



10 Wang Fung Terrace

# 1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

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 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.
- In respect of an uncompleted development, the vendor may alter the building plans (if any) whenever the vendor considers necessary. To know the latest information of an uncompleted development, keep paying attention to any revised sales brochures made available by the vendor.
- 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.

<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>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.

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### 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.
- Pay attention to the vendor’s right to alter the building plans (if any) for an uncompleted development. The mandatory provisions to be incorporated in an ASP for uncompleted development as required by the Ordinance include a provision requiring the vendor to notify the purchaser in writing of such alteration if the same affects in any way the property within 14 days after its having been approved by the Building Authority.
- 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.

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

### For first-hand completed residential properties

#### 16. Vendor's information form

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

#### 17. Viewing of property

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

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

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

#### Other useful contacts:

Consumer Council	
Website	: www.consumer.org.hk
Telephone	: 2929 2222
Email	: cc@consumer.org.hk
Fax	: 2856 3611

Estate Agents Authority	
Website	: www.eaa.org.hk
Telephone	: 2111 2777
Email	: enquiry@eaa.org.hk
Fax	: 2598 9596

Real Estate Developers Association of Hong Kong	
Telephone	: 2826 0111
Fax	: 2845 2521

Sales of First-hand Residential Properties Authority  
Transport and Housing Bureau  
July 2021

<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.

# 1. NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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您在購置一手住宅物業之前，應留意下列事項：

### 適用於所有一手住宅物業

#### 1. 重要資訊

- 瀏覽一手住宅物業銷售資訊網（下稱「銷售資訊網」）（網址：www.srpe.gov.hk），參考「銷售資訊網」內有關一手住宅物業的市場資料。
- 閱覽賣方就該發展項目所指定的互聯網網站內的有關資訊，包括售樓說明書、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米 / 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米及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i) 露台；(ii) 工作平台；以及 (iii) 陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及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和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

#### 5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 如屬未落成發展項目，賣方在認為有需要時可改動建築圖則（如有的話），因此應留意由賣方提供的任何經修改的售樓說明書，以了解有關未落成發展項目的最新資料。
- 閱覽售樓說明書，並須特別留意以下資訊：
  - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享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」；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。

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

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

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

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

# 1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

### 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。
- 留意賣方有權改動未落成發展項目的建築圖則（如有的話）。如屬未落成發展項目，條例規定物業的買賣合約須載有強制性條文，列明如有關改動在任何方面對該物業造成影響，賣方須在改動獲建築事務監督批准後的14日內，將該項改動以書面通知買家。
- 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，您應該一
  - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
  - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及
  - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁（網址：[www.eaa.org.hk](http://www.eaa.org.hk)），查閱牌照目錄。

### 12. 委聘律師

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

## 適用於一手未落成住宅物業

### 13. 預售樓花同意書

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

### 14. 示範單位

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

## 適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

### 15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期<sup>3</sup>。
  - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。
- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
    - 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
    - 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
  - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。
- 認可人士可批予在預計關鍵日期之後完成發展項目
  - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
    - 工人罷工或封閉工地；
    - 暴動或內亂；
    - 不可抗力或天災；
    - 火警或其他賣方所不能控制的意外；
    - 戰爭；或
    - 惡劣天氣。
  - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
  - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

## 適用於一手已落成住宅物業

### 16. 賣方資料表格

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

### 17. 參觀物業

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

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

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

# 1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

網址	: <a href="http://www.srpa.gov.hk">www.srpa.gov.hk</a>
電話	: 2817 3313
電郵	: <a href="mailto:enquiry_srpa@hd.gov.hk">enquiry_srpa@hd.gov.hk</a>
傳真	: 2219 2220

### 其他相關聯絡資料：

消費者委員會	
網址	: <a href="http://www.consumer.org.hk">www.consumer.org.hk</a>
電話	: 2929 2222
電郵	: <a href="mailto:cc@consumer.org.hk">cc@consumer.org.hk</a>
傳真	: 2856 3611

地產代理監管局	
網址	: <a href="http://www.eaa.org.hk">www.eaa.org.hk</a>
電話	: 2111 2777
電郵	: <a href="mailto:enquiry@eaa.org.hk">enquiry@eaa.org.hk</a>
傳真	: 2598 9596

香港地產建設商會	
電話	: 2826 0111
傳真	: 2845 2521

運輸及房屋局  
一手住宅物業銷售監管局  
2021年7月

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

**Name of the Development**

10 Wang Fung Terrace

發展項目名稱

宏豐臺 10 號

**The name of the street at which the Development is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development**

10 Wang Fung Terrace

發展項目所位於的街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數

宏豐臺 10 號

**The Development consists of one multi-unit building**

發展項目包含一幢多單位建築物

**Total number of storeys of the multi-unit building**

4 Storeys (Excluding Roof, Upper Roof & Top Roof)

該幢多單位建築物的樓層的總數

4 層 ( 不包括天台、上層天台及頂層天台 )

**The floor numbering in the multi-unit building as provided in the approved building plans for the Development**

G/F, 1/F-3/F, Roof, Upper Roof & Top Roof

發展項目的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數

地下、1 樓至 3 樓、天台、上層天台及頂層天台

**Omitted floor numbers in the multi-unit building in which the floor numbering is not in consecutive order**

No floor is omitted

有不依連續次序的樓層號數的該幢多單位建築物內被略去的樓層號數  
沒有被略去的樓層

**Refuge floor of the multi-unit building**

No refuge floor is provided

該幢多單位建築物內的庇護層

不設庇護層



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

**Vendor**

Ocean Eagle Enterprises Limited

**Vendor's Holding Companies**

Benefit Zone Investment Limited  
Batch Profit Development Limited

**Authorized Person for the Development**

Chan Fat Tim

**The firm or corporation of which an authorized person for the Development is a proprietor, director or employee in his or her professional capacity**

I Architects Limited

**Building Contractor for the Development**

Shun Sun Construction Company Limited

**The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development**

Woo Kwan Lee & Lo

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

Bank of China (Hong Kong) Limited

**Other person who has made a loan for the construction of the Development**

Not Applicable

**賣方**

Ocean Eagle Enterprises Limited

**賣方之控權公司**

Benefit Zone Investment Limited  
Batch Profit Development Limited

**發展項目的認可人士**

陳發添

**發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團**

意建築師有限公司

**發展項目的承建商**

樹森建築有限公司

**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**

胡關李羅律師行

**已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構**

中國銀行(香港)有限公司

**已為發展項目的建造提供貸款的任何其他人**

不適用

# 4 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

## 有參與發展項目的各方的關係

(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. 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。	Not Applicable 不適用
(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. 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。	Not Applicable 不適用
(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. 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人。	No 否
(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. 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。	Not Applicable 不適用
(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. 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。	Not Applicable 不適用
(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. 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。	No 否
(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. 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。	Not Applicable 不適用
(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. 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。	Not Applicable 不適用
(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. 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。	No 否
(j)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a private company, and an authorized person for the Development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor. 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。	No 否
(k)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor. 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。	Not Applicable 不適用
(l)	The vendor or a building contractor for the Development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor. 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。	No 否
(m)	The vendor or a building contractor for the Development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor. 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。	Not Applicable 不適用
(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. 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。	No 否
(o)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor. 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。	Not Applicable 不適用
(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. 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。	No 否
(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. 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。	Not Applicable 不適用
(r)	The vendor or a building contractor for the Development is a corporation, and the corporation of which an authorized person for the Development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor. 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。	No 否
(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. 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。	No 否

## 5 INFORMATION ON DESIGN OF THE DEVELOPMENT

### 發展項目的設計的資料

- (1) There are no non-structural prefabricated external walls forming part of the enclosing walls of the Development. (1) 發展項目沒有構成圍封牆的一部分的非結構的預製外牆。
- (2) There are curtain walls forming part of the enclosing walls of the Development. (2) 發展項目有構成圍封牆的一部分的幕牆。
- (3) The range of thickness of the curtain walls of the building is 250mm. (3) 建築物幕牆的厚度範圍範圍為 250 毫米。

Schedule of total area of the curtain walls of each residential property:

每個住宅物業的幕牆的總面積表：

Unit 單位	Floor 樓層	Total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
A	1/F – 3/F 一樓至三樓	9.968
B	1/F – 3/F 一樓至三樓	12.570
C	2/F 二樓	3.556
D	3/F 三樓	1.047
E	3/F 三樓	2.122
F	3/F 三樓	0.842

## 6 INFORMATION ON PROPERTY MANAGEMENT 物業管理的資料

Benefit Zone Investment Limited will be appointed as the Manager of the Development under the latest draft deed of mutual covenant in respect of the Development as at the date on which the sales brochure is printed.

根據發展項目公契在該售樓說明書的印製日期的最新擬稿，Benefit Zone Investment Limited 將獲委任為發展項目的管理人。


# 7 LOCATION PLAN OF THE DEVELOPMENT

## 發展項目的所在位置圖



### Notation 圖例

-  Sewage treatment works and facilities  
污水處理廠及設施
-  Power Plant (including Electricity Sub-stations)  
發電廠 (包括電力分站)
-  An Addiction Treatment Centre  
戒毒院所
-  Refuse Collection Point  
垃圾收集站
-  Police Station  
警署
-  Market (including Wet Market and Wholesale Market)  
市場 (包括濕貨市場及批發市場)
-  Public Carpark (including Lorry Park)  
公眾停車場 (包括貨車停泊處)
-  Public Convenience  
公廁
-  Public Transport Terminal (including Rail Station)  
公共交通總站 (包括鐵路車站)
-  Public Utility Installation  
公用事業設施裝置
-  Religious Institution (including Church, Temple and Tsz Tong)  
宗教場所 (包括教堂、廟宇及祠堂)
-  School (including Kindergarten)  
學校 (包括幼稚園)
-  Social Welfare Facilities (including Elderly Centre and Home for the Mentally Disabled)  
社會福利設施 (包括老人中心及弱智人士護理院)
-  Sports Facilities (including Sports Ground and Swimming Pool)  
體育設施 (包括運動場及游泳池)
-  Public Park  
公園
-  Clinic  
診療所
-  Hospital  
醫院

 Location of the Development  
發展項目的位置

比例尺 1:1 000 SCALE

This location plan is prepared by Vendor with reference to the Survey Sheet of Number 11-SE-11A (dated 25 November 2021) and 11-SE-11C (dated 25 November 2021) from Survey and Mapping Office of Lands Department. Adjustments is made where necessary.

The plan is reproduced with permission of the Directors of Lands. © The Government of the HKSAR.

#### Notes:

1. Due to technical reasons, this location plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance.
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.

此位置圖由賣方擬備並參考地政總署測繪處出版之數碼地形圖編號 11-SE-11A (日期為 2021 年 11 月 25 日) 及 11-SE-11C (日期為 2021 年 11 月 25 日)，並經修正處理。

地圖版權屬香港特別行政區政府，經地政總署准許複印。

#### 備註：

1. 由於技術性原因，此所在位置圖所顯示的範圍可能超過《一手住宅物業銷售條例》的規定。
2. 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。

## 8 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

Adopted from part of the aerial photograph taken by the Survey and Mapping Office, Lands Department at a flying height of 6900 feet, photo No. E118874C, date of flight 6 January 2021.

Survey and Mapping Office, Lands Department, The Government of HKSAR Copyright reserved – reproduction by permission only.

### Notes:

1. Due to technical reasons, this location plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance.
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.

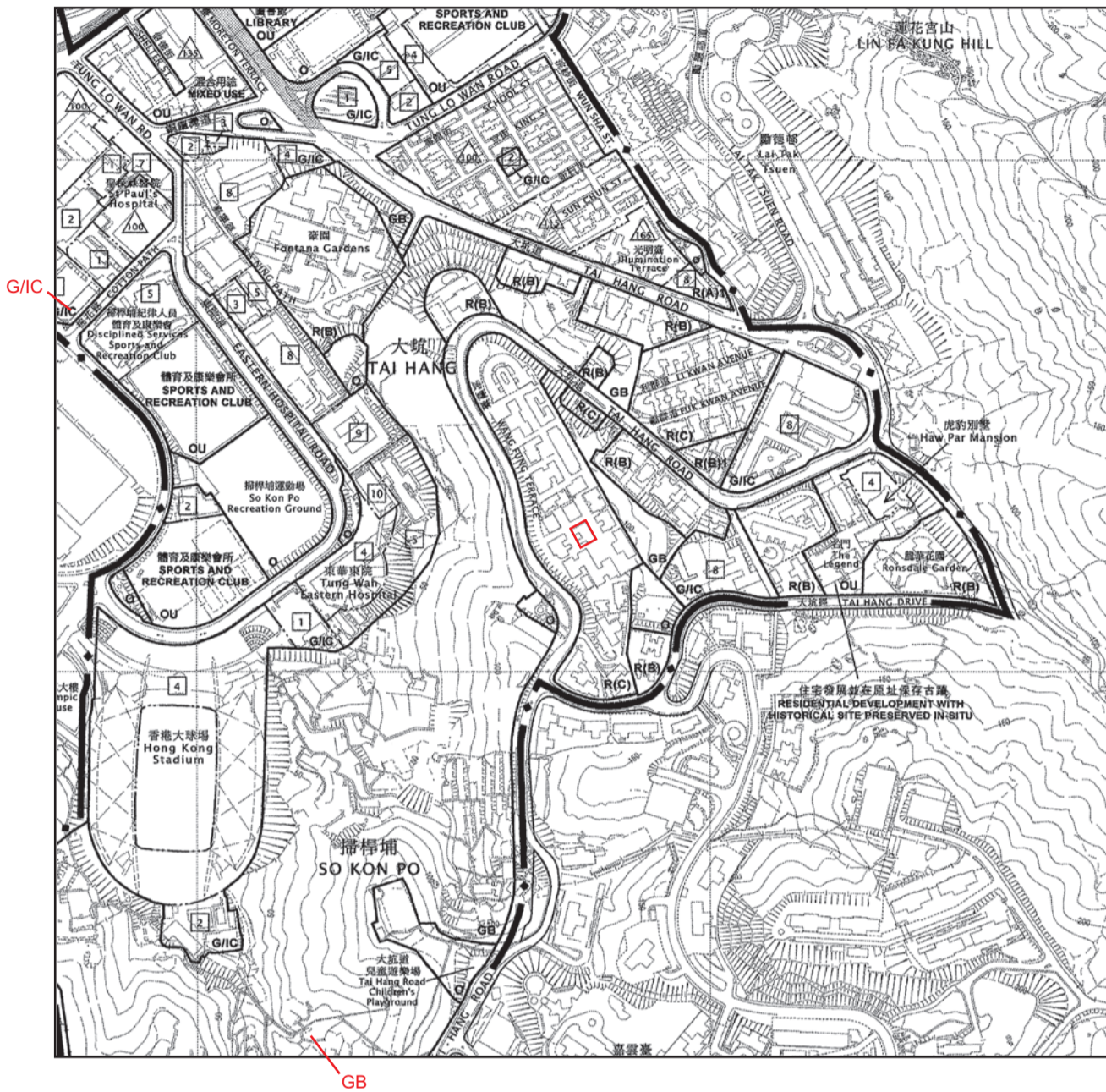
摘錄自地政總署測繪處在 6900 呎的飛行高度拍攝之鳥瞰照片，照片編號 E118874C，飛行日期：2021 年 1 月 6 日。

香港特別行政區政府地政總署測繪處 版權所有，未經許可，不得複製。

### 備註：

1. 由於技術性原因，此所在位置圖所顯示的範圍可能超過《一手住宅物業銷售條例》的規定。
2. 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。

# 9 OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT 關於發展項目的分區計劃大綱圖 (一)



Location of the Development  
發展項目的位置

SCALE 1:5000 比例尺



## Notation 圖例

### ZONES 地帶

COMMERCIAL 商業	C
RESIDENTIAL (GROUP B) 住宅 (甲類)	R(A)
RESIDENTIAL (GROUP B) 住宅 (乙類)	R(B)
RESIDENTIAL (GROUP C) 住宅 (丙類)	R(C)
GOVERNMENT, INSTITUTION OR COMMUNITY 政府、機構或社區	G/IC
OPEN SPACE 休憩用地	O
OTHER SPECIFIED USES 其他指定用途	OU
GREEN BELT 綠化地帶	GB

### COMMUNICATIONS 交通

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

ELEVATED ROAD 高架道路	
RAILWAY RESERVE 鐵路專用範圍	
<b>MISCELLANEOUS 其他</b>	
BOUNDARY OF PLANNING SCHEME 規劃範圍界線	
BUILDING HEIGHT CONTROL ZONE BOUNDARY 建築物高度管制區界線	
MAXIMUM BUILDING HEIGHT (IN METERS ABOVE PRINCIPAL DATUM) 最高建築物高度 (在主水平基準上若干米)	
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) 最高建築物高度 (樓層數目)	
NON-BUILDING AREA 非建築用地	

Adopted from the approved Hong Kong Planning Area No.6 - Causeway Bay Outline Zoning Plan No. S/H6/17, gazette on 18th January 2019, with adjustments where necessary.

### Notes:

- Due to technical reasons, this outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance.
- The 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.

摘錄自 2019 年 1 月 18 日刊憲之銅鑼灣 (港島規劃區第 6 區) 分區計劃大綱核准圖 (圖則編號 S/H6/17)。

### 備註:

- 由於技術性原因，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。
- 此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。

# 9 OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT 關乎發展項目的分區計劃大綱圖（二）



Location of the Development  
 發展項目的位置

SCALE 1:5000 比例尺



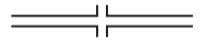
## Notation 圖例

### ZONES 地帶

COMMERCIAL 商業	C
RESIDENTIAL (GROUP B) 住宅 (乙類)	R(B)
RESIDENTIAL (GROUP C) 住宅 (丙類)	R(C)
GOVERNMENT, INSTITUTION OR COMMUNITY 政府、機構或社區	G/I/C
OPEN SPACE 休憩用地	O
OTHER SPECIFIED USES 其他指定用途	OU
GREEN BELT 綠化地帶	GB
COUNTRY PARK 郊野公園	CP

### COMMUNICATIONS 交通

MAJOR ROAD AND JUNCTION 主要道路及路口



### MISCELLANEOUS 其他

BOUNDARY OF PLANNING SCHEME 規劃範圍界線



PETROL FILLING STATION 加油站



Adopted from part of the approved Hong Kong Planning Area No.13- Jardines Lookout & Wong Nai Chung Gap Outline Zoning Plan No. S/H13/12, gazette on 18th October 2007, with adjustments where necessary.

### Notes:

1. Due to technical reasons, this outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance.
2. The 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.

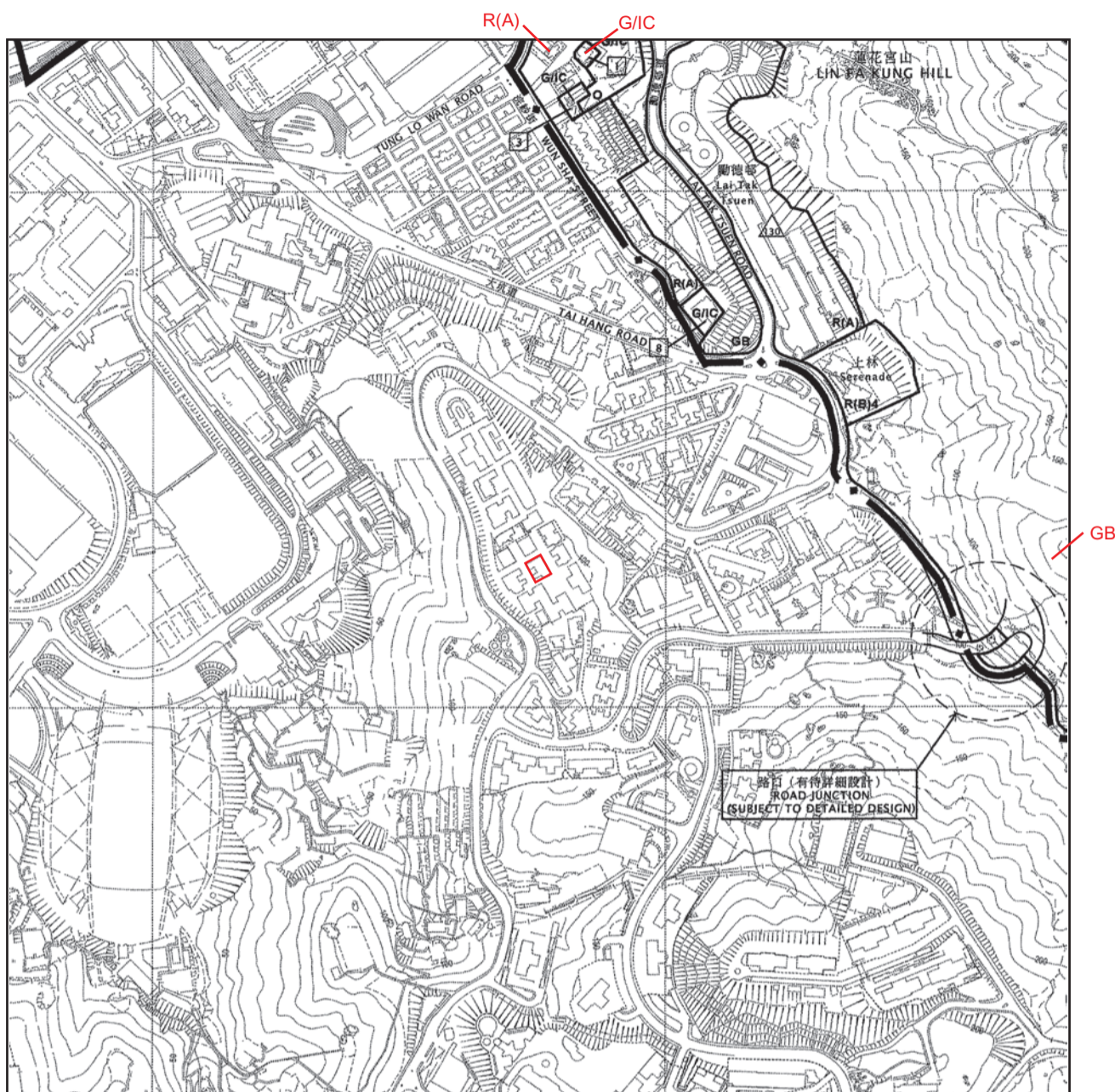
摘錄自 2007 年 10 月 18 日刊憲之渣甸及黃泥涌峽（港島規劃區第 13 區）分區計劃大綱核准圖（圖則編號 S/H13/12）。


### 備註：

1. 由於技術性原因，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。
2. 此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。



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



 Location of the Development  
 發展項目的位置

SCALE 1:5000 比例尺



## Notation 圖例



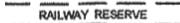
### ZONES 地帶

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

### COMMUNICATIONS 交通

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

MAJOR ROAD AND JUNCTION 主要道路及路口	
ELEVATED ROAD 高架道路	
RAILWAY RESERVE 鐵路專用範圍	

### MISCELLANEOUS 其他

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

Adopted from the approved Hong Kong Planning Area No. 8 - North Point Outline Zoning Plan No. S/H8/26, gazette on 25th August 2017, with adjustments where necessary.

