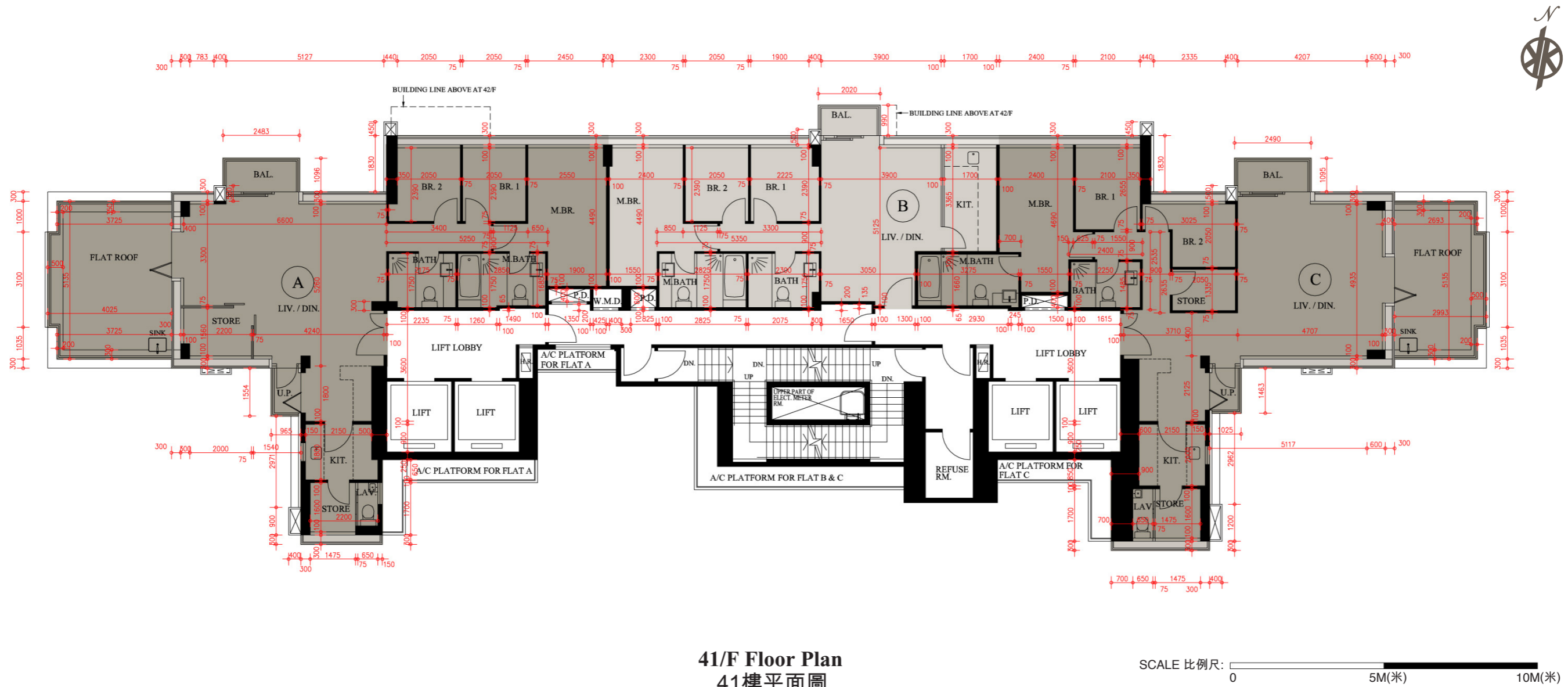


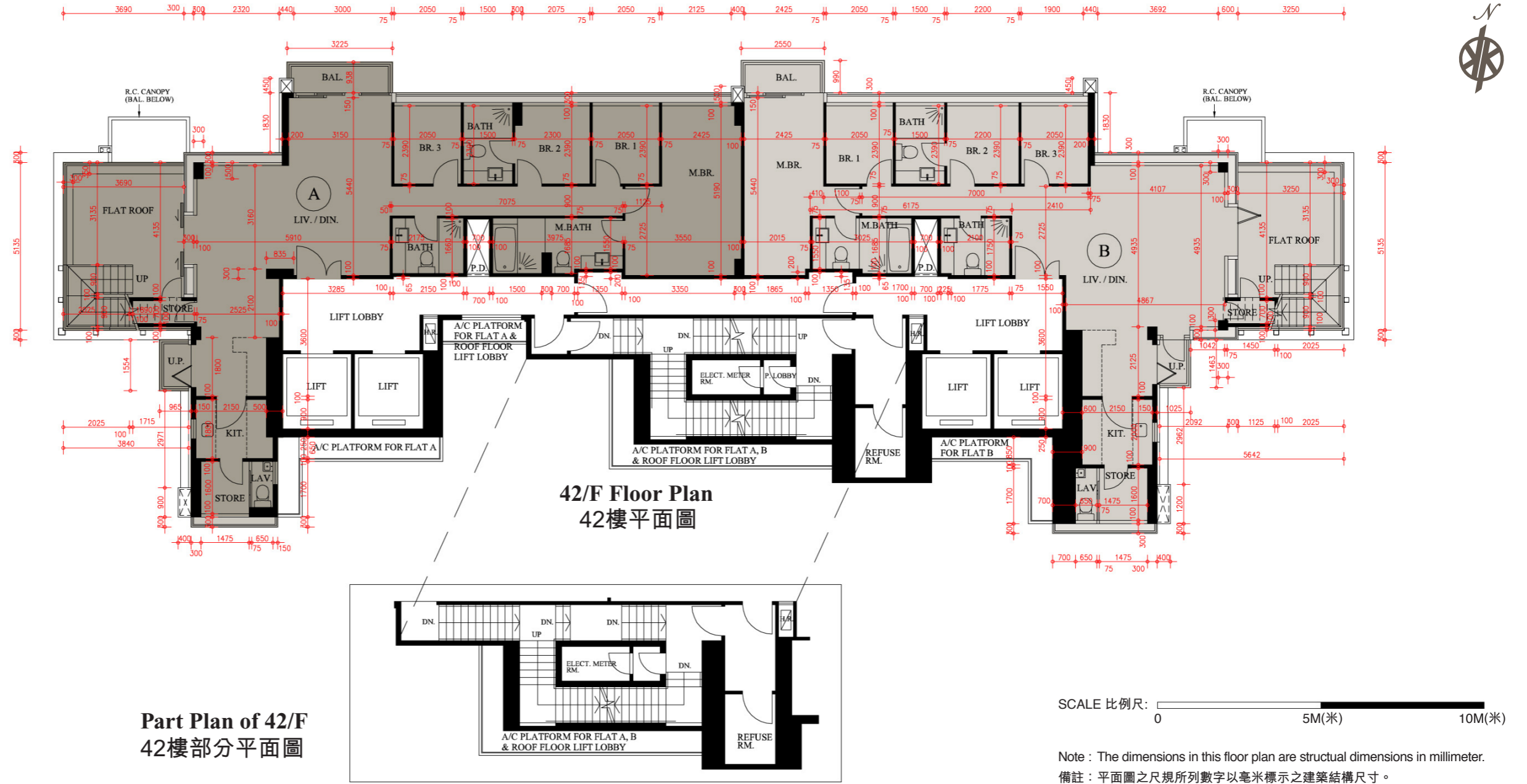
Floor Plans of Residential Properties in the Development

發展項目的住宅物業的樓面平面圖



1. The floor-to-floor height of each residential property on 41/F is 3260mm and 3500mm.
2. The thickness of the floor slabs (excluding plaster) of each residential property on 41/F is 150mm, 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 thickness of the structural walls on the upper floors.
4. Please refer to page 29 of this sales brochure for explanatory note and legend of the terms and abbreviations shown on floor plans.

1. 41樓每個住宅物業的層與層之間的高度為3260毫米及3500毫米。
2. 41樓每個住宅物業的樓板(不包括灰泥)的厚度為150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, 一般比較低層的內部面積稍大。
4. 樓面平面圖中顯示之附註及名詞及簡稱請參閱本售樓說明書第29頁。

