

The Queens 尚瓏

Sales Brochure

售樓說明書

一手住宅物業買家須知

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

5. 售樓說明書

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

面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；

- 室內和外部的裝置、裝修物料和設備；
- 管理費按甚麼基準分擔；
- 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
- 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 留意賣方有權改動未落成發展項目的建築圖則（如有的話）。如屬未落成發展項目，條例規定物業的買賣合約須載有強制性條文，列明如有關改動在任何方面對該物業造成影響，賣方須在改動獲建築事務監督批准後的 14 日內，將該項改動以書面通知買家。
- 訂立臨時買賣合約時，您須向擁有人（即賣方）支付樓價 **5%** 的臨時訂金。
- 如您在訂立臨時買賣合約後五個工作日（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的 5%）會被沒收，而擁有人（即賣方）不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人（即賣方）必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

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

² 根據條例附表 1 第 1 部第 10(2)(d) 條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項—

- (i) 每個住宅物業的外部尺寸；
- (ii) 每個住宅物業的內部尺寸；
- (iii) 每個住宅物業的內部間隔的厚度；
- (iv) 每個住宅物業內個別分隔室的外部尺寸。

根據條例附表 1 第 1 部第 10(3) 條，如有關發展項目的經批准的建築圖則，提供條例附表 1 第 1 部第 10(2)(d) 條所規定的資料，樓面平面圖須述明如此規定的該資料。

一手住宅物業買家須知

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

10. 表達購樓意向

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

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期³。
 - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。
- 收樓日期
 - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
 - 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（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 電話 電郵 傳真	: www.srpa.gov.hk : 2817 3313 : enquiry_srpa@hd.gov.hk : 2219 2220	地產代理監管局 網址 電話 電郵 傳真	: www.eaa.org.hk : 2111 2777 : enquiry@eaa.org.hk : 2598 9596
其他相關聯絡資料：	消費者委員會 網址 電話 電郵 傳真	香港地產建設商會 電話 傳真	
	: www.consumer.org.hk : 2929 2222 : cc@consumer.org.hk : 2856 3611	: 2826 0111 : 2845 2521	

一手住宅物業銷售監管局
2023年3月

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

一手住宅物業買家須知

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property². The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

- Ensure that the sales brochure obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- In respect of an uncompleted development, the vendor may alter the building plans (if any) whenever the vendor considers necessary. To know the latest information of an uncompleted development, keep paying attention to any revised sales brochures made available by the vendor.
- Read through the sales brochure and in particular, check the following information in the sales brochure -
 - whether there is a section on “relevant information” in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as “relevant information”;
 - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a

building and the street level, regardless of how that lowest residential floor is named;

– interior and exterior fittings and finishes and appliances;

– the basis on which management fees are shared;

– whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and

– whether individual owners have responsibility to maintain slopes.

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.

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

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

(i) the external dimensions of each residential property;

(ii) the internal dimensions of each residential property;

(iii) the thickness of the internal partitions of each residential property;

(iv) the external dimensions of individual compartments in each residential property.

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

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

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

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

- While the vendor is not required to make any show flat available for viewing by prospective purchasers or the general public, if the vendor wishes to make available show flats of a specified residential property, the vendor must first of all make available an unmodified show flat of that residential property and that, having made available such unmodified show flat, the vendor may then make available a modified show flat of that residential property. In this connection, the vendor is allowed to make available more than one modified show flat of that residential property.
- If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.
- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.
- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

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

15. Estimated material date and handing over date

- Check the estimated material date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.
- Handing over date
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/a Certificate of Compliance or the Director of Lands’ Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.

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

For first-hand completed residential properties

16. Vendor’s information form

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

17. Viewing of property

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

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

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

Other useful contacts:

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

please refer to section 2 of the Ordinance.

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

Real Estate Developers Association of Hong Kong
Telephone : 2826 0111
Fax : 2845 2521

Sales of First-hand Residential Properties Authority
March 2023

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

發展項目的資料

INFORMATION ON THE DEVELOPMENT

發展項目的名稱 尚瓏	Name of the Development The Queens
發展項目所位於的街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數 皇后大道西 160 號	The Name of the street at which the Development is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development 160 Queen's Road West
發展項目包含一幢多單位建築物	The Development consists of one multi-unit building
該幢多單位建築物的樓層的總數 28層(不包括天台、升降機房層、食水缸及沖廁水缸房層及上層天台)	Total number of storeys of the multi-unit building 28 Storeys (excluding Roof, Lift Machine Room Floor, Potable and Flushing Water Tank Room Floor and Upper Roof)
發展項目的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數： 地面、1樓至3樓、5樓至12樓、15樓至23樓、25樓至31樓、天台、升降機房層、食水缸及沖廁水缸房層及上層天台	The floor numbering in the multi-unit building as provided in the approved building plans for the Development G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-31/F, Roof, Lift Machine Room Floor, Potable and Flushing Water Tank Room Floor and Upper Roof
有不依連續次序的樓層號數的該幢多單位建築物內被略去的樓層號數 4樓、13樓、14樓及24樓	The omitted floor numbers in the multi-unit building in which the floor numbering is not in consecutive order 4/F, 13/F, 14/F and 24/F
該幢多單位建築物內的底護層 3樓	Refuge floor of the multi-unit building 3/F

賣方及有參與發展項目的其他人的資料
INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

賣方 聯發創富有限公司	Vendor Rich Capital Investment Limited
賣方的控權公司 Sardimar Limited Regal International (BVI) Holdings Limited Regal Hotels International Holdings Limited Paliburg Development BVI Holdings Limited Paliburg Holdings Limited Century City BVI Holdings Limited Century City International Holdings Limited	Holding companies of the vendor Sardimar Limited Regal International (BVI) Holdings Limited Regal Hotels International Holdings Limited Paliburg Development BVI Holdings Limited Paliburg Holdings Limited Century City BVI Holdings Limited Century City International Holdings Limited
發展項目的認可人士 陳家強先生	Authorized person for the Development Mr. Chan Ka Keung
發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團 百利保發展顧問有限公司	The firm or corporation of which an authorized person for the Development is a proprietor, director or employee in his or her professional capacity Paliburg Development Consultants Limited
發展項目的承建商 聯城建築有限公司	Building contractor for the Development Allied Success Construction Limited
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 姚黎李律師行	The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development Iu, Lai & Li Solicitors & Notaries
已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構 中信銀行（國際）有限公司	Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development China CITIC Bank International Limited
已為發展項目的建造提供貸款的任何其他人 Sardimar Limited	Any other person who has made a loan for the construction of the Development Sardimar Limited

有參與發展項目的各方的關係

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

(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。 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.	不適用 Not applicable
(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。 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.	不適用 Not applicable
(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。 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.	否 No
(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。 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.	不適用 Not applicable
(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。 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.	不適用 Not applicable
(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。 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.	否 No
(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。 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.	不適用 Not applicable
(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。 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.	不適用 Not applicable
(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。 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.	否 No
(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。 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.	否 No
(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。 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.	就上述認可人士而言：否 Insofar as such an authorized person is concerned: No 就上述認可人士的有聯繫人士而言：不適用 Insofar as an associate of such an authorized person is concerned: Not applicable

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

(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。 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.	就上述認可人士而言：否 Insofar as such an authorized person is concerned: No 就上述認可人士的有聯繫人士而言：不適用 Insofar as an associate of such an authorized person is concerned: Not applicable
(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。 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.	不適用 Not applicable
(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。 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.	否 No
(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。 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.	否 No
(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。 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.	否 No
(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。 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.	不適用 Not applicable
(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份擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。 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.	認可人士（陳家強先生）以其專業身份擔任僱員的法團為賣方（聯發創富有限公司）及其控權公司（Regal International (BVI) Holdings Limited, Regal Hotels International Holdings Limited, Paliburg Development BVI Holdings Limited, Paliburg Holdings Limited, Century City BVI Holdings Limited 及 Century City International Holdings Limited）的有聯繫法團。 The corporation of which the authorized person (Mr. Chan Ka Keung) is an employee in his professional capacity is an associate corporation of the vendor (Rich Capital Investment Limited) and of its holding companies (Regal International (BVI) Holdings Limited, Regal Hotels International Holdings Limited, Paliburg Development BVI Holdings Limited, Paliburg Holdings Limited, Century City BVI Holdings Limited and Century City International Holdings Limited).
(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。 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.	否 No

發展項目的設計的資料

INFORMATION ON DESIGN OF THE DEVELOPMENT

本發展項目沒有構成圍封牆的一部分的非結構的預製外牆。
There are no non-structural prefabricated external walls forming part of the enclosing walls of the Development.

本發展項目有構成圍封牆的一部分的幕牆。
There are curtain walls forming part of the enclosing walls of the Development.

發展項目的幕牆的厚度範圍為200毫米(住宅物業)。
The range of thickness of the curtain walls of the Development is 200mm (residential property).

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

樓層* Floor	單位 Flat	每個住宅物業的幕牆之總面積（平方米） Total Area of the Curtain Walls of Each Residential Property (sq.m)
5樓 5/F	A	1.438
	B	0.694
	C	0.714
	D	0.566
	E	0.694
	F	1.438
6樓至20樓 6/F - 20/F	A	1.574
	B	0.694
	C	0.714
	D	0.566
	E	0.694
	F	1.574
21樓至29樓 21/F - 29/F	A	1.574
	B	0.694
	C	1.486
	D	0.694
	E	1.574
30樓 30/F	A	1.434
	B	1.486
	C	1.434
31樓 31/F	A	1.628
	B	1.486
	C	1.628

* 不設4樓、13樓、14樓及24樓。
4/F, 13/F, 14/F and 24/F are omitted.

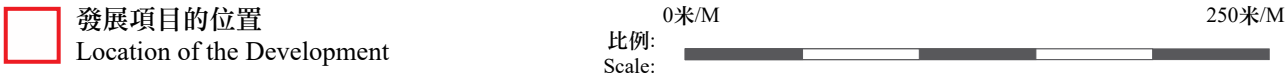
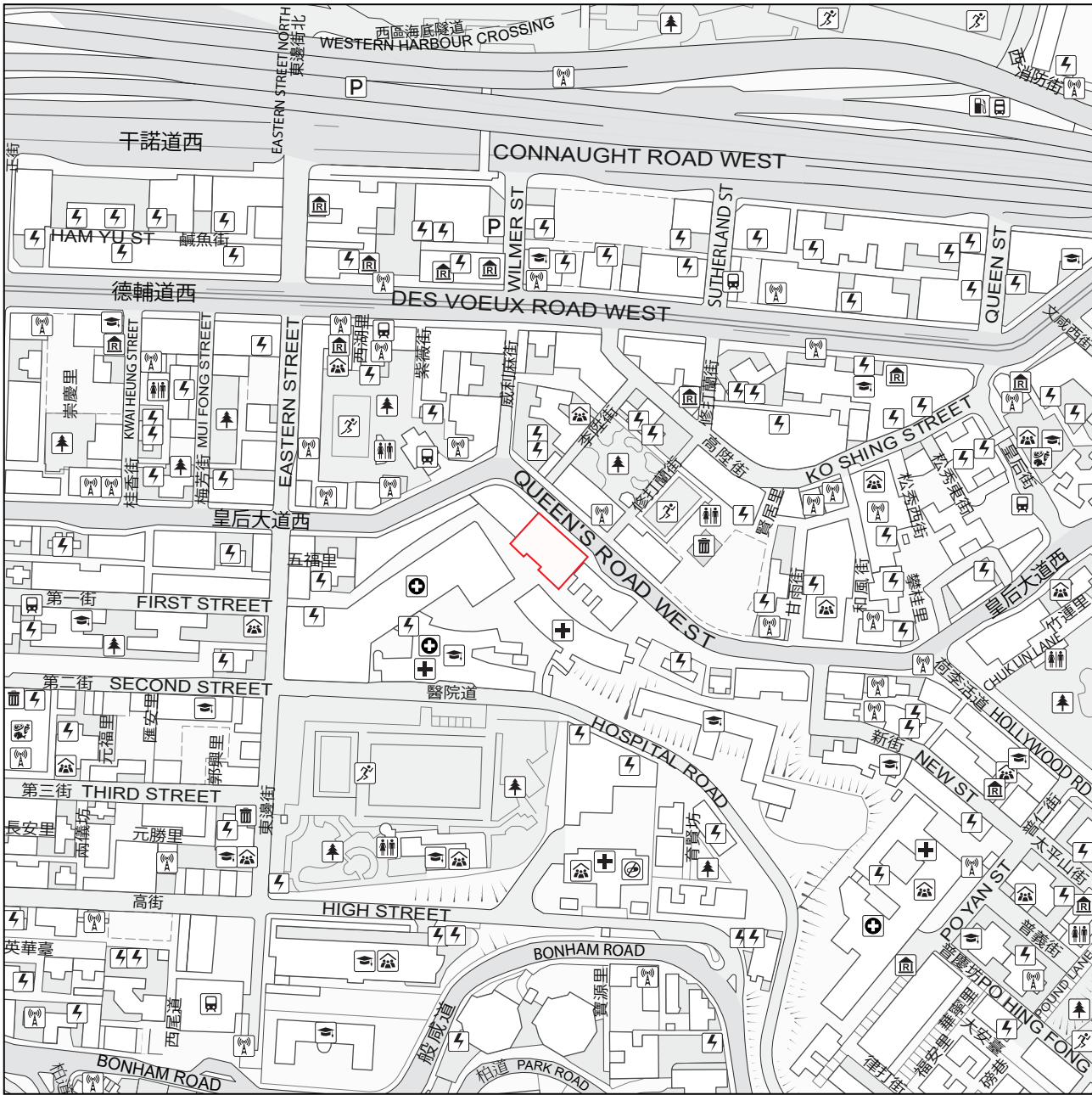
根據公契獲委任的管理人

富豪物業管理有限公司

THE MANAGER APPOINTED UNDER THE DEED OF MUTUAL COVENANT

Regal Estate Management Limited

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



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

於發展項目的所在位置圖未能顯示之街道全名：
Street name(s) not shown in full on the Location Plan of the Development:

文咸西街	BONHAM STRAND WEST	五福里	NG FUK LANE	松秀西街	TSUNG SAU LANE WEST
正街	CENTRE STREET	攀桂里	PAN KWAI LANE	紫薇街	TSZ MI ALLEY
長安里	CHEUNG ON LANE	普義街	PO YEE STREET	匯安里	UI ON LANE
育賢坊	COLLEGE VIEW	寶源里	PO YUEN LANE	元福里	UN FUK LANE
福安里	FUK ON LANE	律打街	RUTTER STREET	元勝里	UN SHING LANE
賢居里	IN KU LANE	西湖里	SAI WOO LANE	華寧里	WA NING LANE
甘雨街	KOM U STREET	崇慶里	SUNG HING LANE	西尾道	WEST END PATH
郭興里	KWOK HING LANE	大安臺	TAI ON TERRACE	西消防街	WESTERN FIRE SERVICES STREET
兩儀坊	LEUNG I FONG	太平山街	TAI PING SHAN STREET	和風街	WO FUNG STREET
李陸街	LI SING STREET	松秀東街	TSUNG SAU LANE EAST	英華臺	YING WA TERRACE

圖例 Notation

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

此位置圖是由賣方擬備並參考地政總署測繪處於2025年8月14日出版之數碼地形圖，圖幅編號T11-SW-A，有需要處經修正處理。

This location plan is prepared by the Vendor with reference to the Digital Topographic Map No. T11-SW-A dated 14 August 2025 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

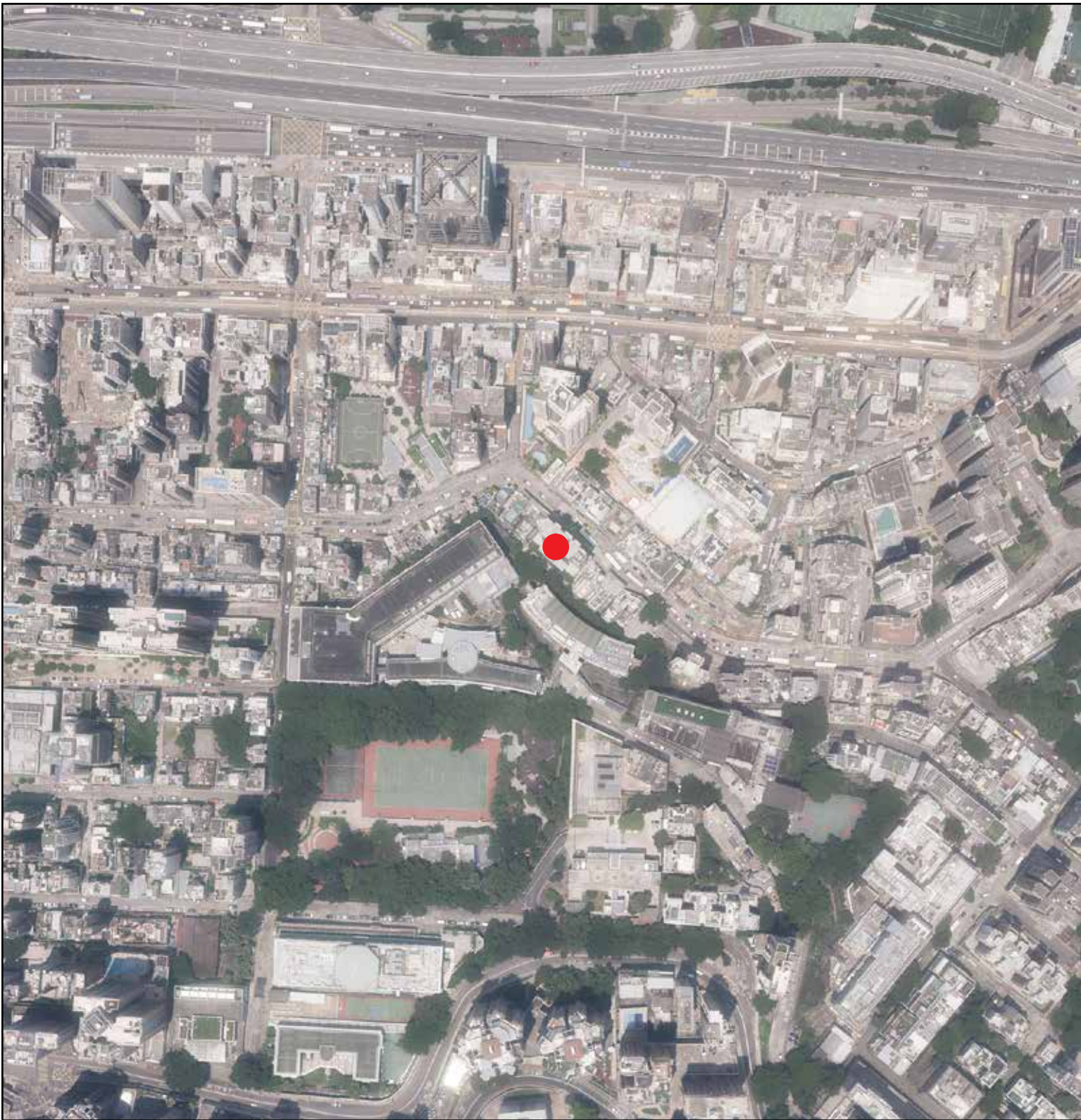
附註：

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

Notes:

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

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



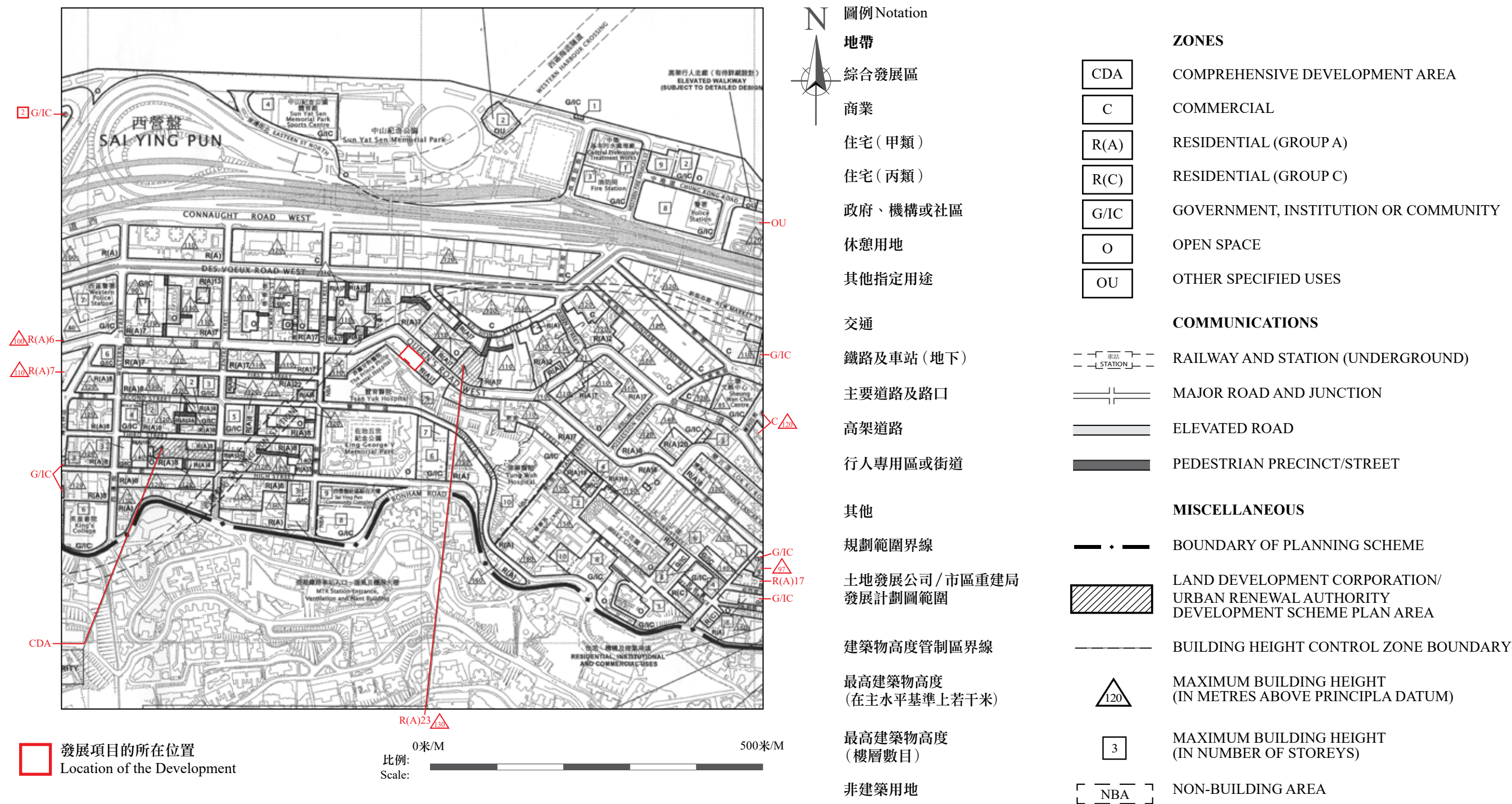
摘錄自地政總署測繪處在 6,000呎的飛行高度拍攝之鳥瞰照片，照片編號 E225401C，飛行日期：2024年 8月 7日。
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,000 feet, Photo No. E225401C, date of flight: 7 August 2024.

● 發展項目的位置
Location of the Development

- 附註：
1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
 2. 賣方建議準買方到有關發展地盤作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳了解。
 3. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
 4. 香港特別行政區地政總署測繪處版權所有，未經許可，不得複製。

- Notes:
1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
 2. The vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
 3. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
 4. Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved - reproduction by permission only.

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



摘錄自2020年11月13日刊憲之西營盤及上環分區計劃大綱核准圖，圖則編號為S/H3/34，有需要處經修正處理，以紅色表示。

Adopted from part of the Approved Sai Ying Pun & Sheung Wan Outline Zoning Plan, Plan No. S/H3/34, gazetted on 13 November 2020, with adjustments where necessary as shown in red.

