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SALES BROCHURE

售　樓　説　明　書


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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 plans[1] as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. Property area and its surroundings
   - Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
   - Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property[2]. The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
   - Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure
   - Ensure that the sales brochure 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.

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

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[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.

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

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

15. Estimated material date and handing over date
    - Check the estimated material date[3] for the development in the sales brochure.
      - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is 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

[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.

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
March 2023

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：

<u>適用於所有一手住宅物業</u>

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和內部尺寸[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。

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

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[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。

- 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。

<u>適用於一手未落成住宅物業</u>

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。

<u>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</u>

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

<u>適用於一手已落成住宅物業</u>

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

[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。

INFORMATION ON THE DEVELOPMENT
發展項目的資料

Name of the Development
ALLEGRO

Name of the street and the street number
138 Carpenter Road

The Development consists of a multi-unit building

Total number of storeys of the multi-unit building
23 storeys
The above excludes the basement, transfer plate, main roof, the lift machine room level, upper roof and top roof.

Floor numbering in the multi-unit building as provided in the approved building plans for the Development
B/F, G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 26/F
The above excludes transfer plate, the main roof, the lift machine room level, upper roof and top roof.

Omitted floor numbers in the multi-unit building in which the floor numbering is not in consecutive order
4/F, 13/F, 14/F and 24/F are omitted

Refuge floor of the multi-unit building
Not applicable

發展項目名稱
瓏碧

街道名稱及門牌號數
賈炳達道138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總數
23層
上述不包括地庫、轉換層、主天台、升降機機電層、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
地庫、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至26樓
以上不包括轉換層、主天台、升降機機電層、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
不設4樓、13樓、14樓及24樓

該幢多單位建築物內的庇護層
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
High Bond Limited

賣方
陞巒有限公司

Holding companies of the vendor
Plan Link Limited
Joint Victory Holdings Limited
Spring Blossom Ventures Limited
Country Garden Properties (Hong Kong) Limited
Smart Insight International Limited
Risland Property Limited
Cheerful Bliss Limited
Risland International Company Limited
Fine Glamorous Limited
Smart World Development Holdings Limited
Country Garden Holdings Company Limited

賣方的控權公司
領圖有限公司
協勝控股有限公司
泉盛創投有限公司
碧桂園地產(香港)有限公司
卓見國際有限公司
Risland Property Limited
欣悅有限公司
Risland International Company Limited
緻魅有限公司
豪華發展控股有限公司
碧桂園控股有限公司

Authorized person for the Development
Ng Chi Ho

發展項目的認可人士
吳智豪

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

發展項目的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團
恒達建築師有限公司

Building contractor for the Development
New House Construction Company Limited

發展項目的承建商
新豪建築有限公司

The firm of solicitors acting for the owner in relation to the sale of the residential properties in the Development
Johnson Stokes & Master

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
孖士打律師行

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development
China CITIC Bank International Limited

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構
中信銀行(國際)有限公司

Any other person who has made a loan for the construction of the Development
Country Garden Properties (Hong Kong) Limited

已為發展項目的建造提供貸款的任何其他人
碧桂園地產(香港)有限公司

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

(a)	The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the Development. 賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人。	Not Applicable 不適用
(b)	The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person. 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。	Not Applicable 不適用
(c)	The vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person. 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人。	No 否
(d)	The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person. 賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	Not Applicable 不適用
(e)	The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person. 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	Not Applicable 不適用
(f)	The vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person. 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人。	No 否
(g)	The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development. 賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	Not Applicable 不適用
(h)	The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development. 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	Not Applicable 不適用
(i)	The vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors. 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人。	No 否
(j)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a private company, and an authorized person for the Development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor. 賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份。	No 否
(k)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor. 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份。	Not Applicable 不適用
(l)	The vendor or a building contractor for the Development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor. 賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。	No 否
(m)	The vendor or a building contractor for the Development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor. 賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。	Not Applicable 不適用
(n)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that vendor, holding company or contractor. 賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份。	No 否

(o)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor. 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份。	Not Applicable 不適用
(p)	The vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor. 賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。	No 否
(q)	The vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor. 賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。	Not Applicable 不適用
(r)	The vendor or a building contractor for the Development is a corporation, and the corporation of which an authorized person for the Development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor. 賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。	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 are 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。

The thickness of the non-structural prefabricated external walls is 150mm.
非結構的預製外牆之厚度為 150 毫米。

Schedule of total area of non-structural prefabricated external walls of each residential property
每個住宅物業的非結構的預製外牆總面積表

Floor 樓層	Flat 單位	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）
5/F - 12/F, 15/F - 23/F & 25/F - 26/F 5樓至12樓、15樓至23樓及25樓至26樓	A	0.516
	B	-
	C	-
	D	0.201
	E	-
	F	-
	G	0.201
	H	-
	J	-
	K	0.516

Note:
There is no 4/F, 13/F, 14/F & 24/F.

There are curtain walls forming part of the enclosing walls of the Development.
發展項目有幕牆構成一部分的圍封牆。

The thickness of curtain walls is 200mm.
幕牆的厚度為200毫米。

Schedule of total curtain walls of each residential property
每個住宅物業的幕牆總面積表

Floor 樓層	Flat 單位	Total Area of the curtain walls of each residential property (sq. m) 每個住宅物業幕牆的總面積（平方米）
5/F - 12/F, 15/F - 23/F & 25/F - 26/F 5樓至12樓、15樓至23樓及25樓至26樓	A	0.938
	B	0.240
	C	0.557
	D	1.672
	E	0.588
	F	0.588
	G	1.672
	H	0.557
	J	0.240
	K	0.938

備註：
不設4, 13, 14及24樓。

INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

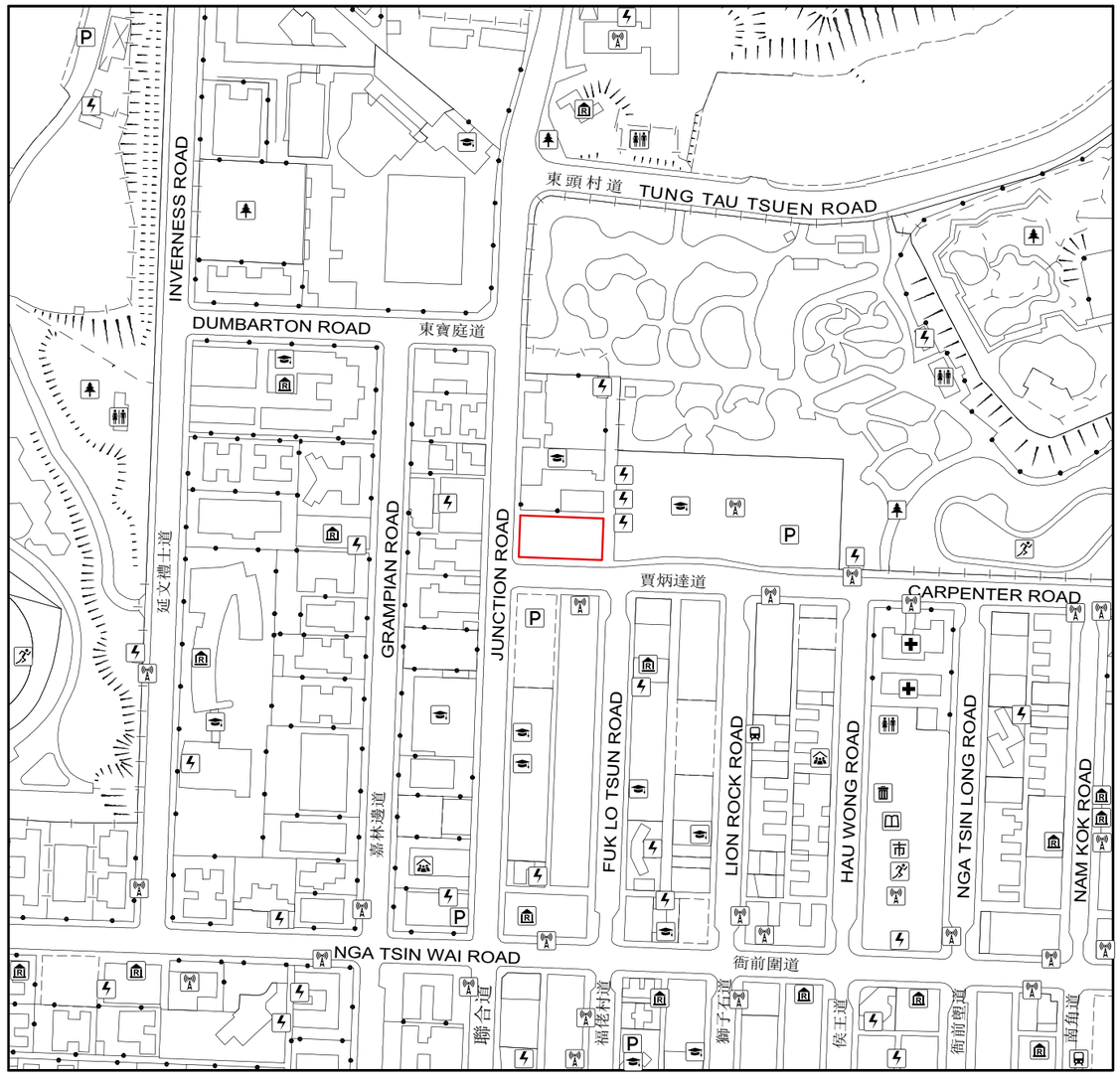
THE MANAGER OF THE DEVELOPMENT APPOINTED UNDER THE EXECUTED DEED OF MUTUAL COVENANT

Under the executed Deed of Mutual Covenant, Country Garden Property Services HK Holdings Company Limited is appointed as the manager of the Development.

根據已簽定的公契獲委任為發展項目的管理人

根據已簽定的公契，碧桂園物業香港控股有限公司獲委任為發展項目的管理人。

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



Location of the Development
發展項目的位置

This location plan is prepared by the Vendor with reference to the Digital Topographic Map No. T11-NE-A dated 27 March 2025 and T11-NW-B dated 27 March 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之數碼地形圖，圖幅編號T11-NE-A於2025年3月27日出版及圖幅編號T11-NW-B於2025年3月27日出版，並由賣方擬備，有需要處經修正處理。

NOTATION 圖例

- Public Park 公園
- Public Utility Installation 公用事業設施裝置
- School (including a kindergarten) 學校(包括幼稚園)
- Public Carpark (including a lorry park) 公眾停車場(包括貨車停泊處)
- 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 substations) 發電廠(包括電力分站)
- Sports Facilities (including a sports ground and a swimming pool) 體育設施(包括運動場及游泳池)
- Clinic 診療所
- Public Convenience 公廁
- Library 圖書館
- Refuse Collection Point 垃圾收集站
- 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)
- 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)

The map is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.
地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

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

備註 :
1. 賣方建議準買家到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。
2. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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



This blank area falls outside the coverage of the aerial photograph
鳥瞰照片並不覆蓋本空白範圍

Location of the Development
發展項目的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office, Lands Department at a flying height of 2,000 feet, photograph no. E219980C, date of flight : 20 March 2024.

摘錄自地政總署測繪處在2,000呎的飛行高度拍攝之鳥瞰照片，照片編號E219980C，
飛行日期：2024年3月20日。

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Notes :
1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
3. 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.

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



Adopted from part of the aerial photograph taken by the Survey and Mapping Office, Lands Department at a flying height of 2,000 feet, photograph no. E219979C, date of flight : 20 March 2024.

摘錄自地政總署測繪處在2,000呎的飛行高度拍攝之鳥瞰照片，照片編號E219979C，
飛行日期：2024年3月20日。

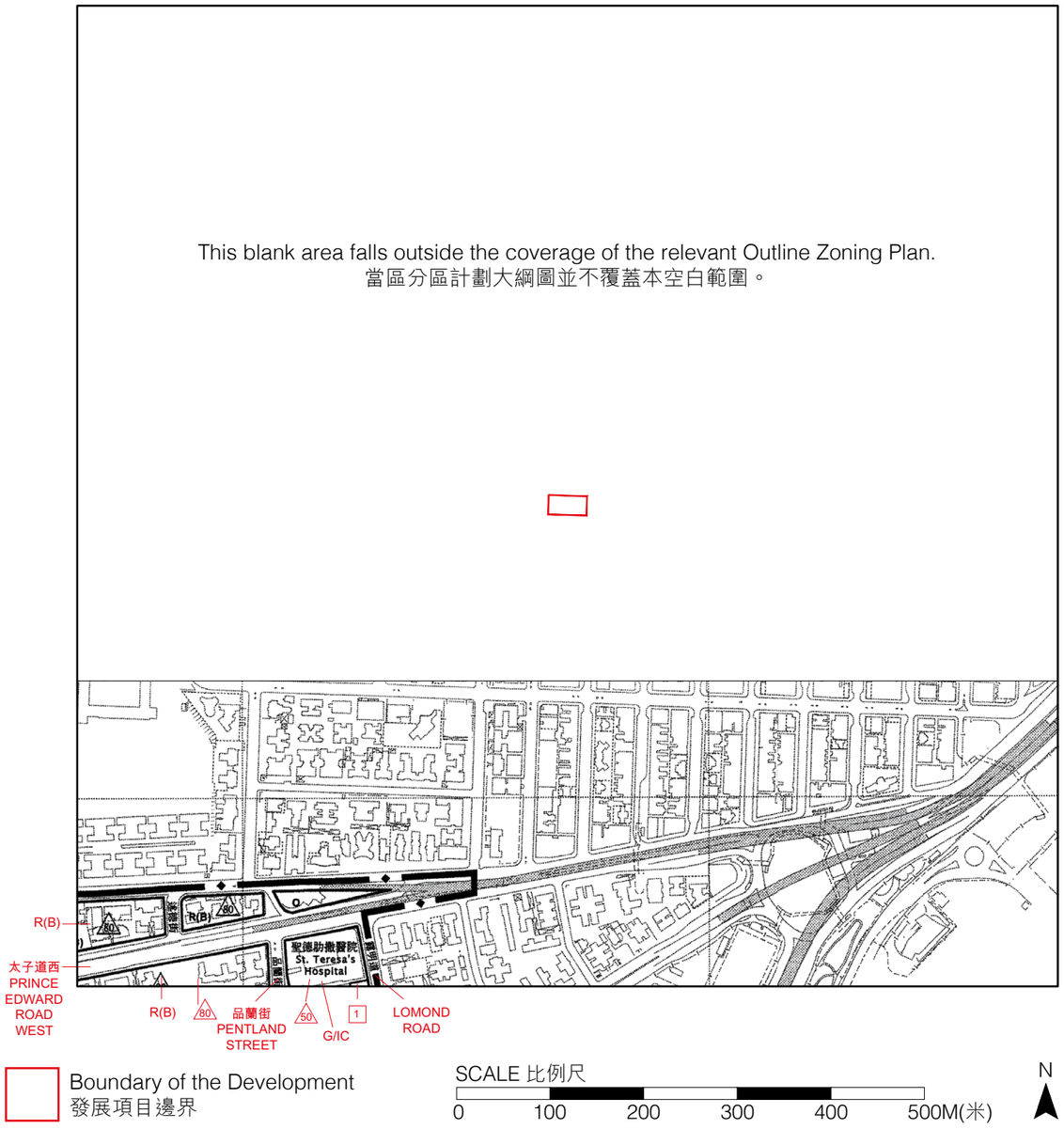
● Location of the Development
發展項目的位置

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Notes :
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2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
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備註 :
1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於發展項目的邊界不規則的技術原因，此照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
3. 賣方建議準買家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。

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



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

摘錄自2015年9月18日憲報公佈之何文田分區計劃大綱核准圖，圖則編號為S/K7/24，經修正處理之處以紅色表示。

NOTATION 圖例

ZONES 地帶

RESIDENTIAL (GROUP B)	R(B)	住宅(乙類)
OPEN SPACE	O	休憩用地
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區

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
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	100	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）

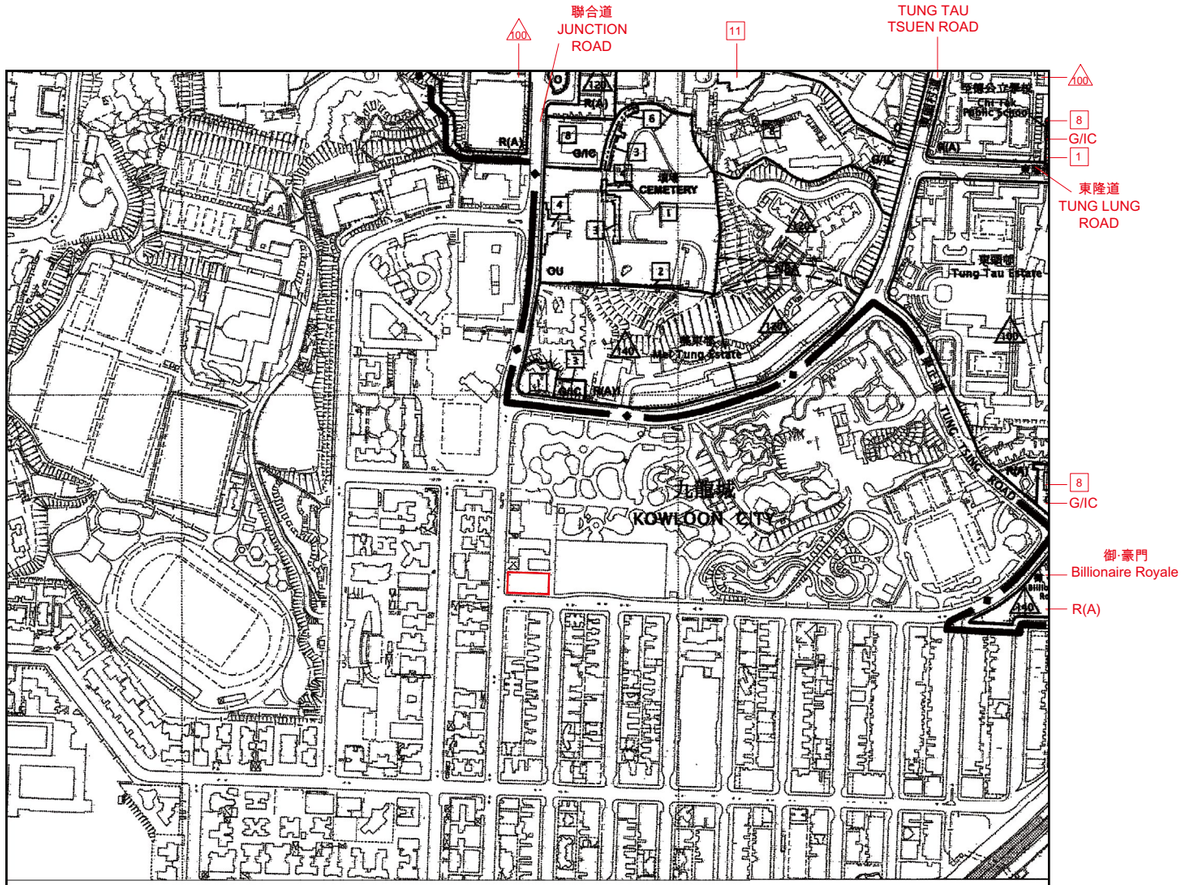
The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. ©The Government of Hong Kong SAR.

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

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

備註：
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買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。
3. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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



Boundary of the Development
發展項目邊界

SCALE 比例尺
0 100 200 300 400 500M(米)

N

Adopted from part of the approved Wang Tau Hom and Tung Tau Outline Zoning Plan No. S/K8/25, gazetted on 5 May 2023, with adjustment where necessary as shown in red.

摘錄自2023年5月5日憲報公佈之橫頭磡及東頭分區計劃大綱核准圖，圖則編號為S/K8/25，經修正處理之處以紅色表示。

NOTATION 圖例

ZONES 地帶

RESIDENTIAL (GROUP A)	R(A)	住宅(甲類)
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

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
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	100	最高建築物高度（在主水平基準上若干米）
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	1	最高建築物高度（樓層數目）
NON-BUILDING AREA	NBA	非建築用地

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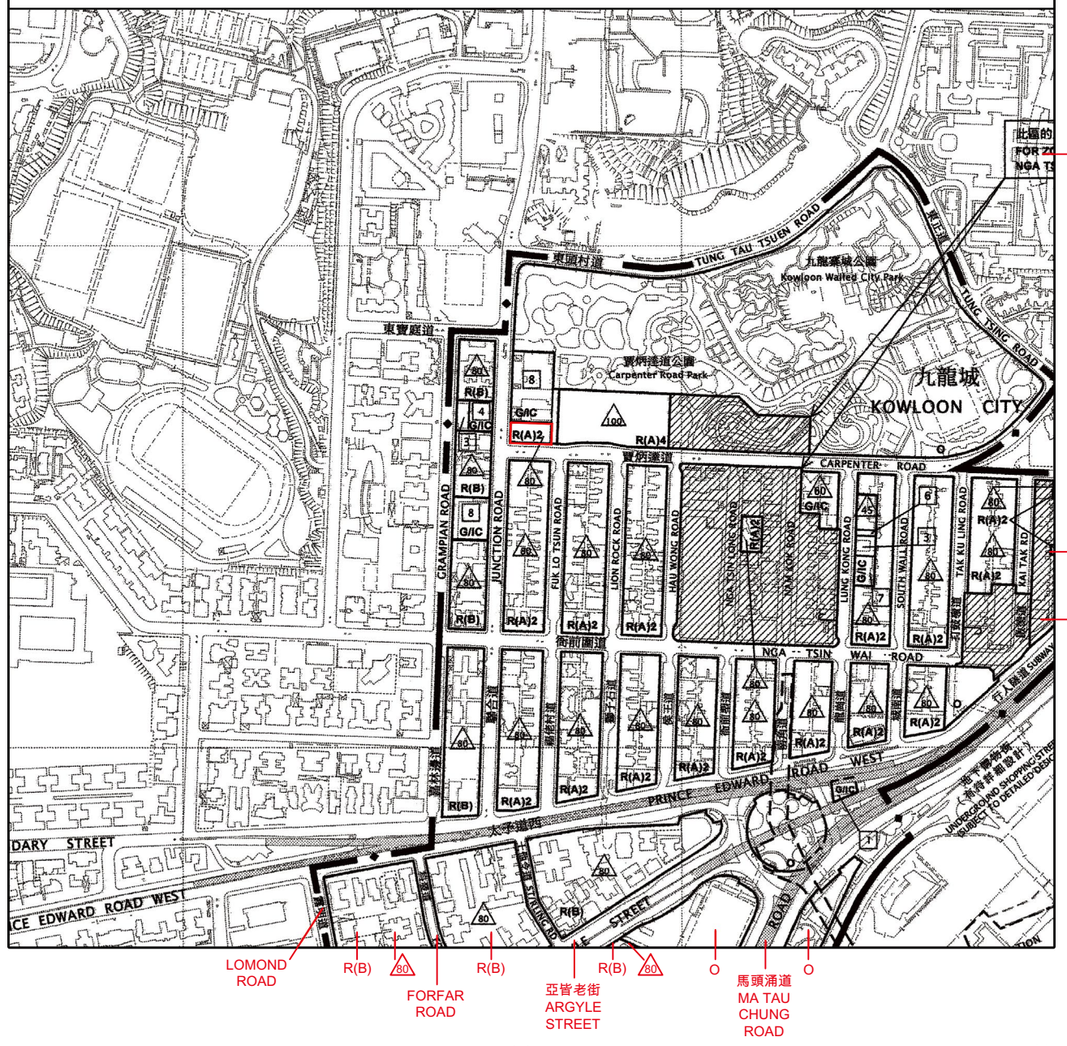
此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

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

備註：
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買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。
3. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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

This blank area falls outside the coverage of the relevant Outline Zoning Plan.
當區分區計劃大綱圖並不覆蓋本空白範圍。



Adopted from part of the approved Ma Tau Kok Outline Zoning Plan No. S/K10/30, gazetted on 8 September 2023, with adjustment where necessary as shown in red.

摘錄自2023年9月8日憲報公佈之馬頭角分區計劃大綱核准圖，圖則編號為S/K10/30，經修正處理之處以紅色表示。

NOTATION 圖例

ZONES 地帶

RESIDENTIAL (GROUP A)	R(A)	住宅(甲類)
RESIDENTIAL (GROUP B)	R(B)	住宅(乙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地

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)	100	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）

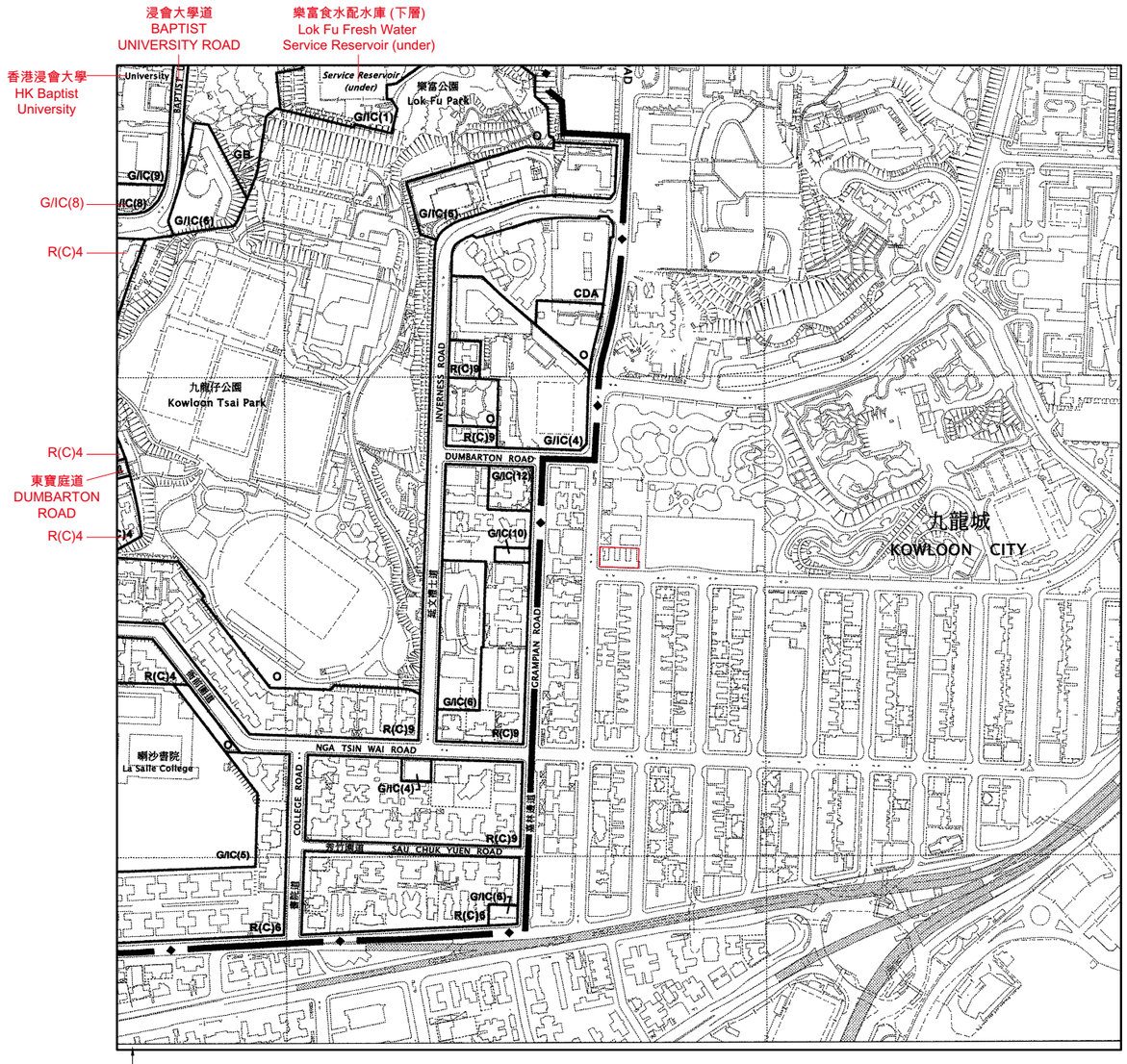
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此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

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

備註：
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買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。
3. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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



This blank area falls outside the coverage of the relevant Outline Zoning Plan.
當區分區計劃大綱圖並不覆蓋本空白範圍。

Boundary of the Development
發展項目邊界

SCALE 比例尺
0 100 200 300 400 500M(米)

N

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

Adopted from part of the approved Kowloon Tong Outline Zoning Plan No. S/K18/21, gazetted on 15 December 2017, with adjustment where necessary as shown in red.

