

MACPHERSON PLACE 麥花臣匯

SALES BROCHURE
售樓說明書

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Notes to Purchasers of First-hand Residential Properties

一手住宅物業買家須知

This Note is issued by the Sales of First-hand Residential Properties Authority (SRPA) for the purpose of section 19(1) of the Residential Properties (First-hand Sales) Ordinance.

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

For all first-hand residential properties

1. Important information

- Make reference to the materials available on the Sales of First-hand Residential Properties Electronic Platform (SRPE) (www.srpe.gov.hk) on the first-hand residential property market.
- Study the information on the website designated by the vendor for the development, including the sales brochure, price lists, documents containing the sales arrangements, and the register of transactions of a development.
- Sales brochure for a development will be made available to the general public at least 7 days immediately before a date of sale while price list and sales arrangements will be made available at least 3 days immediately before the date of sale.
- Information on transactions can be found on the register of transactions on the website designated by the vendor for the development and the SRPE.

2. Fees, mortgage loan and property price

- Calculate the total expenses of the purchase, such as solicitors' fees, mortgage charges, insurance fees and stamp duties.
- Check with banks to find out if you will be able to obtain the needed mortgage loan, select the appropriate payment method and calculate the amount of the mortgage loan to ensure it is within your repayment ability.
- Check recent transaction prices of comparable properties for comparison.
- Check with the vendor or the estate agent the estimated management fee, the amount of management fee payable in advance (if any), special fund payable (if any), the amount of reimbursement of the deposits for water, electricity and gas (if any), and/or the amount of debris removal fee (if any) you have to pay to the vendor or the manager of the development.

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans¹ as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance),

vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property — (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property — air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.

- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property². The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

- Ensure that the sales brochure you have 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.
- 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 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.
- 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

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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 date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is inevitably later than the former.
- Handing over date
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document / a Certificate of Compliance or the Director of Lands’ Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
 - > For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
 - > For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
 - > strike or lock-out of workmen;
 - > riots or civil commotion;
 - > force majeure or Act of God;
 - > fire or other accident beyond the vendor’s control;
 - > war; or
 - > inclement weather.
 - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16. Vendor’s information form

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

17. Viewing of property

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

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

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

Other useful contacts:

	Consumer Council	Estate Agents Authority	Real Estate Developers Association of Hong Kong
Website	www.consumer.org.hk	www.eaa.org.hk	
Email	cc@consumer.org.hk	enquiry@eaa.org.hk	
Telephone	2929 2222	2111 2777	2826 0111
Fax	2856 3611	2598 9596	2845 2521

Sales of First-hand Residential Properties Authority
Transport and Housing Bureau
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Remarks:

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.

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

Notes to Purchasers of First-hand Residential Properties

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此須知是由一手住宅物業銷售監管局為施行《一手住宅物業銷售條例》第19(1)條而發出的。

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

- 瀏覽一手住宅物業銷售資訊網（下稱「銷售資訊網」）（網址：www.srpe.gov.hk），參考「銷售資訊網」內有關一手住宅物業的市場資料。
- 閱覽賣方就該發展項目所指定的互聯網網站內的有關資訊，包括售樓說明書、價單、載有銷售安排的文件，及成交紀錄冊。
- 發展項目的售樓說明書，會在該項目的出售日期前最少七日向公眾發布，而有關價單和銷售安排，亦會在該項目的出售日期前最少三日公布。
- 在賣方就有關發展項目所指定的互聯網網站，以及「銷售資訊網」內，均載有有關物業成交資料的成交紀錄冊，以供查閱。

2. 費用、按揭貸款和樓價

- 計算置業總開支，包括律師費、按揭費用、保險費，以及印花稅。
- 向銀行查詢可否取得所需的按揭貸款，然後選擇合適的還款方式，並小心計算按揭貸款金額，以確保貸款額沒有超出本身的負擔能力。
- 查閱同類物業最近的成交價格，以作比較。
- 向賣方或地產代理瞭解，您須付予賣方或該發展項目的管理人的預計的管理費、管理費上期金額（如有）、特別基金金額（如有）、補還的水、電力及氣體按金（如有）、以及/或清理廢料的費用（如有）。

3. 價單、支付條款，以及其他財務優惠

- 賣方未必會把價單所涵蓋的住宅物業悉數推售，因此應留意有關的銷售安排，以了解賣方會推售的住宅物業為何。賣方會在有關住宅物業推售日期前最少三日公布銷售安排。
- 留意價單所載列的支付條款。倘買家可就購置有關住宅物業而連帶獲得價格折扣、贈品，或任何財務優惠或利益，上述資訊亦會在價單內列明。
- 如您擬選用由賣方指定的財務機構提供的各類按揭貸款計劃，在簽訂臨時買賣合約前，應先細閱有關價單內列出的按揭貸款計劃資料¹。如就該些按揭貸款計劃的詳情有任何疑問，應在簽訂臨時買賣合約前，直接向有關財務機構查詢。

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》（第621章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目樓面面積：(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、前庭或庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部 and 內部尺寸²。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。

- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 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」的部份，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。
- 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買意向。因此您不應向賣方或其授權代表提出有關意向。

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

- 賣方不一定須設置示範單位供準買家或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。
- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位

Notes to Purchasers of First-hand Residential Properties

一手住宅物業買家須知

作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。

- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。
- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

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

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

任何與賣方銷售受條例所規管的一手住宅物業有關投訴和查詢，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	地產代理監管局	香港地產建設商會
網址	www.consumer.org.hk	www.eaa.org.hk	
電郵	cc@consumer.org.hk	enquiry@eaa.org.hk	
電話	2929 2222	2111 2777	2826 0111
傳真	2856 3611	2598 9596	2845 2521

運輸及房屋局

一手住宅物業銷售監管局

2017年8月

備註：

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。

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 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

The Development consists of one multi-unit building

Total number of storeys
29 storeys (excluding the Roof and mechanical plant pit underneath B/F)

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

The omitted floor numbers
4/F, 14/F and 24/F

Refuge floor
Located at the Roof of the residential tower block known as “MacPherson Residence”

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

發展項目包含一幢多單位建築物

樓層總數
29層 (不包括天台及於地庫層以下之機電房)

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

被略去的樓層號數
4樓、14樓及24樓

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.	Not Applicable
(k)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and such an Authorised Person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor.	Not Applicable
(l)	The Vendor or a building contractor for the Development is a corporation, and such an Authorised Person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor.	Not Applicable
(m)	The Vendor or a building contractor for the Development is a partnership, and such an Authorised Person, or such an associate, is an employee of that Vendor or contractor.	Not Applicable
(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.	Not Applicable
(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.	Not Applicable
(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.	Not Applicable
(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.	Not Applicable
(r)	The Vendor or a building contractor for the Development is a corporation, and the corporation of which an Authorised 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.	Not Applicable
(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.	Not Applicable

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、控權公司或承建商最少1%的已發行股份。	不適用
(l)	賣方或該發展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。	不適用
(m)	賣方或該發展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。	不適用
(n)	賣方、賣方的控權公司或該發展項目的承建商屬私人公司，而就該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。	不適用
(o)	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。	不適用
(p)	賣方或該發展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。	不適用
(q)	賣方或該發展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。	不適用
(r)	賣方或該發展項目的承建商屬法團，而該發展項目的認可人士以其專業身份擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。	不適用
(s)	賣方或該發展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。	不適用

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

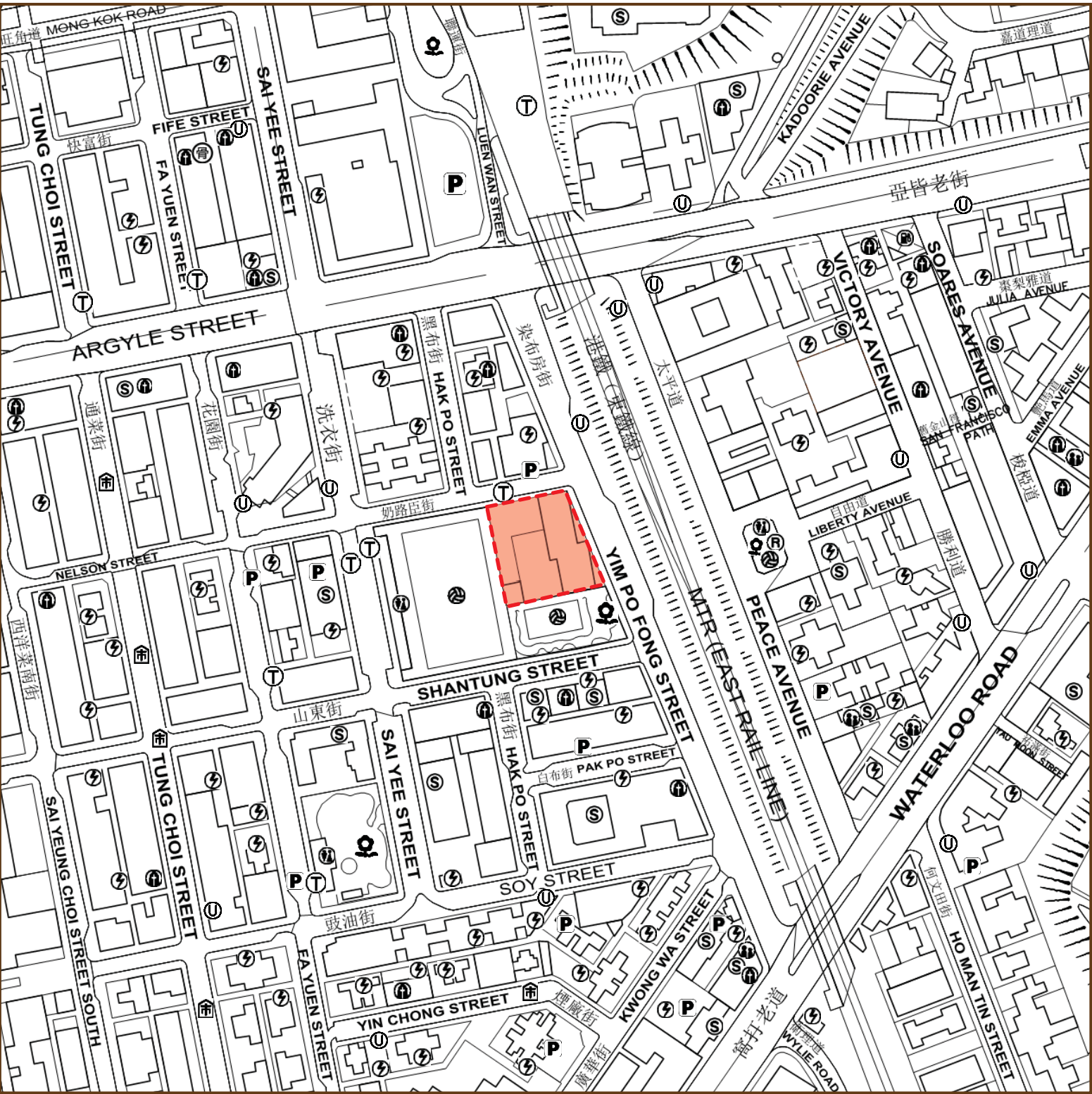
根據已簽立的公契，獲委任為發展項目的管理人

康居物業管理有限公司

Location Plan of the Development

發展項目的所在位置圖

The Location Plan below shows the location of the Development and the names of streets and buildings, facilities and structures (set out in the Legend) that are situated within 250m from the boundary of the Development:
以下之所在位置圖顯示發展項目的位置及發展項目的界線250米以內的街道名稱及圖例所列之建築物，設施及構築物：



Location and Boundary of the Development
發展項目的所在位置及邊界

Scale / 比例: 0 50 100 150 200 250M / 米

LEGEND 圖例

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

Remarks:

1. This Location Plan is prepared with reference to part of Survey Sheet 11-NW-D, last updated on 20 July 2017 by the Survey and Mapping Office of Lands Department, with adjustments where necessary.
2. This Location Plan is reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR License No.103/2013.
3. This Location Plan may show the area more than that required under the Residential Properties (First-hand Sales) Ordinance due to the technical reasons as a result of the irregular boundary of the Development.

備註：

1. 此所在位置圖參考自地政總署測繪處最近於2017年7月20日更新之測繪圖編號為11-NW-D之部份而編制，經修正處理。
2. 此所在位置圖版權屬香港特區政府，經地政總署准許複印，版權特許編號為103/2013。
3. 由於發展項目的不規則界線引致的技術原因，此所在位置圖所顯示的範圍多於《一手住宅物業銷售條例》要求顯示的範圍。

Aerial Photograph of the Development

發展項目的鳥瞰照片



 Location and Boundary of the Development
發展項目的所在位置及邊界

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet in Mong Kok. Photo No. E014501C, dated 13/02/2017.
摘錄自地政總署測繪處於2017年2月13日在旺角6,900呎飛行高度拍攝之鳥瞰照片之部份，編號為E014501C。

This Aerial Photograph is reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR.
此鳥瞰照片版權屬香港特區政府，經地政總署准許複印。



Remark:
This Aerial Photograph has shown the area more than that required under the Residential Properties (First-hand Sales) Ordinance due to the technical reasons as a result of the irregular boundary of the Development.

備註：
由於發展項目的不規則界線引致的技術原因，此鳥瞰照片所顯示的範圍多於《一手住宅物業銷售條例》要求顯示的範圍。

Outline Zoning Plan Relating to the Development

關於發展項目的分區計劃大綱圖

Adopted from part of the Draft Mong Kok (Kowloon Planning Area No.3) Outline Zoning Plan, Plan No. S/K3/30, gazetted on 31 May 2013.
摘錄自2013年5月31日刊憲之旺角(九龍規劃區第3區)分區計劃大綱草圖，圖則編號為S/K3/30。
The Outline Zoning Plan is reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR.
分區計劃大綱圖版權屬香港特區政府，經地政總署准許複印。



For zoning of this area, refer to Urban Renewal Authority Shanghai Street / Argyle Street Development Scheme Plan
此區的土地用途地帶見市區重建局上海街/亞皆老街發展計劃圖。

Location and Boundary of the Development
發展項目的所在位置及邊界

Scale / 比例: 0 100 200 300 400 500M / 米

LEGEND 圖例

Zones 地帶	Communications 交通
Commercial 商業	Railway and Station (Underground) 鐵路及車站 (地下)
Residential (Group A) 住宅 (甲類)	Major Road and Junction 主要道路及路口
Government, Institution or Community 政府、機構或社區	Elevated Road 高架道路
Open Space 休憩用地	
Other Specified Uses 其他指定用途	
	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) 最高建築物高度 (在主水平基準上若干米)
	Maximum Building Height (In Number of Storeys) 最高建築物高度 (樓層數目)
	Urban Renewal Authority Development Scheme Plan Area 市區重建局發展計劃圖範圍
	Amendment Item A 修訂項目A項
	Amendment Item B 修訂項目B項

Remark:
The plan has shown the area more than that required under the Residential Properties (First-hand Sales) Ordinance due to the technical reasons as a result of the irregular boundary of the Development.

備註:
由於發展項目的不規則界線引致的技術原因，此圖所顯示的範圍多於《一手住宅物業銷售條例》要求顯示的範圍。

Outline Zoning Plan Relating to the Development

關於發展項目的分區計劃大綱圖

Adopted from part of the Approved Ho Man Tin (Kowloon Planning Areas No.6 and 7) Outline Zoning Plan, Plan No. S/K7/24, gazetted on 18 September 2015.
 摘錄自2015年9月18日刊憲之何文田(九龍規劃區第6及7區)分區計劃大綱核准圖，圖則編號為S/K7/24。
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 分區計劃大綱圖版權屬香港特區政府，經地政總署准許複印。



LEGEND 圖例

Zones 地帶

- C Commercial
商業
- R(A) Residential (Group A)
住宅(甲類)
- R(B) Residential (Group B)
住宅(乙類)
- R(C) Residential (Group C)
住宅(丙類)
- G/I/C Government, Institution
or Community
政府、機構或社區
- O Open Space
休憩用地
- OU Other Specified Uses
其他指定用途

Communications 交通

- Major Road and
Junction
主要道路及路口
- Elevated Road
高架道路

Miscellaneous 其他

- Boundary of Planning Scheme
規劃範圍界線
- Building Height Control
Zone Boundary
建築物高度管制區界線
- Maximum Building Height (In
Metres Above Principal Datum)
最高建築物高度
(在主水平基準上若干米)
- Maximum Building Height
(In Number of Storeys)
最高建築物高度(樓層數目)
- P F S Petrol Filling Station
加油站

Remark:
 The plan has shown the area more than that required under the Residential Properties (First-hand Sales) Ordinance due to the technical reasons as a result of the irregular boundary of the Development.

備註:
 由於發展項目的不規則界線引致的技術原因，此圖所顯示的範圍多於《一手住宅物業銷售條例》要求顯示的範圍。

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 Draft Yau Ma Tei (Kowloon Planning Area No.2) Outline Zoning Plan, Plan No. S/K2/22, gazetted on 16 May 2014.
摘錄自2014年5月16日刊憲之油麻地(九龍規劃區第2區)分區計劃大綱草圖，圖則編號為S/K2/22。
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分區計劃大綱圖版權屬香港特区政府，經地政總署准許複印。



LEGEND 圖例

Zones 地帶	Communications 交通	Miscellaneous 其他
Commercial 商業	Railway and Station (Underground) 鐵路及車站 (地下)	Boundary of Planning Scheme 規劃範圍界線
Residential (Group A) 住宅 (甲類)	Major Road and Junction 主要道路及路口	Building Height Control 建築物高度管制區界線
Government, Institution or Community 政府、機構或社區	Elevated Road 高架道路	Maximum Building Height (In Metres Above Principal Datum) 最高建築物高度 (在主水平基準上若干米)
Open Space 休憩用地		Maximum Building Height (In Number of Storeys) 最高建築物高度(樓層數目)
Other Specified Uses 其他指定用途		Amendment Item A 修訂項目A項
Green Belt 綠化地帶		

Remark:
The plan has shown the area more than that required under the Residential Properties (First-hand Sales) Ordinance due to the technical reasons as a result of the irregular boundary of the Development.

備註:
由於發展項目的不規則界線引致的技術原因，此圖所顯示的範圍多於《一手住宅物業銷售條例》要求顯示的範圍。

Development Scheme Plan Relating To The Development 關於發展項目的發展計劃圖

Extract from Urban Renewal Authority Shanghai Street / Argyle Street Development Scheme Plan (Plan No. S/K3/URA3/2) Gazetted on 12/3/2010

摘錄自2010年3月12日刊憲之市區重建局上海街/亞皆老街發展計劃圖 (編號 S/K3/URA3/2)

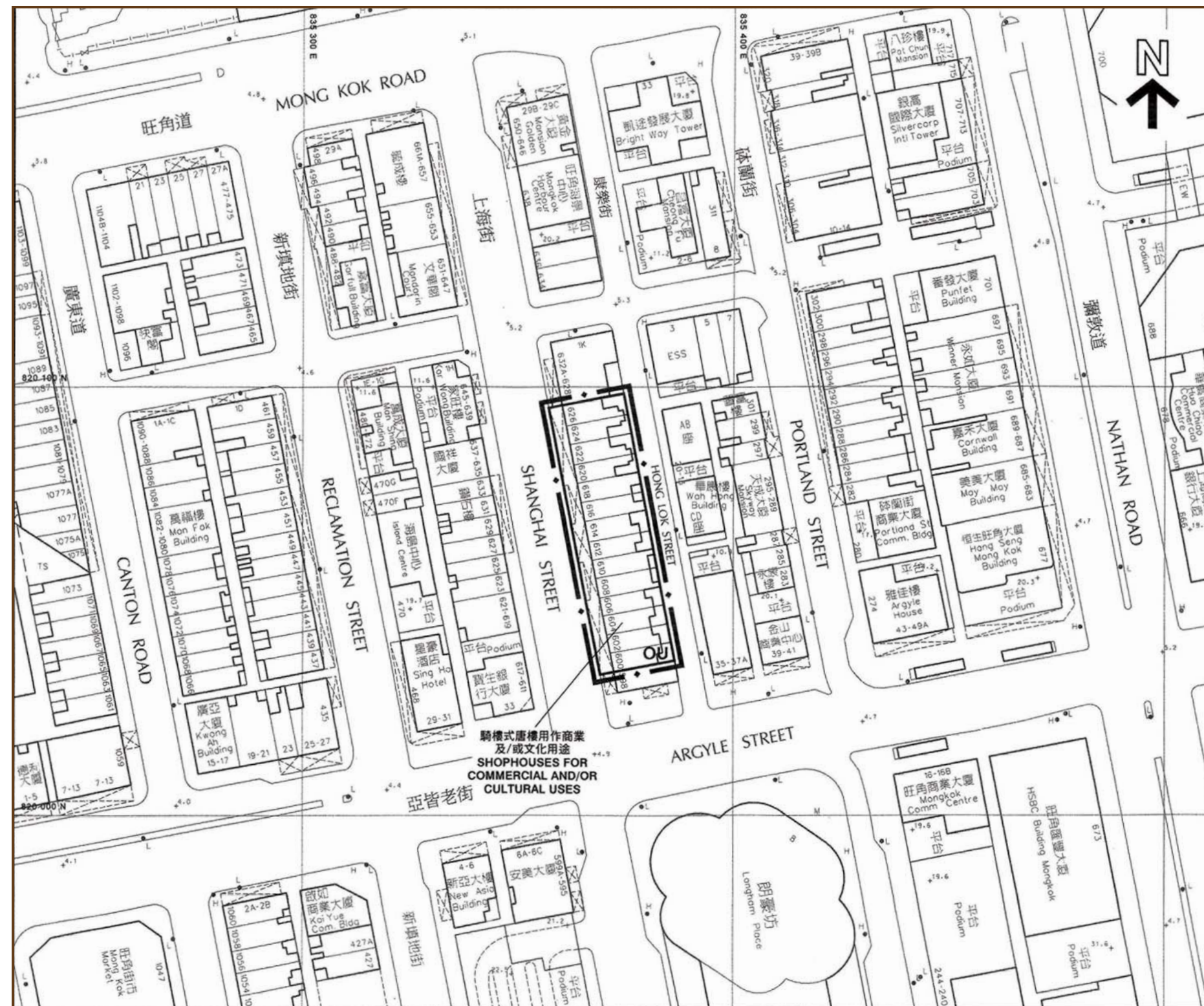
The Development Scheme Plan is reproduced with permission of the Director of Lands © The Government of Hong Kong SAR.

發展計劃圖版權屬香港特區政府，經地政總署准許複印。

LEGEND 圖例

— Boundary of Development Scheme
 發展計劃範圍界線

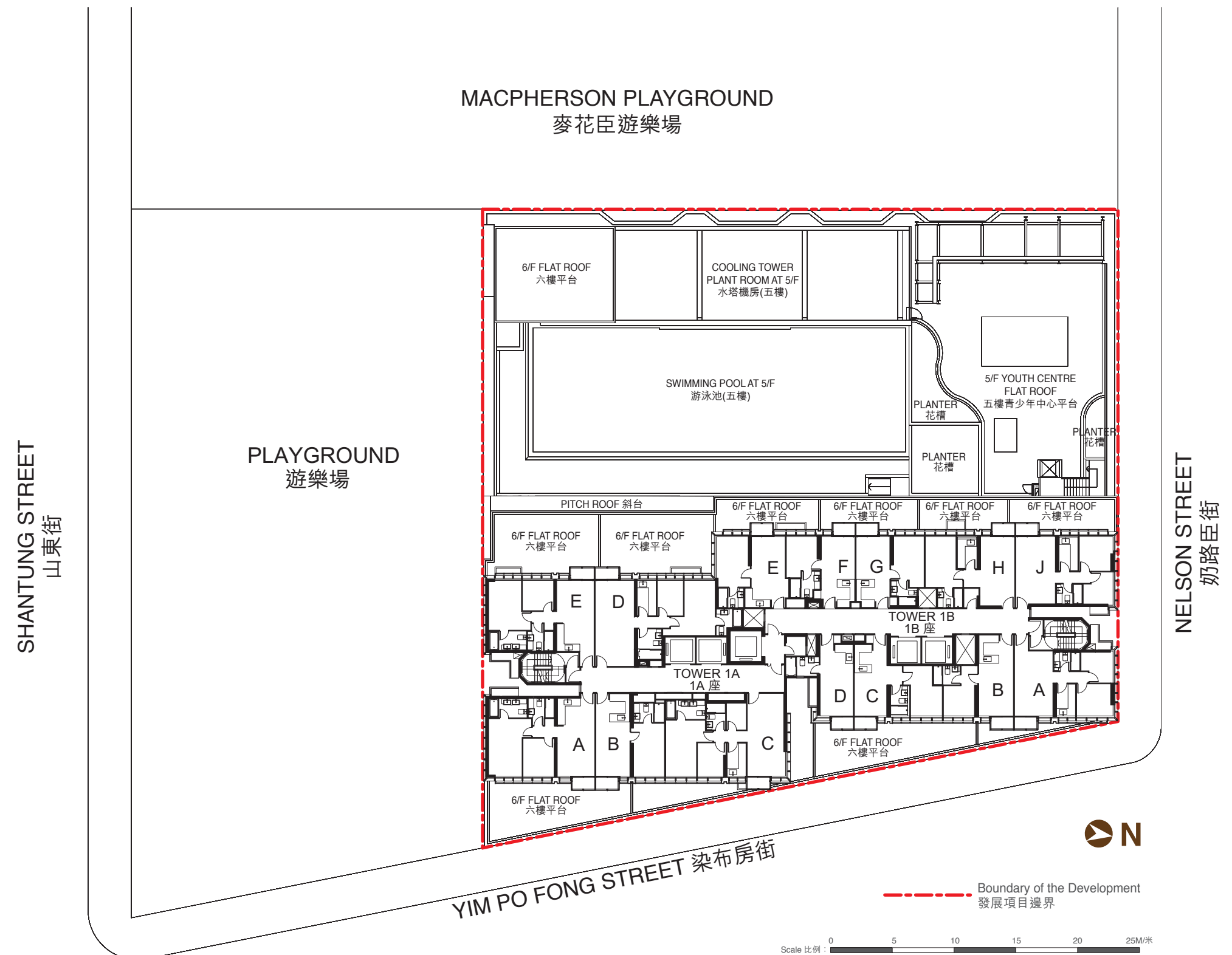
OU Other Specified Uses
 其他指定用途



Scale / 比例: 0 20 40 60 80M / 米

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.

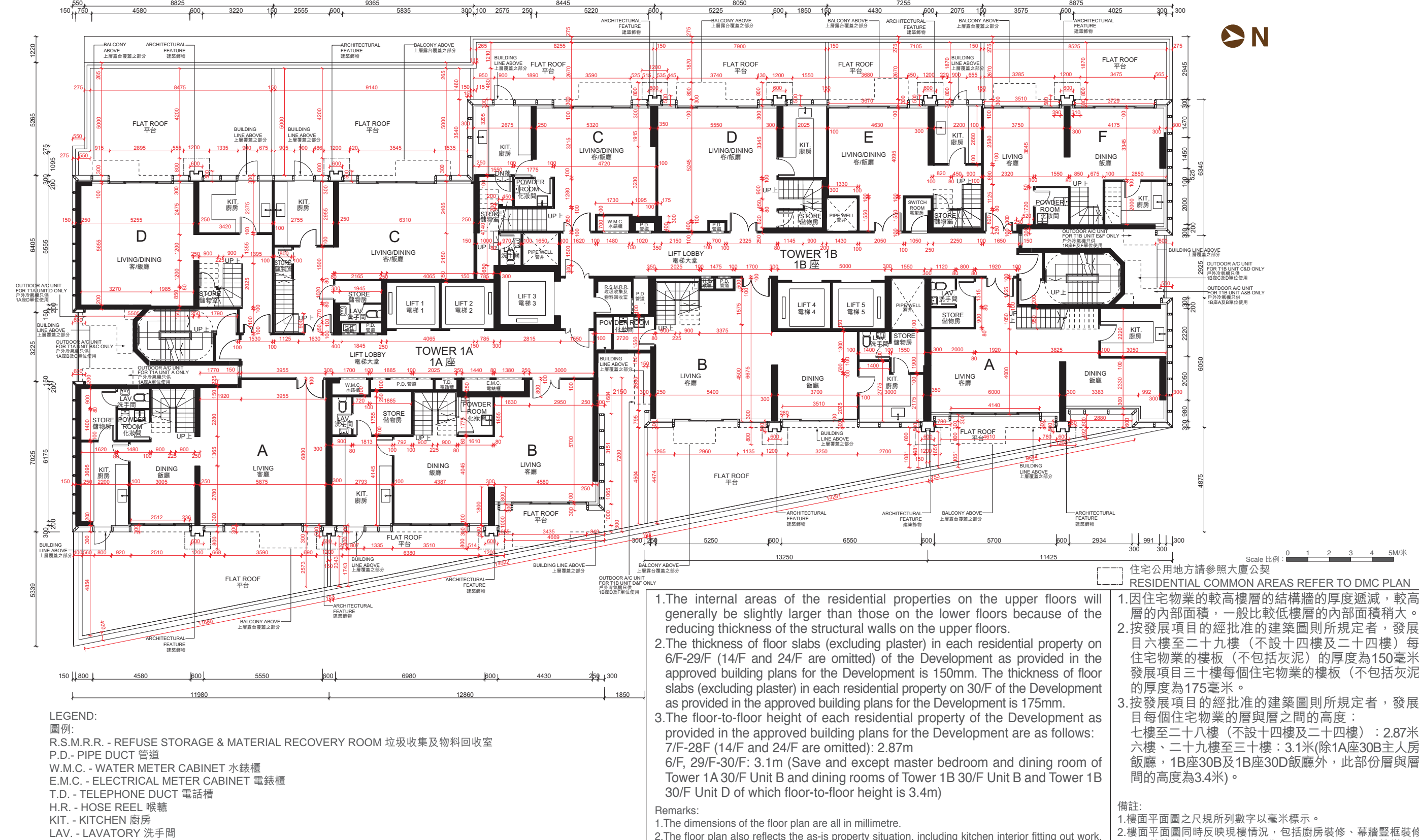
備註:
圖中所顯示之發展項目布局參照適用於八樓至十三樓、十五樓至十七樓、十九樓至二十三樓及二十五樓至二十八樓樓層之布局。

Floor Plans of Residential Properties in the Development

發展項目的住宅物業的樓面平面圖

6/F Duplex (Lower Level) Floor Plan

六樓複式單位（低層）樓面平面圖



1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The thickness of floor slabs (excluding plaster) in each residential property on 6/F-29/F (14/F and 24/F are omitted) of the Development as provided in the approved building plans for the Development is 150mm. The thickness of floor slabs (excluding plaster) in each residential property on 30/F of the Development as provided in the approved building plans for the Development is 175mm.
3. The floor-to-floor height of each residential property of the Development as provided in the approved building plans for the Development are as follows:
7/F-28F (14/F and 24/F are omitted): 2.87m
6/F, 29/F-30/F: 3.1m (Save and except master bedroom and dining room of Tower 1A 30/F Unit B and dining rooms of Tower 1B 30/F Unit B and Tower 1B 30/F Unit D of which floor-to-floor height is 3.4m)

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 按發展項目的經批准的建築圖則所規定者，發展項目六樓至二十九樓（不設十四樓及二十四樓）每個住宅物業的樓板（不包括灰泥）的厚度為150毫米。發展項目三十樓每個住宅物業的樓板（不包括灰泥）的厚度為175毫米。
3. 按發展項目的經批准的建築圖則所規定者，發展項目每個住宅物業的層與層之間的高度：
七樓至二十八樓（不設十四樓及二十四樓）：2.87米；
六樓、二十九樓至三十樓：3.1米（除1A座30F主人房及飯廳，1B座30B及1B座30D飯廳外，此部份層與層之間的高度為3.4米）。

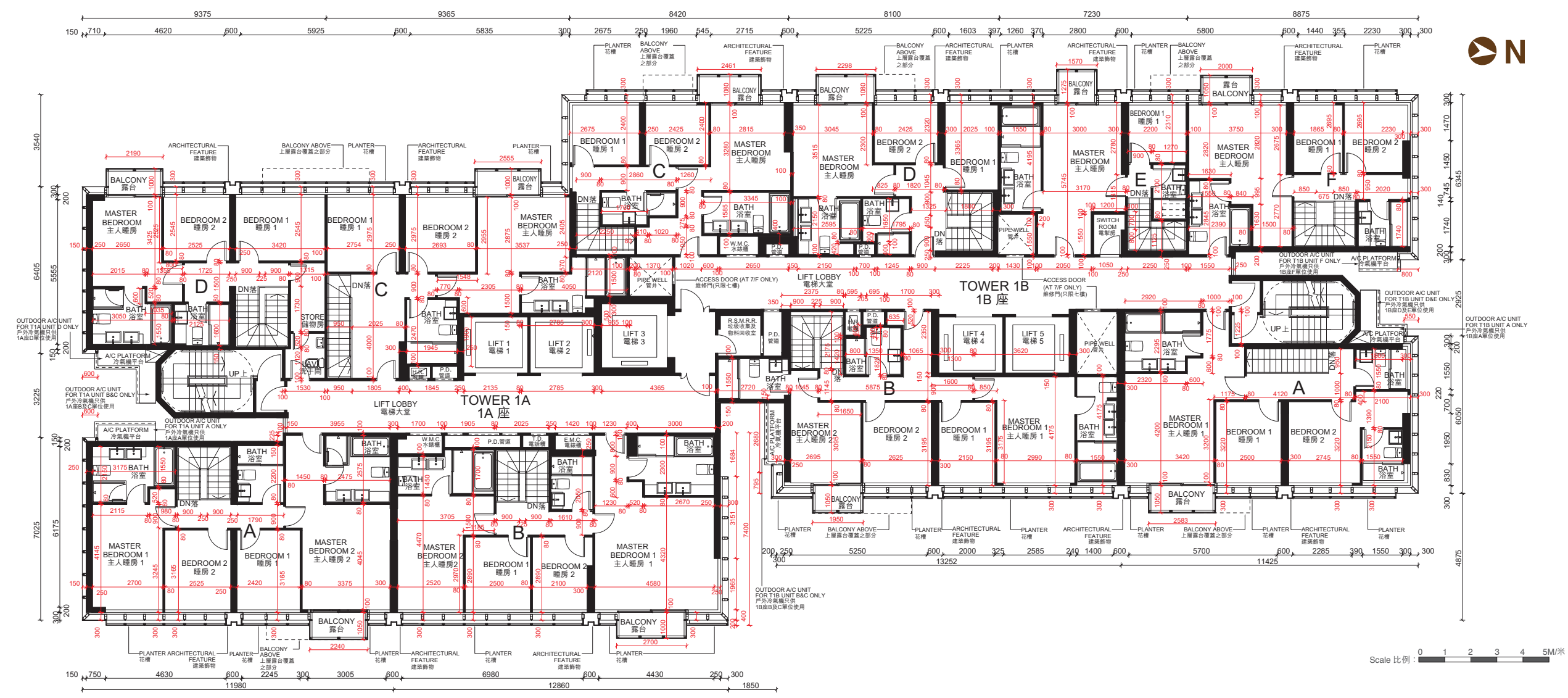
備註：
1. 樓面平面圖之尺規所列數字以毫米標示。
2. 樓面平面圖同時反映現樓情況，包括廚房裝修、幕牆豎框裝修收口、幕牆轉角豎框及1A座D單位，1B座C、D及E單位樓梯以下間隔牆之改動。

Floor Plans of Residential Properties in the Development

發展項目的住宅物業的樓面平面圖

7/F Duplex (Upper Level) Floor Plan

七樓複式單位（高層）樓面平面圖



LEGEND:
圖例:
R.S.M.R.R. - REFUSE STORAGE & MATERIAL RECOVERY ROOM 垃圾收集及物料回收室
P.D. - PIPE DUCT 管道
W.M.C. - WATER METER CABINET 水錶櫃
E.M.C. - ELECTRICAL METER CABINET 電錶櫃
T.D. - TELEPHONE DUCT 電話槽
H.R. - HOSE REEL 喉轆
KIT. - KITCHEN 廚房
LAV. - LAVATORY 洗手間

- 1.The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
- 2.The thickness of floor slabs (excluding plaster) in each residential property on 6/F-29/F (14/F and 24/F are omitted) of the Development as provided in the approved building plans for the Development is 150mm. The thickness of floor slabs (excluding plaster) in each residential property on 30/F of the Development as provided in the approved building plans for the Development is 175mm.
- 3.The floor-to-floor height of each residential property of the Development as provided in the approved building plans for the Development are as follows:
7/F-28F (14/F and 24/F are omitted): 2.87m
6/F, 29/F-30/F: 3.1m (Save and except master bedroom and dining room of Tower 1A 30/F Unit B and dining rooms of Tower 1B 30/F Unit B and Tower 1B 30/F Unit D of which floor-to-floor height is 3.4m)

Remarks:
1.The dimensions of the floor plan are all in millimetre.
2.The floor plan also reflects the as-is property situation, including bathroom and kitchen interior fitting out work, interfacing details to curtain wall mullion and curtain wall end return mullion changes.

