

MACPHERSON PLACE 麥花臣匯

SALES BROCHURE
售樓說明書

Notes to Purchasers of First-hand Residential Properties

一手住宅物業買家須知

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

For all first-hand residential properties

1. Important information

- Make reference to the materials available on the Sales of First-hand Residential Properties Electronic Platform (SRPE) 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

Notes to Purchasers of First-hand Residential Properties

一手住宅物業買家須知

- 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 Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

10. 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

11. Pre-sale Consent

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

12. Show Flats

Notes to Purchasers of First-hand Residential Properties

一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

- 瀏覽一手住宅物業銷售資訊網（下稱「銷售資訊網」），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，會在緊接該項目的出售日期前最少七日內向公眾發布，而有關價單和銷售安排，亦會在緊接該項目的出售日期前最少三日內公布。
- 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，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

Notes to Purchasers of First-hand Residential Properties

一手住宅物業買家須知

適用於一手未落成住宅物業

11. 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」。

12. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

13. 預計的關鍵日期

- 查閱售樓說明書中有關發展項目的預計的關鍵日期¹。
- 請注意：
 - ☐ 就地政總署預售樓花同意方案規管的發展項目，賣方須在合格證明書或轉讓同意書發出後的一個月內（以何者較早為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買方。
 - ☐ 至於並非地政總署預售樓花同意方案規管的發展項目，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，以書面通知買方。

適用於一手已落成住宅物業

14. 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」。

備註:

¹ 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。

15. 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。

電話：2817 3313

電郵：enquiry_srpa@hd.gov.hk

傳真：2219 2220

其他相關聯絡資料：

	電話	傳真
消費者委員會	2929 2222	2590 6271
地產代理監管局	2111 2777	2598 9596
香港地產建設商會	2826 0111	2845 2521

運輸及房屋局

一手住宅物業銷售監管局

2014 年 4 月

Information on the Development

發展項目的資料

Name of the street at which the Development is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development 38 Nelson Street	發展項目所位於的街道名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數 奶路臣街38號
The Development consists of one multi-unit building	發展項目包含一幢多單位建築物
Total number of storeys 29 storeys (excluding the Roof and mechanical plant pit underneath B/F)	樓層總數 29層 (不包括天台及於地庫層以下之機電房)
Floor numbering as provided in the approved building plans of the Development B/F, G/F, 1/F-3/F, 5/F-13/F, 15/F-23/F, 25/F-30/F & Roof	發展項目的經批准的建築圖則所規定的樓層號數 地庫、地下、1樓至3樓、5樓至13樓、15樓至23樓、25樓至30樓及天台
The omitted floor numbers 4/F, 14/F and 24/F	被略去的樓層號數 4樓、14樓及24樓
Refuge floor Located at the Roof of the residential tower block known as “MacPherson Residence”	庇護層 設於住宅樓座“MacPherson Residence”之天台樓層

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

Hong Kong Playground Association (as “owner”)
Wealth Genesis Limited (as “person so engaged”)

Holding company of the Vendor

Holding company of the owner (Hong Kong Playground Association)

Not Applicable

Holding company of the person so engaged (Wealth Genesis Limited)

Kowloon Development Company Limited

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

Mr. Lee Kar Yan Douglas

Mr. Lee Kar Yan Douglas is a Director of Andrew Lee King Fun & Associates Architects Limited

Building Contractor for the Development

Hip Hing Engineering Company Limited

Firm of Solicitors acting for the owner in relation to the sale of residential properties in the Development

Deacons

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

Not Applicable

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

Not Applicable

賣方

香港遊樂場協會(作為「擁有人」)

潤晉有限公司(作為「如此聘用的人」)

賣方的控權公司

擁有人(香港遊樂場協會)的控權公司

不適用

如此聘用的人(潤晉有限公司)的控權公司

九龍建業有限公司

發展項目的認可人士及以其專業身份擔任經營人、董事或僱員的商號或法團

李嘉胤先生

李嘉胤先生為李景勳·雷煥庭建築師有限公司之董事

發展項目的承建商

協興工程有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所的近律師行

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構的名稱

不適用

已為發展項目的建造提供貸款的任何其他人的姓名或名稱

不適用

Remark:

“owner” means the legal or beneficial owner of the Development; “person so engaged” means the person who is engaged by the owner to coordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.

備註:

「擁有人」指發展項目的法律上的擁有人或實益擁有人; 「如此聘用的人」指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

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.	Not Applicable
(b)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an Authorized Person.	Not Applicable
(c)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an Authorized Person.	Not Applicable
(d)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an Authorized Person.	Not Applicable
(e)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an Authorized Person.	Not Applicable
(f)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an Authorized Person.	Not Applicable
(g)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development.	Not Applicable
(h)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development.	Not Applicable
(i)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors.	Not Applicable
(j)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and an Authorised Person for the Development, or an associate of such an Authorised Person, holds at least 10% of the issued shares in that Vendor, holding company or contractor.	