### Notes:

- Due to technical reasons, this outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance.
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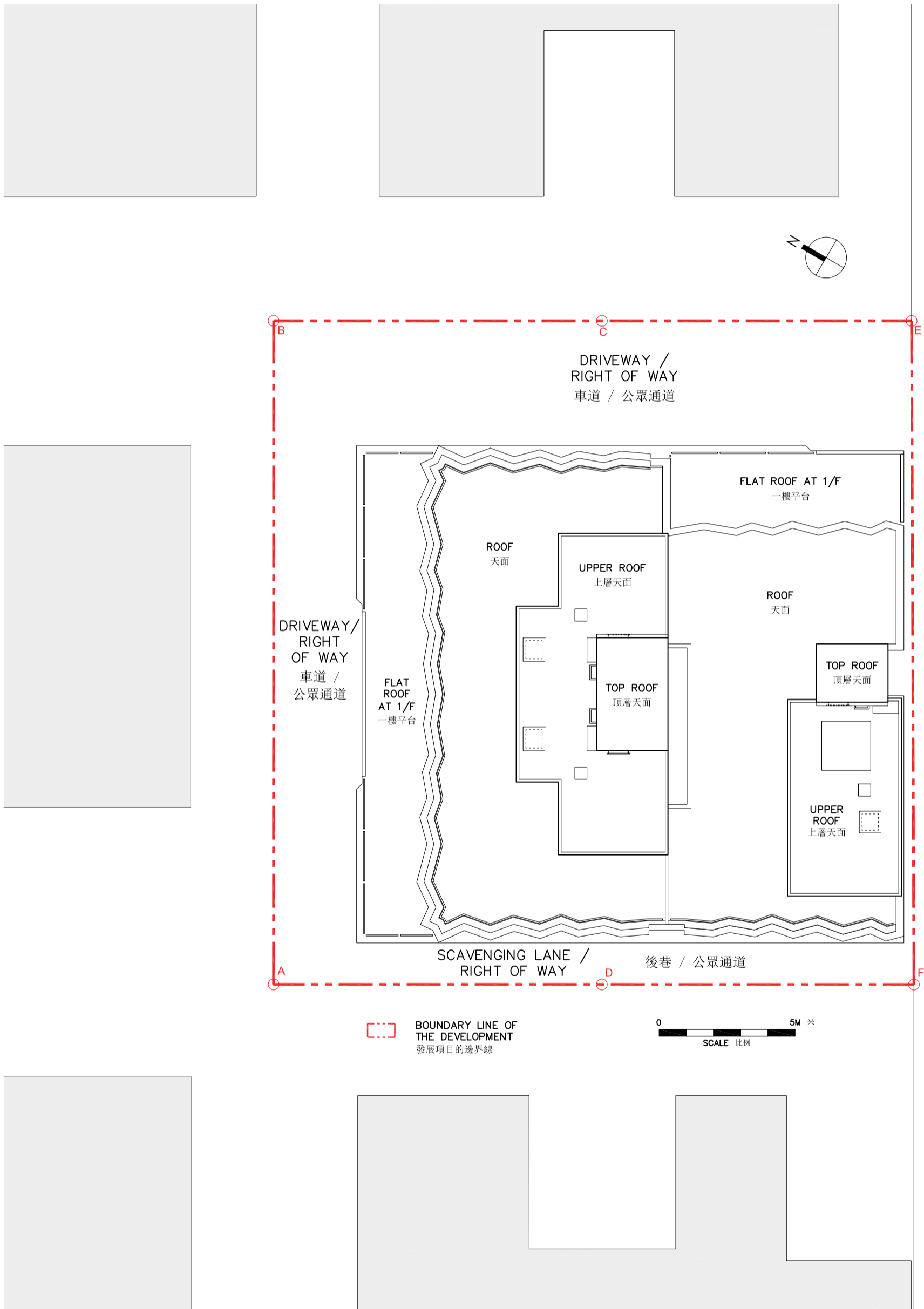
摘錄自 2017 年 8 月 25 日刊憲之北角 (港島規劃區第 8 區) 分區計劃大綱核准圖 (圖則編號 S/H8/26)。

### 備註:

- 由於技術性原因，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。
- 此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。

# 10 LAYOUT PLAN OF THE DEVELOPMENT

## 發展項目的布局圖



# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### LEGEND OF THE TERMS AND ABBREVIATIONS ON FLOOR PLANS

#### 樓面平面圖中的名詞及簡稱之圖例

A.F.	=	Architectural Feature 建築裝飾物
BATH/ Bathroom	=	Bathroom 浴室
B.R./ Bedroom	=	Bedroom 睡房
C.L.	=	Cat Ladder 貓梯
DIN.	=	Dining Room 飯廳
DN	=	Down 落
DOG HOUSE	=	Dog House 室外管道房
ELECT. METER ROOM	=	Electrical Meter Room 電錶房
ELECT. SWITCH ROOM	=	Electrical Switch Room 電掣房
EV CHARGING ROOM	=	Electric Vehicle Charging Room 電動車充電房
FAMILY AREA	=	Family Area 家庭區
FIXED GLASS PANEL	=	Fixed Glass Panel 固定玻璃窗
FLAT ROOF	=	Flat Roof 平台
FS. CONTROL RM.	=	Fire Services Control Room 消防控制室
FS. WATER TANK	=	Fire Services Water Tank 消防水缸
FS. & SPR. INLET AND SPR. CONTROL VALVE CABINET	=	Fire Services Inlet and Sprinkler Control Valve Cabinet 消防入水掣及花灑控制閥櫃
GLASS BALUSTRADE	=	Glass Balustrade 玻璃圍欄
GLASS CLADDING	=	Glass Cladding 玻璃掛件
GUEST LAV.	=	Guest Lavatory 訪客廁所
H.R.	=	Hose Reel 消防喉轆
KIT.	=	Kitchen 廚房
LAV.	=	Lavatory 廁所
LIFT	=	Lift 升降機
LIFT CONTROL PANEL	=	Lift Control Panel 升降機控制面板
LIFT LOBBY	=	Lift Lobby 升降機大堂
LIFT SHAFT	=	Lift Shaft 升降機機槽
LIV.	=	Living Room 客廳
LIVING & DINING	=	Living and Dining Room 客飯廳
M.B.R.	=	Master Bedroom 主人睡房
METAL CLADDING	=	Metal Cladding 金屬掛件
P.D.	=	Pipe Duct 管道槽
PLANTER	=	Planter 花槽
PRIVATE FLAT ROOF	=	Private Flat Roof 私人平台
FLUSHING WATER TANK & PUMP RM	=	Flushing Water Tank and Pump Room 沖廁水水缸及泵房
RC. PLINTH	=	Reinforced Concrete Plinth 混凝土基座
ROOF	=	Roor 天台
TOP/ UPPER ROOF	=	Top/ Upper Roof 頂層/上層天台
SPR. WATER TANK	=	Sprinkler Water Tank 花灑水缸
SPR. & FS PUMP RM.	=	Sprinkler and Fire Services Pump Room 花灑及消防泵房
S/S COVER FOR C.L.	=	Stainless Steel Cover for Cat Ladder 貓梯用不繡鋼蓋
STORE ROOM	=	Store Room 貯物室
TBE ROOM	=	Telecommunications and Broadcasting Equipment Room 電訊及廣播設備室
THK.	=	Thickness 厚度
UNIT	=	UNIT 單位
UP	=	Up 上
UTILITY ROOM	=	Utility Room 設備房
VOID	=	Void 空洞
WATER HEATER ROOM	=	Water Heater Room 熱水爐房
WATER METER CABINET	=	Water Meter Cabinet 水錶櫃
W.M.C.	=	Water Meter Cabinet 水錶櫃

#### Notes:

1. There may be architectural features and/or exposed pipes/ductings on external walls of some floors.
2. Common pipes and/or mechanical and electrical services exposed and/or enclosed in cladding are located at/adjacent to the flat roof and/or external wall of some units.
3. There are ceiling bulkheads and/or sunken slabs at lift lobby, living room, dining room, bedrooms, store, store room, kitchen, bathroom, lavatory and/or corridors of some units for the installation of the air-conditioning system and/or mechanical and electrical services.
4. Symbols of fittings and fitments shown on the floor plans, such as bathtubs, shower cubicle, sink, water closets, shower, sink counter etc. are architectural symbols retrieved from the latest approved building plans and are for general indication only
5. 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.

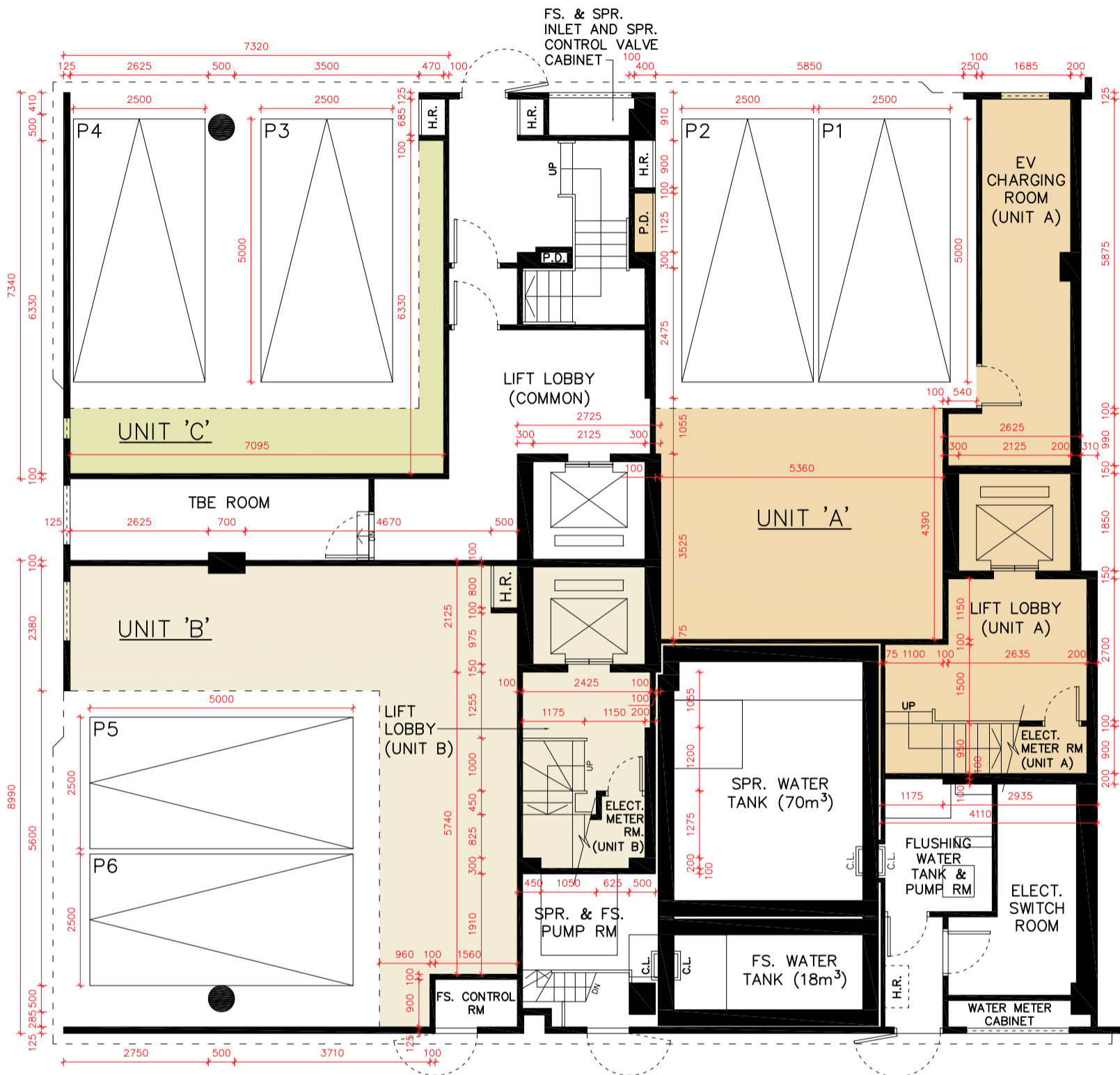
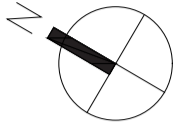
#### 備註:

1. 部分樓層外牆設有建築裝飾及 / 或外露喉管 / 管道。
2. 部分單位的平台及 / 或外牆設有外及 / 或內藏的公用喉管及 / 或其他機電設備。
3. 部分單位之升降機大堂、客廳、飯廳、睡房、士多房、貯物室、廚房、浴室、洗手間及 / 或走廊，或設有假天花及 / 或跌級樓板，內裝有冷氣系統及 / 或其他機電設備。
4. 樓面平面圖上所顯示的形象裝置符號，例如浴缸、淋浴間、洗滌盆、坐廁、花灑、洗滌盆櫃等乃摘自最新的經批准的建築圖則，只作一般性標誌。
5. 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。

# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

G/F Floor Plan  
地下樓面平面圖



0 5M 米  
SCALE 比例

Description 描述	Unit 單位		
	A	B	C
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of the residential property (mm) 住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3375, 3650		
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150		

Notes:

- The indications of fittings such as sinks, bathtubs, toilet bowls and wash basins, etc shown on the floor plans are indications of their approximate locations only and not indications of their actual size, design or shapes.
- The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
- The dimensions in the floor plans are all structural dimensions in millimetre.
- 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.

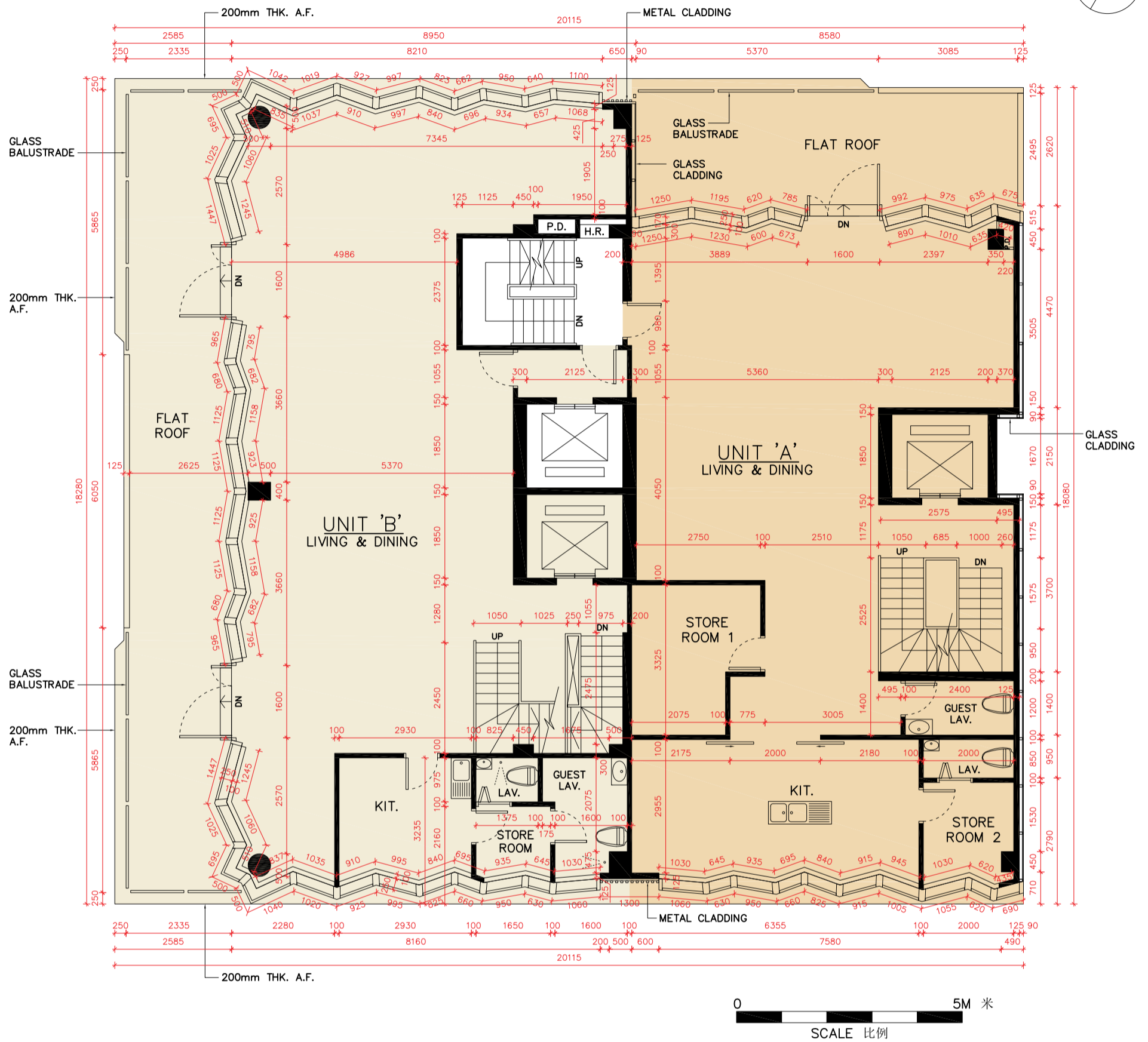
備註:

- 樓面平面圖所示之裝置如洗滌盆、浴缸、坐廁及洗面盆等只供展示其大約位置而非展示其實際大小、設計及形狀。
- 住宅物業之天花高度將會因應其結構、建築及 / 或裝修設計上的差異而有所不同。
- 平面圖所列之數字為以毫米標示之建築結構尺寸。
- 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。

# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

1/F Floor Plan  
1樓樓面平面圖



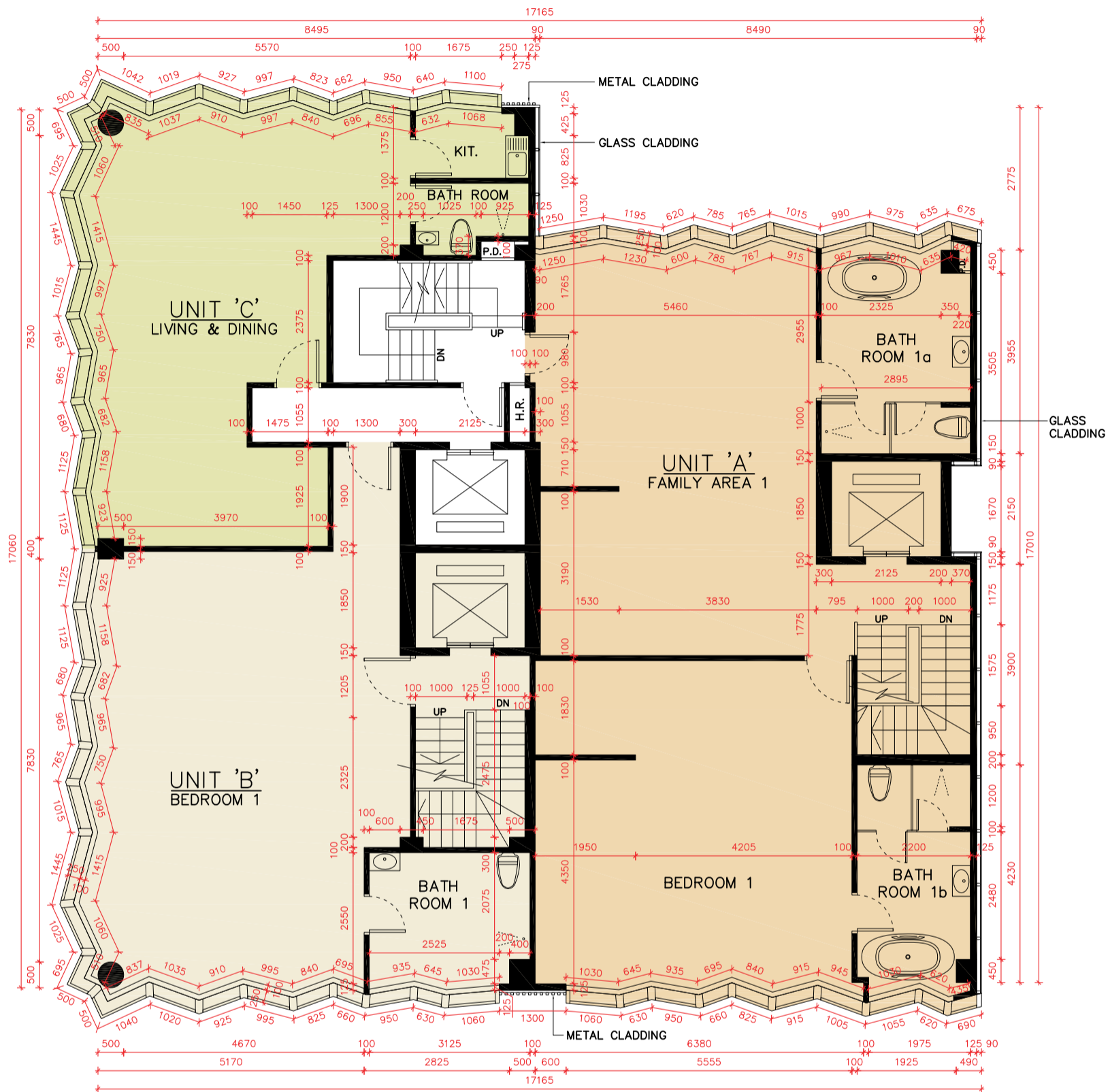
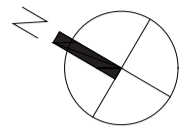
Description 描述	Unit 單位	
	A	B
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of the residential property (mm) 住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	4490	4490
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150, 200	150

- Notes:
- The indications of fittings such as sinks, bathtubs, toilet bowls and wash basins, etc shown on the floor plans are indications of their approximate locations only and not indications of their actual size, design or shapes.
  - The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
  - The dimensions in the floor plans are all structural dimensions in millimetre.
  - 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.
- 備註:
- 樓面平面圖所示之裝置如洗滌盆、浴缸、坐廁及洗面盆等只供展示其大約位置而非展示其實際大小、設計及形狀。
  - 住宅物業之天花高度將會因應其結構、建築及 / 或裝修設計上的差異而有所不同。
  - 平面圖所列之數字為以毫米標示之建築結構尺寸。
  - 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。

# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

2/F Floor Plan  
2樓樓面平面圖



0 5M 米  
SCALE 比例

Description 描述	Unit 單位		
	A	B	C
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of the residential property (mm) 住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3500		
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150, 175, 300		

Notes:

- The indications of fittings such as sinks, bathtubs, toilet bowls and wash basins, etc shown on the floor plans are indications of their approximate locations only and not indications of their actual size, design or shapes.
- The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
- The dimensions in the floor plans are all structural dimensions in millimetre.
- 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.

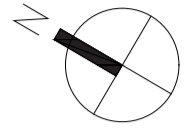
備註:

- 樓面平面圖所示之裝置如洗滌盆、浴缸、坐廁及洗面盆等只供展示其大約位置而非展示其實際大小、設計及形狀。
- 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
- 平面圖所列之數字為以毫米標示之建築結構尺寸。
- 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。

# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

3/F Floor Plan  
3樓樓面平面圖



0 5M 米  
SCALE 比例

Description 描述	Unit 單位				
	A	B	D	E	F
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of the residential property (mm) 住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3500				
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150, 175, 300	150, 175, 300	175, 300	150, 175, 300	150, 300

Notes:

- The indications of fittings such as sinks, bathtubs, toilet bowls and wash basins, etc shown on the floor plans are indications of their approximate locations only and not indications of their actual size, design or shapes.
- The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
- The dimensions in the floor plans are all structural dimensions in millimetre.
- 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

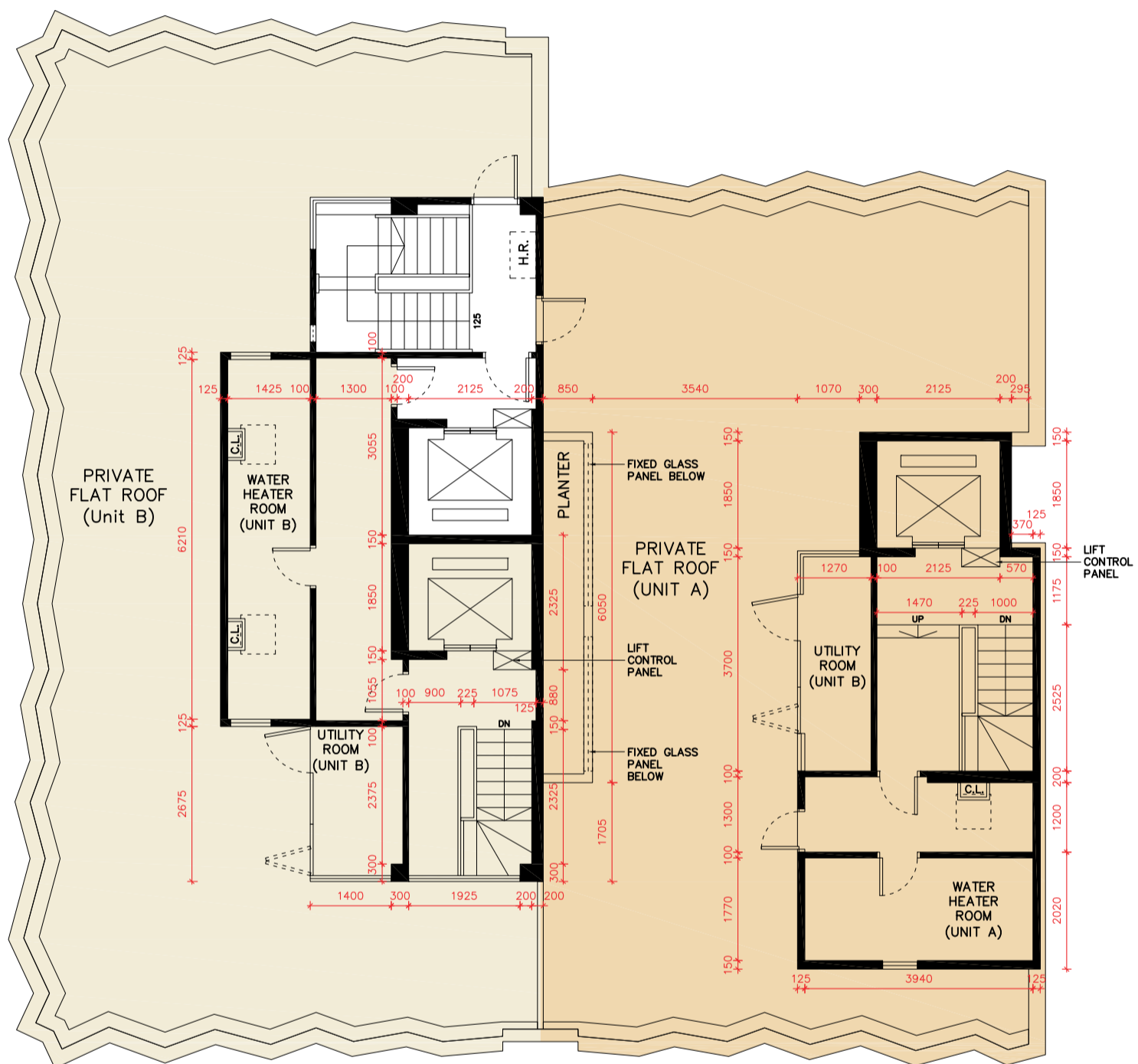
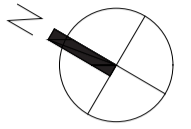
備註:

- 樓面平面圖所示之裝置如洗滌盆、浴缸、坐廁及洗面盆等只供展示其大約位置而非展示其實際大小、設計及形狀。
- 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
- 平面圖所列之數字為以毫米標示之建築結構尺寸。
- 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。

# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

R/F Floor Plan  
天台樓面平面圖



0 5M 米  
SCALE 比例

Description 描述	Unit 單位	
	A	B
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of the residential property (mm) 住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	2850, 5200	2850, 5200
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	125, 150, 175, 300	125, 150, 175, 300

Notes:

- The indications of fittings such as sinks, bathtubs, toilet bowls and wash basins, etc shown on the floor plans are indications of their approximate locations only and not indications of their actual size, design or shapes.
- The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
- The dimensions in the floor plans are all structural dimensions in millimetre.
- 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.