- 1.因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
- 2.按發展項目的經批准的建築圖則所規定者，發展項目六樓至二十九樓（不設十四樓及二十四樓）每個住宅物業的樓板（不包括灰泥）的厚度為150毫米。發展項目三十樓每個住宅物業的樓板（不包括灰泥）的厚度為175毫米。
- 3.按發展項目的經批准的建築圖則所規定者，發展項目每個住宅物業的層與層之間的高度：
七樓至二十八樓（不設十四樓及二十四樓）：2.87米；
六樓、二十九樓至三十樓：3.1米(除1A座30B主人房及飯廳，1B座30B及1B座30D飯廳外，此部份層與層之間的高度為3.4米)。

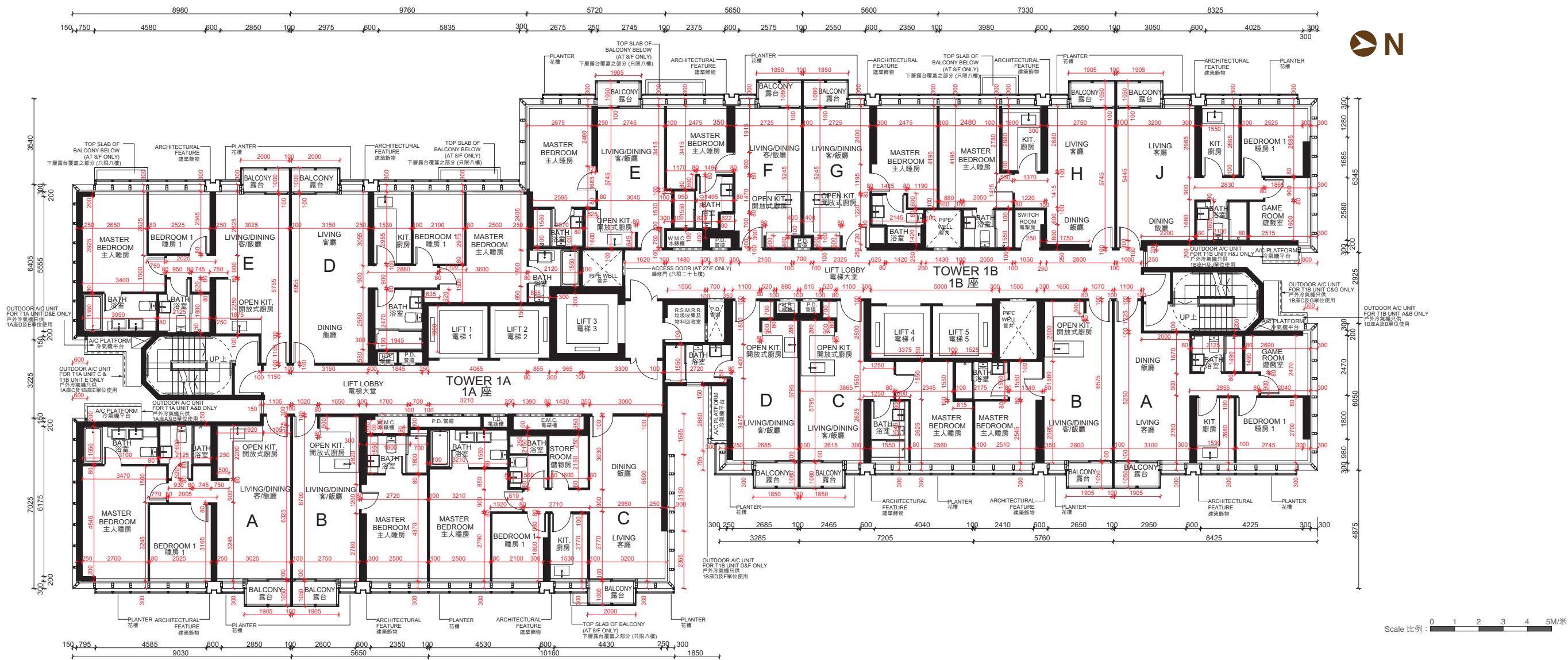
備註:
1.樓面平面圖之尺規所列數字以毫米標示。
2.樓面平面圖同時反映現樓情況，包括浴室及廚房裝修、幕牆豎框裝修收口及幕牆轉角豎框之改動。

Floor Plans of Residential Properties in the Development

發展項目的住宅物業的樓面平面圖

8/F-13/F, 15/F-17/F, 19/F-23/F, 25/F-28/F Floor Plan

八樓至十三樓，十五樓至十七樓，十九樓至二十三樓，二十五樓至二十八樓樓面平面圖



1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The thickness of floor slabs (excluding plaster) in each residential property on 6/F-29/F (14/F and 24/F are omitted) of the Development as provided in the approved building plans for the Development is 150mm. The thickness of floor slabs (excluding plaster) in each residential property on 30/F of the Development as provided in the approved building plans for the Development is 175mm.
3. The floor-to-floor height of each residential property of the Development as provided in the approved building plans for the Development are as follows:
7/F-28/F (14/F and 24/F are omitted): 2.87m
6/F, 29/F-30/F: 3.1m (Save and except master bedroom and dining room of Tower 1A 30/F Unit B and dining rooms of Tower 1B 30/F Unit B and Tower 1B 30/F Unit D of which floor-to-floor height is 3.4m)

Remarks:

1. The dimensions of the floor plan are all in millimetre.
2. The floor plan also reflects the as-is property situation, including bathroom and kitchen interior fitting out work, interfacing details to curtain wall mullion and curtain wall end return mullion changes.

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 按發展項目的經批准的建築圖則所規定者，發展項目六樓至二十九樓（不設十四樓及二十四樓）每個住宅物業的樓板（不包括灰泥）的厚度為150毫米。發展項目三十樓每個住宅物業的樓板（不包括灰泥）的厚度為175毫米。
3. 按發展項目的經批准的建築圖則所規定者，發展項目每個住宅物業的層與層之間的高度：
七樓至二十八樓（不設十四樓及二十四樓）：2.87米；
六樓、二十九樓至三十樓：3.1米（除1A座30B主人房及飯廳，1B座30B及1B座30D飯廳外，此部份層與層之間的高度為3.4米）。

備註:

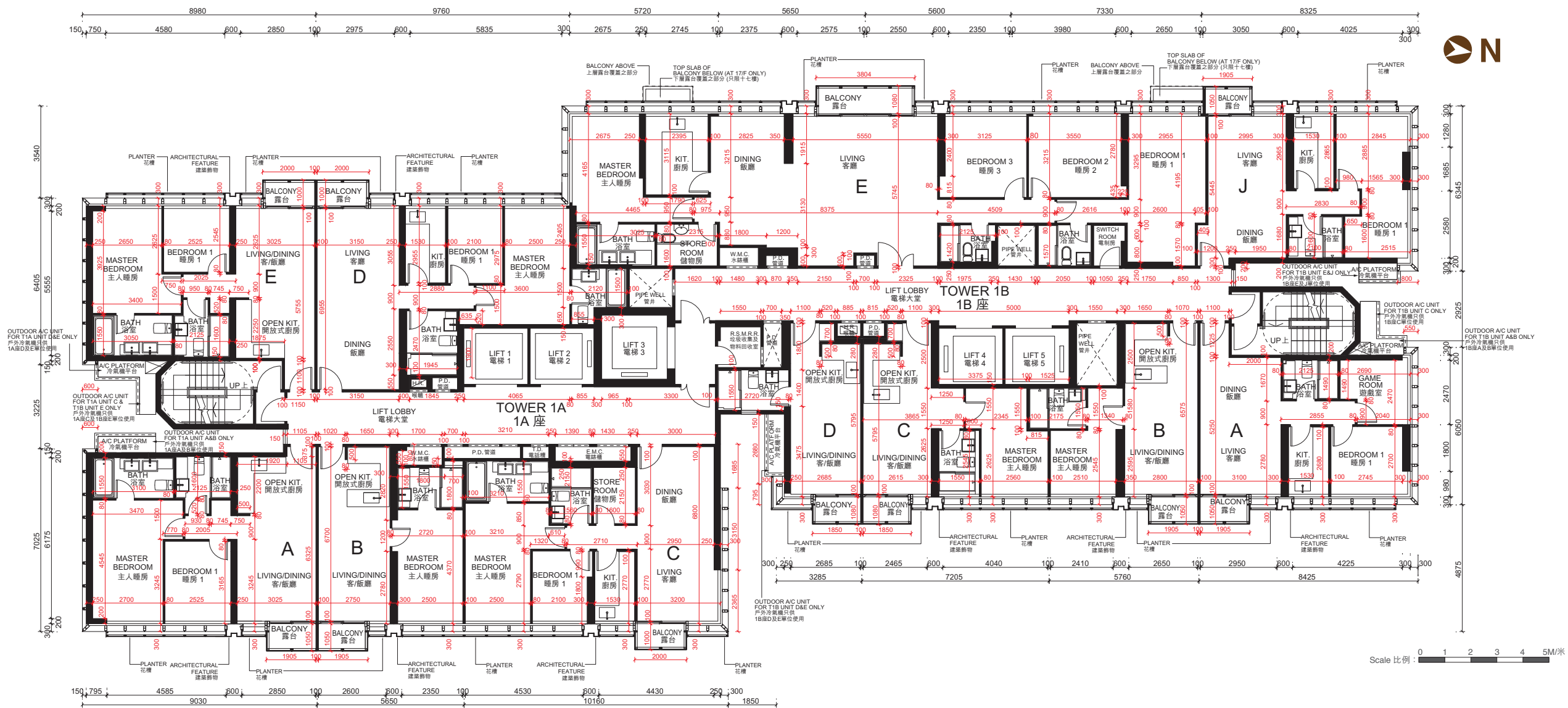
1. 樓面平面圖之尺規所列數字以毫米標示。
2. 樓面平面圖同時反映現樓情況，包括浴室及廚房裝修、幕牆豎框裝修收口及幕牆轉角豎框之改動。

Floor Plans of Residential Properties in the Development

發展項目的住宅物業的樓面平面圖

18/F Floor Plan

十八樓樓面平面圖



LEGEND:
圖例:
R.S.M.R.R. - REFUSE STORAGE & MATERIAL RECOVERY ROOM 垃圾收集及物料回收室
P.D. - PIPE DUCT 管道
W.M.C. - WATER METER CABINET 水錶櫃
E.M.C. - ELECTRICAL METER CABINET 電錶櫃
T.D. - TELEPHONE DUCT 電話槽
H.R. - HOSE REEL 喉轆
KIT. - KITCHEN 廚房
OPEN KIT. - OPEN KITCHEN 開放式廚房

- 1.The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
- 2.The thickness of floor slabs (excluding plaster) in each residential property on 6/F-29/F (14/F and 24/F are omitted) of the Development as provided in the approved building plans for the Development is 150mm. The thickness of floor slabs (excluding plaster) in each residential property on 30/F of the Development as provided in the approved building plans for the Development is 175mm.
- 3.The floor-to-floor height of each residential property of the Development as provided in the approved building plans for the Development are as follows:
7/F-28F (14/F and 24/F are omitted): 2.87m
6/F, 29/F-30/F: 3.1m (Save and except master bedroom and dining room of Tower 1A 30/F Unit B and dining rooms of Tower 1B 30/F Unit B and Tower 1B 30/F Unit D of which floor-to-floor height is 3.4m)

Remarks:
1.The dimensions of the floor plan are all in millimetre.
2.The floor plan also reflects the as-is property situation, including bathroom and kitchen interior fitting out work, interfacing details to curtain wall mullion and curtain wall end return mullion changes.

- 1.因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
- 2.按發展項目的經批准的建築圖則所規定者，發展項目六樓至二十九樓（不設十四樓及二十四樓）每個住宅物業的樓板（不包括灰泥）的厚度為150毫米。發展項目三十樓每個住宅物業的樓板（不包括灰泥）的厚度為175毫米。
- 3.按發展項目的經批准的建築圖則所規定者，發展項目每個住宅物業的層與層之間的高度：
七樓至二十八樓（不設十四樓及二十四樓）：2.87米；
六樓、二十九樓至三十樓：3.1米(除1A座30B主人房及飯廳，1B座30B及1B座30D飯廳外，此部份層與層之間的高度為3.4米)。

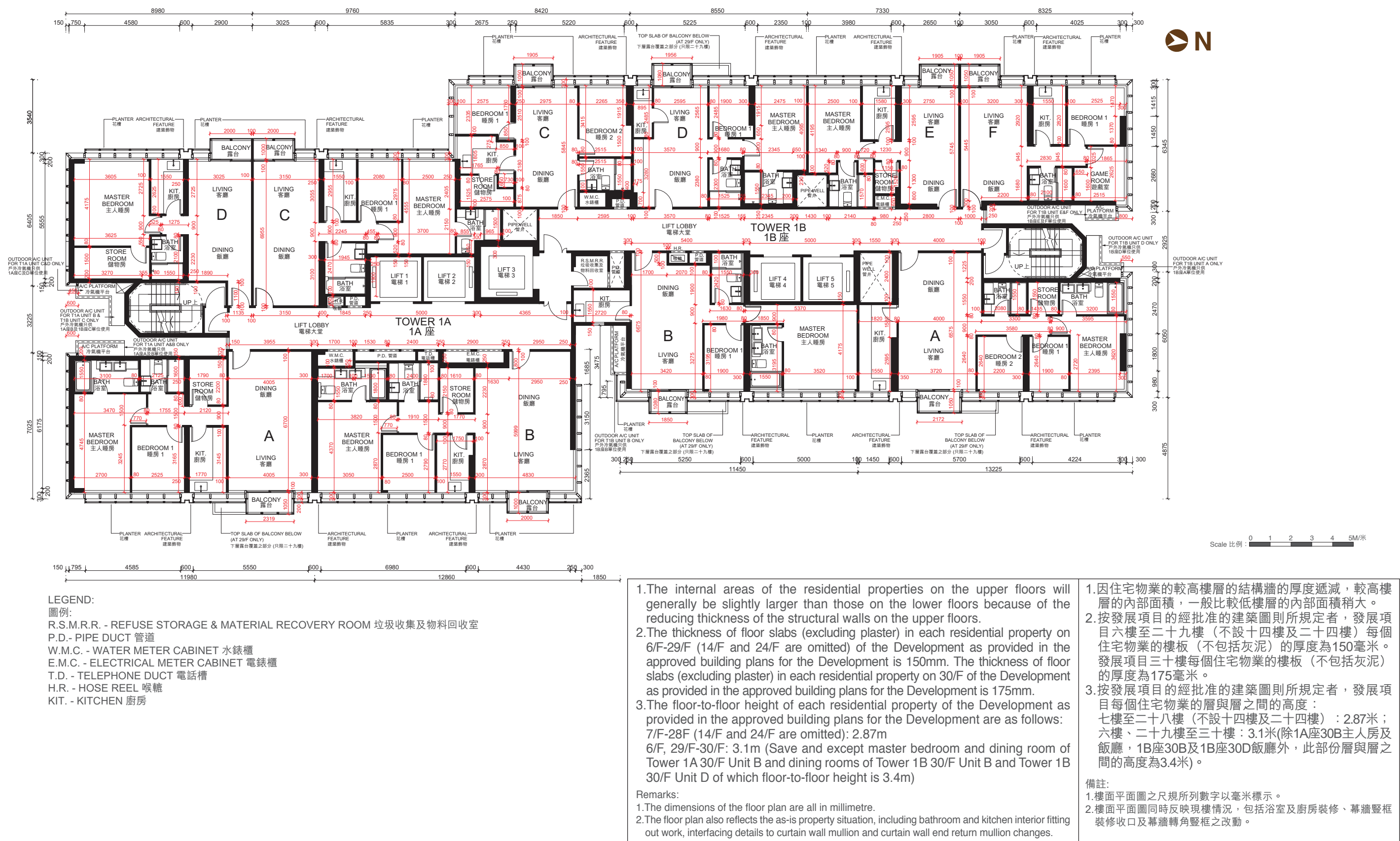
備註:
1.樓面平面圖之尺規所列數字以毫米標示。
2.樓面平面圖同時反映現樓情況，包括浴室及廚房裝修、幕牆豎框裝修收口及幕牆轉角豎框之改動。

Floor Plans of Residential Properties in the Development

發展項目的住宅物業的樓面平面圖

29/F-30/F Floor Plan

二十九樓至三十樓樓面平面圖



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)	-	-	-	-	-	-
		B	167.696 (1,805)	Balcony 露台: 2.7 (29)	-	-	-	38.922 (419)	-	-	-	-	-	-
		C	123.035 (1,324)	Balcony 露台: 2.555 (28)	-	-	-	45.543 (490)	-	-	-	-	-	-
		D	121.547 (1,308)	Balcony 露台: 2.19 (24)	-	-	-	43.156 (465)	-	-	-	-	-	-
1B	6/F & 7/F 六樓及七樓	A	140.425 (1,512)	Balcony 露台: 2.712 (29)	-	-	-	12.145 (131)	-	-	-	-	-	-
		B	156.128 (1,681)	Balcony 露台: 2.048 (22)	-	-	-	41.975 (452)	-	-	-	-	-	-
		C	108.999 (1,173)	Balcony 露台: 2.658 (29)	-	-	-	23.148 (249)	-	-	-	-	-	-
		D	99.551 (1,072)	Balcony 露台: 2.482 (27)	-	-	-	20.827 (224)	-	-	-	-	-	-
		E	81.893 (881)	Balcony 露台: 2 (22)	-	-	-	19.396 (209)	-	-	-	-	-	-
		F	107.422 (1,156)	Balcony 露台: 2.1 (23)	-	-	-	24.017 (259)	-	-	-	-	-	-

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	8/F-17/F, 19/F-28/F (14/F & 24/F omitted) 八樓至十七樓, 十九樓至二十八樓 (不設十四樓及二十四樓)	A	63.882 (688)	Balcony 露台: 2 (22)	-	-	-	-	-	-	-	-	-	-
		B	40.139 (432)	Balcony 露台: 2 (22)	-	-	-	-	-	-	-	-	-	-
		C	70.051 (754)	Balcony 露台: 2 (22)	-	-	-	-	-	-	-	-	-	-
		D	68.129 (733)	Balcony 露台: 2 (22)	-	-	-	-	-	-	-	-	-	-
		E	59.075 (636)	Balcony 露台: 2 (22)	-	-	-	-	-	-	-	-	-	-
1B	8/F-17/F, 19/F-28/F (14/F & 24/F omitted) 八樓至十七樓, 十九樓至二十八樓 (不設十四樓及二十四樓)	A	51.551 (555)	Balcony 露台: 2 (22)	-	-	-	-	-	-	-	-	-	-
		B	36.993 (398)	Balcony 露台: 2 (22)	-	-	-	-	-	-	-	-	-	-
		C	39.946 (430)	Balcony 露台: 2 (22)	-	-	-	-	-	-	-	-	-	-
		D	27.23 (293)	Balcony 露台: 2 (22)	-	-	-	-	-	-	-	-	-	-
		E	38.291 (412)	Balcony 露台: 2 (22)	-	-	-	-	-	-	-	-	-	-
		F	34.092 (367)	Balcony 露台: 2 (22)	-	-	-	-	-	-	-	-	-	-
		G	35.275 (380)	Balcony 露台: 2 (22)	-	-	-	-	-	-	-	-	-	-
		H	43.703 (470)	Balcony 露台: 2 (22)	-	-	-	-	-	-	-	-	-	-
		J	52.11 (561)	Balcony 露台: 2 (22)	-	-	-	-	-	-	-	-	-	-

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

Remark:
The areas in square metre have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet.

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

備註：
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以四捨五入至整數平方呎。

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)	Balcony 露台: 2 (22)	-	-	-	-	-	-	-	-	-	-
		C	70.051 (754)	Balcony 露台: 2 (22)	-	-	-	-	-	-	-	-	-	-
		D	68.129 (733)	Balcony 露台: 2 (22)	-	-	-	-	-	-	-	-	-	-
		E	59.075 (636)	Balcony 露台: 2 (22)	-	-	-	-	-	-	-	-	-	-
1B	18/F 十八樓	A	51.551 (555)	Balcony 露台: 2 (22)	-	-	-	-	-	-	-	-	-	-
		B	36.993 (398)	Balcony 露台: 2 (22)	-	-	-	-	-	-	-	-	-	-
		C	39.946 (430)	Balcony 露台: 2 (22)	-	-	-	-	-	-	-	-	-	-
		D	27.23 (293)	Balcony 露台: 2 (22)	-	-	-	-	-	-	-	-	-	-
		E	149.004 (1,604)	Balcony 露台: 4.108 (44)	-	-	-	-	-	-	-	-	-	-
		J	51.535 (555)	Balcony 露台: 2 (22)	-	-	-	-	-	-	-	-	-	-
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	29/F-30/F 二十九樓至三十樓	A	85.304 (918)	Balcony 露台: 2.435 (26)	-	-	-	-	-	-	-	-	-	-
		B	87.573 (943)	Balcony 露台: 2 (22)	-	-	-	-	-	-	-	-	-	-
		C	68.025 (732)	Balcony 露台: 2 (22)	-	-	-	-	-	-	-	-	-	-
		D	59.058 (636)	Balcony 露台: 2 (22)	-	-	-	-	-	-	-	-	-	-
1B	29/F-30/F 二十九樓至三十樓	A	81.414 (876)	Balcony 露台: 2.282 (25)	-	-	-	-	-	-	-	-	-	-
		B	71.48 (769)	Balcony 露台: 2 (22)	-	-	-	-	-	-	-	-	-	-
		C	53.445 (575)	Balcony 露台: 2 (22)	-	-	-	-	-	-	-	-	-	-
		D	53.305 (574)	Balcony 露台: 2 (22)	-	-	-	-	-	-	-	-	-	-
		E	44.889 (483)	Balcony 露台: 2 (22)	-	-	-	-	-	-	-	-	-	-
		F	52.111 (561)	Balcony 露台: 2 (22)	-	-	-	-	-	-	-	-	-	-

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

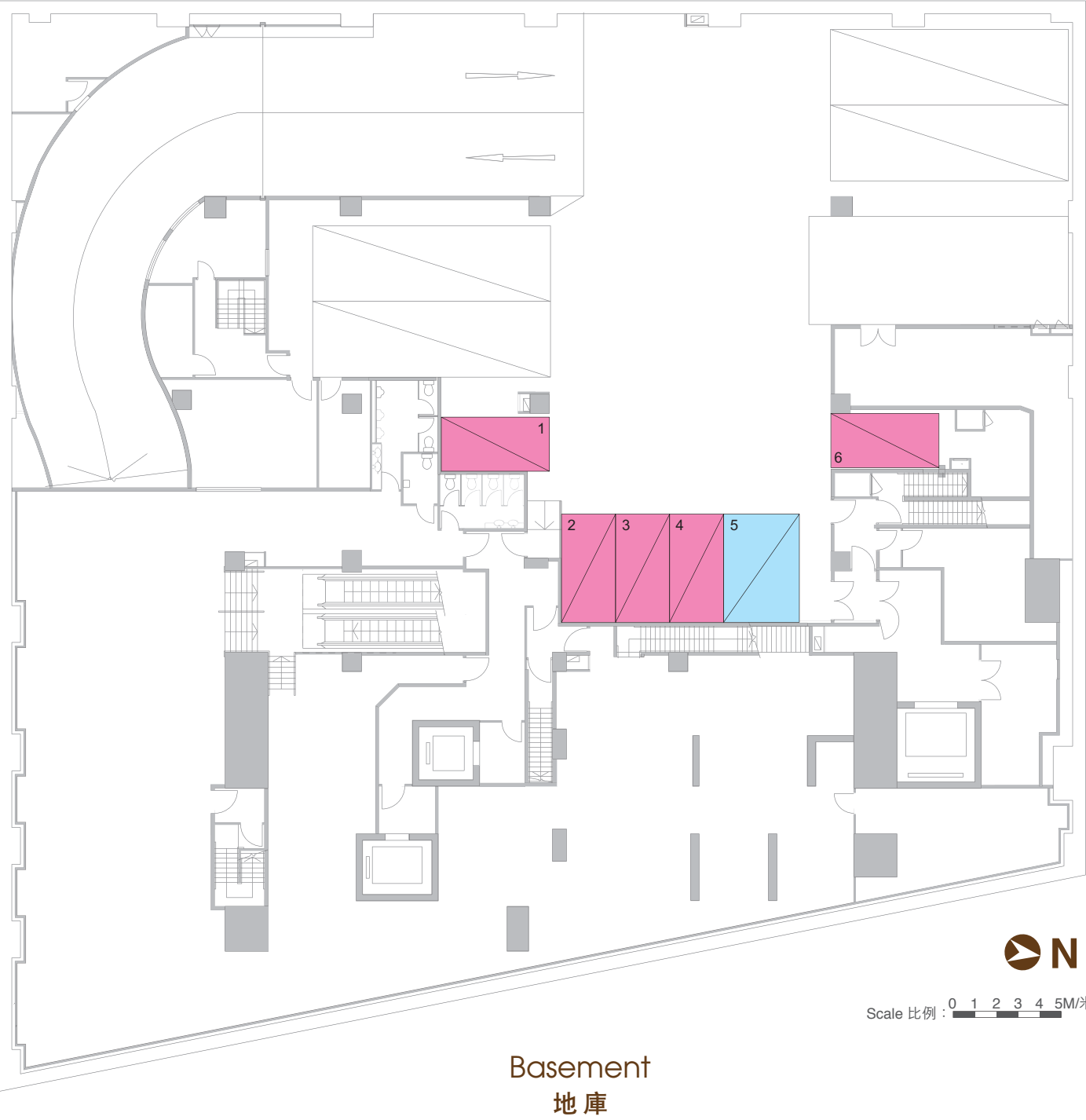
Remark:
The areas in square metre have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet.

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

備註:
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以四捨五入至整數平方呎。

Floor Plan of Parking Spaces in the Development

發展項目中的停車位的樓面平面圖



- 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

1. Common Parts of the Development

Deed of mutual covenant (“DMC”) provides for the following different Common Areas and Common Facilities :-

“Building Common Areas” are the whole of Kowloon Inland Lot No.11050 (“the Lot”) and the whole of the development thereon (“the Estate”) which are not otherwise specifically assigned to or for the exclusive use of an Owner and are designed or intended for common use and benefit of the Owners (which do not form part of the Units, Podium Common Areas, Commercial Common Areas or Residential Common Areas) and shall include but not limited to (i) load bearing walls, floor slabs, enclosing walls of the Building Common Areas (but in the case of such enclosing walls adjoining any Unit(s), excluding the plaster and covering of the internal surface of such enclosing walls within the relevant Unit(s)), (ii) such part of the Slope and Retaining Structures (if any) within the Lot, (iii) water tank rooms, fan rooms, refuse storage and material recovery chamber, town gas kiosk, F.S. control rooms, switch rooms, pipe wells and pipe and/or cable ducts (which do not form part of the Units), pump rooms, plant rooms, transformer rooms, (iv) the whole of the car park areas (excluding the Car Parks and loading and unloading spaces which are shown and delineated on the car park layout plan approved by the Building Authority), vehicular ramps, driveways, circulation passages, entrances, access areas, staircases, passages in the Estate, (v) areas for installation or use of aerial broadcast distribution facilities and (vi) all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Estate designed or intended for common use and benefit of the Owners and not otherwise specifically assigned to or for the exclusive use of an Owner (which do not form part of the Units, Podium Common Areas, Commercial Common Areas or Residential Common Areas).

“Building Common Facilities” are (a) such of sprinkler tank, the surface channel with cover, fire alarm system, fire hydrant/hose reel system, drains, pipes, gutters, wells (if any), sewers, wires and cables, aerial broadcast distribution facilities, electrical and mechanical installation servicing the Building Common Areas and other services facilities whether ducted or otherwise which are or at any time may be in, under or over or passing through the Lot and the Estate through which water, sewage, electricity and any other services are supplied to the Lot and the Estate or any part or parts thereof for the common use and benefit of the Lot and the Estate and not for the use or benefit of a particular Unit; (b) lighting including façade lighting within the Estate which are for the common use and benefit of the Lot and the Estate and not for the use or benefit of a particular Unit; (c) automatic sprinkler system and fire detection and alarm system within the Estate which are for the common use and benefit of the Lot and the Estate and not for the use or benefit

of a particular Unit; (d) burglar alarm, metal gate, manned gate and security system(s) (if any) which are for the common use and benefit of the Lot and the Estate and not for the use or benefit of a particular Unit; and other facilities and systems for the common use and benefit of the Lot and the Estate and not for the use or benefit of a particular Unit exclusively. For avoidance of doubt, the term “Building Common Facilities” shall not include those facilities, equipment and other like structures forming part of the Podium Common Facilities, the Commercial Common Facilities or the Residential Common Facilities.

“Commercial Common Areas” are any areas of the Estate and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Estate designed or intended for the common use and benefit of the Owner of the Commercial Basement and the Owner of the Commercial Portion of the Ground Floor only and not otherwise specifically assigned to or for the exclusive use of the Owner of the Commercial Basement or the Owner of the Commercial Portion of the Ground Floor including but not limited to AHU room, switch room, escalators, Control equipment room, pipe and/or cable ducts and passages.

“Commercial Common Facilities” are those facilities and equipment for the common use and benefit of the Owner of the Commercial Basement and the Owner of the Commercial Portion of the Ground Floor only and not for the use and benefit of the Commercial Basement or the Commercial Portion of the Ground Floor exclusively.

“External Walls” are the external walls (whether they are concrete walls or curtain walls) of the Estate or any part thereof including curtain walls (excluding the openable windows (consisting of the glass panel, window sash (including hinges and/or locksets and/or handles) and sealant around window sash) of the Units), architectural features, parapet walls, the curbs of the Non-enclosed Area and the windows and window frames of the Common Areas but excluding the external walls of Commercial Portion of the Ground Floor, Stadium and Youth Centre, the internal surface of the concrete walls facing the Units and the glass parapets/balustrade/fences of the Non-enclosed Area.