Relationship between Parties Involved in the Development

有參與發展項目的各方的關係

(a)	賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人。	不適用
(b)	賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。	不適用
(c)	賣方或該發展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。	不適用
(d)	賣方或該發展項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	不適用
(e)	賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	不適用
(f)	賣方或該發展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。	不適用
(g)	賣方或該發展項目的承建商屬個人，並屬就該發展項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(h)	賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該發展項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(i)	賣方或該發展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。	不適用
(j)	賣方、賣方的控權公司或有關該發展項目的承建商屬私人公司，而該發展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。	不適用
(k)	賣方、賣方的控權公司或該發展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	

Information on Design of the Development

發展項目的設計的資料

There are curtain walls forming part of the enclosing walls.
有幕牆構成圍封牆的一部分

The range of thickness of the curtain walls : 150-300mm.
幕牆的厚度範圍：150-300毫米

Schedule of Total Area of the Curtain Walls of Each Residential Property
每個住宅物業的幕牆的總面積表

Tower 座數	Floor 樓層	Unit 單位	Total Area of Curtain Walls (sq.m.) 幕牆總面積(平方米)	Tower 座數	Floor 樓層	Unit 單位	Total Area of Curtain Walls (sq.m.) 幕牆總面積(平方米)
1A	6/F 六樓	A	2.243	1B	6/F 六樓	A	4.090
		B	2.714			B	1.896
		C	1.246			C	2.202
		D	2.481			D	1.036
	7/F 七樓	A	3.733			E	0.613
		B	4.337			F	2.216
		C	1.813		7/F 七樓	A	4.177
		D	2.970			B	3.262
	8/F-17/F; 19/F-28/F 八樓至十七樓 及十九樓至 二十八樓	A	3.019			C	2.812
		B	0.929			D	1.463
		C	3.833			E	1.518
		D	2.088			F	3.840
		E	2.882			A	3.561
	18/F 十八樓	A	3.019		8/F-17/F; 19/F-28/F 八樓至十七樓 及十九樓至 二十八樓	B	0.963
		B	0.929			C	1.411
		C	3.833			D	0.563
		D	2.088			E	2.260
		E	2.882			F	0.936
	29/F-30/F 二十九樓至 三十樓	A	3.704			G	0.929
		B	4.552			H	1.432
		C	2.088			J	3.694
		D	2.882		18/F 十八樓	A	3.561
						B	0.963
						C	1.411
						D	0.563
						E	6.730
						J	3.694
	29/F-30/F 二十九樓至 三十樓	A	3.704		29/F-30/F 二十九樓至 三十樓	A	4.793
		B	4.552			B	2.810
		C	2.088			C	2.979
		D	2.882			D	1.701
						E	1.432
						F	3.694

Remark: There are no 14/F and 24/F.
備註：不設十四樓及二十四樓。

There is no non-structural prefabricated external walls forming part of the enclosing walls.
並無非結構的預製外牆構成圍封牆的一部份

Information on Property Management

物業管理的資料

Person appointed as the manager of the Development under the deed of mutual covenant that has been executed