摘錄自2017年12月15日憲報公佈之九龍塘分區計劃大綱核准圖，圖則編號為S/K18/21，經修正處理之處以紅色表示。

NOTATION 圖例

ZONES 地帶

COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP C)	R(C)	住宅(丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
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

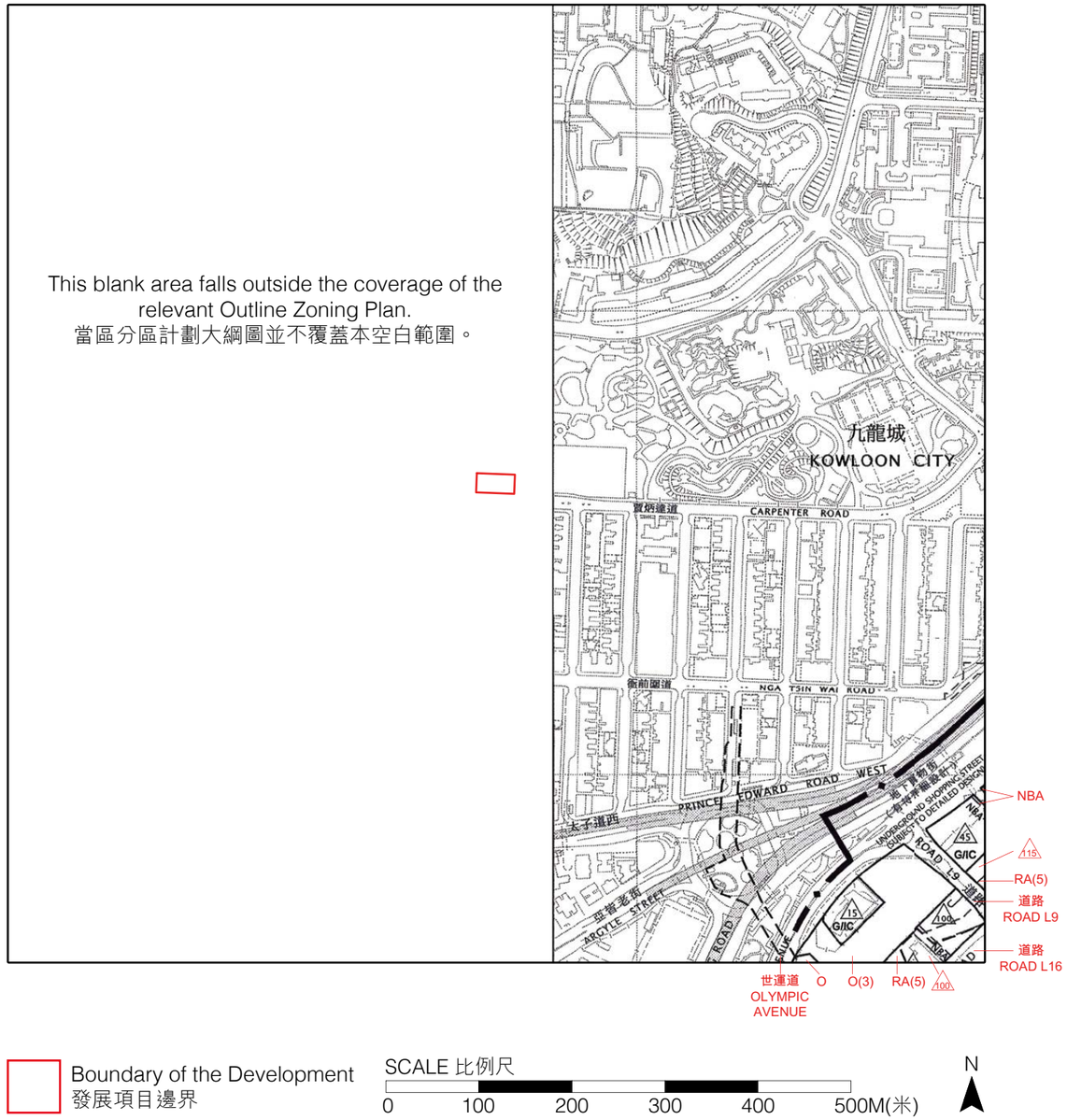
MISCELLANEOUS 其他

BOUNDARY OF PLANNING SCHEME		規劃範圍界線

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

備註 :
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買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。
3. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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



Adopted from part of the approved Kai Tak Outline Zoning Plan No. S/K22/8, gazetted on 28 October 2022, with adjustment where necessary as shown in red.

摘錄自2022年10月28日憲報公佈之啟德分區計劃大綱核准圖，圖則編號為S/K22/8，經修正處理之處以紅色表示。

NOTATION 圖例

ZONES 地帶

GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
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
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	15	最高建築物高度（在主水平基準上若干米）
NON-BUILDING AREA	NBA	非建築用地

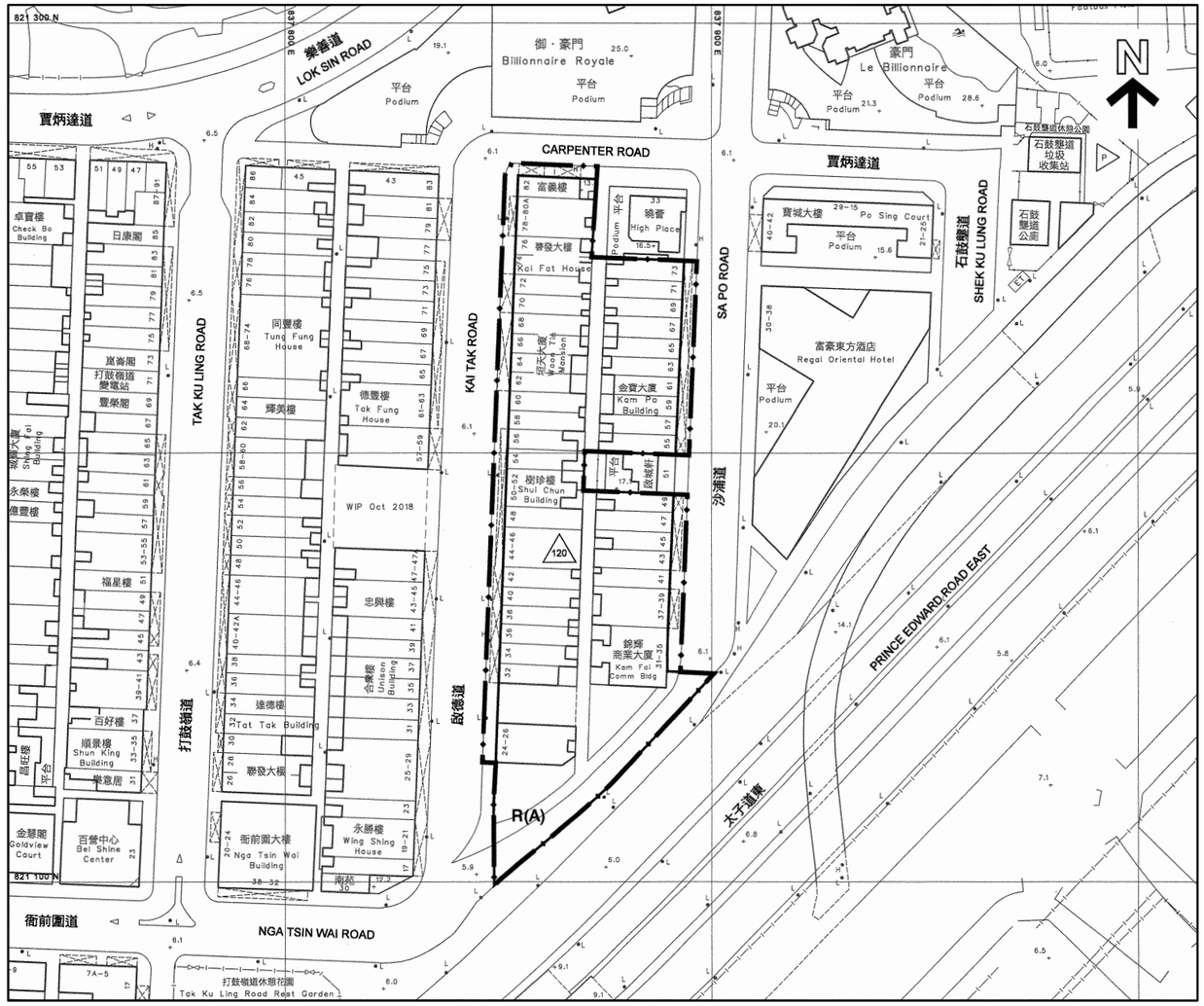
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此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

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

備註：
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買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。
3. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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



SCALE 比例尺
0 20 40 60 80 100M(米)

The approved Urban Renewal Authority Kai Tak Road / Sa Po Road Development Scheme Plan (Plan No. S/K10/URA1/2) gazetted on 9 October 2020.

2020年10月9日憲報公佈之市區重建局啟德道 / 沙浦道發展計劃核准圖 (圖則編號S/K10/URA1/2)。

NOTATION 圖例

BOUNDARY OF DEVELOPMENT SCHEME		發展規劃範圍界線
RESIDENTIAL (GROUP A)	R(A)	住宅(甲類)
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	120	最高建築物高度（在主水平基準上若干米）

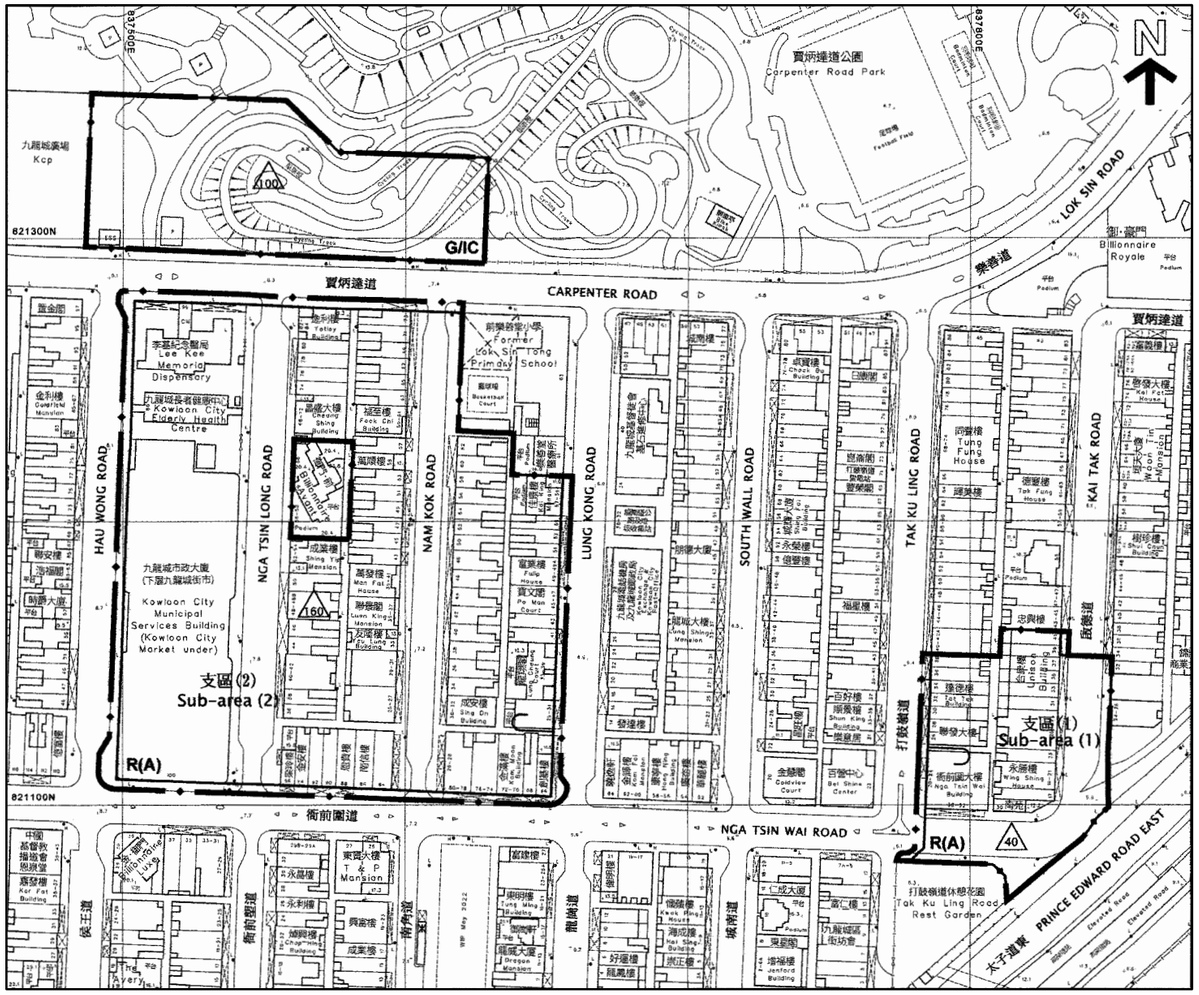
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此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

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

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



SCALE 比例尺

0 20 40 60 80 100M(米)

N

The approved Urban Renewal Authority Nga Tsin Wai Road / Carpenter Road Development Scheme Plan (Plan No. S/K10/URA3/2) gazetted on 8 September 2023.

2023年9月8日憲報公佈之市區重建局衙前圍道 / 賈炳達道發展計劃核准圖(圖則編號S/K10/URA3/2)。

NOTATION 圖例

BOUNDARY OF DEVELOPMENT SCHEME		發展規劃範圍界線
RESIDENTIAL (GROUP A)	R(A)	住宅(甲類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
MAJOR ROAD AND JUNCTION		主要道路及路口
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	160	最高建築物高度（在主水平基準上若干米）

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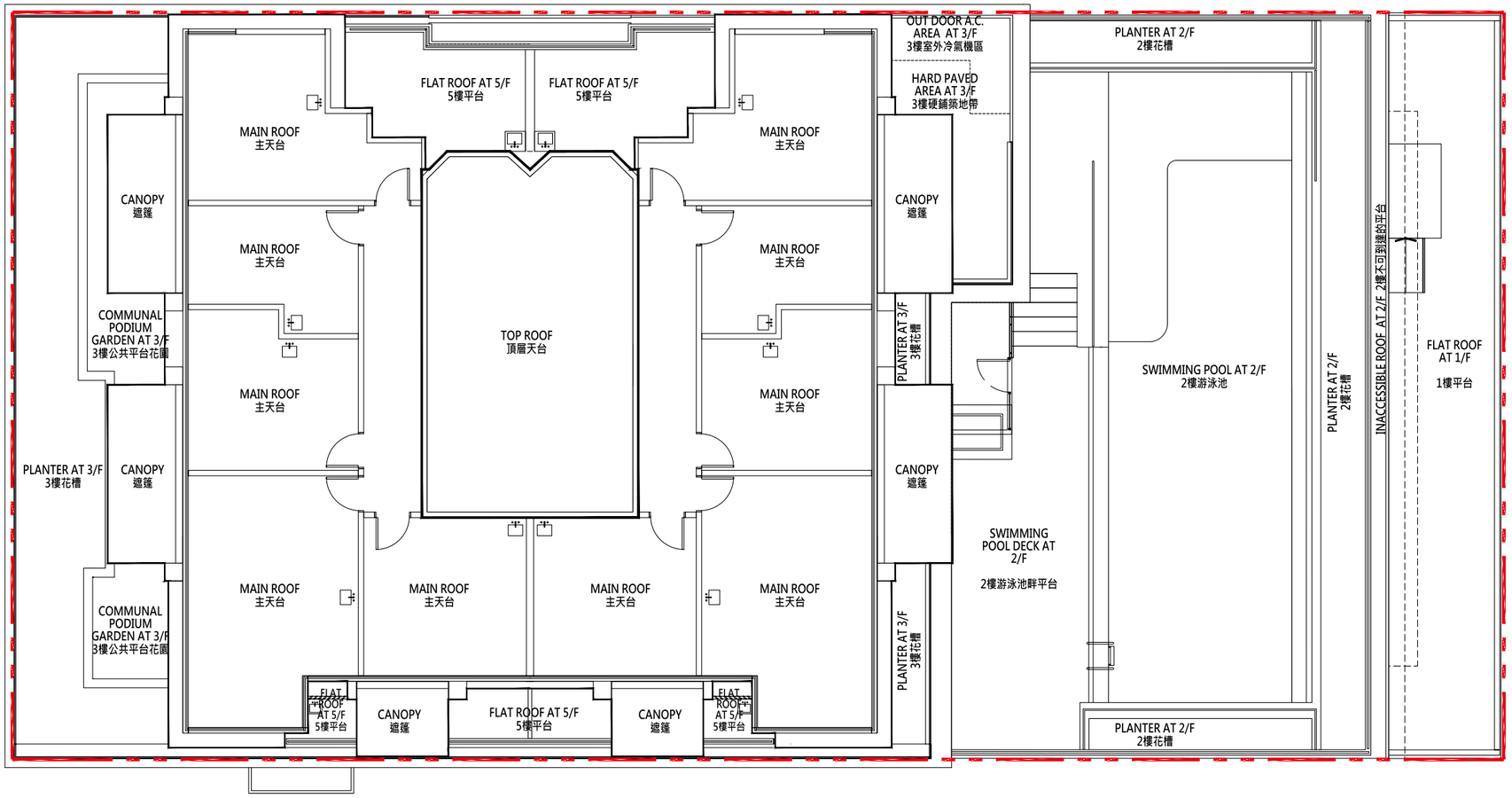
此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

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

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



CARPENTER ROAD 賈炳達道

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BOUNDARY LINE OF THE DEVELOPMENT
發展項目邊界線

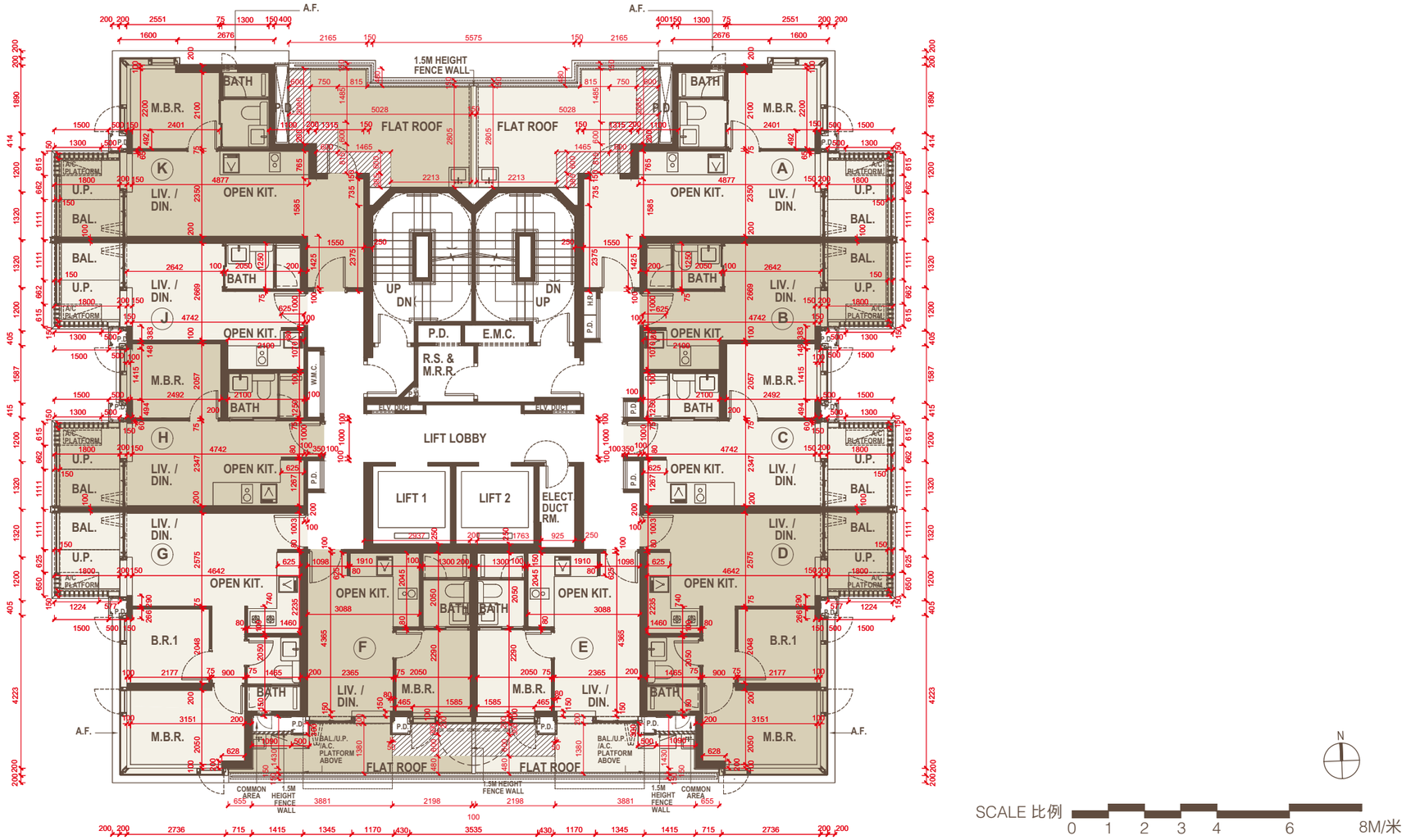
SCALE 比例
0 1 2 3 4 6 8M/米

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	=	AIR-CONDITIONING PLATFORM 冷氣機平台
A.F.	=	ARCH. FEAT. = ARCHITECTURAL FEATURE 建築裝飾
A.F. ABOVE	=	ARCH. FEAT. ABOVE= ARCHITECTURAL FEATURE ABOVE 上層建築裝飾覆蓋部分
BAL.	=	BALCONY 露台
BAL./ U.P./ A.C. PLATFORM ABOVE	=	BALCONY / UTILITY PLATFORM / AIR-CONDITIONING PLATFORM ABOVE 上層露台/工作平台/冷氣機平台覆蓋部分
BATH	=	BATHROOM 浴室
B.R.1	=	BEDROOM 1 睡房1
COMMON AREA	=	公用地方
DN	=	DOWN 落
ELECT. DUCT RM.	=	ELECTRICAL DUCT ROOM 電壓管道房
ELV. DUCT	=	EXTRA LOW VOLTAGE DUCT 特低電壓管道
E.M.C.	=	ELECTRIC METER CABINET電錶櫃
FLAT ROOF	=	平台
H.R.	=	HOSE REEL 消防喉轆
LIFT	=	升降機
LIFT LOBBY	=	升降機大堂
LIV./ DIN.	=	LIVING ROOM/ DINING ROOM客廳/飯廳
M.B.R.	=	MASTER BEDROOM主人睡房
OPEN KIT.	=	OPEN KITCHEN 開放式廚房
P.D.	=	PIPE DUCT管槽
R.C. CANOPY WITH METAL CLADDING	=	REINFORCED CONCRETE CANOPY WITH METAL CLADDING 鋼筋混凝土簷篷金屬飾面
ROOF	=	天台
R.S. & M.R.R.	=	REFUSE STORAGE AND MATERIAL RECOVERY ROOM 垃圾及物料回收房
U.P.	=	UTILITY PLATFORM工作平台
UP	=	上
W.M.C.	=	WATER METER CABINET 水錶櫃
WATER PUMP & TANK ROOM	=	水箱及泵房
1.5M HEIGHT FENCE WALL	=	1.5米高圍牆
1.5M HEIGHT R.C. PARAPET WALL	=	1.5M HEIGHT REINFORCED CONCRETE PARAPET WALL 1.5米高鋼筋混凝土矮牆

5/F FLOOR PLAN
5樓平面圖



LEGEND 圖例

Access to access opening for operating CCTV imaging device for drainage inspection as common parts
通道通往供操作閉路電視影像儀器用的渠管檢修口，為公用部份。

Denotes window swing 示意窗擺

Remarks:

1. There are architectural features, metal grilles and / or exposed pipes on the external walls of some of the floors. For details, please refer to the latest approved building plans.
2. Common pipes exposed and / or enclosed in cladding are located at / adjacent to the balcony, utility platform and air-conditioner platform and / or floor at flat roof. For details, please refer to the latest approved building plans and / or approved drainage plans.
3. There are sunken slabs (for mechanical & electrical services of units above) and / or ceiling bulkheads for the air-conditioning fittings and / or mechanical & electrical services at some residential units.
4. There are exposed pipes installed in some bathrooms.
5. Balconies and utility platforms are non-enclosed areas.
6. The indications of fittings such as sinks, hobs, toilet bowls, wash basins, bath tubs etc. shown on the floor plans are indications of their approximate locations only and not indications of their actual size, designs and shapes.
7. The dimensions in the floor plans are all structural dimensions in millimeter.
8. Please refer to the first page of this section for legends of all terms and abbreviations shown in the floor plans.

備註：

1. 部分樓層外牆範圍設有建築裝飾、金屬格柵及/或外露喉管，詳細資料請參考最新批准的建築圖則。
2. 部分住宅單位的露台，工作平台及冷氣機平台，及/或外牆裝飾板，及/或平台內藏之公用喉管，詳細資料請參考最新批准的建築圖則及/或排水設施圖。
3. 部分住宅單位天花有跌級樓板（用以安裝樓上單位之機電設備）及/或假天花內裝置空調裝備及/或其他機電設備。
4. 部分浴室內裝有外露喉管。
5. 露台及工作平台為不可封閉的地方。
6. 平面圖所示之裝置如洗滌盤、煮食爐、坐廁、面盆、浴缸等只供展示其大約位置而非展示其實際大小、設計及形狀。
7. 樓面平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。
8. 關於樓面平面圖上顯示之名詞及簡稱，請參閱本部份的首頁。

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

Floor 樓層	Flat 單位	Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	The thickness of the floor slabs (exclusing 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）
5/F 5樓	A	3450	150
	B	3450	150
	C	3450	150
	D	3450	150, 250
	E	3450	150
	F	3450	150
	G	3450	150, 250
	H	3450	150
	J	3450	150
	K	3450	150

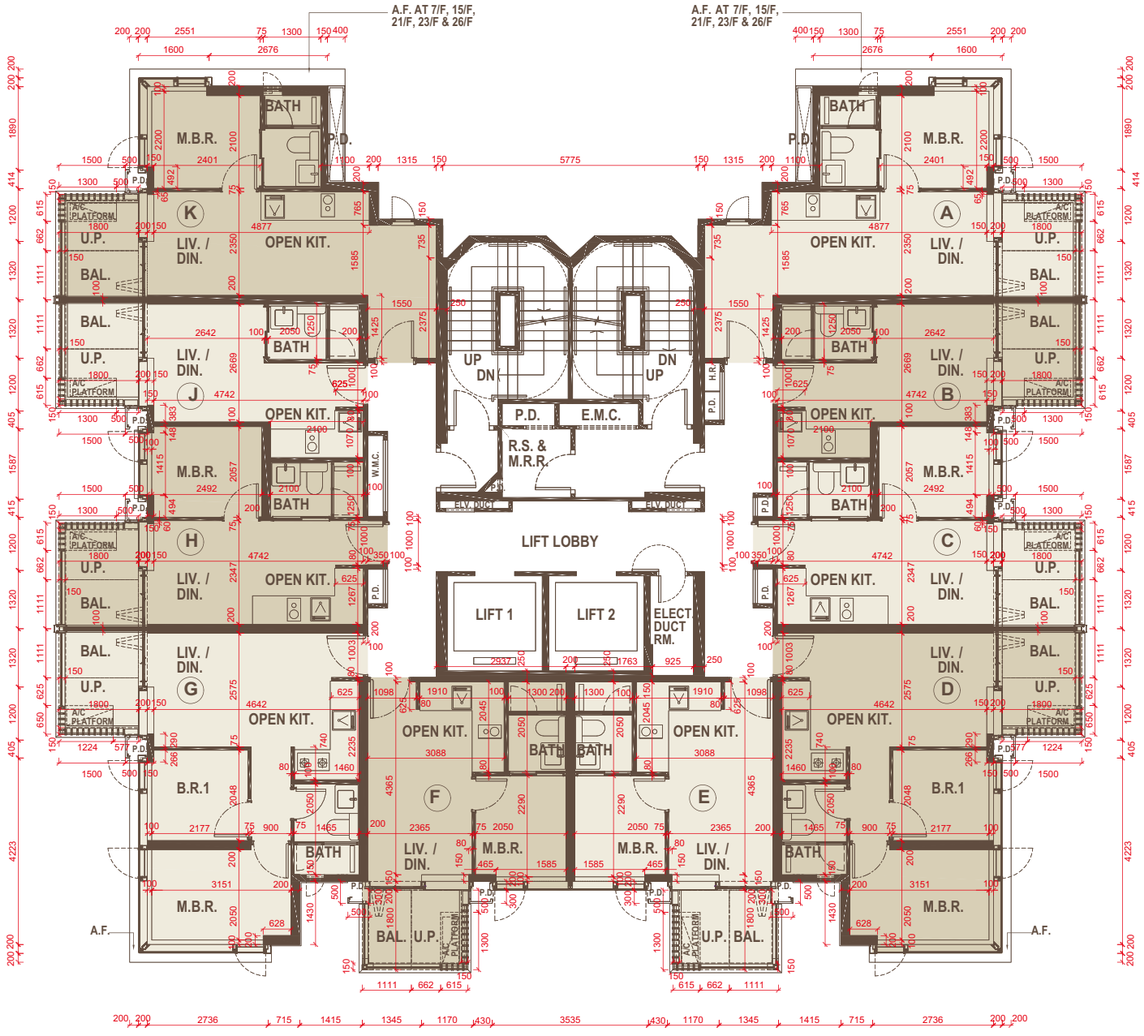
The internal areas of the residential properties on the upper floors will be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

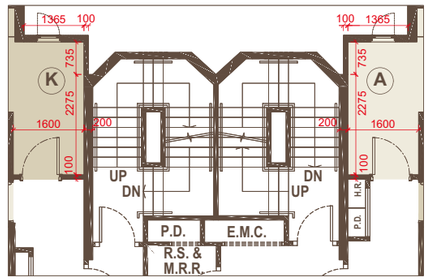
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積比低樓層的內部面積稍大。

Remarks:
1. Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.
2. There is no 4/F, 13/F, 14/F & 24/F.