備註:

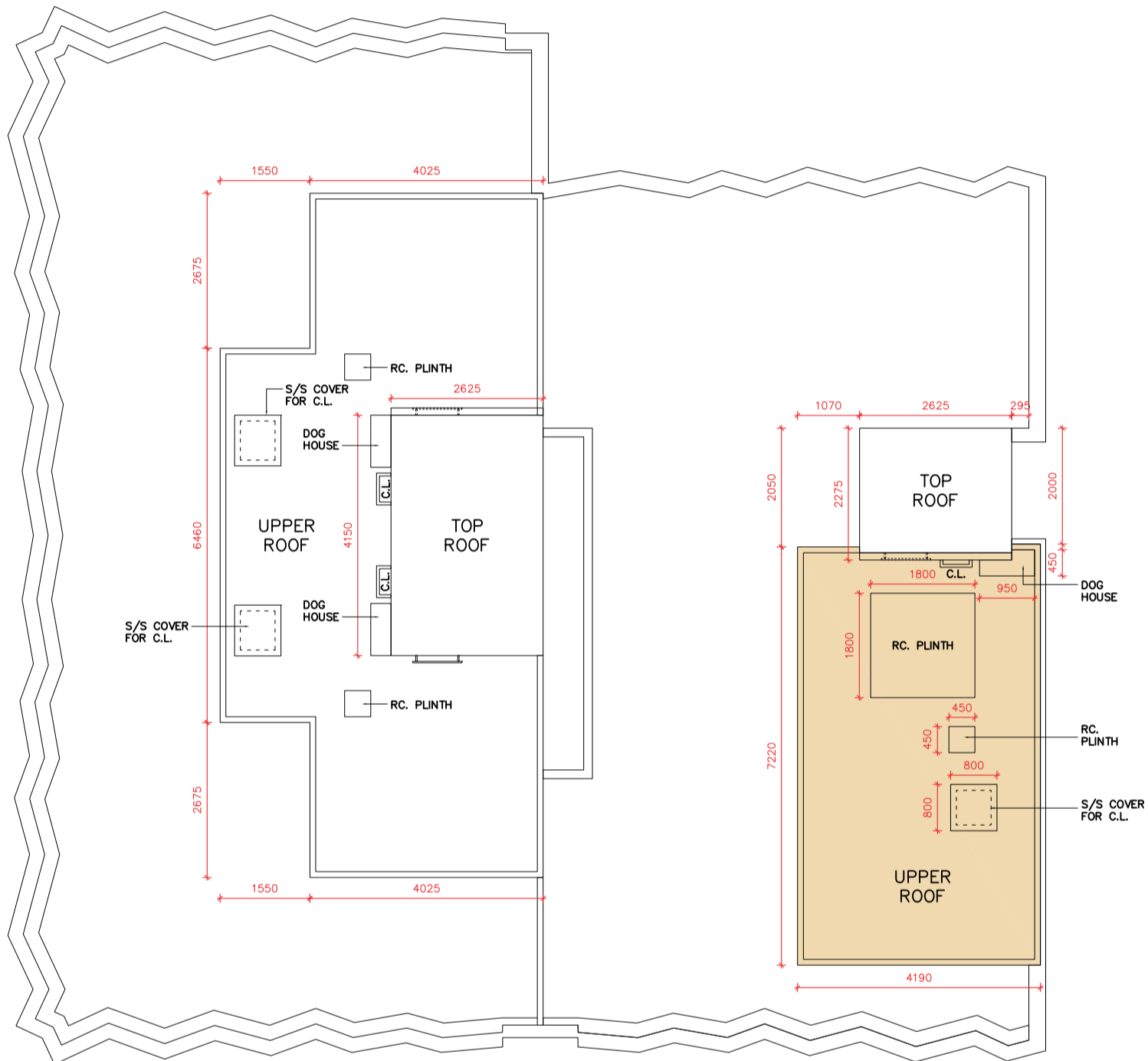
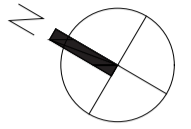
- 樓面平面圖所示之裝置如洗滌盆、浴缸、坐廁及洗面盆等只供展示其大約位置而非展示其實際大小、設計及形狀。
- 住宅物業之天花高度將會因應其結構、建築及 / 或裝修設計上的差異而有所不同。
- 平面圖所列之數字為以毫米標示之建築結構尺寸。
- 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。



# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

Upper R/F Floor Plan  
上層天台樓面平面圖



0 5M 米  
SCALE 比例

Description 描述	Unit 單位	
	A	B
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of the residential property (mm) 住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	-	-
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150	150

Notes:

- The indications of fittings such as sinks, bathtubs, toilet bowls and wash basins, etc shown on the floor plans are indications of their approximate locations only and not indications of their actual size, design or shapes.
- The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
- The dimensions in the floor plans are all structural dimensions in millimetre.
- 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.

備註:

- 樓面平面圖所示之裝置如洗滌盆、浴缸、坐廁及洗面盆等只供展示其大約位置而非展示其實際大小、設計及形狀。
- 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
- 平面圖所列之數字為以毫米標示之建築結構尺寸。
- 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。

# 12 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. metre (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. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
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
G,1,2,3,R & UR/F 地下、1樓、2樓、3樓、天台及上層天台	A	486.626 (5,238) Balcony 露台 : - (-) Utility Platform 工作平台 : - (-)	-	-	-	27.005 (291)	-	-	83.111 (894)	-	-	-
G,1,2,3,R/F 地下、1樓、2樓、3樓及天台	B	388.125 (4,178) Balcony 露台 : - (-) Utility Platform 工作平台 : - (-)	-	-	-	49.863 (537)	-	-	82.448 (887)	-	-	-
G, 2/F 地下及 2 樓	C	67.788 (730) Balcony 露台 : - (-) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
3 樓 / F	D	19.027 (205) Balcony 露台 : - (-) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
	E	23.119 (249) Balcony 露台 : - (-) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
	F	15.974 (172) Balcony 露台 : - (-) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-

The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) set out in the above table are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.

The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) set out in the above table is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

#### Note:

- The areas as specified above in square feet are converted from the areas in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
- There is no verandah in the residential properties in the Development.

上述所列之每個住宅物業的實用面積, 以及每一個露台、工作平台或陽台 (如有的話) 的樓面面積, 是按照《一手住宅物業銷售條例》第 8 條計算得出的。

上述所列之每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院 (如有的話) 的面積, 是按照《一手住宅物業銷售條例》附表 2 第 2 部計算得出的。

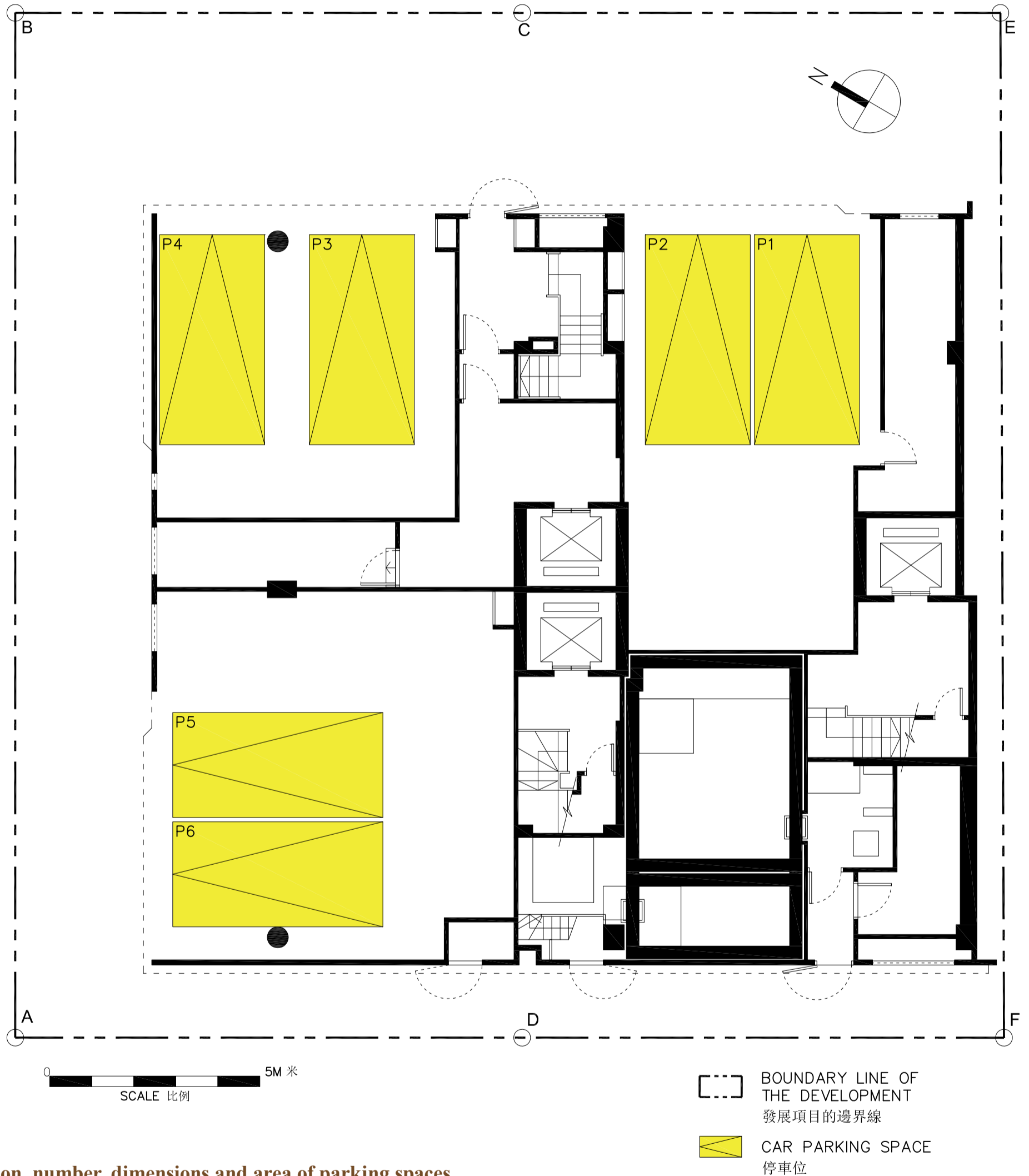
#### 備註:

- 上述以平方呎表述之面積由以平方米表述之面積以 1 平方米 = 10.764 平方呎換算並四捨五入至整數平方呎之方法計算得出, 與以平方米表述之面積可能有些微差異。
- 發展項目住宅物業並無陽台。


# 13 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

## 發展項目中的停車位的樓面平面圖

G/F  
地下



**Location, number, dimensions and area of parking spaces**  
停車位位置、數目、尺寸及面積表

Category of Parking Space 停車位類別	Parking Space Number 停車位編號	Location 位置	Number 數量	The Dimensions of Each Parking Space (L x W)(m) 每個停車位的尺寸 (長 x 闊) (米)	Area Per Parking Space (sq. m.) 每個停車位面積 (平方米)
 Car Parking Spaces 停車位	P1 – P6	G/F 地下	6	5 x 2.5	12.5

# 14 SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

## 臨時買賣合約的摘要

- (1) A preliminary deposit of 5% of the purchase price is payable on the signing of the preliminary agreement for sale and purchase.
  - (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) 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) 在簽署臨時合約時須支付款額為售價之 5% 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份持有。
  - (3) 如買方沒有於訂立該臨時合約的日期之後五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。

# 15 SUMMARY OF DEED OF MUTUAL COVENANT

## 公契的摘要

### (A) The common parts of the Development

“**Common Areas**” means collectively the Development Common Areas, the Apartment Common Areas, the Common Areas for Unit A and Car Parking Spaces P1 and P2, the Common Areas for Unit B and Car Parking Spaces P5 and P6 and the Common Areas for Unit C and Car Parking Spaces P3 and P4.

“**Common Facilities**” means collectively the Development Common Facilities, the Apartment Common Facilities, the Common Facilities for Unit A and Car Parking Spaces P1 and P2 and the Common Facilities for Unit C and Car Parking Spaces P3 and P4.

“**Development Common Areas**” means all those areas or parts of the Land and the Development the right to the use of which is designated by the Registered Owner in accordance with the provisions of the Deed of Mutual Covenant for the common use and benefit of the Owners and occupiers of the Units and is not given by the Deed of Mutual Covenant or otherwise to the Registered Owner or the Owner of any individual Unit and is not otherwise specifically assigned and which include, without limiting the generality of the foregoing, [the foundations and structures, structural walls and all those part or parts of the external walls of the Development including: the claddings and architectural fins and features thereon and the curtain wall structure thereof BUT excluding such part of the external walls (including the curtain wall structure thereof) which form part of the Residential Units and the Apartment Common Areas; parapet-walls, canopies, cladding, [Rights of Ways, Slope Structures which are located within the land], passages, ramps, fire services and sprinkler inlet and sprinkler control valve cabinet, fire services water tank, sprinkler water tank, sprinkler and fire services pump rooms, flushing water tank and pump room, fire services control room, water meter cabinet, electricity switch room, pipe ducts, telephone ducts, cable ducts, hose reel cabinet, fence wall, aerial broadcast distribution or telecommunications network facilities] and such areas within the meaning of “common parts” as defined in Section 2 of the Building Management Ordinance (Chapter 344 of the Laws of Hong Kong) but EXCLUDING the Apartment Common Areas, Common Areas for Unit A and Car Parking Spaces P1 and P2, Common Areas for Unit B and Car Parking Spaces P5 and P6 and Common Areas for Unit C and Car Parking Spaces P3 and P4.

“**Development Common Facilities**” means all those installations and facilities in the Development Common Areas used in common by or installed for the common benefit of all the Units and not for the exclusive use or benefit of any individual Unit and which, without limiting the generality of the foregoing, include [drains, catchpits, channels, manholes within the Land and the Development, switches, ventilation air ducts, fresh air duct, exhaust air duct, meters, pipes, fire hose reel, pumps, wires, cables, lights, television antennae, telecommunications and broadcasting distribution networks, wires, cables, lightning pole, and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Land through which fresh or salt water, sewage, gas, telephone, electricity and other services are supplied to the Development, lighting facilities, fire prevention and fighting equipment and apparatus, security systems and apparatus, air-conditioning and 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].

“**Apartment Common Areas**” means all those areas or parts of the Land and the Development the right to the use of which is designated by the Registered Owner in accordance with the provisions of the Deed of Mutual Covenant for common use and benefit of the Owners and occupiers of the Apartments and is not given or reserved by the Deed of Mutual Covenant or otherwise to the Registered Owner or the Owner of any individual Apartment and is not otherwise specifically assigned and which, without limiting the generality of the foregoing, include [all those part or parts of the external walls of the Apartments including: the claddings and architectural fins and features thereon and the curtain wall structure thereof BUT excluding such part of the external walls (including the curtain wall structure thereof) which form part of the Apartments and the Development Common Areas, passages, entrances, landings, lift hall, entrance lobby, lift lobbies, protected lobby to a required staircase, lift shafts, Common Staircase, telecommunications and broadcasting room, electricity meter room, lift control panel, structural walls, external walls and surfaces of the Apartments, stairways, cat ladder, dog house, reinforced concrete plinth and roofs (which do not form part of any Apartment) and top roof and upper roof ].

“**Apartment Common Facilities**” means all those installations and facilities in the Apartment Common Areas used in common by or installed for the common benefit of all the Apartments and not for the exclusive use or benefit of any individual Apartment and which, without limiting the generality of the foregoing, include [drains, switches, channels, ventilation air ducts, fresh air duct, exhaust air duct, meters, pipes, pipe ducts, fire hose reel, pumps, wires, cables, lights, antennae, lifts, lift shafts, installations and facilities in the lift machine room, lighting facilities, fire prevention and fighting equipment and apparatus, security systems and apparatus,

air-conditioning and ventilation system and any other mechanical systems, devices or facilities installed or provided in the Development intended for common use and benefit of the Apartments].

“**Common Areas for Unit A and Car Parking Spaces P1 and P2**” means all those areas or parts of the Ground Floor of the Development intended for the common use and benefit of the Owners and occupiers of Unit A and Car Parking Spaces P1 and P2 and which include, without limiting the generality of the foregoing, [the driveways, entrances, exits, drainage cavity and hose reel] designated by the Registered Owner to be Common Areas for Unit A and Car Parking Spaces P1 and P2 in accordance with the provisions of the Deed of Mutual Covenant.

“**Common Facilities for Unit A and Car Parking Spaces P1 and P2**” means all those installations and facilities in the Common Areas for Unit A and Car Parking Spaces P1 and P2 used in common by or installed for the common benefit of Unit A and Car Parking Spaces P1 and P2 and which, without limiting the generality of the foregoing, include the fire hose reel and any other mechanical systems, devices or facilities installed or provided in the Development intended for common use and benefit of Unit A and Car Parking Spaces P1 and P2.

“**Common Areas for Unit B and Car Parking Spaces P5 and P6**” means all those areas or parts of the Ground Floor of the Development intended for the common use and benefit of the Owners and occupiers of Unit B and Car Parking Spaces P5 and P6 and which include, without limiting the generality of the foregoing, [the driveways, entrances, exits and drainage cavity] designated by the Registered Owner to be Common Areas for Unit B and Car Parking Spaces P5 and P6 in accordance with the provisions of the Deed of Mutual Covenant.

“**Common Areas for Unit C and Car Parking Spaces P3 and P4**” means all those areas or parts of the Ground Floor of the Development intended for the common use and benefit of the Owners and occupiers of Unit C and Car Parking Spaces P3 and P4 and which include, without limiting the generality of the foregoing, [the driveways, entrances, exits, drainage cavity and the hose reel] designated by the Registered Owner to be Common Areas for Unit C and Car Parking Spaces P3 and P4 in accordance with the provisions of the Deed of Mutual Covenant.

“**Common Facilities for Unit C and Car Parking Spaces P3 and P4**” means all those installations and facilities in the Common Areas for Unit C and Car Parking Spaces P3 and P4 used in common by or installed for the common benefit of Unit C and Car Parking Spaces P3 and P4 and which, without limiting the generality of the foregoing, include the fire hose reel and any other mechanical systems, devices or facilities installed or provided in the Development intended for common use and benefit of Unit C and Car Parking Spaces P3 and P4.

### (B) The number of undivided shares assigned to each residential property in the Development

Unit	Undivided Shares of Each Unit
A	6268
B	5204
C	678
D	190
E	231
F	160

### (C) The term of years for which the manager of the Development is appointed

Subject to the provisions of the Building Management Ordinance (Chapter 344 of the Laws of Hong Kong), and sub-clauses (b), (c) and (d) of Clause 2 of Subsection A of Section VI of the Deed of Mutual Covenant, the Manager is appointed as the first manager to manage the Land and the Development for the initial term of two years from the date under the Deed of Mutual Covenant and thereafter shall continue to manage the Development until its appointment is terminated in accordance with the provisions of the Deed of Mutual Covenant.

#### Notes:

The number of management shares of a residential property is the same as the number of undivided shares allocated to that residential property. However, the total number of undivided shares in the development is different from the number of management shares in the development. The total number of management shares of all residential properties in the development is [12,731]. The total number of management shares in the development is [13,481].

# 15 SUMMARY OF DEED OF MUTUAL COVENANT

## 公契的摘要

### **(D) The basis on which the management expenses are shared among the Owners of the residential properties in the Development**

The Manager shall determine the amount which each Owner shall contribute towards the management expenditure in accordance with the following principles:

- (a) Each Owner of a Unit of the Development shall contribute to the amount assessed under Part A of the annual Management Budget in the proportion which the number of the Management Shares allocated to his Unit bears to the total number of the Management Shares allocated to all Units of and in the Development. Part A shall cover the estimated management expenditure which in the opinion of the Manager are attributable to the management and maintenance of the Development Common Areas and Development Common Facilities or for the benefit of all the Owners (excluding those estimated management expenditure contained in Part B, Part C, Part D and Part E of the Management Budget).
- (b) Each Owner in addition to the amount payable under (a) above shall in respect of each Apartment of which he is the Owner contribute to the amount assessed under Part B of the annual Management Budget in the proportion which the number of Management Shares allocated to his Apartment bears to the total number of the Management Shares allocated to all Apartments of and in the Development. Part B shall contain the estimated management expenditure which in the opinion of the Manager are attributable solely to the management and maintenance of the Apartment Common Areas and Apartment Common Facilities or solely for the benefit of all the Owners of the Apartments.
- (c) Each Owner of Unit A and Car Parking Spaces P1 and P2 in addition to the amount payable under (a) above shall in respect of each Unit of which he is the Owner contribute to the amount assessed under Part C of the annual Management Budget in the proportion which the number of Management Shares allocated to his Unit bears to the total number of Management Shares allocated to Unit A and Car Parking Spaces P1 and P2. Part C shall contain the estimated management expenditure which in the opinion of the Manager are attributable solely to the management and maintenance of the Common Areas for Unit A and Car Parking Spaces P1 and P2 and Common Facilities for Unit A and Car Parking Spaces P1 and P2 or solely for the benefit of all the Owners of Unit A and Car Parking Spaces P1 and P2.
- (d) Each Owner of Unit B in addition to the amount payable under (a) and (b) above shall contribute to the amount assessed under Part D of the annual Management Budget in the proportion which the number of Management Shares allocated to his Unit bears to the total number of Management Shares allocated to Unit B and Car Parking Spaces P5 and P6. Part D shall contain the estimated management expenditure which in the opinion of the Manager are attributable solely to the management and maintenance of the Common Areas for Unit B and Car Parking Spaces P5 and P6 or solely for the benefit of all the Owners of Unit B and Car Parking Spaces P5 and P6.
- (e) Each Owner of Unit C in addition to the amount payable under (a) and (b) above shall contribute to the amount assessed under Part E of the annual Management Budget in the proportion which the number of Management Shares allocated to his Unit bears to the total number of Management Shares allocated to Unit C and Car Parking Spaces P3 and P4. Part E shall contain the estimated management expenditure which in the opinion of the Manager are attributable solely to the management and maintenance of the Common Areas for Unit C and Car Parking Spaces P3 and P4 and Common Facilities for Unit C and Car Parking Spaces P3 and P4 or solely for the benefit of all the Owners of Unit C and Car Parking Spaces P3 and P4.
- (f) Each Owner of Car Parking Spaces P3 and P4 in addition to the amount payable under (a) above shall in respect of each Car Parking Space of which he is the Owner contribute to the amount assessed under Part E of the annual Management Budget in the proportion which the number of Management Shares allocated to his Car Parking Space bears to the total number of Management Shares allocated to Unit C and Car Parking Spaces P3 and P4.

- (g) Each Owner of Car Parking Spaces P5 and P6 in addition to the amount payable under (a) above shall in respect of each Car Parking Space of which he is the Owner contribute to the amount assessed under Part D of the annual Management Budget in the proportion which the number of Management Shares allocated to his Car Parking bears to the total number of Management Shares allocated to Unit B and Car Parking Spaces P5 and P6. Unless otherwise determined by the Manager each Owner shall on the first day of each and every calendar month (whether legally demanded or not) pay to the Manager a sum representing one-twelfth of such Owner's liability to contribute to the management expenditure for that year.

### **(E) The basis on which the management fee deposit is fixed**

The first Owner of each Unit shall upon the assignment of the Unit from the First Owner deposit with the Manager as security for the due payment of all amounts which may be or become payable by him under the Deed of Mutual Covenant a sum equivalent to 3 month's monthly contribution of the first year's budgeted management expenses and such sum shall not be used to set off against monthly contribution of the management expenses or any other contributions to be made by him and such sum is non-refundable but transferable.

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

Not applicable.

#### Notes:

1. Unless otherwise defined in this sales brochure, capitalized terms used in the above shall have the same meaning of such terms in the latest draft of the Deed of Mutual Covenant.
2. For full details of the Deed of Mutual Covenant, please refer to latest draft of the Deed of Mutual Covenant. Copies of the latest draft Deed of Mutual Covenant are available for inspection free of charge during opening hours at the place at which the residential property is offered to be sold and can be obtained upon payment of the necessary photocopying charges.