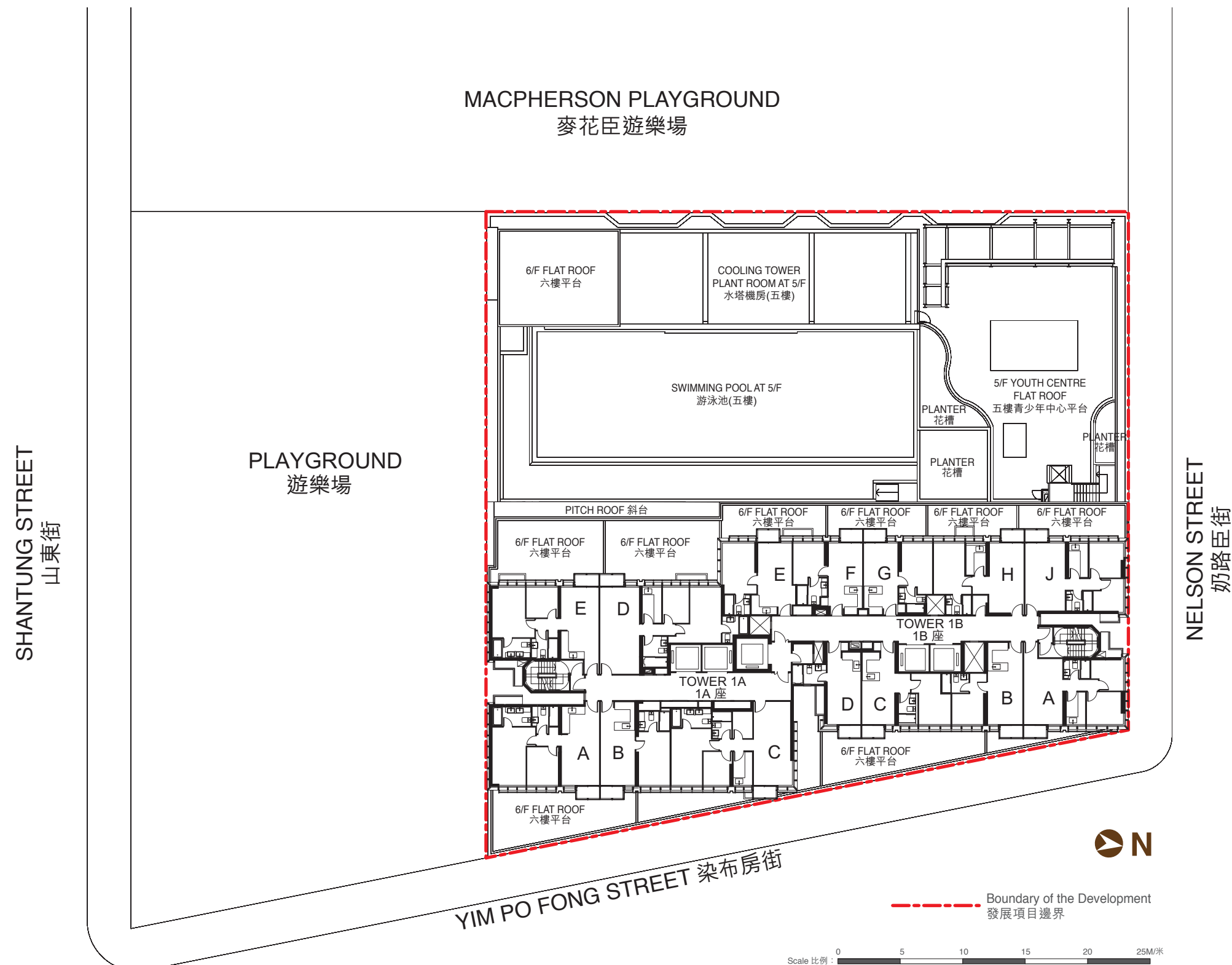
Country House Property Management Limited

根據已簽立的公契，獲委任為發展項目的管理人

康居物業管理有限公司

Layout Plan of the Development

發展項目的布局圖



Remark:
The layout of the Development shown on the plan above applies to 8/F-13/F, 15/F-17/F, 19/F-23/F and 25/F-28/F floor level of the Development.

備註:
圖中所顯示之發展項目布局參照適用於八樓至十三樓、十五樓至十七樓、十九樓至二十三樓及二十五樓至二十八樓樓層之布局。

Area of Residential Properties in the Development

發展項目中的住宅物業的面積

Description of Residential Property 住宅物業的描述			Saleable Area (Including balcony, utility platform and verandah (if any)) sq.metre (sq. ft.) 實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎)		Area of other specified items (Not included in the Saleable Area) sq.metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower 座數	Floor 樓層	Unit 單位			Air-conditioning plant room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
1A	6/F & 7/F 六樓及七樓	A	166.895 (1,796)	Balcony 露台: 2.352 (25)	-	-	-	43.369 (467)	-	-	-	-	-	-

