



# PHOENEXT 薈鳴

SALES BROCHURE  
售樓說明書



PHOENEXT 蒼鳴

# NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

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

### **For all first-hand residential properties**

#### **1. Important information**

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

#### **2. Fees, mortgage loan and property price**

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

#### **3. Price list, payment terms and other financial incentives**

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans<sup>1</sup> as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

#### **4. Property area and its surroundings**

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

#### **5. Sales brochure**

- Ensure that the sales brochure obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- In respect of an uncompleted development, the vendor may alter the building plans (if any) whenever the vendor considers necessary. To know the latest information of an uncompleted development, keep paying attention to any revised sales brochures made available by the vendor.
- Read through the sales brochure and in particular, check the following information in the sales brochure -
  - whether there is a section on "relevant information" in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as "relevant information";
  - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
  - interior and exterior fittings and finishes and appliances;
  - the basis on which management fees are shared;
  - whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
  - whether individual owners have responsibility to maintain slopes.

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

<sup>2</sup> According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following -

- (i) the external dimensions of each residential property;
- (ii) the internal dimensions of each residential property;
- (iii) the thickness of the internal partitions of each residential property;
- (iv) the external dimensions of individual compartments in each residential property.

According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

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### 6. Government land grant and deed of mutual covenant (DMC)

- Read the Government land grant and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The vendor will provide copies of the Government land grant and the DMC (or the draft DMC) at the place where the sale is to take place for free inspection by prospective purchasers.
- Check the Government land grant on whether individual owners are liable to pay Government rent.
- Check the DMC on whether animals can be kept in the residential property.

### 7. Information on Availability of Residential Properties for Selection at Sales Office

- Check with the vendor which residential properties are available for selection. If a "consumption table" is displayed by the vendor at the sales office, you may check from the table information on the progress of sale on a date of sale, including which residential properties are offered for sale at the beginning of that date of sale and which of them have been selected and sold during that date of sale.
- Do not believe in rumours about the sales condition of the development and enter into a PASP rashly.

### 8. Register of Transactions

- Pay attention to the register of transactions for a development. A vendor must, within 24 hours after entering into a PASP with a purchaser, enter transaction information of the PASP in the register of transactions. The vendor must, within 1 working day after entering into an agreement for sale and purchase (ASP), enter transaction information of the ASP in the register of transactions. Check the register of transactions for the concerned development to learn more about the sales condition of the development.
- Never take the number of registrations of intent or cashier orders a vendor has received for the purpose of registration as an indicator of the sales volume of a development. The register of transactions for a development is the most reliable source of information from which members of the public can grasp the daily sales condition of the development.

### 9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- Pay attention to the vendor's right to alter the building plans (if any) for an uncompleted development. The mandatory provisions to be incorporated in an ASP for uncompleted development as required by the Ordinance include a provision requiring the vendor to notify the purchaser in writing of such alteration if the same affects in any way the property within 14 days after its having been approved by the Building Authority.
- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

### 10. Expression of intent of purchasing a residential property

- Note that vendors (including their authorized representative(s)) should not seek or accept any specific or general expression of intent of purchasing any residential property before the relevant price lists for such properties are made available to the public. You therefore should not make such an offer to the vendors or their authorized representative(s).
- Note that vendors (including their authorized representative(s)) should not seek or accept any specific expression of intent of purchasing a particular residential property before the sale of the property has commenced. You therefore should not make such an offer to the vendors or their authorized representative(s).

### 11. Appointment of estate agent

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.
- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.
- Before you appoint an estate agent to look for a property, you should -
  - find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;
  - find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and
  - note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: [www.eaa.org.hk](http://www.eaa.org.hk).

### 12. Appointment of solicitor

- Consider appointing your own solicitor to protect your interests. If the solicitor also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest.
- Compare the charges of different solicitors.

### For first-hand uncompleted residential properties

#### 13. Pre-sale Consent

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

#### 14. Show flats

- While the vendor is not required to make any show flat available for viewing by prospective purchasers or the general public, if the vendor wishes to make available show flats of a specified residential property, the vendor must first of all make available an unmodified show flat of that residential property and that, having made available such unmodified show flat, the vendor may then make available a modified show flat of that residential property. In this connection, the vendor is allowed to make available more than one modified show flat of that residential property.
- If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.

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- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.
- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

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

#### 15. Estimated material date and handing over date

- Check the estimated material date<sup>3</sup> for the development in the sales brochure.
  - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.
- Handing over date
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document / a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
    - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
    - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
    - strike or lock-out of workmen;
    - riots or civil commotion;
    - force majeure or Act of God;
    - fire or other accident beyond the vendor's control;
    - war; or
    - inclement weather.
  - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.

- The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

### For first-hand completed residential properties

#### 16. Vendor's information form

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

#### 17. Viewing of property

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

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

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

#### Other useful contacts :

##### Consumer Council

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

##### Estate Agents Authority

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

##### Real Estate Developers Association of Hong Kong

Telephone	: 2826 0111
Fax	: 2845 2521

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

# NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

### 適用於所有一手住宅物業

#### 1. 重要資訊

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

#### 2. 費用、按揭貸款和樓價

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

#### 3. 價單、支付條款，以及其他財務優惠

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

#### 4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》(第621章)(下稱「條例」)，賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i)露台；(ii)工作平台；以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部 and 內部尺寸<sup>2</sup>。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境(包括交通和社區設施)；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

#### 5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 如屬未落成發展項目，賣方在認為有需要時可改動建築圖則(如有的話)，因此應留意由賣方提供的任何經修改的售樓說明書，以了解有關未落成發展項目的最新資料。
- 閱覽售樓說明書，並須特別留意以下資訊：
  - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
  - 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。

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

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

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### 6. 政府批地文件和公契

- 閱覽政府批地文件和公契(或公契擬稿)。公契內載有天台和外牆業權等相關資料。賣方會在售樓處提供政府批地文件和公契(或公契擬稿)的複本，供準買家免費閱覽。
- 留意政府批地文件內所訂明小業主是否須要負責支付地稅。
- 留意公契內訂明有關物業內可否飼養動物。

### 7. 售樓處內有關可供揀選住宅物業的資料

- 向賣方查詢清楚有哪些一手住宅物業可供揀選。若賣方在售樓處內展示「消耗表」，您可從該「消耗表」得悉在每個銷售日的銷售進度資料，包括在該個銷售日開始時有哪些住宅物業可供出售，以及在該個銷售日內有哪些住宅物業已獲揀選及售出。
- 切勿隨便相信有關發展項目銷情的傳言，倉卒簽立臨時買賣合約。

### 8. 成交紀錄冊

- 留意發展項目的成交紀錄冊。賣方須於臨時買賣合約訂立後的24小時內，於紀錄冊披露該臨時買賣合約的資料，以及於買賣合約訂立後一個工作天內，披露該買賣合約的資料。您可透過成交紀錄冊得悉發展項目的銷售情況。
- 切勿將賣方接獲用作登記的購樓意向書或本票的數目視為銷情指標。發展項目的成交紀錄冊才是讓公眾掌握發展項目每日銷售情況的最可靠資料來源。

### 9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 留意賣方有權改動未落成發展項目的建築圖則(如有的話)。如屬未落成發展項目，條例規定物業的買賣合約須載有強制性條文，列明如有關改動在任何方面對該物業造成影響，賣方須在改動獲建築事務監督批准後的14日內，將該項改動以書面通知買家。
- 訂立臨時買賣合約時，您須向擁有人(即賣方)支付樓價**5%**的臨時訂金。
- 如您在訂立臨時買賣合約後**五個工作日**(工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子)之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金(即樓價的5%)會被沒收，而擁有人(即賣方)不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人(即賣方)必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

### 10. 表達購樓意向

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

### 11. 委託地產代理

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

### 12. 委聘律師

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

### 適用於一手未落成住宅物業

### 13. 預售樓花同意書

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

### 14. 示範單位

- 賣方不一定須設置示範單位供準買家或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。
- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。



# NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

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

### 適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

#### 15. 預計關鍵日期及收樓日期

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

- 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。

- 如對收樓日期有任何疑問，可向賣方查詢。

### 適用於一手已落成住宅物業

#### 16. 賣方資料表格

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

#### 17. 參觀物業

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

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

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：

<b>消費者委員會</b>	
網址	: www.consumer.org.hk
電話	: 2929 2222
電郵	: cc@consumer.org.hk
傳真	: 2856 3611

<b>地產代理監管局</b>	
網址	: www.eaa.org.hk
電話	: 2111 2777
電郵	: enquiry@eaa.org.hk
傳真	: 2598 9596

<b>香港地產建設商會</b>	
電話	: 2826 0111
傳真	: 2845 2521

一手住宅物業銷售監管局  
2023年3月

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

## INFORMATION ON THE DEVELOPMENT

### 發展項目的資料

#### Name of the Development

PHOENEXT

#### Name of the street at which the Development is situated

Ming Fung Street

#### Street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development

28

Remark : The above is a provisional street number and is subject to confirmation from the Rating and Valuation Department when the Development is completed.

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

##### Total number of storeys

25 storeys

The above number of storeys does not include transfer plate, Roof and Top Roof

#### Floor numbering in each multi-unit building as provided in the approved building plans for the Development

G/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F

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

4/F, 13/F, 14/F and 24/F are omitted

#### Refuge floors (if any) of each multi-unit building

There is no refuge floor

#### The Development is an uncompleted development

1. Estimated material date for the Development as provided by the Authorized Person for the Development: 30 April 2025.
2. The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.
3. For the purpose of the Agreement for Sale and Purchase, the development is deemed to be completed on the date on which an occupation permit for every building in the development is issued.

#### 發展項目名稱

薈鳴

#### 發展項目所位於的街道的名稱

鳴鳳街

#### 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

28

備註：上述為臨時門牌號數並有待差餉物業估價署在發展項目建成時確認。

#### 發展項目包含一幢多單位建築物

##### 樓層的總數

25層

上述樓層數目不包括轉換層、天台及頂層天台

#### 發展項目的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數

地下至3樓、5樓至12樓、15樓至23樓、25樓至28樓

#### 每幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數

不設4樓、13樓、14樓及24樓

#### 每幢多單位建築物內的庇護層 (如有的話)

不設庇護層

#### 發展項目屬未落成發展項目

1. 由發展項目的認可人士提供的發展項目的預計關鍵日期：2025年4月30日
2. 預計關鍵日期是受到買賣合約所允許的任何延期所規限的。
3. 為買賣合約的目的，該發展項目當作在佔用許可證就該項目中的每幢建築物發出的日期落成。

## 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

Owner : Joint Hope Limited

Person so Engaged : Wang On Asset Management Limited

#### Notes:

"Owner" means the legal or beneficial owner of the residential properties in the Development.

"Person so Engaged" means the person who is engaged by the owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.

#### Holding companies of the Owner (Joint Hope Limited)

Giant Harmony Limited

Pop Prestige Limited

#### Holding companies of the Person so Engaged (Wang On Asset Management Limited)

Wang On Group Limited

Wang On Enterprises (BVI) Limited

Earnest Spot Limited

Wang On Properties Limited

Miracle Cheer Limited

Sparkle Hope Limited

Zenith Splendid Limited

Trendy Elite Holdings Limited

Mighty Path Developments Limited

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

Mr. Lai Siu Kin of Lu Tang Lai Architects Ltd. (Mr. Lai Siu Kin is a director of Lu Tang Lai Architects Ltd.)

#### Building contractor for the Development

Crownity Engineering Limited

#### The 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

Hang Seng Bank Limited

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

Pop Prestige Limited

#### 賣方

擁有人：浚亨有限公司

如此聘用的人：宏安資產管理有限公司

#### 備註：

「擁有人」指發展項目中的住宅物業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。

#### 擁有人(浚亨有限公司)的控權公司

志航有限公司

Pop Prestige Limited

#### 如此聘用的人(宏安資產管理有限公司)的控權公司

Wang On Group Limited

Wang On Enterprises (BVI) Limited

Earnest Spot Limited

宏安地產有限公司

Miracle Cheer Limited

Sparkle Hope Limited

Zenith Splendid Limited

Trendy Elite Holdings Limited

Mighty Path Developments Limited

#### 發展項目的認可人士的姓名或名稱，如該項目的認可人士以其專業身份擔任某商號或法團的經營人、董事或僱員，該商號或法團

呂鄧黎建築師有限公司之黎紹堅先生 (黎紹堅先生為呂鄧黎建築師有限公司之董事)

#### 發展項目的承建商

均業工程有限公司

#### 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

恒生銀行有限公司

#### 已為發展項目的建造提供貸款的任何其他人

Pop Prestige Limited

## RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

### 有參與發展項目的各方的關係

(a)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an Authorized Person for the Development.	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 Authorized Person for the Development, or an associate of such an Authorized Person, holds at least 10% of the issued shares in that Vendor, holding company or contractor.	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 Authorized 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 Authorized Person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor.	Not applicable
(m)	The Vendor or a building contractor for the Development is a partnership, and such an Authorized Person, or such an associate, is an employee of that Vendor or contractor.	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 Authorized Person for the Development is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor.	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)	賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(h)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(i)	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人。	不適用
(j)	賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份。	不適用
(k)	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份。	不適用
(l)	賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。	不適用
(m)	賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。	不適用
(n)	賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份。	不適用
(o)	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份。	不適用
(p)	賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。	不適用
(q)	賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。	不適用
(r)	賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。	不適用
(s)	賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	不適用

## INFORMATION ON DESIGN OF THE DEVELOPMENT

### 發展項目的設計的資料

There will be curtain walls forming part of the enclosing walls.

將會有構成圍封牆的一部分的幕牆。

The range of thickness of curtain walls of each building is 200mm.

每幢建築物的幕牆的厚度範圍為200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

Floor 樓層	Unit 單位	Total area of curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積(平方米)
2/F 2樓	A	0.858
	B	0
	C	0
	D	0
	E	0.988
	F	0.410
	G	1.004
	H	0.493
	J	0.625
	K	0.325

Floor 樓層	Unit 單位	Total area of curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積(平方米)
3/F, 5/F-12/F, 15/F-23/F & 25/F-28/F 3樓, 5樓至12樓, 15樓至23樓及 25樓至28樓	A	1.064
	B	0
	C	0
	D	0
	E	0.988
	F	0.410
	G	1.004
	H	0.493
	J	0.625
	K	0.325

Note : There is no designation of 4/F, 13/F, 14/F and 24/F.  
備註 : 不設4樓、13樓、14樓及24樓。

## INFORMATION ON DESIGN OF THE DEVELOPMENT

### 發展項目的設計的資料

There will be non-structural prefabricated external walls forming part of the enclosing walls.

將會有構成圍封牆的一部分的非結構的預製外牆。

The range of thickness of the non-structural prefabricated external walls of each block is 150mm.

每幢建築物的非結構的預製外牆的厚度範圍為150毫米。

#### Schedule of total area of the non-structural prefabricated external walls of each residential property

##### 每個住宅物業的非結構的預製外牆的總面積表

Floor 樓層	Unit 單位	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)
2/F 2樓	A	0
	B	0.553
	C	0.570
	D	0.876
	E	0
	F	0.610
	G	0
	H	0.449
	J	0.034
	K	0.574

Floor 樓層	Unit 單位	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)
3/F, 5/F-12/F, 15/F-23/F & 25/F-28/F 3樓, 5樓至12樓, 15樓至23樓及 25樓至28樓	A	0
	B	0.553
	C	0.570
	D	0.876
	E	0
	F	0.610
	G	0
	H	0.449
	J	0.225
	K	0.458

Note : There is no designation of 4/F, 13/F, 14/F and 24/F.  
備註 : 不設4樓、13樓、14樓及24樓。

## INFORMATION ON PROPERTY MANAGEMENT

### 物業管理的資料

The manager to be appointed under the latest draft deed of mutual covenant

Goodtech Management Limited

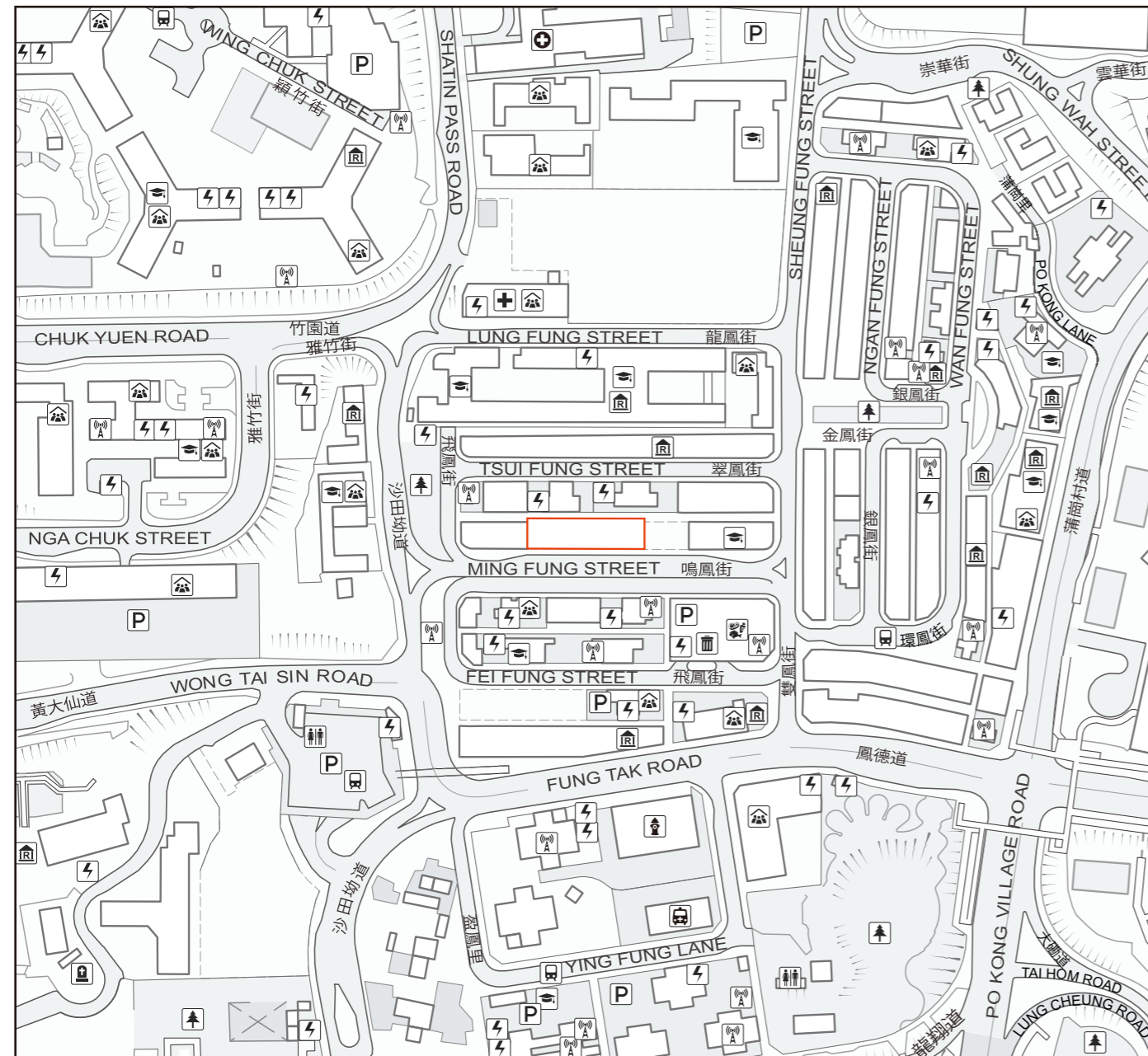
根據公契的最新擬稿獲委任的管理人

高達管理有限公司



# LOCATION PLAN OF THE DEVELOPMENT

## 發展項目的所在位置圖



This location plan is prepared by the Vendor with reference to the Digital Topographic Map No. T11-NE-A dated 19 December 2024 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

此位置圖是由賣方擬備並參考地政總署測繪處於2024年12月19日出版之數碼地形圖，圖幅編號T11-NE-A，有需要處經修正處理。

### NOTATION 圖例

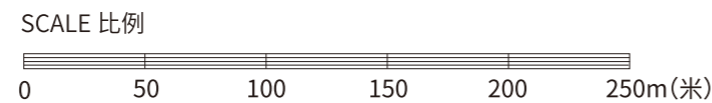
- |  |  |  |  |
|--|--|--|--|
|  | Power Plant (including Electricity Sub-stations)<br>發電廠 (包括電力分站)       |  | Public Carpark (including Lorry Park)<br>公眾停車場 (包括貨車停泊處)   |
|  | Clinic<br>診療所  |  | Public Convenience<br>公廁   |
|  | Fire Station<br>消防局  |  | Public Transport Terminal (including Rail Station)<br>公共交通總站 (包括鐵路車站)  |
|  | Ambulance Depot<br>救護車站  |  | Public Utility Installation<br>公用事業設施裝置  |
|  | Cemetery<br>墳場   |  | Religious Institution (including Church, Temple and Tsz Tong)<br>宗教場所 (包括教堂、廟宇及祠堂)                                 |
|  | Refuse Collection Point<br>垃圾收集站                                       |  | School (including Kindergarten)<br>學校 (包括幼稚園)  |
|  | Hospital<br>醫院   |  | Social Welfare Facilities (including Elderly Centre and Home for the Mentally Disabled)<br>社會福利設施 (包括老人中心及弱智人士護理院) |
|  | Market (including Wet Market and Wholesale Market)<br>市場 (包括濕貨市場及批發市場) |  |  |
|  | Public Park<br>公園  |  |  |

### Street name(s) not shown in full on the Location Plan of the Development:

於發展項目的所在位置圖未能顯示之街道全名：

KAM FUNG STREET 金鳳街    LUNG CHEUNG ROAD 龍翔道    WAN WAH STREET 雲華街

Location of the Development  
發展項目的位置



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

地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

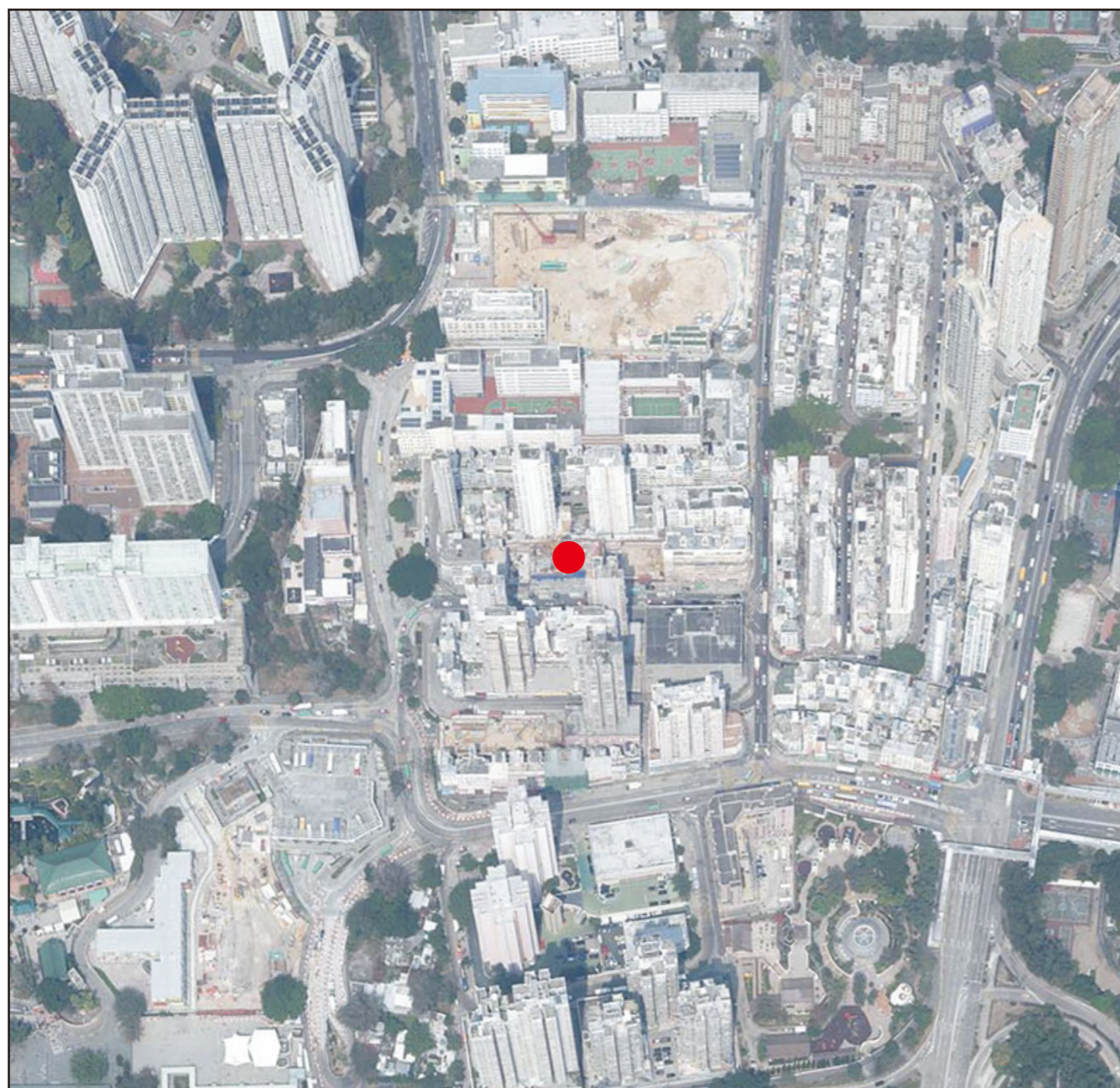
### Notes :

- The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
- Due to technical reasons (such as the shape of the Development), the location plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.

### 備註：

- 賣方亦建議準買方到該發展地盤作實地考察，以對該發展地盤、以及周邊地區環境及附近的公共設施有較佳了解。
- 因技術原因(例如發展項目之形狀)，此位置圖所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。

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



Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E218358C, date of flight: 8 March 2024.  
摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E218358C，飛行日期：2024年3月8日。

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● Location of the Development  
發展項目的位置

### Notes:

1. Copy of the aerial photograph of the Development is available for free inspection at the sales office(s) during opening hours.
2. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. Due to technical reasons (such as the shape of the Development), the aerial photograph has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.