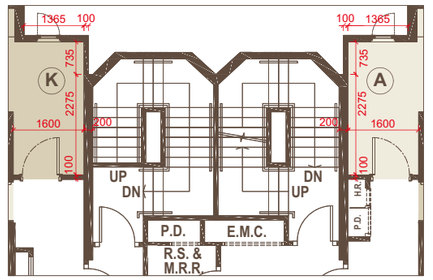
備註：
1. 層與層之間的高度指該樓層之石矢地台面與上一層石矢地台面之高度距離。
2. 不設4樓、13樓、14樓及24樓。

6/F - 12/F, 15/F - 23/F, 25/F and 26/F FLOOR PLAN (13/F, 14/F and 24/F are omitted)
6樓至12樓、15樓至23樓、25樓及26樓平面圖（不設13樓、14樓及24樓）





20/F - 23/F & 25/F Part Floor Plan
20樓至23樓及25樓局部平面圖



26/F Part Floor Plan
26樓局部平面圖

LEGEND 圖例

Denotes window swing 示意窗擺

SCALE 比例 0 1 2 3 4 6 8M/米

Remarks:
1. The dimensions in the floor plans are all structural dimensions in millimeter.
2. Please refer to the first page of this section for legends of all terms and abbreviations shown in the floor plans.

備註：
1. 樓面平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。
2. 關於樓面平面圖上顯示之名詞及簡稱，請參閱本部份的首頁。

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

Floor 樓層	Flat 單位	Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	The thickness of the floor slabs (exclusing 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）
6/F - 12/F, 15/F - 23/F & 25/F 6樓至12樓，15樓至23樓及25樓	A	3450	150
	B	3450	150
	C	3450	150
	D	3450	150, 250
	E	3450	150
	F	3450	150
	G	3450	150, 250
	H	3450	150
	J	3450	150
	K	3450	150
26/F 26樓	A	3450, 3500, 3550	150, 200
	B	3450, 3500, 3700, 3800	150
	C	3450, 3500, 3550, 3700, 3800	150
	D	3450, 3500, 3550, 3750, 3850	150, 200
	E	3450, 3500, 3700, 3850	150
	F	3450, 3500, 3700, 3850	150
	G	3450, 3500, 3550, 3750, 3850	150, 200
	H	3450, 3500, 3550, 3700, 3800	150
	J	3450, 3500, 3700, 3800	150
	K	3450, 3500, 3550	150, 200

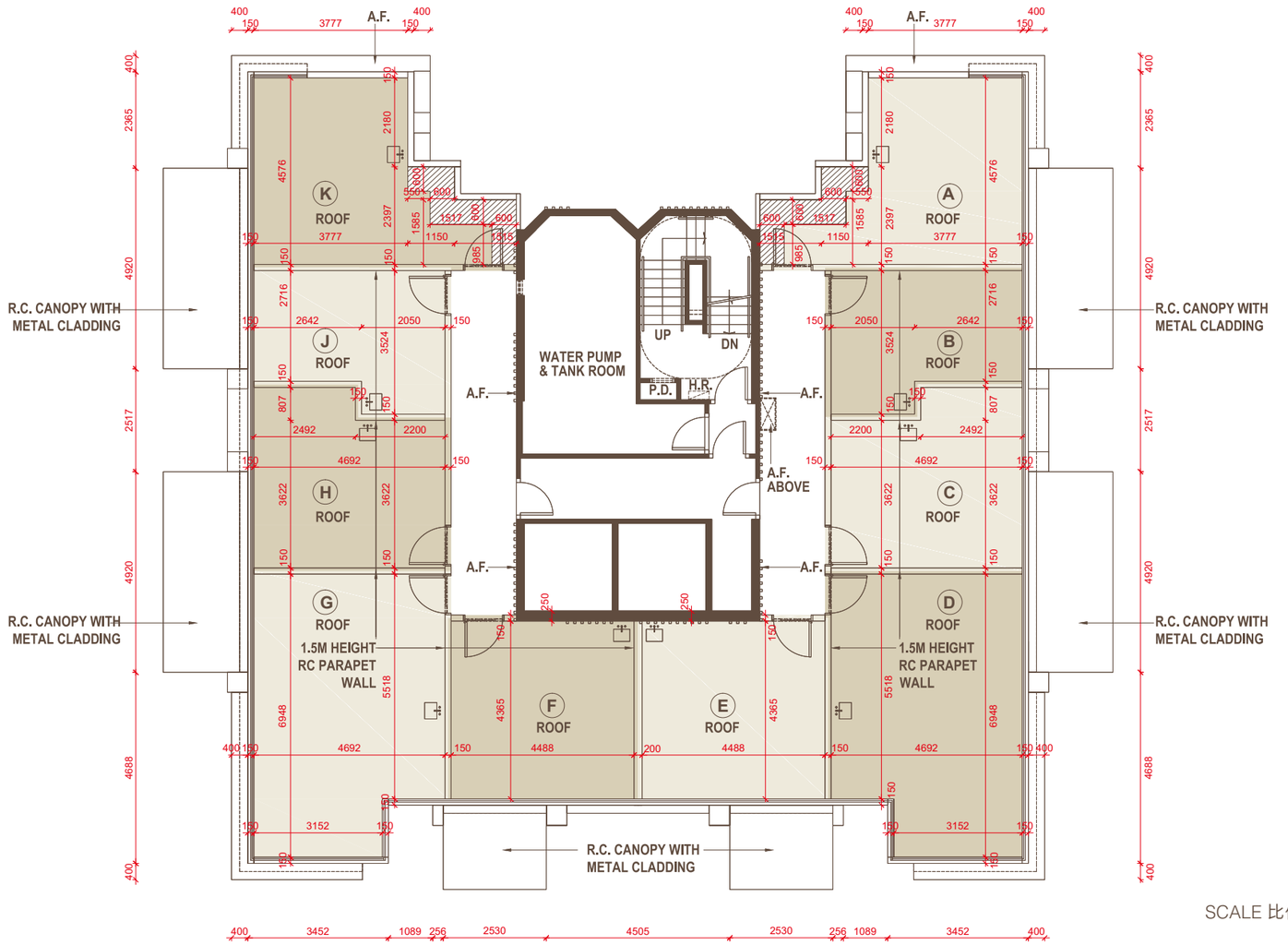
The internal areas of the residential properties on the upper floors will be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積比低樓層的內部面積稍大。

Remarks:
1. Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.
2. There is no 4/F, 13/F, 14/F & 24/F.

備註：
1. 層與層之間的高度指該樓層之石矢地台面與上一層石矢地台面之高度距離。
2. 不設4樓、13樓、14樓及24樓。

MAIN ROOF FLOOR PLAN
主天台平面圖



SCALE 比例 0 1 2 3 4 6 8M/米

LEGEND 圖例

Access to access opening for operating CCTV imaging device for drainage inspection as common parts
通道通往供操作閉路電視影像儀器用的渠管檢修口，為公用部份。

Remarks:
1. The dimensions in the floor plans are all structural dimensions in millimeter.
2. Please refer to the first page of this section for legends of all terms and abbreviations shown in the floor plans.

備註：
1. 樓面平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。
2. 關於樓面平面圖上顯示之名詞及簡稱，請參閱本部份的首頁。

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

Floor 樓層	Flat 單位	Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	The thickness of the floor slabs (exclusing 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）
Roof 天台	A	N/A 不適用	N/A 不適用
	B	N/A 不適用	N/A 不適用
	C	N/A 不適用	N/A 不適用
	D	N/A 不適用	N/A 不適用
	E	N/A 不適用	N/A 不適用
	F	N/A 不適用	N/A 不適用
	G	N/A 不適用	N/A 不適用
	H	N/A 不適用	N/A 不適用
	J	N/A 不適用	N/A 不適用
	K	N/A 不適用	N/A 不適用

The internal areas of the residential properties on the upper floors will be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積比低樓層的內部面積稍大。

Remarks:
1. Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.
2. There is no 4/F, 13/F, 14/F & 24/F.

備註：
1. 層與層之間的高度指該樓層之石矢地台面與上一層石矢地台面之高度距離。
2. 不設4樓、13樓、14樓及24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. meter (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (not included in the Saleable Area) sq. meter (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Floor 樓層	Flat 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	Yard 庭院	Terrace 前庭
5/F 5樓	A	32.905 (354) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	10.378 (112)	-	-	-	-	-	-
	B	19.789 (213) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	C	26.111 (281) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D	38.458 (414) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	E	22.824 (246) Balcony 露台：- Utility Platform 工作平台：-	-	-	-	6.015 (65)	-	-	-	-	-	-
	F	22.941 (247) Balcony 露台：- Utility Platform 工作平台：-	-	-	-	6.015 (65)	-	-	-	-	-	-
	G	38.458 (414) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	H	26.111 (281) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	J	19.789 (213) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	K	32.905 (354) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	10.378 (112)	-	-	-	-	-	-

1. The saleable area of each residential property and the floor areas of every balcony, utility platform or 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.
2. The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:
1. The areas as specified above in square metre are converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer, which may be slightly different from the areas presented in square metres.
2. There is no 4/F, 13/F, 14/F and 24/F.
3. There is no verandah in the residential properties in the Development.

1. 每個住宅物業的實用面積，以及在構成該物業的一部分的範圍內的每一露台、工作平台或陽台 (如有) 的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。

2. 其他指明項目的面積 (不包括在實用面積內) 是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：
1. 上述以平方米列出的面積以1平方米=10.764平方呎換算至平方呎並四捨五入至整數，與以平方米表述之面積可能有些微差異。
2. 不設4, 13, 14及24樓。
3. 發展項目住宅物業並無陽台。

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

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. meter (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (not included in the Saleable Area) sq. meter (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Floor 樓層	Flat 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	Yard 庭院	Terrace 前庭
6/F-12/F, 15/F-23/F & 25/F 6樓至12樓，15樓至23樓及25樓	A	32.905 (354) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B	19.789 (213) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	C	26.111 (281) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D	38.458 (414) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	E	26.324 (283) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	F	26.441 (285) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	G	38.458 (414) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	H	26.111 (281) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	J	19.789 (213) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	K	32.905 (354) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-

1. The saleable area of each residential property and the floor areas of every balcony, utility platform or 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.
2. The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:
1. The areas as specified above in square metre are converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer, which may be slightly different from the areas presented in square metres.
2. There is no 4/F, 13/F, 14/F and 24/F.
3. There is no verandah in the residential properties in the Development.

1. 每個住宅物業的實用面積，以及在構成該物業的一部分的範圍內的每一露台、工作平台或陽台 (如有) 的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。

2. 其他指明項目的面積 (不包括在實用面積內) 是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：
1. 上述以平方米列出的面積以1平方米=10.764平方呎換算至平方呎並四捨五入至整數，與以平方米表述之面積可能有些微差異。
2. 不設4, 13, 14及24樓。
3. 發展項目住宅物業並無陽台。

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

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. meter (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (not included in the Saleable Area) sq. meter (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Floor 樓層	Flat 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	Yard 庭院	Terrace 前庭
26/F 26樓	A	32.905 (354) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	19.766 (213)	-	-	
	B	19.789 (213) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	14.399 (155)	-	-	
	C	26.111 (281) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	19.004 (205)	-	-	
	D	38.458 (414) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	30.396 (327)	-	-	
	E	26.324 (283) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	19.590 (211)	-	-	
	F	26.441 (285) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	19.590 (211)	-	-	
	G	38.458 (414) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	30.396 (327)	-	-	
	H	26.111 (281) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	19.004 (205)	-	-	
	J	19.789 (213) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	14.399 (155)	-	-	
	K	32.905 (354) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	19.766 (213)	-	-	

1. The saleable area of each residential property and the floor areas of every balcony, utility platform or 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.
2. The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:
1. The areas as specified above in square metre are converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer, which may be slightly different from the areas presented in square metres.
2. There is no 4/F, 13/F, 14/F and 24/F.
3. There is no verandah in the residential properties in the Development.

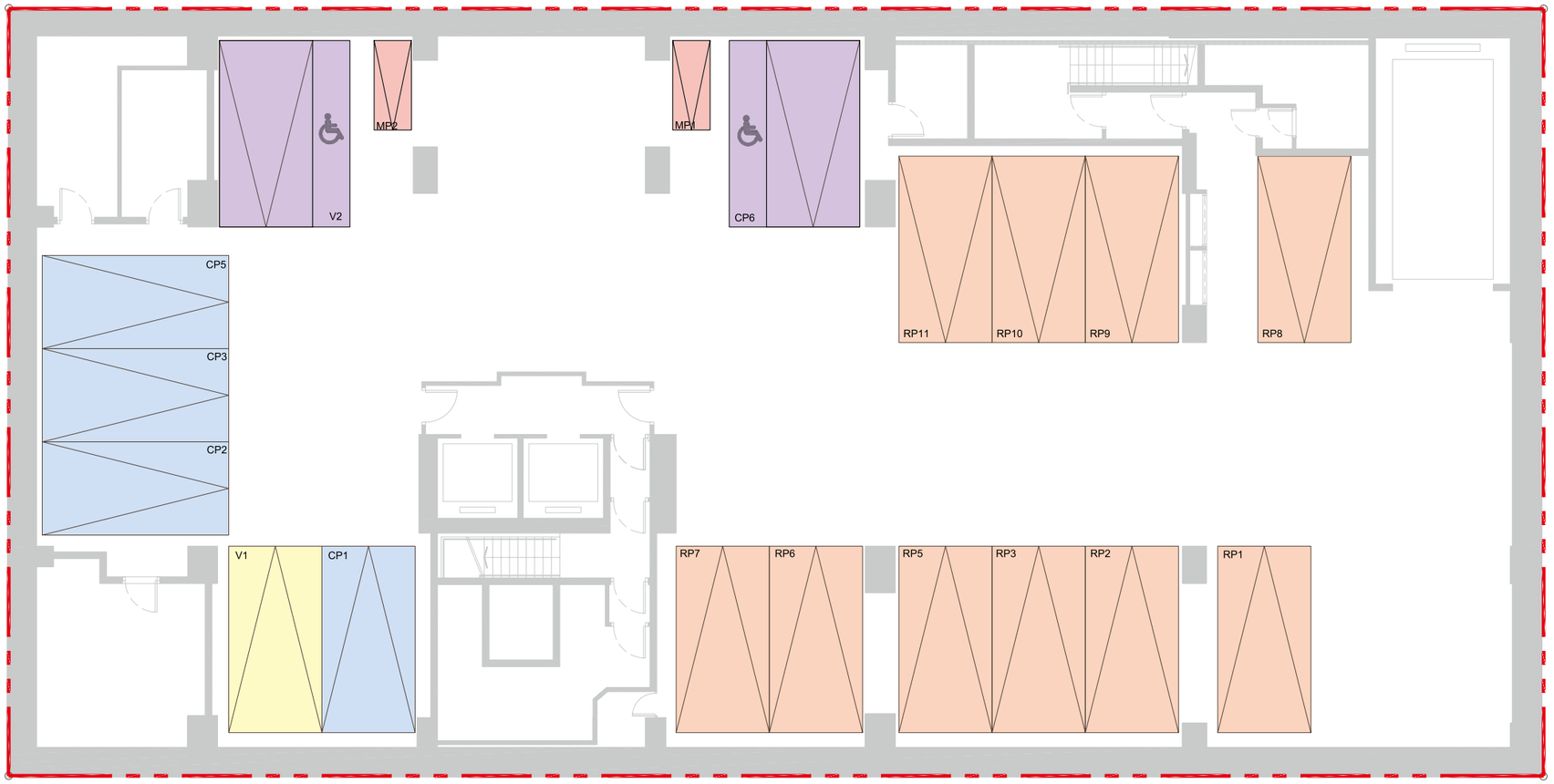
1. 每個住宅物業的實用面積，以及在構成該物業的一部分的範圍內的每一露台、工作平台或陽台 (如有) 的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。

2. 其他指明項目的面積 (不包括在實用面積內) 是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：
1. 上述以平方米列出的面積以1平方米=10.764平方呎換算至平方呎並四捨五入至整數，與以平方米表述之面積可能有些微差異。
2. 不設4, 13, 14及24樓。
3. 發展項目住宅物業並無陽台。

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

BASEMENT FLOOR PLAN
地庫平面圖





LEGEND 圖例：

- Commercial Car Parking Space
  商用停車位
- Residential Car Parking Space
  住宅停車位
- Visitor Car Parking Space
  訪客停車位
- Residential Motor Cycle Parking Space
  住宅電單車停車位
- Development Car Parking Space for Disabled Persons
  發展項目傷健人士停車位
- BOUNDARY LINE OF THE DEVELOPMENT
  發展項目邊界線

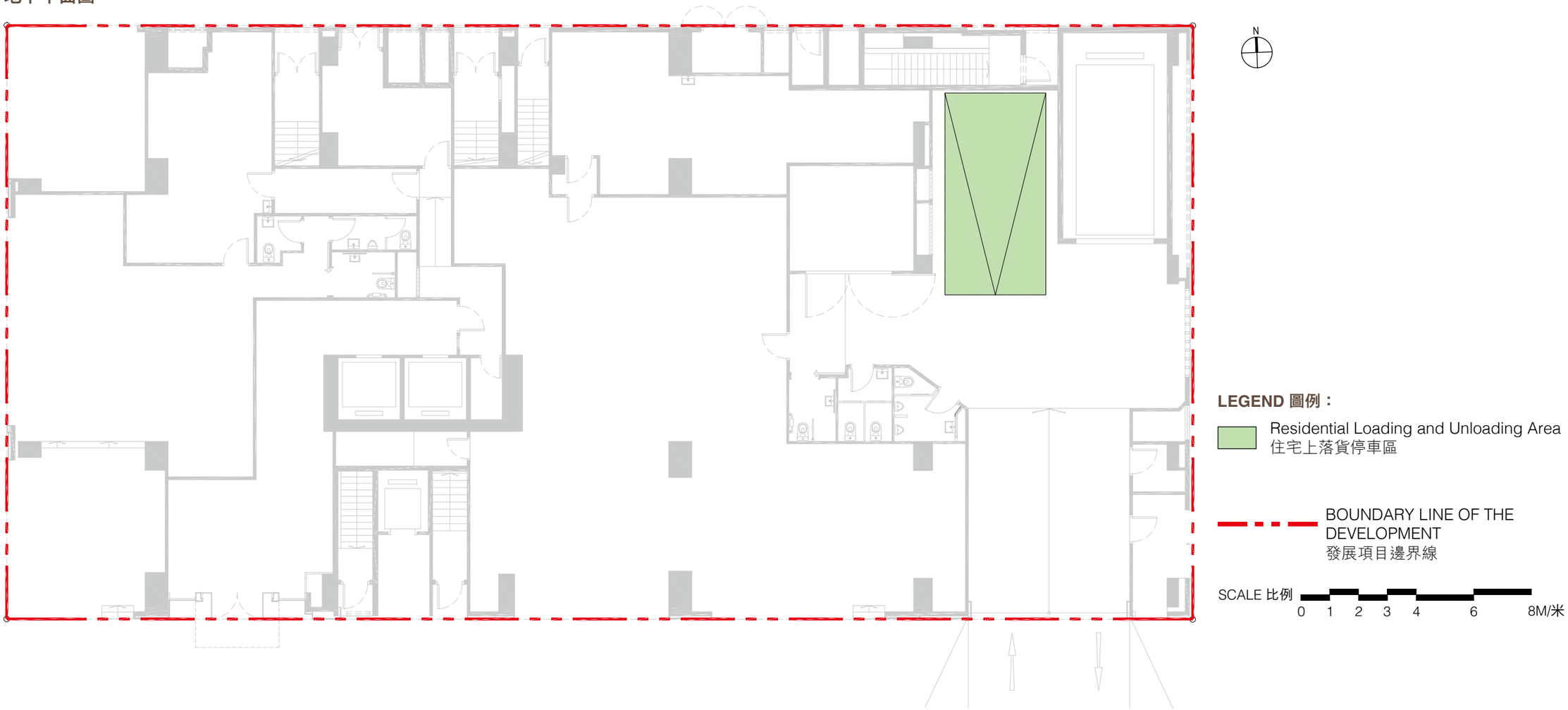
SCALE 比例
0 1 2 3 4 6 8M/米

Number, Dimensions and Areas of Parking Spaces 停車位的數目、尺寸及面積

Floor 樓層	Category of Parking Space 停車位類別	Parking Space Number 停車位編號	Number 數目	Dimensions (Length x Width) (m.) 尺寸（長X 闊）（米）	Area of each parking space (sq. m.) 每個停車位面積（平方米）
Basement Floor 地庫	Residential Car Parking Space 住宅停車位	RP1 - RP3, RP5 - RP11 RP1至RP3，RP5至RP11	10	5.0 X 2.5	12.50
	Commercial Car Parking Space 商用停車位	CP1 - CP3, CP5 CP1至CP3，CP5	4	5.0 X 2.5	12.50
	Visitor Car Parking Space 訪客停車位	V1	1	5.0 X 2.5	12.50
	Development Car Parking Space for Disabled Persons 發展項目傷健人士停車位	CP6 and V2 CP6及V2	2	5.0 X 3.5	17.50
	Residential Motor Cycle Parking Space 住宅電單車停車位	MP1 - MP2 MP1至MP2	2	2.4 X 1.0	2.40

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

GROUND FLOOR PLAN
地下平面圖



Number, Dimensions and Areas of Parking Spaces 停車位的數目、尺寸及面積

Floor 樓層	Category of Parking Space 停車位類別	Parking Space Number 停車位編號	Number 數目	Dimensions (Length x Width) (m.) 尺寸（長X 闊）（米）	Area of each parking space (sq. m.) 每個停車位面積（平方米）
Ground Floor 地下	Residential Loading and Unloading Area 住宅上落貨停車區	Not Applicable 不適用	1	7.0 X 3.5	24.50

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 (the "Preliminary Agreement").

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

3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the Preliminary Agreement:-
   (i) the Preliminary Agreement is terminated;
   (ii) the preliminary deposit is forfeited; and
   (iii) the owner does not have any further claim against the purchaser for the failure.

1. 在簽署臨時買賣合約(「該臨時合約」)時須支付款額為5%的臨時訂金。

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

3. 如買方沒有訂立該臨時合約的日期之後5個工作日內簽立買賣合約 —
   (i) 該臨時合約即告終止；
   (ii) 有關的臨時訂金即予沒收；及
   (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

The executed Deed of Mutual Covenant and Management Agreement (the "DMC") of the Development provides that:-

The common parts of the Development

1. "Common Areas and Facilities" means "the Development Common Areas and Facilities, the Residential Common Areas and Facilities, the Commercial Common Areas and Facilities, the Carpark Common Areas and Facilities, and such other areas and facilities of and in the Land and the Development as are now or may from time to time be designated as Common Areas and Facilities in accordance with this Deed or in any Sub-Deed."

2 "Development Common Areas and Facilities" means and includes :-

"(a) (i) the Development Car Parking Space for Disabled Persons, fan room, telecommunication and broadcasting equipment room (TBE Room), switch room, switch cabinet, water pump room, refuse storage and material recovery chamber, store, cable room, gas valve, terminal manhole, water meter cabinet (W.M.C.), China Light and Power area (CLP Area), fire services and sprinkler inlet (FS & Sprinkler Inlet), fire services control valves (FS Control Valves), lift lobby, gas riser pipe duct, sprinkler water tank, sprinkler and fire services water pump room (Sprinkler & FS Water Pump Room), fire services water tank (FS Water Tank), main switch room, area for air conditioning on 3rd Floor, water pump and tank room, corridor, potable water tank room, lift machine room, flushing water tank room, emergency generator room, flat roof on the Top Roof Floor, building maintenance unit, guard room, pipe ducts (P.D.), metal cladding, hose reels (H.R.), electrical duct room (Elect. Duct Rm.), staircases (ST), hard paved area on 3rd Floor, portions of the External Walls (not forming part of any Commercial Unit or any Residential Unit or of the Residential Accommodation), internal walls and partitions (whether load bearing or structural or not), column, beams, architectural features (at low level), cavity wall on Basement Floor, electricity meter cabinet (E.M.C.), transformer room, access hatch on Top Roof Floor, protected lobbies on 1st Floor;

(ii) such areas and facilities of and in the Land and the Development intended for common use and benefit of the Development as a whole

which for the purposes of identification only are shown coloured Green on the DMC Plans (insofar as such areas and facilities are identifiable on the DMC Plans);

(b) such other areas and facilities of and in the Land and the Development as may at any time be designated as Development Common Areas and Facilities by the Owners in accordance with this Deed; and

(c) the common parts specified in Schedule 1 to the Ordinance (Cap.344) of and in the Land and the Development intended for common use and benefit of the Development as a whole

but shall exclude the Residential Common Areas and Facilities, the Commercial Common Areas and Facilities, the Carpark Common Areas and Facilities, such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy thereof belongs to any particular Owner and such facilities within the Development serving only any particular Owner."

3. "Residential Common Areas and Facilities" means and includes :-

"(a) (i) the External Walls of the Residential Accommodation (including the Curtain Wall (not forming part of any Commercial Unit or any Residential Unit) thereof but excluding those windows forming part of the Residential Unit and the Commercial Unit), the Residential Loading and Unloading Area, the Residential Recreational Facilities, the Visitor Car Parking Space, residential entrance lobby, canopy on the 1st Floor, the communal podium garden and planters on the 3/F which for the purposes of identification only are shown coloured Orange on the DMC Plans (insofar as the same is identifiable on the DMC Plans), pipe ducts (P.D.), staircases (ST), lift lobby, refuse storage and material recovery chamber (R.S.M.R.C.), electricity meter cabinet (E.M.C.), extra low voltage duct (ELV. Duct) water meter cabinet (W.M.C.), pipe ducts with CCTV (P.D. with CCTV), portions of flat roof (not forming part of any Residential Unit) on 5th Floor for providing maintenance access to pipe duct that forms part of the Residential Common Areas and Facilities marked "Access and Working Space for CCTV & P.D." and "Maintenance Access to P.D." on the 5th Floor Plan of the DMC Plans, portions of roof (not forming part of any Residential Unit) on Main Roof Floor for providing maintenance access to pipe duct that forms part of the Residential Common Areas and Facilities marked "Maintenance Access to P.D." on the Main Roof Floor Plan of the DMC Plans, portions of roof (not forming part of any Residential Unit) on Main Roof Floor, area for air conditioning on 3rd Floor, metal cladding, architectural feature, architectural feature (at low level), common corridor, the inaccessible roof on the 2nd Floor, top of balcony, utility platform (U.P.) and air-conditioning platform (A.C.P.) beneath, Lift 1, Lift 2, non-structural prefabricated external walls which for the purpose of identification only are shown coloured Red on the DMC Plans; and

(ii) such areas and facilities of and in the Land and the Development intended for the benefit of the Residential Accommodation as a whole or otherwise not of any individual Owner

which for the purposes of identification only are shown coloured Indigo, Indigo Hatched Black and Orange on the DMC Plans (insofar as such areas and facilities are identifiable on the DMC Plans); and

(b) such other areas and facilities of and in the Land and the Development as may at any time be designated as Residential Common Areas and Facilities by the Owners in accordance with this Deed

PROVIDED THAT where appropriate, if (i) any parts of the Residential Accommodation covered by paragraph (a) of the definition of “common part” set out in section 2 of the Building Management Ordinance and/or (ii) any parts specified in Schedule 1 to the Building Management Ordinance and included under paragraph (b) of the definition of “common parts” set out in section 2 of the Building Management Ordinance shall also be covered by the provisions hereinbefore, such parts shall be deemed to have been included as, and shall form part of, the Residential Common Areas and Facilities,

but shall exclude the Development Common Areas and Facilities, the Commercial Common Areas and Facilities and the Carpark Common Areas and Facilities."

4. "Commercial Common Areas and Facilities" means and includes:-

"(a) (i) the water meter cabinet on the Ground Floor; and

(ii) such areas and facilities of and in the Land and the Development intended for the benefit of the Commercial Accommodation as a whole or otherwise not of any individual Owner

which for the purposes of identification only are shown coloured Brown on the DMC Plans (insofar as such areas and facilities are identifiable on the DMC Plans); and

(b) such other areas and facilities of and in the Land and the Development as may at any time be designated as Commercial Common Areas and Facilities by the Owners in accordance with this Deed

PROVIDED THAT where appropriate, if (i) any parts of the Commercial Accommodation covered by paragraph (a) of the definition of “common part” set out in section 2 of the Building Management

Ordinance and/or (ii) any parts specified in Schedule 1 to the Building Management Ordinance and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance shall also be covered by the provisions hereinbefore, such parts shall be deemed to have been included as, and shall form part of, the Commercial Common Areas and Facilities,

but shall exclude the Development Common Areas and Facilities, the Residential Common Areas and Facilities and the Carpark Common Areas and Facilities."

5. "Carpark Common Areas and Facilities" means and includes:-

"(a) (i) the whole of the Carpark (except the Parking Spaces, the Visitor Car Parking Space, the Development Car Parking Space for Disabled Persons and the Residential Loading and Unloading Area) including but not limited to driveways, staircases (ST), the vehicle lift, fan room, smoke vent, carpark lobby, vehicle lift machine room, switch cabinet; and

(ii) such areas and facilities of and in the Land and the Development intended for the benefit of the Carpark as a whole or otherwise not of any individual Owner

which for the purposes of identification only are shown coloured Yellow on the DMC Plans (insofar as such areas and facilities are identifiable on the DMC Plans); and

(b) such other areas and facilities of and in the Land and the Development as may at any time be designated as Carpark Common Areas and Facilities by the Owners in accordance with this Deed

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

but shall exclude the Development Common Areas and Facilities, the Residential Common Areas and Facilities and the Commercial Common Areas and Facilities."

