
- 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項
  - 每個住宅物業的外部尺寸；
  - 每個住宅物業的內部尺寸；
  - 每個住宅物業的內部間隔的厚度；
  - 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。
- 一般而言，「關鍵日期」指該項目符合批地文件的條件的日期，或該項目在遵照經批准的建築圖則的情況下或按照豁免證明書的發出的條件在各方面均屬完成的日期。有關詳情請參閱條例第2條。



01 | INFORMATION ON THE DEVELOPMENT  
發展項目的資料

<b>Name of Development</b> Eugene Terrace	<b>發展項目名稱</b> 耀爵臺
<b>Name of the street and the street number</b> 2A Earl Street	<b>街道名稱及門牌號數</b> 伯爵街2A號
<b>Number of storeys</b> 20 storeys (excluding the roof)	<b>樓層總數</b> 20 層 (不包括天台)
<b>Floor Numbering</b> Ground Floor, 1st to 3rd Floor, 5th to 12th Floor, 15th to 22nd Floor	<b>樓層號數</b> 地下、一樓至三樓、五樓至十二樓 及十五樓至二十二樓
<b>Omitted floor numbers</b> 4/F, 13/F & 14/F are omitted	<b>被略去的樓層</b> 四樓、十三樓及十四樓為被略去的樓層號數
<b>Refuge floor</b> Refuge Area on Roof Floor	<b>庇護層</b> 天台樓層之庇護範圍
<b>This Development is a completed development</b> a) Occupation Permit Issue Date : 10 Nov, 2010 b) Certification of Compliance Issue Date : 27 Apr, 2011	<b>本發展項目屬已落成發展項目</b> (a) 入伙紙發出日期 : 2010 年11 月10 日 (b) 滿意紙發出日期 : 2011 年4 月27 日

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

<b>Vendor:</b> China Alliance Financial Group Ltd. <sup>△</sup>	<b>賣方:</b> 中國聯合金融集團有限公司 <sup>△</sup>
<b>Holding Companies of the Vendor:</b> Parkville International Group Limited Star Leader Development Limited	<b>賣方的控權公司:</b> 栢滙國際集團有限公司 Star Leader Development Limited
<b>Authorized Person:</b> Mr.Chung Chun Kau, Gary	<b>認可人士:</b> 鍾振球先生
<b>Firm or corporation of which the Authorized Person is a proprietor, director or employee in his professional capacity:</b> le, Siu & Chung Architects Ltd.	<b>認可人士以其專業身份擔任某商號或法團的經營人、董事或雇員的商號或法團:</b> 余蕭鍾建築師有限公司
<b>Building Contractor:</b> Chan Shum Kee Sam Lee Construction Co. Ltd.	<b>承建商:</b> 陳森記森利建築有限公司
<b>Firm of solicitors action for the owner in relation to the sale of residential properties in the Development:</b> H. Y. Leung & Co. LLP	<b>就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所的名稱:</b> 梁浩然律師事務所有限法律責任合夥
<b>Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development:</b> Not applicable	<b>已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構:</b> 不適用
<b>Any other person who has made a loan for the construction of the Development:</b> Not applicable	<b>已為發展項目的建造提供貸款的任何其他人:</b> 不適用
<b>Note:</b> The loan for the construction of the Development from The Hongkong and Shanghai Banking Corporation Limited has been settled.	<b>附註:</b> 由香港上海滙豐銀行有限公司為發展項目的建造提供的貸款已清還。
<b>Remark:</b> <sup>△</sup> The Vendor is selling the Development in the capacity as mortgagee.	<b>備註:</b> <sup>△</sup> 賣方以承按人身份銷售發展項目。

(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 Authorised Person for the Development, or an associate of such an Authorised 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 Authorised 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 Authorised 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 Authorised 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 the 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 Authorised 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.	Not applicable

(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份擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團；	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。	不適用

## 04 | INFORMATION ON DESIGN OF THE DEVELOPMENT 發展項目的設計的資料

There are no non-structural prefabricated external wall forming part of the enclosing walls of the development.  
發展項目沒有非結構的預製外牆構成圍封牆的一部份。

There are curtain walls forming part of the enclosing walls of the development.  
發展項目有幕牆構成圍封牆的一部份。

The Range of Thickness of the Curtain Walls = 250mm  
幕牆的厚度範圍 = 250 毫米

Floor 樓層	Area (sq.m) 面積(平方米)	Total Curtain Wall Area (sq.m) 總幕牆面積(平方米)
6th Floor 六樓	2.443	39.29
7th Floor to 20th Floor (13th and 14th Floors omitted) 七樓至二十樓 (不設十三樓及十四樓)	2.443	
21st Floor to 22nd Floor 二十一樓至二十二樓	7.531	

## 05 | INFORMATION ON PROPERTY MANAGEMENT 物業管理的資料

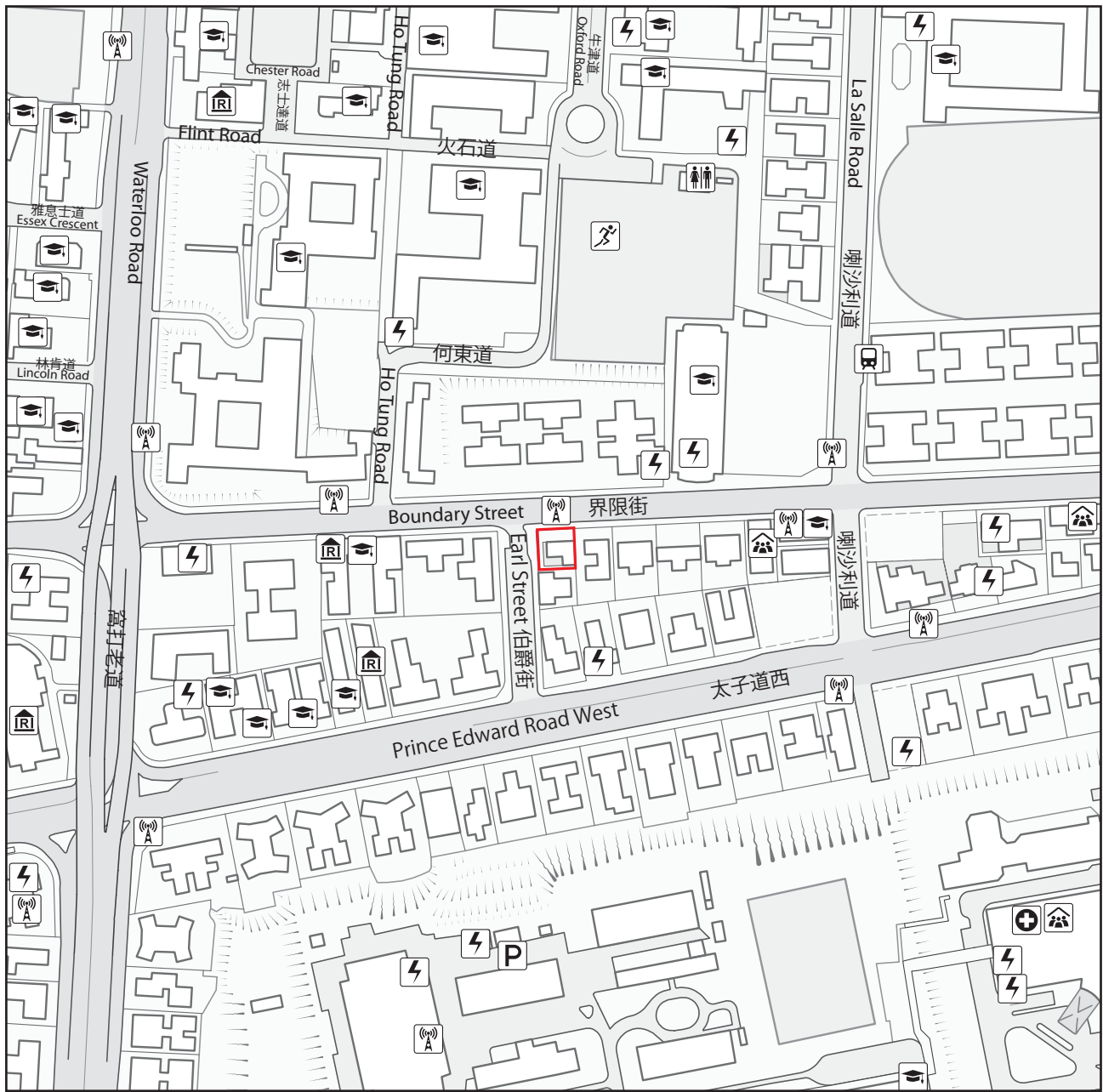
### Manager

The Manager of the Development is DTZ Debenham Tie Leung Property Management Limited appointed under Deed of Mutual Covenant and Management Agreement executed on 14 August 2015 ("DMC").

### 管理人

根據於2015年8月14日簽立的公契及管理協議（「公契」），發展項目的管理人是戴德梁行物業管理有限公司。

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



Boundary of the Development 發展項目的邊界 SCALE 比例: 0 50 150 250M/米

The Plan is reproduced with permission of the Director of Lands.  
© The Government of Hong Kong SAR. License No. 1/2018.  
地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號1/2018。

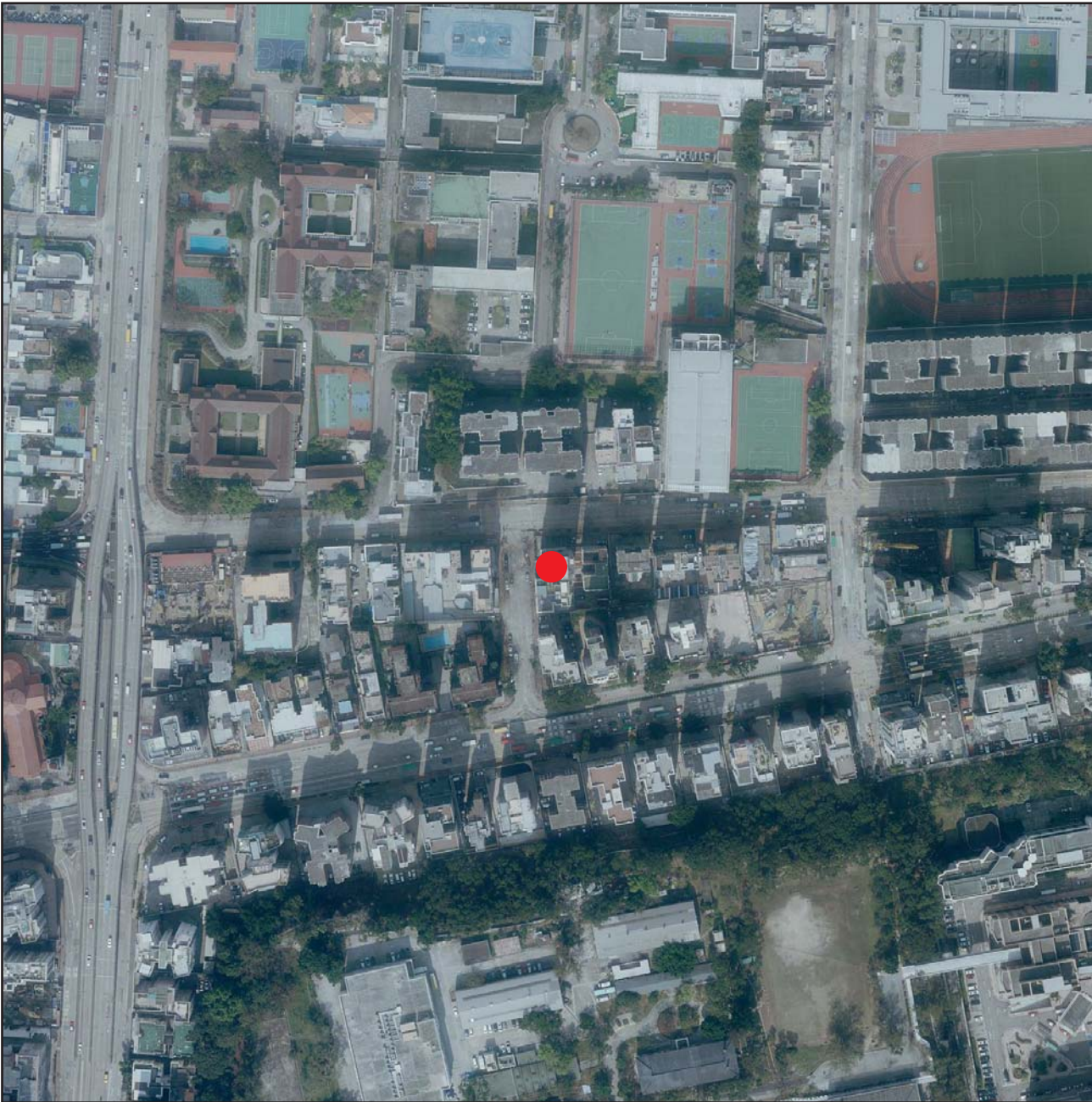
This Location Plan is prepared by the vendor with reference to the following survey sheets from Survey and Mapping Office of the Lands Department, with adjustments where necessary.  
Survey Sheet Nos. T11-NW-B and T11-NW-D  
此位置圖是由賣方擬備並參考以下地政總署測繪處之測繪圖，需要處經修正處理。  
圖幅編號 T11-NW-B 及 T11-NW-D

Notation 圖例

- |   |  |
|---|--|
|  a power plant (including electricity sub-stations)<br>發電廠 (包括電力分站)  |  a public utility installation<br>公用事業設施裝置  |
|  social welfare facilities (including an elderly centre and a home for the mentally disabled)<br>社會福利設施 (包括老人中心及弱智人士護理院) |  a religious institution (including a church, a temple and a Tsz Tong)<br>宗教場所 (包括教堂、廟宇及祠堂) |
|  a hospital 醫院   |  a school (including a kindergarten)<br>學校 (包括幼稚園)  |
|  a public transport terminal (including a rail station)<br>公共交通總站 (包括鐵路車站)   |  a public carpark (including a lorry park)<br>公眾停車場 (包括貨車停泊處)                               |
|  sports facilities (including a sports ground and a swimming pool)<br>體育設施 (包括運動場及游泳池)                                   |  a public convenience 公廁  |

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

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

07 | AERIAL PHOTOGRAPH OF THE DEVELOPMENT  
發展項目的鳥瞰照片

● Location of the Development  
發展項目的位置

Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved – reproduction by permission only.  
香港特別行政區政府地政總處測繪處 © 版權所有，未經許可，不得翻印。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E053625C, dated 23 January 2019.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E053625C，飛行日期：2019年1月23日。

## Remarks:

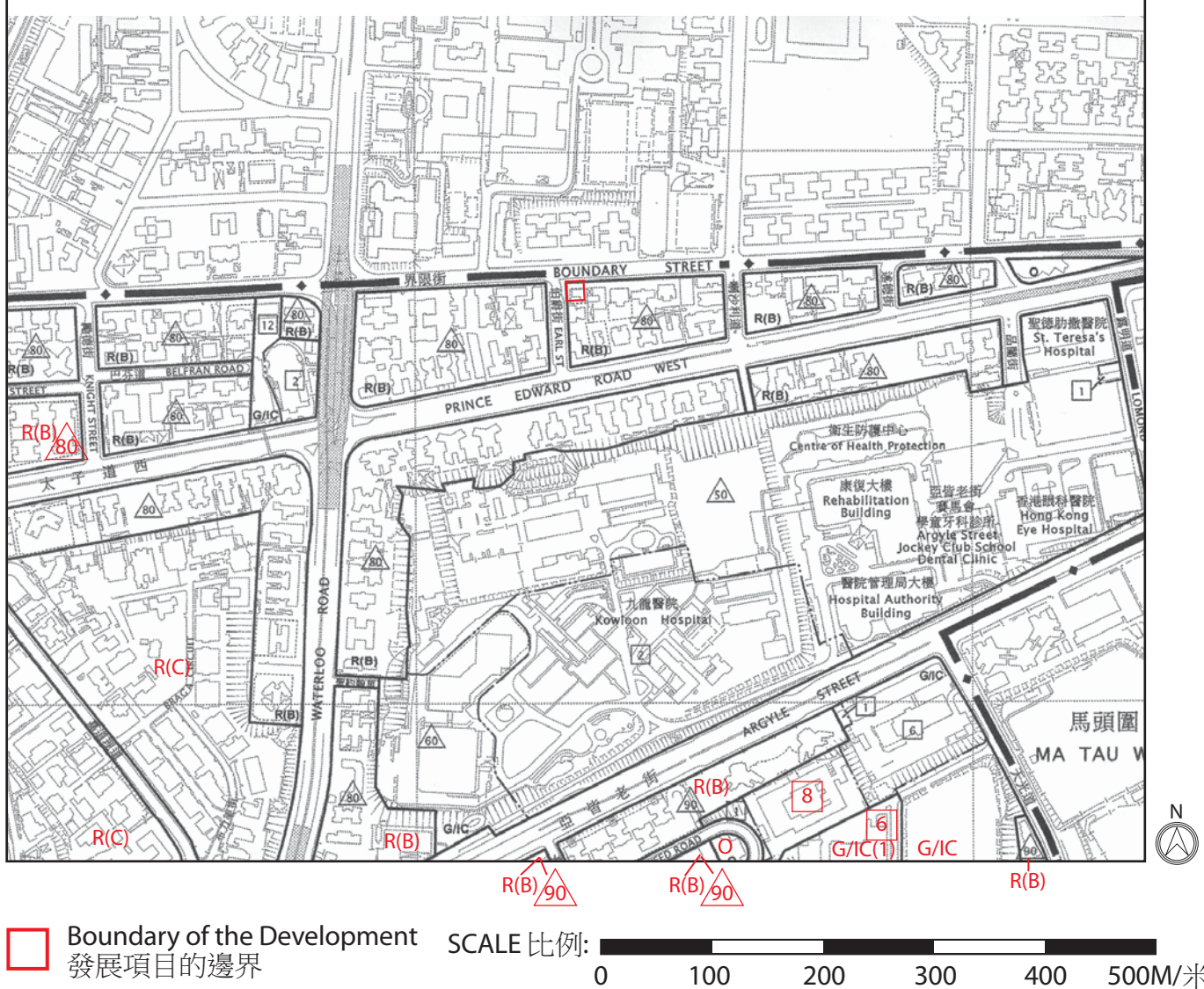
1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the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

## 備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

This blank area falls outside the coverage of the relevant outline zoning plan.

當區分區計劃大綱圖並不覆蓋本空白範圍。



Adopted from part of the approved Ho Man Tin Outline Zoning Plan, Plan No. S/K7/24, gazetted on 18 September 2015, with adjustments where necessary as shown in red.

摘錄自2015年9月18日刊憲之何文田分區計劃大綱核准圖，圖則編號為S/K7/24，有需要處經修正處理，以紅色表示。

Notation 圖例

Zones 地帶

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

Communications 交通

- Major Road and Junction  
主要道路及路口
- Elevated Road  
高架道路

Miscellaneous 其他

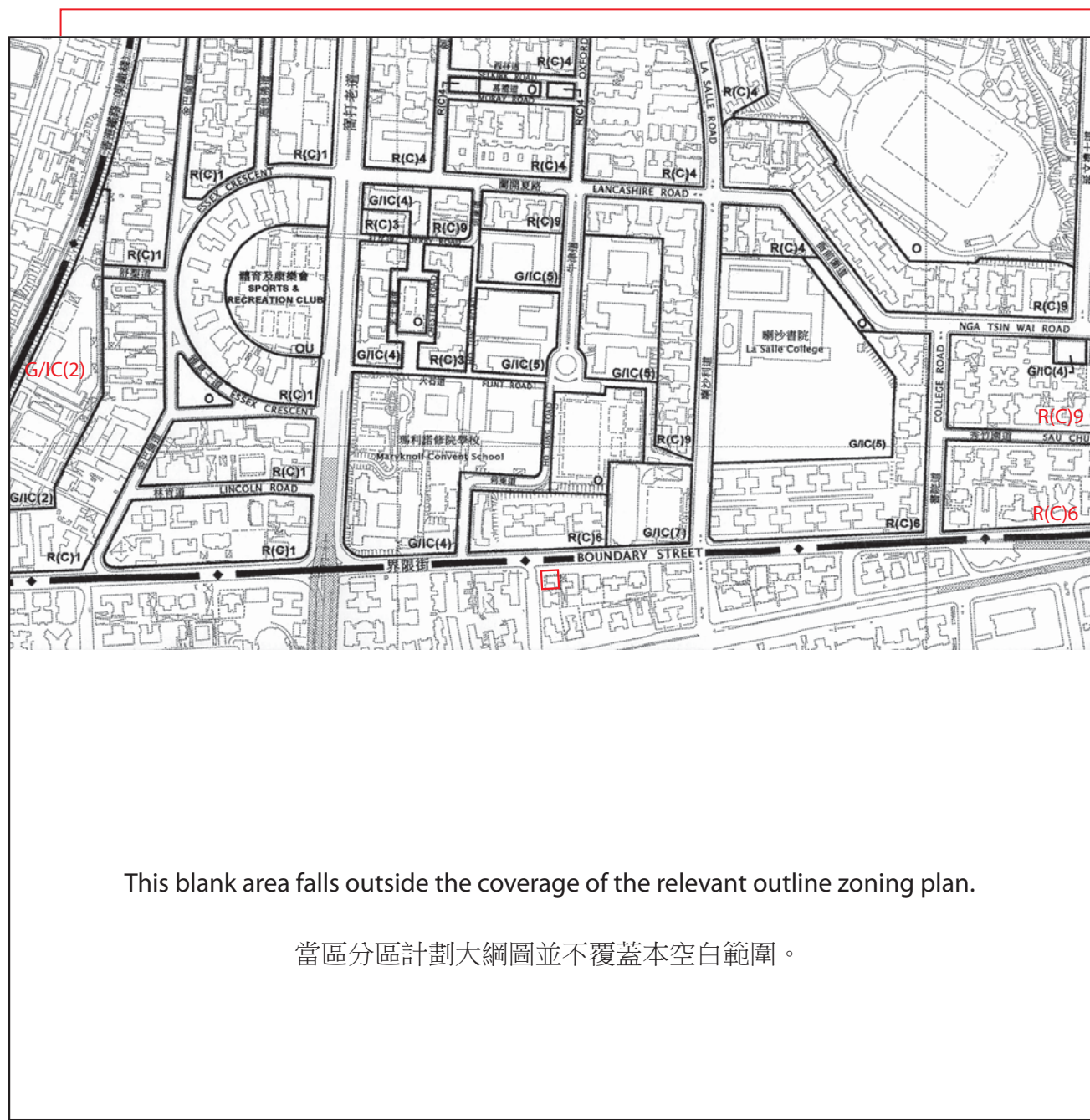
- Boundary of Planning Scheme  
規劃區域界線
- Building Height Control Zone Boundary  
建築物高度管制區界線
- Maximum Building Height  
(In Metres Above Principal Datum)  
最高建築物高度  
(在主水平基準上若干米)
- Maximum Building Height  
(In Number of Storeys)  
最高建築物高度  
(樓層數目)

Remarks:

1. The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
2. The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
4. The outline zoning plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

備註：

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
4. 此分區計劃大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。



This zone is covered by other outline zoning plan but falls outside 500 metres from the boundary of the Development.