# 15 SUMMARY OF DEED OF MUTUAL COVENANT

## 公契的摘要

### (A) 發展項目的公用部分

「**公用地方**」統指「發展項目公用地方」、「住宅公用地方」、「A 單位及 P1 與 P2 停車位公用地方」、「B 單位及 P5 與 P6 停車位公用地方」和「C 單位及 P3 與 P4 停車位公用地方」。

「**公用設施**」統指「發展項目公用設施」、「住宅公用設施」、「A 單位及 P1 與 P2 停車位公用設施」和「C 單位及 P3 與 P4 停車位公用設施」。

「**發展項目公用地方**」指「註冊業主」依據「公契」條文規定將使用權指定供各「單位」「業主」及佔用人公用與共享，而「公契」等並無指定供「註冊業主」或任何個別「單位」「業主」專用且並未明確轉讓的所有「該土地」及「發展項目」範圍或部分。茲毋損前文之一般規定，其中包括[地基及結構、結構牆和「發展項目」外牆所有一個或多個部分，包括：該處的面板及建築鰭板和裝飾及幕牆結構，但不包括構成「住宅單位」及「住宅公用地方」一部分的外牆部分（包括該處的幕牆結構）、護牆、簷篷、面板、[位於「該土地」的通行權、「斜坡結構」、通道、斜路、消防及花灑入水掣和花灑控制閘櫃、消防水箱、花灑水箱、花灑及消防泵房、沖廁水箱及泵房、消防控制室、水錶櫃、電掣房、水管槽、電話線槽、電纜槽、喉轆櫃、圍牆、天線廣播分導或電訊網絡設施]，以及符合《建築物管理條例》（第 344 章）第 2 條定義為「公用部分」的地方，但不包括「住宅公用地方」、「A 單位及 P1 與 P2 停車位公用地方」、「B 單位及 P5 與 P6 停車位公用地方」和「C 單位及 P3 與 P4 停車位公用地方」。

「**發展項目公用設施**」指「發展項目公用地方」內供所有「單位」公用或安裝供其共享的所有裝置及設施，而非供任何個別「單位」專用或專享。茲毋損前文之一般規定，包括[「該土地」及「發展項目」內的排水渠、集水井、渠道、沙井、開關裝置、通風管道、鮮風管道、排氣管道、儀錶、水管、消防喉轆、泵、電線、電纜、照明裝置、電視天線、電訊及廣播分導網絡、電線、電纜、避雷針、和現時或於任何時間位於「該土地」之內、其下、其上或貫穿該處為「發展項目」供應食水或鹹水、污水排放、氣體、電話、電力及其他服務的鋪管或非鋪管設施、照明設施、防火及滅火設備與器材、保安系統及器材、冷氣及通風系統，以及在「發展項目」安裝或設置擬供「發展項目」公用與共享的其他機械系統、裝置或設施]。

「**住宅公用地方**」指「註冊業主」依據「公契」條文規定將使用權指定供各「住宅」「業主」及佔用人公用與共享，而「公契」等並無指定或保留供「註冊業主」或任何個別「住宅」「業主」專用且並未明確轉讓的所有「該土地」及「發展項目」範圍或部分。茲毋損前文之一般規定，其中包括[「住宅」外牆所有一個或多個部分，包括：該處的面板及建築鰭板和裝飾及幕牆結構，但不包括構成「住宅」及「發展項目公用地方」一部分的外牆部分（包括該處的幕牆結構）、通道、入口、樓梯平台、電梯間、入口大堂、電梯大堂、通往指定樓梯的防護門廊、電梯槽、「公共樓梯」、電訊及廣播室、電錶房、電梯控制屏、「住宅」的結構牆、外牆及表面、階梯、豎梯、機電管道房、鋼筋混凝土基座及天台（不屬於任何「住宅」一部分）及頂層天台和上層天台]。

「**住宅公用設施**」指「住宅公用地方」內供所有「住宅」公用或安裝供其共享的所有裝置及設施，而非供任何個別「住宅」專用或專享。茲毋損前文之一般規定，包括[排水渠、開關裝置、渠道、通風管道、鮮風管道、排氣管道、儀錶、水管、水管槽、消防喉轆、泵、電線、電纜、照明裝置、天線、電梯、電梯槽、電梯機房內裝置及設施、照明設施、防火及滅火設備與器材、保安系統及器材、空調及通風系統，以及在「發展項目」安裝或設置擬供「住宅」公用與共享的任何其他機械系統、裝置或設施]。

「**A 單位及 P1 與 P2 停車位公用地方**」指「發展項目」地下層擬供「A 單位」和 P1 與 P2 停車位「業主」及佔用人公用與共享的所有範圍或部分，茲毋損前文之一般規定，其中包括「註冊業主」依據「公契」條文規定指定為「A 單位及 P1 與 P2 停車位公用地方」的[行車道、入口、出口、排水洞及喉轆]。

「**A 單位及 P1 與 P2 停車位公用設施**」指「A 單位及 P1 與 P2 停車位公用地方」內供「A 單位」和 P1 與 P2 停車位公用或安裝供其共享的所有裝置及設施，茲毋損前文之一般規定，其中包括消防喉轆及在「發展項目」安裝或設置擬供「A 單位」和 P1 與 P2 停車位公用與共享的任何其他機械系統、裝置或設施。

「**B 單位及 P5 與 P6 停車位公用地方**」指「發展項目」地下層擬供 B 單位和 P5 與 P6 停車位「業主」及佔用人公用與共享的所有範圍或部分，茲毋損前文之一般規定，其中包括「註冊業主」依據「公契」條文規定指定為「B 單位及 P5 與 P6 停車位公用地方」的[行車道、入口、出口及排水洞]。

「**C 單位及 P3 與 P4 停車位公用地方**」指「發展項目」地下層擬供 C 單位和 P3 與 P4 停車位「業主」及佔用人公用與共享的所有範圍或部分，茲毋損前文之一般規定，其中包括「註冊業主」依據「公契」條文規定指定為「C 單位及 P3 與 P4 停車位公用地方」的[行車道、入口、出口、排水洞及喉轆]。

「**C 單位及 P3 與 P4 停車位公用設施**」指「C 單位及 P3 與 P4 停車位公用地方」內供 C 單位和 P3 與 P4 停車位公用或安裝供其共享的所有裝置及設施，茲毋損前文之一般規定，其中包括消防喉轆及在「發展項目」安裝或設置擬供 C 單位和 P3 與 P4 停車位公用與共享的任何其他機械系統、裝置或設施。

### (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

單位	不分割份數數目
A	6,268
B	5,204
C	678
D	190
E	231
F	160

### (C) 有關「發展項目」的管理人的委任年期

受限於《建築物管理條例》（第 344 章）條文和「公契」第 VI 節 A 次節第 2 條 (b)、(c) 及 (d) 款之規定，「管理人」獲委任為管理「該土地」及「發展項目」的首任管理人，首屆任期為自「公契」日期起兩年，隨後續任管理「發展項目」，直至按照「公契」條文被終止委任。

#### 附註：

住宅物業的管理份數數目與其不分割份數數目相同，但發展項目的不分割份數總額與其管理份數數目不同。發展項目所有住宅物業的管理份數總數為 [12,731] 份，而發展項目的管理份數總數為 [13,481]。

# 15 SUMMARY OF DEED OF MUTUAL COVENANT

## 公契的摘要

### (D) 「發展項目」中的住宅物業「業主」之間分擔管理開支的計算基準

「管理人」將按照以下原則釐定每名「業主」應分擔的管理開支金額：

- (a) 「發展項目」每個「單位」的「業主」應按比例分擔年度「管理預算案」A 部分評定的款項，攤付金額按照「業主」所持「單位」的「管理份數」數目佔「發展項目」內所有「單位」「管理份數」總數的比例計算。A 部分涵蓋「管理人」認為應歸因於「發展項目公用地方」及「發展項目公用設施」管理和維修事務或本着全體「業主」受益招致的估計管理開支（不包括「管理預算案」B、C、D 及 E 部分列明的估計管理開支）。
- (b) 除以上 (a) 款所載的款項外，每名「業主」另須就其擁有的每個「住宅」分擔年度「管理預算案」B 部分評定的款項，攤付金額按照「業主」所持「住宅」的「管理份數」數目佔「發展項目」內所有「住宅」「管理份數」總數的比例計算。B 部分涵蓋「管理人」認為只歸因於「住宅公用地方」及「住宅公用設施」管理和維修事務或純粹本着所有「住宅」「業主」受益招致的估計管理開支。
- (c) 除以上 (a) 款所載的款項外，每名「A 單位」和 P1 與 P2 停車位的「業主」另須就其擁有的每個「單位」分擔年度「管理預算案」C 部分評定的款項，攤付金額按照「業主」所持「單位」的「管理份數」數目佔「A 單位」和 P1 與 P2 停車位「管理份數」總數的比例計算。C 部分涵蓋「管理人」認為只歸因於「A 單位及 P1 與 P2 停車位公用地方」和「A 單位及 P1 與 P2 停車位公用設施」管理和維修事務或純粹本着所有「A 單位」和 P1 與 P2 停車位「業主」受益招致的估計管理開支。
- (d) 除以上 (a) 及 (b) 款所載的款項外，每名 B 單位的「業主」另須就其擁有的每個「單位」分擔年度「管理預算案」D 部分評定的款項，攤付金額按照「業主」所持「單位」的「管理份數」數目佔 B 單位和 P5 與 P6 停車位「管理份數」總數的比例計算。D 部分涵蓋「管理人」認為只歸因於「B 單位及 P5 與 P6 停車位公用地方」管理和維修事務或純粹本着所有 B 單位和 P5 與 P6 停車位「業主」受益招致的估計管理開支。
- (e) 除以上 (a) 款所載的款項外，每名「A 單位」和 P1 與 P2 停車位的「業主」另須就其擁有的每個「單位」分擔年度「管理預算案」C 部分評定的款項，攤付金額按照「業主」所持「單位」的「管理份數」數目佔「A 單位」和 P1 與 P2 停車位「管理份數」總數的比例計算。C 部分涵蓋「管理人」認為只歸因於「A 單位及 P1 與 P2 停車位公用地方」和「A 單位及 P1 與 P2 停車位公用設施」管理和維修事務或純粹本着所有「A 單位」和 P1 與 P2 停車位「業主」受益招致的估計管理開支。
- (f) 除以上 (a) 款所載的款項外，每名 P3 與 P4 停車位的「業主」另須就其擁有的每個「停車位」分擔年度「管理預算案」E 部分評定的款項，攤付金額按照「業主」所持「停車位」的「管理份數」數目佔 C 單位和 P3 與 P4 停車位「管理份數」總數的比例計算。
- (g) 除以上 (a) 款所載的款項外，每名 P5 與 P6 停車位的「業主」另須就其擁有的每個「停車位」分擔年度「管理預算案」D 部分評定的款項，攤付金額按照「業主」所持「停車位」的「管理份數」數目佔 B 單位和 P5 與 P6 停車位「管理份數」總數的比例計算。

除非「管理人」另行決定，否則每名「業主」應在每個曆月首日向「管理人」支付該年應分擔管理開支總額部分的十二分之一（不論有否發出法定付款要求）。

### (E) 計算管理費按金的基準

每個「單位」首任「業主」向「首任業主」承讓「單位」時，應向「管理人」支付按金，以保證其按時繳付「公契」指定其可能需付或應付的所有款項。按金相等於首年預算管理開支的 3 個月分擔金額，「業主」不得以按金抵扣管理開支的每月攤付款項或其應分擔的其他款項，按金不會退還但可以轉戶。

### (F) 擁有人在「發展項目」中保留作自用的範圍（如有）

不適用。

附註：

1. 除非本售樓說明書另有規定，上文中所有加上括號的詞語，一律採用最新「公契」版本訂明的定義。
2. 請查閱最新「公契」版本以了解全部詳情。最新的「公契」版本全文可於住宅物業售樓處開放時間內免費閱覽，並且可支付所需影印費用後取得副本。



# 16 SUMMARY OF LAND GRANT

## 批地文件的摘要

1. The development is situated on Section E of Inland Lot No.6408 and the Remaining Portion of Inland Lot No.6408 (collectively “the Land”).
2. The Land is held under Government Lease of Inland Lot No.6408 dated 22nd April 1950 (“the Land Grant”) for a term of 75 years from the 30th day of November 1931 with a right of renewal for one further term of 75 years.
3. The Land Grant provides that “*the said Lessee or any other person or persons shall not nor will during the continuance of this demise use exercise or follow in or upon the demised premises or any part thereof the trade or business of a Brazier Slaughterman Soap-maker Sugar-baker Fellmonger Melter of tallow Oilman Butcher Distiller Victualler or Tavern-keeper Blacksmith Nightman Scavenger or any other noisy noisome or offensive trade or business whatever without the previous license of His said Majesty signified in writing by the Governor or other person duly authorized in that behalf*”.
4. The Land Grant provides that the Lessee “*will not erect on the said piece or parcel of ground any buildings other than houses of European type and will not erect thereon more than three such houses AND will obtain the special approval of the said Director (His said Majesty’s Director of Public Works) to the design of the exterior elevations and the disposition and height or any building erected or to be erected on the said piece or parcel of ground or on any future extension thereto*”.
5. The Land Grant provides that the Land was granted “*with a free and uninterrupted right for the said Lessee his tenants servants visitors workmen and other persons authorized by the said Lessee in that behalf from time to time and at all times during the continuance of this demise for all purposes connected with the proper use and enjoyment of the said demised premises to pass and repass on along over by and through those portions of Inland Lots Nos. 6409, 6411, 6412, 6413 and 6415 coloured green and that portion of Crown Land coloured yellow on the said plan*” (as annexed to the Land Grant).
6. The Land Grant provides that it was “*EXCEPT AND RESERVED unto His said Majesty and others the Lessee or Lessees of Inland Lots Nos.4222 and 4611 aforesaid licensed by Him their tenants servants visitors workmen and other persons authorized by them in that behalf a free and uninterrupted right from time to time and at all times during the continuance of this demise for all purposes connected with the proper use and enjoyment of Inland Lots Nos. 4222 and 4611 aforesaid to pass and repass on along over by and through that portion of the said demised premises coloured green on the said plan*” (as annexed to the Land Grant).
7. The Land Grant provides that the Lessee “*shall and will from time to time and at all times hereafter when where and as often as need or occasion shall be and require at his own proper costs and charges well and sufficiently Repair Uphold Support Maintain Pave Purge Scour Cleanse Empty Amend and keep the messuage or tenement messuages or tenements and all other erections and buildings now or at any time hereafter standing upon the said piece or parcel of ground 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 thewhole to be done to the satisfaction of His said Majesty’s Director of Public Works (hereinafter referred to as “the said Director”)*”.
8. The Land Grant provides that the Lessee “*will during the term hereby granted as often as need shall require bear pay and allow a reasonable share and proportion for and towards the costs and charges of making building repairing and amending all or any roads pavements channels fences and party walls draughts private or public sewers and drains requisite for or in or belonging to the demised premises or any part thereof in common with other premises near or adjoining thereto and that such proportion shall be fixed and ascertained by the said Director and shall be recoverable in the nature of rent in arrear*”.
9. The Land Grant provides that “*it shall and may be lawful to and for His said Majesty by the said Director or other persons deputed to act for Him twice or oftener in every year during the said term at all reasonable times in the day to enter into and upon the demised premises to view search and see the condition of the same and of all decays defects and wants of reparation and amendment which upon every such view shall be found to give or leave notice in writing at or upon the demised premises or some part thereof unto or for the said Lessee to repair and amend the same within Three Calendar Months then next following within which time the said Lessee will repair and amend the same accordingly*”.
10. The Land Grant provides that the Lessee “*will not let underlet mortgage assign or otherwise part with all or any part of the demised premises for all or any part of the term hereby granted without at the same time registering such alienation in the Land Office or in such other Office as may hereafter be instituted for the purposes of Registration in the said Colony and paying the prescribed fees therefor*”.
11. The Land Grant provides that the Lessee “*will construct substantial retaining walls where necessary to obviate landslips in the event of his cutting away the hill to level the site or to protect any filling in connection with the same*”.
12. The Land Grant provides that the Lessee “*will construct to the satisfaction of the said Director and as directed by him such drains or channels as the said Director may consider necessary to intercept and carry off to stream courses directed storm water flowing on to the said piece or parcel of ground from the hill-side*”.
13. The Land Grant provides that the Lessee “*will construct a road or path on the portion of Crown Land coloured yellow on the said plan at such time or times and in such manner as the said Director may direct and will jointly and severally along with others similarly bound uphold maintain and repair such road or path and everything forming portion of or appertaining thereto to the satisfaction of the said Director and will be responsible for the whole as if the said Lessee were absolute owner thereof and will not make any claim or demand of any kind whatsoever against His said Majesty’s Government or its officers in respect of any alteration by the Government to Tai Hang Road absorbing a portion of the said road or path or affecting the gradient thereof or making necessary any alteration thereto which consequential alteration shall be carried out by the said Lessee at his own expense*”.
14. The Land Grant provides that the Lessee “*will not deposit any excavated earth on the demised premises nor (whether permission has been given or not) on Crown Land or other land adjoining thereto in such a manner as shall expose the slopes of such excavated earth to be eroded and washed down by rain and will properly turf and if necessary secure such slopes by means of masonry toe walls and will remove all refuse matter daily from the demised premises*”.
15. The Land Grant also provide that “*His said Majesty shall have full power to resume enter into and re-take possession of all or any part of the demised premises if required for the improvement of the said Colony or for any other public purpose whatsoever Three Calendar Months’ notice being given to the said Lessee of its being so required and a full and fair compensation for the said Land and the Buildings thereon being paid to the said Lessee at a Valuation to be fairly and impartially made by the said Director and upon the exercise of such power the term and estate hereby created shall respectively cease determine and be void.*”
16. A modification letter dated 5th October 1954 (“the Modification Letter”) provides that the Lessee is permitted to erect “*four 4-storey houses comprising 24 flats with basement car ports*” on the then Remaining Portion of Inland Lot No.6408 (currently being Sub-sections 1 and 2 and the Remaining Portion of Section B of Inland Lot No.6408, Section C of Inland Lot No.6408, Section D of Inland Lot No.6408, Section E of Inland Lot No.6408 and the Remaining Portion of Inland Lot No.6408) subject to one of the conditions that “*car parking facilities (are) to be provided at the rate of one car per flat (i.e. not less than 24), such car parking areas to be used for no other purposes*”.

#### Remarks:

1. The references to the Lessee shall include his successors and assigns;
2. For full details of the Land Grant and the Modification Letter, please refer to the Land Grant and the Modification Letter which are free for inspection during the opening hours at the place at which the residential property is offered to be sold. Copies of the Land Grant and the Modification Letter can be obtained upon payment of the necessary photocopying charges.

# 16 SUMMARY OF LAND GRANT

## 批地文件的摘要

1. 發展項目位於內地段第 6408 號 E 段及內地段第 6408 號餘段（以下統稱「該土地」）。
2. 「該土地」是根據 1950 年 4 月 22 日所訂的內地段第 6408 號政府租契（「批地文件」）持有，批租年期為 1931 年 11 月 30 日開始 75 年，連同 75 年續租權。
3. 「批地文件」訂明『如非事前由總督或其他獲授權人士發出正式書面證明英皇陛下許可，「承租人」或任何其他人士或人等不可在本批租期內於批租處所或其任何部分經營或從事銅工、屠宰、製梘、製糖、獸皮、溶脂、製油、售肉、釀酒、食物供應或旅館、打鐵、淘糞、舊物收賣行業或業務，或任何其他高噪音、惡臭或厭惡性行業或業務。』
4. 「批地文件」訂明「承租人」『不可在該方或該塊土地興建任何並非歐式洋房的建築物，亦不可在該處興建超過三座洋房，並須取得「署長」（英皇轄下的工務司）就該幅或該塊土地或任何未來增批地段上任何已建或擬建建築物的外立面設計、規劃和高度的特別批准。』
5. 「批地文件」訂明批租的「該土地」附帶『自由及不受影響的權利予「承租人」及其租戶、傭工、訪客、工人及其他獲「承租人」授權的人等，可於本批租期內不時及隨時通行進出、往返和行經該圖則（「批地文件」所夾附）以綠色顯示的內地段第 6409、6411、6412、6413 及 6415 號範圍，及以黃色顯示的「官地」範圍，以作完善使用及享用批租處所的所有用途。』
6. 「批地文件」訂明『英皇陛下及前述獲英皇陛下許可的內地段第 4222 及 4611 號「承租人」和其租戶、傭工、訪客、工人及其他獲其授權的人等，現享有例外保留的自由及不受影響的權利，可於本批租期內不時及隨時通行進出、往返和行經該圖則（「批地文件」所夾附）以綠色顯示的處所範圍，以作完善使用及享用上述內地段第 4222 及 4611 號的所有用途。』
7. 「批地文件」訂明「承租人」『須在現時或此後任何時候位於該幅或該塊土地的院宅或物業和所有其他搭建物及建築物落成後，不時及時刻並且在需要或規定時自費完善地修理、保養、支持、維修、鋪飾、清洗、洗擦、清潔、傾倒、改動及保持所有上述院宅或物業和所有搭建物及建築物，以及所有屬於或從屬於該處的牆、堤、插枝、樹籬、溝渠、路軌、燈具、行人路、水廁、洗滌槽、排水渠及水道，以及全面執行所有必須和必要的修補、清潔及修改工程，以致整體令英皇陛下轄下的工務司（以下簡稱「署長」）滿意。』
8. 「批地文件」訂明「承租人」『須在本文批租年期內按需要承擔、支付和撥備以合理份數及比例計算的款項，以支付建造、建築、修理和修改屬於批租處所的所有或任何必要道路、行人道、水渠、圍欄及共用牆、排氣管、私家或公共污水渠及排水渠或其中與鄰近或毗鄰其他處所共用的部分所招致之費用與收費。有關的付款比例由「署長」釐定及確定，並可當作欠繳地稅追討。』
9. 「批地文件」訂明『於批租年期內，英皇陛下可依法指派「署長」或其他代表人等，每年兩次或多次在當日所有合理時間進入批租處所，以視察、查看和觀察該處的狀況。就所有毀壞破損、缺點及修補和修葺的不善之處，每次視察時均會在批租處所或該處任何部分發出或留下通告說明發現的狀況，要求「承租人」由當時起三個月內修理及修葺。「承租人」須相應地在上述期限內進行修理及修葺工程。』
10. 「批地文件」訂明「承租人」『在本文的批租年期內所有或任何時間，不可出租、分租、按揭、轉讓或以其他方式出讓批租處所所有或任何部分，而不在土地註冊處或日後取代該處負責該殖民地土地註冊事宜的其他部門註冊該宗轉讓交易和繳付指定的費用。』
11. 「批地文件」訂明「承租人」『倘在山坡進行削土以平整地盤或進行相關保護填土工程，須按需要建築實質的護土牆，避免發生山泥傾瀉。』
12. 「批地文件」訂明「承租人」『須以「署長」滿意的方式，依照「署長」指示建造「署長」視為必要的排水渠或渠道，以截流和輸送由山邊流入該幅或該塊土地的雨水到河溪。』
13. 「批地文件」訂明「承租人」『須按「署長」指定的時間和方式，在該圖則以黃色顯示的「官地」範圍建築一條道路或小徑，並與其他受相關約束的人等共同及個別地保養、維修和修理此等道路或小徑以及附屬於或從屬於該處的所有物件，以令「署長」滿意。「承租人」須就此承擔全責，猶如其乃此等道路或小徑的絕對擁有人。倘政府在大坑道進行的任何更改工程納入此等道路或小徑任何部分或影響該處的坡度或導致有必要更改此等道路或小徑，「承租人」不得向英皇陛下轄下的政府或其官員提出任何索償或訴求。由此引致的任何更改工程，一律由「承租人」自費執行。』
14. 「批地文件」訂明「承租人」『不可在批租處所、任何「官地」（不論是否獲得批准）或其他毗鄰土地堆放任何挖掘工程的泥土，以致挖土的山坡外露侵蝕並被雨水沖走。「承租人」須妥善鋪草覆蓋山坡，及如有需要時建造砌石牆穩固山坡，並須每日清理批租處所的所有垃圾。』
15. 「批地文件」並訂明『英皇陛下擁有全權因應改善該殖民地的環境或任何其他公共事務所需，在有需要時向「承租人」發出三個月通知，並且根據「署長」作出的合理客觀估值就上述土地及建於該處各建築物向「承租人」作出全面合理的賠償，從而收回及再管有批租處所的所有或任何部分。上述權利一旦行使，本文所訂的年期及業權將分別終止及失效。』
16. 一份於 1954 年 10 月 5 日訂立的《批地條款修訂書》（「批地條款修訂書」）訂明，「承租人」獲准在當時的內地段第 6408 號餘段（即現時的內地段第 6408 號 B 段第 1 及 2 分段和餘段、內地段第 6408 號 C 段、內地段第 6408 號 D 段、內地段第 6408 號 E 段及內地段第 6408 號餘段）興建『四座四層高洋房合共 24 個單位連地庫車位』，但須受條件限制，包括『停車設施按每單位一個車位的基準分配（即不少於 24 個），該等停車位不可作任何其他用途。』

附註：

1. 「承租人」一詞的定義包括其繼承人及受讓人；
2. 請查閱「批地文件」及「批地條款修訂書」以了解全部詳情，「批地文件」及「批地條款修訂書」可於住宅物業售樓處開放時間內免費閱覽，並且可支付所需影印費用後取得「批地文件」及「批地條款修訂書」副本。

# 17 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**

**(I) Provisions under the Land Grant**

The Land Grant stipulates that the Lessee “will construct a road or path on the portion of Crown Land coloured yellow on the said plan at such time or times and in such manner as the said Director may direct and will jointly and severally along with others similarly bound uphold maintain and repair such road or path and everything forming portion of or appertaining thereto to the satisfaction of the said Director and will be responsible for the whole as if the said Lessee were absolute owner thereof and will not make any claim or demand of any kind whatsoever against His said Majesty’s Government or its officers in respect of any alteration by the Government to Tai Hang Road absorbing a portion of the said road or path or affecting the gradient thereof on making necessary any alteration thereto which consequential alteration shall be carried out by the said Lessee at his own expense”.