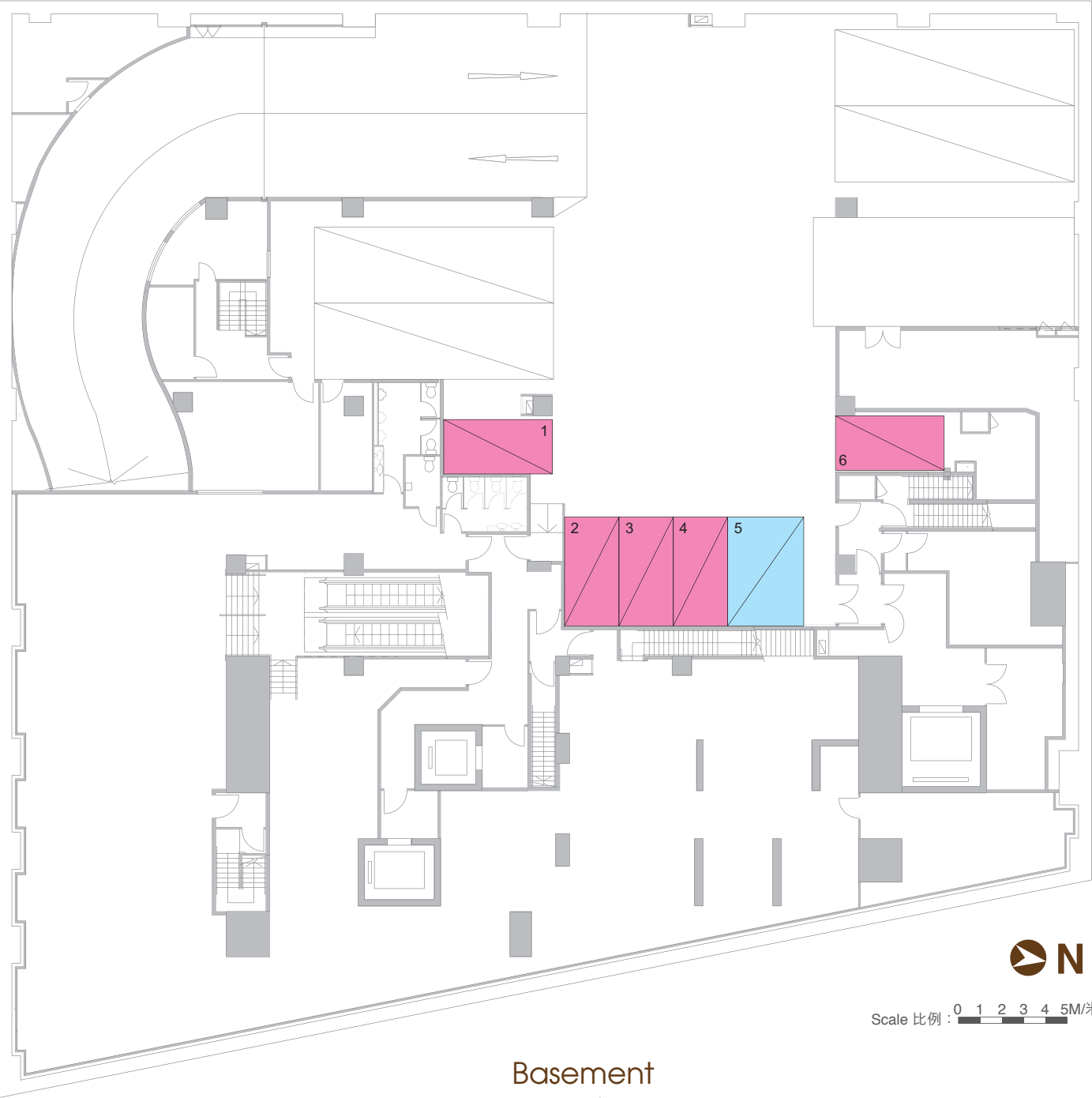
Area of Residential Properties in the Development

發展項目中的住宅物業的面積

Description of Residential Property 住宅物業的描述			Saleable Area (Including balcony, utility platform and verandah (if any)) sq.metre (sq. ft.) 實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎)		Area of other specified items (Not included in the Saleable Area) sq.metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower 座數	Floor 樓層	Unit 單位			Air-conditioning plant room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
1A	18/F 十八樓	A	63.882	(688)	Balcony 露台: 2 (22)	-	-	-	-	-	-	-	-	-
		B	40.139	(432)										

Floor Plan of Parking Spaces in the Development

發展項目中的停車位的樓面平面圖



Basement
地庫

- Private Carparking Spaces
私家車位
- Disabled Carparking Space
傷健人士車位

Category of Parking Spaces 車位類別	Nos. 數目	Dimension (L x W) (m) 尺寸 (長 x 寬)(米)	Area Per Parking Space (sq.metre) 每個車位面積 (平方米)
Private Carparking Spaces 私家車位	5	5 x 2.5	12.5
Disabled Carparking Space 傷健人士車位	1	5 x 3.5	17.5

Summary of Preliminary Agreement for Sale and Purchase

臨時買賣合約的摘要

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase.
 2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders.
 3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement -
 - (i) that preliminary agreement is terminated;
 - (ii) the preliminary deposit is forfeited; and
 - (iii) the owner does not have any further claim against the purchaser for the failure.
1. 在簽署臨時買賣合約時須支付款額為5%的臨時訂金。
 2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身份持有。
 3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約—
 - (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

2. The number of undivided shares assigned to each residential property in the Development is set out in the table below.

Tower	Floor	Unit	No. of Undivided Shares allocated to each Residential Unit
1A	6/F and 7/F	A (Duplex with Flat Roof)	170 / 24,156
		B (Duplex with Flat Roof)	170 / 24,156
		C (Duplex with Flat Roof)	127 / 24,156
		D (Duplex with Flat Roof)	125 / 24,156
	8/F - 17/F (14/F is omitted)	A	63 / 24,156
		B	40 / 24,156
		C	70 / 24,156
		D	68 / 24,156
		E	59 / 24,156
	18/F	A	63 / 24,156
		B	40 / 24,156