此區域被其他分區計劃大綱圖所覆蓋但超出發展項目的邊界500米之外。

This blank area falls outside the coverage of the relevant outline zoning plan.

當區分區計劃大綱圖並不覆蓋本空白範圍。



Adopted from part of the approved Kowloon Tong Outline Zoning Plan, Plan No. S/K18/21, gazetted on 15 December 2017, with adjustments where necessary as shown in red.  
摘錄自2017年12月15日刊憲之九龍塘分區計劃大綱核准圖，圖則編號為S/K18/21，有需要處經修正處理，以紅色表示。

Notation 圖例

Zones 地帶

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

Communications 交通

- Major Road and Junction  
主要道路及路口
- Elevated Road  
高架道路

Miscellaneous 其他

- Boundary of Planning Scheme  
規劃區域界線

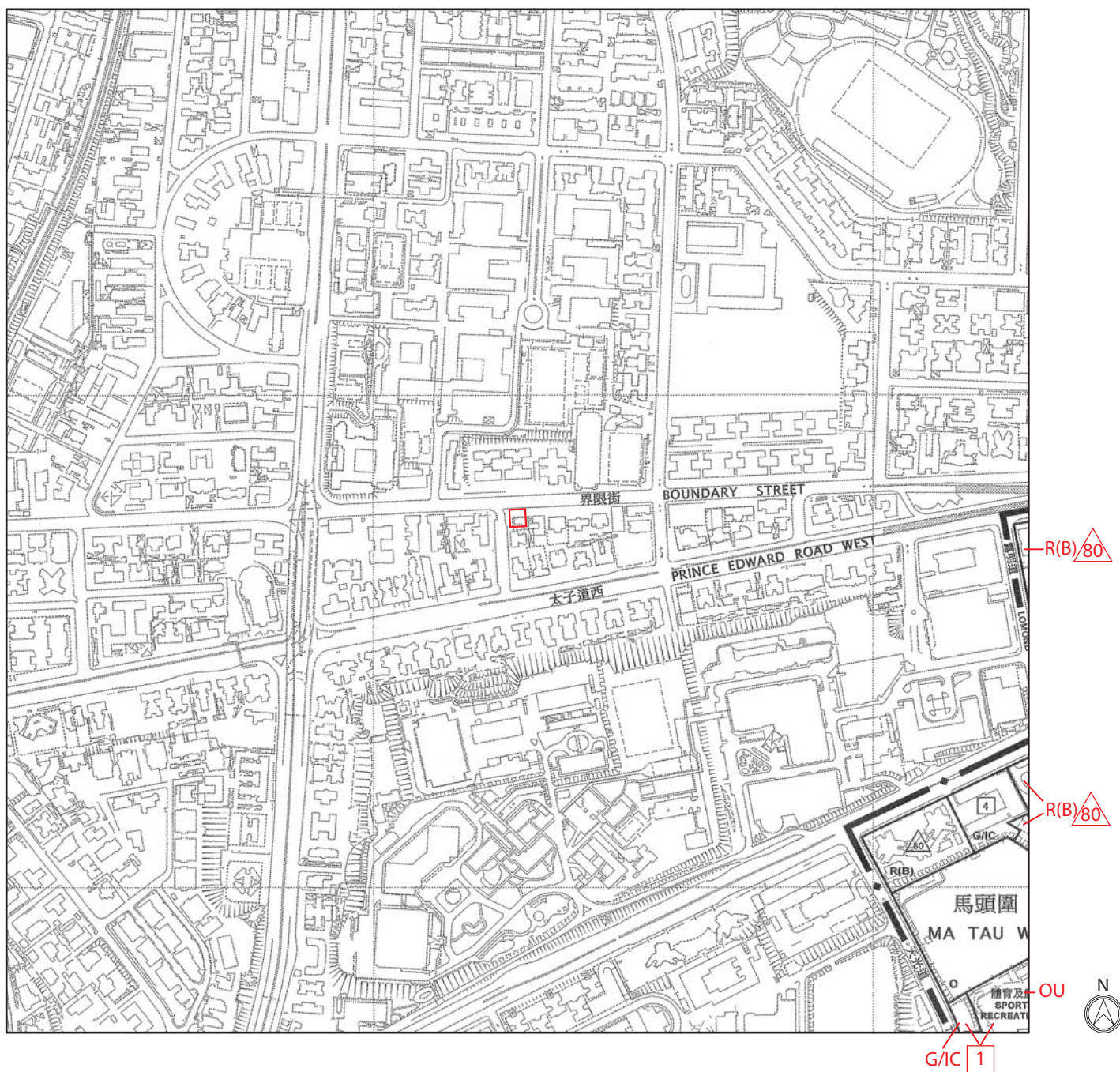
Remarks:

1. The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
2. The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
4. The outline zoning plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

備註：

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
4. 此分區計劃大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。





Boundary of the Development 發展項目的邊界 SCALE 比例: 0 100 200 300 400 500M/米

Adopted from part of the draft Ma Tau Kok Outline Zoning Plan, Plan No. S/K10/25, gazetted on 5 July 2019, with adjustments where necessary as shown in red.

摘錄自2019年7月5日刊憲之馬頭角分區計劃大綱草圖，圖則編號為S/K10/25，有需要處經修正處理，以紅色表示。

Notation 圖例

Zones 地帶

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

Communications 交通

- Major Road and Junction  
主要道路及路口

Miscellaneous 其他

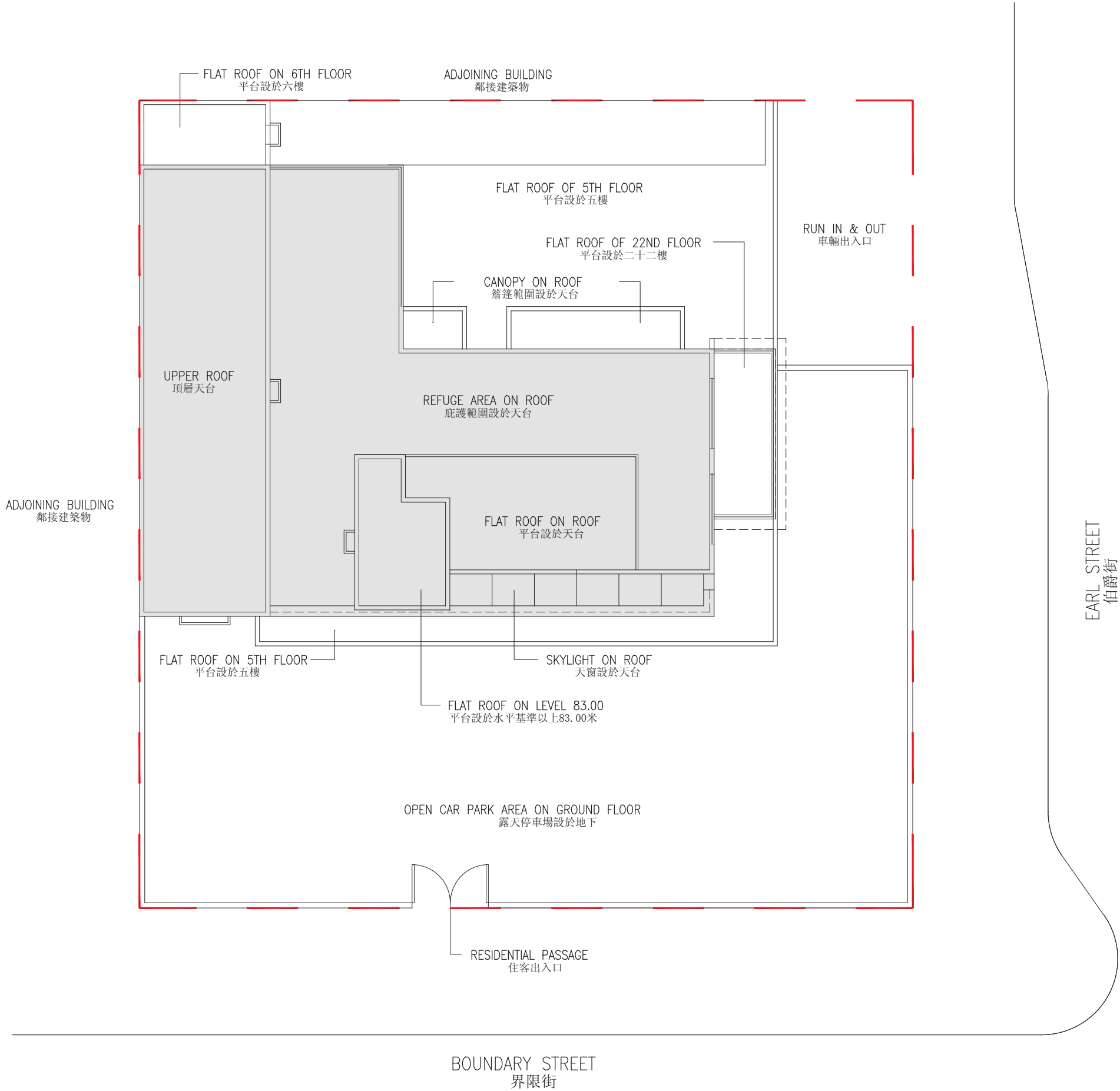
- Boundary of Planning Scheme  
規劃區域界線
- Maximum Building Height  
(In Metres Above Principal Datum)  
最高建築物高度  
(在主水平基準上若干米)
- Maximum Building Height  
(In Number of Storeys)  
最高建築物高度  
(樓層數目)

Remarks:

1. The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
2. The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
4. The outline zoning plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

備註:

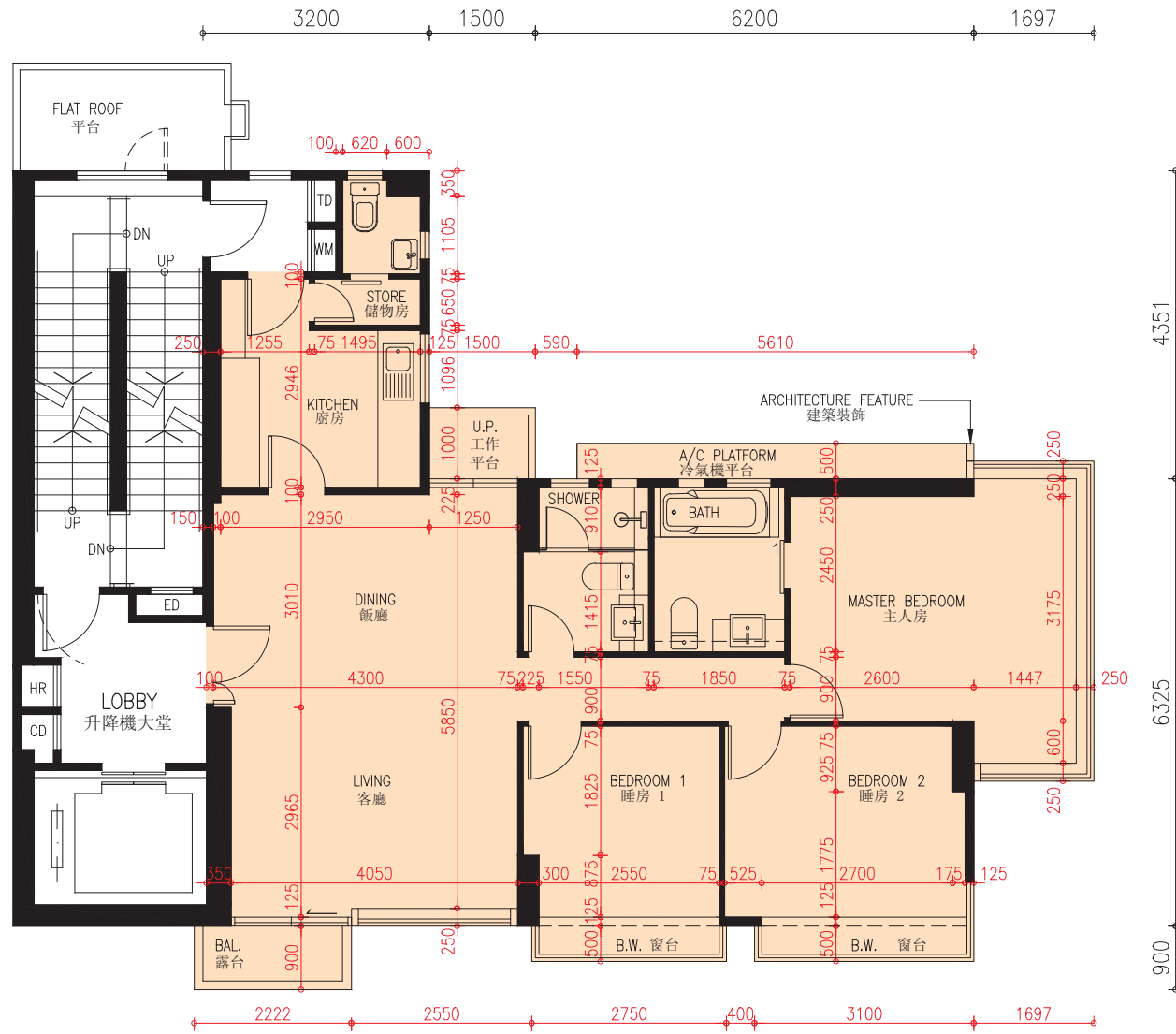
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
4. 此分區計劃大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。



Boundary of the Development  
發展項目的地界線

SCALE 比例: 0 5M/米





6/F FLOOR PLAN  
六樓平面圖

SCALE 比例: 0 5M/米

LEGENDS OF FLOOR PLANS 樓面平面圖圖例

A/C PLATFORM	= Air - conditioning platform	= 冷氣機平台
BAL.	= Balcony	= 露台
BATH	= Bathroom	= 浴室
B.W.	= Bay Window	= 窗台
CD	= Conduit Duct	= 電線槽
DINING	= Dining Room	= 飯廳
DN	= Down	= 落
ED	= Electric Duct	= 電錶槽
HR	= Hose Reel	= 消防喉轆
LIVING	= Living Room	= 客廳

SHOWER	= 淋浴間
TD	= Telecom Duct
U.P.	= Utility Platform
UP	= 上
WM	= Water Meter
	= 水錶櫃

1. Storey Height (Floor-to-floor height) is 3150mm.
2. The thickness of the floor slabs (excluding plaster) of each residential unit is 130mm, 150mm, 175mm and 300mm.
3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

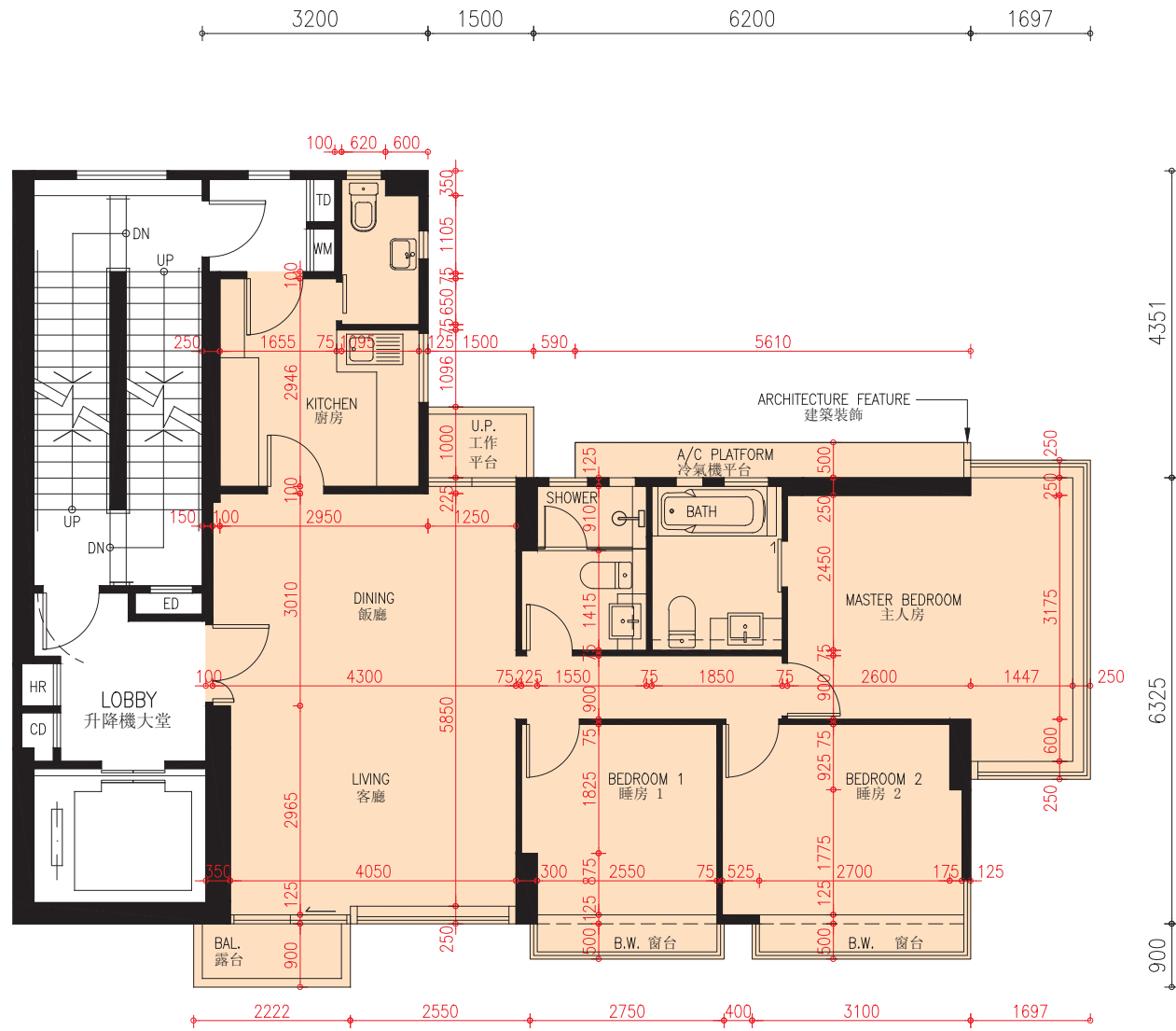
1. 樓層高度 (層與層之間的高度) 為3150毫米。
2. 每個住宅單位的樓板 (不包括灰泥) 的厚度為130毫米, 150毫米, 175毫米及300毫米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減, 較高樓層的內部面積, 一般比較低樓層的內部面積稍大。

Remarks:

1. This Floor plan is prepared according to the building plan approved by Building Authority on 13 September 2010.
2. The dimensions in floor plans are all structural dimensions in millimeter.

備註:

1. 本平面圖根據2010年9月13日建築事務監督批准的建築圖則繪製。
2. 平面圖所列之數字為以毫米表示之建築結構尺寸。



9/F, 11/F, 12/F, 17/F & 18/F FLOOR PLAN  
九樓、十一樓、十二樓、十七樓及十八樓平面圖

SCALE 比例: 5M/米

LEGENDS OF FLOOR PLANS 樓面平面圖圖例

A/C PLATFORM	= Air - conditioning platform	= 冷氣機平台
BAL.	= Balcony	= 露台
BATH	= Bathroom	= 浴室
B.W.	= Bay Window	= 窗台
CD	= Conduit Duct	= 電線槽
DINING	= Dining Room	= 飯廳
DN	= Down	= 落
ED	= Electric Duct	= 電錶槽
HR	= Hose Reel	= 消防喉轆
LIVING	= Living Room	= 客廳

SHOWER	= 淋浴間
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1. Storey Height (Floor-to-floor height) is 3150mm.
2. The thickness of the floor slabs (excluding plaster) of each residential unit is 130mm, 150mm, 175mm and 300mm.
3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

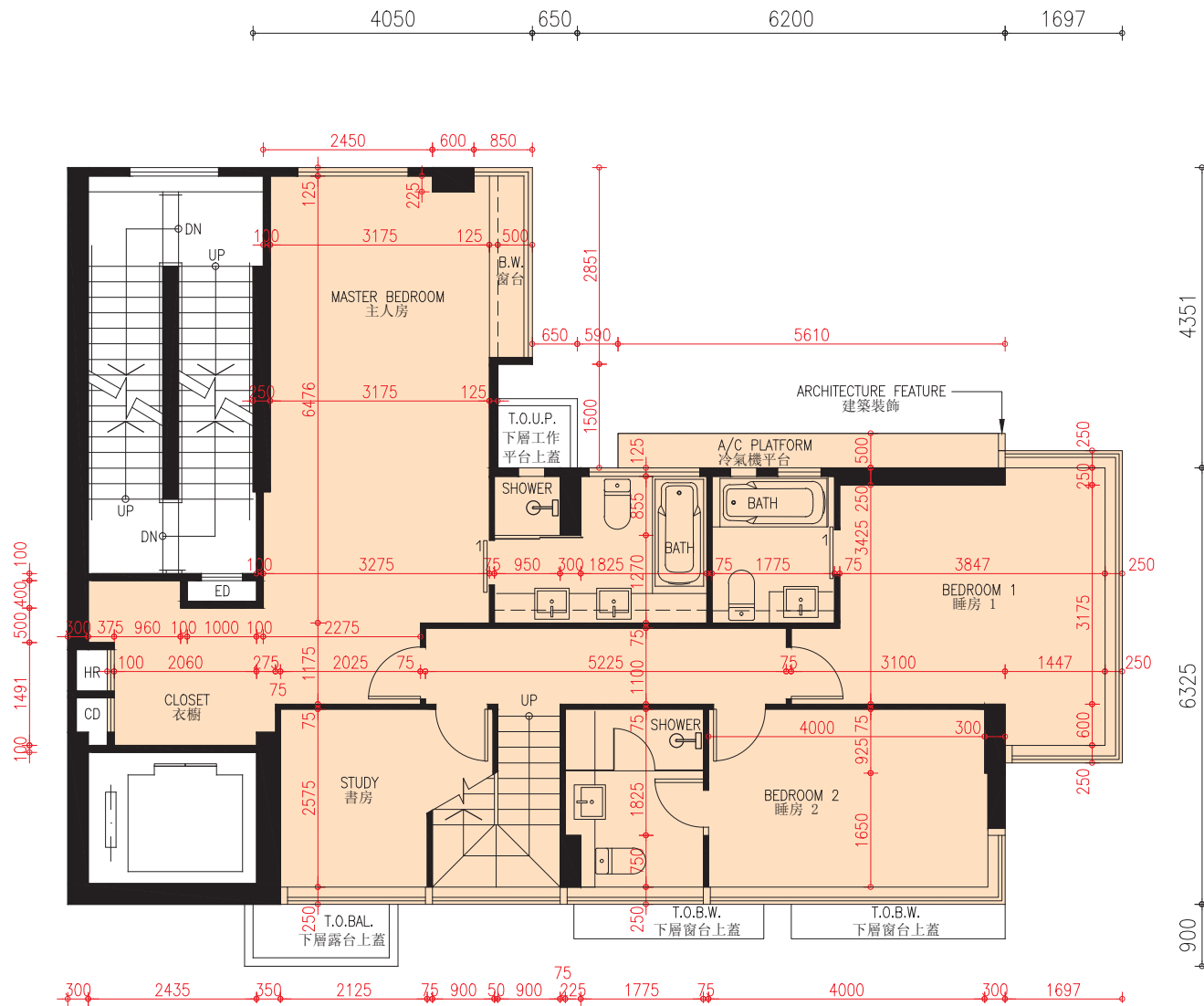
1. 樓層高度 (層與層之間的高度) 為3150毫米。
2. 每個住宅單位的樓板 (不包括灰泥) 的厚度為130毫米, 150毫米, 175毫米及300毫米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減, 較高樓層的內部面積, 一般比較低樓層的內部面積稍大。

Remarks:

1. This Floor plan is prepared according to the building plan approved by Building Authority on 13 September 2010.
2. The dimensions in floor plans are all structural dimensions in millimeter.

