

幸薈
square

Sales Brochure 售樓說明書

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) 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 plans¹ 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 property². 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.

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

2 According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following –
(i) the external dimensions of each residential property;
(ii) the internal dimensions of each residential property;
(iii) the thickness of the internal partitions of each residential property;
(iv) the external dimensions of individual compartments in each residential property.
According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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.

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.

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

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

15. Estimated material date and handing over date

- Check the estimated material date³ 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
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³ Generally speaking, "material date" means the date on which the conditions of the land grant are complied with in respect of the development, or the date on which the development is completed in all respects in compliance with the approved building plans or the conditions subject to which the certificate of exemption is issued. For details, please refer to section 2 of the Ordinance.

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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¹。如就該些按揭貸款計劃的詳情有任何疑問，應在簽訂臨時買賣合約前，直接向有關財務機構查詢。

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎／每平方米售價。根據《一手住宅物業銷售條例》(第621章)(下稱「條例」)，賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(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 and 內部尺寸²。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」；
 - 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。

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

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

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

11. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名／名稱。
- 您可委託任何地產代理（不一定是賣方所指定的地產代理），以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。
- 委託地產代理以物色物業前，您應該—
 - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
 - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及
 - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁（網址：www.eaa.org.hk），查閱牌照目錄。

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期³。
 - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「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書發出後的一個月內（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。

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

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

消費者委員會

網址	: www.consumer.org.hk
電話	: 2929 2222
電郵	: cc@consumer.org.hk
傳真	: 2856 3611

地產代理監管局

網址	: www.eaa.org.hk
電話	: 2111 2777
電郵	: enquiry@eaa.org.hk
傳真	: 2598 9596

香港地產建設商會

電話	: 2826 0111
傳真	: 2845 2521

一手住宅物業銷售監管局
2023年3月

INFORMATION ON THE DEVELOPMENT

發展項目的資料

Name of the Development
SOYO Square

Name of the street at which the Development is situated and street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development
439 Castle Peak Road

The Development consists of one multi-unit building

Total number of storeys of this multi-unit building
21 storeys (exclusive of roof, upper roof and top roof)

Floor numbering in this multi-unit building as provided in the approved building plans for the Development
G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 23/F, roof, upper roof and top roof

Omitted floor numbers in this multi-unit building in which the floor numbering is not in consecutive order
4/F, 13/F & 14/F

Refuge floor (if any) of this multi-unit building
Not Applicable

發展項目名稱
幸薈

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
青山道439號

發展項目包含一幢多單位建築物

該幢多單位建築物的樓層的總數
21層(不包括天台、上層天台及頂層天台)

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、一樓至三樓、五樓至十二樓、十五至二十三樓、天台、上層天台及頂層天台

該幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數
四樓、十三樓及十四樓

該幢多單位建築物內的庇護層(如有)
不適用

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

Ever Sparkling Development Limited

Holding companies of the Vendor

Soyo Development Limited

Master Grant Ltd.

Earning Hero Limited

Authorized Person for the Development

Mr. Lau King-Chiu Henry

The firm or corporation of which the Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity

DLN Architects Limited

Building contractor for the Development

Ching Lee Engineering Limited

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

Grandall Zimmern Law Firm

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

Hang Seng Bank Limited

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

Soyo Development Limited

賣方

永燁發展有限公司

賣方的控權公司

Soyo Development Limited

Master Grant Ltd.

Earning Hero Limited

發展項目的認可人士

劉鏡釗先生

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

劉榮廣伍振民建築師有限公司

發展項目的承建商

正利工程有限公司

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

國浩律師(香港)事務所

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

恒生銀行有限公司

已為發展項目的建造提供貸款的任何其他人

Soyo Development Limited

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

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(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

INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

There is non-structural prefabricated external walls forming part of the enclosing walls of the Development.
發展項目有構成圍封牆的一部分的非結構的預製外牆。

There is no curtain wall forming part of the enclosing walls in the Development.
發展項目不會有構成圍封牆的一部分的幕牆。

The thickness of the non-structural prefabricated external walls is 150mm.
建築物的非結構的預製外牆的厚度為150毫米。

Schedule of total area of the non-structural prefabricated external walls of each residential property		
每個住宅物業的非結構的預製外牆的總面積表		
Floor 樓層	Flat 單位	The total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積(平方米)
2/F, 3/F, 5/F - 12/F & 15/F - 23/F 二樓、三樓、五樓至十二樓 及十五樓至二十三樓	A	0.379
	B	0.428
	C	0.240
	D	0.822
	E	0.475

INFORMATION ON PROPERTY MANAGEMENT

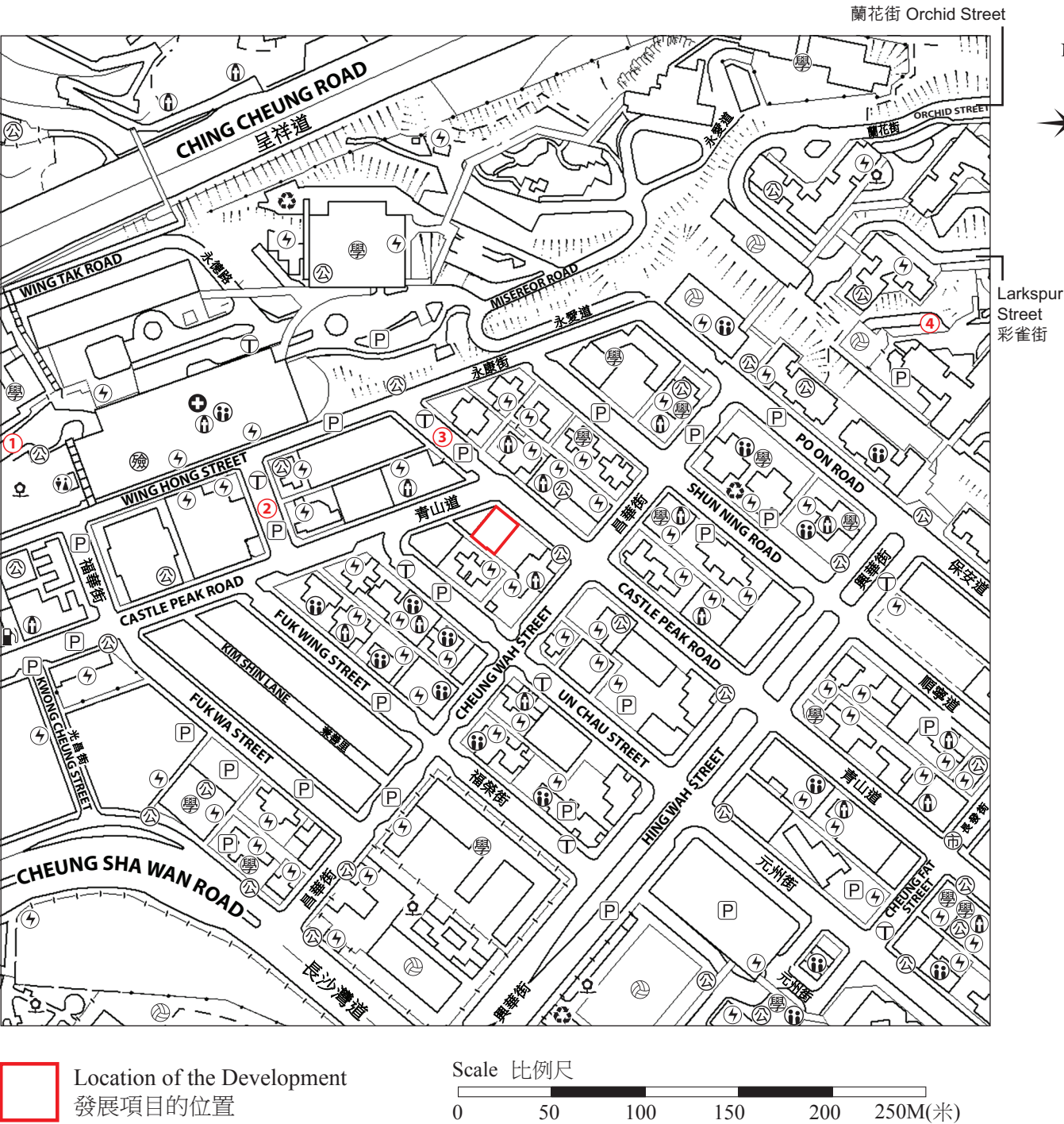
物業管理的資料

The person appointed as the manager of the Development under the latest draft deed of mutual covenant as at the date on which the sales brochure is printed
Cushman & Wakefield Property Management Limited

根據公契在該售樓說明書的印製日期的最新擬稿獲委任為發展項目管理人的人
戴德梁行物業管理有限公司

LOCATION PLAN OF THE DEVELOPMENT

發展項目的所在位置圖



- Notes :
1. Due to technical reasons, this location plan has shown 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.

The location map is prepared by the Vendor with reference to the Survey Sheet Sheet No.T11-NW-A and T11-NW-B both dated 25 September 2025 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.
此位置圖是參考地政總署測繪處日期為2025年9月25日之測繪圖，圖幅編號T11-NW-A及T11-NW-B，並由賣方擬備，有需要處經修正處理。

The Maps are provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.

NOTATION 圖例

- | | |
|---|---|
| Mortuary
殮房 | Public utility installation
公用事業設施裝置 |
| Petrol filling station
油站 | Religious institution (including a church, a temple and a Tsz Tong)
宗教場所 (包括教堂、廟宇及祠堂) |
| Power plant (including electricity sub-stations)
發電廠 (包括電力分站) | School (including a kindergarten)
學校 (包括幼稚園) |
| Refuse collection point
垃圾收集站 | Social welfare facilities (including an elderly centre and a 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) |
| Hospital
醫院 | Sports facilities (including a sports ground and a swimming pool)
體育設施 (包括運動場及游泳池) |
| Public carpark (including a lorry park)
公眾停車場 (包括貨車停泊處) | Public park
公園 |
| Public convenience
公廁 | Market (including a wet market and a wholesale market)
市場 (包括濕貨市場及批發市場) |
| Public transport terminal (including a rail station)
公共交通總站 (包括鐵路車站) | |

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

- | | | |
|---------------------------|--------------------------|-----------------------------|
| ① WING MING STREET
永明街 | ② TSAP FAI STREET
集輝街 | ③ KWONG SHING STREET
廣成街 |
| ④ LARKSPUR STREET
彩雀街 | | |

- 備註：
1. 因技術性問題，此所在位置圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
 2. 賣方建議準買方到該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。

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

Notes :

1. Due to technical reasons, this aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance.
2. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, photo no. E242008C, dated 8 November 2024.

摘錄自地政總署測繪處於2024年11月8日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E242008C。

The aerial photograph is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.

鳥瞰照片由空間數據共享平台，香港特別行政區政府為知識產權擁有人。

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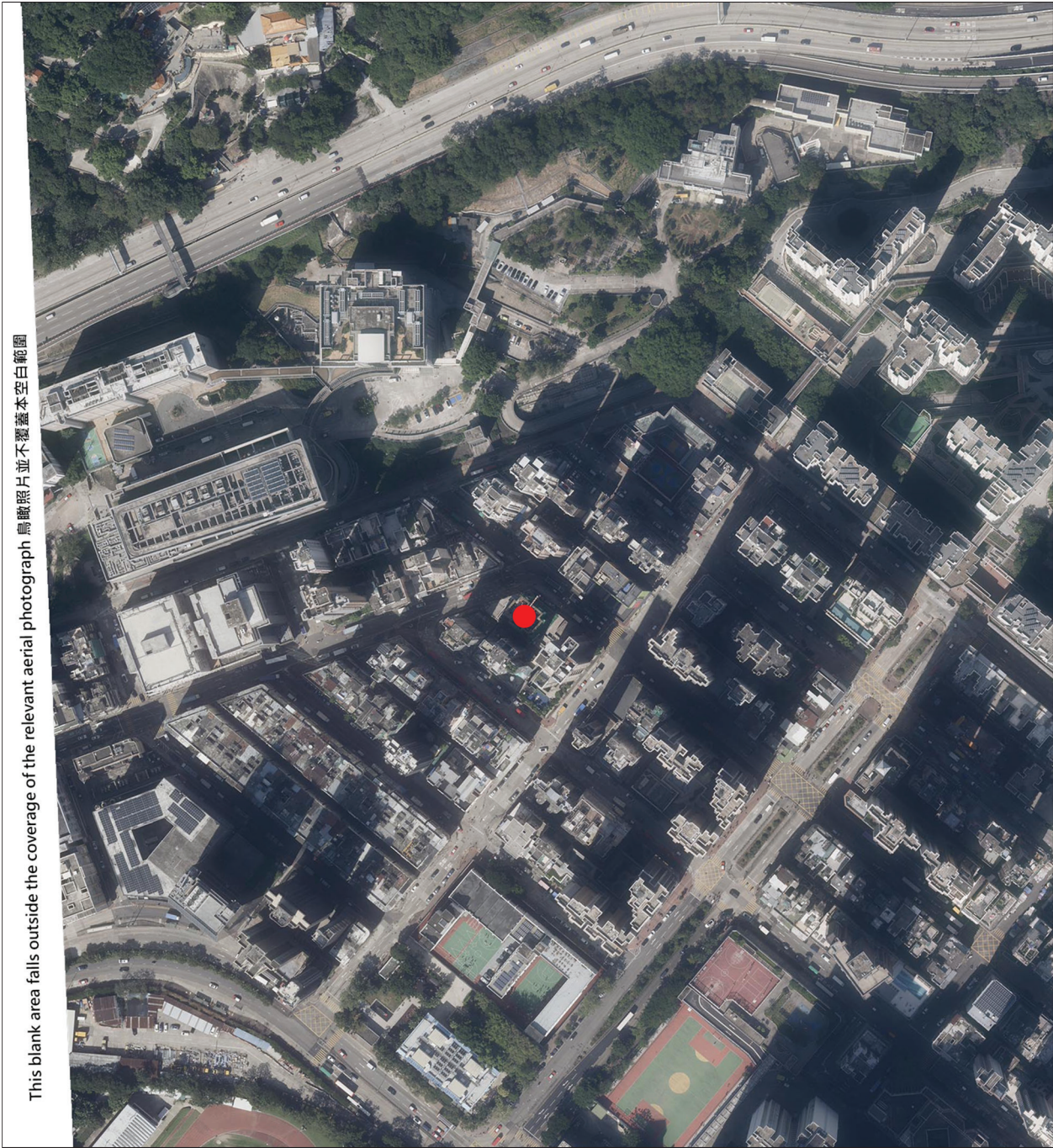
香港特別行政區政府地政總署測繪處©版權所有，未經許可，不得複製。

備註：

1. 因技術性問題，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》的規定。
2. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。

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

- Notes :
- 1. Due to technical reasons, this aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance.
 - 2. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, photo no. E242009C, dated 8 November 2024.
摘錄自地政總署測繪處於2024年11月8日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E242009C。