附註：

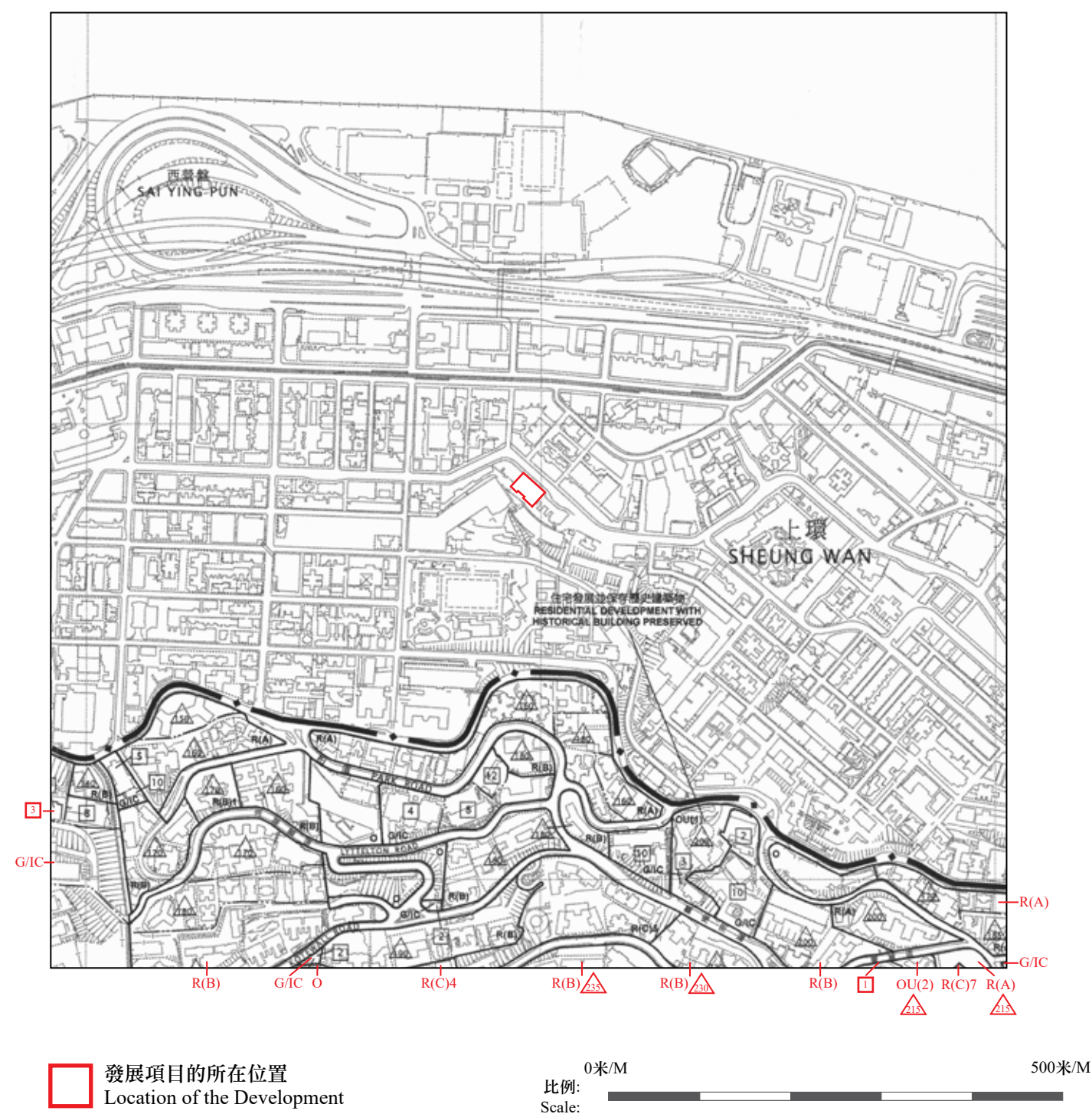
- 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
- 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
- 賣方建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

Notes:

- 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.
- The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
- The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
- The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

關於發展項目的分區計劃大綱圖

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT



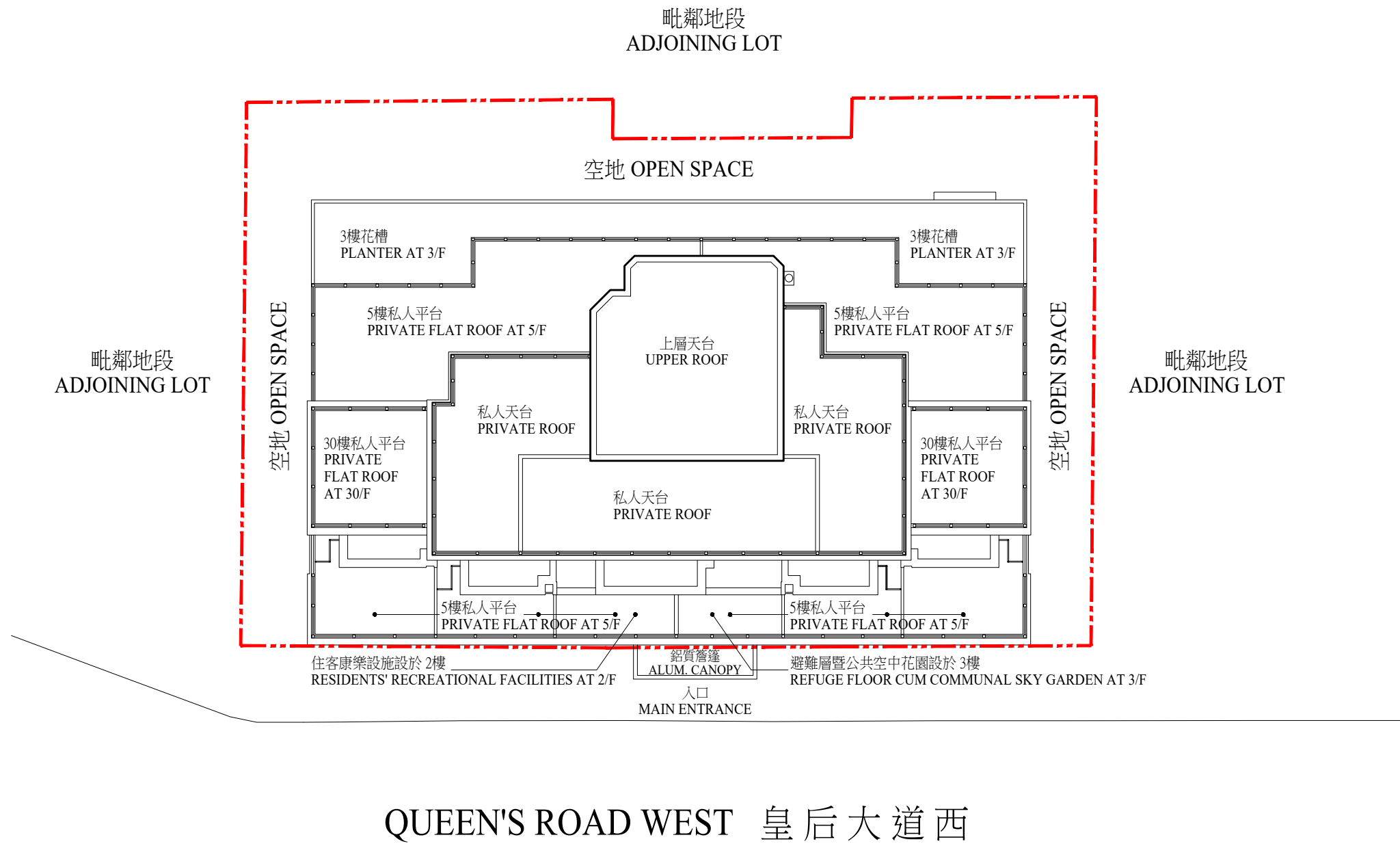
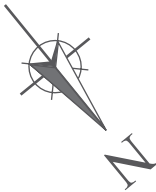
摘錄自2010年3月19日刊憲之半山區西部分區計劃大綱核准圖，圖則編號為S/H11/15，有需要處經修正處理，以紅色表示。

Adopted from part of the Approved Mid-Levels West Outline Zoning Plan, Plan No. S/H11/15, gazetted on 19 March 2010, with adjustments where necessary as shown in red.

- 附註：
1. 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。
 2. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
 3. 賣方建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
 4. 由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

- Notes:
1. 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.
 2. The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
 3. The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
 4. The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

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



發展項目界線
Boundary Line of Development

0米/M 10米/M
比例:
Scale:

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

圖例 Legend

A.F.	= ARCHITECTURAL FEATURE	= 建築裝飾	LIFT SHAFT	= LIFT SHAFT	= 升降機槽
A/C AREA	= AIR CONDITIONER AREA	= 冷氣機位置	LIFT LOBBY	= LIFT LOBBY	= 升降機大堂
A/C PLATFORM	= AIR CONDITIONER PLATFORM	= 冷氣機平台	LIV.	= LIVING ROOM	= 客廳
A/C PLATFORM ABOVE	= AIR CONDITIONER PLATFORM ABOVE	= 冷氣機平台在上	M. BATH	= MASTER BATHROOM	= 主人浴室
BAL. & U.P. ABOVE	= BALCONY AND UTILITY PLATFORM ABOVE	= 露台及工作平台在上	M. BR.	= MASTER BEDROOM	= 主人睡房
BATH	= BATHROOM	= 浴室	OPEN KIT.	= OPEN KITCHEN	= 開放式廚房
BR. 1	= BEDROOM 1	= 睡房1	P.D.	= PIDE DUCT	= 管道槽
BR. 2	= BEDROOM 2	= 睡房2	P.D. AT H/L	= PIDE DUCT AT HIGH LEVEL	= 管道槽在高位
COMMON AREA	= COMMON AREA	= 公用地方	R.S. & M.R.R.	= REFUSE STORAGE AND MATERIAL RECOVERY ROOM	= 垃圾及物料回收房
DN	= DOWN	= 下	ROOF	= ROOF	= 天台
DIN.	= DINING ROOM	= 飯廳	TOP OF THE BAL. / U.P. / A/C PLATFORM	= TOP OF THE BALCONY / UTILITY PLATFORM / AIR CONDITIONER PLATFORM	= 露台/工作平台/冷氣機平台頂
E.M.R.	= ELECTRICAL METER ROOM	= 電錶房	TOP OF CURTAIN WALL	= TOP OF CURTAIN WALL	= 玻璃幕牆頂
FLAT ROOF	= FLAT ROOF	= 平台	UP	= UP	= 上
FRESH WATER ROOSTER PUMP ROOM	= FRESH WATER ROOSTER PUMP ROOM	= 食水增壓泵房	U.P.	= UTILITY PLATFORM	= 工作平台
H.R.	= HOSE REEL	= 消防喉轆	W.M.C.	= WATER METER CABINET	= 水錶櫃
KIT.	= KITCHEN	= 廚房		= BUILT-IN FITTINGS PROVIDED IN THE FLATS	= 於單位內提供之嵌入式裝置
LIFT	= LIFT	= 升降機			

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

5樓平面圖 5/F Floor Plan

樓層 Floor	單位 Flat	每個住宅物業的層與層之間的高度 The floor-to-floor height of each residential property	每個住宅物業的樓板（不包括灰泥）的厚度 The thickness of the floor slabs (excluding plaster) of each residential property
5	A	2.75米(m)及and 3.15米(m)	150毫米(mm)
	B	2.65米(m), 2.9米(m)及and 3.15米(m)	150毫米(mm)
	C	2.75米(m), 2.9米(m)及and 3.15米(m)	150毫米(mm)
	D	2.75米(m), 2.9米(m)及and 3.15米(m)	150毫米(mm)
	E	2.65米(m), 2.9米(m)及and 3.15米(m)	150毫米(mm)
	F	2.75米(m)及and 3.15米(m)	150毫米(mm)

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。

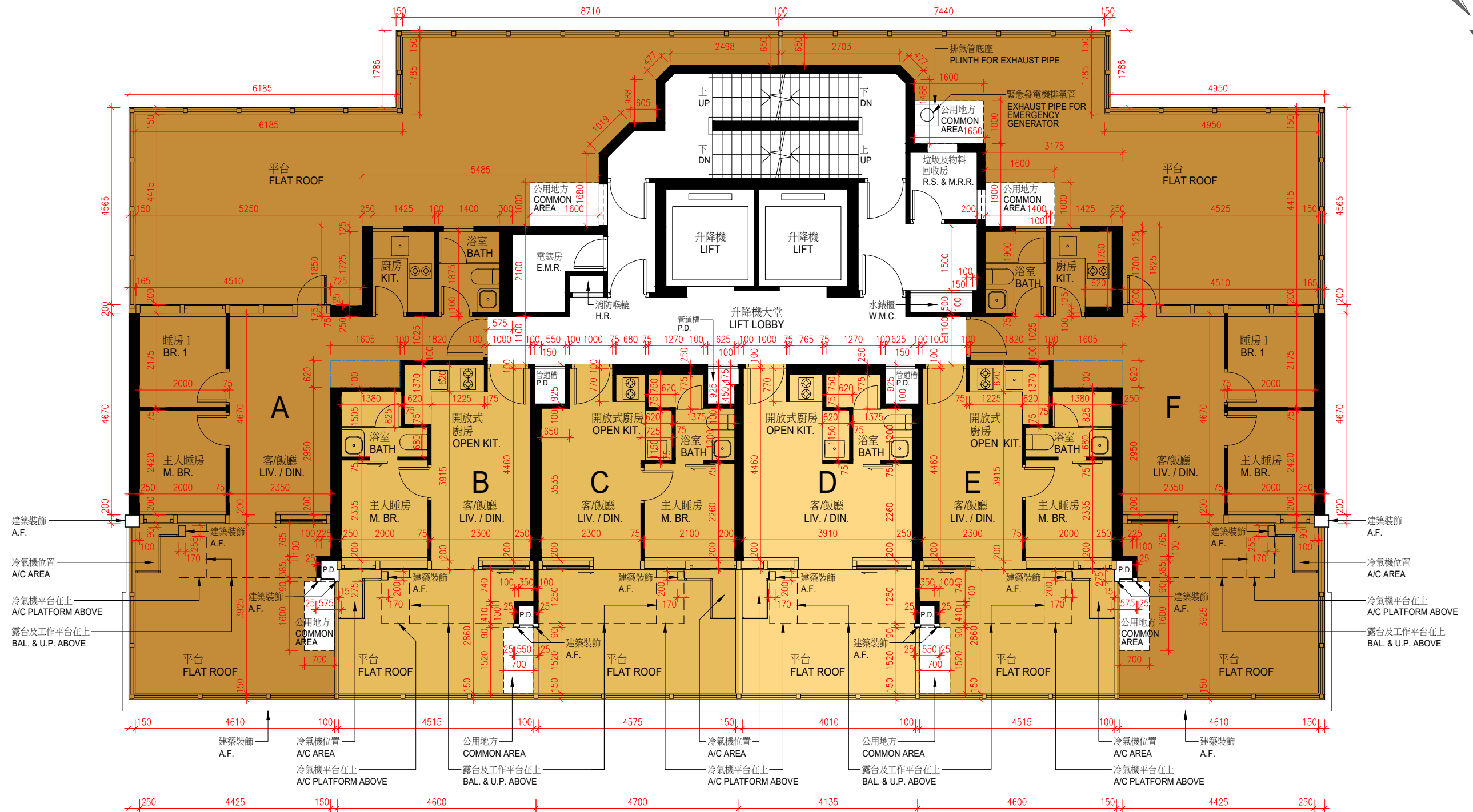
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

- 附註：
- 1. 平面圖所列之尺寸數字為以毫米標示之建築尺寸。
 - 2. 外牆設有建築裝飾及/或外露喉管。詳細資料請參考最新批准之建築圖則。
 - 3. 平台及/或外牆設有外露及/或外牆裝飾板內藏之公用喉管。詳細資料請參考最新批准的建築圖則。
 - 4. 部分住宅物業天花有跌級樓板及管道(用以安裝樓上物業之機電設備)。
 - 5. 客/飯廳、睡房、走廊、浴室及/或廚房有假天花以內藏冷氣系統及/或機電設備。
 - 6. 平面圖中顯示之名詞及簡稱請參閱本售樓書第16頁。
 - 7. 住宅物業的層與層之間的高度指該樓層之石屎地台面與上一層之石屎地台面之高度距離。

- Notes:
- 1. The dimensions of floor plans are all structural dimensions in millimeter.
 - 2. There may be architectural features and/or exposed pipes on external walls. For details, please refer to the latest approved building plans.
 - 3. Common pipes exposed and/or enclosed in cladding are located at/adjacent to flat roof and/or external wall. For details, please refer to the latest approved building plans.
 - 4. There are sunken slabs and pipe ducts (for mechanical & electrical services of properties above) at some residential properties.
 - 5. There are ceiling bulkheads at living/dining rooms, bedrooms, corridors, bathrooms and/or kitchens enclosing air-conditioning systems and/or mechanical and electrical services.
 - 6. Please refer to page 16 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.
 - 7. The floor-to-floor height of the residential property refer to the height between the top surface of the structural slab of the floor and the top surface of the structural slab of its immediate upper floor.

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

5樓平面圖 5/F Floor Plan



比例: 0米/M 5米/M
Scale:

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

6樓至12樓及15樓至20樓平面圖 6/F to 12/F and 15/F to 20/F Floor Plan

樓層 Floor	單位 Flat	每個住宅物業的層與層之間的高度 The floor-to-floor height of each residential property	每個住宅物業的樓板（不包括灰泥）的厚度 The thickness of the floor slabs (excluding plaster) of each residential property
6 至to 12 及and 15 至to 19	A	3.15米(m)	150毫米(mm)
	B	3.15米(m)	150毫米(mm)
	C	3.15米(m)	150毫米(mm)
	D	3.15米(m)	150毫米(mm)
	E	3.15米(m)	150毫米(mm)
	F	3.15米(m)	150毫米(mm)
20	A	3.15米(m)	150毫米(mm)
	B	3.15米(m)	150毫米(mm)
	C	3.15米(m), 3.4米(m) 及and 3.55米(m)	150毫米(mm)
	D	2.65米(m), 2.75米(m), 2.9米(m), 3.15米(m), 3.4米(m) 及and 3.55米(m)	150毫米(mm)
	E	3.15米(m)	150毫米(mm)
	F	3.15米(m)	150毫米(mm)

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。

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.

附註：

1. 平面圖所列之尺寸數字為以毫米標示之建築尺寸。
2. 外牆設有建築裝飾及/或外露喉管。詳細資料請參考最新批准之建築圖則。
3. 平台及/或外牆設有外露及/或外牆裝飾板內藏之公用喉管。詳細資料請參考最新批准的建築圖則。
4. 部分住宅物業天花有跌級樓板及管道(用以安裝樓上物業之機電設備)。
5. 客/飯廳、睡房、走廊、浴室及/或廚房有假天花以內藏冷氣系統及/或機電設備。
6. 平面圖中顯示之名詞及簡稱請參閱本售樓書第16頁。
7. 住宅物業的層與層之間的高度指該樓層之石屎地台面與上一層之石屎地台面之高度距離。

Notes:

1. The dimensions of floor plans are all structural dimensions in millimeter.
2. There may be architectural features and/or exposed pipes on external walls. For details, please refer to the latest approved building plans.
3. Common pipes exposed and/or enclosed in cladding are located at/adjacent to flat roof and/or external wall. For details, please refer to the latest approved building plans.
4. There are sunken slabs and pipe ducts (for mechanical & electrical services of properties above) at some residential properties.
5. There are ceiling bulkheads at living/dining rooms, bedrooms, corridors, bathrooms and/or kitchens enclosing air-conditioning systems and/or mechanical and electrical services.
6. Please refer to page 16 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.
7. The floor-to-floor height of the residential property refer to the height between the top surface of the structural slab of the floor and the top surface of the structural slab of its immediate upper floor.

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

21樓至23樓及25樓平面圖 21/F to 23/F and 25/F Floor Plan

樓層 Floor	單位 Flat	每個住宅物業的層與層之間的高度 The floor-to-floor height of each residential property	每個住宅物業的樓板（不包括灰泥）的厚度 The thickness of the floor slabs (excluding plaster) of each residential property
21 至to 23 及and 25	A	3.15米(m)	150毫米(mm)
	B	3.15米(m)	150毫米(mm)
	C	2.65米(m)及and 3.15米(m)	150毫米(mm)及and 175 毫米(mm)
	D	3.15米(m)	150毫米(mm)
	E	3.15米(m)	150毫米(mm)

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。

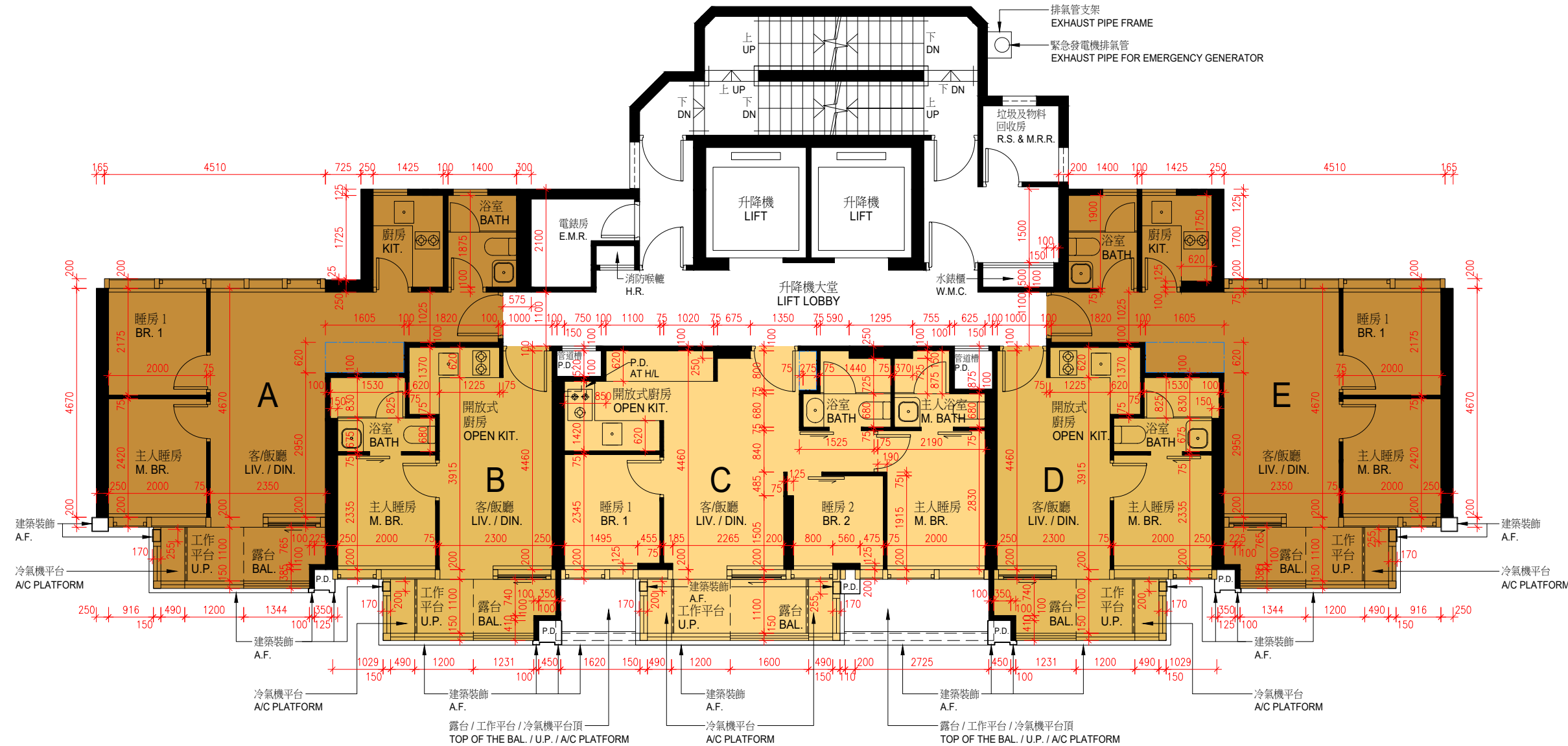
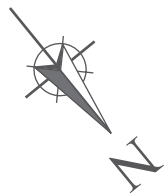
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

- 附註：
1. 平面圖所列之尺寸數字為以毫米標示之建築尺寸。
 2. 外牆設有建築裝飾及/或外露喉管。詳細資料請參考最新批准之建築圖則。
 3. 平台及/或外牆設有外露及/或外牆裝飾板內藏之公用喉管。詳細資料請參考最新批准的建築圖則。
 4. 部分住宅物業天花有跌級樓板及管道(用以安裝樓上物業之機電設備)。
 5. 客/飯廳、睡房、走廊、浴室及/或廚房有假天花以內藏冷氣系統及/或機電設備。
 6. 平面圖中顯示之名詞及簡稱請參閱本售樓書第16頁。
 7. 住宅物業的層與層之間的高度指該樓層之石屎地台面與上一層之石屎地台面之高度距離。

- Notes:
1. The dimensions of floor plans are all structural dimensions in millimeter.
 2. There may be architectural features and/or exposed pipes on external walls. For details, please refer to the latest approved building plans.
 3. Common pipes exposed and/or enclosed in cladding are located at/adjacent to flat roof and/or external wall. For details, please refer to the latest approved building plans.
 4. There are sunken slabs and pipe ducts (for mechanical & electrical services of properties above) at some residential properties.
 5. There are ceiling bulkheads at living/dining rooms, bedrooms, corridors, bathrooms and/or kitchens enclosing air-conditioning systems and/or mechanical and electrical services.
 6. Please refer to page 16 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.
 7. The floor-to-floor height of the residential property refer to the height between the top surface of the structural slab of the floor and the top surface of the structural slab of its immediate upper floor.