備註:

1. 本平面圖根據2010年9月13日建築事務監督批准的建築圖則繪製。
2. 平面圖所列之數字為以毫米表示之建築結構尺寸。



21/F FLOOR PLAN (LOWER DUPLEX)  
二十一樓平面圖 (下層複式)

SCALE 比例: 5M/米

LEGENDS OF FLOOR PLANS 樓面平面圖圖例

A/C PLATFORM	= Air - conditioning platform	= 冷氣機平台
BATH	= Bathroom	= 浴室
B.W.	= Bay Window	= 窗台
CD	= Conduit Duct	= 電線槽
DN	= Down	= 落
ED	= Electric Duct	= 電錶槽
HR	= Hose Reel	= 消防喉轆
SHOWER	= Shower Room	= 淋浴間
STUDY	= Study Room	= 書房
T.O.BAL.	= Top of Balcony	= 下層露台上蓋

T.O.B.W.	= Top of Bay Window	= 下層窗台上蓋
T.O.U.P.	= Top of Utility Platform	= 下層工作平台上蓋
UP		= 上

1. Storey Height (Floor-to-floor height) is 3150mm.
2. The thickness of the floor slabs (excluding plaster) of each residential unit is 130mm, 150mm, 175mm, 200mm and 300mm.
3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing

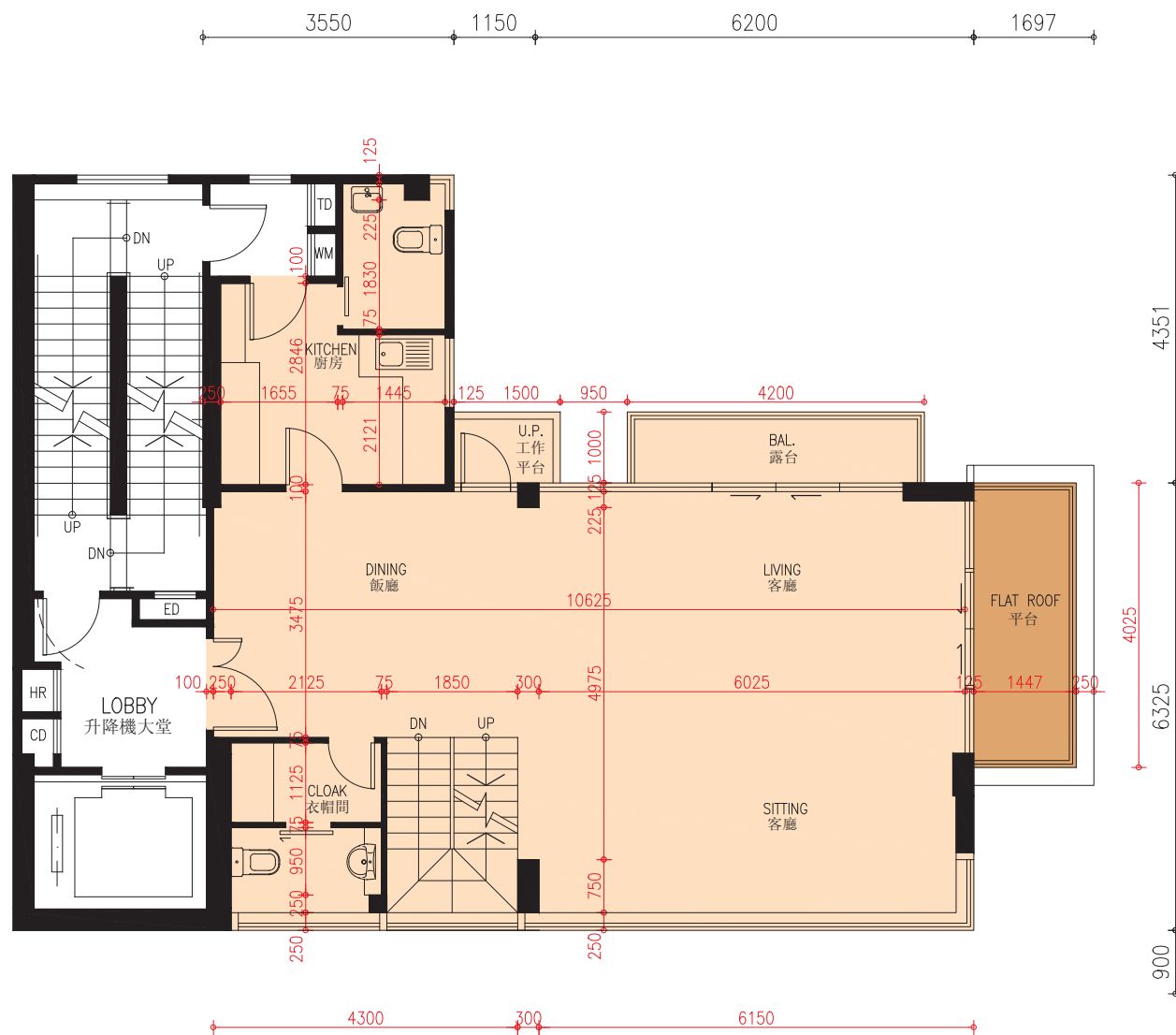
1. 樓層高度 (層與層之間的高度) 為3150毫米。
2. 每個住宅單位的樓板 (不包括灰泥) 的厚度為130毫米，150毫米，175毫米，200毫米及300毫米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Remarks:

1. This Floor plan is prepared according to the building plan approved by Building Authority on 13 September 2010.
2. The dimensions in floor plans are all structural dimensions in millimeter.

備註:

1. 本平面圖根據2010年9月13日建築事務監督批准的建築圖則繪製。
2. 平面圖所列之數字為以毫米表示之建築結構尺寸。



22/F FLOOR PLAN (UPPER DUPLEX)  
二十二樓平面圖 (上層複式)

SCALE 比例: 0 5M/米



LEGENDS OF FLOOR PLANS 樓面平面圖圖例

BAL.	= Balcony	= 露台
CD	= Conduit Duct	= 電線槽
CLOAK	= Cloak Room	= 衣帽間
DINING	= Dining Room	= 飯廳
DN	= Down	= 落
ED	= Electric Duct	= 電錶槽
HR	= Hose Reel	= 消防喉轆
LIVING	= Living Room	= 客廳
TD	= Telecom Duct	= 電話槽
SITTING	= Sitting Room	= 客廳

U.P.	= Utility Platform	= 工作平台
UP	= Up	= 上
WM	= Water Meter	= 水錶櫃

1. Storey Height (Floor-to-floor height) is 3650mm.
2. The thickness of the floor slabs (excluding plaster) of each residential unit is 130mm, 150mm, 300mm and 450mm.
3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

1. 樓層高度 (層與層之間的高度) 為3650毫米。
2. 每個住宅單位的樓板 (不包括灰泥) 的厚度為130毫米, 150毫米, 300毫米及450毫米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減, 較高樓層的內部面積, 一般比較低樓層的內部面積稍大。

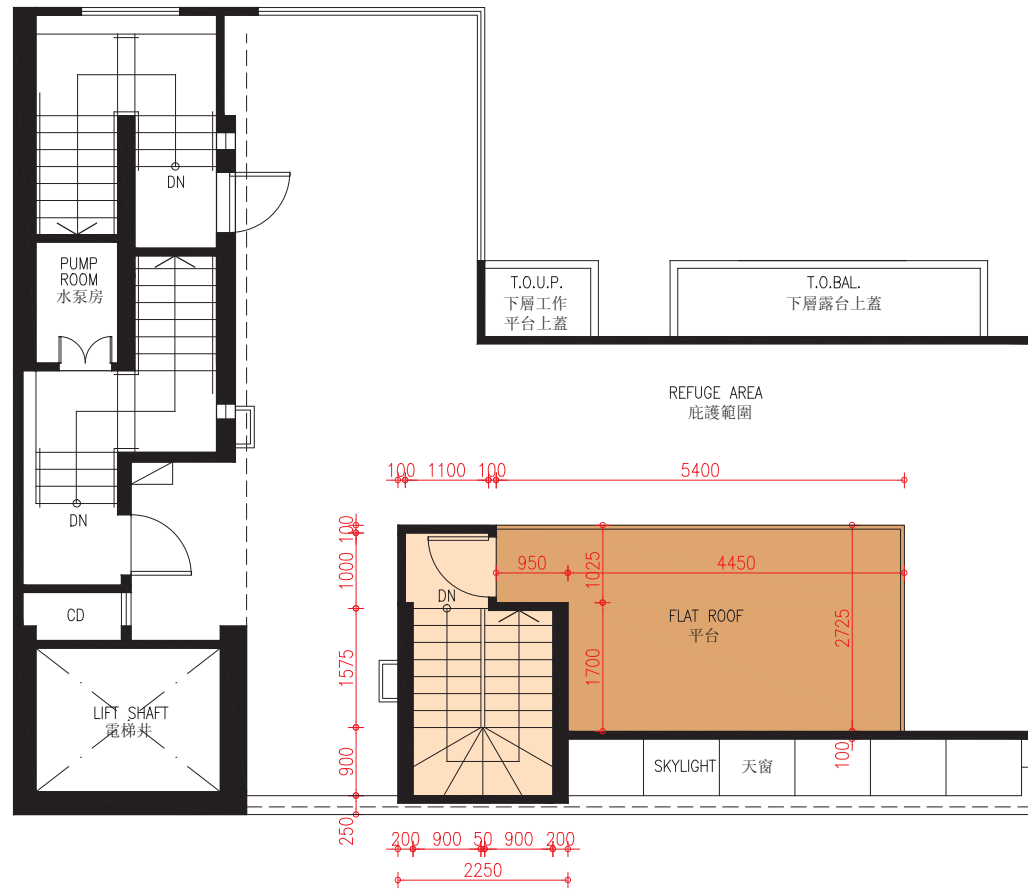
Remarks:

1. This Floor plan is prepared according to the building plan approved by Building Authority on 13 September 2010.
2. The dimensions in floor plans are all structural dimensions in millimeter.

備註:

1. 本平面圖根據2010年9月13日建築事務監督批准的建築圖則繪製。
2. 平面圖所列之數字為以毫米表示之建築結構尺寸。

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



ROOF FLOOR PLAN  
天台平面圖

SCALE 比例: 5M/米

LEGENDS OF FLOOR PLANS 樓面平面圖圖例

CD	= Conduit Duct	= 電線槽
DN	= Down	= 落
T.O.BAL.	= Top of Balcony	= 下層露台上蓋
T.O.U.P.	= Top of Utility Platform	= 下層工作平台上蓋

1. The thickness of the floor slabs (excluding plaster) of each residential unit is 130mm and 200mm.
2. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

1. 每個住宅單位的樓板(不包括灰泥)的厚度為130毫米及200毫米。
2. 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。

Remarks:

1. This Floor plan is prepared according to the building plan approved by Building Authority on 13 September 2010.
2. The dimensions in floor plans are all structural dimensions in millimeter.

備註：

1. 本平面圖根據2010年9月13日建築事務監督批准的建築圖則繪製。
2. 平面圖所列之數字為以毫米表示之建築結構尺寸。

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

Description of Residential Property 物業的描述	Saleable Area (Including balcony, utility platform and verandah (if any)) 實用面積 (包括露台, 工作平台及陽台(如有)) sq. metre (sq. ft.) 平方米 (平方呎)	Area of other specified Items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq. ft.) 平方米 (平方呎)									
		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stair hood 梯屋	Terrace 前庭	Yard 庭園
6/F	91.243 (982) Balcony 露台 2.000 (22) Utility Platform 工作平台 1.500 (16) Veranda 陽台 -	N/A	2.925 (31)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7/F-20/F	91.243 (982) Balcony 露台 2.000 (22) Utility Platform 工作平台 1.500 (16) Veranda 陽台 -	N/A	2.925 (31)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
21/F-22/F	184.533 (1986) Balcony 露台 4.200 (45) Utility Platform 工作平台 1.500 (16) Veranda 陽台 -	N/A	1.426 (15)	N/A	5.824 (63)	N/A	N/A	12.696 (137)	7.295 (79)	N/A	N/A

**Remarks :**

The saleable area of the residential property and the floor area of a balcony, a utility platform or a verandah forming part of the residential property and area of other specified items of the residential property are calculated in accordance with Section 8 and Part 2 of Schedule 2 to the Residential Properties ( First-hand Sales) Ordinance.

The areas in square metre have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off the nearest integer.

The balcony areas are rounder up to 2sq.m (22sq.ft) according to the General Building Plans approved by the Buildings Department.

4/F, 13/F & 14/F are omitted.

**備註 :**

住宅物業的實用面積及構成住宅物業的一部份的露台、工作平台或陽台的樓面面積及屬該住宅物業其他指明項目的面積是按《一手住宅物業銷售條例》第8條及附表2第2部的計算得出的。

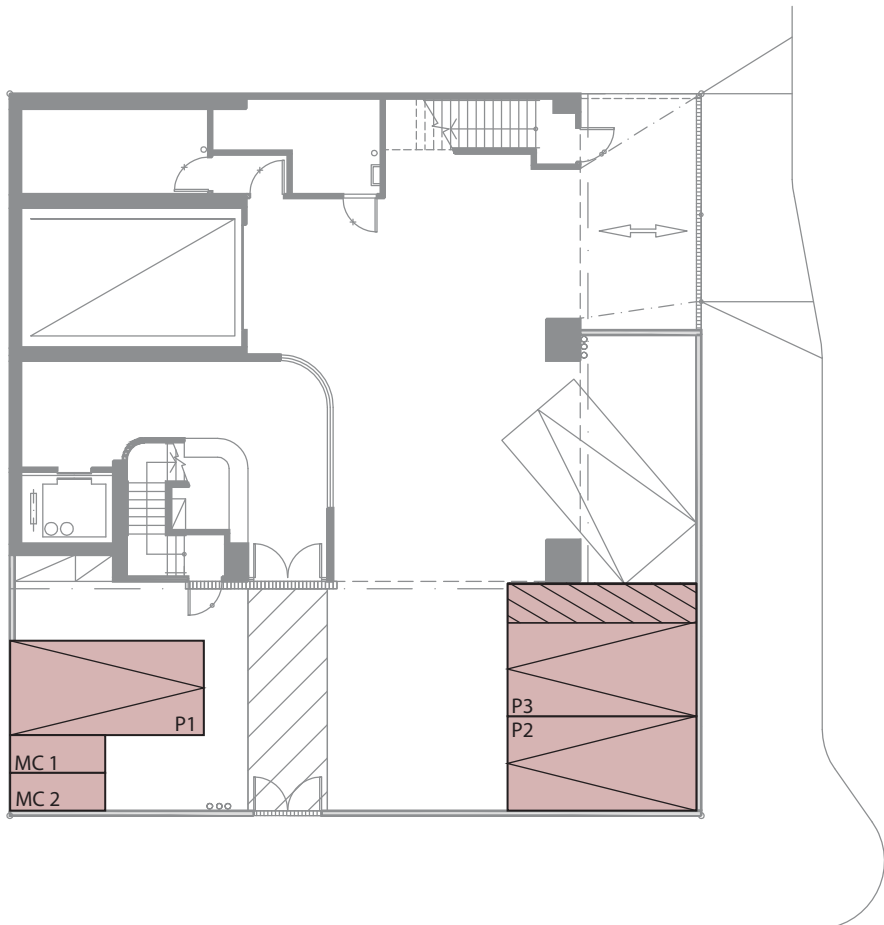
以平方米出的面積以1平方米=10.764平方呎並以四捨五入至整數。

露台面積依據屋宇署批准之建築圖則四捨五入至2平方米(22平方呎)。

不設四樓、十三樓及十四樓。

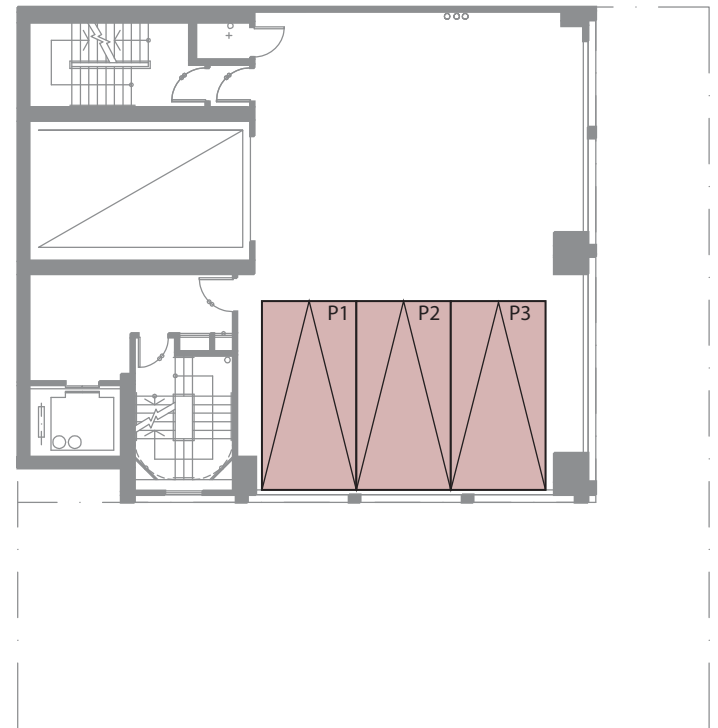


12 | FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT  
發展項目中的停車位的樓面平面圖



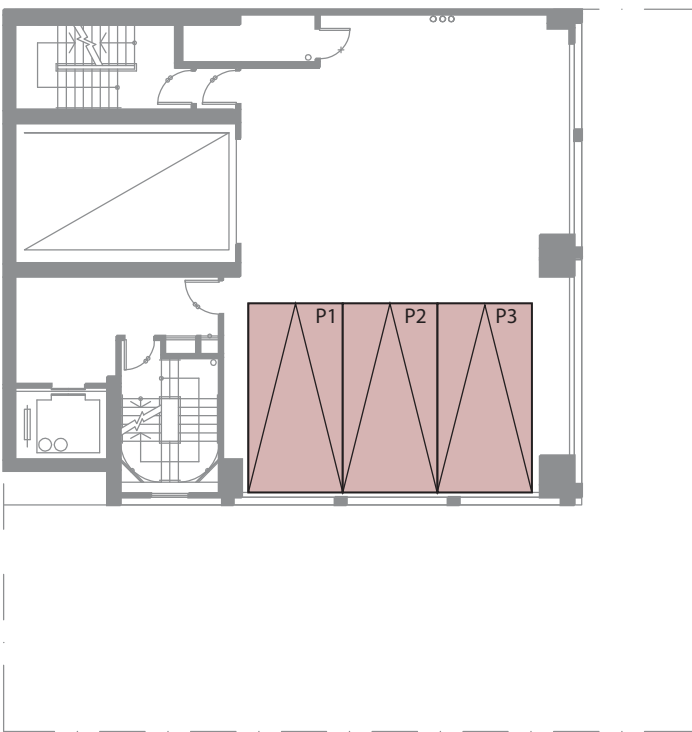
GROUND FLOOR PLAN

地下平面圖



1ST FLOOR PLAN

一樓平面圖



2ND & 3RD FLOOR PLAN

二樓及三樓平面圖

Floor 樓層	Number 數目	Category of Carparking Space 車位類別	Dimension (LxW)(m) 尺寸(長X闊)(米)	Area per Space (sq.m.) 每個車位面積(平方米)
Ground Floor 地下	5	Residential Car Parking Space 住宅車位	P 1 (2.5mW x 5mL x 2.4mH)	12.5
			P 2 (2.5mW x 5mL x 2.4mH)	12.5
			P 3 (3.5mW x 5mL x 2.4mH)*	17.5
		Motor Cycle Parking Spaces 電單車車位	MC 1 (1mW x 2.4mL)	2.4
			MC 2 (1mW x 2.4mL)	2.4
1/F 一樓	3	Residential Car Parking Space 住宅車位	P 1 (2.5mW x 5mL x 2.4mH)	12.5
2/F 二樓	3		P 2 (2.5mW x 5mL x 2.4mH)	12.5
			P 3 (2.5mW x 5mL x 2.4mH)	12.5
		3/F 三樓	3	P 1 (2.5mW x 5mL x 2.4mH)
P 2 (2.5mW x 5mL x 2.4mH)	12.5			
P 3 (2.5mW x 5mL x 2.4mH)	12.5			

\*Accessible Car Parking Space 暢通易達停車位

SCALE 比例:



Remark:

The above plans are made in accordance with the latest approved building plans.