**(II) Provision under the Deed of Mutual Covenant**

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**

**(I) Provisions under the Land Grant**

The Land Grant stipulates that the Lessee “will construct a road or path on the portion of Crown Land coloured yellow on the said plan at such time or times and in such manner as the said Director may direct and will jointly and severally along with others similarly bound uphold maintain and repair such road or path and everything forming portion of or appertaining thereto to the satisfaction of the said Director and will be responsible for the whole as if the said Lessee were absolute owner thereof and will not make any claim or demand of any kind whatsoever against His said Majesty’s Government or its officers in respect of any alteration by the Government to Tai Hang Road absorbing a portion of the said road or path or affecting the gradient thereof on making necessary any alteration thereto which consequential alteration shall be carried out by the said Lessee at his own expense”.

**(II) Provision under the Deed of Mutual Covenant**

Clause 20 of Section V states that “all Owners (including the Registered Owner) as long as they remain Owners shall at all times observe and perform the House Rules and comply with the terms and conditions of the Government Lease.”

Clause B1(b1) of Section VI further stipulates that the Manager shall be responsible for and shall have full and unrestricted authority “to comply with the terms and conditions of the Government Lease so long as they remain as the Manager.”

In relation to any of those facilities mentioned in Paragraph (B) above, the facilities are required to be managed, operated or maintained at the expense of the owners of the residential properties in the development; and those owners are required to meet a proportion of the expense of managing, operating or maintaining the facilities through the management expenses apportioned to the residential properties concerned.

**(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

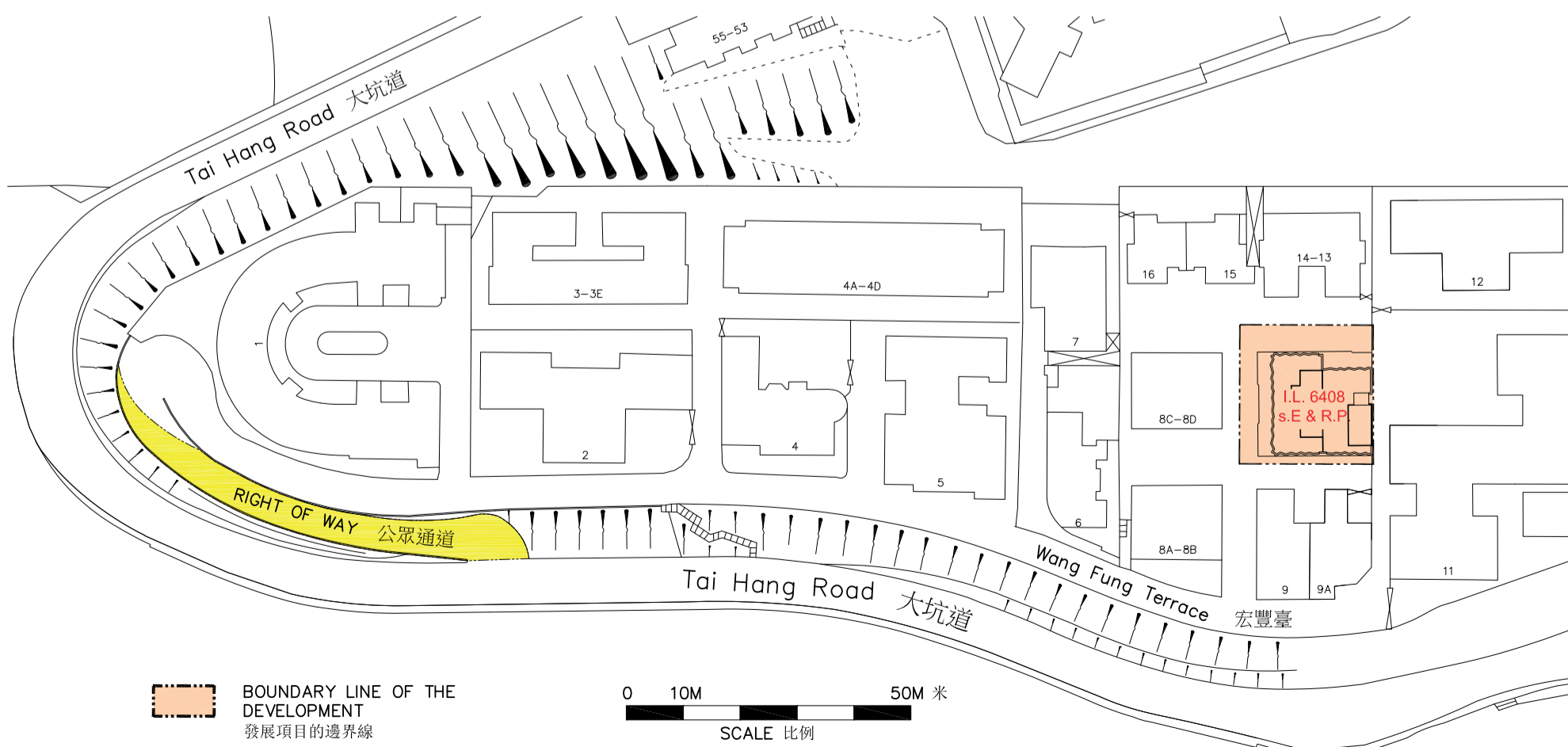
**(D) Any part of the land (on which the Development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulation (Cap 123 sub. leg. F)**

Not Applicable

**Remarks:**

1. The reference to the “Lessee” in the Land Grant means the Lessee under the Land Grant and where the context so admits or requires shall include its successors and assigns.
2. The reference to the “Director” in the Land Grant means the Director of Public Works.
3. Unless otherwise defined in this sales brochure, the capitalized terms used in the above shall have the same meaning of such terms in the Land Grant or the latest draft of the Deed of Mutual Covenant.
4. For full details, please refer to the Land Grant and the latest draft of the Deed of Mutual Covenant. Copies of the Land Grant and the latest draft of the Deed of Mutual Covenant are available for inspection free of charge during opening hours at the place at which the residential property is offered to be sold and can be obtained upon payment of the necessary photocopying charges.
5. In relation to any of the facilities, and those parts of the land, mentioned in paragraphs A, B, C and D above that are for public use, the general public has the right to use the facilities or open spaces, or the parts of the land, in accordance with the Land Grant.

[A plan showing the location of road or path as far as it is practicable to do so is annexed at the end of this section.]\*



# 17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

## 公共設施及公眾休憩用地的資料

(A) 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

(I) 「批地文件」的條文

「批地文件」訂明「承租人」『須按「署長」指定的時間和方式，在該圖則以黃色顯示的「官地」範圍建築一條道路或小徑，並與其他受相關約束的人等共同及個別地保養、維修和修理此等道路或小徑以及附屬於或從屬於該處的所有物件，以令「署長」滿意。「承租人」須就此承擔全責，猶如其乃此等道路或小徑的絕對擁有人。倘政府在大坑道進行的任何更改工程納入此等道路或小徑任何部分或影響該處的坡度或導致有必要更改此等道路或小徑，「承租人」不得向英皇陛下轄下的政府或其官員提出任何索償或訴求。由此引致的任何更改工程，一律由「承租人」自費執行。』

(II) 「公契」的條文

不適用。

(B) 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

(I) 「批地文件」的條文

「批地文件」訂明「承租人」『須按「署長」指定的時間和方式，在該圖則以黃色顯示的「官地」範圍建築一條道路或小徑，並與其他受相關約束的人等共同及個別地保養、維修和修理此等道路或小徑以及附屬於或從屬於該處的所有物件，以令「署長」滿意。「承租人」須就此承擔全責，猶如其乃此等道路或小徑的絕對擁有人。倘政府在大坑道進行的任何更改工程納入此等道路或小徑任何部分或影響該處的坡度或導致有必要更改此等道路或小徑，「承租人」不得向英皇陛下轄下的政府或其官員提出任何索償或訴求。由此引致的任何更改工程，一律由「承租人」自費執行。』

(II) 「公契」的條文

第V節第20條說明『所有「業主」(包括「註冊業主」)只要仍為「業主」便，時刻均須遵守和履行「屋苑規則」，以及遵守「政府租契」的條款與條件。』

第VI節第B1(b)條並且說明「管理人」應負責且擁有全權及不受限制權力『在其仍為「管理人」的期間，確保「政府租契」的條款與條件得到遵守。』

上文(B)段所載的設施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，該等擁有人按規定須以由有關住宅物業分攤的管理開支，應付管理、營運或維持該等設施或休憩用地的部分開支。

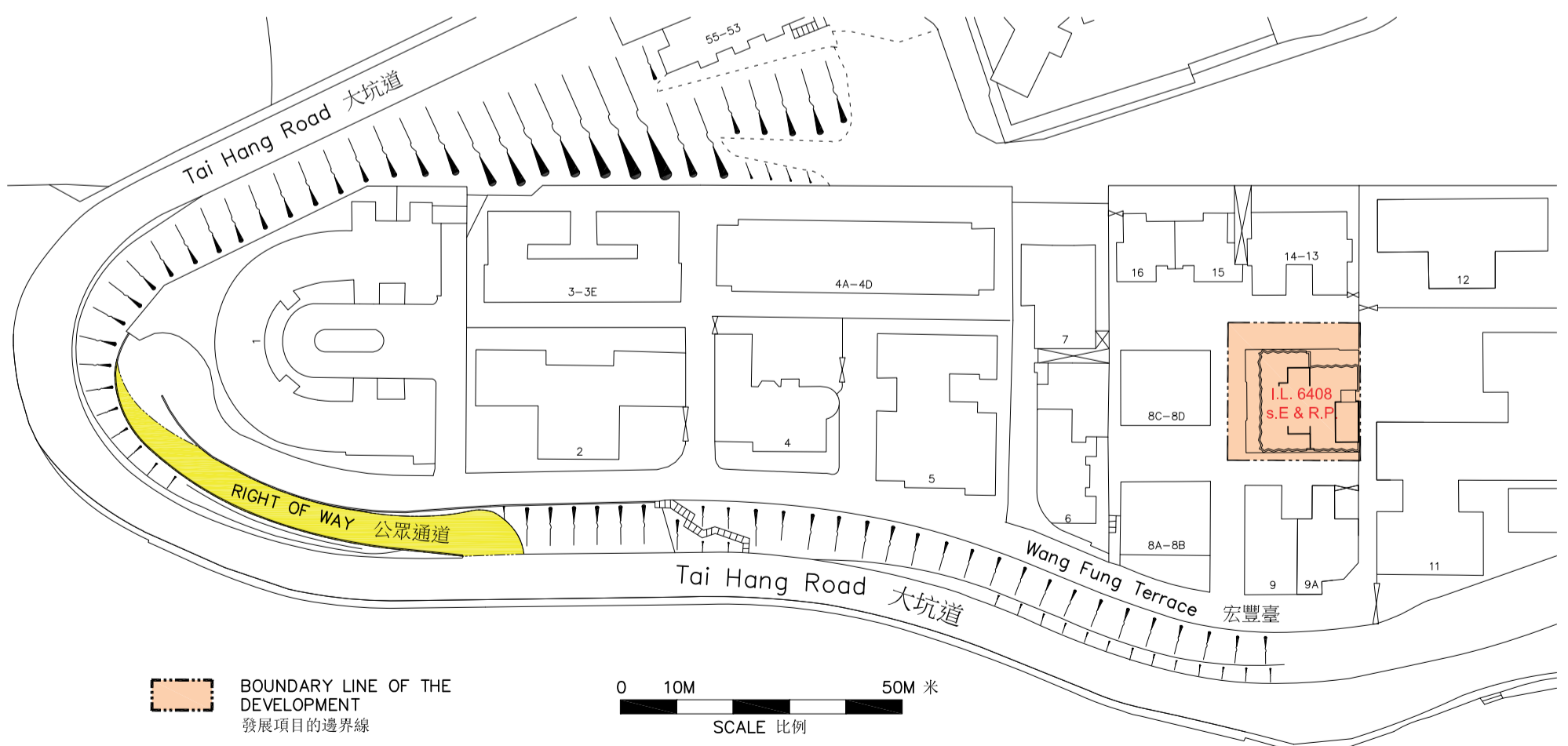
(C) 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施  
不適用

(D) 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

附註：

1. 「批地文件」中「承租人」一詞指「批地文件」的「承租人」；如上下文意允許或規定則包括其繼承人及受讓人。
2. 「批地文件」中「署長」一詞指工務司。
3. 除非本售樓說明書另有規定，上文中所有加上括號的詞語，一律採用「批地文件」或最新「公契」版本訂明的定義。
4. 請查閱「批地文件」及最新「公契」版本以了解全部詳情。「批地文件」及最新的「公契」版本全文可於住宅物業售樓處開放時間內免費閱覽，並且可支付所需影印費用後取得副本。
5. 關於以上A、B、C及D段所載的任何設施及該土地部分，如已劃作公眾用途，公眾有權依照「批地文件」規定使用此等設施或休憩用地或該土地部分。

[在切實可行範圍內顯示道路或小徑位置的圖則已夾附於本節末頁。]\*



# 18 WARNING TO PURCHASERS

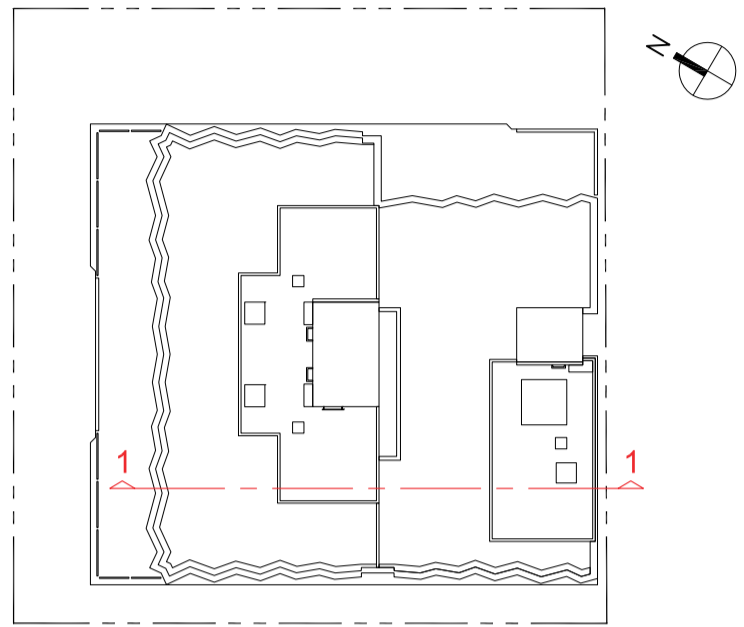
## 對買方的警告

- (1) The purchaser is hereby recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
  - (2) 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.
  - (3) 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.
  - (4) In the case of paragraph (3)(ii) above, the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.
- (1) 謹此建議買方聘用一間獨立的律師事務所（代表擁有人行事者除外），以在交易中代表買方行事。
  - (2) 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。
  - (3) 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。
  - (4) 如屬上述 (3)(ii) 段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

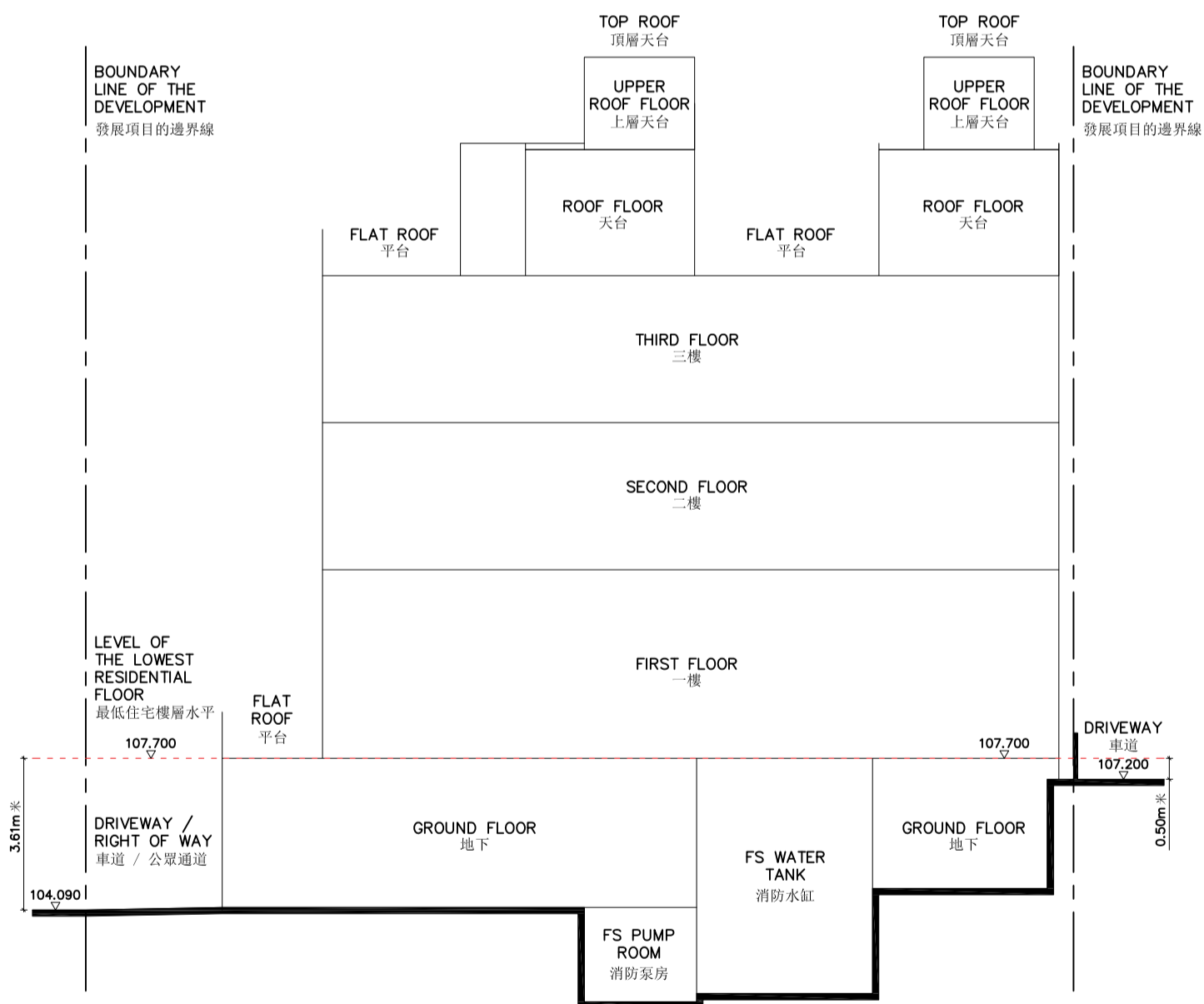
# 19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

## 發展項目中的建築物的橫截面圖

Cross-Section Plan 1-1  
橫截面圖 1-1



KEY PLAN  
索引圖



CROSS-SECTION PLAN (1) 截面圖(1)

The part of Driveway adjacent to the building is 107.200 metres above the Hong Kong Principal Datum.  
The part of Driveway/ Right of Way adjacent to the building is 104.090 metres above the Hong Kong Principal Datum.

毗連建築物的一段車道為香港主水平基準以上107.2米。  
毗連建築物的一段車道/公眾通道為香港主水平基準以上104.09米。

Legend  
圖例

--- Dotted line denotes the lowest residential floor  
虛線為最低住宅樓層水平

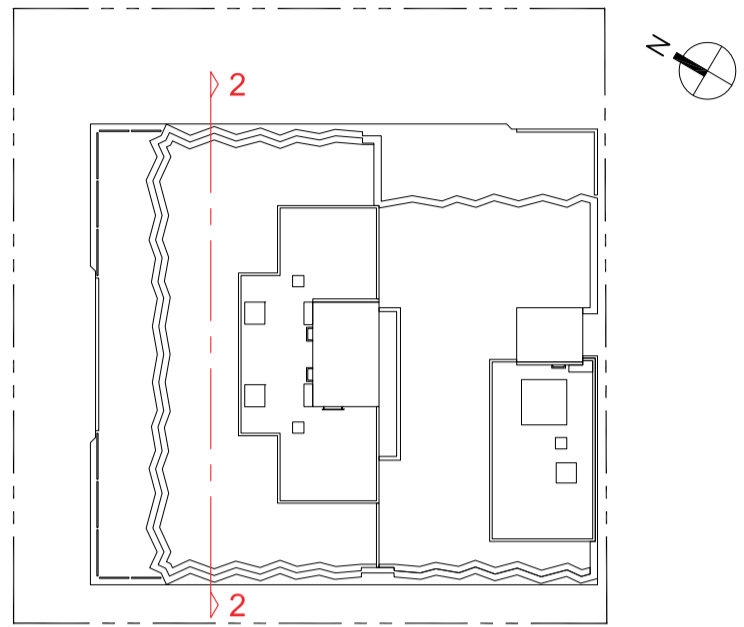
--- Boundary Line of the development  
發展項目的邊界線

▽ Denotes height (in metres) above the Hong Kong Principal Datum.  
代表香港主水平基準以上的高度(米)

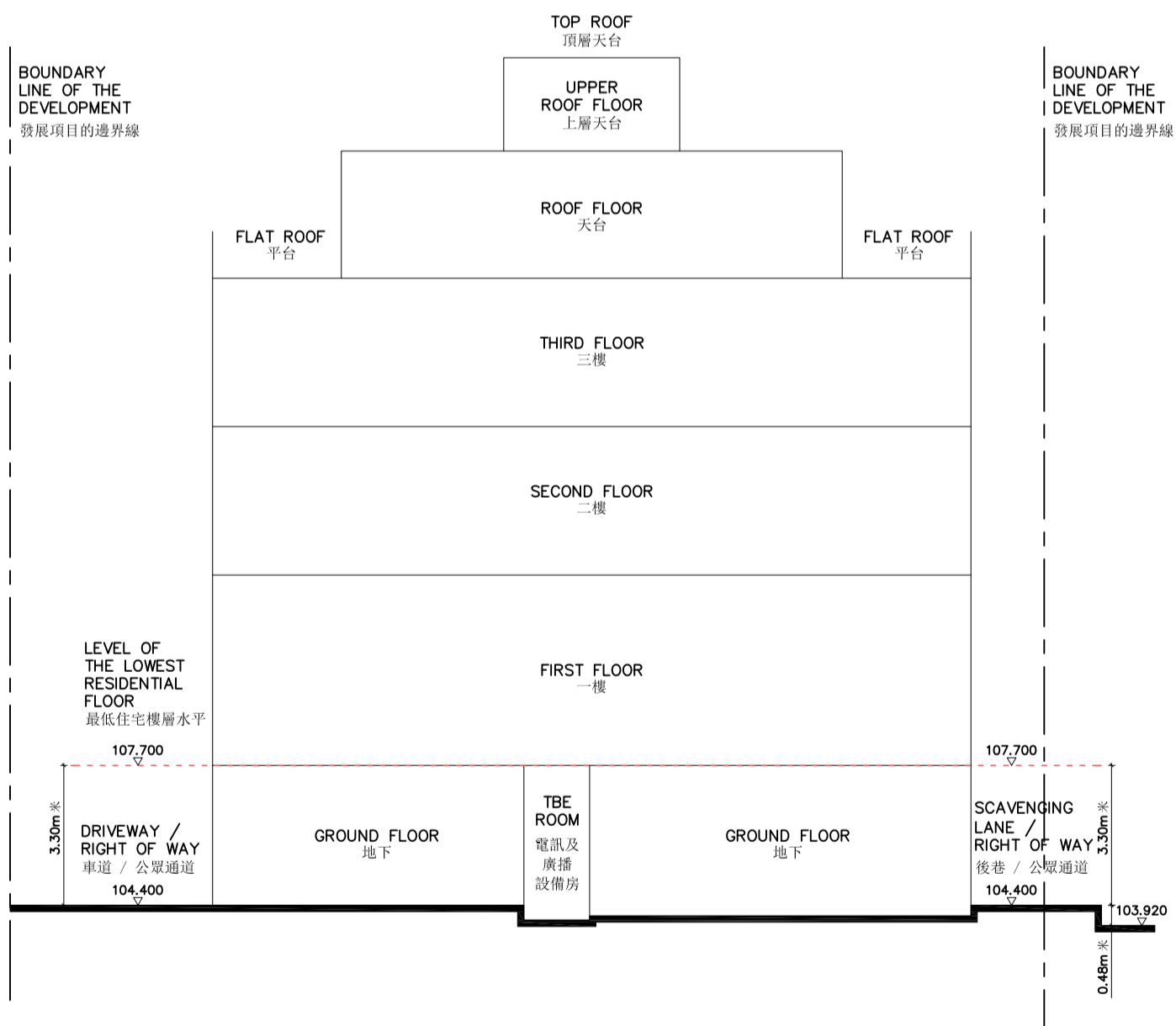
# 19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

## 發展項目中的建築物的橫截面圖

Cross-Section Plan 2-2  
橫截面圖 2-2



KEY PLAN  
索引圖



CROSS-SECTION PLAN (2) 截面圖 (2)

The part of Scavenging/ Right of Way adjacent to the building is 104.400 metres above the Hong Kong Principal Datum.  
The part of Driveway/ Right of Way adjacent to the building is 104.400 metres above the Hong Kong Principal Datum.