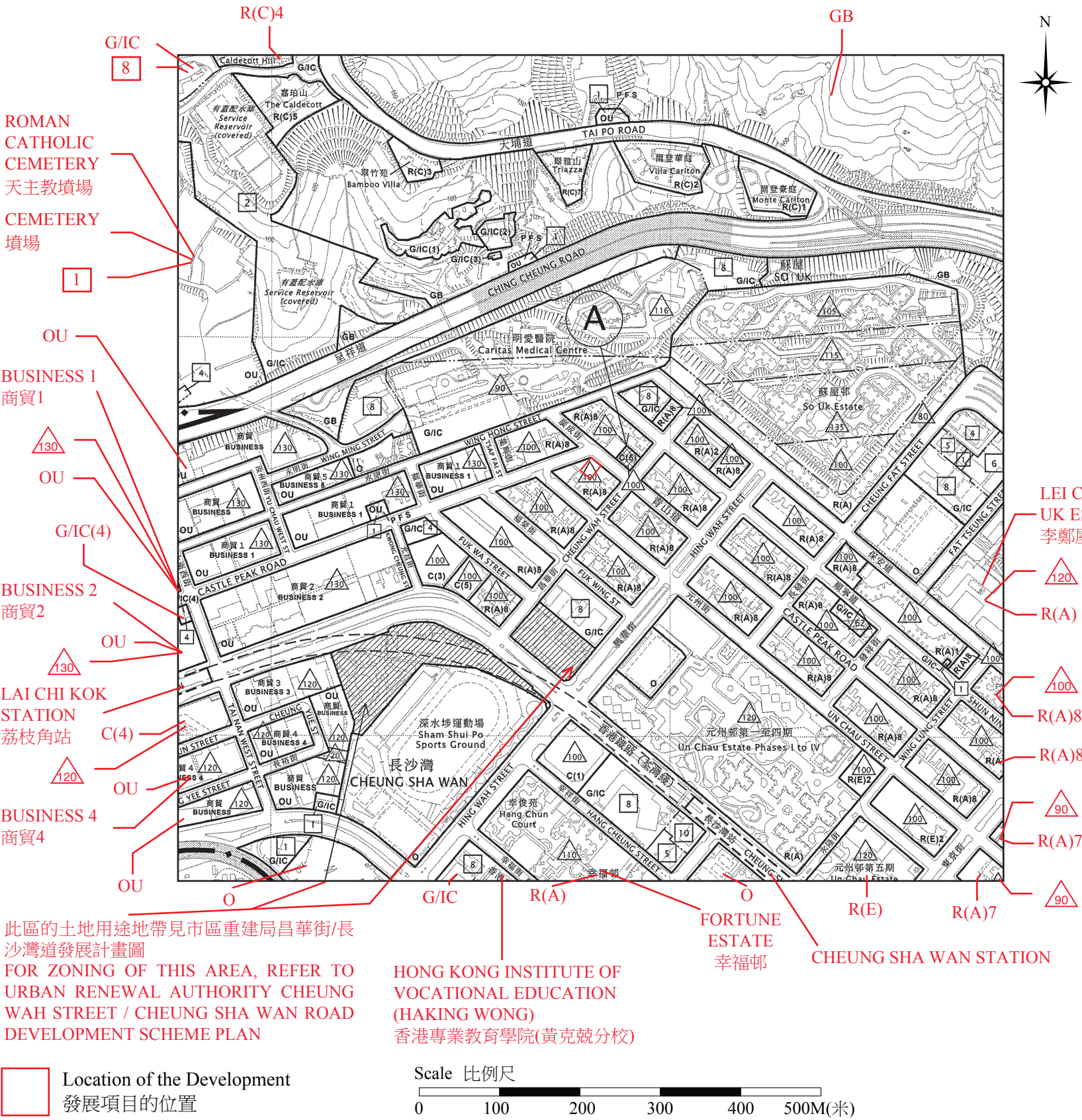
The aerial photograph is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.
鳥瞰照片由空間數據共享平台，香港特別行政區政府為知識產權擁有人。

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- 備註：
- 1. 因技術性問題，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》的規定。
 - 2. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。

OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖等



Extracted from the Draft Cheung Sha Wan Outline Zoning Plan, Plan No. S/K5/40, gazetted on 13 June 2025, with adjustments where necessary.
摘錄自2025年6月13日刊憲之長沙灣分區計劃大綱草圖，圖則編號為S/K5/40，經修正處理。

NOTATION 圖例

ZONES 地帶

COMMERCIAL

C

商業

RESIDENTIAL (GROUP A)

R(A)

住宅(甲類)

RESIDENTIAL (GROUP C)

R(C)

住宅(丙類)

RESIDENTIAL (GROUP E)

R(E)

住宅(戊類)

GOVERNMENT, INSTITUTION
OR COMMUNITY

G/IC

政府、機構或社區

OPEN SPACE

O

休憩用地

OTHER SPECIFIED USES

OU

其他指定用途

GREEN BELT

GB

綠化地帶

COMMUNICATIONS 交通

RAILWAY AND STATION
(UNDERGROUND)

車站
STATION

鐵路及車站(地下)

MAJOR ROAD AND JUNCTION

主要道路及路口

ELEVATED ROAD

高架道路

MISCELLANEOUS 其他

BOUNDARY OF PLANNING
SCHEME

規劃範圍界線

URBAN RENEWAL
AUTHORITY DEVELOPMENT
SCHEME PLAN AREA

市區重建局
發展計劃圖範圍

BUILDING HEIGHT CONTROL
ZONE BOUNDARY

建築物高度管制區界線

MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL
DATUM)

90

最高建築物高度
(在主水平基準上若干米)

MAXIMUM BUILDING HEIGHT
(IN NUMBER OF STOREYS)

8

最高建築物高度
(樓層數目)

PETROL FILLING STATION

PFS

加油站

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大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

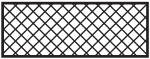
OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT 關乎發展項目的分區計劃大綱圖等

NOTATION 圖例

AMENDMENT TO APPROVED PLAN NO. S/K5/39

AMENDMENT EXHIBITED UNDER SECTION
5 OF THE TOWN PLANNING ORDINANCE

AMENDMENT ITEM A — REZONING OF A
SITE AT CASTLE PEAK ROAD FROM
“OTHER SPECIFIED USES” ANNOTATED
“HOTEL” (“OU(HOTEL)”) TO “COMMERCIAL(5)”
WITH STIPULATION OF BUILDING HEIGHT
RESTRICTION.



核准圖編號 S/K5/39的修訂

按照城市規劃條例第5條展示的
修訂

修訂項目A項 — 把位於青山道
的一幅用地由「其他指定用途」
註明「酒店」地帶改劃為「商業
(5)」地帶，並訂明建築物高度
限制。

Notes :

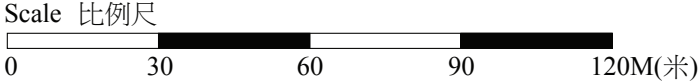
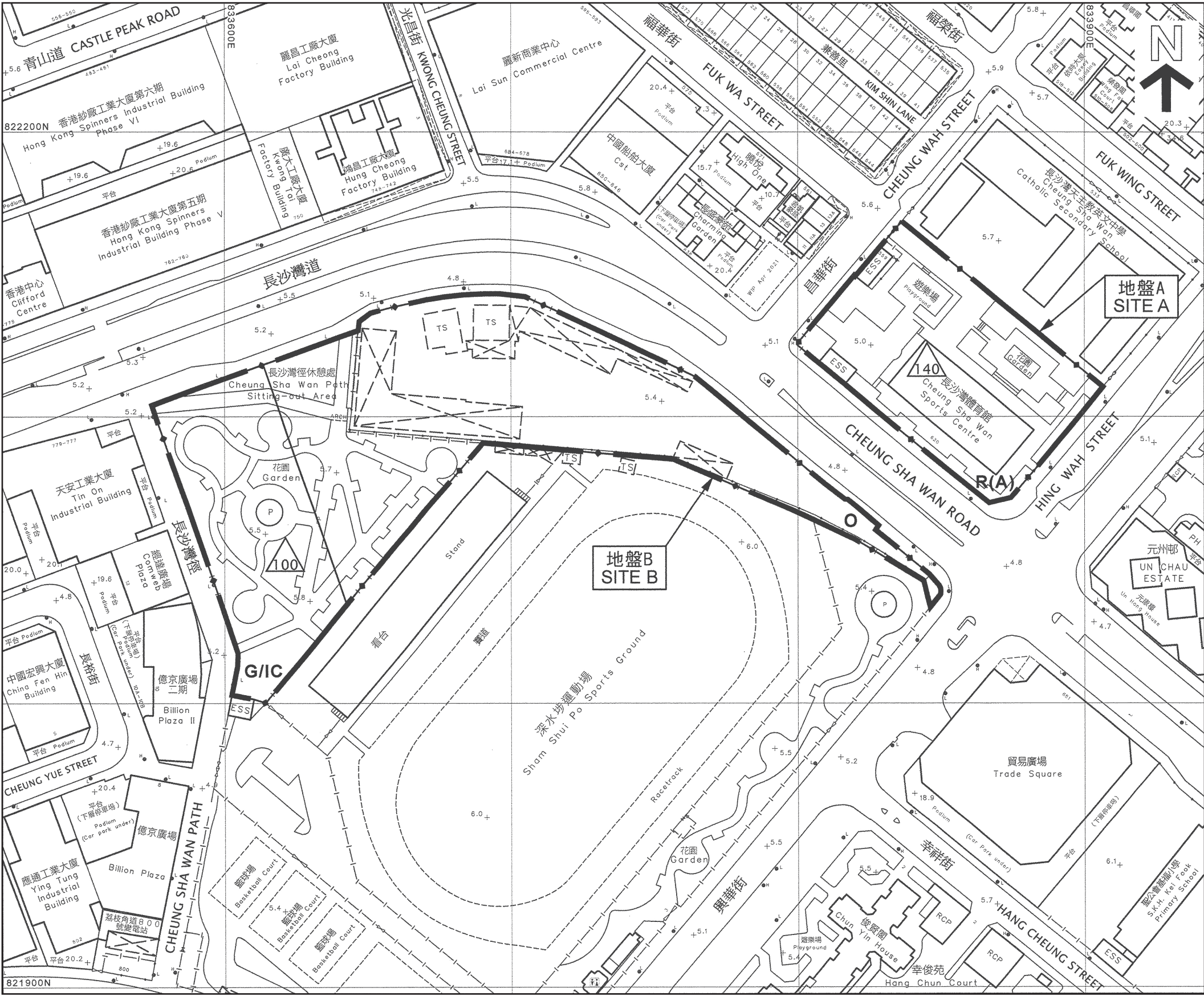
1. Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
2. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
3. The Vendor also 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.

備註：

1. 因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
2. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
3. 賣方亦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。

OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖等



Extracted from the Town Planning Ordinance, Hong Kong Town Planning Board Urban Renewal Authority Cheung Wah Street / Cheung Sha Wan Road Development Scheme Plan with Plan No. S/K5/URA3/2 approved by the Chief Executive in Council under Section 9(1)(a) of the Town Planning Ordinance on 7 February 2023, with adjustments where necessary.

摘錄自行政長官會同行政會議於2023年2月7日根據城市規劃條例第9(1)(a)條核准之香港城市規劃委員會依據城市規劃條例擬備的市區重建局昌華街 / 長沙灣道發展計劃核准圖，圖則編號為S/K5/URA3/2，經修正處理。

NOTATION 圖例

BOUNDARY OF DEVELOPMENT SCHEME	發展計劃範圍界線	— ◆ —
RESIDENTIAL (GROUP A)	住宅(甲類)	R(A)
GOVERNMENT, INSTITUTION OR COMMUNITY	政府、機構或社區	G/IC
OPEN SPACE	休憩用地	O
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	最高建築物高度 (在主水平基準上若干米)	140

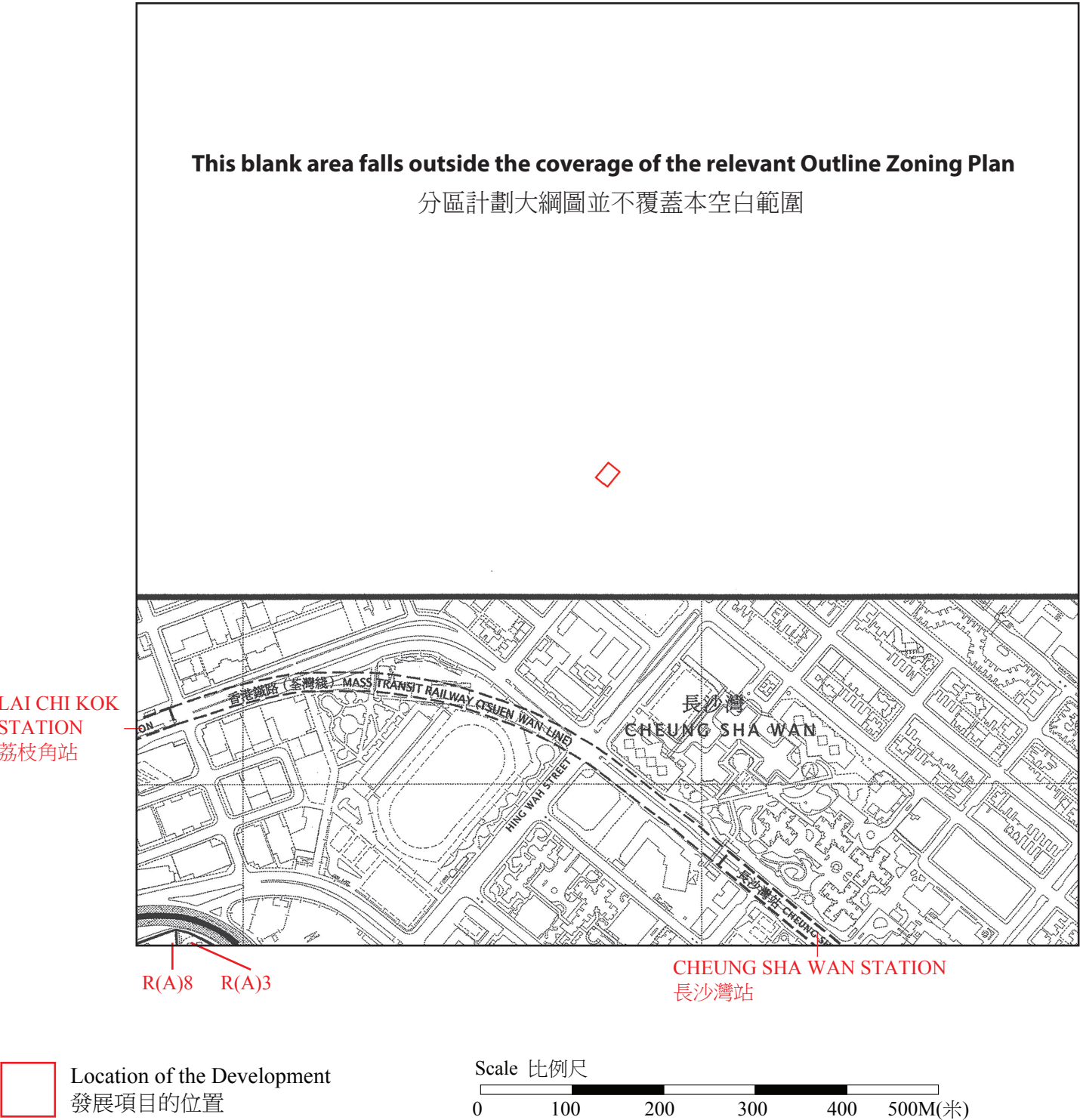
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大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

- Notes :
1. Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
 2. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
 3. The Vendor also 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.