備註:

上述之平面圖依據最新批准建築圖則擬構。

1. A preliminary deposit of 5% is payable on the signing of that preliminary agreement;
  2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders;
  3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement –
    - i. that preliminary agreement is terminated;
    - ii. the preliminary deposit is forfeited; and
    - iii. the owner does not have any further claim against the purchaser for the failure.
1. 在簽署臨時合約時須支付款額為5%的臨時訂金。
  2. 買方在簽署臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身份持有。
  3. 如買方沒有於訂立該臨時合約的日期之後5個工作日之內簽立買賣合約 –
    - i. 該臨時合約即告終止；
    - ii. 有關的臨時訂金即予沒收；及
    - iii. 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

**1. The Commons parts of the Development.**

- (a) Common Areas and Facilities means collectively the Building Common Areas and facilities, the Residential Common Areas and Facilities and the Car Park Common Areas and Facilities.
- (b) Building Common Areas and Facilities means and includes the passages, entrances, walkways, stairways, landings, platforms, open spaces and decks, slopes and retaining walls (if any), boundary fence walls, external walls, parapet walls, lobbies, spaces for the loading and unloading by refuse collection vehicles, service areas, driveways, roadways and pavements, ramps, A/C and AHU plant room (other than any E&M room, A/C and AHU plant room specifically designated for the use and benefit of Club House(as defined in the DMC), drencher pump room, spaces for the loading and unloading by motor vehicles, waiting space, plant room, caretaker's counter, office for Owners' Committee, roof plant room, upper roof, FS booster pump room, lift machine room, emergency generator room, fire service tank, filtration plant room, main switch room, switch room, management office, lift lobby, refuse room, transformer room, cable room, pump rooms, sewage room, fire services control room, guard room, caretaker's office, caretaker's quarter, caretaker's counter, meter rooms, store rooms, telecommunication broadcasting equipment room, areas for installation or use of aerial broadcast distribution or telecommunications network facilities, landscaped areas, water features, planters, and such of the drains, channels, water mains, sewers, fresh and salt water storage tanks, fresh and salt water intakes and mains, storm water storage tank and drainage connection, communal television and radio aerial systems, cable television system (if any), wires, cables and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Land (as hereinafter defined) through which fresh or salt water, sewage, gas, telephone, electricity and other services are supplied to the Development shrubs and other plants and vegetation, lamp posts and other lighting facilities, fire prevention and fighting equipment and apparatus, security systems and apparatus ventilation system and any other mechanical systems, devices or facilities installed or provided in the Development intended for common use and benefit of the Development by EXCLUDING the Residential Common Areas and Facilities, the Car Park Common Areas and Facilities and such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner(as defined in the DMC) and such facilities within the Development serving only any particular Owner. Such Building Common Areas and Facilities (unless incapable of being shown on plans) are shown coloured Yellow on the plans certified by the Authorized Person and annexed to the DMC.
- (c) Residential Common Areas and Facilities means and includes the Recreational Areas and Facilities, A/C and AHU plant room for the use and benefit of the Club House, such of the passages, domestic entrance, lobby, landings, halls, lift lobbies, structural walls, external walls and surfaces of the Residential Accommodation(as defined in the DMC), stairways, refuge area, lift machine room, fire services booster pump room, irrigation pump room, pressure reducing valve room, swimming pool surage tank, emergency generator room, store room (if any), upper roofs and flat roofs not forming parts of Residential Units(as defined in the DMC), meter rooms and meter spaces and roof thereof and such of the lifts, lift shafts, firemen's lifts, water tanks, aerials, meters, transformers, lighting, drains, channels, sewers, salt and fresh water intakes and mains, wires, cables, air conditioning and ventilation system and other facilities

whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity and other services are supplied to the Residential Accommodation, pumps, tanks, sanitary fittings, electrical installations, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and such other areas and any other systems, devices or facilities which are at or provided or installed in the Development intended for the common use and benefit of the Owners and residents of the Residential Accommodation and their bona fide guests or visitors and such other areas within the Land and such other systems, devices and facilities within the Development as are designated by the First Owner ( as defined in the DMC) for common use and benefit of the Residential Accommodation in accordance with the DMC but EXCLUDING the Building Common Areas and Facilities and the Car Park Common Areas and Facilities and such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Development serving only any particular Owner. Such Residential Common Areas and Facilities (unless incapable of being shown on plans) are shown coloured Green on the plans certified by Authorized Person and annexed to the DMC.

- (d) Recreational Areas and Facilities means and includes the Club House and such recreational areas and facilities and other planters and such other recreational areas and facilities for the enjoyment and use of the residents of the Residential Accommodation and their bona fide visitors.
- (e) Club Rules means such rules and regulations set down by the Manager (with the approval of the Owners' Committee (as defined in the DMC), if and when it is formed) from time to time with specific application to the Club House and the use and enjoyment thereof.
- (f) Car Park Common Areas and Facilities means all those Car Parking Areas (other than those specifically designated as Car Parking Spaces (as defined in the DMC), or Motor Cycle Parking Spaces (as defined in the DMC),shown and delineated on the car park layout plan approved by the Building Authority) including run in & out, car lift, car lift machine room, the car park exhaust air chamber, drop off lifts, lift lobbies, staircases, driveways, general store room, control gates, such spaces (if any) the use of which will be set aside and all the water pipes, drains and wires and cables and lighting in respect of the Car Parking Areas, fire fighting installation and equipment, and any other facilities installed for the use and benefit of the Car Parking Space and/or the Motor Cycle Parking Space and includes such other areas, apparatus, devices, systems and facilities of and in the Development within the Car Parking Areas as are designated by the First Owner as Car Park Common Areas and Facilities but EXCLUDING the Building Common Areas and Facilities, the Residential Common Areas and Facilities and such areas within the Development the exclusive right and privilege to hold, use occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner. Such Car Park Common Areas and Facilities (unless incapable of being shown on plans) are shown coloured Grey on the plan(s) certified by the Authorized Person and annexed to the DMC.
- (g) Club House means the premises comprising, inter alia, the swimming pools(including the spa facilities (if any), changing rooms and lavatories), children's play areas, gymnasium, exercise room, lounge, sitting area and such other areas and

facilities as are now or from time to time designated by the First Owner in accordance with clause 8(a) of the DMC.

- (h) Green and Innovative Features means the green and innovative features in or forming part of the Development exempted from the calculation of gross floor area or site coverage or both by the Building Authority and the Director of Lands and as shown stippled back on the plans attached to the DMC, the accuracy of which is certified by or on behalf of the Authorized Person.

**2. The Number of undivided shares assigned to each residential Property in the Development.**

	Number of Unit	Undivided Shares	
		Per unit	Sub-Total
Residential Units			
6th Floor	1	20	20
7th to 20th Floors (13th and 14th Floors omitted)	12	20	240
21st and 22nd Floors (Duplex)	1	40	40

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

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

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

Each annual management budget shall be divided into the following parts:-

- (a) The first part shall cover all expenditure which in the opinion of the Manager is to be expended for the benefit of all Owners or required for the proper management of the Development and the Building Common Areas and Facilities therein as more particularly set out in the DMC.
- (b) The second part shall cover expenditure which in the opinion of the Manager is specifically referable to different specific parts of the Development and shall be divided into two sections:-
- (i) the first section shall cover all expenditure which in the opinion of the Manager is specifically referable to the Residential Common Areas and Facilities (including but not limited to such part or parts of the Green and Innovative Features forming part thereof) providing service to Owners of Residential Units including (without in any way limiting the generality of the foregoing) operation, maintenance repair, cleansing, lighting and security for and in the Residential Common Areas and Facilities and the entrance lobbies and lift halls in the Residential Accommodation for the benefit to the Owners of Residential Units as more particularly set out in the DMC.
- (ii) The second section shall cover all expenditure which in the opinion of the Manager is specifically referable to the Car Park Common Areas and Facilities (including but not limited to such part or parts of the Green and Innovative Features forming part thereof) for the benefit to Owners of Car Parking Space and/or Motor Cycle Parking Space as more particularly set out in the DMC.

Each Owner shall contribute towards the annual management budget in accordance with the following principles;

- (a) Each owner shall pay for every Management share allocated to any Residential Unit and/or Car Parking Space and/or Motor Cycle Parking Space of which he is the Owner a fraction of the total amount assessed under the first part of the annual adopted budget in which the numerator shall be one and the denominator is equal to the total number of Management Shares(as defined in the DMC) in the Development;
- (b) Each Owner of the Residential Units in addition to the amount payable under sub-clause (a) of this Clause shall in respect of each Management Share allocated to a Residential Unit of the Residential Accommodation of which he is the Owner pay a fraction of the total amount assessed under the first section of the second part of the annual adopted budget in which the numerator shall be one and the denominator is equal to the total number of Management Shares allocated to all the Residential Units;
- (c) Each Owner of the Car Parking Spaces or the Motor Cycle Parking Spaces in addition to the amount payable under sub-clause(a)of this Clause shall in respect of each Management Share allocated to a Car Parking Space or a Motor Cycle Parking Space of the Car Parking Areas of which he is the Owner pay a fraction of the total amount assessed under the second section of the second part of the annual adopted budget in which the numerator shall be one and the denominator is equal to the total number of Management Shares allocated to all the Car Parking Spaces and the Motor Cycle Parking Spaces.

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

The Management fee deposit is equivalent to three (3) months' monthly management contributions of the management expenses and such sum is non-refundable but transferable.

**6. The area (if any) in the development retained by the vendor for its own use.**

Not applicable.

Remark:

For full details, please refer to the DMC which is free for inspection during opening hours at the sales office.

## 1. 發展項目的公用部分

- a. 「公用地方及設施」統指大廈公用地方及設施、住宅公用地方及設施及停車場公用地方及設施。
- b. 「大廈公用地方及設施」指並包括通道、入口、行人路、樓梯、梯台、平台、露天地方及曬台、斜坡及護土牆(如有)、邊界護牆、外牆、護牆、大廳、垃圾車裝卸區、服務區、車道、道路及行人道、坡道、空調及AHU機房(指定供會所(根據公契定義)使用與享用的機電房、空調及AHU機房除外) 噴水器泵房、車輛裝卸區、候客區、機房、管理員辦公枱、業主委員會辦事處、天台機房、上層屋頂、消防加壓泵房、升降機機房、緊急發電機房、消防水箱、過濾機房、主電掣房、電掣房、管理處、升降機門廊、垃圾房、變壓器房、電纜房、泵房、污水房、消防控制房、警衛室、管理員辦事處、管理員宿舍、管理員工作枱、儀錶室、儲物室、電訊廣播設備房、安裝或使用無線廣播分導或電訊網絡設施區域、園藝區、水裝飾、花架及排水渠、渠道、總水喉、污水渠、食水及鹹水儲水箱、食水及鹹水進水口及總喉、暴雨儲水箱及排水連接口、公共電視及無線電天線系統、有線電視系統(如有)電線、電纜和通過目前任何時候在該地段之內、之下、之上或經過該地段(根據下述定義)將食水、鹹水、污水、煤氣、電話、電力及其他服務供應給發展項目的其他設施(不論有否套上套道)、灌木及其他植物及草木、燈柱及其他照明裝置、消防及滅火設備及裝置、保安系統及裝置、通風系統和在發展項目內安裝或提供給發展項目共同使用與享用的任何其他機械系統、裝置或設施，但不包括住宅公用地方及設施、停車場公用地方及設施和發展項目內供任何個別業主(根據公契定義)有權利及特權獨家持有、使用、佔用及享用的區域和發展項目內僅服務任何個別業主的設施。上述大廈公用地方及設施(如果可以在圖則上顯示)在公契附錄經認可人士核實的圖則上用黃色顯示。
- c. 「住宅公用地方及設施」指並包括康樂區及設施、供會所使用與享用的空調及AHU機房、住宅區(根據公契定義)的結構牆、外牆及飾面、樓梯、垃圾區、升降機機房、通道、住宅入口、大廳、梯台、大堂、升降機大堂、消防加壓泵房、灌溉泵房、減壓閥室、游泳池污水水箱、緊急發電機房、儲物室(如有)、上層屋頂及平台(不屬於住宅單位(根據公契定義)之部分)、儀錶區及其平台、升降機、升降機槽、消防員升降機、水箱、天線、儀錶、變壓器、照明、排水渠、渠道、污水渠、鹹水及食水進水口及總喉、電線、電纜、電力、空調及通風系統，將食水、鹹水、污水、煤氣、電力及其他服務供應給住宅區的其他設施(不論有否套上套管)、泵、水箱、衛生裝置、電力裝置、固定物、設備及裝置、消防及滅火設備及裝置、保安系統及裝置、通風系統和目前在發展項目內提供或安裝供住宅區業主及住戶和他們的真正來賓或訪客共同使用與享用的其他區域及任何其他系統、裝置及設施、和第一業主(根據公契定義)按公契指定供住宅區共同使用與享用該地段的其他區域和發展項目內的其他系統、裝置及設施、但不包括大廈公用地方及設施、停車場公用地方及設施和發展項目內供任何個別業主有權利及特權獨家持有使用、佔用及享用的區域和發展項目內僅服務任何個別業主的設施。上述住宅公用地方及設施(如果可以在圖則上顯示)在公契附錄經認可人士核實的圖則上用綠色顯示：
- d. 「康樂區及設施」指並包括會所和供住宅區住戶和他們的真正訪客享用與使用的康樂區及設施及其它機械和其他康樂區及設施：
- e. 「會所守則」(經業主委員會(如有)批准，如已成立)，經理人不時訂立專門適用於會所(根據公契定義)及其使用與享用的守則及規定：
- f. 「停車場公用地方及設施」指所有停車場區域(在建築事務監督批准的停車場平面圖上顯示與標註專門指定作車位(根據公契定義)或電單車車位(根據公契定義)的部分除外)，包括進出通道、車輛升降機、車輛升降機機房、停車場排氣室、上落客貨升降機、升降機門廊、樓梯、車道、一般儲物室、控制間、後備區域(如有)、一切水

管、排水渠、電線、電纜及停車場的照明、消防裝置及設備和在停車場內安裝供車位及/或電單車車位使用與享用的任何其他設施，包括第一業主制定停車場內作為停車場公用地方及設施的發展項目內的其他區域、器械、裝置、系統及設施，但不包括發展項目公用地方及設施、住宅公用地方及設施和發展項目內供任何個別業主有權利及特權獨家持有使用、佔用及享用的區域和發展項目內僅服務任何個別業主的設施。上述停車場公用地方及設施(如果可以在圖則上顯示)在公契附錄經認可人士核實的圖則上用灰色顯示。

- g. 「會所」指包含(當中包括)游泳池(包括水療設施(如有)，更衣室及洗手間)，兒童遊樂場，健身室，活動室，休息室座位區的場地及其他由第一業主按公契第8(a)條不時指定之其他區域及設施。
- h. 「綠化及創新特式部分」指發展項目內任何部分獲建築事務監督及地政總處處長豁免計算在總樓面面積及/或上蓋面積之綠化及創新特式部分。上述綠化及創新特式部分在公契附錄經認可人士或代表認可人士核實其準確性的圖則上用黑點顯示。

## 2. 分配予發展項目中的每個住宅物業的不分割數的數目。

住宅物業	單位數目	不可分割份數	
		每個單位	小計
6樓	1	20	20
7樓至20樓 (不設13樓及14樓編號)	12	20	240
21樓和22樓(複式單位)	1	40	40

## 3. 有關發展項目的管理人的委任日期：

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為止。

## 4. 管理開支按什麼基準在發展項目中的住宅物業的擁有人之間分擔

年度管理費預算案將按以下部分編製：

- (a) 第一部分包含管理人認為關乎發展項目全體業主利益或需用於發展項目地方及設施的管理開支並於公契詳細訂明。
- (b) 第二部分包含管理人認為關乎發展項目特定部分的管理開支，並分為下列首項及次項：
- (i) 第二部分首項包括管理人認為關於住宅公用地方及設施(包括但不限於當中綠化及創新部分或其中任何部分)及住宅區之入口，大廳及升降機大堂，以住宅單位業主利益的管理開支，包括但不限於住宅公用地方及設施的運作保養、維修、清潔、照明和保安等的開支並於公契詳細訂明。
- (ii) 第二部分次項包括管理人認為關乎停車場公共地方及設施以各車位或各電單車車位業主利益的管理開支並於公契詳細訂明。

各業主須按照以下原則攤付年度管理費預算案：

- (a) 發展項目內各業主該以其單位持有的管理份數(根據公契定義)按比例攤付年度管理費預算案第一部分。
- (b) 各住宅單位業主攤付上述(a)條的預算管理開支外、該以其住宅單位所持有的管理份數按比例攤付年度管理費預算案第二部分首項。
- (c) 各車位或電單車位業主攤付上述(a)條的預算管理開支外、該以其車位或電單車所持有的管理份數按比例攤付年度管理費預算案第二部分次項。

## 5. 計算管理費按金的基準：

管理費按金相等於每月管理開支的三個月分擔款項。該筆款項不可退還，但可轉讓。

## 6. 擁有人在發展項目中保留作自用的範圍(如有的話)：

不適用

備註：

完整公契文本可免費於售樓處在開放時間內應要求提供查閱。

**1. Lot number of the land on which the Development is situated**

The Development is situated on Section A of Sub-Section 1 of Section G of Kowloon Inland Lot No.2097 and The Remaining Portion of Sub-Section 1 of Section G of Kowloon Inland Lot No.2097 (collectively the "Land").

**2. Term of years under the lease**

The lease term under the renewable Government Lease of Kowloon Inland Lot No.2097 dated 26th July 1930 as modified or varied by, inter alia, Modification Letter dated 5th March 2008 and registered at the Land Registry by Memorial No.08031402900026 (the "Modification Letter") (the said Government Lease and the Modification Letter are collectively known the "Lease") is 75 years commencing from the 6th day of February 1928 which has been renewed or deemed to have been renewed by virtue of the Government Leases Ordinance (Cap.40) for a further term of 75 years commencing from the 6th February 2003 upon the expiration of the said original term.

**3. User restrictions application to the Land**

The Land or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for private residential purposes.

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

Not Applicable

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

**(a) Clause 6 of the Fourth Schedule to the Modification Letter stipulates that :-**

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

**(b) Clause 7 of the Fourth Schedule to the Modification Letter stipulates that :-**

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

**(c) Clause 16 of the Fourth Schedule to the Modification Letter stipulates that :-**

(a)(i) Spaces shall be provided within the Land to the satisfaction of the Director for the purpose of the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the Land and their bona fide guests, visitors or invitees ("the Residential Parking Spaces") at the rate calculated by reference to the average size of the residential units in the buildings erected or to be erected on the Land as more specifically stipulated in the Modification Letter.

(b)(i) Out of the parking spaces provided under sub-clause (a) of this Clause, the Grantee and their assigns shall reserve and designate one space for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made there-

under and any amending legislation, who are the residents of the residential units in the building or buildings erected or to be erected on the Land and the bona fide guests, visitors or invitees of the residents of the residential units in the building or buildings erected or to be erected on the Land.

(c) Spaces shall be provided with the Land to the satisfaction of the Director for the parking of motor cycles ("the Residential Motor Cycle Parking Spaces") licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the Land and their bona fide guests, visitors or invitees at the rate of 10 percent of the total number of spaces required to be provided under sub-clause (a)(i) of this Clause.

(g) The spaces provided under sub-clauses (a)(i), (b)(i), (c) and (e) of this Clause shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise.

**(d) Clause 26 of the Fourth Schedule to the Modification Letter stipulates that :-**

(a) The Grantees and their Assigns shall construct and maintain at their own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the Land or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the Land, and the Grantees and their Assigns shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.

(b) The works of connecting any drains and sewers from the Land to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be liable to the Grantees and their Assigns for any loss or damage thereby occasioned and the Grantees and their Assigns shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried by the Grantees and their Assigns at their own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Grantees and their Assigns at their own cost and upon demand be handed over by the Grantees and their Assigns to the Government for future maintenance thereof at the expense of the Government and the Grantees and their Assigns shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the Grantees and their Assigns to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Grantees and their Assigns shall pay to the Government on demand the cost of such works.

**6. Lease conditions that are onerous to a purchaser**

**(a) Clause 5 of the Fourth Schedule to the Modification Letter**

stipulates that :-

- (a) The Grantees and their Assigns may erect, construct and provide within the Land such recreational facilities and facilities ancillary thereto ("the Facilities") as may be approved in writing by the Director.
- (b) The Facilities shall only be used by any one or more residents of the residential block or blocks erected on the Land and their bona fide visitors and by no other person or persons whatsoever.
- (d)(ii) The Grantees and their Assigns shall at their own expense maintain such part of the Facilities in good and substantial repair and condition and shall operate such part of the Facilities to the satisfaction of the Director.

**(b) Clause 17 of the Fourth Schedule to the Modification Letter stipulates that :-**

- (a) The layout of the Residential Parking Spaces and the Residential Motor Parking Spaces provided within the Land shall be designated as such on the approved car park layout plan as referred to in Clause 18 of the Modification Letter.
- (b) The Residential Parking Spaces shall not be :-
  - (i) assigned except:
    - (I) together with undivided shares in the Land giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected on the Land; or
    - (II) to a person who is already the owner of undivided shares in the Land with the right of exclusive use and possession of a residential unit or units in the building or buildings erected on the Land; or
  - (ii) underlet except to residents of the residential units in the building or buildings erected on the Land.

Provided that in any event not more than three of the Residential Parking Spaces shall be assigned or underlet to the owner or resident of any one residential unit.

**(c) Clause 18 of the Fourth Schedule to the Modification Letter stipulates that :-**

The parking spaces as referred to in Clause 16 of the Fourth Schedule Modification Letter and the Car Park Common Areas as referred to in Clause 17 of the Fourth Schedule of the Modification Letter shall not be used for any purpose other than for the purposes set out respectively in Clauses 16 and 17 thereof. The Grantees and their Assigns shall maintain the parking spaces, the Car Park Common Areas and other spaces, including but not restricted to the lifts, landings, and manoeuvring and circulation areas, in accordance with the approved plan (as referred to in Clause 18 of the Fourth Schedule of the Modification Letter) and shall not alter the layout except with the prior written consent of the Director. Except for the parking spaces indicated on the said approved plan, no part of the Land or any building or structure thereon shall be used for parking purposes.

**(d) Clause 19 of the Fourth Schedule to the Modification Letter stipulates that :-**

The Grantee and their Assigns shall have no right of ingress or egress to or from the Land for the passage of motor vehicles except between the points X and Y through Z shown and marked on the plan marked "PLAN A" annexed to the Modification Letter or at such other points as may be approved in writing by the Director.

**(e) Clause 20 of the Fourth Schedule to the Modification Letter stipulates that :-**

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

**(f) Clause 21 of the Fourth Schedule to the Modification Letter stipulates that :-**

(a) Where there is or has been any cutting away, removal or setting back of any land, or any building up or filling in or any slope treatment works of any kind whatsoever, whether with or without prior written consent of the Director, either within the Land or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the Land or any part thereof or any other works required to be done by the Grantees and their Assigns under the terms and covenants herein contained, or for any other purpose, the Grantees and their Assigns shall at their own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the Land and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantees and their Assigns shall at all times during the term of the Lease maintain at their own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

(b) Nothing in sub-clause (a) of this Clause shall prejudice the Government's rights under the terms and conditions contained in the Modification Letter, in particular Clause (20) thereof.

(c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Grantees and their Assigns or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the Land or from any adjacent or adjoining Government or leased land, the Grantees and their Assigns shall at their own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.

(d) In addition to any other rights or remedies herein provided for breach of any of the terms and conditions of the Lease, the Director shall be entitled by notice in writing to call upon the Grantees and their Assigns to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away,

landslip or subsidence, and if the Grantees and their Assigns shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Grantees and their Assigns shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.

**(g) Clause 22 of the Fourth Schedule to the Modification Letter stipulates that :-**

No rock crushing plant shall be permitted on the Land without the prior written approval of the Director.