毗連建築物的一段車道為香港主水平基準以上107.2米。  
毗連建築物的一段車道/公眾通道為香港主水平基準以上104.09米。

Legend  
圖例

- Dotted line denotes the lowest residential floor  
虛線為最低住宅樓層水平
- Boundary Line of the development  
發展項目的邊界線

- Denotes height (in metres) above the Hong Kong Principal Datum.  
代表香港主水平基準以上的高度(米)

# 20 ELEVATION PLAN 立面圖

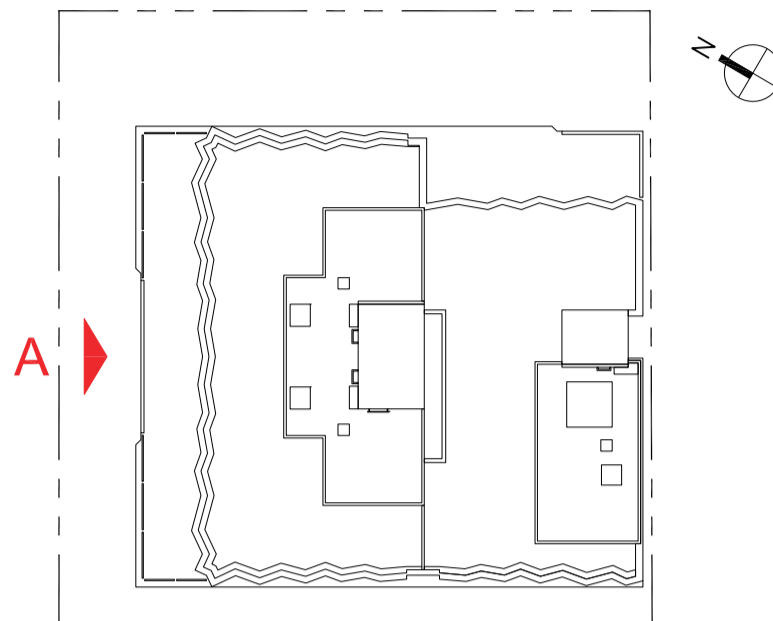
## 立面圖 A Elevation plan A

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

- (1) are prepared on the basis of the Approved Building Plans for the Development as of 7 July 2021; and
- (2) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：

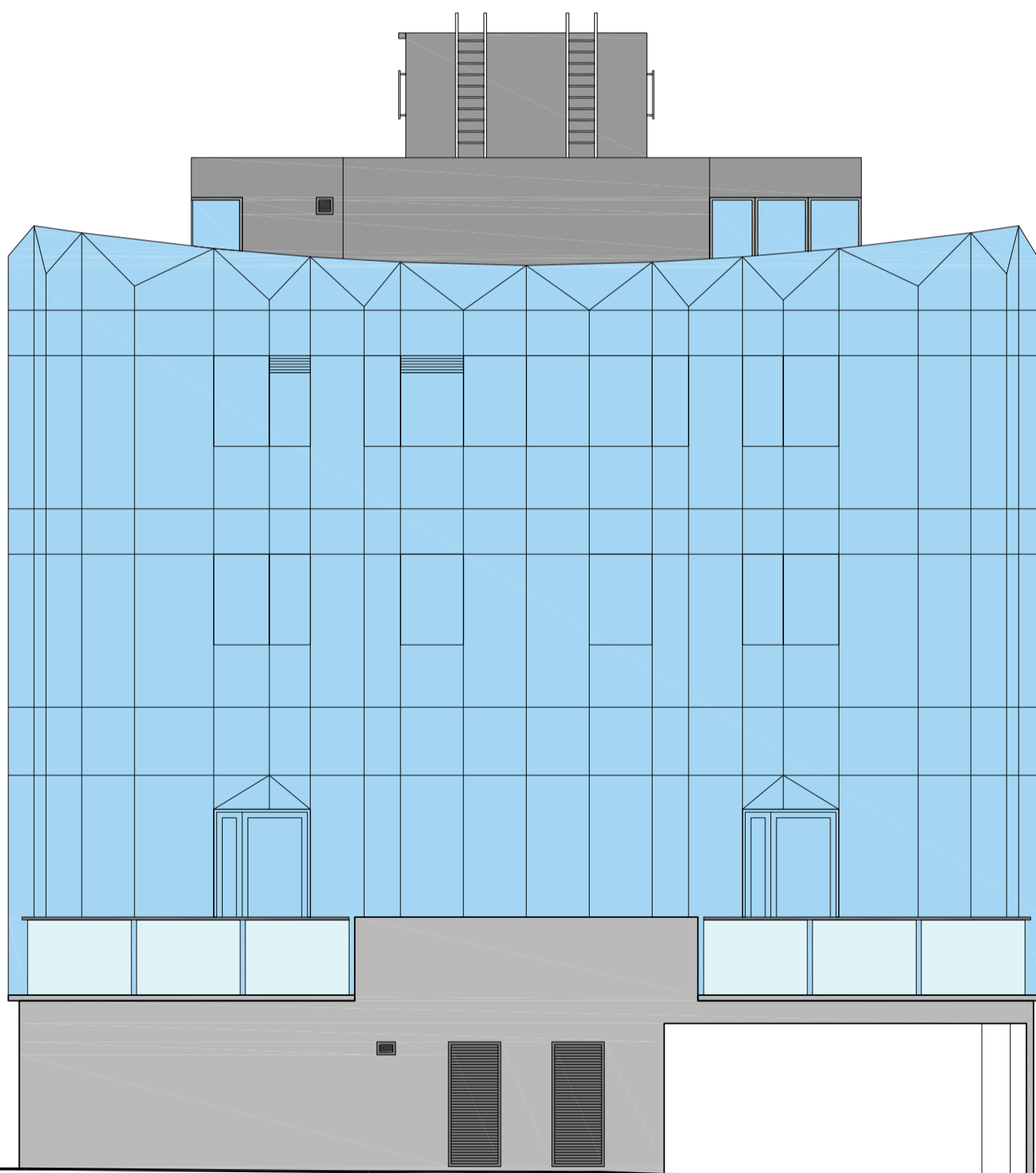
- (1) 以 2021 年 7 月 7 日的情況為準的發展項目經批准的建築圖則為基礎擬備；及
- (2) 大致上與發展項目的外觀一致。



KEY PLAN  
索引圖

BOUNDARY LINE OF  
THE DEVELOPMENT  
發展項目的邊界線

BOUNDARY LINE OF  
THE DEVELOPMENT  
發展項目的邊界線





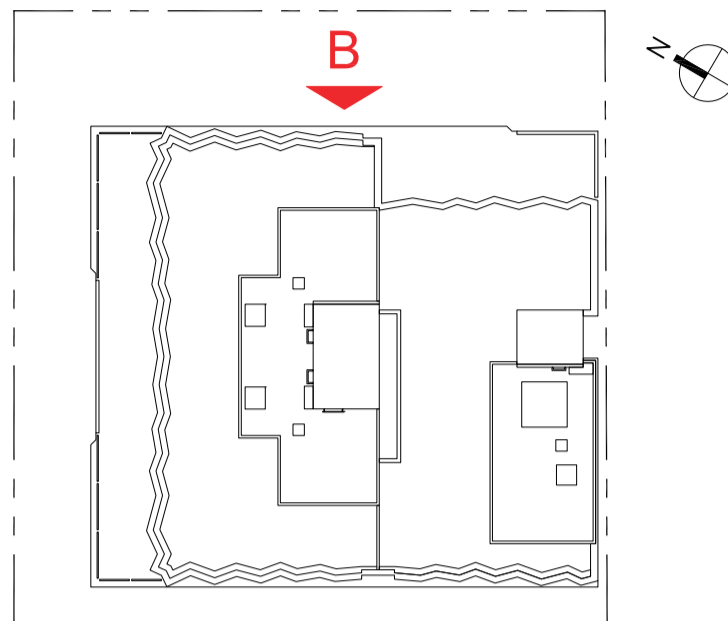
立面圖 B  
Elevation plan B

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

- (1) are prepared on the basis of the Approved Building Plans for the Development as of 7 July 2021; and
- (2) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：

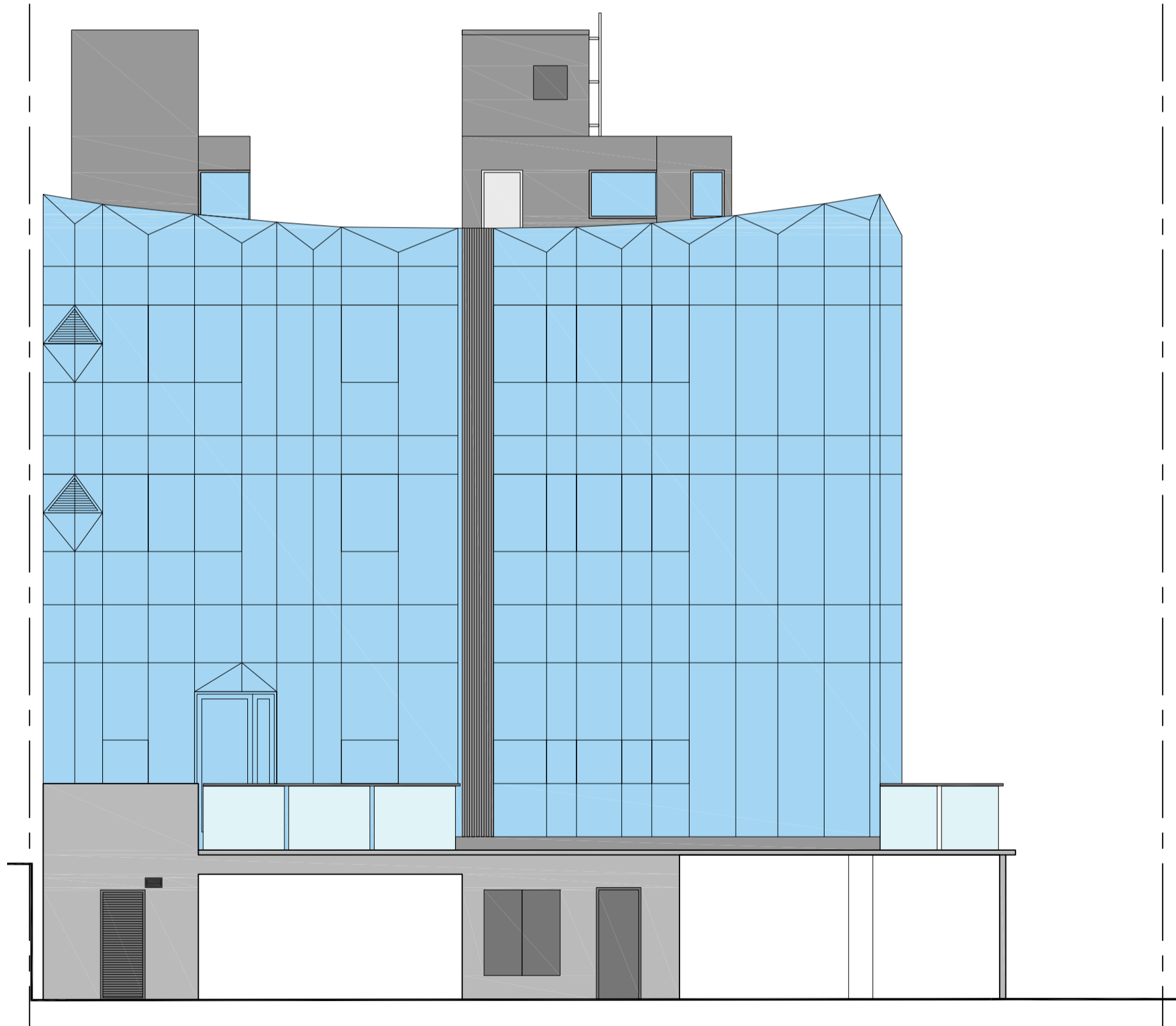
- (1) 以 2021 年 7 月 7 日的情況為準的發展項目經批准的建築圖則為基礎擬備；及
- (2) 大致上與發展項目的外觀一致。



KEY PLAN  
索引圖

BOUNDARY LINE OF  
THE DEVELOPMENT  
發展項目的邊界線

BOUNDARY LINE OF  
THE DEVELOPMENT  
發展項目的邊界線



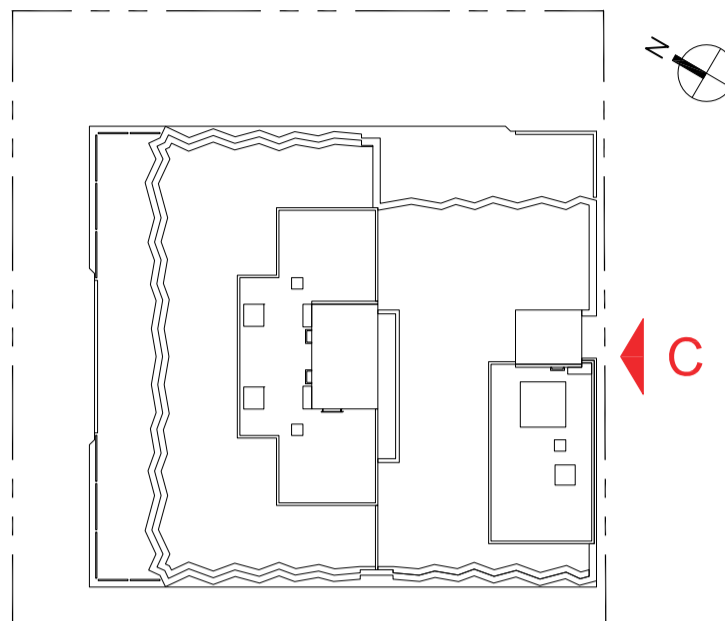
### 立面圖 C Elevation plan C

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

- (1) are prepared on the basis of the Approved Building Plans for the Development as of 7 July 2021; and
- (2) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：

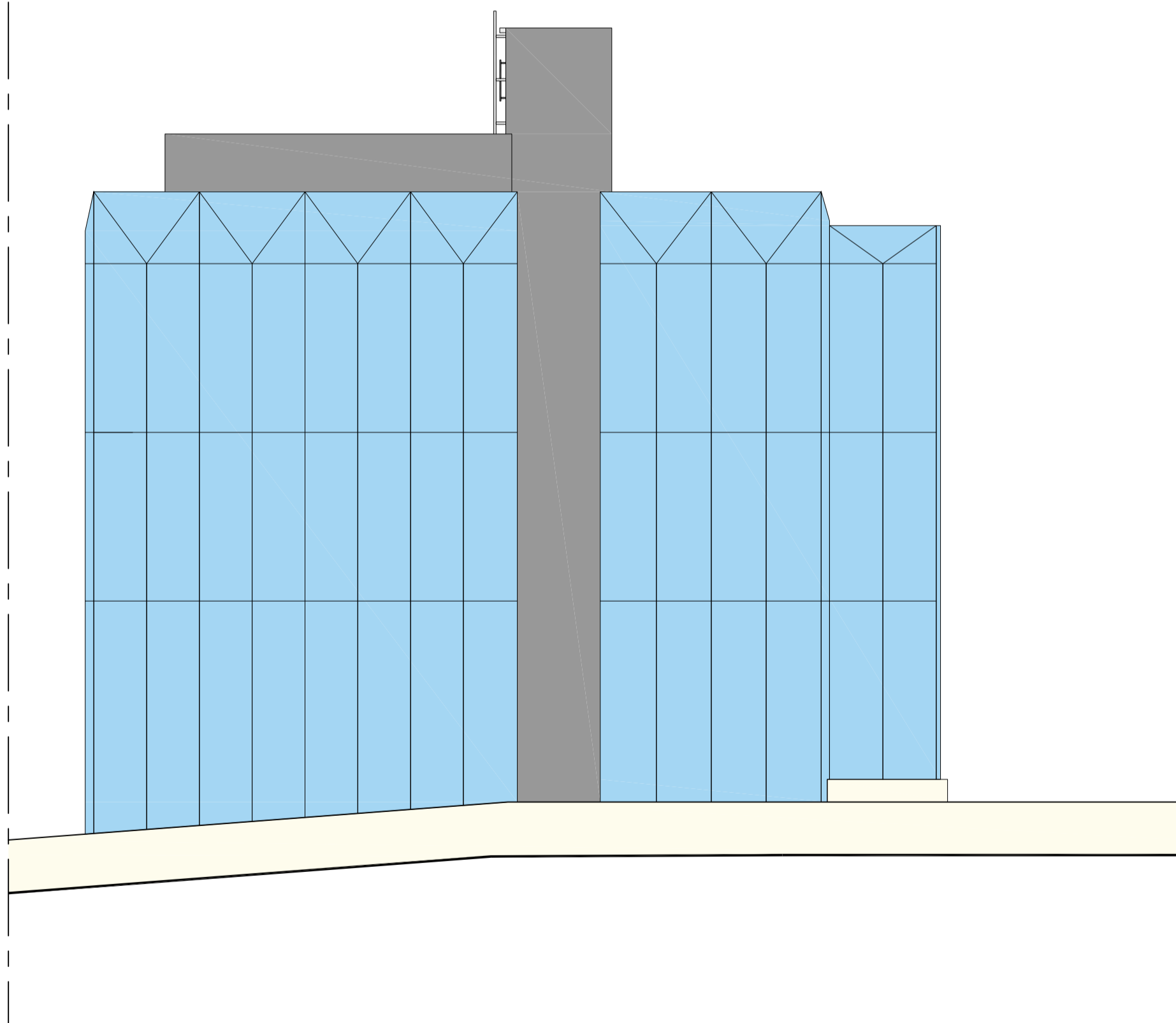
- (1) 以 2021 年 7 月 7 日的情況為準的發展項目經批准的建築圖則為基礎擬備；及
- (2) 大致上與發展項目的外觀一致。



KEY PLAN  
索引圖

BOUNDARY LINE OF  
THE DEVELOPMENT  
發展項目的邊界線

BOUNDARY LINE OF  
THE DEVELOPMENT  
發展項目的邊界線



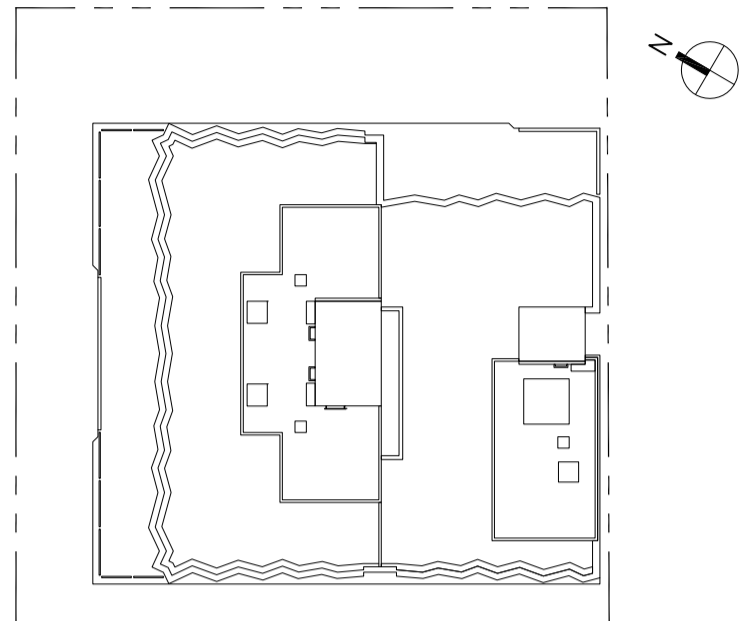
立面圖 D  
Elevation plan D

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

- (1) are prepared on the basis of the Approved Building Plans for the Development as of 7 July 2021; and
- (2) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：

- (1) 以 2021 年 7 月 7 日的情況為準的發展項目經批准的建築圖則為基礎擬備；及
- (2) 大致上與發展項目的外觀一致。

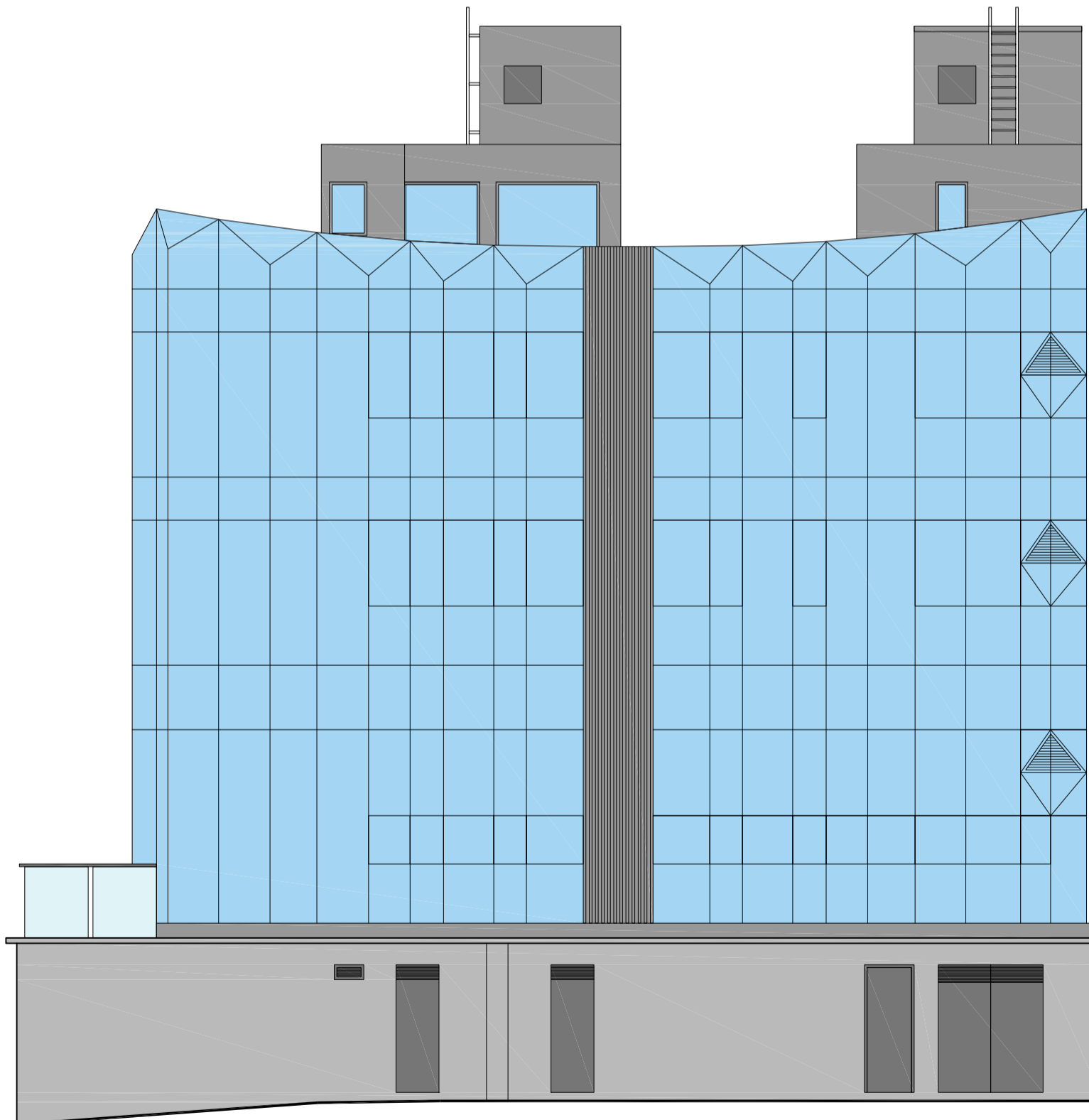


KEY PLAN  
索引圖



BOUNDARY LINE OF  
THE DEVELOPMENT  
發展項目的邊界線

BOUNDARY LINE OF  
THE DEVELOPMENT  
發展項目的邊界線



# 21 INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

## 發展項目中的公用設施的資料

Common Facilities 公用設施	Covered Area 有蓋面積		Uncovered Area 無上蓋面積		Total 總數	
	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
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所 (包括供住客使用的任何康樂設施)				Nil 沒有		
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱)				Nil 沒有		
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 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				Nil 沒有		