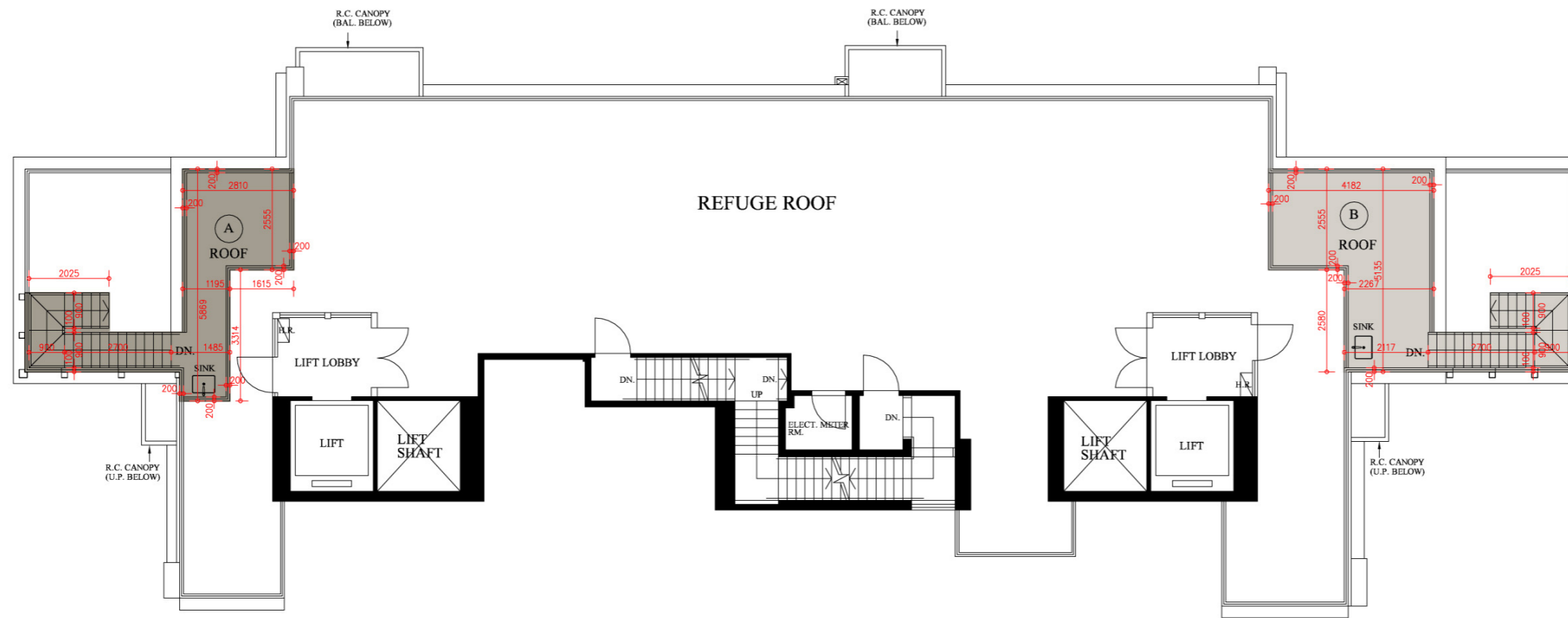


1. The floor-to-floor height of each residential property on 42/F is 3500mm.
2. The thickness of the floor slabs (excluding plaster) of each residential property on 42/F is 150mm, 200mm and 300mm.
3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
4. Please refer to page 29 of this sales brochure for explanatory note and legend of the terms and abbreviations shown on floor plans.

1. 42樓每個住宅物業的層與層之間的高度為3500毫米。
2. 42樓每個住宅物業的樓板(不包括灰泥)的厚度為150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, 一般比較低層的內部面積稍大。
4. 樓面平面圖中顯示之附註及名詞及簡稱請參閱本售樓說明書第29頁。

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 比例尺: 0 5M(米) 10M(米)

Note : The dimensions in this floor plan are structural dimensions in millimeter.
備註：平面圖之尺規所列數字以毫米標示之建築結構尺寸。

1. The floor-to-floor height of each residential property on Roof: Not Applicable.
2. The thickness of the floor slabs (excluding plaster) of each residential property on Roof: Not Applicable.
3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
4. Please refer to page 29 of this sales brochure for explanatory note and legend of the terms and abbreviations shown on floor plans.

1. 天台每個住宅物業的層與層之間的高度為：不適用。
2. 天台每個住宅物業的樓板（不包括灰泥）的厚度為：不適用。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低層的內部面積稍大。
4. 樓面平面圖中顯示之附註及名詞及簡稱請參閱本售樓說明書第29頁。

Legend of Terms and Abbreviations used on Floor Plans:
樓面平面圖中所使用名詞及簡稱之圖例：

A/C PLATFORM	= AIR CONDITIONING PLATFORM 冷氣機平台	M.BR.	= MASTER BEDROOM 主人睡房
A. LAV.	= ACCESSIBLE LAVATORY 殘疾人士洗手間	P.D.	= PIPE DUCT 管道槽
BAL.	= BALCONY 露台	PLANTER	= 花槽
BAL. ABOVE	= BALCONY ABOVE 露台置上	P.LOBBY	= PUBLIC LOBBY 公共大堂
BAL. BELOW	= BALCONY BELOW 露台置下	R.C. CANOPY (BAL. BELOW)	= RUBBED CONCRETE CANOPY (BALCONY BELOW) 混凝土簷蓬(露台置下)
BATH	= BATHROOM 浴室	R.C. CANOPY (U.P. BELOW)	= RUBBED CONCRETE CANOPY (UTILITY PLATFORM BELOW) 混凝土簷蓬(工作平台置下)
BR.	= BEDROOM 睡房	REFUSE RM.	= REFUSE ROOM 垃圾房
BR. 1	= BEDROOM 1 睡房 1	REFUGE ROOF	= 庇護層
BR. 2	= BEDROOM 2 睡房 2	ROOF	= 天台
BR. 3	= BEDROOM 3 睡房 3	SINK	= 洗滌盆
BUILDING LINE ABOVE	= 建築線置上	STORE	= 儲物房
DN.	= DOWN 落	STUDY RM.	= STUDY ROOM 書房
ELECT. METER RM.	= ELECTRICAL METER ROOM 電錶房	T.B.E. RM. (FOR COMMERCIAL)	= TELECOMMUNICATION BROADCAST EQUIPMENT ROOM (FOR COMMERCIAL) 電訊及廣播設備機房(供商業)
ELECT. RM.	= ELECTRIC ROOM 電力房	T.B.E. RM. (FOR RESIDENTIAL)	= TELECOMMUNICATION BROADCAST EQUIPMENT ROOM (FOR RESIDENTIAL) 電訊及廣播設備機房(供住宅)
FLAT ROOF	= 平台	UP	= 上
F.S. PUMP & TANK RM.	= FIRE SERVICE PUMP & TANK ROOM 消防泵及缸房	U.P.	= UTILITY PLATFORM 工作平台
GYM.	= GYMNASIUM ROOM 健身室	U.P. ABOVE	= UTILITY PLATFORM ABOVE 工作平台置上
H.R.	= HOSE REEL 消防喉轆	U.P. BELOW	= UTILITY PLATFORM BELOW 工作平台置下
H.R. AT H/L	= HOSE REEL AT HIGH LEVEL 於高位之消防喉轆	UPPER PART OF ELECT. METER RM.	= UPPER PART OF ELECTRICAL METER ROOM 電錶房之上部份
KIT.	= KITCHEN 廚房	WATER METER RM	= WATER METER ROOM 水錶房
LAV.	= LAVATORY 洗手間	WATER TANK	= 水缸
LIFT	= 升降機	W.M.C.	= WATER METER CABINET 水錶箱
LIFT LOBBY	= 升降機大堂	W.M.D.	= WATER METER DUCT 水錶槽
LIFT SHAFT	= 升降機槽		
LIV./DIN.	= LIVING/DINING ROOM 客廳/飯廳		
M.BATH	= MASTER BATHROOM 主人房浴室		

Explanatory note:

1. There may be architectural features and/or exposed pipes on external walls of some floors. For details, please refer to the latest approved building plans.
2. Common pipes exposed and/or enclosed in cladding are located at/adjacent to Balcony and/or Flat Roof and/or Utility Platform and/or air-conditioning platform and/or external wall of some units. For details, please refer to the latest approved building plans and/or electrical and mechanical design drawings.
3. There are ceiling bulkheads and/or sunken slab of the above units at Living/Dining Room, Bedrooms, Study Rooms, Stores, corridors and/or Kitchen of some units for the air-conditioning system and/or M&E services.
4. The internal ceiling height within some units may vary due to structural, architectural and/or decoration design variations.

附註:

1. 部份樓層外牆設有建築裝飾及/或外露喉管。詳細資料，請參閱最後批准之圖則。
2. 部份單位的露台及/或平台及/或工作平台及/或冷氣機平台及/或外牆設有外露及/或內藏的公用喉管。詳細資料，請參閱最後批准之圖則及/或機電裝置設計繪圖。
3. 部份單位客/飯廳、睡房、書房、儲物房、走廊及/或廚房之假天花內裝置有冷氣及/或其他機電設備。
4. 部份單位之天花高度將會因應上層單位之結構、建築設計及/或裝修設計上的需要而有差異。

Area of Residential Properties in the Development

發展項目中的住宅物業的面積

1. The saleable area, the floor area of balconies, utility platforms and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.
2. The areas as specified in the tables in square feet are converted at a rate of 1 square meter = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from that shown in square meter.

1. 實用面積、露台、工作平台及陽台(如有)樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出。其他指明項目的面積(不包括實用面積內)，是按照《一手住宅物業銷售條例》附表2第2部計算得出。
2. 面積表所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。

Description of Residential Property 物業的描述			Saleable Area (Including balcony, utility platform and verandah, if any) sq. meter (sq.ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. meter (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Imperial Kennedy	6/F 6樓	A	91.656 (987) Balcony 露台: 2.239 (24) Utility Platform 工作平台: — (—) Verandah 陽台: —	—	—	—	12.306 (132)	—	—	—	—	—	—
		B	91.780 (988) Balcony 露台: — (—) Utility Platform 工作平台: 1.480 (16) Verandah 陽台: —	—	—	—	34.345 (370)	—	—	—	—	—	—
		C	49.771 (536) Balcony 露台: 1.970 (21) Utility Platform 工作平台: — (—) Verandah 陽台: —	—	—	—	43.289 (466)	—	—	—	—	—	—
	7/F 7樓	A	51.536 (555) Balcony 露台: 1.980 (21) Utility Platform 工作平台: 1.480 (16) Verandah 陽台: —	—	—	—	—	—	—	—	—	—	—
		B	37.902 (408) Balcony 露台: 1.955 (21) Utility Platform 工作平台: 1.384 (15) Verandah 陽台: —	—	—	—	—	—	—	—	—	—	—
		C	38.121 (410) Balcony 露台: 1.955 (21) Utility Platform 工作平台: 1.384 (15) Verandah 陽台: —	—	—	—	—	—	—	—	—	—	—
		D	52.257 (562) Balcony 露台: 1.980 (21) Utility Platform 工作平台: 1.480 (16) Verandah 陽台: —	—	—	—	—	—	—	—	—	—	—
		E	51.221 (551) Balcony 露台: 1.965 (21) Utility Platform 工作平台: 1.455 (16) Verandah 陽台: —	—	—	—	—	—	—	—	—	—	—
	8/F - 12/F & 15/F 8樓至12樓 及 15樓	A	51.536 (555) Balcony 露台: 1.980 (21) Utility Platform 工作平台: 1.480 (16) Verandah 陽台: —	—	—	—	—	—	—	—	—	—	—
		B	36.557 (393) Balcony 露台: 1.955 (21) Utility Platform 工作平台: 1.384 (15) Verandah 陽台: —	—	—	—	—	—	—	—	—	—	—
		C	35.972 (387) Balcony 露台: 1.980 (21) Utility Platform 工作平台: — (—) Verandah 陽台: —	—	—	—	—	—	—	—	—	—	—
		D	36.002 (388) Balcony 露台: 1.980 (21) Utility Platform 工作平台: — (—) Verandah 陽台: —	—	—	—	—	—	—	—	—	—	—
		E	36.715 (395) Balcony 露台: 1.955 (21) Utility Platform 工作平台: 1.384 (15) Verandah 陽台: —	—	—	—	—	—	—	—	—	—	—
		F	52.257 (562) Balcony 露台: 1.980 (21) Utility Platform 工作平台: 1.480 (16) Verandah 陽台: —	—	—	—	—	—	—	—	—	—	—
		G	51.221 (551) Balcony 露台: 1.965 (21) Utility Platform 工作平台: 1.455 (16) Verandah 陽台: —	—	—	—	—	—	—	—	—	—	—