The number of undivided shares assigned to each residential property in the Development

Floor	Flat	No. of undivided shares assigned to each residential property
5/F	A	43
	B	20
	C	27
	D	39
	E	29
	F	29
	G	39
	H	27
	J	20
	K	43
6/F – 12/F, 15/F – 23/F, 25/F	A	33
	B	20
	C	27
	D	39
	E	27
	F	27
	G	39
	H	27
	J	20
	K	33
26/F	A	53
	B	34
	C	46
	D	69
	E	47
	F	47
	G	69
	H	46
	J	34
	K	53

Notes:
1. There is no designation of 4/F, 13/F, 14/F and 24/F.
2. There is no Unit I.

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

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

Subject to the Building Management Ordinance, the Manager of the Development shall be appointed for an initial period of two (2) years commencing on the date of the DMC until termination of the Manager's appointment in accordance with the provisions of the DMC.

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

The Owner of each Residential Unit shall contribute towards the management expenses (which shall be based on the management budget prepared by the Manager) of the Development in such manner, amount and proportion as provided in the DMC by reference to the Management Shares allocated to his Residential Unit and the principles provided in the DMC.

The basis on which the management fee deposit is fixed

The management fee deposit is a sum equivalent to two (2) months' contribution towards the management expenses payable by the Owner in respect of his Residential Unit based on the first annual management budget.

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

Not available.

Notes:

1. Unless otherwise defined, the capitalized terms used in this Summary of Deed of Mutual Covenant shall have the same meaning of such terms in the DMC.
2. For full details, please refer to the executed DMC. The copy of the executed DMC is available for free inspection upon request at the sales office during its opening hours.

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

「發展項目」的已簽定的《公契及管理協議》(「公契」) 訂明：

「發展項目」的公用部分

1. 「公用地方與設施」指『「發展項目公用地方與設施」、「住宅公用地方與設施」、「商業公用地方與設施」、「停車場公用地方與設施」和「該土地」及「發展項目」內現已或不時按照「本契約」或任何「副公契」指定為「公用地方與設施」的其他地方及設施。』

2. 「發展項目公用地方與設施」指及包括：

『(a) (i)「發展項目傷殘人士車位」、風機房、電訊及廣播設備室(TBE Room)、電掣房、電掣櫃、水泵房、垃圾及物料回收房、儲物室、電纜室、氣閥、尾井、水錶櫃(W.M.C.)、中華電力專用區(CLP Area)、消防及花灑入水掣(FS & Sprinkler Inlet)、消防控制閥(FS Control Valves)、電梯大堂、氣體豎管槽、消防花灑水箱、消防花灑及消防水泵房(Sprinkler & FS Water Pump Room)、消防水箱(FS Water Tank)、總電掣房、三樓冷氣專區、水泵及水箱房、走廊、食水水箱、電梯機房、沖廁水箱房、緊急發電機房、「天台頂層」平台、屋宇維修系統、保安護衛室、水管槽(P.D.)、金屬面板、喉轆(H.R.)、電壓管道房(Elect. Duct Rm.)、樓梯(ST)、三樓硬地鋪裝地區、「外牆」相關部分(不屬於任何「商業單位」、「住宅單位」或「住宅樓宇」一部分)、內牆及間隔牆(不論是否承重牆或結構牆)、柱、樑、建築裝飾(位於低樓層)、地庫層空心牆、電錶櫃(E.M.C.)、變壓器房、「天台頂層」出入口、1樓的防護門廊；

(ii) 擬供「發展項目」整體公用與共享的「該土地」及「發展項目」地方和設施，

現於「公契圖則」以綠色顯示(只要此等地方及設施可在圖則辨識)，僅供識別；

(b) 「該土地」及「發展項目」內於任何時候由「業主」根據「本契約」指定為「發展項目公用地方與設施」的其他地方及設施；及

(c) 「該土地」及「發展項目」內符合「該條例」(第344章)附表1訂明定義而擬供「發展項目」整體公用與共享的公用部分，

但不包括「住宅公用地方與設施」、「商業公用地方與設施」、「停車場公用地方與設施」、「發展項目」內由任何個別「業主」以專有權和特權持有、使用、佔用與享用的地方，以及「發展項目」內只供任何個別「業主」專用的設施。』

3. 「住宅公用地方與設施」指及包括：

『(a) (i)「住宅樓宇」「外牆」(包括該處的「幕牆」(不屬於任何「商業單位」或「住宅單位」一部分)但不包括附屬於「住宅單位」及「商業單位」一部分的窗戶)、「住宅上落貨區」、「住宅康樂設施」、「訪客車位」、住宅入口大堂、一樓簷篷、現於「公契圖則」以橙色顯示(只要可在「公契圖則」辨識)僅供識別的三樓公共平台花園及花槽、水管槽(P.D.)、樓梯(ST)、電梯大堂、垃圾及物料回收房(R.S.M.R.C.)、電錶櫃(E.M.C.)、特低電壓管道(ELV. Duct)、水錶櫃(W.M.C.)、水管槽連閉路電視(P.D. with CCTV)、作為附屬於「住宅公用地方與設施」一部分的水管槽維修通道的五樓平台部分(不屬於任何「住宅單位」一部分)(現於「公契圖則」的「五樓平面圖」註明為“Access and Working Space for CCTV & P.D.”及“Maintenance Access to P.D.”)、作為附屬於「住宅公用地方與設施」一部分的水管槽維修通道的「主天台層」天台部分(不屬於任何「住宅單位」一部分)(現於「公契圖則」的「主天台層平面圖」註明為“Maintenance Access to P.D.”)、「主天台層」的天台部分(不屬於任何「住宅單位」一部分)、三樓冷氣專區、金屬面板、建築裝飾、建築裝飾(位於低樓層)、公共走廊、位於二樓的不能到達的天台、露台頂、工作平台(U.P.)及對下的冷氣機平台(A.C.P.)、1號電梯、2號電梯、非結構性預製外牆，現於「公契圖則」以紅色顯示，僅供識別；及

(ii) 擬供「住宅樓宇」整體共享或並非只供任何個別「業主」專享的「該土地」及「發展項目」地方和設施，

現於「公契圖則」以靛藍色、靛藍間黑斜線及橙色顯示(只要此等地方及設施可在圖則辨識)，僅供識別；及

(b) 「該土地」及「發展項目」內於任何時候由「業主」根據「本契約」指定為「住宅公用地方與設施」的其他地方及設施，

於適當情況下，如(i)「住宅樓宇」任何部分符合《建築物管理條例》第2條中「公用部分」第(a)段的定義及／或(ii)《建築物管理條例》附表1訂明而符合《建築物管理條例》第2條中「公用部分」第(b)段的定義，此等部分將受制於前述的規定並被視為屬於「住宅公用地方與設施」一部分，

但不包括「發展項目公用地方與設施」、「商業公用地方與設施」及「停車場公用地方與設施」。』

4. 「商業公用地方與設施」指及包括：

『(a) (i) 地下層水錶櫃；及

(ii) 擬供「商業樓宇」整體共享或並非只供任何個別「業主」專享的「該土地」及「發展項目」地方和設施，

現於「公契圖則」以棕色顯示(只要此等地方及設施可在「公契圖則」辨識)，僅供識別；及

(b) 「該土地」及「發展項目」內於任何時候由「業主」根據「本契約」指定為「商業公用地方與設施」的其他地方及設施，

於適當情況下，如(i)「商業樓宇」任何部分符合《建築物管理條例》第2條中「公用部分」第(a)段的定義及／或(ii)《建築物管理條例》附表1訂明而符合《建築物管理條例》第2條中「公用部分」第(b)段的定義，此等部分將受制於前述的規定並被視為屬於「商業公用地方與設施」一部分，

但不包括「發展項目公用地方與設施」、「住宅公用地方與設施」及「停車場公用地方與設施」。』

5. 「停車場公用地方與設施」指及包括：

『(a) (i) 整個「停車場」(「車位」、「訪客車位」、「發展項目傷殘人士車位」及「住宅上落貨區」除外)，包括但不限於行車道、樓梯、車輛電梯、風機、排煙口、停車場大堂、車輛電梯機房、電掣櫃；及

(ii) 擬供「停車場」整體共享或並非只供任何個別「業主」專享的「該土地」及「發展項目」地方和設施，

現於「公契圖則」以黃色顯示(只要該等地方及設施可在「公契圖則」辨識)，僅供識別；及

(b) 「該土地」及「發展項目」內於任何時候由「業主」根據「本契約」指定為「停車場公用地方與設施」的其他地方及設施，

於適當情況下，如(i)「停車場」任何部分符合《建築物管理條例》第2條中「公用部分」第(a)段的定義及／或(ii)《建築物管理條例》附表1訂明而符合《建築物管理條例》第2條中「公用部分」第(b)段的定義，此等部分將受制於前述的規定並被視為屬於「停車場公用地方與設施」一部分，

但不包括「發展項目公用地方與設施」、「住宅公用地方與設施」及「商業公用地方與設施」。』

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

分配予「發展項目」中每個住宅物業的不分割份數的數目

樓層	單位	分配予每個住宅物業的不分割份數的數目
5樓	A	43
	B	20
	C	27
	D	39
	E	29
	F	29
	G	39
	H	27
	J	20
	K	43
6樓至12樓、15樓至23樓、25樓	A	33
	B	20
	C	27
	D	39
	E	27
	F	27
	G	39
	H	27
	J	20
	K	33
26樓	A	53
	B	34
	C	46
	D	69
	E	47
	F	47
	G	69
	H	46
	J	34
	K	53

備註：
1. 不設4樓、13樓、14樓及24樓。
2. 不設I單位。

「發展項目」的管理人的委任年期

受限於《建築物條例》的規定，「發展項目」「管理人」的首屆任期由簽訂「公契」日期起計兩（2）年，直至依照「公契」條文規定終止「管理人」的委任為止。

「發展項目」中的住宅物業的擁有人之間分擔管理開支的計算基準

每個「住宅單位」的「業主」須按照「公契」訂明的方式、金額及比例，根據其「住宅單位」的「管理份數」數目和「公契」所訂原則分擔「發展項目」的管理開支（以「管理人」擬備的管理預算案作依據）。

計算管理費按金的基準

管理費按金相等於「業主」就其「住宅單位」按首個年度管理預算案釐定而須繳交的兩（2）個月管理開支攤付款項。

擁有人在「發展項目」中保留作自用的範圍（如有）

不適用。

備註：
1. 除非另有規定，本公契的摘要加上括號的詞語，其定義與「公契」所載相同。
2. 請查閱已簽定的「公契」了解詳情。已簽定的「公契」的副本現存於售樓處，於開放時間可供免費查閱。

The lot number of the land on which the Development is situated

1. The Development is constructed on New Kowloon Inland Lot No. 6561 ("the lot").

The term of years under the lease

2. The lot is held under Conditions of Exchange No. 20369 ("the Land Grant") for a term of 50 years commencing from 10th November 2020.

The user restrictions applicable to that land

3. User
Special Condition No.(10) of the Land Grant stipulates that:-

"(a) Subject to sub-clause (b) of this Special Condition, the lot or any part thereof or any building or buildings erected or to be erected thereon shall not be used for any purpose other than for non-industrial (excluding godown, hotel and petrol filling station) purposes.

(b) Any building or part of any building erected or to be erected on the lot shall not be used for any purpose other than the following:-

(i) in respect of the lowest three floors, for non-industrial (excluding godown, hotel and petrol filling station) purposes provided that for avoidance of doubt, a basement level (if erected), irrespective of the size or floor area of such level, shall be counted as a floor for the purpose of this Special Condition and that the use of any basement level shall be further restricted as provided in sub-clause (b)(iii) of this Special Condition;

(ii) in respect of the remaining floors (excluding any basement level or basement levels (if erected) above the lowest three floors in the event that there are more than three basement levels), for private residential purposes; and

(iii) in respect of any basement level (if erected), whether being one of the lowest three floors or a basement level above the lowest three floors, for non-industrial (excluding residential, godown, hotel and petrol filling station) purposes.

(c) Any floor to be used solely for accommodating the parking, loading and unloading spaces to be provided in accordance with Special Condition Nos. (25) and (26) hereof or plant room or both shall not be counted as one of the floors referred to in sub-clause (b) of this Special Condition. The determination by the Director as to whether the use to which a floor is to be put is a use for the purposes permitted under this sub-clause shall be final and binding on the said Lessee.

(d) For the purpose of this Special Condition, the decision of the Director as to what constitutes a floor or floors and whether a floor or floors constitute a basement level or levels shall be final and binding on the Grantee."

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

4. Green Area
Special Condition No.(5) of the Land Grant stipulates that:-

"(a) The Grantee shall:

(i) on or before the 30th day of June, 2025 or such other extended periods as may be approved by the Director, at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

(I) lay and form those portions of future public roads shown coloured green PLAN I annexed hereto (hereinafter referred to as "the Green Area"); and

(II) provide and construct such bridges, tunnels, over-passes, underpasses, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as "the Structures")

so that building, vehicular and pedestrian traffic may be carried on the Green Area.

(ii) on or before the 30th day of June, 2025 or such later dates as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and

(iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been delivered in accordance with Special Condition No. (6) hereof."

Special Condition No.(6) of the Land Grant stipulates that:-

"For the purpose only of carrying out the necessary works specified in Special Condition No.(5) hereof, the Grantee shall on the date of this Agreement be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Grantee on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Grantee shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (5) hereof or otherwise."

Special Condition No.(7) of the Land Grant stipulates that:-

"The Grantee shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No. (5) hereof."

The grantee's obligation to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within our outside that land

5. Maintenance
General Condition No.(6) of the Land Grant stipulates that:-

"(a) The Grantee shall throughout the tenancy having built or rebuilt (which word refers to redevelopment as contemplated in sub-clause (b) of this General Condition) in accordance with these Conditions:

(i) maintain all buildings in accordance with the approved design and disposition and any approved building plans without variation or modification thereto;

(ii) maintain all buildings erected or which may hereafter be erected in accordance with these Conditions or any subsequent contractual variation of them, in good and substantial repair and condition and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy.

(b) In the event of the demolition at any time during the tenancy of any building then standing on the lot or any part thereof, the Purchaser shall replace the same either by sound and substantial building or buildings of the same type and of no less gross floor area or by building or buildings of such type and value as shall be approved by the Director. In the event of demolition as aforesaid the Grantee shall within one calendar month of such demolition apply to the Director for consent to carry out building works for the redevelopment of the lot and upon receiving such consent shall within three calendar months thereof commence the necessary

works of redevelopment and shall complete the same to the satisfaction of and within such time limit as is laid down by the Director."

6. Building Covenant
Special Condition No.(9) of the Land Grant stipulates that:-

"The Grantee shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 30th day of June, 2025."

7. Preservation of trees
Special Condition No.(11) of the Land Grant stipulates that:-

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

8. Landscaping
Special Condition No.(12) of the Land Grant stipulates that:-

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

9. Development conditions
Special Condition No.(13) of the Land Grant stipulates that:-

"Subject to these Conditions, upon development or redevelopment (which term refers solely to redevelopment contemplated in General Condition No. 6 hereof) of the lot or any part thereof:

(a) any building or buildings erected or to be erected on the lot shall in all respects comply with the Buildings Ordinance, any regulations made thereunder and any amending legislation;

(b) no building or buildings may be erected on the lot or any part thereof or upon any area or areas outside the lot specified in these Conditions, nor may any development or use of the lot or any part thereof, or of any area or areas outside the lot specified in these Conditions take place, which does not in all respects comply with the requirements of the Town Planning Ordinance, any regulations made thereunder and any amending legislation;

(c) the total gross floor area of any building or buildings erected or to be erected on the lot shall not be less than 4,577 square metres and shall not exceed 7,627 square metres; of which the total gross floor area of any building or buildings erected or to be erected on the lot designed and intended to be used for private residential purposes shall not exceed 6,356 square metres;"

10. Provision of sales office and show flats
Special Condition No. (14) of the Land Grant stipulates that:-

"Notwithstanding the maximum gross floor area permitted under Special Condition Nos. (13)(c) hereof, the Grantee may erect on part or parts of the lot separate temporary structures for the purposes of a sales office and show flats and related marketing activities to facilitate the sale of the building or buildings or any part or parts thereof erected or to be erected on the lot in accordance with these Conditions, provided that the scale and period of operation of such sales office and show flats and related marketing activities shall be subject to the prior written approval of the Director."

11. Recreational Facilities
Special Condition No. (15) of the Land Grant stipulates that:-

"(a) The Grantee may erect, construct and provide within the lot such recreational facilities and facilities ancillary thereto (hereinafter referred to as "the Facilities") as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.

(b) For the purpose of calculating the respective total gross floor area stipulated in Special Condition No. (13)(c) hereof, subject to Special Condition No. (40)(d) hereof, any part of the Facilities provided within the demised premises in accordance with sub-clause (a) of this Special Condition which are for the common use and benefit of the residents of the residential block or blocks erected or to be erected on the demised premises and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, are not for such use shall be taken into account for such calculation.

(c) In the event that any part of the Facilities is exempted from the gross floor area calculation pursuant to sub-clause (b) of this Special Condition (hereinafter referred to as “the Exempted Facilities”):

(i) The Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No. (22)(a)(v) hereof; and

(ii) The Grantee shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and

(iii) The Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected within the demised premises and their bona fide visitors and by no other person or persons."

12. Parking requirements
Special Condition No. (25) of the Land Grant stipulates that:-

"(a) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees (hereinafter referred to as "the Residential Parking Spaces") at the following rates:-

(I) where a block or blocks of residential units (other than a detached, semi-detached or terraced house or houses which is or are intended for use as single family residence or residences) is or are provided within the lot, a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the lot as set out in the table below unless the Director consents to a rate or to a number different from those set out in the table below;

Size of each residential unit	No. of the Residential Parking Spaces to be provided
Less than 40 square metres	One space for every 22.2 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 12.7 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 4.2 residential units or part thereof
Not less than 100 square metres but less than 130 square metres	One space for every 1.6 residential units or part thereof
Not less than 130 square metres but less than 160 square metres	One space for every 1.2 residential units or part thereof
Not less than 160 square metres	1.1 spaces for every residential units or part thereof

(II) where detached, semi-detached or terraced house or houses which is or are intended for use as single family residence or residences are provided within the lot, at the followings rates:

(A) one space for each such house where its gross floor area is less than 160 square metres;

(B) 1.5 spaces for each such house where its gross floor area is not less than 160 square metres but less than 220 square metres, provided that if the number of spaces to be provided under this sub-clause (a)(i)(II)(B) is a decimal number, the same shall be rounded up to the next whole number; and

(C) two spaces for each such house where its gross floor area is not less than 220 square metres.

For the purposes of this sub-clause (a)(i), the decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Grantee.

(ii) For the purpose of sub-clause (a)(i)(I) of this Special Condition, the total number of the Residential Parking Spaces to be provided under sub-clause (a)(i)(I) of this Special Condition shall be the aggregate of the respective numbers of the Residential Parking Spaces calculated by reference to the respective size of each residential unit set out in the table in sub-clause (a)(i)(I) of this Special Condition provided that if the number to be is a decimal number, the same shall be rounded up to the next whole number. For the purpose of these Conditions, the term "size of each residential unit" in terms of gross floor area shall mean the sum of (I) and (II) below:

(I) the gross floor area in respect of a residential unit exclusively used and enjoyed by the resident of that unit, which shall be measured from the exterior of the enclosing walls or parapet of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall he taken from the middle of those walls, and shall include the internal partitions and columns within such unit, but, for the avoidance of doubt, shall exclude all floor area within such unit which are not taken into account for the calculation of gross floor area stipulated in Special Condition No. (13)(c) hereof; and

(II) the pro-rata gross floor area of the Residential Common Area (as hereinafter defined) in respect of a residential unit and in so calculating, the total gross floor area of residential common area, which is for common use and benefit of all residents of the residential portion of the development erected or to be erected on the lot, outside the enclosing walls of the residential units but, for the avoidance of doubt, excluding all floor area which are not taken into account for the calculation of gross floor area stipulated in Special Condition No. (13)(c) hereof (which residential common area is hereinafter referred to as "the Residential Common Area") shall be apportioned to a residential unit by the following formula:

$$\text{The total gross floor area of the Residential Common Area} \times \frac{\text{The gross floor area in respect of a residential unit as calculated under sub-clause (a)(ii)(I) of this Special Condition}}{\text{The total gross floor area of all residential units as calculated under sub-clause (a)(ii)(I) of this Special Condition}}$$

(iii) If more than 75 residential units are provided in any block or residential units erected or to be erected on the lot, additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the residential units in the building or buildings erected or to be erected on the lot shall be provided at a rate of 2 spaces for every such block of residential units or at such other rates as may be approved by the Director. For the purpose of this sub-clause (a)(iii), neither detached, semi-detached nor terraced house which is intended for use as a single family residence shall be regarded as a block of residential units. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Grantee.

(iv) The spaces provided under sub-clauses (a)(i) and (a)(ii) of this Special Condition shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(c) (i) Out of the spaces provided under sub-clauses (a) (as may be varied under Special Condition No. (27) hereof) and (b) of this Special Condition, the Grantee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (which spaces to be so reserved and designated are hereinafter referred to as "the Parking Spaces for the Disabled Persons") as the Building Authority may require and approve.

(iii) The Parking Spaces for the Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents or the occupiers of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(d) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, at the following rates unless the Director consents to another rate:

(I) 10% of the total number of Residential Parking Spaces required to be provided under sub-clause (a)(i) of this Special Condition (hereinafter referred to as "the Residential Motor Cycle Parking Spaces");

(II) 10% of the total number of spaces required to be provided under sub-clause (b)(i)(I) of this Special Condition; and

(III) 10% of the total number of spaces required to be provided under sub-clause (b)(i)(II) of this Special Condition;

provided that if the number of spaces to be provided is a decimal number, the same shall be rounded up to the next whole number;

(ii) The Residential Motor Cycle Parking Spaces (as may be varied under Special Condition No. (27) hereof) shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(iii) The spaces provided under sub-clauses (d)(i)(II) and (d)(i)(III) of this Special Condition shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings erected or to be erected on the lot for the respective purposes stipulated in sub-clauses (b)(i)(I)

and (b)(i)(II) of this Special Condition and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services."

Special Condition No. (27) of the Land Grant stipulates that:-

"(a) Notwithstanding Special Condition Nos. (25)(a)(i)(I) and (25)(a)(i)(II) hereof, the Grantee may increase or reduce the respective numbers of spaces required to be provided under the said Special Conditions by not more than 5 percent provided that the total number of spaces so increased or reduced shall not exceed 50.

(b) In addition to sub-clause (a) of this Special Condition, the Grantee may increase or reduce the respective number of spaces required to be provided under Special Conditions Nos. (22)(a)(i)(I) and (22)(a)(iii) hereof (without taking into account of the spaces calculated in sub-clause (a) of this Special Condition) by not more than 5 percent."

Special Condition No. (29) of the Land Grant stipulates that:-

"(a) Notwithstanding that these Conditions shall have been observed and complied with to the satisfaction of the Director, the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces shall not be:

(i) assigned except

(I) together with undivided shares in the lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or

(II) to a person who is already the owner of undivided shares in the lot with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or

(ii) underlet except to the residents of the residential units in the building or buildings erected or to be erected on the lot.

Provided that in any event not more than three in number of the total of the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces shall be assigned to the owner or underlet to the resident of any one residential unit in the building or buildings erected or to be erected on the lot."

13. Construction of drains and channels and connecting drains and sewers
Special Condition No.(38) of the Land Grant stipulates that:-

"(a) The Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the lot, and the Grantee shall be solely liable for and shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with any damage or nuisance caused by such storm-water or rainwater.

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

The lease conditions that are onerous to a purchaser

14. Cutting away
Special Condition No. (33) of the Land Grant stipulates that:-

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

(c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land within the lot or from any adjacent or adjoining Government or leased land, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with such falling away, landslip or subsidence.

(d) In addition to any other rights or remedies herein provided for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges.

15. Anchor maintenance
Special Condition No.(34) of the Land Grant stipulates that:-

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

16. Spoil or debris
Special Condition No.(35) of the Land Grant stipulates that:-

"(a) In the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as "the waste") from the lot, or from other areas affected by any development of the lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (hereinafter referred to as "the Government properties"), the Grantee shall at his own expense remove the waste from and make good any damage done to the Government properties. The Grantee shall indemnify the Government against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with any damage or nuisance to private property caused by such erosion, washing down or dumping."

17. Sewage Impact Assessment
Special Condition No.(36) of the Land Grant stipulates that:-

"(a) The Purchaser shall within six calendar months from the date of this Agreement (or such other extended periods as may be approved by the Director) at his own expense and in all respects to the satisfaction of the Director of Environmental Protection submit or cause to be submitted to the Director of Environmental Protection for his approval in writing a sewerage impact assessment (hereinafter referred to as "SIA") containing, among others, such information and particulars as the Director of Environmental Protection may require including but not limited to all adverse sewerage impact as may arise from the development of the lot, and recommendations for mitigation measures, improvement works and other measures and works.

(b) The Grantee shall at his own expense and within such time limit as may be stipulated by the Director of Drainage Services implement the recommendation in the SIA as approved by the Director of Environmental Protection in all respect to the satisfaction of the Director of Drainage Services.

(c) The technical aspects of the SIA shall be undertaken by a member of the Hong Kong Institution of Engineers with civil engineering as the specialist discipline or a chartered civil engineer.

(d) No building works (other than the demolition and removal works referred to in Special Condition No. (2) hereof, ground investigation and site formation works) shall be commenced on the lot or any part thereof until the SIA shall have been approved in writing by the Director of Environmental Protection. For the purpose of these Conditions, "ground investigation" shall be as defined in the Building Ordinance, any regulations made thereunder and any amending legislation.

(e) For the avoidance of doubt and without prejudice to the generality of General Conditions Nos. 2, 3 and 4 hereof, the Grantee hereby expressly acknowledges and agrees that he shall have a sole responsibility to implement at his own expense to implement the recommendations in the SIA as approved by the Director of Environmental Protection in all respects to the satisfaction of the Director of Drainage Services. The Government and its officers shall be under no responsibility, obligation or liability whatsoever to the Grantee for any cost, damage or loss caused to or suffered by the Grantee whether arising out of or incidental to the fulfilment of the Grantee's obligations under this Special Condition or otherwise and no claim whatsoever shall be made against the Government or its officers by the Purchaser in respect of any such cost, damage or loss."

18. Damages to services
Special Condition No.(37) of the Land Grant stipulates that:-

"The Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter referred to as "the Works"), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the lot or any part thereof or the Green Areas (hereinafter collectively referred to as "the Services"). The Grantee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Grantee shall comply with and at his expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Grantee shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot or any part thereof or the Green Area or both the lot or any part thereof and the Green Area or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Grantee shall pay to the Government on demand the cost of such works). If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot or any part thereof or the Green Area or both the lot or any part thereof and the Green Area or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works."

19. No grave or columbarium
Special Condition No.(41) of the Land Grant stipulates that:-

"No grave or columbarium shall be erected or made on the lot, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon."

Notes:
1. Unless otherwise defined, the capitalized terms used in this Summary of Land Grant shall have the same meaning of such terms in the Land Grant.
2. For full details, please refer to the Land Grant. The full script of the Land Grant is available for free inspection upon request at the sales office during its opening hours.