- 備註：
1. 因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
 2. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
 3. 賣方亦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。

OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖等



Extracted from the Approved South West Kowloon Outline Zoning Plan, Plan No. S/K20/30, gazetted on 3 October 2014, with adjustments where necessary.
摘錄自2014年10月3日刊憲之西南九龍分區計劃大綱核准圖，圖則編號為S/K20/30，經修正處理。

NOTATION 圖例

ZONES 地帶

RESIDENTIAL (GROUP A) R(A) 住宅(甲類)

COMMUNICATIONS 交通

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

MAJOR ROAD AND JUNCTION 主要道路及路口

ELEVATED ROAD 高架道路

MISCELLANEOUS 其他

BOUNDARY OF PLANNING SCHEME ◆ 規劃範圍界線

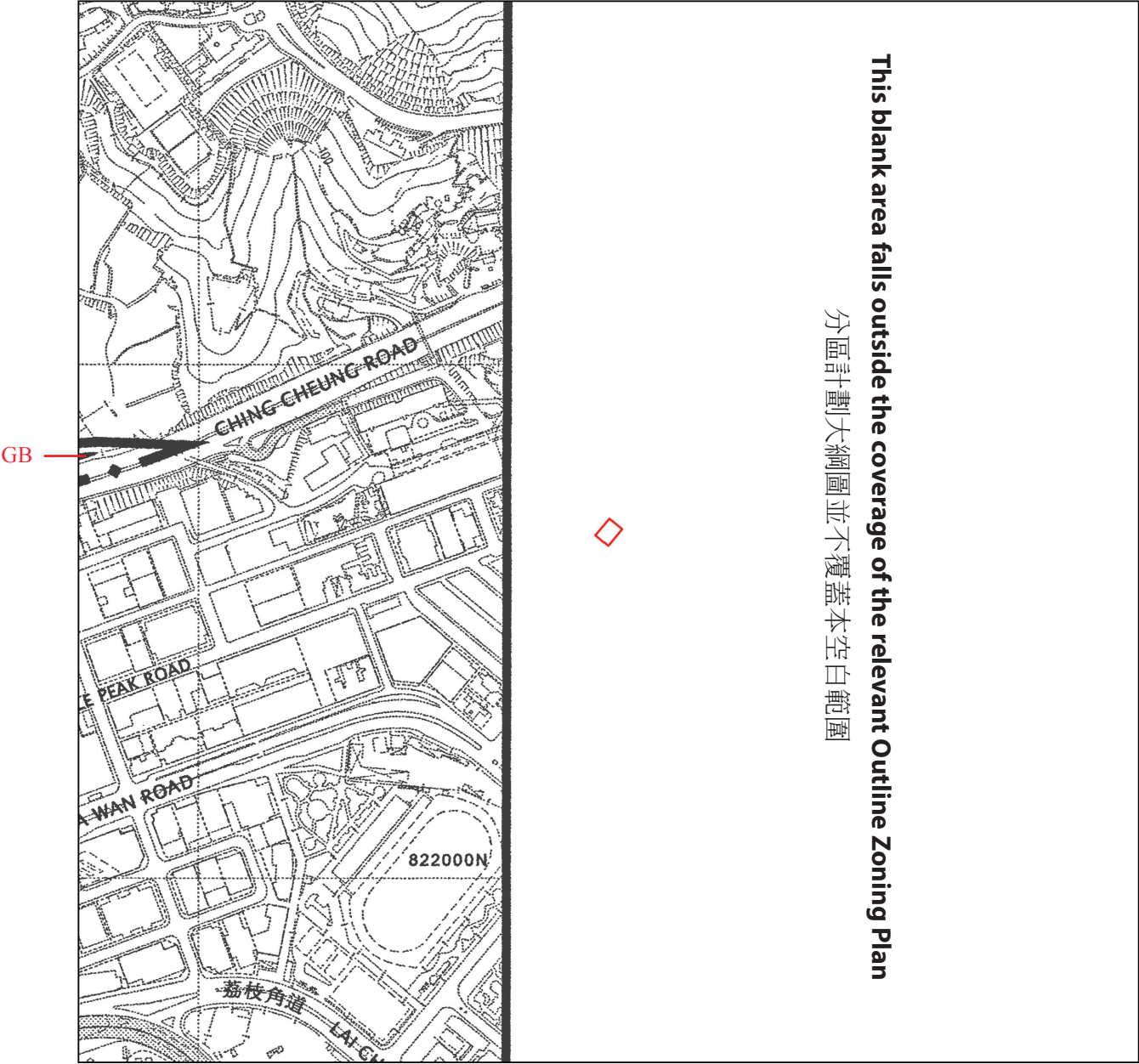
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大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

- Notes :
1. Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
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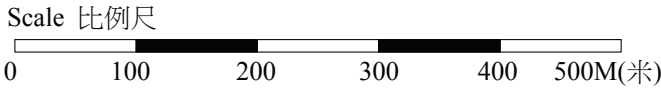
- 備註：
1. 因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
 2. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
 3. 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖等



Location of the Development
發展項目的位置



Notes :

1. Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
2. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
3. The Vendor also 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.



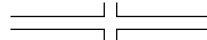
Extracted from the Approved Kwai Chung Outline Zoning Plan, Plan No. S/KC/32, gazetted on 13 October 2023, with adjustments where necessary.
摘錄自2023年10月13日刊憲之葵涌分區計劃大綱核准圖，圖則編號為S/KC/32，經修正處理。

NOTATION 圖例

ZONES 地帶

GREEN BELT  綠化地帶

COMMUNICATIONS 交通

MAJOR ROAD AND JUNCTION  主要道路及路口

ELEVATED ROAD  高架道路

MISCELLANEOUS 其他

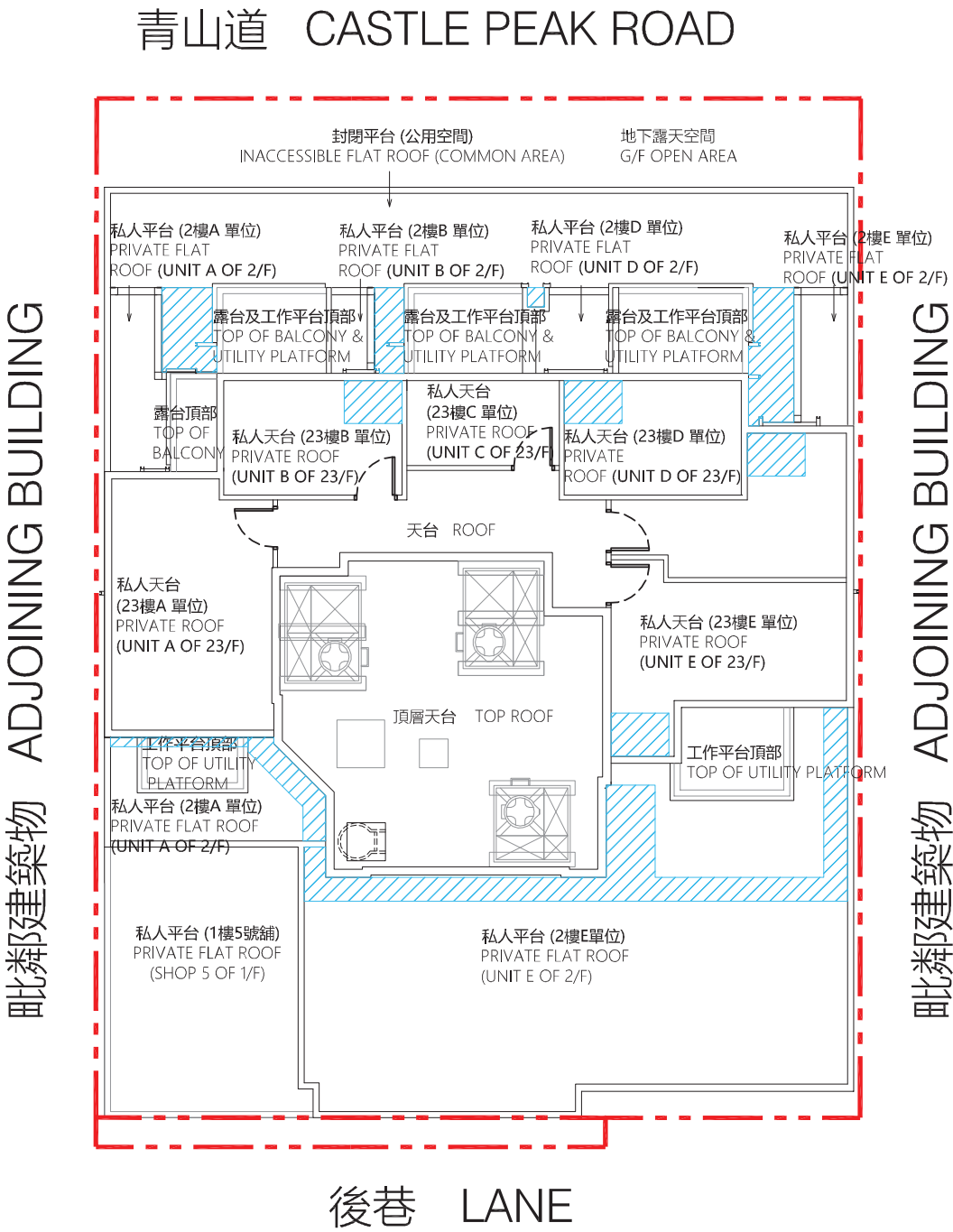
BOUNDARY OF PLANNING SCHEME  規劃範圍界線

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大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

備註：

1. 因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
2. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
3. 賣方亦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。

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



Boundary line of the Development
發展項目的地界線

Common Area Dedicated For Access to Maintenance of Common Drainage Pipe
專用作通往維修公用排水喉的公用地方

Scale 0 5M (米)
比例 0 5M (米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

LEGEND FOR FLOOR PLAN

平面圖圖例

A/C PLATFORM

BAL.

BAL. & U.P.

BATH

BR.

COMMON AREA DEDICATED FOR ACCESS TO
MAINTENANCE OF COMMON DRAINAGE PIPE

DIN.

DN

DOGHOUSE

ELE

EL RISER

EMC

F.H.

HR AT H/L

H.R.

INACCESSIBLE FLAT ROOF (COMMON AREA)

LIFT

LIFT LOBBY

LIFT MACHINE RM.

LIFT PLATFORM

LIV.

LIV. / DIN.

MASTER BR.

OPEN KIT.

P.D.

PRIVATE FLAT ROOF

PRIVATE ROOF

TOP OF BAL.

TOP OF BAL. & U.P.

TOP OF U.P

U.P.

UP

W.M.C.

= AIR CONDITIONER PLATFORM

= BALCONY

= BALCONY AND UTILITY PLATFORM

= BATHROOM

= BEDROOM

= COMMON AREA DEDICATED FOR ACCESS TO
MAINTENANCE OF COMMON DRAINAGE PIPE

= DINING ROOM

= DOWN

= DOGHOUSE

= ELECTRICAL DUCT

= ELECTRICAL RISER

= ELECTRICAL METER CABINET

= FIRE HYDRANT

= HOSE REEL AT HIGH LEVEL

= HOSE REEL

= INACCESSIBLE FLAT ROOF (COMMON AREA)

= LIFT

= LIFT LOBBY

= LIFT MACHINE ROOM

= LIFT PLATFORM

= LIVING ROOM

= LIVING ROOM / DINING ROOM

= MASTER BEDROOM

= OPEN KITCHEN

= PIPE DUCT

= PRIVATE FLAT ROOF

= PRIVATE ROOF

= TOP OF BALCONY

= TOP OF BALCONY & UTILITY PLATFORM

= TOP OF UTILITY PLATFORM

= UTILITY PLATFORM

= UP

= WATER METER CABINET

= 空調機平台

= 露台

= 露台及工作平台

= 浴室

= 睡房

= 專為維修公用排水管而設的公用區域

= 飯廳

= 下

= 室外管道房

= 電線槽

= 電線立管

= 電錶櫃

= 消防栓

= 消防喉轆在上

= 消防喉轆

= 封閉平台 (公用空間)

= 升降機

= 電梯大堂

= 升降機機房

= 升降機平台

= 客廳

= 客廳 / 飯廳

= 主人睡房

= 開放式廚房

= 管道槽

= 私人平台

= 私人天台

= 露台頂部

= 露台及工作平台頂部

= 工作平台頂部

= 工作平台

= 上

= 水錶箱

Notes applicable to the floor plans of this section:

1. Common pipes exposed are located at / adjacent to the balcony and / or utility platform and / or flat roof and / or roof and / or air conditioner platform and / or external wall of some residential properties. For details, please refer to the latest approved building plans and / or approved drainage plans.
2. There may be sunken slabs and / or bulkheads and / or false ceilings for the installation of mechanical and electrical services at some of the residential properties.
3. The dimensions on the floor plans are all structural dimensions in millimeter.
4. The indications of fittings such as windows, door leafs, kitchen cabinets, drain points, shower cubicles and the door leafs thereof, sinks, water closets, washbasins etc. shown on the floor plans are indications of their approximate locations only and not indications of their actual sizes, locations, designs and shapes.

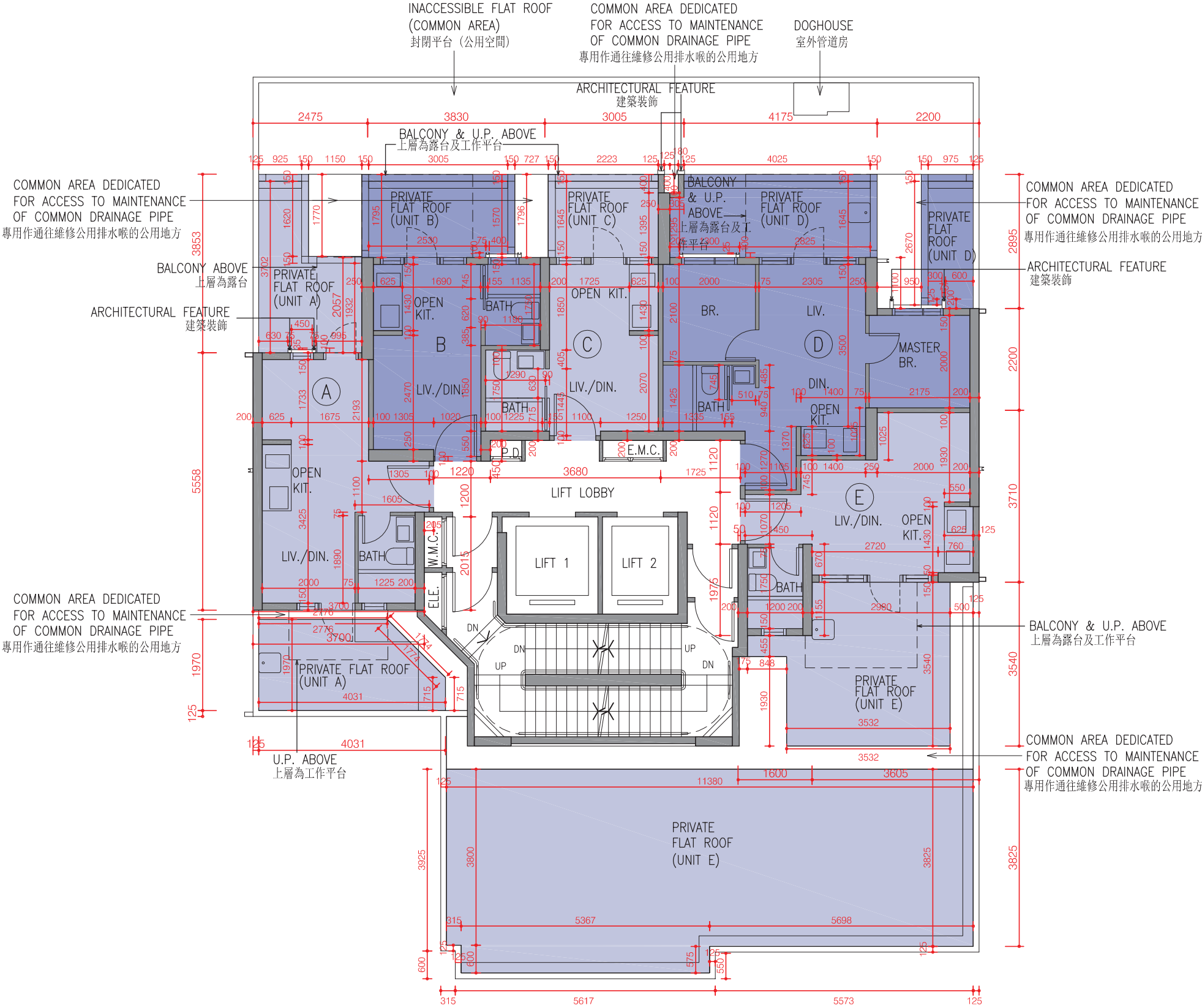
適用於本節各樓面平面圖之備註：

1. 部份住宅物業的露台及/或工作平台及/或平台及/或天台及/或冷氣機平台及/或外牆上/附近設有外露公用喉管。請查閱最新之批准建築圖則及/或批准排水圖則以了解詳情。
2. 部份住宅物業有跌級樓板及/或裝飾橫樑及/或假天花，以安裝機電設備。
3. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
4. 樓面平面圖所示之裝置如窗、門葉、廚櫃、去水位、淋浴間及其門葉、洗滌盆、座廁、面盆等只供展示其大約位置而非展示其實際大小、位置、設計及形狀。

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
二樓樓面平面圖



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 二樓	Flats 單位				
	A	B	C	D	E
Thickness of 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	150	150, 180	150
Floor-to-Floor Height (note: refers to the height between the top surface of the structural slab of floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(註：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)	2840, 3100, 3150, 3170, 3500	2840, 3150, 3170, 3500	2840, 3150, 3170, 3500	2840, 3000, 3150, 3170, 3500	2840, 3150, 3170, 3200, 3500

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. (Note: This required statement under Section 10(2)(e) in Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development.)