Description of Residential Property 物業的描述			Saleable Area (Including balcony, utility platform and verandah, if any) sq. meter (sq.ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米 (平方呎)				Area of other specified items (Not included in the Saleable Area) sq. meter (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)											
Block Name 大廈名稱	Floor 樓層	Unit 單位				Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院			
Imperial Kennedy	16/F 16樓	A	90.229 (971)	Balcony 露台: 2.239 (24)	Utility Platform 工作平台: 1.384 (15)	Verandah 陽台: —	—	—	—	37.202 (400)	—	—	—	—	—	—		
		B	35.978 (387)	Balcony 露台: 1.980 (21)	Utility Platform 工作平台: — (—)	Verandah 陽台: —	—	—	—	—	—	—	—	—	—	—	—	
		C	36.197 (390)	Balcony 露台: 1.980 (21)	Utility Platform 工作平台: — (—)	Verandah 陽台: —	—	—	—	—	—	—	—	—	—	—	—	—
		D	36.715 (395)	Balcony 露台: 1.955 (21)	Utility Platform 工作平台: 1.384 (15)	Verandah 陽台: —	—	—	—	—	—	—	—	—	—	—	—	—
		E	52.257 (562)	Balcony 露台: 1.980 (21)	Utility Platform 工作平台: 1.480 (16)	Verandah 陽台: —	—	—	—	—	—	—	—	—	—	—	—	—
	17/F - 19/F 17樓至19樓	A	51.598 (555)	Balcony 露台: 1.980 (21)	Utility Platform 工作平台: 1.480 (16)	Verandah 陽台: —	—	—	—	—	—	—	—	—	—	—	—	
		B	36.306 (391)	Balcony 露台: 1.955 (21)	Utility Platform 工作平台: 1.384 (15)	Verandah 陽台: —	—	—	—	—	—	—	—	—	—	—	—	—
		C	35.972 (387)	Balcony 露台: 1.980 (21)	Utility Platform 工作平台: — (—)	Verandah 陽台: —	—	—	—	—	—	—	—	—	—	—	—	—
		D	36.002 (388)	Balcony 露台: 1.980 (21)	Utility Platform 工作平台: — (—)	Verandah 陽台: —	—	—	—	—	—	—	—	—	—	—	—	—
		E	36.654 (395)	Balcony 露台: 1.955 (21)	Utility Platform 工作平台: 1.384 (15)	Verandah 陽台: —	—	—	—	—	—	—	—	—	—	—	—	—
		F	52.319 (563)	Balcony 露台: 1.980 (21)	Utility Platform 工作平台: 1.480 (16)	Verandah 陽台: —	—	—	—	—	—	—	—	—	—	—	—	—
	20/F - 23/F & 25/F - 32/F 20樓至23樓 及 25樓至32樓	A	57.545 (619)	Balcony 露台: 1.980 (21)	Utility Platform 工作平台: 1.480 (16)	Verandah 陽台: —	—	—	—	—	—	—	—	—	—	—	—	
		B	47.678 (513)	Balcony 露台: 1.955 (21)	Utility Platform 工作平台: 1.384 (15)	Verandah 陽台: —	—	—	—	—	—	—	—	—	—	—	—	—
		C	52.375 (564)	Balcony 露台: 1.980 (21)	Utility Platform 工作平台: — (—)	Verandah 陽台: —	—	—	—	—	—	—	—	—	—	—	—	—
		D	48.748 (525)	Balcony 露台: 1.955 (21)	Utility Platform 工作平台: 1.384 (15)	Verandah 陽台: —	—	—	—	—	—	—	—	—	—	—	—	—
E		56.029 (603)	Balcony 露台: 1.980 (21)	Utility Platform 工作平台: 1.480 (16)	Verandah 陽台: —	—	—	—	—	—	—	—	—	—	—	—	—	

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) sq. meter (sq.ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米 (平方呎)				Area of other specified items (Not included in the Saleable Area) sq. meter (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)								
Block Name 大廈名稱	Floor 樓層	Unit 單位				Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Imperial Kennedy	33/F & 35/F - 38/F 33樓 及 35樓至38樓	A	83.286 (896)	Balcony 露台:2.094 (23)	Utility Platform 工作平台: 1.480 (16)	Verandah 陽台: —	—	—	—	—	—	—	—	—	—
		B	69.240 (745)	Balcony 露台:1.980 (21)	Utility Platform 工作平台: 1.327 (14)	Verandah 陽台: —	—	—	—	—	—	—	—	—	—
		C	67.331 (725)	Balcony 露台:1.980 (21)	Utility Platform 工作平台: 1.417 (15)	Verandah 陽台: —	—	—	—	—	—	—	—	—	—
		D	86.631 (932)	Balcony 露台:2.132 (23)	Utility Platform 工作平台: 1.480 (16)	Verandah 陽台: —	—	—	—	—	—	—	—	—	—
	39/F 39樓	A	83.693 (901)	Balcony 露台:2.094 (23)	Utility Platform 工作平台: 1.480 (16)	Verandah 陽台: —	—	—	—	—	—	—	—	—	—
		B	68.204 (734)	Balcony 露台:1.980 (21)	Utility Platform 工作平台: 1.417 (15)	Verandah 陽台: —	—	—	—	—	—	—	—	—	—
		C	86.631 (932)	Balcony 露台:2.132 (23)	Utility Platform 工作平台: 1.480 (16)	Verandah 陽台: —	—	—	—	—	—	—	—	—	—
	41/F 41樓	A	99.047 (1,066)	Balcony 露台:2.701 (29)	Utility Platform 工作平台: 1.479 (16)	Verandah 陽台: —	—	—	16.655 (179)	—	—	—	—	—	—
		B	67.474 (726)	Balcony 露台: 1.980 (21)	Utility Platform 工作平台: — (—)	Verandah 陽台: —	—	—	—	—	—	—	—	—	—
		C	101.543 (1,093)	Balcony 露台:2.707 (29)	Utility Platform 工作平台: 1.479 (16)	Verandah 陽台: —	—	—	11.882 (128)	—	—	—	—	—	—
	42/F 42樓	A	116.699 (1,256)	Balcony 露台: 2.933 (32)	Utility Platform 工作平台: 1.479 (16)	Verandah 陽台: —	—	—	11.076 (119)	—	—	12.682 (137)	—	—	—
		B	109.503 (1,179)	Balcony 露台: 2.505 (27)	Utility Platform 工作平台: 1.479 (16)	Verandah 陽台: —	—	—	9.388 (101)	—	—	17.348 (187)	—	—	—

Floor Plans of Parking Spaces in the Development

發展項目中的停車位的樓面平面圖

Not Applicable

不適用

Summary of Preliminary Agreement for Sale and Purchase

臨時買賣合約的摘要

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase (“preliminary agreement”);
 2. The preliminary deposit paid by the purchaser on the signing of the preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders;
 3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the preliminary agreement –
 - (i) the 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. 在簽署臨時買賣合約(該“臨時合約”)時須支付款額為5%的臨時訂金；
 2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有；
 3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約—
 - (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。

Summary of Deed of Mutual Covenant

公契的摘要

A Deed of Mutual Covenant and Management Agreement (“DMC”) has been executed into in respect of the Development.

A. The common parts of the Development

1. The common parts of the Development comprises “Development Common Areas and Facilities” and “Residential Common Areas and Facilities” as defined in the DMC.
2. “Development Common Areas and Facilities” means and includes (a) (i) such part of the external walls (including the Curtain Walls) (other than (1) those forming part of the Residential Accommodation and (2) those forming part of the Commercial Accommodation) of the Development which are shown and coloured Yellow on the elevation plans annexed to the DMC; and (ii) the Right of Way (which means such part or parts of the Lot which are designated to be passed and repassed by all those persons entitled to do so as more particularly provided under the Assignment dated the 8th day of October 1964 and registered at the Land Registry by Memorial No.UB475274), the external wall features, fins, passages, entrances, walkways, stairways, staircases (including those staircases designated as means of escape under the Building Plans), landings, platforms, open spaces and decks, slopes and retaining walls (if any), boundary fence walls, lobbies, service areas, refuse collection and material recovery chamber, transformer room, cable room, main switch room, pump rooms, sewage treatment plant room (if any), fire services control room, cleansing and irrigation water pump room and fibre glass cleansing water tank, sprinkler control valve and sprinkler inlet, fire services inlets, sprinkler control valve room, H.V. switch room, emergency generator room, fuel tank room, F.S. pump room, sprinkler pump room, security room, management office, pantry, meter rooms, master water meter room, electric meter room, electric room, town gas inlet and control room, pipe ducts, pipe duct room, air ducts, A/C ducts, store rooms, 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

for reception of television and radio broadcast, telecommunications and broadcasting distribution networks, 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 Lot through which fresh or salt water, sewage, gas, telephone, electricity and other services are supplied to the Development, trees, shrubs and other plants and vegetation, lamp posts and other lighting facilities, firemen's lift lobby, F.S. control room, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and such other areas and any other mechanical systems, devices or facilities installed or provided in the Development intended for common use and benefit of the Development which are (in so far as the same are capable of being shown on plans) for the purposes of identification only shown coloured Yellow and Yellow Hatched Black on the plans certified by the Authorized Person and annexed to the DMC; (b) and such other areas, systems, devices, services and facilities of and in the Lot and the Development as may at any time be designated as Development Common Areas and Facilities by the First Owner in accordance with the DMC; and (c) to the extent not specifically provided in paragraphs (a) and (b) above, (i) any parts of the Development covered by paragraph (a) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap.344); and/or (ii) any parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) and included under paragraph (b) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap.344); but EXCLUDING 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.