Summary of Deed of Mutual Covenant

公契的摘要

2. 分配予發展項目中每個住宅物業的不可分割份數的數目載於下表

座數	樓層	單位	分配予每個住宅物業的不可分割份數的的數目
1A	六樓及七樓	A (連平台之複式單位)	170 / 24,156
		B (連平台之複式單位)	170 / 24,156
		C (連平台之複式單位)	127 / 24,156
		D (連平台之複式單位)	125 / 24,156
	八樓至十七樓 (不設十四樓)	A	63 / 24,156
		B	40 / 24,156
		C	70 / 24,156
		D	68 / 24,156
		E	59 / 24,156
	十八樓	A	63 / 24,156
		B	40 / 24,156
		C	70 /

Summary of Land Grant

批地文件的摘要

In the event that any part of the said facilities is exempted from the gross floor area calculations pursuant to Special Condition No.(21)(c), the Grantee shall at its own expense maintain such part of the said facilities in good and substantial repair and condition and shall operate such part of the said facilities to the satisfaction of the Director of Lands.

12. Special Condition No.(38) of the land grant provides that where prestressed ground anchors have been installed, upon development or redevelopment of the lot or any part thereof, the Grantee shall at its own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director of Lands and shall supply to the Director of Lands such reports and information on all such monitoring works as the Director of Lands may from time to time in his absolute discretion require.

13. Special Condition No.(41) of the land grant provides that :

The Grantee shall construct and maintain at its own expense and to the satisfaction of the Director of Lands such drains and channels, whether within the boundaries of the lot or on Government land, as the Director of Lands 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 the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.

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 of Lands and the Grantee shall pay to the Government on demand the costs of such connection works. Alternatively, the said connection works may be carried out by the Grantee at its own expense to the satisfaction of the Director of Lands and in such case any section of the said connection works which is constructed within the Government land shall be maintained by the Grantee at its own cost and upon demand be handed over by the Grantee to the Government for future maintenance thereof

Summary of Land Grant

批地文件的摘要

道，以截流及輸送所有落下或流入該地段的暴雨或雨水至最近的河道、集水溝、渠道或政府暴雨水渠。如因暴雨或雨水造成損害或滋擾而引起或招致任何訴訟、索償及需索，承批人需獨力承擔責任並向政府及其官員作出彌償。

接駁該地段任何排水渠及污水管到政府暴雨水渠及污水管當鋪妥及啟用後的工程可由地政總署署長執行而承批人需在政府要求時支付該等接駁工程的費用。承批人亦可以地政總署署長滿意的方式自費進行接駁工程。於該情況下，建於政府官地的任何一段接駁工程將由承批人自費保養，並在政府要求下移交政府及由其自費執行日後保養，惟承批人需應政府要求下支付上述接駁工程的技术審查費用。

14. 批地文件特別條款第(42)(b)條規定，承批人應自行或達致他人時刻充分小心謹慎，並且運用適當的技巧和採取預防措施，特別是進行建造、保養、更新或修理工程時，以免對污水管造成任何損害、干擾或阻塞(指在該地段外圍但在管道保護區[其定義見特別條款第42(a)條]之下或在內建造或運作的管道)，並且承批人在展開任何工程之前，必須向地政總署署長提交書面建議，供地政總署署長全面批准。承批人直至獲得地政總署署長對有關工程及前述建議的書面批准，不得執行任何工程，承批人需符合地政總署署長有關污水管的任何要求並承擔符合有關要求的所需費用。

Information on Public Facilities and Public Open Spaces

公共設施及公眾休憩用地的資料

Location of Green Hatched Black Area and Green Stippled Black Area as indicated in the plan to the Land Grant



 Green Hatched Black Area

 Green Stippled Black Area

Remark:

This plan is a reproduction of Plan I as annexed to the Land Grant.