Remarks:

- Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” of this sales brochure for the legend of the terms and abbreviations for the floor plan of the residential properties.

因住宅物業的較高樓層的結構的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(註：此根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目。)

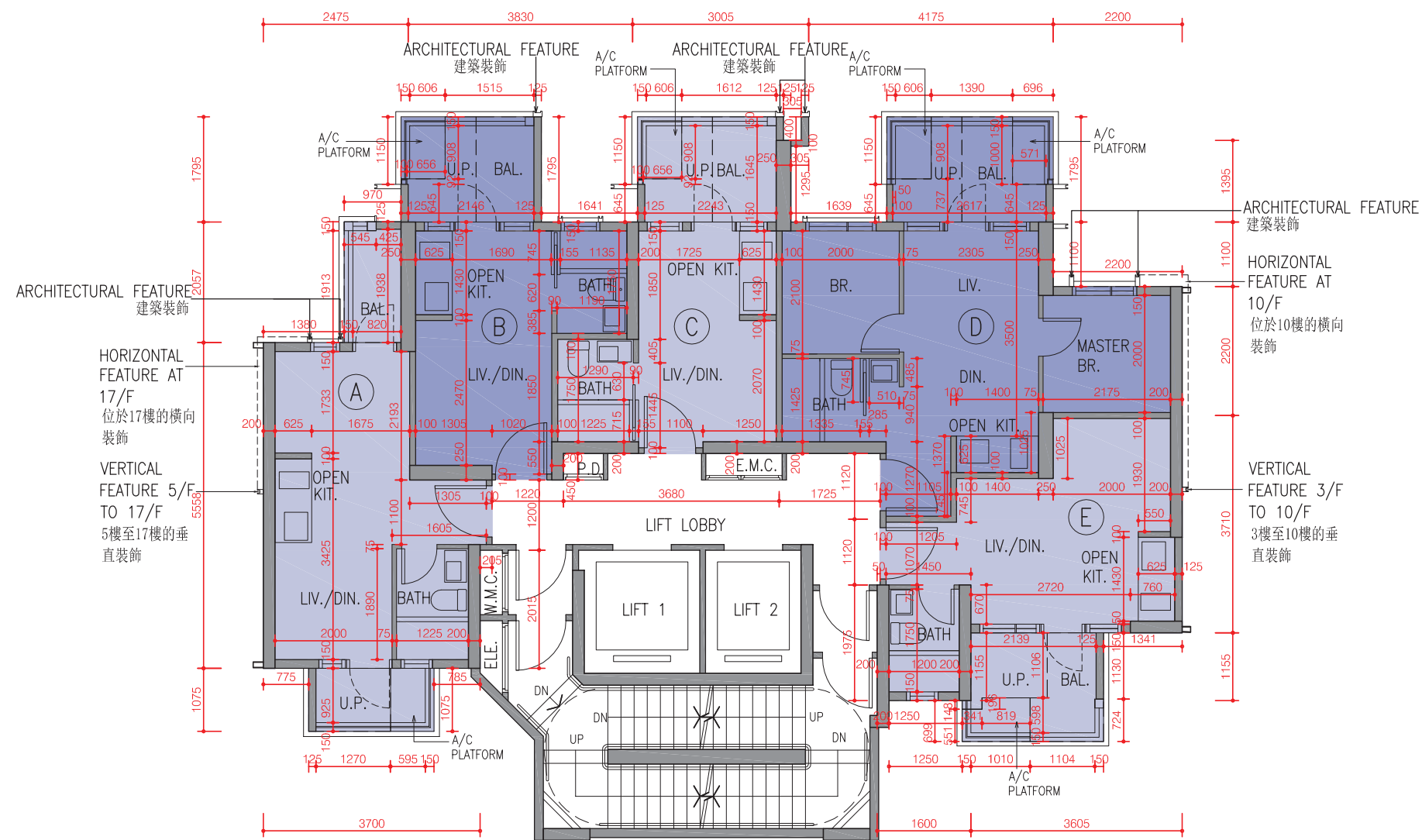
備註：

- 以上樓面平面圖中顯示之名詞及簡稱，請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁之說明。

發展項目的住宅物業的樓面平面圖

三樓、五至十二樓及

十五至二十二樓樓面平面圖



SCALE 比例：



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, 5/F - 12/F, 15/F - 22/F 三樓、五樓至十二樓、十五樓至二十二樓	Flats 單位				
	A	B	C	D	E
Thickness of 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	125, 150	125, 150	125, 150, 180	125, 150
Floor-to-Floor Height (note: refers to the height between the top surface of the structural slab of floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(註：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)	3150	3150	3150	3150	3150

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. (Note: This required statement under Section 10(2)(e) in Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development.)

Remarks:

- Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” of this sales brochure for the legend of the terms and abbreviations for the floor plan of the residential properties.

因住宅物業的較高樓層的結構的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(註：此根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目。)

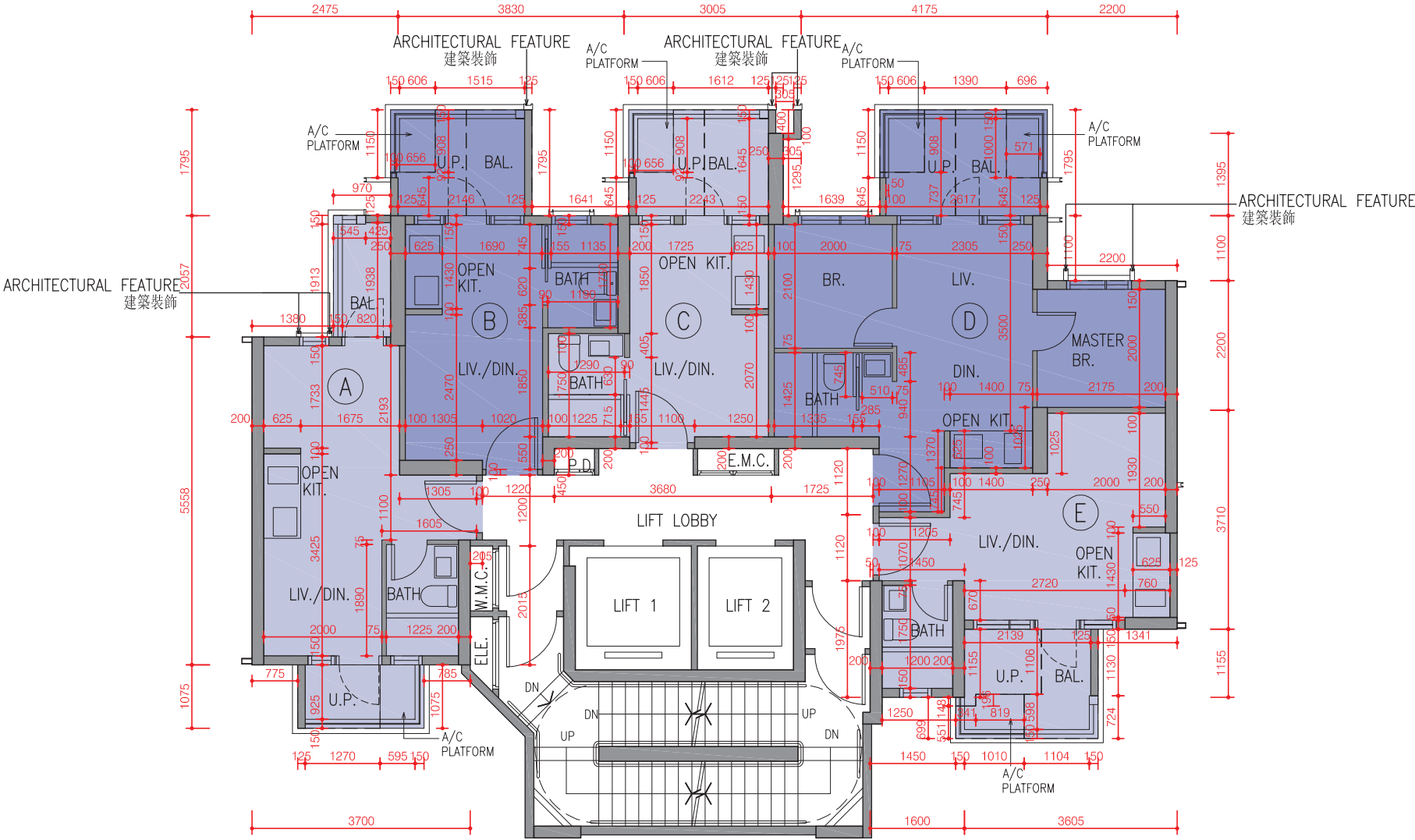
備註：

- 以上樓面平面圖中顯示之名詞及簡稱，請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁之說明。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

23/F Floor Plan
二十三樓樓面平面圖



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

23/F 二十三樓	Flats 單位				
	A	B	C	D	E
Thickness of 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, 180	125, 150	125, 150	125, 150, 180	125, 150
Floor-to-Floor Height (note: refers to the height between the top surface of the structural slab of floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(註：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)	3150, 3200, 3400, 3530	3150, 3200, 3530	3150, 3200, 3530	3150, 3200, 3450, 3530	3150, 3200, 3350, 3530

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. (Note: This required statement under Section 10(2)(e) in Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development.)

Remarks:

- Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” of this sales brochure for the legend of the terms and abbreviations for the floor plan of the residential properties.

因住宅物業的較高樓層的結構的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(註：此根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目。)

備註：

- 以上樓面平面圖中顯示之名詞及簡稱，請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁之說明。

發展項目的住宅物業的樓面平面圖

天台樓面平面圖



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Roof 天台	Flats 單位				
	A	B	C	D	E
Thickness of 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)	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用
Floor-to-Floor Height (note: refers to the height between the top surface of the structural slab of floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(註：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)	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用

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. (Note: This required statement under Section 10(2)(e) in Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development.)

Remarks:

- Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” of this sales brochure for the legend of the terms and abbreviations for the floor plan of the residential properties.

因住宅物業的較高樓層的結構的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(註：此根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目。)

備註：

- 以上樓面平面圖中顯示之名詞及簡稱，請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁之說明。

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)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
SOYO Square 幸薈	2/F 2樓	A	18.537 (200) Balcony 露台：- Utility Platform 工作平台：-	-	-	-	13.049 (140)	-	-	-	-	-	-
		B	13.337 (144) Balcony 露台：- Utility Platform 工作平台：-	-	-	-	4.907 (53)	-	-	-	-	-	-
		C	12.525 (135) Balcony 露台：- Utility Platform 工作平台：-	-	-	-	3.658 (39)	-	-	-	-	-	-
		D	25.235 (272) Balcony 露台：- Utility Platform 工作平台：-	-	-	-	9.558 (103)	-	-	-	-	-	-
		E	17.178 (185) Balcony 露台：- Utility Platform 工作平台：-	-	-	-	58.859 (634)	-	-	-	-	-	-

The saleable area of each residential property and the floor areas of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any), to the extent that they form part of the residential property (not included in saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

- Notes:
- The above areas have been converted to square feet based on a conversion rate of 1 square metre=10.764 square feet and rounded off to the nearest integer and the area shown in sq.ft. may be slightly different from that shown in sq. m.
 - There is no verandah in the residential properties in the development.
 - 4/F, 13/F and 14/F are omitted.

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的範圍內的其他指明項目(如有)的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

- 附註：
- 上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數。以平方呎計算之面積與以平方米計算之面積可能有些微差異。
 - 本發展項目住宅物業並無陽台。
 - 不設4樓、13樓及14樓。

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)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
SOYO Square 幸薈	3/F, 5/F-12/F & 15/F-22/F 3樓， 5樓至12樓及 15樓至22樓	A	22.037 (237) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	16.837 (181) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
		C	16.404 (177) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
		D	28.735 (309) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
		E	20.678 (223) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-

The saleable area of each residential property and the floor areas of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any), to the extent that they form part of the residential property (not included in saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

- Notes:
- The above areas have been converted to square feet based on a conversion rate of 1 square metre=10.764 square feet and rounded off to the nearest integer and the area shown in sq.ft. may be slightly different from that shown in sq. m.
 - There is no verandah in the residential properties in the development.
 - 4/F, 13/F and 14/F are omitted.

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的範圍內的其他指明項目(如有)的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

- 附註：
- 上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數。以平方呎計算之面積與以平方米計算之面積可能有些微差異。
 - 本發展項目住宅物業並無陽台。
 - 不設4樓、13樓及14樓。

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)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
SOYO Square 幸薈	23/F 23樓	A	22.037 (237) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	17.190 (185)	-	-	-
		B	16.837 (181) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	7.858 (85)	-	-	-
		C	16.404 (177) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	5.687 (61)	-	-	-
		D	28.735 (309) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	17.154 (185)	-	-	-
		E	20.678 (223) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	13.208 (142)	-	-	-

The saleable area of each residential property and the floor areas of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any), to the extent that they form part of the residential property (not included in saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

- Notes:
- The above areas have been converted to square feet based on a conversion rate of 1 square metre=10.764 square feet and rounded off to the nearest integer and the area shown in sq.ft. may be slightly different from that shown in sq. m.
 - There is no verandah in the residential properties in the development.
 - 4/F, 13/F and 14/F are omitted.

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的範圍內的其他指明項目(如有)的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

- 附註：
- 上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數。以平方呎計算之面積與以平方米計算之面積可能有些微差異。
 - 本發展項目住宅物業並無陽台。
 - 不設4樓、13樓及14樓。

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

Not Applicable

不適用

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase.

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

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

(i) that preliminary agreement is terminated;

(ii) the preliminary deposit is forfeited; and

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

1. 在簽署臨時買賣合約時須支付款額為5%的臨時訂金。

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

3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約—

(i) 該臨時合約即告終止；

(ii) 有關的臨時訂金即予沒收；及

(iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。
- AO

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

1. Common Parts of the Development

- (a) Common Areas and Facilities means those parts, areas, services and facilities of the Development and the Land which are intended for common use and benefit of different owners and not for the sole benefit of any owner including (subject to the provisions of the Deed of Mutual Covenant of the Development (the “DMC”)) such areas within the meaning of “common parts” as defined in the Building Management Ordinance (Cap. 344) and such additional Common Areas and Facilities designated under the provisions of the DMC.
Common Areas and Facilities are categorized under the DMC into Development Common Areas and Facilities, Residential Common Areas and Facilities and Commercial Common Areas and Facilities.
Common Areas and Facilities include, e.g. lifts, lift lobby, staircases, external walls, structural or loading bearing elements, etc.
- (b) The owners and lawful occupants etc. have the full right and liberty to go pass and repass and to use the Common Areas and Facilities for all purposes connected with the proper use and enjoyment of his Unit.
- (c) The owners shall not convert any of the Common Areas and Facilities to his own use or for his own benefit unless the approval of the Owners’ Committee has been obtained.
- (d) No part of the Common Areas and Facilities shall be obstructed nor shall any refuse or other matter or things be placed or left thereon and no owner shall do or suffer or permit to be done anything in the Common Areas and Facilities as may be or become a nuisance to any other owners or occupiers of any other part of the Development.
- (e) The owners shall not damage, alter or interfere with the Common Areas and Facilities.
- (f) The Common Areas and Facilities shall be under the exclusive management and control of the Manager. The Manager shall hold the Common Areas and Facilities as trustee for the benefit of all owners.

2. Number of Undivided Shares assigned to each residential property in the Development

Undivided Shares are allocated to each residential property. They are set out in the table below.

3. Term of years for which the Manager of the Development is Appointed

The Manager will be appointed for an initial term of two years from the date of the DMC. The appointment of the Manager may be terminated according to the provisions of the DMC.