SUMMARY OF LAND GRANT
批地文件的摘要

「發展項目」所位於的土地之地段編號

1. 「發展項目」建於新九龍內地段第6561號(「該地段」)。

有關租契規定的年期

2. 該地段根據《換地文件》第20369號(「批地文件」)承批，批地年期為50年，由2020年11月10日開始生效。

適用於該土地的用途限制

3. 用途
「批地文件」特別條款第(10)條訂明：

『(a) 受限於本特別條款(b)款的規定，該地段或其任何部分或現已或將會建於該處的任何建築物除作非工業用途外(不包括貨倉、酒店及加油站)，不可作任何其他用途。

(b) 除下列用途外，現已或將會建於該地段的任何建築物或任何建築物部分不可作其他用途：

(i) 最低三層只可作非工業用途(不包括貨倉、酒店及加油站)，但為免存疑，如有任何地庫層(倘已建成)，則不論大小或樓面面積，均會就本特別條款的目的計為一個樓層，而地庫層的用途必須依照本特別條款(b)(iii)款訂明的額外限制規定；

(ii) 其餘樓層(如有多於三個地庫層，則不包括位於最低三層對上的一個或多個地庫層(如已建成))只可作私人住宅用途；及

(iii) 任何地庫層(如已建成)不論是最低三層之一或是最低三層對上的地庫層，一律作非工業用途(不包括住宅、貨倉、酒店及加油站)。

(c) 任何樓層如專門用作本文特別條款第(25)及(26)條指定提供的車位、上落貨車位或機器房或兩者，一律不計入本特別條款(b)款所載的樓層。「署長」就任何樓層是否專門作本(c)款訂明用途所作的決定將作終論，並對「承批人」約束。

(d) 於本特別條款，「署長」就何謂樓層或任何樓層是否構成地庫層所作的決定將作終論，並對「承批人」約束。』

按規定須興建並提供予「政府」或供公眾使用的設施

4. 「綠色範圍」
「批地文件」特別條款第(5)條訂明：

『(a) 「承批人」應：

(i) 在2025年6月30日或「署長」批准的其他延期或之前，自費以「署長」批准的方式及物料，按「署長」批准的標準、樓層、定線和設計進行下列工程，以全面令「署長」滿意：

(I) 在本文所夾附「PLAN I」圖則以綠色顯示的日後擬建公共道路範圍(以下簡稱「綠色範圍」)進行鋪設及平整工程；及

(II) 提供及建造「署長」全權酌情為必要的橋、隧道、上跨路、下通道、下水道、高架道路、天橋、行人路、道路或其他構築物(以下統稱「構築物」)

以便在「綠色範圍」建造建築物和供車輛及行人往來。

(ii) 在2025年6月30日或「署長」批准的其他較遲日期或之前，自費以「署長」滿意的方式在「綠色範圍」鋪設路面、建造路緣及渠道，並且按照「署長」要求為此等設施提供溝渠、污水管、排水渠、消防栓連接駁總水喉的水管、街燈、交通標誌、街道傢俬及道路標記；及

(iii) 自費維修「綠色範圍」連同「構築物」及在該處建造、安裝和提供之所有構築物、路面、溝渠、污水管、排水渠、消防栓、服務設施、街燈、交通標誌、街道傢俬、道路標記及機器，以令「署長」滿意，直至「綠色範圍」的佔管權按照本文特別條款第(6)條交還為止。』

「批地文件」特別條款第(6)條訂明：

『為執行本文特別條款第(5)條所訂的必要工程，「承批人」將於「本協議」訂立日起獲授予「綠色範圍」的佔管權。「承批人」應在「署長」要求時將「綠色範圍」交還「政府」，而於任何情況下「綠色範圍」亦會被視作為在「署長」發函說明「承批人」已以其滿意的方式履行此等「批地條款」當日交還「政府」。「承批人」佔管「綠色範圍」期間，應允許所有「政府」及公共車輛和行人於任何合理時間自由進出及通行「綠色範圍」，並確保不會因為執行本文特別條款第(5)條規定的工程等而干預或阻礙此等通行權。』

「批地文件」特別條款第(7)條訂明：

『如事前未獲「署長」書面同意，「承批人」不得使用「綠色範圍」儲物或興建任何臨時構築物又或並非執行本文特別條款第(5)條所訂工程的任何其他用途。』

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，或興建或維修任何構築物或設施的責任

5. 維修
「批地文件」一般條款第(6)條訂明：

『(a) 「承批人」應在根據此等「批地條款」進行建造或重建(本詞指本一般條款(b)款所述的重建工程)的整個批租年期內：

(i) 按照經批准的設計和布局及任何經批准的建築圖則維修所有建築物，並且不作任何修改或改動；

(ii) 維修現已或日後依照此等「批地條款」或嗣後任何修訂合約建造的所有建築物，以保持其修繕妥當及狀況良好，並在批租年期屆滿或提前終止時以修繕完好的狀況交回。

(b) 如在承租年期內任何時間拆卸位於該地段或其任何部分的任何建築物，「買方」必須另行提供同類型和樓面總面積相等的良好穩固建築物，又或提供類型及價值經「署長」批准的建築物以作替代。如進行上述拆卸工程，「承批人」應在施工一(1)個曆月內向「署長」申請同意，以便進行建造工程重建該地段，「署長」給予同意後則須在三(3)個曆月內展開必要的重建工程，以及在「署長」指定的期限內以「署長」滿意的方式完成工程。』

6. 建築契諾
「批地文件」特別條款第(9)條訂明：

『「承批人」應全面遵照此等「批地條款」和香港現時或無論何時生效的所有建築、衛生及規劃相關的「條例」、附例和規例在該地段興建建築物。上述建築物應在2025年6月30日或之前建成並適宜佔用居住。』

7. 樹木保育
「批地文件」特別條款第(11)條訂明：

『如事前未獲「署長」書面同意，概不可移除或干預任何該地段或毗鄰土地生長的樹木，而「署長」給予同意時可附加其視為恰當的移植、補償園景工程或再植條件。』

8. 園景美化
「批地文件」特別條款第(12)條訂明：

『「承批人」應自費在該地段及無建築物的平台(如有)進行園景美化和種植樹木及灌叢，其後並須維修及保持此等環境安全、清潔、整齊、井然及健康，令「署長」滿意。』

9. 發展條款
「批地文件」特別條款第(13)條訂明：

『遵從此等「批地條款」之規定，該地段或其任何部分進行建造或重建時(本詞僅指本文一般條款第6條所述的重建工程)：

(a) 該地段任何已建或擬建建築物必須全面遵從《建築物條例》、其任何附屬規例及相關修訂法例的規定；

(b) 不可在該地段或其任何部分或此等「批地條款」訂明的該地段外範圍興建任何建築物，亦不可發展或使用該地段或其任何部分或此等「批地條款」訂明的該地段外範圍，以致於任何方面不遵守《城市規劃條例》、其任何附屬規例及相關修訂法例的規定；

(c) 該地段已建或擬建各建築物的整體樓面總面積不得少於4,577平方米，亦不得超過7,627平方米，當中該地段任何設計擬作私人住宅用途的已建或擬建建築物的整體樓面總面積不可超過6,356平方米；』

10. 設置售樓處及示範單位
「批地文件」特別條款第(14)條訂明：

『儘管有本文特別條款第(13)(c)條允許之最大樓面總面積，「承批人」仍可在該地段個別部分興建獨立的臨時構築物作為售樓處及示範單位和進行相關的市場推廣活動，以促銷現已或將會依照此等「批地條款」建於該地段的建築物或其任何部分，惟售樓處及示範單位和相關的市場推廣活動之規模及運作日期，事前須向「署長」申請書面批准。』

11. 康樂設施
「批地文件」特別條款第(15)條訂明：

『(a) 「承批人」可在該地段興建、建造和提供經「署長」書面批准的康樂設施及該處的附屬設施(以下簡稱「該等設施」)。「該等設施」的類型、大小、設計、高度和布局事前須提交「署長」申請書面批准。

(b) 計算本文特別條款第(13) (c)條指定的整體樓面總面積時，受限於本文特別條款第(40) (d)條之規定，任何根據本特別條款(a)款在批租處所內興建的「該等設施」部分如乃供現已或將會建於批租處所的住宅大廈全體住戶及彼等的真正訪客公用與共享，不會連計在內，而「署長」認為並非作此用途的其餘「該等設施」部分則會計算在內。

(c) 如「該等設施」任何部分可豁免計入本特別條款(b)款所訂的樓面總面積(以下簡稱「豁免設施」)：

(i) 「豁免設施」將指定為並構成本文特別條款第(22)(a)(v)條所訂的「公用地方」一部分；及

(ii) 「承批人」應自費維修「豁免設施」，以保持其修繕妥當及狀況良好，同時妥善運作「豁免設施」，令「署長」滿意；及

(iii) 「豁免設施」只可供現已或將會建於批租處所內的住宅大廈住戶及彼等的真正訪客使用，其他人等不可使用。』

12. 泊車規定
「批地文件」特別條款第(25)條訂明：

『(a) (i) 該地段內應按照以下配置比率提供「署長」滿意的車位(以下簡稱「住宅車位」)，以供停泊該地段已建或擬建建築物內住宅單位的住戶及彼等各真正賓客、訪客或獲邀人士擁有而根據《道路交通條例》、其任何附屬規例及相關修訂法例持牌的車輛：

(I) 如在該地段內提供一座或多座住宅單位大廈(擬作單一家庭住宅用途的獨立屋、半獨立屋或排屋除外)，分配比率將按照下表所列該地段已建或擬建住宅單位各自的面積計算，除非「署長」同意與下表所列者不同的比率或數額則屬例外：

每個住宅單位的面積	擬提供「住宅車位」的數額
少於 40 平方米	每 22.2 個住宅單位或不足此數一個車位
不少於 40 平方米但少於 70 平方米	每 12.7 個住宅單位或不足此數一個車位
不少於 70 平方米但少於 100 平方米	每 4.2 個住宅單位或不足此數一個車位
不少於 100 平方米但少於 130 平方米	每 1.6 個住宅單位或不足此數一個車位
不少於 130 平方米但少於 160 平方米	每 1.2 個住宅單位或不足此數一個車位
不少於 160 平方米	每個住宅單位或不足此數 1.1 個車位

(II) 如在該地段內提供擬作單一家庭住宅用途的獨立屋、半獨立屋或排屋，分配比率將如下計算：

(A) 每座樓面總面積少於160平方米的洋房1個車位；

(B) 每座樓面總面積不少於160平方米但少於220平方米的洋房1.5個車位。如本(a) (i) (II) (B)款指定提供的車位數額為小數位數，則四捨五入為最接近之整數；及

(C) 每座樓面總面積不少於220平方米的洋房2個車位。

於本(a) (i)款，「署長」就何謂獨立屋、半獨立屋或排屋和每座此等洋房是否構成及擬作單一家庭住宅用途所作的決定將作終論，並對「承批人」約束。

(ii) 就本特別條款(a) (i) (I)款而言，擬根據本特別條款(a) (i) (I)款提供的「住宅車位」總數為參照本特別條款(a) (i) (I)款列表中每個住宅單位的面積計算之「住宅車位」總數。如數額為小數位數，則四捨五入為最接近之整數。於此等「批地條款」，「每個住宅單位的面積」一詞按照樓面總面積計算為以下(I)及(II)項之和：

(I) 由其住戶專用與專享的個別住宅單位之樓面總面積，即由該單位的圍牆或矮牆外部開始量度，但如屬於以圍牆相隔的兩個毗連單位，則由圍牆中央開始量度，並要量度單位內的內部間隔牆及柱。但為免存疑，不包括單位內部所有樓面面積，此等面積於計算本文特別條款第(13) (c)條指定的樓面總面積時不會計算在內；及

(II) 每個住宅單位按比例計算的「住宅公用地方」(定義以下文所訂為準)樓面總面積，即各住宅單位圍牆外供該地段任何已建或擬建發展項目住宅部分所有住戶公用與共享的住宅公用地方整體樓面總面積，但為免存疑，不包括並未計入本文特別條款第(13) (c)條所指定樓面總面積的所有樓面面積(此等住宅公用地方以下簡稱「住宅公用地方」)，按照以下程式攤分予每個住宅單位：

$$\text{「住宅公用地方」整體樓面總面積} \times \frac{\text{根據本特別條款 (a) (ii) (I) 款計算的每個住宅單位樓面總面積}}{\text{根據本特別條款 (a) (ii) (I) 款計算的所有住宅單位整體樓面總面積}}$$

(iii) 如該地段任何已建或擬建的一座住宅單位大廈設有超過七十五(75)個住宅單位，該地段應額外設置車位以供停泊根據《道路交通條例》、其任何附屬規例及相關修訂法例持牌而屬於該地段任何已建或擬建建築物內住宅單位的住戶之各真正來賓、訪客或獲邀人士的車輛，配置比率為每座住宅單位大廈兩(2)個車位或採用「署長」批准的其他比率。於本(a) (iii)款，擬供單一家庭作住所的獨立屋、半獨立屋或排屋不可視作為一座住宅單位大廈。「署長」就何謂獨立屋、半獨立屋或排屋及每座洋房是否構成或擬供單一家庭作住所作出的決定將作終論，並對「承批人」約束。

(iv) 分別根據本特別條款(a) (i)及(a) (ii)款提供的車位，除作上述條款分別訂明的用途外，不得作任何其他用途，其中特別禁止使用車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。

(c) (i) 「承批人」應依照建築事務監督規定和批准，從根據本特別條款(a)款(可根據本文特別條款第(27)條更改)及(b)款提供的車位中預留和指定多個車位(此等預留及指定車位以下簡稱「傷殘人士車位」)，以供《道路交通條例》、其任何附屬規例及相關修訂法例界定定義的傷殘人士停泊車輛。

(iii) 「傷殘人士車位」除供《道路交通條例》、其任何附屬規例及相關修訂法例界定定義的傷殘人士停泊屬於該地段已建或擬建建築物各住戶或佔用人和彼等各真正賓客、訪客或獲邀人士的車輛外，不可作任何其他用途，其中特別禁止使用車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。

(d) (i) 該地段內應提供「署長」滿意的車位以供停泊根據《道路交通條例》、其任何附屬規例及相關修訂法例持牌的電單車，除非「署長」另行同意其他比率，否則配置比率如下：

(I) 本特別條款(a) (i)款指定提供的「住宅車位」總數百分之十(10%) (以下簡稱「住宅電單車車位」)；

(II) 本特別條款(b) (i) (I)款指定提供的車位總數百分之十(10%)；及

(III) 本特別條款(b) (i) (II)款指定提供的車位總數百分之十(10%)；

如指定分配的車位數額為小數位數，則四捨五入為最接近之整數；

(ii) 「住宅電單車車位」(可根據本文特別條款第(27)條更改)除供停泊根據《道路交通條例》、其任何附屬規例及相關修訂法例持牌而屬於該地段任何已建或擬建建築物各住宅單位住戶和彼等各真正賓客、訪客或獲邀人士的電單車外，不可作任何其他用途，其中特別禁止使用車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。

(iii) 根據本特別條款(d) (i) (II)及(d) (i) (III)款提供的車位除供停泊根據《道路交通條例》、其任何附屬規例及相關修訂法例持牌而屬於該地段任何已建或擬建建築物各佔用人和彼等各真正賓客、訪客或獲邀人士的電單車以作本特別條款(b) (i) (I)及(b) (i) (II)款所訂用途外，不可作任何其他用途，其中特別禁止使用車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。』

「批地文件」特別條款第(27)條訂明：

『(a) 儘管有本文特別條款第(25) (a) (i) (I)及(25) (a) (i) (II)條之規定，「承批人」仍可增加或減少其應分別按照上述特別條款規定提供的車位數額，最多增幅或減幅為百分之五(5%)，惟增加或減少的車位總數不得超過五十(50)個。

(b) 除有本特別條款(a)款之規定外，「承批人」另可增加或減少其應分別按照本文特別條款第(22) (a) (i) (I)及(22) (a) (ii)條規定提供的車位數額(不計算本特別條款(a)款所訂的車位)，最多增幅或減幅為百分之五(5%)。』

「批地文件」特別條款第(29)條訂明：

『(a) 儘管「承批人」已遵守和履行此等「批地條款」令「署長」滿意，「住宅車位」及「住宅電單車車位」亦不可：

(i) 轉讓，除非：

(I) 連同賦予專有權使用和佔用該地段已建或擬建建築物內住宅單位的不分割份數一併轉讓；或

(II) 承讓人現時已擁有專有權使用和佔用該地段已建或擬建建築物內住宅單位的不分割份數；或

(ii) 分租(租予該地段已建或擬建建築物內住宅單位的住戶除外)。

於任何情況下，該地段已建或擬建建築物內任何一個住宅單位的住戶概不可承讓或承租總共多於三個「住宅車位」及「住宅電單車車位」。』

13. 建造及接駁排水渠和渠道
「批地文件」特別條款第(38)條訂明：

『(a) 「承批人」應按「署長」視為需要，自費以「署長」滿意的方式在「該地段」邊界範圍內或「政府」土地上建造和維修排水渠及渠道，以截流和輸送所有落下或流進該地段的暴雨水或雨水至最鄰近的河溪、集水井、渠道或「政府」雨水渠。倘此等暴雨水或雨水造成任何損害或滋擾以致直接或間接招致或引起任何責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序，「承批人」必須承擔全責並向「政府」作出彌償，並保持令其獲得彌償。

(b) 接駁該地段任何排水渠及污水渠至已鋪設和啟用之「政府」雨水渠及污水管的工程，將由「署長」負責執行。「署長」毋須就由此引致的任何損失或損害向「承批人」承擔責任，而「承批人」接獲「政府」通知時須向「政府」支付此等接駁工程的費用。此外，「承批人」亦可自費以「署長」滿意的方式執行上述接駁工程。於該情況下，位於「政府」土地範圍內的上述接駁工程部分將由「承批人」自費維修，如「政府」發出通知，「承批人」須將此等工程部分移交「政府」，日後由「政府」自費維修，「承批人」並須在「政府」通知時向「政府」繳付上述接駁工程的技術審核費用。如「承批人」不維修建於「政府」土地上的上述接駁工程任何部分，「署長」可執行其視為必要的維修工程，「承批人」須在「政府」通知時支付有關工程的費用。』

對買方造成負擔的租用條件

14. 削土
「批地文件」特別條款第(33)條訂明：

『(a) 如該地段或任何「政府」土地現時或以往曾經配合或因應該地段或其任何部分的平整、水準測量或發展事宜進行削土、移土或土地後移工程，或建造或填土工程，或任何性質的斜坡處理工程，或此等「批地條款」規定「承批人」執行的其他工程，則不論事前是否獲「署長」書面同意，「承批人」亦須在當時或嗣後任何時間，按需要自費進行及建造斜坡處理工程、護土牆或其他支承結構、防護結構、排水結構或附屬工程或其他工程，以保護和支撐該地段內的土地及任何毗連或毗鄰「政府」土地或已批租土地，同時避免及防止其後發生任何滑土、山泥傾瀉或地陷。「承批人」應在本文協定的批租年期內時刻自費維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水結構、輔助工程或其他工程，以保持其修繕妥當及狀況良好，令「署長」滿意。

(c) 無論何時，如因「承批人」進行平整、水準測量、發展或其他工程或因其他事故導致或引起該地段內的土地或任何毗連或毗鄰「政府」土地或已批租土地發生任何滑土、山泥傾瀉或地陷，「承批人」須自費還原並修葺該處，以令「署長」滿意，同時須就「政府」因為或由於滑土、山泥傾瀉或地陷以致直接或間接招致或連帶引起的任何責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序作出彌償，並保持令其獲得彌償。

(d) 除享有本文訂明可就違反此等「批地條款」追討之任何其他權利或補償權外，「署長」另有權向「承批人」發出書面通知，要求「承批人」進行、建造和維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水結構或輔助工程或其他工程，又或還原並修葺任何滑土、山泥傾瀉或地陷範圍。如「承批人」疏忽或未能在通知訂明的期限內以「署長」滿意的方式執行通知的指示，「署長」可即時執行和進行必要的工程。「承批人」必須在接獲通知時向「政府」償還有關的費用，以及任何行政及專業收費與費用。』

15. 維修預應力地錨
「批地文件」特別條款第(34)條訂明：

『如該地段的發展或重建項目或其任何部分已安裝預應力地錨，「承批人」應自費在預應力地錨的整個使用周期內定期維修和定期監察，以令「署長」滿意，並且在「署長」不時全權酌情要求時提交上述監察工程的報告及資料。如「承批人」疏忽或不執行規定的監察工程，「署長」可即時執行和進行監察工程，「承批人」必須在接獲通知時向「政府」償還有關的費用。』

16. 廢土或廢料
「批地文件」特別條款第(35)條訂明：

『(a) 如有來自該地段或任何受該處發展工程影響的其他地方之泥土、廢土、廢料、建築廢物或建造物料(以下簡稱「廢物」)堆積腐爛、沖下或傾倒於公共後巷或道路，或排入道路下水道、前灘或海床、污水管、雨水渠或明渠或其他「政府」產業(以下簡稱「政府產業」)，「承批人」必須自費清理廢物並修復「政府產業」蒙受的任何損害。「承批人」須就堆積腐爛、沖下或傾倒「廢物」導致私人物業受損或滋擾而直接或間接招致或連帶引起的任何責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序向「政府」作出彌償。』

17. 污水影響評估
「批地文件」特別條款第(36)條訂明：

『(a) 「買方」應在「本協議」訂立日後六(6)個曆月內(或「署長」批准的其他延期內)，自費以環境保護署署長全面滿意的方式，向環境保護署署長提交污水系統影響評估報告(以下簡稱「SIA」)供其批核，當中內容涵蓋環境保護署署長指定的資料和詳情，包括但不限於發展該地段可能引起的所有不良污水系統影響，以及建議實施的緩解措施、改善工程和其他措施與工程。

(b) 「承批人」應自費在渠務署署長指定的期限內，以渠務署署長全面滿意的方式實施經環境保護署署長批核的SIA之各項建議。

(c) SIA的技術範疇應由土木工程專業界別的香港工程師學會會員或特許土木工程師執行。

(d) 直至SIA獲環境保護署署長以書面批核為止，該地段或其任何部分不得展開任何建造工程(本文特別條款第(2)條訂明的拆卸及移除工程、土地勘測和地盤平整工程除外)。於此等「批地條款」，“土地勘測”採用《建築物條例》、其任何附屬規例及相關修訂法例訂明的定義。

(e) 為免存疑及毋損本文一般條款第2、3及4條之一般規定，「承批人」現明確確認及同意，其將獨自承擔全責自費以渠務署署長全 面滿意的方式實施經環境保護署署長批核的SIA之所有建議。「政府」及其人員概毋須就「承批人」因履行本特別

條款等所訂責任而招致或連帶引起的任何費用、損害或損失承擔任何義務或責任，「買方」不得就任何此等費用、損害或損失向「政府」或其人員索償。』

18. 損壞服務設施
「批地文件」特別條款第(37)條訂明：

『「承批人」時刻均須採取所有妥善及適當的護理、工藝和預防措施，其中尤以任何建造、維修、更新或修理工程(以下簡稱「工程」)施工期間為要，藉以避免損壞、干擾或阻塞位於該地段或其任何部分或「綠色範圍」或沿該處之內、其上、其下鋪設或跨越或毗鄰該處的任何「政府」或其他現有排水渠、水道或渠道、總水喉、道路、行人道、街道傢俬、污水管、明渠、水管、電纜、電線、公用服務設施或其他工程或裝置(以下統稱「服務設施」)。「承批人」執行任何此等「工程」之前，必須進行或達致進行完善調查和查詢，以核實「服務設施」的現有位置及水平位置，並須以書面向「署長」提交處理任何可能受「工程」影響的「服務設施」之建議書以待全面審批。直至「署長」以書面批准「工程」及上述建議書為止，「承批人」不得展開任何工程。此外，「承批人」應遵從和自費履行「署長」給予上述批准時就「服務設施」制訂的規定，包括作出任何必要的改道、重鋪或還原工程之費用。再者，「承批人」須自費以「署長」全面滿意的方式修理、修復和還原「工程」(明渠、污水管、雨水渠或總水管例外，除非「署長」另作決定，否則此等渠道應由「署長」修復，而「承批人」須在「政府」通知時支付有關工程的費用)導致該地段或其任何部分、「綠色範圍」，又或導致該地段或其任何部分與「綠色範圍」兩者，又或導致任何「服務設施」蒙受之任何損害、干擾或阻塞。如「承批人」不在該地段或其任何部分、「綠色範圍」，又或該地段或其任何部分與「綠色範圍」兩者，又或任何「服務設施」執行任何此等必要的改道、重鋪、修理、修復及還原工程以令「署長」滿意，「署長」可按其視為必要執行任何此等改道、重鋪、修理、還原或修復工程，「承批人」須在「政府」通知時支付有關工程的費用。』

19. 禁止建造墳墓或骨灰龕
「批地文件」特別條款第(41)條訂明：

『該地段不可興建或建造任何墳墓或骨灰龕，亦不可安葬或放置任何人類或動物遺體，不論屬陶泥金塔或骨灰盅等。』

註：
1. 除非另行訂明，否則本「批地文件的摘要」中加上括號的詞語，其定義與「批地文件」所載相同。
2. 詳情請參考「批地文件」。完整的「批地文件」已備於售樓處，於開放時間可供免費閱覽。

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

The Green Area referred to in Special Condition No.(5) of the Conditions of Exchange No.20369 (hereinafter referred to as the "Land Grant").

The general public has the right to use the facilities in accordance with the Land Grant.

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

The Green Area

The general public has the right to use the facilities in accordance with the Land Grant.

The facilities are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Development.

The owners of the residential properties in the Development are required to meet a proportion of the expense of managing, operating or maintaining the facilities through the management expenses apportioned to the residential properties concerned.

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

Not applicable.

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

Not applicable.

Provisions of the land grant that concern those facilities and open spaces, and those parts of the land

Special Condition No.(5)(a) of the Land Grant stipulates that:-

"(a) The Grantee shall:

(i) on or before the 30th day of June, 2025 or such other extended periods as may be approved by the Director, at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

(I) lay and form those portions of future public roads shown coloured green PLAN I annexed hereto (hereinafter referred to as "the Green Area"); and

(II) provide and construct such bridges, tunnels, over-passes, underpasses, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as "the Structures")

so that building, vehicular and pedestrian traffic may be carried on the Green Area.

(ii) on or before the 30th day of June, 2025 or such later dates as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and

(iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been delivered in accordance with Special Condition No. (6) hereof.

Special Condition No.(6) of the Land Grant stipulates that:-

"For the purpose only of carrying out the necessary works specified in Special Condition No. (5) hereof, the Grantee shall on the date of this Agreement be granted possession of the Green Areas. The Green Areas or any part or parts thereof shall be re-delivered to the Government on demand and in any event the Green Areas shall be deemed to have been re-delivered to the Government by the Grantee on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Grantee shall at all reasonable times while he is in possession of the Green Areas or any part or parts thereof allow free access over and along the Green Areas or such part or parts thereof for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (5) of the Land Grant or otherwise."

Special Condition No.(7) of the Land Grant stipulates that:-

"The Grantee shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No. (5) hereof."

Special Condition No.(8) of the Land Grant stipulates that:-

"(a) The Grantee shall at all reasonable times while he is in the possession of the Green Area:

(i) permit the Director, his officers, contractors and any persons authorized by him, the right of ingress, egress and regress to, from and through the lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No.(5)(a) hereof and the carrying out, inspecting, checking and supervising any works under Special Condition No.(5)(b) hereof and any other works which the Director may consider necessary in the Green Area;

(ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the lot and the Green Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighbouring land or premises. The Grantee shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Area; and

(iii) permit the officers of the Water Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the lot and the Green Area as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Green Area."

Note: Unless otherwise defined, the capitalized terms used in this section shall have the same meaning of such terms in the Land Grant.

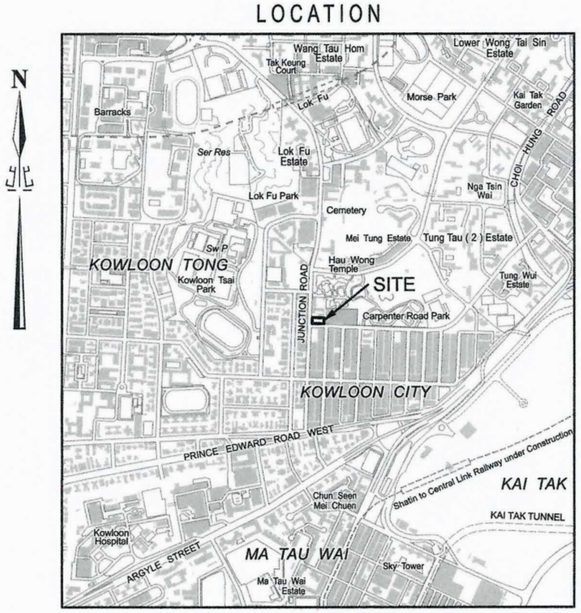
Provisions of every deed of mutual covenant in respect of the specified residential property that concern those facilities and open spaces, and those parts of the land

Not applicable.

