la Salle 晟林 RESIDENCE

Sales Brochure
售樓説明書

la Salle 晟林
RESIDENCE

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES
一手住宅物業買家須知

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

For all first-hand residential properties

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

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

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

[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.

4. Property area and its surroundings
   - Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.

   - Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property[2]. The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
   - Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure
   - Ensure that the sales brochure you have obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
   - Read through the sales brochure and in particular, check the following information in the sales brochure -
     - whether there is a section on "relevant information" in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as "relevant information";
     - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;

[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.

- interior and exterior fittings and finishes and appliances;
- the basis on which management fees are shared;
- whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
- whether individual owners have responsibility to maintain slopes.

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

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

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

9. Agreement for sale and purchase
   - Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
   - Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
   - Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
   - A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
   - If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
   - If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
   - The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

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

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

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

For first-hand uncompleted residential properties

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

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

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

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

For first-hand completed residential properties

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

17. Viewing of property
- Ensure that, before you purchase a residential property, you are arranged to view the residential property that you would like to purchase or, if it is not reasonably practicable to view the property in question, a comparable property in the development, unless you agree in writing that the vendor is not required to arrange such a comparable property for viewing for you. You are advised to think carefully before signing any waiver.

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

- You may take measurements, take photographs or make video recordings of the property, unless the property is held under a tenancy or reasonable restriction(s) is/are needed to ensure safety of the persons viewing the property.

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

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

Other useful contacts :

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

Sales of First-hand Residential Properties Authority
Transport and Housing Bureau
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NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES
一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊
   - 瀏覽一手住宅物業銷售資訊網（下稱「銷售資訊網」）（網址：www.srpe.gov.hk），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，包括售樓説明書、價單、載有銷售安排的文件，及成交紀錄冊。
   - 發展項目的售樓説明書，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
   - 留意載於售樓説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、前庭或庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
   - 售樓説明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓説明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部和內部尺寸[2]。售樓説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；參閱載於售樓説明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓説明書
   - 確保所取得的售樓説明書屬最新版本。根據條例，提供予公眾的售樓説明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
   - 閱覽售樓説明書，並須特別留意以下資訊：
     - 售樓説明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
     - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
     - 室內和外部的裝置、裝修物料和設備；
     - 管理費按甚麼基準分擔；
     - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
     - 小業主是否須要負責維修斜坡。

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

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

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

2 根據條例附表1第1部第10(2)(d)條述明，售樓説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。

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

9. 買賣合約
   - 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
   - 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
   - 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
   - 訂立臨時買賣合約時，您須向擁有人（即賣方）支付樓價**5%**的臨時訂金。
   - 如您在訂立臨時買賣合約後**五個工作日**（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的5%）會被沒收，而擁有人（即賣方）不得因您沒有簽立買賣合約而對您提出進一步申索。
   - 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人（即賣方）必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
   - 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向
   - 留意在賣方（包括其獲授權代表）就有關住宅物業向公眾提供價單前，賣方不得尋求或接納任何對有關住宅物業的購樓意向（不論是否屬明確選擇購樓意向）。因此您不應向賣方或其授權代表提出有關意向。
   - 留意在有關住宅物業的銷售開始前，賣方（包括其獲授權代表）不得尋求或接納任何對該物業的有明確選擇購樓意向。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説明書。因此，緊記先行索取售樓説明書，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
   - 查閱售樓説明書中有關發展項目的預計關鍵日期[3]。
     - 售樓説明書中有關發展項目的預計關鍵日期並不等同買家的「收樓日期」。買家的「收樓日期」必定較發展項目的預計關鍵日期遲。
   - 收樓日期
     - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
       - ➢ 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
       - ➢ 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
     - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。

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。

- 認可人士可批予在預計關鍵日期之後完成發展項目
  - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
    - 工人罷工或封閉工地；
    - 暴動或內亂；
    - 不可抗力或天災；
    - 火警或其他賣方所不能控制的意外；
    - 戰爭；或
    - 惡劣天氣。
  - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
  - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

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

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

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

網址：www.srpa.gov.hk
電話：2817 3313
電郵：enquiry_srpa@hd.gov.hk
傳真：2219 2220

其他相關聯絡資料：

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

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

香港地產建設商會
電話：2826 0111
傳真：2845 2521

運輸及房屋局
一手住宅物業銷售監管局
2017年8月

INFORMATION ON THE DEVELOPMENT
發展項目的資料

Name of the Development	:	la Salle Residence
Name of street and street number	:	6 La Salle Road
Total number of storeys	:	18 storeys (excluding the Roof)
Floor numbering	:	Basement, G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 19/F
Omitted floor numbers	:	4/F, 13/F and 14/F
Refuge floor	:	No refuge floor
發展項目名稱	:	晟林
街道名稱及門牌號數	:	喇沙利道6號
樓層總樓	:	共18層（不包括天台）
樓層號數	:	地庫層、地下、1樓至3樓、5樓至12樓、15樓至19樓
被略去的樓層號數	:	不設4、13及14樓
庇護層	:	沒有庇護層

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

Vendor	: 1) Gold Asset Investment Limited 2) Wise Think Global Limited
Holding companies of the Vendor	: 1) Giant Astute Limited 2) Sunny Pavilion Ventures Limited 3) Fullsun International Holdings Group Co., Limited 4) Tongda Enterprises Limited
Authorised Person for the Development	: Mr. LAI Chi Leung Henry
The firm or corporation of which the Authorized Person is a proprietor, director or employee in his or her professional capacity	: Archiplus International (HK) Limited
Building contractor for the Development	: Hong Kong Construction Company Limited
The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development	: Mayer Brown
Any authorised institution that has made a loan, or has undertaken to provide finance, for the construction of the Development	: Hang Seng Bank Limited (the relevant loan has been fully repaid on 16 October 2018)
Any other person who has made a loan for the construction of the Development	: Not applicable
賣方	: 1) 金置投資有限公司 2) Wise Think Global Limited
賣方的控權公司	: 1) 敏碩有限公司 2) 晴軒創投有限公司 3) 福晟國際控股集團有限公司 4) 通達企業有限公司
發展項目的認可人士	: 賴志良先生
發展項目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	: 亞設貝佳國際（香港）有限公司
發展項目的承建商	: 香港建築有限公司
就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所	: 孖士打律師行
已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構的名稱	: 恆生銀行有限公司（有關貸款已於2018年10月16日被全部清還）
已為發展項目的建造提供貸款的任何其他人的姓名或名稱	: 不適用

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

(a)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an Authorised Person for the Development;	Not applicable
(b)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an Authorised Person;	Not applicable
(c)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an Authorised Person;	Not applicable
(d)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an Authorised Person;	Not applicable
(e)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an Authorised Person;	Not applicable
(f)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an Authorised Person;	Not applicable
(g)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development;	Not applicable
(h)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development;	Not applicable
(i)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors;	Not applicable
(j)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and an Authorised Person for the Development, or an associate of such an Authorised Person, holds at least 10% of the issued shares in that Vendor, holding company or contractor;	Not applicable
(k)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and such an Authorised Person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor;	Not applicable
(l)	The Vendor or a building contractor for the Development is a corporation, and such an Authorised Person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor;	Not applicable
(m)	The Vendor or a building contractor for the Development is a partnership, and such an Authorised Person, or such an associate, is an employee of that Vendor or contractor;	Not applicable
(n)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that Vendor, holding company or contractor;	Not applicable
(o)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor;	Not applicable
(p)	The Vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor;	Not applicable
(q)	The Vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor;	Not applicable
(r)	The Vendor or a building contractor for the Development is a corporation, and the corporation of which an Authorised Person for the Development is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor;	Not applicable
(s)	The Vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor.	Not applicable

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

(a)	賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人；	不適用
(b)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人；	不適用
(c)	賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的家人；	不適用
(d)	賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人；	不適用
(e)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人；	不適用
(f)	賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的有聯繫人士的家人；	不適用
(g)	賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	不適用
(h)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	不適用
(i)	賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述律師事務所的經營人的家人；	不適用
(j)	賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份；	不適用
(k)	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份；	不適用
(l)	賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書；	不適用
(m)	賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員；	不適用
(n)	賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份；	不適用
(o)	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份；	不適用
(p)	賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書；	不適用
(q)	賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員；	不適用
(r)	賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身份擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團；	不適用
(s)	賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	不適用

INFORMATION ON DESIGN OF THE DEVELOPMENT
發展項目的設計的資料

There are no non-structural prefabricated external walls forming part of the enclosing walls of the Development.

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 curtain walls forming part of the enclosing walls of the Development.

發展項目有構成圍封牆的一部分的幕牆。

The range of thickness of the curtain walls of the Development is 200mm.

發展項目的幕牆厚度範圍為200毫米。

Schedule of total area of the curtain walls of each residential property
每個住宅物業的幕牆的總面積表

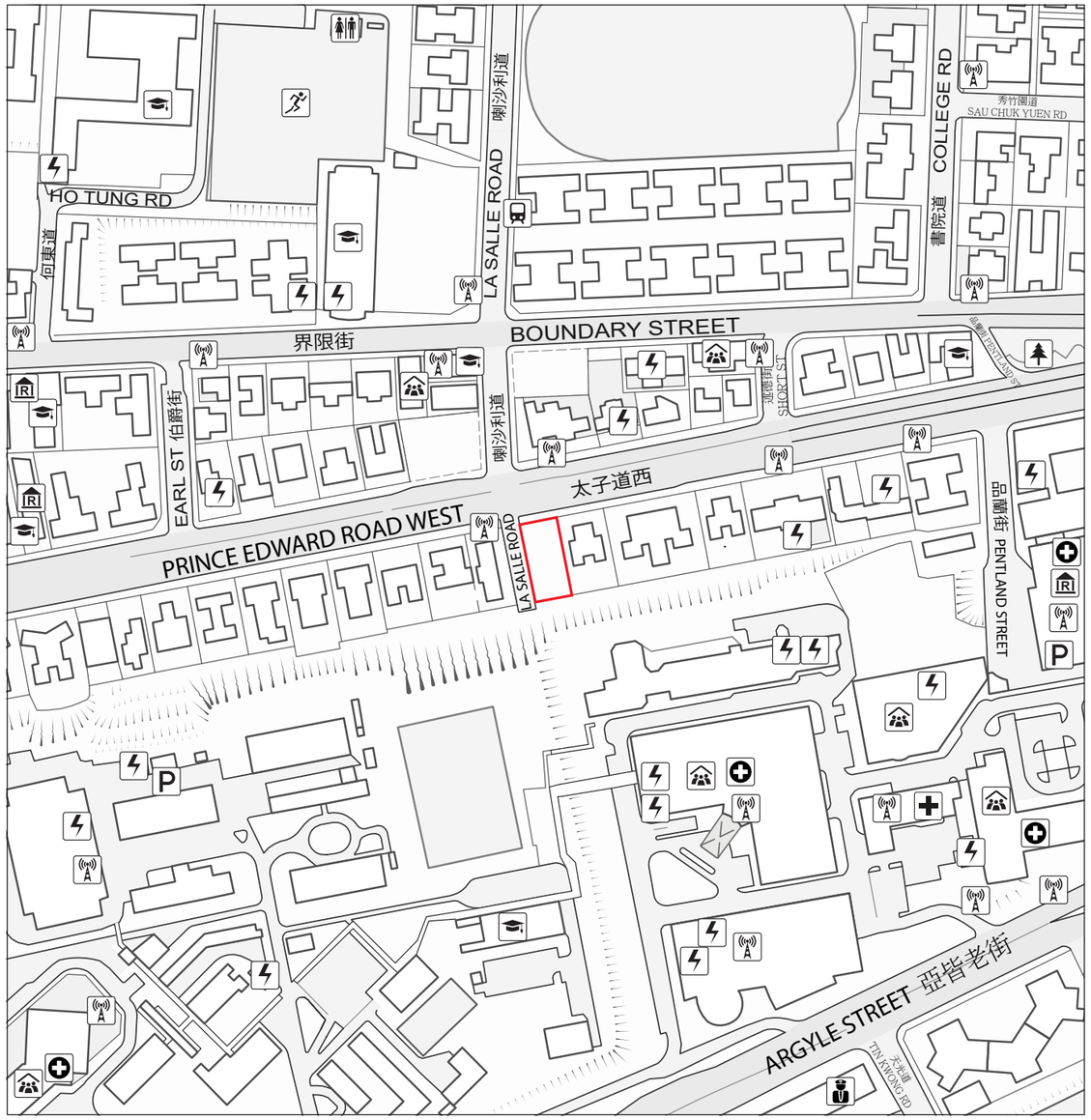
Floor 樓層	Flat 單位	Total area of the curtain walls of each residential property sq. metre 每個住宅物業的幕牆總面積 平方米
2/F 2樓	A	0.563
	B	0.896
	C	1.275
	D	1.061
	E	0.465
	F	0.465
3/F, 5/F-12/F, 15/F-16/F 3樓、5樓至12樓、15樓至16樓	A	1.130
	B	0.821
	C	1.238
	D	1.240
	E	0.174
	F	0.174
17/F 17樓	A	1.130
	B	0.821
	C	1.238
	D	1.240
	E	0.174
	F	0.174
18/F-19/F 18樓至19樓	A	12.004

INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

Savills Property Management Limited will be appointed as the manager of the Development under the latest draft of the deed of mutual covenant.