### 備註：

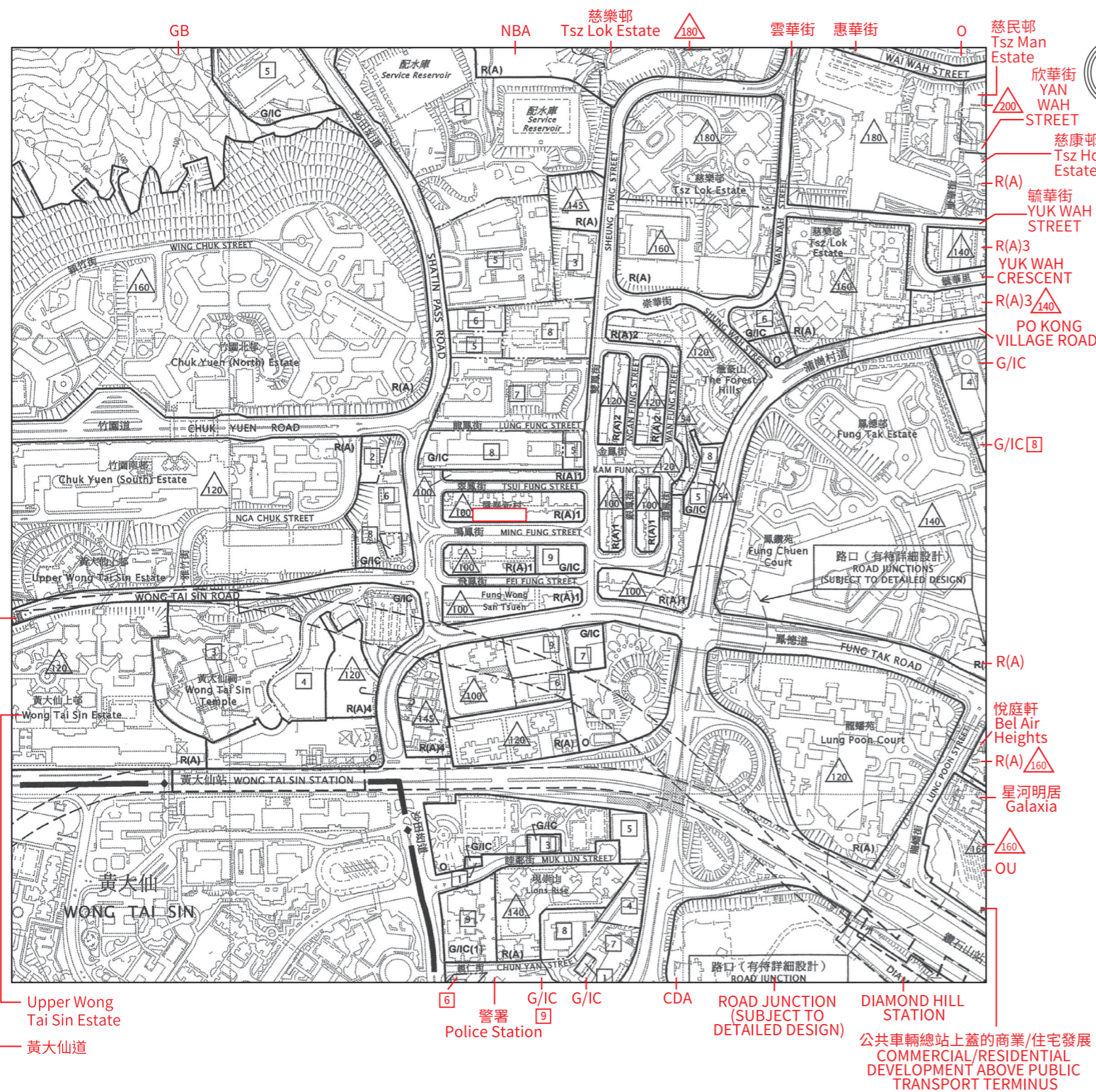
1. 發展項目的鳥瞰照片的副本可於開放時間內向售樓處免費查閱。
2. 賣方亦建議準買方到該發展地盤作實地考察，以對該發展地盤、以及周邊地區環境及附近的公共設施有較佳了解。
3. 因技術原因(例如發展項目之形狀)，鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。

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

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# OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

## 關乎發展項目的分區計劃大綱圖等



Extract from the approved Tsz Wan Shan, Diamond Hill & San Po Kong Outline Zoning Plan (Plan no. S/K11/31), gazetted on 5 May 2023, with adjustments where necessary as shown in red. 摘錄自2023年5月5日刊憲之慈雲山、鑽石山及新蒲崗分區計劃大綱核准圖(圖則編號S/K11/31), 有需要處經修正處理, 以紅色表示。

The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR. 地圖為規劃署遵照城市規劃委員會指示擬備, 版權屬香港特別行政區政府, 經地政總署准許複印。

### NOTATION 圖例

#### Zones 地帶

- CDA Comprehensive Development Area  
綜合發展區
- R(A) Residential (Group A)  
住宅(甲類)
- G/IC 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
- GB Green Belt  
綠化地帶

#### Miscellaneous 其他

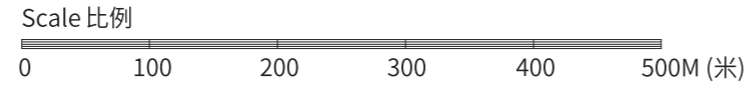
- Boundary of Planning Scheme  
規劃範圍界線
- Building Height Control Zone Boundary  
建築物高度管制區界線
- △100 Maximum Building Height (in metres above Principal Datum)  
最高建築物高度 (在主水平基準上若干米)

#### Communications 交通

- STATION Railway and Station (Underground)  
鐵路及車站(地下)
- ||| Major Road and Junction  
主要道路及路口
- ||| Elevated Road  
高架道路

- 8 Maximum Building Height (in number of storeys)  
最高建築物高度 (樓層數目)
- NBA Non-Building Area  
非建築用地

   Boundary of the Development  
發展項目的界線

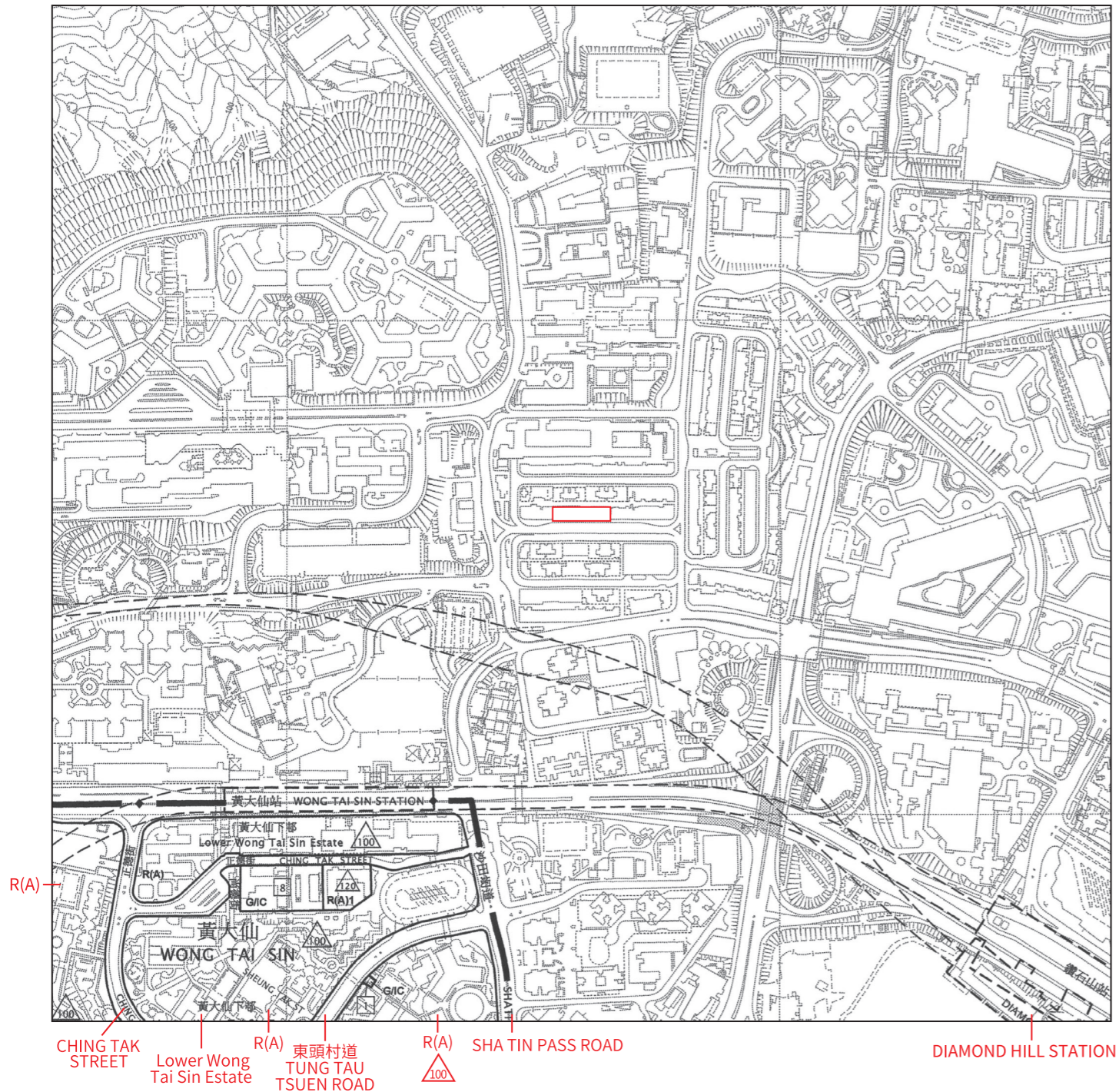



- Notes :
- The above outline zoning plan is available for free inspection at the sales office(s) during opening hours.
  - The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
  - Due to technical reasons (such as the shape of the Development), the outline zoning plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.

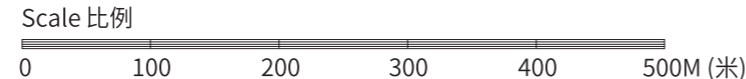
- 備註 :
- 上述分區計劃大綱圖可於開放時間內向售樓處免費查閱。
  - 賣方亦建議準買方到該發展地盤作實地考察, 以對該發展地盤、以及周邊地區環境及附近的公共設施有較佳了解。
  - 因技術原因(例如發展項目之形狀), 分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。

# OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

## 關乎發展項目的分區計劃大綱圖等



 Boundary of the Development  
發展項目的界線



- Notes :
1. The above outline zoning plan is available for free inspection at the sales office(s) during opening hours.
  2. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
  3. Due to technical reasons (such as the shape of the Development), the outline zoning plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.

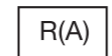
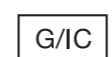


Extract from the approved Wang Tau Hom & Tung Tau Outline Zoning Plan (Plan No. S/K8/25), gazetted on 5 May 2023, with adjustments where necessary as shown in red.  
 摘錄自2023年5月5日刊憲之橫頭磡及東頭分區計劃大綱核准圖(圖則編號S/K8/25),有需要處經修正處理,以紅色表示。

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

### NOTATION 圖例




#### Zones 地帶

-  Residential (Group A)  
住宅(甲類)
-  Government, Institution or Community  
政府、機構或社區

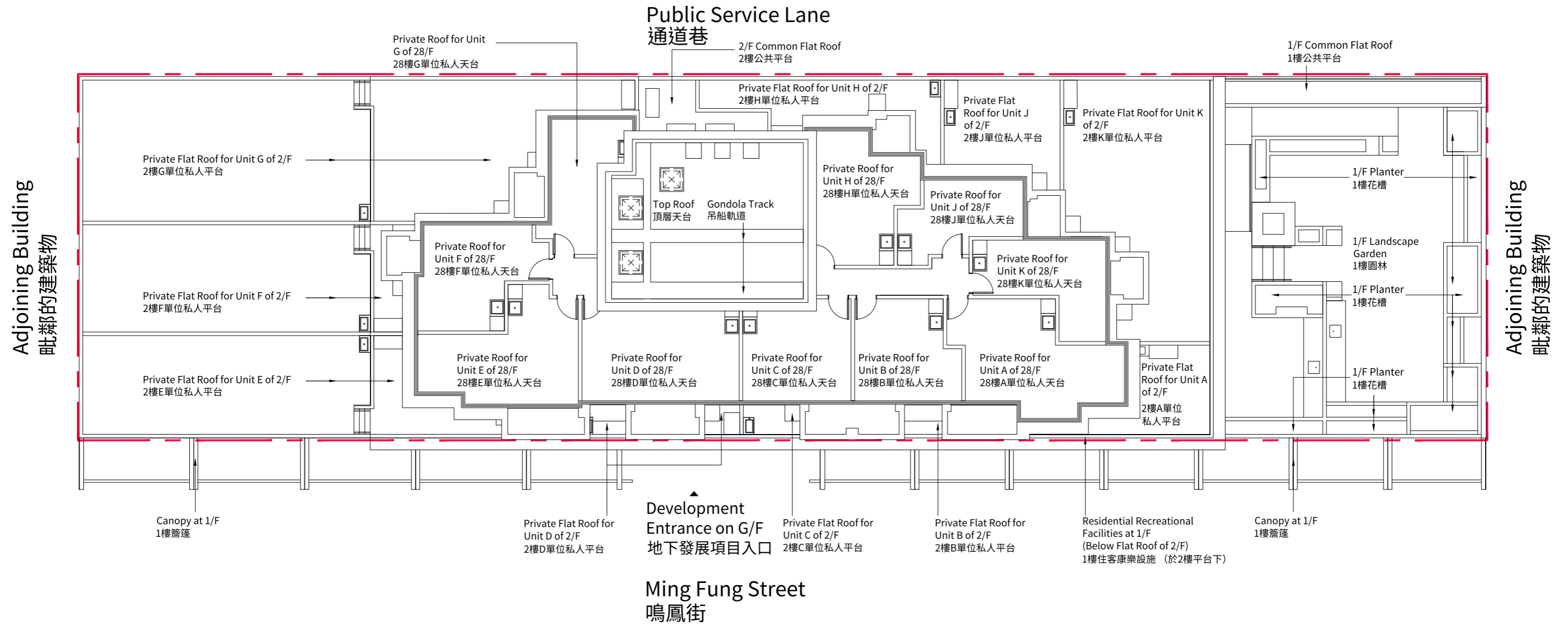
#### Communications 交通


-  Railway and Station (Underground)  
鐵路及車站(地下)
-  Major Road and Junction  
主要道路及路口
-  Elevated Road  
高架道路

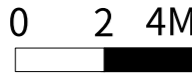
#### Miscellaneous 其他

-  Boundary of Planning Scheme  
規劃範圍界線
-  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)

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



 Boundary of the Development  
發展項目的界線

Scale 比例:  0 2 4M(米)

The estimated date of completion of the building and facilities, as provided by the Authorized Person for the Development is 30 April 2025.  
由發展項目的認可人士提供的該等建築物及設施的預計落成日期為2025年4月30日。



# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### Legend of Terms and Abbreviations used on Floor Plans:

樓面平面圖中所使用名詞及簡稱之圖例：

1100mm H Metal Railing	=	1100毫米(高)金屬欄河	1100mm (Height) Metal Railing
1250mm H Glass Balustrade	=	1250毫米(高)玻璃欄河	1250mm (Height) Glass Balustrade
1100mm H Fence Wall	=	1100毫米(高)分隔牆	1100mm (Height) Fence Wall
1500mm H Fence Wall	=	1500毫米(高)分隔牆	1500mm (Height) Fence Wall
1800mm H Fence Wall	=	1800毫米(高)分隔牆	1800mm (Height) Fence Wall
A/C P.	=	空調機平台	Air-Conditioner Platform
A/C Plinth	=	空調機機台	Air-Conditioner Plinth
A/C Plinth (Unit B)	=	B單位空調機機台	Air-Conditioner Plinth for Unit B
A/C Plinth (Unit C)	=	C單位空調機機台	Air-Conditioner Plinth for Unit C
A/C Plinth (Unit D)	=	D單位空調機機台	Air-Conditioner Plinth for Unit D
A.F.	=	建築裝飾	Architectural Feature
Bal.	=	露台	Balcony
Bal. Above	=	上層露台	Balcony Above
Bal. / U.P.	=	露台 / 工作平台	Balcony / Utility Platform
Bal. / U.P. Above	=	露台 / 工作平台置上	Balcony / Utility Platform above
Bath.	=	浴室	Bathroom
B.R. 1	=	睡房	Bedroom 1
B.R. 2	=	睡房	Bedroom 2
Common Flat Roof	=	公共平台	
Concrete Plinth For Washer Dryer	=	洗衣乾衣機機台	
DN	=	下	Down
Electrical Cabinet	=	電線櫃	
E.M.R.	=	電錶房	Electrical Meter Room
E.V.D.	=	特低壓電管道	Extra-Low Voltage Duct
Ext. P.D.	=	室外管槽	External Pipe Duct
H.R.	=	消防喉轆	Hose Reel
Lift	=	升降機	
Lift Lobby	=	升降機大堂	
Lift Overrun	=	升降機槽	
Liv. / Din.	=	客廳 / 飯廳	Living Room / Dining Room
Open Kit.	=	開放式廚房	Open Kitchen
Pipework Enclosure	=	管道罩	
Private Flat Roof for Unit A	=	A單位私人平台	
Private Flat Roof for Unit B	=	B單位私人平台	
Private Flat Roof for Unit C	=	C單位私人平台	
Private Flat Roof for Unit D	=	D單位私人平台	
Private Flat Roof for Unit E	=	E單位私人平台	
Private Flat Roof for Unit F	=	F單位私人平台	
Private Flat Roof for Unit G	=	G單位私人平台	
Private Flat Roof for Unit H	=	H單位私人平台	
Private Flat Roof for Unit J	=	J單位私人平台	
Private Flat Roof for Unit K	=	K單位私人平台	
Private Roof (For 28/F Unit A)	=	私人天台(28樓A單位)	
Private Roof (For 28/F Unit B)	=	私人天台(28樓B單位)	
Private Roof (For 28/F Unit C)	=	私人天台(28樓C單位)	
Private Roof (For 28/F Unit D)	=	私人天台(28樓D單位)	
Private Roof (For 28/F Unit E)	=	私人天台(28樓E單位)	
Private Roof (For 28/F Unit F)	=	私人天台(28樓F單位)	
Private Roof (For 28/F Unit G)	=	私人天台(28樓G單位)	
Private Roof (For 28/F Unit H)	=	私人天台(28樓H單位)	

Private Roof (For 28/F Unit J)	=	私人天台(28樓J單位)	
Private Roof (For 28/F Unit K)	=	私人天台(28樓K單位)	
P.D.	=	管槽	Pipe Duct
Potable & Flushing Pump Room	=	食水及沖廁水泵房	
Ramp Up	=	上斜	
R.S.M.R.R.	=	垃圾及物料回收室	Refuse Storage and Material Recovery Room
Top of Bal.	=	露台上蓋	Top of Balcony
UP	=	上	Up
W.M.R.	=	水錶房	Water Meter Room
	=	隨樓附送之嵌入式裝置	Built-in fittings provided in the units
	=	隨樓附送之嵌入式裝置 (供安裝洗衣乾衣機)	Built-in fittings provided in the units (for Washer Dryer installation)

### Notes:

- Common pipes exposed or enclosed in cladding may be located at/adjacent to the balcony, utility platform, air conditioning platform, flat roof, roof or external wall of some residential properties.
- There may be sunken slabs at some parts of the ceiling inside some residential properties for the installation of mechanical and electrical services of the floor above or due to the structural, architectural and/or decoration design requirements of the floor above.
- There may be ceiling bulkheads or false ceiling inside some residential properties for the installation of air-conditioning conduits and/or other mechanical and electrical services.
- The outdoor unit of air-conditioning for some residential properties are placed on the designated air-conditioning platforms or flat roof. Such outdoor unit of air-conditioning may create heat and/or noise.
- Those icons of fittings and appliances shown on the floor plans of residential properties like wash basins, water closets, shower cubicles, sink units, cabinets (if any) etc. are prepared in accordance with the latest approved building plans. Their shapes, dimensions, scales may be different from the fittings and appliances actually provided and they are for indication and reference only.
- Balconies and utility platforms are non-enclosed areas.
- The internal ceiling height within some residential properties may vary due to structural, architectural and/or decoration design variations.
- There are curtain walls and/or non-structural prefabricated external walls in some/all the residential properties. The saleable area of a residential property has included the area of curtain walls and/or non-structural prefabricated external walls and is measured from the exterior of such curtain walls and/or non-structural prefabricated external walls.

### 備註:

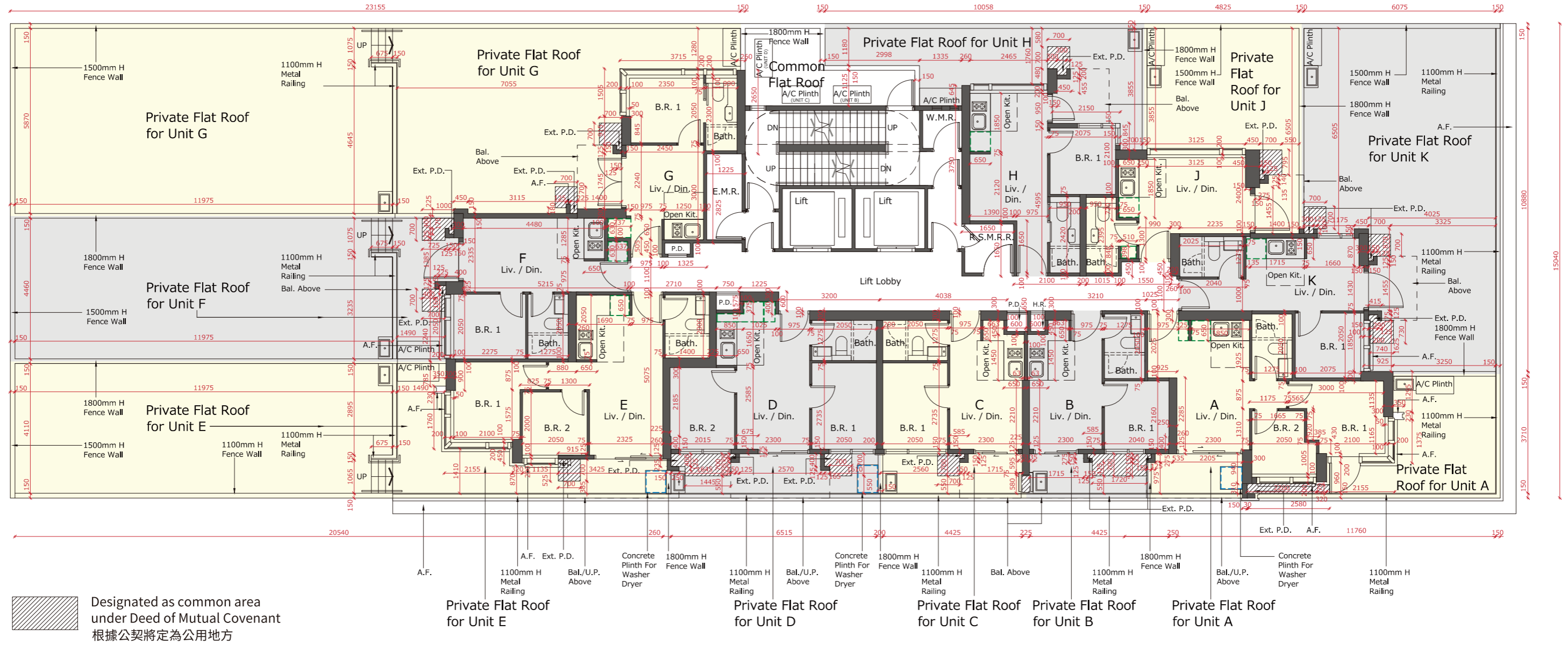
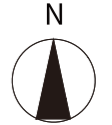
- 部分住宅物業的露台、工作平台、空調機平台、平台、天台或外牆上/附近或設有外露之公用喉管，或外牆裝飾板內藏之公用喉管。
- 部分住宅物業內之部分天花或有跌級樓板，用以安裝上層之機電設備或配合上層之結構、建築設計及/或裝修設計上的需要。
- 部分住宅物業內或設有假陣或假天花用以安裝空調喉管及/或其他機電設備。
- 部分住宅物業的空調機之室外機放置於指定的空調機平台或平台。該等空調機之室外機可能發出熱力及/或聲音。
- 各住宅物業的樓面平面圖內所展示之裝置及設備的圖標如洗面盆、座廁、淋浴間、洗滌盆、櫃(如有)等乃根據最新經批准的建築圖則擬備，其形狀、尺寸、比例或與實際提供的裝置及設備存在差異，僅供示意及參考之用。
- 露台及工作平台為不可封閉的地方。
- 部分住宅物業之天花高度將會因應結構、建築設計及/或裝修設計上的需要有所差異。
- 部份/全部住宅物業有幕牆及/或非結構的預製外牆。住宅物業之實用面積之計算包括幕牆及/或非結構的預製外牆之面積，並由幕牆及/或非結構的預製外牆之外圍起計。

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### 2/F Floor Plan

### 2樓樓面平面圖



Note : The dimensions of the floor plan are all structural dimensions in millimeter.

備註 : 平面圖所列之數字為以毫米標示之建築結構尺寸。



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

Each of the Residential Property 每個住宅物業	Floor 樓層	Unit 單位				
		A	B	C	D	E
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	2/F 2樓	135, 150	135, 150	135, 150	135, 150	135, 150
Floor-to-floor height (mm) 層與層之間的高度(毫米)		2750, 2800, 3150, 3155	2850, 3150, 3155	2850, 3150, 3155	2850, 3150, 3155	2850, 3150, 3155
		<b>F</b>	<b>G</b>	<b>H</b>	<b>J</b>	<b>K</b>
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)		135, 150	135, 150	135, 150	135, 150	135, 150
Floor-to-floor height (mm) 層與層之間的高度(毫米)		2800, 2850, 3150, 3155	2850, 3150, 3155	2800, 2850, 3150, 3155	2800, 2850, 3150, 3155	2750, 3150, 3155

Notes :

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. Please refer to page 20 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan above and the explanatory notes that are applicable thereto.