3. “Residential Common Areas and Facilities” means and includes (a) (i) such part of the external walls (including the Curtain Walls) of the Residential Accommodation of the Development (other than (1) those forming part of the Commercial Accommodation and (2) those forming part of the Development Common Areas and Facilities) which are shown and coloured Green on the elevation plans certified by the Authorized Person as annexed to the DMC; (ii) external wall features, fins, Recreational Areas and Facilities, and such of the passages, common corridors and lift lobbies (including wider common corridors and lift lobbies as shown coloured Green Hatched Black on the plans annexed to the DMC) and shuttle lift lobby, management counter, refuge floors, entrances, landings, halls, entrance lobbies, guard rooms, air conditioning platforms, structural walls, stairways, staircases (including those staircases designated as means of escape under the Building Plans), fire services pump room, store rooms, refuse rooms, fan room, A/C platforms, roofs and flat roofs not forming parts of Residential Units, meter rooms and meter spaces and roof thereof and such of the lifts, lift shafts, inaccessible spaces underneath the lifts, water meter rooms, electric room, electric meter room, T.B.E. room, cleansing water room, filtration plant room, pipe ducts, pipe well, electric ducts, air ducts, A/C ducts, mechanical vent shafts, lift shafts, firemen's lifts (including Lift No. P 1 which lift shall, if approved by the Manager in accordance with the House Rules, allow occasional access to the Commercial Accommodation by the Owners (including their tenants, servants, agents, lawful occupants and bona fide guests and visitors) of the Units in the Commercial Accommodation), lift machine rooms, water tanks, pump rooms, aerials, meters, 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, planters, trees, shrubs and other plants and vegetation, 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 or tenants of the Residential Accommodation and their bona fide guests or visitors and such other areas within the Lot which are (in so far as the same are capable of being shown on plans) for the purposes of identification only shown coloured Green and Green Hatched Black on the plans certified by the Authorized Person and annexed to the DMC; (b) and such other systems, devices and facilities within the Development as are designated by the First Owner for common use and benefit of the Residential Accommodation in accordance with the DMC but EXCLUDING the Development 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.

Summary of Deed of Mutual Covenant

公契的摘要

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

Floor \ Unit	A	B	C	D	E	F	G
6/F	1,817	1,878	1,047	—	—	—	—
7/F	968	698	702	983	963	—	—
8/F - 12/F & 15/F	968	671	684	684	674	983	963
16/F	1,814	684	688	674	983	—	—
17/F - 19/F	970	666	684	684	673	984	—
20/F - 23/F & 25/F - 32/F	1,089	893	1,012	915	1,058	—	—
33/F & 35/F - 38/F	1,601	1,325	1,285	1,668	—	—	—
39/F	1,610	1,303	1,668	—	—	—	—
41/F	1,939	1,314	1,979	—	—	—	—
42/F	2,302	2,172	—	—	—	—	—

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

4. Supreme Management Services Limited will be appointed under the DMC as the Manager of the Development for an initial period of not exceeding two years commencing from the date of the DMC and to be continued thereafter, subject to the provisions for termination contained in the DMC.

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

5. Each Owner of the Residential Units shall contribute towards the management expenses monthly in advance a contribution equal to 1/12th of the management expenses payable by that Owner for that year on the first day of each calendar month.

6. The Owners of Residential Units shall contribute towards the management expenses in the following manner :

(a) Each Owner shall pay for every Undivided Share allocated to any Unit (or any part thereof) of which he is the Owner a fraction of the total amount assessed under the first part of the annual adopted budget for the Development Common Areas and Facilities in which the numerator shall be one and the denominator is equal to the total number of Undivided Shares (excluding the Undivided Shares allocated to the Common Areas and Facilities) in the Development;

(b) Each Owner of the Residential Units in addition to the amount payable under sub-paragraph (a) of this Clause shall in respect of each Undivided Share allocated to a Residential Unit of which he is the Owner pay a fraction of the total amount assessed under the second part of the annual adopted budget for the Residential Common Areas and Facilities in which the numerator shall be one and the denominator is equal to the total number of Undivided Shares allocated to all the Residential Units;

(c) If a Sub-Deed is entered into in respect of any component part of the Development and a new section of the annual budget is established for that component part in accordance with Clause 14 Proviso (iii) of the DMC each Owner of that component part shall in addition contribute his due proportion of the budgeted management expenses for that section in the manner provided in the Sub-Deed;

(d) Where any expenditure for the management and maintenance of the Development and the Lot shall in the reasonable opinion of the Manager be specifically referable to or is being expended for a particular Unit or group of Units and no Owner of any other Unit shall receive any material benefit therefrom, the full amount shall be excluded from the annual budget and shall be paid by the Owner(s) of that particular Unit or group of Units on demand.

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

7. The amount of management fee deposit is equivalent to three months' monthly management contribution payable in respect of each Undivided Share allocated to the Unit.

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

8. Not applicable.

Note:

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

Summary of Deed of Mutual Covenant

公契的摘要

發展項目已簽立一份公契及管理協議(「公契」)。

A. 發展項目的公用部分

1. 發展項目的公用部分包括於公契中定義的「發展項目公用地方及設施」及「住宅公用地方及設施」。
2. 「發展項目公用地方及設施」指並包括(a)(i)發展項目的外牆部分(包括幕牆)((1)構成住宅樓宇的部分；及(2)構成商業樓宇的部分除外)，在公契附錄的立面圖上用黃色顯示；及(ii)通行權部份(即指在該地段中指定供所有享有有關權利的人士往返通過的一個或多個部份，有關詳情在一份於1964年10月8日訂立及在土地註冊處以註冊摘要第UB475274號註冊的轉讓契中加以規定)、外牆裝飾、散熱片、通道、入口、行人路、樓梯、梯台(包括建築圖則內指定作為逃生通道的該等樓梯)、梯台、平台、露天地方及曬台、斜坡及護土牆(如有)、邊界圍牆、大堂、服務區域、垃圾收集及物料回收室、變壓器房、電纜房、總電掣房、泵房、污水處理機房(如有)、消防控制室、清潔及灌溉水泵房及玻璃纖維清潔水箱、灑水器控制閥及灑水器進水口、消防進水口、灑水器控制閥室、高電壓電掣房、緊急發電機房、燃料箱房、消防泵房、灑水器泵房、保安室、管理處、餐具室、儀錶房、總水錶房、電錶房、電力房、煤氣公司煤氣進氣口及控制室、管槽、管槽室、空氣槽、空調槽、儲物室、園藝區、水裝飾、花架及排水渠、渠道、總喉、污水渠、食水及鹹水儲水箱及進水口及主喉、雨水儲水箱及排水渠道接駁口、接收電視及無線電廣播的公用電視及無線電無線系統、電訊及廣播分導網絡、有線電視系統(如有)、電線、電纜及目前或任何時候在該地段之內、之下、之上或經過該地段供應食水、鹹水、污水、煤氣、電話、電力及其他服務給發展項目的其他設施(不論有否套上套管)、樹木、灌木及其他植物及草木、燈柱及其他照明裝置、消防員升降機門廊、消防控制室、消防及滅火設備及裝置、保安系統及裝置、通風系統和任何在發展項目內安裝或提供擬供發展項目共同使用與享用的其他區域及任何其他機械系統、裝置或設施，(如可以在圖則上顯示)，在公契附錄經認可人士核實的圖則上用黃色和黃色加黑斜線顯示，僅供識別；(b)第一業主在任何時候根據公契指定為發展項目公用地方及設施的位於該地段及發展項目內的其他區域、系統、裝置、服務及設施；及(c)若沒有

特別在以上第(a)及(b)段規定：(i)建築物管理條例(第344章)第2條列明的「公用部分」定義第(a)段涵蓋的發展項目的任何部分；及/或(ii)建築物管理條例(第344章)第一附表指定並納入建築物管理條例(第344章)第2條列明的「公用部分」定義第(b)段的任何部分；但不包括住宅公用地方及設施和發展項目內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。

3. 「住宅公用地方及設施」指並包括(a)(i)發展項目住宅樓宇的外牆部分(包括幕牆)((1)構成商業樓宇的部分；及(2)構成發展項目公用地方及設施的部分除外)，在公契附錄經認可人士核實的立面圖上用綠色顯示；及(ii)外牆裝飾、散熱片、康樂區及設施和通道、公共走廊及升降機門廊(包括加闊走廊及升降機門廊，在公契附錄的圖則上用綠色加黑斜線顯示)、穿梭升降機門廊、管理枱、庇護樓層、入口、梯台、大堂、入口大堂、警衛室、空調機平台、結構牆、樓梯、梯台(包括建築圖則內指定作為逃生通道的該等樓梯)、消防泵房、儲物室、垃圾房、風機房、冷氣機平台、不構成住宅單位部分的天台及平台、儀錶房及儀錶區及其天台和升降機、升降機槽、升降機下面不可進入區域、水錶房、電力房、電錶房、電訊及廣播設備機房、清潔水房、過濾機房、管槽、管井、電力槽、空氣槽、空調槽、機械通風槽、升降機槽、消防員升降機(包括P1號升降機，如果管理人按屋苑守則批准，商業樓宇單位業主(包括他們的租客、僱員、代理人、合法佔用人、真正的來賓及訪客)可不時通過該升降機進入商業樓宇)、升降機機房、水箱、泵房、天線、儀錶、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、空調及通風系統和輸送食水或鹹水、污水、煤氣、電力及其他服務給住宅樓宇的其他設施(不論有否套上套管)、花架、樹木、灌木及其他植物及草木、泵、水箱、衛生裝置、電力裝置、固定物、設備及設施、消防及滅火設備及設施、保安系統及設施、通風系統和在發展項目內提供或安裝擬供住宅樓宇業主及住戶或租客和他們真正的來賓或訪客共同使用與享用的其他區域及其他系統、裝置或設施和該地段內的其他區域，(如可以在圖則上顯示)，在公契附錄經認可人士核實的圖則上用綠色和綠色加黑斜線顯示，僅供識別；(b)第一業主根據公契指定為供住宅樓宇共同使用與享