根據公契的最新擬稿，第一太平戴維斯物業管理有限公司將獲委任為發展項目的管理人。

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



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SCALE 比例

0 50 100 150 200 250m（米）

Boundary of the Development
發展項目邊界

This location plan is prepared by the vendor with reference to the Survey Sheet Nos. 11-NW-B dated 11 July 2019 and 11-NW-D dated 25 July 2019 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.
此位置圖是由賣方擬備並參考地政總署測繪處於2019年7月11日出版之測繪圖，圖幅編號11-NW-B及於2019年7月25日出版之測繪圖，圖幅編號11-NW-D，有需要處經修正處理。

Notation 圖例

- Power Plant (including Electricity Sub-stations)
  發電廠（包括電力分站）
- Clinic
  診療所
- Hospital
  醫院
- Police Station
  警署
- Public Carpark (including Lorry Park)
  公眾停車場（包括貨車停泊處）
- Public Convenience
  公廁
- Public Transport Terminal (including Rail Station)
  公共交通總站（包括鐵路車站）
- Public Utility Installation
  公用事業設施裝置
- Religious Institution (including Church, Temple and Tsz Tong)
  宗教場所（包括教堂、廟宇及祠堂）
- School (including Kindergarten)
  學校（包括幼稚園）
- Social Welfare Facilities (including Elderly Centre and Home for the Mentally Disabled)
  社會福利設施（包括老人中心及弱智人士護理院）
- Sports Facilities (including Sports Ground and Swimming Pool)
  體育設施（包括運動場及游泳池）
- Public Park
  公園

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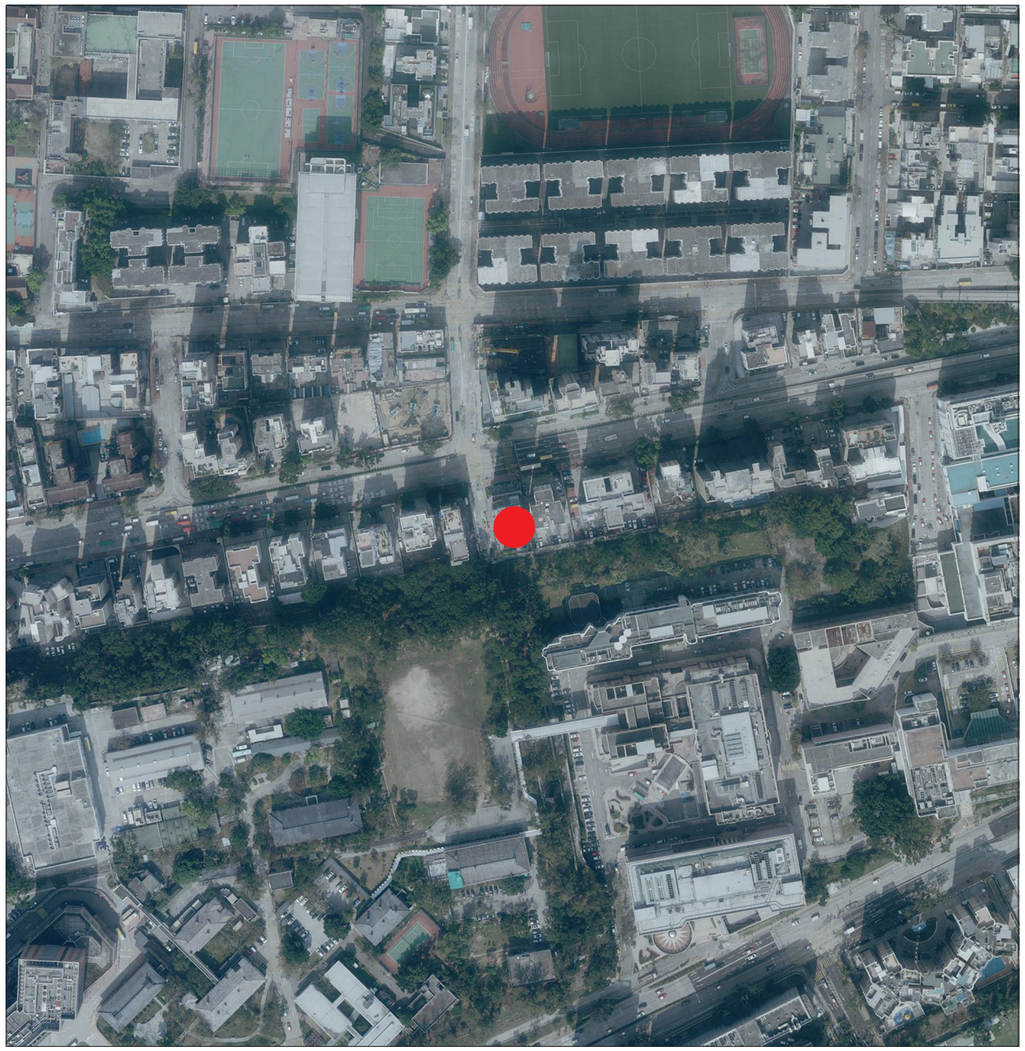
地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號45/2019。

Notes:
1. The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
2. The 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.

備註：
1. 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。
2. 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。

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



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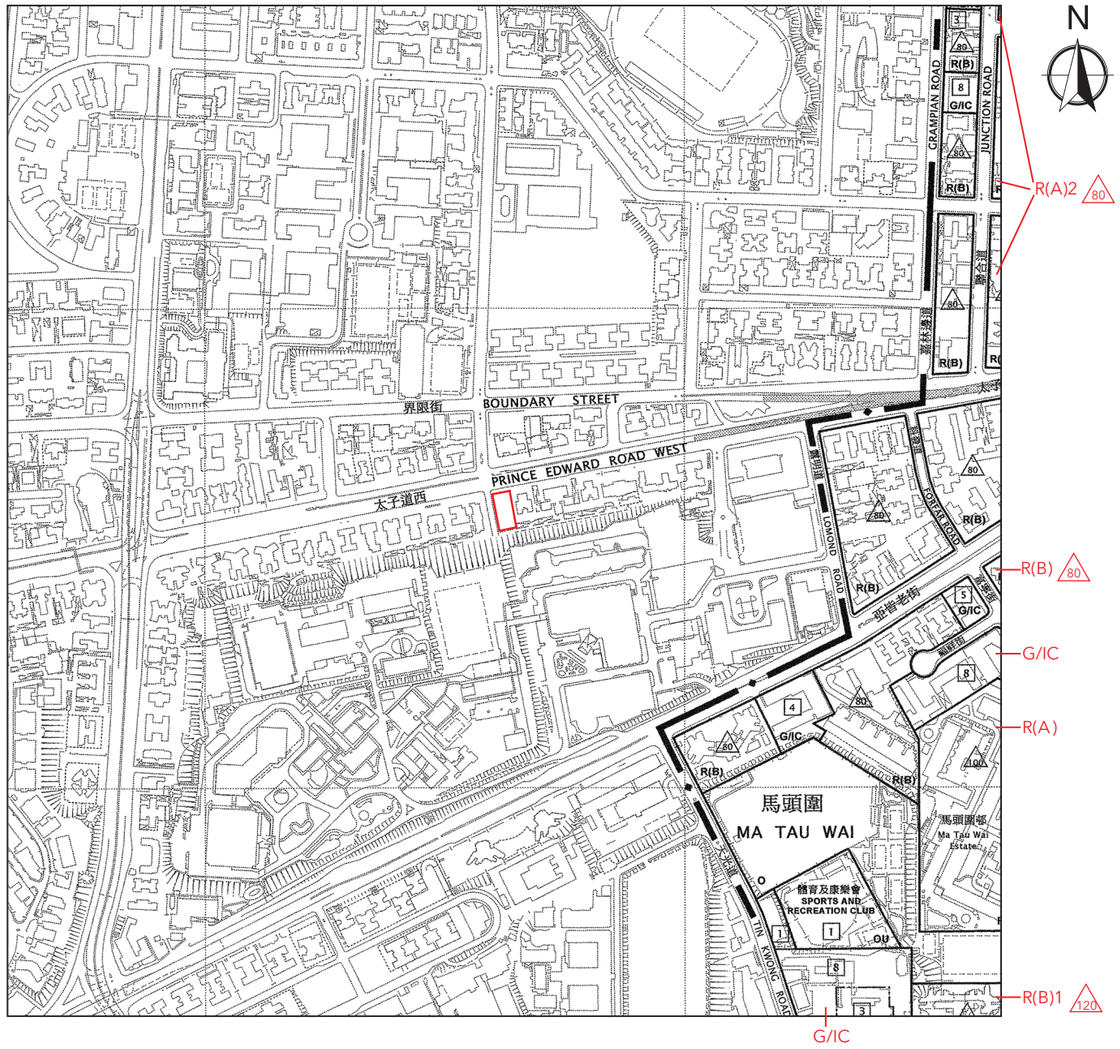
Location of the Development
發展項目位置

Adopted from part of the aerial photo taken by Survey and Mapping Office of Lands Department at a flying height 6,900 feet. Photo No. E053624C, dated 23rd January 2019.
摘錄自地政總署測繪處於2019年1月23日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E053624C。

Notes：1. Due to the technical reasons that the boundary of the Development is irregular, this aerial photograph may show more than the area required under the Residential Properties (First-hand sales) Ordinance.
2. Copy of the Aerial Photograph of the Development is available for free inspection at the sales office during opening hours.