4. Basis on which the Management Expenses are shared among the owners of residential properties in the Development

Each owner shall contribute towards the management expenses (which shall be the expenses, costs and charges necessarily and reasonably incurred in the management of the Development and the Land under the DMC, and shall be based on the budget prepared by the Manager) (including the Manager’s remuneration) of the Development in such manner, amount and proportion as provided in the DMC by reference to the Management Shares allocated to his Unit. In general:

- (a) the owners shall contribute towards the management expenses relating to the Development Common Areas and Facilities in proportion to the Management Shares allocated to their Units; and
- (b) the owners of residential properties shall contribute towards the management expenses relating to the Residential Common Areas and Facilities in proportion to the Management Shares allocated to their residential properties.

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 23,072 is different from the total number of Management Shares in the Development 22,072. The total number of Management Shares of the residential properties in the Development is 19,822.

5. Basis on which the Management Fee Deposit is fixed

The amount of Management Fee Deposit is 3 months’ monthly management expenses.

6. Area (if any) in the Development retained by the owner (i.e. the Vendor) for its own use

There is no area in the Development which is retained by the owner for that owner’s own use as referred to in section 14(2)(f), Part 1, Schedule 1 of Residential Properties (First-hand Sales) Ordinance (Cap. 621).

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

1. 發展項目的公用部分

- (a) 公用地方及設施指所有在發展項目及土地上擬供發展項目不同業主共同使用與享用，並非供個別業主獨享的部分、地方、設施及設備，包括(受制於發展項目的公契(「公契」))《建築物管理條例》(第344章)定義的「公用部分」所指的地方，以及按公契而指定的額外公用地方及設施。
- 公用地方及設施按公契分為發展項目公用地方及設施、住宅公用地方及設施及商業公用地方及設施。
- 「公用地方與設施」包括例如：升降機、升降機大堂、樓梯、外牆、結構或承重部分等。
- (b) 業主及合法佔用人等為了所有有關正當使用與享用其單位的目的可自由進出以及使用公用地方及設施。
- (c) 除非已經取得業主委員會的批准，業主不得將任何公用地方及設施改作自用或供其受益。
- (d) 公用地方及設施的任何部分不得被阻塞，也不得在其上放置或遺留任何垃圾或其他物品與物件。業主亦不得在公用地方及設施作出或容忍作出或容許作出任何可能或成為對該發展項目其他部分的業主或佔用人造成滋擾的事情。
- (e) 業主不得毀壞、更改或干擾公用地方及設施。
- (f) 公用地方及設施將專由管理人管理和控制。管理人須作為全體業主的受託人以所有業主為受益人持有公用地方及設施。

2. 分配予發展項目中的每個住宅物業的不分割份數的數目

各住宅物業獲分配有不分割份數。詳細的分配狀況，請參閱下文附表。

3. 發展項目的管理人的委任年期

管理人的首屆任期為由公契簽署日期起計兩年。管理人的委任可按公契的條文終止。

4. 在發展項目中的住宅物業的擁有人之間分擔管理開支的基準

每名業主須根據其單位分配到的管理份數按公契指明的方式、金額及比例分擔發展項目及土地的管理開支(指按公契管理發展項目時必須地和合理地招致的支出、費用及收費，且須基於管理人擬定之預算)(包括管理人之酬金)。一般而言：

- (a) 業主須按分配到的其單位之管理份數之比例分擔有關發展項目公用地方及設施之管理開支；及
- (b) 住宅物業業主須按分配到的其住宅物業之管理份數之比例分擔有關住宅公用地方及設施之管理開支。

每個住宅物業之管理份數相等於其獲分配之不分割份數，唯發展項目不分割份數總數23,072與發展項目管理份數總數22,072不同。發展項目住宅物業之管理份數總數為19,822。

5. 計算管理費按金的基準

管理費按金相等於三個月之管理開支。

6. 擁有人(即賣方)在發展項目中保留作自用的範圍(如有的話)

本發展項目並無《一手住宅物業銷售條例》(第621章)附表1第1部第14(2)(f)條所提及之擁有人在發展項目中保留作自用的範圍。

Number Of Undivided Shares Allocated to Each Residential Property in the Development
分配予發展項目中的每個住宅物業的不分割份數的數目

Flat 單位 Floor 樓層	A	B	C	D	E
2/F 樓	198	137	128	261	229
3/F 樓	220	168	164	287	206
5/F 樓	220	168	164	287	206
6/F 樓	220	168	164	287	206
7/F 樓	220	168	164	287	206
8/F 樓	220	168	164	287	206
9/F 樓	220	168	164	287	206
10/F 樓	220	168	164	287	206
11/F 樓	220	168	164	287	206
12/F 樓	220	168	164	287	206
15/F 樓	220	168	164	287	206
16/F 樓	220	168	164	287	206
17/F 樓	220	168	164	287	206
18/F 樓	220	168	164	287	206
19/F 樓	220	168	164	287	206
20/F 樓	220	168	164	287	206
21/F 樓	220	168	164	287	206
22/F 樓	220	168	164	287	206
23/F 樓	237	175	169	304	219

There are no designations of 4th, 13th and 14th floors.
不設4樓、13樓及14樓。

SUMMARY OF LAND GRANT

批地文件的摘要

1. The lot numbers of the land on which the Development is situated

Section A of New Kowloon Inland Lot No. 2357, The Remaining Portion of Section B of New Kowloon Inland Lot No. 2357 and The Remaining Portion of New Kowloon Inland Lot No. 2357 (the “Land”).
(Note: New Kowloon Inland Lot No. 2357 will be referred to as the “Lot”.)

2. The term of years under the lease

The term of years shall be 75 years from 1 July 1898 with a right of renewal for one further term of 24 years less 3 days. The terms of the Government Leases have been extended to 30 June 2047 by virtue of the New Territories Leases (Extension) Ordinance.

3. The user restrictions applicable to that land

That Land shall not be used for any trade or business of a brazier, slaughterman, soap-maker, sugar-baker, fellmonger, melter of tallow, oilman, butcher, distiller, victualler or tavern-keeper, blacksmith, nightman, scavenger or any other noisy, noisome or offensive trade or business whatever without the previous licence of the Government.

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

Not applicable.

5. The grantee’s obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside that land

The grantee shall and will, from time to time and at all times when where and as often as need or occasion shall be and require, at his and their own proper costs and charges, well and sufficiently repair, uphold, support, maintain, pave, purge, scour, cleanse, empty, amend and keep the messuage(s) or tenement(s) and all other erections and buildings standing upon the Lot, and all the walls, banks, cuttings, hedges, ditches, rails, lights, pavements, privies, sinks, drains and watercourses thereunto belonging, and which shall in anywise belong or appertain unto the same in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Government.

6. The lease conditions that are onerous to a purchaser

- (a) The Government has reserved rights to mines, minerals, mineral oils and quarries of stone in, under and upon the Lot and such earth, soil, clay, etc., under or upon the Lot as the Government may require for the roads, public buildings or other public purposes of Hong Kong, with full liberty to enter the Lot to view, dig for, convert and carry away such things thereby doing as little damage as possible to the grantee.
- (b) The Government has also reserved the power to make and conduct in, through and under the Lot all and any public or common sewers, drains or watercourses.
- (c) The grantee will 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 Lot or any part thereof, in common with other premises near or adjoining thereto.
- (d) The Government may, twice or oftener in every year, at all reasonable times in the day, enter into and upon the Lot to view, search and see the condition of the items mentioned in paragraph (c) above and of all decays, defects and wants of reparation and amendment and may issue notice in writing requiring the grantee to repair and amend the same within three calendar months.
- (e) In case of the breach or non-performance of any covenant and condition on the part of the grantee to be performed in the land grant or a failure to pay the Government Rent by the grantee, it shall be lawful for the Government to re-enter, repossess and enjoy the Lot or any part thereof and expel the grantee and occupiers of the Lot.

- (f) The Government has the power to resume, enter into and re-take possession of the Lot or any part thereof if required for the improvement of Hong Kong or any other public purpose whatsoever three calendar months’ notice being given to the grantee of its being so required and a full and fair compensation for the Lot and the buildings thereon being paid to the said grantee to be valued by the Government.

- (g) See paragraph 5.

Note: The expression “grantee” as mentioned in this section means the said lessee under the Land Grant and where the context admits or requires includes his executors, administrators and assigns.

SUMMARY OF LAND GRANT

批地文件的摘要

1. 發展項目所位於的土地的地段編號

新九龍內地段第2357號A分段、新九龍內地段第2357號B分段餘段、新九龍內地段第2357號餘段(「該土地」)。

(註：新九龍內地段第2357號稱作「該地段」。)

2. 有關租契規定的年期

由1898年7月1日起計75年，期後有權續期24年減去3日。政府地契之年期已按《新界土地契約(續期)條例》延至2047年6月30日。

3. 適用於該土地的用途限制

未經政府事先許可，土地不得用作任何銅匠、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務或任何其他產生噪音、發出惡臭或令人厭惡的行業或業務。

4. 按規定須興建並提供予政府或供公眾使用的設施

不適用。

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

承授人須不時及在所有時候、按需要及於有需要時，自費妥善及充分地透過所有和所有形式之所需和必須之維修、清洗及改善以維修、維護、支持、保養、鋪設、清除、沖刷、清洗、清空、改善及保養該地段上之院宅或物業及所有其他搭建物或建築物，及屬於和以任何形式附屬於該等院宅或物業及所有其他搭建物或建築物之牆壁、土堤、路塹、樹籬、溝渠、軌道、照明、行人道、廁所、水槽、排水溝及水道，至使政府滿意。

6. 對買方造成負擔的租用條件

- (a) 政府已就該地段之內、之下及之上的礦產、礦物、礦物油及石頭及就該地段之下或之上的可能為道路、公共建築或其他香港之公共目的所需的土地、泥土、泥灰等保留權利，並有權進入該地段以視察、挖掘、轉用及移走該等事物，唯須對承授人造成盡可能少的損害。
- (b) 政府亦保留權力，於該地段內、該地段下及穿過該地段加置或接駁所有或任何公共或公用排污渠、排水渠或水道。
- (c) 若有需要，承授人須負擔、支付及備款支付加置、興建、維修及改善處於、屬於該地段或其任何部分或為其所需而與附近或毗連範圍共用的所有或任何道路、行人路、渠道、圍欄及共用牆、通風道、私人或公共排污渠及排水渠的支出和收費的合理分攤。
- (d) 政府可每年兩次或以上於日間內的任何合理時間進入該地段以視察、搜索及檢查上述第(c)段的事物的狀況及所有變化、缺陷、失修及缺乏改善之處，並可發出書面通知，要求承授人於三個公曆月內修理及改善之。
- (e) 承授人若違反或不履行批地文件內其須履行之契諾或條件，或未能繳付地租，政府可合法重收、重新管有及享用該地段或其任何部分及逐出承授人或該地段的佔用人。
- (f) 如為改善香港或其他公共目的所需，經發出三個公曆月的通知及就該地段及其上之建築物支付由政府評定的充分和公平賠償，政府有權收回、進入及重新管有該地段或其任何部分。
- (g) 見第5段。

備註： 本節中提述「承授人」一詞指根據批地文件中的承租人和如文意允許時包括其遺囑執行人、遺產管理人及承讓人。

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

Not Applicable

不適用

WARNING TO PURCHASERS

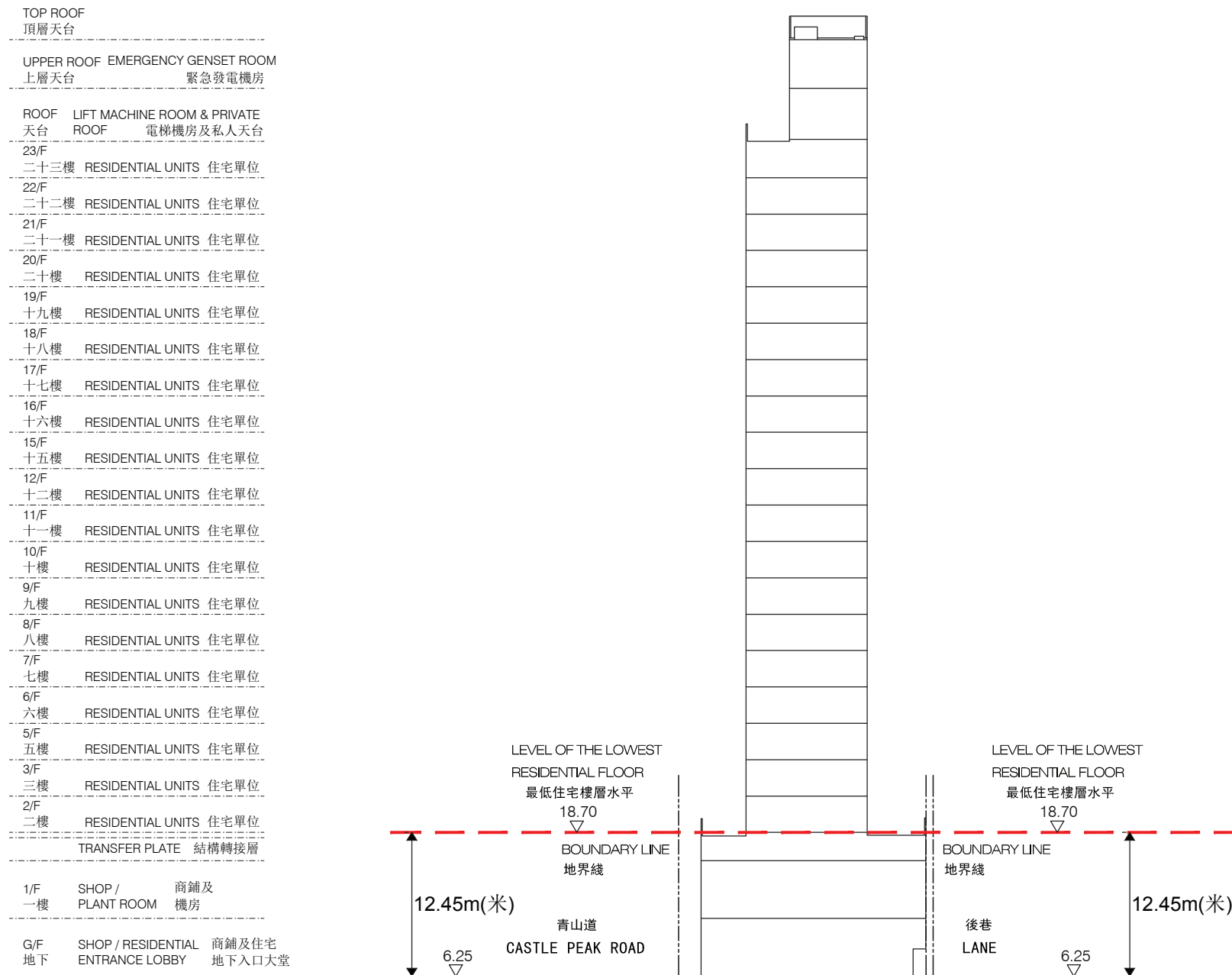
對買方的警告

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

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

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

CROSS-SECTION PLAN A-A
橫截面圖A-A



青山道 CASTLE PEAK ROAD

毗鄰建築物 ADJOINING BUILDING

毗鄰建築物 ADJOINING BUILDING

後巷 LANE

KEY PLAN 索引圖

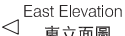
Notes:

1. The part of Lane adjacent to the building is 6.25 metres above the Hong Kong Principal Datum (mPD).
2. The part of Castle Peak Road adjacent to the building is 6.25 metres above The Hong Kong Principal Datum (mPD).
3.  Red dotted line denotes the lowest residential floor.
4. mPD - Height in metres above the Hong Kong Principal Datum (HKPD)
5. 4/F, 13/F and 14/F are omitted.