A plan that shows the location of those facilities and open spaces, and those parts of the land, as mentioned above
顯示該等設施、休憩用地及土地中的該等部份的圖則

PLAN I

LOCATION



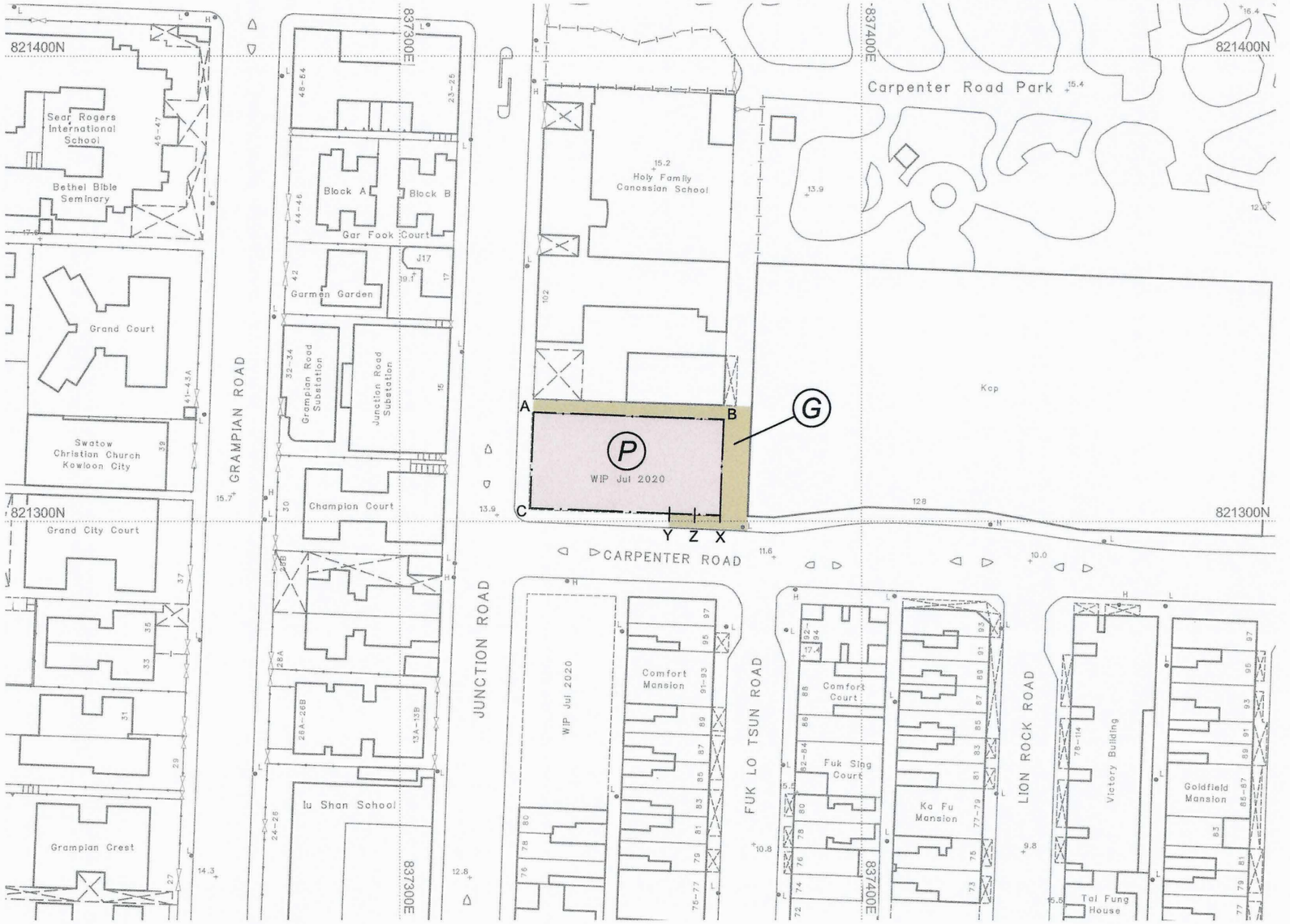
SCALE 1:20 000

SIDE	DISTANCE IN METRES	BEARING ° ' "	Pt.	CORNER MARKED BY
A B	41.161	92 09 50		
B X	20.590	182 09 50		
X C	41.161	272 09 50		
C A	20.590	2 09 50		

SPECIAL CONDITIONS REFER

GREEN

POINTS X, Y, Z



COLOURED PINK AREA 847.5 SQUARE METRES (ABOUT)

SCALE 1:1 000

metres 20 0 20 40 60 80 100 metres

文件編號 Document No.:
20369 A0C

Note: This plan is an extract of PLAN I annexed to the Land Grant.
註：本圖則節錄自「批地文件」所夾附的「PLAN I 」圖則。

批地文件規定須興建並提供予「政府」或供公眾使用的設施

《換地文件》第 20369 號 (以下簡稱「批地文件」) 特別條款第 (5) 條所載的「綠色範圍」。

公眾有權按照批地文件使用該等設施。

批地文件規定須由「發展項目」中的住宅物業擁有人出資管理、營運或維修以供公眾使用的設施

「綠色範圍」

公眾有權依據批地文件規定使用各設施。

設施由發展項目住宅物業的業主付費管理、營運或維修。

發展項目住宅物業的業主應透過支付有關住宅物業應佔的管理開支，按比例分擔各設施的管理、營運或維修開支。

批地文件規定須由「發展項目」中的住宅物業擁有人出資管理、運作或維修以供公眾使用的休憩用地的大小

不適用。

「發展項目」所位於的該土地中為施行《建築物 (規劃) 條例》(第 123 章附例 F) 第 22(1) 條撥供公眾用途的任何部分

不適用。

批地文件中關於該等設施、休憩用地及土地中該等部份的條文

「批地文件」特別條款第 (5) (a) 條訂明：

『(a) 「承批人」應：

(i) 在 2025 年 6 月 30 日或「署長」批准的其他延期或之前，自費以「署長」批准的方式及物料，按「署長」批准的標準、樓層、定線和設計進行下列工程，以全面令「署長」滿意：

(I) 在本文所夾附「PLAN I」圖則以綠色顯示的日後擬建公共道路範圍 (以下簡稱「綠色範圍」) 進行鋪設及平整工程；及

(II) 提供及建造「署長」全權酌情為必要的橋、隧道、上跨路、下通道、下水道、高架道路、天橋、行人路、道路或其他構築物 (以下統稱「構築物」)

以便在「綠色範圍」建造建築物和供車輛及行人往來。

(ii) 在 2025 年 6 月 30 日或「署長」批准的其他較遲日期或之前，自費以「署長」滿意的方式在「綠色範圍」鋪設路面、建造路緣及渠道，並且按照「署長」要求為此等設施提供溝渠、污水管、排水渠、消防栓連接駁總水喉的水管、街燈、交通標誌、街道傢俬及道路標記；及

(iii) 自費維修「綠色範圍」連同「構築物」及在該處建造、安裝和提供之所有構築物、路面、溝渠、污水管、排水渠、消防栓、服務設施、街燈、交通標誌、街道傢俬、道路標記及機器，以令「署長」滿意，直至「綠色範圍」的佔管權按照本文特別條款第 (6) 條交還為止。』

「批地文件」特別條款第 (6) 條訂明：

『為執行本文特別條款第 (5) 條所訂的必要工程，「承批人」將於「本協議」訂立日起獲授予「綠色範圍」的佔管權。「承批人」應在「署長」要求時將「綠色範圍」或其任何部分交還「政府」，而於任何情況下「綠色範圍」亦會被視作為在「署長」發函說明「承批人」已以其滿意的方式履行此等「批地條款」當日交還「政府」。「承批人」佔管「綠色範圍」或其任何部分期間，應允許所有「政府」及公共車輛和行人於任何合理時間自由進出及通行「綠色範圍」或其任何部分，並確保不會因為執行「批地文件」特別條款第 (5) 條規定的工程等而干預或阻礙此等通行權。』

「批地文件」特別條款第 (7) 條訂明：

『如事前未獲「署長」書面同意，「承批人」不得使用「綠色範圍」儲物或興建任何臨時構築物又或並非執行本文特別條款第 (5) 條所訂工程的任何其他用途。』

「批地文件」特別條款第 (8) 條訂明：

『(a) 「承批人」佔管「綠色範圍」期間，必須於任何合理時間：

(i) 允許「署長」及其人員、承辦商和其授權的任何人等行使權利通行、進出、往返及行經該地段及「綠色範圍」，以便檢查、檢驗和監督任何遵照本文特別條款第 (5) (a) 條執行的任何工程，以及執行、檢查、檢驗和監督任何遵照本文第 (5) (b) 條執行的工程及「署長」認為有必要在「綠色範圍」實施的任何其他工程；

(ii) 允許「政府」及「政府」授權的相關公用事業公司行使權利按照彼等的需要通行、進出、往返及行經該地段和「綠色範圍」，以便在「綠色範圍」或任何毗連土地之內、其上或其下執行工程，其中包括但不限於鋪設及其後維修所有水管、電線、管線、電纜管道和其他導體及附屬設備，以便提供擬供該地段或任何毗連或毗鄰土地或處所使用的電話、電力、氣體 (如有) 及其他服務。「承批人」應與「政府」和「政府」正式授權的相關公用事業公司充分合作，以處理所有關乎於「綠色範圍」執行任何上述工程的事項；及

(iii) 允許水務監督人員及彼等授權的其他人等有權按需要通行、進出、往返及行經該地段和「綠色範圍」，以便水務監督人員或彼等授權的其他人等執行任何關於運作、維修、修理、更換和更改「綠色範圍」內任何其他水務裝置的工程。』

註：
除非另行訂明，否則本章節中加上括號的詞語，其定義與「批地文件」所載相同。

指明住宅物業的每一公契中關於該等設施、休憩用地及土地中的該等部份的條文

不適用。

顯示上述各設施及休憩用地和該土地各部分位置的圖則

請見上一頁。

WARNING TO PURCHASERS
對買方的警告

(a) The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.

(b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.

(c) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser: -

(i) that firm may not be able to protect the purchaser's interests; and

(ii) the purchaser may have to instruct a separate firm of solicitors; and

(iii) in the case of paragraph (c)(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

(a) 現建議買方聘用一間獨立的律師事務所 (代表擁有人行事者除外)，以在交易中代表買方行事。

(b) 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。

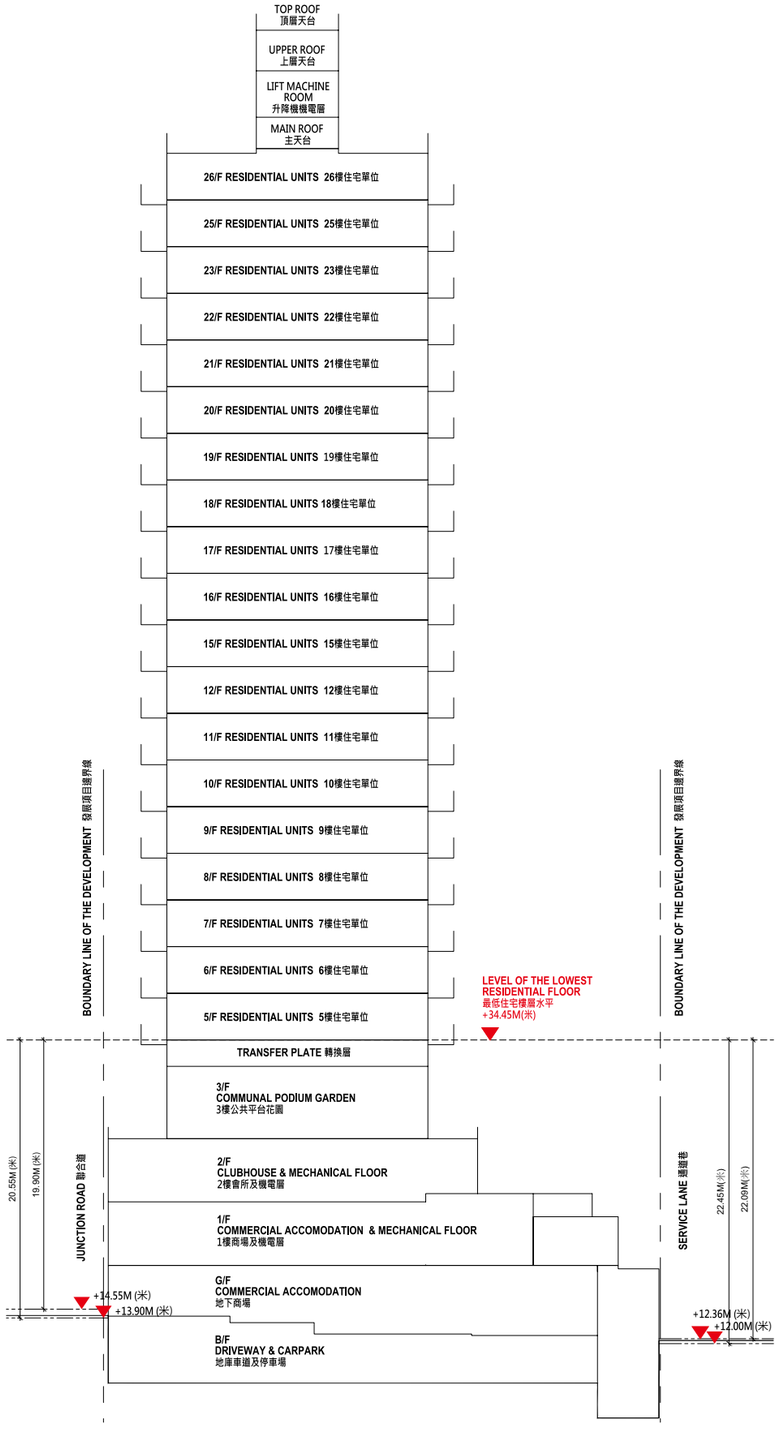
(c) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突－

(i) 該律師事務所可能不能夠保障買方的利益；及

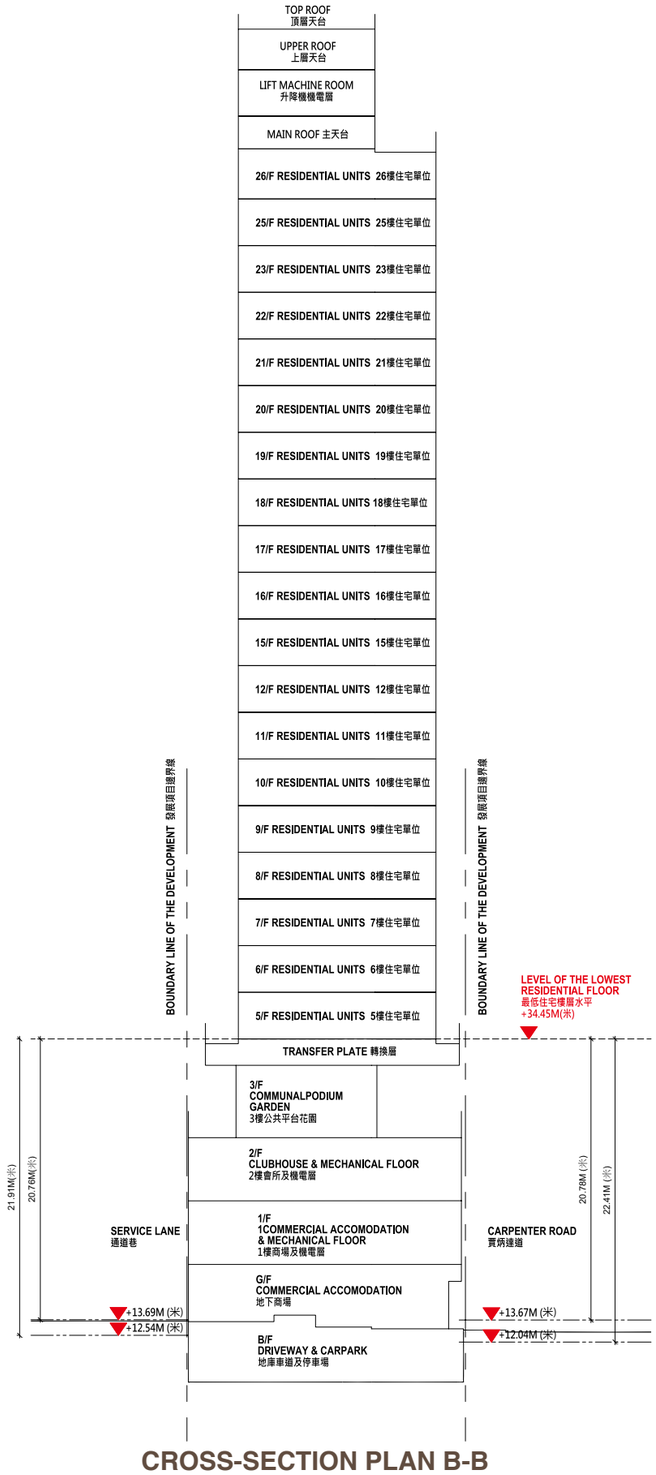
(ii) 買方可能要聘用一間獨立的律師事務所；及

(iii) 如屬 (c)(ii) 段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

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

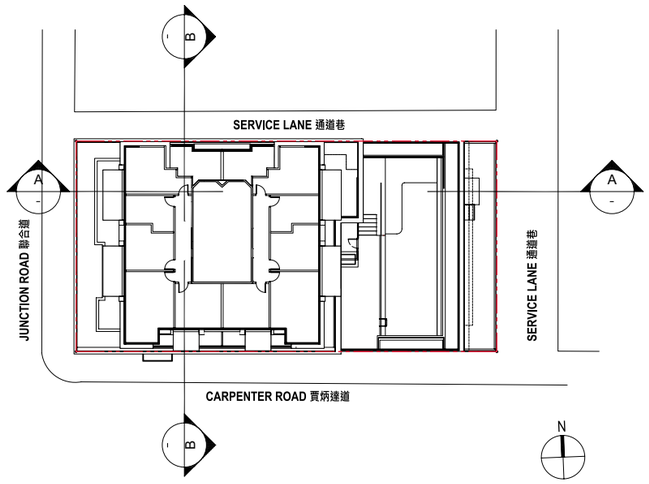


CROSS-SECTION PLAN A-A
橫截面圖 A–A



CROSS-SECTION PLAN B-B
橫截面圖 B–B

KEY PLAN 指示圖



BOUNDARY LINE OF THE DEVELOPMENT
發展項目邊界線

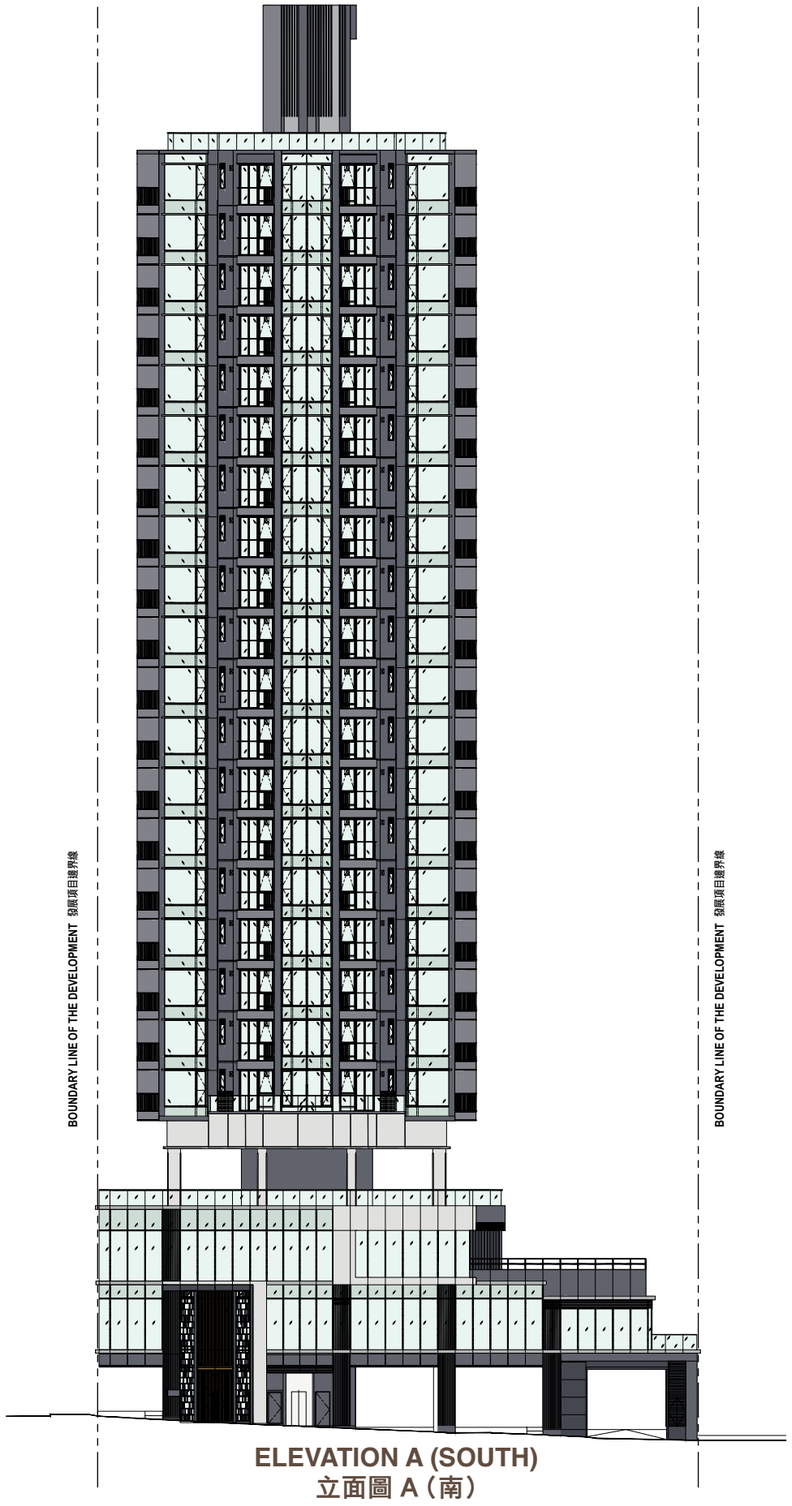
▼ Denotes height (in metres) above the Hong Kong Principal Datum.
代表香港主水平基準以上的高度(米)。

---- Dotted line denotes the level of the lowest residential floor.
虛線代表建築物之最低住宅樓層水平。

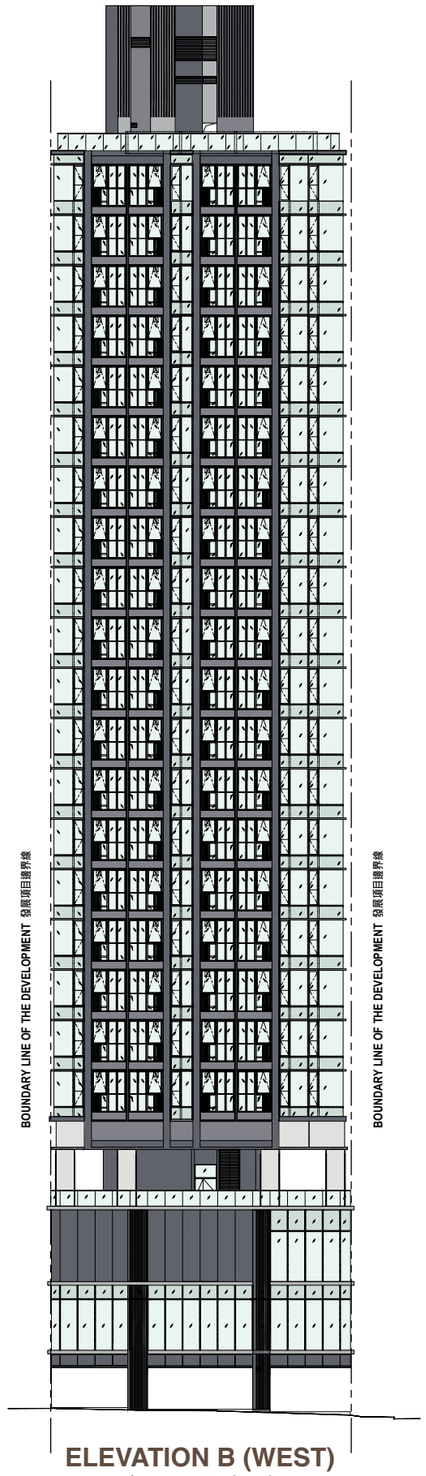
Remarks:
1. The part of Junction Road adjacent to the building is 13.90m to 14.55m above the Hong Kong Principal Datum.
2. The part of Carpenter Road adjacent to the building is 12.04m to 13.67m above the Hong Kong Principal Datum.
3. The part of service lane (to the east of the Development) adjacent to the building is 12.00m to 12.36m above the Hong Kong Principal Datum.
4. The part of service lane (to the north of the Development) adjacent to the building is 12.54m to 13.69m above the Hong Kong Principal Datum.
5. The vendor advises purchasers to conduct on-site visit for a better understanding of the development, its surrounding environment and the public facilities nearby.

備註：
1. 毗連建築物的一段聯合道為香港主水平基準以上13.90米至14.55米。
2. 毗連建築物的一段賈炳達道為香港主水平基準以上12.04米至13.67米。
3. 毗連建築物的一段通道巷(發展項目的東面)為香港主水平基準以上12.00米至12.36米。
4. 毗連建築物的一段通道巷(發展項目的北面)為香港主水平基準以上12.54米至13.69米。
5. 賣方建議買方到該發展項目作實地考察，以獲得對該發展項目及周圍地區的公共設施及環境較佳的了解。

ELEVATION PLAN
立面圖

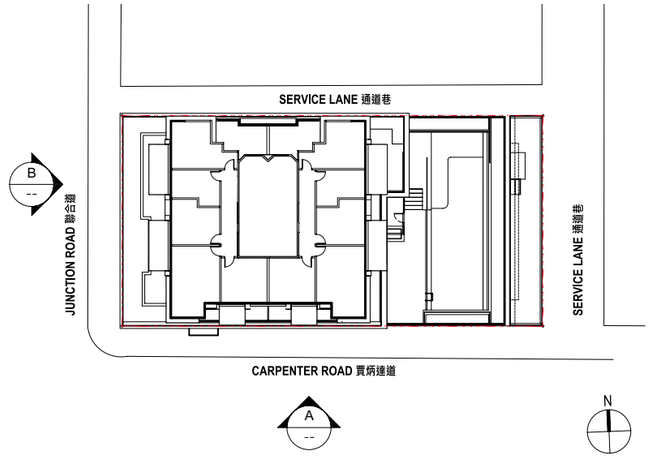


ELEVATION A (SOUTH)
立面圖 A（南）



ELEVATION B (WEST)
立面圖 B（西）

KEY PLAN 指示圖



BOUNDARY LINE OF THE DEVELOPMENT
發展項目邊界線

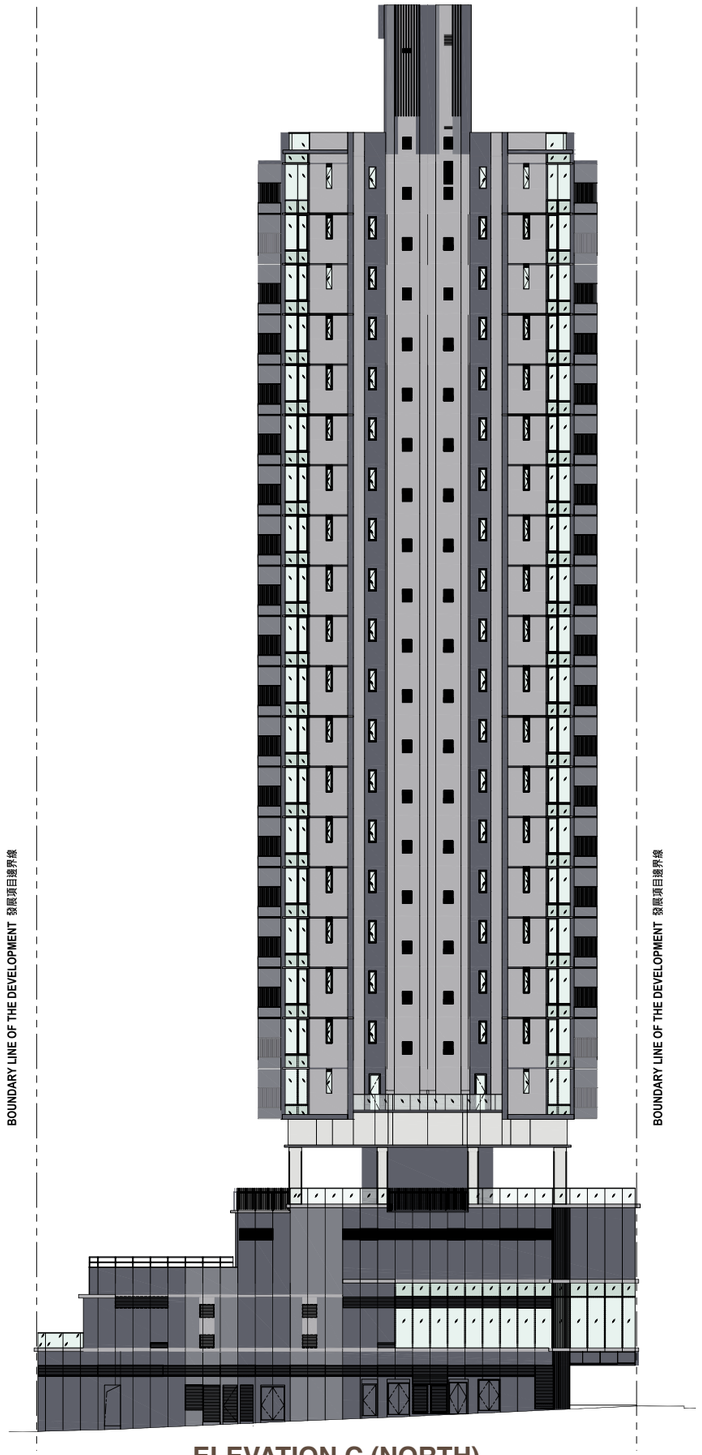
The elevation plan has been certified by the authorized person for the Development that the elevations:

1. are prepared on the basis of the approved building plans for the Development as of 12 August 2022; and
2. are in general accordance with the outward appearance of the Development.