備註：1. 因技術性問題，此鳥瞰照片所顯示的範圍可能超過條例的規定。
2. 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。

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



Location of the Development
發展項目位置

SCALE 比例
0 100 200 300 400 500m (米)

Part of the approved Ma Tau Kok Outline Zoning Plan with Plan No. S/K10/24 gazetted on 18th January 2019 with adjustments where necessary as shown in red.
摘錄自2019年1月18日刊憲之馬頭角分區計劃大綱核准圖，圖則編號為S/K10/24，有需要處經修正處理，以紅色表示。

NOTATION **圖例**

Zones		地帶
Residential (Group A)	R(A)	住宅(甲類)
Residential (Group B)	R(B)	住宅(乙類)
Government, Institution or Community	G/IC	政府、機構或社區
Open Space	O	休憩用地
Other Specified Users	OU	其他指定用地
Communications		交通
Major Road and Junction		主要道路及路口
Elevated Road		高架道路
Miscellaneous		其他
Boundary of Planning Scheme		規劃範圍界線
Building Height Control Zone Boundary		建築物高度管制區界線
Maximum Building Height (In Metres Above Principal Datum)	100	最高建築物高度 (在主水平基準上若干米)
Maximum Building Height (In Number of Storeys)	8	最高建築物高度 (樓層數目)

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

備註
1. 在印刷售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表現存於售樓處，於正常辦公時間免費查閱。
2. 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。
3. 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤及周圍地區的公共設施及環境較佳的了解。
4. 由於發展項目的邊界不規則的技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

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

Location of the Development
發展項目位置

SCALE 比例
0 100 200 300 400 500m (米)

Part of the approved Ho Man Tin Outline Zoning Plan with Plan No. S/K7/24 gazetted on 18th September 2015 with adjustments where necessary as shown in red.
摘錄自2015年9月18日刊憲之何文田分區計劃大綱核准圖，圖則編號為S/K7/24，有需要處經修正處理，以紅色表示。

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NOTATION **圖例**

Zones		地帶
Residential (Group B)	R(A)	住宅(乙類)
Residential (Group C)	R(B)	住宅(丙類)
Government, Institution or Community	G/IC	政府、機構或社區
Open Space	O	休憩用地
Communications		交通
Major Road and Junction		主要道路及路口
Elevated Road		高架道路
Miscellaneous		其他
Boundary of Planning Scheme		規劃範圍界線
Building Height Control Zone Boundary		建築物高度管制區界線
Maximum Building Height (In Metres Above Principal Datum)	100	最高建築物高度 (在主水平基準上若干米)
Maximum Building Height (In Number of Storeys)	8	最高建築物高度 (樓層數目)

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

備註
1. 在印刷售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表現存於售樓處，於正常辦公時間免費查閱。
2. 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。
3. 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤及周圍地區的公共設施及環境較佳的了解。
4. 由於發展項目的邊界不規則的技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

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

This blank area falls outside the coverage of the outline zoning plan
分區計劃大綱圖並不覆蓋本空白範圍

Location of the Development
發展項目位置

SCALE 比例
0 100 200 300 400 500m (米)

Part of the approved Kowloon Tong Outline Zoning Plan with Plan No. S/K18/21 gazetted on 15th December 2017 with adjustments where necessary as shown in red..
摘錄自2017年12月15日刊憲之九龍塘分區計劃大綱核准圖，圖則編號S/K18/21，有需要處經修正處理，以紅色表示。

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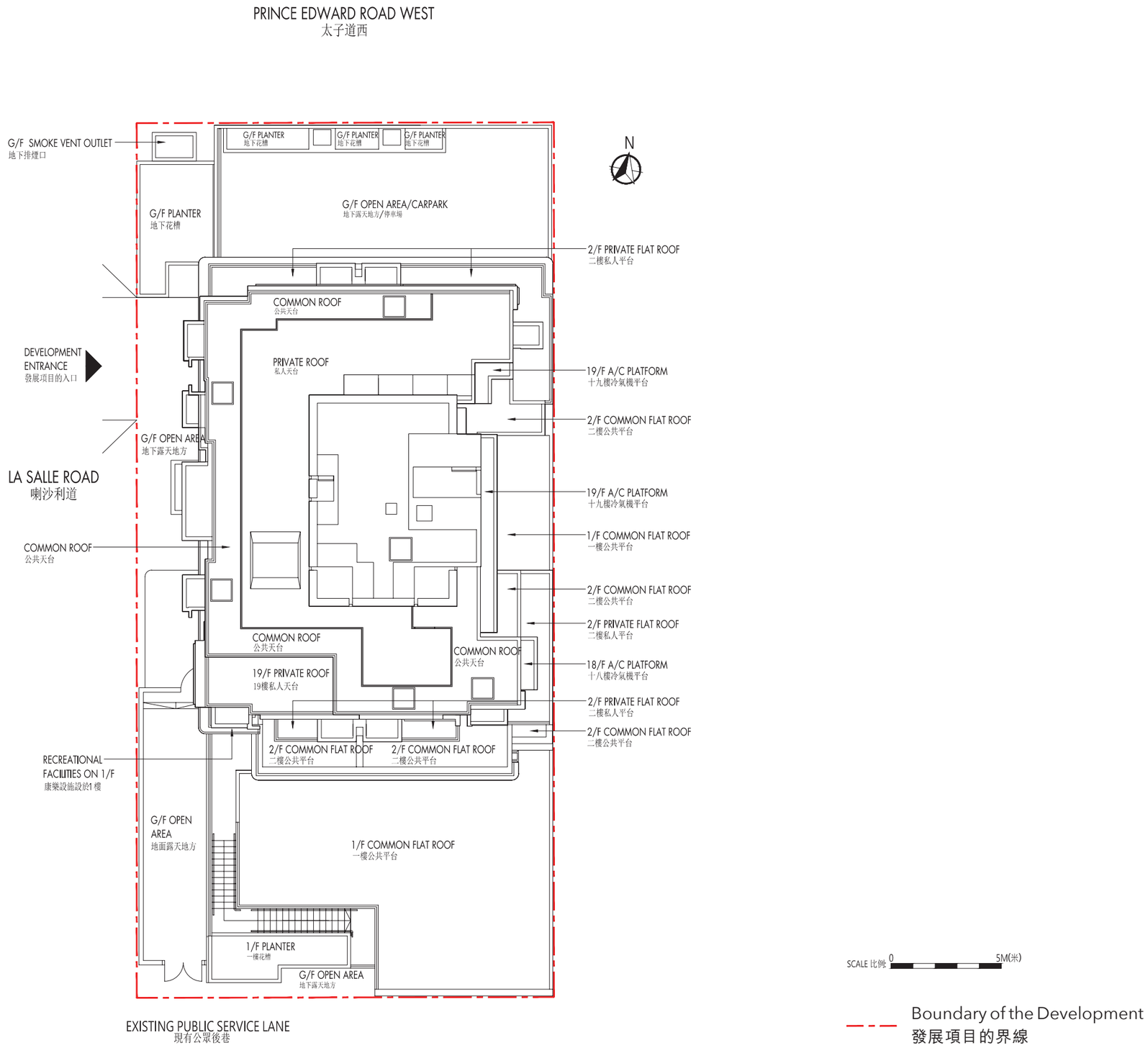
NOTATION **圖例**

Zones		地帶
Residential (Group C)	R(C)	住宅(丙類)
Government, Institution or Community	G/IC	政府、機構或社區
Open Space	O	休憩用地
Other Specified Users	OU	其他指定用地
Communications		交通
Major Road and Junction		主要道路及路口
Elevated Road		高架道路
Miscellaneous		其他
Boundary of Planning Scheme		規劃範圍界線

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

備註
1. 在印刷售樓説明書當日適用的最近更新版本分區計劃大綱圖及其附表現存於售樓處，於正常辦公時間免費查閱。
2. 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。
3. 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤及周圍地區的公共設施及環境較佳的了解。
4. 由於發展項目的邊界不規則的技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

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



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

Legend of the Floor Plans
樓面平面圖圖例

LIV.	LIVING ROOM	客廳
DIN.	DINING ROOM	飯廳
B.R.	BEDROOM	睡房
DN	DOWN	下
OPEN KIT.	OPEN KITCHEN	開放式廚房
KIT.	KITCHEN	廚房
BATH	BATHROOM	浴室
LAV.	LAVATORY	洗手間
UP	UP	上
U.P.	UTILITY PLATFORM	工作平台
A/C PLATFORM	AIR CONDITIONER PLATFORM	冷氣機平台
P.D.	PIPE DUCT	管道槽
A.D.	AIR DUCT	風槽
C.D.	CABLE DUCT	電線槽
H.R.	HOSE REEL	消防喉轆
E.L.V. ROOM	EXTRA LOW VOLTAGE DUCT ROOM	特低壓機電房
W.M.C.	WATER METER CABINET	水錶櫃
E.M.R.	ELECTRICAL METER ROOM	電錶房
R.C. COVER	REINFORCED CONCRETE COVER	鋼筋混凝土遮蓋
RS & MR RM.	REFUSE STORAGE & MATERIAL RECOVERY ROOM	垃圾及物料回收室
F.H.	FIRE HYDRANT	消防栓

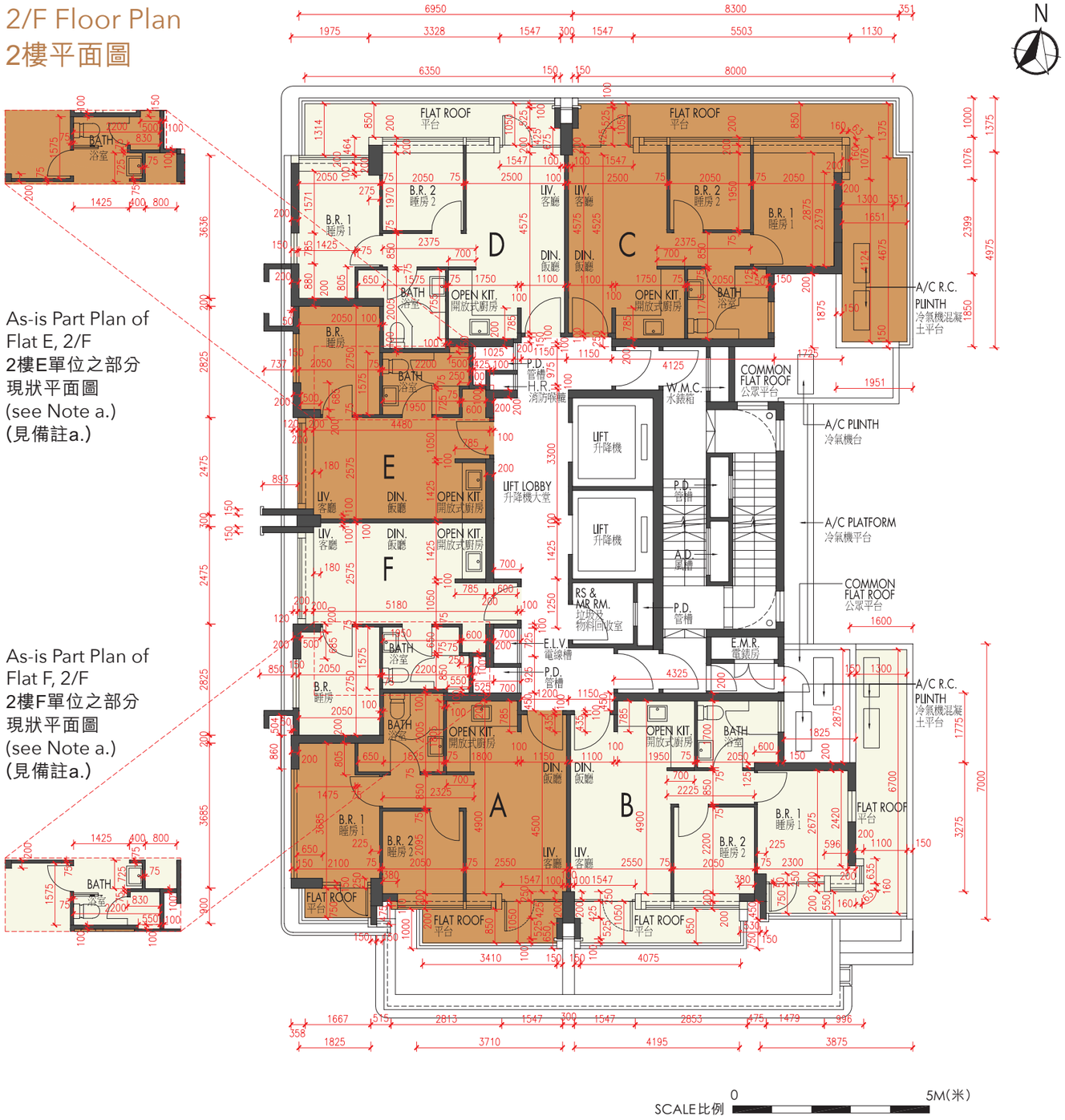
Note : Applicable to all floor plans
備註：適用於所有樓層平面圖

Explanatory Notes:
1 Symbols of fittings and fitments shown on the floor plans, such as shower compartment, bath tub, floor drain, water closet, sink and sink counter, etc. are architectural symbols retrieved from the latest approved building plans and for general indication only.
2. There may be communal pipes and/or mechanical and electrical services within balconies, utility platforms, flat roofs and roof of some residential units.
3. Balconies and utility platforms are non-enclosed areas.