附註：

1. 毗連建築物的一段後巷為香港主水平基準以上 6.25 米。
2. 毗連建築物的一段青山道為香港主水平基準以上 6.25 米。
3.  紅色虛線為最低住宅樓層水平。
4. mPD - 香港主水平基準以上的高度 (以米為單位)
5. 不設 4 樓、13 樓及 14 樓。

立面圖



發展項目的認可人士證明本立面圖所顯示的立面：

(a) 以2025年8月15日的情況為準的本項目的經批准的建築圖則為基礎擬備；及

(b) 大致上與發展項目的外觀一致。

INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

發展項目中的公用設施的資料

Common Facilities 公共設施	Covered 有蓋		Uncovered 無蓋		Total Area 總面積	
	Area (sq. ft.) 平方呎	Area (sq. m.) 平方米	Area (sq. ft.) 平方呎	Area (sq. m.) 平方米	Area (sq. ft.) 平方呎	Area (sq. m.) 平方米
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)	0	0	0	0	0	0
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)	0	0	0	0	0	0
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 (不論是稱為有蓋及園景的遊樂場或有其他名稱)	0	0	0	0	0	0

Note:
The area specified above in square feet is converted from the area in square meter at a rate of 1 square metre = 10.764 square feet and rounded to the nearest square feet, which may be slightly different from the area presented in square metres.

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。

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

閱覽圖則及公契

1. The address of the website on which a copy of the outline zoning plan relating to the Development is available:
<http://www.ozp.tpb.gov.hk>.
2. (a) 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 at the place at which the specified residential properties are offered to be sold.
(b) The inspection is free of charge.

1. 備有關乎發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為：<http://www.ozp.tpb.gov.hk>
2. (a) 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。
(b) 無須為閱覽付費。

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	Type of finishes 裝修物料的類型	Podium : with aluminium windows, ceramic tiles, glass wall, aluminium cladding and feature, metal louvre, external painting and stone cladding. 基座：配以鋁窗、瓷磚、玻璃外牆、鋁飾板及鋁建築裝飾、金屬百葉、外牆漆及天然石飾板。 Residential tower : with aluminium windows, ceramic tiles, metal grille, metal louvre, aluminium cladding and external painting. 住宅大樓：配以鋁窗、瓷磚、金屬格柵、金屬百葉、鋁飾板及外牆漆。
b.	Window 窗	Material of frame 框的用料	Fluorocarbon coated aluminium frame. 氟碳噴塗層鋁質窗框。
		Material of glass 玻璃的用料	Window at living room and dining room (Flat C at 2/F, 3/F, 5/F to 12/F, 15/F to 23/F) : tinted tempered glass. 客廳及飯廳之窗戶 (二樓、三樓、五樓至十二樓、十五樓至二十三樓C單位)：強化有色玻璃。 Window at living room and dining room (Flat E at 2/F, 3/F, 5/F to 12/F, 15/F to 23/F) : tinted tempered glass. 客廳及飯廳之其他窗戶 (二樓、三樓、五樓至十二樓、十五樓至二十三樓E單位)：強化有色玻璃。 Window at bathroom (Flat A, B & E at 2/F, 3/F, 5/F to 12/F, 15/F to 23/F) : Laminated opaque glass. 浴室之窗戶 (二樓、三樓、五樓至十二樓、十五樓至二十三樓A、B及E單位)：不透明夾層玻璃。 Window at master bedroom and bedroom (Flat D at 2/F, 3/F, 5/F to 12/F, 15/F to 23/F) : tinted tempered glass. 主人睡房及睡房之窗戶 (二樓、三樓、五樓至十二樓、十五樓至二十三樓D單位)：強化有色玻璃。
c.	Bay Window 窗台	Material and Window sill finishes 用料及窗台板的裝修物料	Not applicable. 不適用。
d.	Planter 花槽	Type of finishes 裝修物料的類型	Not applicable. 不適用。
e.	Verandah or balcony 陽台或露台	Type of finishes 裝修物料的類型	Balconies are fitted with:- Floor – Floor tiles. Wall – Ceramic Tiles. Ceiling – Aluminium false ceiling. Balustrade – Clear tempered glass balustrade with metal top rail. 露台採用： 地下 – 瓷磚鋪砌。 牆身 – 瓷磚鋪砌。 天花 – 配以鋁質假天花。 欄杆 – 強化清玻璃欄杆配以金屬頂蓋。
		Whether it is covered 是否有蓋	Balcony is covered. 露台設有上蓋。
		Verandah 陽台	Not applicable. 不適用。
f.	Drying facilities for clothing 乾衣設施	Type and material 類型及用料	Not applicable. 不適用。

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				
a.	Lobby 大堂	Types of finishes 裝修物料的類型	Wall 牆壁	Floor 地板	Ceiling 天花板	
		Residential entrance lobby on G/F 地下住宅入口大堂	Natural stone, stainless steel panel, mirror, laminated glass and aluminium cladding to exposed surface. 外露部分以天然石、不銹鋼飾面、鏡面飾面、夾層玻璃及鋁飾面鋪砌。	Natural stone. 天然石。	Gypsum board false ceiling finished with emulsion paint, stainless steel, mirror and light trough. 石膏板假天花髹乳膠漆、不銹鋼飾面、鏡面飾面及燈槽。	
		Common lift lobby on 2/F, 3/F, 5/F - 12/F, 15/F - 23/F 二樓、三樓、五樓至十二樓、十五樓至二十三樓公用升降機大堂	Stainless steel panel, glass finish and wood veneer panel to exposed surface. 外露部分以不銹鋼飾面、鏡飾面及木皮飾面鋪砌。	Porcelain tile. 高溫瓷質磚。	Gypsum board false ceiling finished with emulsion paint, stainless steel and light trough. 石膏板假天花髹乳膠漆、不銹鋼飾面及燈槽。	
b.	Internal wall and ceiling 內牆及天花板	Types of finishes 裝修物料的類型	Wall 牆壁	Ceiling 天花板		
		Living room and dining room 客廳及飯廳	Emulsion paint on exposed surface. 外露部分髹上乳膠漆。	Emulsion paint where exposed and gypsum board ceiling & bulkhead finished with emulsion paint. 天花外露部分、石膏板假天花及假陣髹乳膠漆。		
		Master bedroom and bedroom for Flats D on 2/F, 3/F, 5/F - 12/F, 15/F - 23/F 二樓、三樓、五樓至十二樓、十五樓至二十三樓 D單位之主人睡房及睡房	Emulsion paint on exposed surface. 外露部分髹上乳膠漆。	Emulsion paint where exposed and gypsum board ceiling & bulkhead finished with emulsion paint. 天花外露部分、石膏板假天花及假陣髹乳膠漆。		
c.	Internal floor 內部地板	Types of material 裝修物料的用料	Floor 地板	Skirting 牆腳線		
		Living room and dining room 客廳及飯廳	Porcelain tiles on exposed surface. 外露部分以高溫瓷質磚鋪砌。	Porcelain tiles skirting. 高溫瓷質磚腳線。		
		Master bedroom and bedroom for Flats D on 2/F, 3/F, 5/F - 12/F, 15/F - 23/F 二樓、三樓、五樓至十二樓、十五樓至二十三樓 D單位之主人睡房及睡房	Porcelain tiles on exposed surface. 外露部分以高溫瓷質磚鋪砌。	Porcelain tiles skirting. 高溫瓷質磚腳線。		
d.	Bathroom 浴室	Types of finishes 裝修物料的類型	Wall 牆壁	Floor 地板	Ceiling 天花板	
			Porcelain and ceramic tiles on exposed surface. 外露部分以高溫瓷質磚及瓷磚鋪砌。	Porcelain tiles, natural stone on exposed surface. 外露部分以高溫瓷質磚，天然石鋪砌。	Emulsion paint where exposed and gypsum board ceiling & bulkhead finished with emulsion paint. 天花外露部分、石膏板假天花及假陣髹乳膠漆。	
		Whether the wall finishes run up to the ceiling 牆壁的裝修物料是否鋪至天花板	Run up to false ceiling level. 鋪至假天花水平。			
e.	Kitchen 廚房	Types of finishes 裝修物料的類型	Wall 牆壁	Floor 地板	Ceiling 天花板	Cooking Bench 灶台
			Stainless steel panel on exposed surface. 外露部分以不銹鋼飾面鋪砌。	Porcelain tiles on exposed surface. 外露部分以高溫瓷質磚鋪砌。	Emulsion paint where exposed and gypsum board ceiling & bulkhead finished with emulsion paint. 天花外露部分、石膏板假天花及假陣髹乳膠漆。	Corian. 人造無縫石。
		Whether the wall finishes run up to the ceiling 牆壁的裝修物料是否鋪至天花板	Ceramic tile behind lower part of kitchen cabinet. 廚櫃下方部份背後以瓷磚鋪砌。			

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	
a.	Doors 門		Material, finishes and accessories 用料、裝修物料及配件
		Main entrance door 單位大門	Fire-rated solid core timber door with timber veneer and stainless steel finish, fitted with digital door lock with handle, door closer, door stopper, eye viewer and door guard. 實心防火木門配以木皮飾面及不銹鋼，配以電子門鎖連拉手、門鼓、門擋、防盜眼及防盜扣。
		Balcony door (for Flats A on 3/F, 5/F to 12/F, 15/F to 23/F only) 露台門(只限三樓、五樓至十二樓、十五樓至二十三樓 A單位)	Fluorocarbon coated aluminium frame door with tinted tempered glass fitted with lockset with handle. 氟碳噴塗鋁框門配以強化有色玻璃，配以門鎖連拉手。
		Utility platform door (for Flats A on 3/F, 5/F to 12/F, 15/F to 23/F only) 工作平台門(只限三樓、五樓至十二樓、十五樓至二十三樓A單位)	Fluorocarbon coated aluminium frame door with tinted tempered glass fitted with lockset with handle. 氟碳噴塗鋁框門配以強化有色玻璃，配以門鎖連拉手。
		Balcony and utility platform door (for Flats B, C, D and E on 3/F, 5/F to 12/F, 15/F to 23/F only) 露台及工作平台門(只限三樓、五樓至十二樓、十五樓至二十三樓B, C, D及E單位)	Fluorocarbon coated aluminium frame door with tinted tempered glass fitted with lockset with handle. 氟碳噴塗鋁框門配以強化有色玻璃，配以門鎖連拉手。
		Master bedroom door & bedroom door (for Flats D on 2/F, 3/F, 5/F to 12/F, 15/F to 23/F only) 主人睡房門及睡房門(只限二樓、三樓、五樓至十二樓、十五樓至二十三樓D單位)	Hollow core timber door with timber veneer finish fitted with handle, lockset and door stopper. 中空木皮飾面木門，配以拉手、門鎖及門擋。
		Bathroom door (Flats A and E) 浴室門(A及E單位)	Hollow core timber door with timber veneer finish fitted with handle, lockset, hook and door stopper. 中空木皮飾面木門，配以拉手、門鎖、掛鉤及門擋。
		Bathroom door (Flats B, C and D) 浴室門(B、C及D單位)	Hollow core timber door with timber veneer finish fitted with handle, lockset and door stopper. 中空木皮飾面木門，配以拉手、門鎖及門擋。
		Door to Flat Roof (All flats at 2/F only) 平台門(只限二樓所有單位)	Fluorocarbon coated aluminium frame door with tinted tempered glass fitted with lockset with handle. 氟碳噴塗鋁框門配以強化有色玻璃，配以門鎖連拉手。
		Private roof door 私人天台門 (All flats at 23/F only) (只限二十三樓所有單位)	Stainless steel door fitted with door lock and handle. 不銹鋼門，配以門鎖及拉手。

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		Fittings and equipment 裝置及設備	Type 類型	Material 用料
		(i) Type and material of fittings and equipment 裝置及設備的類型及用料	Vanity cabinet 浴室櫃	Basin countertop. 洗手盆枱面。	Corian. 人造無縫石。
				Mirror cabinet. 鏡櫃。	Wooden cabinet with mirror, plastic laminate finish and metal finish. 配以鏡、膠板飾面及金屬飾面之木櫃。
				Basin cabinet. 洗手盆櫃。	Wooden cabinet with plastic laminate finish. 配以膠板飾面之木櫃。
			Bathroom fittings 潔具	Wash basin mixer. 洗手盆水龍頭。	Chrome plated. 鍍鉻。
				Wash basin. 洗手盆。	Corian. 人造無縫石。
				Water closet. 座廁。	Vitreous china. 衛浴陶瓷。
				Paper holder. 廁紙架。	Chrome plated. 鍍鉻。
			(ii) Type and material of water supply system 供水系統的類型及用料		See “Water supply” below for type and material of water supply system. 供水系統的類型及用料見下文「供水」一欄。
		(iii)Type and material of bathing facilities (including shower or bath tub, if applicable) 沐浴設施(包括花灑或浴缸(如適用的話))	Shower 花灑	Shower compartment. 淋浴間。	Clear tempered glass and glass door, with PVD brushed bronze handle and wall mount door stop. 強化清玻璃及玻璃門，配以拉絲青銅把手及安裝於牆身的門擋。
				Shower mixer and shower set. 花灑龍頭及花灑套裝。	Chrome plated. 鍍鉻。
		(iv)Size of bath tub, if applicable 浴缸大小(如適用的話)		Not applicable. 不適用。	
		c.	Kitchen 廚房		Material 用料
(i) Sink unit 洗滌盆	Stainless steel. 不銹鋼。				
(ii) Water supply system 供水系統	See “Water supply” below for material of water supply system. 供水系統的用料見下文「供水」一欄。				
	Material 用料			Finishes 裝修物料	
(iii) Kitchen cabinet 廚櫃	Timber cabinet with timber door panels. 木櫃配木門板。			Plastic laminate and Corian countertop. 膠板面料及可麗耐人造石枱面。	

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		
c.	Kitchen 廚房	(iv) Type of all other fittings and equipment 所有其他裝置及設備的類型	Chrome plated sink mixer. 鍍鉻洗滌盆水龍頭。 Sprinkler head(s) and sounder-base smoke detector are fitted in or near open kitchen for all flats. 所有單位之開放式廚房內或附近安裝消防花灑頭及設有聲響報警基座的煙霧偵測器。	
d.	Bedroom 睡房	Type and material of fittings (including built - in wardrobe) 裝置(包括嵌入式衣櫃)的類型及用料	Not applicable. 不適用。	
e.	Telephone 電話	Location and number of connection points 接駁點的位置及數目	Please refer to “Schedule of Mechanical & Electrical Provisions of Residential Units”. 請參閱「住宅單位機電裝置說明表」。	
f.	Aerials 天線	Location and number of connection points 接駁點的位置及數目	Please refer to “Schedule of Mechanical & Electrical Provisions of Residential Units”. 請參閱「住宅單位機電裝置說明表」。	
g.	Electrical installations 電力裝置	(i) Electrical fittings (including safety devices) 供電附件 (包括安全裝置)	Electrical fittings 供電附件	Faceplate for all switches and power sockets. 提供電掣及插座之面板。
			Safety devices 安全裝置	Three phase electricity supply distribution board completed with miniature circuit breaker and residual current device. 三相電力配電箱配置微型斷路器及漏電斷路器。
		(ii) Whether conduits are concealed or exposed 導管是隱藏或外露	Conduits are partly concealed and partly exposed①. 導管是部份隱藏及部份外露①。	
		(iii) Location and number of power points and air-conditioner points 電插座及空調機接駁點的位置及數目	Please refer to “Schedule of Mechanical & Electrical Provisions of Residential Units”. 請參閱「住宅單位機電裝置說明表」。	
h.	Gas supply 氣體供應	Type, system and location 類型、系統及位置	Not applicable. 不適用。	
i.	Washing machine connection point 洗衣機接駁點	Location 位置	Please refer to “Schedule of Mechanical & Electrical Provisions of Residential Units”. 請參閱「住宅單位機電裝置說明表」。	
		Design 設計	40mm diameter drain point and 22mm diameter water point are provided for washing machine. 設有直徑40毫米的洗衣機去水接駁喉位及直徑22毫米的來水接駁喉位。	
j.	Water Supply 供水	(i) Material of water pipes 水管的用料	Plastic coated copper pipes are used for cold and hot water supply system. UPVC pipes are used for flushing water system. 冷熱供水系統採用膠層保護之銅喉。沖廁水供水系統採用膠喉管。	
		(ii) Whether water pipes are concealed or exposed 水管是隱藏或外露	Water pipes are partly concealed and partly exposed②. 水管是部份隱藏及部份外露②。	
		(iii) Whether hot water is available 有否熱水供應	Hot water supply to open kitchen and bathroom. Hot water supply to open kitchen and bathroom is provided by instantaneous water heater (Please refer to the “appliances schedule” for the type of water heater to be provided). 開放式廚房和浴室設有熱水供應。開放式廚房及浴室之熱水由即熱式電熱水器提供(提供之熱水器的類型請參閱「設備說明表」)。	