備註：

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. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第20頁。

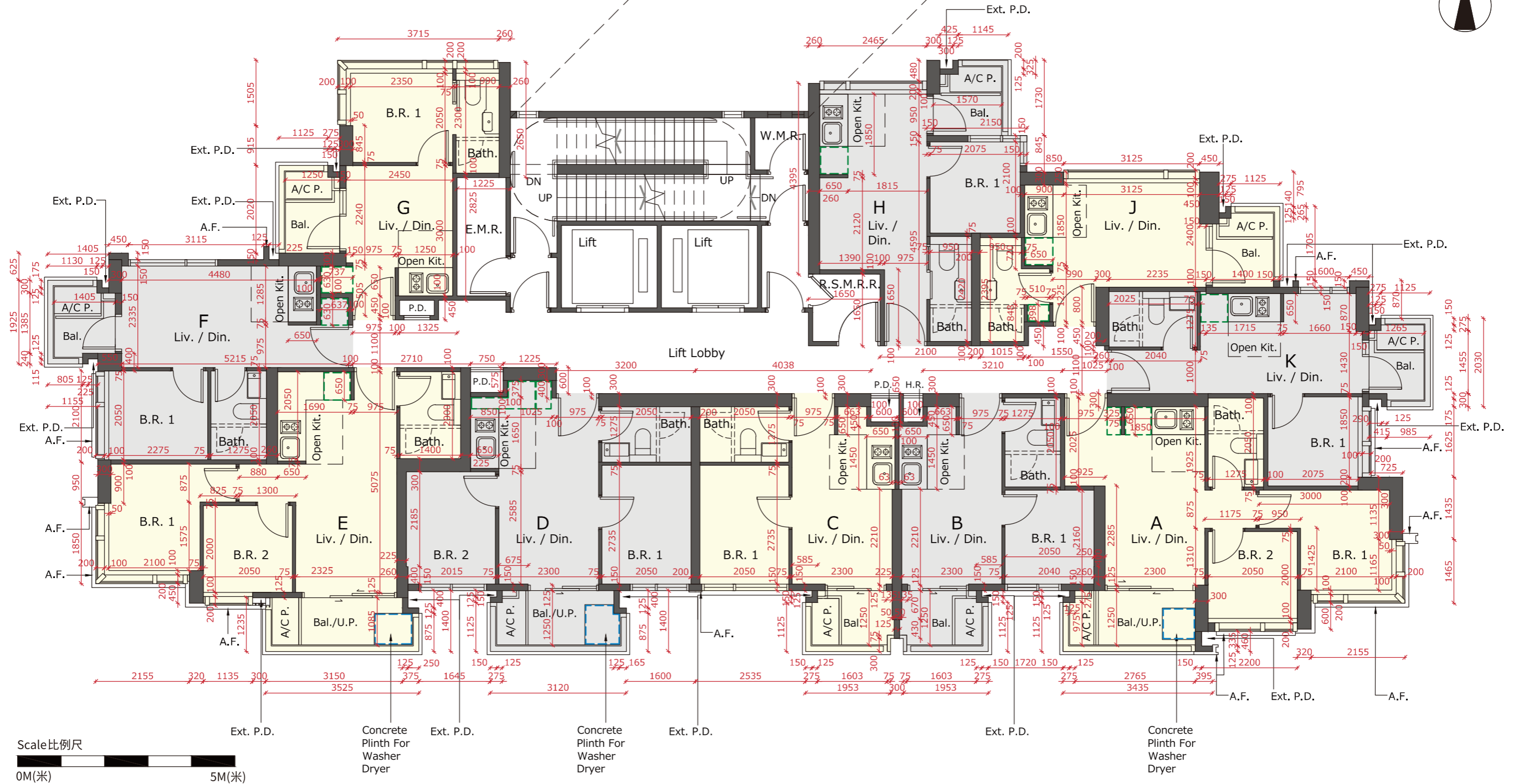
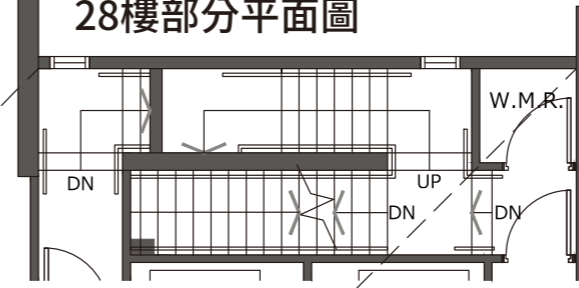
# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### 3/F, 5/F-12/F, 15/F-23/F & 25/F-28/F Floor Plan

### 3樓、5樓至12樓、15至23樓及25至28樓樓面平面圖

### Part Plan at 28/F 28樓部分平面圖



Note : The dimensions of the floor plan are all structural dimensions in millimeter.

備註 : 平面圖所列之數字為以毫米標示之建築結構尺寸。

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

Each of the Residential Property 每個住宅物業	Floor 樓層	Unit 單位				
		A	B	C	D	E
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	3/F, 5/F-12/F, 15/F-23/F & 25/F-27/F 3樓、5樓至12樓、 15至23樓及25至27樓	135, 150	135, 150	135, 150	135, 150	135, 150
Floor-to-floor height (mm) 層與層之間的高度(毫米)		2750, 2800, 3150	2850, 3150	2850, 3150	2850, 3150	2850, 3150
		<b>F</b>	<b>G</b>	<b>H</b>	<b>J</b>	<b>K</b>
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)		135, 150	135, 150	135, 150	135, 150	135, 150
Floor-to-floor height (mm) 層與層之間的高度(毫米)		2800, 2850, 3150	2850, 3150	2800, 2850, 3150	2800, 2850, 3150	2750, 3150

Notes :

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. Please refer to page 20 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan above and the explanatory notes that are applicable thereto.
3. 4/F, 13/F, 14/F and 24/F are omitted.

備註：

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. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第20頁。
3. 不設4樓、13樓、14樓及24樓。

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

Each of the Residential Property 每個住宅物業	Floor 樓層	Unit 單位				
		A	B	C	D	E
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	28/F 28樓	135, 150, 175	135, 175	135, 175	135, 175	135, 150, 175
Floor-to-floor height (mm) 層與層之間的高度(毫米)		4000, 4045, 4050	4000, 4045, 4050	4000, 4045, 4050	4000, 4045, 4050	4000, 4045, 4050
		<b>F</b>	<b>G</b>	<b>H</b>	<b>J</b>	<b>K</b>
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)		135, 150	135, 150	135, 150	135, 150	135, 150
Floor-to-floor height (mm) 層與層之間的高度(毫米)		4000, 4045, 4050	4000, 4045, 4050	4000, 4045, 4050	4000, 4045, 4050	4000, 4045, 4050

Notes :

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. Please refer to page 20 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan above and the explanatory notes that are applicable thereto.
3. 4/F, 13/F, 14/F and 24/F are omitted.

備註：

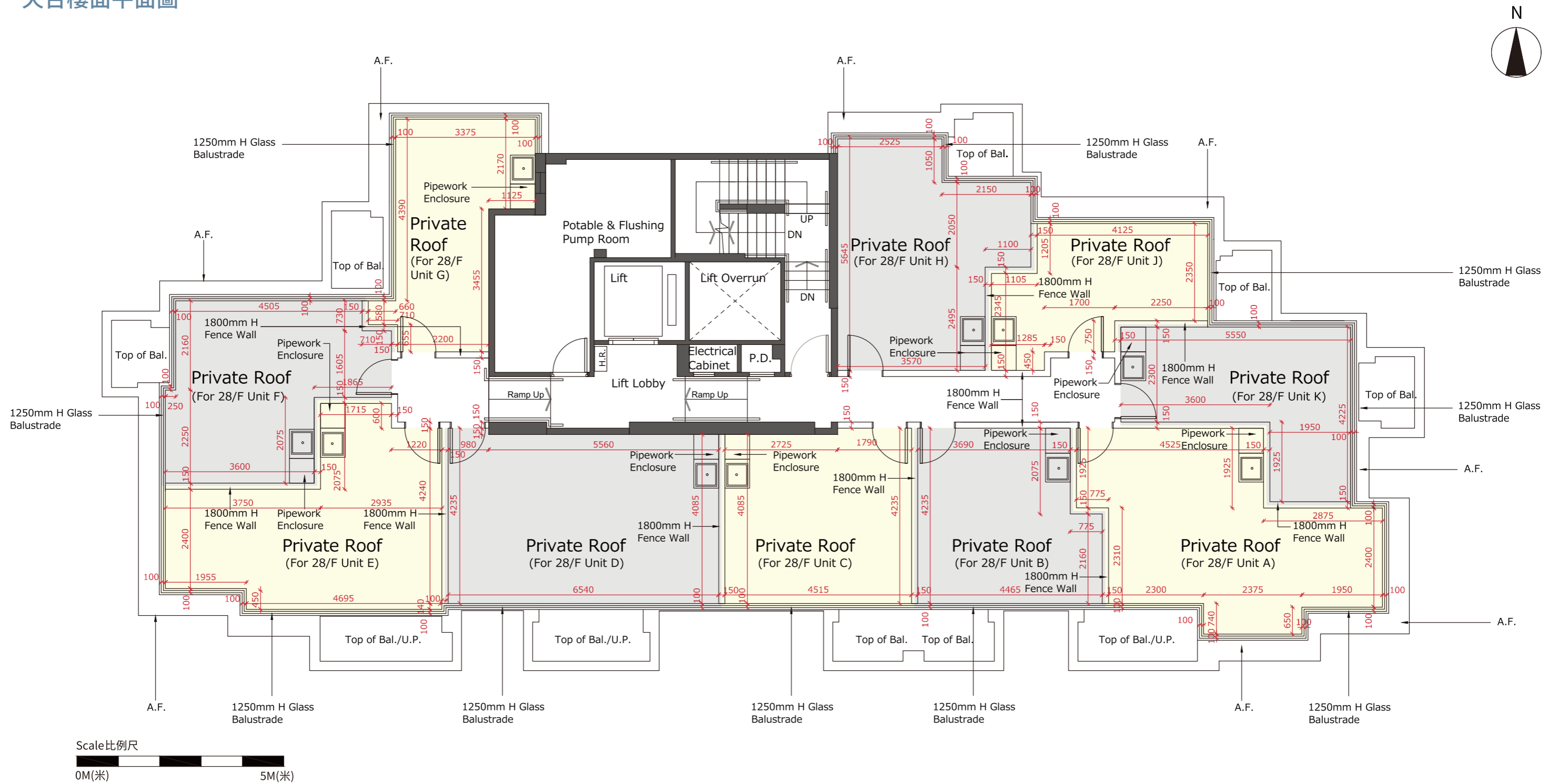
1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第20頁。
3. 不設4樓、13樓、14樓及24樓。

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### Roof Floor Plan

### 天台樓面平面圖



**Notes :**

1. The dimensions of the floor plan are all structural dimensions in millimeter.
2. For the location of the roof, it was specified as private flat roof in the general building plans of the Development approved by the Building Authority. In practice, it is a roof and its area is calculated under the roof.

**備註 :**

1. 平面圖所列之數字為以毫米標示之建築結構尺寸。
2. 有關天台的位置在該發展項目經建築事務監督批准的建築圖則上列為私人平台，其實際上為天台，其面積將以天台計算。

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

Each of the Residential Property 每個住宅物業	Floor 樓層	Unit 單位				
		A	B	C	D	E
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	Roof 天台	Not Applicable 不適用				
Floor-to-floor height (mm) 層與層之間的高度(毫米)		Not Applicable 不適用				
		F	G	H	J	K
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)		Not Applicable 不適用				
Floor-to-floor height (mm) 層與層之間的高度(毫米)		Not Applicable 不適用				

Notes :

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. Please refer to page 20 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan above and the explanatory notes that are applicable thereto.

備註：

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. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第20頁。

## AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

### 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積(不計算入實用面積) sq. metre (sq. ft.) 平方米(平方呎)									
Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
2/F 2樓	A	29.587 (318) Balcony 露台:- (-) Utility Platform 工作平台:- (-)	-	-	-	17.482 (188)	-	-	-	-	-	-
	B	18.978 (204) Balcony 露台:- (-) Utility Platform 工作平台:- (-)	-	-	-	3.286 (35)	-	-	-	-	-	-
	C	20.716 (223) Balcony 露台:- (-) Utility Platform 工作平台:- (-)	-	-	-	4.891 (53)	-	-	-	-	-	-
	D	28.981 (312) Balcony 露台:- (-) Utility Platform 工作平台:- (-)	-	-	-	6.267 (67)	-	-	-	-	-	-
	E	31.293 (337) Balcony 露台:- (-) Utility Platform 工作平台:- (-)	-	-	-	63.524 (684)	-	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

住宅物業的實用面積，以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes : 1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

2. There is no designation of 4/F, 13/F, 14/F, 24/F.

備註 : 1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。

2. 不設4樓、13樓、14樓、24樓。

## AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

### 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. 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) 其他指明項目的面積(不計算入實用面積) sq. metre (sq. ft.) 平方米(平方呎)									
Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
2/F 2樓	F	22.256 (240) Balcony 露台:- (-) Utility Platform 工作平台:- (-)	-	-	-	60.287 (649)	-	-	-	-	-	-
	G	19.245 (207) Balcony 露台:- (-) Utility Platform 工作平台:- (-)	-	-	-	116.262 (1251)	-	-	-	-	-	-
	H	22.273 (240) Balcony 露台:- (-) Utility Platform 工作平台:- (-)	-	-	-	20.237 (218)	-	-	-	-	-	-
	J	16.500 (178) Balcony 露台:- (-) Utility Platform 工作平台:- (-)	-	-	-	21.347 (230)	-	-	-	-	-	-
	K	20.583 (222) Balcony 露台:- (-) Utility Platform 工作平台:- (-)	-	-	-	55.195 (594)	-	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

住宅物業的實用面積，以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes : 1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

2. There is no designation of 4/F, 13/F, 14/F, 24/F.

備註 : 1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。

2. 不設4樓、13樓、14樓、24樓。



## AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

### 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. 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) 其他指明項目的面積(不計算入實用面積) sq. metre (sq. ft.) 平方米(平方呎)									
Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
3/F, 5/F-12/F, 15/F-23/F & 25/F-27/F 3樓、5樓至12樓、 15至23樓及 25至27樓	A	33.092 (356) Balcony 露台: 2.005 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B	20.980 (226) Balcony 露台: 2.002 (22) Utility Platform 工作平台: - (-)	-	-	-	-	-	-	-	-	-	-
	C	22.718 (245) Balcony 露台: 2.002 (22) Utility Platform 工作平台: - (-)	-	-	-	-	-	-	-	-	-	-
	D	32.484 (350) Balcony 露台: 2.003 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	E	34.796 (375) Balcony 露台: 2.001 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

住宅物業的實用面積，以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes : 1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

2. There is no designation of 4/F, 13/F, 14/F, 24/F.

備註 : 1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。

2. 不設4樓、13樓、14樓、24樓。

## AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

### 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. 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) 其他指明項目的面積(不計算入實用面積) sq. metre (sq. ft.) 平方米(平方呎)									
Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
3/F, 5/F-12/F, 15/F-23/F & 25/F-27/F 3樓、5樓至12樓、 15至23樓及 25至27樓	F	24.122 (260) Balcony 露台: 2.003 (22) Utility Platform 工作平台: - (-)	-	-	-	-	-	-	-	-	-	-
	G	21.389 (230) Balcony 露台: 2.007 (22) Utility Platform 工作平台: - (-)	-	-	-	-	-	-	-	-	-	-
	H	24.274 (261) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	-	-	-	-	-	-	-	-	-	-
	J	18.619 (200) Balcony 露台: 2.004 (22) Utility Platform 工作平台: - (-)	-	-	-	-	-	-	-	-	-	-
	K	22.469 (242) Balcony 露台: 2.002 (22) Utility Platform 工作平台: - (-)	-	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

住宅物業的實用面積，以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes : 1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

2. There is no designation of 4/F, 13/F, 14/F, 24/F.

備註 : 1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。

2. 不設4樓、13樓、14樓、24樓。

## AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

### 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. 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) 其他指明項目的面積(不計算入實用面積) sq. metre (sq. ft.) 平方米(平方呎)									
Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
28/F 28樓	A	33.092 (356) Balcony 露台: 2.005 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	25.950 (279)	-	-	-
	B	20.980 (226) Balcony 露台: 2.002 (22) Utility Platform 工作平台: - (-)	-	-	-	-	-	-	17.301 (186)	-	-	-
	C	22.718 (245) Balcony 露台: 2.002 (22) Utility Platform 工作平台: - (-)	-	-	-	-	-	-	18.712 (201)	-	-	-
	D	32.484 (350) Balcony 露台: 2.003 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	26.883 (289)	-	-	-
	E	34.796 (375) Balcony 露台: 2.001 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	23.783 (256)	-	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

住宅物業的實用面積，以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes : 1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

2. There is no designation of 4/F, 13/F, 14/F, 24/F.

備註 : 1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。

2. 不設4樓、13樓、14樓、24樓。

## AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

### 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. 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) 其他指明項目的面積(不計算入實用面積) sq. metre (sq. ft.) 平方米(平方呎)									
Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
28/F 28樓	F	24.122 (260) Balcony 露台: 2.003 (22) Utility Platform 工作平台: - (-)	-	-	-	-	-	-	19.172 (206)	-	-	-
	G	21.389 (230) Balcony 露台: 2.007 (22) Utility Platform 工作平台: - (-)	-	-	-	-	-	-	15.438 (166)	-	-	-
	H	24.274 (261) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	-	-	-	-	-	-	21.139 (228)	-	-	-
	J	18.619 (200) Balcony 露台: 2.004 (22) Utility Platform 工作平台: - (-)	-	-	-	-	-	-	13.769 (148)	-	-	-
	K	22.469 (242) Balcony 露台: 2.002 (22) Utility Platform 工作平台: - (-)	-	-	-	-	-	-	16.507 (178)	-	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

住宅物業的實用面積，以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes : 1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

2. There is no designation of 4/F, 13/F, 14/F, 24/F.

備註 : 1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。

2. 不設4樓、13樓、14樓、24樓。

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

Not Applicable

不適用

## SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

### 臨時買賣合約的摘要

- a. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase (the "preliminary agreement");
  - b. The preliminary deposit paid by the purchaser on the signing of the preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders;
  - c. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the preliminary agreement –
    - (i) the preliminary agreement is terminated;
    - (ii) the preliminary deposit is forfeited; and
    - (iii) the owner does not have any further claim against the purchaser for the failure.
- a. 在簽署臨時買賣合約(「該臨時合約」)時須支付款額為5%的臨時訂金；
  - b. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有；
  - c. 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

#### (a) The common parts of the Development:

- (i) **"Common Areas"** means the Development Common Areas, the Commercial Common Areas and the Residential Common Areas.
- (ii) **"Common Facilities"** means the Development Common Facilities, the Commercial Common Facilities and the Residential Common Facilities.
- (iii) **"Development Common Areas"** means the whole of the Lot and the Development 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, the Commercial Common Areas or the Residential Common Areas) and shall include but not limited to load bearing walls, structural walls, foundations, columns, beams and floor slabs of the Development (which do not form part of the Units, the Commercial Common Areas or the Residential Common Areas), parts of the External Walls of the Ground Floor to the Second Floor of the Development as for identification purpose only shown and coloured Yellow on the Elevation Plans (certified as to their accuracy by the Authorized Person) annexed to the DMC, such part of the Slope and Retaining Structures (if any) within the Lot, transformer hatch opening, cable riser ducts, refuse storage and material recovery chamber, fire services control room, sprinkler control valve room, sprinkler inlets, fire services inlets, unisex accessible toilet, main check water meter, telephone duct, hoistway for delivery of transformer, transformer room, low-voltage switch room, sprinkler water tank, fire services water tank, sprinkler pump room, hose reel, air handling unit plant areas, potable / flushing water pump and tank rooms, check meter cabinet, water meter rooms, electrical meter rooms, void, telecommunications and broadcasting equipment room, emergency generator room, flush water tanks, potable and flushing pump room, extra-low voltage duct, top roof, staircases, landings and corridors and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Development 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, the Commercial Common Areas or the Residential Common Areas). The Development Common Areas are for the purpose of identification shown and coloured Yellow on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.
- (iv) **"Development Common Facilities"** means:
  - (I) Such of fire service control, main switch, water pumps, fire alarm system, fire hydrant/hose reel system, drains, pipes, gutters, surface channels, wells (if any), sewers, wires and cables, cable riser duct, plant and machinery, electrical and mechanical installation servicing the Development Common Areas and other services or facilities whether ducted or otherwise which are or at any time may be in, under or over or passing through the Lot and the Development through which water, sewage, electricity and any other services are supplied to the Lot and the Development or any part or parts thereof which are for the use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit;
  - (II) Lightings including facade lighting within the Development which are for the use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit;
  - (III) Automatic sprinkler system, fire detection and alarm system and fire hydrant and hose reel system within the Development which are for the use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit;

- (IV) Burglar alarm, metal gate and security system(s) (if any) which are for the use and benefit of the Lot and the Development 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 Development and not for the use or benefit of a particular Unit exclusively.

For avoidance of doubt, the term "Development Common Facilities" shall not include those facilities, equipment and other like structures forming part of the Commercial Common Facilities or the Residential Common Facilities.

- (v) **"Residential Common Areas"** means those parts of the Lot and the Development 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 (which do not form part of the Units, the Development Common Areas or the Commercial Common Areas) and shall include but not limited to:-
  - (I) the Recreational Areas;
  - (II) lift areas, residential lobby, lift shafts, lift pits, lift lobbies, flat roofs, pipe ducts, hose reels, electrical cabinet, refuse storage and material recovery rooms, void, uncovered access to roof for units, lift machine rooms, potable water tanks and top of balconies and/or utility platforms;
  - (III) parts of the External Walls of the Development from the Ground Floor to the First Floor as for identification purpose only shown and coloured Green on the Elevation Plans (certified as to their accuracy by the Authorized Person) annexed to the DMC;
  - (IV) External Walls above the First Floor up to the top roof of the Development;
  - (V) structural walls, partitions, columns, beams, floor slabs and other structural elements and supports of or within Residential Units or any of them

and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Development 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.

The Residential Common Areas are for the purpose of identification shown and coloured Green on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.

- (vi) **"Residential Common Facilities"** means those facilities and ancillary equipment for the common use and benefit of the Owners 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, drains, pipes, gutters, sewers, signage, fire-fighting system, wires and cables, electrical equipment, air-conditioning or mechanical installation, lighting, burglar alarm, security system, lifts and manual fire alarm for the use and benefit of the Residential Units but excluding the Development Common Facilities and the Commercial Common Facilities.

## SUMMARY OF DEED OF MUTUAL COVENANT

### 公契的摘要

(vii) **"Commercial Common Areas"** means those parts of the Lot and the Development and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Development designed or intended for the common use and benefit of the Owners of the Commercial Units and not otherwise specifically assigned to or for the exclusive use of the Owner of a Commercial Unit (which do not form part of the Units, the Development Common Areas or the Residential Common Areas) and shall include but not limited to the male lavatory and the access corridor thereto, electrical room, canopies, town gas riser duct, louvers, and parts of the External Walls of the Development from the Ground Floor to the First Floor as for identification purpose only shown and coloured Red on the Elevation Plans (certified as to their accuracy by the Authorized Person) annexed to the DMC. The Commercial Common Areas are for the purpose of identification shown and coloured Red on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.

(viii) **"Commercial Common Facilities"** means those facilities and equipment ancillary to the Commercial Common Areas for the common use and benefit of the Owners of the Commercial Units and not otherwise for the use and benefit of a Commercial Unit exclusively including, but not limited to lightings (including canopy light), ducts, pipes, wires, cables, plant and machinery.

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

Floor	Unit	No. of Undivided Shares allocated to each Residential Unit
2/F	A*	30
	B*	18
	C*	20
	D*	28
	E*	37
	F*	28
	G*	30
	H*	24
	J*	18
	K*	25

\* with flat roof(s)

^ with roof(s)

Floor	Unit	No. of Undivided Shares allocated to each Residential Unit
3/F, 5/F-12/F, 15/F-23/F & 25/F-27/F	A	33
	B	20
	C	22
	D	32
	E	34
	F	24
	G	21
	H	24
	J	18
	K	22
	28/F	A^
B^		21
C^		23
D^		34
E^		36
F^		25
G^		22
H^		26
J^		19
K^		23

Note : There are no designations of 4/F, 13/F, 14/F and 24/F.



## SUMMARY OF DEED OF MUTUAL COVENANT

### 公契的摘要

**(c) The term of years for which the manager of the Development is appointed:**

Subject to the provisions of the Building Management Ordinance (Cap.344), the appointment of the Management Company as the Manager of the Lot and the Development shall be for an initial period of two (2) years from the date of the DMC and shall continue thereafter until termination of the appointment in accordance with the provisions of the DMC.

**(d) The basis on which the management expenses are shared among the owners of the residential properties in the Development:**

- (i) The Owners of each of the Units shall pay to the Manager monthly in advance the Management Fee in proportion to the Management Shares as set out in the Second Schedule to the DMC.
- (ii) Where any expenditure relates to or is for the benefit of the Lot and the Development (but does not relate solely to or is not solely for the benefit of any Unit, Residential Common Areas, Commercial Common Areas, Residential Common Facilities or Commercial Common Facilities), the Development Common Areas and/or the Development Common Facilities the full amount of such expenditure shall be apportioned between all the Owners of the Development in proportion to the number of Management Shares held by them.
- (iii) Where any expenditure relates solely to or is solely for the benefit of the Residential Units (but does not relate solely to or is not solely for the benefit of 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.
- (iv) Where any expenditure relates solely to or is solely for the benefit of a Unit, the full amount of such expenditure shall be borne by the Owner of such Unit.
- (v) Where in the Manager's opinion any expenditure has been incurred solely for the benefit of an Owner or group of Owners the Manager may charge that expenditure directly to that Owner or those Owners in such proportion as it may determine.

**(e) The basis on which the management fee deposit is fixed:**

The management fee deposit of a residential property in the Development is the sum equivalent to two (2) months' Management Fee for such property.

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

Not Applicable

Notes:

1. "DMC" means the latest draft Deed of Mutual Covenant and Management Agreement in respect of the Lot and the Development.
2. Unless otherwise defined in the sales brochure, capitalized terms used in this section shall (save as expressly defined therein) have the same meaning of such capitalized terms used in the DMC. Please refer to the DMC for details.