## 22 INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

### 閱覽圖則及公契

1. A copy of each of the Outline Zoning Plans relating to the Development is available at [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk).
  2. A copy of the latest draft of every deed of mutual covenant in respect of the specified residential properties as at the date on which the specified residential properties are offered to be sold is available for inspection free of charge at the place at which the specified residential properties are offered to be sold.
1. 備有關於本發展項目每份的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk)。
  2. 指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿的文本存放在指明住宅物業的售樓處，以供閱覽，無須為閱覽付費。

# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

1. Exterior Finishes 外部裝修物料		
Item 細項	Description	描述
(a) External Wall 外牆	Tower: Finished with curtain wall, aluminum cladding, metal louver, metal grille and ceramic tiles.  Podium: Finished with composited panels, metal louver, metal grille.	大樓外牆： 裝修物料為玻璃幕牆、鋁金屬飾面、金屬百葉、金屬格柵、玻璃圍欄及瓷磚。  基座外牆： 裝修物料為合成板、金屬百葉、金屬格柵。
(b) Window 窗	Aluminum window frames fitted with blue tinted clear glass for living room, dining room, kitchen, bathroom, family room, bedroom and plant room.	客廳、飯廳、廚房、浴室、家庭房、睡房及機房選用鋁質窗框配藍色清玻璃。
(c) Bay Window 窗台	Not Applicable	不適用
(d) Planter 花槽	Finished with ceramic tiles.	裝修物料為瓷磚
(e) Verandah or balcony 陽台或露台	Nil.	沒有
(f) Drying Facilities for clothing 乾衣設施	Nil.	沒有
2. Interior Finishes 室內裝修物料		
Item 細項	Description	描述
(a) Lobby 大堂	<b>Typical lift lobby:</b> Walls are plastered and painted with emulsion paint on exposed surface. Ceilings are finished with emulsion paint on exposed ceiling. Floors are finished with cement sand screed.  <b>Lift Lobby for Unit A:</b> Walls are plastered and painted with emulsion paint on exposed surface. Ceilings are equipped with suspended gypsum board with emulsion paint. Floors are finished with natural stone.  <b>Lift Lobby for Unit B:</b> Walls and ceilings with no finish. Floors are finished with cement sand screed.	<b>標準升降機大堂：</b> 牆壁外露部份批盪後髹上乳膠漆。 天花板外露部份髹乳膠漆。 地板鋪批英泥沙地台。  <b>A 單位升降機大堂：</b> 牆壁外露部份批盪後髹上乳膠漆。 天花板以石膏板假天花鋪砌及髹上乳膠漆。 地板鋪砌天然石材。  <b>B 單位升降機大堂：</b> 牆壁及天花板沒有裝修物料。 地板鋪批英泥沙地台。
(b) Internal wall and ceiling 內牆及天花板	<b>Unit A</b> Internal walls are finished with plastering and emulsion paint. Ceiling of living & dining room and bedrooms are finished with suspended gypsum board with emulsion paint.  <b>Units B - F</b> Wall and ceiling with no finish.	<b>A 單位：</b> 內牆批盪後髹上乳膠漆。 客飯廳及睡房天花板以石膏板假天花鋪砌及髹上乳膠漆。  <b>B - F 單位：</b> 牆壁及天花板沒有裝修物料。

# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

2. Interior Finishes 室內裝修物料		
Item 細項	Description	描述
(c) Internal floor 內部地板	<p><b>Unit A</b> Living &amp; dining room are finished with natural stone and stone skirting. Bedrooms are finished with engineered timber flooring and timber skirting.</p> <p><b>Units B - F</b> Floors are finished with cement sand screed and no skirting.</p>	<p><b>A 單位：</b> 客飯廳鋪砌天然石材及石材牆腳線。 睡房鋪砌複合木地板及木牆腳線。</p> <p><b>B - F 單位：</b> 地板鋪批英泥沙地台及無腳線。</p>
(d) Bathroom 浴室	<p><b>Unit A:</b> Walls are finished with natural stone up to false ceiling level. Ceilings are equipped with suspended aluminum strips and gypsum board with emulsion paint. Floors are finished with natural stone.</p> <p><b>Units B - F:</b> Walls and ceilings with no finish. Floors are finished with cement sand screed and no skirting.</p>	<p><b>A 單位：</b> 牆壁鋪砌天然石材至假天花高度。 天花板以鋁質條狀假天花鋪砌及石膏板假天花鋪砌後髹上乳膠漆。 地板鋪砌天然石材。</p> <p><b>B - F 單位：</b> 牆壁及天花板沒有裝修物料。 地板鋪批英泥沙地台及無腳線。</p>
(e) Kitchen 廚房	<p><b>Unit A:</b> Walls are finished with natural stone up to false ceiling level. Ceilings are equipped with suspended aluminum strips and gypsum board with emulsion paint. Floors are finished with natural stone. Cooking bench is finished with artificial stone.</p> <p><b>Units B - F:</b> Walls and ceilings with no finish. Floors are finished with cement sand screed and no skirting. No Cooking bench.</p>	<p><b>A 單位：</b> 牆壁鋪砌天然石材至假天花高度。 天花板以鋁質條狀假天花鋪砌及石膏板假天花鋪砌後髹上乳膠漆。 地板鋪砌天然石材。 灶台的裝修物料為人造石。</p> <p><b>B - F 單位：</b> 牆壁及天花板沒有裝修物料。 地板鋪批英泥沙地台。 沒有灶台。</p>
3. Interior Fittings 室內裝置		
Item 細項	Description	描述
(a) Doors 門	<p><b>Entrance Door at G/F:</b> Black stainless steel hairline finished timber solid core door with vision panel, door closer, door hinge and lockset.</p> <p><b>All doors in Unit A:</b> Veneer finished timber solid core door with door hinge and lockset. Glazed sliding door with stainless steel frame and grille is provided in Kitchen.</p> <p><b>All doors in Units B - F:</b> Timber solid core door with door hinge and lockset.</p> <p><b>Flat Roof for Units A &amp; B:</b> Aluminum framed glass door with Polyvinylidene Difluoride coating with lockset and door closer.</p>	<p><b>地下主入口：</b> 黑色髮絲不繡鋼飾面實心木門，裝設玻璃視窗、門鼓、門鉸及門鎖。</p> <p><b>A 單位所有門：</b> 木皮飾面實心大門，裝設門鉸及門鎖。 廚房門為玻璃趟門配以不繡鋼門框及格柵。</p> <p><b>B - F 單位所有門：</b> 實心木大門，裝設門鉸及門鎖。</p> <p><b>A 及 B 單位平台：</b> 氟炭噴塗鋁質框玻璃門，配門鎖及門鼓。</p>

# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

3. Interior Fittings 室內裝置		
Item 細項	Description	描述
(b) Bathroom 浴室	<p><b>Unit A:</b> Fitted with natural stone countertop and glass cubicle with sanitary wares and fittings including electroplated wash basin mixer, electroplated shower set, steel enamel wash basin, ceramic water closet, limestone bathtub, wooden cabinet and thermo ventilator. (No glass cubicle, shower set and thermo ventilator in Guest Lavatory)</p> <p><u>Lavatory:</u> Fitted with vitreous china basin, vitreous china water closet, chrome plated basin mixer with shower set.</p> <p><b>Units B - F:</b> Fitted with vitreous china basin, vitreous china water closet, chrome plated basin mixer and bath mixer.</p> <p>See “Water supply” below for type and material of water supply system.</p>	<p><b>A 單位:</b> 配備天然石材檯面、玻璃間隔和衛浴潔具及配件，包括電鍍洗手盆龍頭、電鍍浴缸龍頭、電鍍淋浴器、鋼搪瓷洗手盆、陶瓷坐廁、石灰石浴缸、木櫃和浴室寶。</p> <p>(客廁沒有配備玻璃間隔，淋浴器及浴室寶)</p> <p><u>廁所:</u> 配備搪瓷面盆、搪瓷坐廁、鍍鉻洗手盆龍頭連淋浴花灑套裝。</p> <p><b>B - F 單位:</b> 配備搪瓷面盆、搪瓷坐廁、鍍鉻洗手盆龍頭及淋浴龍頭。</p> <p>供水系統的類型及用料見下文「供水」一欄。</p>
(c) Kitchen 廚房	<p><b>Unit A:</b> Fitted with wooden cabinet, stainless-steel sink with electroplated hot and cold water faucet.</p> <p><b>Units B - F:</b> Fitted with stainless-steel sink with electroplated water faucet.</p> <p>See “Water Supply” below for material of water supply system.</p> <p>See “Appliances Schedule” below for appliances provision and brand names.</p>	<p><b>A 單位:</b> 配備木製廚櫃，不銹鋼洗滌盆配電鍍冷熱水龍頭。</p> <p><b>B - F 單位:</b> 配備不銹鋼洗滌盆配電鍍水龍頭。</p> <p>供水系統的用料見下文「供水」一欄。</p> <p>設備品牌名稱及產品型號見下文「設備說明表」一欄。</p>
(d) Bedroom 睡房	No fittings.	沒有裝置。
(e) Telephone 電話	Please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Units” for the location and number of connection points.	接駁點位置及數目請參閱「住宅單位機電裝置數量說明表」。
(f) Aerials 天線	Please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Units” for the location and number of connection points.	接駁點位置及數目請參閱「住宅單位機電裝置數量說明表」。
(g) Electrical installations 電力裝置	<p>General-use socket outlets are provided in all living and dining rooms, bedrooms, kitchens and bathrooms. Conduits are concealed in part and exposed in part. Some exposed conduits are enclosed in false ceilings, bulkheads or kitchen cabinets. Miniature circuit breaker board completed with Residual Current Protection is provided for each unit.</p> <p>For the number and the location of socket outlets, fused connection unit, air conditioner points and switch for exhaust air fan, please refer to the “Schedule of Mechanical &amp; Electrical Provisions of Residential Units”.</p>	<p>客飯廳、睡房、廚房及浴室均裝有安全電插座。導管部份隱藏、部份外露。有部份外露導管隱瞞於假天花、裝飾橫樑或廚櫃內。每戶都裝有總電掣箱及包括漏電保護器。</p> <p>有關電插座、接線電掣及空調機接駁點、抽氣扇開關掣之數目及位置，請參閱「住宅單位機電裝置數量說明表」。</p>
(h) Gas supply 氣體供應	Nil	沒有。
(i) Washing machine connection point 洗衣機接駁點	Please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Units” for the location and design of the washing machine connection points.	洗衣機接駁點之位置及設計，請參閱「住宅單位機電裝置數量說明表」。
(j) Water Supply 供水	<p>Polyvinyl chloride-coated copper pipes are provided for both hot and cold water. Hot water is available for bathroom, kitchen &amp; lavatory. (No hot water supply in Units B - F)</p> <p>Hot water supply in Unit A is provided by electric water heater (Please refer to the “Schedule of Mechanical &amp; Electrical Provisions of Residential Units” for the type and number of water heater to be provided).</p> <p>Water pipes are concealed in part and exposed in part. Some exposed pipeworks inside the flat are enclosed in false ceiling, bulkhead or kitchen cabinets.</p>	<p>冷熱水喉管均採用有膠層保護的銅喉。廁所、浴室及廚房均有熱水供應。</p> <p>(B 至 F 單位沒有熱供水配置)</p> <p>A 單位熱水由電熱水爐提供 (有關熱水爐的類型及數量請參閱「住宅單位機電裝置數量說明表」)。</p> <p>水管部份隱藏、部份外露。單位內有部份的外露喉管安裝於假天花、裝飾橫樑或廚櫃內。</p>



# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

4. Miscellaneous 雜項		
Item 細項	Description	描述
(a) Lifts 升降機	3 Nos. of “Thyssenkrupp” passenger lift (Model no. TE-Evolution) serving G/F to R/F.  Lift no.1 is the private lift of Unit A.  Lift no.3 is the private lift of Unit B.	設有三部蒂森克虜伯客用升降機 (型號：TE-Evolution)，服務樓層為地下至天台。 1 號升降機為 A 單位私人升降機。 3 號升降機為 B 單位私人升降機。
(b) Letter Box 信箱	The material of letter box is in metal finish.	信箱用料為金屬。
(c) Refuse Collection 垃圾收集	Nil.	沒有。
(d) Water meter, Electricity meter and Gas meter 水錶、電錶和氣體錶	Separate water meter for individual unit is provided in water meter cabinet at G/F.  Separate electricity meters for Units A & B are provided in Main Switch Room at G/F. The meters for Units C - F are provided in Electricity Meter Room at 3/F.  No Towngas meter is provided.	各單位之獨立水錶安裝於地下的水錶櫃內。  A 及 B 單位之獨立電錶安裝於地下總掣房內。C 至 F 單位之獨立電錶安裝於 3 樓電錶房內。  沒有煤氣錶提供。
5. Security facilities 保安設施		
Item 細項	Description	描述
(a) Security System and Equipment 保安系統及設備	<b>Unit A:</b> C.C.T.V. cameras are provided at G/F podium and lift car. Video door phone system is provided at G/F external wall. Motion detection system, C.C.T.V. security cameras and perimeter security system are installed along the boundary wall.  <b>Unit B:</b> C.C.T.V. cameras are provided at G/F podium and lift car.  <b>Common area:</b> C.C.T.V. cameras are provided at G/F podium.	<b>A 單位：</b> 於地下群樓及升降機內裝設有閉路電視攝錄機。  地下外牆裝設有訪客視像對講機。  邊界圍牆上設有移動感應器、閉路電視及外圍保安系統。  <b>B 單位：</b> 於地下群樓及升降機內裝設有閉路電視攝錄機。  <b>公眾地方：</b> 於地下群樓裝設有閉路電視。
6. Appliances 設備		
Item 細項	Description	描述
(a) Appliances 裝置	For brand names and model numbers of appliances, please refer to “Appliances Schedule”.	設備的品牌名稱及產品型號，請參閱「設備說明表」。

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.

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

# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### APPLIANCES SCHEDULE

#### 設備說明表

Appliances 設備	Brand 品牌	Model No. 型號	Unit A A 單位	Unit B B 單位	Unit C C 單位	Unit D D 單位	Unit E E 單位	Unit F F 單位
Steamer 蒸爐	Miele	DGC7860	✓	-	-	-	-	-
Microwave Oven 微波烤箱	Miele	H 7840 BM	✓	-	-	-	-	-
Cook Top 煮食爐	Miele	KM 6839-1	✓	-	-	-	-	-
Dish Washer 洗碗機	Miele	G 6770 SCVi	✓	-	-	-	-	-
Warming Drawer 暖碟櫃	Miele	ESW 7010	✓	-	-	-	-	-
Coffee Machine 咖啡機	Miele	CVA 7840	✓	-	-	-	-	-
Wine Cellar 酒櫃	Miele	KWT 6322 UG	✓	-	-	-	-	-
Refrigerator 冰箱	Gaggenau	RF 461 304	✓	-	-	-	-	-
Refrigerator 冰箱	Gaggenau	RC 468 904	✓	-	-	-	-	-
Exhaust Hood 抽油煙機	Poliform	KA577VA	✓	-	-	-	-	-
Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BE2H	✓	-	-	-	-	-
Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE21 SLi	✓	-	-	-	-	-
		DHB-E 21	✓	-	-	-	-	-
		DHM 6	✓	-	-	-	-	-
A/C Outdoor Unit 室外空調機	Mitsubishi Heavy Industries 三菱重工	FDC280KXZPE1	✓	-	-	-	-	-
		SRR25ZM-S	✓	-	-	-	-	-
A/C Indoor Unit 冷氣室內機	Mitsubishi Heavy Industries 三菱重工	FDUT28KXE6F-E	✓	-	-	-	-	-
		FDUT56KXE6F-E	✓	-	-	-	-	-
		FDUT45KXE6F-E	✓	-	-	-	-	-
		DSC50ZS-S1	✓	-	-	-	-	-
Door Station 視像對講機	Control4	DS2	✓	-	-	-	-	-
LED TV LED 電視	Cristal 尼斯	BKW-171	✓	-	-	-	-	-
		BKW-221	✓	-	-	-	-	-
Exhausted Fan 抽氣扇	Panasonic 樂聲	FV-18HS3H	✓	✓	-	-	-	-
		FV-23NL3H	-	-	✓	✓	✓	✓

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.

"✓" means such appliance(s) is / are provided and / or installed in the residential property.

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

"✓" 表示此設備於該住宅物業內提供及 / 或安裝。

# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

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

#### 住宅單位機電裝置數量說明表

Appliances 設備	Brand 品牌	Unit A A 單位	Unit B B 單位	Unit C C 單位	Unit D D 單位	Unit E E 單位	Unit F F 單位
G/F Carpark Entrance 地下車場入口	Door Station 視像對講機	1	-	-	-	-	-
	Reserved Point for Door Station 預留視像對講機接駁點	-	1	1	1	-	-
Living & Dining Room 客飯廳	TV/FM Connection Point 電視 / 電台天線接駁位	2	3	2	1	1	1
	Telephone Connection Point 電話接駁位	2	3	2	1	1	1
	Internet Connection Point 互聯網接駁位	2	-	-	-	-	-
	13A Single Socket Outlet 13A 單位電插座	2	4	1	-	1	-
	13A Twin Socket Outlet 13A 雙位電插座	2	4	1	1	0	1
	Connection Point for Electric Curtain 電窗簾接駁點	2	-	-	-	-	-
	Lighting Switch 燈掣	-	5	-	1	-	1
	Lighting Point 燈位	10	8	3	1	1	1
	Wifi Access Point 無線網絡接入點	1	-	-	-	-	-
	Controller for Smart Home System 智能家居系統主控板	1	-	-	-	-	-
	Switch for Smart Home System 智能家居系統開關掣	3	-	-	-	-	-
Isolator for Exhaust Fan 抽氣扇開關掣	-	-	1	1	-	-	
Family Area 1 家庭區 1	TV/FM Connection Point 電視 / 電台天線接駁位	3					
	Telephone Connection Point 電話接駁位	2					
	Internet Connection Point 互聯網接駁位	3					
	13A Single Socket Outlet 13A 單位電插座	3					
	13A Twin Socket Outlet 13A 雙位電插座	2					
	Connection Point for Electric Curtain 電窗簾接駁點	2					
	Lighting Point 燈位	7					
	Wifi Access Point 無線網絡接入點	1					
Switch for Smart Home System 智能家居系統開關掣	3						

# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

Appliances 設備	Brand 品牌	Unit A A 單位	Unit B B 單位	Unit C C 單位	Unit D D 單位	Unit E E 單位	Unit F F 單位
Bedroom 1 睡房 1	TV/FM Connection Point 電視 / 電台天線接駁位	2	2				
	Telephone Connection Point 電話接駁位	1	-				
	Internet Connection Point 互聯網接駁位	2	1				
	13A Single Socket Outlet 13A 單位電插座	3	3				
	13A Twin Socket Outlet 13A 雙位電插座	2	-				
	Connection Point for Electric Curtain 電窗簾接駁點	2	-				
	Lighting Switch 燈掣	-	1				
	Lighting Point 燈位	7	4				
	Switch for Smart Home System 智能家居系統開關掣	2	-				
Family Area 2 家庭區 2	TV/FM Connection Point 電視 / 電台天線接駁位	3					
	Telephone Connection Point 電話接駁位	1					
	Internet Connection Point 互聯網接駁位	3					
	13A Single Socket Outlet 13A 單位電插座	7					
	13A Twin Socket Outlet 13A 雙位電插座	2					
	Connection Point for Electric Curtain 電窗簾接駁點	3					
	Lighting Point 燈位	16					
	Wifi Access Point 無線網絡接入點	1					
	Switch for Smart Home System 智能家居系統開關掣	3					
Bedroom 2 睡房 2	TV/FM Connection Point 電視 / 電台天線接駁位	2	3				
	Telephone Connection Point 電話接駁位	2	0				
	Internet Connection Point 互聯網接駁位	3	2				
	13A Single Socket Outlet 13A 單位電插座	4	2				
	13A Twin Socket Outlet 13A 雙位電插座	2	2				
	Connection Point for Electric Curtain 電窗簾接駁點	2	-				
	Lighting Switch 燈掣	-	3				
	Lighting Point 燈位	7	6				
	Switch for Smart Home System 智能家居系統開關掣	3	-				

# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

Appliances 設備	Brand 品牌	Unit A A 單位	Unit B B 單位	Unit C C 單位	Unit D D 單位	Unit E E 單位	Unit F F 單位
Bath Room/ Bath Room 1/ Bath Room 1a 浴室 / 浴室 1 / 浴室 1a	TV/FM Connection Point 電視 / 電台天線接駁位	1	-	-	-	-	-
	13A Single Socket Outlet 13A 單位電插座	2	-	-	-	-	-
	Lighting Point 燈位	7	3	1	1	1	1
	Connection Point for Electric Curtain 電窗簾接駁點	1	-	-	-	-	-
	Reserved Connection Point for Smart Toilet 預留智能座廁接駁點	1	-	-	-	-	-
	Connection Point for Thermo Ventilator 換氣暖風機接駁點	1	-	-	-	-	-
	Connection Point for Exhaust Fan 抽氣扇接駁點	1	-	1	1	1	1
Isolator for Electric Water Heater 電熱水爐隔離開關掣	1	-	-	-	-	-	
Bath 1b 浴室 1b	TV/FM Connection Point 電視 / 電台天線接駁位	1					
	13A Single Socket Outlet 13A 單位電插座	2					
	Lighting Point 燈位	7					
	Connection Point for Electric Curtain 電窗簾接駁點	1					
	Reserved Connection Point for Smart Toilet 預留智能座廁接駁點	1					
	Connection Point for Thermo Ventilator 換氣暖風機接駁點	1					
	Connection Point for Exhaust Fan 抽氣扇接駁點	1					
Isolator for Electric Water Heater 電熱水爐隔離開關掣	1						
Bath 2 浴室 2	TV/FM Connection Point 電視 / 電台天線接駁位	1					
	13A Single Socket Outlet 13A 單位電插座	2					
	Light Point 燈位	7					
	Connection Point for Electric Curtain 電窗簾接駁點	1					
	Reserved Connection Point for Smart Toilet 預留智能座廁接駁點	1					
	Connection Point for Thermo Ventilator 換氣暖風機接駁點	1					
	Connection Point for Exhaust Fan 抽氣扇接駁點	1					
Isolator for Electric Water Heater 電熱水爐隔離開關掣	1						
Guest Toilet 客廁	13A Single Socket Outlet 13A 單位電插座	1	1				
	Lighting Point 燈位	2	1				
	Isolator for Exhaust Fan 抽氣扇開關掣	1	-				
	Lift Control Panel 升降機控制面板	-	1				
Lavatory 洗手間	Electric Distribution Board 電掣箱	-	2				
	Lighting Point 燈位	1	1				

# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

Appliances 設備	Brand 品牌	Unit A A 單位	Unit B B 單位	Unit C C 單位	Unit D D 單位	Unit E E 單位	Unit F F 單位
Store Room / Store Room 1 貯物室 / 貯物室 1	13A Single Socket Outlet 13A 單位電插座	1	-				
	Lighting Point 燈位	-	1				
	Switch for Exhaust Fan 抽氣扇開關掣	-	1				
Store Room 2 貯物室	Internet Connection Point 互聯網接駁位	1					
	Telephone Connection Point 電話接駁位	1					
	Electric Distribution Board 電掣箱	1					
	13A Twin Socket Outlet 13A 雙位電插座	1					
	Isolator for Electrical Water Heater 熱水爐開關掣	1					
	Switch for Exhaust Fan 抽氣扇開關掣	1					
	Lighting Point 燈位	1					
	Lift Control Panel 升降機控制面板	1					
Utility Room 工作間	13A Single Socket Outlet 13A 單位電插座	1	1				
	Lighting Switch 燈掣	-	1				
	Lighting Point 燈位	1	1				
Kitchen 廚房	13A Single Socket Outlet 13A 單位電插座	4	-	-	-	-	-
	13A Twin Socket Outlet 13A 雙位電插座	3	-	-	-	-	-
	Lighting Point 燈位	8	1	1	1	1	1
G/F Lift Lobby 地下升降機大堂	13A Single Socket Outlet 13A 單位電插座	2	-				
	Electric Distribution Board 電掣箱	1	1				
	Lighting Switch 燈掣	-	1				
	Lighting Point 燈位	3	1				
	Motion Sensor 動作感應器	1	-				
1/F - 3/F Lift Lobby 1/F - 3/F 升降機大堂	13A Single Socket Outlet 13A 單位電插座	3	3				
	Lighting Switch 燈掣	-	4				
	Lighting Point 燈位	6	6				
	Cabinet for Smart Home System 智能家居系統櫃	3	-				
	Wifi Access Point 無線網絡接入點	3	-				
	Motion Sensor 動作感應器	3	-				

# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

Appliances 設備	Brand 品牌	Unit A A 單位	Unit B B 單位	Unit C C 單位	Unit D D 單位	Unit E E 單位	Unit F F 單位
R/F Lift Lobby 天台升降機大堂	13A Single Socket Outlet 13A 單位電插座	1	1				
	Lighting Switch 燈掣	-	1				
	Lighting Point 燈位	3	-				
	Wifi Access Point 無線網絡接入點	1	-				
	Electric Distribution Board 電掣箱	-	1				
	Lift Control Cabinet 升降機控制櫃	1	1				
	Motion Sensor 動作感應器	1	-				
Internal Staircase 內置樓梯	Lighting Point 燈位	5	3				
G/F Carpark 地下停車場	13A Single Socket Outlet 13A 單位電插座	1	2	-			
	Lighting Switch 燈掣	-	3	1			
	Lighting Point 燈位	4	8	6			
	Electric Vehicle Charging Point 電動車充電位	2	2	2			
	Motion Sensor 動作感應器	2	3	3			
	CCTV Security System CCTV 保安系統	-	1	-			
EV-Charging Room 電動車充電設備房	13A Single Socket Outlet 13A 單位電插座	2					
	Lighting Switch 燈掣	3					
	Lighting Point 燈位	4					
	13A Single Socket Outlet 13A 單位電插座	2					
	Switch for Exhaust Fan 抽氣扇開關掣	1					
	CCTV Security System CCTV 保安系統	1					
Water Heater Room 熱水爐房	Internet Connection Point 互聯網接駁位	-	1				
	Telephone Connection Point 電話接駁位	-	1				
	Lighting Switch 燈掣	2	0				
	Lighting Point 燈位	4	3				
	13A Single Socket Outlet 13A 單位電插座	2	1				
1/F Flat Roof 1/F 平台	Lighting Point 燈位	5	8				
R/F Flat Roof 天台平台	13A Single Socket Outlet 13A 單位電插座	1	1				
	Lighting Point 燈位	1	8				

# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

Appliances 設備	Brand 品牌	Unit A A 單位	Unit B B 單位	Unit C C 單位	Unit D D 單位	Unit E E 單位	Unit F F 單位
Upper Roof 上層天台	Isolator for Outdoor Air Conditioner 室外空調機隔離開關掣	3	-				
	Reserved Point for Outdoor Air Conditioner 預留室外空調機接駁點	-	2	1	1	1	1

Note:

“1, 2, .....” denotes the quantity of such provision(s) provided in the residential unit

備註：

“1, 2, .....” 表示提供於該住宅物業內的裝置數量。



## 24 SERVICE AGREEMENTS 服務協議

- (1) Potable and flushing water is supplied by Water Supplies Department.
- (2) Electricity is supplied by The Hong Kong Electric Company, Limited.