用的發展項目內的其他系統、裝置及設施，但不包括發展項目公用地方及設施和發展項目內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。

Summary of Deed of Mutual Covenant

公契的摘要

B. 分配予發展項目中的每個住宅物業的不分割份數的數目

樓層 \ 單位	A	B	C	D	E	F	G
6樓	1,817	1,878	1,047	—	—	—	—
7樓	968	698	702	983	963	—	—
8樓至12樓及15樓	968	671	684	684	674	983	963
16樓	1,814	684	688	674	983	—	—
17樓至19樓	970	666	684	684	673	984	—
20樓至23樓及25樓至32樓	1,089	893	1,012	915	1,058	—	—
33樓及35樓至38樓	1,601	1,325	1,285	1,668	—	—	—
39樓	1,610	1,303	1,668	—	—	—	—
41樓	1,939	1,314	1,979	—	—	—	—
42樓	2,302	2,172	—	—	—	—	—

C. 有關發展項目的管理人的委任年期

4. 超卓管理服務有限公司將會根據公契被委任為發展項目的管理人，首任任期為公契日期起計不多於兩年，並在其後續任，但受公契中的終止條文規限。

D. 管理開支按甚麼基準在發展項目中的住宅物業的擁有人之間分擔

5. 每位住宅單位業主須於每個曆月的第一天提前支付每月管理費的分擔款項，該款項相等於該業主在該年度應付的管理費之十二分之一之款項。
6. 住宅單位業主須按下列方式分擔管理費：
- (a) 每位業主須就他作為業主擁有的任何單位(或其中任何部分)獲分配的每份不分割份數支付按有關發展項目公用地方及設施的已採納年度預算第一部份評估的總額之一部分，其中分子為一，分母相等於發展項目總不分割份數(不包括公用地方及設施的不分割份數)；

- (b) 住宅單位業主除了支付按本條第(a)分條應付的款項外，還須就他作為業主擁有的任何住宅單位獲分配的每份不分割份數支付按有關住宅公用地方及設施的已採納年度預算第二部份評估的總額之一部分，其中分子為一，分母相等於所有住宅單位的總不分割份數；

- (c) 如果對發展項目任何組成部分訂立公契分契和按公契第14條但書(iii)為該組成部分設置年度預算一個新欄目，該組成部分的每名業主還須按公契分契規定的方式分擔該欄目的預算管理開支中的適當部分；

- (d) 如果管理人合理地認為發展項目及該地段的任何管理與保養開支專門歸屬個別單位或若干單位或只為他們支出，而任何其他單位業主沒有從中取得任何重大利益，則該等全部款項須從年度預算中剔除並由該個別單位或若干單位業主在被要求時支付。

E. 計算管理費按金的基準

7. 管理費按金金額相等於就該物業獲分配的每份不分割份數須繳交的3個月的管理費。

F. 擁有人在發展項目中保留作自用的範圍(如有的話)

8. 不適用。

備註：

請查閱公契以了解全部詳情。完整公契可免費於售樓處在開放時間內應要求提供查閱，並可在支付所需影印費後取得公契之副本。

Summary of Land Grant

批地文件的摘要

1. The Development is constructed on Sub-Section 2 of Section A of Inland Lot No. 954, Sub-Section 3 of Section A of Inland Lot No. 954, The Remaining Portion of Sub-Section 4 of Section A of Inland Lot No. 954, The Remaining Portion of Sub-Section 5 of Section A of Inland Lot No. 954, The Remaining Portion of Sub-Section 2 of Section E of Inland Lot No. 954, Section G of Inland Lot No. 954, The Remaining Portion of Inland Lot No. 5924 and Section A of Inland Lot No. 5924 (collectively the "Lot").
2. Sub-Section 2 of Section A of Inland Lot No. 954, Sub-Section 3 of Section A of Inland Lot No. 954, The Remaining Portion of Sub-Section 4 of Section A of Inland Lot No. 954, The Remaining Portion of Sub-Section 5 of Section A of Inland Lot No. 954, The Remaining Portion of Sub-Section 2 of Section E of Inland Lot No. 954, Section G of Inland Lot No. 954 are held from the Government Lease in respect of Inland Lot No. 954, which is granted for a term of 999 years commencing from 24th June 1892.
3. The Remaining Portion of Inland Lot No. 5924 and Section A of Inland Lot No. 5924 are held from the Government Lease in respect of Inland Lot No. 5924, which is granted for a term of 999 years commencing from 24th June 1892.
4. Under the terms and condition of the Government Leases in respect of Inland Lot No. 954 and Inland Lot No. 5924, the Lot or any part thereof shall not be used for any trade or business of a Brazier, Slaughterman, Soap-maker, Sugar-baker, Fellmonger, Melter of tallow, Oilman, Butcher, Distiller, Victualler, or Tavern-keeper, Blacksmith, Nightman, Scavenger or any other noisy, noisome or offensive trade or business whatever, without previous Government licence. A licence to carry out the trade or business of sugar-baker, oilman (excluding petrol filling station), butcher, victualler and tavern-keeper in or upon the Lot has been granted by the Government on 26 November 2012.
5. Under the terms and conditions of the Government Lease in respect of Inland Lot No. 954, the owners shall during its term at their own proper costs and charges well and sufficiently repair, uphold, support, maintain, pave, purge, scour, cleanse, empty,

amend and keep the messuage or tenement, messuages or tenements and all other erections and buildings at any time standing upon the Lot and all the walls, rails, lights, pavements, privies, sinks, drains and watercourses thereunto belonging and which shall in any-wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever the whole to be done to the satisfaction of the Government.

6. Under the terms and conditions of the Government Lease in respect of Inland Lot No. 5924, the owners shall during its term at their own proper costs and charges well and sufficiently repair, uphold, support, maintain, pave, purge, scour, cleanse, empty, amend and keep the messuage or tenement, messuages or tenements and all other erections and buildings at any time standing upon the Lot and all the walls, banks, cuttings, hedges, ditches, rails, lights, pavements, privies, sinks, drains and watercourses thereunto belonging and which shall in any-wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever the whole to be done to the satisfaction of the Government.
7. Under the terms and condition of the Government Leases in respect of Inland Lot No. 954 and Inland Lot No. 5924, the owners shall during the respective terms of Inland Lot No. 954 and Inland Lot No. 5924, as often as need shall require, bear, pay and allow a reasonable share and proportion for and towards the costs and charges of making, building, repairing and amending, all or any roads, pavements, channels, fences and party-walls, draughts, private or public sewers and drains, requisite for, or in, or belonging to the Development, or any part thereof, in common with other premises near or adjoining thereto and such proportion shall be fixed and ascertained by the said Director and shall be recoverable in the nature of rent in arrear.

Note:

For full details, please refer to the land grant. Full script of the land grant is available for inspection upon request at the sales office and copies of the land grant can be obtained upon paying necessary photocopying charges.

1. 發展項目興建於內地段第954號A分段第2小分段、內地段第954號A分段第3小分段、內地段第954號A分段第4小分段餘段、內地段第954號A分段第5小分段餘段、內地段第954號E分段第2小分段餘段、內地段第954號G分段、內地段第5924號餘段及內地段第5924號A分段(合稱「該地段」)。
2. 內地段第954號A分段第2小分段、內地段第954號A分段第3小分段、內地段第954號A分段第4小分段餘段、內地段第954號A分段第5小分段餘段、內地段第954號E分段第2小分段餘段、內地段第954號G分段乃根據內地段第954號的政府租契而持有，該租契的租期限為999年，自1892年6月24日起計。
3. 內地段第5924號餘段及內地段第5924號A分段乃根據內地段第5924號的政府租契而持有，該租契的租期限為999年，自1892年6月24日起計。
4. 根據內地段第954號及內地段第5924號的政府租契的條款和條件，未經政府事前許可，該地段或其任何部份不得用作任何銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、掏糞、垃圾清理的行業或業務或任何其他產生噪音、有害或令人厭惡的貿易或業務。政府已於2012年11月26日批出在該地段經營製糖、油料(加油站除外)、售肉、食物供應及旅館行業或業務的牌照。
5. 根據內地段第954號的政府租契的條款和條件，業主須於該租期內以一切所需及必要的修理、清潔及改動方式，妥善和充分地修理、維持、支持、維護、鋪蓋、清洗、洗刷、清潔、騰空、改動及保持任何時間在該地段之上的宅院或樓宇及所有其他架設物與建築物，以及所屬或附屬的一切牆壁、圍欄、燈具、行人路、盥洗室、洗滌槽、排水溝和水道，且全部須以政府滿意的方式完成，所有適當費用及收費均由業主承擔。
6. 根據內地段第5924號的政府租契的條款和條件，業主須於該租期內以一切所需及必要的修理、清潔及改動方式，妥善和充分地修理、維持、支持、維護、鋪蓋、清洗、洗刷、清潔、騰空、改動及保持任何時間在該地段之上的宅院或樓宇及所有其他架設物與建築物，以及所屬或附屬的一切牆壁、堤岸、路塹、圍籬、溝渠、圍欄、燈具、行人路、盥洗室、洗滌槽、排水溝和水道，且全部須以政府滿意的方式完成，所有適當費用及收費均由業主承擔。