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

21樓至23樓及25樓平面圖 21/F to 23/F and 25/F Floor Plan



0米/M 5米/M
比例:
Scale:

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

26樓至28樓平面圖 26/F to 28/F Floor Plan

樓層 Floor	單位 Flat	每個住宅物業的層與層之間的高度 The floor-to-floor height of each residential property	每個住宅物業的樓板（不包括灰泥）的厚度 The thickness of the floor slabs (excluding plaster) of each residential property
26 至to 28	A	3.15米(m)	150毫米(mm)
	B	3.15米(m)	150毫米(mm)
	C	2.65米(m)及and 3.15米(m)	150毫米(mm)及and 175 毫米(mm)
	D	3.15米(m)	150毫米(mm)
	E	3.15米(m)	150毫米(mm)

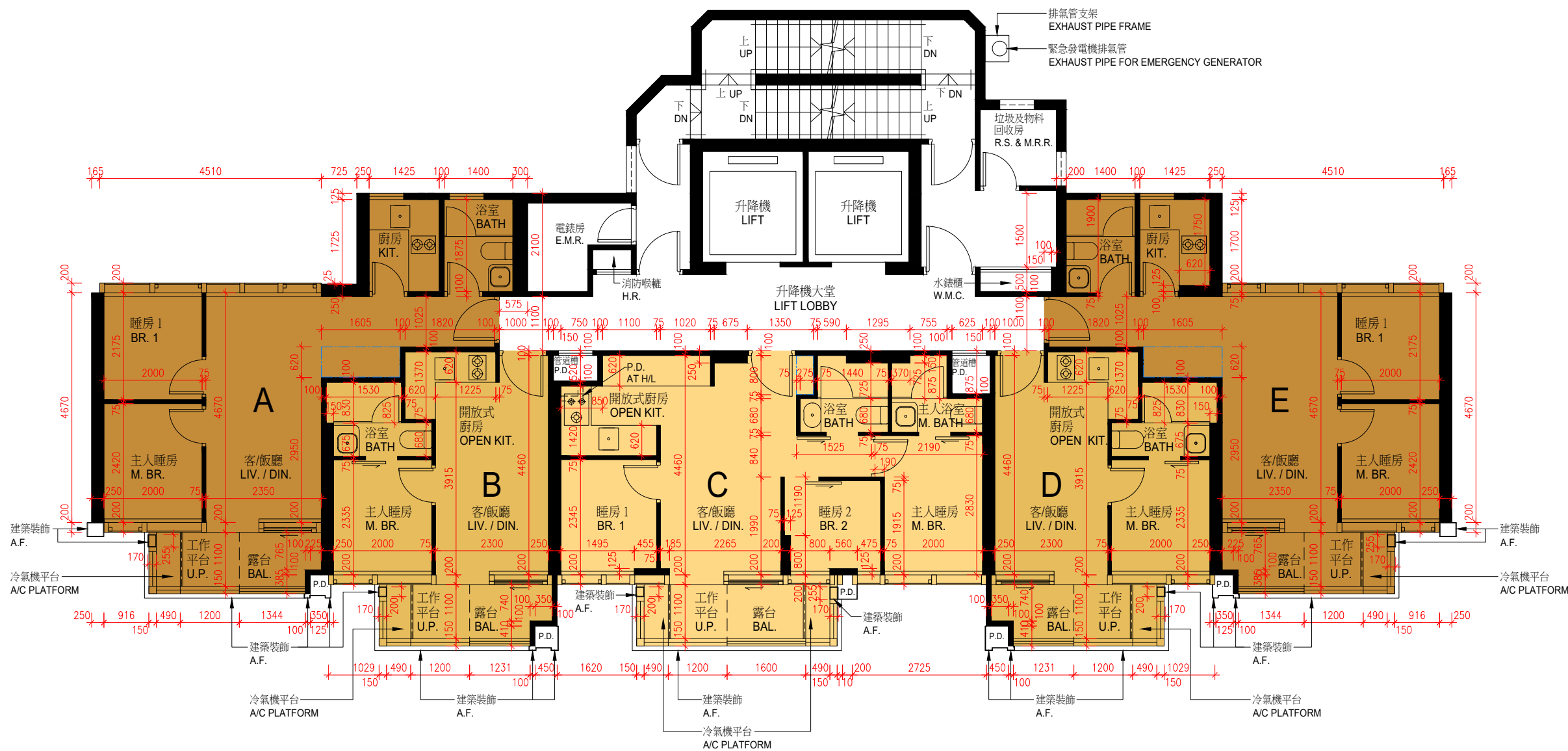
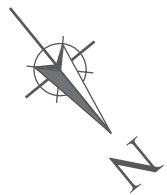
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

- 附註：
1. 平面圖所列之尺寸數字為以毫米標示之建築尺寸。
 2. 外牆設有建築裝飾及/或外露喉管。詳細資料請參考最新批准之建築圖則。
 3. 平台及/或外牆設有外露及/或外牆裝飾板內藏之公用喉管。詳細資料請參考最新批准的建築圖則。
 4. 部分住宅物業天花有跌級樓板及管道(用以安裝樓上物業之機電設備)。
 5. 客/飯廳、睡房、走廊、浴室及/或廚房有假天花以內藏冷氣系統及/或機電設備。
 6. 平面圖中顯示之名詞及簡稱請參閱本售樓書第16頁。
 7. 住宅物業的層與層之間的高度指該樓層之石屎地台面與上一層之石屎地台面之高度距離。

- Notes:
1. The dimensions of floor plans are all structural dimensions in millimeter.
 2. There may be architectural features and/or exposed pipes on external walls. For details, please refer to the latest approved building plans.
 3. Common pipes exposed and/or enclosed in cladding are located at/adjacent to flat roof and/or external wall. For details, please refer to the latest approved building plans.
 4. There are sunken slabs and pipe ducts (for mechanical & electrical services of properties above) at some residential properties.
 5. There are ceiling bulkheads at living/dining rooms, bedrooms, corridors, bathrooms and/or kitchens enclosing air-conditioning systems and/or mechanical and electrical services.
 6. Please refer to page 16 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.
 7. The floor-to-floor height of the residential property refer to the height between the top surface of the structural slab of the floor and the top surface of the structural slab of its immediate upper floor.

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

26樓至28樓平面圖 26/F to 28/F Floor Plan



0米/M
比例: 5米/M
Scale:

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

29樓平面圖 29/F Floor Plan

樓層 Floor	單位 Flat	每個住宅物業的層與層之間的高度 The floor-to-floor height of each residential property	每個住宅物業的樓板（不包括灰泥）的厚度 The thickness of the floor slabs (excluding plaster) of each residential property
29	A	2.9米(m)及and 3.15米(m)	150毫米(mm)
	B	3.15米(m), 3.4米(m)及and 3.65米(m)	150毫米(mm)
	C	3.15米(m)	150毫米(mm)及and 175 毫米(mm)
	D	3.15米(m), 3.4米(m)及and 3.65米(m)	150毫米(mm)
	E	2.9米(m)及and 3.15米(m)	150毫米(mm)

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。

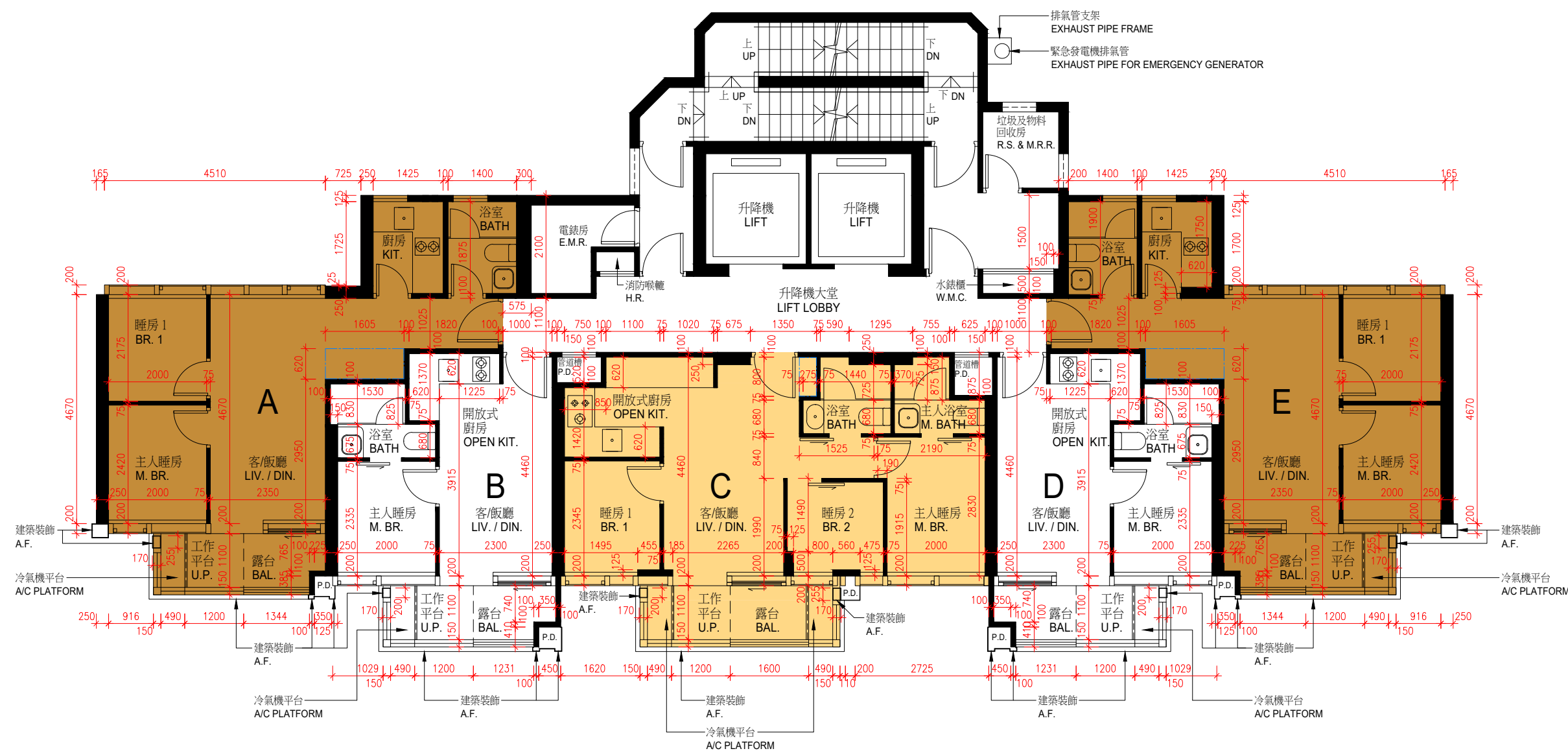
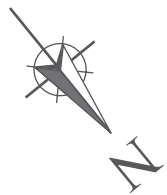
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

- 附註：
- 平面圖所列之尺寸數字為以毫米標示之建築尺寸。
 - 外牆設有建築裝飾及/或外露喉管。詳細資料請參考最新批准之建築圖則。
 - 平台及/或外牆設有外露及/或外牆裝飾板內藏之公用喉管。詳細資料請參考最新批准的建築圖則。
 - 部分住宅物業天花有跌級樓板及管道(用以安裝樓上物業之機電設備)。
 - 客/飯廳、睡房、走廊、浴室及/或廚房有假天花以內藏冷氣系統及/或機電設備。
 - 平面圖中顯示之名詞及簡稱請參閱本售樓書第16頁。
 - 住宅物業的層與層之間的高度指該樓層之石屎地台面與上一層之石屎地台面之高度距離。

- Notes:
- The dimensions of floor plans are all structural dimensions in millimeter.
 - There may be architectural features and/or exposed pipes on external walls. For details, please refer to the latest approved building plans.
 - Common pipes exposed and/or enclosed in cladding are located at/adjacent to flat roof and/or external wall. For details, please refer to the latest approved building plans.
 - There are sunken slabs and pipe ducts (for mechanical & electrical services of properties above) at some residential properties.
 - There are ceiling bulkheads at living/dining rooms, bedrooms, corridors, bathrooms and/or kitchens enclosing air-conditioning systems and/or mechanical and electrical services.
 - Please refer to page 16 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.
 - The floor-to-floor height of the residential property refer to the height between the top surface of the structural slab of the floor and the top surface of the structural slab of its immediate upper floor.

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

29樓平面圖 29/F Floor Plan



0米/M
比例: 5米/M
Scale:

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

30樓平面圖 30/F Floor Plan

樓層 Floor	單位 Flat	每個住宅物業的層與層之間的高度 The floor-to-floor height of each residential property	每個住宅物業的樓板（不包括灰泥）的厚度 The thickness of the floor slabs (excluding plaster) of each residential property
30	A	3.15米(m)	150毫米(mm)及and 175 毫米(mm)
	B	3.15米(m)	150毫米(mm)及and 175 毫米(mm)
	C	3.15米(m)	150毫米(mm)及and 175 毫米(mm)

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。

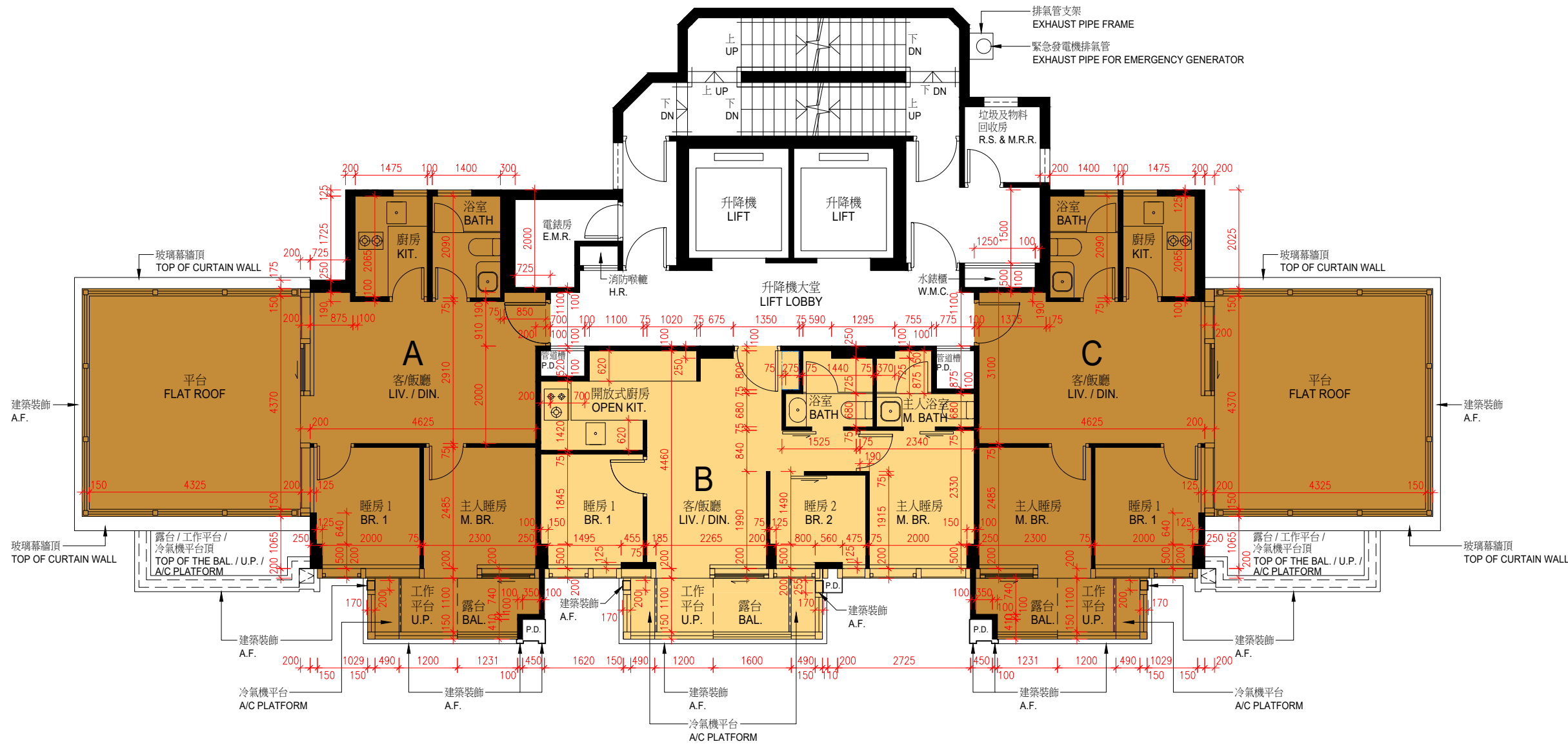
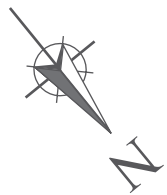
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

- 附註：
- 1. 平面圖所列之尺寸數字為以毫米標示之建築尺寸。
 - 2. 外牆設有建築裝飾及/或外露喉管。詳細資料請參考最新批准之建築圖則。
 - 3. 平台及/或外牆設有外露及/或外牆裝飾板內藏之公用喉管。詳細資料請參考最新批准的建築圖則。
 - 4. 部分住宅物業天花有跌級樓板及管道(用以安裝樓上物業之機電設備)。
 - 5. 客/飯廳、睡房、走廊、浴室及/或廚房有假天花以內藏冷氣系統及/或機電設備。
 - 6. 平面圖中顯示之名詞及簡稱請參閱本售樓書第16頁。
 - 7. 住宅物業的層與層之間的高度指該樓層之石屎地台面與上一層之石屎地台面之高度距離。

- Notes:
- 1. The dimensions of floor plans are all structural dimensions in millimeter.
 - 2. There may be architectural features and/or exposed pipes on external walls. For details, please refer to the latest approved building plans.
 - 3. Common pipes exposed and/or enclosed in cladding are located at/adjacent to flat roof and/or external wall. For details, please refer to the latest approved building plans.
 - 4. There are sunken slabs and pipe ducts (for mechanical & electrical services of properties above) at some residential properties.
 - 5. There are ceiling bulkheads at living/dining rooms, bedrooms, corridors, bathrooms and/or kitchens enclosing air-conditioning systems and/or mechanical and electrical services.
 - 6. Please refer to page 16 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.
 - 7. The floor-to-floor height of the residential property refer to the height between the top surface of the structural slab of the floor and the top surface of the structural slab of its immediate upper floor.

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

30樓平面圖 30/F Floor Plan



0米/M
比例: 1:500
Scale: 1:500
5米/M

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

31樓平面圖 31/F Floor Plan

樓層 Floor	單位 Flat	每個住宅物業的層與層之間的高度 The floor-to-floor height of each residential property	每個住宅物業的樓板（不包括灰泥）的厚度 The thickness of the floor slabs (excluding plaster) of each residential property
31	A	4米(m)及and 4.4米(m)	150毫米(mm)及and 250毫米(mm)
	B	4米(m), 4.25米(m), 4.4米(m)及and 4.5米(m)	150毫米(mm)及and 250毫米(mm)
	C	4米(m)及and 4.4米(m)	150毫米(mm)及and 250毫米(mm)

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。

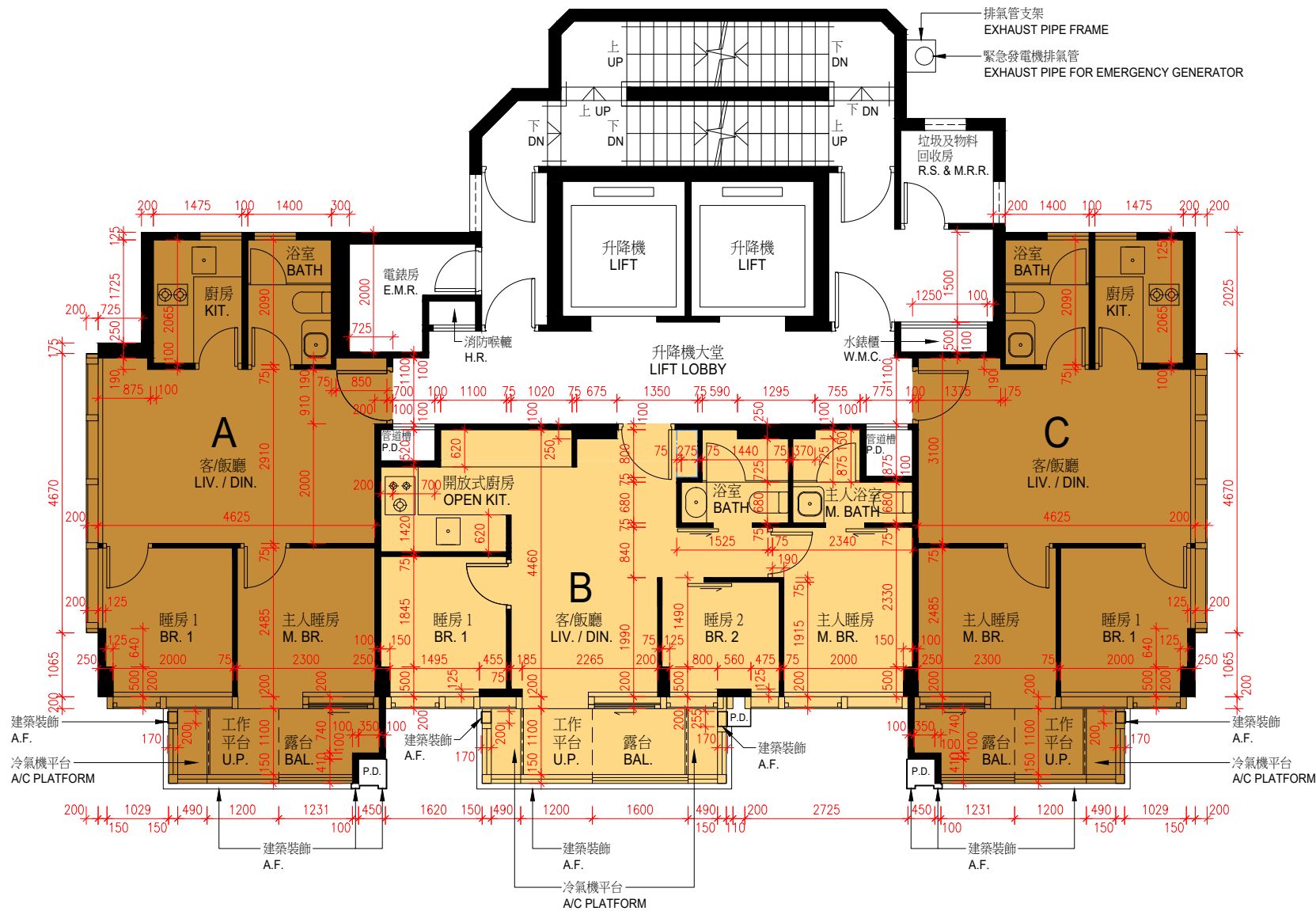
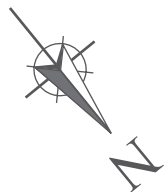
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

- 附註：
- 平面圖所列之尺寸數字為以毫米標示之建築尺寸。
 - 外牆設有建築裝飾及/或外露喉管。詳細資料請參考最新批准之建築圖則。
 - 平台及/或外牆設有外露及/或外牆裝飾板內藏之公用喉管。詳細資料請參考最新批准的建築圖則。
 - 部分住宅物業天花有跌級樓板及管道(用以安裝樓上物業之機電設備)。
 - 客/飯廳、睡房、走廊、浴室及/或廚房有假天花以內藏冷氣系統及/或機電設備。
 - 平面圖中顯示之名詞及簡稱請參閱本售樓書第16頁。
 - 住宅物業的層與層之間的高度指該樓層之石屎地台面與上一層之石屎地台面之高度距離。

- Notes:
- The dimensions of floor plans are all structural dimensions in millimeter.
 - There may be architectural features and/or exposed pipes on external walls. For details, please refer to the latest approved building plans.
 - Common pipes exposed and/or enclosed in cladding are located at/adjacent to flat roof and/or external wall. For details, please refer to the latest approved building plans.
 - There are sunken slabs and pipe ducts (for mechanical & electrical services of properties above) at some residential properties.
 - There are ceiling bulkheads at living/dining rooms, bedrooms, corridors, bathrooms and/or kitchens enclosing air-conditioning systems and/or mechanical and electrical services.
 - Please refer to page 16 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.
 - The floor-to-floor height of the residential property refer to the height between the top surface of the structural slab of the floor and the top surface of the structural slab of its immediate upper floor.

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

31樓平面圖 31/F Floor Plan



0米/M
比例: 5米/M
Scale:

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

天台平面圖

Roof Floor Plan

按發展項目的經批准的建築圖則所規定，發展項目天台的每個住宅物業的樓板（不包括灰泥）的厚度為：不適用

The thickness of the floor slabs (excluding plaster) of each residential property on Roof of the Development as provided in the approved building plans is: Not applicable

按發展項目的經批准的建築圖則所規定，發展項目天台每個住宅物業的層與層之間的高度為：不適用

The floor-to-floor height of each residential property on Roof of the Development as provided in the approved building plans of the Development is: Not applicable

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。

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.