“Podium Common Areas” are any areas of the podium of the Estate and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Estate designed or intended for the common use and benefit of the Owner of the Commercial Basement, the Owner of the Commercial Portion of the Ground Floor, the Owner of the Stadium and the Owner of the Youth Centre and not otherwise specifically assigned to or for the exclusive use of an Owner (including but not limited to telecommunication broadcasting equipment rooms, potable/flushing/cleansing and irrigation water tank & pump room, pipe ducts, chiller plant area and cooling towers, loading and unloading spaces, emergency generator room and fuel tank room) but excluding the Building Common Areas,

the Commercial Common Areas and the Residential Common Areas.

“Podium Common Facilities” are those facilities and equipment for the common use and benefit of the Owner of the Commercial Basement, the Owner of the Commercial Portion of the Ground Floor, the Owner of the Stadium and the Owner of the Youth Centre and not for the use and benefit of a particular Unit exclusively but excluding the Building Common Facilities, the Commercial Common Facilities and the Residential Common Facilities.

“Residential Common Areas” are those parts of the Lot and the Estate designed or intended for the common use and benefit of the Owners of the Residential Units and not otherwise specifically assigned to or for the exclusive use of an Owner of a Residential Unit and shall include but not limited to the Recreational Areas, air-conditioning platforms, telecommunication broadcasting equipment rooms, lift machine rooms, emergency generator rooms, mail delivery area with mailboxes, caretaker’s counter, residential lift lobbies, transfer plate, pipe wells, entrance lobbies, lift lobbies, corridors, staircases, lift pit, service lift lobbies, meter rooms, plant rooms, pipe ducts (which do not form part of the Units), flat roofs (which do not form part of the Units), roofs (which do not form part of the Units), top roofs, refuse areas, machine rooms, pump rooms, water tank rooms, switch rooms, meter rooms, parapet wall, filtration plant rooms, VRV plant room (club house), store rooms, planter area, planters, lift shafts, lavatories, loading and unloading spaces, areas for installation or use of telecommunications network facilities, the External Walls of the Tower, parts of the External Walls of the Podium, floor slabs (including but not limited to the floor slab (comprising the waterproofing layers therein) between the swimming pool and ancillary accommodation on the 5th Floor and the Stadium below), enclosing walls of the Residential Common Areas (but in the case of such enclosing walls adjoining any Unit(s), excluding the plaster and covering of the internal surface of such enclosing walls within the relevant Unit(s)) and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Estate designed or intended for the common use and benefit of the Owners of the Residential Units and not otherwise specifically assigned to or for the exclusive use of an Owner of a Residential Unit.

“Residential Common Facilities” are those facilities and ancillary equipment for the use and benefit of the Residential Units and not for the use and benefit of a particular Residential Unit exclusively and shall include but not limited to the Recreational Facilities, water tanks, water pumps, drains, pipes, gutters, sewers, fire-fighting system, wires and cables, electrical equipment, air-conditioning or mechanical installation, lighting, burglar alarm, metal gate, security system, gas pipes, centralized air-conditioning system, telecommunications network facilities, satellite dish, lifts and manual fire alarm for the use and benefit of the Residential Units.

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
		C	70 / 24,156
		D	68 / 24,156
		E	59 / 24,156
	19/F - 28/F (24/F is omitted)	A	63 / 24,156
		B	40 / 24,156
		C	70 / 24,156
		D	68 / 24,156
		E	59 / 24,156
	29/F - 30/F	A	85 / 24,156
		B	87 / 24,156
		C	68 / 24,156
		D	59 / 24,156

Tower	Floor	Unit	No. of Undivided Shares allocated to each Residential Unit
1B	6/F and 7/F	A (Duplex with Flat Roof)	141 / 24,156
		B (Duplex with Flat Roof)	160 / 24,156
		C (Duplex with Flat Roof)	110 / 24,156
		D (Duplex with Flat Roof)	101 / 24,156
		E (Duplex with Flat Roof)	82 / 24,156
		F (Duplex with Flat Roof)	109 / 24,156
	8/F - 17/F (14/F is omitted)	A	51 / 24,156
		B	36 / 24,156
		C	39 / 24,156
		D	27 / 24,156
		E	38 / 24,156
		F	34 / 24,156
		G	35 / 24,156
		H	43 / 24,156
		J	52 / 24,156
	18/F	A	51 / 24,156
		B	36 / 24,156
		C	39 / 24,156
		D	27 / 24,156
		E	149 / 24,156
		J	51 / 24,156
	19/F - 28/F (24/F is omitted)	A	51 / 24,156
		B	36 / 24,156
		C	39 / 24,156
		D	27 / 24,156
		E	38 / 24,156
		F	34 / 24,156
		G	35 / 24,156
		H	43 / 24,156
		J	52 / 24,156
	29/F - 30/F	A	81 / 24,156
		B	71 / 24,156
		C	53 / 24,156
		D	53 / 24,156
		E	44 / 24,156
		F	52 / 24,156

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

Subject to the provisions of the Building Management Ordinance (Cap.344), the management of the Lot and the Estate shall for an initial period of two years from and including the date of the DMC be undertaken by the Management Company subject to termination at any period of time during its term of appointment (i) by the Management Company by giving not less than 3 calendar months' notice in writing to the Owners' Committee or the Corporation (if formed under the Building Management Ordinance) or to all the Owners or (ii) by the Owners' Committee (prior to the formation of the Corporation) without compensation by giving not less than 3 calendar months' notice in writing to the Management Company and by a resolution passed by a majority of votes of Owners voting either personally or by proxy in an Owners' meeting and supported by the Owners of not less than 50% of the Undivided Shares in aggregate (excluding the Undivided Shares allocated to the Common Areas and Common Facilities).

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

The Owners of each of the Residential Units shall pay to the Manager monthly in advance the Management Fee in proportion to the Management Shares allocated to his Residential Unit. Where any expenditure relates to or is for the benefit of the Lot and the Estate, the Building Common Areas and/or the Building Common Facilities the full amount of such expenditure shall be apportioned between all the Owners of the Estate in proportion to the number of Management Shares held by them. Where any expenditure relates solely to or is solely for the benefit of the Residential Units (but not any particular Residential Unit), the Residential Common Areas and/or the Residential Common Facilities, the full amount of such expenditure shall be apportioned between the Owners of the Residential Units in proportion to the number of Management Shares held by them.

5. Basis on which the Management Fee Deposit is fixed

The management fee deposit in respect of each Unit shall be a sum equivalent to 3 months' Management Fee payable in accordance with the budget for the 1st year.

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

Not Applicable.

Unless otherwise defined in this sales brochure, capitalized terms used in this Summary of Deed of Mutual Covenant shall have the same meaning of such terms in the DMC.

Summary of Deed of Mutual Covenant

公契的摘要

1. 發展項目的公用部份

公契（「公契」）規定以下不同的公用地方及公用設施：-

「大廈公用地方」指整個九龍內地段第11050號（「該地段」）及在該地段上的整個發展項目（「屋苑」）非特別轉讓或供個別業主獨家使用，而是設計為或擬供業主共同使用與享用的地方（不構成單位、平台公用地方、商業公用地方或住宅公用地方一部份），並包括但不限於(i)承重牆、樓板、大廈公用地方的圍牆(但是如果該圍牆連接任何單位，不包括該單位內圍牆的內面之灰泥及覆蓋物)、(ii)該地段內的斜坡和護土構築物（如有）、(iii)水缸房、風扇機房，垃圾儲存及物料回收室、煤氣調壓室、消防控制室，電掣房、喉管井及管道及/或電纜管道（不構成單位一部份）、泵房、機房、電力變壓房、(iv)屋苑內整個停車場範圍（不包括獲建築事務監督批准的停車場平面圖上標註的該等停車位、裝載及卸載位置）、車輛斜道、行車道、迴旋通道、入口、進出範圍、樓梯、通道、(v)安裝或使用天線廣播發放設施之地方及(vi)建築物管理條例（第344章）附表1所述位於該地段及屋苑內設計為或擬供業主共同使用與享用的其他公用部份（如有），而並非特別轉讓給或供個別業主獨家使用（不構成單位、平台公用地方，商業公用地方或住宅公用地方一部份）。

「大廈公用設施」指(a)服務大廈公用地方之該等消防花灑水缸、有蓋路面溝渠、火警警報系統、消防栓/喉轆系統、排水渠、管道、明渠、井（如有）、污水渠、電線及電纜、天線廣播發放設施、電力及機械裝置及現時或任何時候在該地段及屋苑之內、之下、之上或通過該地段及屋苑，將水、污水、電力及任何其他服務設施輸送到該地段及屋苑或其中任何一個或多個部分的服務設施（不論是以管道或其他形式），供該地段及屋苑共同使用及享用而非供個別單位享用或使用；(b)照明，包括屋苑內供該地段及屋苑共同使用與享用，而非供個別單位獨家使用或享用的外牆燈；(c)屋苑內供該地段及屋苑共同使用與享用，而非供個別單位獨家使用或享用的自動花灑系統、火警偵測及警報系統；(d)供該地段及屋苑共同使用與享用，而非供個別單位獨家使用或享用的防盜警鐘、鐵閘、手動閘及保安系統（如有）；及供該地段及屋苑共同使用與享用，而並非供個別單位獨家使用或享用的其他設施及系統。免生疑問，「大廈公用設施」不包括構成平台公用設

施、商業公用設施或住宅公用設施一部份的該等設施、設備及其他類似構築物。

「商業公用地方」指在屋苑任何範圍及建築物管理條例（第344章）附表1指定一切其他公用部份（如有），位於屋苑內設計為或擬供地庫層商業業主及地下商業部份業主共同使用與享用，而非特別轉讓給或供個別地庫層商業業主或地下商業部份業主獨家使用，包括但不限於風櫃房、電掣房、自動扶手電梯、控制設備機房、管道及/或電纜管道和通道。

「商業公用設施」指供地庫層商業業主及地下商業部份業主共同使用與享用之該等設施和設備，而非供個別地庫層商業或地下商業部份獨家使用與享用。

「外牆」指屋苑之外牆（不論是混凝土外牆或幕牆）或其任何部份，包括幕牆（不包括單位的可開窗戶（由玻璃面板、窗扇（包括鉸鏈及/或鎖具及/或把手）及包圍窗扇的密封膠組成））、建築飾物、護牆、非封閉區域的圍邊、及公用地方的窗戶和窗框，但不包括地下的商業部份、場館和青少年中心的外牆、面向單位的混凝土牆內側表面及非封閉區域的玻璃護牆/欄杆/圍牆。

「平台公用地方」指在屋苑平台任何範圍及建築物管理條例（第344章）附表1指定一切其他公用部份（如有），而位於屋苑內設計為或擬供地庫層商業業主、地下商業部份業主、場館業主及青少年中心業主共同使用與享用，而非特別轉讓給或供個別業主獨家使用（包括但不限於電訊廣播設備室、食水/沖廁水/清潔及灌溉水缸及泵房、管道、冷器機機組範圍及冷卻塔、裝載及卸載範圍、緊急發電機房及燃油缸房），但不包括大廈公用地方、商業公用地方及住宅公用地方。

「平台公用設施」指供地庫層商業業主、地下商業部份業主、場館業主及青少年中心業主共同使用與享用之該等設施和設備，而非供個別單位使用與享用，但不包括大廈公用設施、商業公用設施及住宅公用設施。

「住宅公用地方」指該地段及屋苑內設計為或擬供住宅單位業主

共同使用與享用，而並非特別轉讓給或供個別住宅單位業主獨家使用的部分，並包括但不限於康樂範圍、空調機平台、電訊廣播網絡設施房、升降機機房、緊急發電機房、郵遞範圍連郵箱、保安櫃檯、住宅升降機大堂、轉換層、喉管井、入口大堂、電梯大堂、走廊、樓梯、升降機槽、載貨升降機大堂、電錶房、機房、管道（不構成單位一部分）、平台（不構成單位一部分）、天台（不構成單位一部分）、頂層天台、垃圾處理地方、機房、泵房、水缸房、電掣房、錶房、護牆、過濾機房、變頻空調系統機房（會所）、儲物室、種植區、花槽、升降機槽、洗手間、裝載及卸載範圍、安裝及使用電訊網絡設施地方、大樓外牆、平台部份外牆、樓板（包括但不限於位於5樓的游泳池及配套設備與其下場館之間的樓板（包括其中防水層））、住宅公用地方的圍牆（但是如果該圍牆連接任何單位，不包括該單位內圍牆的內面之灰泥及覆蓋物）及按建築物管理條例（第344章）附表1所述位於該地段及屋苑內設計為或擬供住宅單位業主共同使用與享用，而並非特別轉讓給住宅單位個別業主獨家使用的一切其他公用部份（如有）。

「住宅公用設施」指供住宅單位共同使用與享用之該等設施及輔助設備，而並非供個別住宅單位獨家使用與享用，包括但不限於供住宅單位使用與享用的康樂設施、水缸、水泵、排水渠、管道、明渠、污水渠、消防系統、電線及電纜、電力設備、空調或機械裝置、照明、防盜鐘、鐵閘、保安系統、煤氣管、中央空調系統、電訊網絡設施、衛星天線、升降機及手動火警鐘掣。

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 / 24,156
		D	68 / 24,156
		E	59 / 24,156
	十九樓至二十八樓 (不設二十四樓)	A	63 / 24,156
		B	40 / 24,156
		C	70 / 24,156
		D	68 / 24,156
	二十九樓至三十樓	A	85 / 24,156
		B	87 / 24,156
		C	68 / 24,156
		D	59 / 24,156

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
1B	六樓及七樓	A (連平台之複式單位)	141 / 24,156
		B (連平台之複式單位)	160 / 24,156
		C (連平台之複式單位)	110 / 24,156
		D (連平台之複式單位)	101 / 24,156
		E (連平台之複式單位)	82 / 24,156
		F (連平台之複式單位)	109 / 24,156
	八樓至十七樓 (不設十四樓)	A	51 / 24,156
		B	36 / 24,156
		C	39 / 24,156
		D	27 / 24,156
		E	38 / 24,156
		F	34 / 24,156
	十八樓	G	35 / 24,156
		H	43 / 24,156
		J	52 / 24,156
		A	51 / 24,156
		B	36 / 24,156
		C	39 / 24,156
	十九樓至二十八樓 (不設二十四樓)	D	27 / 24,156
		E	38 / 24,156
		F	34 / 24,156
		G	35 / 24,156
		H	43 / 24,156
		J	52 / 24,156
	二十九樓至三十樓	A	81 / 24,156
		B	71 / 24,156
		C	53 / 24,156
		D	53 / 24,156
		E	44 / 24,156
		F	52 / 24,156

3. 發展項目的管理人的委任年期

受制於「建築物管理條例」（第344章）條款，該地段及屋苑管理的管理公司委任期為公契簽立之日起的首兩年，並可能在其任期內終止(i)管理公司在不少於三個曆月向業主委員會或法團（如根據「建築物管理條例」已成立）或所有業主發出書面通知終止；或(ii)業主委員會（在「業主立案法團」成立前）在持有總計不少於50%的不可分割份數（不包括「公用地方」與「公用設施」的不可分割份數）的業主在業主大會上經個人或代表投票通過決議後，在至少三個曆月向管理公司發出書面通知無償終止。

4. 在發展項目中的住宅物業的擁有人之間分擔管理開支的基準

每個住宅單位業主需要按其單位獲分配的管理份數之比例，每月預繳付管理費。凡任何開支涉及或有利於該地段及屋苑、大廈公用地方及/或大廈公用設施，該等開支的全部款項須由屋苑所有業主按其持有之管理份數之比例分攤。凡任何開支僅涉及或有利於住宅單位（但並不涉及任何個別特定住宅單位）、住宅公用地方及/或住宅公用設施，該等開支的全部款項須由住宅單位之業主按其持有之管理份數之比例分攤。

5. 計算管理費按金的基準

每個單位之管理費按金相等於該單位按照第一年預算案之3個月管理費。

6. 擁有人在發展項目中保留作自用的範圍 (如有的話)

不適用

除在售樓說明書另有定義，在上述英文版本中以大楷顯示的用詞將等同於公契內該用詞的意義。

Summary of Land Grant

批地文件的摘要

1. Lot No: Kowloon Inland Lot No.11050 ("lot").

2. Term of years under the lease: 50 years from 15th October 2008.

3. Special Condition No.(11) of the land grant provides that :

Subject to sub-clause (b) of Special Condition No.(11) of the land grant, 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, petrol filling station and office (save and except the stadium office to be provided in accordance with Special Condition No.(10)(a)(iv) of the land grant) purposes.

Sub-clause (b) of Special Condition No.(11) of the land grant provides that the building or buildings or any part thereof erected or to be erected on the lot shall not be used for any purpose other than for the purposes of the Indoor Stadium and the Youth Centre respectively specified in Special Conditions Nos.(10)(a)(i) and (ii) of the land grant and the respective purposes specified in Special Conditions Nos.(10)(a)(iii), (iv) and (v) of the land grant.

4. The said Special Condition No.(10)(a)(i) refers to an indoor stadium having a total gross floor area of not less than 3,337 square metres and containing an indoor stadium, changing rooms, press room, viewing gallery, function rooms and such other ancillary accommodation and facilities as may be approved by the Director of Lands together with the facilities as specified in sub-clause (a)(iv) of Special Condition No.(10) serving the said indoor stadium containing, inter alia, a stadium office and a stadium foyer.

The said Special Condition No.(10)(a)(ii) refers to a youth centre having a total gross floor area of not less than 2,282 square metres and containing a children and youth centre for training and development, an all night drop-in centre for youths, a canteen and such other accommodation and facilities as may be approved by the Director of Social Welfare together with the facilities as specified in sub-clause (a)(iv) of Special Condition No.(10) serving the said youth centre.

The said Special Condition No.(10)(a)(iii) refers to one basement level comprising one portion having a total gross floor area of not more than 900 square metres to be used for non-industrial (excluding godown, hotel, petrol filling station, residential and office) purposes and the remaining portion to be used for the parking and loading and unloading spaces for motor vehicles.

The said Special Condition No.(10)(a)(iv) refers to a ground floor comprising one portion having a total gross floor area of not more than 1,543 square metres to be used for non-industrial (excluding godown, hotel, petrol filling station, residential and office) purposes and the remaining portion to be used for facilities serving the Indoor Stadium or the Youth Centre or both and containing, inter alia, a stadium office and a stadium foyer, provided that residential entrance lobby or lobbies may also be accommodated on the ground floor.

The said Special Condition No.(10)(a)(v) refers to a residential block to be used for private residential purpose ("the Residential Block").

5. Special Condition No.(5)(a) of the land grant provides that :

The Grantee shall, within 12 calendar months from either the date on which possession of the entire area shown coloured green hatched black on PLAN I annexed to the land grant (hereinafter referred to as "the Green Hatched Black Area") being deemed to be granted or the last date of all the dates on which the possession of parts of the Green Hatched Black Area being deemed to be granted to the Grantee in accordance with Special Condition No.(6)(a) of the land grant or within such other extended period as may be approved by the Director of Lands, at its own expense construct a playground in the Green Hatched Black Area in all respects to the satisfaction of the Director of Leisure and Cultural Services. The Grantee shall thereafter at its own expense maintain such part or parts of the Green Hatched Black Area in the possession of the Grantee to the satisfaction of the Director of Lands until such time as possession of the whole of the Green Hatched Black Area has been re-delivered to the Government in accordance with Special Condition No.(6)(b) of the land grant.

6. Special Condition No.(5)(b) of the land grant provides that :

The Grantee shall, within 30 calendar months from either the date on which possession of the entire area shown coloured green stippled black on PLAN I annexed to the land grant (hereinafter referred to as "the Green Stippled Black Area") being deemed to be granted or the last date of all the dates on which the possession of parts of the Green Stippled Black Area being deemed to be granted to the Grantee in accordance with Special Condition No.(6)(a) of the land grant or within such other extended period as may be approved by the Director of Lands, at its own expense construct a

playground in the Green Stippled Black Area in all respects to the satisfaction of the Director of Leisure and Cultural Services. The Grantee shall thereafter at its own expense maintain such part or parts of the Green Stippled Black Area in the possession of the Grantee to the satisfaction of the Director of Lands until such time as possession of the whole of the Green Stippled Black Area has been re-delivered to the Government in accordance with Special Condition No.(6)(c) of the land grant.

7. According to Special Condition No.(6)(b) and (c) of the land grant,

The Green Hatched Black Area and the Green Stippled Black Area or such part or parts thereof as may be required by the Director of Lands shall be re-delivered to the Government by the Grantee 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 of Lands indicating that the conditions of the land grant have been complied with to his satisfaction.

8. According to Special Condition No.(10)(a) of the land grant, the Grantee shall develop the lot by the erection thereon of a building or buildings complying in all respects with the conditions of the land grant, such building or buildings to be completed and made fit for occupation on or before 31st December 2012.

9. Special Condition No. (15) of the land grant provides that no tree growing on the lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director of Lands who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.

10. Special Condition No.(16) of the land grant provides that the Grantee shall at its 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 of Lands.

11. Special Condition No.(21) of the land grant provides that :

The Grantee may erect, construct and provide within the lot such recreational facilities and facilities ancillary thereto as may be approved in writing by the Director of Lands. Such facilities shall only be used by any one or more residents of the Residential Block and their bona fide visitors and by no other person or persons whatsoever.

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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 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.

14. Special Condition No.(42)(b) of the land grant provides that the Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times and particularly during any construction, maintenance, renewal or repair work to avoid causing any damage, disturbance or obstruction to the sewage

tunnel (which is constructed and running outside the lot but under, below and within the Tunnel Protection Area as defined in Special Condition No.(42)(a)), and the Grantee, before carrying out any such works as aforesaid, shall submit its proposals for works in writing to the Director of Lands for his approval in all respects. The Grantee shall not carry out any works whatsoever until the Director of Lands shall have given his written approval to the works and to such proposals aforesaid, and the Grantee shall comply with any requirement of the Director of Lands in respect of the said sewage tunnel, and shall bear the cost of meeting such requirements.

Summary of Land Grant

批地文件的摘要

1. 地段編號: 九龍內地段11050號 (「該地段」)。

2. 根據租契，規定的年期由2008年10月15日起計50年。

3. 批地文件特別條款第(11)條規定:

除特別條款第(11)條細分條款(b)條另有規定外，該地段或其任何部份或現存或擬建於其上之任何一座或多座建築物不得用作非工業[不包括貨倉、酒店、油站及寫字樓(根據批地文件特別條款第(10)(a)(iv)條預留作場館辦公室則除外)]以外的其他用途。

批地文件特別條款第(11)條細分條款(b)條規定該現存或擬建於該地段之一座或多座建築物或其任何部份不得用作除批地文件特別條款第(10)(a)(i)及(ii)條分別列明之室內場館及青少年中心及批地文件特別條款第(10)(a)(iii)、(iv)及(v)條分別列明之用途以外的其他用途。

4. 上述特別條款第(10)(a)(i)條，提及一個室內場館，其總樓面面積不少於3,337平方米並包括一個室內場館、更衣室、新聞發佈室、觀景臺、多個功能房間及其他由地政總署署長批准的相關附屬設備及設施，連同批地文件特別條款第(10)條細分條款(a)(iv)條列明服務室內場館的設施，其中包括場館辦公室及場館門廳。

上述特別條款第(10)(a)(ii)條，提及青少年中心，其總樓面面積不少於2,282平方米，並包括兒童及青少年中心以作培訓及發展，夜間青少年活動中心、食堂及其他由社會福利署署長批准的設備及設施，連同批地文件特別條款第(10)條細分條款(a)(iv)條列明服務青少年中心的設施。

上述特別條款第(10)(a)(iii)條，提及一層地庫樓層包含總樓面面積不大於900平方米的部份將被用作非工業(不包括貨倉、酒店、油站、住宅及寫字樓)用途且餘下部份將作為車輛停車位及上落貨車位。

上述特別條款第(10)(a)(iv)條，提及地下層包含之總樓面面積不大於1,543平方米的部份將被用作非工業(不包括貨倉、酒店、油站、住宅及寫字樓)用途且餘下部份將用作服務室內場館或青少年

中心或兩者兼有之設施，其中包括一個場館辦公室及一個場館門廳，但是一個或多個住宅入口大堂亦可能設置於該地下層。

上述特別條款第(10)(a)(v)條，提及一座住宅樓座將用作私人住宅用途(「該住宅樓座」)。

5. 批地文件特別條款第(5)(a)條規定:

承批人須根據批地文件特別條款第(6)(a)條視為獲授予整個在批地文件附圖I以綠色黑斜綫顯示的範圍(下稱「綠色黑斜綫範圍」)的管有權之日起或視為獲授予綠色黑斜綫範圍部份的管有權之所有日期的最後一日起的12個曆月內或經地政總署署長批准的其他延長期限內，自費在綠色黑斜綫範圍興建遊樂場，並在各方面達致康樂及文化事務署署長滿意。承批人須在其後自費保養其管有之綠色黑斜綫範圍之一個或多個部份，達致地政總署署長滿意，直到整個綠色黑斜綫範圍的管有權已根據批地文件特別條款第(6)(b)條交還政府時為止。

6. 批地文件特別條款第(5)(b)條規定:

承批人須根據批地文件特別條款第(6)(a)條視為獲授予整個在批地文件附圖I以綠色黑點顯示的範圍(下稱「綠色黑點範圍」)的管有權之日起或視為獲授予綠色黑點範圍的管有權之所有日期的最後一日起的30個曆月內或經地政總署署長批准的其他延長期限內，自費在綠色黑點範圍興建遊樂場，並在各方面達致康樂及文化事務署署長滿意。承批人須在其後自費保養其管有之綠色黑點範圍之一個或多個部份，達致地政總署署長滿意，直到整個綠色黑點範圍的管有權已根據批地文件特別條款第(6)(c)條交還政府時為止。

7. 根據批地文件特別條款第(6)(b)及(c)條:

承批人須應地政總署署長的要求交還綠色黑斜綫範圍及綠色黑點範圍或其一個或多個部份予政府；在任何情況下，當地政總署署長致函予承批人表示批地文件之條款已達致地政總署署長之滿意當日即視作已交還以上綠色黑斜綫範圍及綠色黑點範圍或其一個或多個部份予政府。

8. 根據批地文件特別條款第(10)(a)條，承批人將建造一座或多座建築物，藉以發展該地段。上述建築物必須全面符合批地文件所載條款，並須於2012年12月31日或之前建成及適合佔用。

9. 批地文件特別條款第(15)條規定，除非事先獲地政總署署長書面同意，不可移除或干擾生長在該地段上或隔鄰的樹木。地政總署署長可在發出同意時，附加他認為合適的有關移植、補償景觀美化或重新種植的條件。

10. 批地文件特別條款第(16)條規定，承批人須自費美化及種植樹木及灌木於該地段及平台(如有)未建之任何部份，及其後保養和保持它們，使其達致安全、整潔、整齊、井然及健康的狀態，並在各方面達致地政總署署長之滿意。

11. 批地文件特別條款第(21)條規定:

承批人可在該地段豎立、建設及提供由地政總署署長書面批准之康樂設施及其配套設施。有關設施只供該住宅樓座之任何一位或多位住客及其真實訪客使用，其他人士均不得使用。

倘上述設施之任何部份是根據特別條款第(21)(c)條獲得豁免計算於總樓面面積，承批人須自費保養上述設施之該部份，使其達至良好及相當的維修狀況及條件，及操作上述設施之該部份達致地政總署署長之滿意。

12. 批地文件特別條款第(38)條規定，如已安裝預應力地錨樁基，承批人發展或再發展該地段或其任何部份時，應在預應力地錨樁基的整個使用周期自費進行定期保養及定期監察，以令地政總署署長滿意，並需按地政總署署長不時全權酌情要求，提供所有監察工程的報告和資料。

13. 批地文件特別條款第(41)條規定:

承批人應以地政總署署長滿意的方式，按地政總署署長視為需要，自費在該地段邊界範圍或政府官地上建造和保養排水渠及渠

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

A. INFORMATION ON ANY FACILITIES THAT ARE REQUIRED UNDER THE LAND GRANT TO BE CONSTRUCTED AND PROVIDED FOR THE GOVERNMENT, OR FOR PUBLIC USE.

1. Playgrounds in Green Hatched Black Area and Green Stippled Black Area as referred to in Special Condition No.(5) of the land grant

Relevant provisions of the land grant that concern the above facilities :

Special Condition No.(5)(a) provides that the Grantee shall within 12 calendar months from either the date on which possession of the entire area shown coloured green hatched black on PLAN I annexed to the land grant (hereinafter referred to as “the Green Hatched Black Area”) being deemed to be granted or the last date of all the dates on which the possession of parts of the Green Hatched Black Area being deemed to be granted to the Grantee in accordance with Special Condition No.(6)(a) or within such other extended period as may be approved by the Director of Lands, at its own expense construct a playground in the Green Hatched Black Area in all respects to the satisfaction of the Director of Leisure and Cultural Services. The Grantee shall thereafter at its own expense maintain such part or parts of the Green Hatched Black Area in the possession of the Grantee to the satisfaction of the Director of Lands until such time as possession of the whole of the Green Hatched Black Area has been re-delivered to the Government in accordance with Special Condition No.(6)(b).

Special Condition No.(5)(b) provides that the Grantee shall within 30 calendar months from either the date on which possession of the entire area shown coloured green stippled black on PLAN I annexed to the land grant (hereinafter referred to as “the Green Stippled Black Area”) being deemed to be granted or the last date of all the dates on which the possession of parts of the Green Stippled Black Area being deemed to be granted to the Grantee in accordance with Special Condition No.(6)(a) or within such other extended period as may be approved by the Director of Lands, at its own expense construct a playground in the Green Stippled Black Area in all respects to the satisfaction of the Director of Leisure and Cultural Services. The Grantee shall thereafter at its own expense maintain such part or parts of the Green Stippled Black Area in the possession of the Grantee to the satisfaction of the Director of Lands until such time as possession of the whole of the Green Stippled Black Area has been re-delivered to the Government in accordance with Special Condition No.(6)(c).

Special Condition No.(5)(c) provides that in the event of the non-fulfilment of any of the Grantee’s obligations under

sub-clauses (a) and (b) of Special Condition No.(5), the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director of Lands whose determination shall be final and shall be binding upon the Grantee.

Special Condition No.(6)(a) provides that for the purpose only of carrying out the necessary works specified in sub-clauses (a) and (b) of Special Condition No. (5), the Grantee shall be granted possession of the Green Hatched Black Area and the Green Stippled Black Area. Possession of the Green Hatched Black Area or any part or parts thereof and of the Green Stippled Black Area or any part or parts thereof shall each be deemed to be granted to the Grantee on the date or respective dates to be specified in the letters from the Director of Lands notifying the Grantee the grant of possession thereof.

Special Condition No.(6)(b) provides that the Green Hatched Black Area or such part or parts thereof as may be required by the Director of Lands shall be re-delivered to the Government by the Grantee on demand and in any event the Green Hatched Black Area shall be deemed to have been re-delivered to the Government by the Grantee on the date of a letter from the Director of Lands indicating that the conditions of the land grant have been complied with to his satisfaction.

Special Condition No.(6)(c) provides that the Green Stippled Black Area or such part or parts thereof as may be required by the Director of Lands shall be re-delivered to the Government by the Grantee on demand and in any event the Green Stippled Black Area shall be deemed to have been re-delivered to the Government by the Grantee on the date of a letter from the Director of Lands indicating that the conditions of the land grant have been complied with to his satisfaction.

Special Condition No.(7) provides that the Grantee shall at all reasonable times while it is in possession of any part of the Green Hatched Black Area and the Green Stippled Black Area permit the Director of Lands, his officers, contractors and any other persons authorized by him, the right of ingress, egress and regress to, from and through the lot and such part or parts of the Green Hatched Black Area and the Green Stippled Black Area in the possession of the Grantee for the purposes of inspecting, checking and supervising any works to be carried out in compliance with Special Condition Nos.(5)(a) and (b) and for carrying out, inspecting, checking and supervising the works under Special Condition No.(5)(c) and any other works which the Director of Lands may consider necessary in the Green Hatched Black Area and the Green Stippled Black Area.

Special Condition No.(8) provides that the Government and the Director of Lands shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee’s obligations under Special Condition Nos.(5)(a) and (b) or the exercise of the rights by the Government under Special Condition No.5(c) and Special Condition No.(7) or otherwise, and no claim for compensation shall be made against the Government or the Director of Lands or his authorized officer by the Grantee in respect of any such loss, damage, nuisance or disturbance.

Special Condition No.(9) provides that the Grantee shall not without the prior written consent of the Director of Lands use the Green Hatched Black Area or the Green Stippled Black Area for the purpose of storage or as a works area 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).

B. INFORMATION ON ANY FACILITIES THAT ARE REQUIRED UNDER THE LAND GRANT TO BE MANAGED, OPERATED OR MAINTAINED FOR PUBLIC USE AT THE EXPENSE OF THE OWNERS OF THE RESIDENTIAL PROPERTIES IN THE DEVELOPMENT.