**(h) Clause 23 of the Fourth Schedule to the Modification Letter stipulates that :-**

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

**(i) Clause 24 of the Fourth Schedule to the Modification Letter stipulates that :-**

(a) In the event of earth, spoil, debris, construction waste or building materials ("the waste") from the Land, or from other areas affected by any development of the Land being eroded, washed down or dumped onto public lanes or roads or into road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties ("the Government properties"), the Grantees and their Assigns shall at their own expense remove the waste from and make good any damage done to the Government properties. The Grantees and their Assigns shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping.

(b) Notwithstanding sub-clause (a) of this Clause the Director may (but is not obliged to), at the request of the Grantees and their Assigns remove the waste from and make good any damage done to the Government properties and the Grantees and their Assigns shall pay to the Government on demand the cost thereof.

**(j) Clause 25 of the Fourth Schedule to the Modification Letter stipulates that :-**

The Grantees and their Assigns shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work ("the Works"), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the Land or any part thereof ("the Services"). The Grantees and their Assigns shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the

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

**(k) Clause 27 of the Fourth Schedule to the Modification Letter stipulates that :-**

Wherever in the terms and covenants herein contained it is provided that :

(a) the Government or its duly authorized officers shall or may carry out works of any description on the Land or any part thereof or outside the Land (whether on behalf of the Grantees and their Assigns or on the failure of the Grantees and their Assigns to carry out such works or otherwise) at the cost of the Grantees and their Assigns or that the Grantees and their Assigns shall pay or repay to the Government or to its duly authorized officers on demand the cost of such works, such cost shall include such supervisory and overhead charges as may be fixed by the Government or by its duly authorized officers; or

(b) the prior approval or consent of the Government or its duly authorized officers is required, they may give the approval or consent on such terms and conditions as they see fit or refuse it at their absolute discretion.



1. 發展項目所位於的土地的地段編號

發展項目所在之地段為九龍內地段2097號G分段第1小分段A分段及九龍內地段2097號G分段第1小分段餘段（下稱「該土地」）。

2. 有關租契規定的年期

一份日期為1930年7月26日的九龍內地段2097號的政府租契[由包括一份日期為2008年3月5日並註冊及存放於土地註冊處以摘要編號08031402900026註冊的批約修訂書(下稱「該批約修訂書」)變更和修改(以下統稱「批地條件」)所規定的年期由1928年2月6日起計75年，並有權續期75年，而該租契的年期已根據《政府租契條例》(第40條)於原有年期到期日，即2003年2月6日起續期75年。

3. 適用於該土地的用途限制

該土地、當中任何部分、在其上興建和將會興建的任何建築物或其他任何部分，除作為私人住宅用途外，不得作任何其他用途。

4. 按規定須興建並提供予政府或公眾使用的設施

不適用。

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

(a) 該批約修訂書第4附表第6條訂明：

在該土地上或毗鄰的樹木，不得在未得到地政總署署長(下稱「署長」)事先書面同意的情况下移除或遭受干擾。而署長在給予同意時，可加上其認為合適的關於移植、補償性園景美化或重植的條款。

(b) 該批約修訂書第4附表第7條訂明：

承授人須於該土地任何無建築結構部分及平台(如有)進行園景美化工程及植樹和栽種灌木，其後並須維修及保養，以保持該處處於清潔、整潔、整齊及健康狀況，以達致署長滿意程度。

(c) 該批約修訂書第4附表第16條訂明：

(a)(i) 該土地內須設有空間以提供給根據《道路交通條例》、其任何附屬規例及修訂法例登記而屬於現已或將會建於該土地的一座或多座建築物內住宅單位的住戶及其真正訪客、來客或受邀者的車輛，以達致署長滿意的程度(下稱「住宅車位」)。住宅車位的分配比率將按照現已或將會建於該土地各住宅單位的平均面積並於該批約修訂書內詳細訂明。

(b)(i) 於該批約修訂書第4附表第16(a)條中所指的住宅車位中，承授人須保留及指劃一住宅車位以供傷殘人士停泊根據《道路交通條例》、其任何附屬規例及修訂法例登記而屬於現已或將會建於該土地的一座或多座建築物內住宅單位的住戶及其真正訪客、來客或受邀者的車輛。

(c) 該土地內須設有空間以提供給根據《道路交通條例》、其任何附屬規例及修訂法例登記而屬於現已或將會建於該土地的一座或多座建築物內住宅單位的住戶及其真正訪客、來客或受邀者的電單車，以達致署長滿意的程度(下稱「電單車車位」)。電單車車位的分配比率將按照該批約修訂書第4附表第16(a)(i)條中要求之住宅車位的百分之十計算。

(g) 根據該批約修訂書第4附表第16(a)(i)、(b)(i)、(c)及(e)條所提供的車位，除作該條款訂明的用途外，不可作任何其他用途，其中特別禁止用於存放、陳列或展示車輛作招售等。

(d) 該批約修訂書第4附表第26條訂明：

(a) 如署長視為需要把所有落入或流進該土地之雨洪或雨水截流及引進附近的河道、集水溝、渠道或政府雨水渠，承授人及其受讓人須自費在該土地

邊界範圍內或政府官地上建造或維修排水渠及渠道，以達致署長滿意的程度。如因雨洪或雨水造成損害或滋擾而引起或招致任何訴訟、索償及申索，承授人及其受讓人須獨力承擔責任並向政府及其官員作出賠償。

(b) 接駁該土地任何排水渠及污水管到政府雨水渠及污水管(鋪妥及啟用後)的工程可由署長執行。署長毋須就由此引致的任何損失或損害向承授人及其受讓人承擔責任。承授人及其受讓人須在政府通知時向政府支付接駁工程費用。承授人及其受讓人亦可以署長滿意的方式自費進行接駁工程。於該情況下，於政府官地內建築的任何一段接駁工程將由承授人及其受讓人自費維修，而承授人及其受讓人須於政府要求時移交上述工程予政府並由政府支出費用作日後維修，惟承授人及其受讓人需在政府要求時向政府支付上述接駁工程的技術審查費用。如承授人及其受讓人在維修於政府官地內建築的任何一段接駁工程有失誤，署長可按其視為必要執行維修工程，承授人及其受讓人需在政府通知時向政府支付相關的費用。

6. 對買方造成負擔的租用條件

(a) 該批約修訂書第4附表第5條訂明：

(a) 承授人及其受讓人於署長書面同意情況下，可於該土地內興建、建造及供應康樂設施及其配套設施(下稱「該康樂設施」)。

(b) 該康樂設施只供建於該土地的住宅大樓或多於一幢的住宅大樓之住客或多於一位住客及其真實訪客使用，其他人等一律不得使用。

(d)(ii) 承授人及其受讓人須自費保養該康樂設施達致良好及相當的維修及狀況並運作該康樂設施至使署長滿意的程度。

(b) 該批約修訂書第4附表第17條訂明：

(a) 於該土地上設有之住宅車位及電單車車位的規劃須根據於該批約修訂書第4附表第18條指明的已核准車位規劃圖所訂明。

(b) 住宅車位不可：

(i) 被轉讓，除非：

(I) 連同給予專屬權使用和佔用在發展項目住宅單位的該土地不可分割份數一同轉讓；或

(II) 轉讓予已經是該土地不可分割份數連同專屬權使用和佔用發展項目住宅單位的業主；或

(ii) 出租，除非出租予發展項目住宅單位的住戶。

但無論在任何情況下，每單一住宅單位之業主不得接受承讓或租用總數多於三個以上之住宅車位。

(c) 該批約修訂書第4附表第18條訂明：

於該批約修訂書第4附表第16條所指的車位及於該批約修訂書第4附表第17條所指的停車場公用地除用作上述第16及17條中訂明的用途外，不得用作其他用途。承授人及其受讓人須根據已核准之圖則(於該批約修訂書第4附表第18條所訂明)保養該車位，停車場公用地及其他位置，包括但不限於升降機、地台、操作及通行區域。除非獲署長事先書面批准，車位、停車場公用地及其他相關位置不能作出更改。除所指已獲批准圖則指定的車位外，該土地的其他部分或該土地上的建築物或結構物均不能用作停泊用途。

(d) 該批約修訂書第4附表第19條訂明：

除於批約修訂書中夾附並標示為「PLAN A」的附圖中所指明於X點與Y點中之Z點或任何其他署長以書面批准之地點外，承授人及其受讓人沒有權以車輛進出及往返該土地。

(e) 該批約修訂書第4附表第20條訂明：

如非事前獲署長以書面批准，承授人及其受讓人不得削除、移除或移後該土地毗鄰或毗連的任何政府土地或以任何方式於政府土地上施行任何加建、填充或斜坡維修工程；署長可酌情給予批准並附加其認為合適的條款及條件，包括以署長決定的補付費用批出政府土地作為該土地的延伸。

**(f) 該批約修訂書第4附表第21條訂明：**

- (a) 倘若現已或曾經削除、移除或移後任何土地，或以任何方式施行任何加建、填充或斜坡維修工程，不論是否已獲署長的事前書面同意，亦不論是否於該土地或任何政府土地上施工，而此等工程的目的是為了開拓、平整或發展該土地或其中任何部分或執行任何按照該批約修訂書要求承授人及其受讓人執行的工程或作其他目的，則承授人及其受讓人必須自費在當時或此後任何時間按需要進行及建造斜坡處理工程、護土牆或其他支承結構、保護工程、排水、輔助或其他工程，藉此保護和支承該土地內的此等土地，以及毗連或毗鄰的政府官地或批租土地，此外並須避免及防止日後發生滑坡、山泥傾瀉或地陷。於租契規定的年期內，承授人及其受讓人時刻均須自費維修上述土地、斜坡處理工程、護土牆或其他支承結構、保護工程、排水、輔助或其他工程使其維持於良好及相當維修及狀況並達致署長滿意的程度。
- (b) 上述 (a) 項之規定概不妨礙該批約修訂書賦予政府的權利，其中以該批約修訂書第(20)條為要。
- (c) 無論何時，倘因承授人及其受讓人進行開拓、平整、發展或其他工程又或因任何事故引致滑坡、山泥傾瀉或地陷，不論乃位於或源於該土地內的任何土地或來自任何毗連或毗鄰的政府官地或批租土地，承授人及其受讓人亦須自費還原和修復上述範圍至署長滿意的狀態，並須就此等滑坡、山泥傾瀉或地陷事件造成或導致政府、其代理或承辦商蒙受或招致的任何費用、收費、損害、申索或索償向其作出賠償。
- (d) 署長除可就任何違反批地條件條款的事件行使任何其他權利或補償權外，署長另有權發出書面通知要求承授人及其受讓人進行、建造及維修上述土地、斜坡處理工程、護土牆或其他支承結構、保護工程、排水、輔助或其他工程，或還原及修復任何滑坡、山泥傾瀉或地陷土地。倘承授人及其受讓人疏忽或不在指定期限內遵從署長的通知以達致署長滿意程度，署長可即時執行和展開任何必要的工程，承授人及其受讓人必須在政府通知時償還有關費用連同任何行政及專業費用與收費。

**(g) 該批約修訂書第4附表第22條訂明：**

如非事前獲署長以書面批准，禁止在該土地上使用壓碎巖石機器。

**(h) 該批約修訂書第4附表第23條訂明：**

如已安裝預應力地錨樁基，承授人及其受讓人在發展或重新發展該土地或其中任何部分時，應在預應力地錨樁基的整個使用周期中自費進行定期維修及定期監察以達致署長滿意程度，此外並須按署長不時全權酌情要求時，向署長提供所有監察工程的報告和資料。如承授人及其受讓人疏忽或沒有執行所要求的監察工程，署長可即時執行及展開監察工程，承授人及其受讓人必須在政府通知時償還有關費用。

**(i) 該批約修訂書第4附表第24條訂明：**

- (a) 如有來自該土地或任何受該處發展工程影響的其他地方之泥土、廢土、泥頭碎礫、建築廢物或建造物料(以下統稱「廢物」)堆積腐爛、沖下或傾倒於公共後巷或道路，或排入道路下水道、前灘、海床、污水管、雨水渠或明渠或其他政府產業(以下統稱「政府產業」)，承授人及其受讓人必須自

費清除廢物並修復任何對政府產業造成的損害。承授人及其受讓人須就上述堆積腐爛、沖下或傾倒廢物導致私人物業受損或滋擾引起的所有訴訟、索償或申索向政府作出賠償。

- (b) 儘管有此條款之上述(a)分項之規定，署長仍可(但無責任必須)應承授人及其受讓人要求清除廢物及修復政府產業的任何損害。承授人及其受讓人須在政府通知時向政府支付有關的費用。

**(j) 該批約修訂書第4附表第25條訂明：**

承授人及其受讓人應自行或使令他人時刻充分小心謹慎，並且運用適當的技巧和採取預防措施，特別是進行建造、維修、更新或修理工程(以下統稱「工程」)時為要，以避免對任何政府或其他現存及通過、架空、收藏於地下或鄰近該土地或其中任何部分的渠道、水道或河道、主水渠、道路、行人徑、街道設施、污水管、明渠、水管、電纜、電線、公用服務或任何其他工程或裝置(以下統稱「服務」)造成任何損壞、干擾或阻塞。承授人及其受讓人展開任何工程之前，必須自行或使令他人進行必要的審查及查究，以確定服務的現況及水平標準，此外並須向署長提交書面建議，述明擬如何處理受工程影響的服務，以待署長全面審批。直至署長以書面批准工程及前述的建議書，承授人及其受讓人不可展開任何工程。承授人及其受讓人應遵從及自費達到署長審批服務時制訂的要求，包括承擔任何必要改道、重鋪或還原工程的費用。再者，無論於任何情況下倘因工程導致或造成該土地或任何服務受到損壞、干擾或阻塞，承授人及其受讓人須自費全面修理、修復及還原以達致署長滿意程度(明渠、污水管、雨水渠或總水管例外)，除非署長另行決定，否則有關的修復工程由署長執行，承授人及其受讓人須在政府通知時支付工程費用。如承授人及其受讓人沒有執行該土地或其任何部分或服務的必要改道、重鋪、修理、修復及還原工程至署長滿意程度，署長可按其視為必要執行此等改道、重鋪、修理、修復及還原工程，承授人及其受讓人須在政府通知時向政府支付工程費用。

**(k) 該批約修訂書第4附表第27條訂明：**

不論於該批約修訂書中有任何規定，均受以下條款約束：

- (a) 政府或其獲授權代表將會或可於該土地或其中任何部分或於該土地範圍外進行任何種類的工程(不論是代表承授人及其受讓人或在承授人及其受讓人沒有進行有關工程時或任何其他情況)，而承授人及其受讓人須承擔有關費用或承授人及其受讓人須於政府或其獲授權代表通知時支付或償還有關費用，上述費用包括由政府或由其獲授權代表決定的監督及恆常收費。
- (b) 倘若需獲取政府或其獲授權代表的事前批准或同意時，政府或其獲授權代表可批出有關批准或同意並附加其視為合適的條款及條件，或以其絕對酌情權拒絕批出有關批准或同意。

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

1. Information on any facilities that are required under the Land Grant to be constructed and provided for the Government, or for public use

Not applicable.

2. Information on any facilities or 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.

3. Information on 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) Regulation (Cap.123 sub. leg. F)

Not applicable.

1. 有關的批地文件規定興建並提供予政府或供公眾使用設施的資料

不適用。

2. 有關的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或休憩用地的資料

不適用。

3. 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部分的資料

不適用。

17 | WARNING TO PURCHASERS  
對買方的警告

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.

1. 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），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。

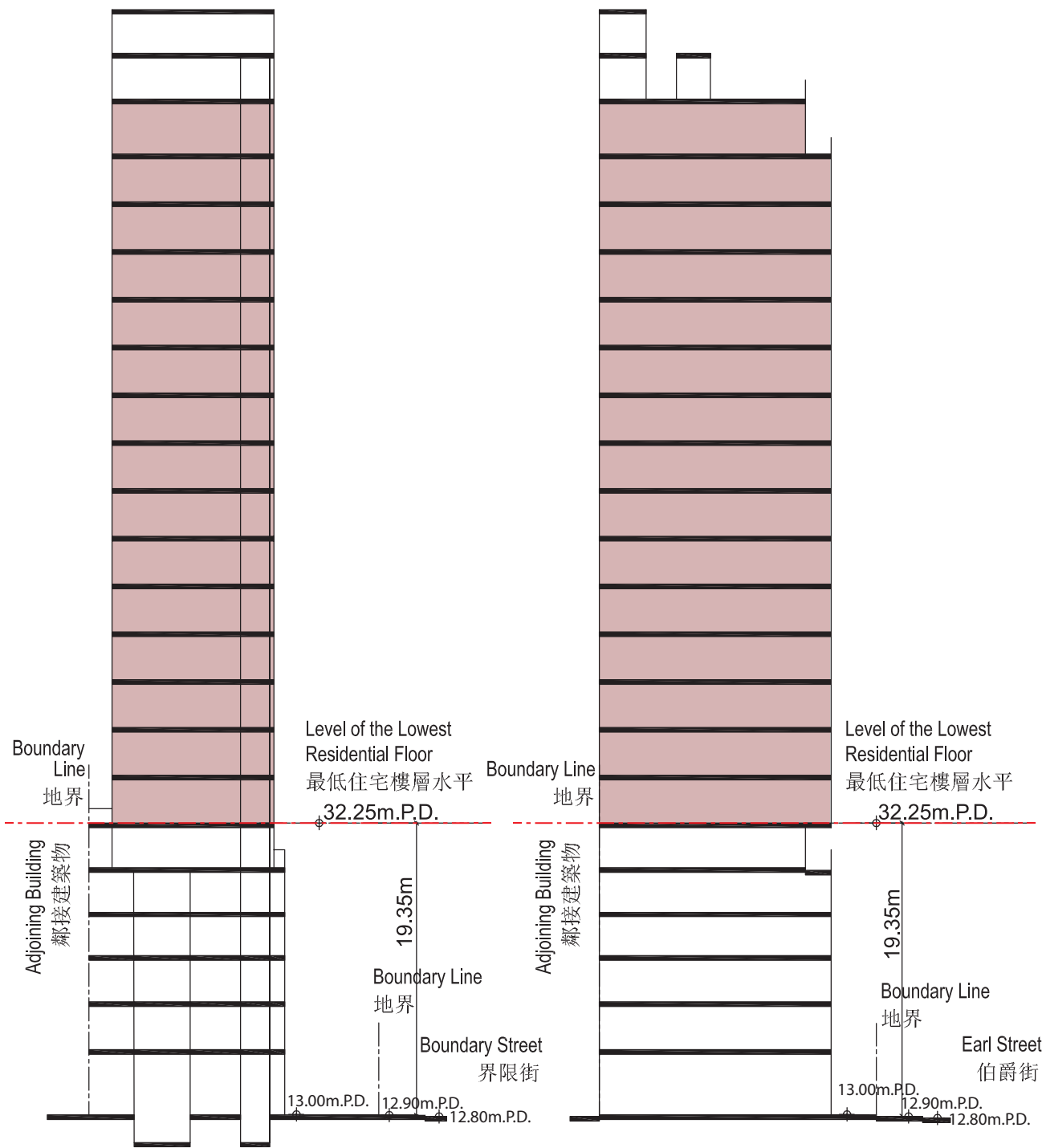
3. 如你聘用代表擁有人行事的律師事務所同時代表你行事，而擁有人與你之間出現利益衝突：-

(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便須支付的費用。

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



2900mm	Plant Rooms 機房
3000mm	R/F Roof for domestic use and Refuge Area 住宅用天台及庇護處
3650mm	22/F The 15TH domestic floor in the development 住宅樓層第十五層
3150mm	21/F The 14TH domestic floor in the development 住宅樓層第十四層
3150mm	20/F The 13TH domestic floor in the development 住宅樓層第十三層
3150mm	19/F The 12TH domestic floor in the development 住宅樓層第十二層
3150mm	18/F The 11TH domestic floor in the development 住宅樓層第十一層
3150mm	17/F The 10TH domestic floor in the development 住宅樓層第十層
3150mm	16/F The 9TH domestic floor in the development 住宅樓層第九層
3150mm	15/F The 8TH domestic floor in the development 住宅樓層第八層
3150mm	12/F The 7TH domestic floor in the development 住宅樓層第七層
3150mm	11/F The 6TH domestic floor in the development 住宅樓層第六層
3150mm	10/F The 5TH domestic floor in the development 住宅樓層第五層
3150mm	9/F The 4TH domestic floor in the development 住宅樓層第四層
3150mm	8/F The 3RD domestic floor in the development 住宅樓層第三層
3150mm	7/F The 2ND domestic floor in the development 住宅樓層第二層
3150mm	6/F The 1ST domestic floor in the development 住宅樓層第一層
2950mm	5/F Clubhouse, Plant Rooms and Ancillary Accommodation 會所、機房及附屬設施
5800mm	3/F Car Park, Plant Room and Ancillary Accommodation 停車場、機房及附屬設施
3050mm	2/F Car Park, Plant Room and Ancillary Accommodation 停車場、機房及附屬設施
3150mm	1/F Car Park, Plant Room and Ancillary Accommodation 停車場、機房及附屬設施
4300mm	G/F Entrance Lobby, Car park and Ancillary Accommodation 入口大堂、停車場及附屬設施

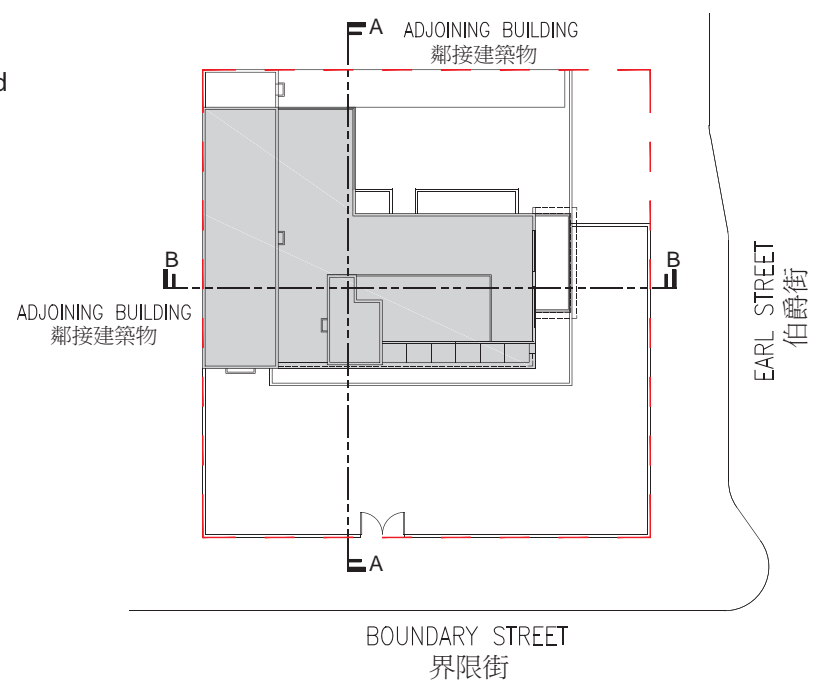
SECTION A-A  
橫截面圖 A-A

Floor No. 4/F, 13/F & 14/F omitted  
不設四樓、十三樓及十四

SECTION B-B  
橫截面圖 B-B

Floor No. 4/F, 13/F & 14/F omitted  
不設四樓、十三樓及十四

Block Plan 座向圖



Remarks :

1. The part of Boundary Street adjacent to the building is 12.90 metres above the Hong Kong Principal Datum.
2. The part of Earl Street adjacent to the building is 12.90 metres above the Hong Kong Principal Datum.
3. Red dotted line denotes the lowest residential floor.