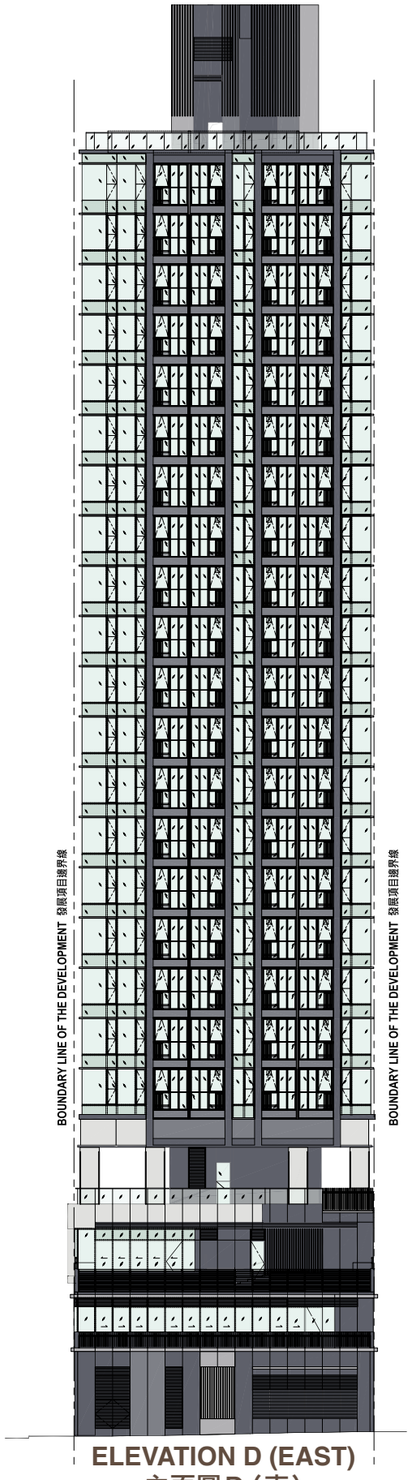
立面圖已由發展項目的認可人士證明該等立面：

1. 以2022年8月12日的情況為準的發展項目的經批准的建築圖則為基礎；及
2. 大致上與該項目的外觀一致。

ELEVATION PLAN
立面圖

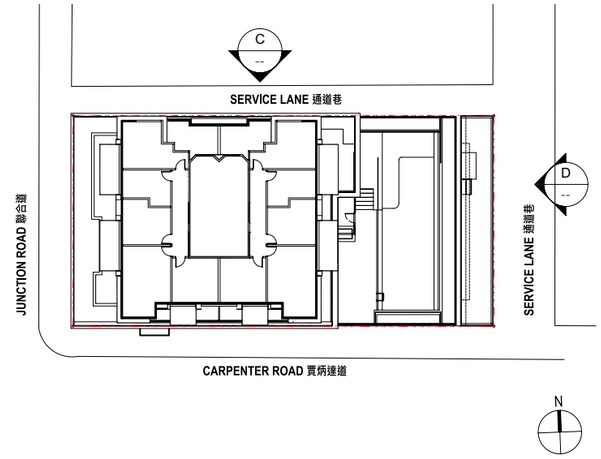


ELEVATION C (NORTH)
立面圖 C（北）



ELEVATION D (EAST)
立面圖 D（東）

KEY PLAN 指示圖



BOUNDARY LINE OF THE DEVELOPMENT
發展項目邊界線

The elevation plan has been certified by the authorized person for the Development that the elevations:

1. are prepared on the basis of the approved building plans for the Development as of 12 August 2022; and
2. are in general accordance with the outward appearance of the Development.

立面圖已由發展項目的認可人士證明該等立面：

1. 以2022年8月12日的情況為準的發展項目的經批准的建築圖則為基礎；及
2. 大致上與該項目的外觀一致。

INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT
發展項目中的公用設施的資料

Categories of Common Facilities 公用設施類別		Covered Area 有蓋範圍面積	Uncovered Area 無蓋範圍面積	Total Area 總面積
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)	Area 面積 (sq. ft. 平方呎)	2,365	2,474	4,839
	Area 面積 (sq. m. 平方米)	219.721	229.843	449.564
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)	Area 面積 (sq. ft. 平方呎)	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
	Area 面積 (sq. m. 平方米)	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
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)	Area 面積 (sq. ft. 平方呎)	3,362	1,081	4,443
	Area 面積 (sq. m. 平方米)	312.364	100.397	412.761

Note:
Areas in square feet as specified above are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer, which may be slightly different from the areas presented in square metres.

備註：
以平方呎顯示之上述面積均依據1平方米＝10.764平方呎換算，並四捨五入至整數，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. A copy of the outline zoning plan relating to the Development is available at www.ozp.tpb.gov.hk

2. A copy of the every deed of mutual covenant in respect of the residential property that has been executed as at the date on which the specified residential property is offered to be sold is available for inspection at the place at which the residential property is offered to be sold.

3. The inspection is free of charge.

1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 www.ozp.tpb.gov.hk

2. 關於住宅物業的已簽定的每一公契的副本在將指明住宅物業提供出售的日期存放在住宅物業的售樓處，以供閱覽。

3. 無須為閱覽付費。

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

1. Exterior Finishes

Item	Description	
(a) External Wall	External Wall of Tower	Finished with ceramic tiles, curtain wall, aluminum cladding, aluminum feature, aluminum louvre and grille.
	External Wall of Podium	Finished with ceramic tiles, curtain wall, aluminum cladding, aluminum feature, aluminum louvre and grille.
(b) Window	All windows (except Bathrooms) are fitted with fluorocarbon-coated aluminum windows frame with single glazed tinted tempered glass. All bathroom windows are fitted with fluorocarbon-coated aluminum windows frame with single glazed acid-etched glass.	
(c) Bay Window	Not Applicable.	
(d) Planter	Not Applicable.	
(e) Verandah or balcony	Combined Balcony / Utility Platform / Air-conditioning Platform	Balconies are fitted with glass balustrade and aluminium balustrade. Floors finished with cement sand screeding, finished with plastic wood decking. Walls at Flat A, B, C, D, G, H, J and K finished with ceramic tiles. Ceiling finished with emulsion paint with aluminium cladding along the edge. All balconies are covered. There is no verendah.
(f) Drying Facilities for clothing	Not Applicable.	

2. Interior Finishes

Item	Description	
(a) Lobby	Entrance Lobby at G/F	**Ceiling** Gypsum board false ceiling finished with emulsion paint and stainless steel trimming. **Wall** Wood veneer, stainless steel and glass on exposed surfaces. **Floor** Artificial Stone on exposed surface.
	Lift Lobby at B/F	**Ceiling** Gypsum board false ceiling finished with emulsion paint. **Wall** Plastic laminate, wood veneer and stainless steel on exposed surfaces. **Floor** Porcelain tiles on exposed surface.

1. 外部裝修物料

細項	描述	
(a) 外牆	大廈外牆	以瓷磚、玻璃幕牆、鋁質飾板、鋁質裝飾、鋁質百葉及格柵鋪砌。
	平台外牆	以瓷磚、玻璃幕牆、鋁質飾板、鋁質裝飾、鋁質百葉及格柵鋪砌。
(b) 窗	所有窗（浴室除外）均採用氟碳噴塗鋁窗框配以單層有色強化玻璃。 所有浴室窗採用氟碳噴塗鋁窗框配以單層酸蝕玻璃。	
(c) 窗台	不適用。	
(d) 花槽	不適用。	
(e) 陽台或露台	合併露台 / 工作平台 / 冷氣機平台	露台裝有玻璃欄河及鋁質欄杆。 地台底鋪水泥砂漿面層以塑木質室外地板為完成面。 A、B、C、D、G、H、J及K單位牆身鋪砌瓷磚。 天花髹乳膠漆周邊裝配鋁板。 所有露台設有上蓋。 不設陽台。
(f) 乾衣設施	不適用。	

2. 室內裝修物料

細項	描述	
(a) 大堂	地下入口大堂	**天花板** 石膏板假天花髹乳膠漆及不銹鋼支。 **牆壁** 外露牆壁鋪砌木皮飾面、不銹鋼及玻璃。 **地板** 外露地台鋪砌人造石材。
	地庫升降機大堂	**天花板** 石膏板假天花髹乳膠漆。 **牆壁** 外露牆壁鋪砌膠板、木皮飾面及不銹鋼。 **地板** 外露地台鋪砌高溫瓷磚。

2. Interior Finishes

Item	Description	
(a) Lobby	Lobbies at Residential Floors	**Ceiling** Gypsum board false ceiling finished with emulsion paint and aluminum ceiling panel. **Wall** Plastic laminate, wood veneer, fabric panel and stainless steel on exposed surfaces. **Floor** Porcelain tiles on exposed surface.
(b) Internal wall & ceiling	Living Rooms, Dining Rooms and Bedrooms	**Ceiling** Emulsion paint on exposed surfaces; Gypsum board bulkheads finished with emulsion paint. **Wall** Plastic laminate, metal and emulsion paint on exposed surface.
(c) Internal floor	Living Rooms, Dining Rooms and Bedrooms	**Floor** Porcelain tiles flooring and timber skirting on exposed surfaces.
(d) Bathroom	Bathroom	**Ceiling** Gypsum board false ceiling finished with emulsion paint and aluminum panels. **Wall** Porcelain tiles and metal frame on exposed surfaces up to false ceiling. **Floor** Porcelain tiles on exposed surface; Natural stone threshold in Flat D & Flat G.
(e) Kitchen	Open Kitchens	**Ceiling** Emulsion paint on exposed surfaces; Gypsum board false ceiling and bulkheads finished with emulsion paint. **Wall** Back painted glass on exposed surface; ceramic tiles on the surface behind kitchen cabinet; wall finishes run up to false ceiling. **Floor** Porcelain tiles flooring on exposed surfaces. **Cooking benches** Artificial Stone counter top.

2. 室內裝修物料

細項	描述	
(a) 大堂	住宅層大堂	**天花板** 石膏板假天花髹乳膠漆及鋁板天花。 **牆壁** 外露牆壁鋪砌防火膠板、木皮飾面、捫布板及不銹鋼。 **地板** 外露地台鋪砌高溫瓷磚。
(b) 內牆及天花板	客廳、飯廳及睡房	**天花板** 外露範圍髹乳膠漆； 石膏板假橫樑髹乳膠漆。 **牆壁** 外露範圍鋪貼防火膠板，金屬及髹乳膠漆。
(c) 內部地板	客廳、飯廳及睡房	**地板** 外露範圍鋪砌高溫瓷磚及木地腳線。
(d) 浴室	浴室	**天花板** 石膏板假天花髹乳膠漆及鋁板。 **牆壁** 外露範圍鋪砌高溫瓷磚及金屬框至假天花高度。 **地板** 外露範圍鋪砌高溫瓷磚；D單位及G單位鋪砌天然石材門檻。
(e) 廚房	開放式廚房	**天花板** 外露範圍髹乳膠漆； 石膏板假天花及石膏板假橫樑髹乳膠漆。 **牆壁** 外露範圍鋪砌油漆底色玻璃；廚櫃背牆身鋪砌瓷磚；牆壁裝修物料至假天花高度。 **地板** 外露範圍鋪砌高溫瓷磚。 **灶台** 鋪設人造石灶台面。

3. Interior Fittings

Item	Description	
(a) Door	Flat Entrance Door	**Material** Solid core fire rated timber door. Solid wood door frame with wood veneer and plastic laminate finishes. **Finishes** Door with wood veneer, plastic laminate finishes and stainless steel strip. **Accessories** Lockset with handle, door closer, door viewer and door stopper.
	Master Bedroom Door	**Material** Hollow core timber door. Solid wood door frame with wood veneer. **Finishes** Door with wood veneer finishes. **Accessories** Lockset with handle and door stopper.
	Bedroom 1 Door	**Material** Hollow core timber door. Solid wood door frame with wood veneer. **Finishes** Door with wood veneer finishes. **Accessories** Lockset with handle and door stopper.
	Bathroom Door	**(Flat A, Flat B, Flat C, Flat E, Flat F, Flat H, Flat J and Flat K)** **Material** Stainless steel framed laminated obscure glass sliding door with ventilation louvre. **Finishes** Stainless steel door frame in fluorocarbon coating. **Accessories** Lockset. **(Flat D and Flat G)** **Material** Hollow core timber door with ventilation louvre. Solid wood door frame with wood veneer. **Finishes** Door with wood veneer finishes. **Accessories** Lockset with handle and stopper.
	Flat Roof Metal Gate at 5/F (Between Flat E & Flat F)	Gate Door with galvanized mild steel frames & rectangular hollow section post, installed with aluminum fins cladding and lockset

3. 室內裝置

細項	描述	
(a) 門	單位入戶大門	**用料** 實心防火木門。 木皮飾面及防火膠板飾面實木門框。 **裝修物料** 木皮飾面、防火膠板飾面及不銹鋼條。 **配件** 門鎖連門柄、氣鼓、防盜眼及門頂。
	主人睡房門	**用料** 空心木門。 木皮飾面實木門框。 **裝修物料** 木皮飾面。 **配件** 門鎖連門柄及門頂。
	睡房1門	**用料** 空心木門。 木皮飾面實木門框。 **裝修物料** 木皮飾面。 **配件** 門鎖連門柄及門頂。
	浴室門	**(單位A，單位B，單位C，單位E，單位F，單位H，單位J及單位K)** **用料** 不銹鋼框夾膠半透光玻璃趟門連通風百葉。 **裝修物料** 氟化炭噴塗不銹鋼門框。 **配件** 門鎖。 **(單位D及單位G)** **用料** 空心木門配置通風木百葉。 木皮飾面實木門框。 **裝修物料** 木皮飾面。 **配件** 門鎖連門柄及門頂。
	5樓平台閘門 (單位E及單位F之間)	選用鍍鋅低碳鋼框架及矩形空心截面柱的閘門，配以鋁質飾板、鋁質百葉及門鎖。

3. Interior Fittings

Item	Description	
(a) Door	Flat Roof Door at 5/F (Unit E & F)	Sliding and folding glass door with fluorocarbon-coated aluminium door frames and installed with tinted tempered glass and door lock.
	Flat Roof Door at 5/F (Unit A & K)	Glass door with fluorocarbon-coated aluminium door frames and installed with clear tempered glass and door lock
	Balcony / Utility Platform Door	Sliding and folding glass door with fluorocarbon-coated aluminium door frames and installed with tinted tempered glass and door lock.
	Roof Door	Gate door with galvanized mild steel frames & rectangular hollow section post, installed with aluminum fins cladding and lockset.
(b) Bathroom	Fittings and equipment	**Cabinets** Wooden carcase vanity counters with wood veneer and stainless steel; Natural Stone Counter Top; Plastic laminate finishes on exposed surfaces of internal area. Wooden carcase mirror cabinet with wood veneer and stainless steel; Wood veneer for exposed surfaces of internal area. **Bathroom fittings** Vitreous china water closet; Vitreous china wash basin; Powder coated hot and cold basin mixer. **Bathing facilities** Metal framed glass panel shower cubicle. Metal hot and cold water mixer and wall mounted shower head with powder coated finishes. Metal toilet paper holder and metal robe hook are fitted. **Water supply system** Copper pipes are provided for cold water supply system; Copper pipes with thermal insulation are provided for hot water supply system; For appliances brand name and model number, please refer to the “Appliance Schedule”.

3. 室內裝置

細項	描述	
(a) 門	5樓平台門 (單位E及F)	選用氟碳塗層鋁門框趟摺玻璃門，配以有色強化玻璃和門鎖。
	5樓平台門 (單位A及K)	選用氟碳塗層鋁門框玻璃門，配以強化玻璃和門鎖。
	露台 / 工作平台門	選用氟碳塗層鋁門框趟摺玻璃門，配以有色強化玻璃和門鎖。
	天台門	選用鍍鋅低碳鋼框架及矩形空心截面柱的閘門，配以鋁質飾板、鋁質百葉及門鎖。
(b) 浴室	裝置及設備	**櫃** 木製洗手盆櫃配以木皮飾面及不銹鋼； 天然石材檯面； 櫃內外露範圍做膠板飾面。 木製鏡櫃配以木皮飾面及不銹鋼； 櫃內外露範圍做木皮飾面。 **浴室裝置** 搪瓷座廁； 搪瓷洗手盆； 粉末塗層冷熱水洗手盆水龍頭。 **沐浴設施** 金屬框玻璃淋浴間隔。 粉末塗層金屬冷熱水淋浴龍頭及掛牆淋浴花灑頭。 裝設金屬廁紙架及金屬掛衣鈎。 **供水系統** 冷水供應系統採用銅喉管； 熱水供應系統採用隔熱絕緣保護之銅喉管。 有關設備品牌名稱及型號，請閱“設備説明表”。

3. Interior Fittings

Item	Description	
(c) Kitchen	Fittings and equipment	**Sink Unit** Stainless steel sink; chrome plated sink mixer. **Kitchen cabinet and kitchen high cabinet** Material: Wooden carcase fitted with wooden cabinet door panel, hight cabinet fitted with metal framed glass door and mirror with metal framed wood door. Finishes: Plastic laminate for exposed surfaces of the carcase, plastic laminate for wood cabinet door; metal framed glass door and mirror with metal framed wood door. Plastic laminate for exposed surfaces of internal area. Clear glass shelf fitted in high cabinet. All open kitchens are fitted with the following fire services installations and equipment: Sprinkler heads and addressable smoke detectors with sounder base near open kitchen. For details, please refer to Schedule of Fire Services Installations and Equipment. **Water supply system** Copper pipes are provided for cold water supply system; Copper pipes with thermal insulation are provided for hot water supply system. For appliances brand name and model number, please refer to the “Appliance Schedule”.
(d) Bedroom	Type and material of fittings (including built-in wardrobe)	No fitting provided.
(e) Telephone	Location and number of connection points	Please refer to "Schedule of Mechanical & Electrical Provisions" for the location and number of connection points.
(f) Aerials	Location and number of connection points	Please refer to "Schedule of Mechanical & Electrical Provisions" for the location and number of connection points.

3. 室內裝置

細項	描述	
(c) 廚房	裝置及設備	**洗滌盆** 不銹鋼洗滌盆配鍍鉻水龍頭。 **廚櫃及廚房高櫃** 用料： 木製廚櫃配木櫃門板，高身廚櫃配金屬框玻璃門及鏡飾面金屬框木門。 裝修物料： 廚櫃外露範圍為防火膠板飾面，防火膠板飾面木門板；金屬框玻璃門及鏡飾面金屬框木門；櫃內外露範圍為防火膠板飾面。高櫃內配置玻璃層板。 所有有開放式廚房的單位配置以下消防裝置及設備： 消防花灑頭及開放式廚房附近的可定位消防蜂鳴式煙霧探測器。詳情請閱“消防裝置及設備説明表”。 **供水系統** 冷水供應系統採用銅喉管； 熱水供應系統採用隔熱絕緣保護之銅喉管。 有關設備品牌名稱及型號，請閱“設備説明表”。
(d) 睡房	裝置 (包括嵌入式衣櫃) 的類型及用料	沒有裝置提供。
(e) 電話	接駁點的位置及數目	接駁點的位置及數目，請參閱「機電裝置數量説明表」。
(f) 天線	接駁點的位置及數目	接駁點的位置及數目，請參閱「機電裝置數量説明表」。

3. Interior Fittings

<table>
<tr><th>Item</th><th colspan="2">Description</th></tr>
<tr><td rowspan="5">(g) Electrical installations</td><td>(i) Electrical fittings (incuding safety devices)</td><td>Single phase electricity supply with miniature circuit breakers distribution board are provided for the following flats:
<table>
<tr><th>Floor</th><th>Flat</th></tr>
<tr><td>5/F - 26/F (Omitted 13/F, 14/F and 24/F)</td><td>D and G</td></tr>
</table>
Three phase electricity supply with miniature circuit breakers distribution board are provided for the following flats:
<table>
<tr><th>Floor</th><th>Flat</th></tr>
<tr><td>5/F - 26/F (Omitted 13/F, 14/F and 24/F)</td><td>A, B, C, E, F, H, J and K</td></tr>
</table></td></tr>
<tr><td>(ii) Whether conduits are concealed or exposed</td><td>Conduits are partly concealed and partly exposed*.</td></tr>
<tr><td>(iii) Location and number of power points and air-conditioner points</td><td>Please refer to "Schedule of Mechanical & Electrical Provisions" for the location and number of power points and air-conditioner points.</td></tr>
<tr><td colspan="2">*Note: Other than those parts of the conduits concealed within concrete, the rest of them are exposed. Some of the exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials.</td></tr>
<tr><td>(h) Gas supply</td><td>Type, system and location</td><td>Town gas supply pipes are installed at open kitchen and bathroom, connected to gas hob and gas water heater for Flat D and G only at 5/F to 26/F (Omitted 13/F, 14/F and 24/F)</td></tr>
<tr><td rowspan="2">(i) Washing machine connection point</td><td>Design</td><td>Drain point and water point are provided for Dry and washing machine.</td></tr>
<tr><td>Location</td><td>For the location of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".</td></tr>
<tr><td rowspan="4">(j) Water Supply</td><td>(i) Material of water pipes</td><td>Copper pipes are used for cold water supply. Copper pipes with thermal insulation are provided for hot water supply. uPVC pipes are used for flushing water supply system.</td></tr>
<tr><td>(ii) Whether water pipes are concealed or exposed</td><td>Water pipes are partly concealed and partly exposed**.</td></tr>
<tr><td>(iii) Whether hot water is available</td><td>Hot water supply is available.</td></tr>
<tr><td colspan="2">**Notes: Other than those parts of the pipes concealed within concrete trench, the rest of them are exposed. Some of the exposed pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials.</td></tr>
</table>

3. 室內裝置

<table>
<tr><th>細項</th><th colspan="2">描述</th></tr>
<tr><td rowspan="4">(g) 電力裝置</td><td>(i) 供電附件
(包括安全裝置)</td><td>下列單位提供單相電力配電箱並裝有微型斷路器：
<table>
<tr><th>樓層</th><th>單位</th></tr>
<tr><td>5樓至26樓（不設13樓，14樓及24樓）</td><td>D及G</td></tr>
</table>
下列單位提供三相電力配電箱並裝有微型斷路器：
<table>
<tr><th>樓層</th><th>單位</th></tr>
<tr><td>5樓至26樓（不設13樓，14樓及24樓）</td><td>A，B，C，E，F，H，J及K</td></tr>
</table></td></tr>
<tr><td>(ii) 導管是隱藏或外露</td><td>導管是部份隱藏及部份外露出*。</td></tr>
<tr><td>(iii) 電插座及空調機接駁點的位置及數目</td><td>電插座及空調機接駁點的位置及數目，請參閱「機電裝置數量說明表」。</td></tr>
<tr><td colspan="2">* 備註：除部份隱藏於混凝土內之導管外，其他部份的導管均為外露。外露的導管可能被假天花、假樑、櫃、飾面板、非混凝土牆、管道槽或其他物料遮蓋或掩藏。</td></tr>
<tr><td>(h) 氣體供應</td><td>類型、系統及位置</td><td>5樓至26樓D及G單位（不設13樓、14樓及24樓）的開放式廚房及浴室裝有煤氣喉管，接駁至煤氣煮食爐及煤氣熱水爐。</td></tr>
<tr><td rowspan="2">(i) 洗衣機接駁點</td><td>設計</td><td>洗衣乾衣機配備來去水接駁點。</td></tr>
<tr><td>位置</td><td>有關接駁點之位置，請參閱「機電裝置數量說明表」。</td></tr>
<tr><td rowspan="3">(j) 供水</td><td>(i) 水管的用料</td><td>冷水供應系統採用銅喉管。熱水供應系統採用隔熱絕緣保護之銅喉管。沖廁水系統採用聚乙烯喉管。</td></tr>
<tr><td>(ii) 水管是隱藏或外露</td><td>水管是部份隱藏及部份外露 **。</td></tr>
<tr><td>(iii) 有否熱水供應</td><td>有熱水供應。</td></tr>
<tr><td colspan="2">** 備註：除部份隱藏於混凝土坑內之水管外，其他部份的水管均為外露。外露的水管可能被假天花、假樑、櫃、飾面板、非混凝土牆、管道槽或其他物料遮蓋或掩藏。</td></tr>
</table>

4. Miscellaneous

Item	Description
(a) Lifts	The building is served with four lifts : Two "Anlev" lift (model no. AT Standard 1000, L1 & L2) serving B/F to 26/F is provided. One "Anlex" lift (model no. MRL 1600, L3) serving G/F to 1/F is provided. One "Anlex" car lift (model no.AT Standard 2000, L4) serving B/F to G/F is provided. (Remarks: 4/F, 13/F, 14/F and 24/F are omitted.)
(b) Letter Box	Stainless steel letter box.
(c) Refuse Collection	Refuse Storage and Material Recovery Room is provided in the common area of each residential floor. Refuse Storage and Material Recovery Chamber is provided on G/F for collection of refuse by cleaners.
(d) Water meter, electricity meter and gas meter	Separate water meter for each residential flat is provided at the common Water Meter Cabinet on respective residential floor. Separate electricity meter for each residential flat is provided at the common Electrical Meter Cabinet on respective residential floor. Separate towngas meter is installed at each open kitchen of Flat D and Flat G on respective residential floor.

5. Security facilities

CCTV surveillance cameras are installed at the residential entrance lobby, carpark entrance, lift, Basement, G/F to 3/F lift lobbies, clubhouse area and 3/F Podium garden area.

Intercom system is installed at the residential entrance, it is connected to property mobile app system which installed by flat owner with self registered account activation.

Smartcard reader system for access control is provided at main entrance and lift (L1 and L2).

6. Appliances

Description
Please refer to "Appliances Schedule" below for brand name and model number of appliances.

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

4. 雜項

細項	描述
(a) 升降機	大廈設有4部升降機： 2部「安力」升降機(型號AT Standard 1000, L1及L2)連接地庫至26樓。 1部「安力」升降機(型號MRL 1600, L3)連接地下至1樓。 1部「安力」汽車升降機(型號AT Standard 2000, L4)連接地庫至地下。 (備註：不設4樓、13樓、14樓及24樓。)
(b) 信箱	不銹鋼信箱。
(c) 垃圾收集	每層住宅樓層公用地方設垃圾及物料回收房，垃圾及物料回收站設於地下，由清潔工人收集垃圾。
(d) 水錶、電錶及氣體錶	每戶之獨立水錶設於大廈住宅樓層之公共水錶櫃。 每戶之獨立電錶設於大廈住宅樓層之公共電錶櫃。 大廈住宅樓層內，D單位及G單位住戶之獨立煤氣錶設於其單位之開放式廚房內。

5. 保安設施

大廈住宅入口大堂、停車場入口、升降機、地庫、地下至3樓升降機大堂、會所範圍及3樓花園平台均裝有閉路電視。

大廈住宅入口設有對話裝置，直接接駁到業戶擁有人手機內已安裝的物業應用程式，並以個人主註冊戶口運作。

大廈入口及升降機(L1及L2)內均設有「智能咭」讀咭系統以作出入控制。

6. 設備

描述
設備之品牌名稱及產品型號請參閱下文「設備説明表」。

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

Appliances Schedule - Open Kitchen 設備説明表 - 開放式廚房

Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	5/F 5樓										6/F-12/F, 15/F-23/F, 25/F-26/F 6樓至12樓，15樓至23樓，25樓至26樓									
			A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K
Induction Hob 電磁爐	Siemens 西門子	EH375FBB1E	1	1	1	-	1	1	-	1	1	1	1	1	1	-	1	1	-	1	1	1
CombiSet - 2 burner Gas Hob 組合式雙頭氣體煮食爐	Siemens 西門子	ER7EA233HK	-	-	-	1	-	-	1	-	-	-	-	-	-	1	-	-	1	-	-	-
Cooker Hood 抽油煙機	Siemens 西門子	LI67SA531B	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Built-in Refrigerator 嵌入式雪櫃	Siemens 西門子	KI42LAFF0K	1	-	1	1	1	1	1	1	-	1	1	-	1	1	1	1	1	1	-	1
Built-in Refrigerator 嵌入式雪櫃	Siemens 西門子	KU15LADF0K	-	1	-	-	-	-	-	-	1	-	-	1	-	-	-	-	-	-	1	-
Built-in Steam Combination Oven 嵌入式蒸焗爐	Siemens 西門子	CS589ABS0H	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Washer Dryer 二合一洗衣乾衣機	Siemens 西門子	WK14S250HK	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Appliances Schedule - Bathroom 設備説明表 – 浴室

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	5/F 5樓										6/F-12/F, 15/F-23/F, 25/F-26/F 6樓至12樓，15樓至23樓，25樓至26樓									
				A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K
Bathroom 浴室	Gas Water Heater 煤氣熱水爐	TGC	TRJW162TFL	-	-	-	1	-	-	1	-	-	-	-	-	-	1	-	-	1	-	-	-
	Electric Water Heater 電熱水爐	Stielbel Eltron 斯寶亞創	DHE 18/21/24	1	1	1	-	1	1	-	1	1	1	1	1	1	-	1	1	-	1	1	1
	Exhaust Fan 抽氣扇	Ostberg	LPK125B1-rs	-	1	1	-	1	1	-	1	1	-	-	1	1	-	1	1	-	1	1	-
	Portable Air Purifier 便携式空氣淨化機	b-MOLA	BM10	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BE3H2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes:
1. The Symbol "-" as shown in the above table denotes "Not Provided" or "Not Applicable".
2. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
1. 上述符號 "-" 表示不提供或不適用。
2. 不設4樓、13樓、14樓及24樓。

Appliances Schedule - Air Conditioner 設備説明表 - 冷氣機

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號		5/F 5樓										6/F-12/F, 15/F-23/F, 25/F-26/F 6樓至12樓，15樓至23樓，25樓至26樓									
			Indoor unit 室內機	Outdoor unit 室外機	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K
Living Room and Dining Room 客廳及飯廳	Split-type Air-Conditioner 分體式冷氣機	Mitsubishi Heavy Industries 三菱重工	SRK50ZSH-S	SRC50ZSH-S	-	1	-	-	-	-	-	-	1	-	-	1	-	-	-	-	-	-	1	-
	Multi-split type Air-Conditioner 分體式冷氣機	Mitsubishi Heavy Industries 三菱重工	SRK50ZS-W	SCM71ZM-S1	-	-	*1	-	*1	*1	-	*1	-	-	-	-	*1	-	*1	*1	-	*1	-	-
	Multi-split type Air-Conditioner 分體式冷氣機	Mitsubishi Heavy Industries 三菱重工	SRK50ZS-W	SCM80ZM-S1	*1	-	-	-	-	-	-	-	-	*1	*1	-	-	-	-	-	-	-	-	*1
	Multi-split type Air-Conditioner 分體式冷氣機	Mitsubishi Heavy Industries 三菱重工	SRK50ZS-W	SCM100ZM-S	-	-	-	*1	-	-	*1	-	-	-	-	-	-	*1	-	-	*1	-	-	-
Master Bedroom 主人睡房	Multi-split type Air-Conditioner 分體式冷氣機	Mitsubishi Heavy Industries 三菱重工	SRK20ZS-W	SCM71ZM-S1	-	-	*1	-	*1	*1	-	*1	-	-	-	-	*1	-	*1	*1	-	*1	-	-
	Multi-split type Air-Conditioner 分體式冷氣機	Mitsubishi Heavy Industries 三菱重工	SRK25ZS-W	SCM80ZM-S1	*1	-	-	-	-	-	-	-	-	*1	*1	-	-	-	-	-	-	-	-	*1
	Multi-split type Air-Conditioner 分體式冷氣機	Mitsubishi Heavy Industries 三菱重工	SRK35ZS-W	SCM100ZM-S	-	-	-	*1	-	-	*1	-	-	-	-	-	-	*1	-	-	*1	-	-	-
Bedroom 1 睡房 1	Multi-split type Air-Conditioner 分體式冷氣機	Mitsubishi Heavy Industries 三菱重工	SRK20ZS-W	SCM100ZM-S	-	-	-	*1	-	-	*1	-	-	-	-	-	-	*1	-	-	*1	-	-	-