Not Applicable

C. INFORMATION ON 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.

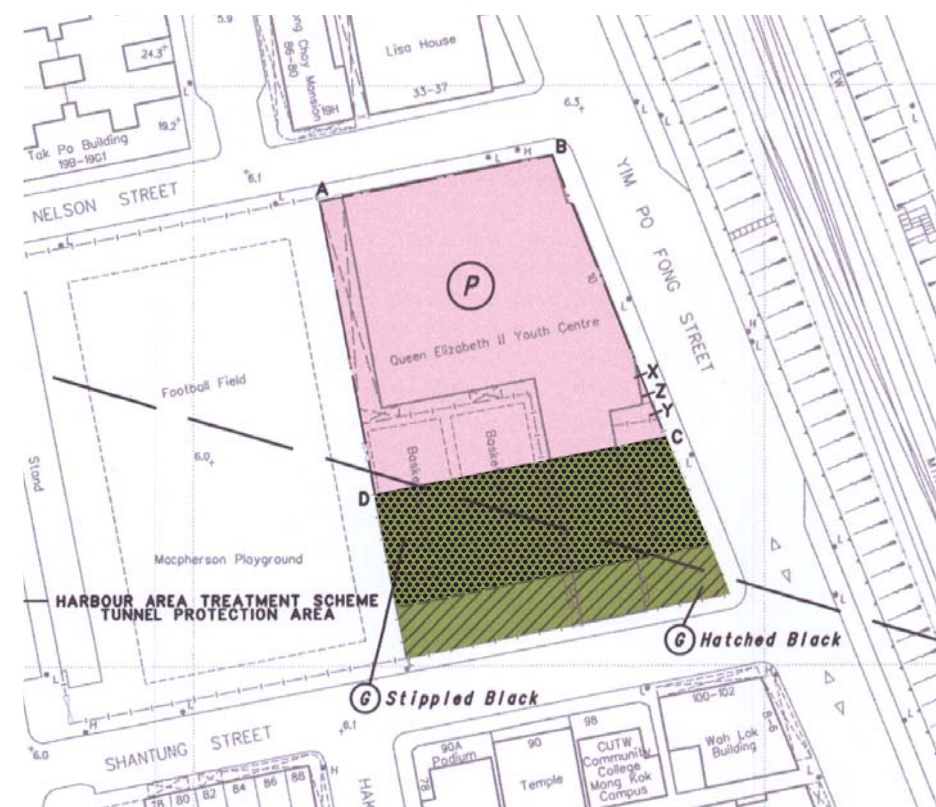
D. INFORMATION ON ANY PART OF THE LAND (ON WHICH THE DEVELOPMENT IS SITUATED) THAT IS DEDICATED TO THE PUBLIC FOR THE PURPOSES OF REGULATION 22(1) OF THE BUILDING (PLANNING) REGULATIONS (CAP.123 SUB. LEG. F)

Not Applicable.

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

A. 根據批地文件規定須興建並提供予政府或公眾使用的任何設施的資料

1. 批地文件特別條款第(5)條所提述在綠色黑斜綫範圍及綠色黑點範圍的遊樂場

批地文件提及上述設施之相關條款：

特別條款第(5)(a)條規定，承批人須根據特別條款第(6)(a)條視為獲授予整個在批地文件附圖I以綠色黑斜綫顯示的範圍（下稱「綠色黑斜綫範圍」）的管有權之日起或視為獲授予綠色黑斜綫範圍部份的管有權之所有日期的最後一日起的12個曆月內或經地政總署署長批准的其他延長期限內，自費在綠色黑斜綫範圍興建遊樂場，並在各方面達致康樂及文化事務署署長滿意。承批人須在其後自費保養其管有之綠色黑斜綫範圍之一個或多個部份，達致地政總署署長滿意，直到整個綠色黑斜綫範圍的管有權已依據根據特別條款第(6)(b)條交還政府時為止。

特別條款第(5)(b)條規定，承批人須根據特別條款第(6)(a)條被視為獲授予整個在批地文件附圖I以綠色黑點顯示的範圍（下稱「綠色黑點範圍」）的管有權之日起或視為獲授予綠色黑點範圍的管有權之所有日期的最後一日起的30個曆月內或經地政總署署長批准的其他延長期限內，自費在綠色黑點範圍興建遊樂場，並在各方面達致康樂及文化事務署署長滿意。承批人須在其後自費保養其管有之綠色黑點範圍之一個或多個部份，達致地政總署署長滿意，直到整個綠色黑點範圍的管有權已依據根據特別條款第(6)(c)條交還政府時為止。

特別條款第(5)(c)條規定，倘若承批人未完成特別條款第(5)條細分條款(a)及(b)條的任何責任，政府可能執行該等所需工程，費用由承批人承擔，承批人須應政府要求支付等同該費用之數目，該數目由地政總署署長決定，該決定為最終並且對承批人具有約束力。

特別條款第(6)(a)條規定，僅為進行批地文件特別條款第(5)條細分條款(a)及(b)條列明所需的工程，承批人將被授予綠色黑斜綫範圍及綠色黑點範圍的管有權。地政總署署長通知承批人獲授予管有權的函件中所列明之日期或個別日期即視為綠色黑斜綫範圍或其

任何一個或多個部份及綠色黑點範圍或其任何一個或多個部份的管有權授予承批人之日。

特別條款第(6)(b)條規定，承批人須應地政總署署長的要求交還綠色黑斜綫範圍或其一個或多個部份予政府；在任何情況下，當地政總署署長致函予承批人表示批地文件之條款已達致地政總署署長之滿意當日即視作已交還綠色黑斜綫範圍予政府。

特別條款第(6)(c)條規定，承批人須應地政總署署長的要求交還綠色黑點範圍或其一個或多個部份予政府；在任何情況下，當地政總署署長致函予承批人表示批地文件之條款已達致地政總署署長之滿意當日即視作已交還綠色黑點範圍予政府。

特別條款第(7)條規定，承批人在其管有綠色黑斜綫範圍及綠色黑點範圍的所有合理時間內，須准許地政總署署長、其官員、承辦商和其他獲授權人士進出、穿越及再穿越該地段及綠色黑斜綫範圍及綠色黑點範圍的一個或多個部份，以作視察、檢查及監督承批人為履行特別條款第(5)(a)及(b)條項下的工程及進行視察、檢查及監督特別條款第(5)(c)條項下的工程及由地政總署署長認為須在綠色黑斜綫範圍及綠色黑點範圍進行的任何其他工程。

特別條款第(8)條規定，承批人因履行特別條款第(5)(a)及(b)條下的責任或政府行使特別條款第(5)(c)條及特別條款第(7)條或其他條款賦予的權利，而招致或導致承批人或任何其他人士蒙受任何損失、損毀、滋擾或騷擾，政府及地政總署署長均無需承擔任何責任；承批人亦不得就該等損失、損毀、滋擾或騷擾向政府或地政總署署長或其授權官員申索賠償。

特別條款第(9)條規定，未經地政總署署長事先書面同意，承批人不得將綠色黑斜綫範圍或綠色黑點範圍用作儲存或作為工作範圍或在該處興建任何臨時構築物或進行批地文件特別條款第(5)條列明工程以外的其他用途。

B. 根據批地文件規定須由發展項目中住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施的資料。

不適用。

C. 根據批地文件規定須由發展項目中住宅物業之擁有人出資管理、營運或維持以供公眾使用的任何休憩用地大小的資料。

不適用。

D. 發展項目所位於的土地中為施行《建築物(規劃)規例》(第123章附屬法例F)第22(1)條而撥供公眾用途的任何部分的資料。

不適用。

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。

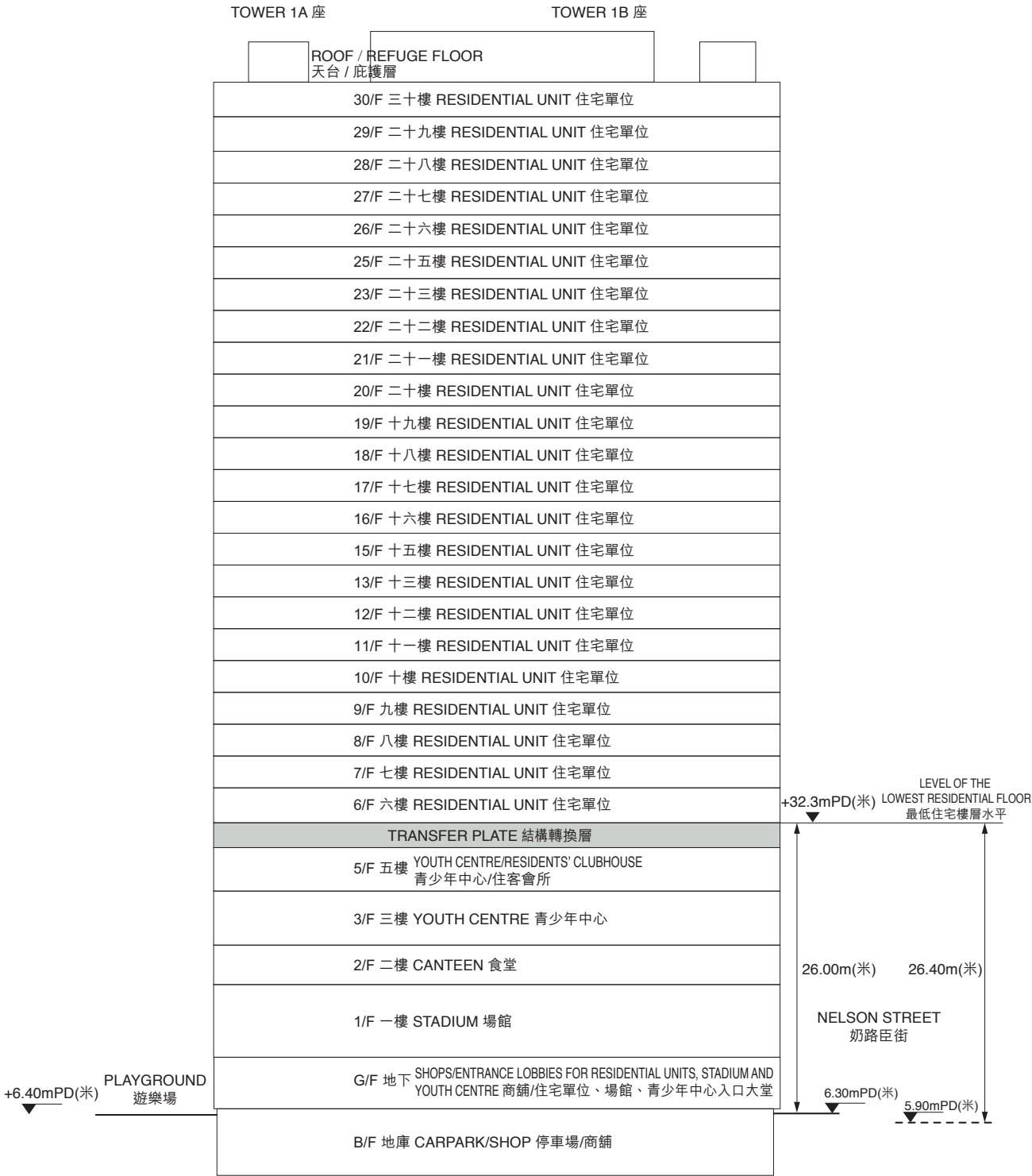
Warning to Purchasers

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。

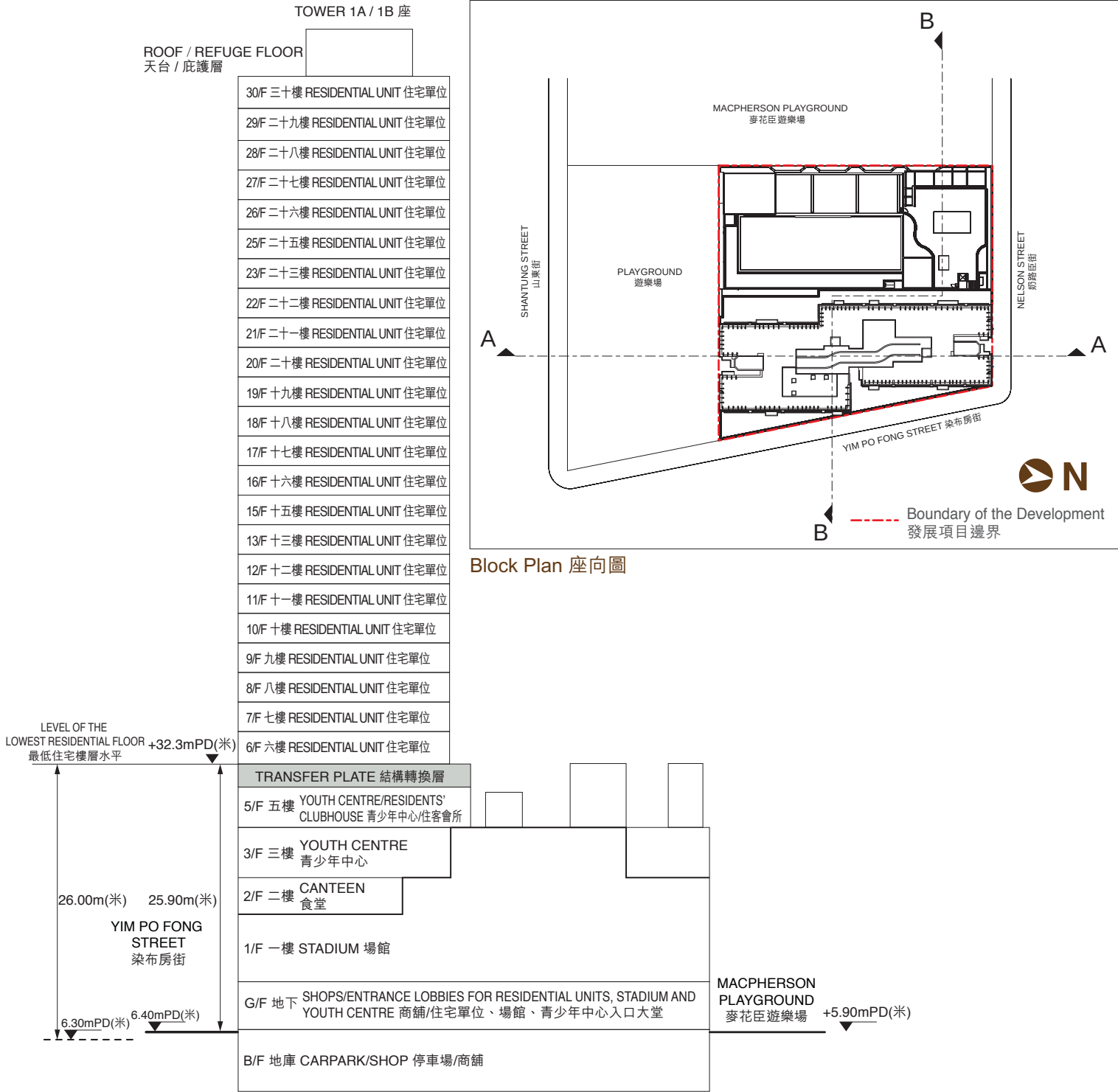
Cross-Section Plan of Building in the Development

發展項目中的建築物的橫截面圖



Cross - Section Plan A
橫截面圖 A

1. The part of Nelson Street adjacent to the building is from 5.90 to 6.30 meters above Hong Kong Principal Datum.
2. The part of Yim Po Fong Street adjacent to the building is from 6.30 to 6.40 meters above Hong Kong Principal Datum.

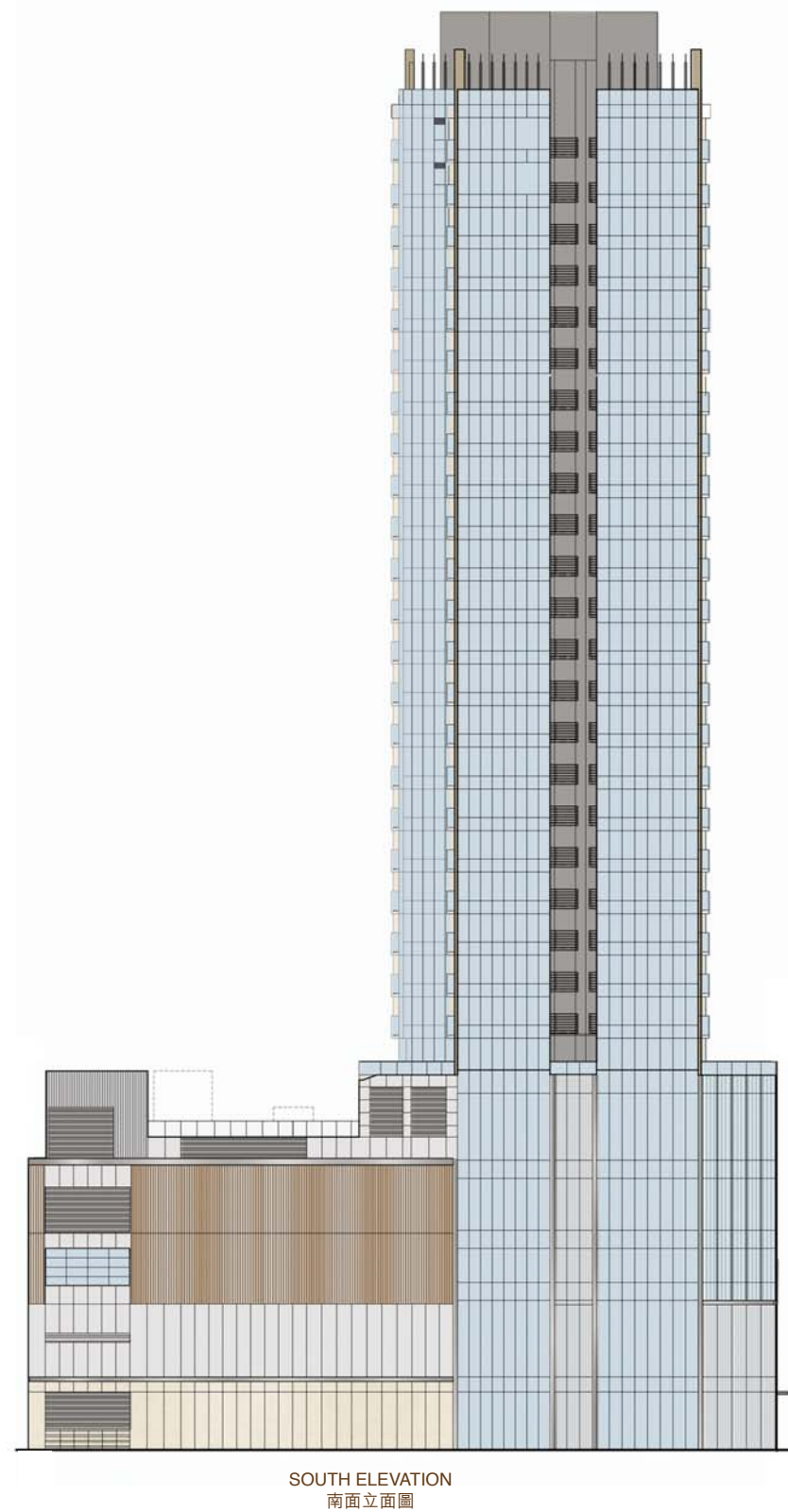
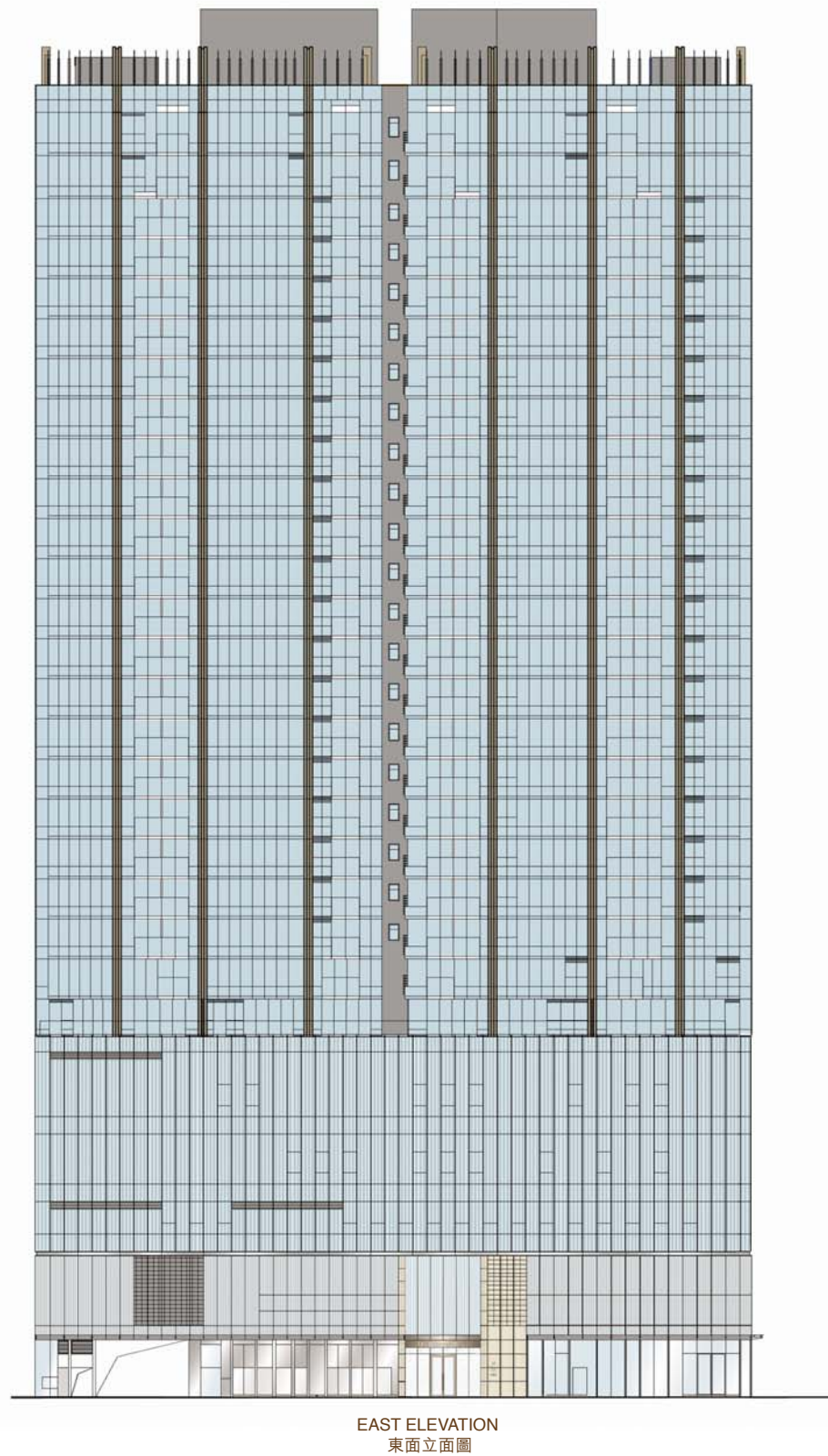


Cross - Section Plan B
橫截面圖 B

1. 毗連建築物的一段奶路臣街為香港主水平基準以上5.90 至 6.30米。
2. 毗連建築物的一段染布房街為香港主水平基準以上6.30 至 6.40米。

Elevation Plan

立面圖



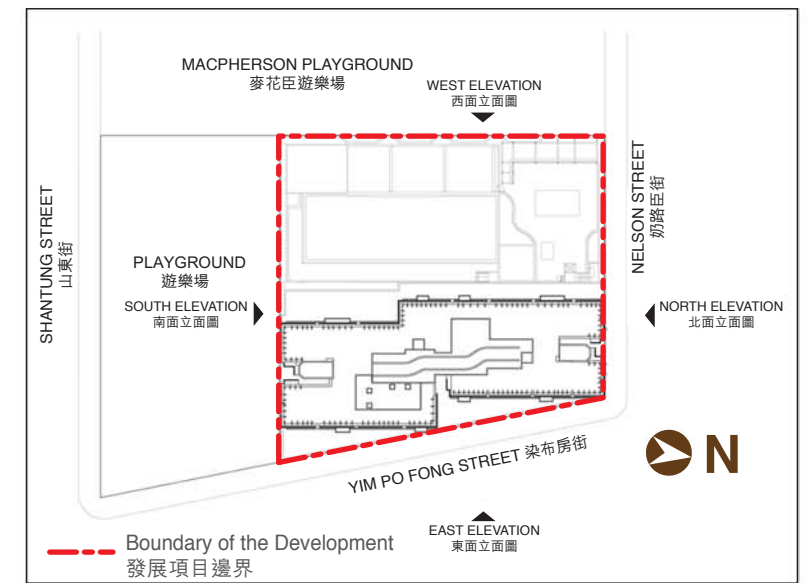
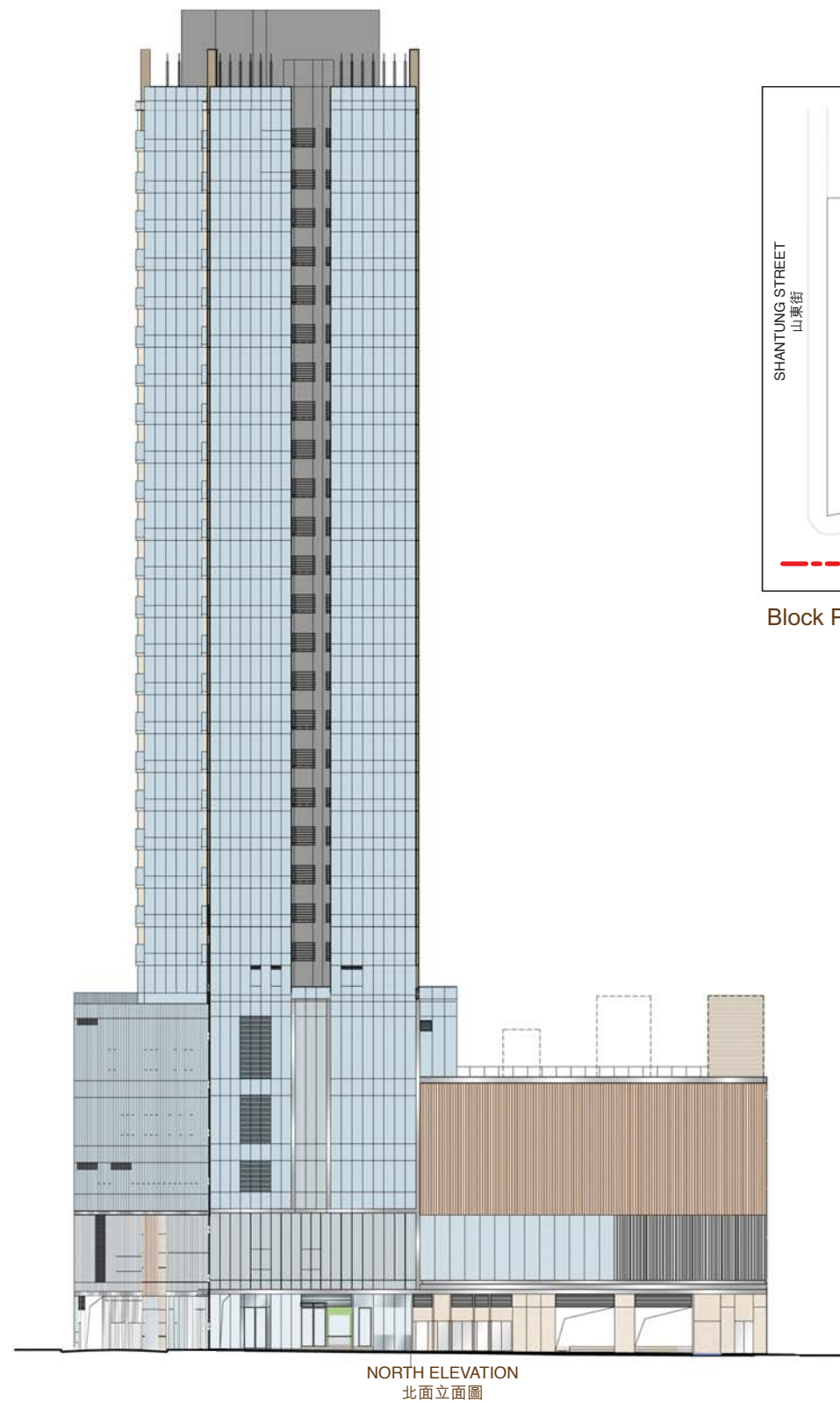
Block Plan 座向圖

The elevation plans have been certified by the Authorized Person for the Development that the elevations (a) are prepared on the basis of the approved building plans for the Development as of 9 November 2012; and (b) are in general accordance with the outward appearance of the Development.

本發展項目之認可人士已經證明該等立面圖所顯示之立面：(a)以2012年11月9日的情況為準的本發展項目的經批准的建築圖則為基礎擬備，及(b)大致上與本發展項目的外觀一致。

Elevation Plan

立面圖



Block Plan 座向圖

The elevation plans have been certified by the Authorized Person for the Development that the elevations (a) are prepared on the basis of the approved building plans for the Development as of 9 November 2012; and (b) are in general accordance with the outward appearance of the Development.

本發展項目之認可人士已經證明該等立面圖所顯示之立面：(a)以2012年11月9日的情況為準的本發展項目的經批准的建築圖則為基礎擬備，及(b)大致上與本發展項目的外觀一致。

Information on Common Facilities in the Development

發展項目中的公用設施的資料

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.Exterior finishes

Item	Description
(a)External wall	Curtain wall, glass claddings, tiles and aluminium claddings finished with fluorocarbon coating and natural stone at towers façade.
(b)Window	Curtain wall windows with aluminium frames and PVF2 coating. Living and dining room, bedrooms, kitchen and bathroom are provided with low-e, double-layered low reflective glazing.
(c)Bay Window	Not Applicable
(d)Planter	All planters finished with glass claddings and aluminium claddings with artificial grass decoration.
(e)Verandah or Balcony	All balconies are covered. No verandah. Walls: Glass claddings, aluminum claddings finished with fluorocarbon coating Floors: Homogeneous anti-slip floor tiles Ceilings: Paint on plaster
(f)Drying facilities for clothing	Not Applicable

2.Interior finishes

Item	Description
(a)Lobby	Main Entrance Lobby: Wall decorated by natural stone, metal, crystal glass feature wall, timber veneered panel, artificial leather panel matching with decorative lighting to exposed surfaces. Floor finished with natural stone to exposed surfaces. False ceiling in gypsum board, emulsion paint to exposed surfaces with light fittings, metal feature and air-conditioning system. Typical Lift Lobby on each residential floor: Wall decorated with natural stone, metal, decorative mirror, timber veneered panel to exposed surfaces with feature wall lamps (except 7/F. 7/F: Wall decorated with porcelain tile, timber veneered panel to exposed surfaces). Floor finished with natural stone to exposed surface. False ceiling in gypsum board with light fittings and emulsion paint to exposed surface.
(b)Internal wall and ceiling	Walls: Living and dining room and bedrooms are plastered and painted with emulsion paint to exposed surface. Ceiling: Living and dining room and bedrooms are plastered and painted with emulsion paint on plaster to exposed surfaces.

2.Interior finishes

Item	Description
(c)Internal floor	Living and dining rooms: Timber flooring and timber skirting to exposed surfaces. Bedrooms: Timber flooring and timber skirting to exposed surfaces.
(d)Bathroom	Natural stone decorative feature wall, crystal glass mirror wall cabinet above basin with decorative lighting and feature glass wall finishes to exposed surfaces up to false ceiling. Natural stone finishes on the floor to exposed surfaces. False ceiling in gypsum board with light fittings and emulsion paint to exposed surfaces.
(e)Kitchen (except open kitchen)	Natural stone finishes and tiles for wall up to false ceiling level at exposed surfaces. Cooking bench finished with natural stone counter top to exposed surfaces. Aluminium strip false ceiling to exposed surfaces. Natural stone to exposed floor surfaces.
(f)Kitchen (open kitchen)	Feature glass and mirror for wall up to false ceiling at exposed surfaces. Cooking bench finished with natural stone counter top to exposed surfaces. Gypsum board false ceiling in emulsion paint to exposed surfaces. Natural stone to exposed floor surfaces.

3.Interior fittings

Item	Description
(a)Doors	Main Entrance: Veneered solid core entrance door with timber door frame and decorative architraves. Fitted with locksets, concealed closers, and magic eye viewer. Bedroom: Veneered timber doors with door frame and decorative architraves, fitted with locksets. Game Room: Veneered timber doors with door frame and decorative architraves, fitted with locksets. Kitchen (excluding units with open kitchen): Fire resistance glass veneered solid core door with decorative architraves, fitted with ironmongery. Bathroom: Veneered timber doors with doorframe and decorative architraves and louver, fitted with locksets. Store Room inside Kitchen: Veneered timber doors with door frame, fitted with locksets.

Fittings, Finishes and Appliances

裝置、裝修物料及設備

3. Interior fittings

Item	Description
(b) Bathroom	Vitreous china wash basin with natural stone counter top, artificial leather finished timber basin cabinet with metal decorative feature, vitreous china flushing water closet completed with plastic seat and cover. Enameled steel bath tub (1500mm x 700mm x 410mm) with chrome plated bath mixer and chrome finished shower set. (For 8/F to 28/F (14/F & 24/F omitted) Tower 1A Unit B, 8/F to 17/F (14/F omitted) and 19/F to 28/F (24/F omitted) Tower 1B Units, 18/F Tower 1B Units A, B, C, D, J, 29/F to 30/F Tower 1A Units C, D and Tower 1B Units C, D, E, F, only shower cubicle is provided. For all other units, shower cubicle and bath tub are provided). Accessories including crystal glass mirror, chrome finished towel rack, paper holder and hook. Air extraction fan are provided. See "Water supply" below for type and material of water supply system.
(c) Kitchen	Imported kitchen cabinet with Medium Density Fibre board & glass door panel, natural stone surface top and stainless steel sink with chrome plated hot and cold water mixer tap. Wall cabinet with touch door switch. Wall rack is provided.
(d) Bedroom	Variable Refrigerant Flow (VRF)/ inverter air-conditioners with remote controller are provided.
(e) Telephone	Telephone outlets are provided in living and dining room and all bedrooms. For the number and the location of connection points, please refer to the Schedule of Mechanical & Electrical Provisions of Residential Units and the Mechanical & Electrical Provisions Plan.
(f) Aerials	FM/TV outlets for local FM/TV programs are provided in living and dining room and all bedrooms. For the number and location of connection points, please refer to the Schedule of Mechanical & Electrical Provisions of Residential Units and the Mechanical & Electrical Provisions Plan.
(g) Electrical installations	General-use socket outlets are provided in all living and dining rooms, bedrooms, kitchens and bathrooms. All conduits are concealed except those at the vanity counter and mirror cabinet in bathroom, kitchen cabinet, false ceiling and bulkhead with surface conduit. MCB board with residual current protection is provided for each unit. For the number and location of power points and air-conditioner points, please refer to the Schedule of Mechanical & Electrical Provisions of Residential Units and the Mechanical & Electrical Provisions Plan.
(h) Gas supply	Town gas point is provided in the kitchen (except open kitchen). Gas supply is connected to gas cooker-hob and gas water heaters at location in accordance with the Appliances Schedule.
(i) Washing machine connection point	Water point of a design of 22mm in diameter and drain point of a design of 40mm in diameter are provided for washing machine. Please refer to the Schedule of Mechanical & Electrical Provisions of Residential Units for the location of the connection points.
(j) Water supply	Concealed PVC-coated copper pipes are provided for both hot and cold water. Hot water supply to bathroom and kitchen is provided by gas or electric water heater.