附註：
1. 樓面平面圖上所顯示的形像裝置符號，例如淋浴間、浴缸、地台去水、坐廁、花灑、洗手盤、洗手盤櫃、電磁爐乃摘自最新的經批准的建築圖側，只作一般性標誌。
2. 部分住宅單位之露台、工作平台、平台及天台內或裝有公用喉管及/或機電設備。
3. 露台和工作平台為不可封閉的地方。

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

2/F Floor Plan
2樓平面圖



As-is Part Plan of Flat E, 2/F
2樓E單位之部分現狀平面圖
(see Note a.)
(見備註a.)

As-is Part Plan of Flat F, 2/F
2樓F單位之部分現狀平面圖
(see Note a.)
(見備註a.)

	Floor 樓層	Flat 單位 A - F
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業樓板（不包括灰泥）的厚度（毫米）	2/F 2樓	150, 170
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property as provided in the approved building plans for the Development (mm) 按發展項目的經批准的建築圖則所規定者，每個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石屎地台面之高度距離）（毫米）		3,150, 3,500

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

There may be sunken slabs at some parts of the ceiling inside some residential units for the installation of mechanical and electrical services of the floor above or due to the structural, architectural and / or decoration design requirements of the floor above.
部分住宅單位內之部分天花或有跌級樓板用以安裝上層之機電設備或配合上層之結構、建築設計及 / 或裝修設計上的需要。

Notes : 1. The dimensions of floor plans are all in millimetre.
2. Please refer to page 21 of the sales brochure for legend on the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.

備註： 1. 樓面平面圖之尺規所列數字為毫米標示。
2. 以上平面圖中顯示之名詞及簡稱及其適用的附註，請參閱本售樓説明書第21頁。

Note a. :
Each of Flat E on 2/F and Flat F on 2/F have been altered by way of minor works under the Buildings Ordinance (Cap. 123 of the Laws of Hong Kong) after completion of the Development. The details of such minor works are as follows:
1. a non-load bearing block wall in the bathroom has been removed;
2. a basin in the bathroom has been relocated and the associated drains have been altered;
3. a non-load bearing block wall in the bathroom has been removed and a new 75 millimetres thick non-load bearing block wall has been erected in the bathroom;
4. a 75 millimetres thick non-load bearing block wall has been erected in the bedroom to fill the door opening;
5. existing bedroom door has been relocated to new location; and
6. existing bathroom door has been removed and new sliding door installed.

Please refer to the relevant as-is part plans showing the latest layout for details.

備註a.：
位於2樓的E單位及F單位，均在發展項目落成後根據《建築物條例》（香港法例第123章）進行了小型工程而有所改動。該小型工程詳情如下：
1. 位於浴室的一面非承重磚牆被移除；
2. 位於浴室的一個洗手盆被移位，與其相連的管道也被改動；
3. 位於浴室的一面非承重磚牆被移除，同時重新豎設了一面厚度為75毫米的非承重磚牆；
4. 睡房中豎設了一面厚度為75毫米的非承重磚牆，以填封原來的門口；
5. 原有睡房門改位；及
6. 原有浴室門拆除，安裝新趟門。

詳情請參閱有關部分現狀平面圖。

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

3/F, 5/F-12/F, 15/F-16/F Floor Plan
3樓，5-12樓及15-16樓平面圖

As-is Part
Flat E, 3/F, 5/F-12/F
15/F-16/F
3樓，5-12樓及15-16樓
E單位之部分現狀
平面圖
(see Note a.)
(見備註a.)

As-is Part Plan of
Flat F, 3/F, 5/F-12/F,
15/F-16/F
3樓，5-12樓及15-16樓
F單位之部分現狀
平面圖
(see Note a.)
見備註a.)

As-is Part Plan of Flat A, 16/F
Existing bathroom door has been removed and new sliding door Installed.

16樓A單位之部分現狀平面圖
原有浴室門拆除，安裝新趟門

	Floor 樓層	Flat 單位 A - F
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業樓板（不包括灰泥）的厚度（毫米）	3/F, 5/F-12/F, 15/F-16/F 3樓，5樓-12樓及15樓-16樓	150, 170
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property as provided in the approved building plans for the Development (mm) 按發展項目的經批准的建築圖則所規定者，每個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石屎地台面之高度距離）（毫米）		3,150, 3,500

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

There may be sunken slabs at some parts of the ceiling inside some residential units for the installation of mechanical and electrical services of the floor above or due to the structural, architectural and / or decoration design requirements of the floor above.
部分住宅單位內之部分天花或有跌級樓板用以安裝上層之機電設備或配合上層之結構、建築設計及 / 或裝修設計上的需要。

Notes : 1. The dimensions of floor plans are all in millimetre.
2. Please refer to page 21 of the sales brochure for legend on the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.

備註： 1. 樓面平面圖之尺規所列數字為毫米標示。
2. 以上平面圖中顯示之名詞及簡稱及其適用的附註，請參閱本售樓説明書第21頁。

Note a. :
Each of Flat E on 3/F, 5/F-12/F, 15/F-16/F and Flat F on 3/F, 5/F-12/F, 15/F-16/F have been altered by way of minor works under the Buildings Ordinance (Cap. 123 of the Laws of Hong Kong) after completion of the Development. The details of such minor works are as follows:
1. a non-load bearing block wall in the bathroom has been removed;
2. a basin in the bathroom has been relocated and the associated drains have been altered;
3. a non-load bearing block wall in the bathroom has been removed and a new 75 millimetres thick non-load bearing block wall has been erected in the bathroom;
4. a 75 millimetres thick non-load bearing block wall has been erected in the bedroom to fill the door opening;
5. existing bedroom door has been relocated to new location; and
6. existing bathroom door has been removed and new sliding door installed.

Please refer to the relevant as-is part plans showing the latest layout for details.

備註a.：
位於3樓、5樓-12樓、15樓-16樓的各個E單位及F單位，均在發展項目落成後根據《建築物條例》（香港法例第123章）進行了小型工程而有所改動。該小型工程詳情如下：
1. 位於浴室的一面非承重磚牆被移除；
2. 位於浴室的一個洗手盆被移位，與其相連的管道也被改動；
3. 位於浴室的一面非承重磚牆被移除，同時重新豎設了一面厚度為75毫米的非承重磚牆；
4. 睡房中豎設了一面厚度為75毫米的非承重磚牆，以填封原來的門口；
5. 原有睡房門改位；及
6. 原有浴室門拆除，安裝新趟門。

詳情請參閱有關部分現狀平面圖。

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

17/F Floor Plan
17樓平面圖

As-is Part Plan of Flat E, 17/F
17樓E單位之部分現狀平面圖
(see Note a.)
(見備註a.)

As-is Part Plan of Flat F, 17/F
17樓F單位之部分現狀平面圖
(see Note a.)
(見備註a.)

	Floor 樓層	Flat 單位 A - F
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業樓板（不包括灰泥）的厚度（毫米）	17/F 17樓	150, 170
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property as provided in the approved building plans for the Development (mm) 按發展項目的經批准的建築圖則所規定者，每個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石屎地台面之高度距離）（毫米）		Flat A, Flat B & Flat C : 3,150, 3,500 Flat D, Flat E & Flat F : 3,500
The internal areas of residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。		
There may be sunken slabs at some parts of the ceiling inside some residential units for the installation of mechanical and electrical services of the floor above or due to the structural, architectural and / or decoration design requirements of the floor above. 部分住宅單位內之部分天花或有跌級樓板用以安裝上層之機電設備或配合上層之結構、建築設計及 / 或裝修設計上的需要。		

Notes : 1. The dimensions of floor plans are all in millimetre.
2. Please refer to page 21 of the sales brochure for legend on the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.

備註： 1. 樓面平面圖之尺規所列數字為毫米標示。
2. 以上平面圖中顯示之名詞及簡稱及其適用的附註，請參閱本售樓説明書第21頁。

Note a. :
Each of Flat E on 17/F and Flat F on 17/F have been altered by way of minor works under the Buildings Ordinance (Cap. 123 of the Laws of Hong Kong) after completion of the Development. The details of such minor works are as follows:
1. a non-load bearing block wall in the bathroom has been removed;
2. a basin in the bathroom has been relocated and the associated drains have been altered;
3. a non-load bearing block wall in the bathroom has been removed and a new 75 millimetres thick non-load bearing block wall has been erected in the bathroom;
4. a 75 millimetres thick non-load bearing block wall has been erected in the bedroom to fill the door opening;
5. existing bedroom door has been relocated to new location; and
6. existing bathroom door has been removed and new sliding door installed.

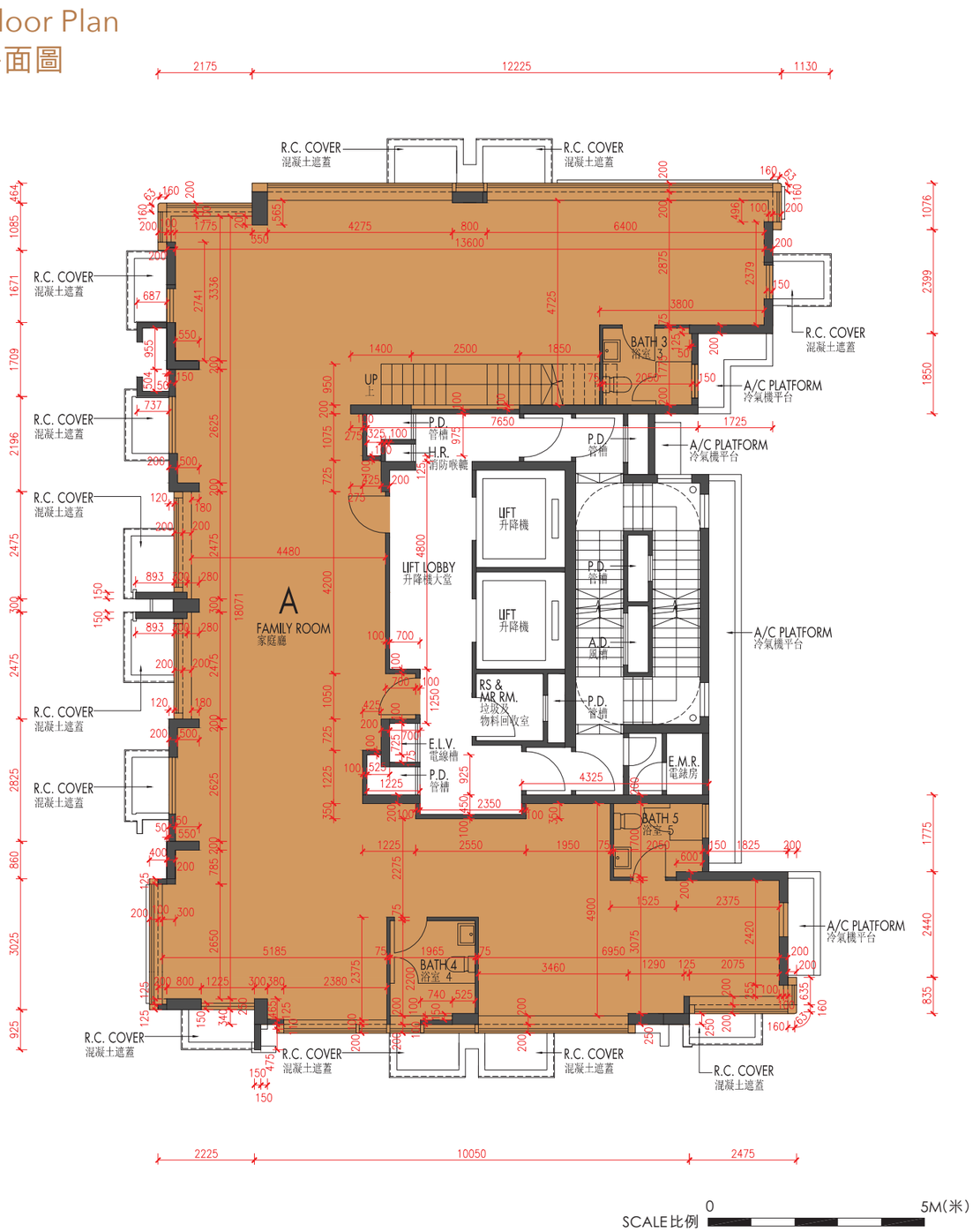
Please refer to the relevant as-is part plans showing the latest layout for details.