備註 :

1. 毗連建築物的一段界限街為香港主水平基準以上的12.90米。
2. 毗連建築物的一段伯爵街為香港主水平基準以上的12.90米。
3. 紅色虛線為最低住宅樓層水平。

Boundary Line of Development  
發展項目界線

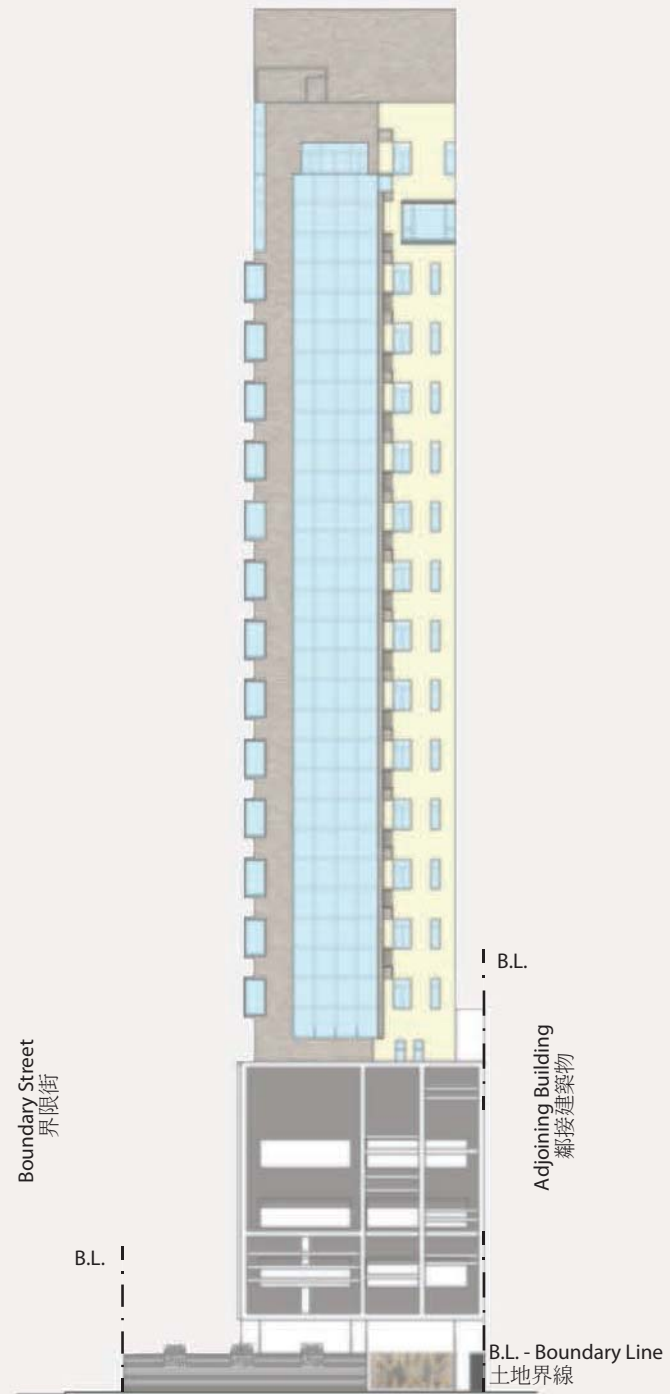




FRONT ELEVATION

前面立面圖

Facing boundary Street  
面向界限街



SIDE ELEVATION

側面立面圖

Facing Earl Street  
面向伯爵街

Remarks:

The elevation has been certified by the Authorized Person for Development that the elevations are prepared on the basis of the approved buildings for the Development as of 13 September 2010 and are in general accordance with the outward appearance of the Development.

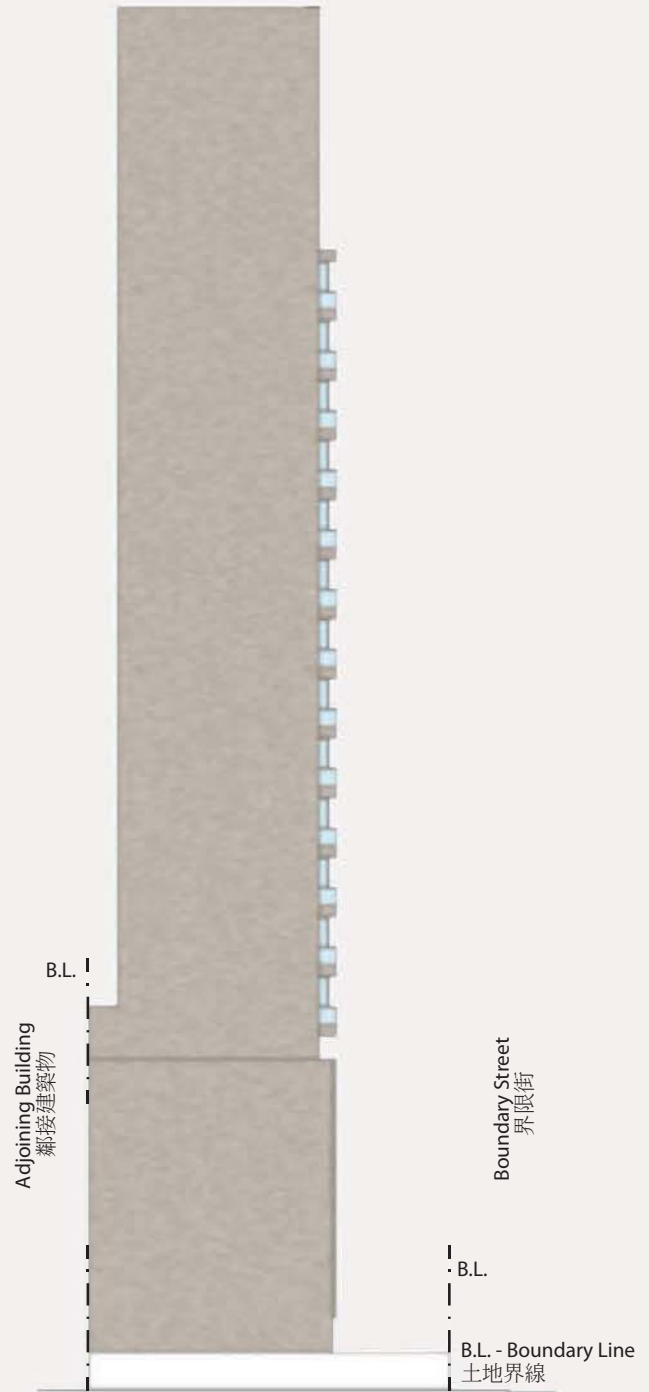
備註：

立面圖已由本發展項目的認可人士證明該等立面以2010年9月13日的情況為準的發展項目的經批准的建築圖則為基礎擬備及大致上與本發展項目的外觀一致。



REAR ELEVATION  
後面立面圖

Facing Adjoining Building  
面向鄰接建築物



SIDE ELEVATION  
側面立面圖

Facing Adjoining Building  
面向鄰接建築物

Remarks:

The elevation has been certified by the Authorized Person for Development that the elevations are prepared on the basis of the approved buildings for the Development as of 13 September 2010 and are in general accordance with the outward appearance of the Development.

備註：

立面圖已由本發展項目的認可人士證明該等立面以2010年9月13日的情況為準的發展項目的經批准的建築圖則為基礎擬備及大致上與本發展項目的外觀一致。

Common Facilities 公用設施	Location 位置	Covered Area 有上蓋遮蓋之面積		Uncovered Area 沒有上蓋遮蓋之面積		Total Area 總面積	
		(sq. m. 平方米)	(sq. ft. 平方呎)	(sq. m. 平方米)	(sq. ft. 平方呎)	(sq. m. 平方米)	(sq. ft. 平方呎)
(a) Residential's clubhouse (including any facilities for residential's use) 住宅會所	5/F	87.018	936.662	-	-	87.018	936.662
(b) A communal garden or play area for resident's use on the roof, of a building in the devel- opment. 位於發展項目中的建 築物的天台和最低一 層住宅樓層之間的任 何一層的、供住宅使 用的公用花園或遊樂 地方。	Not Applicable 不適用	Not Applicable 不適用					
(c) A communal garden or play area for resident's use below the lowest residential floor of a building in the devel- opment. 位於發展項目中的建 築物的最低一層住宅樓 層以下的、供住宅使 用的公用花園或遊樂 地方。	5/F	6.186	66.586	50.082	539.083	56.268	605.669

## Remark:

Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

## 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。

- |   |  |
|---|--|
| <p>1. A Copy of Outline Zoning Plans relating to the development is available at <a href="http://www.ozp.tpb.gov.hk">www.ozp.tpb.gov.hk</a></p> <p>2. (a) A copy of the Deed of Mutual Covenant executed on 14 August 2015 is available for inspection at the place at which the residential property is offered to be sold.</p> <p>(b) The inspection is free of charge.</p> | <p>1. 備有關於本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為<a href="http://www.ozp.tpb.gov.hk">www.ozp.tpb.gov.hk</a></p> <p>2. (a) 於2015年8月14日簽立的公契的文本存放在發售住宅物業的售樓處，以供閱覽。</p> <p>(b) 無須為閱覽付費。</p> |
|---|--|

Item	Description
<b>1. Exterior Finishes</b>	
a. External Wall	<ul style="list-style-type: none"> <li>- Podium finished with paint wall and tile cladding with designed fence wall lighting and façade lighting</li> <li>- Tower is mainly clad by ceramic tile with external paint finish</li> </ul>
b. Window	<ul style="list-style-type: none"> <li>- Sliding door to balcony and utility platform for living / dining room (Alum. Window frame with fluorocarbon-coated finishes)</li> <li>- Living/dining room, kitchen, bedrooms and study room are fixed with clear glass and alum. window frame with fluorocarbon-coated finishes for windows</li> <li>- Sand blasted glass and alum. window frame with fluorocarbon-coated finishes are fixed for all windows of bathroom and lavatory</li> </ul>
c. Bay Window	- Natural stone window sills.
d. Planter	- Nil
e. Verandah or Balcony	<ul style="list-style-type: none"> <li>(i) Balcony is fitted with tempered glass balustrade Wall : Ceramic tile Ceiling : external paint with ceiling mounted lighting</li> <li>(ii) Floor : floor tiles</li> <li>(iii) Balcony is covered There is no verandah.</li> </ul>
f. Drying facilities for clothing	- Nil
<b>2. Interior Finishes</b>	
a. Lobby	<p>Entrance Lift Lobby:</p> <ul style="list-style-type: none"> <li>- Natural stone flooring</li> <li>- Natural stone and wood cladding wall finish</li> <li>- Gypsum board and wood veneer false ceiling finish with light fittings</li> </ul> <p>Typical Lift Lobby:</p> <ul style="list-style-type: none"> <li>- Natural stone flooring</li> <li>- Natural stone with veneer wall covering and clear mirror</li> <li>- Gypsum board false ceiling finish with downlights</li> </ul>
b. Internal wall and ceiling	<p>Wall of each residential unit (except 11/F):</p> <ul style="list-style-type: none"> <li>- Living / dining room and bedrooms: Emulsion paint finish</li> </ul> <p>Wall of each residential unit (11/F):</p> <ul style="list-style-type: none"> <li>- Living / dining room and bedrooms : Wallpaper</li> </ul> <p>Ceiling of each residential unit:</p> <ul style="list-style-type: none"> <li>- Living / dining room (except 11/F): Emulsion paint finish</li> <li>- Living / dining room (11/F): Gypsum plaster board false ceiling finished with emulsion paint</li> <li>- Bedrooms: Emulsion paint finish</li> <li>- Kitchen, bathroom for all units, the lavatory of closet in duplex unit and the corridor area in the lower duplex: gypsum plaster board false ceiling finished with emulsion paint</li> </ul>

細項	描述
<b>1. 外部裝修物料</b>	
a. 外牆	<ul style="list-style-type: none"> <li>- 基座樓層主要以油漆牆和牆磚為外觀，設有圍牆照明及外牆照明系統</li> <li>- 大廈牆身主要鋪砌瓷磚，髹上乳膠漆</li> </ul>
b. 窗	<ul style="list-style-type: none"> <li>- 客飯廳裝有推拉門往露台及工作平台(透明玻璃連氟碳噴塗鋁質窗框)</li> <li>- 客飯廳、廚房、所有睡房及書房均配以透明的玻璃窗戶連氟碳噴塗鋁質窗框</li> <li>- 所有浴室及洗手間配以磨沙玻璃窗戶連氟碳噴塗鋁質窗框</li> </ul>
c. 窗台	- 天然石材窗台。
d. 花槽	- 無
e. 陽台或露台	<ul style="list-style-type: none"> <li>(i) 露台裝設鋼化玻璃欄杆； 牆：瓷磚 天花板：外部油漆與天花板照明燈 地台：地磚</li> <li>(ii) 有蓋露台</li> <li>(iii) 不設陽台。</li> </ul>
f. 乾衣設施	- 無
<b>2. 室內裝修物料</b>	
a. 大堂	<p>入口升降機大堂：</p> <ul style="list-style-type: none"> <li>- 地台鋪砌天然石材</li> <li>- 牆身鋪砌天然石材及木裝飾</li> <li>- 石膏板及木皮假天花飾面配燈飾</li> </ul> <p>分層住宅升降機大堂：</p> <ul style="list-style-type: none"> <li>- 地台鋪砌天然石材</li> <li>- 牆身鋪砌天然石材、木飾面及鏡飾面</li> <li>- 石膏板假天花飾面配射燈</li> </ul>
b. 內牆和天花板	<p>住宅單位牆身 (11/F 除外)：</p> <ul style="list-style-type: none"> <li>- 客飯廳及睡房：乳膠漆飾面</li> </ul> <p>住宅單位牆身 (11/F)：</p> <ul style="list-style-type: none"> <li>- 客飯廳及睡房：牆紙</li> </ul> <p>住宅單位天花：</p> <ul style="list-style-type: none"> <li>- 客飯廳(11/F 除外)：乳膠漆飾面</li> <li>- 客飯廳 (11/F)：配有石膏板假天花，並髹上乳膠漆</li> <li>- 睡房：乳膠漆飾面</li> <li>- 所有單位之廚房及浴室、複式單位衣帽間之洗手間、複式低層之走廊位置：配有石膏板假天花，並髹上乳膠漆</li> </ul>



Item	Description
2. Interior Finishes	
c.	<p>Internal floor</p> <p>For typical unit*:</p> <ul style="list-style-type: none"> <li>- Living/dining rooms and bedrooms finished with timber flooring and wood veneer skirting.</li> </ul> <p>For duplex unit* :</p> <ul style="list-style-type: none"> <li>- Living/dining rooms, cloak room, stairwell, study room and bedrooms finished with timber flooring and wood veneer skirting</li> <li>- Landing of internal staircase at the roof floor level finished with stone flooring</li> </ul>
d.	<p>Bathroom</p> <ul style="list-style-type: none"> <li>- Stone wall finish to false ceiling level</li> <li>- Shower cubicle of typical unit guest bathroom partly finished with mosaic wall tile</li> <li>- Gypsum board false ceiling with light fittings</li> <li>- Stone flooring</li> </ul> <p>Kitchen Lavatory</p> <ul style="list-style-type: none"> <li>- Tile wall finish</li> <li>- Tile flooring</li> </ul> <p>Cloak room lavatory (For Duplex Unit Only)</p> <ul style="list-style-type: none"> <li>- Stone wall finish to false ceiling level</li> <li>- Gypsum board false ceiling with light fittings</li> <li>- Stone flooring</li> </ul>
e.	<p>Kitchen</p> <ul style="list-style-type: none"> <li>- Tile wall finish to false ceiling level</li> <li>- Gypsum board false ceiling with light fittings at kitchen</li> <li>- Tile flooring</li> <li>- Counter top finished with solid surfacing material</li> </ul>

細項	描述
2. 室內裝修物料	
c.	<p>內部地板</p> <p>標準單位*：</p> <ul style="list-style-type: none"> <li>- 客飯廳、睡房及書房之地台鋪砌長條木地板及木皮牆腳線</li> </ul> <p>複式單位*：</p> <ul style="list-style-type: none"> <li>- 客飯廳、衣帽間、樓梯間、書房及睡房之地台鋪砌長條木地板及木皮牆腳線</li> <li>- 單位頂層室內樓梯平台鋪砌石地台木地板及木皮牆腳線</li> </ul>
d.	<p>浴室</p> <ul style="list-style-type: none"> <li>- 牆身鋪砌石材至假天花</li> <li>- 標準單位客用浴室淋浴間鋪砌單面馬賽克飾面牆</li> <li>- 石膏板假天花配照明燈飾</li> <li>- 地台鋪砌石材</li> </ul> <p>廚房之洗手間</p> <ul style="list-style-type: none"> <li>- 牆身鋪砌瓷磚</li> <li>- 地台鋪砌地磚</li> </ul> <p>衣帽間之洗手間 (只限複式單位)</p> <ul style="list-style-type: none"> <li>- 牆身鋪砌石材至假天花</li> <li>- 石膏板假天花配照明燈飾</li> <li>- 地台鋪砌石材</li> </ul>
e.	<p>廚房</p> <ul style="list-style-type: none"> <li>- 牆身鋪砌瓷磚至假天花</li> <li>- 廚房採用石膏板假天花配照明燈飾</li> <li>- 地台鋪砌地磚</li> <li>- 選用實心檯面</li> </ul>

## Remark:

\* Internal floor area finished with wood pattern vinyl flooring on timber flooring and wood veneer skirting is available for 12/F, 17/F, 18/F and 22/F only.

## 備註：

\* 內部地台木紋膠地板鋪砌在長條木地板之上及木皮牆腳線僅設於十二樓、十七樓、十八樓及二十二樓

Item	Description
3. Interior Fittings	
a.	Door
	Typical & Duplex Unit Main Entrance Door (6/F- 20/F, 22/F)
	Fire-rated solid core veneered door, fitted with eye view, door closer, lockset
	Typical Unit Bedrooms & Guest Bathroom Door (6/F- 20/F)
	Hollow core veneered door, fitted with lockset and door stopper
	Duplex Unit Master Bedrooms, Study Room and Cloak Room Door (21/F- 22/F)
	Hollow core veneered door, fitted with lockset and door stopper
	Typical Unit Master Bathroom Door & Kitchen Lavatory Door (6/F-20/F)
	Hollow core veneered sliding door, fitted with sand brass glass vision panel and door lock
	Typical and Duplex Unit Door to Exit Staircase (6/F-20/F, 21/F-22/F)
	Fire-rated solid core veneered door, fitted with door closer, lockset and door stopper.
	Duplex Unit Bathroom for Bedroom 1, Cloak Room Lavatory & Kitchen Lavatory Door (21/F-22/F)
	Hollow core veneered sliding door, fitted with sand brass glass panel and door lock
	Duplex Unit Bathroom Door for Bedroom 2 (22/F)
	Hollow core veneered door, fitted with sand brass glass panel and lockset
	Typical & Duplex Unit Kitchen Door (6/F-20/F, 22/F)
	Fire-rated solid core veneered door, fitted with clear glass vision panel, door closer, lockset and door stopper

細項	描述
3. 室內裝置	
a.	門扇
	標準單位及複式單位大門 (6/F-20/F, 22/F)
	防火實心木門，配有防盜眼、門鼓、門鎖
	標準單位睡房門及客用浴室門 (6/F-20/F)
	木面空心門配門鎖及門阻
	複式單位主人房、書房及衣帽間門 (21/F-22/F)
	木面空心門配門鎖及門阻
	標準單位主人房浴室門及廚房洗手間門 (6/F-20/F)
	木面空心滑門，配以磨砂玻璃窗戶及門鎖
	標準單位及複式單位走火門 (6/F-20/F, 21/F-22/F)
	防火實心木門，配有門鼓、門鎖及門阻
	複式單位睡房1 浴室門、衣帽間洗手間及廚房洗手間 (21/F-22/F)
	木面空心滑門，配以磨砂玻璃窗戶及門鎖
	複式單位睡房2浴室門 (22/F)
	木面空心門，配以磨砂玻璃窗戶及門鎖
	標準單位及複式單位廚房正門 (6/F-20/F, 22/F)
	防火實心木門配玻璃觀察板，配有門鼓、門鎖及門阻

Item	Description
3. Interior Fittings	
b. Typical Unit Bathroom (6/F-20/F)	<p>For master bathroom:</p> <ul style="list-style-type: none"> <li>- Vitreous china bathtub in master bathroom (700mmW. x 1500mmL.x380mmH.)</li> <li>- Sanitary fitments include chrome finished shower set, chrome finished basin mixer, vitreous china wash basin, vitreous china water closet, gas water heater with exhaust fan and chrome finished towel holder</li> <li>- Mirror and wood cabinet and countertop-fitted with stone surfacing material</li> </ul> <p>For guest bathroom:</p> <ul style="list-style-type: none"> <li>- Glass shower cubicle include clear glass shower door with chrome finished handle and clear glass partition in guest bathroom</li> <li>- Sanitary fitments include chrome finished shower set, chrome finished basin mixer, vitreous china wash basin, vitreous china water closet, gas water heater and chrome finished towel holder</li> <li>- Mirror and wood cabinet and countertop fitted with stone surfacing material</li> </ul> <p>Kitchen lavatory:</p> <ul style="list-style-type: none"> <li>- Sanitary fitments includes chrome finished basin mixer, vitreous china wash basin and vitreous china water closet</li> </ul>

細項	描述
3. 室內裝置	
b. 標準單位浴室 (6/F-20/F)	<p>主人房浴室：</p> <ul style="list-style-type: none"> <li>- 設陶瓷浴缸 (700 毫米寬x1500 毫米長x380 毫米高)</li> <li>- 衛生潔具及配件包括鍍鉻花灑套裝、鍍鉻洗手盆龍頭、陶瓷洗手盆、陶瓷坐廁、煤氣恆溫熱水爐、抽氣扇及鍍鉻飾面毛巾架</li> <li>- 裝有鏡及木飾面櫃及石檯面</li> </ul> <p>客用浴室：</p> <ul style="list-style-type: none"> <li>- 設淋浴間，包括透明玻璃淋浴門配鍍鉻飾面把手及透明玻璃隔板</li> <li>- 衛生潔具及配件包括鍍鉻花灑套裝、鍍鉻洗手盆龍頭、陶瓷洗手盆、陶瓷坐廁和煤氣恆溫熱水爐及鍍鉻飾面毛巾架</li> <li>- 裝有鏡及木飾面櫃及石檯面</li> </ul> <p>廚房之洗手間：</p> <ul style="list-style-type: none"> <li>- 浴室設衛生潔具及配件包括鍍鉻洗手盆龍頭、陶瓷洗手盆及陶瓷坐廁</li> </ul>