Information on Public Facilities and Public Open Spaces

公共設施及公眾休憩用地的資料

於批地文件圖則所示的綠色黑斜綫範圍及綠色黑點範圍所處位置



 綠色黑斜綫範圍

 綠色黑點範圍

備註：
此圖複製自附於批地文件的圖則編號I。

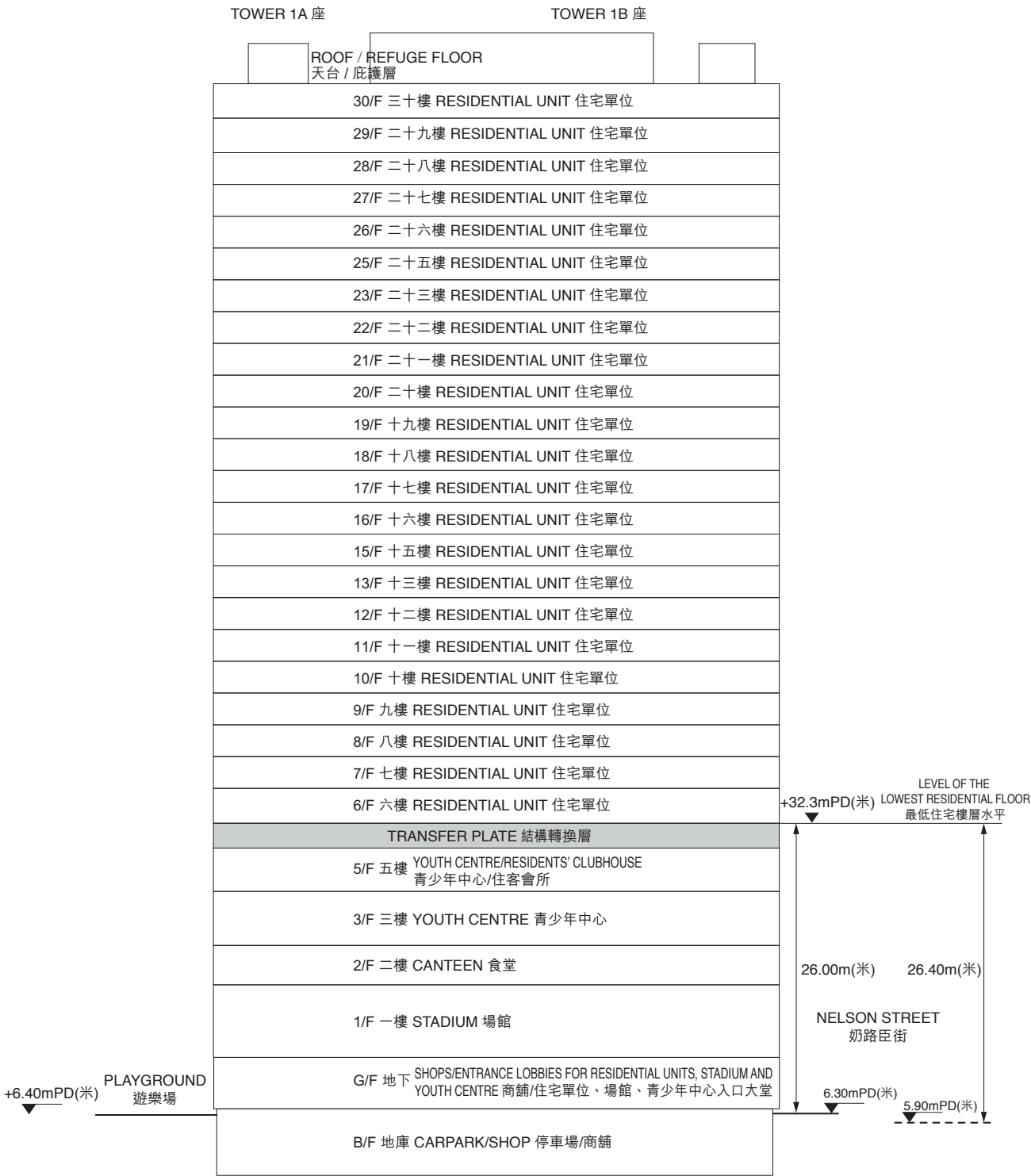
Warning to Purchasers

對買方的警告

1. 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.
 2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
 3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser:-
 - (i) that firm may not be able to protect the purchaser's interests; and
 - (ii) the purchaser may have to instruct a separate firm of solicitors.
 4. In the case of paragraph 3.(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.
1. 建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。
 2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
 3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突：-
 - (i) 該律師事務所可能不能夠保障買方的利益；及
 - (ii) 買方可能要聘用一間獨立的律師事務所。
 4. 如屬3.(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

Cross-Section Plan of Building in the Development

發展項目中的建築物的橫截面圖



Information on Common Facilities in the Development

發展項目中的公用設施的資料

Category of Common Facilities 公用設施的類別	Covered Area 有上蓋面積	Uncovered Area 無上蓋面積
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)	464.860 square meter (平方米) / 5,003.753 square feet (平方呎)	514.395 square meter (平方米) / 5,536.948 square feet (平方呎)
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)	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)	Not applicable 不適用	Not applicable 不適用

Remark:
The area specified above in square feet is converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest 0.001 square feet, which may be slightly different from the area presented in square metres.

備註：
上述以平方呎表述之面積由以平方米表述之面積以1平方米 = 10.764平方呎換算並四捨五入至0.001平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

Inspection of Plans and Deed of Mutual Covenant

閱覽圖則及公契

1. Copies of Outline Zoning Plans and Development Scheme Plan relating to the Development are available at www.ozp.tpb.gov.hk
 2. (a) Copy of the following is available for inspection at the place at which the specified residential property is offered to be sold:-
the deed of mutual covenant in respect of the specified residential property that has been executed.
(b) The inspection is free of charge.
1. 備有關乎本發展項目的分區計劃大綱圖及發展計劃圖的文本供閱覽的互聯網網站的網址為www.ozp.tpb.gov.hk
 2. (a) 以下文件的文本存放在指明住宅物業的售樓處，以供閱覽:-
指明住宅物業已簽立的公契。
(b) 無須為閱覽付費。