- 附註：
- 1. 平面圖所列之尺寸數字為以毫米標示之建築尺寸。
 - 2. 外牆設有建築裝飾及/或外露喉管。詳細資料請參考最新批准之建築圖則。
 - 3. 平台及/或外牆設有外露及/或外牆裝飾板內藏之公用喉管。詳細資料請參考最新批准的建築圖則。
 - 4. 部分住宅物業天花有跌級樓板及管道(用以安裝樓上物業之機電設備)。
 - 5. 客/飯廳、睡房、走廊、浴室及/或廚房有假天花以內藏冷氣系統及/或機電設備。
 - 6. 平面圖中顯示之名詞及簡稱請參閱本售樓書第16頁。
 - 7. 住宅物業的層與層之間的高度指該樓層之石屎地台面與上一層之石屎地台面之高度距離。

- Notes:
- 1. The dimensions of floor plans are all structural dimensions in millimeter.
 - 2. There may be architectural features and/or exposed pipes on external walls. For details, please refer to the latest approved building plans.
 - 3. Common pipes exposed and/or enclosed in cladding are located at/adjacent to flat roof and/or external wall. For details, please refer to the latest approved building plans.
 - 4. There are sunken slabs and pipe ducts (for mechanical & electrical services of properties above) at some residential properties.
 - 5. There are ceiling bulkheads at living/dining rooms, bedrooms, corridors, bathrooms and/or kitchens enclosing air-conditioning systems and/or mechanical and electrical services.
 - 6. Please refer to page 16 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.
 - 7. The floor-to-floor height of the residential property refer to the height between the top surface of the structural slab of the floor and the top surface of the structural slab of its immediate upper floor.

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

物業的描述 Description of Residential Property		實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (Including balcony, utility platform and verandah, if any) sq. meter (sq. ft.)		其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎) Area of other specified items (Not included in the Saleable Area) sq. meter (sq. ft.)									
樓層 Floor	單位 Unit			空調機房 Air-conditioning plant room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
5 樓 5/F	A	實用面積 Saleable Area:	36.517 (393)	-	-	-	64.229 (691)	-	-	-	-	-	-
		露台 Balcony:	0.000 (0)										
		工作平台 Utility Platform:	0.000 (0)										
	B	實用面積 Saleable Area:	21.126 (227)	-	-	-	11.371 (122)	-	-	-	-	-	-
		露台 Balcony:	0.000 (0)										
		工作平台 Utility Platform:	0.000 (0)										
	C	實用面積 Saleable Area:	21.077 (227)	-	-	-	12.828 (138)	-	-	-	-	-	-
		露台 Balcony:	0.000 (0)										
		工作平台 Utility Platform:	0.000 (0)										
	D	實用面積 Saleable Area:	19.034 (205)	-	-	-	11.227 (121)	-	-	-	-	-	-
		露台 Balcony:	0.000 (0)										
		工作平台 Utility Platform:	0.000 (0)										
	E	實用面積 Saleable Area:	21.126 (227)	-	-	-	11.371 (122)	-	-	-	-	-	-
		露台 Balcony:	0.000 (0)										
		工作平台 Utility Platform:	0.000 (0)										
	F	實用面積 Saleable Area:	36.201 (390)	-	-	-	51.733 (557)	-	-	-	-	-	-
		露台 Balcony:	0.000 (0)										
		工作平台 Utility Platform:	0.000 (0)										

- 每個住宅物業的實用面積，以及構成住宅物業的一部分的範圍內的每一個露台、工作平台或陽台 (如有的話) 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。
- The saleable area of each residential property and the floor areas of every balcony, utility platform or verandah (if any) to the extent that it forms parts of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
 - The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

附註：

1. 上述所列以平方米列明之面積，均以1平方米=10.764平方呎之比率換算至平方呎，並四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。
2. 發展項目的住宅物業不設陽台。

Notes:

1. The areas as specified above in square meter are converted into square feet at a rate of 1 square meter = 10.764 square feet and rounded off to the nearest whole square foot ,which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties of the Development.

發展項目中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property		實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (Including balcony, utility platform and verandah, if any) sq. meter (sq. ft.)		其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎) Area of other specified items (Not included in the Saleable Area) sq. meter (sq. ft.)									
樓層 Floor	單位 Unit			空調機房 Air-conditioning plant room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
6 樓至 12 樓及 15 樓至 20 樓 6/F to 12/F & 15/F to 20/F	A	實用面積 Saleable Area:	40.017 (431)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.000 (22)										
		工作平台 Utility Platform:	1.500 (16)										
	B	實用面積 Saleable Area:	24.626 (265)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.000 (22)										
		工作平台 Utility Platform:	1.500 (16)										
	C	實用面積 Saleable Area:	24.579 (265)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.002 (22)										
		工作平台 Utility Platform:	1.500 (16)										
	D	實用面積 Saleable Area:	22.491 (242)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.002 (22)										
		工作平台 Utility Platform:	1.500 (16)										
	E	實用面積 Saleable Area:	24.626 (265)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.000 (22)										
		工作平台 Utility Platform:	1.500 (16)										
	F	實用面積 Saleable Area:	39.701 (427)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.000 (22)										
		工作平台 Utility Platform:	1.500 (16)										

- 每個住宅物業的實用面積，以及構成住宅物業的一部分的範圍內的每一個露台、工作平台或陽台 (如有的話) 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。
- The saleable area of each residential property and the floor areas of every balcony, utility platform or verandah (if any) to the extent that it forms parts of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
 - The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

附註：

1. 上述所列以平方米列明之面積，均以1平方米=10.764平方呎之比率換算至平方呎，並四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。
2. 發展項目的住宅物業不設陽台。

Notes:

1. The areas as specified above in square meter are converted into square feet at a rate of 1 square meter = 10.764 square feet and rounded off to the nearest whole square foot ,which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties of the Development.

發展項目中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property		實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎)		其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎) Area of other specified items (Not included in the Saleable Area) sq. meter (sq. ft.)									
樓層 Floor	單位 Unit	Saleable Area (Including balcony, utility platform and verandah, if any) sq. meter (sq. ft.)		空調機房 Air-conditioning plant room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
21 樓至 23 樓及 25 樓至 29 樓 21/F to 23/F & 25/F to 29/F	A	實用面積 Saleable Area:	39.944 (430)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.000 (22)										
		工作平台 Utility Platform:	1.500 (16)										
	B	實用面積 Saleable Area:	24.749 (266)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.042 (22)										
		工作平台 Utility Platform:	1.500 (16)										
	C	實用面積 Saleable Area:	44.316 (477)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.000 (22)										
		工作平台 Utility Platform:	1.500 (16)										
	D	實用面積 Saleable Area:	24.743 (266)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.042 (22)										
		工作平台 Utility Platform:	1.500 (16)										
	E	實用面積 Saleable Area:	39.628 (427)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.000 (22)										
		工作平台 Utility Platform:	1.500 (16)										

- 每個住宅物業的實用面積，以及構成住宅物業的一部分的範圍內的每一個露台、工作平台或陽台 (如有的話) 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。
- The saleable area of each residential property and the floor areas of every balcony, utility platform or verandah (if any) to the extent that it forms parts of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
 - The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

附註：

1. 上述所列以平方米列明之面積，均以1平方米=10.764平方呎之比率換算至平方呎，並四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。

2. 發展項目的住宅物業不設陽台。

Notes:

1. The areas as specified above in square meter are converted into square feet at a rate of 1 square meter = 10.764 square feet and rounded off to the nearest whole square foot ,which may be slightly different from the area presented in square metres.

2. There is no verandah in the residential properties of the Development.

發展項目中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property		實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (Including balcony, utility platform and verandah, if any) sq. meter (sq. ft.)		其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎) Area of other specified items (Not included in the Saleable Area) sq. meter (sq. ft.)									
樓層 Floor	單位 Unit			空調機房 Air-conditioning plant room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
30 樓 30/F	A	實用面積 Saleable Area:	39.764 (428)	-	-	-	18.576 (200)	-	-	-	-	-	-
		露台 Balcony:	2.042 (22)										
		工作平台 Utility Platform:	1.500 (16)										
	B	實用面積 Saleable Area:	44.828 (483)	-	-	-	-	-	-	-	-	-	-
		露台 Balcony:	2.000 (22)										
		工作平台 Utility Platform:	1.500 (16)										
	C	實用面積 Saleable Area:	39.258 (423)	-	-	-	18.576 (200)	-	-	-	-	-	-
		露台 Balcony:	2.042 (22)										
		工作平台 Utility Platform:	1.500 (16)										

- 每個住宅物業的實用面積，以及構成住宅物業的一部分的範圍內的每一個露台、工作平台或陽台 (如有的話) 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。

附註：

1. 上述所列以平方米列明之面積，均以1平方米=10.764平方呎之比率換算至平方呎，並四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。
2. 發展項目的住宅物業不設陽台。

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

Notes:

1. The areas as specified above in square meter are converted into square feet at a rate of 1 square meter = 10.764 square feet and rounded off to the nearest whole square foot ,which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties of the Development.

發展項目中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property		實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (Including balcony, utility platform and verandah, if any) sq. meter (sq. ft.)		其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎) Area of other specified items (Not included in the Saleable Area) sq. meter (sq. ft.)									
樓層 Floor	單位 Unit			空調機房 Air-conditioning plant room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
31 樓 31/F	A	實用面積 Saleable Area:	39.764 (428)	-	-	-	-	-	-	32.511 (350)	-	-	-
		露台 Balcony:	2.042 (22)										
		工作平台 Utility Platform:	1.500 (16)										
	B	實用面積 Saleable Area:	44.828 (483)	-	-	-	-	-	-	39.892 (429)	-	-	-
		露台 Balcony:	2.000 (22)										
		工作平台 Utility Platform:	1.500 (16)										
	C	實用面積 Saleable Area:	39.258 (423)	-	-	-	-	-	-	31.517 (339)	-	-	-
		露台 Balcony:	2.042 (22)										
		工作平台 Utility Platform:	1.500 (16)										

- 每個住宅物業的實用面積，以及構成住宅物業的一部分的範圍內的每一個露台、工作平台或陽台 (如有的話) 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。
- The saleable area of each residential property and the floor areas of every balcony, utility platform or verandah (if any) to the extent that it forms parts of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
 - The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

附註：

1. 上述所列以平方米列明之面積，均以1平方米=10.764平方呎之比率換算至平方呎，並四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。

2. 發展項目的住宅物業不設陽台。

Notes:

1. The areas as specified above in square meter are converted into square feet at a rate of 1 square meter = 10.764 square feet and rounded off to the nearest whole square foot ,which may be slightly different from the area presented in square metres.

2. There is no verandah in the residential properties of the Development.

不適用

No applicable

臨時買賣合約的摘要

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

1. 在簽署臨時買賣合約（「臨時合約」）時須支付款額為售價5%的臨時訂金。

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

3. 如買方沒有訂立該臨時合約的日期之後5個工作日內簽立買賣合約： -
(i) 該臨時合約即告終止；
(ii) 有關的臨時訂金即予沒收；及
(iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。
1. A preliminary deposit of 5% of the purchase price is payable on the signing of the preliminary agreement for sale and purchase (“preliminary agreement”).

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

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

公契的摘要
SUMMARY OF DEED OF MUTUAL COVENANT

A. 發展項目的公用部分

發展項目公契(下稱「公契」)對下列之定義界定如下：-

1. 「商業公用地方」指二樓之水錶櫃，即在公契附錄之編號為DMC-03圖則（經認可人仕核實為準）上用紫色顯示，以供識別及第一業主在任何時候指定並經業主在按公契規定召開的業主大會上通過決議批准作為商業公用地方的發展項目之新增地方。
2. 「商業公用設施」指在發展項目內擬供所有商業樓宇單位（並非僅供任何個別商業樓宇單位）業主共同使用與享用並在公契的規限下由每個商業樓宇單位業主及佔用人與其他商業樓宇單位業主及佔用人共同使用的所有該等設施及裝置（包括但不限於安裝於露天場所之下的部分），包括但不限於供商業樓宇專用的電線、電纜、儀表、電掣、管槽、管道、排水渠、消防裝置、保安裝置及一切機電裝置、設施及設備及經業主在按公契規定召開的業主大會上通過決議批准的發展項目之該等新增設備及設施。
3. 「公用地方」統指發展項目公用地方、商業公用地方及住宅公用地方及任何公契分契(按公契界定)(如有)指定作為公用地方的發展項目所有該等部分。如適用和在不抵觸公契的規定下，每項公用地方包括香港法例第344章《建築物管理條例》（下稱「建築物管理條例」）第一附表指定的該等公用部分（不包括發展項目內構成住宅單位或商業樓宇之部分的外牆(包括幕牆)、外牆A、外牆B、外牆C、外牆D、外牆E或外牆F的該等部分）。
4. 「公用設施」統指發展項目公用設施、商業公用設施及住宅公用設施及任何公契分契(按公契界定)指定作為公用設施的發展項目所有該等部分。
5. 「發展項目公用地方」指該地段及發展項目中指明為所有單位的業主及佔用人共同使用及享用的所有該等地方或其部分而並非按公契或其他規定指定給第一業主或任何個別單位的業主，亦並非特別轉讓(除非給管理人以信託形式代表所有業主持有)，在不限制上述一般適用範圍下，包括：-
 - (a) 外牆(包括但不限於幕牆)，但不包括外牆A、外牆B、外牆C、外牆D、外牆E、外牆F或構成商業樓宇或住宅公用地方或住宅單位部分的外牆；
 - (b) 地基、支柱、木樑和其他結構承托物及部件；入口大堂、商舖的入口處及入口大堂、垃圾房及物料回收室、高電壓電掣房、電力變壓器房、低電壓電纜入線房；消防控制室、消防入水口、消防管槽、花灑入水口、花灑管槽、花灑控制閥櫃、管道槽、檢測錶櫃、電訊及廣播設備槽及煤氣掣櫃；在一樓之低電壓電掣房、電梯大堂、管道槽、消防喉轆及玻璃簷篷；在二樓之花灑水缸、消防水缸、消防及花灑水泵房、檢測錶櫃、沖廁水泵房、電掣房、油缸房、緊急發電機房、電訊及廣播設備室及食水泵房；在三樓之煙囪槽；在電梯機房樓層之電梯機房、升降機槽及金屬百葉窗連風罩；在食水及沖廁水水缸房樓層之食水及沖廁水水缸房；天台上層；由地下至二樓之樓梯及其防護門廊，及由地下至天台之電梯(在公契圖則上以“Lift 1”顯示)；
 - (c) 地下至二樓在外牆及/或幕牆上之建築裝飾（如有）
 - (d) 位於該地段內之斜坡及護土牆(如有)；
 - (e) 設置或使用天線廣播發佈或電訊網絡設備的地方；
 - (f) 符合建築物管理條例第二條「公用部分」定義之地方但不包括住宅公用地方；
 - (g) 第一業主在任何時候指定並經業主在按公契規定召開的業主大會上通過決議批准作為發展項目之公用地方的該等新增地方；

發展項目公用地方在公契附錄之圖則（經認可人仕核實為準）上用綠色顯示，以供識別。

6. 「發展項目公用設施」指安裝作為其便利設施部分或擬供整個發展項目共同使用與享用，但並非僅供其中任何個別部分獨家享用的發展項目內的所有該等設施及裝置(包括但不限於安裝

於露天場所之下的部分)。發展項目設施由每個業主和佔用人與發展項目所有其他業主和佔用人共同使用，受公契條文規限，包括但不限於吊船系統、閉路電視系統、污水渠、排水渠、明渠、沙井、雨水排水渠、水道、渠道、總水喉、電纜、管道、電線、管槽、沖廁水總喉、食水總喉、煤氣閥、消防裝置、火警警報系統、滅火設備、消防栓、消防喉轆系統、灑水器系統、灑水器控制閥、火警鐘系統、緊急發電機、建築照明及後備緊急照明系統、攜帶式裝置、出口標誌、圖像火警警報系統、保安設備及設施、通風扇、照明、燈柱、避雷針、電掣、儀錶、衛生裝置、垃圾處理設備、公共天線、設備、豎梯、金屬光柵裝置、機械及機器及其他類似裝置、設施或服務及第一業主在任何時候指定並經業主在按公契規定召開的業主大會上通過決議批准作為發展項目公用設施的發展項目之該等新增設備及設施。

7. 「住宅公用地方」指於住宅樓宇中指明為所有住宅單位的業主一起共同使用及享用的該等部分（並非僅供任何個別住宅單位）而並非按公契或其他規定指定給第一業主或任何個別住宅單位的業主，亦並非特別轉讓(除非給管理人以信託形式代表所有業主持有)，在不限制上述一般適用範圍下，包括但不限於：-
 - (a) 發展項目三樓及以下之外牆該等部分（外牆A、外牆B或構成發展項目公用地方之該等部分除外），即在公契附錄之編號為DMC-11至DMC-14（兩者包括在內）圖則（經認可人仕核實為準）上用紅色顯示，以供識別；
 - (b) 發展項目五樓及以上之外牆（包括但不限於幕牆）（外牆C、外牆D、外牆E、外牆F、構成住宅單位部分之窗戶或可開啟之幕牆系統部分或構成住宅單位部分並覆蓋整個住宅單位或在住宅單位正面構成幕牆系統部分之觀景面板或構成發展項目公用地方之該等部分除外）；
 - (c) 在地下之消防水簾控制閥及消防水簾入水口；在二樓之會所、電梯大堂及消防喉轆；在三樓之底護層及公共空中花園、消防水簾水缸、消防水簾泵房及維修平台、檢測錶箱、花槽、電線槽、電梯大堂及管道槽；在五樓之供吊船進出之維修位置；在五樓至三十一樓之所有垃圾存放及物料回收室、水錶櫃、管道槽、高位消防喉轆、電錶房及電梯大堂；在二十一樓及三十樓之露台及工作平台頂部；在三十樓之幕牆頂部；在天台之食水增壓泵房、消防喉轆、幕牆頂部及露台及工作平台頂部；由三樓至食水及沖廁水水缸房樓層之樓梯及其防護門廊及由地下至天台之電梯(在公契圖則上以“Lift 2”顯示)；及第一業主在任何時候指定並經業主按公契規定召開的業主大會上通過決議批准作為住宅公用地方的發展項目之新增地方；
 - (d) 在外牆及/或幕牆上之建築裝飾（如有）（構成其中任何發展項目公用地方的建築裝飾除外）；
 - (e) 符合建築物管理條例第二條「公用部分」定義之地方，但發展項目公用地方及商業公用地方除外。

上述(c)、(d)及(e)提述之住宅公用地方在公契附錄之編號為DMC-1至DMC-10（兩者包括在內）圖則（經認可人仕核實為準）上用紅色顯示，以供識別。

8. 「住宅公用設施」指在發展項目內擬供所有住宅單位（並非僅供任何個別住宅單位）業主共同使用與享用並在公契的規限下由每個住宅單位業主及佔用人與其他住宅單位業主及佔用人共同使用的住宅樓宇項目的所有該等設施及裝置(包括但不限於安裝於露天場所之下的部分)，包括但不限於建築照明及後備緊急照明系統、供會所使用的機械、設備及設施，供住宅公用地方專用的電線、電纜、儀錶，電掣、管槽、管道、排水渠、電梯及附加設備、消防裝置、保安裝置及一切機電裝置、設施及設備及經業主在按公契規定召開的業主大會上通過決議批准的發展項目之新增設備及設施。

公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

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

住宅單位	每個單位之不分割份數
5樓	
A單位 (註釋1)	858
B單位 (註釋1)	446
C單位 (註釋1)	448
D單位 (註釋1)	403
E單位 (註釋1)	446
F單位 (註釋1)	827
6樓至20樓	
A單位 (註釋2)	800
B單位 (註釋2)	493
C單位 (註釋2)	492
D單位 (註釋2)	450
E單位 (註釋2)	493
F單位 (註釋2)	794
21樓至29樓	
A單位 (註釋2)	799
B單位 (註釋2)	495
C單位 (註釋2)	886
D單位 (註釋2)	495
E單位 (註釋2)	793
30樓	
30樓A單位 (註釋3)	832
30樓B單位 (註釋2)	897
30樓C單位 (註釋3)	822
31樓	
31樓A單位 (註釋4)	860
31樓B單位 (註釋4)	977
31樓C單位 (註釋4)	848

附註：發展項目不設4、13、14及24樓

註釋1：指包括其平台

註釋2：指包括其露台及工作平台

註釋3：指包括其露台、工作平台及平台

註釋4：指包括其露台、工作平台及天台

C. 有關發展項目的管理人的委任期

富豪物業管理有限公司將會被委任為管理人，執行發展項目之管理及維修。管理人最初任期為兩(2)年，由公契訂立之日開始，其後繼續留任，直至按公契條款規定以書面形式終止。

D. 管理開支按何等基準在發展項目中的住宅物業擁有人之間分擔

每個住宅單位業主須按住宅管理預算支付年度開支中的適當分擔款項，該適當分擔款項的比例與該業主的住宅單位獲分配的管理單位數目佔所有住宅單位獲分配的管理單位數目總額之比例相同。

E. 計算管理費按金的基準

管理費按金相等於該單位按首個年度管理預算應付每月管理費分擔款項之2個月款項，該款項可以轉讓。

F. 賣方在發展項目中保留作自用的範圍

不適用。

附註：
如欲知全部詳情，請參閱公契。公契之全文可在售樓處開放時間內免費查閱，並在繳交必要的影印費後可索取公契之全文影印副本。

公契的摘要
SUMMARY OF DEED OF MUTUAL COVENANT

A. The common parts of the Development

The following terms are defined in the deed of mutual covenant (“DMC”) in respect of the Development :-

1. “**Commercial Common Areas**” means the water meter cabinet on the Second Floor which is for the purpose of identification shown and coloured Violet on the plan marked Plan No.DMC-03 annexed to the DMC, the accuracy of such plans is certified by the Authorized Person and such additional areas of the Development as may at any time be designated as Commercial Common Areas by the First Owner subject to the approval by a resolution of the Owners at an Owners’ meeting convened in accordance with the provisions of the DMC.
2. “**Commercial Common Facilities**” means all those facilities and installations in the Development (including but not limited to those installed underneath the Open Space) intended for the common use and benefit of the Owners of the Units in the Commercial Accommodation as a whole (and not just any particular Unit in the Commercial Accommodation) and which are subject to the provisions of the DMC this Deed to be used by each Owner and Occupier of the Commercial Accommodation in common with all other Owners and Occupiers of the Commercial Accommodation and includes but not limited to the wires, cables, meters, switches, ducts, pipes, drains, fire services installations, security installations and all mechanical and electrical installations and facilities and equipment exclusively for the Commercial Accommodation and such additional devices and facilities of the Development as may be approved by a resolution of Owners at an Owners’ meeting convened in accordance with the provisions of the DMC.
3. “**Common Areas**” means collectively the Development Common Areas, the Commercial Common Areas and the Residential Common Areas and all those parts of the Development designated as common areas in any Sub-Deed (as defined in the DMC) (if any), each of which Common Areas shall, where applicable and not inconsistent with the provisions of the DMC, include those common parts specified in Schedule 1 to the Building Management Ordinance, Cap.344 of the Laws of Hong Kong (“the BMO”) (excluding those parts of the external walls (including curtain walls) of the Development which form part of a Residential Unit or the Commercial Accommodation, External Wall A, External Wall B, External Wall C, External Wall D, External Wall E or External Wall F).
4. “**Common Facilities**” means collectively the Development Common Facilities, the Commercial Common Facilities and the Residential Common Facilities and all those facilities of the Development designated as common facilities in any Sub-Deed (as defined in the DMC).
5. “**Development Common Areas**” means all those areas or parts of the Lot and the Development the right to the use of which is designated for the common use and benefit of the Owners and Occupiers of all the Units and is not given by the DMC or otherwise to the First Owner or an Owner of any individual Unit and is not otherwise specifically assigned other than to the Manager on trust for the benefit of all Owners and which include, without limiting the generality of the foregoing:-
 - (a) external walls (including but not limited to the curtain walls) but excluding External Wall A, External Wall B, External Wall C, External Wall D, External Wall E, External Wall F, external walls forming part of the Commercial Accommodation or the Residential Common Areas or a Residential Unit;
 - (b) the foundations, columns, beams and other structural supports and elements; entrance hall, entrance area of the Shops and entrance hall, refuse storage and material recovery chamber, high voltage switch room, transformer room, low voltage cable riser room, fire control room, fire service inlets, fire service duct, sprinkler inlets, sprinkler duct, sprinkler control valve cabinet, pipe duct, check meter cabinet, telecommunications and broadcasting duct and town gas cabinet on the Ground Floor; low voltage switch room, lift lobby, pipe ducts, hose reel and glass canopy on the First Floor; sprinkler water tank, fire service water tank, fire service and sprinkler water pump room, check meter cabinets, flushing water pump room, electrical room, fuel tank room, emergency generator room, telecommunications and broadcasting room and fresh water pump room on the Second Floor; chimney shaft on the Third Floor; lift machine room, lift shafts and metal louver with wind guard on the Lift Machine Room Floor; potable and flushing water tank room on the Potable and Flushing Water Tank Room Floor; the Upper Roof; the staircases and protected lobbies from the Ground Floor to the Second Floor and the lift from Ground Floor to the Roof Floor (designated as “Lift 1” on the Plans annexed to the DMC);
 - (c) architectural features (if any) forming part of or on such external walls and/or curtain walls of the Ground Floor to the Second Floor;
 - (d) the Slopes and Retaining Walls (if any) which are located within the Lot;

- (e) the areas for the installation or use of aerial broadcast distribution or telecommunications network facilities;
- (f) such areas within the meaning of “common parts” as defined in Section 2 of the Building Management Ordinance (Chapter 344 of the Laws of Hong Kong) but shall exclude the Residential Common Areas;
- (g) such additional areas of the Development as may at any time be designated as Development Common Areas by the First Owner subject to the approval by a resolution of Owners at an Owners’ meeting convened in accordance with the provisions of the DMC;

which Development Common Areas are for the purpose of identification shown and coloured Green on the Plans annexed to the DMC, the accuracy of such plans is certified by and on behalf of the Authorized Person.