* The Vendor undertakes that if lifts and 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. Miscellaneous

Item	Description
(a) Lifts *	2 passenger lifts (Mitsubishi - Model Nexway - S) serving G/F, 5/F and 6/F to 30/F residential floors (14/F and 24/F omitted) of Tower 1A and Tower 1B respectively. 1 service lift (Mitsubishi - Model Nexway - S) serving B/F, G/F, 5/F and 6/F to 30/F residential floors (14/F and 24/F omitted).
(b) Letter box	Exclusive bronze stainless steel letter box with natural stone & timber decorative feature for each unit is provided at main entrance lobby.
(c) Refuse collection	Refuse room is provided at 6/F to 30/F residential floor (14/F and 24/F omitted) for collection of refuse by cleaners.
(d) Water meter, electricity meter and gas meter	Separate meters for potable water and electricity are provided at public meter room on each residential floor. Space for town gas meter is provided in the kitchen (if gas cooker-hob or gas water heater are installed).

5. Security facilities

Item
C.C.T.V. cameras in carpark entrance, main entrance lobby and all lifts. Visitor Doorphone with panic alarm button is provided at each Residential Unit. Smart card system is provided at each entrance lobby.

6. Appliances *

Please refer to " Appliances Schedule".

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照明燈飾至見光處。

2.室內裝修物料

細項	描述
(b)內牆及天花	牆： 客飯廳及睡房牆身批盪後再髹乳膠漆至見光處。 天花： 客飯廳及睡房天花批盪後再髹乳膠漆至見光處。
(c)內部地板	客飯廳： 鋪砌木地板及木製牆腳線至見光處。 睡房： 鋪砌木地板及木製牆腳線至見光處。
(d)浴室	牆身鋪砌天然石材、面盆上方裝設水晶玻璃鏡櫃及燈飾，表面附有玻璃裝飾至假天花底見光處。 地台表面鋪砌天然石材至見光處。 假天花設石膏板及髹上乳膠漆至見光處，並裝有照明燈飾。
(e)廚房(不包括開放式廚房)	牆身至假天花底見光處鋪砌天然石材及瓷磚至見光處。天然石材製成的灶台檯面至見光處。裝設有鋁質條狀假天花至見光處。於地台表面見光處鋪砌天然石材。
(f)廚房 (開放式廚房)	牆身表面鋪砌裝飾玻璃及鏡面至假天花底見光處。天然石材製成的灶台檯面至見光處。石膏板製成的假天花裝乳膠漆飾面至見光處。於地台表面見光處鋪砌天然石材。

Fittings, Finishes and Appliances

裝置、裝修物料及設備

3. 室內裝置

細項	描述
(a)門	住宅單位大門： 木面實心門連木門框及裝飾封口線，並裝有門鎖，隱藏式門鼓及防盜眼。 睡房： 木面木門連木門框及裝飾封口線配有門鎖。 遊戲室： 木面木門連木門框及裝飾封口線配有門鎖。 廚房(不包括開放式廚房)： 裝有防火玻璃及裝飾封口線的實心門，配門裝飾。 浴室： 木面木門，木門框及裝飾封口線及葉板配門鎖。 廚房內儲物房： 木面木門配相稱門框並裝上門鎖。
(b)浴室	搪瓷面盆配天然石材檯面，仿皮木製及金屬裝飾櫃及搪瓷坐廁配膠廁板及蓋全套、鋼瓷釉浴缸(1500毫米x700毫米x410毫米)配鍍鉻浴缸水龍頭及鍍鉻淋浴花灑套裝(八樓至二十八樓(不設十四樓及二十四樓)1A座 B單位、八樓至十七樓(不設十四樓)及十九樓至二十八樓(不設二十四樓)所有1B座單位、十八樓1B座 A, B, C, D, J單位、二十九樓至三十樓1A座 C, D單位及1B座 C, D, E, F單位只提供淋浴間，其他單位提供淋浴間及浴缸)。 浴室配件包括浴室水晶鏡、鍍鉻毛巾架、廁紙架及掛勾。設有抽氣扇裝置。 供水系統的種類及用料見下文「供水」一欄。
(c)廚房	選用入口廚櫃，配以中密度纖維板及玻璃門板、天然石材檯面、不銹鋼洗滌盆及鍍鉻冷熱混合式水龍頭。吊牆櫃裝有輕觸式開門掣。提供掛牆掛架。
(d)睡房	均裝有變頻空調連遙控器。
(e)電話	客飯廳及所有睡房均裝有電話插座。有關接駁點之數目及位置，請參考隨後的住宅單位機電裝置數量說明表及機電裝置平面圖。
(f)天線	客飯廳及所有睡房均裝有天線接收插座，可接收本地電視及電台節目。有關接駁點之數目及位置，請參考隨後的住宅單位機電裝置數量說明表及機電裝置平面圖。
(g)電力裝置	所有客飯廳、睡房、廚房及浴室均裝有電插座。除浴室洗手櫃及鏡櫃、廚櫃、假天花及假橫樑內之導管為外露外，所有導管均為隱藏。每戶均裝有配電箱及漏電保護裝置。有關電插座及空調機接駁點之數目及位置，請參考隨後的住宅單位機電裝置數量說明表及機電裝置平面圖。

*賣方承諾如發展項目中沒有安裝指明的品牌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。

細項	描述
(h)氣體供應	廚房提供煤氣接駁點(不包括開放式廚房)。煤氣煮食爐及氣體熱水爐均接駁氣體供應，請參考隨後的設備說明表。
(i)洗衣機接駁點	設有洗衣機來水接駁喉位(其設計為直徑22毫米)及去水接駁喉位(其設計為直徑40毫米)。有關接駁點之位置，請參考隨後的機電裝置平面圖。
(j)供水	隱藏式冷熱水喉管全部採用有膠層保護之銅喉。裝有煤氣熱水爐或電熱水爐供應熱水至廚房及浴室。

4. 雜項

細項	描述
(a)升降機*	1A及1B座各設有2部住客升降機(三菱－型號Nexway - S)直達地下、五樓及六樓至三十樓各住宅樓層(不設十四樓及二十四樓)。 設有一部服務升降機(三菱－型號Nexway - S)直達地庫、地下、五樓及六樓至三十樓各住宅樓層(不設十四樓及二十四樓)。
(b)信箱	大堂入口處裝有每戶專用之不銹鋼信箱，配以木材及天然石材裝飾。
(c)垃圾收集	六樓至三十樓住宅樓層(不設十四樓及二十四樓)設有垃圾房以供清潔工人收集垃圾。
(d)水錶、電錶及氣體錶	每層住宅樓層錶房內均裝有每戶專用之獨立電錶及食水錶。廚房內均預留位置裝獨立煤氣錶(如已裝有煤氣煮食爐或氣體熱水爐)。

5. 保安設施

描述
停車場入口、大堂入口及所有升降機內均裝有閉路電視。
每住宅單位均備有訪客對講機連警報按鈕。智能咭識別系統設於各大堂入口。

6. 設備*

請參閱「設備說明表」。

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		
	Gas Water Heater 煤氣熱水爐	TGC	NJW160TFQL/NJW220TFQL		For all units 全部單位		
Kitchen 廚房	Gas cooking hob 煤氣煮食爐	Miele 美諾	CS1013-1 & CS1018		For all units 全部單位		
	Induction cooking hob 電磁煮食爐	Miele 美諾	CS1212-1i		For all units 全部單位		
	Cooker hood 抽油煙機	Miele 美諾	DA429-4		For all units (except Tower 1B, 6/F, Unit D) 全部單位 (1B座六樓D單位除外)		
		Miele 美諾	DA422-4		1B	6/F六樓	D
	Microwave oven 微波爐	Miele 美諾	M8161-2		For all units 全部單位		
	Oven 焗爐	Miele 美諾	H5681BP		For all units 全部單位		
	Washing/drying machine 洗衣/乾衣機	Miele 美諾	WT2789IWPM		For all units 全部單位		
	Fridge 雪櫃	Miele 美諾	KFN9758ID-3		For all units 全部單位		
	Steamer 蒸爐	Miele 美諾	DG5080		For all units 全部單位		
	Dish washing machine 洗碗碟機	Miele 美諾	G5570SCVI		For all units 全部單位		
	Coffee maker 咖啡機	Miele 美諾	CVA5060		For all units 全部單位		
	Wine cabinet 酒櫃	Miele 美諾	KWT4154UG-1		For all units 全部單位		
	Gas water heater 煤氣熱水爐	TGC	NJW160TFQL/NJW220TFQL		For all units 全部單位		
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	CK-125A		For all units (except units with open kitchen) 所有單位 (不包括開放式廚房的單位)		

The Vendor undertakes that if appliances of the specified brand name or model number specified in the Appliances Schedule are not installed in the Development, appliances of comparable quality will be installed.
賣方承諾如發展項目中沒有安裝設備說明表中指明的品牌名稱或產品型號的設備，便會安裝品質相若的設備。

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		
	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 21 SLi		1B	18/F 十八樓	E
						29/F-30/F 二十九樓至三十樓	B&D
Kitchen 廚房	Induction cooking hob 電磁煮食爐	Bauknecht	ETI 6260 IN & ETI 6160 IN		1A	8/F-28/F (14/F & 24/F are omitted) 八樓至二十八樓 (不設十四樓及二十四樓)	A&E
		Bauknecht	ETI 6260 IN		1A	8/F-28/F (14/F & 24/F are omitted) 八樓至二十八樓 (不設十四樓及二十四樓)	B
					1B	8/F-17/F & 19/F-28/F (14/F & 24/F are omitted) 八樓至十七樓及十九樓至二十八樓 (不設十四樓及二十四樓)	B,C,D,E,F&G
						18/F 十八樓	B,C&D
						29/F-30/F 二十九樓至三十樓	D
	Gas cooking hob 煤氣煮食爐	Bauknecht	TGC 6180 IN & TGZ 6260 IN		1A	8/F-28/F (14/F & 24/F are omitted) 八樓至二十八樓 (不設十四樓及二十四樓)	C&D
					1B	29/F-30/F 二十九樓至三十樓	A,B,C&D
						8/F-17/F (14/F is omitted) 八樓至十七樓 (不設十四樓)	A,H&J
						18/F 十八樓	A,E&J
						19/F-28/F (24/F is omitted) 十九樓至二十八樓 (不設二十四樓)	A,H&J
	Cooker hood 抽油煙機	Bauknecht	DWGR 8410 EW		1A	8/F-28/F (14/F & 24/F are omitted) 八樓至二十八樓 (不設十四樓及二十四樓)	A,B&E
					1B	8/F-17/F & 19/F-28/F (14/F & 24/F are omitted) 八樓至十七樓及十九樓至二十八樓 (不設十四樓及二十四樓)	B,C,D,E,F&G
						18/F 十八樓	B,C&D
						29/F-30/F 二十九樓至三十樓	D
		Bauknecht	DNHV 1000		1A	8/F-28/F (14/F & 24/F are omitted) 八樓至二十八樓 (不設十四樓及二十四樓)	C&D
					29/F-30/F 二十九樓至三十樓	A,B,C&D	
					1B	8/F-17/F & 19/F-28/F (14/F & 24/F are omitted) 八樓至十七樓及十九樓至二十八樓 (不設十四樓及二十四樓)	A,H&J
						18/F 十八樓	A,E&J
						29/F-30/F 二十九樓至三十樓	A,B,C,E&F

The Vendor undertakes that if appliances of the specified brand name or model number specified in the Appliances Schedule are not installed in the Development, appliances of comparable quality will be installed.
賣方承諾如發展項目中沒有安裝設備說明表中指明的品牌名稱或產品型號的設備，便會安裝品質相若的設備。

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
Kitchen 廚房	Microwave oven 微波爐	Bauknecht	EMWP 9238	1A	8/F-28/F (14/F & 24/F are omitted) 八樓至二十八樓 (不設十四樓及二十四樓)	A,B&E
				1B	8/F-17/F & 19/F-28/F (14/F & 24/F are omitted) 八樓至十七樓及十九樓至二十八樓 (不設十四樓及二十四樓)	B,C,D,E,F,&G
					18/F 十八樓	B,C&D
		Bauknecht	EMCHT 9145	1A	8/F-28/F (14/F & 24/F are omitted) 八樓至二十八樓 (不設十四樓及二十四樓)	C&D
					29/F-30/F 二十九樓至三十樓	A,B,C&D
				1B	8/F-17/F & 19/F-28/F (14/F & 24/F are omitted) 八樓至十七樓及十九樓至二十八樓 (不設十四樓及二十四樓)	A,H&J
					18/F 十八樓	A,E&J
					29/F-30/F 二十九樓至三十樓	A,B,C,D,E&F
	Washing/drying machine 洗衣/乾衣機	Bauknecht	BKWD 1200	For all units 所有單位		
	Fridge 雪櫃	Bauknecht	KGIN 31811/A+	1A	8/F-28/F (14/F & 24/F are omitted) 八樓至二十八樓 (不設十四樓及二十四樓)	A,C,D&E
					29/F-30/F 二十九樓至三十樓	A,B,C&D
				1B	8/F-17/F & 19/F-28/F (14/F & 24/F are omitted) 八樓至十七樓及十九樓至二十八樓 (不設十四樓及二十四樓)	A,C,D,E,F,G,H&J
					18/F 十八樓	A,C,D&J
				29/F-30/F 二十九樓至三十樓	A,B,C,D,E&F	
		Bauknecht	KSN 570/A+	1B	18/F 十八樓	E
	Fridge 雪櫃	Bauknecht	URI 130	1A	8/F-28/F (14/F & 24/F are omitted) 八樓至二十八樓 (不設十四樓及二十四樓)	B
				1B	8/F-28/F (14/F & 24/F are omitted) 八樓至二十八樓 (不設十四樓及二十四樓)	B
	Freezer 冰箱	Bauknecht	UGI 094	1A	8/F-28/F (14/F & 24/F are omitted) 八樓至二十八樓 (不設十四樓及二十四樓)	B
				1B	8/F-28/F (14/F & 24/F are omitted) 八樓至二十八樓 (不設十四樓及二十四樓)	B
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DMH 6	1A	8/F-27/F (14/F & 24/F are omitted) 八樓至二十七樓 (不設十四樓及二十四樓)	A,B&E
					28/F 二十八樓	A,B,C&E
				1B	8/F-16/F & 19/F-27/F (14/F & 24/F are omitted) 八樓至十六樓及十九樓至二十七樓 (不設十四樓及二十四樓)	B,C,D,E,F&G
					17/F 十七樓	B,C,D,E,F,G&H
					18/F 十八樓	B,C,D&E
					28/F 二十八樓	A,B,C,D,E,F&G
				29/F-30/F 二十九樓至三十樓	B,C&D	
			DHE 21 SLi	1A	8/F-27/F (14/F & 24/F are omitted) 八樓至二十七樓 (不設十四樓及二十四樓)	A,B&E
					28/F 二十八樓	A,B,C&E
				1B	8/F-16/F & 19/F-27/F (14/F & 24/F are omitted) 八樓至十六樓及十九樓至二十七樓 (不設十四樓及二十四樓)	B,C,D,E,F&G
					17/F 十七樓	B,C,D,E,F,G&H
					18/F 十八樓	B,C,D&E
28/F 二十八樓	A,B,C,D,E,F&G					
	29/F-30/F 二十九樓至三十樓	B,C&D				
Gas water heater 煤氣熱水爐	TGC	NJW160TFQL/NJW220TFQL	1A	8/F-27/F (14/F & 24/F are omitted) 八樓至二十七樓 (不設十四樓及二十四樓)	C&D	
				28/F 二十八樓	D	
				29/F-30/F 二十九樓至三十樓	A,B,C&D	
			1B	8/F-16/F & 19/F-27/F (14/F & 24/F are omitted) 八樓至十六樓及十九樓至二十七樓 (不設十四樓及二十四樓)	A,H&J	
				17/F-18/F 十七樓至十八樓	A&J	
				28/F 二十八樓	H&J	
			29/F-30/F 二十九樓至三十樓	A,E&F		
Exhaust Fan 抽氣扇	Ostberg 奧斯博格	CK-125A	For all units (except units with open kitchen) 所有單位 (不包括開放式廚房的單位)			

The Vendor undertakes that if appliances of the specified brand name or model number specified in the Appliances Schedule are not installed in the Development, appliances of comparable quality will be installed.
賣方承諾如發展項目中沒有安裝設備說明表中指明的品牌名稱或產品型號的設備，便會安裝品質相若的設備。

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	2	4	1	3	4	4	7	8	5
		C	4	4	2	4	1	4	3	3	3	7	3
		D	3	3	2	3	1	2	3	3	0	7	3
	8/F - 28/F (14/F & 24/F are omitted) (Except 28/F Unit C) 八樓至二十八樓 (不設十四樓 及二十四樓) (不包括 二十八樓C單位)	A	1	1	3	2	1	1	2	2	1	5	2
		B	1	1	4	1	1	1	1	1	2	1	1
		C	1	1	3	2	1	1	2	2	2	3	2
		D	1	1	5	1	1	1	2	2	3	3	2
		E	1	1	4	1	1	1	2	2	0	5	2
	28/F 二十八樓	C	1	1	3	2	1	1	2	2	2	3	2
	29/F - 30/F 二十九樓 至三十樓	A	1	1	5	2	1	2	2	2	3	4	2
		B	1	1	5	1	1	2	2	2	2	4	2
		C	1	1	5	1	1	1	2	2	3	3	2
		D	1	1	4	1	1	1	1	1	1	2	1

N/A = Not Applicable 不適用
A/C = Air Conditioning
* = Has Been Used For Connection to Lighting Fitting or Appliance 已用作連接電燈或設備

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	A	0	0	0	1	1	1	3	13	5	3	7	8	1
		B	0	0	1	0	1	2	2	13	5	3	8	8	1
		C	0	0	0	1	1	1	2	7	3	2	8	7	1
		D	0	0	1	0	1	1	2	7	3	3	8	8	1
	8/F - 28/F (14/F & 24/F are omitted) (Except 28/F Unit C) 八樓至二十八樓 (不設十四樓 及二十四樓) (不包括 二十八樓C單位)	A	N/A	N/A	N/A	N/A	N/A	N/A	2	4	2	2	4	3	0
		B	N/A	N/A	N/A	N/A	N/A	N/A	1	2	1	2	3	3	0
		C	0	0	0	1	1	N/A	2	4	2	2	6	3	1
		D	N/A	N/A	N/A	N/A	N/A	N/A	2	4	2	2	6	3	1
		E	N/A	N/A	N/A	N/A	N/A	N/A	2	4	2	2	4	3	0
	28/F 二十八樓	C	0	0	0	1	1	N/A	2	4	2	2	5	3	0
	29/F - 30/F 二十九樓 至三十樓	A	1	1	1	1	1	N/A	2	4	2	2	6	3	1
		B	1	1	1	1	1	N/A	2	4	2	2	6	3	1
		C	N/A	N/A	N/A	N/A	N/A	N/A	2	4	2	2	6	3	1
		D	1	1	0	2	1	N/A	1	2	1	2	6	3	1

N/A = Not Applicable 不適用
A/C = Air Conditioning
* = Has Been Used For Connection to Lighting Fitting or Appliance 已用作連接電燈或設備

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
1B	6/F - 7/F 六樓至七樓	A	4	4	2	4	1	3	3	3	7	5	3
		B	4	4	2	4	1	3	4	4	7	8	4
		C	3	3	2	3	1	2	3	3	2	6	4
		D	3	3	3	3	1	2	3	3	3	5	3
		E	2	2	2	2	1	2	2	2	3	4	2
		F	4	4	2	5	1	2	3	3	6	4	4
	8/F - 28/F (14/F & 24/F are omitted) (Except 17/F Unit H, 18/F & 28/F Unit A) 八樓至二十八樓 (不設十四樓 及二十四樓) (不包括 十七樓H單位， 十八樓及 二十八樓A單位)	A	1	1	3	1	1	1	1	1	1	1	1
		B	1	1	3	1	1	1	1	1	3	1	1
		C	1	1	4	1	1	1	1	1	2	2	1
		D	1	1	4	1	1	1	N/A	N/A	N/A	N/A	N/A
		E	1	1	2	1	1	1	1	1	0	3	1
		F	1	1	4	1	1	1	1	1	0	3	1
		G	1	1	4	1	1	1	1	1	2	1	1
		H	1	1	3	1	1	1	1	1	2	1	1
		J	1	1	3	1	1	1	1	1	0	2	1
	17/F 十七樓	H	1	1	3	1	1	1	1	1	2	1	1
	18/F 十八樓	A	1	1	3	1	1	1	1	1	1	1	1
		B	1	1	3	1	1	1	1	1	3	1	1
		C	1	1	4	2	1	1	1	1	2	2	1
		D	1	1	4	1	1	1	N/A	N/A	N/A	N/A	N/A
		E	4	4	3	3	1	3	4	4	11	4	4
		J	1	1	3	1	1	1	2	2	0	3	2
	28/F 二十八樓	A	1	1	3	1	1	1	1	1	1	1	1
	29/F - 30/F 二十九樓 至三十樓	A	1	1	4	1	1	2	3	3	2	5	3
		B	1	1	4	1	1	1	2	2	1	4	2
		C	1	1	2	1	1	1	2	2	1	3	2
		D	1	1	2	3	1	1	2	2	4	2	2
		E	1	1	3	1	1	1	1	1	3	1	1
		F	1	1	3	1	1	1	1	1	1	1	1

N/A = Not Applicable 不適用 A/C = Air Conditioning * = Has Been Used For Connection to Lighting Fitting or Appliance 已用作連接電燈或設備

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
		A	0	0	0	1	1	1	3	9	4	2	8	8	1
		B	0	0	0	1	1	1	3	12	5	2	8	8	1
		C	0	0	1	0	1	1	2	8	4	2	8	8	1
		D	0	0	0	0	0	1	2	6	2	2	7	8	1
		E	0	0	0	0	0	1	2	6	2	2	7	8	1
		F	N/A	N/A	N/A	N/A	N/A	N/A	2	8	3	1	7	7	1
	8/F - 28/F (14/F & 24/F are omitted) (Except 17/F Unit H, 18/F & 28/F Unit A) 八樓至二十八樓 (不設十四樓 及二十四樓) (不包括 十七樓H單位, 十八樓及 二十八樓A單位)	A	1	1	0	1	1	N/A	1	2	1	2	6	3	1
		B	N/A	N/A	N/A	N/A	N/A	N/A	1	2	1	2	3	3	0
		C	N/A	N/A	N/A	N/A	N/A	N/A	1	2	1	2	3	3	0
		D	N/A	N/A	N/A	N/A	N/A	N/A	1	2	1	2	3	3	0
		E	N/A	N/A	N/A	N/A	N/A	N/A	1	2	1	3	3	3	0
		F	N/A	N/A	N/A	N/A	N/A	N/A	1	2	1	2	3	3	0
		G	N/A	N/A	N/A	N/A	N/A	N/A	1	2	1	2	3	3	0
		H	N/A	N/A	N/A	N/A	N/A	N/A	1	2	1	2	6	3	1
		J	1	1	0	1	1	N/A	1	2	1	2	6	3	1
	17/F 十七樓	H	N/A	N/A	N/A	N/A	N/A	N/A	1	2	1	2	5	3	1
	18/F 十八樓	A	1	1	0	1	1	N/A	1	2	1	2	6	3	1
		B	N/A	N/A	N/A	N/A	N/A	N/A	1	2	1	2	3	3	0
		C	N/A	N/A	N/A	N/A	N/A	N/A	1	2	1	2	3	3	0
		D	N/A	N/A	N/A	N/A	N/A	N/A	1	2	1	2	3	3	0
		E	0	0	0	1	1	N/A	3	7	4	4	5	3	1
		J	N/A	N/A	N/A	N/A	N/A	N/A	1	2	1	2	6	3	1
	28/F 二十八樓	A	1	1	0	1	1	N/A	1	2	1	2	5	3	1
	29/F - 30/F 二十九樓 至三十樓	A	0	0	1	0	0	N/A	2	4	2	2	6	3	1
		B	N/A	N/A	N/A	N/A	N/A	N/A	2	4	2	2	5	3	1
		C	0	0	2	0	1	N/A	1	2	1	2	5	3	1
		D	N/A	N/A	N/A	N/A	N/A	N/A	2	4	2	0	4	3**	1
		E	0	0	1	0	1	N/A	1	2	1	2	6	3	1
		F	1	1	0	2	1	N/A	1	2	1	2	6	3	1

N/A = Not Applicable 不適用 A/C = Air Conditioning * = Has Been Used For Connection to Lighting Fitting or Appliance 已用作連接電燈或設備 ** = Located at Dining Room 設於飯廳

Fittings, Finishes and Appliances

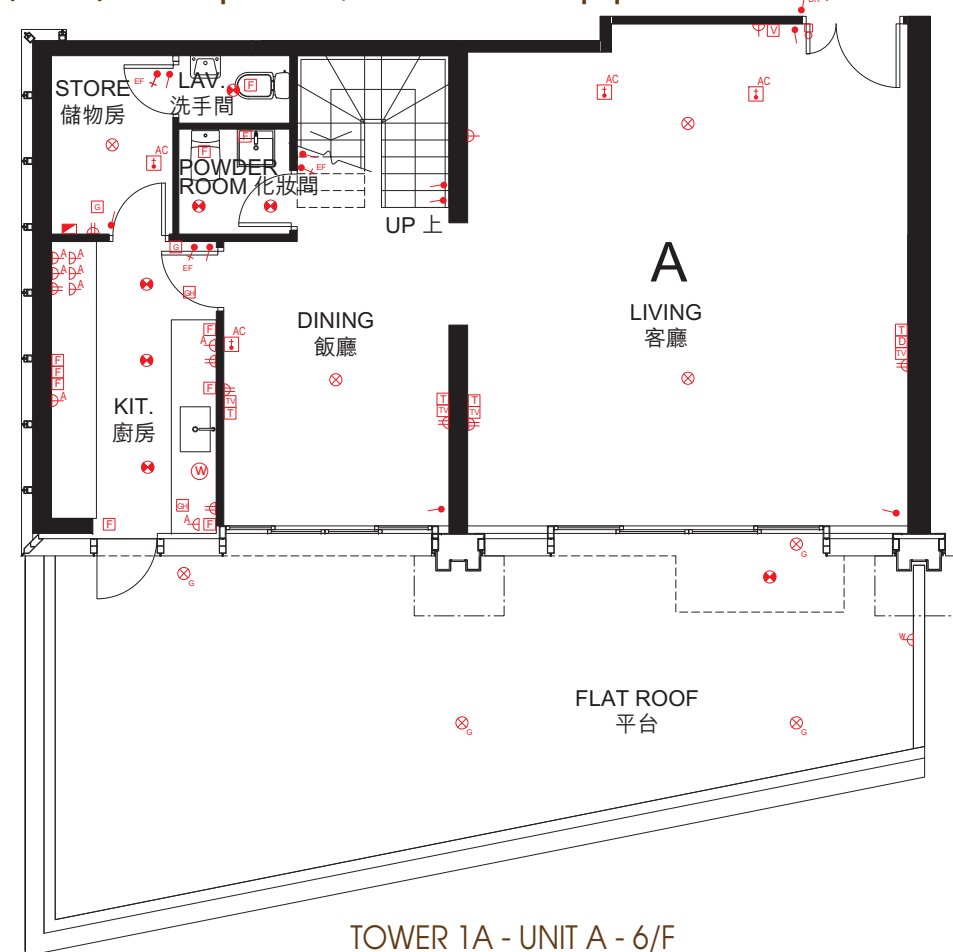
裝置、裝修物料及設備

LEGEND 圖例

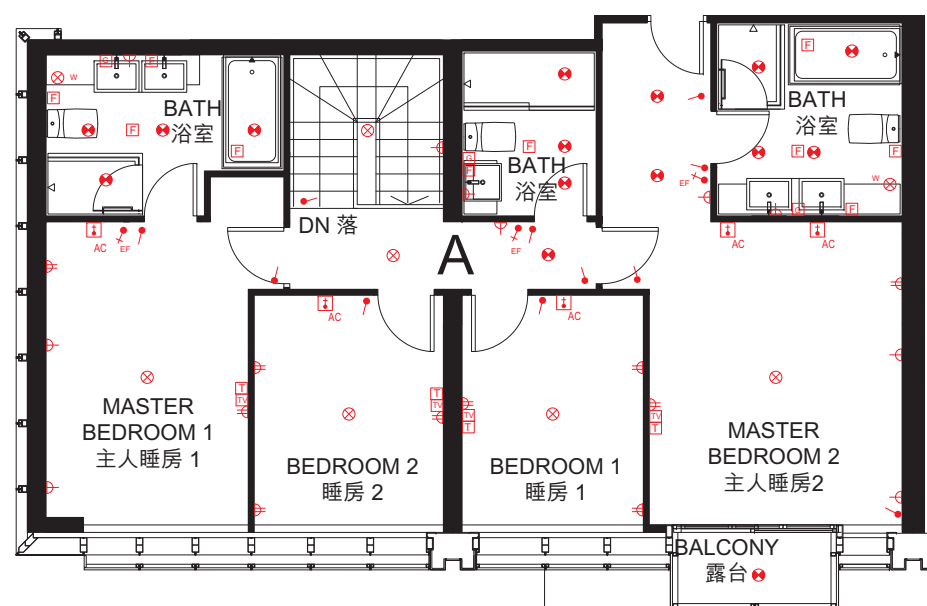
-  Lighting Switch 燈掣
-  13A Single Socket Outlet 單位電插座
-  13A Twin Socket Outlet 雙位電插座
-  13A Weatherproof Single Socket Outlet 防水單位電插座
-  13A Single Socket Outlet (Has been used for connection to Appliance) 單位電插座 (已用作連接設備)
-  TV/FM Outlet 電視/電台天線插座
-  Telephone Outlet 電話插座
-  Visitor door-phone 訪客對講機
-  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
-  Gas Water Heater 煤氣熱水器
-  Fused Connection Unit (Has been used for connection to Lighting Fitting or Appliance) 菲士接線座 (已用作連接電燈或設備)

Mechanical & Electrical Provisions Plans 機電裝置平面圖

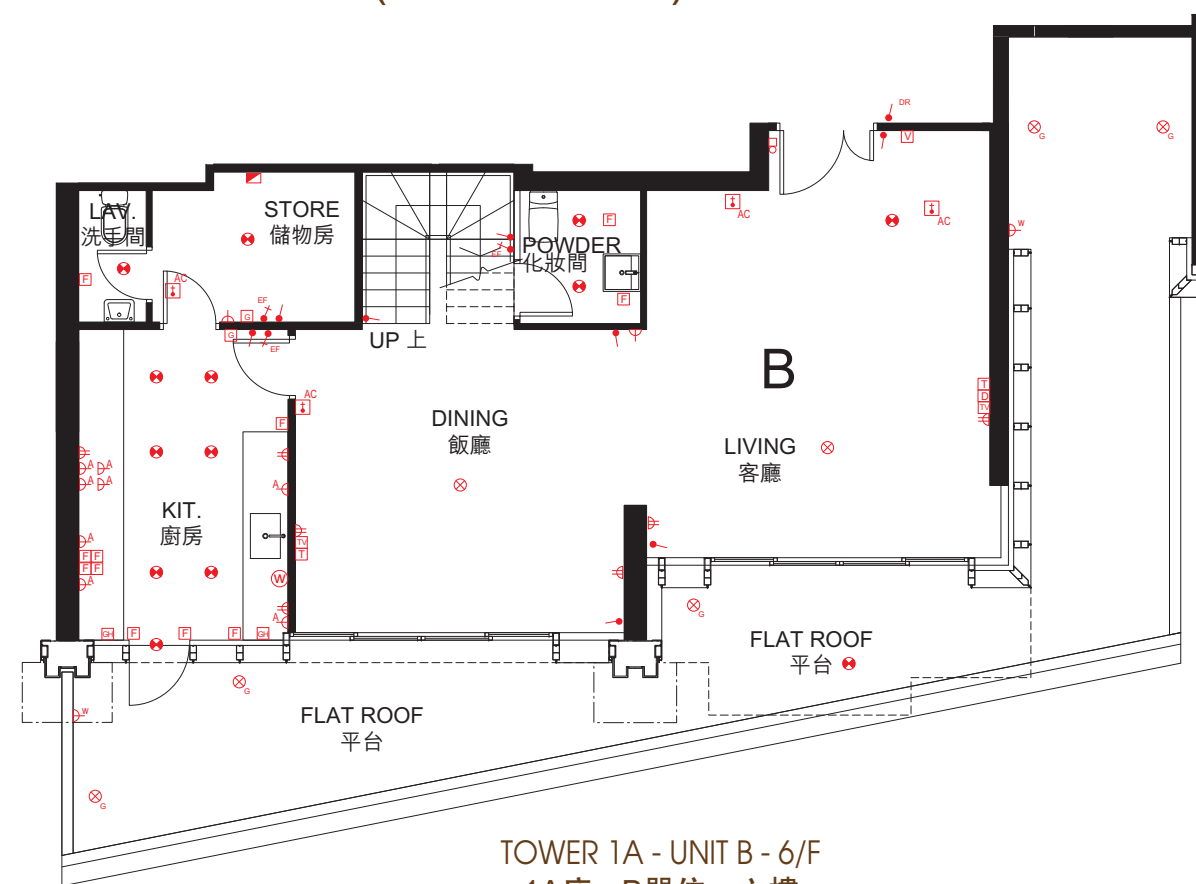
6/F-7/F Duplex (Lower & Upper Level) 六樓至七樓複式單位(低層及高層)