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes:
1. The Symbol "-" as shown in the above table denotes "Not Provided" or "Not Applicable".
2. The symbol "*" as shown in the above table denotes shared outdoor unit for different location of a flat.
3. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
1. 上述符號 "-" 表示不提供或不適用。
2. 上述符號 " * " 表示同一單位不同位置共用一部室外機。
3. 不設4樓、13樓、14樓及24樓。

Schedule of Fire Services Installations and Equipment 消防裝置及設備說明表

Location 位置	Appliance 設備	5/F 5樓										6/F-12/F, 15/F-23/F, 25/F-26/F 6樓至12樓，15樓至23樓，25樓至26樓									
		A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K
Open Kitchen 開放式廚房	Sprinkler Head 花灑頭	4	3	3	3	3	3	3	3	3	4	4	3	3	3	3	3	3	3	3	4
Living Room and Dining Room 客廳及飯廳	Smoke Detector 煙霧偵測器	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes:
1. The Symbol "-" as shown in the above table denotes "Not Provided" or "Not Applicable".
2. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
1. 上述符號 "-" 表示不提供或不適用。
2. 不設4樓、13樓、14樓及24樓。

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表

Location 位置	Provisions 裝置		5/F 5樓										6/F-12/F, 15/F-23/F & 25/F 6樓至12樓，15樓至23樓及25樓										26/F & Roof 26樓及天台									
	Exposed Type 外露型	Non-Exposed Type 非外露型	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point (Public) 燈位 (公眾電)		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	TV / FM Connection Point 電視 / 收音機天線接駁點		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Connection Point 電話接駁點		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈具開關		4	3	3	4	2	2	4	3	3	4	3	3	3	4	2	2	4	3	3	3	3	3	3	4	2	2	4	3	3	3
	Lighting Point 燈位		4	3	3	4	3	3	4	3	3	4	4	3	3	4	3	3	4	3	3	4	4	3	3	4	3	3	4	3	3	4
	Equipment Switch 設備開關		-	1	1	1	-	-	1	1	1	-	-	1	1	1	-	-	1	1	1	-	-	1	1	1	-	-	1	1	1	-
		Door Bell 門鈴	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13A單位電插座		-	-	-	1	-	-	1	-	-	-	-	-	-	1	-	-	1	-	-	-	-	-	-	1	-	-	1	-	-	-
	13A Twin Socket Outlet 13A雙位電插座		4	3	3	3	3	3	3	3	3	4	4	3	3	3	3	3	3	3	3	4	4	3	3	3	3	3	3	3	3	4
	Switch for Indoor A/C Unit 室內冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Notes:
1. The Symbol "-" as shown in the above table denotes "Not Provided" or "Not Applicable".
2. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
1. 上述符號 "-" 表示不提供或不適用。
2. 不設4樓、13樓、14樓及24樓。

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表

Location 位置	Provisions 裝置		5/F 5樓										6/F-12/F, 15/F-23/F & 25/F 6樓至12樓，15樓至23樓及25樓										26/F & Roof 26樓及天台									
	Exposed Type 外露型	Non-Exposed Type 非外露型	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K
Open Kitchen 開放式廚房		Fused Spur Unit for Kitchen Cabinet Luminaire 接線位連保險絲供廚櫃燈	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		13A Single Socket Outlet (Connected To Kitchen Appliance) 13A單位電插座 (已接駁廚房設備)	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	13A Twin Socket Outlet 13A雙位電插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Telephone Connection Point 電話接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Power Connection Unit for Steam Combination Oven 接線座供蒸焗爐	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Power Connection Unit for Induction Hob 接線座供電磁爐	1	1	1	-	1	1	-	1	1	1	1	1	1	-	1	1	-	1	1	1	1	1	1	-	1	1	-	1	1	1
		Fused Spur Unit for CombiSet - 2 burner Gas Hob 接線位供組合式雙頭氣體煮食爐	-	-	-	1	-	-	1	-	-	-	-	-	-	1	-	-	1	-	-	-	-	-	-	1	-	-	1	-	-	-
		Equipment Switch 設備開關	2	2	2	1	2	2	1	2	2	2	2	2	2	1	2	2	1	2	2	2	2	2	2	1	2	2	1	2	2	2
		Distribution Board 配電箱	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Towngas Connection Point 煤氣接駁點	-	-	-	1	-	-	1	-	-	-	-	-	-	1	-	-	1	-	-	-	-	-	-	1	-	-	1	-	-	-
		Washing Machine / Washer Dryer Connection Point (Water Point) 洗衣機 / 洗衣乾衣機接駁點(來水位)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Washing Machine / Washer Dryer Connection Point (Drain Point) 洗衣機 / 洗衣乾衣機接駁點(去水位)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Notes:
1. The Symbol "-" as shown in the above table denotes "Not Provided" or "Not Applicable".
2. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
1. 上述符號 "-" 表示不提供或不適用。
2. 不設4樓、13樓、14樓及24樓。

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表

Location 位置	Provisions 裝置		5/F 5樓										6/F-12/F, 15/F-23/F & 25/F 6樓至12樓，15樓至23樓及25樓										26/F & Roof 26樓及天台									
	Exposed Type 外露型	Non-Exposed Type 非外露型	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K
Bathroom 浴室	Lighting Point 燈位		3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
		Fused Spur Unit for Mirror Cabinet Luminaire 接線位連保險絲供鏡櫃燈	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet With USB 13A單位電插座連USB		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		13A Single Socket Outlet (Connected To Appliance) 13A單位電插座 (已接駁設備)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		13A Twin Socket Outlet (Connected To Appliance) 13A雙位電插座 (已接駁設備)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Exhaust Fan 接線位連保險絲供抽氣扇	-	1	1	-	1	1	-	1	1	-	-	1	1	-	1	1	-	1	1	-	-	1	1	-	1	1	-	1	1	-
		Power Connection Unit for Themo Ventilator 接線座供浴室寶	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Gas Water Heater 接線位連保險絲供煤氣熱水爐	-	-	-	1	-	-	1	-	-	-	-	-	-	1	-	-	1	-	-	-	-	-	-	1	-	-	1	-	-	-
		Isolator for Electric Water Heater 電熱水爐隔離開關掣	1	1	1	-	1	1	-	1	1	1	1	1	1	-	1	1	-	1	1	1	1	1	1	-	1	1	-	1	1	1
		Gas Water Heater Remote Control 煤氣熱水爐溫度控制器	-	-	-	1	-	-	1	-	-	-	-	-	-	1	-	-	1	-	-	-	-	-	-	1	-	-	1	-	-	-
		Wireless Charger 無線充電器	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		USB Ports Extender USB擴充器	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Notes:
1. The Symbol "-" as shown in the above table denotes "Not Provided" or "Not Applicable".
2. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
1. 上述符號 "-" 表示不提供或不適用。
2. 不設4樓、13樓、14樓及24樓。

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表

Location 位置	Provisions 裝置		5/F 5樓										6/F-12/F, 15/F-23/F & 25/F 6樓至12樓，15樓至23樓及25樓										26/F & Roof 26樓及天台									
	Exposed Type 外露型	Non-Exposed Type 非外露型	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K
Master Bedroom 主人睡房	TV / FM Connection Point 電視 / 收音機天線接駁點		1	-	1	1	1	1	1	1	-	1	1	-	1	1	1	1	1	1	-	1	1	-	1	1	1	1	1	1	-	1
	Telephone Connection Point 電話接駁點		1	-	1	1	1	1	1	1	-	1	1	-	1	1	1	1	1	1	-	1	1	-	1	1	1	1	1	1	-	1
	Lighting Switch 燈具開關		2	-	1	1	3	3	1	1	-	2	2	-	1	1	2	2	1	1	-	2	2	-	1	1	2	2	1	1	-	2
	Lighting Point 燈位		1	-	1	1	1	1	1	1	-	1	1	-	1	1	1	1	1	1	-	1	1	-	1	1	1	1	1	1	-	1
	Equipment Switch 設備開關		1	-	-	-	1	1	-	-	-	1	1	-	-	-	1	1	-	-	-	1	1	-	-	-	1	1	-	-	-	1
	13A Single Socket Outlet 13A單位電插座		-	-	-	1	-	-	1	-	-	-	-	-	-	1	-	-	1	-	-	-	-	-	-	1	-	-	1	-	-	-
	13A Twin Socket Outlet 13A雙位電插座		2	-	2	1	2	2	1	2	-	2	2	-	2	1	2	2	1	2	-	2	2	-	2	1	2	2	1	2	-	2
	Switch for Indoor A/C Unit 室內冷氣機開關掣		1	-	1	1	1	1	1	1	-	1	1	-	1	1	1	1	1	1	-	1	1	-	1	1	1	1	1	1	-	1
Bedroom 1 睡房 1	TV / FM Connection Point 電視 / 收音機天線接駁點		-	-	-	1	-	-	1	-	-	-	-	-	-	1	-	-	1	-	-	-	-	-	-	1	-	-	1	-	-	-
	Telephone Connection Point 電話接駁點		-	-	-	1	-	-	1	-	-	-	-	-	-	1	-	-	1	-	-	-	-	-	-	1	-	-	1	-	-	-
	Lighting Switch 燈具開關		-	-	-	1	-	-	1	-	-	-	-	-	-	1	-	-	1	-	-	-	-	-	-	1	-	-	1	-	-	-
	Lighting Point 燈位		-	-	-	1	-	-	1	-	-	-	-	-	-	1	-	-	1	-	-	-	-	-	-	1	-	-	1	-	-	-
	13A Single Socket Outlet 13A單位電插座		-	-	-	2	-	-	2	-	-	-	-	-	-	2	-	-	2	-	-	-	-	-	-	2	-	-	2	-	-	-
	Switch for Indoor A/C Unit 室內冷氣機開關掣		-	-	-	1	-	-	1	-	-	-	-	-	-	1	-	-	1	-	-	-	-	-	-	1	-	-	1	-	-	-

Notes:
1. The Symbol "-" as shown in the above table denotes "Not Provided" or "Not Applicable".
2. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
1. 上述符號 "-" 表示不提供或不適用。
2. 不設4樓、13樓、14樓及24樓。

Schedule of Mechanical & Electrical Provisions 機電裝置數量説明表

Location 位置	Provisions 裝置		5/F 5樓										6/F-12/F, 15/F-23/F & 25/F 6樓至12樓，15樓至23樓及25樓										26/F & Roof 26樓及天台									
	Exposed Type 外露型	Non-Exposed Type 非外露型	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K
Flat Roof 平台	Lighting Point 燈位		5	-	-	-	3	3	-	-	-	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Weather-proof Socket Outlet 防水電插座		1	-	-	-	1	1	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Weather-proof Isolator for Air-Conditioner Outdoor Unit 室外空調機防水隔離開關掣		-	-	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Balcony 露台	Lighting Point 燈位		1	1	1	1	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
A/C Platform 冷氣機平台	Weather-proof Isolator for Air-Conditioner Outdoor Unit 室外空調機防水隔離開關掣		1	1	1	1	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Roof 天台	Weather-proof Lighting Switch 防水燈具開關		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	5	5	5	5	5	5	5	5	5
	Weather-proof Socket Outlet 防水電插座		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1

Notes:
1. The Symbol "-" as shown in the above table denotes "Not Provided" or "Not Applicable".
2. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
1. 上述符號 "-" 表示不提供或不適用。
2. 不設4樓、13樓、14樓及24樓。

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.

Town gas is supplied by The Hong Kong and China Gas Company 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。

煤氣由香港中華煤氣有限公司供應。

GOVERNMENT RENT
地税

The Vendor will pay/has paid (as the case may be) all outstanding Government rent in respect of the specified residential property up to and including the date of the Assignment of the residential property.

賣方將會繳付/已繳付（視情況而定）指明住宅物業之地税直至包括住宅物業之買賣成交日期。

MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

1. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water and electricity.

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

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水及電力的按金。

2. 在交付時，買方不須向擁有人支付清理廢料的費用。

Note :
1. It may be the case that the purchaser should pay to the Manager and not the owner of the Development the deposits for communal water and electricity meters and debris removal fee.
2. The amount of deposits for water and electricity and debris removal fee is yet to be ascertained at the date on which the sales brochure is printed.

備註：
1. 買方可能須向發展項目管理人而非擁有人繳付公用水及電力錶按金及清理廢料的費用。
2. 水及電力的按金及清理廢料的費用的款額於售樓説明書印製日期尚未決定。

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

Defects liability warranty period for the residential property and the fittings, finishes and appliances as provided in the agreement for sale and purchase is within six (6) months from the date of completion of the sale and purchase.

按買賣合約規定，住宅物業及其內裝置、裝修物料及設備之欠妥之處的保養責任期為住宅物業之成交日期起計為期六 (6) 個月內。

MAINTENANCE OF SLOPES
斜坡維修

Not Applicable

不適用

MODIFICATION
修訂

No application to the Government for a modification of the Land Grant for the Development is underway.

本發展項目現時並沒有向政府提出申請修改批地文件。

Operation of Building Maintenance Units

Under the executed Deed of Mutual Covenant and Management Agreement (the "DMC"), in respect of any roof or flat roof forming part of a Unit, the Manager, its employees, agents or contractors shall have the right at all times on reasonable notice (except in an emergency) to extend, maintain, operate, move and have access to, over and into or partly into the portion of airspace above the roof or flat roof or the parapet walls of the roof or flat roof as may be determined by the Manager, its employees, agents or contractors, a tracked telescopic jib gondola or any jib, davit arm, other equipment or device of management to carry out any necessary repairs to any part of any exterior of the Development, and to remain temporarily over or on the said airspace for such period as may be necessary for the purpose of repairing and cleaning all or any part of the Development PROVIDED THAT:-

(i) the use and enjoyment by the Owner of the Unit shall not be affected or prejudiced thereby; and

(ii) the Manager shall repair and make good (at his own costs and expense) any damage caused thereby and ensure that the least disturbance is caused; and

(iii) the Manager shall be liable for any act or omission involving criminal liability, dishonesty, wilfulness or negligence on the part of the Manager or its employees, agents or contractors in the course of exercising the aforesaid rights.

Area for Air-conditioning of the Residential Units

Under the DMC, no individual air-conditioner platforms, air-conditioning or other units shall be installed through any window or External Walls and any part thereof other than at areas for air conditioning of the Residential Units and all possible measures shall be taken to prevent excessive noise, condensation or dripping on to any part of the Land or the Development. Every Owner shall also at his own cost and expense keep and maintain the air-conditioning or other units or plants (if any) serving exclusively his Residential Unit in good repair and condition.

For the locations of the area for air-conditioning of the Residential Units, please refer to “Floor Plans of Residential Properties in the Development”.

Fire Safety Provisions

Under the DMC, in compliance with the requirements in the Fire Safety Management Plan, owners of the Residential Units shall inter alia allow the Manager and the registered fire services installation contractor(s) to enter with or without workmen, contractors and others and with or without equipment and apparatus at all reasonable times on reasonable notice (except in case of emergency) into his Residential Unit to carry out (at the cost and expense of the Relevant Owner) necessary annual check and maintenance of the fire safety provisions including but not limited to smoke detectors and sprinkler heads within his Residential Unit, subject to the provisions of the DMC

No gas supply to certain residential properties

Save and except for Flat D and G only on 5/F to 26/F (excluding 13/F, 14/F and 24/F), the Development will not be installed gas pipes for the supply of town gas to other residential properties.

Exhaust louvers

There may be exhaust louvers connecting from the shops on G/F and 1/F for exhaust from air-conditioning system and business operations (including restaurant (if any)). The alignment and position of the exhaust louvers may be changed from time to time and are subject to compliance with the relevant statutory requirements and the directions from the relevant governmental authorities. Prospective purchasers should note the possible effect (if any) of such exhaust louvers on individual residential properties.

Lighting at the external wall of the Development

There may be decorative lighting and illuminated signs at the external wall of the shops on G/F and 1/F and at the signboards of the Development. Prospective purchasers should note the possible impact (if any) of the said features on the individual residential properties..

Notes:
1. Unless otherwise defined, the capitalized terms used in this section shall have the same meaning of such terms in the DMC.
2. For full details, please refer to the executed DMC. The copy of the executed DMC is available for free inspection at the sales office during its opening hours.

吊船的操作

根據已簽定的公契及管理協議(「公契」)，就構成單位一部分的任何天台或平台而言，管理人、其雇員、代理人或承包商經合理預先書面通知(緊急情況除外)有權進入、越經或部分進入天台或平台或天台或平台或天台的護牆之上空範圍，並由管理人、其雇員、代理人或承包商決定延展、保養、操作、移動履帶式伸縮臂、吊船及/或懸臂、吊臂或其他相關管理設備或儀器包括一切懸臂、支架、鉸鏈、支柱或其他相關設備，在上述上空範圍暫時停留其認為必要的時間，藉以維修及清潔發展項目的全部或任何部分，前提是：-

(i) 單位所有人的使用和享用不應因此受到影響或損害；和

(ii) 管理人應修理和修復（自費）由此造成的任何損壞，並確保造成的干擾最小；和

(iii) 管理人應對管理人或其雇員、代理人或承包商在行使上述權利的過程中涉及刑事責任、不誠實、故意或疏忽的任何作為或不作為負責。

住宅單位的冷氣機區域

根據公契，除安裝於住宅單位的冷氣機區域內，不得通過任何窗戶或外牆及其任何部分安裝單獨的空調平台、空調或其他單元，並應採取一切可能的措施防止過度噪音、冷凝或滴落到土地或發展項目的任何部分。每位業主亦須自費保持和維護冷氣機或其他唯獨為其住宅單位而設的單元或設備（如果有）處於良好的維修和狀態。

有關住宅單位的冷氣機區域的位置，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」。

消防安全規定

根據公契，為遵守《消防安全管理計劃》內的要求，住宅物業的業主必須(除其他責任以外)，允許管理人及註冊消防裝置承辦商在任何合理時間（緊急情況除外），在有或沒有工人、承建商和其他人的情況下，在有或沒有設備和器具的情況下進入其住宅單位，根據公契條款以進行(費用及支出由相關業主承擔)必要的年度檢查和維護消防安全規定，包括但不限於其住宅單元內的煙霧探測器和灑水噴頭。

沒有氣體燃料供應至某些住宅物業

除5樓至26樓D及G單位（不設13樓、14樓及24樓）外，發展項目沒有安裝供應煤氣至其他住宅物業的氣體喉。

排氣口

位於地下及1樓的商鋪及會安裝排氣口以給空調系統及經營之業務（包括餐廳（如有））作出排氣。排氣口的排列及位置或會不時更改，並須符合相關法例要求及有關政府部門的指引。準買家請注意上述排氣口對個別住宅物業可能造成的影響（如有）。

發展項目的外牆設有外牆裝飾燈

發展項目地下及1樓的商鋪的外牆及招牌可能設有裝飾照明及發光的招牌。準買家請注意上述特色裝置對個別住宅物業造成之影響（如有）。

備註：
1. 除非另有定義，本節中使用的大寫術語與公契中的術語具有相同的含義。
2. 詳情請參閱已簽定的公契。已簽定的公契的副本備於售樓處，於開放時間可供免費查閱。

WEBSITE ADDRESS DESIGNATED BY THE VENDOR FOR THE DEVELOPMENT
賣方就發展項目指定的互聯網網址

The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance (Cap 621):

www.allegro-hk.com

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

www.allegro-hk.com

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.

DISREGARDED GFA UNDER BUILDING (PLANNING) REGULATIONS 23(3)(b)		Area (m^2)
1(#)	Carpark and loading/unloading area excluding public transport terminus	916.510
2	**Plant rooms and similar services**	
2.1(#)	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulations such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recover chamber, etc.	117.586
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.	577.190
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	Not Applicable
GREEN FEATURES UNDER JOINT PRACTICES NOTES 1 AND 2		**Area (m^2)**
3(#)	Balcony	193.555
4	Wider common corridor and lift lobby	Not Applicable
5	Communal sky garden	Not Applicable
6	Acoustic fin	Not Applicable
7	Wing wall, wind catcher and funnel	Not Applicable
8(#)	Non-structural prefabricated external wall	34.067
9(#)	Utility platform	146.105
10	Noise barrier	Not Applicable
AMENITY FEATURES		**Area (m^2)**
11	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	Not Applicable
12(#)	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	234.480
13(#)	Covered landscaped and play area / communal podium garden	312.364

AMENITY FEATURES		Area (m^2)
14	Horizontal screen/covered walkway and trellis	Not Applicable
15(#)	Larger lift shaft	25.372
16	Chimney shaft	Not Applicable
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	Not Applicable
18(#)	Pipe duct, air duct for mandatory feature or essential plant room	64.929
19	Pipe duct, air duct for non-mandatory or non-essential plant room	Not Applicable
20	Plant room, pipe duct, air duct for environmentally friendly system and feature	Not Applicable
21	Void in duplex domestic flat and house	Not Applicable
22	Sunshade and reflector	Not Applicable
23	Minor projection such as A/C box, A/C platform, window cill and projecting window	Not Applicable
24	Other projection such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19	Not Applicable
OTHER EXEMPTED ITEMS		**Area (m^2)**
25	Refuge floor including refuge floor cum sky garden	Not Applicable
26	Covered area under large projecting / overhanging feature	Not Applicable
27	Public transport terminus	Not Applicable
28	Party structure and common staircase	Not Applicable
29(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	79.066
30	Public passage	Not Applicable
31	Covered set back area	Not Applicable
BONUS GFA		**Area (m^2)**
32	Bonus GFA	Not Applicable
Additional Green Features under Joint Practice Note (No. 8)		**Area (m^2)**
33	Buildings adopting Modular Integrated Construction	Not Applicable

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

ENVIRONMENT ASSESSMENT OF THE BUILDING AND INFORMATION ON THE ESTIMATED ENERGY PERFORMANCE OR CONSUMPTION FOR THE COMMON PARTS OF THE DEVELOPMENT

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

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

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。

根據《建築物（規劃）規例》第23(3)(b)條不計算的總樓面面積		面積（平方米）
1(#)	停車場及上落客貨地方（公共交通總站除外）	916.510
2	**機房及相類設施**	
2.1(#)	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》（《作業備考》）或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	117.586
2.2(#)	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	577.190
2.3	非強制性或非必要機房，例如空調機房、送風櫃房等	不適用
根據聯合作業備考第1及第2號提供的環保設施		**面積(平方米)**
3(#)	露台	193.555
4	加闊的公用走廊及升降機大堂	不適用
5	公用空中花園	不適用
6	隔聲鰭	不適用
7	翼牆、捕風器及風斗	不適用
8(#)	非結構預製外牆	34.067
9(#)	工作平台	146.105
10	隔音屏障	不適用
適意設施		**面積(平方米)**
11	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	不適用
12(#)	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	234.480
13(#)	有蓋園景區及遊樂場地 / 公用平台花園	312.364
14	橫向屏障 / 有蓋人行道及花棚	不適用
15(#)	擴大升降機槽	25.372
16	煙囪管道	不適用

適意設施		面積(平方米)
17	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	不適用
18(#)	強制性設施或必要機房所需的管槽及氣槽	64.929
19	非強制性設施或非必要機房所需的管槽及氣槽	不適用
20	環保系統及設施所需的機房、管槽及氣槽	不適用
21	複式住宅單位及洋房的中空空間	不適用
22	遮陽篷及反光罩	不適用
23	小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	不適用
24	《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	不適用
其他項目		**面積(平方米)**
25	庇護層，包括庇護層兼空中花園	不適用
26	大型伸出 / 外懸設施下的有蓋地方	不適用
27	公共交通總站	不適用
28	共用構築物及公用樓梯	不適用
29(#)	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	79.066
30	公眾通道	不適用
31	有蓋的後移部分	不適用
額外總樓面面積		**面積(平方米)**
32	額外總樓面面積	不適用
根據聯合作業備考（第 8 號）提供的額外環保設施		**面積(平方米)**
33	採用「組裝合成」建築法的樓宇	不適用

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

有關建築物的環境評估及發展項目的公用部分的預計能量表現或消耗的資料

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

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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。

Date on which the sales brochure is printed: 5 May 2022
售樓説明書的印製日期：2022年5月5日

EXAMINATION RECORD
檢視紀錄

Examination / Revision Date **檢視 / 修改日期**	**Revision Made** **所作修改**	
	Page Number **頁次**	**Revision Made** **所作修改**
5 August 2022 2022年8月5日	12	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	16	Outline Zoning Plan Relating to the Development is updated. 更新關乎發展項目的分區計劃大綱圖。
5 November 2022 2022年11月5日	6	Information on the Development is updated. 更新發展項目的資料。
	10	Information on Design of the Development is updated. 更新發展項目的設計的資料。
	12	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	17, 19, 20a	Outline Zoning Plan Relating to the Development is updated. 更新關乎發展項目的分區計劃大綱圖。
	21	Layout Plan of the Development is updated. 更新發展項目的布局圖。
	22, 23, 25, 27	Floor Plans of Residential Properties in the Development is updated. 更新發展項目的住宅物業的樓面平面圖。
	32, 33	Floor Plans of Parking Spaces in the Development is updated. 更新發展項目中的停車位的樓面平面圖。
	53	Cross-Section Plan of Building in the Development is updated. 更新發展項目中的建築物的橫截面圖。
	54, 55	Elevation Plan is updated. 更新立面圖。
	64	Fittings, Finishes and Appliances is updated. 更新裝置、裝修物料及設備。
	78, 79	Information in Application for Concession on Gross Floor Area of Building is updated. 更新申請建築物總樓面面積寬免的資料。
5 February 2023 2023年2月5日	12	Location Plan of the Development is updated. 更新發展項目的所在位置圖。

EXAMINATION RECORD
檢視紀錄

Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number 頁次	**Revision Made 所作修改**
5 May 2023 2023年5月5日	3, 5	Notes to Purchasers of First-hand Residential Properties is updated. 更新一手住宅物業買家須知。
	6	Information on the Development is updated. 更新發展項目的資料。
	7	Information on Vendor and Others Involved in the Development is updated. 更新賣方及有參與發展項目的其他人的資料。
	11	Information on Property Management is updated. 更新物業管理的資料。
	12	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	13	Aerial Photograph of the Development is updated. 更新發展項目的鳥瞰照片。
	14	Aerial Photograph of the Development is deleted. 刪除發展項目的鳥瞰照片。
	35, 37, 38, 39	Summary of Deed of Mutual Covenant is updated. 更新公契的摘要。
	57	Inspection of Plans and Deed of Mutual Covenant is updated. 更新閱覽圖則及公契。
	75, 76	Relevant Information is updated. 更新有關資料。
	80	Information Required by the Director of Lands to be Set Out in the Sales Brochure as a Condition for Giving the Consent for Pre-Sale is deleted. 刪除地政總署署長作為給予預售樓花同意書的條件而規定列於售樓説明書的資料。
5 August 2023 2023年8月5日	12	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	13	Aerial Photograph of the Development is updated. 更新發展項目的鳥瞰照片。
	16	Outline Zoning Plan Relating to the Development is updated. 更新發展項目的分區計劃大綱圖。

EXAMINATION RECORD
檢視紀錄

Examination / Revision Date **檢視 / 修改日期**	**Revision Made** **所作修改**	
	Page Number **頁次**	**Revision Made** **所作修改**
5 November 2023 2023年11月5日	12	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	17, 20a	Outline Zoning Plan Relating to the Development is updated. 更新關乎發展項目的分區計劃大綱圖。
	78, 79	Information in Application for Concession on Gross Floor Area of Building is updated. 更新申請建築物總樓面面積寬免的資料。
5 February 2024 2024年2月5日	12	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
5 May 2024 2024年5月5日	12	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	13	Aerial Photograph of the Development is updated. 更新發展項目的鳥瞰照片。
	14	Aerial Photograph of the Development is added. 新增發展項目的鳥瞰照片。
5 August 2024 2024年8月5日	12	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
5 November 2024 2024年11月5日	12	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	13	Aerial Photograph of the Development is updated. 更新發展項目的鳥瞰照片。
	14	Aerial Photograph of the Development is deleted. 刪除發展項目的鳥瞰照片。
5 February 2025 2025年2月5日	12	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	13	Aerial Photograph of the Development is updated. 更新發展項目的鳥瞰照片。
	14	Aerial Photograph of the Development is added. 新增發展項目的鳥瞰照片。

EXAMINATION RECORD
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Examination / Revision Date **檢視 / 修改日期**	**Revision Made** **所作修改**	
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29 April 2025 2025年4月29日	7	Information on Vendor and Others Involved in the Development is updated. 更新賣方及有參與發展項目的其他人的資料。
	12	Location Plan of the Development is updated. 更新發展項目的所在位置圖。