# SUMMARY OF DEED OF MUTUAL COVENANT

## 公契的摘要

### (a) 發展項目的公用部分

- (i) 「公用地方」指發展項目公用地方、商業公用地方及住宅公用地方。
- (ii) 「公用設施」指發展項目公用設施、商業公用設施及住宅公用設施。
- (iii) 「發展項目公用地方」指設計或擬定供業主公用及共享而非特別轉讓給或供個別業主獨家使用的整個該地段及發展項目(不屬於單位、商業公用地方或住宅公用地方一部分)，包括但不限於發展項目(不屬於單位、商業公用地方或住宅公用地方一部分)的承重牆、結構牆、地基、柱子、橫樑和樓板，發展項目地下至二樓的部分外牆，在公契附夾的立面圖(經認可人士核證為準)上僅為識別目的以黃色顯示，該地段內的部分斜坡及擋土結構(如有)、變壓器蓋開口、電纜豎管、垃圾收集和物料回收室、消防控制室、灑水控制閥室、灑水器進水口、消防進水口、男女通用洗手間、主檢查水錶、電話槽、運送變壓器的吊運井、變壓器房、低壓配電室、花灑水箱、消防水箱、花灑泵房、消防喉轆、空氣處理機區、食水/沖廁水泵及水箱房、檢查儀錶櫃、水錶房、電錶房、中空、電訊及廣播設備室、緊急發電機房、沖廁水箱、食水及沖廁水泵房、特低壓電管道、頂層天台、樓梯、樓台及走廊及該地段及發展項目內設計或擬定供業主公用及共享而非特別轉讓給或供個別業主獨家使用(不屬於單位、商業公用地方或住宅公用地方一部分)在《建築物管理條例》(第 344 章)附表 1 指明的所有其他公用部分(如有)。發展項目公用地方在公契附夾的圖則(經認可人士核證為準)上為識別目的以黃色顯示。
- (iv) 「發展項目公用設施」指：
- (I) 為發展項目公用地方而設的消防控制、總開關、水泵、火災警報系統、消防栓/喉轆系統、排水管、管道、明渠、地面渠道、水井(如有)、污水渠、電線及電纜、電纜豎管、機器及機械和目前或任何時候在該地段內、下、上或穿過該地段及發展項目將水、污水、電力和任何其他服務提供給該地段及發展項目或其任何一個或多個部分供該地段及發展項目使用及享用而非供個別單位獨家使用或享用的其他服務或設施(不論以管道或其他方式)；
- (II) 發展項目內供該地段及發展項目使用及享用而非供個別單位使用或享用的照明設施，包括正面照明；
- (III) 發展項目內供該地段及發展項目使用及享用而非供個別單位使用或享用的自動花灑系統、火警探測及警報系統、消防栓及喉轆系統；
- (IV) 供該地段及發展項目使用及享用而非供個別單位使用或享用的防盜鐘、金屬閘及保安系統(如有)；
- 和供該地段及發展項目公用及共享而非供個別單位獨家使用或享用的其他設施及系統。
- 為免存疑，「發展項目公用設施」一詞不包括屬於商業公用設施或住宅公用設施一部分的該等設施、設備及其他類似結構。
- (v) 「住宅公用地方」指設計或擬定供住宅單位業主公用及共享而非特別轉讓給或供個別住宅單位業主獨家使用的該地段及發展項目的該等部分(不屬於單位、發展項目公用地方或商業公用地方一部分)，包括但不限於：
- (I) 康樂區；
- (II) 升降機範圍、住宅大堂、升降機槽、升降機井、升降機大堂、平台、管道槽、消防喉轆、電錶櫃、垃圾收集和物料回收室、中空、單位天台的露天通道、升降機機房、食水箱和露台及/或工作平台頂部；

(III) 發展項目地下至一樓的部分外牆，在公契附夾的立面圖(經認可人士核證為準)上僅為識別目的以綠色顯示；

(IV) 發展項目一樓以上至頂層天台的外牆；

(V) 住宅單位內或所屬的結構牆、隔板、柱、樑、樓板和其他結構件及支撐物或其中部分

和該地段及發展項目內設計或擬定供住宅單位業主公用及共享而非特別轉讓給或供個別住宅單位業主獨家使用在《建築物管理條例》(第 344 章)附表 1 指明的所有其他公用部分(如有)。

住宅公用地方在公契附夾的圖則(經認可人士核證為準)上為識別目的以綠色顯示。

(vi) 「住宅公用設施」指供住宅單位業主公用及共享而非供個別住宅單位獨家使用及享用的該等設施和輔助設備，包括但不限於供住宅單位使用及享用的康樂設施、排水渠、管道、明渠、污水渠、標牌、消防系統、電線及電纜、電氣設備、空調或機械裝置、照明、防盜鐘、保安系統、升降機和手動火警鐘，但不包括發展項目公用設施及商業公用設施。

(vii) 「商業公用地方」指該地段及發展項目內設計或擬定供商業單位的業主公用及共享而非特別轉讓給或供個別商業單位業主獨家使用的該地段及發展項目的該等部分和在《建築物管理條例》(第 344 章)附表 1 指明的所有其他公用部分(如有)(不屬於單位、發展項目公用地方或住宅公用地方一部分)，包括但不限於男洗手間及其入口走廊、電氣室、簷篷、煤氣豎管槽、百葉窗及在公契附夾的圖則(經認可人士核證為準)上為識別目的以紅色顯示的發展項目地下至一樓的部分外牆。商業公用地方在公契附夾的圖則(經認可人士核證為準)上為識別目的以紅色顯示。

(viii) 「商業公用設施」指指供商業單位的業主公用及共享而非供個別商業單位獨家使用及享用的商業公用地方的該等設施和輔助設備，包括但不限於照明(包括天幕燈)、槽、管道、電線、電纜、機器及機械。

### (b) 分配予發展項目中的每個住宅物業的不分割份數的數目

樓層	單位	分配予每個住宅單位的不分割份數的數目
2樓	A*	30
	B*	18
	C*	20
	D*	28
	E*	37
	F*	28
	G*	30
	H*	24
	J*	18
	K*	25

## SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

樓層	單位	分配予每個住宅單位的不分割份數的數目
3樓、5樓至12樓、 15樓至23樓及 25樓至27樓	A	33
	B	20
	C	22
	D	32
	E	34
	F	24
	G	21
	H	24
	J	18
	K	22
28樓	A^	35
	B^	21
	C^	23
	D^	34
	E^	36
	F^	25
	G^	22
	H^	26
	J^	19
	K^	23

\* 連平台  
^ 連天台

備註：不設4樓、13樓、14樓及24樓。

### (c) 發展項目管理人的委任年期

受限於《建築物管理條例》(第 344 章)的規定，管理公司作為該地段及發展項目的管理人的委任首屆任期由公契的日期起計兩年，其後繼續任職至根據公契的規定終止委任。

### (d) 管理開支按甚麼基準在發展項目中的住宅物業的擁有人之間分擔

- (i) 每個單位業主須按公契第二附表列明管理份數之比例每月提前向管理人支付管理費。
- (ii) 如果任何開支涉及或有利於該地段及發展項目(但並非僅涉及或僅有利於任何單位、住宅公用地方、商業公用地方、住宅公用設施或商業公用設施)、發展項目公用地方及/或發展項目公用設施，該等開支的全部金額應在發展項目所有業主之間按他們持有的管理份數數目之比例進行分攤。
- (iii) 如果任何開支僅涉及或僅有利於住宅單位(但並非僅涉及或僅有利於任何個別住宅單位)、住宅公用地方及/或住宅公用設施，該等開支的全部金額應在住宅單位業主之間按他們持有的管理份數數目之比例進行分攤。
- (vi) 如果任何開支僅涉及或僅有利於某個單位，該等開支的全部金額應由該單位業主承擔。
- (v) 如果管理人認為任何所招致的開支僅有利於某位業主或若干業主，則管理人可按其決定的比例直接向該業主或該等業主收取該等開支。

### (e) 計算管理費按金的基準

發展項目中每個住宅物業的管理費按金應相當於該物業兩(2)個月的管理費。

### (f) 擁有人在發展項目中保留作自用的範圍(如有)

不適用

備註：

1. 「公契」指有關該地段及發展項目的最新公契及管理協議擬稿。
2. 除非售樓說明書另行定義，否則本公契的摘要所採用之英文大寫詞彙(除其中明確界定者外)與公契所界定者具備相同涵義。詳情請參閱公契。

## SUMMARY OF LAND GRANT

### 批地文件的摘要

1. The Development is situated on New Kowloon Inland Lot No.4556, New Kowloon Inland Lot No.4566 and New Kowloon Inland Lot No.4470.
2. New Kowloon Inland Lot No.4556 is held under the Government Lease dated 19 June 1967 ("Land Grant A") for the term of 99 years less the last 3 days thereof from 1 July 1898 which is extended until 30 June 2047 under Section 6 of the New Territories Leases (Extension) Ordinance (Cap. 150 of the Laws of Hong Kong).
3. New Kowloon Inland Lot No.4566 is held under Conditions of Grant No. 7217 dated 16 May 1962 ("Land Grant B") for the term of 99 years less 3 days from 1 July 1898 which is extended until 30 June 2047 under Section 6 of the New Territories Leases (Extension) Ordinance (Cap. 150 of the Laws of Hong Kong).
4. New Kowloon Inland Lot No.4470 is held under Conditions of Exchange No. 6746 dated 7 April 1961 ("Land Grant C") for the term of 99 years less 3 days from 1 July 1898 which is extended until 30 June 2047 under Section 6 of the New Territories Leases (Extension) Ordinance (Cap. 150 of the Laws of Hong Kong).
5. Land Grant A contains the following provisions:

"... Except And Reserved unto Her said Majesty all Mines Minerals Mineral Oils and Quarries of Stone in under and upon the said premises and all such earth Soil Marl Clay Chalk Brick-earth Gravel Sand Stone and Stones and other Earths or Materials which now are or hereafter during the continuance of this demise shall be under or upon the said premises or any part or parts thereof as Her said Majesty may require for the Roads Public Buildings or other Public Purposes of the said Colony of Hong Kong with full liberty of Ingress and Regress to and for Her said Majesty Her Agents servants and workmen at reasonable times in the day during the continuance of this demise with or without horses carts carriages and all other necessary things into upon from and out of all or any part or parts of the premises hereby expressed to be demised to view dig for convert and carry away the said excepted Minerals Stone Earths and other things respectively or any part or parts thereof respectively thereby doing as little damage as possible to the said demised premises And Also Save And Except full power to Her said Majesty to make and conduct in through and under the said premises all and any public or common sewers drains or watercourses ..."

"... And [the said Lessees] shall and will from time to time and at all times hereafter when where and as often as need or occasion shall be and require at their own proper costs and charges well and sufficiently Repair Uphold Support Maintain Pave Purge Scour Cleanse Empty Amend and keep the messuage or tenement messuages or tenements and all other erections and buildings now or at any time hereafter standing upon the said piece or parcel of ground hereby expressed to be demised and all the Walls Banks Cuttings Hedges Ditches Rails Lights Pavements Privies Sinks Drains and Watercourses thereunto belonging and which shall in any-wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever the whole to be done to the satisfaction of Her said Majesty's Director of Public Works (hereinafter referred to as "the said Director") ..."

"... And in the event of the demolition at any time during the continuance of this demise of the said messuage or tenement messuages or tenements or any other erections and buildings now or at any time hereafter standing upon the said piece or parcel of ground or any of them or any part thereof the said Lessees will replace the same either by sound and substantial buildings of the same type and of no less volume or by buildings of such type and value as shall be approved by the said Director And in the event of demolition as aforesaid the said Lessees will within one month of such demolition apply to the said Director for consent to carry out building works for the redevelopment of the said piece or parcel of ground and upon receiving such consent will within three months thereof commence the necessary work of redevelopment and will complete the same to the satisfaction of and within such

time limit as shall be laid down by the said Director And the said messuage or tenement messuages or tenements erections buildings and premises so being well and sufficiently repaired sustained and amended at the end or sooner determination of the term hereby granted will peaceably and quietly deliver up to Her said Majesty ..."

"... And [the said Lessee] will during the term hereby granted as often as need shall require bear pay and allow a reasonable share and proportion for and towards the costs and charges of making building repairing and amending all or any roads lanes pavements channels fences and party walls draughts private or public sewers and drains requisite for or in or belonging to the said premises hereby expressed to be demised or any part thereof in common with other premises near or adjoining thereto and that such proportion shall be fixed and ascertained by the said Director and shall be recoverable in the nature of rent in arrear ..."

"... And that it shall and may be lawful to and for Her said Majesty by the said Director or other persons deputed to act for Her twice or oftener in every year during the said term at all reasonable times in the day to enter into and upon the said premises hereby expressed to be demised to view search and see the condition of the same and of all decays defects and wants of reparation and amendment which upon every such view shall be found to give or leave notice in writing at or upon the said premises or some part thereof unto or for the said Lessees to repair and amend the same within Three Calendar Months then next following within which time the said Lessees will repair and amend the same accordingly ..."

"... And that the said Lessees or any other person or persons shall not nor will during the continuance of this demise use exercise or follow in or upon the said premises or any part thereof the trade or business of a Brazier Slaughterman Soap-maker Sugar- baker Fellmonger Melter of tallow Oilman Butcher Distiller Victualler or Tavern-keeper Blacksmith Nightman Scavenger or any other noisy noisome or offensive trade or business whatsoever without the previous licence of Her said Majesty signified in writing by the Governor or other person duly authorized in that behalf ..."

"... And [the said Lessees] will not assign mortgage charge underlet or otherwise alienate all or any part of the said premises hereby expressed to be demised for all or any part of the term hereby granted without at the same time registering such alienation in the Land Office or in such other Office as may hereafter be instituted for the purposes of Registration in the said Colony and paying the prescribed fees therefor ..."

"... And [the said Lessees] will not use or allow to be used the said piece or parcel of ground or any part thereof or any building or buildings erected thereon or any part of such building or buildings except the ground floor or floors thereof for any purposes other than residential purposes And will not use or allow to be used the ground floor or floors of the building or buildings erected on the said piece or parcel of ground for any purposes other than residential or commercial purposes And in no case will any house erected or to be erected on the said piece or parcel of ground have a frontage of less than one third of its depth ..."

"... And where any cutting away removal or setting back of adjoining adjacent or nearby hillside or banks or any building up or filling in is or has been required for the purpose of or in connection with the formation levelling and development of the said piece or parcel of ground or any part thereof the said Lessees will construct or bear the cost of the construction of such retaining walls or other support as shall be or may at any time become necessary to protect and support such hillside and banks and the said piece or parcel of ground itself and to obviate and prevent any falling away landslips or subsidence occurring thereafter and will at all times maintain the said retaining walls or other support in good and substantial repair and condition and in the event of any landslip subsidence or falling away occurring at any time whether in or from adjoining hillside or banks or in or from the said piece or parcel of ground itself as a result of any default by the said Lessees under this covenant the said Lessees will at their own expense reinstate and make good the same and will indemnify Her said Majesty's Government from and against all costs charges damages demands and claims whatsoever which shall or may be

## SUMMARY OF LAND GRANT

### 批地文件的摘要

made suffered or incurred through or by reason thereof and will if required by the said Director so to do by notice in writing carry out such construction and or maintenance or reinstate and make good any falling away landslip or subsidence and if the said Lessees shall neglect or fail to comply with such notice within the period specified therein the said Director may forthwith execute and carry out the same and the said Lessees will on demand repay to Her said Majesty's Government the cost thereof …"

"… And in the event of spoil or debris from the site or from other areas affected by the development of the said piece or parcel of ground being eroded and washed down on to public lanes or roads or into road-culverts sewers storm-water drains or nullahs or other properties belonging to Her said Majesty's Government [the said Lessees] will be held responsible and will pay to Her said Majesty's Government on demand such sum as may be demanded by it to cover the cost of removal of spoil or debris from or of making good any damages caused thereby to public lanes or roads or road-culverts sewers storm-water drains or nullahs or other properties belonging to Her said Majesty's Government and will also indemnify Her said Majesty's Government and its officers from and against all actions claims and demands arising out of any damage or nuisance to private property caused by such erosion and washing down …"

"… And [the said Lessees] will at their own expense construct and maintain to the satisfaction of the said Director such drains or channels as may be necessary to intercept and carry off storm or rain water falling or flowing on to the said piece or parcel of ground and will be solely liable for and will indemnify Her said Majesty's Government and its Officers from and against all actions claims and demands whatever arising out of any damage or nuisance caused or alleged to be caused by such storm or rain water and will at all times during the continuance of this demise maintain and repair such drains or channels whether within the boundaries of the said piece or parcel of ground or on Crown Land …"

"… And in the event of any damage or obstruction being caused to any nullah sewer storm-water drain watermain or other properties belonging to Her said Majesty's Government within or adjoining the said piece or parcel of ground by the said Lessees their servants or agents will pay on demand the cost of making good or removing such damage or obstruction (it being agreed and declared that the necessary works shall be carried out by Her said Majesty's Government at the cost of the said Lessees) …"

"… And [the said Lessees] will convey all storm or rain water from the said piece or parcel of ground into the nearest stream course catchpit channel or storm-water drain as required and in a manner to be approved by the said Director …"

"… And [the said Lessees] will not use or allow to be used water from Government mains for flushing purposes upon any part of the said piece or parcel of ground without the written consent of the said Director …"

"… that in case the said yearly rent of Eighty two dollars hereinbefore reserved or any part thereof shall be in arrear and unpaid for the space of twenty one days next after any of the said days whereon the same ought to be paid as aforesaid (whether lawfully demanded or not) or in case of the breach or non-performance of any of the covenants and conditions herein contained and by or on the part of the said Lessees to be performed then and in either of the said cases it shall be lawful for Her said Majesty by the Governor or other person duly authorized in that behalf into and upon the said premises hereby expressed to be demised or any part thereof in the name of the whole to re-enter and the same to have again repossess and enjoy as in Her former estate as if these presents had not been made and the said Lessees and all other occupiers of the said premises there-out to expel this Indenture or anything contained herein to the contrary notwithstanding …"

"… that Her said Majesty shall have full power to resume enter into and re-take possession of all or any part of the premises hereby expressed to be demised if required for the improvement of the said Colony or for any other public purpose whatsoever Three Calendar Months' notice being given to the said Lessees of its being so required and a full and fair compensation for the said Land and the Buildings

thereon being paid to the said Lessees at a Valuation to be fairly and impartially made by the said Director and upon the exercise of such power the term and estate hereby created shall respectively cease determine and be void …"

#### 6. Land Grant B contains the following provisions:

##### General Conditions

"4. (a) The grantee shall develop the lot by the erection thereon of a building or buildings complying with the Special Conditions and in all respects in accordance with the provisions of all Ordinances, Byelaws and Regulations relating to building and sanitation which are or may at any time be in force in the Colony, such building or buildings to be completed before the expiration of 18 calendar months from the date upon which possession of the lot is given and shall expend thereon a sum of not less than \$72,000. (such sum to exclude moneys spent on site formation, foundations, access roads and other ancillary works).

(b) The grantee of the lot shall throughout the tenancy maintain all buildings erected or which may at any time hereafter be erected on the lot in good and substantial repair and condition, and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy. In the event of the demolition at any time during the tenancy of any building then standing on the lot or any part thereof the grantee shall replace the same either by sound and substantial buildings of the same type and of no less volume or by buildings of such type and value as shall be approved by the Director of Public Works. In the event of demolition as aforesaid the grantee shall within one month of such demolition apply to the Director of public Works for consent to carry out building works for the redevelopment of the lot and upon receiving such consent shall within three months thereof commence the necessary work of redevelopment and shall complete the same to the satisfaction of and within such time limit as is laid down by the Director of Public Works."

"6. Any private streets, roads and lanes which are required to be formed shall be sited to the satisfaction of the Director of Public Works and included in or excluded from the area to be leased as may be determined by him and in either case shall be handed over to Government free of cost if so required. Where taken over by Government the surfacing, kerbing, drainage (both foul and storm-water sewers) and channelling shall be carried out by Government at the cost of the grantee and thereafter maintained at public expense but where remaining part of the area leased or to be leased, such streets roads or lanes shall be surfaced, kerbed, drained, channelled and maintained by and at the expense of the grantee to the satisfaction in all respect of the Director of Public Works."

"7. The Grantee shall not permit sewage or refuse water to flow from the lot on to any adjoining land or allow any decaying, noisome, noxious, excrementitious, or other refuse matter to be deposited on any portion of the lot and shall see that all such matter is removed daily from the premises in a proper manner."

"9. (a) Should the grantee fail or neglect to observe or comply with any of the conditions of this Agreement the Crown shall be entitled to re-enter upon and take back possession of the lot and all buildings, erections and works thereon, and thereupon this Agreement and the rights of the grantee hereunder shall absolutely cease and determine but without prejudice to the rights, remedies and claims of the Crown in respect of any breach, non-observance or non-performance of the terms and conditions hereof.

(b) In the event of re-entry by the Crown for or in respect of or arising out of the breach, non-observance or non-performance by the grantee of the provisions of the General or Special Conditions, he shall not be entitled to the refund of any premium paid by him or any part thereof, or to any payment or compensation whatsoever whether in respect of the value of the land, or for any buildings thereon, or for any amount expended by him in the preparation formation or development of the lot or otherwise."

## SUMMARY OF LAND GRANT

### 批地文件的摘要

#### Special Conditions

"(4) The whole lot and any building or buildings erected thereon (other than the ground floor or floors thereof) shall be used for residential purposes only, and the said ground floor or floors shall be used for residential or commercial purposes only."

"(5) The grantee shall within 6 months from the date on which possession of the lot is given form at his own expense and to the satisfaction of the Director of Public Works the area delineated and coloured red on the plan annexed hereto."

"(6) Where any cutting away, removal or setting back of adjacent or nearby hillside or banks or any building up or filling in is required for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof, the grantee shall construct or bear the cost of the construction of such retaining walls or other support as shall or may then or at any time thereafter be necessary to protect and support such hillside and banks and the lot itself and to obviate and prevent any falling away, landslips or subsidence occurring thereafter, and shall at all times maintain the said retaining walls or other support in good and substantial repair and condition. In the event of any landslip, subsidence or falling away occurring at any time whether in or from the adjacent hillside or banks or in or from the lot itself as a result of any default by the grantee under this condition, the grantee shall at his own expense reinstate and make good the same and shall indemnify Government from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason thereof. If in the opinion of the Director of Public Works the grantee shall at any time be in default under this condition, then in addition to any other rights or remedies herein provided for breach of any of the conditions hereof the said Director shall be entitled by a notice in writing to call upon the grantee to carry out such construction and/or maintenance or to reinstate and make good any falling away, landslip or subsidence, and if the grantee shall neglect or fail to comply with such notice within the period specified therein the said Director may forthwith execute and carry out the work and the grantee shall on demand repay to Government the cost thereof."

"(7) In the event of spoil or debris from the site or from other areas affected by the development of the lot being eroded and washed down on to public lanes or roads or into road-culverts, sewers, storm-water drains or nullahs or other government properties the grantee shall be held responsible and shall pay to Government on demand the cost of removal of the spoil and debris from or for damage to the public lanes or roads or road-culverts, sewers, storm-water drains or nullahs or other government properties. The grantee shall indemnify Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion and washing down."

"(8) No house shall have a frontage of less than one third of its depth."

"(9) The grantee shall pay to Government on demand any sum which the Director of Public Works shall certify to be the cost of making good any damage done to adjoining public roads by the grantee, his contractors or sub-contractors or his or their workmen or vehicles or by any spoil from the lot."

"(10) All storm or rain water from the lot shall be conveyed into the nearest stream course, catchpit, channel or storm-water drain as required and in a manner to be approved by the Director of Public Works."

"(11) No materials shall be dumped or stored, nor shall any work be carried out within the boundaries of a public road or way without the prior written consent of the Director of Public Works."

"(12) The grantee shall at his own expense construct and maintain to the satisfaction of the Director of Public Works such drains or channels as the said Director may consider necessary to intercept and carry off storm-water or rain water falling on or flowing from the hillside on to the lot, and the grantee shall be solely liable for and shall indemnify 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 and shall at all times during the continuance of the tenancy remain responsible for the maintenance and repair of such drains and channels whether within the boundaries of the lot or on Crown Land."

"(13) Any damage or obstruction caused by the grantee, his servants or agents to any nullah, sewer, storm-water drain, watermain or other government properties within or adjoining the lot shall be made good by Government at the cost of the grantee, and the amount due in respect thereof shall be paid to Government on demand by the grantee."

"(14) The grantee shall pay to Government on demand the cost of connecting any drains and sewers from the lot to Government storm-water drains and sewers when laid. Such works shall be carried out by the Director of Public Works, who shall incur no liability to the grantee in respect thereof."

"(17) No water from Government mains shall be used for flushing purposes on any part of the lot without the written consent of the Water Authority. Consent to use fresh water for such purposes will not be given unless an alternative supply is impracticable and evidence to that effect is offered to and accepted by the Water Authority before a plumbing installation is designed. It may be possible for a mains supply of salt water to be provided, and the grantee shall not therefore proceed to implement his proposals for plumbing until such proposals have been approved in writing by the Water Authority. In the event of a well or nullah supply of water proving inadequate, the fact that sea water is unsuitable for the plumbing installed will not be accepted as a justification for the use of mains fresh water for flushing purposes."

#### 7. Land Grant C contains the following provisions:

##### General Conditions

"4. (a) The grantee shall develop the lot by the erection thereon of a building or buildings complying with the Special Conditions and in all respects in accordance with the provisions of all Ordinances, Byelaws and Regulations relating to building and sanitation which are or may at any time be in force in the Colony, such building or buildings to be completed before the expiration of 24 calendar months from the date upon which possession of the lot is given and shall expend thereon a sum of not less than \$180,000.00 (such sum to exclude moneys spent on site formation, foundations, access roads and other ancillary works).

(b) The grantee of the lot shall throughout the tenancy maintain all buildings erected or which may at any time here-after be erected on the lot in good and substantial repair and condition, and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy. In the event of the demolition at any time during the tenancy of any building then standing on the lot or any part thereof the grantee shall replace the same either by sound and substantial buildings of the same type and of no less volume or by buildings of such type and value as shall be approved by the Director of Public Works. In the event of demolition as aforesaid the grantee shall within one month of such demolition apply to the Director of Public Works for consent to carry out building works for the redevelopment of the lot and upon receiving such consent shall within three months thereof commence the necessary work of redevelopment and shall complete the same to the satisfaction of and within such time limit as is laid down by the Director of Public Works."

"6. Any private streets, roads and lanes which are required to be formed shall be sited to the satisfaction of the Director of Public Works and included in or excluded from the area to be leased as may be determined by him and in either case shall be handed over to Government free of cost if so required. Where taken over by Government the surfacing, kerbing, drainage (both foul and storm-water sewers) and channelling shall be carried out by Government at the cost of the grantee and thereafter maintained at public expense but where remaining part of the area leased or to be leased, such streets roads or lanes shall be surfaced, kerbed, drained, channelled and maintained by and at the expense of the grantee to the satisfaction in all respect of the Director of Public Works."

"7. The Grantee shall not permit sewage or refuse water to flow from the lot on to any adjoining land or allow any decaying, noisome, noxious, excrementitious, or other refuse matter to be deposited on any portion of the lot and shall see that all such matter is removed daily from the premises in a proper manner."

## SUMMARY OF LAND GRANT

### 批地文件的摘要

"9. (a) Should the grantee fail or neglect to observe or comply with any of the conditions of this Agreement the Crown shall be entitled to re-enter upon or retain the old lot, and to re-enter upon and take back possession of the lot and all buildings, erections and works thereon, and thereupon this Agreement and the rights of the grantee hereunder shall absolutely cease and determine but without prejudice to the rights, remedies and claims of the Crown in respect of any breach, non-observance or non-performance of the terms and conditions hereof.

(b) In the event of re-entry by the Crown for or in respect of or arising out of the breach, non-observance or non-performance by the grantee of the provisions of the General or Special Conditions, he shall not be entitled to the refund of any premium paid by him or any part thereof, or to any payment or compensation whatsoever whether in respect of the value of the land, or for any buildings thereon, or for any amount expended by him in the preparation, formation or development of the lot or otherwise."

#### Special Conditions

"(5) The lot shall not be used for industrial purposes and no factory building shall be erected thereon."

"(6) The grantee shall within 6 months from the date on which possession of the lot is given, form at his own expense and to the satisfaction of the Director of Public Works the area delineated and coloured red on plan I annexed hereto."

"(7) Where any cutting away, removal or setting back of adjacent or nearby hillside or banks or any building up or filling in is required for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof, the grantee shall construct or bear the cost of the construction of such retaining walls or other support as shall or may then or at any time thereafter be necessary to protect and support such hillside and banks and the lot itself and to obviate and prevent any falling away, landslips or subsidence occurring thereafter, and shall at all times maintain the said retaining walls or other support in good and substantial repair and condition. In the event of any landslip, subsidence or falling away occurring at any time whether in or from the adjacent hillside or banks or in or from the lot itself as a result of any default by the grantee under this condition, the grantee shall at his own expense reinstate and make good the same and shall indemnify Government from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason thereof. If in the opinion of the Director of Public Works the grantee shall at any time be in default under this condition, then in addition to any other rights or remedies herein provided for breach of any of the conditions hereof the said Director shall be entitled by a notice in writing to call upon the grantee to carry out such construction and/or maintenance or to reinstate and make good any falling away, landslip or subsidence, and if the grantee shall neglect or fail to comply with such notice within the period specified therein the said Director may forthwith execute and carry out the work and the grantee shall on demand repay to Government the cost thereof."