6. “**Development Common Facilities**” means all those facilities and installation in the Development (including but not limited to those installed underneath the Open Space) used in common by or installed or intended for the common use and benefit of the Development as a whole as part of the amenities thereof (and not just for the exclusive benefit of any particular part thereof) and which are subject to the provisions of the DMC to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Development and includes but not limited to the Gondola system, CCTV system, the sewers, drains, gutters, manholes, storm water drains, water courses, channels, water mains, cables, pipes, wires, ducts, flushing mains, fresh water mains, gas valve, fire services installations, fire warning system, fire fighting equipment, fire hydrant, hose reel system, sprinkler system, sprinkler control valve set, fire alarm system, emergency generator, artificial lighting and backup emergency lighting system, portable appliances, exit signs, visual fire alarm system, security equipment and facilities, ventilation fans, lights, lightning post, lightning rods, switches, meters, sanitary fittings, refuse disposal equipment, communal aerials, equipment, cat ladder, metal grating device, plant and machinery and other like installations, facilities or services and such additional devices and facilities of the Development as may at any time be designated as Development Common Facilities by the First Owner subject to the approval by a resolution of Owners at an Owners’ meeting convened in accordance with the provisions of the DMC.
7. “**Residential Common Areas**” means those parts of the Residential Accommodation designated for the common use and benefit of the Owners of all the Residential Units as a whole (and not just any particular Residential Unit) and is not given by the DMC or otherwise to the First Owner or the Owner of any individual Residential Unit and is not otherwise specifically assigned to the Manager on trust for the benefit of all Owners and which, without limiting the generality of the foregoing, including but not limited to:-
 - (a) those parts of the external walls of the Development at and below the 3rd Floor (except the External Wall A, External Wall B or those forming part of the Development Common Areas) and for the purpose of identification only shown and coloured Red on the plans marked Plan Nos.DMC-11 to DMC-14 (both inclusive) annexed to the DMC and the accuracy of such plans is certified by and on behalf of the Authorized Persons;
 - (b) external walls (including but not limited to the curtain walls) of the Development at and above the 5th Floor (except the External Wall C, External Wall D, External Wall E, External Wall F, the windows or openable parts of the curtain wall system forming part of a Residential Unit or such pieces of vision panels forming part of the curtain wall system and wholly enclosing or fronting a Residential Unit, which form part of the relevant Residential Unit or those forming part of the Development Common Areas);
 - (c) drencher control valve and drencher inlet on the Ground Floor; the Club House, lift lobby and hose reel on the Second Floor; the refuge floor and the Communal Sky Garden, drencher water tank, drencher water pump room and the maintenance platform, check meter cabinet, planters, electrical duct, lift lobby and pipe duct on the Third Floor; maintenance spaces for access by gondola on the Fifth Floor, refuse storage and material recovery room, water meter cabinet, pipe ducts, hose reel at high level, electrical meter room and lift lobby from Fifth Floor to Thirty-First Floor; top of balconies and utility platforms at Twenty First Floor and Thirtieth Floor; top of curtain wall on Thirtieth Floor; fresh water booster pump room, hose reels, top of curtain wall and top of utility platforms and balconies on the Roof Floor; the staircases and protected lobbies from Third Floor to Potable and Flushing Water Tank Room Floor and the lift from Ground Floor to the Roof Floor (designated as “Lift 2” on the Plans annexed to the DMC); and such additional areas of the Development as may at any time be designated as Residential Common Areas by the First Owner subject to the approval by a resolution of the Owners at an Owners’ meeting convened in

公契的摘要
SUMMARY OF DEED OF MUTUAL COVENANT

accordance with the provisions of the DMC;

- (d) architectural features (if any) forming part of or on such external walls and/or curtain walls (excluding any architectural feature(s) forming part of the Development Common Areas);
- (e) such areas within the meaning of “common parts” as defined in Section 2 of the BMO but shall exclude the Development Common Areas and the Commercial Common Areas.

The Residential Common Areas referred to in (c), (d) and (e) above are for the purpose of identification shown and coloured Red on the plans marked Plan Nos.DMC-1 to DMC-10 (both inclusive) annexed to the DMC the accuracy of which is certified by and on behalf of the Authorized Person.

8. “Residential Common Facilities” means all those facilities and installations in the Development (including but not limited to those installed underneath the Open Space) of the Residential Accommodation intended for the common use and benefit of the Owners of the Residential Units as a whole (and not just any particular Residential Unit) and which are subject to the provisions of the DMC to be used by each Owner and Occupier of the Residential Units in common with all other Owners and Occupiers of the Residential Units and includes but not limited to the artificial lighting and backup emergency lighting system, the plant equipment and facilities for the Club House, wires, cables, meters, switches, ducts, pipes, drains, lifts and ancillary equipment, fire services installations, security installations and all mechanical and electrical installations and facilities and equipment exclusively for the Residential Common Areas and such additional devices and facilities of the Development as may be approved by a resolution of Owners at an Owners’ meeting convened in accordance with the provisions of the DMC.

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

Residential Units	No. of Undivided Shares per Unit
5/F	
Flat A (Note 1)	858
Flat B (Note 1)	446
Flat C (Note 1)	448
Flat D (Note 1)	403
Flat E (Note 1)	446
Flat F (Note 1)	827
6/F.-20/F	
Flat A (Note 2)	800
Flat B (Note 2)	493
Flat C (Note 2)	492
Flat D (Note 2)	450
Flat E (Note 2)	493
Flat F (Note 2)	794
21/F.-29/F.	
Flat A (Note 2)	799
Flat B (Note 2)	495
Flat C (Note 2)	886
Flat D (Note 2)	495
Flat E (Note 2)	793

30/F

Flat A (Note 3)	832
Flat B (Note 2)	897
Flat C (Note 3)	822

31/F	
Flat A (Note 4)	860
Flat B (Note 4)	977
Flat C (Note 4)	848

- Notes : There are no 4th, 13th, 14th and 24th Floors in the Development
- Note 1 : means including the flat roof thereof.
- Note 2 : means including the balcony and utility platform thereof.
- Note 3 : means including the balcony, utility platform and flat roof thereof.
- Note 4 : means including the balcony, utility platform and the roof thereabove.

- C. The terms of years for which the manager of the Development is appointed

Regal Estate Management Limitedwill be appointed as Manager to undertake the management and maintenance of the Development for an initial term of two (2) years from the date of the DMC and to be continued thereafter until terminated in writing in accordance with the terms of the DMC.
- D. The basis on which the management expenses are shared among the owners of the residential properties in the Development

The Owner of each Residential Unit shall pay the due contribution of the annual expenditure in accordance with the Residential Management Budget which due proportion shall be the same proportion as the number of Management Units allocated to his Residential Unit bears to the total number of Management Units allocated to all the Residential units.
- E. The basis on which the management fee deposit is fixed

The management fee deposit is equal to two (2) months of the monthly contribution to the Management Charges in respect of the Unit based on the first annual Management Budgets which amount shall be transferable.
- F. The area in the Development retained by the vendor for the vendor’s own use

Not applicable.

Note :

For full details, please refer to the DMC which is free for inspection during opening hours at the sales office. Full script of the DMC is available for inspection upon request and copies of the DMC can be obtained upon paying necessary photocopying charges.

批地文件的摘要
SUMMARY OF LAND GRANT

- 1.發展項目所位於土地的地段編號：－

發展項目建於內地段第4549號，內地段第4550號，內地段第4551號餘段，內地段第4552號餘段，內地段第4553號，內地段第4554號及內地段第4555號(統稱「該等地段」)。
- 2.有關租契規定的年期：－

根據內地段第4549號的政府租契，內地段第4550號的政府租契、內地段第4551號餘段的政府租契、內地段第4552號餘段的政府租契、內地段第4553號的政府租契、內地段第4554號的政府租契及內地段第4555號的政府租契(統稱「該等政府租契」)，該等地段批出的年期為999年由1856年9月10日起計。
- 3.適用於該土地的用途限制：－

(a)根據該等政府租契規定，除非事前已得到行政長官或其他獲授權人代表香港特別行政區政府(下稱「政府」)發出的書面許可，承批人不得在該等地段或其任何部份用作、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、或任何其他產生噪音、發出惡臭或令人厭惡的行業或業務。

(b)根據由港島西及南區地政處於2020年6月2日發出，並已於土地註冊處註冊，摘要編號第20063002060010號的厭惡性行業牌照(下稱「該牌照」)，政府已批准承批人在該等地段內從事製糖、油料(加油站除外)、售肉、食物供應及旅館的行業或業務(下稱「該行業或業務」)，惟須受該牌照所列的條款所限制，其中包括以下條款：－

(i)承批人在該等地段或在該等地段上所建的建築物的單位內開始從事全部或任何該行業或業務之前，必須自費或促使其租客或獲得其許可的人士取得所有在法律上、法例上、合約上或其他方面必需取得或需要取得的許可証、牌照、批准書或同意書，並在該等地段或在該等地段上所建的樓宇的單位內開始從事全部或任何該行業或業務前，將所有必需的通知送達有關人士。承批人須遵從或促使其租客或獲得其許可的人士遵從所有該等許可証、牌照、批准書及同意書內所有明示或以其他形式表示之條文、條件及規定。

(ii)若該等地段在任何時間發展、重建或用作酒店作為唯一用途，承批人於該等政府租契期內不可轉讓、按揭、押記、分租、授予許可使用或佔用、放棄管有或以其他方式處置該等地段或其任何部分或該處任何建築物或任何權益或建築物當中任何部分，或訂立任何協議作出上述事宜，但如任何上述事宜是以該等地段整體作出則不受此限；

(iii)如該等地段任何部分或任何建立其上的建築物於任何時間發展、重建或用作酒店用途，承批人：－

(1)須以地政總署署長（下稱「署長」）接受的方式劃定酒店部分，包括署長認為合適用作營運酒店的住房及設施（包括但不限於在該等地段內提供之任何車位及附屬地方(定義見下述(c)項))，不可在沒有署長事前書面的批准下更改署長已接受之劃定(上述該地段已劃定酒店部分下稱「該酒店部分」)；及

(2)於該等政府租契期內不可轉讓、按揭、押記、分租、授予許可使用或佔用、放棄管有或以其他方式處置該酒店部分或其任何部分或該處任何建築物或任何權益或建築物當中任何部分，或訂立任何協議作出上述事宜，但如任何上述事宜是以該酒店部分整體作出則不受此限。

(iv)以下情況不受上述b(ii)及b(iii)(2)項所限：－

(1)授予許可佔用任何酒店房間及使用或佔用任何車位，而許可之期限連同續期權合共不多於12個公曆月；及

(2)出租或授予許可使用或佔用該等地段內提供之任何附屬地方，惟租契、租賃或許可須符合以下條款：－

1.租契、租賃或許可期連同任何續期權合共不可多於10年；

2.租契、租賃或許可不得展開直至建築事務監督根據建築物條例、其下的任何規例及任何修訂的法例而發出佔用許可證或臨時佔用許可證，而前述許可或臨時佔用許可須涵蓋該租契、租賃或許可有關之建築物或部分；

3.租戶或獲許可人不須支付任何土地補價、罰款、頂手費或其他類似的款項；

4.租金不應多於全額租金或許可費不應多於市值金額；

5.租金或許可費不可預繳多於12個公曆月；及

6.租契、租賃或許可或任何為上述而訂立之協議的條款不可與該政府租契或該牌照有任何抵觸。

(c)附屬地方須理解為零售商店，餐廳，酒吧，快餐店，娛樂設施、商務中心，健身、保健及運動設施，宴會廳，展覽設施，會議設施及自動櫃員機。

4.按規定須興建並提供予政府或供公眾使用的設施：－

不適用

5.有關承批人在所批土地內外鋪設、塑造或作環境美化的任何範圍、或興建或維持任何構築物或設施的責任：－

不適用

6.對買方造成負擔的租契條件：－

(a)承批人須於該等政府租契期內不時及於任何時候、不論何時、何地需要時自費充分地及完善地修復、維持、支持、保養、鋪設、清除、沖刷、清洗、清空、改善及保持現在或將來任何時間豎立於該等地段上的房屋、宅院或物業及所有其他豎立物及建築物，連同所有屬於或有關的所有牆壁、土堤、路塹、樹籬、溝渠、圍欄、照明、行人道、廁所、水槽、排水溝及水道，並以各種方式作出需要及必要的修補、清洗及修改工程，整個工程須達致署長滿意的程度。

(b)承批人須於該等政府租契期內需要時承擔及支付合理分攤的製造、興建、維修及改善於或屬於該等地段或其任何部分或為其所需而與附近或毗連範圍共用的所有或任何道路、行人道、渠道、圍牆和共用牆、通風口、私人或公用排污渠和排水渠的支出和費用，該分攤由署長釐定，並可當為欠繳地租而作出追討。

(c)承批人不可在該等政府租契批出的全部或任何部分年期內，租出、分租、按揭、轉讓或以任何方式處置該等地段的全部或任何部分予他人時，而未有同時在土地註冊處或該等其他在香港為辦理登記的目的而成立的機構登記有關的轉讓文件及支付相關的指定費用。

(d)如為改善香港或任何其他公共目的需要，政府在發出三個公曆月的通知及支付予承批人由署長經公平和客觀的評估而作出該等地段及其上的建築物的充分和公平賠償後，有權收回、進入及重新管有該等地段全部或任何部分，該等權利一經行使，該等政府租契所訂的年期及產業權會分別終止、終結及無效。
- 44

批地文件的摘要
SUMMARY OF LAND GRANT

- 1. The lot number of the land on which the Development is situated
The Development is constructed on Inland Lot No. 4549, Inland Lot No. 4550, The Remaining Portion of Inland Lot No. 4551, The Remaining Portion of Inland Lot No. 4552, Inland Lot No. 4553, Inland Lot No. 4554 and Inland Lot No. 4555 (collectively “the Lots ”).
- 2. The term of years under the lease
According to the Government Lease for Inland Lot No. 4549, the Government Lease for Inland Lot No. 4550, the Government Lease for The Remaining Portion of Inland Lot No. 4551, the Government Lease for The Remaining Portion of Inland Lot No. 4552, the Government Lease for Inland Lot No. 4553, the Government Lease for Inland Lot No. 4554 and the Government Lease for Inland Lot No. 4555 (collectively “the Government Leases”), the Lots are granted for a term of 999 years from the 10th day of September 1856.
- 3. The user restrictions applicable to the land
(a) Pursuant to the Government Leases , the grantee shall not use the Lots or any part thereof for 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 whatever, without the previous licence of the Government of the Hong Kong Special Administrative Region (“the Government”) signified in writing by the Chief Executive or other person duly authorized in that behalf.
(b) By an offensive trade licence granted by the District Lands Officer, Hong Kong West & South dated 2nd June 2020 and registered in the Land Registry by Memorial No. 20063002060010 (“the Licence”), the Government has approved a licence to the grantee to carry out the business of sugar-baker, oilman (excluding petrol filling station), butcher, victualler and tavern-keeper (“the Trade or Business”) in or upon the Lots subject to the conditions therein mentioned, inter alia,
(i) Prior to the commencement of all or any of the Trade or Business on the Lots or in the unit or units of the building erected on the Lots the grantee shall at its own expense, or cause the tenant or licensee to, obtain all such licences, permits, permissions and approvals as are necessary or required, legal, statutory, contractual or otherwise, and serve all necessary notices on any person for and in connection with and prior to the commencement of all or any of the Trade or Business in or upon the Lots or any unit or units of the building erected on the Lots. The grantee shall comply or cause the tenant or licensee to comply with all provisions, conditions and requirements, expressed or otherwise, in respect of those licences, permits, permissions and approvals.
(ii) if the Lots are developed, redeveloped or used at any time solely for the purpose of a hotel or hotels, the grantee shall not, throughout the terms of the Government Leases, assign, mortgage, charge, underlet, grant licence to use or occupy, part with the possession of or otherwise dispose of the Lots or any part thereof or any building or any interest therein or part of any building thereon or enter into any agreement so to do except as a whole;
(iii) if part or parts of the Lots or any building or buildings erected thereon are developed, redeveloped or used at any time for the purpose of a hotel or hotels, the grantee :-
(1) shall delineate in a manner acceptable to Director of Lands (“the Director”) the hotel portion or portions including such accommodation and facilities (including but not limited to any car parking space provided within the Lots and the ancillary accommodation (as defined in clause (c) below)) as the Director may consider appropriate for the operation of a hotel and shall not alter the delineation accepted by the Director without the prior written approval of the Director (which portion or portions of the Lots delineated as aforesaid is referred to as “the said Hotel Portion”); and
(2) shall not, throughout the term of the Government Leases, assign, mortgage, charge, underlet, grant licence to use or occupy, part with the possession of or otherwise dispose of the said Hotel Portion or any part thereof or any building or any interest therein or part of any building thereon or enter into any agreement so to do except as a whole.
(iv) the conditions as mentioned in sub-clauses (b)(ii) and (b)(iii)(2) will not apply to :-
(1) granting of licence to occupy any hotel room or rooms and to use or occupy any car parking space or spaces for a term not exceeding 12 calendar months in the aggregate including any right of renewal; and
(2) underletting or granting of licence to use or occupy any of the ancillary accommodation provided on the Lots on condition that the lease or tenancy or licence complies with the following terms and conditions :-
1. the term of the lease, tenancy or licence shall not exceed 10 years in the aggregate including any right of renewal;
2. the lease, tenancy or licence shall not commence until after the issue by the Building Authority of an occupation permit or a temporary occupation permit under the Buildings Ordinance, any regulations made thereunder and any amending legislation, covering the building or that part of the building to which the lease, tenancy or licence relates;
3. no premium, fine, key money or similar payment shall be paid by the tenant or the licensee;
4. the rent payable shall not exceed a rack rent or the licence fee payable shall not exceed the prevailing market fee;
5. no rent or licence fee shall be payable in advance for a period greater than 12 calendar months; and
6. none of the terms and conditions in the lease, tenancy agreement or licence or any agreement therefor shall contravene the Government Leases and the Licence.
(c) Ancillary accommodation shall mean retail shops, restaurants, pubs, fast food shops, entertainment facilities, business centres, facilities for fitness, health and sports, function rooms, exhibition facilities, conference facilities and automatic teller machines.
- 4. The facilities that are required to be constructed and provided for the Government, or for public use :-
Not applicable
- 5. The grantee’s obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside the land
Not applicable
- 6. The lease conditions that are onerous to a purchaser
(a) The grantee shall and will, from time to times, and at all times during the respective terms of the Government Leases , when, where and as often as need or occasion shall be and require, at her/his/ 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 Lots and all the walls, banks, cuttings, hedges, ditches, rails, lights, pavements, privies, sinks, drains and watercourses thereunto belonging, and which shall in anywise belong or appertain unto the same, in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Director.
(b) The grantee shall and will during the respective terms granted by the Government Leases, as often as need shall require, bear, pay and allow a reasonable share and proportions for and towards the costs and charges of making, building, repairing and amending, all or any roads, pavements, channels, fences and party-walls, draughts, private or public sewers and drains, requisite for, or in, or belonging to the Lots or any part thereof, in common with other premises near or adjoining thereto, and that such proportion shall be fixed and ascertained by the Director and shall be recoverable in the nature of rent in arrear.
(c) The grantee will not let, underlet, mortgage, assign or otherwise part with all or any part of the Lots for all or any part of term granted by the Government Leases without at the same time registering such alienation in the Land Registry or in such other Office as may be instituted for the purposes of registration in Hong Kong and paying the prescribed fees therefor.
(d) The Government shall have full power to resume, enter into, and re-take possession of all or any part of the Lots if required for the improvement of Hong Kong or for any other public purpose whatsoever, three calendar months’ notice being given to the grantee of its being so required, and a full and fair compensation for the Lots and the buildings thereon being paid to the Grantee at a valuation to be fairly and impartially made by the Director and upon the exercise of such power the term and estate created by the Government Leases shall respectively cease determine and be void.

不適用

Not applicable

對買方的警告

WARNING TO PURCHASERS

1. 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。

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

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

(i) 該律師事務所可能不能夠保障買方的利益；及

(ii) 買方可能要聘用一間獨立的律師事務所；及

(iii) 如屬 3(ii) 段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

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

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

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

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

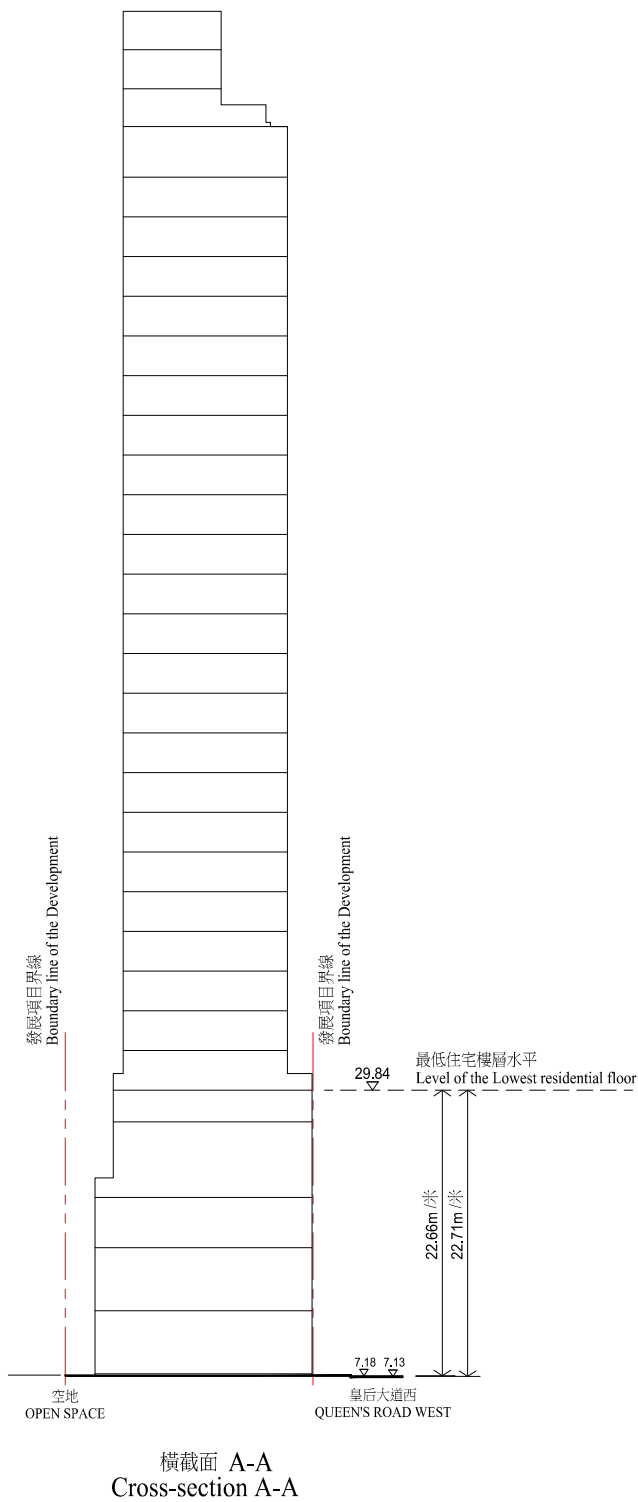
(ii) the purchaser may have to instruct a separate firm of solicitors; and

(iii) in the case of paragraph 3(ii), the total solicitors’ fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

46

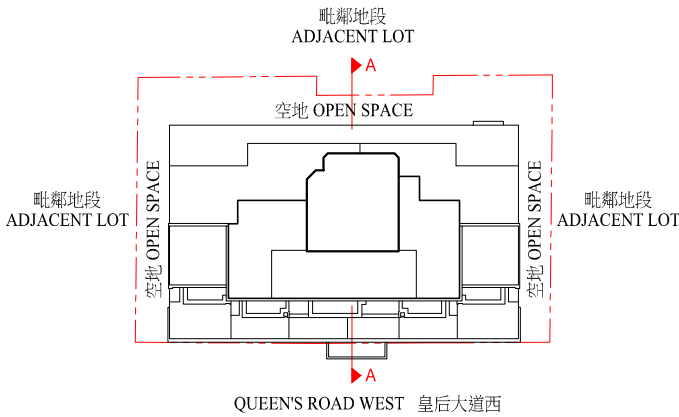
發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT



Upper Roof		上層天台
Potable and Flushing Water Tank Room Floor		食水缸及沖廁水缸房層
Lift Machine Room Floor		升降機房層
Roof		天台
31/F 31樓	Residential Unit	住宅單位
30/F 30樓	Residential Unit	住宅單位
29/F 29樓	Residential Unit	住宅單位
28/F 28樓	Residential Unit	住宅單位
27/F 27樓	Residential Unit	住宅單位
26/F 26樓	Residential Unit	住宅單位
25/F 25樓	Residential Unit	住宅單位
23/F 23樓	Residential Unit	住宅單位
22/F 22樓	Residential Unit	住宅單位
21/F 21樓	Residential Unit	住宅單位
20/F 20樓	Residential Unit	住宅單位
19/F 19樓	Residential Unit	住宅單位
18/F 18樓	Residential Unit	住宅單位
17/F 17樓	Residential Unit	住宅單位
16/F 16樓	Residential Unit	住宅單位
15/F 15樓	Residential Unit	住宅單位
12/F 12樓	Residential Unit	住宅單位
11/F 11樓	Residential Unit	住宅單位
10/F 10樓	Residential Unit	住宅單位
9/F 9樓	Residential Unit	住宅單位
8/F 8樓	Residential Unit	住宅單位
7/F 7樓	Residential Unit	住宅單位
6/F 6樓	Residential Unit	住宅單位
5/F 5樓	Residential Unit	住宅單位
	Transfer Plate	結構轉接層
3/F 3樓	Refuge Floor Cum Communal Sky Garden	避難層暨公共空中花園
2/F 2樓	Residents' Recreational Facilities / Electrical & Mechanical Room	住客康樂設施 / 機電房
1/F 1樓	Shop / Electrical & Mechanical Room	商鋪 / 機電房
G/F 地面	Shop / Entrance Lobby	商鋪 / 入口大堂

索引圖
KEY PLAN



▽ 香港主水平基準以上高度（米）

----- 虛線為該建築物最低住宅樓層水平

----- 發展項目界線

Height in meters above the Hong Kong Principal Datum (HKPD)

Dotted line denotes the level of the lowest residential floor of the building

Boundary line of the Development

毗連建築物的一段皇后大道西為香港主水平基準以上 7.13 至 7.18 米。
The Part of the Queen's Road West adjacent to the building is 7.13 to 7.18 meters above the Hong Kong Principal Datum.