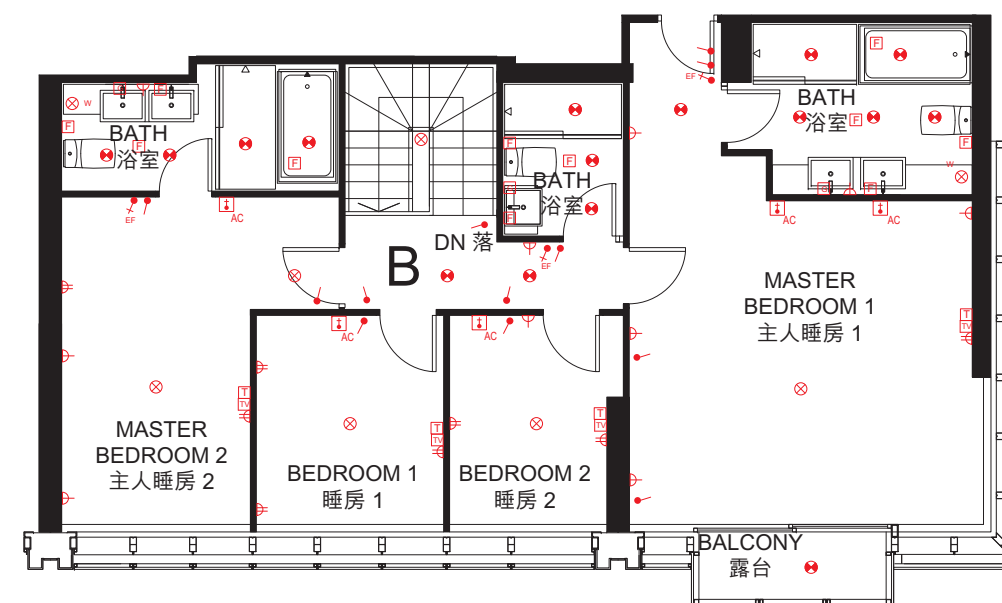
TOWER 1A - UNIT A - 6/F
1A座 - A單位 - 六樓



TOWER 1A - UNIT A - 7/F
1A座 - A單位 - 七樓



TOWER 1A - UNIT B - 6/F
1A座 - B單位 - 六樓



TOWER 1A - UNIT B - 7/F
1A座 - B單位 - 七樓

 N Scale 比例: 0 1 2 3 4 5M/米

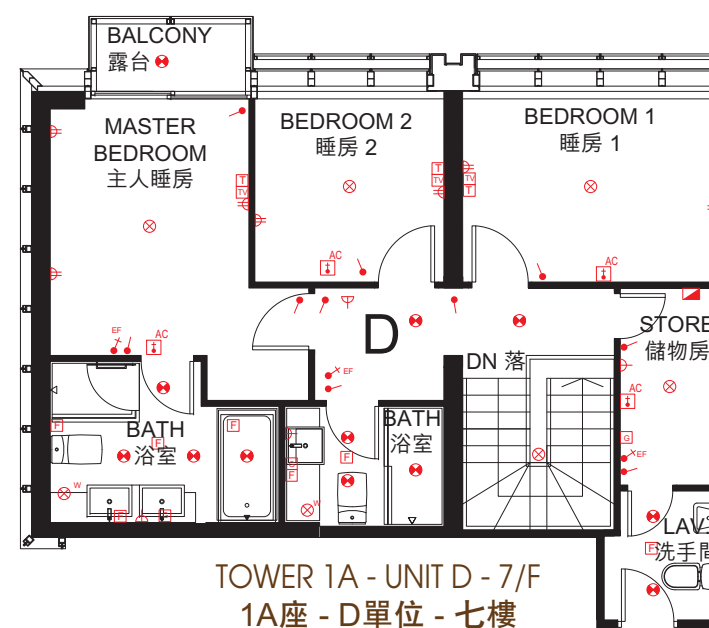
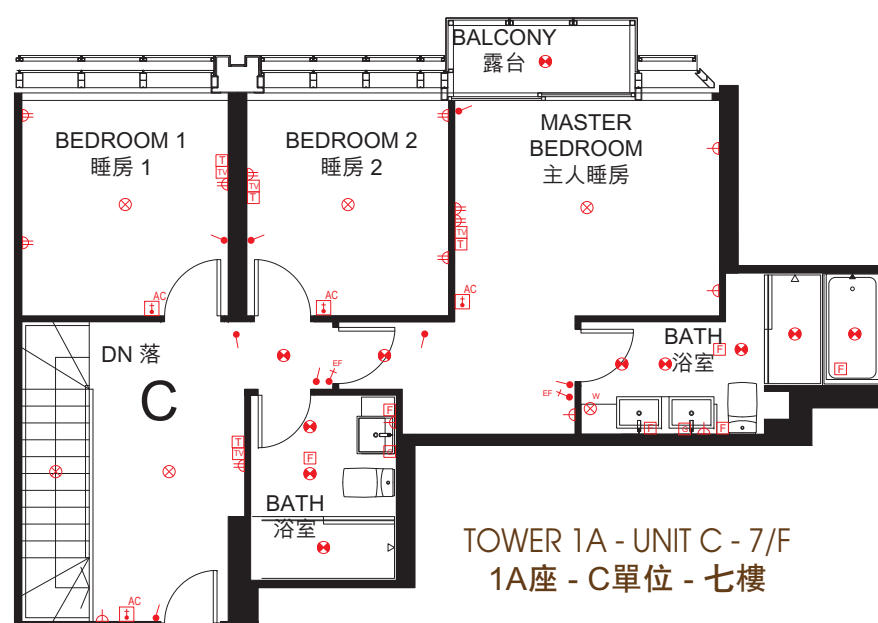
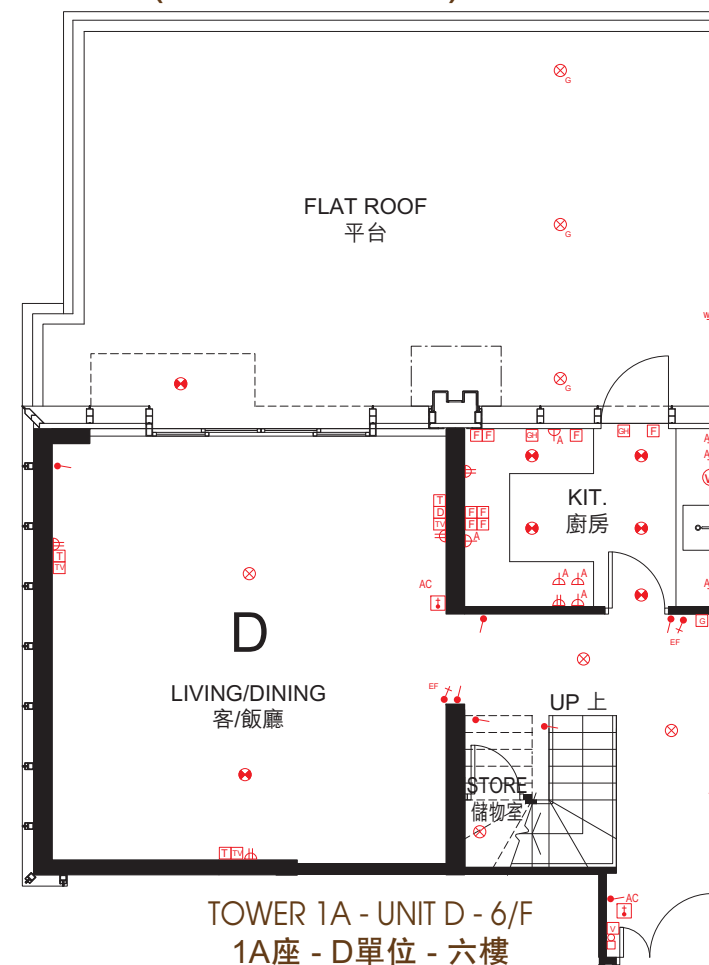
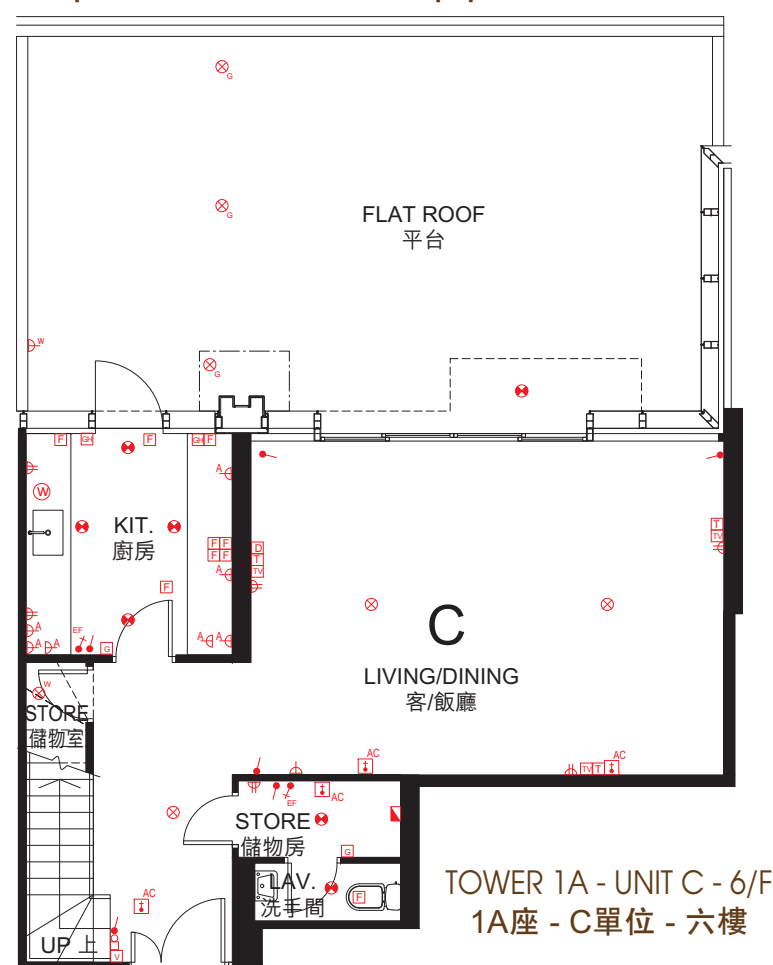
Fittings, Finishes and Appliances

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
-  Gas Water Heater
煤氣熱水器
-  Fused Connection Unit (Has been used for connection to Lighting Fitting or Appliance)
菲士接線座 (已用作連接電燈或設備)

Mechanical & Electrical Provisions Plans 機電裝置平面圖 6/F-7/F Duplex (Lower & Upper Level) 六樓至七樓複式單位(低層及高層)



 N Scale 比例 : 0 1 2 3 4 5M/米

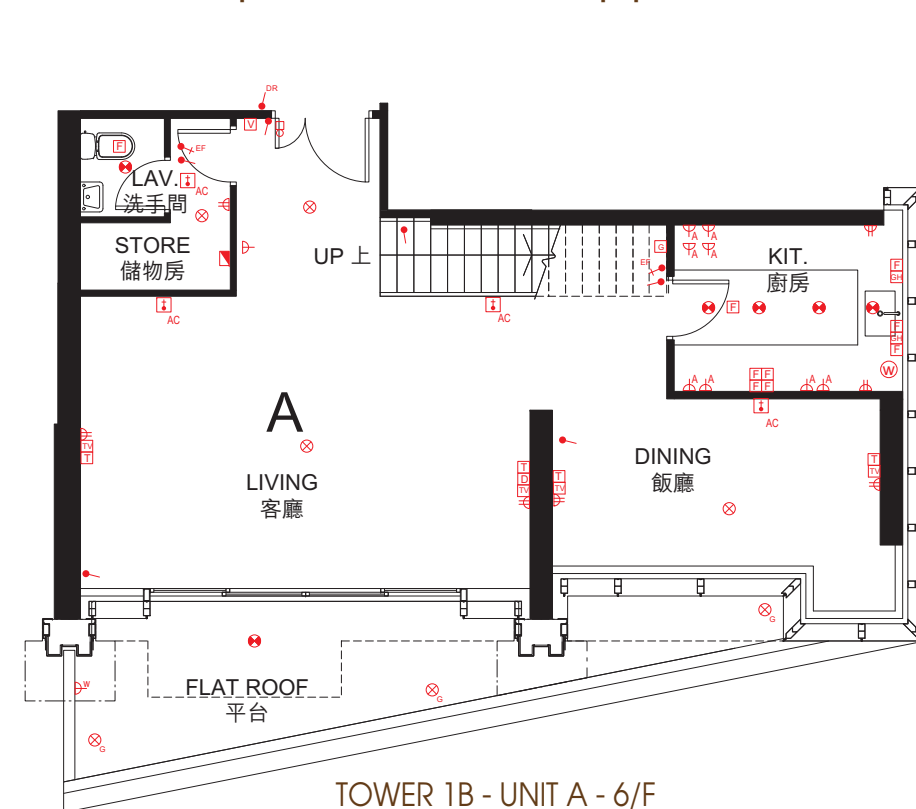
Fittings, Finishes and Appliances

裝置、裝修物料及設備

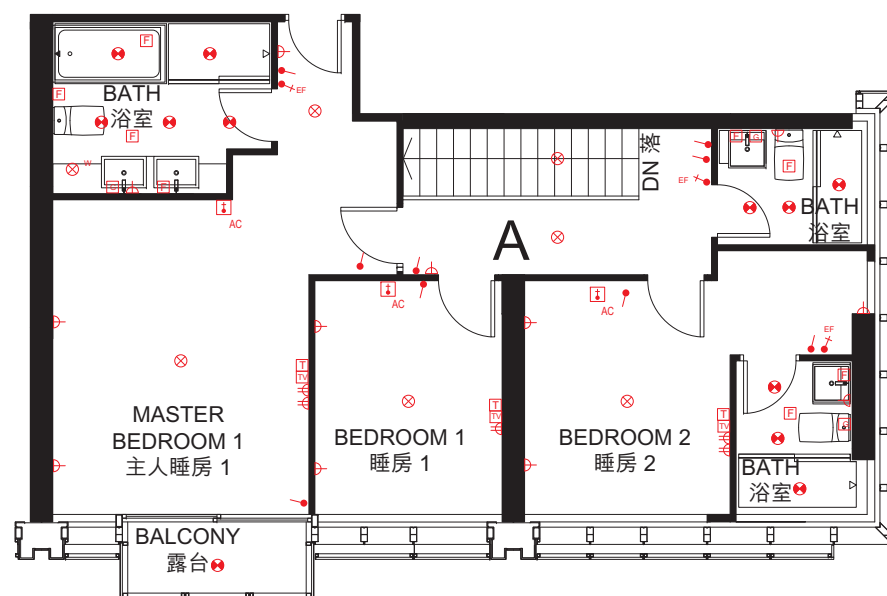
LEGEND 圖例

-  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
-  Gas Water Heater
煤氣熱水器
-  Fused Connection Unit (Has been used for connection to Lighting Fitting or Appliance)
菲士接線座 (已用作連接電燈或設備)

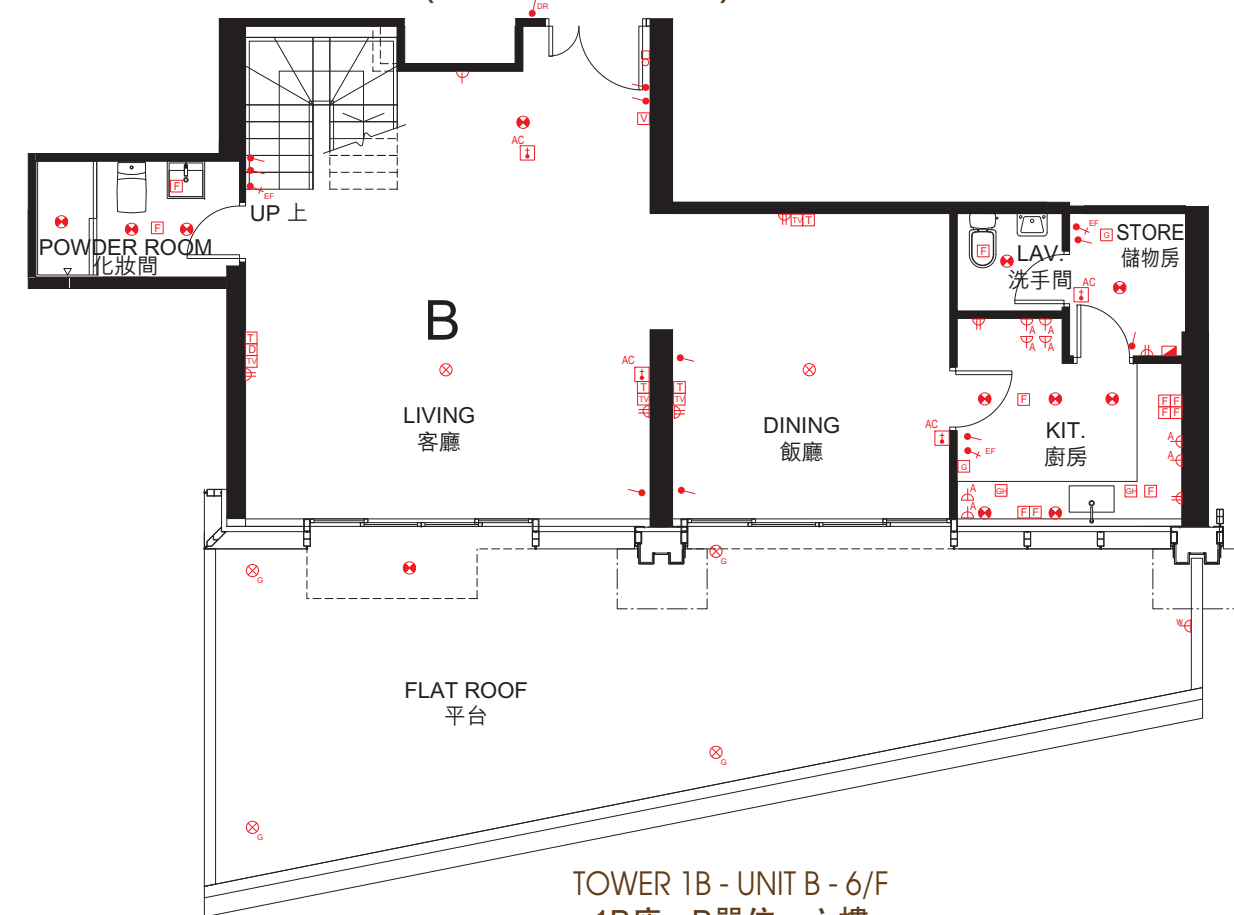
Mechanical & Electrical Provisions Plans 機電裝置平面圖 6/F-7/F Duplex (Lower & Upper Level) 六樓至七樓複式單位(低層及高層)



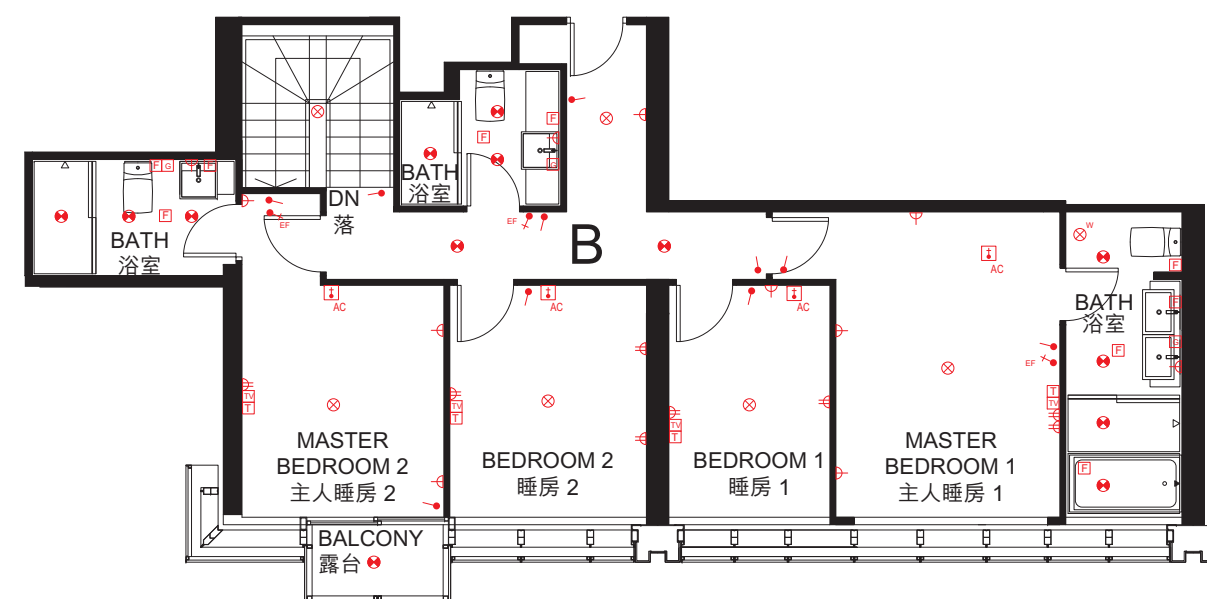
TOWER 1B - UNIT A - 6/F
1B座 - A單位 - 六樓



TOWER 1B - UNIT A - 7/F
1B座 - A單位 - 七樓



TOWER 1B - UNIT B - 6/F
1B座 - B單位 - 六樓



TOWER 1B - UNIT B - 7/F
1B座 - B單位 - 七樓

 N Scale 比例: 0 1 2 3 4 5M/米

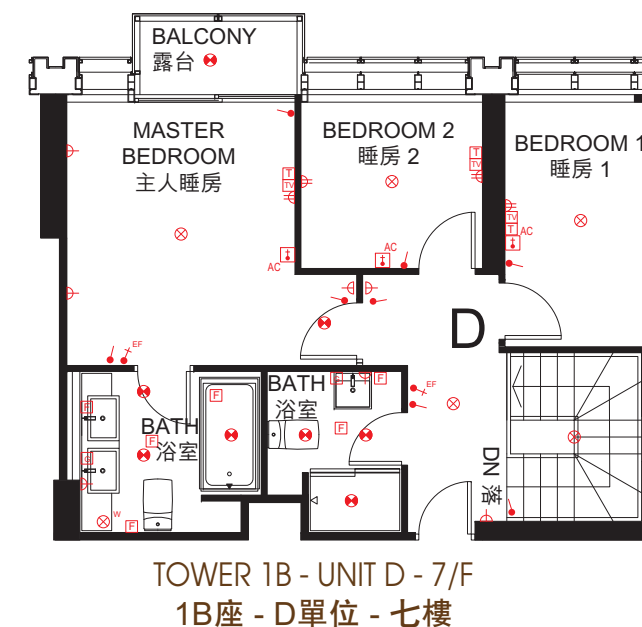
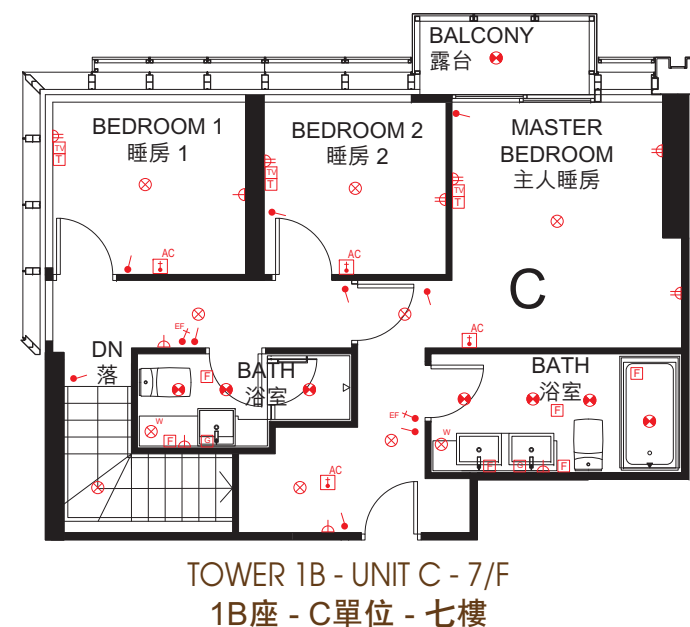
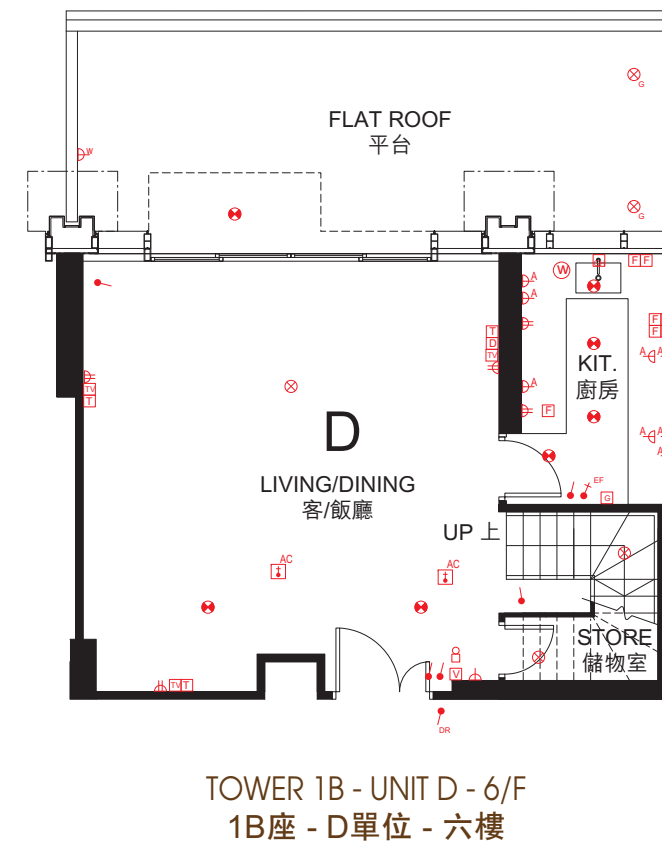
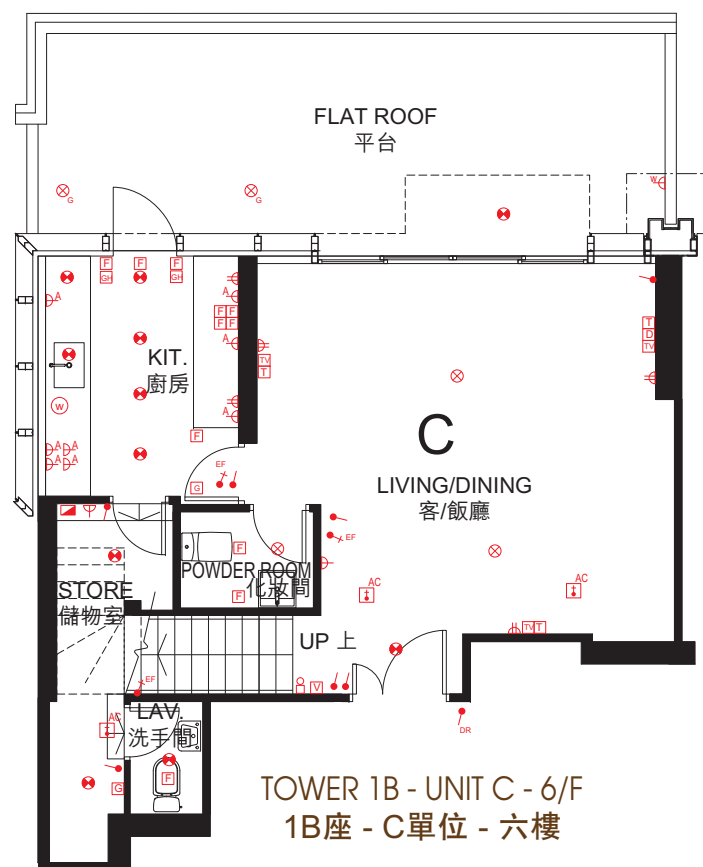
Fittings, Finishes and Appliances

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
-  Gas Water Heater
煤氣熱水器
-  Fused Connection Unit (Has been used for connection to Lighting Fitting or Appliance)
菲士接線座 (已用作連接電燈或設備)

Mechanical & Electrical Provisions Plans 機電裝置平面圖 6/F-7/F Duplex (Lower & Upper Level) 六樓至七樓複式單位(低層及高層)



 N Scale 比例: 0 1 2 3 4 5M/米

Fittings, Finishes and Appliances

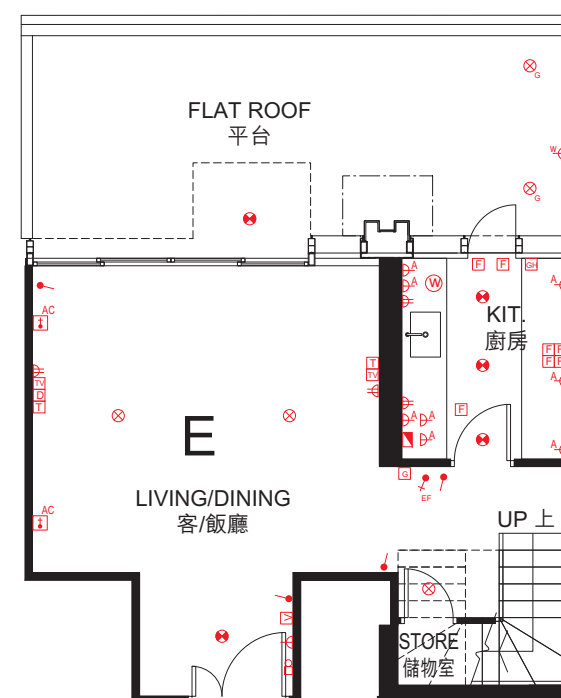
裝置、裝修物料及設備

LEGEND 圖例

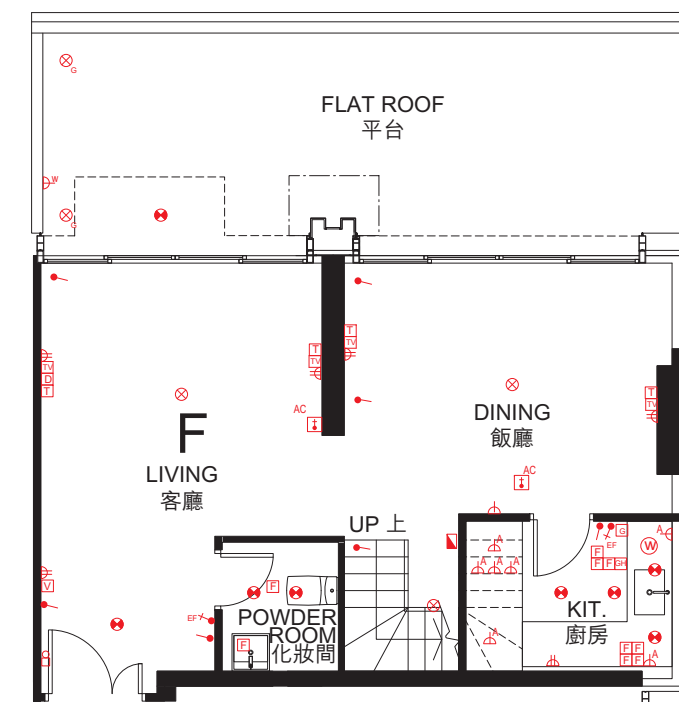
-  Lighting Switch
燈掣
-  13A Single Socket Outlet
單位電插座
-  13A Twin Socket Outlet
雙位電插座
-  13A Weatherproof Single Socket Outlet
防水單位電插座
-  13A Single Socket Outlet (Has been used for connection to Appliance)
單位電插座 (已用作連接設備)
-  TV/FM Outlet
電視/電台天線插座
-  Telephone Outlet
電話插座
-  Visitor door-phone
訪客對講機
-  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
-  Gas Water Heater
煤氣熱水器
-  Fused Connection Unit (Has been used for connection to Lighting Fitting or Appliance)
菲士接線座 (已用作連接電燈或設備)