Fittings, Finishes and Appliances

裝置、裝修物料及設備

1.外部裝修物料

細項	描述
(a)外牆	大廈外牆鋪砌玻璃幕牆、玻璃裝飾板、瓷磚、氟化碳電鍍鋁板及天然石材。
(b)窗	落地窗連氟碳噴塗鋁質窗框。 客飯廳、睡房、廚房及浴室的窗選用低傳熱雙層低反光玻璃。
(c)窗台	不適用
(d)花槽	所有花槽均鋪砌玻璃裝飾板及鋁板，含人造草皮。
(e)陽台或露台	有蓋露台，沒有陽台。 露台外牆鋪砌玻璃裝飾板及氟化碳電鍍裝飾鋁板。 地台鋪砌防滑磚。 天花批盪後再髹塗料。
(f)乾衣設施	不適用

2.室內裝修物料

細項	描述
(a)大堂	入口大堂： 牆身表面鋪砌天然石材、金屬、水晶玻璃、木製鑲板及仿皮製鑲板至見光處配合效果燈光。地台表面鋪砌天然石材至見光處。 假天花裝設石膏板，見光處以油漆飾面，裝設金屬裝飾及照明燈飾，並設有空調系統。 各住宅樓層電梯大堂： 牆身表面鋪砌天然石材、金屬、裝飾鏡、木製鑲板至見光處，並裝設壁燈（除七樓外。七樓：牆身表面鋪砌高溫磚及木製鑲板至見光處）。 地面鋪砌天然石材至見光處。 假天花表面裝設石膏板及以乳膠漆飾面並裝設

Fittings, Finishes and Appliances

裝置、裝修物料及設備

Appliances Schedule for 6/F to 7/F Units 六樓至七樓單位設備說明表

Location 位置	Appliances 設備	Brand 品牌	Model No. 型號		Applicable Units 適用單位		
					Tower 座數	Floor 樓層	Unit 單位
Living Room, Dining Room, Bedroom & Store with Lavatory 客廳、飯廳、睡房及儲物室連洗手間	VRF / inverter air-conditioner 變頻空調	General 珍寶	Indoor Unit 室內機	Outdoor Unit 室外機	For all units 全部單位		
			ASG 7/9/12/14/18/24U/ARXA 09/18L	AJGA54L/AOWR24L			
Bathroom 浴室	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	CK-125A		For all units 全部單位		

Fittings, Finishes and Appliances

裝置、裝修物料及設備

Appliances Schedule for 8/F to 30/F Units (14/F and 24/F are omitted) 八樓至三十樓 (不設十四樓及二十四樓)單位設備說明表

Location 位置	Appliances 設備	Brand 品牌	Model No. 型號		Applicable Units 適用單位		
					Tower 座數	Floor 樓層	Unit 單位
Living Room, Dining Room, Bedroom, Store & Game Room 客廳、飯廳、睡房、儲物室及遊戲室	VRF / inverter air-conditioner 變頻空調	General 珍寶	Indoor Unit 室內機	Outdoor Unit 室外機	For all units 全部單位		
			ASG 7/9/12/14/18/24U/ASWA 24	AJGA54L/AOWR24L			
Bathroom 浴室	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	CK-125A		For all units 全部單位		

Fittings, Finishes and Appliances

裝置、裝修物料及設備

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

Tower 座數	Floor 樓層	Unit 單位	Corridor, Living And Dining Room 走廊、客廳及飯廳						Master Bedroom and Bedrooms 主人房及睡房				
			TV/FM Outlet 電視/電台 天線插座	Telephone Outlet 電話插座	13A Single Socket Outlet 單位電插座	13A Twin Socket Outlet 雙位電插座	Reserved for Data Port 預留數據插座	Switch For A/C Unit 冷氣機接線掣	TV/FM Outlet 電視/電台 天線插座	Telephone Outlet 電話插座	13A Single Socket Outlet 單位電插座	13A Twin Socket Outlet 雙位電插座	Switch For A/C Unit 冷氣機接線掣
1A	6/F - 7/F 六樓至七樓	A	4	4	3	4	1	3	4	4	5	10	5
		B	2	2									

Fittings, Finishes and Appliances

裝置、裝修物料及設備

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

Tower 座數	Floor 樓層	Unit 單位	Store / Store Room and Game Room 儲物房及遊戲室					Flat Roof 平台	Bathroom(s), Lavatory and Powder Room 浴室, 洗手間及化妝室			Kitchen / Open Kitchen 廚房 / 開放式廚房			
1A			TV/FM Outlet 電視/電台 天線插座	Telephone Outlet 電話插座	13A Single Socket Outlet 單位電插座	13A Twin Socket Outlet 雙位電插座	Switch For A/C Unit 冷氣機接線掣	13A Weatherproof Single Socket Outlet 防水單位電插座	13A Single Socket Outlet 單位電插座	Fused Connection Unit 菲士接線座(*)	Switch For Exhaust Fan 抽氣扇開關	13A Twin Socket Outlet 雙位電插座	Fused Connection Unit 菲士接線座(*)	13A Single Socket Outlet 單位電插座(*)	Switch For Exhaust Fan 抽氣扇開關
	6/F - 7/F 六樓至七樓														