Notes:

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

備註：

- ① 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏。
- ② 除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏。

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	(i) Brand name and model number 品牌名稱及產品型號	Brand Name 品牌名稱	OTIS 奧的斯	
			Model Number 產品型號	Gen3-MR	
		(ii) Number and floors served by them 升降機的數目及到達的樓層	Number of lifts 升降機的數目	2	
			Floors served by the lifts 升降機到達的樓層	G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 23/F. 地下、一樓至三樓、五樓至十二樓、十五樓至二十三樓。	
b.	Letter box 信箱	Material 用料	Stainless steel. 不銹鋼。		
c.	Refuse collection 垃圾收集	(i) Means of refuse collection 垃圾收集的方法	Collected by cleaners. 由清潔工人收集垃圾。		
		(ii) Location of refuse room 垃圾房的位置	Collection of refuse by cleaners. Refuse storage and material recovery chamber is located on G/F. 由清潔工收集垃圾。垃圾及物料回收房設於地下。		
d.	Water meter, electricity meter and gas meter 水錶、電錶及氣體錶		Water meter 水錶	Electricity meter 電錶	Gas meter 氣體錶
		(i) Location 位置	Inside water meter cabinet located at the common area on each residential floor. 每層住宅層公用部分之水錶箱內。	Inside electrical meter duct located at the common area on each residential floor. 每層住宅層公用部分之電錶槽內。	Not applicable. 不適用。
		(ii) Whether they are separate or communal meters for residential properties 就住宅單位而言是獨立抑或公用的錶	Separate meter. 獨立錶。	Separate meter. 獨立錶。	

5. SECURITY FACILITIES 保安設施

Security system and equipment (including details of built-in provisions and their locations) 保安系統及設備（包括嵌入式的裝備的細節及其位置）	Access control and security system 入口通道控制及保安系統	a. Visitor door phone is installed at the G/F residential entrance lobby for resident access. 地下住宅入口大堂設有訪客對講機。 b. Card reader is provided for access control to the G/F residential entrance lobby and residential lifts. 地下住宅入口大堂及住宅升降機裝有讀卡器。
	CCTV 閉路電視	CCTVs are installed at G/F residential entrance lobby, G/F, 1/F and R/F staircase exit and all the residential lifts connecting directly to the caretaker office. 地下住宅入口大堂、地下、一樓及天台樓梯出口及所有住宅升降機內均裝有閉路電視，並直接連接管理處。

6. APPLIANCES 設備

Please refer to the “Appliances Schedule”.
請參閱「設備說明表」。

The Vendor undertakes that if lifts or appliances of the specified brand name or model number under items 4(a) and 6 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第4(a)及6細項下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。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Appliances Schedule
設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	2/F 二樓				
				Flat A 單位 A	Flat B 單位 B	Flat C 單位 C	Flat D 單位 D	Flat E 單位 E
Living Room/Dining Room 客廳/飯廳	Microwave Oven with Grill 微波燒烤爐	De Dietrich	DMG2507X	1	1	1	1	1
	Split Type Heat Pump Air-Conditioner (Indoor Unit) 分體式冷暖空調機（室內機）	Mitsubishi Heavy 三菱重工	SRK25ZS-W	2	-	-	1	-
			SRK35ZSH-S	-	1	1	-	1
Open Kitchen 開放式廚房	Refrigerator 雪櫃	Philco 飛哥	PBU1153A	1	1	1	1	1
	Cooker Hood 抽油煙機	Philco 飛哥	GH1206SNL	1	1	1	1	1
	Induction Cooker 電磁爐	De Dietrich	DPI7361XH	1	1	1	1	1
Bathroom 浴室	Thermal Ventilator 浴室寶	German Pool 德國寶	HTB-916	1	1	1	1	1
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	HDB-E18/21/24 Trend	1	1	1	1	1
Master Bedroom 主人睡房	Split Type Heat Pump Air-Conditioner (Indoor Unit) 分體式冷暖空調機（室內機）	Mitsubishi Heavy 三菱重工	SRK25ZS-W	-	-	-	1	-
Bedroom 睡房	Split Type Heat Pump Air-Conditioner (Indoor Unit) 分體式冷暖空調機（室內機）	Mitsubishi Heavy 三菱重工	SRK25ZS-W	-	-	-	1	-
Flat Roof 平台	Washer 洗衣機	Philco 飛哥	PWF6100VS	1	1	1	1	1
	Split Type Heat Pump Air-Conditioner (Outdoor Unit) 分體式冷暖空調機（室外機）	Mitsubishi Heavy 三菱重工	SCM45ZS-S	1	-	-	1	-
			SRC35ZSH-S	-	1	1	1	1
	Ventilation Fan 抽氣扇	Ostberg 奧斯博格	LPK200 A1	-	-	1	1	-

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Appliances Schedule
設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	3/F, 5/F-12/F, 15/F-23/F 三樓、五樓至十二樓、十五樓至二十三樓				
				Flat A 單位 A	Flat B 單位 B	Flat C 單位 C	Flat D 單位 D	Flat E 單位 E
Living Room/Dining Room 客廳/飯廳	Microwave Oven with Grill 微波燒烤爐	De Dietrich	DMG2507X	1	1	1	1	1
	Split Type Heat Pump Air-Conditioner (Indoor Unit) 分體式冷暖空調機（室內機）	Mitsubishi Heavy 三菱重工	SRK25ZS-W	2	-	-	1	-
			SRK35ZSH-S	-	1	1	-	1
Open Kitchen 開放式廚房	Refrigerator 雪櫃	Philco 飛哥	PBU1153A	1	1	1	1	1
	Cooker Hood 抽油煙機	Philco 飛哥	GH1206SNL	1	1	1	1	1
	Induction Cooker 電磁爐	De Dietrich	DPI7361XH	1	1	1	1	1
Bathroom 浴室	Thermal Ventilator 浴室寶	German Pool 德國寶	HTB-916	1	1	1	1	1
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	HDB-E18/21/24 Trend	1	1	1	1	1
Master Bedroom 主人睡房	Split Type Heat Pump Air-Conditioner (Indoor Unit) 分體式冷暖空調機（室內機）	Mitsubishi Heavy 三菱重工	SRK25ZS-W	-	-	-	1	-
Bedroom 睡房	Split Type Heat Pump Air-Conditioner (Indoor Unit) 分體式冷暖空調機（室內機）	Mitsubishi Heavy 三菱重工	SRK25ZS-W	-	-	-	1	-
Balcony & Utility Platform 露台及工作平台	Washer 洗衣機	Philco 飛哥	PWF6100VS	-	1	1	1	1
	Ventilation Fan 抽氣扇	Ostberg 奧斯博格	LPK200 A1	-	-	1	1	-
Utility Platform 工作平台	Washer 洗衣機	Philco 飛哥	PWF6100VS	1	-	-	-	-
A/C Platform 空調機平台	Split Type Heat Pump Air-Conditioner (Outdoor Unit) 分體式冷暖空調機（室外機）	Mitsubishi Heavy 三菱重工	SCM45ZS-S	1	-	-	1	-
			SRC35ZSH-S	-	1	1	1	1

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

Location 位置	Description 描述		2/F 二樓				
			Flat A 單位 A	Flat B 單位 B	Flat C 單位 C	Flat D 單位 D	Flat E 單位 E
Main Entrance 大門入口	Door bell push button 門鈴按鈕		1	1	1	1	1
Open Kitchen 開放式廚房	13A single socket outlet 13A單位插座	For Microwave Oven 供微波爐	1	1	1	1	1
	13A single socket outlet 13A單位插座	For Refrigerator 供雪櫃	1	1	1	1	1
	13A single socket outlet 13A單位插座		1	1	1	1	1
	Lighting point 燈位		1	1	1	1	1
	Lighting point at cooking hood 抽油煙機燈位		1	1	1	1	1
	Minature circuit breakers distribution board 總電掣箱		1	1	1	1	1
	Connection unit 連接掣	For Induction Cooker 供電磁爐	1	1	1	1	1
	13A single socket outlet 13A 單位插座	For Cooking Hood 供抽油煙機	1	1	1	1	1
Living Room / Dining Room 客廳 / 飯廳	Door bell 門鈴		1	1	1	1	1
	TV outlet 電視天線插座		1	1	1	1	1
	Data/Telephone outlet 數據/電話插座		1	1	1	1	1
	13A twins socket outlet 13A雙位插座		3	2	2	2	3

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

Location 位置	Description 描述		2/F 二樓				
			Flat A 單位 A	Flat B 單位 B	Flat C 單位 C	Flat D 單位 D	Flat E 單位 E
Living Room / Dining Room 客廳 / 飯廳	13A single socket outlet 13A單位插座		1	2	2	1	2
	Lighting switch 燈掣		6	4	4	5	5
	Lighting point 燈位		3	1	1	2	3
	Water heater switch 熱水爐開關掣	For Bathroom & Open Kitchen 供浴室及開放式廚房	1	1	1	1	1
	Thermo ventilator switch 浴室寶開關掣	For Bathroom 供浴室	1	1	1	1	1
	13A switched fuse spur unit 13A有掣菲士蘇	For air-conditioning indoor unit 供空調室內機	2	1	1	1	1
Bedroom 睡房	TV outlet 電視天線插座		-	-	-	1	-
	13A twin socket outlet 13A雙位插座		-	-	-	2	-
	13A single socket outlet 13A單位插座		-	-	-	-	-
	Lighting switch 燈掣		-	-	-	1	-
	Lighting point 燈位		-	-	-	1	-
	13A switched fuse spur unit 13A有掣菲士蘇	For air-conditioning indoor unit 供空調室內機	-	-	-	1	-
Master Bedroom 主人睡房	TV outlet 電視天線插座		-	-	-	-	-
	13A twin socket outlet 13A雙位插座		-	-	-	1	-
	13A single socket outlet 13A單位插座		-	-	-	1	-
	Lighting switch 燈掣		-	-	-	1	-
	Lighting point 燈位		-	-	-	1	-
	13A switched fuse spur unit 13A有掣菲士蘇	For air-conditioning indoor unit 供空調室內機	-	-	-	1	-

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

Location 位置	Description 描述		2/F 二樓				
			Flat A 單位 A	Flat B 單位 B	Flat C 單位 C	Flat D 單位 D	Flat E 單位 E
Bathroom 浴室	13A single socket outlet 13A單位插座		1	1	1	1	1
	Lighting point 燈位		4	4	4	4	4
	Fuse spur unit 菲士掣	For Thermo Ventilator 供浴室寶	1	1	1	1	1
	32A TPN switch 32A三相電路斷路開關	For Water Heater 供熱水爐	1	1	1	1	1
Flat Roof 平台	Weatherproof type 20A double pole isolator switch* 20安培防水雙極電路斷路開關*	For air-conditioning outdoor unit 供空調室外機	1	1	1	2	1
	Weatherproof type 13A socket outlet 13A防水單位插座	For washing machine 供洗衣機	1	1	1	1	1
	Lighting point* 燈位*		4	1	1	3	4
	Water and drain point 來水及去水位	For washing machine 供洗衣機	1	1	1	1	1
	Fuse Spur Unit 菲士掣	For Ventilation Fan 供抽氣扇	-	-	1	1	-

Note:
*Some mechanical and electrical provision are located in the Common Area.

備註：
*部份機電裝置位於公用地方。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

Location 位置	Description 描述		3/F, 5/F-12/F, 15/F-22/F 三樓、五樓至十二樓、十五樓至二十二樓				
			Flat A 單位 A	Flat B 單位 B	Flat C 單位 C	Flat D 單位 D	Flat E 單位 E
Main Entrance 大門入口	Door bell push button 門鈴按鈕		1	1	1	1	1
Open Kitchen 開放式廚房	13A single socket outlet 13A單位插座	For Microwave Oven 供微波爐	1	1	1	1	1
	13A single socket outlet 13A單位插座	For Refrigerator 供雪櫃	1	1	1	1	1
	13A single socket outlet 13A單位插座		1	1	1	1	1
	Lighting point 燈位		1	1	1	1	1
	Lighting point at cooking hood 抽油煙機燈位		1	1	1	1	1
	Minature circuit breakers distribution board 總電掣箱		1	1	1	1	1
	Connection unit 連接掣	For Induction Cooker 供電磁爐	1	1	1	1	1
	13A single socket outlet 13A單位插座	For Cooking Hood 供抽油煙機	1	1	1	1	1
Living Room / Dining Room 客廳 / 飯廳	Door bell 門鈴		1	1	1	1	1
	TV outlet 電視天線插座		1	1	1	1	1
	Data/Telephone outlet 數據/電話插座		1	1	1	1	1
	13A twins socket outlet 13A雙位插座		3	2	2	2	3
	13A single socket outlet 13A單位插座		1	2	2	1	2
	Lighting switch 燈掣		6	4	4	5	5

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

Location 位置	Description 描述		3/F, 5/F-12/F, 15/F-22/F 三樓、五樓至十二樓、十五樓至二十二樓				
			Flat A 單位 A	Flat B 單位 B	Flat C 單位 C	Flat D 單位 D	Flat E 單位 E
Living Room / Dining Room 客廳 / 飯廳	Lighting point 燈位		3	1	1	2	3
	Water heater switch 熱水爐開關掣	For Bathroom & Open Kitchen 供浴室及開放式廚房	1	1	1	1	1
	Thermo ventilator switch 浴室寶開關掣	For Bathroom 供浴室	1	1	1	1	1
	13A switched fuse spur unit 13A有掣菲士蘇	For air-conditioning indoor unit 供空調室內機	2	1	1	1	1
Bedroom 睡房	TV outlet 電視天線插座		-	-	-	1	-
	13A twin socket outlet 13A雙位插座		-	-	-	2	-
	13A single socket outlet 13A單位插座		-	-	-	-	-
	Lighting switch 燈掣		-	-	-	1	-
	Lighting point 燈位		-	-	-	1	-
	13A switched fuse spur unit 13A有掣菲士蘇	For air-conditioning indoor unit 供空調室內機	-	-	-	1	-
Master Bedroom 主人睡房	TV outlet 電視天線插座		-	-	-	-	-
	13A twin socket outlet 13A雙位插座		-	-	-	1	-
	13A single socket outlet 13A單位插座		-	-	-	1	-
	Lighting switch 燈掣		-	-	-	1	-
	Lighting point 燈位		-	-	-	1	-
	13A switched fuse spur unit 13A有掣菲士蘇	For air-conditioning indoor unit 供空調室內機	-	-	-	1	-

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

Location 位置	Description 描述		3/F, 5/F-12/F, 15/F-22/F 三樓、五樓至十二樓、十五樓至二十二樓				
			Flat A 單位 A	Flat B 單位 B	Flat C 單位 C	Flat D 單位 D	Flat E 單位 E
Bathroom 浴室	13A single socket outlet 13A單位插座		1	1	1	1	1
	Lighting point 燈位		4	4	4	4	4
	Fuse spur unit 菲士掣	For Thermo Ventilator 供浴室寶	1	1	1	1	1
	32A TPN switch 32A三相電路斷路開關	For Water Heater 供熱水爐	1	1	1	1	1
Balcony & Utility Platform 露台及工作平台	Weatherproof type 13A socket outlet 13A防水單位插座	For washing machine 供洗衣機	-	1	1	1	1
	Lighting point 燈位		-	1	1	2	1
	Water and drain point 來水及去水位	For washing machine 供洗衣機	-	1	1	1	1
	Fuse Spur Unit 菲士掣	For Ventilation Fan 供抽氣扇	-	-	1	1	-
Balcony 露台	Lighting point 燈位		1	-	-	-	-
A/C Platform 空調機平台	Weatherproof type 20A double pole isolator switch 20安培防水雙極電路斷路開關	For air-conditioning outdoor unit 供空調室外機	1	1	1	2	1
Utility Platform 工作平台	Lighting point 燈位		1	-	-	-	-
	Water and drain point 來水及去水位	For washing machine 供洗衣機	1	-	-	-	-
	Weatherproof type 13A socket outlet 13A防水單位插座	For washing machine 供洗衣機	1	-	-	-	-