7. 根據內地段第954號和內地段第5924號的政府租契的條款和條件，業主須於內地段第954號和內地段第5924號各自的租期內，在必要時分擔支付及允許發展項目(或其任何部分)與附近或毗鄰其他樓宇共同需要、位於發展項目(或其任何部分)與附近或毗鄰其他樓宇的或發展項目(或其任何部分)與附近或毗鄰其他樓宇共同擁有的任何或所有道路、行人路、渠道、圍欄及共用牆、通風設施、私人或公用污水渠及排水渠的建造、建設、維修及修改費用的合理份額和比例，而該比例由該局長訂定及確定並屬欠繳租金性質追討。

備註：

有關詳情，請參閱批地文件。其文本存放在發展項目單位售樓處供查閱，亦可付費獲取其影印本。

Information on Public Facilities and Public Open Spaces

公共設施及公眾休憩用地的資料

(a) Any facilities that are required under the land grant to be constructed and provided for the Government, or for public use;	Not Applicable
(b) Any facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development;	Not Applicable
(c) Any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development;	Not Applicable
(d) Any part of the land (on which the Development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap. 123 sub. leg F).	Not Applicable

(a) 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施；	不適用
(b) 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施；	不適用
(c) 根據批地文件規定須由該項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地；	不適用
(d) 該項目所位於的土地中為施行《建築物(規劃)規例》(第123章，附屬法例F)第22(1)條而撥供公眾用途的任何部分。	不適用

Warning to Purchasers

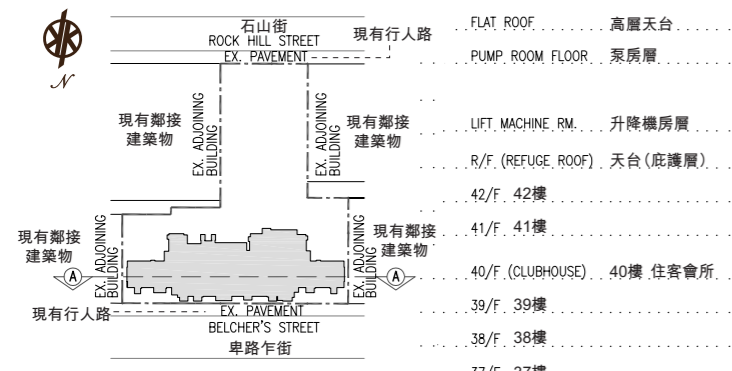
對買方的警告

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

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

Cross-section Plan of Building in the Development

發展項目中的建築物的橫截面圖



FLAT ROOF 高層天台	高層天台
PUMP ROOM FLOOR 泵房層	泵房層
LIFT MACHINE RM. 升降機房層	升降機房層
R/F (REFUGE ROOF) 天台(庇護層)	天台(庇護層)
42/F 42樓	42樓
41/F 41樓	41樓
40/F (CLUBHOUSE) 40樓 住客會所	40樓 住客會所
39/F 39樓	39樓
38/F 38樓	38樓
37/F 37樓	37樓
36/F 36樓	36樓
35/F 35樓	35樓
33/F 33樓	33樓
TRANSFER PLATE 轉換層	轉換層
32/F 32樓	32樓
31/F 31樓	31樓
30/F 30樓	30樓
29/F 29樓	29樓
28/F 28樓	28樓
27/F 27樓	27樓
26/F 26樓	26樓
25/F 25樓	25樓
23/F 23樓	23樓
22/F 22樓	22樓
21/F 21樓	21樓
20/F 20樓	20樓
TRANSFER PLATE 轉換層	轉換層
19/F 19樓	19樓
18/F 18樓	18樓
17/F 17樓	17樓
16/F 16樓	16樓
15/F 15樓	15樓
12/F 12樓	12樓
11/F 11樓	11樓
10/F 10樓	10樓
9/F 9樓	9樓
8/F 8樓	8樓
7/F 7樓	7樓
6/F 6樓	6樓
TRANSFER PLATE 轉換層	轉換層
5/F 5樓	5樓
3/F 3樓	3樓
2/F 2樓	2樓
1/F 1樓	1樓
G/F 地下	地下

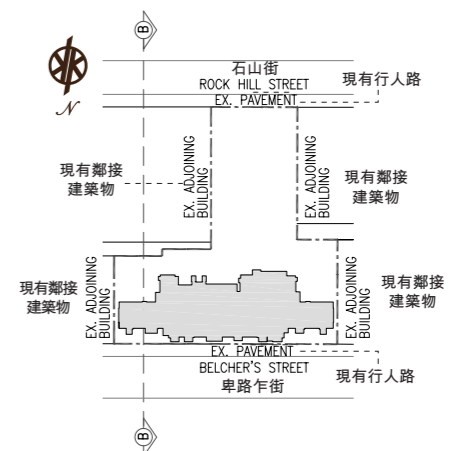


CROSS SECTION PLAN A 橫截面圖A

FLAT ROOF 高層天台	高層天台
PUMP ROOM FLOOR 泵房層	泵房層
LIFT MACHINE RM. 升降機房層	升降機房層
R/F (REFUGE ROOF) 天台(庇護層)	天台(庇護層)
42/F 42樓	42樓
41/F 41樓	41樓
40/F (CLUBHOUSE) 40樓 住客會所	40樓 住客會所
39/F 39樓	39樓
38/F 38樓	38樓
37/F 37樓	37樓
36/F 36樓	36樓
35/F 35樓	35樓
33/F 33樓	33樓
TRANSFER PLATE 轉換層	轉換層
32/F 32樓	32樓
31/F 31樓	31樓
30/F 30樓	30樓
29/F 29樓	29樓
28/F 28樓	28樓
27/F 27樓	27樓
26/F 26樓	26樓
25/F 25樓	25樓
23/F 23樓	23樓
22/F 22樓	22樓
21/F 21樓	21樓
20/F 20樓	20樓
TRANSFER PLATE 轉換層	轉換層
19/F 19樓	19樓
18/F 18樓	18樓
17/F 17樓	17樓
16/F 16樓	16樓
15/F 15樓	15樓
12/F 12樓	12樓
11/F 11樓	11樓
10/F 10樓	10樓
9/F 9樓	9樓
8/F 8樓	8樓
7/F 7樓	7樓
6/F 6樓	6樓
TRANSFER PLATE 轉換層	轉換層
5/F 5樓	5樓
3/F 3樓	3樓
2/F 2樓	2樓
1/F 1樓	1樓
G/F 地下	地下



CROSS SECTION PLAN B 橫截面圖B

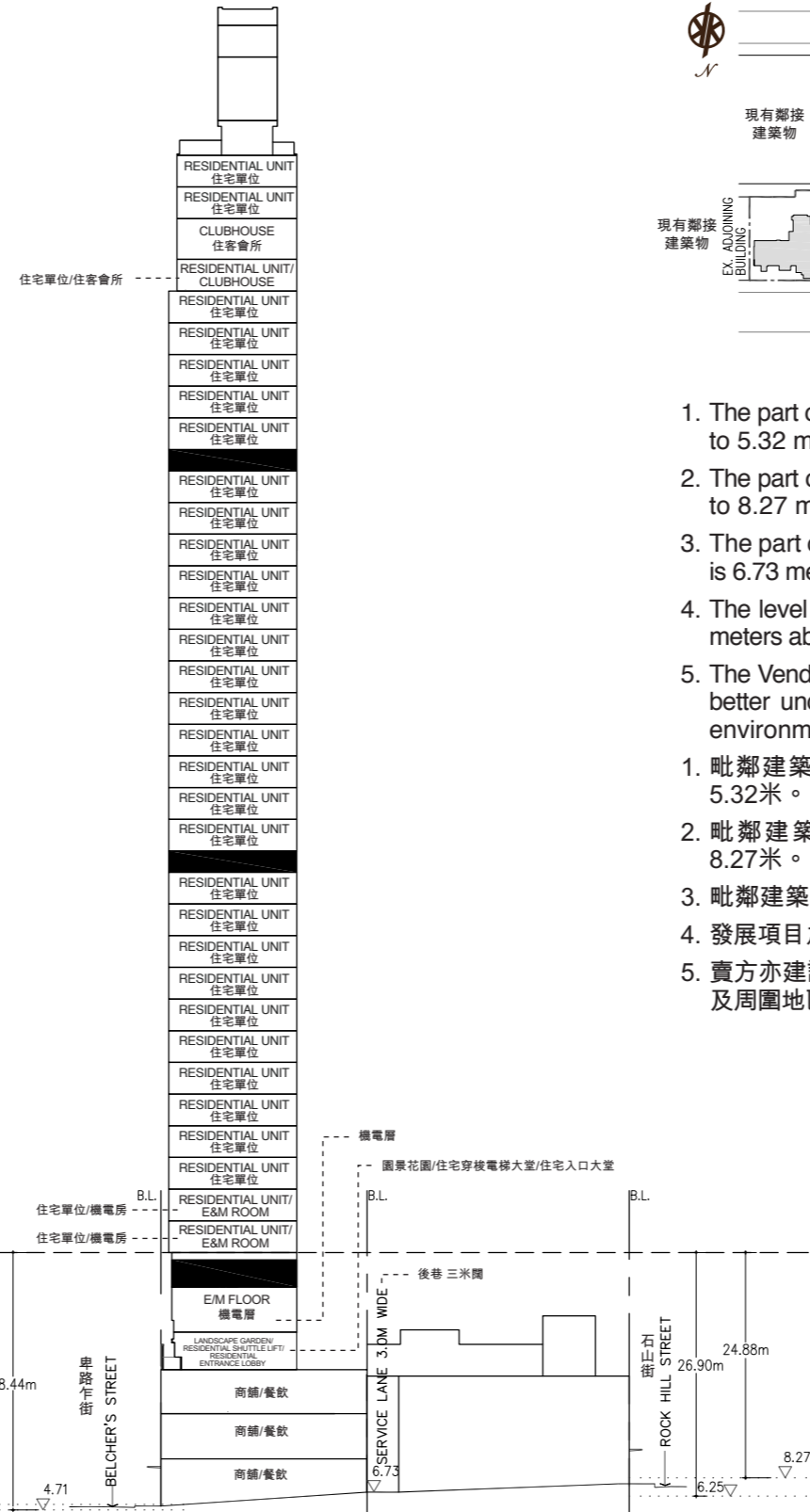


- The part of Rock Hill Street adjacent to the Development is 6.25 to 8.27 metres above Hong Kong Principal Datum.
- The part of Belcher's Street adjacent to the Development is 4.71 to 5.32 metres above Hong Kong Principal Datum.
- The part of existing Service Lane adjacent to the Development is 4.92 metres above Hong Kong Principal Datum.
- The level of lowest residential floor of the Development is 33.15 metres above Hong Kong Principal Datum.
- The Vendor also advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.