"(8) In the event of spoil or debris from the site or from other areas affected by the development of the lot being eroded and washed down on to public lanes or roads or into road-culverts, sewers, storm-water drains or nullahs or other government properties the grantee shall be held responsible and shall pay to Government on demand the cost of removal of the spoil and debris from or for damage to the public lanes or roads or road-culverts, sewers, storm-water drains or nullahs or other government properties. The grantee shall indemnify Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion and washing down."

"(9) No house shall have a frontage of less than one third of its depth."

"(10) The grantee shall pay to Government on demand any sum which the Director of Public Works shall certify to be the cost of making good any damage done to adjoining public roads by the grantee, his contractors or sub-contractors or his or their workmen or vehicles or by any spoil from the lot."

"(11) All storm or rain water from the lot shall be conveyed into the nearest stream course, catchpit, channel or storm water drain as required and in a manner to be approved by the Director of Public Works."

"(12) No materials shall be dumped or stored, nor shall any work be carried out within the boundaries of a public road or way without the prior written consent of the Director of Public Works."

"(13) The grantee shall at his own expense construct and maintain to the satisfaction of the Director of Public Works such drains or channels as the said Director may consider necessary to intercept and carry off storm-water or rain water falling on or flowing from the hillside on to the lot, and the grantee shall be solely liable for and shall indemnify 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 and shall at all times during the continuance of the tenancy remain responsible for the maintenance and repair of such drains and channels whether within the boundaries of the lot or on Crown Land."

"(14) Any damage or obstruction caused by the grantee, his servants or agents to any nullah, sewer, storm-water drain, watermain or other government properties within or adjoining the lot shall be made good by Government at the cost of the grantee, and the amount due in respect thereof shall be paid to Government on demand by the grantee."

"(15) The grantee shall pay to Government on demand the cost of connecting any drains and sewers from the lot to Government storm-water drains and sewers when laid. Such works shall be carried out by the Director of Public Works, who shall incur no liability to the grantee in respect thereof."

"(18) No water from Government mains shall be used for flushing purposes on any part of the lot without the written consent of the Water Authority. Consent to use fresh water for such purposes will not be given unless an alternative supply is impracticable and evidence to that effect is offered to and accepted by the Water Authority before a plumbing installation is designed. It may be possible for a mains supply of salt water to be provided, and the grantee shall not therefore proceed to implement his proposals for plumbing until such proposals have been approved in writing by the Water Authority. In the event of a well or nullah supply of water proving inadequate, the fact that sea water is unsuitable for the plumbing installed will not be accepted as a justification for the use of mains fresh water for flushing purposes."

#### Notes:

1. Pursuant to a No-objection letter dated 15 September 2023 issued by the District Lands Office/ Kowloon East, Lands Department and registered in the Land Registry by Memorial No.23120100870018, the Government has confirmed that notwithstanding the restriction on development contained in General Condition No.4(a) of the Conditions of Grant No.7217 in respect of New Kowloon Inland Lot No.4566 ("the Lot"), the Lot may be developed or redeveloped for the erection thereon of a building or buildings or part of a building or buildings straddling the Lot and the adjoining New Kowloon Inland Lot No.4470 and New Kowloon Inland Lot No.4556 from the date of the letter until the expiration or sooner determination of the lease term of the Lot or the adjoining New Kowloon Inland Lot No.4470 and New Kowloon Inland Lot No.4556, whichever shall be the earlier.
2. Pursuant to a No-objection letter dated 15 September 2023 issued by the District Lands Office/ Kowloon East, Lands Department and registered in the Land Registry by Memorial No.23120100870025, the Government has confirmed that notwithstanding the restriction on development contained in General Condition No.4(a) of the Conditions of Exchange No.6746 in respect of New Kowloon Inland Lot No.4470 ("the Lot"), the Lot may be developed or redeveloped for the erection thereon of a building or buildings or part of a building or buildings straddling the Lot and the adjoining New Kowloon Inland Lot No.4566 and New Kowloon Inland Lot No.4556 from the date of the letter until the expiration or sooner determination of the lease term of the Lot or the adjoining New Kowloon Inland Lot No.4566 and New Kowloon Inland Lot No.4556, whichever shall be the earlier.

## SUMMARY OF LAND GRANT

### 批地文件的摘要

1. 發展項目位處於新九龍內地段第4556號、新九龍內地段第4566號及新九龍內地段第4470號。
2. 新九龍內地段第4566號乃根據日期為1967年6月19日的政府租契 (「**批地文件A**」) 持有，年期由1898年7月1日起計99年減最後3天，並根據《新界土地契約(續期) 條例》(香港法例第150章) 第六條續期至2047年6月30日。
3. 新九龍內地段第4566號乃根據日期為1962年5月16日的第7217號批地條件 (「**批地文件B**」) 持有，年期由1898年7月1日起計99年減3天，並根據《新界土地契約(續期) 條例》(香港法例第150章) 第六條續期至2047年6月30日。
4. 新九龍內地段第4470號乃根據日期為1961年4月7日的第6746號換地條件 (「**批地文件C**」) 持有，年期由1898年7月1日起計99年減3天，並根據《新界土地契約(續期) 條例》(香港法例第150章) 第六條續期至2047年6月30日。
5. 批地文件A載有以下條文：

「……惟女王陛下已就其為香港殖民地的道路、公共建築物或其他公共目的所需，在該處所之內、之下及之上的所有礦產、礦物、石油及石礦以及所有現時或其後於本批租持續期內於該處所或其任何部份之下或之上的土壤、泥土、泥灰岩、黏土、白堊、製磚土、礫石、砂、石頭及石堆及其他土料或物料保留權利，而女王陛下、其代理人、傭工及工人有權於本批租持續期內在日間合理時間完全自由進出及穿越本文件明示批租的處所的全部或任何部份，不論是否連同馬匹、馬車、車輛及所有其他必需之事物，以檢視、挖掘、轉用及移走上獲保留權利的礦物、石頭、泥土及其他事物或其任何部份，惟須對該批租的處所造成盡可能的損害；女王陛下亦可全權於該處所內、穿過、或於其之下加置及接駁所有及任何公共或公用排污渠、排水渠或水道……」

「……[該承租人]此後不時及無論何時及每當有需要時或情況要求時，必須及將會自費妥善及充分地修葺、維持、支持、保養、鋪設、清洗、洗滌、清潔、清空、修改及保存現時或在此後任何時間豎立於本文件明示批租的該片或該幅土地上的院宅或物業單位及所有其他搭建物及建築物，以及所有屬於並且以任何形式附屬於或關連該處的牆壁、斜堤、路塹、籬笆、溝渠、欄桿、照明、行人道、廁所、洗滌槽、排水渠及水道，並且全面執行需要及必要的修葺、清洗及改善工程，以整體達致女王陛下的工務司(下稱『工務司』)滿意……」

「……倘若在本批租持續期內的任何時間清拆現時或在此後任何時間豎立於該片或該幅土地或其任何部份上的院宅或物業單位或任何其他搭建物及建築物，該承租人須興建相同類型和不少於其體積的品質良好的建築物或工務司批准的類型及價值的建築物作為代替。如果進行上述清拆，該承租人須在上述清拆的一個月內就重新發展該片或該幅土地呈請工務司同意開展建築工程，並必須在收到上述同意後三個月內開展重新發展的必要工程及在工務司規定的期限內完成，以達致工務司滿意，且妥善及充分地修葺、維持及改善的院宅或物業單位、搭建物、建築物及處所在本文件授出的年期結束或提早終止時將被順利地交回予女王陛下……」

「……[該承租人]在本文件授出的年期期間須按需承擔、支付及准許給予加置、建造、修葺及改善本文件明示批租的該處所或其與其他鄰近或毗連處所共用之任何部份所必須、位於或屬於該處所或其與其他鄰近或毗連處所共用之任何部份的所有及任何道路、小巷、行人道、渠道、圍欄及共用牆、風口、私人或公共污水渠及排水渠所需成本及費用的合理份額及比例，該比例由工務司釐定及確定，並且可以欠租性質追討……」

「……女王陛下透過工務司或代表女王陛下行事的其他人士有權於該年期期間內，每年兩次或多次合法地在日間所有合理時間進入本文件明示批租的該處所，以檢視、搜查及查看該處所的狀況，以及所有衰壞、缺陷及修葺與改善需要，在每次檢視發現該等需要時，須於該處所或其某處給予或留下書面通知，通知該承租人在緊接的三個曆月內進行有關修葺及改善，而該承租人將須於該時間內作出相應修葺及改善……」

「……如非事先獲得女王陛下以書面形式指派總督或其他為此獲正式授權人士的許可，該承租人或任何其他一名或多名人士不得或不曾於本批租持續期內在該處所或其任何部份之中或之上利用、經營或從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務、或從事任何其他發出噪音、惡臭或令人厭惡的行業或業務……」

「……[該承租人]不可在本文件授出的年期的全部或任何部份時間內轉讓、按揭、押記、分租或以任何方式讓與本文件明示批租的該處所的全部或任何部份，而沒有同時在田土註冊處或殖民地此後為註冊之目的而設立的其他辦事處登記上述讓與手續及為此支付規定的費用……」

「……[該承租人]不得使用或准許該片或該幅土地或其任何部份或任何豎立在其上的建築物或該建築物的任何部份(地面層除外)被用作住宅用途以外之任何用途，及不得使用或准許豎立在該片或該幅土地上的建築物地面層被用作住宅或商業用途以外之任何用途，在任何情況下，豎立在或將豎立在該片或該幅土地上的任何房屋的樓面闊度不得少於其深度的三分之一……」

「……倘若毗連、毗鄰或周邊山坡或堤岸因應該片或該幅土地或其任何部份的構建、平整及發展而進行削土、移土或土地後移或任何堆積或堆填工程，該承租人須修建當時或此後任何時候必要的護土牆或其他支撐物或承擔修建的費用，以便保護與支撐該等山坡及堤岸及該片或該幅土地，避免與防止此後發生任何塌方、山泥傾瀉或地陷，該承租人須時刻保養該等護土牆或其他支撐物，使其處於良好及修繕妥當的狀態。倘若因該承租人不遵守本契諾而在任何時候引致山泥傾瀉、地陷或塌方，不論發生在或來自毗連山坡或堤岸或該片或該幅土地，該承租人須自費將其恢復原狀及進行修復，並且須就上述塌方、山泥傾瀉或地陷造成或由此而將會或可能提出、蒙受或招致的一切費用、收費、損害賠償、要求及申索向女王陛下政府作出彌償。如果工務司以書面通知要求如此行事，該承租人須進行相關建築及/或保養工程或使其恢復原狀，並修復任何塌方、山泥傾瀉或地陷。如果該承租人不理會或未能在指定的期間內履行上述通知，工務司可立即進行及開展相關工程，該承租人須應要求歸還有關費用給女王陛下政府……」



## SUMMARY OF LAND GRANT

### 批地文件的摘要

「……倘若來自地盤或來自受該片或該幅土地發展項目影響的其他地方的廢棄泥石或碎石受侵蝕及沖流至公眾巷或道路上，又或至路旁暗渠、污水管、雨水渠或明渠或屬於女王陛下政府的其他物業之內，[該承租人]須負上責任並應要求向女王陛下政府支付可能要求的款項，以清理該等廢棄泥石或碎石及賠償因此對公眾巷或道路，又或對路旁暗渠、污水管、雨水渠或明渠或屬於女王陛下政府的其他物業造成的任何損毀。[該承租人]亦須就因該等侵蝕及沖流導致私人物業蒙受任何損毀或滋擾而產生的所有訴訟、申索及要求向女王陛下政府及其官員作出彌償……」

「……[該承租人]須自費興建與保養攔截及引導掉落在或流到該片或該幅土地的暴雨或雨水所需的排水渠或渠道，以達致工務司滿意，並須對上述暴雨或雨水造成或被指造成的任何損毀或滋擾所導致的所有訴訟、申索及要求負上全部責任及向女王陛下政府及其官員作出彌償，以及在本批租持續期內的所有時間保養與維修該片或該幅土地的邊界內或政府土地的該等排水渠及渠道……」

「……倘若該承租人、其傭工或代理人對該片或該幅土地之內或毗連的任何明渠、污水渠、雨水渠、總水喉或屬於女王陛下政府的其他物業造成任何損毀或阻塞，則須應要求支付修好損毀或移除阻塞的費用(同意並宣佈必要的工程須由女王陛下政府進行，費用由該承租人承擔)……」

「……[該承租人]須按工務司的要求及其所批准的方式將流到該片或該幅土地的一切暴雨或雨水引導到最近的河道、集水井、渠道或雨水渠……」

「……未經工務司書面同意，[該承租人]不得在該片或該幅土地的任何部份使用或准許使用來自政府總水管的水用作沖廁用途……」

「……倘上文所訂的每年八十二元地租或當中任何部份於上文指定的任何到期付款日(不論是否依法通知繳款亦然)後二十一天逾時欠繳或未被繳付，或倘該承租人違反或不履行本文件規定其必須履行的任何契諾及條件，則在兩者中任何一種情況下，總督或其他為此獲正式授權人士可合法代表女王陛下，進入和走進本文件明示批租的該處所或當中任何部份，全部收回並可將之再佔管及作為女王陛下的先前產業享有，猶如從未訂立契約，並即時將該承租人及該處所的所有其他佔用人逐出，儘管本契約或本文件所載的任何條文有相反規定亦然……」

「……如有需要改善殖民地或凡是為其他公共目的，在給予該承租人三個曆月的通知及付予該承租人由工務司公平及公正地估定該土地及其上的建築物的全面及公平的補償後，女王陛下具有全權收回、進入、重新接管本文件明示批租的處所的全部或任何部份，而當行使該項權力時，本文件設立的年期及產業權將分別終止、終結及變為無效……」

#### 6. 批地文件B載有以下條文：

##### 一般條款

「4. (a) 承批人須發展該地段並在其上按照特別條件及遵照於任何時候在殖民地生效或可能生效的與建築及衛生相關之一切條例、附例及規例興建建築物。該建築物須於自接管該地段之日起計的18個曆月屆滿前建成而承批人須為此花費不少於\$72,000。(此款額不包括地盤平整、地基、通道及其他附帶工程的開支)

(b) 該地段的承批人須在整個租約期間保養在該地段上已建或此後任何時間擬建的一切建築物，使其處於良好及修繕妥當的狀態，並於租約屆滿或提早終止時以該修繕和狀態將其交還。倘若在租約期間的任何時候清拆當時在該地段或當中任何部份上的任何建築物，承批人須興建相同類型和不少於其體積的品質良好的建築物或工務司批准的類型及價值的建築物作為代替。如果進行上述清拆，承批人須在上述清拆的一個月內就重新發展該地段呈請工務司同意開展建築工程，並必須在收到上述同意後三個月內開展重新發展的必要工程及在工務司規定的期限內完成，以達致工務司滿意。」

「6. 在該地段須建造的任何私家街道、道路及小巷須處於使工務司滿意的位置，並由他決定應否包括在將會批租的區域內或排除在該區域之外，在兩者中任何一種情況下，如政府有此要求，上述私家街道、道路及小巷須免費移交給政府。當被政府接管後，將由政府進行該處的路面、路緣石、排水渠(污水渠及雨水渠)及渠道建設工程，費用由承批人支付，其後則以公帑保養；惟倘上述私家街道、道路及小巷仍屬於現已或將會批租的區域一部份，承批人須替該等街道、道路或小巷鋪設路面、路緣石、排水渠、渠道及進行保養，以全面達致工務司滿意。」

「7. 承批人不得容許污水或廢水從該地段流進任何毗連土地或容許任何腐壞、發出惡臭、有毒的物質、排泄物或其他廢物棄置在該地段的任何地方上，承批人須確保每日以適當方式將所有上述廢物移離該處所。」

「9. (a) 倘若承批人未能或疏忽遵守或遵照本協議的任何條件，政府有權收回與接管該地段及在該地段上的所有建築物、搭建物及工程，本協議和承批人在本協議下的權利將完全終止及結束，惟不影響政府就任何違反、不遵守或不履行本協議條款及條件的情況而擁有的權利、補救及申索。

(b) 倘若承批人違反、不遵守或不履行一般條件和特別條件的條文導致政府收回土地，承批人無權要求退還他已付的地價或當中任何部份或任何付款或補償，不論是該土地或在該土地上的任何建築物的價值或承批人在籌備、平整或發展該地段或其他方面的任何支出。」

# SUMMARY OF LAND GRANT

## 批地文件的摘要

### 特別條款

「(4) 整個地段及在其上搭建的任何建築物(地面層除外)僅可用作住宅用途，而該地面層僅可用作住宅或商業用途。」

「(5) 承批人須在管有該地段之日起的6個月內自費構建本文件所附圖則上以紅色標明的區域，以達致工務司滿意。」

「(6) 倘若毗鄰或周邊山坡或堤岸因應該地段或其任何部份的構建、平整及發展而進行削土、移土或土地後移或任何堆積或堆填工程，承批人須修建當時或此後任何時候必要的護土牆或其他支撐物或承擔修建的費用，以便保護與支撐該等山坡及堤岸及該地段，避免與防止此後發生任何塌方、山泥傾瀉或地陷，承批人須時刻保養該等護土牆或其他支撐物，使其處於良好及修繕妥當的狀態。倘若因承批人不遵守本條件而在任何時候引致山泥傾瀉、地陷或塌方，不論發生在或來自毗鄰山坡或堤岸或該地段，承批人須自費將其恢復原狀及進行修復，並且須就上述塌方、山泥傾瀉或地陷造成或由此而將會或可能提出、蒙受或招致的一切費用、收費、損害賠償、要求及申索向政府作出彌償。如果工務司認為承批人在任何時候有不遵守本條件的情況，則除了本文件就違反本文件任何條件的情況而規定擁有的任何其他權利或補救外，工務司有權以書面通知要求承批人進行相關建築及／或保養工程或使其恢復原狀，並修復任何塌方、山泥傾瀉或地陷。如果承批人不理會或未能在指定的期間內履行上述通知，工務司可立即進行及開展相關工程，承批人須應要求歸還有關費用給政府。」

「(7) 倘若來自地盤或來自受該地段發展項目影響的其他地方的廢棄泥石或碎石受侵蝕及沖流至公眾巷或道路上，又或至路旁暗渠、污水管、雨水渠或明渠或其他政府物業之內，承批人須負上責任並應要求向政府支付有關款項，以清理該等廢棄泥石或碎石及賠償因此對公眾巷或道路，又或對路旁暗渠、污水管、雨水渠或明渠或其他政府物業造成的損毀。承批人亦須就因該等侵蝕及沖流導致私人物業蒙受任何損毀或滋擾而產生的所有訴訟、申索及要求向政府作出彌償。」

「(8) 任何房屋的樓面闊度不得少於其深度的三分之一。」

「(9) 承批人須應要求向政府支付工務司證明為修復承批人、他的承建商、分包商或他的或他們的工人或車輛或該地段的任何廢棄泥石對毗連公共道路造成的任何損毀之費用。」

「(10) 須按工務司的要求及其所批准的方式將流到該地段的一切暴雨或雨水引導到最近的河道、集水井、渠道或雨水渠。」

「(11) 未經工務司的預先書面同意，不得在公共道路或行人路的邊界內棄置或儲存任何物料或進行任何工程。」

「(12) 承批人須自費興建與保養工務司認為攔截及引導掉落在該地段或從山坡流到該地段的暴雨或雨水所需的排水渠或渠道，以達致工務司滿意。承批人須對上述暴雨或雨水造成的任何損毀或滋擾所導致的所有訴訟、申索及要求負上全部責任及向政府及其官員作出彌償，以及在租約持續期內的所有時間負責保養與維修該地段的邊界內或政府土地的該等排水渠及渠道。」

「(13) 承批人、其傭工或代理人對該地段之內或毗連的任何明渠、污水渠、雨水渠、總水喉或其他政府物業造成的任何損毀或阻塞將由政府修復，費用由承批人承擔，承批人須應要求支付有關到期款項給政府。」

「(14) 承批人須應要求向政府繳付有關該地段任何排水渠及污水渠連接至已鋪設的政府雨水渠及污水渠之工程費用。該等工程須由工務司進行，但工務司無須就此向承批人承擔任何責任。」

「(17) 未經水務監督書面同意，來自政府總水管的水不得在該地段的任何部份被用作沖廁用途。除非替代供水方案並不切實可行，而且在設計水管裝置之前已向水務監督提供證據說明沒有切實可行的替代供水方案並獲水務監督接納，否則不會獲准使用食水作上述用途。該地段可能會有總水管供應鹹水，因此承批人不應在其敷設水管的建議獲得水務監督書面批准之前開始實施其建議。倘若水井或明渠供應的水證實不足夠，海水不適合已裝設的管道這個事實並不會被接納為以總水管的食水用作沖廁的理據。」

### 7. 批地文件C載有以下條文：

#### 一般條款

「4. (a) 承批人須發展該地段並在其上按照特別條件及遵照於任何時候在殖民地生效或可能生效的與建築及衛生相關之一切條例、附例及規例興建建築物。該建築物須於自接管該地段之日起計的24個曆月屆滿前建成而承批人須為此花費不少於\$180,000.00（此款額不包括地盤平整、地基、通道及其他附帶工程的開支）。

(b) 該地段的承批人須在整個租約期間保養在該地段上已建或此後任何時間擬建的一切建築物，使其處於良好及修繕妥當的狀態，並於租約屆滿或提早終止時以該修繕和狀態將其交還。倘若在租約期間的任何時候清拆當時在該地段或當中任何部份上的任何建築物，承批人須興建相同類型和不少於其體積的品質良好的建築物或工務司批准的類型及價值的建築物作為代替。如果進行上述清拆，承批人須在上述清拆的一個月內就重新發展該地段呈請工務司同意開展建築工程，並必須在收到上述同意後三個月內開展重新發展的必要工程及在工務司規定的期限內完成，以達致工務司滿意。」

「6. 須建造的任何私家街道、道路及小巷須處於使工務司滿意的位置，並由他決定應否包括在將會批租的區域內或排除在該區域之外，在兩者中任何一種情況下，如政府有此要求，上述私家街道、道路及小巷須免費移交給政府。當被政府接管後，將由政府進行該處的路面、路緣石、排水渠(污水渠及雨水渠)及渠道建設工程，費用由承批人支付，其後則以公帑保養；惟倘上述私家街道、道路及小巷仍屬於現已或將會批租的區域一部份，承批人須替該等街道、道路或小巷鋪設路面、路緣石、排水渠、渠道及進行保養，費用由承批人支付，以全面達致工務司滿意。」

## SUMMARY OF LAND GRANT

### 批地文件的摘要

「7. 承批人不得容許污水或廢水從該地段流進任何毗連土地或容許任何腐壞、發出惡臭、有毒的物質、排泄物或其他廢物棄置在該地段的任何地方上，承批人須確保每日以適當方式將所有上述廢物移離該處所。」

「9. (a) 倘若承批人未能或疏忽遵守或遵照本協議的任何條件，政府有權收回或保留原地段，並收回與接管該地段及在該地段上的所有建築物、搭建物及工程，本協議和承批人在本協議下的權利將完全終止及結束，惟不影響政府就任何違反、不遵守或不履行本協議條款及條件的情況而擁有的權利、補救及申索。

(b) 倘若承批人違反、不遵守或不履行一般條件和特別條件的條文導致政府收回土地，承批人無權要求退還他已付的地價或當中任何部份或任何付款或補償，不論是該土地或在該土地上的任何建築物的價值或承批人在籌備、平整或發展該地段或其他方面的任何支出。」

#### 特別條款

「(5) 該地段不得用於工業用途，在該地段上不得興建廠房。」

「(6) 承批人須在管有該地段之日起的6個月內自費構建本文件所附圖則I上以紅色標明的區域，以達致工務司滿意。」

「(7) 倘若毗鄰或周邊山坡或堤岸因應該地段或其任何部份的構建、平整及發展而進行削土、移土或土地後移或任何堆積或堆填工程，承批人須修建當時或此後任何時候必要的護土牆或其他支撐物或承擔修建的費用，以便保護與支撐該等山坡及堤岸及該地段，避免與防止此後發生任何塌方、山泥傾瀉或地陷，承批人須時刻保養該等護土牆或其他支撐物，使其處於良好及修繕妥當的狀態。倘若因承批人不遵守本條件而在任何時候引致山泥傾瀉、地陷或塌方，不論發生在或來自毗鄰山坡或堤岸或該地段，承批人須自費將其恢復原狀及進行修復，並且須就上述塌方、山泥傾瀉或地陷造成或由此而將會或可能提出、蒙受或招致的一切費用、收費、損害賠償、要求及申索向政府作出彌償。如果工務司認為承批人在任何時候有不遵守本條件的情況，則除了本文件就違反本文件任何條件的情況而規定擁有的任何其他權利或補救外，工務司有權以書面通知要求承批人進行相關建築及/或保養工程或使其恢復原狀，並修復任何塌方、山泥傾瀉或地陷。如果承批人不理會或未能在指定的期間內履行上述通知，工務司可立即進行及開展相關工程，承批人須應要求歸還有關費用給政府。」

「(8) 倘若來自地盤或來自受該地段發展項目影響的其他地方的廢棄泥石或碎石受侵蝕及沖流至公眾巷或道路上，又或至路旁暗渠、污水管、雨水渠或明渠或其他政府物業之內，承批人須負上責任並應要求向政府支付有關款項，以清理該等廢棄泥石或碎石及賠償因此對公眾巷或道路，又或對路旁暗渠、污水管、雨水渠或明渠或其他政府物業造成的損毀。承批人亦須就因該等侵蝕及沖流導致私人物業蒙受任何損毀或滋擾而產生的所有訴訟、申索及要求向政府作出彌償。」

「(9) 任何房屋的樓面闊度不得少於其深度的三分之一。」

「(10) 承批人須應要求向政府支付工務司證明為修復承批人、他的承建商、分包商或他的或他們的工人或車輛或該地段的任何廢棄泥石對毗連公共道路造成的任何損毀之費用。」

「(11) 須按工務司的要求及其所批准的方式將流到該地段的一切暴雨或雨水引導到最接近的河道、集水井、渠道或雨水渠。」

「(12) 未經工務司的預先書面同意，不得在公共道路或行人路的邊界內棄置或儲存任何物料或進行任何工程。」

「(13) 承批人須自費興建與保養工務司認為攔截及引導掉落在該地段或從山坡流到該地段的暴雨或雨水所需的排水渠或渠道，以達致工務司滿意。承批人須對上述暴雨或雨水造成的任何損毀或滋擾所導致的所有訴訟、申索及要求負上全部責任及向政府及其官員作出彌償，以及在租約持續期內的所有時間負責保養與維修該地段的邊界內或政府土地的該等排水渠及渠道。」

「(14) 承批人、其傭工或代理人對該地段之內或毗連的任何明渠、污水渠、雨水渠、總水喉或其他政府物業造成的任何損毀或阻塞將由政府修復，費用由承批人承擔，承批人須應要求支付有關到期款項給政府。」

「(15) 承批人須應要求向政府繳付有關該地段任何排水渠及污水渠連接至已鋪設的政府雨水渠及污水渠之工程費用。該等工程須由工務司進行，但工務司無須就此向承批人承擔任何責任。」