- (1) 食水及沖廁水由水務署供應。
- (2) 電力由香港電燈有限公司供應。

## 25 GOVERNMENT RENT 地稅

The Vendor (the owner) is liable to pay the Government rent in respect of each of the residential properties in the Development up to and including the date of the Assignment of the specified residential property.

賣方（擁有人）有法律責任繳付發展項目內每一住宅物業直至指明的住宅物業轉讓契之日期（包括簽署轉讓契當日）之地稅。

## 26 MISCELLANEOUS PAYMENTS BY PURCHASER

### 買方的雜項付款

1. On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water and electricity.
2. On that delivery, the purchaser is not liable to pay to the owner a debris removal fee.
3. The purchaser is liable to pay the above deposits and fee on that delivery notwithstanding that the exact amount is yet to be ascertained at the date on which the sales brochure is printed.

Note:

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

1. 在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人補還有關單位之水及電力的按金。
2. 在交付時，買方不須向擁有人支付清理廢料的費用。
3. 縱使上述繳付金額在售楼說明書的印製日期仍尚未確定，買方仍須在交付時繳付上述按金及費用。

備註：

在交付時，買方須根據公契向發展項目的管理人（而非賣方）支付清理廢料的費用，而如賣方已支付清理廢料的費用，買方須向賣方補還清理廢料的費用。

## 27 DEFECT LIABILITY WARRANTY PERIOD

### 欠妥之處的保養責任期

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

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

# 28 MAINTAINANCE OF SLOPES 斜坡維修

1. The Land Grant requires the owners of the residential properties in the development to maintain the slopes at their own costs.
2. The Land Grant stipulates that the Lessee “will construct substantial retaining walls where necessary to obviate landslips in the event of his cutting away the hill to level the site or to protect any filling in connection with the same AND will be responsible for and shall indemnify His said Majesty’s Government and its officers from and against all actions claims and demands arising out of any damage resulting from or brought about by any landslip occurring as a result of such cutting or levelling”.

The Land Grant further stipulates that the Lessee “will not deposit any excavated earth on the demised premises nor (whether permission has been given or not) on Crown Land or other land adjoining thereto in such a manner as shall expose the slopes of such excavated earth to be eroded and washed down by rain and will properly turf and if necessary secure such slopes by means of masonry toe walls and will remove all refuse matter daily from the demised premises”.

3. Each of the owners of the residential properties is obliged to contribute towards the costs of the maintenance work.
4. Under the Deed of Mutual Covenant, the manager of the development has the owners’ authority to carry out the maintenance work.

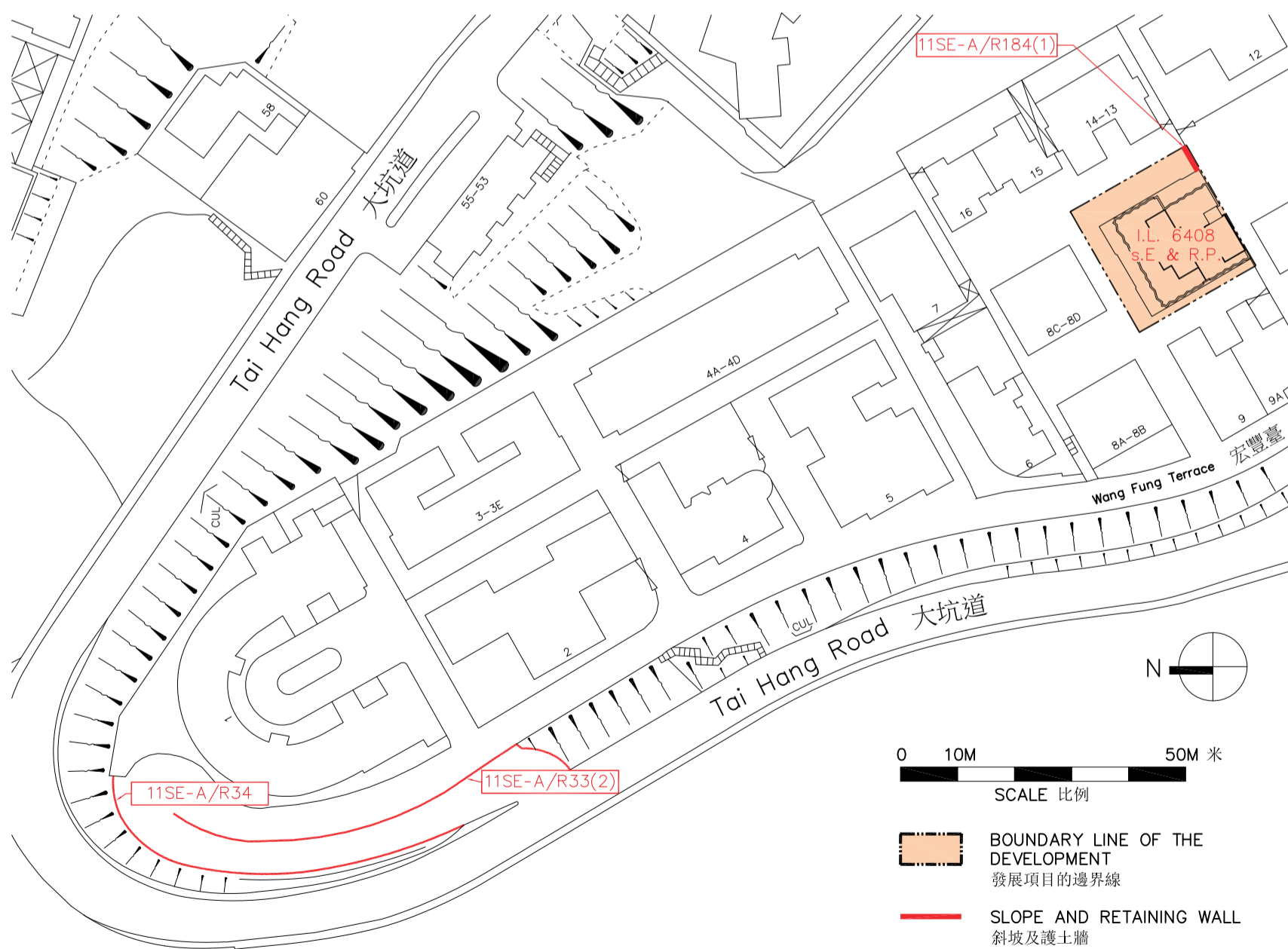
Under Clause 1(bj) of Sub-section B of Section VI of the Deed of Mutual Covenant, the Manager shall have the full authority of the Owners at their expense to engage suitable qualified personnel to inspect keep and maintain in good substantial repair and condition and carry out any necessary works in respect of the Slope Structures or other structure in compliance with the Government Lease and in accordance with the slope maintenance manual and in particular, in accordance with all guidelines issued from time to time by the appropriate Government Departments regarding the maintenance of the Slope Structures and related structures and to collect from the Owners all costs lawfully incurred or to be incurred by the Manager in carrying out such maintenance and repair and such other works. For the purpose of this Clause, the Manager shall include the Owners’ Corporation, if formed.

Under Clause 1(bk) of Sub-section B of Section VI of the Deed of Mutual Covenant, the Manager shall maintain all areas slopes open spaces and facilities as are required to be maintained under the provisions of the Government Lease and in particular, the Slope Structures (irrespective of whether such part of the Slope Structures are located on an area inside or outside the Land).

5. Owner’s undertaking to maintain any slope in relation to the Development at the Owner’s own cost: Not applicable.
6. The plan showing [the slope, retaining wall and related structures] constructed, or to be constructed, within or outside the land on which the Development is situated, is annexed at the end of this section.

Note:

- (a) The reference to the “Lessee” in the Land Grant means the Lessee under the Land Grant and where the context so admits or requires shall include its successors and assigns.
- (b) Under the Deed of Mutual Covenant, all owners of the development are obliged to contribute towards the costs of maintenance work.
- (c) Unless otherwise defined in this sales brochure, the capitalized terms used in the aboveshall have the same meaning of such terms in the Land Grant or the latest draft of the Deed of Mutual Covenant.
- (d) For full details, please refer to the Land Grant and the latest draft of the Deed of Mutual Covenant. Copies of the Land Grant and the latest draft of the Deed of Mutual Covenant are available for inspection free of charge during opening hours at the place at which the residential property is offered to be sold and can be obtained upon payment of the necessary photocopying charges.



Notes:

Unless otherwise defined in this sales brochure, capitalized and other terms used in this section shall have the same meaning of such terms used in the Land Grant and Deed of Mutual Covenant. Please refer to the Land Grant and Deed of Mutual Covenant for reference.

# 28 MAINTAINANCE OF SLOPES 斜坡維修

1. 「批地文件」規定發展項目內住宅物業的每名擁有人均須分擔斜坡維修工程的費用。
2. 「批地文件」訂明「承租人」『倘在山坡進行削土以平整地盤或進行相關保護填土工程，須按需要建築實質的護土牆，避免發生山泥傾瀉。此外，如因其進行削土或平整工程引起或導致任何山泥傾瀉而造成任何損害，「承租人」並要就由此招致的所有訴訟、索償及訴求承擔責任，以及向英皇陛下轄下的政府及其官員彌償，並確保彼等免責。』  
「批地文件」又訂明「承租人」『不可在批租處所、任何「官地」（不論是否獲得批准）或其他毗鄰土地堆放任何挖掘工程的泥土，以致挖土的山坡外露侵蝕並被雨水沖走。「承租人」須妥善鋪草覆蓋山坡，及如有需要時建造砌石牆穩固山坡，並須每日清理批租處所的所有垃圾。』
3. 每名擁有人均須分擔維修工程的費用。
4. 根據「公契」規定，發展項目的管理人獲擁有人授權執行維修工程。

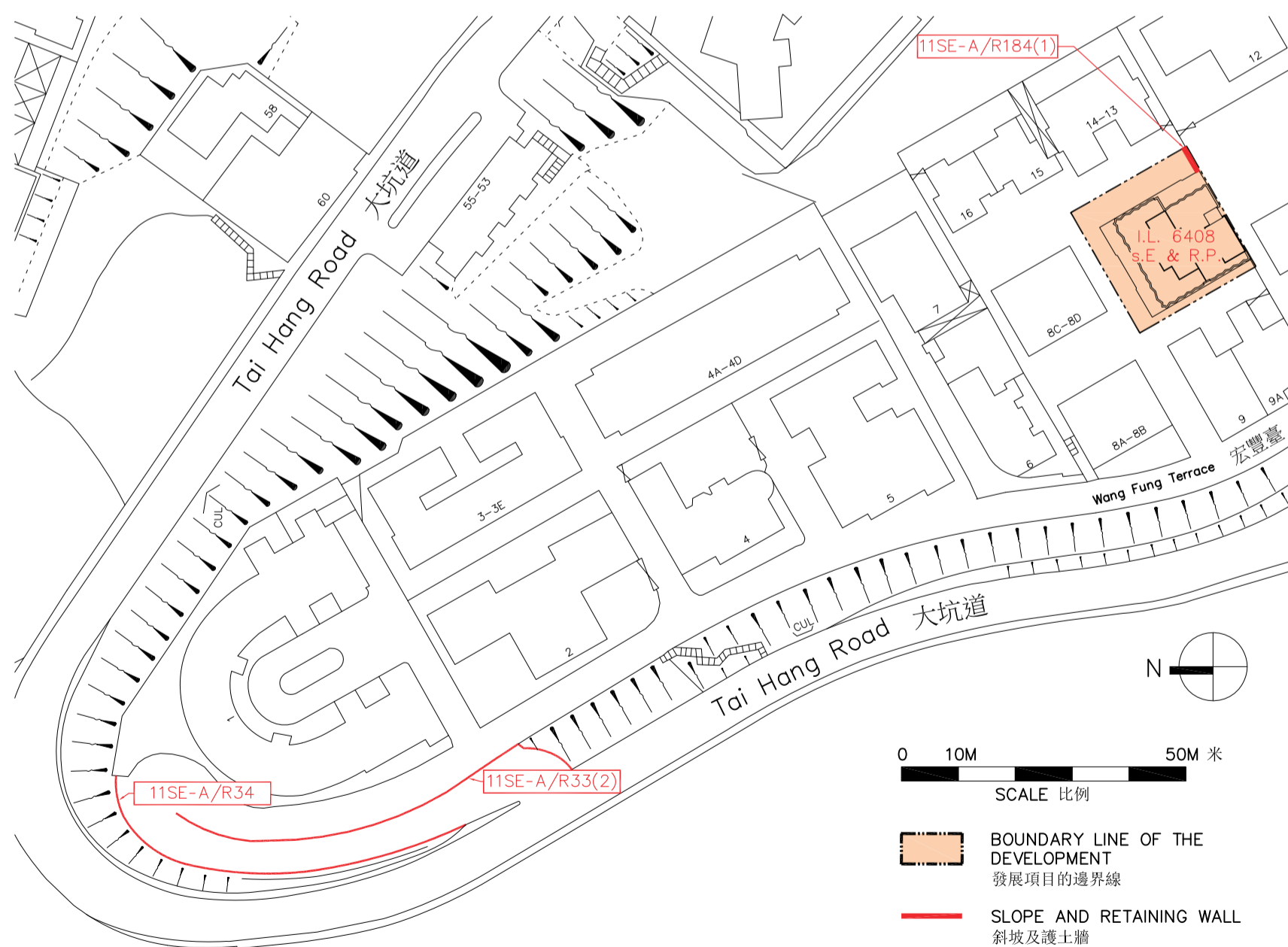
根據「公契」第VI節B次節第1(bj)條，「管理人」獲「業主」授予全權由彼等付費聘請適當的合格人員，遵照「政府租契」規定及依照斜坡維修手冊，其中特別以有關「政府」部門不時就「斜坡結構」和相關結構維修事宜發布的所有指引為要，以檢查、保養和維修「斜坡結構」或其他構築物，以保持其修繕妥當及狀況良好和執行任何必要的工程，並可向「業主」收取「管理人」現已或將會因執行此等維修及修理工程和其他工程而合法招致或將會招致的所有費用。於本條，「管理人」的定義包括「業主立案法團」（如已成立）。

根據「公契」第VI節B次節第1(bk)條，「管理人」須維修「政府租契」條文規定必須維修的所有地方、斜坡、休憩用地及設施，其中尤以「斜坡結構」為要（不論有關的「斜坡結構」部分是否位於「該土地」之內或之外任何地方亦然）。

5. 擁有人承諾擁有人自費就發展項目維修任何斜坡：不適用。
6. 顯示「發展項目」所在該土地之內或之外已建或擬建[各斜坡、護土牆及相關結構]位置的圖則已夾附於本節末頁。

附註：

- (a) 「批地文件」中「承租人」一詞指「批地文件」的「承租人」；如上下文意允許或規定則包括其繼承人及受讓人。
- (b) 根據「公契」，發展項目所有擁有人均須分擔維修工程的費用。
- (c) 除非本售樓說明書另有規定，上文中所有加上括號的詞語，一律採用「批地文件」或最新「公契」版本訂明的定義。
- (d) 請查閱「批地文件」及最新「公契」版本以了解全部詳情。「批地文件」及最新的「公契」版本全文可於住宅物業售樓處開放時間內免費閱覽，並且可支付所需影印費用後取得副本。



註：

除在售樓說明書另有定義外，上述用詞的意義等同於批地文件及公契內該用詞的意義。請參閱批地文件及公契。

# 29 MODIFICATION 修訂

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

賣方現時並沒有向政府就發展項目提出申請修訂批地文件。

### 1. Operation of Gondola

During the cleaning and maintenance of the external walls of the Development arranged by the manager, the gondola will be operating in the airspace outside windows and above the flat roofs of the residential properties in the Development.

Provision in the Deed of Mutual Covenant:

Clause 11 of Subsection B of Section VI states that in respect of any flat roof or upper roof forming part of an Apartment, the Manager shall have the right to maintain, operate, temporarily install, move the cleaning gondola and/or any davit arm, other equipment or device of management (collectively referred to as the "gondola" which expression shall include all brackets, hinges, posts or other related equipment) and have access to, over and/or on the flat roof or upper roof, to service, cleanse, maintain, repair, renovate, and/or replace any part of any exterior of the Development, and on prior reasonable notice for the Manager, its servants, agents, contractors and persons duly authorized to enter upon the flat roof or upper roof for the purposes of operating, installing, keeping, storing and/or parking the gondola. Provided that the Manager shall in the exercise of such right ensure that the least disturbance is caused to the Apartments and shall at his own costs and expense make good any damage caused thereby and shall be liable for negligence or wilful or criminal acts of the Manager, his staff and contractors.

Note:

1. Unless otherwise defined in this sales brochure, capitalized terms used in the above shall have the same meaning of such terms in the latest draft of the Deed of Mutual Covenant.
2. For full details of the Deed of Mutual Covenant, please refer to latest draft of the Deed of Mutual Covenant. Copies of the latest draft Deed of Mutual Covenant are available for inspection free of charge during opening hours at the place at which the residential property is offered to be sold and can be obtained upon payment of the necessary photocopying charges.

### 1. 吊船之運作

在發展項目外牆進行由管理人安排的清洗及保養期間，吊船會在住宅物業之窗外及平台之上空操作。

公契條款：

第 VI 節第 B 小節第 11 條規定，對於構成住宅一部分的平台或上層天台，管理人須有權保養、操作、臨時安裝、移動清潔吊船及 / 或任何吊臂、其他設備或管理裝置（統稱為「吊船」，其表述須包括所有支架、鉸鏈、桅杆或其他相關設備），並且可以進入、進去和 / 或進到平台或上層天台，以服務、清潔、保養、修理、翻新和 / 或更換發展項目的任何外部的任何部分，並在事先合理通知的情況下，讓管理人、其受僱人、代理人、承辦商和獲正式授權的人士進入平台或上層天台，以操作、安裝、保管、存放及 / 或停放吊船，但管理人須在行使本條規定的權利時確保對住宅造成的干擾減至最少，並須自費賠償由此造成的任何損害，並須對管理人、其員工和承辦商的疏忽或故意或犯罪行為負責。

備註：

1. 除非本售樓說明書另有規定，上文中加上括號的詞語，一律採用最新「公契」版本訂明的定義。
2. 請查閱最新「公契」版本以了解全部詳情。最新的「公契」版本全文可於住宅物業售樓處開放時間內免費閱覽，並且可支付所需影印費用後取得副本。

# 31 THE ADDRESS OF WEBSITE DESIGNATED FOR THE DEVELOPMENT 發展項目的指定互聯網網站的網址

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 (Cap. 621) is:  
[www.10wangfungterrace.com](http://www.10wangfungterrace.com)

賣方為施行《一手住宅物業銷售條例》（第 621 章）第 2 部而就發展項目指定的互聯網網站的網址為：

[www.10wangfungterrace.com](http://www.10wangfungterrace.com)

# 32 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA (GFA) OF BUILDING

## 申請建築物總樓面面積寬免的資料

### 獲寬免總樓面面積的設施分項

### 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.

於印製售樓說明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。

Disregarded GFA under Building (Planning) Regulations 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		Area (m <sup>2</sup> ) 面積(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)	58.121
2	Plant rooms and similar services 機房及相類設施	
2.1	Mandatory feature and essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, 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及必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	8.99
2.2	Mandatory feature and 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及必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	59.688
2.3	Non-mandatory/non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc. 非強制性/非必要機房，例如空調機房、風櫃房等	Not Applicable 不適用
Green Features under Joint Practice Notes 1 and 2 根據《聯合作業備考》第1號及第2號提供的環保設施		
3	Balcony 露台	Not Applicable 不適用
4	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not Applicable 不適用
5	Communal sky garden 公用空中花園	Not Applicable 不適用
6	Acoustic fin 隔聲鰭	Not Applicable 不適用
7	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not Applicable 不適用
8	Non-structural prefabricated external wall 非結構性預製外牆	Not Applicable 不適用
9	Utility platform 工作平台	Not Applicable 不適用
10	Noise barrier 隔音屏障	Not Applicable 不適用
Amenity Features 適意設施		
11	Counter, office, store, guard room and lavatory for watchman and management staff, Owner's Corporation Office 供保安人員和管理處員工使用的櫃檯、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	Not Applicable 不適用
12	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc. serving solely the recreational facilities 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	Not Applicable 不適用
13	Covered landscaped and play area 有上蓋的園景區及遊樂場	Not Applicable 不適用
14	Horizontal screen/covered walkway, trellis 橫向屏障/有蓋人行道、花棚	Not Applicable 不適用
15	Larger lift shaft 擴大升降機井道	Not Applicable 不適用
16	Chimney shaft 煙囪管道	Not Applicable 不適用
17	Other non-mandatory or non-essential plant room, such as boiler room, SMATV room 其他非強制性或非必要機房，例如爐房、衛星電視共用天線房	Not Applicable 不適用
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	Not Applicable 不適用
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	Not Applicable 不適用
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	Not Applicable 不適用
21	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	Not Applicable 不適用



Disregarded GFA under Building (Planning) Regulations 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		Area (m <sup>2</sup> ) 面積(平方米)
22	Other projections such as air-conditioning box and platform with a projection of more than 750mm from the external walls 其他伸出物，如空調機箱或伸出外牆超過750毫米的平台	Not Applicable 不適用
Other Exempted Items 其他獲豁免的項目		
23	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Not Applicable 不適用
24	Other projections 其他伸出物	Not Applicable 不適用
25	Public transport terminus (PTT) 公共交通總站	Not Applicable 不適用
26	Party structure and common staircase 共用構築物及樓梯	Not Applicable 不適用
27	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 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	Not Applicable 不適用
28	Public passage 公眾通道	Not Applicable 不適用
29	Covered set back area 因樓宇後移導致的覆蓋面積	Not Applicable 不適用
Bonus GFA 額外總樓面面積		
30	Bonus GFA 額外總樓面面	Not Applicable 不適用

## Notes:

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

## 備註：

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

## ENVIRONMENT ASSESSMENT OF THE BUILDING 建築物的環境評估

Estimated energy performance or consumption for the common parts of the Development  
發展項目的公用部分的預計能量表現或消耗

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.

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、註冊結構工程師及註冊岩土工程師作業備考》APP-151 規定規限。本發展項目的環境評估及公用部份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。



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

The date on which the sales brochure is printed: 2<sup>nd</sup> June 2022.

發展項目及其周邊地區日後可能出現改變。

本售樓說明書印製日期：2022年6月2日

# EXAMINATION RECORD

## 檢視紀錄

Examination/ Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
2 June 2022 2022年6月2日	12	Location plan of the development is updated 更新發展項目的所在位置圖
	66	The printing date is changed 更改印製日期