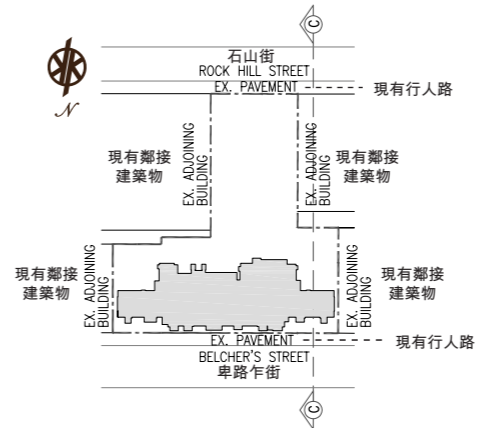
- The level of lowest residential floor of the Development is 33.15 metres above Hong Kong Principal Datum.
- The Vendor also advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.

- 毗鄰建築物的石山街一段為香港主水平基準以上約6.25至8.27米。
- 毗鄰建築物的卑路乍街一段為香港主水平基準以上約4.71至5.32米。
- 毗鄰建築物的現有後巷一段為香港主水平基準以上約4.92米。
- 發展項目之最低住宅層為香港主水平基準以上33.15米。
- 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤及周圍地區的公共設施及環境較佳的了解。

... FLAT ROOF ... 高層天台 ...
 ... PUMP ROOM FLOOR ... 泵房層 ...
 ... LIFT MACHINE RM. ... 升降機房層 ...
 ... R/F (REFUGE ROOF) ... 天台(庇護層)
 ... 42/F ... 42樓 ...
 ... 41/F ... 41樓 ...
 ... 40/F (CLUBHOUSE) ... 40樓 住客會所 ...
 ... 39/F ... 39樓 ...
 ... 38/F ... 38樓 ...
 ... 37/F ... 37樓 ...
 ... 36/F ... 36樓 ...
 ... 35/F ... 35樓 ...
 ... 33/F ... 33樓 ...
 ... TRANSFER PLATE ... 轉換層 ...
 ... 32/F ... 32樓 ...
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 ... 26/F ... 26樓 ...
 ... 25/F ... 25樓 ...
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 ... 20/F ... 20樓 ...
 ... TRANSFER PLATE ... 轉換層 ...
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 ... 7/F ... 7樓 ...
 ... 6/F ... 6樓 ...
 ... TRANSFER PLATE ... 轉換層 ...
 ... 5/F ... 5樓 ...
 ... 3/F ... 3樓 ...
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 ... G/F ... 地下 ...



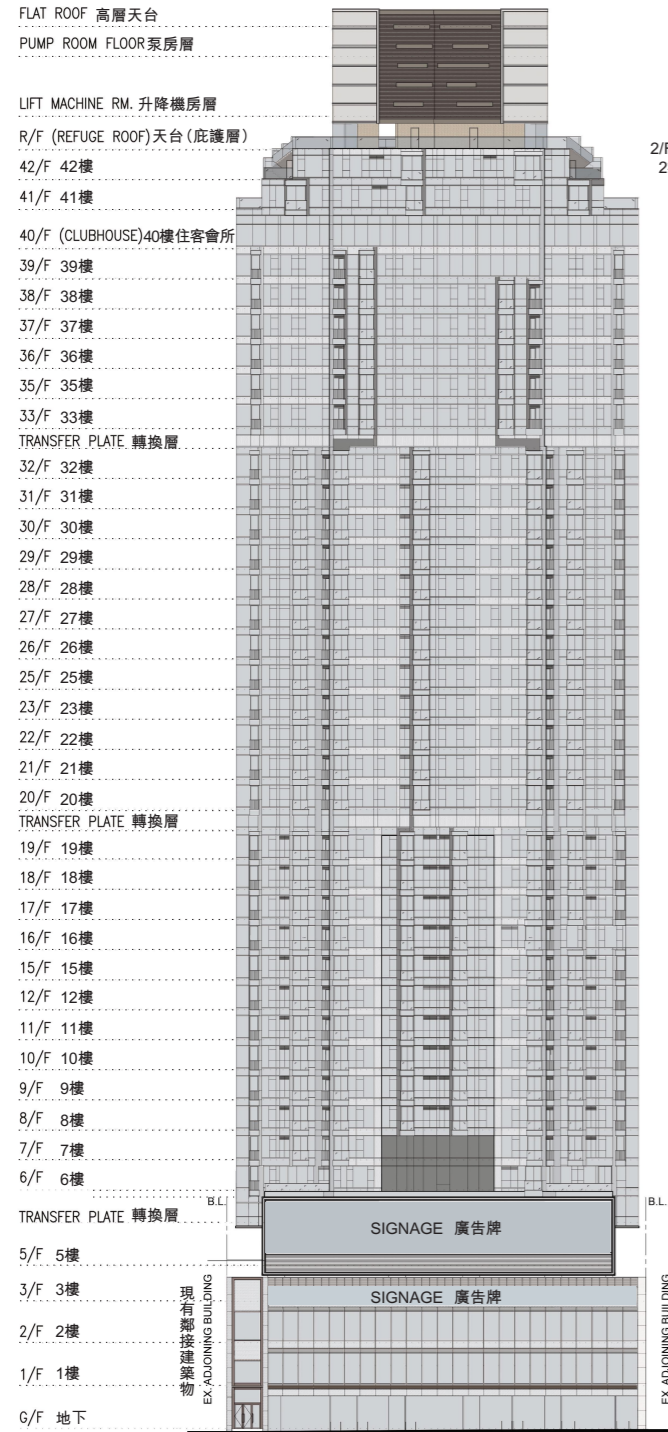
CROSS SECTION PLAN C 橫截面圖C



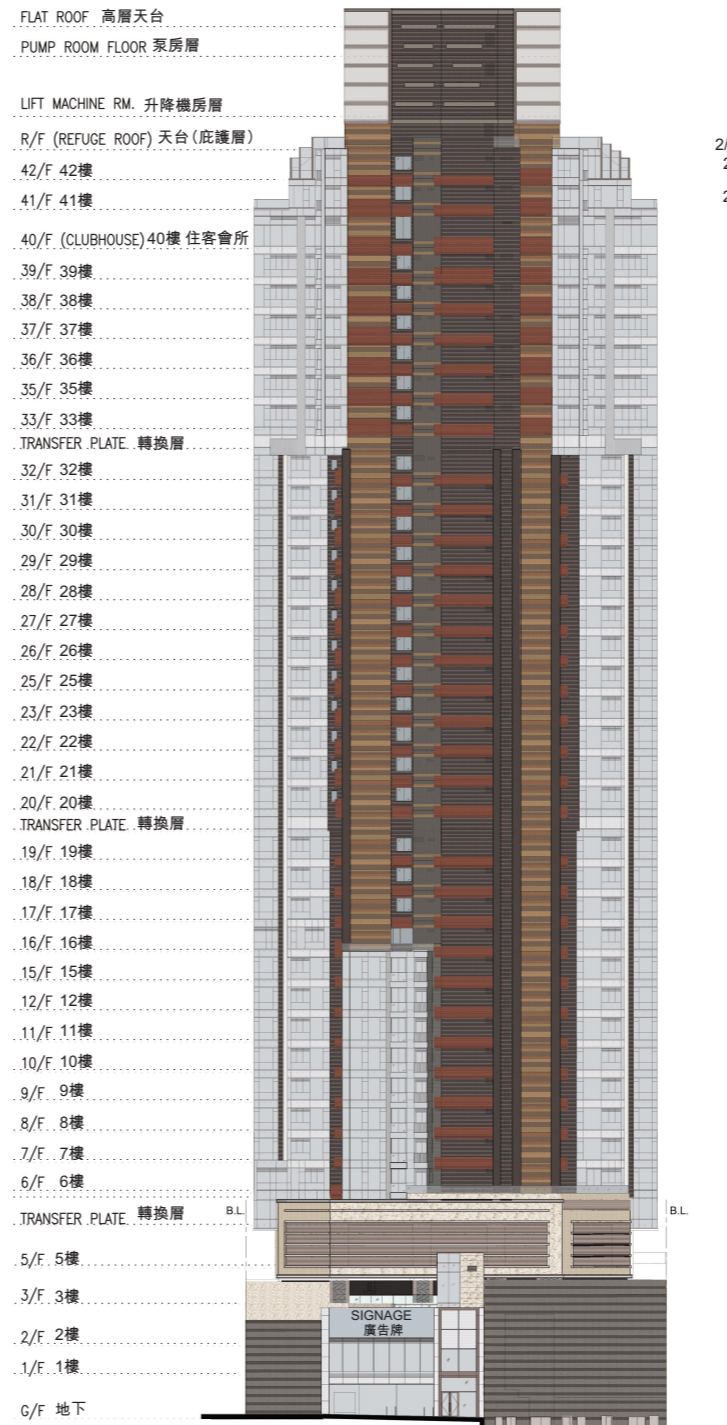
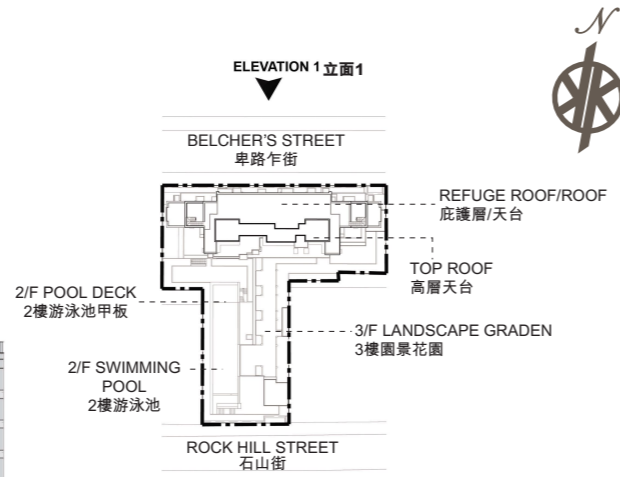
1. The part of Belcher's Street adjacent to the Development is 4.71 to 5.32 metres above Hong Kong Principal Datum.
 2. The part of Rock Hill Street adjacent to the Development is 6.25 to 8.27 metres above Hong Kong Principal Datum.
 3. The part of existing Service Lane adjacent to the Development is 6.73 metres above Hong Kong Principal Datum.
 4. The level of lowest residential floor of the Development is 33.15 meters above Hong Kong Principal Datum.
 5. The Vendor also advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
1. 毗鄰建築物的卑路乍街一段為香港主水平基準以上約4.71至5.32米。
 2. 毗鄰建築物的石山街一段為香港主水平基準以上約6.25至8.27米。
 3. 毗鄰建築物的現有後巷一段為香港主水平基準以上約6.73米。
 4. 發展項目之最低住宅層為香港主水平基準以上33.15米。
 5. 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤及周圍地區的公共設施及環境較佳的了解。