「(18) 未經水務監督書面同意，來自政府總水管的水不得在該地段的任何部份被用作沖廁用途。除非替代供水方案並不切實可行，而且在設計水管裝置之前已向水務監督提供證據說明沒有切實可行的替代供水方案並獲水務監督接納，否則不會獲准使用食水作上述用途。該地段可能會有總水管供應鹹水，因此承批人不應在其敷設水管的建議獲得水務監督書面批准之前開始實施其建議。倘若水井或明渠供應的水證實不足夠，海水不適合已裝設的管道這個事實並不會被接納為以總水管的食水用作沖廁的理據。」

#### 備註：

1. 根據一封由地政總署九龍東區地政處於2023年9月15日發出並已於土地註冊處以文件摘要編號23120100870018註冊的不反對信，政府已確認儘管新九龍內地段第4566號(「該地段」)的第7217號批地條件第4(a)項一般條件所載的發展限制，自該信的日期起，可發展或重建該地段，以在其上興建一幢或多幢建築物或部分建築物，橫跨該地段及毗鄰的新九龍內地段第4470號及新九龍內地段第4556號，直至該地段或毗鄰的新九龍內地段第4470號及新九龍內地段第4556號的租期屆滿或提前終止(以較早者為準)為止。
2. 根據一封由地政總署九龍東區地政處於2023年9月15日發出並已於土地註冊處以文件摘要編號23120100870025註冊的不反對信，政府已確認儘管新九龍內地段第4470號(「該地段」)的第6746號交換條件第4(a)項一般條件所載的發展限制，自該信的日期起，可發展或重建該地段，以在其上興建一幢或多幢建築物或部分建築物，橫跨該地段及毗鄰的新九龍內地段第4566號及新九龍內地段第4556號，直至該地段或毗鄰的新九龍內地段第4566號及新九龍內地段第4556號的租期屆滿或提前終止(以較早者為準)為止。

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

Not Applicable

不適用

## WARNING TO PURCHASERS

### 對買方的警告

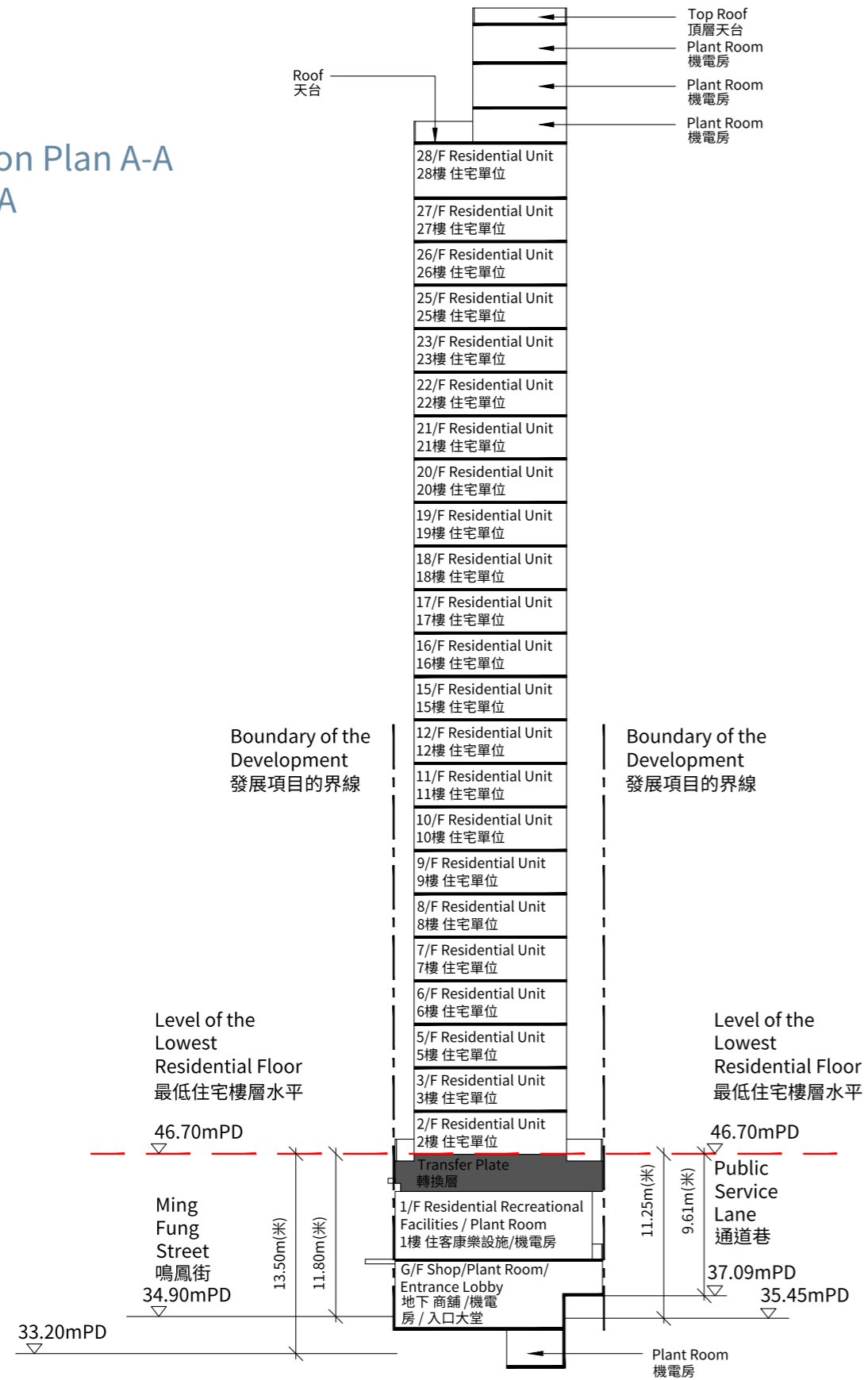
- (a) The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
  - (b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that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

# CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

## 發展項目中的建築物的橫截面圖

### Cross-section Plan A-A

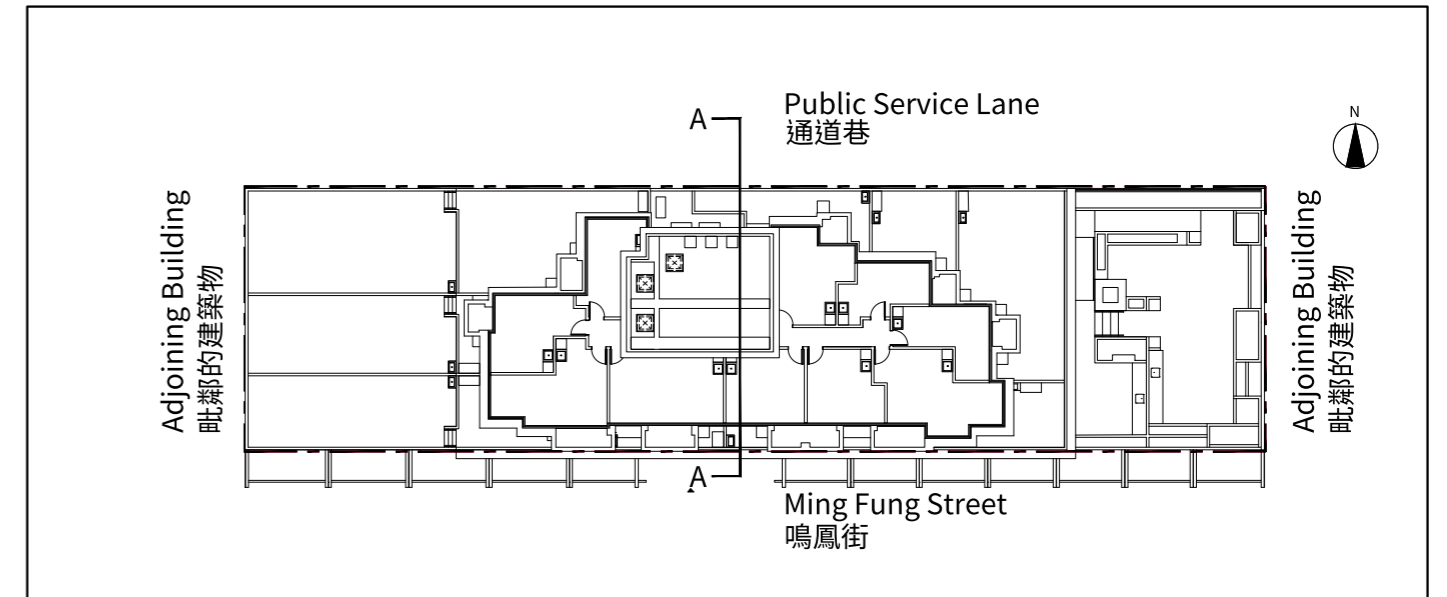
#### 橫截面圖 A-A



Red dotted line denotes the level of the lowest residential floor.  
虛線為最低住宅樓層水平。

1. The part of Ming Fung Street adjacent to the building is 33.20 metres to 34.90 metres above the Hong Kong Principal Datum.
2. The part of Public Service Lane adjacent to the building is 35.45 metres to 37.09 metres above the Hong Kong Principal Datum.
3. ▽ Denotes height (in metres) above the Hong Kong Principal Datum (mPD).

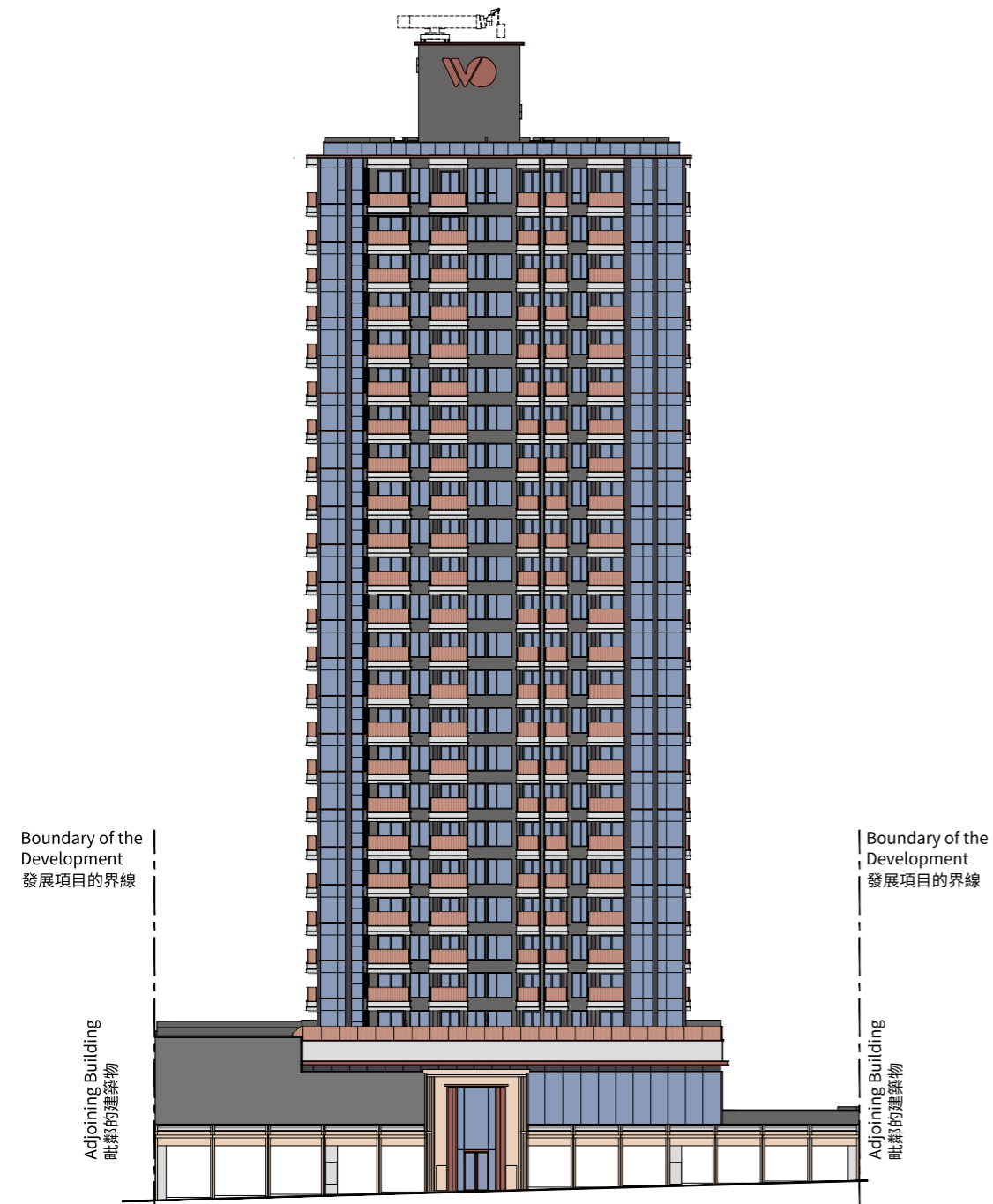
### Key Plan 指示圖



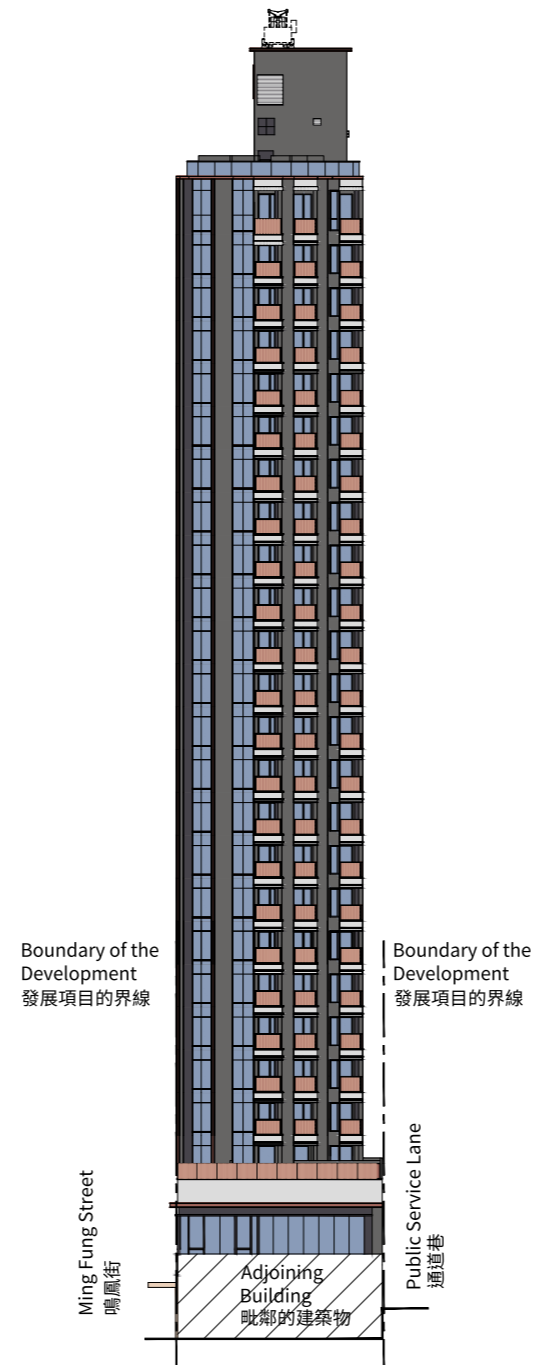
--- Boundary of the Development  
發展項目的界線

1. 毗鄰建築物的一段鳴鳳街為香港主水平基準以上33.20米至34.90米。
2. 毗鄰建築物的一段通道巷為香港主水平基準以上35.45米至37.09米。
3. ▽ 為香港主水平基準以上高度(米)。

ELEVATION PLAN  
立面圖

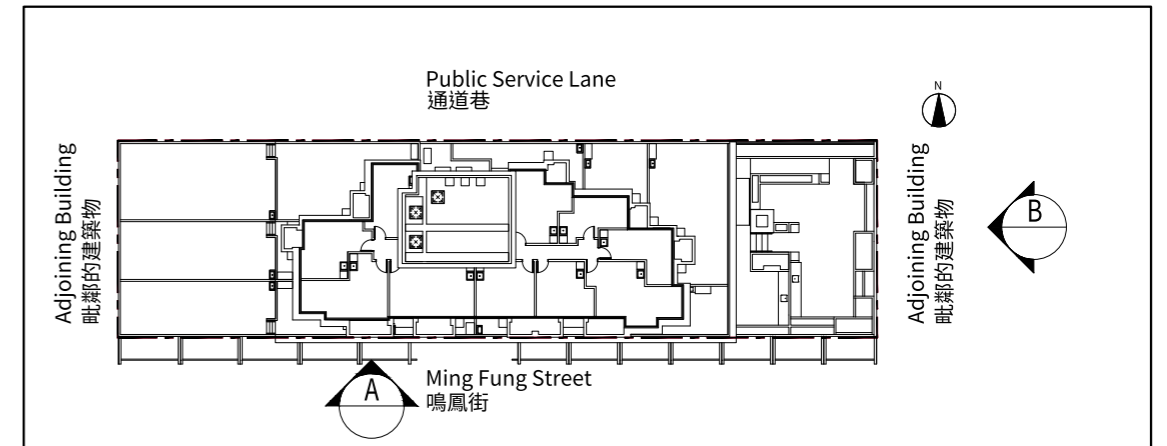


Elevation A  
A 立面圖



Elevation B  
B 立面圖

Key Plan 指示圖



Legend  
圖例

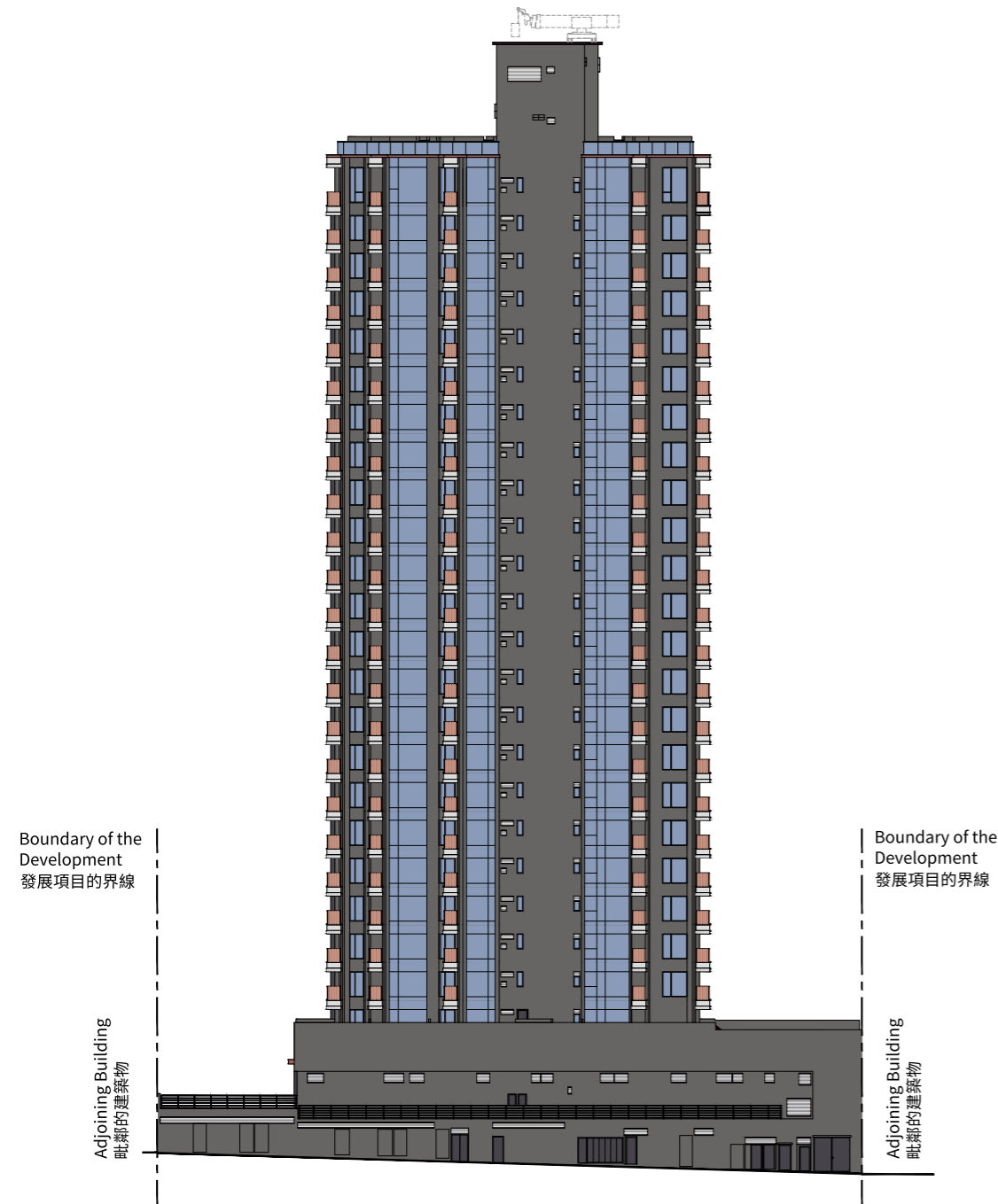
--- Boundary of the Development  
發展項目的界線

Authorized Person for the Development certified that the elevations shown on these plans:  
1. are prepared on the basis of the approved building plans for the Development as of 28 November 2024; and  
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：

1. 以2024年11月28日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

# ELEVATION PLAN 立面圖

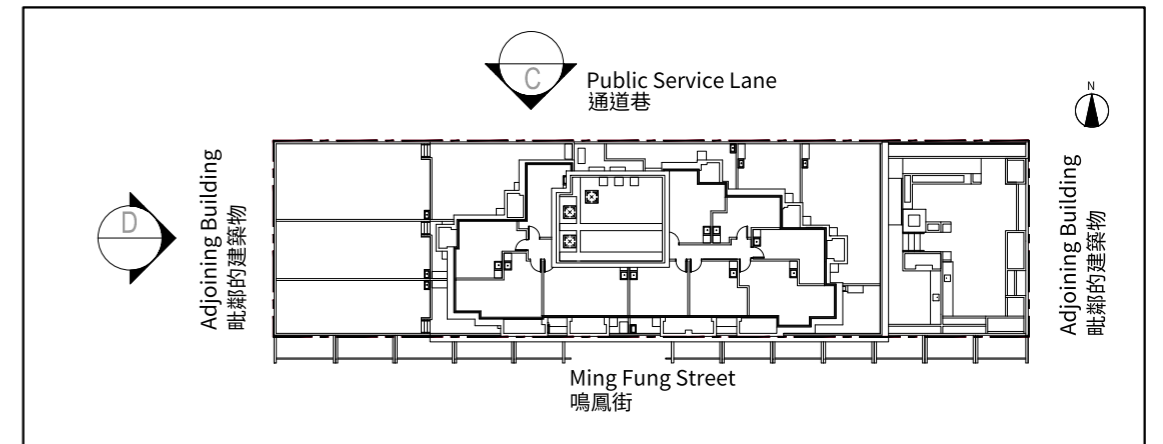


Elevation C  
C 立面圖



Elevation D  
D 立面圖

## Key Plan 指示圖



## Legend 圖例

--- Boundary of the Development  
發展項目的界線

Authorized Person for the Development certified that the elevations shown on these plans:  
1. are prepared on the basis of the approved building plans for the Development as of 28 November 2024; and  
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：

1. 以2024年11月28日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。



## 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 有上蓋遮蓋面積		Uncovered Area 沒有上蓋遮蓋面積		Total Area 總面積	
	sq. m. 平方米	sq. ft. 平方呎	sq. m. 平方米	sq. ft. 平方呎	sq. m. 平方米	sq. ft. 平方呎
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所 (包括供住客使用的任何康樂設施)	233.462	2513	158.188	1703	391.650	4216
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		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		Not Applicable 不適用	

Note : Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest square foot.

備註 : 以平方呎顯示之面積均依據 1 平方米=10.764 平方呎換算，並以四捨五入至整數。

## INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

### 閱覽圖則及公契

1. The address of the website on which copies of the outline zoning plans and development scheme plans relating to the Development are available is [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk).
  2. A copy of the latest draft of every deed of mutual covenant in respect of the specified residential property as at the date on which the specified residential property is offered to be sold is available for inspection at the place at which the specified residential property is offered to be sold.
  3. The inspection is free of charge.
1. 備有關於發展項目的分區計畫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](http://www.ozp.tpb.gov.hk)。
  2. 指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿存放在指明住宅物業的售樓處，以供閱覽。
  3. 無須為閱覽付費。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 1. EXTERIOR FINISHES

Item		Description	
(a)	External wall	Type of finishes	Podium : Paint, tiles, aluminium cladding, metal feature, metal louvre, curtain wall, glass wall, brick feature wall and aluminium metal canopy
			Residential Tower : Paint, tiles, aluminium cladding, curtain wall and metal louvre
(b)	Window	Material of Frame	Aluminium frame finished with fluorocarbon coating for all residential units
		Material of Glass	Insulated-Glass-Unit (IGU) with low-emissivity coating for all residential units
(c)	Bay window	Material	Not Applicable
		Finishes of Window Sill	Not Applicable
(d)	Planter	Type of finishes	Not Applicable
(e)	Verandah or balcony	Type of finishes	Balcony : Aluminium balustrade with aluminium handrail and metal barrier, curb finished with metal cladding
			Floor : Tiles
			Wall : Tiles and aluminium cladding (3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F Unit B, C, F, G, H & K only) Tiles (3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F Unit A, D, E & J only)
			Ceiling : Aluminium ceiling
		Whether balcony is covered	Yes
		Verandah	Not Applicable
(f)	Drying facilities for clothing	Type	Not Applicable
		Material	Not Applicable

Note : 4/F, 13/F, 14/F and 24/F are omitted.

### 1. 外部裝修物料

細項		描述	
(a)	外牆	裝修物料的類型	基座 : 油漆、磚、鋁飾板、金屬裝飾、金屬百葉、玻璃幕牆、玻璃牆、磚裝飾牆及鋁飾金屬檐篷
			住宅大樓 : 油漆、磚、鋁飾板、玻璃幕牆及金屬百葉
(b)	窗	框的用料	所有住宅單位為氟化碳塗料鋁窗框
		玻璃的用料	所有住宅單位為雙層中空玻璃配低幅射鍍膜
(c)	窗台	用料	不適用
		窗台板的裝修物料	不適用
(d)	花槽	裝修物料的類型	不適用
(e)	陽台或露台	裝修物料的類型	露台 : 設有鋁欄河配鋁扶手及金屬圍欄、圍邊以金屬飾板作飾面
			地板 : 磚
			牆壁 : 磚及鋁飾板 (只適用於3樓、5樓-12樓、15樓-23樓、25樓-28樓 B, C, F, G, H & K 單位) 磚 (只適用於3樓、5樓-12樓、15樓-23樓、25樓-28樓 A, D, E 及 J 單位)
			天花板 : 鋁天花
		露台是否有蓋	是
		陽台	不適用
(f)	乾衣設施	類型	不適用
		用料	不適用

備註：不設4樓、13樓、14樓及24樓。

## FITTINGS, FINISHES AND APPLIANCES

### 裝置、裝修物料及設備

#### 2. INTERIOR FINISHES

Item		Description				
			Wall	Floor	Ceiling	
(a)	Lobby	Type of Finishes	Entrance Lobby on Ground Floor	Spray granite paint, glass, plastic laminate and metal	Tiles and metal	Plywood false ceiling with plastic laminate and metal finishes and gypsum board false ceiling with emulsion paint finishes
			Lift Lobby on First Floor	Sintered stone, tiles, glass, plastic laminate and metal	Tiles and metal	Plywood false ceiling with plastic laminate and metal finishes and gypsum board false ceiling with emulsion paint finishes
			Lift Lobby on Residential Floor	Plastic laminate, metal, stone veneer	Reconstituted stone, tiles and metal	Plywood false ceiling with texture paint finishes and gypsum board false ceiling with emulsion paint finishes
			Wall		Ceiling	
(b)	Internal wall and ceiling	Type of Finishes	Living and Dining room	Emulsion paint, plastic laminate and metal (Except Unit J)	Finished with emulsion paint partly equipped with gypsum board ceiling bulkhead finished with emulsion paint	
				Emulsion paint (Unit J only)		
			Bedroom	Emulsion paint		

Note : 4/F, 13/F, 14/F and 24/F are omitted.