Item	Description
<b>3. Interior Fittings</b>	
b.	<p><b>Duplex Unit Bathroom (21/F-22/F)</b></p> <p>For master bathroom:</p> <ul style="list-style-type: none"> <li>- Glass shower cubicle with chrome finished handle on glass door, gas water heater and chrome finished shower set</li> <li>- Sanitary fittings includes chrome finished shower set with vitreous china bathtub (700mm W. x 1500mmL.x380mmD.), chrome finished basin mixer, vitreous china wash basin, vitreous china water closet and gas water heater and chrome finished towel holder</li> <li>- Wood cabinet with mirror finished and countertop fitted with stone surfacing material</li> </ul> <p>For bathroom in bedroom 1:</p> <ul style="list-style-type: none"> <li>- Sanitary fittings include vitreous china bathtub (700mmW. x 1500mmL.x380mmD.), chrome finished</li> <li>- Shower set, chrome finished basin mixer, vitreous china wash basin, vitreous china water closet, gas water heater and chrome finished towel holder</li> <li>- Wood cabinet with mirror finished and countertop fitted with stone surfacing material</li> </ul> <p>For bathroom of bedroom 2:</p> <ul style="list-style-type: none"> <li>- Glass shower cubicle include clear glass shower door with chrome finished handle and clear glass partition</li> <li>- Sanitary fittings include chrome finished shower set, chrome finished basin mixer, vitreous china wash basin, vitreous china water closet and chrome finished towel holder</li> <li>- Wood cabinet with mirror finished and countertop fitted with stone surfacing material</li> </ul> <p>Kitchen lavatory:</p> <ul style="list-style-type: none"> <li>- Sanitary fittings includes chrome finished shower set, vitreous china wash basin and vitreous china water closet</li> </ul> <p>Cloak room lavatory:</p> <ul style="list-style-type: none"> <li>- Sanitary fittings includes vitreous china wash basin, chrome finished basin mixer and vitreous china water closet</li> <li>- Mirror cabinet and countertop fitted with stone surfacing material</li> </ul>
c.	<p><b>Typical Unit Kitchen (6/F-20/F)</b></p> <ul style="list-style-type: none"> <li>- Wooden built-in cabinet with lights fittings and solid surfacing material countertop</li> <li>- Chrome finished basin with chrome finished sink mixer using concealed copper pipe for cold and hot water supply</li> </ul> <p><b>Duplex Unit Kitchen (21/F-22/F)</b></p> <ul style="list-style-type: none"> <li>- Wooden built-in cabinet with lights fittings and solid surfacing material countertop</li> <li>- Chrome finished basin with chrome finished sink mixer using concealed copper pipe for cold and hot water supply</li> </ul>

細項	描述
<b>3. 室內裝置</b>	
b.	<p><b>複式單位浴室 (21/F-22/F)</b></p> <p>主人房浴室：</p> <ul style="list-style-type: none"> <li>- 設淋浴間，包括玻璃淋浴門配鍍鉻飾面把手、煤氣恆溫熱水爐及鍍鉻花灑套</li> <li>- 浴室設衛生潔具及配件包括鍍鉻花灑套裝連陶瓷浴缸 (700 毫米寬x1500 毫米長x380 毫米深)、鍍鉻洗手盆龍頭、陶瓷洗手盆、陶瓷坐廁、煤氣恆溫熱水爐及鍍鉻飾面毛巾架</li> <li>- 裝有鏡及木飾面櫃及石檯面</li> </ul> <p>睡房 1 之浴室：</p> <ul style="list-style-type: none"> <li>- 浴室設衛生潔具及配件包括陶瓷浴缸 (700 毫米寬x1500 毫米長x380 毫米深)、鍍鉻花灑套裝、鍍鉻洗手盆龍頭、陶瓷洗手盆、陶瓷坐廁、煤氣恆溫熱水爐及鍍鉻飾面毛巾架</li> <li>- 裝有鏡飾面木櫃及石檯面</li> </ul> <p>睡房 2 之浴室：</p> <ul style="list-style-type: none"> <li>- 設淋浴間，包括透明玻璃淋浴門配金屬把手及透明玻璃隔板</li> <li>- 浴室設衛生潔具及配件包括鍍鉻花灑套裝、鍍鉻洗手盆龍頭、陶瓷洗手盆、陶瓷坐廁及鍍鉻飾面毛巾架</li> <li>- 裝有鏡飾面木櫃及石檯面</li> </ul> <p>廚房之洗手間：</p> <ul style="list-style-type: none"> <li>- 浴室設衛生潔具及配件包括鍍鉻洗手盆龍頭、陶瓷洗手盆及陶瓷坐廁</li> </ul> <p>衣帽間之洗手間：</p> <ul style="list-style-type: none"> <li>- 浴室設衛生潔具及配件包括陶瓷洗手盆，鍍鉻水龍頭及陶瓷坐廁</li> <li>- 裝有鏡櫃及石檯面</li> </ul>
c.	<p><b>標準單位 (6/F-20/F)</b></p> <ul style="list-style-type: none"> <li>- 木櫥櫃組合裝有嵌燈及實心檯面</li> <li>- 提供鍍鉻洗手盆與鍍鉻洗滌盆龍頭並使用隱藏式之銅喉為冷熱水喉</li> </ul> <p><b>複式單位廚房 (21/F-22/F)</b></p> <ul style="list-style-type: none"> <li>- 木櫥櫃組合裝有嵌燈及實心檯面</li> <li>- 提供鍍鉻洗手盆與鍍鉻洗滌盆龍頭並使用隱藏式之銅喉為冷熱水喉</li> </ul>

Item	Description	
3. Interior Fittings		
d.	Bedroom	Not applicable.
e.	Telephone	<ul style="list-style-type: none"> <li>- Telephone outlets in living/ dining room and bedrooms of all residential unit (Include study room in duplex unit)</li> <li>- For the location and the number of connection points, please refer to the Schedule of Mechanical &amp; Electrical Provision</li> </ul>
f.	Aerials	<ul style="list-style-type: none"> <li>- TV/FM outlets for local TV/FM radio programs in living/ dining room, bedrooms, bathroom and kitchen of all residential units (Include study room in duplex unit)</li> <li>- For the location and the number of connection points, please refer to the Schedule of Mechanical &amp; Electrical Provision</li> </ul>
g.	Electrical Installations	<ul style="list-style-type: none"> <li>- Concealed conduit wiring for lighting and power points</li> <li>- Three phase electricity supply with miniature circuit breaker distribution board</li> <li>- For the location and the number of power points and air-conditioner points, please refer to the Schedule of Mechanical &amp; Electrical Provision</li> </ul>
h.	Gas Supply	<ul style="list-style-type: none"> <li>- Gas meter with gas supply pipe is provided and connected to gas cooker and gas water heater</li> <li>- For the location of gas supply, please refer to the Schedule of Mechanical &amp; Electrical Provision</li> </ul>
i.	Washing Machine Connection Point	<ul style="list-style-type: none"> <li>- Connection point located in lavatory</li> <li>- For the location of washing machine connection point, please refer to the Schedule of Mechanical &amp; Electrical</li> </ul>
j.	Water Supply	<ul style="list-style-type: none"> <li>- Concealed copper water pipes for cold and hot water supply</li> </ul>

細項	描述	
3. 室內裝置		
d.	睡房	不適用
e.	電話	<ul style="list-style-type: none"> <li>- 所有住宅單位之客飯廳及睡房提供電話插座 (包括複式單位之書房)</li> <li>- 有關於接駁點之位置和數目，請參考機電裝置數量說明表</li> </ul>
f.	天線	<ul style="list-style-type: none"> <li>- 所有住宅單位之客飯廳、睡房、浴室及廚房均提供電視/電台接收插座，可接收本地電視/電台節目(包括複式單位之書房)</li> <li>- 有關於連接點的位置和數目，請參考機電裝置數量說明表</li> </ul>
g.	電力裝置	<ul style="list-style-type: none"> <li>- 提供隱藏式線路燈掣及插座</li> <li>- 每戶提供三相電力並裝妥微型斷路器</li> <li>- 有關於照明插座、插座及接駁點的位置和數目，請參考機電裝置數量說明表</li> </ul>
h.	氣體供應	<ul style="list-style-type: none"> <li>- 提供氣體錶及氣體喉及連接在煤氣煮食爐和煤氣熱水爐</li> <li>- 有關氣體供應的位置，請參考機電裝置數量說明表</li> </ul>
i.	洗衣機接駁點	<ul style="list-style-type: none"> <li>- 洗衣機接駁點設於廚房之洗手間</li> <li>- 有關洗衣機接駁點的位置和數目，請參考機電裝置數量說明表</li> </ul>
j.	供水	<ul style="list-style-type: none"> <li>- 冷熱水喉使用隱藏式之銅喉</li> </ul>

Item	Description	
<b>4. Miscellaneous</b>		
a.	Lift	- 1 No. of passage lift (G/F-20/F, 22/F) (4/F,13/F,14/F omitted) Brand: Mitsubishi; Model no.: NEXWAY-S(GPS-4L) - 1 No. of Car lift (G/F -3/F) Brand: Chevalier; Model no.: HC(4300)-KS6Z30-4(4)
b.	Letter Box	Letter boxes in metal finishes are installed at the Ground Floor main lobby. It is provided for each residential unit.
c.	Refuse Collection	Refuse is collected by cleaners at the side door to exit staircase of each residential unit to 1/F car park. There is no refuse room in the development.
d.	Water/ Electricity / Gas Meter	Gas meter is provided in kitchen of individual units; separate meters of water and electricity for each individual unit are provided in the common meter rooms on respective residential floors.
<b>5. Security Facilities</b>		
a.	Security System	A Video Door Phone is provided for every individual unit; CCTV is provided at entrance lobby, G/F car park area, lift car, podium garden, 1/F to 3/F car park, 5/F clubhouse, G/F exit doors and the refuge area at R/F.
b.	Access Control System	Designated floor access cards are provided for individual units.
<b>6. Appliances</b>		
For appliances provision, please refer to 'Appliances Schedule'.		

細項	描述	
<b>4. 雜項</b>		
a.	升降機	- 一部客用電梯 (地下至二十樓, 二十二樓) (不設四, 十三及十四樓) 品牌: 三菱, 型號: NEXWAY-S(GPS-4L) - 一部車用電梯 (地下至三樓) 品牌: 其士, 型號: HC(4300)-KS6Z30-4(4)
b.	信箱	金屬飾面信箱裝設在地下大堂, 每戶住宅單位有獨立信箱
c.	垃圾收集	垃圾由清潔工人沿每層住戶的側門樓梯順序收集至一樓停車場。本大廈不設有垃圾房。
d.	水錶/電錶/ 氣體錶	每戶廚房內裝有獨立煤氣錶; 每戶水錶設於天台公用水錶位置; 每戶電錶設於各層電錶房
<b>5. 保安設施</b>		
a.	大廈入口設 保安系統	大廈入口設每戶設有一個視訊對講機; 地下大堂入口、地下停車位、升降機、一樓至三樓停車場、五樓會所室內外、頂樓庇護處均設有閉路電視系統。
b.	出入管理系統	設樓層登入卡予每戶住戶。
<b>6. 設備</b>		
隨樓附送項目, 請參閱「設備說明表」。		

## Remark:

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.

## 備註:

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。

## APPLIANCES SCHEDULE 設備說明表

Item 細項		Brand Name 品牌名稱	Model No. 產品型號
<b>6. Appliances 設備</b>			
Typical Floor (6/F-20/F, 13/F & 14/F Omitted) and Duplex Floor (21/F-22/F)		標準樓層 (六樓至二十樓, 不設十三及十四樓)及複式樓層 (二十一樓至二十二樓)	
<b>Kitchen 廚房</b>			
Sink Mixer	洗滌盆龍頭	-	-
Microwave (Except 18/F)	微波爐 (18/F 除外)	Gaggenau	BM221130
Steamoven (Except 6/F, 9/F, 11/F, 12/F and 18/F)	蒸氣焗爐(6/F, 9/F, 11/F, 12/F及18/F除外)	Gaggenau	BO221130
Cooker Hood	抽油煙機	Gaggenau	HBD-FX10-8
Oven (Except 17/F, 18/F and 21/F – 22/F)	焗爐(17/F, 18/F 及 21/F 至 22/F 除外)	Gaggenau	BS225130
Gas Hob	燃氣灶	TGC	RJB33N-C
<b>Kitchen Lavatory 廚房洗手間</b>			
2-in-1 Washer Dryer (Except 9/F, 17/F, 18/F and 21/F-22/F)	二合一洗衣乾衣機 (9/F, 17/F, 18/F 及 21/F至22/F 除外)	Philco	PWD 14S
Water Closet	坐廁	-	-
Wash Basin	洗手盆	-	-
Basin Mixer	洗手盆龍頭	-	-
Exhaust Fan	抽氣扇	Manrose	-
<b>Master Bathroom 主人房浴室</b>			
Water Closet	坐廁	-	-
Shower Set	花灑套裝	-	-
Wash Basin	洗手盆	-	-
Basin Mixer	洗手盆龍頭	-	-
Bathtub	浴缸	-	-
Temperature-modulated Gas Water Heater	煤氣恆溫熱水爐	TGC	TGW128D
Exhaust Fan	抽氣扇	Manrose	-
<b>Door Lockset 房間門鎖</b>			
Main Door Lockset & Door Lockset	大門門鎖、房間門鎖	Bonco	-
<b>Living/Dining Room 客飯廳</b>			
Split Type Air-Conditioner [Indoor Unit]	分體式冷氣機 [室內機]	Panasonic	CS-E28JKES
Split Type Air-Conditioner [Outdoor Unit]	分體式冷氣機 [室外機]	Panasonic	CU-E28JKE
Video Door Phone	視訊對講	Videx	-
<b>Master Bedrooms 主人房睡房</b>			
Split Type Air Conditioner [Indoor Unit]	分體式冷氣機 [室內機]	Panasonic	CS-E28JKES
Split Type Air-Conditioner [Outdoor Unit]	分體式冷氣機 [室外機]	Panasonic	CU-E28JKE
<b>Bedroom 1 睡房 1</b>			
Split Type Air Conditioner [Indoor Unit]	分體式冷氣機 [室內機]	Panasonic	CS-RE12JKA
Split Type Air-Conditioner [Outdoor Unit]	分體式冷氣機 [室外機]	Panasonic	CU-RE12JKA
<b>Bedroom 2 睡房 2</b>			
Split Type Air Conditioner [Indoor Unit]	分體式冷氣機 [室內機]	Panasonic	CS-RE18JKA
Split Type Air-Conditioner [Outdoor Unit]	分體式冷氣機 [室外機]	Panasonic	CU-RE18JKA
For Typical Floor (6/F-20/F, Omitted 13/F & 14/F) Only		僅設於標準樓層 (六樓至二十樓, 不設十三及十四樓)	
<b>Guest Bathroom 客用浴室</b>			
Water Closet	坐廁	-	-
Shower Set	花灑套裝	-	-

## Remarks:

- The appliance 'Gas Water Heater Remote Control' at kitchen is available for duplex unit only.
- The Vendor undertakes that if appliance of the specified brand name or model number are not installed in the development, appliances of comparable quality will be installed.
- The Symbol "-" shown in the above Appliances Schedule denotes "Not applicable".

## 備註:

- 廚房細項中的「煤氣熱水爐控制器」僅設於複式單位之廚房。
- 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設備，便會安裝品質相約的設備。
- 以上設備說明表內的“-”代表“不適用”。

## APPLIANCES SCHEDULE 設備說明表

Item 細項		Brand Name 品牌名稱	Model No. 產品型號
Wash Basin	洗手盆	-	-
Basin Mixer	洗手盆龍頭	-	-
Temperature-modulated Gas Water Heater	煤氣恆溫熱水爐	TGC	TGW168D
Exhaust Fan	抽氣扇	Manrose	-
For Duplex Floor (21/F-22/F) Only 僅設於複式樓層 (二十一樓至二十二樓)			
<b>Bathroom in Bedroom 1</b> 睡房1 之浴室			
Water Closet	坐廁	-	-
Shower Set	花灑套裝	-	-
Wash Basin	洗手盆	-	-
Basin Mixer	洗手盆龍頭	-	-
Bathtub	浴缸	-	-
Temperature-modulated Gas Water Heater	煤氣恆溫熱水爐	TGC	TSTW198SFL
<b>Bathroom in Bedroom 2</b> 睡房2 之浴室			
Water Closet	坐廁	-	-
Shower Set	花灑套裝	-	-
Wash Basin	洗手盆	-	-
Basin Mixer	洗手盆龍頭	-	-
<b>Cloak Room Lavatory</b> 衣帽間之洗手間			
Water Closet	坐廁	-	-
Wash Basin	洗手盆	-	-
Basin Mixer	洗手盆龍頭	-	-
<b>Living room/ Dining Room</b> 客飯廳			
Split Type Air Conditioner [Indoor Unit]	分體式冷氣機 [室內機]	Panasonic	CS-E28JKES
Split Type Air-Conditioner [Outdoor Unit]	分體式冷氣機 [室外機]	Panasonic	CU-E28JKE
<b>Master Bedroom</b> 主人房睡房			
Split Type Air Conditioner [Indoor Unit]	分體式冷氣機 [室內機]	Panasonic	CS-E28JKES
Split Type Air-Conditioner [Outdoor Unit]	分體式冷氣機 [室外機]	Panasonic	CU-E28JKE
<b>Bedroom 1</b> 睡房 1			
Split Type Air Conditioner [Indoor Unit]	分體式冷氣機 [室內機]	Panasonic	CS-E28JKES
Split Type Air-Conditioner [Outdoor Unit]	分體式冷氣機 [室外機]	Panasonic	CU-E28JKE
<b>Bedroom 2</b> 睡房 2			
Split Type Air Conditioner [Indoor Unit]	分體式冷氣機 [室內機]	Panasonic	CS-E28JKES
Split Type Air-Conditioner [Outdoor Unit]	分體式冷氣機 [室外機]	Panasonic	CU-E28JKE
<b>Study Room</b> 書房			
Split Type Air Conditioner [Indoor Unit]	分體式冷氣機 [室內機]	Panasonic	CS-RE12JKA
Split Type Air-Conditioner [Outdoor Unit]	分體式冷氣機 [室外機]	Panasonic	CU-RE12JKA
<b>Cloak Room</b> 衣帽間			
Split Type Air Conditioner [Indoor Unit]	分體式冷氣機 [室內機]	Panasonic	CS-RE12JKA
Split Type Air-Conditioner [Outdoor Unit]	分體式冷氣機 [室外機]	Panasonic	CU-RE12JKA
<b>Internal Staircase of Flat Roof</b> 頂層室內樓梯平台			
Split Type Air Conditioner [Indoor Unit]	分體式冷氣機 [室內機]	Panasonic	CS-RE12JKA
Split Type Air-Conditioner [Outdoor Unit]	分體式冷氣機 [室外機]	Panasonic	CU-RE12JKA

## Remarks:

- The appliance 'Gas Water Heater Remote Control' at kitchen is available for duplex unit only.
- The Vendor undertakes that if appliance of the specified brand name or model number are not installed in the development, appliances of comparable quality will be installed.
- The Symbol "-" shown in the above Appliances Schedule denotes "Not applicable".

## 備註：

- 廚房細項中的「煤氣熱水爐控制器」僅設於複式單位之廚房。
- 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設備，便會安裝品質相約的設備。
- 以上設備說明表內的“-”代表“不適用”。



機電裝置數量說明表

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISION

Floor 樓層		6/F - 20/F Typical Unit 六樓至二十樓 標準單位	21/F - 22/F Duplex Unit 二十一樓至二十二樓 複式單位	
			21/F (Lower Duplex) 二十一樓 (複式低層)	22/F (Upper Duplex) 二十二樓 (複式高層)
Living Room / Dining Room 客/飯廳	13A Twin Socket Outlet 13A 雙位插座	6	N/A	7
	Air-Conditioner Point (Except 17/F and 18/F) 空調機接駁點 (17/F 及18/F 除外)	2		4
	Air-Conditioner Point with gypsum plaster board bulkhead (17/F and 18/F) 空調機接駁點連石膏板蓋 (17/F 及18/F)	2		N/A
	Telephone Outlet 電話插座	2		2
	TV/FM Outlet 電視/電台天線插座	2		2
Master Bedroom 主人房	13A Twin Socket Outlet 13A 雙位插座	4	6	N/A
	Air-Conditioner Point (Except 17/F and 18/F) 空調機接駁點 (17/F 及18/F 除外)	1	2	
	Air-Conditioner Point with gypsum plaster board bulkhead (17/F and 18/F) 空調機接駁點連石膏板蓋 (17/F 及18/F)	1	N/A	
	Telephone Outlet 電話插座	1	1	
	TV/FM Outlet 電視/電台天線插座	1	1	
Bathroom in Master Bedroom 主人房之浴室	13A Single Socket Outlet 13A 單位插座	1	1	N/A
	Shaver Socket Outlet 供鬚刨用插座	1	1	
	TV/ FM Outlet 電視/電台天線插座	1	1	
	Switched Fuse Spur Unit / Connection Unit 接線座	2	2	
	Switched for Exhaust Fan / Gas Water Heater 抽氣扇/熱水爐開關掣	2	2	
Bedroom 1 睡房 1	13A Twin Socket Outlet 13A 雙位插座	3	4	N/A
	Air-Conditioner Point (Except 17/F and 18/F) 空調機接駁點 (17/F 及18/F 除外)	1	1	
	Air-Conditioner Point with gypsum plaster board bulkhead (17/F and 18/F) 空調機接駁點連石膏板蓋 (17/F 及18/F)	1	N/A	
	Telephone Outlet 電話插座	1	1	N/A
	TV/FM Outlet 電視/電台天線插座	1	1	

Remark:

The Abbreviation "N/A" shown in the above Schedule denotes "Not applicable".