Fittings, Finishes and Appliances

裝置、裝修物料及設備

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

Tower 座數	Floor 樓層	Unit 單位	Corridor, Living And Dining Room 走廊、客廳及飯廳						Master Bedroom and Bedrooms 主人房及睡房				
1B	6/F - 7/F 六樓至七樓		TV/FM Outlet 電視/電台 天線插座	Telephone Outlet 電話插座	13A Single Socket Outlet 單位電插座	13A Twin Socket Outlet 雙位電插座	Reserved for Data Port 預留數據插座	Switch For A/C Unit 冷氣機接線掣	TV/FM Outlet 電視/電台 天線插座	Telephone Outlet 電話插座	13A Single Socket Outlet 單位電插座	13A Twin Socket Outlet 雙位電插座	Switch For A/C Unit 冷氣機接線掣
		A	4	4	2	4	1	3	3	3	7	5	3
		B	4	4	2	4	1						

Fittings, Finishes and Appliances

裝置、裝修物料及設備

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

Tower 座數	Floor 樓層	Unit 單位	Store / Store Room and Game Room 儲物房及遊戲室					Flat Roof 平台	Bathroom(s), Lavatory and Powder Room 浴室, 洗手間及化妝室			Kitchen / Open Kitchen 廚房 / 開放式廚房			
1B	6/F - 7/F 六樓至七樓		TV/FM Outlet 電視/電台 天線插座	Telephone Outlet 電話插座	13A Single Socket Outlet 單位電插座	13A Twin Socket Outlet 雙位電插座	Switch For A/C Unit 冷氣機接線掣	13A Weatherproof Single Socket Outlet 防水單位電插座	13A Single Socket Outlet 單位電插座	Fused Connection Unit 菲士接線座(*)	Switch For Exhaust Fan 抽氣扇開關	13A Twin Socket Outlet 雙位電插座	Fused Connection Unit 菲士接線座(*)	13A Single Socket Outlet 單位電插座(*)	Switch For Exhaust Fan 抽氣扇開關

Fittings, Finishes and Appliances

裝置、裝修物料及設備

LEGEND 圖例

-  Lighting Switch
燈掣
-  13A Single Socket Outlet
單位電插座
-  13A Twin Socket Outlet
雙位電插座
-  13A Weatherproof Single Socket Outlet
防水單位電插座
-  13A Single Socket Outlet (Has been used for connection to Appliance)
單位電插座 (已用作連接設備)
-  TV/FM Outlet
電視/電台天線插座
-  Telephone Outlet
電話插座
-  Visitor door-phone
訪客對講機
-  Light Fitting
電燈
-  Light Point
電燈座
-  Wall Mount Light
掛牆燈

Fittings, Finishes and Appliances

裝置、裝修物料及設備

LEGEND 圖例

Lighting Switch

燈掣

13A Single Socket Outlet

單位電插座

13A Twin Socket Outlet

雙位電插座

13A Weatherproof Single Socket Outlet

防水單位電插座

13A Single Socket Outlet (Has been used for connection to Appliance)

單位電插座 (已用作連接設備)

TV/FM Outlet

電視/電台天線插座

Telephone Outlet

電話插座

Visitor door-phone

訪客對講機

Light Fitting

電燈

Light Point

電燈座

Wall Mount Light

掛牆燈

Garden Light

平台花園燈

Washing Machine Water Supply / Drainage Point

洗衣機來 / 去水接駁位

Reserved for Data Port

預留數據插座

Door Bell Push Button

門鈴按鈕

Door Bell

門鈴

Switch for Appliance

電器開關

Switch For Exhaust Fan

抽氣扇開關

Miniature Circuit Breaker Board

配電箱

Switch For A/C Unit

冷氣機接線掣

Gas Water Heater Temperature Control

煤氣熱水器恆溫控制器

Fittings, Finishes and Appliances

裝置、裝修物料及設備

LEGEND 圖例

-  Lighting Switch
燈掣
-  13A Single Socket Outlet
單位電插座
-  13A Twin Socket Outlet
雙位電插座
-  13A Weatherproof Single Socket Outlet
防水單位電插座
-  13A Single Socket Outlet (Has been used for connection to Appliance)
單位電插座 (已用作連接設備)
-  TV/FM Outlet
電視/電台天線插座
-  Telephone Outlet
電話插座
-  Visitor door-phone
訪客對講機
-  Light Fitting
電燈
-  Light Point
電燈座
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