Mechanical & Electrical Provisions Plans 機電裝置平面圖

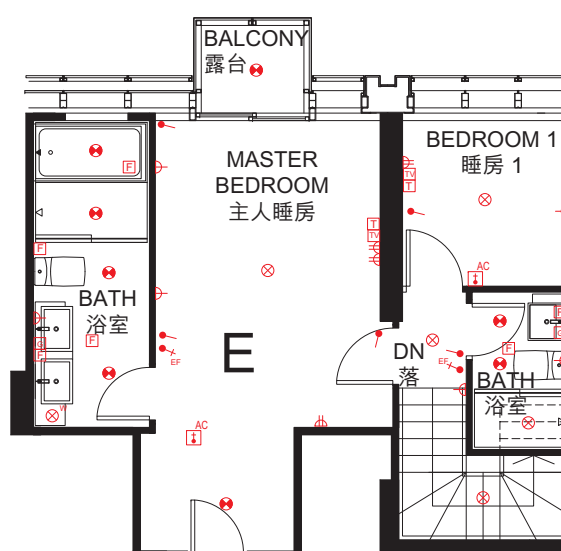
6/F-7/F Duplex (Lower & Upper Level) 六樓至七樓複式單位(低層及高層)



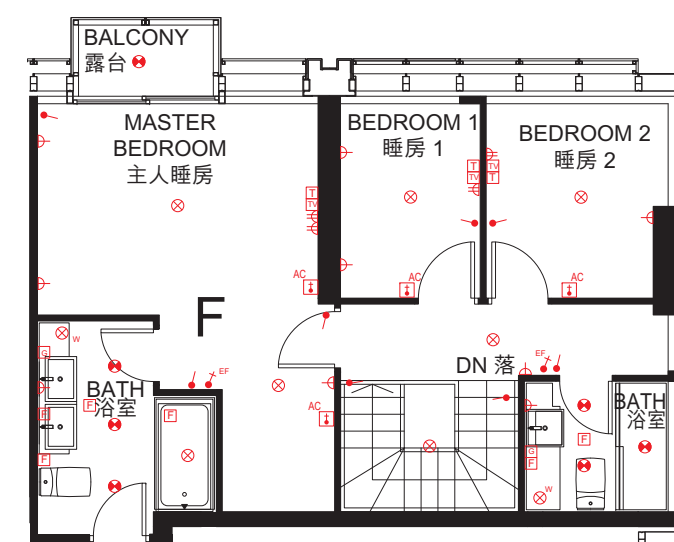
TOWER 1B - UNIT E - 6/F
1B座 - E單位 - 六樓



TOWER 1B - UNIT F - 6/F
1B座 - F單位 - 六樓



TOWER 1B - UNIT E - 7/F
1B座 - E單位 - 七樓



TOWER 1B - UNIT F - 7/F
1B座 - F單位 - 七樓

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 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

Washing Machine Water Supply / Drainage Point
洗衣機來 / 去水接駁位

Smoke Detector
煙霧感應器

Sprinkler Head
消防花灑頭

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

Electric Water Heater Temperature Control
電熱水器恆溫控制器

Electric Water Heater
電熱水器

Gas Water Heater Temperature Control
煤氣熱水器恆溫控制器

Gas Water Heater
煤氣熱水器

Alarm Bell
消防警鐘

Isolating Switch
隔離開關

Fused Connection Unit (Has been used for connection to Lighting Fitting or Appliance)
菲士接線座 (已用作連接電燈或設備)

Mechanical & Electrical Provisions Plans 機電裝置平面圖

8/F-17/F ; 19/F-28/F (14/F & 24/F are omitted)
八樓至十七樓;十九樓至二十八樓 (不設十四樓及二十四樓)

TOWER 1A - UNIT A
1A座 - A單位

TOWER 1A - UNIT B
1A座 - B單位

TOWER 1A - UNIT C (Except for 28/F)
1A座 - C單位 (不適用於二十八樓)

TOWER 1A - UNIT C (For 28/F Only)
1A座 - C單位 (只適用於二十八樓)

TOWER 1A - UNIT D
1A座 - D單位

Scale 比例 : 0 1 2 3 4 5M/米

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Fittings, Finishes and Appliances

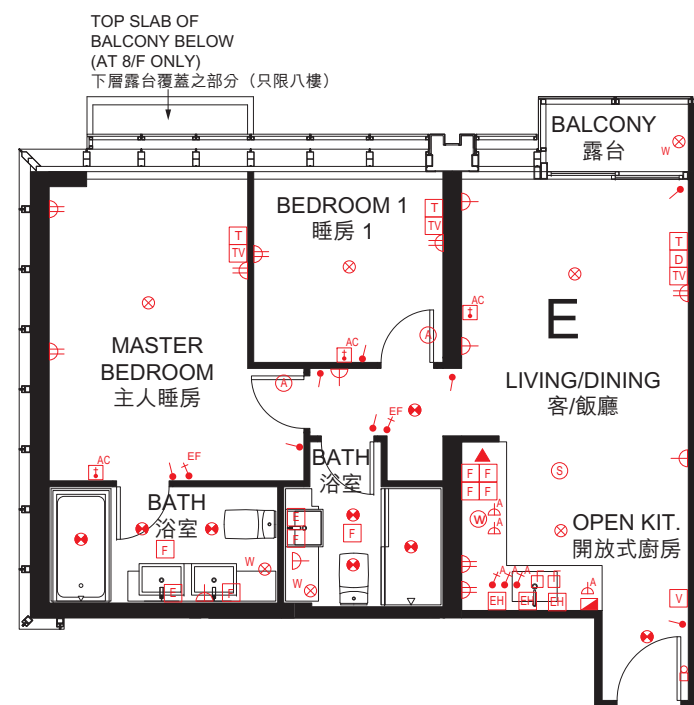
裝置、裝修物料及設備

LEGEND 圖例

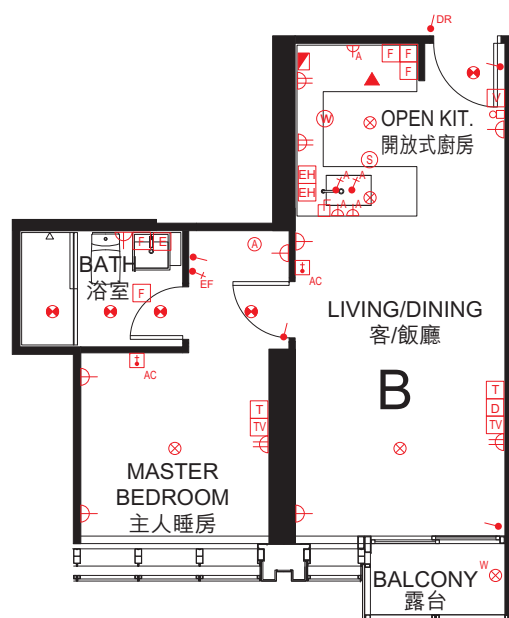
-  Lighting Switch
燈掣
-  13A Single Socket Outlet
單位電插座
-  13A Twin Socket Outlet
雙位電插座
-  13A Single Socket Outlet (Has been used for connection to Appliance)
單位電插座 (已用作連接設備)
-  TV/FM Outlet
電視/電台天線插座
-  Telephone Outlet
電話插座
-  Visitor door-phone
訪客對講機
-  Light Fitting
電燈
-  Light Point
電燈座
-  Wall Mount Light
掛牆燈
-  Washing Machine Water Supply / Drainage Point
洗衣機來 / 去水接駁位
-  Smoke Detector
煙霧感應器
-  Sprinkler Head
消防花灑頭
-  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
-  Electric Water Heater Temperature Control
電熱水器恆溫控制器
-  Electric Water Heater
電熱水器
-  Gas Water Heater Temperature Control
煤氣熱水器恆溫控制器
-  Gas Water Heater
煤氣熱水器
-  Alarm Bell
消防警鐘
-  Isolating Switch
隔離開關
-  Fused Connection Unit (Has been used for connection to Lighting Fitting or Appliance)
菲士接線座 (已用作連接電燈或設備)

Mechanical & Electrical Provisions Plans 機電裝置平面圖

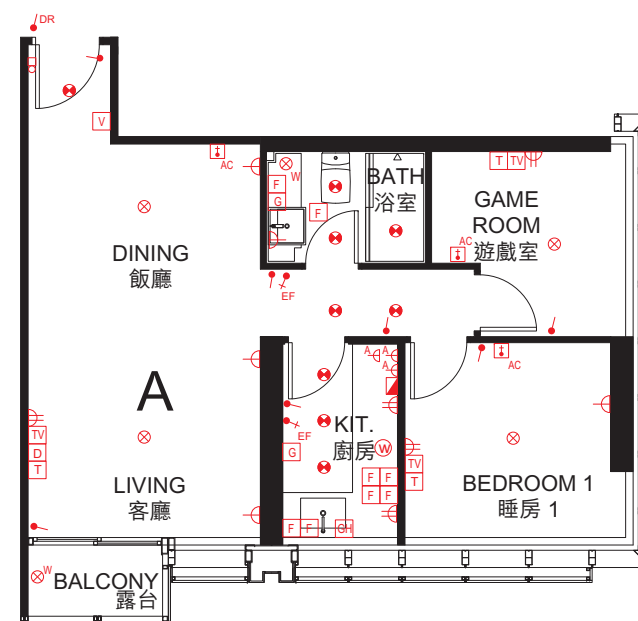
8/F-17/F ; 19/F-28/F (14/F & 24/F are omitted)
八樓至十七樓;十九樓至二十八樓 (不設十四樓及二十四樓)



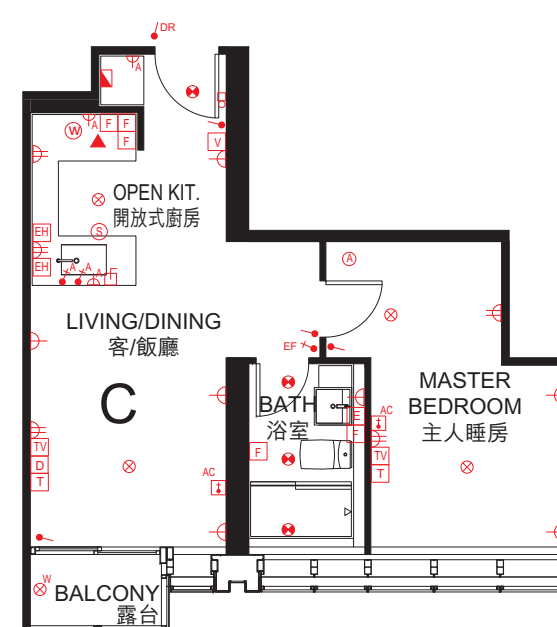
TOWER 1A - UNIT E
1A座 - E單位



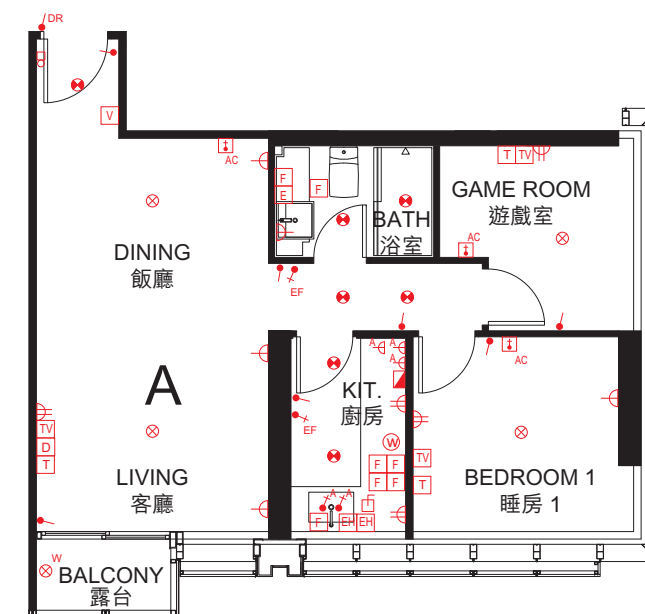
TOWER 1B - UNIT B
1B座 - B單位



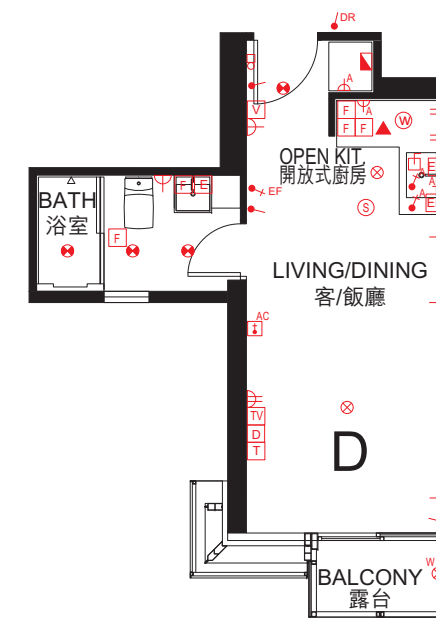
TOWER 1B - UNIT A (Except for 28/F)
1B座 - A單位 (不適用於二十八樓)



TOWER 1B - UNIT C
1B座 - C單位



TOWER 1B - UNIT A (For 28/F Only)
1B座 - A單位 (只適用於二十八樓)



TOWER 1B - UNIT D
1B座 - D單位

Fittings, Finishes and Appliances

裝置、裝修物料及設備

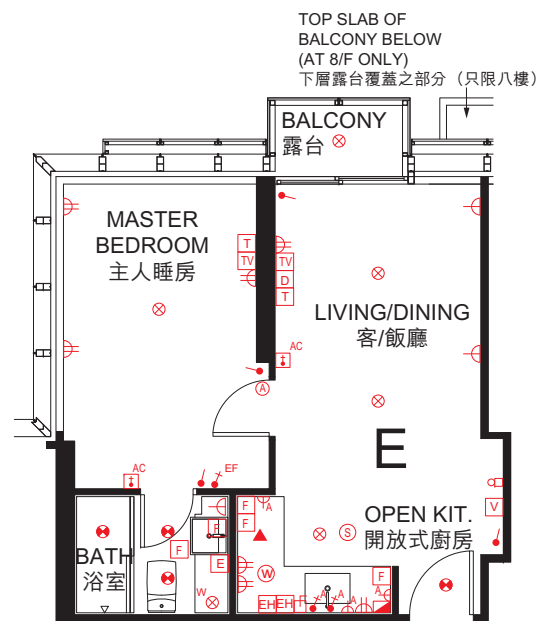
LEGEND 圖例

-  Lighting Switch
燈掣
-  13A Single Socket Outlet
單位電插座
-  13A Twin Socket Outlet
雙位電插座
-  13A 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
-  Washing Machine Water Supply / Drainage Point
洗衣機來 / 去水接駁位
-  Smoke Detector
煙霧感應器
-  Sprinkler Head
消防花灑頭
-  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
-  Electric Water Heater Temperature Control
電熱水器恆溫控制器
-  Electric Water Heater
電熱水器
-  Gas Water Heater Temperature Control
煤氣熱水器恆溫控制器
-  Gas Water Heater
煤氣熱水器
-  Alarm Bell
消防警鐘
-  Isolating Switch
隔離開關
-  Fused Connection Unit (Has been used for connection to Lighting Fitting or Appliance)
菲士接線座 (已用作連接電燈或設備)

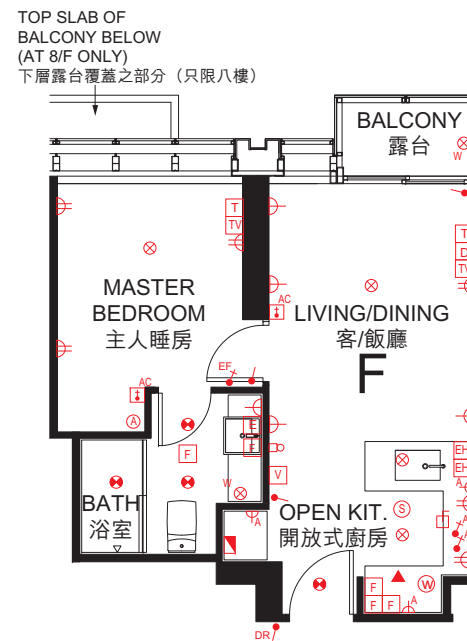
Mechanical & Electrical Provisions Plans 機電裝置平面圖

8/F-17/F ; 19/F-28/F (14/F & 24/F are omitted)

八樓至十七樓;十九樓至二十八樓 (不設十四樓及二十四樓)



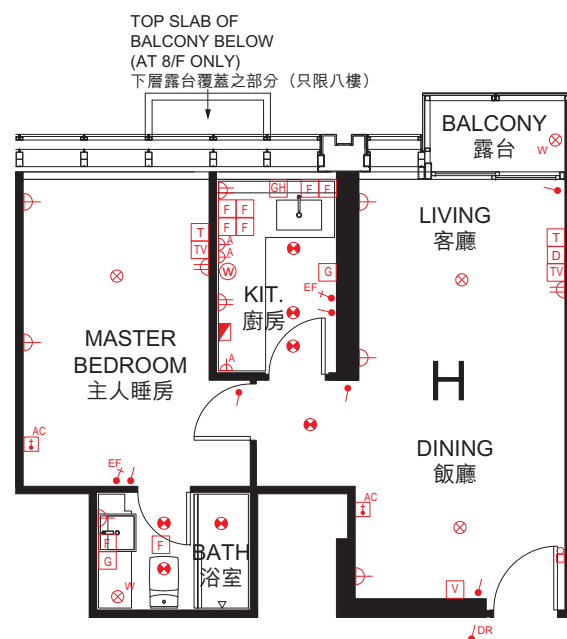
TOWER 1B - UNIT E
1B座 - E單位



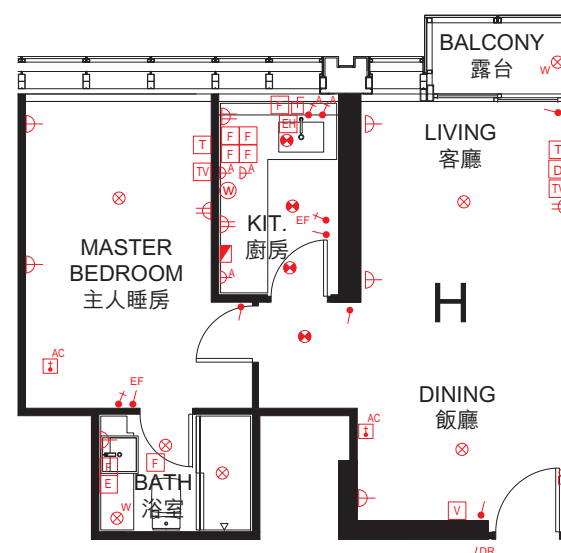
TOWER 1B - UNIT F
1B座 - F單位



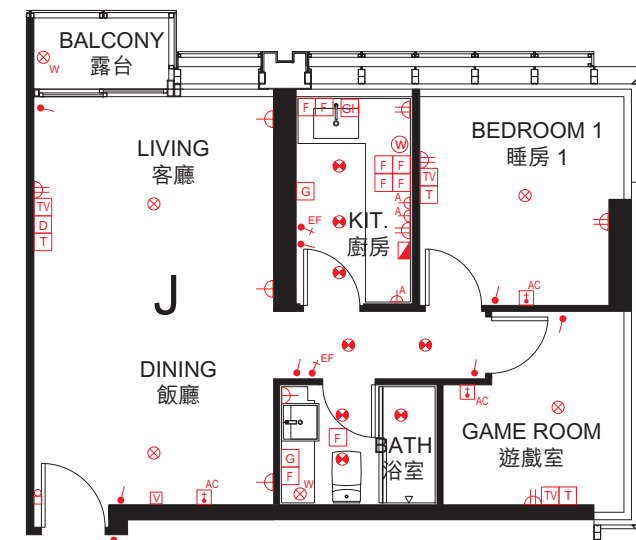
TOWER 1B - UNIT G
1B座 - G單位



TOWER 1B - UNIT H (Except for 17/F)
1B座 - H單位 (不適用於十七樓)



TOWER 1B - UNIT H (For 17/F Only)
1B座 - H單位 (只適用於十七樓)



TOWER 1B - UNIT J
1B座 - J單位

 Scale 比例: 0 1 2 3 4 5M/米

Fittings, Finishes and Appliances

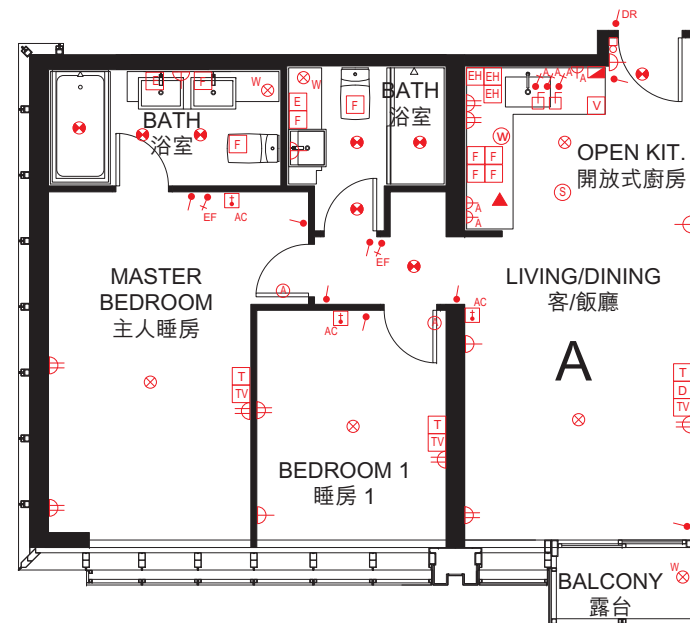
裝置、裝修物料及設備

LEGEND 圖例

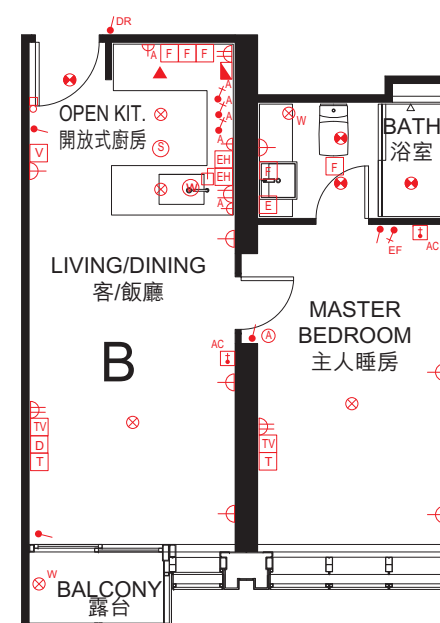
- Lighting Switch 燈掣
- ⏏ 13A Single Socket Outlet 單位電插座
- ⏏ 13A Twin Socket Outlet 雙位電插座
- ⏏ 13A Single Socket Outlet (Has been used for connection to Appliance) 單位電插座 (已用作連接設備)
- TV TV/FM Outlet 電視/電台天線插座
- T Telephone Outlet 電話插座
- V Visitor door-phone 訪客對講機
- ⊗ Light Fitting 電燈
- ⊗ Light Point 電燈座
- ⊗ W Wall Mount Light 掛牆燈
- ⊗ W Washing Machine Water Supply / Drainage Point 洗衣機來 / 去水接駁位
- ⊗ S Smoke Detector 煙霧感應器
- ▲ Sprinkler Head 消防花灑頭
- ⏏ D Reserved for Data Port 預留數據插座
- DR Door Bell Push Button 門鈴按鈕
- ⏏ Door Bell 門鈴
- ⏏ A Switch for Appliance 電器開關
- ⏏ EF Switch For Exhaust Fan 抽氣扇開關
- ⏏ Miniature Circuit Breaker Board 配電箱
- ⏏ AC Switch For A/C Unit 冷氣機接線掣
- ⏏ E Electric Water Heater Temperature Control 電熱水器恆溫控制器
- ⏏ EH Electric Water Heater 電熱水器
- ⏏ G Gas Water Heater Temperature Control 煤氣熱水器恆溫控制器
- ⏏ GH Gas Water Heater 煤氣熱水器
- ⏏ A Alarm Bell 消防警鐘
- ⏏ Isolating Switch 隔離開關
- ⏏ F Fused Connection Unit (Has been used for connection to Lighting Fitting or Appliance) 菲士接線座 (已用作連接電燈或設備)

Mechanical & Electrical Provisions Plans 機電裝置平面圖

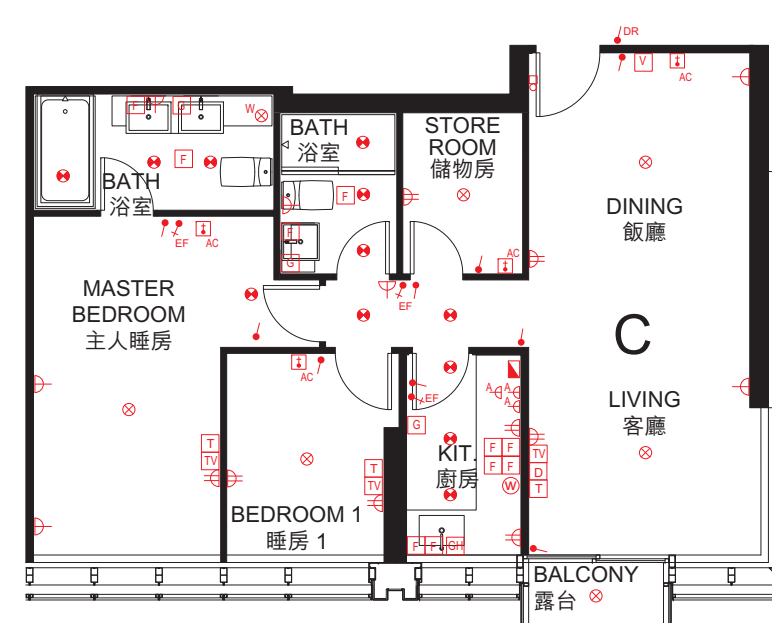
18/F 十八樓



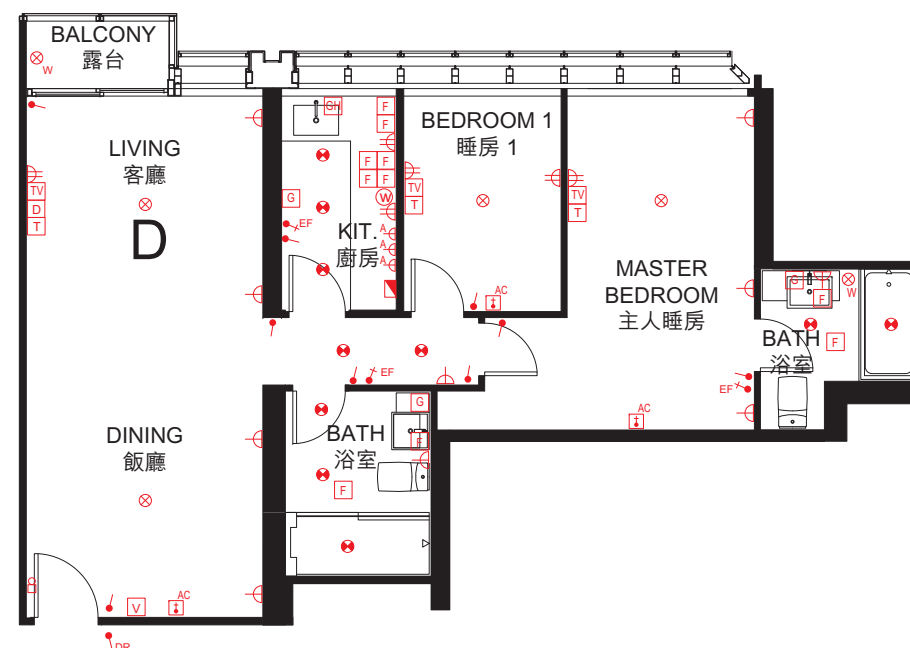
TOWER 1A - UNIT A
1A座 - A單位



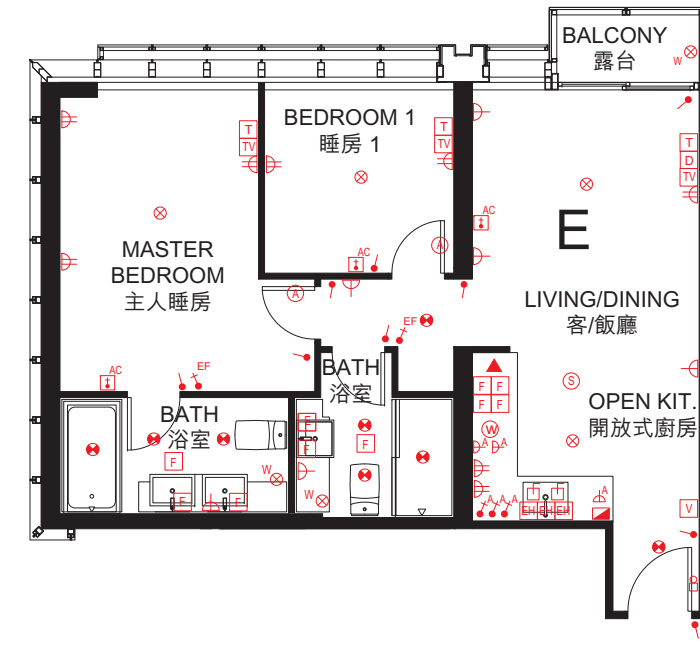
TOWER 1A - UNIT B
1A座 - B單位



TOWER 1A - UNIT C
1A座 - C單位



TOWER 1A - UNIT D
1A座 - D單位



TOWER 1A - UNIT E
1A座 - E單位

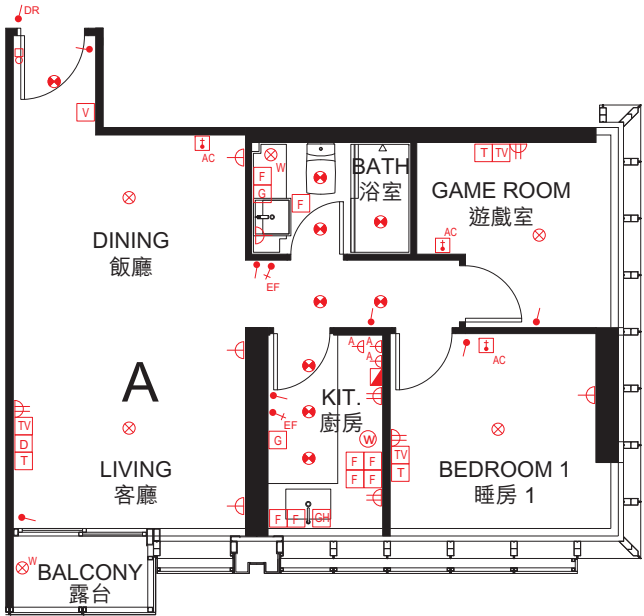
Fittings, Finishes and Appliances

裝置、裝修物料及設備

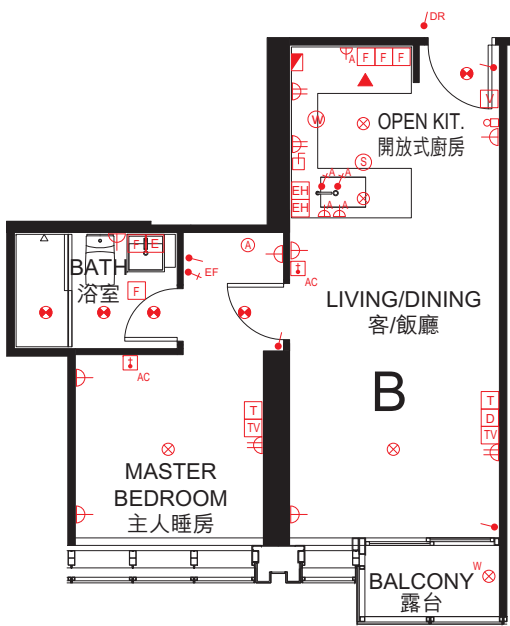
LEGEND 圖例	
	Lighting Switch 燈掣
	13A Single Socket Outlet 單位電插座
	13A Twin Socket Outlet 雙位電插座
	13A Single Socket Outlet (Has been used for connection to Appliance) 單位電插座 (已用作連接設備)
	TV/FM Outlet 電視/電台天線插座
	Telephone Outlet 電話插座
	Visitor door-phone 訪客對講機
	Light Fitting 電燈
	Light Point 電燈座
	Wall Mount Light 掛牆燈
	Washing Machine Water Supply / Drainage Point 洗衣機來 / 去水接駁位
	Smoke Detector 煙霧感應器
	Sprinkler Head 消防花灑頭
	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
	Electric Water Heater Temperature Control 電熱水器恆溫控制器
	Electric Water Heater 電熱水器
	Gas Water Heater Temperature Control 煤氣熱水器恆溫控制器
	Gas Water Heater 煤氣熱水器
	Alarm Bell 消防警鐘
	Isolating Switch 隔離開關
	Fused Connection Unit (Has been used for connection to Lighting Fitting or Appliance) 菲士接線座 (已用作連接電燈或設備)