立面圖
ELEVATION PLAN

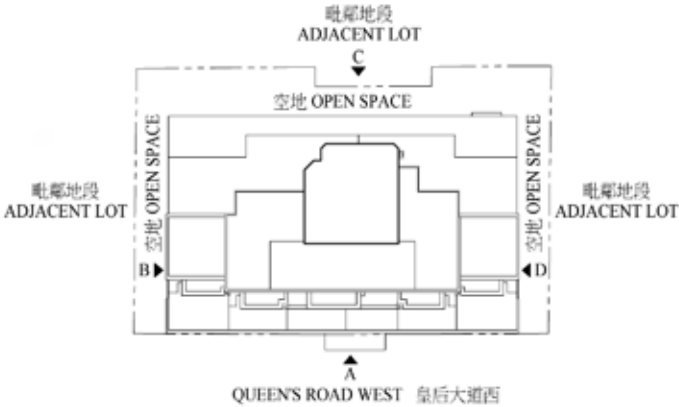
The authorized person for the Development has certified that the elevations shown on this elevation plan:

1. are prepared on the basis of the approved building plans for the Development as at 14 July 2022; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本立面圖所顯示的立面：

1. 以2022年7月14日的情況為準的發展項目經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目外觀一致。

座向圖
BLOCK PLAN



--- 發展項目界線 Boundary line of the Development

發展項目中的公用設施的資料

INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

公用設施的類別 Category of Common Facilities	有蓋面積 Covered Area 平方米 (平方呎) sq.m. (sq.ft.)	無蓋面積 Uncovered Area 平方米 (平方呎) sq.m. (sq.ft.)	總面積 Total Area 平方米 (平方呎) sq.m. (sq.ft.)
住客會所 (包括供住客使用的任何康樂設施) Residents' clubhouse (including any recreational facilities for residents' use)	162.394 (1,748)	不適用 Not applicable	162.394 (1,748)
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其他名稱) 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)	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable
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其他名稱) (該項設施部份有上蓋遮蓋，部份無上蓋遮蓋) 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)(such facilities are partly covered and partly uncovered)	304.179 (3,274)	60.019 (646)	364.198 (3,920)

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

Note:
The areas as specified above in square feet are converted from the area in square meter at a rate of 1 square meter = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the area presented in square meters.

閱覽圖則及公契

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為<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，以供免費閱覽。
1. Copies of the outline zoning plans relating to the Development are available at: <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 free of charge at the place at which the specified residential property is offered to be sold.

裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

1. 外部裝修物料	
細項	描述
(a) 外牆	大樓外牆鋪砌磚、玻璃幕牆及鋁質建築裝飾。基座外牆鋪砌磚、玻璃牆、鋁質掛牆裝飾。
(b) 窗	所有窗戶均採用氟碳噴塗鋁質窗框。 客廳、飯廳及睡房的窗戶安裝低反射鍍膜強化中空玻璃。 5 樓至 20 樓 A 及 F 單位（不設 13 樓及 14 樓）、21 樓至 29 樓 A 及 E 單位（不設 24 樓）及 30 樓至 31 樓 A 及 C 單位的廚房的窗戶安裝單層強化玻璃。 5 樓至 20 樓 A 及 F 單位（不設 13 樓及 14 樓）、21 樓至 29 樓 A 及 E 單位（不設 24 樓）及 30 樓至 31 樓 A 及 C 單位的浴室的窗戶安裝單層絲印強化玻璃。
(c) 窗台	不適用。
(d) 花槽	鋪砌磚及天然石。
(e) 陽台或露台	露台裝設金屬及玻璃欄杆。 地台鋪砌磚及合成塑木平台。 牆身鋪砌磚。 天花板髹上防潮乳膠漆。 所有露台均是有蓋的。 沒有陽台。
(f) 乾衣設施	不適用。

2. 室內裝修物料	
細項	描述
(a) 大堂	地面入口大堂： 牆身鋪砌天然石、玻璃裝飾面板、不銹鋼裝飾面板及鋁質裝飾面板。 地台鋪砌天然石。 天花板裝設石膏板假天花。 住宅樓層公用升降機大堂： 牆身鋪砌木皮裝飾面板、裝飾鏡及不銹鋼裝飾面板。 地台鋪砌磚。 天花板裝設石膏板假天花。
(b) 內牆及天花板	內牆 客廳及飯廳均髹上乳膠漆、鋪砌鏡、不銹鋼條及木皮裝飾面板（除 18 樓 A、D 及 E 單位外）。 18 樓 A 單位客廳及飯廳內牆身髹上乳膠漆、鋪砌鏡、不銹鋼板、不銹鋼條玻璃屏風及布飾板。 18 樓 D 單位客廳及飯廳內牆身裱貼牆紙、髹上乳膠漆及鋪砌鏡。 18 樓 E 單位客廳及飯廳內牆身裱貼牆紙、髹上乳膠漆、鋪砌鏡及不銹鋼條。 5 樓至 20 樓 B、C 及 E 單位（除 18 樓 E 單位外）（不設 13 樓及 14 樓）及 21 樓至 29 樓 B 及 D 單位（不設 24 樓）的睡房、21 樓至 29 樓 C 單位（不設 24 樓）及 30 樓至 31 樓 B 單位的主人睡房及睡房 2 的內牆髹上乳膠漆及木皮裝飾面板。 18 樓 A 單位主人睡房內牆髹上乳膠漆、裱貼牆紙、鋪砌鏡、不銹鋼條及布飾板。 18 樓 A 單位睡房內牆身髹上乳膠漆、裱貼牆紙、鋪砌鏡、布飾板及木飾板。 18 樓 E 單位睡房內牆身髹上乳膠漆、裱貼牆紙、鋪砌鏡、不銹鋼條及布飾板。 其他單位的睡房內牆髹上乳膠漆。 天花板 天花板髹上乳膠漆（除 18 樓 A、D 及 E 單位外）。 18 樓 A 單位客廳及飯廳天花板髹上乳膠漆及假天花髹上乳膠漆，睡房天花板髹上乳膠漆及鋪砌鏡。 18 樓 D 單位客廳及飯廳天花板髹上乳膠漆、假天花髹上乳膠漆及鋪砌鏡。 18 樓 E 單位客廳及飯廳天花板髹上乳膠漆、假天花髹上乳膠漆及鋪砌鏡，睡房天花板髹上乳膠漆及鋪砌鏡。

2. 室內裝修物料	
細項	描述
(c) 內部地板	客廳、飯廳及睡房鋪砌磚、天然石圍邊（連接露台、工作平台及平台門）及磚牆腳線（除 18 樓 A、D 及 E 單位外）。 18 樓 A 單位客廳、飯廳及睡房鋪砌磚及天然石圍邊（連接露台及工作平台門），部份牆身裝設不銹鋼牆腳線。 18 樓 D 單位客廳及飯廳鋪砌磚及天然石圍邊（連接露台及工作平台門），部份牆身裝設木牆腳線。 18 樓 E 單位客廳及飯廳及睡房鋪砌磚，部份牆身裝設不銹鋼牆腳線。
(d) 浴室	牆身外露部份鋪砌磚及玻璃裝飾面板至假天花。 地台外露部份鋪砌磚。 天花板裝設鋁質假天花。 假天花以上、鏡櫃背及面盆櫃背牆身均不設裝修物料。
(e) 廚房	廚房牆身外露部份鋪砌磚、玻璃裝飾面板及不銹鋼面板至假天花。地台外露部份鋪砌磚。 開放式廚房（除 18 樓 E 單位外）牆身外露部份鋪砌玻璃裝飾面板及不銹鋼面板至假天花，18 樓 E 單位開放式廚房牆身外露部份鋪砌不銹鋼面板至假天花。地台外露部份鋪砌磚。 廚房天花板裝設鋁質假天花。 開放式廚房天花板裝設防潮石膏板假天花。 所有灶台選用人造石檯面。 假天花以上及廚櫃背牆身均不設裝修物料。

3. 室內裝置	
細項	描述
(a) 門	入口大門 選用木皮飾面連不銹鋼條實心木門配置電子門鎖、防盜眼、嵌入式氣鼓、門擋及防盜鍊。 睡房門 21 樓至 29 樓 C 單位（不設 24 樓）及 30 樓至 31 樓 B 單位的睡房 2 選用木皮飾面空心木門配門鎖。 18 樓 A 單位睡房門選用布飾板面空心木門配門鎖、拉手及嵌入式氣鼓。 18 樓 E 單位睡房門選用鏡板及牆紙飾面空心木門配門鎖、拉手及嵌入式氣鼓。 其他睡房門選用木皮飾面空心木門配門鎖及門擋。 浴室門 5 樓至 20 樓 A 及 F 單位（除 18 樓 A 單位外）（不設 13 樓及 14 樓）、21 樓至 29 樓 A 及 E 單位（不設 24 樓）及 30 樓至 31 樓 A 及 C 單位選用木皮飾面連不銹鋼條空心木門配門鎖及門擋。18 樓 A 單位選用布飾板及木皮飾面連不銹鋼條空心木門配門鎖及門擋。 5 樓至 20 樓 B、C、D 及 E 單位（除 18 樓 E 單位外）（不設 13 樓及 14 樓）及 21 樓至 29 樓 B、C 及 D 單位（不設 24 樓）及 30 樓至 31 樓 B 單位選用木皮飾面連不銹鋼條及不銹鋼板空心木門連木百葉，並配門鎖。18 樓 E 單位選用鏡板、牆紙及木皮飾面空心木門連木百葉，配門鎖。 廚房門 選用木皮飾面連不銹鋼條及不銹鋼板實心木門連外望玻璃板，並配以門鎖、嵌入式氣鼓及門擋（除 18 樓 A 單位）。18 樓 A 單位選用布飾板及木皮飾面連不銹鋼條實心木門連外望玻璃板，並配以門鎖、嵌入式氣鼓及門擋。 露台及工作平台門 選用氟碳噴塗鋁框玻璃門配門鎖。 平台門 選用氟碳噴塗鋁框玻璃門配門鎖。 天台門 不銹鋼門連外望玻璃板，並配以門鎖及氣鼓。

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

3. 室內裝置	
細項	描述
(b) 浴室	5 樓至 31 樓（不設 13 樓、14 樓及 24 樓）浴室裝設木鏡櫃配鏡、不銹鋼面板及玻璃裝飾面板，木面盆櫃配玻璃裝飾面板及不銹鋼面板，配天然石檯面及潔具，包括陶瓷坐廁及陶瓷面盆。 鍍鉻淋浴間水龍頭、鍍鉻手提花灑、鍍鉻面盆水龍頭、鍍鉻毛巾架、鍍鉻掛衣勾及鍍鉻廁紙架，適用於 6 樓至 20 樓 A、B、C、D、E 及 F 單位（不設 13 樓及 14 樓）及 21 樓至 29 樓 A、B、D 及 E 單位（不設 24 樓）。 砂鋅淋浴間水龍頭、砂鋅手提花灑、砂鋅面盆水龍頭、砂鋅毛巾架、砂鋅掛衣勾及砂鋅廁紙架，適用於 5 樓 A、B、C、D、E 及 F 單位，21 樓至 29 樓 C 單位（不設 24 樓）及 30 樓至 31 樓 A、B 及 C 單位。 供水系統的類型及用料，請參考（j）「供水」一欄。
(c) 廚房	6 樓至 20 樓 A、B、C、D、E 及 F 單位（不設 13 樓及 14 樓）及 21 樓至 29 樓 A、B、D 及 E 單位（不設 24 樓）裝設亞克力玻璃飾面木廚櫃連金屬條，配以人造石檯面及不銹鋼洗滌盆連鍍鉻冷熱水龍頭。5 樓 A、B、C、D、E 及 F 單位，21 樓至 29 樓 C 單位（不設 24 樓）及 30 樓至 31 樓 A、B 及 C 單位裝設亞克力玻璃及木皮裝飾面板木廚櫃連金屬條，配以人造石檯面及不銹鋼洗滌盆連砂鋅冷熱水龍頭。 供水系統的類型及用料，請參考（j）「供水」一欄。 有關安裝在開放式廚房內或附近的消防裝置及設備，包括煙霧探測器及消防花灑頭，請參閱「住宅單位機電裝置數量說明表」。
(d) 睡房	18 樓 A 及 E 單位睡房裝設不銹鋼掛衣通配布飾板面木層板。 其他單位並無提供室內裝置。
(e) 電話	設有電話插座，接駁點的位置及數目，請參考「住宅單位機電裝置數量說明表」。
(f) 天線	設有公共電視 / 電台接收插座，接駁點的位置及數目，請參考「住宅單位機電裝置數量說明表」。
(g) 電力裝置	5 樓至 20 樓 A 及 F 單位（不設 13 樓及 14 樓），21 樓至 29 樓 A 及 E 單位（不設 24 樓）及 30 樓至 31 樓 A 及 C 單位均附有單相電力並裝妥微型斷路器。 5 樓至 20 樓 B、C、D 及 E 單位（不設 13 樓及 14 樓），21 樓至 29 樓 B、C 及 D 單位（不設 24 樓）及 30 樓至 31 樓 B 單位均附有三相電力並裝妥微型斷路器。 導管部份隱藏，部份外露*。 電插座及空調機接駁點的位置及數目，請參考「住宅單位機電裝置數量說明表」。
(h) 氣體供應	5 樓至 20 樓 A 及 F 單位（不設 13 樓及 14 樓），21 樓至 29 樓 A 及 E 單位（不設 24 樓）及 30 樓至 31 樓 A 及 C 單位的廚房內安裝煤氣喉位並接駁煤氣煮食爐及煤氣熱水爐；21 樓至 29 樓 C 單位及 30 樓至 31 樓 B 單位的廚房內安裝煤氣喉位並接駁煤氣煮食爐。有煤氣供應的單位均裝有獨立煤氣錶。 5 樓至 20 樓 B、C、D 及 E 單位（不設 13 樓及 14 樓）及 21 樓至 29 樓的 B 及 D 單位（不設 24 樓）沒有煤氣供應。
(i) 洗衣機接駁點	設洗衣機來水接駁點（直徑 22 毫米）及去水接駁點（直徑 40 毫米）於廚房及開放式廚房內。
(j) 供水	冷熱水喉管全部採用有膠層保護之銅喉。水管部份隱藏，部份外露#。 有熱水供應。 5 樓至 20 樓 A 及 F 單位（不設 13 樓及 14 樓），21 樓至 29 樓 A 及 E 單位（不設 24 樓）及 30 樓至 31 樓 A 及 C 單位的廚房裝有煤氣熱水爐供應熱水予廚房及浴室之用。 5 樓至 20 樓 B、C、D 及 E 單位（不設 13 樓及 14 樓），21 樓至 29 樓 B、C 及 D 單位（不設 24 樓）及 30 樓至 31 樓 B 單位的廚房及浴室裝有即熱式電熱水爐供應熱水予廚房及浴室之用。

4. 雜項	
細項	描述
(a) 升降機	裝置兩部 " 富士達 " 客用升降機（型號： ZEXIA），每部客用升降機均來往地面及 2 樓至 31 樓（不設 13 樓、14 樓及 24 樓），其中一部客用升降機可到達 1 樓。
(b) 信箱	配有金屬信箱。
(c) 垃圾收集	5 樓至 31 樓（不設 13 樓、14 樓及 24 樓）設有垃圾及物料回收室，家居垃圾會由清潔工人收集至地面之垃圾及物料回收房作中央處理。
(d) 水錶、電錶及氣體錶	5 樓至 31 樓（不設 13 樓、14 樓及 24 樓）每層之水錶櫃及電錶房均裝有每個住宅物業專用之獨立水錶及電錶。5 樓至 20 樓 A 及 F 單位（不設 13 樓及 14 樓），21 樓至 29 樓 A、C 及 E 單位（不設 24 樓）及 30 樓至 31 樓 A、B 及 C 單位廚房內裝置獨立煤氣錶，其餘單位不設煤氣錶。

5. 保安設施
主要出入口、入口大堂、會所及升降機均設有閉路電視系統並連接到大堂管理處。 八達通進出管制系統設於主要出入口及會所。 每個住宅單位備有視像對講機連警報按鈕。

6. 設備
有關設備品牌名稱及產品型號，請參考「設備說明表」。

賣方承諾如該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。

附註：

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

裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

1. Exterior Finishes	
Item	Description
(a) External Wall	External Wall of tower is finished with tiles, curtain wall and aluminium architectural features. External Wall of podium is finished with tiles, glass wall and aluminium cladding features.
(b) Window	All windows are fitted with aluminium window frame in fluorocarbon coating. Windows in living room, dining room and bedroom are fitted with low-e coating tempered insulated glass unit. Windows in Kitchen at Flat A and F at 5/F to 20/F (13/F and 14/F omitted), Flat A and E at 21/F to 29/F (24/F omitted) and Flat A and C at 30/F to 31/F are fitted with single glazed tempered glass. Windows in Bathroom at Flat A and F at 5/F to 20/F (13/F and 14/F omitted), Flat A and E at 21/F to 29/F (24/F omitted) and Flat A and C at 30/F to 31/F are fitted with single glazed fritted tempered glass.
(c) Bay Window	Not applicable.
(d) Planter	Finished with tiles and natural stone.
(e) Verandah or balcony	Balcony is fitted with metal and glass balustrade. Floor is finished with floor tiles and fibre plastic timber decking. Wall is finished with tiles. Ceiling is finished with moisture resistant emulsion paint. All balconies are covered. No verandah.
(f) Drying facilities for clothing	Not applicable.

2. Interior Finishes	
Item	Description
(a) Lobby	<u>Ground Floor Entrance Lobby:</u> Wall is finished with natural stone, featured glass panel, featured stainless steel panel and featured aluminium panel. Floor is finished with natural stone. Ceiling is fitted with suspended gypsum board false ceilings. <u>Residential Floor Common Lift Lobbies:</u> Wall is finished with timber veneered panel, decorative mirror and featured stainless steel panel. Floor is finished with tiles. Ceiling is fitted with suspended gypsum board false ceilings.
(b) Internal wall and ceiling	<u>Internal wall</u> Living room and dining room are finished with emulsion paint, mirror, stainless steel strip and timber veneered panel (except Flat A, D and E at 18/F). Living room and dining room for Flat A at 18/F are finished with emulsion paint, mirror, stainless steel panel, stainless steel strip glass screen and vinyl fabric upholstery. Living room and dining room for Flat D at 18/F are finished with wall paper, emulsion paint and mirror. Living room and dining room for Flat E at 18/F are finished with wall paper, emulsion paint, mirror and stainless steel strip. For bedroom in Flat B, C and E at 5/F to 20/F (except Flat E at 18/F) (13/F and 14/F omitted), Flat B and D at 21/F to 29/F (24/F omitted), master bedroom and bedroom 2 in Flat C at 21/F to 29/F (24/F omitted) and Flat B at 30/F to 31/F, walls are finishes with emulsion paint and timber veneered panel. For Master Bedroom in Flat A at 18/F, walls are finished with emulsion paint, mirror, stainless steel strip, wall paper and vinyl fabric upholstery. For Bedroom in Flat A at 18/F, walls are finished with emulsion paint, mirror, wall paper, vinyl fabric upholstery and timber panel. For Bedroom in Flat E at 18/F, walls are finished with emulsion paint, mirror, stainless steel strip, wall paper and vinyl fabric upholstery. For bedroom in other flats, walls are finished with emulsion paint. <u>Ceiling</u> Ceilings are finished with emulsion paint (except Flat A, D and E at 18/F) For Flat A at 18/F, ceiling for living room and dining room are finished with emulsion paint and false ceiling with emulsion paint; ceiling of bedrooms are finished with emulsion paint and mirror. For Flat D at 18/F, ceiling for living room and dining room are finished with emulsion paint, false ceiling with emulsion paint and mirror. For Flat E at 18/F, ceiling for living room and dining room are finished with emulsion paint, false ceiling with emulsion paint and mirror; ceiling for bedroom are finished with emulsion paint and mirror.

2. Interior Finishes	
Item	Description
(c) Internal floor	Living room, dining room and bedroom are finished with tiles, natural stone border (adjoining door of balcony, utility platform and flat roof) and tiles skirting (except Flat A, D and E at 18/F). For Flat A at 18/F, living room and dining room and bedrooms are finished with tiles and natural stone border (adjoining door of balcony and utility platform), part of the walls are installed with stainless steel skirting. For Flat D at 18/F, living room and dining room are finished with tiles and natural stone border (adjoining door of balcony and utility platform), part of the walls are installed with timber skirting. For Flat E at 18/F . living room and dining room and bedroom are finished with tiles, part of the walls are installed with stainless steel skirting.
(d) Bathroom	Wall is finished with tiles and featured glass panel where exposed up to false ceiling. Floor is finished with tiles where exposed. Ceiling is fitted with suspended aluminium false ceiling. No finishes for areas above false ceiling and area covered by mirror cabinet and vanity counter.
(e) Kitchen	Wall of Kitchen is finished with tiles, featured glass panel and stainless steel panel where exposed up to false ceiling. Floor is finished with tiles where exposed. Wall of Open Kitchen (except Flat E at 18/F) is finished with featured glass panel and stainless steel panel where exposed up to false ceiling, wall of Open Kitchen of Flat E at 18/F is finished with stainless steel panel where exposed up to false ceiling. Floor is finished with tiles where exposed. Ceiling of Kitchen is fitted with suspended aluminium false ceiling. Ceiling of Open Kitchen is fitted with suspended false ceiling with moisture resistant gypsum board. All cooking benches are finished with reconstituted stone countertop. No finishes for areas above false ceiling and areas covered by kitchen cabinets.

3. Interior Fittings	
Item	Description
(a) Doors	<u>Entrance Door</u> Finished with timber veneered with stainless steel strip solid core timber door and fitted with digital lockset, eye viewer, concealed door closer, door stopper and security door chain. <u>Bedroom Door</u> Bedroom 2 of Flat C at 21/F to 29/F (24/F omitted) and Flat B at 30/F to 31/F finished with timber veneered hollow core timber door and fitted with lockset. Bedroom door of Flat A at 18/F finished with vinyl fabric upholstery hollow core timber door and fitted with lockset, pull handle and concealed door closer. Bedroom door of Flat E at 18/F finished with mirror panel and wall paper hollow core timber door and fitted with lockset, pull handle and concealed door closer. Other bedroom doors finished with timber veneered hollow core timber door and fitted with lockset and door stopper. <u>Bathroom Door</u> For Flat A and F at 5/F to 20/F (except Flat A at 18/F) (13/F and 14/F omitted), Flat A and E at 21/F to 29/F (24/F omitted) and Flat A and C at 30/F to 31/F, finished with timber veneered with stainless steel strip hollow core timber door and fitted with lockset and door stopper. For Flat A at 18/F, finished with vinyl fabric upholstery, stainless steel strip and timber veneered hollow core timber door and fitted with lockset and door stopper. For Bathroom in Flat B, C, D and E at 5/F to 20/F (except Flat E at 18/F) (13/F and 14/F omitted), Flat B, C and D at 21/F to 29/F (24/F omitted) and Flat B at 30/F to 31/F, finished with timber veneered with stainless steel strip and stainless steel panel hollow core timber door with timber louvre and fitted with lockset. For Flat E at 18/F, finished with mirror panel, wall paper and timber veneered hollow core timber door with timber louvre and fitted with lockset. <u>Kitchen Door</u> Finished with timber veneered with stainless steel strip and stainless steel panel solid core timber door with glass vision panel, fitted with lockset, concealed door closer and door stopper (except Flat A at 18/F). For Flat A at 18/F, finished with vinyl fabric upholstery, stainless steel strip and timber veneered solid core timber door with glass panel, fitted with lockset, concealed door closer and door stopper. <u>Balcony and Utility Platform Door</u> Fluorocarbon coated aluminium framed glass door with lockset. <u>Flat Roof Door</u> Fluorocarbon coated aluminium framed glass door with lockset. <u>Roof Door</u> Stainless steel door with glass vision panel, fitted with lockset and door closer.