備註a.：
位於17樓的E單位及F單位，均在發展項目落成後根據《建築物條例》（香港法例第123章）進行了小型工程而有所改動。該小型工程詳情如下：
1. 位於浴室的一面非承重磚牆被移除；
2. 位於浴室的一個洗手盆被移位，與其相連的管道也被改動；
3. 位於浴室的一面非承重磚牆被移除，同時重新豎設了一面厚度為75毫米的非承重磚牆；
4. 睡房中豎設了一面厚度為75毫米的非承重磚牆，以填封原來的門口；
5. 原有睡房門改位；及
6. 原有浴室門拆除，安裝新趟門。

詳情請參閱有關部分現狀平面圖。

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

18/F Floor Plan
18樓平面圖



	Floor 樓層	Flat 單位 A
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業樓板（不包括灰泥）的厚度（毫米）	18/F 18樓	150, 170 175, 250
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property as provided in the approved building plans for the Development (mm) 按發展項目的經批准的建築圖則所規定者，每個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石屎地台面之高度距離）（毫米）		3,150, 3,200, 3,500

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

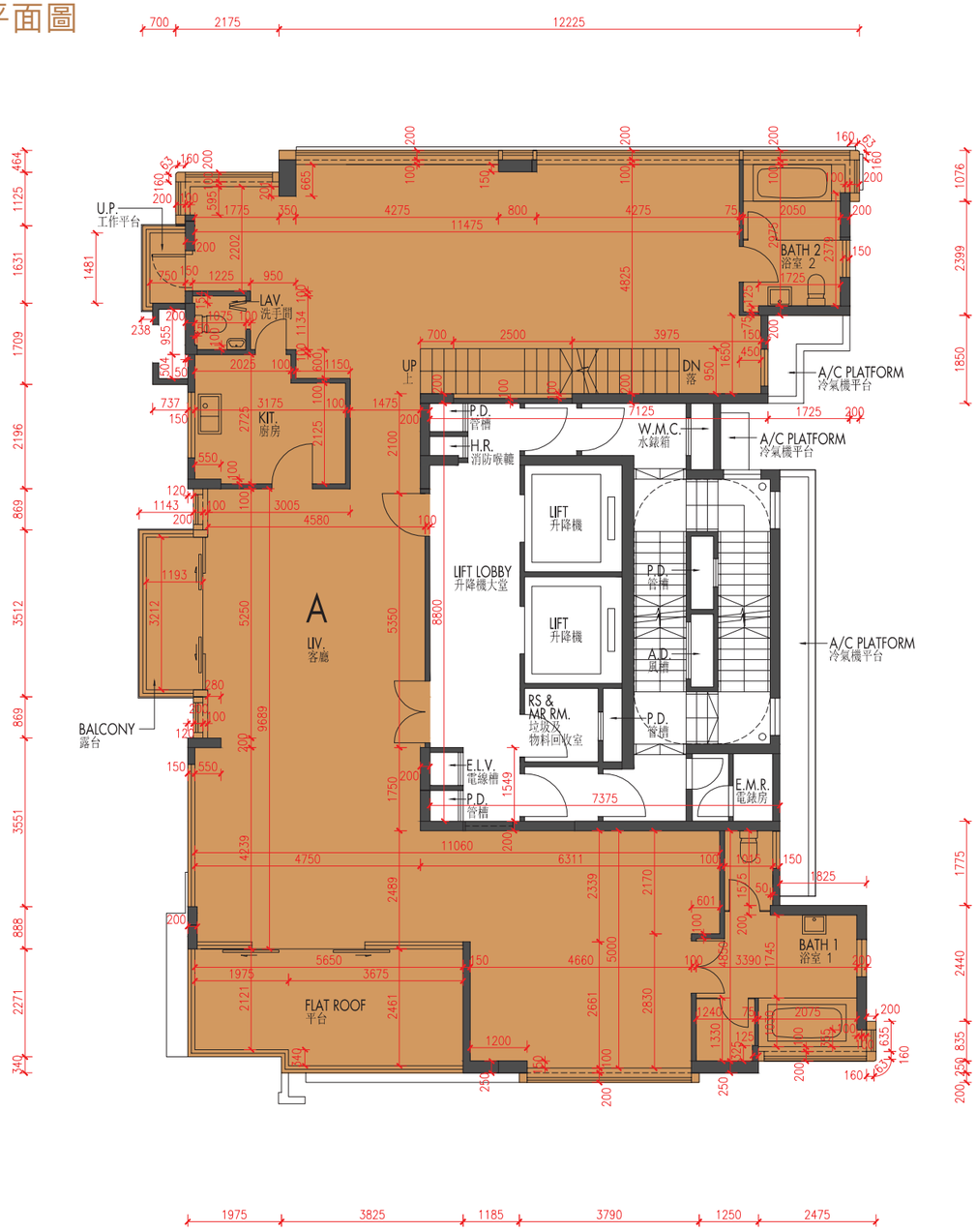
There may be sunken slabs at some parts of the ceiling inside some residential units for the installation of mechanical and electrical services of the floor above or due to the structural, architectural and / or decoration design requirements of the floor above.
部分住宅單位內之部分天花或有跌級樓板用以安裝上層之機電設備或配合上層之結構、建築設計及 / 或裝修設計上的需要。

Notes : 1. The dimensions of floor plans are all in millimetre.
2. Please refer to page 21 of the sales brochure for legend on the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.

備註： 1. 樓面平面圖之尺規所列數字為毫米標示。
2. 以上平面圖中顯示之名詞及簡稱及其適用的附註，請參閱本售樓説明書第21頁。

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

19/F Floor Plan
19樓平面圖



N

	Floor 樓層	Flat 單位
		A
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業樓板（不包括灰泥）的厚度（毫米）	19/F 19樓	95, 119, 150, 175
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property as provided in the approved building plans for the Development (mm) 按發展項目的經批准的建築圖則所規定者，每個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石屎地台面之高度距離）（毫米）		2,597, 3,000, 3,500

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

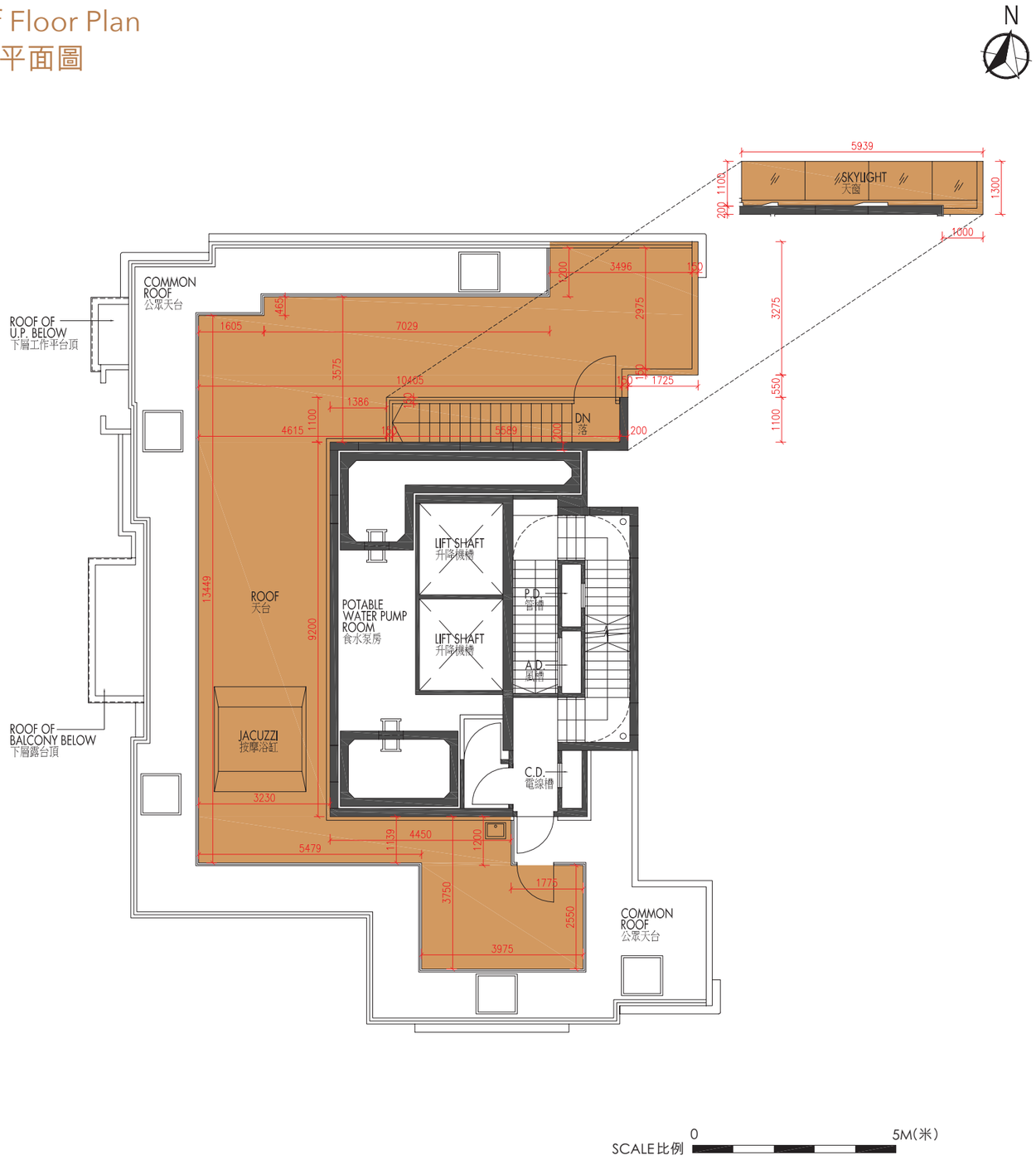
There may be sunken slabs at some parts of the ceiling inside some residential units for the installation of mechanical and electrical services of the floor above or due to the structural, architectural and / or decoration design requirements of the floor above.
部分住宅單位內之部分天花或有跌級樓板用以安裝上層之機電設備或配合上層之結構、建築設計及 / 或裝修設計上的需要。

Notes : 1. The dimensions of floor plans are all in millimetre.
2. Please refer to page 21 of the sales brochure for legend on the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.