Mechanical & Electrical Provisions Plans 機電裝置平面圖

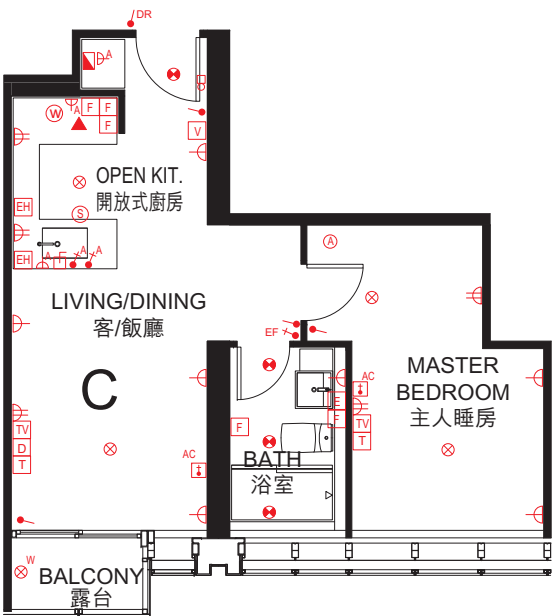
18/F 十八樓



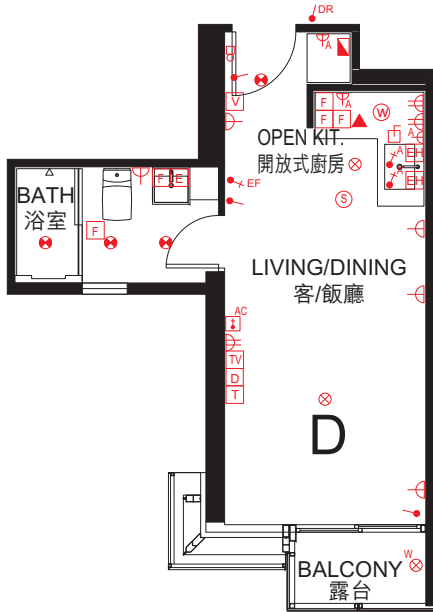
TOWER 1B - UNIT A
1B座 - A單位



TOWER 1B - UNIT B
1B座 - B單位



TOWER 1B - UNIT C
1B座 - C單位



TOWER 1B - UNIT D
1B座 - D單位

Fittings, Finishes and Appliances

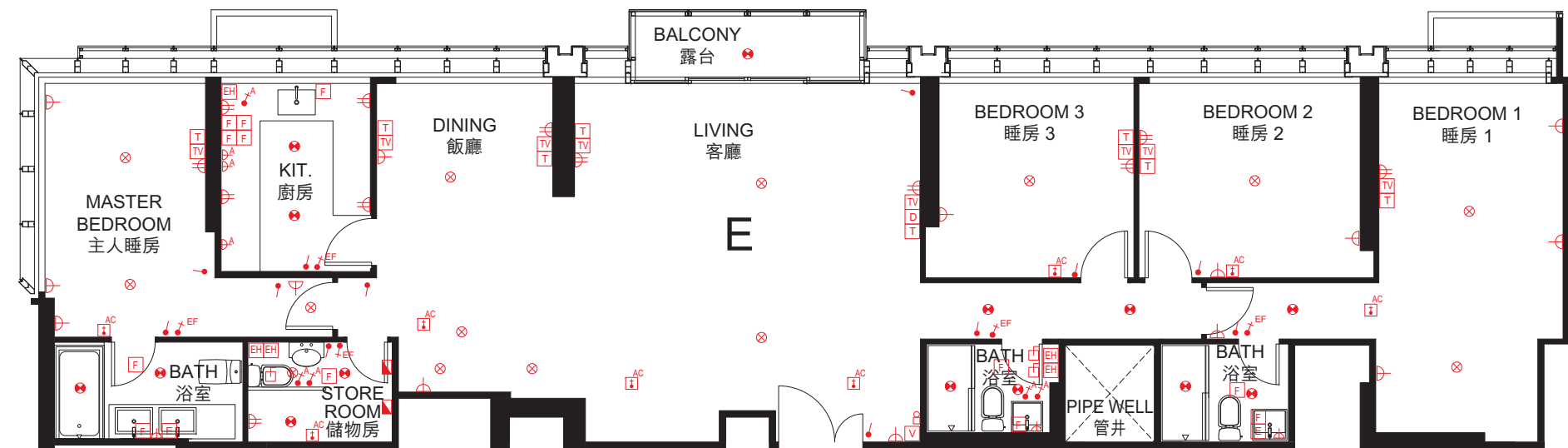
裝置、裝修物料及設備

LEGEND 圖例

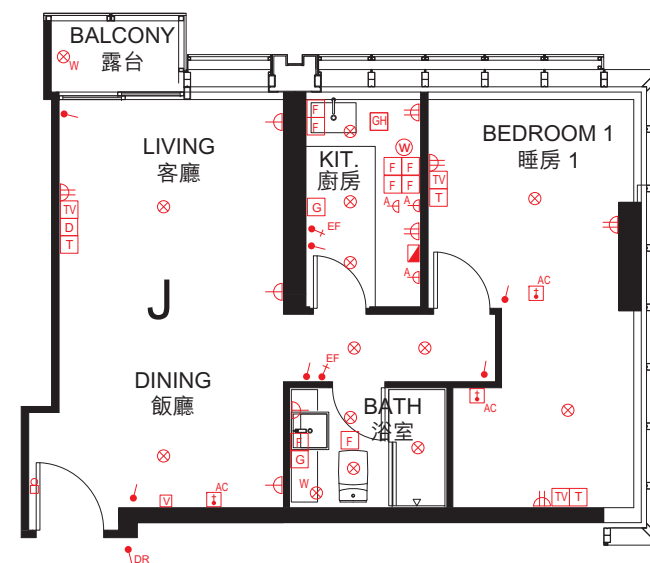
-  Lighting Switch
燈掣
-  13A Single Socket Outlet
單位電插座
-  13A Twin Socket Outlet
雙位電插座
-  13A Single Socket Outlet (Has been used for connection to Appliance)
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電視/電台天線插座
-  Telephone Outlet
電話插座
-  Visitor door-phone
訪客對講機
-  Light Fitting
電燈
-  Light Point
電燈座
-  Wall Mount Light
掛牆燈
-  Washing Machine Water Supply / Drainage Point
洗衣機來 / 去水接駁位
-  Smoke Detector
煙霧感應器
-  Sprinkler Head
消防花灑頭
-  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
-  Electric Water Heater Temperature Control
電熱水器恆溫控制器
-  Electric Water Heater
電熱水器
-  Gas Water Heater Temperature Control
煤氣熱水器恆溫控制器
-  Gas Water Heater
煤氣熱水器
-  Alarm Bell
消防警鐘
-  Isolating Switch
隔離開關
-  Fused Connection Unit (Has been used for connection to Lighting Fitting or Appliance)
菲士接線座 (已用作連接電燈或設備)

Mechanical & Electrical Provisions Plans 機電裝置平面圖

18/F 十八樓



TOWER 1B - UNIT E
1B座 - E單位



TOWER 1B - UNIT J
1B座 - J單位

Fittings, Finishes and Appliances

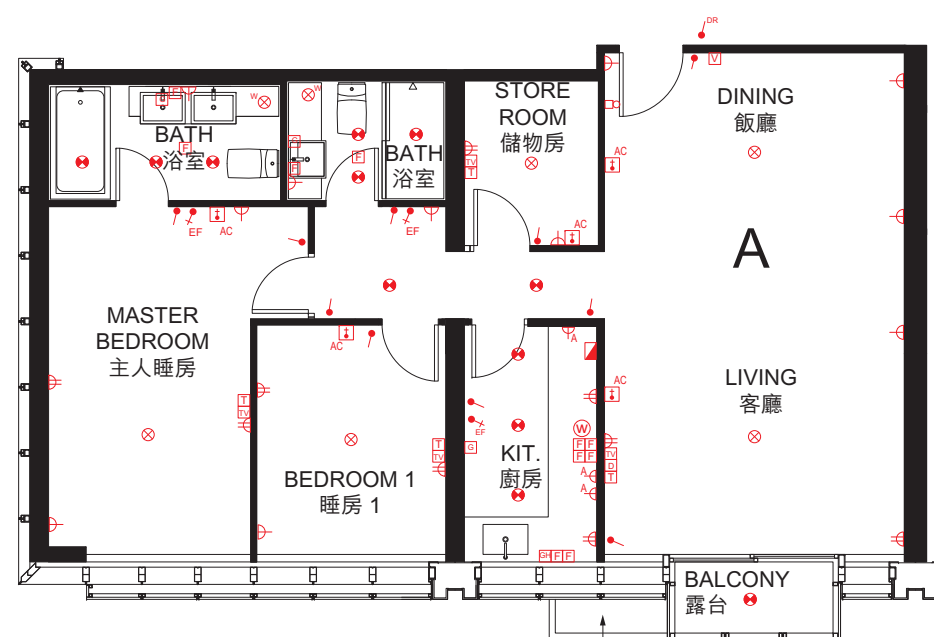
裝置、裝修物料及設備

LEGEND 圖例

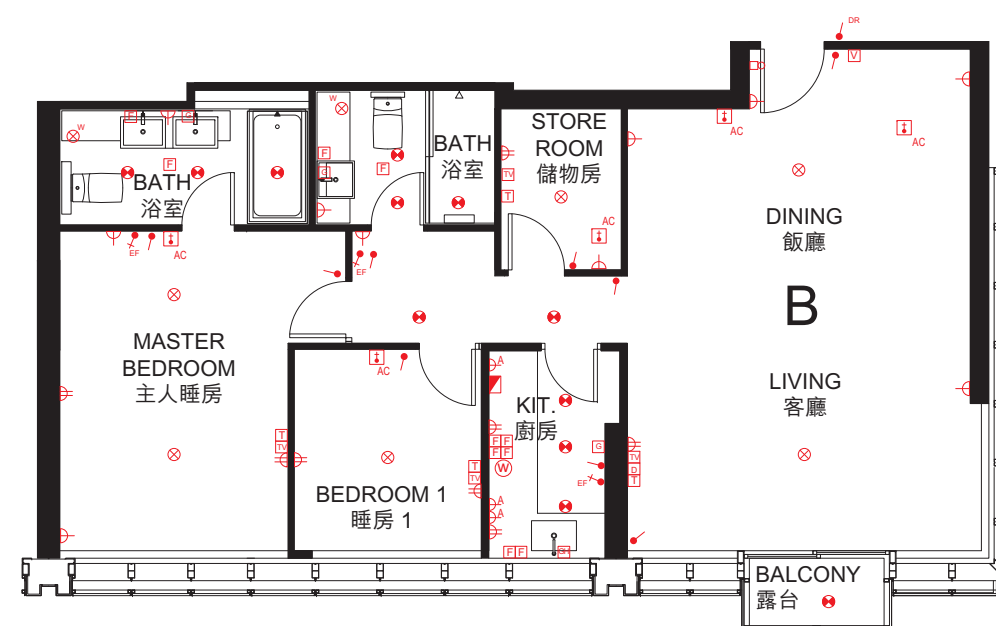
-  Lighting Switch
燈掣
-  13A Single Socket Outlet
單位電插座
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雙位電插座
-  13A Single Socket Outlet (Has been used for connection to Appliance)
單位電插座 (已用作連接設備)
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電話插座
-  Visitor door-phone
訪客對講機
-  Light Fitting
電燈
-  Light Point
電燈座
-  Wall Mount Light
掛牆燈
-  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
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配電箱
-  Switch For A/C Unit
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-  Electric Water Heater Temperature Control
電熱水器恆溫控制器
-  Electric Water Heater
電熱水器
-  Gas Water Heater Temperature Control
煤氣熱水器恆溫控制器
-  Gas Water Heater
煤氣熱水器
-  Isolating Switch
隔離開關
-  Fused Connection Unit (Has been used for connection to Lighting Fitting or Appliance)
菲士接線座 (已用作連接電燈或設備)

Mechanical & Electrical Provisions Plans 機電裝置平面圖

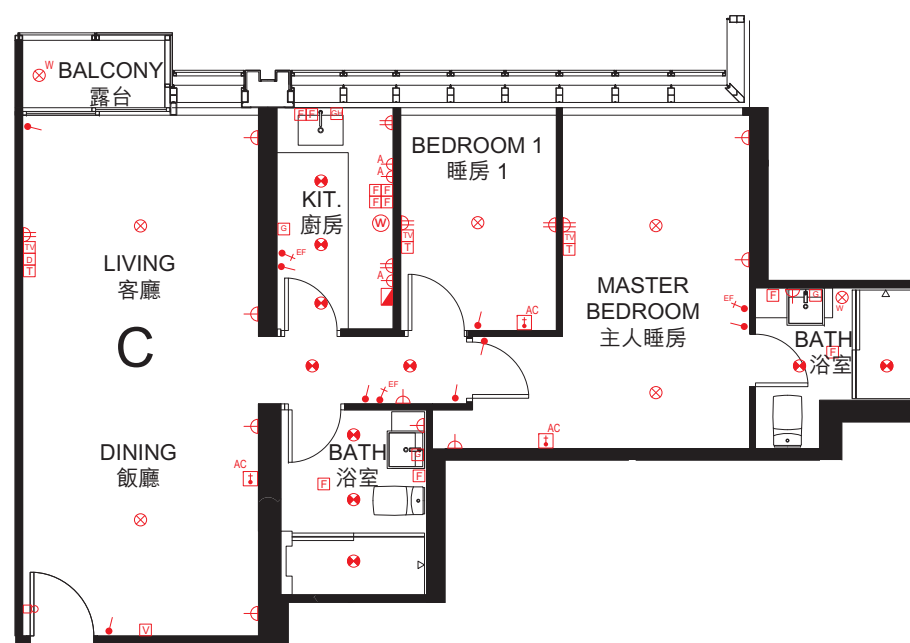
29/F-30/F 二十九樓至三十樓



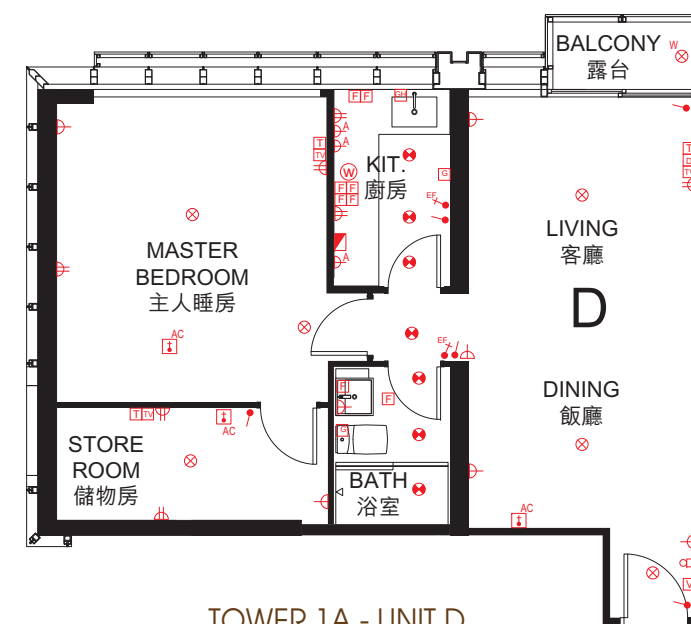
TOWER 1A - UNIT A
1A座 - A單位



TOWER 1A - UNIT B
1A座 - B單位



TOWER 1A - UNIT C
1A座 - C單位



TOWER 1A - UNIT D
1A座 - D單位

 N Scale 比例 : 0 1 2 3 4 5M/米

Fittings, Finishes and Appliances

裝置、裝修物料及設備

LEGEND 圖例

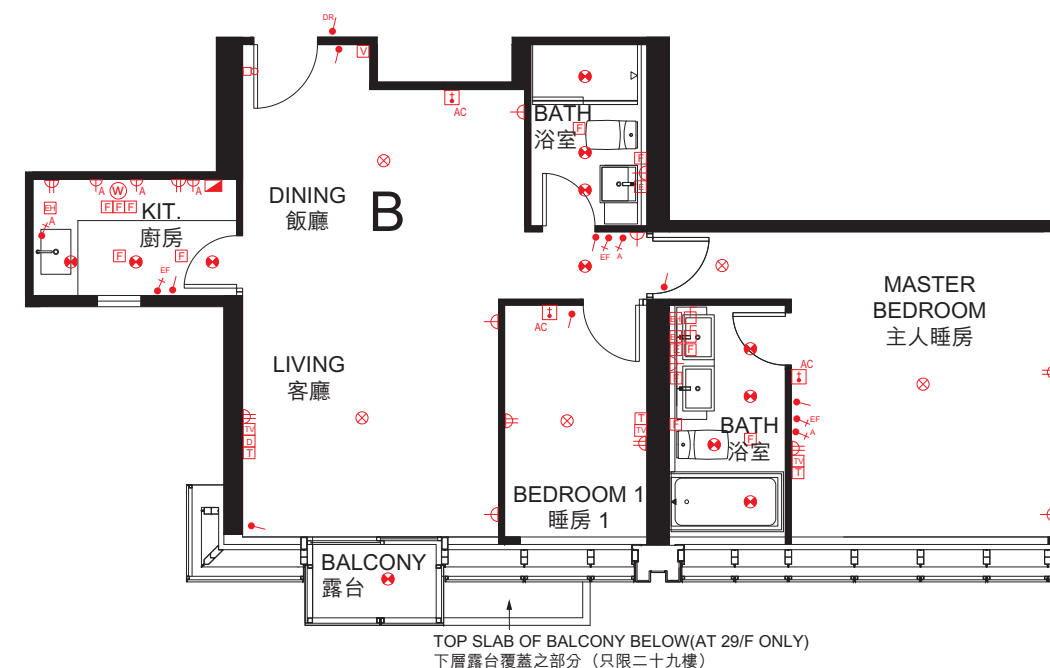
-  Lighting Switch
燈掣
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單位電插座
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電燈
-  Light Point
電燈座
-  Wall Mount Light
掛牆燈
-  Washing Machine Water Supply / Drainage Point
洗衣機來 / 去水接駁位
-  Reserved for Data Port
預留數據插座
-  Door Bell Push Button
門鈴按鈕
-  Door Bell
門鈴
-  Switch for Appliance
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配電箱
-  Switch For A/C Unit
冷氣機接線掣
-  Electric Water Heater Temperature Control
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電熱水器
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煤氣熱水器恆溫控制器
-  Gas Water Heater
煤氣熱水器
-  Isolating Switch
隔離開關
-  Fused Connection Unit (Has been used for connection to Lighting Fitting or Appliance)
菲士接線座 (已用作連接電燈或設備)

Mechanical & Electrical Provisions Plans 機電裝置平面圖

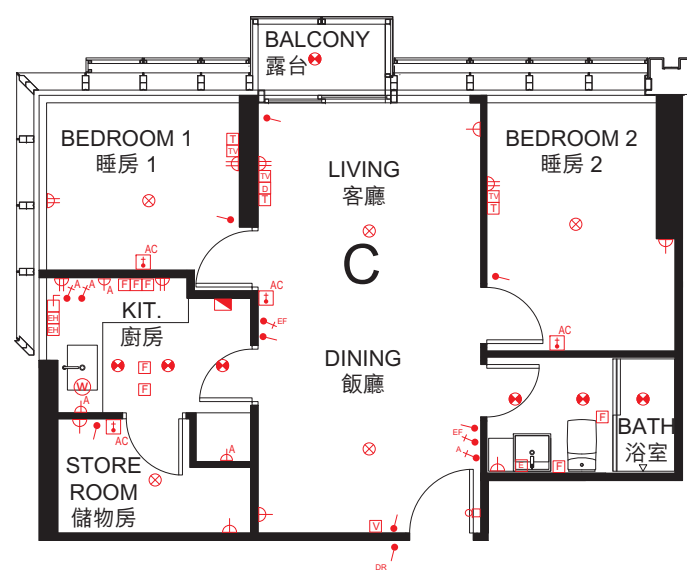
29/F-30/F 二十九樓至三十樓



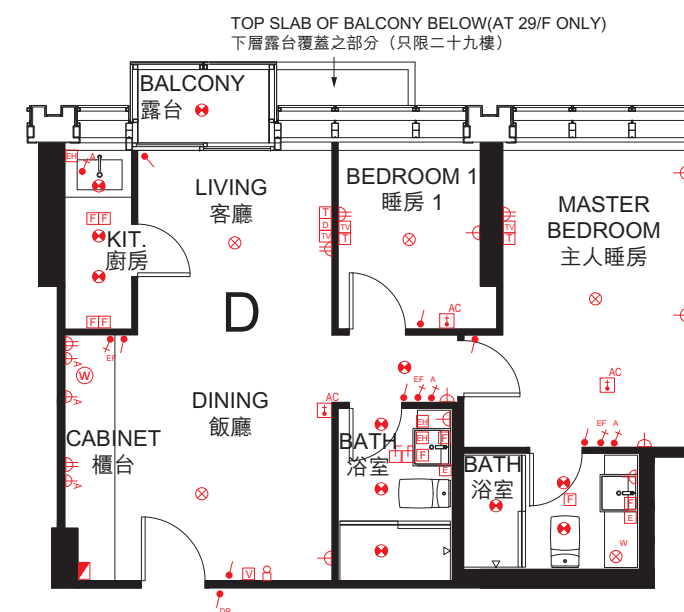
TOWER 1B - UNIT A
1B座 - A單位



TOWER 1B - UNIT B
1B座 - B單位



TOWER 1B - UNIT C
1B座 - C單位



TOWER 1B - UNIT D
1B座 - D單位

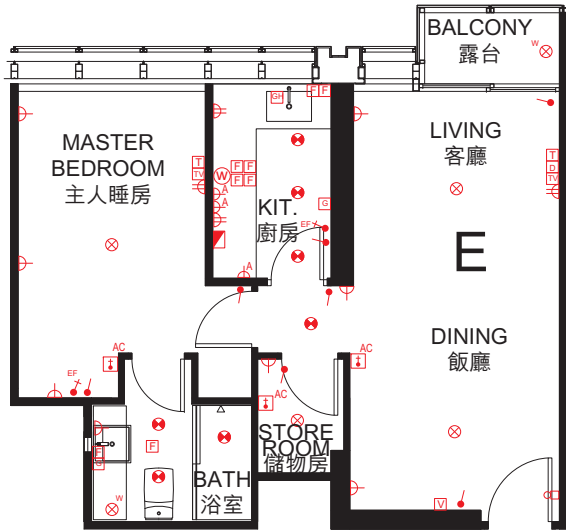
Fittings, Finishes and Appliances

裝置、裝修物料及設備

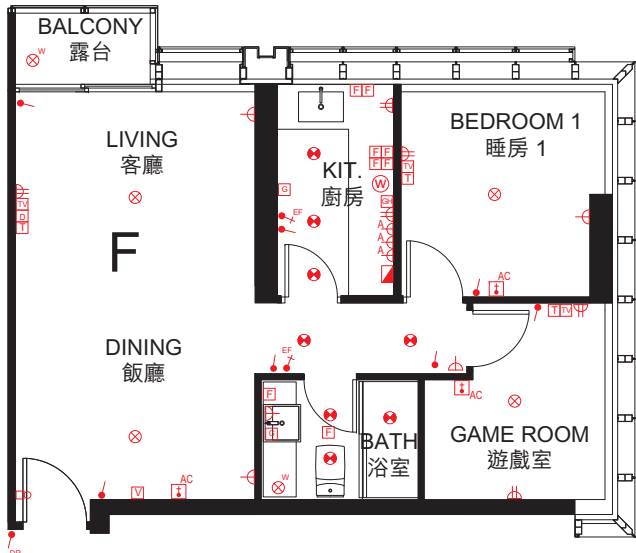
LEGEND 圖例	
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	Light Point 電燈座
	Wall Mount Light 掛牆燈
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	Electric Water Heater Temperature Control 電熱水器恆溫控制器
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	Gas Water Heater 煤氣熱水器
	Isolating Switch 隔離開關
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Mechanical & Electrical Provisions Plans 機電裝置平面圖

29/F-30/F 二十九樓至三十樓



TOWER 1B - UNIT E
1B座 - E單位



TOWER 1B - UNIT F
1B座 - F單位

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.
Towngas 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

地稅

The owner is liable for the Government rent payable in respect of the residential properties up to the date of the respective Assignments of residential properties in favour of the Purchasers.

擁有人須繳付有關住宅物業之地稅，直至與各買方訂立之物業轉讓契約的日期為止。

Miscellaneous Payments by Purchaser

買方的雜項付款

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, electricity and gas; and on that delivery, the Purchaser is not liable to pay to the owner a debris removal fee.

Remarks:

On that delivery, the Purchaser is liable to pay a debris removal fee to the manager (not the owner) under the Deed of Mutual Covenant, and where the owner has paid that debris removal fee, the Purchaser shall reimburse the owner for the same.

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、電力及氣體的按金；及在交付時，買方不須向擁有人支付清理廢料的費用。

備註：

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

Defect Liability Warranty Period

欠妥之處的保養責任期

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

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

Maintenance of Slopes

斜坡維修

Not applicable to the Development

不適用於本發展項目

Modification

修訂

Not applicable to the Development

不適用於本發展項目

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.

		Area (m²) 面積(平方米)
Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		
1.	Carpark and loading/unloading area (Excluding public transport terminus) 停車場及上落客貨地方（公共交通總站除外）	864.446
2.	Plant rooms and similar services 機房及相類設施	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	107.28
2.2	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供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	1,589.448
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、風櫃房等	588.716
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1號和第2號提供的環保設施		
3.	Balcony 露台	593.339
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	613.226
5.	Communal sky garden 公用空中花園	-
6.	Acoustic fin 隔聲鰭	-
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	-
8.	Non-structural prefabricated external wall 非結構性預製外牆	-
9.	Utility platform 工作平台	-
10.	Noise barrier 隔音屏障	-

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

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

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。

		Area (m²) 面積(平方米)
Amenity Features 適意設施		
11.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office 供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	15.888
12.	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc. serving solely the recreational facilities 住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	464.860
13.	Covered landscaped and play area 有上蓋的園景區及遊樂場	-
14.	Horizontal screens/covered walkways, trellis 橫向屏障 / 有蓋人行道、花棚	-
15.	Larger lift shaft 擴大升降機井道	236.202
16.	Chimney shaft 煙囪管道	-
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	2.943
18.	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽	361.468
19.	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽、氣槽	19.553
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	-
21.	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	-
22.	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall 伸出物，如空調機箱及伸出外牆超過750 毫米的平台	-
Other Exempted Items 其他項目		
23.	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	386.297
24.	Other projections 其他伸出物	-
25.	Public transport terminus 公共交通總站	-
26.	Party structure and common staircase 共用構築物及樓梯	-
27.	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	37.867
28.	Public passage 公眾通道	-
29.	Covered set back area 因建築物後移導致的覆蓋面積	-
Bonus GFA 額外總樓面面積		
30.	Bonus GFA 額外總樓面面積	-

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

ENVIRONMENTAL ASSESSMENT 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.

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

本發展項目獲批准的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。

Relevant Information

相關資料

NOISE IMPACT ASSESSMENT REPORT

A Noise Impact Assessment Report was prepared for the Planning Condition of the Development. According to the approval letter from the Town Planning Board dated 19 December 2013, it was advised that the proposed noise mitigation measures should be implemented before completion of the Development and that such measures should be set out in the Deed of Mutual Covenant of the Development.

NOISE MITIGATION MEASURES

According to Clause 52 of the Fourth Schedule of the Deed of Mutual Covenant and the report attached to the Seventh Schedule of the Deed of Mutual Covenant, the noise mitigating measures specified in the “Schedule of Noise Mitigation Measures” below (“Noise Mitigating Measures”) have been constructed or installed within the Development.

The owners of the residential units with the Noise Mitigation Measures shall not remove, change or alter the Noise Mitigation Measures or any part thereof and shall use and open the top hung window properly in accordance with Clause 52 of the Fourth Schedule of the Deed of Mutual Covenant and the report attached to the Seventh Schedule of the Deed of Mutual Covenant.

SCHEDULE OF NOISE MITIGATION MEASURES

Tower	Unit	Floor	Noise Mitigation Measures
1A	A & B	6/F-7/F	- Specially provided glazing (SPG – Type 1) to be provided for top hung window
1B	A & B		- Curtain box to be provided for bedrooms
1A	A, B & C	8/F-28/F (14/F and 24/F are omitted)	
1B	A, B & C		
1A	A & B	29/F-30F	
1B	A & B		
1B	D	8/F-28/F (14/F and 24/F are omitted)	- Specially provided glazing (SPG – Type 2) to be provided
1B	B Master Bedroom 2	7/F Duplex (Upper Level)	- Specially provided glazing (SPG – Type 2) to be provided - Curtain box to be provided for Master Bedroom 2

Relevant Information

相關資料

噪音評估報告

噪音評估報告因應發展項目規劃條款編制。根據城市規劃委員會於二〇一三年十二月十九日的批准函，建議須確保擬議的噪音緩解措施在發展項目完成前已實施及在發展項目的公契上列明這些措施。

噪音緩解措施

根據公契第四附表第52條及附於公契第7附表的報告，於以下“噪音緩解措施分佈表”內列明的噪音緩解措施（“噪音緩解措施”）已經建造或安裝於該發展項目內。

設有噪音緩解措施之住宅單位擁有人不得移走、改動或改變噪音緩解措施或其任何部份並須根據公契第四附表第52條及附於公契第7附表的報告正確使用及開啟上懸窗。

噪音緩解措施分佈表

座數	單位	樓層	噪音緩解措施	
1A	A 及 B	六樓至七樓	- 特設屏障（SPG-1型）附設於上懸窗	
1B	A 及 B		- 窗簾盒附設於睡房	
1A	A, B 及 C	八樓至二十八樓 （不設十四樓及二十四樓）		
1B	A, B 及 C			
1A	A 及 B	二十九樓至三十樓		
1B	A 及 B			
1B	D	八樓至二十八樓 （不設十四樓及二十四樓）		- 附設特設屏障（SPG-2型）
1B	B 主人睡房2	七樓 複式單位（高層）		- 附設特設屏障（SPG-2型） - 窗簾盒附設於主人睡房2

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。

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 (Cap621)

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.mresidence.com.hk

Date on which the sales brochure is printed: 10th April 2014
售樓說明書的印刷日期：2014年4月10日

Examination Record

檢視記錄

Examination/Revision Date 檢視/修訂日期	Revision Made (If no revision is required, please state "No revision made") 修訂內容 (如沒有修訂，請註明“沒有修訂內容”)	
	Page Number 頁數	Revision Made 修訂內容
9 July 2014 2014年7月9日	11	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。
	12	Aerial Photograph of the Development is updated. 發展項目的鳥瞰照片已更新。
	15	Outline Zoning Plan Relating to the Development is updated. 關乎發展項目的分區計劃大綱圖已更新。
	16	Development Scheme Plan Relating To The Development is updated. 關乎發展項目的發展計劃圖已更新。
	18-22	Statement relating to floor-to-floor height of each residential properties of the Development as set out in the Floor Plans of Residential Properties in the Development has been revised. 發展項目的住宅物業樓面平面圖有關發展項目每個住宅物業層與層之間的高度的陳述已更改。
	45-48	Description of interior finishes of "Lobby" in item 2(a) is updated (Chinese version only). Description of interior finishes of "Internal wall and ceiling" in item 2(b) is updated. Description of interior finishes of "Internal floor" in item 2(c) is updated. Description of interior finishes of "Bathroom" in item 2(d) is updated (Chinese version only). Description of interior finishes of "Kitchen (except open kitchen)" in item 2(e) is updated. Description of interior finishes of "Kitchen (open kitchen)" in item 2(f) is updated. Description of interior fittings of "Doors" in item 3(a) is updated (Chinese version only). Description of interior fittings of "Electrical installations" in item 3(g) is updated (Chinese version only). Description of security facilities is updated. 室內裝修物料細項 2(a) 中「大堂」的描述已更新 (只限中文版)。 室內裝修物料細項 2(b) 中「內牆及天花」的描述已更新。 室內裝修物料細項 2(c) 中「內部地板」的描述已更新。 室內裝修物料細項 2(d) 中「浴室」的描述已更新 (只限中文版)。 室內裝修物料細項 2(e) 中「廚房(不包括開放式廚房)」的描述已更新。 室內裝修物料細項 2(f) 中「廚房(開放式廚房)」的描述已更新。 室內裝置細項 3(a) 中「門」的描述已更新 (只限中文版)。 室內裝置細項 3(g) 中「電力裝置」的描述已更新 (只限中文版)。 保安設施的描述已更新。
	51	Appliances Schedule is updated. 設備說明表已更新。
9 October 2014 2014年10月9日	1-4	Notes to Purchasers of First-hand Residential Properties have been updated. 一手住宅物業買家須知已更新。
	11	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。
	12	Aerial Photograph of the Development is updated. 發展項目的鳥瞰照片已更新。
9 January 2015 2015年1月9日	11	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。
	14	Outline Zoning Plan Relating to the Development is updated. 關乎發展項目的分區計劃大綱圖已更新。

Examination Record

檢視記錄

Examination/Revision Date 檢視/修訂日期	Revision Made (If no revision is required, please state “No revision made”) 修訂內容 (如沒有修訂，請註明“沒有修訂內容”)	
	Page Number 頁數	Revision Made 修訂內容
9 April 2015 2015年4月9日	10, 44	Description to the deed of mutual covenant is updated. 對公契的敘述已更新。
	11	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。
9 July 2015 2015年7月9日	11	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。
2 October 2015 2015年10月2日	11	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。
	12	Aerial Photograph of the Development is updated. 發展項目的鳥瞰照片已更新。
	14	Outline Zoning Plan Relating to the Development is updated. 關乎發展項目的分區計劃大綱圖已更新。
21 December 2015 2015年12月21日	11	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。
16 March 2016 2016年3月16日	11	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。
	12	Aerial Photograph has been added. 新增鳥瞰照片。
7 June 2016 2016年6月7日	11	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。
	12	Aerial Photograph of the Development is updated. 發展項目的鳥瞰照片已更新。
6 September 2016 2016年9月6日	11	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。
2 December 2016 2016年12月2日	11	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。
2 March 2017 2017年3月2日	11	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。
2 June 2017 2017年6月2日	11	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。
1 September 2017 2017年9月1日	1-4	Notes to Purchasers of First-hand Residential Properties is updated. 一手住宅物業買家須知已更新。
	11	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。
	12	Aerial Photograph of the Development is updated. 發展項目的鳥瞰照片已更新。