Elevation Plan

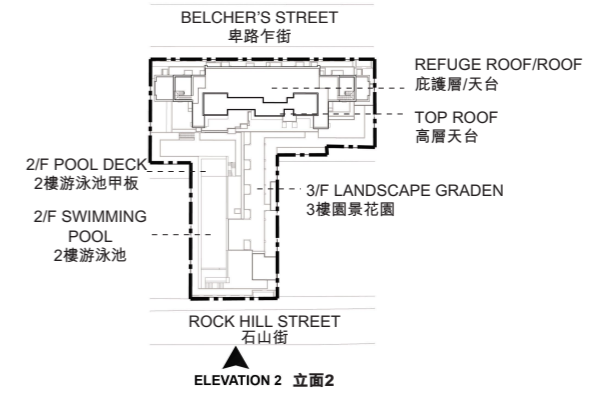
立面圖



ELEVATION 1 - FACING BELCHER'S STREET
立面1 - 面向卑路乍街



ELEVATION 2 - FACING ROCK HILL STREET
立面2 - 面向石山街



Authorized person for the Development certified that the elevations shown on this plan:

- (a) are prepared on the basis of the approved building plans for the Development as of 14th September 2015; and
- (b) are in general accordance with the outward appearance of the Development.

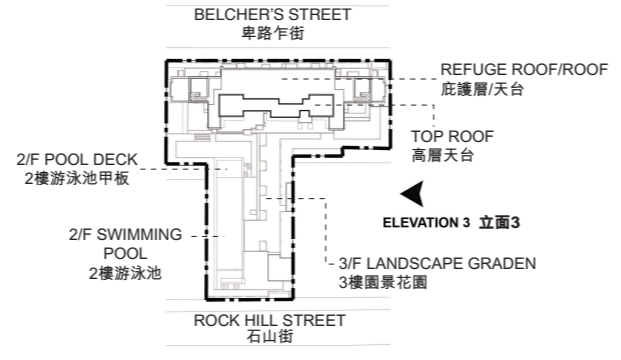
發展項目的認可人士證明本圖顯示的立面：

- (a) 以2015年9月14日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。

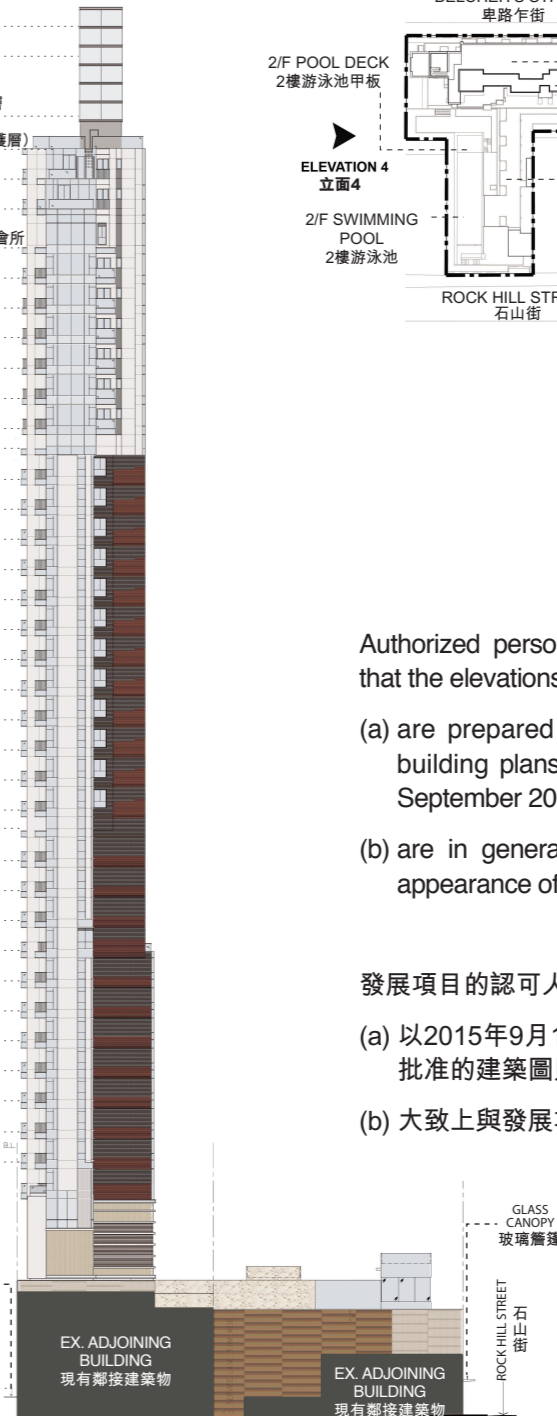
FLAT ROOF 高層天台
 PUMP ROOM FLOOR 泵房層
 LIFT MACHINE RM. 升降機房層
 R/F (REFUGE ROOF)天台(庇護層)
 42/F 42樓
 41/F 41樓
 40/F (CLUBHOUSE) 40樓 住客會所
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 TRANSFER PLATE 轉換層
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 TRANSFER PLATE 轉換層
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 3/F 3樓
 2/F 2樓
 1/F 1樓
 G/F 地下



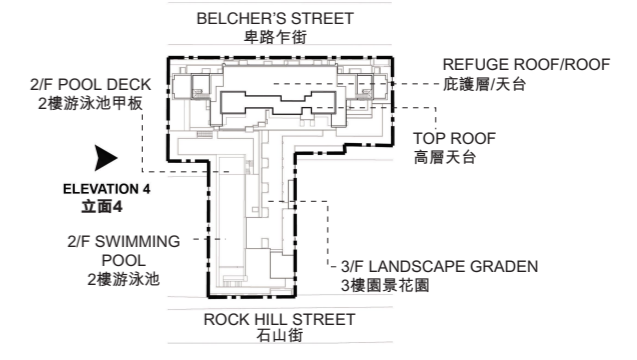
ELEVATION 3 - FACING SERVICE LANE
 立面3 - 面向後巷



FLAT ROOF 高層天台
 PUMP ROOM FLOOR 泵房層
 LIFT MACHINE RM. 升降機房層
 R/F (REFUGE ROOF)天台(庇護層)
 42/F 42樓
 41/F 41樓
 40/F (CLUBHOUSE) 40樓 住客會所
 39/F 39樓
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 36/F 36樓
 35/F 35樓
 33/F 33樓
 TRANSFER PLATE 轉換層
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 TRANSFER PLATE 轉換層
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 17/F 17樓
 16/F 16樓
 15/F 15樓
 12/F 12樓
 11/F 11樓
 10/F 10樓
 9/F 9樓
 8/F 8樓
 7/F 7樓
 6/F 6樓
 TRANSFER PLATE 轉換層
 5/F 5樓
 3/F 3樓
 2/F 2樓
 1/F 1樓
 G/F 地下



ELEVATION 4 - FACING SERVICE LANE
 立面4 - 面向後巷



Authorized person for the Development certified that the elevations shown on this plan:

- (a) are prepared on the basis of the approved building plans for the Development as of 14th September 2015; and
- (b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：

- (a) 以2015年9月14日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。

Information on Common Facilities in the Development

發展項目中的公用設施的資料

		Covered 有蓋	Uncovered 露天	Total Area 總面積
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所之面積 (包括供住客使用的康樂設施)	sq. ft. 平方呎	5836.811	—	5836.811
	sq. m. 平方米	542.253	—	542.253
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方	sq. ft. 平方呎	—	—	—
	sq. m. 平方米	—	—	—
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方	sq. ft. 平方呎	4383.467	10522.402	14905.868
	sq. m. 平方米	407.234	977.555	1384.789

Note:

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

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，並以四捨五入至整數。

Inspection of Plans and Deed of Mutual Covenant

閱覽圖則及公契

1. A copy of the outline zoning plan relating to the Development is available at www.ozp.tpb.gov.hk.
2. A copy of every deed of mutual covenant that has been executed (including a Deed of Mutual Covenant and Management Agreement dated 17 June 2016 and registered in the Land Registry of by Memorial No.16062902090230) in respect of the specified residential property is available for inspection at the place at which the specified residential property is offered to be sold.
3. The inspection is free of charge.

1. 備有關於本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 www.ozp.tpb.gov.hk。
2. 指明住宅物業的每一已簽立的公契(包括日期為2016年6月17日的大廈公契及管理協議(其於土地註冊處的註冊摘要編號為16062902090230)的文本)存放在指明住宅物業的售樓處，以供閱覽。
3. 無須為閱覽付費。