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

3. Interior Fittings	
Item	Description
(b) Bathroom	Fitted with wooden mirror cabinet finished with mirror, stainless steel panel and featured glass panel, wooden vanity counter finished with featured glass panel and stainless steel panel, natural stone countertop and sanitary wares and fittings include vitreous china water closet and vitreous china wash basin for Bathroom at 5/F to 31/F (13/F, 14/F and 24/F omitted) . Fitted with chrome plated shower mixer, chrome plated hand shower, chrome plated basin mixer, chrome plated towel bar, chrome plated cloth hook and chrome plated paper roll holder for Flat A, B, C, D, E and F at 6/F to 20/F (13/F and 14/F omitted) and Flat A, B, D and E at 21/F to 29/F (24/F omitted). Fitted with brushed nickel shower mixer, brushed nickel hand shower, brushed nickel basin mixer, brushed nickel towel bar, brushed nickel cloth hook and brushed nickel paper roll holder for Flat A, B, C, D, E and F at 5/F, Flat C at 21/F to 29/F (24/F omitted) and Flat A, B and C at 30/F to 31/F. For details of type and material of water supply system, please refer to item (j) Water Supply.
(c) Kitchen	Fitted with wooden cabinet for Flat A, B, C, D, E and F at 6/F to 20/F (13/F and 14/F omitted) and Flat A, B, D and E at 21/F to 29/F (24/F omitted) with acrylic glass finish and metal strip, reconstituted stone on countertop and stainless steel sink with chrome plated sink mixer. Fitted with wooden cabinet for Flat A, B, C, D, E and F at 5/F, Flat C at 21/F to 29/F (24/F omitted) and Flat A, B and C at 30/F to 31/F with acrylic glass and timber veneer panel finish and metal strip, reconstituted stone on countertop and stainless steel sink with brushed nickel sink mixer. For details of type and material of water supply system, please refer to item (j) Water Supply. For the provision of the fire service installations and equipment fitted in or near open kitchen, including smoke detectors and sprinkler heads, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Flats".
(d) Bedroom	For Flat A and Flat E at 18/F, bedroom fitted with stainless steel clothes hanging rod with vinyl fabric upholstery timber shelf. For all other flats, no provision of interior fittings.
(e) Telephone	Telephone connections points are provided. For location and number of connection points, please refer to “Schedule of Mechanical & Electrical Provisions of Residential Flats”.
(f) Aerials	Communal TV/FM points are provided. For location and number of connection points, please refer to “Schedule of Mechanical & Electrical Provisions of Residential Flats”.
(g) Electrical Installations	Single-phase electricity supply with miniature circuit breaker distribution board is provided for Flat A and F at 5/F to 20/F (13/F and 14/F omitted), Flat A and E of 21/F to 29/F (24/F omitted) and Flat A and C at 30/F to 31/F. Three-phase electricity supply with miniature circuit breaker distribution board is provided for Flat B, C, D and E at 5/F to 20/F (13/F and 14/F omitted), Flat B, C and D of 21/F to 29/F (24/F omitted) and Flat B at 30/F to 31/F. Conduits are partly concealed and partly exposed*. For the location and number of power points and air-conditioner points, please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Flats”.
(h) Gas Supply	Town Gas Point is provided in kitchen and connected to gas hobs and gas water heater for Flat A and F at 5/F to 20/F (13/F and 14/F omitted), Flat A and E at 21/F to 29/F (24/F omitted) and Flat A and C at 30/F to 31/F. Town Gas point is provided in kitchen and connected to gas hobs for Flat C at 21/F to 29/F and Flat B at 30/F to 31/F. Separate gas meter is provided for those units with towngas supply. No Town Gas supply is provided for Flat B, C, D and E at 5/F to 20/F (13/F and 14/F omitted) and Flat B and D at 21/F to 29/F (24/F omitted).
(i) Washing Machine Connection Point	Water point (22mm in diameter) and drain point (40mm in diameter) are provided at kitchens and open kitchens for washing machine connection.
(j) Water Supply	PVC-coated copper pipes are provided for both hot and cold water. Water pipes are partly concealed and partly exposed#. Hot water supply is available. Hot water supply to kitchen and bathroom is provided by gas water heater installed in kitchen for Flat A and F at 5/F to 20/F (13/F and 14/F omitted), Flat A and E at 21/F to 29/F (24/F omitted) and Flat A and C at 30/F to 31/F. Instantaneous electric water heater installed in kitchen and bathroom for Flat B, C, D and E at 5/F to 20/F (13/F and 14/F omitted), Flat B, C and D at 21/F to 29/F (24/F omitted) and Flat B at 30/F to 31/F.

4. Miscellaneous	
Item	Description
(a) Lifts	Two “Fujitec” passenger lifts (Model no. ZEXIA) serving all floors from G/F and 2/F to 31/F (13/F, 14/F and 24/F omitted), one of the passenger lifts also serves 1/F.
(b) Letter Box	Metal letter box is provided.
(c) Refuse Collection	Refuse Storage Material Recovery Room is provided on 5/F to 31/F (13/F, 14/F and 24/F omitted). Domestic refuse will be collected by cleaners and centrally handled at Refuse Storage & Material Recovery Chamber on G/F.
(d) Water Meter, Electricity Meter and Gas Meter	Separate water and electricity meters for residential properties are provided in water meter cabinet and electrical meter rooms at 5/F to 31/F (13/F, 14/F and 24/F omitted). Separate meters for Town Gas are provided in the kitchen of Flat A and F at 5/F to 20/F (13/F and 14/F omitted), Flat A, C and E at 21/F to 29/F (24/F omitted)and Flat A, B and C at 30/F to 31/F). No meter for Town Gas provided for other unit.

5. Security Facilities
CCTV system connected to caretaker are installed at main entrances, entrance lobby, clubhouse and lifts. Octopus card access control system to be provided at main entrance and clubhouse. Video doorphone system with panic alarm button is provided for each residential flat.

6. Appliances
For brand names and model numbers of appliances, please refer to “Appliances Schedule” .

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.

Notes:

* Other than those parts of the conduits concealed with 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.

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

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

Appliances Schedule 設備說明表

項目 Item	設備 Appliances	品牌 Brand	型號 Model	A單位					B單位					C單位				
				Flat A					Flat B					Flat C				
				5樓	6至20樓	21至29樓	30樓	31樓	5樓	6至20樓	21至29樓	30樓	31樓	5樓	6至20樓	21至29樓	30樓	31樓
				5/F	6/F - 20/F	21/F - 29/F	30/F	31/F	5/F	6/F - 20/F	21/F - 29/F	30/F	31/F	5/F	6/F - 20/F	21/F - 29/F	30/F	31/F
	廚房設備 Kitchen Appliances																	
1	雙頭氣體煮食爐 2 - Burner Gas Hob	Miele	CS1013-1	1	1	1	1	1	-	-	-	-	-	-	-	-	1	1
2	三頭氣體煮食爐 3 - Burner Gas Hob	Miele	KM 3014	-	-	-	-	-	-	-	-	1	1	-	-	1	-	-
3	雙頭電磁爐 2 - Zone Induction Hob	Miele	CS1212-li	-	-	-	-	-	1	1	1	-	-	1	1	-	-	-
4	抽油煙機 Cooker Hood	飛歌 PHILCO	GH1206S	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
5	微波焗爐 Microwave combination oven	Miele	H 7240 BM	1	1	1	1	1	-	-	-	1	1	-	-	1	1	1
6	微波爐 Microwave Oven	Miele	M 2234 SC	-	-	-	-	-	1	1	1	-	-	1	1	-	-	-
7	嵌入式二合一洗衣及乾衣機 Build-in 2-in-1 Washer & Dryer	飛歌 PHILCO	PBS1285BI	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
8	嵌入式單門雪櫃 Build-in Single Door Refrigerator	飛歌 PHILCO	PBTR122	1	1	1	1	1	-	-	-	-	-	-	-	-	1	1
9	嵌入式雙門雪櫃 Build-in Double Door Refrigerator	飛歌 PHILCO	PBF7320NF	-	-	-	-	-	-	-	-	1	1	-	-	1	-	-
10	單門雪櫃 Built-under Fridge	飛歌 PHILCO	PBU1153A	-	-	-	-	-	1	1	1	-	-	1	1	-	-	-
11	抽氣扇 Exhaust Fan	Gelec	DPT10-24H	1	1	1	1	1	-	-	-	-	-	-	-	-	1	1
	浴室設備 Bathroom Appliances																	
12	抽氣扇 Exhaust Fan	Gelec	DPT10-24H	-	-	-	-	-	-	-	-	1	1	-	-	1	-	-
		Gelec	DPT07-13H	-	-	-	-	-	1	1	1	-	-	1	1	-	-	-
13	浴室寶▲ Thermo Ventilator▲	Panasonic	FV-30BG3H	1	1	1	1	1	1	1	1	2	2	1	1	2	1	1
	熱水爐設備 Water Heater Appliances																	
14	氣體熱水爐 Gas Water Heater	TGC	TSTW160TFL	1	1	1	1	1	-	-	-	-	-	-	-	-	1	1
15	電熱水爐 Electric Water Heater	斯寶亞創 Stiebel Eltron	DHC6 XG	-	-	-	-	-	1	1	1	1	1	1	1	1	-	-
		斯寶亞創 Stiebel Eltron	DHB-E 18/ 21/24LCD	-	-	-	-	-	1	1	1	2	2	1	1	2	-	-
	冷氣設備 Air-conditioning Appliances																	
16	一拖三分體冷氣機 Multi Split Type Air Conditioner	珍寶 General	ASHG07LMCA/ ASHG14LMCA/ AOWG30LAT4	1	1	1	1	1	-	-	-	-	-	-	-	-	1	1
17	一拖二分體冷氣機 Multi Split Type Air Conditioner	珍寶 General	ASHG07LMCA/ ASHG12LMCA/ AOHG24LAT3	-	-	-	-	-	1	1	1	1	1	1	1	1	-	-
	一拖二分體冷氣機 Multi Split Type Air Conditioner	珍寶 General	ASHG07LMCA/ AOHG18LAC2	-	-	-	-	-	-	-	-	1	1	-	-	1	-	-

賣方承諾如該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。
附註：
不設 4 樓、13 樓、14 樓及 24 樓。
▲在沒有窗的浴室的浴室寶只提供暖氣及乾衣功能。
- 不適用

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.
Notes:
4/F, 13F, 14/F and 24/F are omitted.
▲Heating and clothes drying only will be provided by thermo ventilator for bathroom without window.
- Not Applicable

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

Appliances Schedule 設備說明表

項目 Item	設備 Appliances	品牌 Brand	型號 Model	D單位			E單位			F單位	
				Flat D			Flat E			Flat F	
				5樓	6至20樓	21至29樓	5樓	6至20樓	21至29樓	5樓	6至20樓
				5/F	6/F - 20/F	21/F - 29/F	5/F	6/F - 20/F	21/F - 29/F	5/F	6/F - 20/F
	廚房設備 Kitchen Appliances										
1	雙頭氣體煮食爐 2 - Burner Gas Hob	Miele	CS1013-1	-	-	-	-	-	1	1	1
2	三頭氣體煮食爐 3 - Burner Gas Hob	Miele	KM 3014	-	-	-	-	-	-	-	-
3	雙頭電磁爐 2 - Zone Induction Hob	Miele	CS1212-1i	1	1	1	1	1	-	-	-
4	抽油煙機 Cooker Hood	飛歌 PHILCO	GH1206S	1	1	1	1	1	1	1	1
5	微波焗爐 Microwave combination oven	Miele	H 7240 BM	-	-	-	-	-	1	1	1
6	微波爐 Microwave Oven	Miele	M 2234 SC	1	1	1	1	1	-	-	-
7	嵌入式二合一洗衣及乾衣機 Build-in 2-in-1 Washer & Dryer	飛歌 PHILCO	PBS1285BI	1	1	1	1	1	1	1	1
8	嵌入式單門雪櫃 Build-in Single Door Refrigerator	飛歌 PHILCO	PBTR122	-	-	-	-	-	1	1	1
9	嵌入式雙門雪櫃 Build-in Double Door Refrigerator	飛歌 PHILCO	PBF7320NF	-	-	-	-	-	-	-	-
10	單門雪櫃 Built-under Fridge	飛歌 PHILCO	PBU1153A	1	1	1	1	1	-	-	-
11	抽氣扇 Exhaust Fan	Gelec	DPT10-24H	-	-	-	-	-	1	1	1
	浴室設備 Bathroom Appliances										
12	抽氣扇 Exhaust Fan	Gelec	DPT10-24H	-	-	-	-	-	-	-	-
		Gelec	DPT07-13H	1	1	1	1	1	-	-	-
13	浴室寶▲ Thermo Ventilator▲	Panasonic	FV-30BG3H	1	1	1	1	1	1	1	1
	熱水爐設備 Water Heater Appliances										
14	氣體熱水爐 Gas Water Heater	TGC	TSTW160TFL	-	-	-	-	-	1	1	1
15	電熱水爐 Electric Water Heater	斯寶亞創 Stiebel Eltron	DHC6 XG	1	1	1	1	1	-	-	-
		斯寶亞創 Stiebel Eltron	DHB-E 18/ 21/24LCD	1	1	1	1	1	-	-	-
	冷氣設備 Air-conditioning Appliances										
16	一拖三分體冷氣機 Multi Split Type Air Conditioner	珍寶 General	ASHG07LMCA/ ASHG14LMCA/ AOWG30LAT4	-	-	-	-	-	1	1	1
17	一拖二分體冷氣機 Multi Split Type Air Conditioner	珍寶 General	ASHG07LMCA/ ASHG12LMCA/ AOHG24LAT3	1	1	1	1	1	-	-	-
	一拖二分體冷氣機 Multi Split Type Air Conditioner	珍寶 General	ASHG07LMCA/ AOHG18LAC2	-	-	-	-	-	-	-	-

賣方承諾如該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。
附註：
不設 4 樓、13 樓、14 樓及 24 樓。
▲在沒有窗的浴室的浴室寶只提供暖氣及乾衣功能。
- 不適用

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.
Notes:
4/F, 13F, 14/F and 24/F are omitted.
▲Heating and clothes drying only will be provided by thermo ventilator for bathroom without window.
- Not Applicable

裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

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

位置 Location	裝置 Provisions	A單位					B單位					C單位				
		Flat A					Flat B					Flat C				
		5樓	6至20樓	21至29樓	30樓	31樓	5樓	6至20樓	21至29樓	30樓	31樓	5樓	6至20樓	21至29樓	30樓	31樓
		5/F	6/F - 20/F	21/F - 29/F	30/F	31/F	5/F	6/F - 20/F	21/F - 29/F	30/F	31/F	5/F	6/F - 20/F	21/F - 29/F	30/F	31/F
客廳及飯廳 Living Room and Dining Room	單位電插座 Single Socket Outlet	2	2	2	-	-	-	-	-	-	-	-	-	-	-	-
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	雙位電插座連雙位USB充電插座 Twin Socket Outlet with Twin USB Outlet	3	3	3	2	2	2	2	2	2	2	2	2	2	2	2
	電視/電台天線插座 TV / FM Outlet	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	數據/電話插座 Data / Telephone Dual Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	單位數據插座 Single Data Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	雙位數據插座 Dual Data Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	單位燈掣 1 Gang Lighting Switch	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	雙位燈掣 2 Gang Lighting Switch	-	-	-	1	1	-	-	-	1	1	-	-	1	1	1
	三位燈掣 3 Gang Lighting Switch	1	1	1	-	-	1+	1+	1+	-	-	1+	1+	-	-	-
	冷氣機保險絲電源接線位 Fused Spur Unit for Air Conditioner	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	視像對講機 Video Doorphone	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	煙霧探測器 Smoke Detectors	-	-	-	-	-	1	1	1	1	1	1	1	1	-	-
公用大堂 Common Lobby	門鈴按鈕 Door Bell Push Button	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
露台、工作平台及 冷氣機平台 Balcony, Utility Platform and Air Conditioner Platform	單位燈掣 1 Gang Lighting Switch	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1
	冷氣機防水隔離開關掣 Air Conditioner Waterproof Isolator Switch	-	1	1	1	1	-	1	1	2	2	-	1	2	1	1
主人睡房 / 睡房 Master Bedroom / Bedroom	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	雙位電插座連雙位USB充電插座 Twin Socket Outlet with Twin USB Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電視/電台天線插座 TV / FM Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	單位數據插座 Single Data Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	單位燈掣 1 Gang Lighting Switch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	冷氣機保險絲電源接線位 Fused Spur Unit for Air Conditioner	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
睡房1 Bedroom 1	雙位電插座 Twin Socket Outlet	1	1	1	1	1	-	-	-	1	1	-	-	1	1	1
	雙位電插座連雙位USB充電插座 Twin Socket Outlet with Twin USB Outlet	1	1	1	1	1	-	-	-	1	1	-	-	1	1	1
	電視/電台天線插座 TV / FM Outlet	1	1	1	1	1	-	-	-	1	1	-	-	1	1	1
	單位數據插座 Single Data Outlet	1	1	1	1	1	-	-	-	1	1	-	-	1	1	1
	單位燈掣 1 Gang Lighting Switch	1	1	1	1	1	-	-	-	1	1	-	-	1	1	1
	冷氣機保險絲電源接線位 Fused Spur Unit for Air Conditioner	1	1	1	1	1	-	-	-	1	1	-	-	1	1	1
睡房2 Bedroom 2	雙位電插座 Twin Socket Outlet	-	-	-	-	-	-	-	-	1	1	-	-	1	-	-
	雙位電插座連雙位USB充電插座 Twin Socket Outlet with Twin USB Outlet	-	-	-	-	-	-	-	-	1	1	-	-	1	-	-
	電視/電台天線插座 TV / FM Outlet	-	-	-	-	-	-	-	-	1	1	-	-	1	-	-
	單位數據插座 Single Data Outlet	-	-	-	-	-	-	-	-	1	1	-	-	1	-	-
	單位燈掣 1 Gang Lighting Switch	-	-	-	-	-	-	-	-	1	1	-	-	1	-	-
	冷氣機保險絲電源接線位 Fused Spur Unit for Air Conditioner	-	-	-	-	-	-	-	-	1	1	-	-	1	-	-

附註：

此裝置只配備於天台

+ 開放式廚房的燈位開關配備於客廳及飯廳的三位燈掣

- 不適用

Notes:

This provision will be located at Roof only

+ The light on/off for open kitchen area is provided at 3 gang lighting switch of Living Room and Dining Room

- Not Applicable

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

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

位置 Location	裝置 Provisions	D單位				E單位			F單位	
		Flat D				Flat E			Flat F	
		5樓	6至20樓	18樓	21至29樓	5樓	6至20樓	21至29樓	5樓	6至20樓
		5/F	6/F - 20/F	18/F	21/F - 29/F	5/F	6/F - 20/F	21/F - 29/F	5/F	6/F - 20/F
客廳及飯廳 Living Room and Dining Room	單位電插座 Single Socket Outlet	-	-	4	-	-	-	2	2	2
	雙位電插座 Twin Socket Outlet	-	-	1	1	1	1	1	1	1
	雙位電插座連雙位USB充電插座 Twin Socket Outlet with Twin USB Outlet	3	3	3	2	2	2	3	3	3
	電視/電台天線插座 TV / FM Outlet	2	2	3	2	2	2	2	2	2
	數據/電話插座 Data / Telephone Dual Outlet	1	1	1	1	1	1	1	1	1
	單位數據插座 Single Data Outlet	1	1	2	1	1	1	1	1	1
	雙位數據插座 Dual Data Outlet	1	1	1	1	1	1	1	1	1
	單位燈掣 1 Gang Lighting Switch	1	1	1	-	-	-	-	-	-
	雙位燈掣 2 Gang Lighting Switch	-	-	-	-	-	-	-	-	-
	三位燈掣 3 Gang Lighting Switch	1+	1+	1+	1+	1+	1+	1	1	1
	冷氣機保險絲電源接線位 Fused Spur Unit for Air Conditioner	2	2	2	1	1	1	1	1	1
	視像對講機 Video Doorphone	1	1	1	1	1	1	1	1	1
	煙霧探測器 Smoke Detectors	1	1	1	1	1	1	-	-	-
	公用大堂 Common Lobby	門鈴按鈕 Door Bell Push Button	1	1	1	1	1	1	1	1
露台、工作平台及 冷氣機平台 Balcony, Utility Platform and Air Conditioner Platform	單位燈掣 1 Gang Lighting Switch	-	1	1	1	-	1	1	-	1
	冷氣機防水隔離開關掣 Air Conditioner Waterproof Isolator Switch	-	1	1	1	-	1	1	-	1
主人睡房 / 睡房 Master Bedroom / Bedroom	雙位電插座 Twin Socket Outlet	-	-	-	1	1	1	1	1	1
	雙位電插座連雙位USB充電插座 Twin Socket Outlet with Twin USB Outlet	-	-	-	1	1	1	1	1	1
	電視/電台天線插座 TV / FM Outlet	-	-	-	1	1	1	1	1	1
	單位數據插座 Single Data Outlet	-	-	-	1	1	1	1	1	1
	單位燈掣 1 Gang Lighting Switch	-	-	-	1	1	1	1	1	1
	冷氣機保險絲電源接線位 Fused Spur Unit for Air Conditioner	-	-	-	1	1	1	1	1	1
	雙位電插座 Twin Socket Outlet	-	-	-	-	-	-	1	1	1
睡房1 Bedroom 1	雙位電插座連雙位USB充電插座 Twin Socket Outlet with Twin USB Outlet	-	-	-	-	-	-	1	1	1
	電視/電台天線插座 TV / FM Outlet	-	-	-	-	-	-	1	1	1
	單位數據插座 Single Data Outlet	-	-	-	-	-	-	1	1	1
	單位燈掣 1 Gang Lighting Switch	-	-	-	-	-	-	1	1	1
	冷氣機保險絲電源接線位 Fused Spur Unit for Air Conditioner	-	-	-	-	-	-	1	1	1
	雙位電插座 Twin Socket Outlet	-	-	-	-	-	-	-	-	-
	雙位電插座連雙位USB充電插座 Twin Socket Outlet with Twin USB Outlet	-	-	-	-	-	-	-	-	-
睡房2 Bedroom 2	電視/電台天線插座 TV / FM Outlet	-	-	-	-	-	-	-	-	-
	單位數據插座 Single Data Outlet	-	-	-	-	-	-	-	-	-
	單位燈掣 1 Gang Lighting Switch	-	-	-	-	-	-	-	-	-
	冷氣機保險絲電源接線位 Fused Spur Unit for Air Conditioner	-	-	-	-	-	-	-	-	-
	雙位電插座 Twin Socket Outlet	-	-	-	-	-	-	-	-	-

附註：
此裝置只配備於天台
+ 開放式廚房的燈位開關配備於客廳及飯廳的三位燈掣
- 不適用

Notes:
This provision will be located at Roof only
+ The light on/off for open kitchen area is provided at 3 gang lighting switch of Living Room and Dining Room
- Not Applicable

裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

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

位置 Location	裝置 Provisions	A單位					B單位					C單位				
		Flat A					Flat B					Flat C				
		5樓	6至20樓	21至29樓	30樓	31樓	5樓	6至20樓	21至29樓	30樓	31樓	5樓	6至20樓	21至29樓	30樓	31樓
		5/F	6/F - 20/F	21/F - 29/F	30/F	31/F	5/F	6/F - 20/F	21/F - 29/F	30/F	31/F	5/F	6/F - 20/F	21/F - 29/F	30/F	31/F
浴室 Bathroom	單位電插座連單位USB充電插座 Single Socket Outlet with Single USB Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	雙位燈掣 2 Gang Lighting Switch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	單位雙路開/關掣 1 Gang 2 Way On/Off Switch	-	-	-	-	-	-	-	-	1	1	-	-	1	-	-
	單位開/關掣 1 Gang On/Off Switch	-	-	-	-	-	2	2	2	1	1	2	2	1	-	-
	保險絲電源接線位 Fused Spur Unit	1	1	1	1	1	2	2	2	2	2	2	2	2	1	1
	煤氣熱水爐恆溫掣 Gas Water Heater Remote Thermostat	1	1	1	1	1	-	-	-	-	-	-	-	-	1	1
	電熱水爐隔離開關掣 Electric Water Heater Isolator Switch	-	-	-	-	-	1	1	1	1	1	1	1	1	-	-
主人浴室 Master Bathroom	單位電插座連單位USB充電插座 Single Socket Outlet with Single USB Outlet	-	-	-	-	-	-	-	-	1	1	-	-	1	-	-
	雙位燈掣 2 Gang Lighting Switch	-	-	-	-	-	-	-	-	1	1	-	-	1	-	-
	單位雙路開/關掣 1 Gang 2 Way On/Off Switch	-	-	-	-	-	-	-	-	1	1	-	-	1	-	-
	單位開/關掣 1 Gang On/Off Switch	-	-	-	-	-	-	-	-	1	1	-	-	1	-	-
	保險絲電源接線位 Fused Spur Unit	-	-	-	-	-	-	-	-	1	1	-	-	1	-	-
	電熱水爐隔離開關掣 Electric Water Heater Isolator Switch	-	-	-	-	-	-	-	-	1	1	-	-	1	-	-
開放式廚房及廚房 Open Kitchen and Kitchen	單位電插座 Single Socket Outlet	3	3	3	5	5	5	5	5	5	5	5	5	5	5	5
	雙位電插座連雙位USB充電插座 Twin Socket Outlet with Twin USB Outlet	1	1	1	1	1	1	1	1	2	2	1	1	2	1	1
	三位燈掣 3 Gang Lighting Switch	-	-	-	-	-	1+	1+	1+	-	-	1+	1+	-	-	-
	雙位燈掣 2 Gang Lighting Switch	1	1	1	1	1	-	-	-	1	1	-	-	1	1	1
	單位開/關掣 1 Gang On/Off Switch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電熱水爐防水隔離開關掣 Electric Water Heater Waterproof Isolator Switch	-	-	-	-	-	1	1	1	1	1	1	1	1	-	-
	電磁爐隔離開關掣 Electric Induction Hob Isolator Switch	-	-	-	-	-	1	1	1	-	-	1	1	-	-	-
	保險絲電源接線位 Fused Spur Unit	3	3	3	3	3	-	-	-	1	1	-	-	1	3	3
	門鈴 Door Bell	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	煤氣接駁點 Town Gas Connection Point	1	1	1	1	1	-	-	-	1	1	-	-	1	1	1
	洗衣機來/去水接駁位 Water Inlet / Outlet Connection Point for Washing Machine	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	消防花灑頭 Sprinkler Heads	-	-	-	-	-	3	3	3	3	3	2	2	3	-	-
	總電掣箱 Miniature Circuit Breakers Board	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
平台及天台 Flat Roof and Roof	單位燈掣 1 Gang Lighting Switch	2	-	-	1	-	1	-	-	-	-	1	-	-	1	-
	單位雙路防水燈掣 1 Gang 2 Way Waterproof Lighting Switch	-	-	-	-	-	-	-	-	-	2#	-	-	-	-	-
	單位防水燈掣 1 Gang Waterproof Lighting Switch	-	-	-	-	1#	-	-	-	-	-	-	-	-	-	1#
	防水單位電插座 Single Waterproof Socket Outlet	1	-	-	1	1#	-	-	-	-	1#	-	-	-	1	1#
	冷氣機防水隔離開關掣 Air Conditioner Waterproof Isolator Switch	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-

附註：

此裝置只配備於天台

+ 開放式廚房的燈位開關配備於客廳及飯廳的三位燈掣

- 不適用

Notes:

This provision will be located at Roof only

+ The light on/off for open kitchen area is provided at 3 gang lighting switch of Living Room and Dining Room

- Not Applicable

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

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

位置 Location	裝置 Provisions	D單位				E單位			F單位	
		Flat D				Flat E			Flat F	
		5樓	6至20樓	18樓	21至29樓	5樓	6至20樓	21至29樓	5樓	6至20樓
		5/F	6/F - 20/F	18/F	21/F - 29/F	5/F	6/F - 20/F	21/F - 29/F	5/F	6/F - 20/F
浴室 Bathroom	單位電插座連單位USB充電插座 Single Socket Outlet with Single USB Outlet	1	1	1	1	1	1	1	1	1
	單位燈掣 1 Gang Lighting Switch	-	-	2	-	-	-	-	-	-
	雙位燈掣 2 Gang Lighting Switch	1	1	-	1	1	1	1	1	1
	單位雙路開/關掣 1 Gang 2 Way On/Off Switch	-	-	-	-	-	-	-	-	-
	單位開/關掣 1 Gang On/Off Switch	2	2	2	2	2	2	-	-	-
	保險絲電源接線位 Fused Spur Unit	2	2	2	2	2	2	1	1	1
	煤氣熱水爐恆溫掣 Gas Water Heater Remote Thermostat	-	-	-	-	-	-	1	1	1
	電熱水爐隔離開關掣 Electric Water Heater Isolator Switch	1	1	1	1	1	1	-	-	-
主人浴室 Master Bathroom	單位電插座連單位USB充電插座 Single Socket Outlet with Single USB Outlet	-	-	-	-	-	-	-	-	-
	雙位燈掣 2 Gang Lighting Switch	-	-	-	-	-	-	-	-	-
	單位雙路開/關掣 1 Gang 2 Way On/Off Switch	-	-	-	-	-	-	-	-	-
	單位開/關掣 1 Gang On/Off Switch	-	-	-	-	-	-	-	-	-
	保險絲電源接線位 Fused Spur Unit	-	-	-	-	-	-	-	-	-
	電熱水爐隔離開關掣 Electric Water Heater Isolator Switch	-	-	-	-	-	-	-	-	-
開放式廚房及廚房 Open Kitchen and Kitchen	單位電插座 Single Socket Outlet	5	5	5	5	5	5	3	3	3
	雙位電插座連雙位USB充電插座 Twin Socket Outlet with Twin USB Outlet	1	1	1	1	1	1	1	1	1
	三位燈掣 3 Gang Lighting Switch	1+	1+	1+	1+	1+	1+	-	-	-
	雙位燈掣 2 Gang Lighting Switch	-	-	-	-	-	-	1	1	1
	單位開/關掣 1 Gang On/Off Switch	1	1	1	1	1	1	1	1	1
	電熱水爐防水隔離開關掣 Electric Water Heater Waterproof Isolator Switch	1	1	1	1	1	1	-	-	-
	電磁爐隔離開關掣 Electric Induction Hob Isolator Switch	1	1	1	1	1	1	-	-	-
	保險絲電源接線位 Fused Spur Unit	-	-	-	-	-	-	3	3	3
	門鈴 Door Bell	1	1	1	1	1	1	1	1	1
	煤氣接駁點 Town Gas Connection Point	-	-	-	-	-	-	1	1	1
	洗衣機來/去水接駁位 Water Inlet / Outlet Connection Point for Washing Machine	1	1	1	1	1	1	1	1	1
	消防花灑頭 Sprinkler Heads	2	2	2	3	3	3	-	-	-
	總電掣箱 Miniature Circuit Breakers Board	1	1	1	1	1	1	1	1	1
平台及天台 Flat Roof and Roof	單位燈掣 1 Gang Lighting Switch	1	-	-	-	1	-	-	2	-
	單位雙路防水燈掣 1 Gang 2 Way Waterproof Lighting Switch	-	-	-	-	-	-	-	-	-
	單位防水燈掣 1 Gang Waterproof Lighting Switch	-	-	-	-	-	-	-	-	-
	防水單位電插座 Single Waterproof Socket Outlet	-	-	-	-	-	-	-	1	-
	冷氣機防水隔離開關掣 Air Conditioner Waterproof Isolator Switch	1	-	-	-	1	-	-	1	-

附註：
此裝置只配備於天台
+ 開放式廚房的燈位開關配備於客廳及飯廳的三位燈掣
- 不適用

Notes:
This provision will be located at Roof only
+ The light on/off for open kitchen area is provided at 3 gang lighting switch of Living Room and Dining Room
- Not Applicable

服務協議

SERVICE AGREEMENTS

食水及沖廁水由水務署供應。

電力由香港電燈有限公司供應。

煤氣由香港中華煤氣有限公司供應。

Potable and flushing water is supplied by Water Supplies Department

Electricity is supplied by The Hongkong Electric Co., Ltd.

Towngas is supplied by The Hong Kong and China Gas Company Limited

地稅

GOVERNMENT RENT

賣方將會支付 / 已經支付（視情況而定）就該正在興建的發展項目所處地段的地稅直至及包括住宅物業之買賣成交日期。

The vendor will pay/has paid (as the case may be) all outstanding Government rent in respect of the land on which the Development is in the course of being erected up to and including the completion date of the sale and purchase of the residential property.

買方的雜項付款

MISCELLANEOUS PAYMENTS BY PURCHASER

1.

在向買方交付住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金。
2.

在交付時，買方毋須向擁有人支付清理廢料的費用。

附註：
根據發展項目之公契擬稿，買方須向發展項目的管理人（而非擁有人）補還水、電力及氣體的按金及支付清理廢料的費用。

1.

On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water, electricity and gas.
2.

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

Note:
Pursuant to the draft deed of mutual covenant of the Development, the purchaser should reimburse and pay to the manager of the Development (not the owner) the deposits for water, electricity and gas and debris removal fee.

欠妥之處的保養責任期

DEFECT LIABILITY WARRANTY PERIOD

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

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

斜坡維修

MAINTENANCE OF SLOPES

不適用

Not applicable

修訂

MODIFICATION

本發展項目現時並沒有向政府提出申請修訂批地文件。

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

有關資料 RELEVANT INFORMATION

吊船之操作

發展項目內的吊船系統可能會在屬於住宅單位的窗戶及/或外牆外，及直接在構成住宅單位部分的平台及/或天台上或以內，又或平台及/或天台的護牆或欄杆外等的空間操作，亦可能會暫時停留於該等空間或其上空，以檢查、清潔、保養、維修和更換發展項目內的任何外面部分。

根據公契及管理協議(就本節而言，稱為「公契」)，管理人有權給予合理通知(緊急情況除外)進入發展項目內該等包含平台及/或天台的住宅單位(不論有否聯同其傭僕、代理人、承辦人及獲授權人士及不論有否攜帶其他設備、裝備和材料)以操作吊船系統進行清潔、保養和/或維修發展項目的公用地方及設施。

招牌

招牌或會於發展項目的天台對上的外牆C，外牆D，外牆E及外牆F位置安裝及其燈光可能會不時開啟。招牌發出以照明的亮光及閃燈效果和/或產生的光線或會影響個別住宅單位。有關上述外牆C，外牆D，外牆E及外牆F的位置，請參閱公契圖則的「立面圖」。

管道

作為公共地方和設施的部分管道(無論外露或隱藏)(就本節而言，統稱為「管道」)會位於部份住宅單位的外牆及/或連接部份住宅單位的平台或工作平台及/或露台，管道可能影響某些住宅單位的景觀。

建築裝飾

部份設於發展項目若干住宅單位的外牆上的建築裝飾可能影響部份住宅單位的景觀。有關建築裝飾的位置，請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節。

附註：

除非在本售樓說明書另有規定，本節採用的詞彙與該詞彙在公契內的意思相同。

互聯網網址 WEBSITE ADDRESS

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

OPERATION OF GONDOLA

Gondola System in the Development may operate in the airspace outside windows and/or external walls and directly above or within the flat roof(s) and/or roof(s) forming part of a Residential Unit or parapet wall(s) or balustrade(s) of the flat roof and/or roof and remain temporarily over or on the said airspaces(s) to inspect, cleanse, maintain, repair and replace any exterior part of the Development.

Under the Deed of Mutual Covenant and Management Agreement (for the purpose of this section, “DMC”), the Manager shall have the right, upon reasonable notice (except in case of emergency), to access into those Residential Units consisting flat roof(s) and/or roof(s) in the Development (with or without the Manager’s servants, agents, contractors and persons duly authorized by the Manager and with or without other appliances, equipment and materials) for operating the Gondola System for cleaning, maintaining and/or repairing the Common Areas and Facilities of the Development.

SIGNBOARD

Signboard may be installed at the External Wall C, External Wall D, External Wall E and External Wall F which are located above the Roof of the Development and the lighting may be turned on from time to time. The illumination of lighting and the effect of flash and/or brightness generated from the signboard may have impact on individual Residential Units. For the location of the External Wall C, External Wall D, External Wall E and External Wall F, please refer to the “Elevation” section of the DMC Plans.

PIPES

Some pipes (whether exposed or concealed) being parts of the Common Areas and Facilities (for the purpose of this section, collectively “Pipes”) are located on the external walls and/or adjacent to the flat roofs or utility platforms and/or balconies of some Residential Units. The views of some Residential Units may be affected by the Pipes.

ARCHITECTURAL FEATURES

Some architectural features, which are installed outside the external walls of some Residential Units of the Development, may affect the views of some Residential Units. For the location of the architectural features, please refer to the “Floor Plans of Residential Properties in the Development” section of this Sales Brochure.

Note:

Unless otherwise defined in this Sales Brochure, the expressions used in this section shall have the same meaning of such expressions as prescribed in the DMC.

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.thequeens.hk

申請建築物總樓面面積寬免的資料

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

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） Area(m²)
根據《建築物（規劃）規例》第 23 (3) (b) 條不計算的總樓面面積 Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1.	停車場及上落客貨地方（公共交通總站除外） Carpark and loading/unloading area excluding public transport terminus	不適用 Not Applicable
2.	機房及相類設施 Plant rooms and similar services	
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》（《作業備考》）或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室（訊播室）、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等 Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc.	142.561
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 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.	544.721
2.3	非強制性或非必要機房，例如空調機房、送風櫃房等 Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	不適用 Not Applicable
根據《聯合作業備考》第 1 及第 2 號提供的環保設施 Green Features under Joint Practice Notes 1 and 2		
3.	露台 Balcony	136.000
4.	加闊的公用走廊及升降機大堂 Wider common corridor and lift lobby	不適用 Not Applicable
5.	公用空中花園 Communal sky garden	不適用 Not Applicable
6.	隔聲鰭 Acoustic fin	不適用 Not Applicable
7.	翼牆、捕風器及風斗 Wing wall, wind catcher and funnel	不適用 Not Applicable
8.	非結構預製外牆 Non-structural prefabricated external wall	不適用 Not Applicable
9.	工作平台 Utility platform	102.000
10.	隔音屏障 Noise barrier	不適用 Not Applicable

Breakdown of GFA Concessions Obtained of 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.

		面積（平方米） Area(m²)
適意設施 Amenity Features		
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 Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	不適用 Not Applicable
12.	住宅康樂設施，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 Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	162.394
13.	有蓋的園景區及遊樂場地 Covered landscaped and play area	不適用 Not Applicable
14.	橫向屏障／有蓋人行道及花棚 Horizontal screen/covered walkway and trellis	不適用 Not Applicable
15.	擴大升降機井槽 Larger lift shaft	102.159
16.	煙囪管道 Chimney shaft	不適用 Not Applicable
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 Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	不適用 Not Applicable
18. (#)	強制性設施或必要機房所需的管槽、氣槽及垂直立管 Pipe duct, air duct and vertical riser for mandatory feature or essential plant room	44.202
19.	非強制性設施或非必要機房所需的管槽及氣槽 Pipe duct, air duct for non-mandatory or non-essential plant room	不適用 Not Applicable
20.	環保系統及設施所需的機房、管槽及氣槽 Plant room, pipe duct, air duct for environmentally friendly system and feature.	不適用 Not Applicable
21.	複式住宅單位及洋房的中空空間 Void in duplex domestic flat and house	不適用 Not Applicable
22.	遮陽篷及反光罩 Sunshade and reflector	不適用 Not Applicable
23. (#)	伸出式花槽及小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台 Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window	不適用 Not Applicable
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，及維修通道 Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway	不適用 Not Applicable

申請建築物總樓面面積寬免的資料

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

		面積（平方米） Area(m²)
其他項目 Other Exempted Items		
25. (#)	庇護層，包括庇護層兼空中花園 Refuge floor including refuge floor cum sky garden	299.653
26.	大型伸出／外懸設施下的有蓋地方 Covered area under large projecting/ overhanging feature	不適用 Not Applicable
27.	公共交通總站 Public transport terminus	不適用 Not Applicable
28. (#)	共用構築物及公用樓梯 Party structure and common staircase	不適用 Not Applicable
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 Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	136.656
30.	公眾通道 Public passage	不適用 Not Applicable
31.	有蓋的後移部分 Covered set back area	不適用 Not Applicable
額外總樓面面積 Bonus GFA		
32.	額外總樓面面積 Bonus GFA	不適用 Not Applicable
根據聯合作業備考（第 8 號）提供的額外環保設施 Additional Green Features under Joint Practice Note (No. 8)		
33.	採用「組裝合成」建築法的樓宇 Buildings adopting Modular Integrated Construction	不適用 Not Applicable

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

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.

建築物的環境評估

Environmental Assessment of the Building

綠色建築認證

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

暫定評級
不予評級



HKGBC
香港綠色建築議會

申請編號: PAU0053/20

Green Building Certification

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

Provisional
UNCLASSIFIED



HKGBC
香港綠色建築議會

Application no.: PAU0053/20

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

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份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	* 是 / 否
提供具能源效益的設施	* 是 / 否
擬安裝的具能源效益的設施:-	1. 無齒輪交流變壓變頻升降機
	2. 高效能空調機
	3. 高效能照明系統

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) :-						
發展項目類型	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
住用發展項目	有使用中央屋宇裝備裝置(註腳3)	1,229	85.8	不適用	70.5	不適用
非住用發展項目	平台(有使用中央屋宇裝備裝置(註腳3)的部份)	696	10.9	不適用	7.6	不適用

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。

請在適當情況下（✓）
* 請刪去不適用

申請建築物總樓面面積寬免的資料

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

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	* YES / NO				
Provision of Energy Efficient Features	*YES / NO				
Energy Efficient Features proposed:	1. Gearless ACVVVF lifts				
	2. High efficient air conditioning unit				
	3. High efficient lighting system				

Part II: The predicted annual energy use of the proposed building / part of building (Note 1)					
Location	Internal Floor Area Served (m ²)	Annual Energy Use of Baseline Building (Note 2)		Annual Energy Use of Proposed Building	
		Electricity kWh / m ² / annum	Town Gas / LPG unit / m ² / annum	Electricity kWh / m ² / annum	Town Gas / LPG unit / m ² / annum
Area served by central building services installation (Note3)					

Part III: The following installation(s) is/are* designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)			
Type of Installations	YES	NO	Not applicable
Lighting Installations	✓		
Air Conditioning Installations	✓		
Electrical Installations	✓		
Lift & Escalator Installations	✓		
Performance-based Approach			✓

Notes:

1. In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.

The predicted annual energy use, in terms of electricity consumption (kWh/m2/annum) and town gas/LPG consumption (unit/m2/annum), of the development by the internal floor area served, where: (a) “total annual energy use” has the same meaning of “annual energy use” in the BEAM Plus New Buildings (current version); and (b)“internal floor area”, in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.

2. “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” in the BEAM Plus New Buildings (current version).

3. “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.

Please (✓) where appropriate

* Delete as appropriate

There may be future changes to the Development and the surrounding areas.
發展項目及其周邊地區日後可能出現改變。

EXAMINATION RECORD

檢視記錄

Examination / Revision Date 檢視日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
22 April 2021 2021年4月22日	Page 11 第11頁	Location Plan is updated 更新所在位置圖
	Page 55 第55頁	Fittings, Finishes and Appliances is updated 更新裝置、裝修物料及設備
22 July 2021 2021年7月22日	Page 11 第11頁	Location Plan is updated 更新所在位置圖
	Page 12 第12頁	Aerial Photography is updated 更新發展項目的鳥瞰照片
	Page 18, 20, 22, 24, 26, 28, 30, 32 第18、20、22、24、26、28、30、32頁	Floor Plans of Residential Properties in the Development are updated 更新發展項目的住宅物業的樓面平面圖
	Page 48 第48頁	Elevation Plan is updated 更新立面圖
	Page 49 第49頁	Information on Common Facilities in the Development is updated 更新發展項目中的公用設施的資料
	Page 51, 53, 57, 59 第51、53、57、59頁	Fittings, Finishes and Appliances are updated 更新裝置、裝修物料及設備
11 August 2021 2021年8月11日	Page 1, 2, 3, 4 第1、2、3、4頁	Notes to Purchasers of First-Hand Residential Properties is updated 更新一手住宅物業買家須知
	Page 15 第15頁	Layout Plan Of The Development is updated 更新發展項目的布局圖
	Page 18, 32 第18、32頁	Floor Plans of Residential Properties in the Development are updated 更新發展項目的住宅物業的樓面平面圖
16 September 2021 2021年9月16日	Page 15 第15頁	Layout Plan Of The Development is updated 更新發展項目的布局圖
	Page 18 第18頁	Floor Plans of Residential Properties in the Development are updated 更新發展項目的住宅物業的樓面平面圖
16 December 2021 2021年12月16日	Page 11 第11頁	Location Plan is updated 更新所在位置圖
16 March 2022 2022年3月16日	Page 11 第11頁	Location Plan is updated 更新所在位置圖
16 June 2022 2022年6月16日	Page 11 第11頁	Location Plan is updated 更新所在位置圖

EXAMINATION RECORD
檢視記錄

Examination / Revision Date 檢視日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
16 September 2022 2022年9月16日	Page 5 第5頁	Information on the Development is updated 更新發展項目的資料
	Page 9 第9頁	Information on design of the Development is updated 更新發展項目的設計的資料
	Page 11 第11頁	Location Plan is updated 更新所在位置圖
	Page 12 第12頁	Aerial Photography is updated 更新發展項目的鳥瞰照片
	Page 15 第15頁	Layout Plan Of The Development is updated 更新發展項目的布局圖
	Page 18, 20, 22, 24, 26, 28, 30, 32 第18、20、22、24、26、28、30、32頁	Floor Plans of Residential Properties in the Development are updated 更新發展項目的住宅物業的樓面平面圖
	Page 48 第48頁	Elevation Plan is updated 更新立面圖
	Page 65, 66, 67, 68 第65、66、67、68頁	Information in Application for Concession on Gross floor area of building is updated 更新申請建築物總樓面面積寬免的資料
16 December 2022 2022年12月16日	Page 11 第11頁	Location Plan is updated 更新所在位置圖
	Page 40, 41, 42, 43 第40、41、42、43頁	Summary of Deed of Mutual Covenant are updated 更新公契的摘要
	Page 51, 52, 53, 54 第51、52、53、54頁	Fittings, Finishes and Appliances are updated 更新裝置、裝修物料及設備
16 March 2023 2023年3月16日	Page 11 第11頁	Location Plan is updated 更新所在位置圖
	Page 58, 60 第58、60頁	Fittings, Finishes and Appliances are updated 更新裝置、裝修物料及設備
16 June 2023 2023年6月16日	Page 2, 4 第2、4頁	Notes to Purchasers of First-Hand Residential Properties are updated 更新一手住宅物業買家須知
	Page 11 第11頁	Location Plan is updated 更新所在位置圖
	Page 12 第12頁	Aerial Photography is updated 更新發展項目的鳥瞰照片
15 September 2023 2023年9月15日	Page 11 第11頁	Location Plan is updated 更新所在位置圖
	Page 65, 66, 67, 68 第65、66、67、68頁	Information in Application for Concession on Gross floor area of building are updated 更新申請建築物總樓面面積寬免的資料

EXAMINATION RECORD
檢視記錄

Examination / Revision Date 檢視日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
15 December 2023 2023年12月15日	Page 11 第11頁	Location Plan is updated 更新所在位置圖
	Page 12 第12頁	Aerial Photography is updated 更新發展項目的鳥瞰照片
15 March 2024 2024年3月15日	Page 11 第11頁	Location Plan is updated 更新所在位置圖
14 June 2024 2024年6月14日	Page 11 第11頁	Location Plan is updated 更新所在位置圖
	Page 12 第12頁	Aerial Photography is updated 更新發展項目的鳥瞰照片
13 September 2024 2024年9月13日	Page 11 第11頁	Location Plan is updated 更新所在位置圖
	Page 12 第12頁	Aerial Photography is updated 更新發展項目的鳥瞰照片
13 December 2024 2024年12月13日	Page 11 第11頁	Location Plan is updated 更新所在位置圖
	Page 12 第12頁	Aerial Photography is updated 更新發展項目的鳥瞰照片
13 March 2025 2025年3月13日	Page 11 第11頁	Location Plan is updated 更新所在位置圖
	Page 12 第12頁	Aerial Photography is updated 更新發展項目的鳥瞰照片
	Page 65 第65頁	Information in Application for Concession on Gross floor area of building are updated 更新申請建築物總樓面面積寬免的資料
13 June 2025 2025年6月13日	Page 6 第6頁	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
	Page 10 第10頁	Information on Property Management is updated 更新物業管理的資料
	Page 11 第11頁	Location Plan is updated 更新所在位置圖
12 September 2025 2025年9月12日	Page 11 第11頁	Location Plan is updated 更新所在位置圖