備註： 1. 樓面平面圖之尺規所列數字為毫米標示。
2. 以上平面圖中顯示之名詞及簡稱及其適用的附註，請參閱本售樓説明書第21頁。

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

Roof Floor Plan
天台平面圖



	Floor 樓層	Flat 單位
		A
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業樓板（不包括灰泥）的厚度（毫米）	R/F 天台	Not applicable 不適用
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property as provided in the approved building plans for the Development (mm) 按發展項目的經批准的建築圖則所規定者，每個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石屎地台面之高度距離）（毫米）		Not applicable 不適用
The internal areas of residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。		
There may be sunken slabs at some parts of the ceiling inside some residential units for the installation of mechanical and electrical services of the floor above or due to the structural, architectural and / or decoration design requirements of the floor above. 部分住宅單位內之部分天花或有跌級樓板用以安裝上層之機電設備或配合上層之結構、建築設計及 / 或裝修設計上的需要。		

Notes : 1. The dimensions of floor plans are all in millimetre.
2. Please refer to page 21 of the sales brochure for legend on the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.

備註： 1. 樓面平面圖之尺規所列數字為毫米標示。
2. 以上平面圖中顯示之名詞及簡稱及其適用的附註，請參閱本售樓説明書第21頁。

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

Description of Residential Property 物業的描述		Saleable Area (Including balcony, utility platform and verandah, (if any)) sq. metre (sq. ft.) 實用面積（包括露台，工作平台及陽台（如有））平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其它指明項目的面積（不計算入實用面積）平方米（平方呎）									
Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
2/F 2樓	A	**34.041 (366)** Balcony 露台：- Utility platform 工作平台：- Verandah 陽台：-	-	-	-	3.921 (42)	-	-	-	-	-	-
	B	**34.806 (375)** Balcony 露台：- Utility platform 工作平台：- Verandah 陽台：-	-	-	-	12.582 (135)	-	-	-	-	-	-
	C	**33.672 (362)** Balcony 露台：- Utility platform 工作平台：- Verandah 陽台：-	-	-	-	14.196 (153)	-	-	-	-	-	-
	D	**33.227 (358)** Balcony 露台：- Utility platform 工作平台：- Verandah 陽台：-	-	-	-	5.891 (63)	-	-	-	-	-	-
	E	**24.168 (260)** Balcony 露台：- Utility platform 工作平台：- Verandah 陽台：-	-	-	-	-	-	-	-	-	-	-
	F	**25.030 (269)** Balcony 露台：- Utility platform 工作平台：- Verandah 陽台：-	-	-	-	-	-	-	-	-	-	-

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with section 8 and part 2 of schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Note:
The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer, which maybe slightly different from that shown in square metre.

住宅物業的實用面積及其他指明項目的面積是分別按照《一手住宅物業銷售條例》第8條及附表2第2部計算得出的。

備註：
上述所列以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。

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

Description of Residential Property 物業的描述		Saleable Area (Including balcony, utility platform and verandah, (if any)) sq. metre (sq. ft.) 實用面積（包括露台，工作平台及陽台（如有））平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其它指明項目的面積（不計算入實用面積）平方米（平方呎）									
Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
3/F, 5/F-12/F, 15/F-16/F 3樓、5樓至12樓、15樓至16樓	A	**38.950 (419)** Balcony 露台：2.165 (23) Utility platform 工作平台：1.572 (17) Verandah 陽台：-	-	-	-	-	-	-	-	-	-	-
	B	**38.463 (414)** Balcony 露台：2.165 (23) Utility platform 工作平台：1.568 (17) Verandah 陽台：-	-	-	-	-	-	-	-	-	-	-
	C	**37.351 (402)** Balcony 露台：2.165 (23) Utility platform 工作平台：1.552 (17) Verandah 陽台：-	-	-	-	-	-	-	-	-	-	-
	D	**37.156 (400)** Balcony 露台：2.165 (23) Utility platform 工作平台：1.586 (17) Verandah 陽台：-	-	-	-	-	-	-	-	-	-	-
	E	**27.593 (297)** Balcony 露台：2.190 (24) Utility platform 工作平台：1.593 (17) Verandah 陽台：-	-	-	-	-	-	-	-	-	-	-
	F	**28.455 (306)** Balcony 露台：2.190 (24) Utility platform 工作平台：1.593 (17) Verandah 陽台：-	-	-	-	-	-	-	-	-	-	-

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with section 8 and part 2 of schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Note:
The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer, which maybe slightly different from that shown in square metre.

住宅物業的實用面積及其他指明項目的面積是分別按照《一手住宅物業銷售條例》第8條及附表2第2部計算得出的。

備註：
上述所列以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。

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

Description of Residential Property 物業的描述		Saleable Area (Including balcony, utility platform and verandah, (if any)) sq. metre (sq. ft.) 實用面積（包括露台，工作平台及陽台（如有））平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其它指明項目的面積（不計算入實用面積）平方米（平方呎）									
Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
17/F 17樓	A	**38.950 (419)** Balcony 露台：2.165 (23) Utility platform 工作平台：1.572 (17) Verandah 陽台：-	-	-	-	-	-	-	-	-	-	-
	B	**38.463 (414)** Balcony 露台：2.165 (23) Utility platform 工作平台：1.568 (17) Verandah 陽台：-	-	-	-	-	-	-	-	-	-	-
	C	**37.351 (402)** Balcony 露台：2.165 (23) Utility platform 工作平台：1.552 (17) Verandah 陽台：-	-	-	-	-	-	-	-	-	-	-
	D	**37.156 (400)** Balcony 露台：2.165 (23) Utility platform 工作平台：1.586 (17) Verandah 陽台：-	-	-	-	-	-	-	-	-	-	-
	E	**27.593 (297)** Balcony 露台：2.190 (24) Utility platform 工作平台：1.593 (17) Verandah 陽台：-	-	-	-	-	-	-	-	-	-	-
	F	**28.455 (306)** Balcony 露台：2.190 (24) Utility platform 工作平台：1.593 (17) Verandah 陽台：-	-	-	-	-	-	-	-	-	-	-
18/F-19/F 18樓至19樓	A	**366.865 (3,949)** Balcony 露台：4.717 (51) Utility platform 工作平台：1.586 (17) Verandah 陽台：-	-	-	-	12.433 (134)	-	-	84.529 (910)	5.310 (57)	-	-

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with section 8 and part 2 of schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

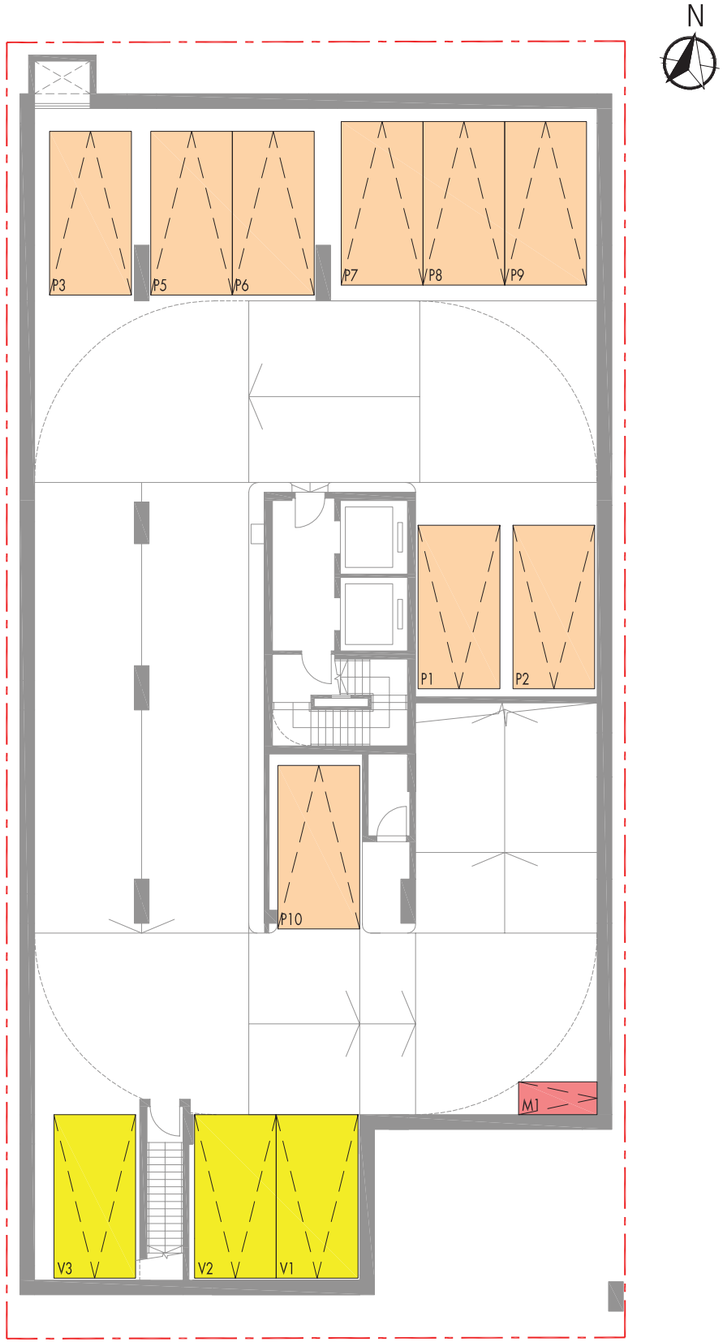
Note:
The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer, which maybe slightly different from that shown in square metre.

住宅物業的實用面積及其他指明項目的面積是分別按照《一手住宅物業銷售條例》第8條及附表2第2部計算得出的。

備註：
上述所列以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。

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

Basement Floor Plan
地庫平面圖



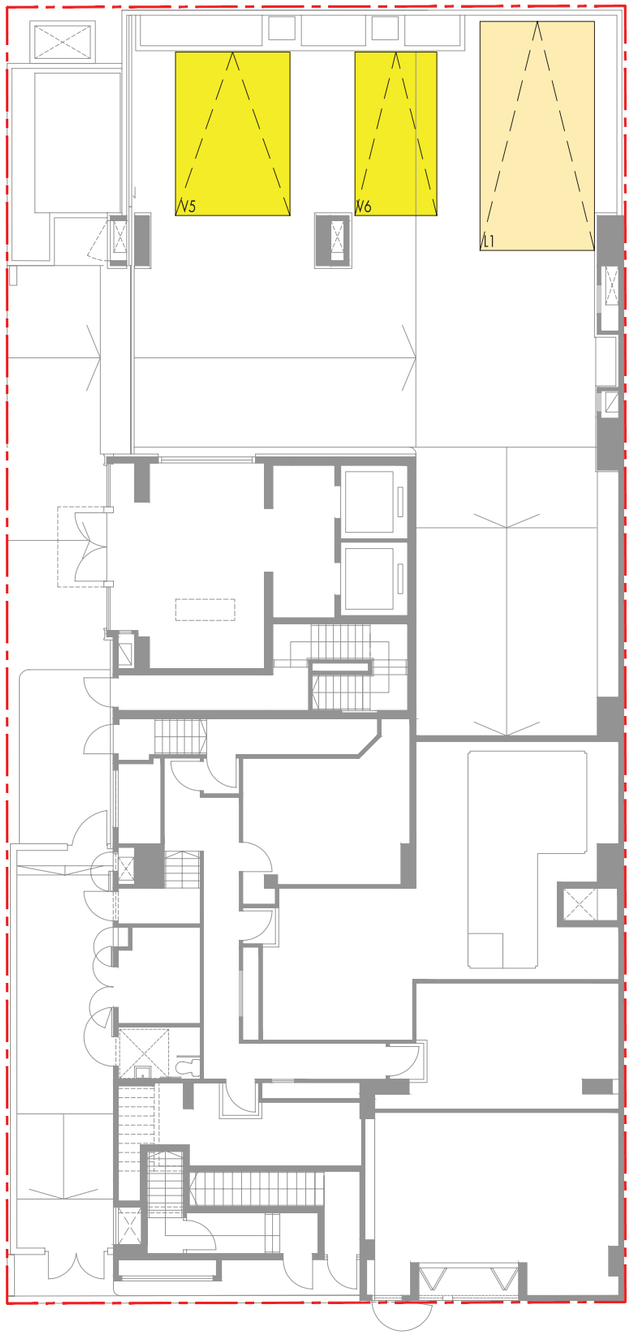
Location, number, dimension and area of parking space
停車位位置、數目、尺寸及面積