備註：

上表內的 "N/A" 代表 "不適用"。

機電裝置數量說明表

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISION

Floor 樓層		6/F - 20/F Typical Unit 六樓至二十樓 標準單位	21/F - 22/F Duplex Unit 二十一樓至二十二樓 複式單位	
			21/F (Lower Duplex) 二十一樓 (複式低層)	22/F (Upper Duplex) 二十二樓 (複式高層)
Bathroom in Bedroom 1 (for Duplex Unit only) 睡房 1 之浴室 (只限複式單位)	13A Single Socket Outlet 13A 單位插座	N/A	1	N/A
	Shaver Socket Outlet 供鬚刨用插座		1	
	TV/ FM Outlet 電視/電台天線插座		1	
	Switched Fuse Spur Unit / Connection Unit 接線座		2	
	Switched for Exhaust Fan / Gas Water Heater 抽氣扇/熱水爐開關掣		2	
Bedroom 2 睡房 2	13A Twin Socket Outlet 13A 雙位插座	3	5	N/A
	Air-Conditioner Point (Except 17/F and 18/F) 空調機接駁點 (17/F 及18/F 除外)	1	1	
	Air-Conditioner Point with gypsum plaster board bulkhead (17/F and 18/F) 空調機接駁點連石膏板蓋 (17/F 及18/F)	1	N/A	
	Telephone Outlet 電話插座	1	1	
	TV/ FM Outlet 電視/電台天線插座	1	1	
Bathroom in Bedroom 2 (for Duplex Unit only) 睡房 2 之浴室 (只限複式單位)	13A Single Socket Outlet 13A 單位插座	N/A	1	N/A
	Shaver Socket Outlet 供鬚刨用插座		1	
	TV/ FM Outlet 電視/電台天線插座		1	
	Switched Fuse Spur Unit / Connection Unit 接線座		1	
	Switched for Exhaust Fan / Gas Water Heater 抽氣扇/熱水爐開關掣		1	
	Gas Water Heater Remote Control 煤氣熱水爐控制掣		1	
Guest Bathroom 客用浴室	13A Single Socket Outlet 13A 單位插座	1	N/A	N/A
	Shaver Socket Outlet 供鬚刨用插座	1		
	TV/FM Outlet 電視/電台天線插座	1		
	Switched Fuse Spur Unit / Connection Unit 接線座	2		
	Switched for Exhaust Fan / Gas Water Heater 抽氣扇/熱水爐開關掣	2		

Remark:

The Abbreviation "N/A" shown in the above Schedule denotes "Not applicable".

備註:

上表內的 "N/A" 代表 "不適用"。

## 機電裝置數量說明表

## SCHEDULE OF MECHANICAL &amp; ELECTRICAL PROVISION

Floor 樓層		6/F - 20/F Typical Unit 六樓至二十樓 標準單位	21/F - 22/F Duplex Unit 二十一樓至二十二樓 複式單位	
			21/F (Lower Duplex) 二十一樓 (複式低層)	22/F (Upper Duplex) 二十二樓 (複式高層)
Lavatory 洗手間	Switched Fuse Spur Unit / Connection Unit 接線座	1	N/A	1
	Switched for Exhaust Fan / Gas Water Heater 抽氣扇/熱水爐開關掣	1		1
	2 in 1 Washer-Dryer Connection Point 二合一洗衣乾衣機接駁點	1		1
Kitchen 廚房	13A Twin Socket Outlet 13A 雙位插座	5/*6	N/A	5
	Connection Unit for Microwave and Oven/ Steamer 微波爐連焗爐/蒸爐接線位	1		1
	Cooker Hood Socket Outlet 抽油煙機插座	1		1
	Fridge Freezer Socket Outlet 雪櫃插座	1		1
	Switched Fuse Spur Unit 接線位	1		1
	TV/FM Outlet 電視/電台天線插座	1		1
	Switched for Exhaust Fan / Gas Water Heater 抽氣扇/熱水爐開關掣	N/A		N/A
	Gas Water Heater Remote Control 煤氣熱水爐控制掣	N/A		1
Balcony 露台	13A Waterproof Single Socket Outlet 13A 防水單位插座	1	N/A	1
Utility Platform 工作平台	13A Waterproof Single Socket Outlet 13A 防水單位插座	1	N/A	1
Internal Corridor 室內走廊	13A Twin Socket Outlet 13A 雙位插座	1	1	N/A

## Remarks:

- The '2 in 1 Washer-Dryer Connection Point' as set out in the above schedule includes the water supply point, the water drain point and the 2 in 1 Washer-Dryer Power Socket Outlet.
- \* For 17/F and 18/F only.
- The Abbreviation "N/A" shown in the above Schedule denotes "Not applicable".

## 備註：

- 以上列表中的二合一洗衣乾衣機接駁點，包括去水位、出水位及供洗衣乾衣機用雙位插座。
- \* 只供十七樓及十八樓。
- 上表內的"N/A"代表"不適用"。

## 機電裝置數量說明表

## SCHEDULE OF MECHANICAL &amp; ELECTRICAL PROVISION

Floor 樓層		6/F - 20/F Typical Unit 六樓至二十樓 標準單位	21/F - 22/F Duplex Unit 二十一樓至二十二樓 複式單位	
			21/F (Lower Duplex) 二十一樓 (複式低層)	22/F (Upper Duplex) 二十二樓 (複式高層)
Study Room (for Duplex Unit only) 書房 (只限複式單位)	13A Twin Socket Outlet 13A 雙位插座	N/A	2	N/A
	Air-Conditioner Point 空調機接駁點		1	
	Telephone Outlet 電話插座		1	
	TV/FM Outlet 電視/電台天線插座		1	
Cloak with Lavatory (for Duplex Unit only) 衣帽間連洗手間 (只限複式單位)	13A Twin Socket Outlet 13A 雙位插座	N/A	N/A	2
	Air-Conditioner Point 空調機接駁點			1
	Switched for Exhaust Fan / Gas Water Heater 抽氣扇/熱水爐開關掣			1
	Switched Fuse Spur Unit / Connection Unit 接線座			1
Closet (for Duplex Unit only) 衣櫥 (只限複式單位)	13A Twin Socket Outlet 13A 雙位插座	N/A	2	N/A
R/F Stairhood (for Duplex Unit only) 頂樓室內樓梯 (只限複式單位)	Air-Conditioner Point 空調機接駁點	N/A	N/A	1
Flat Roof at R/F (for Duplex Unit only) 天台平台 (只限複式單位)	13A Waterproof Twin Socket Outlet 13A 防水雙位插座	N/A	N/A	1

Remark:

The Abbreviation "N/A" shown in the above Schedule denotes "Not applicable".

備註:

上表內的 "N/A" 代表 "不適用"。

## 23 | SERVICE AGREEMENTS 服務協議

- |  |  |
|--|--|
| <ol style="list-style-type: none"> <li>1. Potable and flushing water is supplied by Water Supplies Department.</li> <li>2. Electricity is supplied by CLP Power Hong kong Limited.</li> <li>3. Towngas is supplied by the Hong Kong and China Gas Company Limited</li> </ol> | <ol style="list-style-type: none"> <li>1. 食水及沖水廁由水務署供應。</li> <li>2. 電力由中華電力有限公司供應。</li> <li>3. 煤氣由香港中華煤氣有限公司供應。</li> </ol> |
|--|--|

## 24 | GOVERNMENT RENT 地稅

The Owner is liable to pay all Government rent in respect of the land on which the development is in the course of being erected from the date of the Land Grant payable for the up to and including the date of the respective assignments in favour of the Purchaser.

擁有人須繳付從批地文件日期起至包括與各買方訂立之物業轉讓契約的日期為止，就發展項目所興建於之地段的所有地租。

## 25 | MISCELLANEOUS PAYMENTS BY PURCHASER 買方的雜項付款

- |   |   |
|---|---|
| <ol style="list-style-type: none"> <li>1. On the delivery of the vacant possession of the residential property to the Purchaser, the Purchaser is liable to reimburse the Owner for the deposits for water, electricity and gas.</li> <li>2. On that delivery, the Purchaser is not liable to pay to the Owner a debris removal fee.</li> </ol> | <ol style="list-style-type: none"> <li>1. 在向買方交付住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金。</li> <li>2. 在交付時，買方不須向擁有人支付清理廢料的費用。</li> </ol> |
|---|---|

**Remark:**

On the delivery of the vacant possession of the residential property to the Purchaser, the Purchaser is liable to pay to the Manager of the Development a debris removal fee.

**備註:**

在向買方交付住宅物業的空置情況下的管有權時，買方須向發展項目的管理人支付清理廢料的費用。

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

As provided in the agreement for sale and purchase, the vendor is liable to make good any defect in the residential property after receipt of a written notice served by the purchaser within 6 months after the date of completion of the sale and purchase.

按買賣合約的規定，賣方如在買賣成交日期後的六個月內接獲買方送達的書面通知，則有法律責任補救該住宅物業的欠妥之處。

## 27 | MAINTENANCE OF SLOPES 斜坡維修

Not applicable to this Development

不適用於本發展項目

## 28 | MODIFICATION 修訂

The Development is not subject to any current application to the Government for a modification of the Land Grant.

發展項目現時並沒有向政府提出申請修訂批地文件。

## 29 | RELEVANT INFORMATION 有關資料

Balconies and utility platforms are non-enclosed area.

露台及工作平台為不可封閉的地方。

## 30 | ADDRESS OF VENDOR'A DESIGNATED WEBSITE FOR THE DEVELOPMENT 賣方就本發展項目指定的互聯網站的網址

The address of the website designated by the vendor for the development for the purposes of Part 2 of the Residential Properties (First-hand Sales Ordinance) : [www.eugeneterrace.com.hk](http://www.eugeneterrace.com.hk)

賣方為施行《一手住宅物業銷售條例》第2部而就發展項目指定的互聯網站的網址：[www.eugeneterrace.com.hk](http://www.eugeneterrace.com.hk)

**Breakdown of GFA Concessions Obtained for all Features**

Latest information on breakdown of GFA concessions as shown on the general building plans submitted to and approved by the Building Authority (BA) prior to the printing of the sales brochure is tabulated below. Information marked (#) may be based on information provided by the authorized person if the sales brochures 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.

**獲寬免總樓面面積的設施分項**

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

Disregarded GFA Under Building (Planning) Regulation 23(3)(b) 根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		GFA Concessions(S.Q.M.) 總樓面面積寬免(平方米)
1. Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方(公共交通總站除外)		738.413
2. Plant Rooms And Similar Services 機房及相類設施		
2.1 Mandatory feature or essential plant room, area of which is limited by repective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機、電訊及廣播設備室、垃圾及物料回收房等		39.254
2.2 Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅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		190.563
2.3 Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、風櫃房等		N/A
Green Features Under JPN1 And 2 (Refer to Green Features Diagram) 根據《聯合作業備考》第1號和第2號提供的環保設施		
3. Balcony 露台		30.20
4. Wider Common Corridor and Lift Lobby 加闊的公用走廊及升降機大堂		9.828
5. Communal Sky Garden 公用空中花園		N/A
6. Acoustic Fin 隔聲簷		N/A
7. Wing Wall, Wind Catcher and Funnel 翼牆、捕風器及風斗		N/A
8. Non-structural Prefabricated External Wall 非結構預製外牆		N/A
9. Utility Platform 工作平台		21.0
10. Noise Barrier 隔音屏障		N/A
Amenity Features 適意設施		
11. Counters, offices, stores, guard room and lavatory for watchman and management staff, owner's corporation officer 供保安人員和管理處員工使用的櫃檯、辦公室、儲物室、警衛室、廁所和業主立案法團辦公室		14.412
12. Residential recreational facilities, including void, plant room, swimming pool filtration plant room, covered walkway e.t.c. 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		87.018
13. Covered Landscape and play areas 有上蓋的園景區及遊樂用地		6.186

14. Horizontal Screens/ Covered Walkways, Trellis 橫向屏障/ 有蓋行人道、花棚	N/A
15. Larger Lift Shaft 擴大升降機井道	23.777
16. Chimney Shaft 煙囪管道	N/A
17. Other Non-mandatory or Non-essential Plant Room, such as Boiler Room, Satellite Master Antenna Television 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	N/A
18. Pipe Duct, Air Duct for Mandatory Feature or Essential Plant Room 強制性設施或必要機房所需的管槽、氣槽	2.73
19. Pipe Duct, Air Duct for Non-mandatory or Non-essential Plant Room 非強制性設施或非必要機房所需的管槽、氣槽	19.105
20. Plant Room, Pipe Duct, Air Duct for Environmentally Friendly System and Feature 環保系統及設施所需的機房、管槽及氣槽	N/A
21. Void in Duplex Domestic Flat and House 複式住宅單位及洋房的中空	N/A
22. Projections such as Air-conditioning Box and Platform with a Projection of More Than 750mm from the External Wall 伸出物、如空調機箱及伸出外牆超過750毫米的平台	35.815
<u>Other Exempted Items</u> 其他獲豁免的項目	
23. Refuge Floor, including Refuge Floor cum Sky Garden 庇護層，包括庇護層及空中花園	54.326
24. Other Projections 其他伸出物	N/A
25. Public Transport Terminus 公共交通總站	N/A
26. Party Structure and Common Staircase 共用構築物及樓梯	N/A
27. Horizontal Area of Staircase, Lift Shaft and Vertical Duct Solely Serving Floor Accepted as not Being 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	221.949
28. Public Passage 公眾通道	N/A
29. Covered Set Back Area 因建築物後移導致的覆蓋面積	N/A
<u>Bonus GFA</u> 其他獲豁免的項目	
30. Bonus GFA 額外總樓面面積	N/A
<b>Total</b>	<b>1455.322</b>

The approved general building plans of this development 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.

Remarks:

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 Building Department. The Building Department may revise such requirements from time to time as appropriate.

本發展項目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、註冊結構工程師註冊岩土工程師作業備考》APP-151 規定規限。本發展項目的環保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。

備註：

上述表格是根據屋宇署所發出的《認可人士、註冊結構工程師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。



There may be future change to the development  
and the surroundings areas.

發展項目及其周邊地區日後可能出現改變。

Date of which this sales brochure is printed: 27 April 2018  
本售樓說明書的印製日期：2018年4月27日

耀爵臺售樓說明書  
檢視記錄

Eugene Terrace Sales Brochure  
Examination Record

Examination/ Revision Date 檢視/ 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
29 August 2013 2013年8月29日	21	更改停車位的樓面平面圖之樓層數字 The floor number of the Car park plan is revised
	35	更改閱覽圖則及公契項目之描述 Description of the Inspection of Plans and Deed of Mutual Covenant is revised
	55	更改欠妥之處的保養責任期項目之排版 Layout of the Defect Liability Warranty Period is revised
	59	更改印刷日期; 刪除售樓說明書的檢視日期之說明 The date of printing is revised; Delete the item of the examined date of the sales brochure
21 September 2013 2013年9月21日	6	更正發展項目的資料中庇護層項目之描述 Description of Refuge Floor for the Information on the Development is revised
	7	更正幕牆的厚度範圍 The Range of Thickness of the Curtain Walls is revised
	14-19, 21, 46-50	更正指北針之方向 Direction of North Arrow is revised
	14	增加界限「街」中之中文字眼「街」字 The Chinese character “街” of “界限街” is added
	16, 18, 49	修訂單位之填色範圍 Colorized area of floor unit is revised
	32	更正三樓及二十二樓之樓層高度 Floor-to-floor height of 3/F and 22/F is revised
	18, 19	更正樓層單位高度之描述 Description of the Floor-to-floor height is revised

耀爵臺售樓說明書  
檢視記錄

Eugene Terrace Sales Brochure  
Examination Record

Examination/ Revision Date 檢視/ 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
7 November 2014 2014 年 11 月 7 日	1-61	更改售樓說明書之排版及字型 Layout and font of the Sales Brochure is revised
	1	修改'Sale'為'Sales'; 修改'plan'為'plans' 'Sale' is revised to 'Sales'; 'plan' is revised to 'plans'
	6	修正發展項目的資料之描述; 修正賣方及有參與發展項目的其他人的資料之描述 Descriptions of the information on the development are revised ; Descriptions of the Information on Vendor and Others Involved in the Development are revised
	7	- 修改'is'為'are'; - 修正非結構的預製外牆及幕牆之描述; 修正物業管理的資料之描述 - 'is' is revised to 'are'; - Statement of non-structural prefabricated external walls and curtain walls are revised; statement of the information on property management is revised
	8, 10, 11, 12, 13	更換比例尺及增補指北針 Scale Bar is changed and north arrow is added
	9	- 刪除比例尺 - 更新鳥瞰照片 - Delete the scale - Aerial Photo is renewed
	10,12	更新當區分區計劃大綱圖 Outline Zoning Plan is renewed
	13	更正當區分區計劃大綱圖來源之描述 Description of the Source of the Outline Zoning Plan is revised
	14	更換發展項目的佈局圖連標註 The Layout Plan of the Development is replaced marked with annotations.
	15-19	- 增補 6 樓至 20 樓(略去 13 樓及 14 樓)平面圖的內牆厚度、外部尺寸及標註 - 增補 21 樓、22 樓及天台平面圖的內部尺、外部尺寸及標註 - 轉換正文內容為備註 - 增補描述的縮寫 - Internal partition thickness, external dimension and annotations of the floor plans of 6th to 20th floor (with 13/F and 14/F omitted) are added. - Internal dimension, external dimension and annotations of the floor plans of 21st, 22nd and Roof floor are added. - Change the contents in main text to remarks. - Add abbreviation of explanation text.
	18, 19	更正 22 樓及天台之備註內容 The remarks on 22nd and Roof floor are revised.
	15,18, 19, 46, 49, 50	更換 6 樓、22 樓及天台之平面圖 Layout plans of 6th, 22nd and Roof floor are replaced.
	17, 48	更正 21 樓之填色範圍 Colorized area of 21st floor plan is revised
20	修正空調機房之數據; 放大列表文字之大小 Data of Air-conditioning Plant Room is revised; the font size of the table is enlarged	

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Eugene Terrace Sales Brochure  
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Examination/ Revision Date 檢視/ 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
7 November 2014 2014 年 11 月 7 日	21	- 修正列表及暢通易達停車位之圖示 - 修正列表 - The table of the Floor Plan of Parking Spaces and the legend of Accessible Car Parking Space are modified. - The table is modified.
	32	- 修正住宅離地高度 - 增補街道的水平 - 更正 22 樓樓層單位高度之描述 - Distance of residential floor from ground is revised - Add the street level - Description of the Floor-to-floor height at 22nd is revised
	36,37,38,40,41,42	項目 1(a),1(b), 1(e), 2(a), 2(b), 3(b), 3(c), 3(d)及 4(c)予以修正 Items 1(a),1(b), 1(e), 2(a), 2(b), 3(b), 3(c), 3(d) and 4(c) are revised.
	56	更正修訂之描述 Description of the Modification is revised
	58	轉換正文內容為備註 Change the contents in main text to remarks
	15-19, 57, 58	轉換備註內容為正文，並修正 15-19 頁其中之錯別字 Change the contents in remarks to Main text and revised the spelling mistakes in page 15 to 19
	60	更正頁次描述 Page Numbers of the Modification are revised
27 March 2015 2015 年 3 月 27 日	-	並無作出修改 No Modification is applied
22 June 2015 2015 年 6 月 22 日	-	並無作出修改 No Modification is applied
22 September 2015 2015 年 9 月 22 日	6	更正賣方代表律師 Vendor's Solicitors is revised
22 December 2015 2015 年 12 月 22 日	-	並無作出修改 No Modification is applied
22 February 2016 2016 年 2 月 22 日	-	並無作出修改 No Modification is applied
22 May 2016 2016 年 5 月 22 日	-	並無作出修改 No Modification is applied
22 August 2016 2016 年 8 月 22 日	-	並無作出修改 No Modification is applied

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	Page Number in version with examination date on 22 August 2016 2016年8月22日檢 視之版本之頁次	Page Number in revised version with examination date on 27 April 2018 2018年4月27日檢 視之版本之頁次	Revision Made 所作修改
27 April 2018 2018年4月27日	1 - 5	1 - 5	Notes to Purchasers of First-Hand Residential Properties is updated 更新一手住宅物業買家須知
	6	6	- Information on the Development is updated - Information on Vendor and Others Involved in the Development is updated - 更新發展項目的資料 - 更新賣方及有參與發展項目的其他人的資料
	6	7 - 8	Relationship Between Parties Involved in the Development is updated 更新有參與發展項目的各方的關係
	7	9	Information on Property Management is updated 更新物業管理的資料
	8	10	Location Plan of the Development is updated with reference to updated Survey Sheets 發展項目的所在位置圖參考最新更新版本之測繪圖
	9	11	Aerial Photograph of the Development is updated 更新發展項目的鳥瞰照片
	10 - 13	12 - 14	Outline Zoning Plans etc. Relating to the Development are updated 更新發展項目的分區計劃大綱圖
	14	15	Layout Plan of the Development is updated 更新發展項目的佈局圖
	15 - 19	16 - 20	Floor Plans of Residential Properties in the Development are updated 更新發展項目的住宅物業的樓面平面圖
	20	21	Area of Residential Properties in the Development is updated 更新發展項目中的住宅物業的面積
	23 - 25	24 - 26	Summary of Deed of Mutual Covenant is updated 更新公契的摘要
	26 - 30	27 - 31	Summary of Land Grant is updated 更新批地文件的摘要
	31	32	Warning to Purchasers is updated 更新對買方的警告
	32	33	Cross-Section Plan of Building in the Development is updated 更新發展項目中的建築物的橫截面圖
	35	36	- Information on Common Facilities in the Development is updated - Information on Inspection of Plans and Deed of Mutual Covenant is updated - 更新發展項目中的公用設施的資料 - 更新閱覽圖則及公契的資料
	36 - 54	37 - 49	Schedules of Fittings, Finishes and Appliances are updated 更新裝置、裝修物料及設備的列表
55	50	- Information on Government Rent is updated - Information on Miscellaneous Payments by Purchaser is updated - 更新地稅的資料 - 更新買方的雜項付款的資料	
56	51	Modification is updated 更新修訂	

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27 April 2018 2018年4月27日	59	51	Address of Vendor's Designated Website for the Development is updated 更新賣方就本發展項目指定的互聯網網站的網址
	60 - 62	58 - 59	Examination Record is updated 更新檢視記錄

Examination/ Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
27 July 2018 2018年7月27日	10	Location Plan of the Development is updated 更新發展項目的所在位置圖
	59	Examination Record is updated 更新檢視記錄
26 October 2018 2018年10月26日	10	Location Plan of the Development is updated 更新發展項目的所在位置圖
	59	Examination Record is updated 更新檢視記錄
27 December 2018 2018年12月27日	6	Firm of Solicitors Action for the Owner in Relation to the Sale of Residential Properties in the Development is updated 更新就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所的名稱
	59	Examination Record is updated 更新檢視記錄
25 January 2019 2019年1月25日	10	Location Plan of the Development is updated 更新發展項目的所在位置圖
	14	Outline Zoning Plans etc. Relating to the Development is updated 更新關乎發展項目的分區計劃大綱圖等
	59	Examination Record is updated 更新檢視記錄
25 April 2019 2019年4月25日	10	Location Plan of the Development is updated 更新發展項目的所在位置圖
	59	Examination Record is updated 更新檢視記錄
25 July 2019 2019年7月25日	10	Location Plan of the Development is updated 更新發展項目的所在位置圖
	11	Aerial Photograph of the Development is updated 更新發展項目的鳥瞰照片
	14	Outline Zoning Plans etc. Relating to the Development is updated 更新關乎發展項目的分區計劃大綱圖等
	59	Examination Record is updated 更新檢視記錄