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

Location 位置	Description 描述		23/F 二十三樓				
			Flat A 單位 A	Flat B 單位 B	Flat C 單位 C	Flat D 單位 D	Flat E 單位 E
Main Entrance 大門入口	Door bell push button 門鈴按鈕		1	1	1	1	1
Open Kitchen 開放式廚房	13A single socket outlet 13A單位插座	For Microwave Oven 供微波爐	1	1	1	1	1
	13A single socket outlet 13A單位插座	For Refrigerator 供雪櫃	1	1	1	1	1
	13A single socket outlet 13A單位插座		1	1	1	1	1
	Lighting point 燈位		1	1	1	1	1
	Lighting point at cooking hood 抽油煙機燈位		1	1	1	1	1
	Minature circuit breakers distribution board 總電掣箱		1	1	1	1	1
	Connection unit 連接掣	For Induction Cooker 供電磁爐	1	1	1	1	1
	13A single socket outlet 13A單位插座	For Cooking Hood 供抽油煙機	1	1	1	1	1
Living Room / Dining Room 客廳 / 飯廳	Door bell 門鈴		1	1	1	1	1
	TV outlet 電視天線插座		1	1	1	1	1
	Data/Telephone outlet 數據/電話插座		1	1	1	1	1
	13A twins socket outlet 13A雙位插座		3	2	2	2	3
	13A single socket outlet 13A單位插座		1	2	2	1	2
	Lighting switch 燈掣		6	4	4	5	5
	Lighting point 燈位		3	1	1	2	3

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

Location 位置	Description 描述		23/F 二十三樓				
			Flat A 單位 A	Flat B 單位 B	Flat C 單位 C	Flat D 單位 D	Flat E 單位 E
Living Room / Dining Room 客廳 / 飯廳	Water heater switch 熱水爐開關掣	For Bathroom & Open Kitchen 供浴室及開放式廚房	1	1	1	1	1
	Thermo ventilator switch 浴室寶開關掣	For Bathroom 供浴室	1	1	1	1	1
	13A switched fuse spur unit 13A有掣菲士蘇	For air-conditioning indoor unit 供空調室內機	2	1	1	1	1
Bedroom 睡房	TV outlet 電視天線插座		-	-	-	1	-
	13A twin socket outlet 13A雙位插座		-	-	-	2	-
	13A single socket outlet 13A單位插座		-	-	-	-	-
	Lighting switch 燈掣		-	-	-	1	-
	Lighting point 燈位		-	-	-	1	-
	13A switched fuse spur unit 13A有掣菲士蘇	For air-conditioning indoor unit 供空調室內機	-	-	-	1	-
Master Bedroom 主人睡房	TV outlet 電視天線插座		-	-	-	-	-
	13A twin socket outlet 13A雙位插座		-	-	-	1	-
	13A single socket outlet 13A單位插座		-	-	-	1	-
	Lighting switch 燈掣		-	-	-	1	-
	Lighting point 燈位		-	-	-	1	-
	13A switched fuse spur unit 13A有掣菲士蘇	For air-conditioning indoor unit 供空調室內機	-	-	-	1	-

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

Location 位置	Description 描述		23/F 二十三樓				
			Flat A 單位 A	Flat B 單位 B	Flat C 單位 C	Flat D 單位 D	Flat E 單位 E
Bathroom 浴室	13A single socket outlet 13A單位插座		1	1	1	1	1
	Lighting point 燈位		4	4	4	4	4
	Fuse spur unit 菲士掣	For Thermo Ventilator 供浴室寶	1	1	1	1	1
	32A TPN switch 32A三相電路斷路開關	For Water Heater 供熱水爐	1	1	1	1	1
Balcony & Utility Platform 露台及工作平台	Weatherproof type 13A socket outlet 13A防水單位插座	For washing machine 供洗衣機	-	1	1	1	1
	Lighting point 燈位		-	1	1	2	1
	Water and drain point 來水及去水位	For washing machine 供洗衣機	-	1	1	1	1
	Fuse Spur Unit 菲士掣	For Ventilation Fan 供抽氣扇	-	-	1	1	-
Balcony 露台	Lighting point 燈位		1	-	-	-	-
A/C Platform 空調機平台	Weatherproof type 20A double pole isolator switch 20安培防水雙極電路斷路開關	For air-conditioning outdoor unit 供空調室外機	1	1	1	2	1
Roof 天台	Weatherproof type 13A socket outlet 13A防水單位插座		1	1	1	1	1
	Weatherproof lighting switch 防水燈掣		1	1	1	1	1
	Lighting point 燈位		2	2	2	3	2
Utility Platform 工作平台	Lighting point 燈位		1	-	-	-	-
	Water and drain point 來水及去水位	For washing machine 供洗衣機	1	-	-	-	-
	Weatherproof type 13A socket outlet 13A防水單位插座	For washing machine 供洗衣機	1	-	-	-	-

SERVICE AGREEMENTS

服務協議

Potable and flushing water is supplied by Water Supplies Department.
Electricity is supplied by CLP Power Hong Kong Limited.

食水及沖廁水由水務署供應。
電力由中華電力有限公司供應。

GOVERNMENT RENT

地稅

The Vendor is liable for the Government Rent payable for each of the residential properties in the Development up to and including the date of the assignment of the relevant residential property.

賣方有法律責任繳付發展項目內每一住宅物業直至相關住宅物業之轉讓契日期(包括簽署轉讓契當日)的地稅。

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, electricity and gas.
2. On that delivery, the purchaser is not liable to pay to the owner a debris removal fee.

Remark:

On that delivery, the purchaser is liable to pay a debris removal fee to the manager of the Development (not the owner) under the deed of mutual covenant, and where the owner has paid that debris removal fee, the purchaser shall reimburse the owner 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水、電力及氣體的按金。
2. 在交付時，買方不須向擁有人支付清理廢料的費用。

備註：

在交付時，買方須根據公契向發展項目的管理人(而非擁有人)支付清理廢料的費用，如擁有人已支付清理廢料的費用，買方須向擁有人補還清理廢料的費用。

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 to the residential property, or the fittings, finishes or appliances incorporated into the residential 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，盡快自費作補救。

MAINTENANCE OF SLOPES

斜坡維修

Not Applicable 不適用

MODIFICATION
修訂

Not Applicable

不適用

RELEVANT INFORMATION

有關資料

1. Davit arm rack

The Manager has a right under the Deed of Mutual Covenant to, with or without agents, surveyors, workmen, contractors and others and with or without vehicles, equipment, plant, materials and machinery enter into, pass through and remain in at all reasonable times on reasonable notice (except in case of emergency) upon any flat roof or roof forming part of a residential unit to (i) access to and from any davit arm rack, bracket or plinth and Common Areas and Facilities nearby; (ii) cleanse, maintain, repair, replace or improve any davit arm rack, bracket or plinth; and (iii) install, connect, erect, dismount or remove any davit arm system or gondolas to any davit arm rack, bracket or plinth and operate the same.
2. Outdoor A/C units for each residential unit

The outdoor A/C units for each residential unit are placed on designated platform(s) or plinth(s). Prospective purchasers should note the impact of the operation of the outdoor A/C units on individual units. Please refer to “Floor Plans of Residential Properties in The Development” section of this Sales Brochure for identification of the outdoor A/C units approximate locations.
3. Architecture features at external wall

Prospective purchasers should note the impact (if any) of the architecture features at external wall.
4. Emergency generator sets

The emergency generator set may operate adjacent to the flat roof or roof. Prospective purchasers should note the impact of the operation of the emergency generator set on individual units.
1. 吊船吊臂架

管理人根據公契有權帶同或不帶同代理人、測量師、工人、承建商及其他人員，並可攜帶或不攜帶車輛、設備、機器、物料及機械，在合理時間內及給予合理通知（緊急情況除外）下進入、通過及停留於構成任何住宅單位的平台或天台，以(i)進入及離開任何吊船吊臂架、支架或基座及附近之公用地方及設施；(ii)清潔、維修、修理、更換或改善任何吊船吊臂架、支架或基座；及(iii)安裝、連接、搭設、拆卸或移除任何吊船吊臂架或吊棚，並操作該等設備。
2. 住宅單位室外冷氣機

住宅單位室外冷氣機放置在指定的室外冷氣機平台或基座上。準買家請注意該等室外冷氣機操作時對個別單位造成之影響。請參閱本售樓說明書的「發展項目的住宅物業的樓面平面圖」一節，以識別室外冷氣機大約位置。
3. 外牆裝飾

準買家請注意外牆裝飾對個別單位造成影響（如有）。
4. 緊急發電機

緊急發電機可能會在指明住宅物業一部份平台或天台之毗鄰運作。準買家請注意緊急發電機對個別單位造成之影響。

WEBSITE ADDRESS

互聯網網站的網址

The website address designed by the Vendor for the Development for purpose of Part 2 of the Residential Properties (First-hand Sales) Ordinance:
www.soyosquare.hk

賣方為施行《一手住宅物業銷售條例》第2部就發展項目指定的互聯網網站的網址：
www.soyosquare.hk

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

Breakdown of GFA Concessions Obtained for All Features

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

獲寬免總樓面面積的設施分項

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

		Area (m²) 面積(平方米)
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		
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)	N/A 不適用
2	Plant rooms and similar services 機房及相類設施	
2.1	Mandatory feature or essential plant room, area of which is limited by 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, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage 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》(《作業備考》)或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室(訊播室)、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等	16.305
2.2(#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何(《作業備考》)或規例限制的強制性設施或必要機房，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	235.885
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、送風櫃房等	N/A 不適用
Green Features under Joint Practice Notes 1 and 2 根據《聯合作業備考》第1及第2號提供的環保設施		
3	Balcony 露台	100.000
4	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	N/A 不適用
5	Communal sky garden 公用空中花園	N/A 不適用
6	Acoustic fin 隔聲鰭	N/A 不適用
7	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	N/A 不適用
8	Non-structural prefabricated external wall 非結構預製外牆	71.022
9	Utility platform 工作平台	75.000
10	Noise barrier 隔音屏障	N/A 不適用

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

		Area (m²) 面積(平方米)
Amenity Features 適意設施		
11	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office 管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所以及業主立案法團辦事處	2.032
12	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities 住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	N/A 不適用
13	Covered landscaped and play area 有蓋園景區及遊樂場	N/A 不適用
14	Horizontal screen/covered walkway and trellis 橫向屏障／有蓋人行道及花棚	N/A 不適用
15	Larger lift shaft 擴大升降機槽	N/A 不適用
16	Chimney shaft 煙囪管道	N/A 不適用
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	N/A 不適用
18(#)	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽及垂直立管	10.251
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及氣槽	N/A 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	N/A 不適用
21	Void in duplex domestic flat and house 複式住宅單位及洋房的中空空間	N/A 不適用
22	Sunshade and reflector 遮陽篷及反光罩	N/A 不適用
23(#)	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window 伸出式花槽及小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	72.000
24	Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway 《作業備考》APP-19第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台，及維修通道	N/A 不適用

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

		Area (m²) 面積(平方米)
Other Exempted Items 其他項目		
25(#)	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	N/A 不適用
26	Covered area under large projecting/overhanging feature 大型伸出／外懸設施下的有蓋地方	N/A 不適用
27	Public transport terminus 公共交通總站	N/A 不適用
28(#)	Party structure and common staircase 共用構築物及公用樓梯	N/A 不適用
29(#)	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	N/A 不適用
30	Public passage 公眾通道	N/A 不適用
31	Covered set back area 有蓋的後移部分	N/A 不適用
Bonus GFA 額外總樓面面積		
32	Bonus GFA 額外總樓面面積	N/A 不適用
Additional Green Features under Joint Practice Note (No.8) 根據聯合作業備考(第 8 號)提供的額外環保設施		
33	Buildings adopting Modular Integrated Construction 採用「組裝合成」建築法的樓宇	N/A 不適用

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

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。

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

The Environmental Assessment of the Building 有關建築物的環境評估

Green Building Certification

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

Provisional UNCLASSIFIED

Application no.: PAU0090/23



HKGBC
香港綠色建築議會

綠色建築認證

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

暫定評級 不予評級

申請編號: PAU0090/23



HKGBC
香港綠色建築議會

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

Latest information on the estimated energy performance or consumption for the common parts of the development as submitted to the Building Authority prior to the printing of the sales brochures:
於印製售樓說明書前呈交予建築事務監督發展項目的公用部份的預計能量表現或消耗的最近期資料：

Part I 第 I 部分	
Provision of Central Air Conditioning 提供中央空調	YES / NO 是 / 否
Provision of Energy Efficient Features 提供具能源效益的設施	YES / NO 是 / 否
Energy Efficient Features proposed: 擬安裝的具能源效益的設施：	1. Split-type Air-conditioner with Energy Efficiency Label Grade 1 一級能源效益標籤分體式空調機 2. High Efficiency LED Lighting 高效能LED燈

Part II: The predicted annual energy use of the proposed building / part of building ^(Note 1) : 第II部分：擬興建樓宇/部分樓宇預計每年能源消耗量 ^(註腳1) ：					
Location 位置	Internal Floor Area Served (m ²) 使用有關裝置的內部樓面面積(平方米)	Annual Energy Use of Baseline Building ^(Note 2) 基線樓宇 ^(註腳2) 每年能源消耗量 ^(註腳2)		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity kWh/ m ² /annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/ m ² /annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh/ m ² /annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/ m ² /annum 煤氣/石油氣 用量單位/平方米/年
Area served by central building services installation ^(Note 3) 有使用中央屋宇裝備裝置 ^(註腳3) 的部份	1023.168	211.51	0.0	176.07	0.0

BG04

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

Part III: The following installation(s) are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD) 第III部分：以下裝置乃按機電工程署公布的相關實務守則設計：-			
Type of Installations 裝置類型	YES 是	NO 否	Not Applicable 不適用
Lighting Installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Lift & Escalator Installations 升降機及自動梯的裝置	✓		
Performance-based Approach 以總能源為本的方法		✓	

- Notes:
- In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.
The predicted annual energy use, in terms of electricity consumption (kWh / m2 / annum) and town gas / LPG consumption (unit / m2 / annum), of the development by the internal floor area served, where:
(a) “total annual energy use” has the same meaning of “annual energy use” in the BEAM Plus for New Buildings (current version); and
(b) “internal floor area”, in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and / or party walls.
 - “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” in the BEAM Plus New Buildings (current version).
 - “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.

- 註腳：
- 一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。
預計每年能源消耗量〔以耗電量（千瓦小時/平方米/年）及煤氣 / 石油氣消耗量（用量單位 / 平方米 / 年）計算〕，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-
(a) “每年能源消耗量”與新建樓宇BEAM Plus標準（現行版本）的“年能源消耗”具有相同涵義；及
(b) 樓宇、空間或單位的“內部樓面面積”，指外牆及 / 或共用牆的內壁之內表面量度出來的樓面面積。
 - “基準樓宇”與新建樓宇BEAM Plus標準（現行版本）中的“基準建築物模式（零分標準）”具有相同涵義。
 - “中央屋宇裝備裝置”與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。

DATE OF PRINTING OF SALES BROCHURE 售樓說明書印製日期

Date of Printing of Sales Brochure: 11th November, 2025

售樓說明書印刷日期：2025年11月11日

CHANGES 改變

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

發展項目及其周邊地區日後可能出現改變。