Type of Parking Space 車位類別	Floor 樓層	Number 數目	Parking Space No. 停車位編號	Dimension (Length x Width) (m) 尺寸(長 x 闊)(米)	Area of each Parking Space (sq.m.) 每個停車位面積(平方米)
Residential Car Parking Space 住宅停車位	Basement 地庫	9	P1-P3, P5-P10	5.0 x 2.5	12.5
Parking Space for Motor Cycles 電單車停車位	Basement 地庫	1	M1	2.4 x 1.0	2.4
Visitor's Car Parking Space 訪客停車位	Basement 地庫	3	V1-V3	5.0 x 2.5	12.5

Boundary of the Development
發展項目的界線

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

G/F Floor Plan
地下平面圖



Location, number, dimension and area of parking space
停車位位置、數目、尺寸及面積

Type of Parking Space 車位類別	Floor 樓層	Number 數目	Parking Space No. 停車位編號	Dimension (Length x Width) (m) 尺寸(長 x 闊)(米)	Area of each Parking Space (sq.m.) 每個停車位面積(平方米)
Visitor's Car Parking Space 訪客停車位	G/F 地下	1	V6	5.0 x 2.5	12.5
Accessible Visitor's Car Parking Space 暢通易達訪客停車位	G/F 地下	1	V5	5.0 x 3.5	17.5
Loading & Unloading Space 上落貨停車位	G/F 地下	1	L1	7.0 x 3.5	24.5

Boundary of the Development
發展項目的界線

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE
臨時買賣合約的摘要

1. A preliminary deposit which is equal to 5% of the purchase price shall be paid by purchaser upon 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 shall be held by a firm of solicitors acting for the owner, as stakeholders.

3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the preliminary agreement-

   (i) the preliminary agreement is terminated;
   (ii) the preliminary deposit is forfeited; and
   (iii) the owner does not have any further claim against the purchaser for the failure.

1. 買方須於簽署臨時買賣合約（"該臨時合約"）時支付相等於樓價5%之臨時訂金。

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

3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約 -

   (i) 該臨時合約即告終止；
   (ii) 有關的臨時訂金即予沒收；及
   (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

The draft Deed of Mutual Covenant and Management Agreement in respect of the Development (the "DMC") provides that:

1. The common parts of the Development

"Common Areas and Facilities" means the Development Common Areas and Facilities, the Residential Common Areas and Facilities and the Carpark Common Areas and Facilities.

"Development Common Areas and Facilities" means:

(a) air ducts, check meter cabinets, common flat roof (not forming part of any Unit), electricity rooms, electrical installations, entrances, emergency generator room, fire service pump rooms, fire service installation, portion of driveway on the Basement Floor, fire service water tank, flushing water pump room, gas chamber, generator rooms, hose reels, lifts, lift lobbies, lift machine room, lift shafts, lobbies, master water check meter cabinet, pipe ducts, planters, potable water pump room, pump rooms, refuse storage and material recovery chamber, smoke vent outlets, sprinkler control valve, sprinkler pump room, sprinkler water tank, switch room, staircases, telephone led-in duct, transformer room, toilet, upper roof, voids, water tanks; and

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

which for the purpose of identification only are shown and coloured Violet on the plans certified by the Authorized Person and annexed to the DMC

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

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

"Residential Common Areas and Facilities" means:-

(a) the Loading and Unloading Space, the Recreational Facilities and the Visitor Parking Spaces;

(b) A/C platforms and louvers on the Ground Floor and the 1st Floor of the Development, aluminum canopy, air ducts, caretaker's counter, common flat roofs, flat roofs, cable duct, mullion / vertical aluminum cladding, common roof on the Roof Floor, corridors and staircases, electric meter rooms, electrical installations, entrances, entrance lobby, extra low voltage rooms, external walls of the Residential Accommodation (other than those forming part of the Residential Unit), those parts of the curtain wall which do not form part of any Residential Unit, fire prevention and fighting equipment and apparatus, hose reels, lift lobbies, lobbies, planters, pipe ducts, refuse storage and material recovery rooms, reinforced concrete covers, the Slope Structures, store rooms, sprinkler system, staircases, water meter cabinets, telecommunications and broadcasting rooms, toilets ; and

(c) such areas and facilities of and in the Land and the Development intended for common use and benefit of the Residential Units as a whole ;

which are for the purposes of identification only shown coloured Brown on the plans certified by the Authorized Person and annexed to the DMC,

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

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

"Carpark Common Areas and Facilities" means:-

(a) portion of the car park areas on Basement Floor (except the Parking Spaces and the Visitor Parking Spaces); and

(b) air ducts, control gates and panels, driveways, electric meter rooms, exhaust air ducts, fan rooms, hose reels, ramps, smoke vents, staircases and such areas and facilities of and in the Land and the Development for the common use and benefit of car park areas

which for identification purposes only are shown and coloured Yellow on the plans certified by the Authorized Person and annexed to the DMC,

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

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

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

Please refer to the "Table of Allocation of Undivided Shares" in this section below for the number of undivided shares assigned to each residential property.

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

The manager of the Development will be appointed initially for a term not exceeding 2 years commencing from the date of the DMC and to be continued thereafter unless and until terminated in accordance with the DMC.

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

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

5. The basis on which the management fee deposit is fixed

The amount of management fee deposit shall be a sum equal to 3 months' contribution towards the Management Expenses payable in respect of a Unit based on the first annual management budget.

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

Not applicable.

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

Table of Allocation of Undivided Shares

Floor	Unit	Undivided Share
2/F	A with flat roof(s)	35
	B with flat roof(s)	37
	C with flat roof(s)	37
	D with flat roof(s)	34
	E	24
	F	25
3/F, 5/F–12F, 15/F–17/F	A	39
	B	38
	C	37
	D	37
	E	28
	F	28
18/F–19/F	A with balcony, utility platform, flat roofs(s), roof(s) and stairhood	387

Remark : There is no designation of 4/F, 13/F and 14/F.

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

有關發展項目公契及管理協議(「公契」)擬稿有下述條文：

1. 發展項目的公用部分

「公用地方及設施」指發展項目公用地方及設施、住宅公用地方及設施及停車場公用地方及設施。

「發展項目公用地方及設施」指：

(a) 風道、檢查儀錶櫃、公用平台(並非構成任何單位之部分)、電錶房、電力裝置、入口、緊急發電機房、消防泵房、消防裝置、地庫層部分車道、消防水箱、沖廁水泵房、煤氣房、發電機房、喉轆、升降機、升降機大堂、升降機機房、升降機槽、大堂、主水錶檢查櫃、管槽、花槽、食水泵房、泵房、垃圾存放及物料回收室、排煙槽口、灑水器控制閥、灑水器泵房、灑水器水箱、電掣房、樓梯、電話引線槽、變壓器房、洗手間、上層天台、空置區、水箱；及

(b) 該土地及發展項目內擬供整個發展項目共同使用與享用的該等區域及設施

在公契附錄經認可人士核實的圖則上用紫色顯示，僅供識別

惟不包括住宅公用地方及設施、停車場公用地方及設施、發展項目內任何個別擁有人有權獨家持有、使用、佔用及享用的區域及該發展項目內僅服務任何個別擁有人的設施

但是，如適用，如果(i)發展項目任何部分受建築物管理條例第2節列明「公用部分」的定義(a)段所涵蓋及/或(ii)屬《建築物管理條例》附表一指定的任何部分和受《建築物管理條例》第2條列明「公用部分」的定義(b)段所涵蓋，亦被納入上述條文，該等部分應被視為包括在並構成發展項目公用地方及設施的一部分。

「住宅公用地方及設施」指：

(a) 裝卸區、康樂設施及訪客停車位；

(b) 位於該發展項目地面層及一樓的空調機平台及葉柵、鋁簷篷、風道、管理員工作枱、公用平台、平台、電纜槽、豎框/垂直鋁覆面、天台層的公用天台、走廊及樓梯、電錶房、電力裝置、入口、入口大堂、超低電壓房、住宅區外牆(並非構成住宅單位之部分)、不構成任何住宅單位的該等部分幕牆、消防及滅火設備及裝置、喉轆、升降機大堂、大堂、花槽、管槽、垃圾存放及物料回收室、鋼筋混凝土上蓋、斜坡構築物、儲物室、灑水器系統、樓梯、水錶櫃、電訊及廣播室、洗手間；及

(c) 該土地及發展項目擬內供所有住宅單位使用與享用的該等區域及設施

在公契附錄經認可人士核實的圖則上用棕色顯示，僅供識別

惟不包括發展項目公用地方及設施、停車場公用地方及設施、發展項目內任何個別擁有人有權獨家持有、使用、佔用及享用的區域及該發展項目內僅服務任何個別擁有人的設施

但是，如適用，如果(i)住宅區任何部分受《建築物管理條例》第2條列明「公用部分」的定義(a)段所涵蓋及/或(ii)屬《建築物管理條例》附表一指定的任何部分和受《建築物管理條例》第2條列明「公用部分」的定義(b)段所涵蓋，亦被納入上述條文，該等部分應被視為包括在並構成住宅公用地方及設施的一部分。

「停車場公用地方及設施」指：

(a) 地庫層的部分停車場(停車位和訪客停車位除外)；及

(b) 風道、控制閘及面板、車道、電錶房、廢氣管、電扇房、喉轆、斜道、排煙槽、樓梯該土地及發展項目內供停車場共同使用與享用的該等區域及設施

在公契附錄經認可人士核實為準確的圖則上用黃色顯示，僅供識別。

惟不包括發展項目公用地方及設施、住宅公用地方及設施及發展項目內任何個別擁有人有權獨家持有、使用、佔用及享用的區域及該發展項目內僅服務任何個別擁有人的設施。

但是，如適用，如果(i)發展項目任何部分受《建築物管理條例》第2條列明「公用部分」的定義(a)段所涵蓋及/或(ii)屬《建築物管理條例》附表一指定的任何部分和受建築物管理條例第2條列明「公用部分」的定義(b)段所涵蓋，亦被納入上述條文，該等部分應被視為包括在並構成停車場公用地方及設施的一部分。

2. 分配予發展項目每個住宅物業的不分割份數的數目

分配予每個住宅物業的不分割份數的數目請見本章最後之「不分割份數和管理份數的分配表」。

3. 發展項目的管理人的委任年期

管理人的首屆任期由公契的日期起計不超過兩年，並於期滿後獲繼續任職直至根據公契條款終止為止。

4. 在發展項目中的住宅物業的擁有人之間分擔管理開支的基準

每名住宅物業的擁有人應根據分配予其住宅物業的不分割份數，按照公契訂明的準則，以公契規定的方式、金額和比例分擔發展項目的管理開支(根據管理人所編製的預算案所計算)。

5. 釐定管理費按金的基準

管理費按金相當於單位應根據首份年度管理預算案攤付的3個月管理開支。

6. 賣方在發展項目中保留作自用的範圍(如有)

不適用。

備註： 請查閱公契擬稿以了解全部詳情。完整的公契擬稿現存於售樓處，於開放時間可供免費查閱，並可在申請支付所需影印費後取得公契擬稿之複印本。

不分割份數的分配表

樓層	單位	不分割份數
2樓	A連平台	35
	B連平台	37
	C連平台	37
	D連平台	34
	E	24
	F	25
3樓、5樓至12樓、15樓至17樓	A	39
	B	38
	C	37
	D	37
	E	28
	F	28
18樓至19樓	A連露台、工作平台、平台、天台及梯屋	387

備註：不設4樓、13樓及14樓。

SUMMARY OF LAND GRANT
批地文件的摘要

1. The Development is constructed on Kowloon Inland Lot No. 2320 which is held under a new Government Lease deemed to have been issued under and by virtue of the Government Leases Ordinance (Cap. 40) for the further term of 75 years commencing from 22 April 2005 immediately after the expiry of the original term of 75 years created by the old Government Lease dated 16 November 1932 made between King George V of the one part and Tien Liang Jeu of the other part for a term of 75 years commencing from 22 April 1930 with a right of renewal for one further term of 75 years, as varied and/or modified by a Modification Letter (the "Modification Letter") dated 31 May 2017 and registered in the Land Registry by Memorial No. 17061500980011 and re-registered in the Land Registry by Memorial No. 17071400390016 (collectively the "Land Grant").