#### 2. 室內裝修物料

細項		描述				
			牆壁	地板	天花板	
(a)	大堂	裝修物料 的類型	地下住宅入口大堂	仿石漆、玻璃、膠板及金屬	磚及金屬	夾板配膠板及金屬飾面假天花及石膏板假天花並髹乳膠漆
			一樓升降機大堂	岩板、磚、玻璃、膠板及金屬	磚及金屬	夾板配膠板及金屬飾面假天花及石膏板假天花並髹乳膠漆
			住宅層升降機大堂	膠板、金屬及石材飾面	再造石、磚及金屬	特色漆假天花及石膏板假天花並髹乳膠漆
			牆壁		天花板	
(b)	內牆及天花板	裝修物料 的類型	客廳及飯廳	乳膠漆、膠板及金屬 (J單位除外)	乳膠漆。部分位置裝設石膏板假陣並髹乳膠漆	
				乳膠漆 (只適用於J單位)		
			睡房	乳膠漆		

備註：不設4樓、13樓、14樓及24樓。

## FITTINGS, FINISHES AND APPLIANCES

### 裝置、裝修物料及設備

#### 2. INTERIOR FINISHES

Item		Description				
				Floor	Skirting	
(c)	Internal floor	Material	Living and Dining room	Tiles	Timber skirting finished with paint	
			Bedroom	Tiles	Timber skirting finished with paint	
			Wall	Floor	Ceiling	
(d)	Bathroom	Type of finishes	Tiles	Tiles and Recostituted stone	Gypsum board false ceiling finished with emulsion paint	
		Whether the wall finishes run up to the ceiling	Run up to false ceiling level			
			Wall	Floor	Ceiling	Cooking Bench
(e)	Kitchen	Type of finishes	Laminated glass, tiles and plastic laminate	Tiles	Finished with emulsion paint partly equipped with gypsum board ceiling bulkhead finished with emulsion paint	Reconstituted stone
		Whether the wall finishes run up to the ceiling	Only in sink area			

Note : 4/F, 13/F, 14/F and 24/F are omitted.

#### 2. 室內裝修物料

細項		描述				
				地板	牆腳線	
(c)	內部地板	用料	客廳及飯廳	磚	油漆飾面木腳線	
			睡房	磚	油漆飾面木腳線	
			牆壁	地板	天花板	
(d)	浴室	裝修物料的類型	磚	磚及再造石	石膏板假天花 髹乳膠漆	
		牆壁的裝修物料是否鋪至天花板	鋪砌至假天花高度			
			牆壁	地板	天花板	灶台
(e)	廚房	裝修物料的類型	夾膠玻璃、磚、膠板	磚	乳膠漆。 部分位置裝設石膏板假陣並髹乳膠漆	再造石
		牆壁的裝修物料是否鋪至天花板	只提供於洗滌盆範圍內			

備註：不設4樓、13樓、14樓及24樓。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 3. INTERIOR FITTINGS

Item		Description			
		Material	Finishes	Accessories	
(a)	Doors	Main entrance door	Fire rated solid core timber door	Plastic laminate	Electronic lockset, concealed door closer, door viewer and concealed door hinges
		Balcony door	Aluminium frame with glass door	Glass and aluminium with fluorocarbon coating	Door stopper, lockset with handle and sliding track (3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F Unit A- E only)
			Aluminium frame with glass door	Glass and aluminium with fluorocarbon coating	Door stopper, lockset with handle and door hinge (3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F Unit F, G, H, J & K only)
		Flat roof door at 2/F	Aluminium frame with glass door	Glass and aluminium with fluorocarbon coating	Door stopper, lockset with handle and sliding track (2/F Unit A- E only)
			Aluminium frame with glass door	Glass and aluminium with fluorocarbon coating	Door stopper, lockset with handle and door hinge (2/F Unit A, F, G, H, J & K only)
		Roof gate	Metal door	Metal	Lockset, handle and door hinge
		Bedroom door	Hollow core timber door	Plastic Laminate	Lockset, door hinges, door stopper and handle
		Bathroom door	Hollow core timber door with timber louvre (Except Unit G and H)	Plastic laminate (Except Unit H and G)	Lockset, door hinges, door stopper and handle (Except Unit G and H)
Glass door with metal louvre (Unit G and H only)	Glass and metal (Unit G and H only)		Lockset, handle and sliding track (Unit G and H only)		

Note : 4/F, 13/F, 14/F and 24/F are omitted.

### 3. 室內裝置

細項		描述			
		用料	裝修物料	配件	
(a)	門	單位大門	實心防火木門	膠板	電子門鎖、暗氣鼓、防盜眼及暗門鉸
		露台門	鋁質框配玻璃門	玻璃及氟化碳塗料鋁質	門頂, 門鎖連把手及趟路軌 (只適用於3樓、5樓-12樓、15樓-23樓、25樓-28樓 A-E單位)
			鋁質框配玻璃門	玻璃及氟化碳塗料鋁質	門頂, 門鎖連把手及門鉸 (只適用於3樓、5樓-12樓、15樓-23樓、25樓-28樓 F, G, H, J & K單位)
		2樓平台門	鋁質框配玻璃門	玻璃及氟化碳塗料鋁質	門頂, 門鎖連把手及趟路軌 (只適用於2樓A-E單位)
			鋁質框配玻璃門	玻璃及氟化碳塗料鋁質	門頂, 門鎖連把手及門鉸 (只適用於2樓A, F, G, H, J & K單位)
		天台閘	金屬門	金屬	門鎖、把手及門鉸
		睡房門	空心木門	膠板	門鎖、門鉸、門頂及把手
		浴室門	空心木門連木百葉 (G及H單位除外)	膠板 (G及H單位除外)	門鎖、門鉸、門頂及把手 (G及H單位除外)
玻璃趟門連金屬百葉 (只適用於G及H單位)	玻璃及金屬 (只適用於G及H單位)		門鎖、把手及趟路軌 (只適用於G及H單位)		

備註：不設4樓、13樓、14樓及24樓。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 3. INTERIOR FITTINGS

Item	Description				
		Fittings and equipment	Type	Material	
(b) Bathroom	(i) Type and material of fittings and equipment	Cabinet	Basin countertop	Solid surface material	
			Basin cabinet	Timber basin cabinet finished with plastic laminate and metal	
			Hanging cabinet	Timber cabinet finished with plastic laminate, metal, metal frame and mirror	
		Bathroom fittings	Wash basin mixer	Powder coated	
			Water closet	Vitreous China	
			Wash basin	Solid surface material	
			Shower set	Powder coated	
			Shower compartment	Clear tempered glass	
			Paper holder	Powder coated	
			Shelf	Powder coated	
			Robe Hook (Except Unit G and H)	Powder coated	
		(ii) Type and material of water supply system	Please refer to "3.(j) Water Supply" below		
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Shower set	Powder coated
		(iv) Size of bath tub (if applicable)	Not provided		

Note : 4/F, 13/F, 14/F and 24/F are omitted.

### 3. 室內裝置

細項	描述				
		裝置及設備	類型	用料	
(b) 浴室	(i) 裝置及設備的類型及用料	櫃	洗手盆檯面	實心面板	
			洗手盆櫃	木製洗手盆櫃配膠板及金屬	
			吊櫃	木製櫃配膠板、金屬、金屬框及鏡	
		潔具	洗手盆水龍頭	粉末塗層	
			坐廁	搪瓷	
			洗手盆	實心面板	
			花灑套裝	粉末塗層	
			淋浴間	強化清玻璃	
			廁紙架	粉末塗層	
			層板	粉末塗層	
			掛鈎 (G及H單位除外)	粉末塗層	
		(ii) 供水系統的類型及用料	請參閱下文「3.(j) 供水」一欄		
		(iii) 沐浴設施 (包括花灑或浴缸 (如適用的話))	花灑	花灑套裝	粉末塗層
		(iv) 浴缸大小 (如適用的話)	沒有提供		

備註：不設4樓、13樓、14樓及24樓。

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

### 3. INTERIOR FITTINGS

Item		Description			
		Material			
(c)	Kitchen	(i) Sink unit	Stainless steel		
		(ii) Water supply system	Copper water pipes for both hot and cold water		
			<b>Material</b>	<b>Finishes</b>	
		(iii) Kitchen cabinet	Timber cabinet	Plastic laminate and metal	
		(iv) Type of all other fittings and equipment	<b>Fire service installations and equipment</b>	All units with open kitchen are fitted with the following fire services installations and equipment: sprinkler heads in the open kitchen and smoke detectors near open kitchen	
			<b>Other fittings</b>	Chrome plated sink mixer	
	<b>Other equipment</b>	For the appliances brand name and model number, please refer to the "Appliances Schedule"			

Note : 4/F, 13/F, 14/F and 24/F are omitted.

### 3. 室內裝置

細項		描述			
		用料			
(c)	廚房	(i) 洗滌盆	不銹鋼		
		(ii) 供水系統	冷熱水喉均為銅喉		
			<b>用料</b>	<b>裝修物料</b>	
		(iii) 廚櫃	木製廚櫃	膠板及金屬	
		(iv) 所有其他裝置及設備的類型	<b>消防裝置及設備</b>	所有開放式廚房的單位配置以下消防裝置及設備： 開放式廚房內的消防花灑頭及開放式廚房附近的煙霧感應器	
			<b>其他裝置的類型</b>	鍍鉻水龍頭	
	<b>其他設備的類型</b>	有關設備之品牌及型號，請參閱「設備說明」			

備註：不設4樓、13樓、14樓及24樓。



## FITTINGS, FINISHES AND APPLIANCES

### 裝置、裝修物料及設備

#### 3. INTERIOR FITTINGS

Item		Description				
		Fittings	Type	Material		
(d)	Bedroom	Type and material of Fittings (including built-in wardrobe)	Built-in wardrobe	Not Applicable	Not Applicable	
			Other fittings	Not Applicable	Not Applicable	
(e)	Telephone	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"			
(f)	Aerials	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"			
(g)	Electrical Installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets		
			Safety devices	Three phase electricity supply with miniature circuit breaker distribution board		
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed Other than those parts of the conduits concealed within concrete, the rest of them are exposed The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials			
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"			

Note : 4/F, 13/F, 14/F and 24/F are omitted.

#### 3. 室內裝置

細項		描述				
		裝置	類型	用料		
(d)	睡房	裝置 (包括嵌入式衣櫃) 的類型及用料	嵌入式衣櫃	不適用	不適用	
			其他裝置	不適用	不適用	
(e)	電話	接駁點的位置及數目	請參閱「住宅物業的機電裝置數目表」			
(f)	天線	接駁點的位置及數目	請參閱「住宅物業的機電裝置數目表」			
(g)	電力裝置	(i) 供電附件 (包括安全裝置)	供電附件	提供電掣及電插座之面板		
			安全裝置	三相電力配電箱並裝妥微型斷路器		
		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露 外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏			
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「住宅物業的機電裝置數目表」			

備註：不設4樓、13樓、14樓及24樓。

## FITTINGS, FINISHES AND APPLIANCES

### 裝置、裝修物料及設備

#### 3. INTERIOR FITTINGS

Item		Description			
(h)	Gas supply	Type	Not Applicable		
		System	Not Applicable		
		Location	Not Applicable		
(i)	Washing Machine Connection Point	Location	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"		
		Design	Drain point and water point are provided for washer dryer		
(j)	Water Supply	(i) Material of water pipes	Cold water supply	Copper	
			Hot water supply	Copper	
			Flushing water supply	UPVC	
		(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed Other than those parts of the water pipes concealed within wall finishes, the rest of them are exposed The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, concrete trench, non-concrete partition walls, designated pipe ducts or other materials		
			(iii) Whether hot water is available		Hot water supply to open kitchen and bathroom

Note : 4/F, 13/F, 14/F and 24/F are omitted.

#### 3. 室內裝置

細項		描述			
(h)	氣體供應	類型	不適用		
		系統	不適用		
		位置	不適用		
(i)	洗衣機接駁點	位置	請參閱「住宅物業的機電裝置數目表」		
		設計	設有洗衣乾衣機來、去水接駁喉位		
(j)	供水	(i) 水管的用料	冷水喉	銅	
			熱水喉	銅	
			沖廁供水系統	低塑性聚氯乙烯	
		(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露 除部分隱藏於牆身裝修物料內之水管外，其他部分的水管均為外露 外露的水管可能被假天花、假陣、貯存櫃、覆面、混凝土坑道、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏		
			(iii) 有否熱水供應		開放式廚房及浴室有熱水供應

備註：不設4樓、13樓、14樓及24樓。

## FITTINGS, FINISHES AND APPLIANCES

### 裝置、裝修物料及設備

#### 4. MISCELLANEOUS

Item		Description			
		Residential lift			
(a)	Lifts	(i) Brand name and model number	Brand Name	Hitachi	
			Model Number	MCA-850-CO150	
		(ii) Number and floors served by them	Number of lifts	2	
			Floor served by the lifts	Lift No. 1 : G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F and R/F Lift No. 2 : G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F and 25/F-28/F	
(b)	Letter box	Material	Stainless steel and Wooden Plastic Laminated		
(c)	Refuse collection	(i) Means of refuse collection	Collected by cleaners		
		(ii) Location of refuse room	Refuse Storage and Material Recovery Room is located in the common area of 2/F-3/F, 5/F-12/F, 15/F-23/F and 25/F-28/F Refuse Storage and Material Recovery Chamber is located on G/F		
		Water meter	Electricity meter	Gas meter	
(d)	Water meter, electricity meter and gas meter	(i) Location	Common water meter room on each floor	Common Electricity meter room on each floor	Not Applicable
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Not Applicable

Note : 4/F, 13/F, 14/F and 24/F are omitted.

#### 4. 雜項

細項		描述			
		住宅升降機			
(a)	升降機	(i) 品牌名稱及產品型號	品牌名稱	日立	
			產品型號	MCA-850-CO150	
		(ii) 升降機的數目及到達的樓層	升降機的數目	2	
			到達的樓層	升降機1號 : 地下、1樓-3樓、5樓-12樓、15樓-23樓、25樓-28樓及天台 升降機2號 : 地下、1樓-3樓、5樓-12樓、15樓-23樓及25樓-28樓	
(b)	信箱	用料	不銹鋼及木防火膠板		
(c)	垃圾收集	(i) 垃圾收集的方法	由清潔工人收集		
		(ii) 垃圾房的位置	2樓至3樓、5樓至12樓、15樓至23樓及25樓至28樓之公用地方均設有垃圾收集及物料回收室 中央垃圾收集及物料回收房設於地下		
		水錶	電錶	氣體錶	
(d)	水錶、電錶及氣體錶	(i) 位置	每層之公用水錶房	每層之公用電錶房	不適用
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	不適用

備註：不設4樓、13樓、14樓及24樓。

## FITTINGS, FINISHES AND APPLIANCES

### 裝置、裝修物料及設備

#### 5. SECURITY FACILITIES

Item	Description	
Security system and equipment (including details of built-in provisions and their locations)	Access control and security system	Visitor intercom panel with QR code reader and card reader for access control are provided at residential entrance lobby on G/F. QR code reader and card reader for access control is provided at lobby of clubhouse on 1/F and lifts.
	CCTV	CCTV system is provided at residential entrance lobby on G/F, lift lobby on 1/F, lifts, clubhouse, R/F corridor and landscape area and connected to caretaker's counter

#### 6. APPLIANCES

Item	Description
Brand name and model number	For the brand name and model number of appliances, please refer to the "Appliances Schedule"

In relation to items 4(a) and 6 in the Development specified in the table above, the Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

Note : 4/F, 13/F, 14/F and 24/F are omitted.

#### 5. 保安設施

細項	描述	
保安系統及設備 (包括嵌入式的裝備的細節及其位置)	入口通道控制及保安系統	用於入口通道控制的訪客對講機、二維碼掃描器及讀咭器設於地下住宅入口大堂 用於入口通道控制的二維碼掃描器及讀咭器設於1樓會所大堂及升降機
	閉路電視	地下住宅入口大堂、1樓升降機大堂、升降機、會所、天台走廊及園景均設有閉路電視系統並連接至管理員櫃檯

#### 6. 設備

細項	描述
品牌名稱及產品型號	有關設備之品牌名稱及產品型號，請參閱「設備說明」

就上表所指明的發展項目中的第4(a)及6細項，賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註：不設4樓、13樓、14樓及24樓。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### APPLIANCES SCHEDULE 設備說明

Location 位置	Appliances 設備	Brand Name 品牌	Model No. 型號	Floor and Unit 樓層及單位										
				2/F 2樓										
				A	B	C	D	E	F	G	H	J	K	
Living Room / Dining Room 客廳 / 飯廳	Router 路由器	TP-Link	ER605 V2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Google Home Unit	Google	GA00781-GB	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Refrigerator 雪櫃	DE DIETRICH	DRP1906JE	✓	-	-	-	-	-	-	-	-	-	-
			DRS2022J	-	-	-	-	-	✓	✓	✓	-	✓	
			DRS604MU1	-	-	-	-	-	-	-	-	✓	-	
	Steam Oven 蒸焗爐	DE DIETRICH	DKR7580A	-	-	-	-	-	✓	✓	✓	✓	✓	
Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E21LCD	-	-	-	-	-	-	-	-	✓	-	-	
Living Room / Dining Room 客廳 / 飯廳	Split-type Air-Conditioning (Indoor Unit) 分體式空調機 (室內機)	Daikin 大金	FTXS50LVMN	-	-	-	-	-	-	-	-	-	✓	-
			FTXS50KAVMN	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓
Bedroom 1 睡房 1			FTXS35KVMN	✓	-	-	✓	✓	-	-	-	-	-	-
Bedroom 2 睡房 2			FTXS25KVMN	-	✓	✓	-	-	✓	✓	✓	✓	-	✓
			FTXS25KVMN	✓	-	-	✓	✓	-	-	-	-	-	-
Flat Roof 平台	Split-type Air-Conditioning (Outdoor Unit) 分體式空調機 (室外機)	Daikin 大金	RXS50LVMN	-	-	-	-	-	-	-	-	-	✓	-
			3MXS80AA	-	-	-	-	-	✓	-	✓	-	✓	
			4MXS100AA	✓	-	-	-	✓	-	✓	-	-	-	
	Washer Dryer 洗衣乾衣機	DE DIETRICH	DLZ8485U	✓	-	-	✓	✓	-	-	-	-	-	
2/F Common Flat Roof 2樓公共平台	Split-type Air-Conditioning (Outdoor Unit) 分體式空調機 (室外機)	Daikin 大金	3MXS80AA	-	✓	✓	-	-	-	-	-	-	-	
			4MXS100AA	-	-	-	✓	-	-	-	-	-	-	

The Vendor undertakes that if appliances of the specified brand name or model number 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。

Note: "✓" denotes "provided". "-" denotes "not provided".

備註：符號"✓"表示"提供"。符號"-"表示"不提供"。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### APPLIANCES SCHEDULE 設備說明

Location 位置	Appliances 設備	Brand Name 品牌	Model No. 型號	Floor and Unit 樓層及單位										
				2/F 2樓										
				A	B	C	D	E	F	G	H	J	K	
Open Kitchen 開放式廚房	Induction Hob 電磁爐	DE DIETRICH	DPI7361XH	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Cooker Hood 抽油煙機	DE DIETRICH	DHT6605X	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Steam Oven 蒸焗爐	DE DIETRICH	DKR7580A	✓	✓	✓	✓	✓	-	-	-	-	-	-
	Washer Dryer 洗衣乾衣機	DE DIETRICH	DLZ8485U	-	✓	✓	-	-	✓	✓	✓	✓	✓	✓
	Refrigerator 雪櫃	DE DIETRICH	DRP1906JE	-	-	-	✓	✓	-	-	-	-	-	-
			DRS2022J	-	✓	✓	-	-	-	-	-	-	-	-
	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	✓	-	-	✓	✓	-	-	-	-	-	-
Bathroom 浴室	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E21LCD	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓
	Exhaust Fan 排氣扇	Panasonic 樂聲	FV-18NS3H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

The Vendor undertakes that if appliances of the specified brand name or model number 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。

Note: "✓" denotes "provided". "-" denotes "not provided".

備註：符號"✓"表示"提供"。符號"-"表示"不提供"。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### APPLIANCES SCHEDULE 設備說明

Location 位置	Appliances 設備	Brand Name 品牌	Model No. 型號	Floor and Unit 樓層及單位										
				3/F, 5/F-12/F, 15/F-23/F & 25/F-28/F 3樓、5樓-12樓、15樓-23樓及25樓-28樓										
				A	B	C	D	E	F	G	H	J	K	
Living Room / Dining Room 客廳 / 飯廳	Router 路由器	TP-Link	ER605 V2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Google Home Unit	Google	GA00781-GB	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Refrigerator 雪櫃	DE DIETRICH	DRP1906JE	✓	-	-	-	-	-	-	-	-	-	-
			DRS2022J	-	-	-	-	-	✓	✓	✓	-	✓	
			DRS604MU1	-	-	-	-	-	-	-	-	✓	-	
	Steam Oven 蒸焗爐	DE DIETRICH	DKR7580A	-	-	-	-	-	✓	✓	✓	✓	✓	
Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E21LCD	-	-	-	-	-	-	-	-	✓	-	-	
Living Room / Dining Room 客廳 / 飯廳	Split-type Air-Conditioning (Indoor Unit) 分體式空調機 (室內機)	Daikin 大金	FTXS50LVMN	-	-	-	-	-	-	-	-	-	✓	-
			FTXS50KAVMN	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓
Bedroom 1 睡房 1			FTXS35KVMN	✓	-	-	✓	✓	-	-	-	-	-	-
Bedroom 2 睡房 2			FTXS25KVMN	-	✓	✓	-	-	✓	✓	✓	✓	-	✓
			FTXS25KVMN	✓	-	-	✓	✓	-	-	-	-	-	-
Balcony 露台			Washer Dryer 洗衣乾衣機	DE DIETRICH	DLZ8485U	✓	-	-	✓	✓	-	-	-	-
Air-Conditioning Platform 空調機平台	Split-type Air-Conditioning (Outdoor Unit) 分體式空調機 (室外機)	Daikin 大金	RXS50LVMN	-	-	-	-	-	-	-	-	-	✓	-
			3MXS80AA	-	✓	✓	-	-	✓	-	✓	-	✓	
			4MXS100AA	✓	-	-	✓	✓	-	✓	-	-	-	-

The Vendor undertakes that if appliances of the specified brand name or model number 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。

Notes : 1. "✓" denotes "provided". "-" denotes "not provided".

2. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 符號"✓"表示"提供"。符號"-"表示"不提供"。

2. 不設4樓、13樓、14樓及24樓。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### APPLIANCES SCHEDULE 設備說明

Location 位置	Appliances 設備	Brand Name 品牌	Model No. 型號	Floor and Unit 樓層及單位										
				3/F, 5/F-12/F, 15/F-23/F & 25/F-28/F 3樓、5樓-12樓、15樓-23樓及25樓-28樓										
				A	B	C	D	E	F	G	H	J	K	
Open Kitchen 開放式廚房	Induction Hob 電磁爐	DE DIETRICH	DPI7361XH	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Cooker Hood 抽油煙機	DE DIETRICH	DHT6605X	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Steam Oven 蒸焗爐	DE DIETRICH	DKR7580A	✓	✓	✓	✓	✓	-	-	-	-	-	-
	Washer Dryer 洗衣乾衣機	DE DIETRICH	DLZ8485U	-	✓	✓	-	-	✓	✓	✓	✓	✓	✓
	Refrigerator 雪櫃	DE DIETRICH	DRP1906JE	-	-	-	✓	✓	-	-	-	-	-	-
			DRS2022J	-	✓	✓	-	-	-	-	-	-	-	-
	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	✓	-	-	✓	✓	-	-	-	-	-	-
Bathroom 浴室	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E21LCD	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓
	Exhaust Fan 排氣扇	Panasonic 樂聲	FV-18NS3H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

The Vendor undertakes that if appliances of the specified brand name or model number 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。

Notes : 1. "✓" denotes "provided". "-" denotes "not provided".

2. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 符號"✓"表示"提供"。符號"-"表示"不提供"。

2. 不設4樓、13樓、14樓及24樓。



# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

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

#### 住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位									
		2/F 2樓									
		A	B	C	D	E	F	G	H	J	K
Living Room / Dining Room 客廳 / 飯廳	Lighting Switch 燈掣	4	4	4	4	4	4	3	4	3	4
	Lighting Point 燈位	3	2	2	2	3	3	2	2	3	2
	TV&FM Outlet 電視及電台天線插座	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1
	Data Point 網絡插座	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet For Refrigerator 雪櫃13A單位電插座	1	-	-	-	-	1	1	1	1	1
	Switch For Air-Conditioning Unit 冷氣機開關掣	1	1	1	1	1	1	1	1	1	1
	Switch For Electrical Water Heater 電熱水爐開關掣	1	1	1	1	1	1	-	1	1	1
	Switch For Exhaust Fan 排氣扇開關掣	1	1	1	1	1	1	-	1	1	1
	13A Twin Socket Outlet With USB Outlet 13A雙位電插座連USB插座	3	3	3	3	3	3	2	3	2	3
	13A Twin Socket Outlet 13A雙位電插座	2	-	-	2	-	2	2	2	2	2
	Miniature Circuit Breaker Board 配電箱	1	-	-	-	-	-	-	-	-	-
	Smoke Detector 煙霧感應器	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit 接線座	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet with USB Outlet 13A單位電插座連USB插座	1	1	1	1	1	1	1	1	1	1
	Telephone and Data Outlet 電話及數據插座	1	-	-	1	-	1	1	1	1	1
	Wireless Charger 無線充電器	1	1	1	1	1	1	1	1	1	1
	Connection unit for Steam Oven 蒸焗爐接線蘇	-	-	-	-	-	1	1	1	1	1
Triple Pole & Neutral Isolating Switch For Electrical Water Heater 電熱水爐三極隔離開關掣	-	-	-	-	-	-	-	1	-	-	

The Vendor undertakes that if appliances of the specified brand name or model number 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。

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於單位內機電裝置的數量。符號“-”表示“不提供”。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

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

#### 住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位									
		2/F 2樓									
		A	B	C	D	E	F	G	H	J	K
Bedroom 1 睡房 1	Lighting Switch 燈掣	1	1	1	1	1	1	2	1	-	1
	Lighting Point 燈位	2	1	1	1	1	1	1	1	-	1
	TV&FM Outlet 電視及電台天線插座	1	1	1	1	1	1	1	1	-	1
	Switch For Air-Conditioning Unit 空調機開關掣	1	1	1	1	1	1	1	1	-	1
	13A Single Socket Outlet with USB 13A單位電插座連USB插座	1	1	1	1	1	1	1	1	-	1
	Fused Spur Unit 接線座	2	1	1	1	2	1	2	1	-	1
	Data Point 網絡插座	1	1	1	1	1	1	1	1	-	1
	13A Twin Socket Outlet 13A雙位電插座	1	-	-	1	1	-	-	-	-	-
	13A Twin Socket Outlet with USB Outlet 13A雙位電插座連USB插座	1	1	1	1	1	1	1	1	-	1
	Switch For Electrical Water Heater 電熱水爐開關掣	-	-	-	-	-	-	1	-	-	-
	Switch For Exhaust Fan 排氣扇開關掣	-	-	-	-	-	-	1	-	-	-
Bedroom 2 睡房 2	Lighting Switch 燈掣	1	-	-	1	1	-	-	-	-	-
	Lighting Point 燈位	1	-	-	1	1	-	-	-	-	-
	TV&FM Outlet 電視及電台天線插座	1	-	-	1	1	-	-	-	-	-
	Switch For Air-Conditioning Unit 空調機開關掣	1	-	-	1	1	-	-	-	-	-
	Fused Spur Unit 接線座	1	-	-	1	1	-	-	-	-	-
	13A Single Socket Outlet with USB 13A單位電插座連USB插座	1	-	-	1	1	-	-	-	-	-
	Data Point 網絡插座	1	-	-	1	1	-	-	-	-	-
	13A Twin Socket Outlet with USB Outlet 13A雙位電插座連USB插座	1	-	-	1	1	-	-	-	-	-

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

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於單位內機電裝置的數量。符號“-”表示“不提供”。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

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

#### 住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位									
		2/F 2樓									
		A	B	C	D	E	F	G	H	J	K
Open Kitchen 開放式廚房	Fused Spur Unit For Cooker Hood 抽油煙機接線座	1	1	1	1	1	1	1	1	1	1
	Connection Unit For Steam Oven 蒸焗爐接線蘇	1	1	1	1	1	-	-	-	-	-
	13A Single Socket Outlet For Refrigerator 雪櫃13A單位電插座	-	1	1	1	1	-	-	-	-	-
	13A Single Socket Outlet For Washer Dryer 洗衣乾衣機13A單位電插座	-	1	1	-	-	1	1	1	1	1
	Connection Unit with Double Pole Switch For Induction Hob 電磁爐雙極開關掣連接線蘇	1	1	1	1	1	1	1	1	1	1
	Double Pole & Neutral Isolation Switch For Electrical Water Heater 電熱水爐雙極隔離開關掣	1	-	-	1	1	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座	-	2	2	-	2	-	-	-	-	-
	13A Twin Socket Outlet With USB Outlet 13A雙位電插座連USB插座	1	1	1	1	1	1	2	1	2	1
	Fused Spur Unit For Cabinet Light 櫃燈接線座	1	1	1	1	1	1	1	1	1	1
	Miniature Circuit Breaker Board 配電箱	-	1	1	1	1	1	1	1	1	1
	Water Outlet Connection Point for Washer Dryer 洗衣乾衣機去水位	-	1	1	-	-	1	1	1	1	1
	Water Inlet Connection Point for Washer Dryer 洗衣乾衣機來水位	-	1	1	-	-	1	1	1	1	1
	Telephone and Data Outlet 電話及數據插座	-	1	1	-	1	-	-	-	-	-
	Sprinkler Head 消防花灑頭	3	3	3	3	3	2	3	3	3	3
Lighting Point 燈位	1	1	1	-	-	-	1	1	-	1	

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

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於單位內機電裝置的數量。符號“-”表示“不提供”。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

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

#### 住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位									
		2/F 2樓									
		A	B	C	D	E	F	G	H	J	K
Bathroom 浴室	Lighting Point 燈位	3	3	3	3	3	3	3	3	3	3
	13A Single Socket Outlet With USB Outlet 13A單位電插座連USB插座	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit For Cabinet Light 櫃燈接線座	2	2	2	2	2	2	2	2	2	2
	Fused Spur Unit For Exhaust Fan 排氣扇接線座	1	1	1	1	1	1	1	1	1	1
	Triple Pole & Neutral Isolating Switch For Electrical Water Heater 電熱水爐三極隔離開關掣	1	1	1	1	1	1	1	-	1	1
Flat Roof 平台	Lighting Point 燈位	3	2	2	3	11	10	14	5	4	7
	20A Double Pole Weatherproof Switch For Split-type Air-Conditioning Outdoor Unit 20A 分體式空調室外機雙極防水開關掣	1	-	-	-	1	1	1	1	1	1
	13A Single Weatherproof Socket Outlet 13A單位防水電插座	1	1	1	1	1	1	1	1	1	1
	13A Single Weatherproof Socket Outlet For Washer Dryer 洗衣乾衣機13A單位防水電插座	1	-	-	1	1	-	-	-	-	-
	Water Outlet Connection Point for Washer Dryer 洗衣乾衣機去水位	1	-	-	1	1	-	-	-	-	-
	Water Inlet Connection Point for Washer Dryer 洗衣乾衣機來水位	1	-	-	1	1	-	-	-	-	-
2/F Common Flat Roof 2樓公共平台	20A Double Pole Weatherproof Switch For Split-type Air-Conditioning Outdoor Unit 20A 分體式空調室外機雙極防水開關掣	-	1	1	1	-	-	-	-	-	-

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Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於單位內機電裝置的數量。符號“-”表示“不提供”。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

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

#### 住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位									
		3/F, 5/F-12/F, 15/F-23/F & 25/F-28/F 3樓、5樓-12樓、15樓-23樓及25樓-28樓									
		A	B	C	D	E	F	G	H	J	K
Living Room / Dining Room 客廳 / 飯廳	Lighting Switch 燈掣	4	4	4	4	4	4	3	4	3	4
	Lighting Point 燈位	3	2	2	2	3	3	2	2	3	2
	TV&FM Outlet 電視及電台天線插座	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1
	Data Point 網絡插座	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet For Refrigerator 雪櫃13A單位電插座	1	-	-	-	-	1	1	1	1	1
	Switch For Air-Conditioning Unit 空調機開關掣	1	1	1	1	1	1	1	1	1	1
	Switch For Electrical Water Heater 電熱水爐開關掣	1	1	1	1	1	1	-	1	1	1
	Switch For Exhaust Fan 排氣扇開關掣	1	1	1	1	1	1	-	1	1	1
	13A Twin Socket Outlet With USB Outlet 13A雙位電插座連USB插座	3	3	3	3	3	3	2	3	2	3
	13A Twin Socket Outlet 13A雙位電插座	2	-	-	2	-	2	2	2	2	2
	Miniature Circuit Breaker Board 配電箱	1	-	-	-	-	-	-	-	-	-
	Smoke Detector 煙霧感應器	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit 接線座	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet with USB Outlet 13A單位電插座連USB插座	1	1	1	1	1	1	1	1	1	1
	Telephone and Data Outlet 電話及數據插座	1	-	-	1	-	1	1	1	1	1
	Wireless Charger 無線充電器	1	1	1	1	1	1	1	1	1	1
	Connection Unit For Steam Oven 蒸焗爐接線蘇	-	-	-	-	-	1	1	1	1	1
Triple Pole & Neutral Isolating Switch For Electrical Water Heater 電熱水爐三極隔離開關掣	-	-	-	-	-	-	-	1	-	-	

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

Notes : 1. The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-" denotes "not provided".

2. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 "不提供"。

2. 不設4樓、13樓、14樓及24樓。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

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

#### 住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位									
		3/F, 5/F-12/F, 15/F-23/F & 25/F-28/F 3樓、5樓-12樓、15樓-23樓及25樓-28樓									
		A	B	C	D	E	F	G	H	J	K
Bedroom 1 睡房 1	Lighting Switch 燈掣	1	1	1	1	1	1	2	1	-	1
	Lighting Point 燈位	2	1	1	1	1	1	1	1	-	1
	TV&FM Outlet 電視及電台天線插座	1	1	1	1	1	1	1	1	-	1
	Switch For Air-Conditioning Unit 空調機開關掣	1	1	1	1	1	1	1	1	-	1
	13A Single Socket Outlet with USB 13A單位電插座連USB插座	1	1	1	1	1	1	1	1	-	1
	Fused Spur Unit 接線座	2	1	1	1	2	1	2	1	-	1
	Data Point 網絡插座	1	1	1	1	1	1	1	1	-	1
	13A Twin Socket Outlet 13A雙位電插座	1	-	-	1	1	-	-	-	-	-
	13A Twin Socket Outlet with USB Outlet 13A雙位電插座連USB插座	1	1	1	1	1	1	1	1	-	1
	Switch For Electrical Water Heater 電熱水爐開關掣	-	-	-	-	-	-	1	-	-	-
Switch For Exhaust Fan 排氣扇開關掣	-	-	-	-	-	-	1	-	-	-	
Bedroom 2 睡房 2	Lighting Switch 燈掣	1	-	-	1	1	-	-	-	-	-
	Lighting Point 燈位	1	-	-	1	1	-	-	-	-	-
	TV&FM Outlet 電視及電台天線插座	1	-	-	1	1	-	-	-	-	-
	Switch For Air-Conditioning Unit 空調機開關掣	1	-	-	1	1	-	-	-	-	-
	Fused Spur Unit 接線座	1	-	-	1	1	-	-	-	-	-
	13A Single Socket Outlet with USB 13A單位電插座連USB插座	1	-	-	1	1	-	-	-	-	-
	Data Point 網絡插座	1	-	-	1	1	-	-	-	-	-
13A Twin Socket Outlet with USB Outlet 13A雙位電插座連USB插座	1	-	-	1	1	-	-	-	-	-	

The Vendor undertakes that if appliances of the specified brand name or model number 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。

Notes : 1. The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-" denotes "not provided".

2. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 "不提供"。

2. 不設4樓、13樓、14樓及24樓。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

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

#### 住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位									
		3/F, 5/F-12/F, 15/F-23/F & 25/F-28/F 3樓、5樓-12樓、15樓-23樓及25樓-28樓									
		A	B	C	D	E	F	G	H	J	K
Open Kitchen 開放式廚房	Fused Spur Unit For Cooker Hood 抽油煙機接線座	1	1	1	1	1	1	1	1	1	1
	Connection Unit For Steam Oven 蒸焗爐接線蘇	1	1	1	1	1	-	-	-	-	-
	13A Single Socket Outlet For Refrigerator 雪櫃13A單位電插座	-	1	1	1	1	-	-	-	-	-
	13A Single Socket Outlet For Washer Dryer 洗衣乾衣機13A單位電插座	-	1	1	-	-	1	1	1	1	1
	Connection Unit with Double Pole Switch For Induction Hob 電磁爐雙極開關掣連接線蘇	1	1	1	1	1	1	1	1	1	1
	Double Pole & Neutral Isolating Switch For Electrical Water Heater 電熱水爐雙極隔離開關掣	1	-	-	1	1	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座	-	2	2	-	2	-	-	-	-	-
	13A Twin Socket Outlet With USB Outlet 13A雙位電插座連USB插座	1	1	1	1	1	1	2	1	2	1
	Fused Spur Unit For Cabinet Light 櫃燈接線座	1	1	1	1	1	1	1	1	1	1
	Miniature Circuit Breaker Board 配電箱	-	1	1	1	1	1	1	1	1	1
	Water Outlet Connection Point for Washer Dryer 洗衣乾衣機去水位	-	1	1	-	-	1	1	1	1	1
	Water Inlet Connection Point for Washer Dryer 洗衣乾衣機來水位	-	1	1	-	-	1	1	1	1	1
	Telephone and Data Outlet 電話及數據插座	-	1	1	-	1	-	-	-	-	-
	Sprinkler Head 消防花灑頭	3	3	3	3	3	2	3	3	3	3
Lighting Point 燈位	1	1	1	-	-	-	1	1	-	1	

The Vendor undertakes that if appliances of the specified brand name or model number 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。

Notes : 1. The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-" denotes "not provided".  
2. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 "不提供"。  
2. 不設4樓、13樓、14樓及24樓。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

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

#### 住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位									
		3/F, 5/F-12/F, 15/F-23/F & 25/F-28/F 3樓、5樓-12樓、15樓-23樓及25樓-28樓									
		A	B	C	D	E	F	G	H	J	K
Bathroom 浴室	Lighting Point 燈位	3	3	3	3	3	3	3	3	3	3
	13A Single Socket Outlet With USB Outlet 13A單位電插座連USB插座	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit For Cabinet Light 櫃燈接線座	2	2	2	2	2	2	2	2	2	2
	Fused Spur Unit For Exhaust Fan 排氣扇接線座	1	1	1	1	1	1	1	1	1	1
	Triple Pole & Neutral Isolating Switch For Electrical Water Heater 電熱水爐三極隔離開關掣	1	1	1	1	1	1	1	-	1	1
Balcony 露台	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1
	13A Single Weatherproof Socket Outlet For Washer Dryer 洗衣乾衣機13A單位防水電插座	1	-	-	1	1	-	-	-	-	-
	Water Outlet Connection Point for Washer Dryer 洗衣乾衣機去水位	1	-	-	1	1	-	-	-	-	-
	Water Inlet Connection Point for Washer Dryer 洗衣乾衣機來水位	1	-	-	1	1	-	-	-	-	-
Air-conditioning Platform 冷氣機平台	20A Double Pole Weatherproof Switch For Split-type Air-Conditioning Outdoor Unit 20A 分體式冷氣室外機雙極防水開關掣	1	1	1	1	1	1	1	1	1	1

The Vendor undertakes that if appliances of the specified brand name or model number 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。

Notes : 1. The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-" denotes "not provided".  
2. 4/F, 13/F, 14/F and 24/F are omitted.

備註 : 1. 上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 "不提供"。  
2. 不設4樓、13樓、14樓及24樓。



## FITTINGS, FINISHES AND APPLIANCES

### 裝置、裝修物料及設備

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

##### 住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位									
		Roof 天台									
		A	B	C	D	E	F	G	H	J	K
Roof 天台	Lighting Point 燈位	5	5	4	5	5	4	4	5	4	4
	Weatherproof Lighting Switch 防水燈掣	1	1	1	1	1	1	1	1	1	1
	13A Single Weatherproof Socket Outlet 13A單位防水電插座	1	1	1	1	1	1	1	1	1	1
	Weatherproof Miniature Circuit Breaker Board 防水配電箱	1	1	1	1	1	1	1	1	1	1

The Vendor undertakes that if appliances of the specified brand name or model number 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。

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於單位內機電裝置的數量。符號“-”表示“不提供”。

## SERVICE AGREEMENTS 服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

## GOVERNMENT RENT 地稅

The owner (i.e. the Vendor) is liable for the Government rent payable for the specified residential property up to and including the date of the assignment of the specified residential property.

擁有人(即賣方)有法律責任就指明住宅物業繳付直至該指明住宅物業的轉讓契日期(包括該日)為止的地稅。

## MISCELLANEOUS PAYMENTS BY PURCHASER

### 買方的雜項付款

- (a) On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water, electricity and gas. As there is no gas supply for the residential property, the purchaser is not liable to pay the owner the deposits for the gas.
  - (b) On that delivery, the purchaser is also liable to pay a debris removal fee, to the manager of the Development, but not to the owner.
- (a) 在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金；由於住宅物業並無氣體供應，買方無須向擁有人補還氣體按金。
  - (b) 在交付時，買方應該將清理廢料的費用支付給發展項目的管理人而非擁有人。

## DEFECT LIABILITY WARRANTY PERIOD

### 欠妥之處的保養責任期

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

按買賣合約的規定，指明住宅物業及其裝置、裝修物料或設備之欠妥之處的保養責任期為指明住宅物業之成交日期起計為期6個月內。

MAINTENANCE OF SLOPES  
斜坡維修

Not Applicable

不適用

## MODIFICATION

### 修訂

No existing application to the Government for a modification of the Land Grant for this Development has been made.

發展項目現時並沒有向政府提出申請修訂批地文件。

## RELEVANT INFORMATION

### 有關資料

1. A holding company of the Vendor (Person so Engaged) has plan to redevelop Nos. 31-45 Fei Fung Street in the vicinity of the Development. Upon completion of the said redevelopment, the view from some of the units in the Development will be obstructed or affected. The redevelopment project and works of Nos. 31-45 Fei Fung Street are still under planning and may change from time to time, which shall be subject to the final approval of the relevant Government departments.

1. 賣方 (如此聘用的人) 的一間控權公司計劃重建發展項目附近的飛鳳街31-45號。上述重建工程完成後，發展項目部分單位的景觀將受到阻礙或影響。飛鳳街31-45號的重建項目及工程仍在規劃中，可能會不時更改，以相關政府部門的最終批准為準。



## RELEVANT INFORMATION 有關資料

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## RELEVANT INFORMATION 有關資料

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## ADDRESS OF THE WEBSITE DESIGNATED BY THE VENDOR FOR THE DEVELOPMENT

### 賣方就發展項目指定的互聯網網站的網址

The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: [www.themet.com.hk/phoenext](http://www.themet.com.hk/phoenext)

賣方為施行《一手住宅物業銷售條例》第2部就發展項目指定的互聯網網站的網址：  
[www.themet.com.hk/phoenext](http://www.themet.com.hk/phoenext)

## INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

### 申請建築物總樓面面積寬免的資料

#### Breakdown of GFA Concessions Obtained for All Features

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

		Area (m <sup>2</sup> )
<b>Disregarded GFA under Building (Planning) Regulations 23(3)(b)</b>		
1.(#)	Carpark and loading/unloading area excluding public transport terminus	–
2.	<b>Plant rooms and similar services</b>	
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.	95.031
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.	546.583
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	33.608
<b>Green Features under Joint Practice Notes 1 and 2</b>		
3.	Balcony	240.000
4.	Wider common corridor and lift lobby	–
5.	Communal sky garden	–
6.	Acoustic fin	–
7.	Wing wall, wind catcher and funnel	–
8.	Non-structural prefabricated external wall	109.497
9.	Utility platform	54.000
10.	Noise barrier	–
<b>Amenity Features</b>		
11.	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	–
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	233.462
13.	Covered landscaped and play area	–
14.	Horizontal screen/covered walkway and trellis	–
15.	Larger lift shaft	32.557

<b>Amenity Features</b>		
16.	Chimney shaft	–
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	–
18.(#)	Pipe duct, air duct for mandatory feature or essential plant room	35.034
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	–
20.	Plant room, pipe duct, air duct for environmentally friendly system and Feature	–
21.	Void in duplex domestic flat and house	–
22.	Sunshade and reflectorl	–
23.(#)	Minor projection such as A/C box, A/C platform, window cill and projecting window	–
24.	Other projections such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19	–
<b>Other Exempted Items</b>		
25.(#)	Refuge floor including refuge floor cum sky garden	–
26.	Covered area under large projecting/overhanging feature	–
27.	Public transport terminus	–
28.(#)	Party structure and common staircase	–
29.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	73.698
30.	Public passage	–
31.	Covered set back area	–
<b>Bonus GFA</b>		
32.	Bonus GFA	–
<b>Additional Green Features under Joint Practice Note (No.8)</b>		
33.	Buildings adopting Modular Integrated Construction	–

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

# INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

## 申請建築物總樓面面積寬免的資料

### The Environmental Assessment of the Building

#### Green Building Certification

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

#### Provisional Assessment Status

This project has completed the project registration application acknowledged by the HKGBC, but not yet gone through the whole Assessment process.



Application no.: REG0014/23

### Estimated Energy Performance or Consumption for the Common Parts of the Development

Latest information on the estimated energy performance or consumption for the common parts of the development as submitted to the Building Authority prior to the printing of the sales brochures:

Part I	
Provision of Central Air Conditioning	No
Provision of Energy Efficient Features	Yes
Energy Efficient Features proposed:	1. LED lighting ; 2. Lighting post with wind turbine ; 3. Solar spike light

Part II : The predicted annual energy use of the proposed building / part of building (Note 1)					
Location	Internal Floor Area Served(m <sup>2</sup> )	Annual Energy Use of Baseline Building (Note 2)		Annual Energy Use of Proposed Building	
		Electricity kWh/ m <sup>2</sup> /annum	Town Gas / LPG unit/ m <sup>2</sup> /annum	Electricity kWh/ m <sup>2</sup> /annum	Town Gas / LPG unit/ m <sup>2</sup> /annum
Area served by central building services installation(Note 3)	—	—	—	—	—
Podium(s)(non-central building services installation)	1897	98.15	0	65.4	0

Part III: The following installation(s) are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)				
Type of Installations	Yes	No	N/A	
Lighting Installations	✓	—	—	
Air Conditioning Installations	✓	—	—	
Electrical Installations	✓	—	—	
Lift & Escalator Installations	✓	—	—	
Performance-based Approach	—	—	✓	

#### Notes:

- In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency. The predicted annual energy use, in terms of electricity consumption (kWh/m<sup>2</sup>/annum) and town gas/LPG consumption (unit/m<sup>2</sup>/annum), of the development by the internal floor area served, where:
  - "total annual energy use" in the BEAM Plus New Buildings (current version); and
  - "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
- "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" in the BEAM Plus New Buildings (current version).
- "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.

# INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

## 申請建築物總樓面面積寬免的資料

### 獲寬免總樓面面積的設施分項

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

		面積 (平方米)
<b>根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積</b>		
1.(#)	停車場及上落客貨地方 (公共交通總站除外)	-
2.	<b>機房及相類設施</b>	
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》)或規例限制的強制性設施及必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	95.031
2.2(#)	所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	546.583
2.3	非強制性或非必要機房，例如空調機房、送風櫃房等	33.608
<b>根據聯合作業備考第1及第2號提供的環保設施</b>		
3.	露台	240.000
4.	加闊的公用走廊及升降機大堂	-
5.	公用空中花園	-
6.	隔聲簷	-
7.	翼牆、捕風器及風斗	-
8.	非結構預製外牆	109.497
9.	工作平台	54.000
10.	隔音屏障	-
<b>適意設施</b>		
11.	管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	-
12.	住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	233.462
13.	有蓋園景區及遊樂場地	-
14.	橫向屏障/有蓋人行道及花棚	-
15.	擴大升降機機槽	32.557

<b>適意設施</b>		
16.	煙囪管道	-
17.	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	-
18.(#)	強制性設施或必要機房所需的管槽及氣槽	35.034
19.	非強制性設施或非必要機房所需的管槽及氣槽	-
20.	環保系統及設施所需的機房、管槽及氣槽	-
21.	複式住宅單位及洋房的中空空間	-
22.	遮陽篷及反光罩	-
23.(#)	小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	-
24.	《作業備考》APP-19 第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台	-
<b>其他項目</b>		
25.(#)	庇護層，包括庇護層兼空中花園	-
26.	大型伸出/外懸設施下的有蓋地方	-
27.	公共交通總站	-
28.(#)	共用構築物及公用樓梯	-
29.(#)	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	73.698
30.	公眾通道	-
31.	有蓋的後移部分	-
<b>額外總樓面面積</b>		
32.	額外總樓面面積	-
<b>根據聯合作業備考(第8號)提供的額外環保設施</b>		
33.	採用「組裝合成」建築法的樓宇	-

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。

# 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

### 有關建築物的環境評估

#### 綠色建築認證

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

#### 初步評級註冊

此項目已註冊登記作香港綠色建築議會有限公司認受的綠建環評認證，但尚未完成評估程序。



申請編號: REG0014/23

### 發展項目的公用部分的預計能量表現或消耗

於印製售樓說明書前呈交予建築事務監督發展項目的公用部分的預計能量表現或消耗的最近期資料：

第 I 部分					
提供中央空調	否				
提供具能源效益的設施	是				
擬安裝的具能源效益的設施：—	1. LED 燈； 2. 風力發電燈柱； 3. 太陽能插泥燈				
第 II 部分: 擬興建樓宇/部分樓宇預計每年能源消耗量 (註腳1) : —					
位置	使用有關裝置的內部樓面面積 (平方米)	基線樓宇 (註腳2) 每年能源消耗量		擬興建樓宇每年能源消耗量	
		電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年	電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年
有使用中央屋宇裝備裝置(註腳3)的部份	—	—	—	—	—
平台(非中央屋宇裝備裝置)	1897	98.15	0	65.4	0
第 III 部分: 以下裝置乃按機電工程署公布的相關實務守則設計 : —					
裝置類型	是	否	不適用		
照明裝置	✓	—	—		
空調裝置	✓	—	—		
電力裝置	✓	—	—		
升降機及自動梯的裝置	✓	—	—		
以總能源為本的方法	—	—	✓		

#### 註腳:

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

The date on which this Sales Brochure is printed is 2 January 2024.  
There may be future changes to the Development and the surrounding areas.

本售樓說明書印製日期為2024年1月2日。  
發展項目及其周邊地區日後可能出現改變。



## Examination Record 檢視紀錄

Examination/ Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
6 February 2024 2024年2月6日	14	Location Plan of the Development is updated 更新發展項目的所在位置圖
	44, 48	Summary of Land Grant is updated 更新批地文件的摘要
	84	Modification is updated 更新修訂
30 April 2024 2024年4月30日	8	Information on Vendor and Others Involved in the Development Is updated 更新賣方及有參與發展項目的其他人的資料
	14	Location Plan of the Development is updated 更新發展項目的所在位置圖
	15, 16	Aerial Photograph of the Development is updated 更新發展項目的鳥瞰照片
26 July 2024 2024年7月26日	14	Location Plan of the Development is updated 更新發展項目的所在位置圖
	57, 58, 59, 60, 66, 68	Fittings, Finishes and Appliances is updated 更新裝置、裝修物料及設備
24 October 2024 2024年10月24日	14	Location Plan of the Development is updated 更新發展項目的所在位置圖
	56, 60	Fittings, Finishes and Appliances is updated 更新裝置、裝修物料及設備

## Examination Record 檢視紀錄

Examination/ Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
23 January 2025 2025年1月23日	14	Location Plan of the Development is updated 更新發展項目的所在位置圖
	15, 16	Aerial Photograph of the Development is updated 更新發展項目的鳥瞰照片
	19	Layout Plan of the Development is updated 更新發展項目的布局圖
	21, 23, 26	Floor Plans of Residential Properties in the Development is updated 更新發展項目的住宅物業的樓面平面圖
	51	Cross-Section Plan of Building in the Development is updated 更新發展項目中的建築物的橫截面圖
	52, 53	Elevation Plan is updated 更新立面圖
	59	Fittings, Finishes And Appliances is updated 更新裝置、裝修物料及設備
	86, 87	Relevant Information is updated 更新有關資料