2. Clause No. (1) of the Second Schedule of the Modification Letter stipulates that:-

   "(a) The Lessee shall:

   (i) on or before the 31st day of March 2021 (or such other extended period as may be approved by the Director), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director of Lands (hereinafter referred to as "the Director") shall approve and in all respects to the satisfaction of the Director:

   (I) lay and form that portion of future public road shown coloured green on the plan marked "PLAN A" annexed hereto (hereinafter referred to as "the Green Area"); and

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

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

   (ii) on or before the 31st day of March 2021 or such other extended period as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and

   (iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been re-delivered to the Government in accordance with Clause No. (2) hereof.

   (b) In the event of the non-fulfilment of the Lessee's obligations under sub-clause (a) of this Clause within the prescribed period stated therein, the Government may carry out the necessary works at the cost of the Lessee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Lessee.

   (c) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Lessee or any other person whether arising out of or incidental to the fulfilment of the Lessee's obligations under sub-clause (a) of this Clause or the exercise of the rights by the Government under sub-clause (b) of this Clause or otherwise, and no claim whatsoever shall be made against the Government by the Lessee in respect of any such loss, damage, nuisance or disturbance."

3. Clause No. (5) of the Second Schedule of the Modification Letter stipulates that:-

   "The Lessee shall develop the said piece or parcel of ground by the erection thereon of a building or buildings complying in all respects with the covenants and conditions herein contained and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in the Hong Kong Special Administrative Region, such building or buildings to be completed and made fit for occupation on or before the 31st day of March 2021."

4. Clause No. (6) of the Second Schedule of the Modification Letter stipulates that:-

   "The said piece or parcel of ground or any part thereof or any building or part or any building erected or to be erected thereon shall not be used for any purpose other than for private residential purposes."

5. Clause No. (8) of the Second Schedule of the Modification Letter stipulates that:-

   "(a) The Lessee shall throughout the term hereby granted having built or rebuilt (which word refers to redevelopment as contemplated in sub-clause (b) of this Clause) in accordance with the covenants and conditions herein contained:

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

   (ii) maintain all buildings erected or which may hereafter be erected in accordance with the covenants and conditions herein contained or any subsequent contractual variation of them, in good and substantial repair and condition and in such repair and condition deliver up the same at the expiration or sooner determination of the term hereby granted.

   (b) In the event of the demolition at any time during the term hereby granted of any building then standing on the said piece or parcel of ground or any part thereof, the Lessee shall replace the same either by sound and substantial building or buildings of the same type and of no less gross floor area or by building or buildings of such type and value as shall be approved by the Director. In the event of demolition as aforesaid, the Lessee shall within one calendar month of such demolition apply to the Director for consent to carry out building works for the redevelopment of the said piece or parcel of ground and upon receiving such consent shall within three calendar months thereof commence the necessary works of redevelopment and shall complete the same to the satisfaction of and within such time limit as is laid down by the Director."

6. Clause No. (10) of the Second Schedule of the Modification Letter stipulates that:-

"Notwithstanding the user restriction and the maximum gross floor area permitted under Clauses Nos. (6) and (7)(c) hereof, the Lessee may use part or parts of the building or buildings erected or to be erected on the said piece or parcel of ground in accordance with the covenants and conditions herein contained and erect on part or parts of the said piece or parcel of ground separate temporary structures for the purposes of a sales office and show flats and related marketing activities to facilitate the sale of the building or buildings or any part or parts thereof erected or to be erected on the said piece or parcel of ground in accordance with the covenants and conditions herein contained, provided that the scale and period of operation of such sales office and show flats and related marketing activities shall be subject to the prior written approval of the Director."

7. Clause No. (11) of the Second Schedule of the Modification Letter Stipulates that:-

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

(b) For the purpose of calculating the total gross floor area stipulated in Clause No. (7)(c) hereof, subject to Clause No. (37)(d) hereof, any part of the Facilities provided within the said piece or parcel of ground in accordance with sub-clause (a) of this Clause which are for the common use and benefit of the residents of the residential block or blocks erected or to be erected on the said piece or parcel of ground and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, are not for such use shall be taken into account for such calculation.

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

(i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Clause No. (18)(a)(v) hereof;

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

(iii) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected on the said piece or parcel of ground and their bona fide visitors and by no other person or persons.

(d) In the event that the said piece or parcel of ground is developed for use as a single family residence, sub-clauses (b) and (c) of this Clause shall not apply. The decision of the Director as to whether the said piece or parcel of ground is developed for the use as a single family residence shall be final and binding on the Lessee."

8. Clause No. (12) of the Second Schedule of the Modification Letter stipulates that:-

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

9. Clause No. (13) of the Second Schedule of the Modification Letter stipulates that:-

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

10. Clause No. (22) of the Second Schedule of the Modification Letter stipulates that:-

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

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

Size of each residential unit	Number of the Residential Parking Spaces to be provided
Less than 40 square metres	One space for every 20 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 11.4 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 3.8 residential units or part thereof
Not less than 100 square metres but less than 130 square metres	One space for every 1.5 residential units or part thereof
Not less than 130 square metres but less than 160 square metres	One space for every 1.1 residential units or part thereof
Not less than 160 square metres	One space for every 0.9 residential unit or part thereof

(II) where detached, semi-detached or terraced house or houses which is or are intended for use as single family residence or residences is or are provided within the said piece or parcel of ground, at the following rates:

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

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

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

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

(ii) For the purpose of sub-clause (a)(i)(I) of this Clause, the total number of the Residential Parking Spaces to be provided under sub-clause (a)(i)(I) of this Clause shall be the aggregate of the respective number of the Residential Parking Spaces calculated by reference to the respective size of each residential unit set out in the table of sub-clause (a)(i)(I) of this Clause and for the purpose of the covenants and conditions herein contained, the term "size of each residential unit" in terms of gross floor area shall mean the sum of (I) and (II) below:

(I) the gross floor area in respect of a residential unit exclusively used and enjoyed by the resident of that unit, which shall be measured from the exterior of the enclosing walls or parapet of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit, but, for the avoidance of doubt, shall exclude all floor area within such unit which is not taken into account for the calculation of the total gross floor area stipulated in Clause No. (7)(c) hereof; and

(II) the pro-rata gross floor area of the Residential Common Area (as hereinafter defined) in respect of a residential unit, and in so calculating, the total gross floor area of residential common area, which is for common use and benefit of the residents of the building or buildings erected or to be erected on the said piece or parcel of ground, outside the enclosing walls of the residential units but, for the avoidance of doubt, excluding all floor area which is not taken into account for the calculation of the total gross floor area stipulated in Clause No. (7)(c) hereof (which residential common area is hereinafter referred to as "the Residential Common Area") shall be apportioned to a residential unit by the following formula:

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

(iii) Additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the building or buildings erected or to be erected on the said piece or parcel of ground shall be provided within the said piece or parcel of ground to the satisfaction of the Director, at the following rates subject to a minimum of two such spaces being provided within the said piece or parcel of ground:

(I) if more than 75 residential units are provided in any block of residential units erected or to be erected on the said piece or parcel of ground, at a rate of 5 spaces for every block of residential units, or

(II) at such other rates as may be approved by the Director.

For the purpose of this sub-clause (a)(iii), neither detached, semi-detached nor terraced house which is intended for use as a single family residence shall be regarded as a block of residential units. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Lessee.

(iv) The spaces provided under sub-clauses (a)(i) (as may be varied under Clause No. (24) hereof) and (a)(iii) of this Clause shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(b) (i) Out of the spaces provided under sub-clauses (a)(i)(I) (as may be varied under Clause No. (24) hereof) and (a)(iii) of this Clause, the Lessee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (which spaces to be so reserved and designated are hereinafter referred to as "the Parking Spaces for the Disabled Persons") as the Building Authority may require and approve provided that a minimum of one space shall be so reserved and designated out of the spaces provided under sub-clause (a)(iii) of this Clause and that the Lessee shall not reserve or designate all of the spaces provided under sub-clause (a)(iii) of this Clause to become the Parking Spaces for the Disabled Persons.

(ii) The Parking Spaces for the Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and

belonging to the residents of the building or buildings erected or to be erected on the said piece or parcel of ground and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(c) (i) Spaces shall be provided within the said piece or parcel of ground to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the said piece or parcel of ground and their bona fide guests, visitors or invitees (hereinafter referred to as "the Motor Cycle Parking Spaces") at a rate of one space for every 100 residential units or part thereof in the building or buildings erected or to be erected on the said piece or parcel of ground or at such other rates as may be approved by the Director. If the number of spaces to be provided under this sub-clause (c)(i) is a decimal number, the same shall be rounded up to the next whole number. For the purpose of this sub-clause (c)(i), a detached, semi-detached and terraced house which is intended for use as a single family residence shall not be regarded as a residential unit. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Lessee.

(ii) The Motor Cycle Parking Spaces shall not be used for any purpose other than for the purpose set out in sub-clause (c)(i) of this Clause and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(d) (i) Except for the Parking Spaces for the Disabled Persons, each of the spaces provided under sub-clauses (a)(i) (as may be varied under Clause No. (24) hereof) and (a)(iii) of this Clause shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.

(ii) The dimensions of each of the Parking Spaces for the Disabled Persons shall be as the Building Authority may require and approve.

(iii) Each of the Motor Cycle Parking Spaces shall measure 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres or such other minimum headroom as may be approved by the Director."

11. Clause No. (23) of the Second Schedule of the Modification Letter stipulates that:-

"(a) Spaces shall be provided within the said piece or parcel of ground to the satisfaction of the Director for the loading and unloading of goods vehicles at a rate of one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the said piece or parcel of ground or at such other rates as may be approved by the Director subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the said piece or parcel of ground, such loading and unloading space to be located adjacent to or within each block of residential units. For the purpose of this sub-clause (a), a detached, semi-detached and terraced house which is intended for use as a single family residence shall not be regarded as a block of residential units. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Lessee.

(b) Each of the spaces provided under sub-clause (a) of this Clause shall measure 3.5 metres in width and 7 metres in length with a minimum headroom of 3.6 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings erected or to be erected on the said piece or parcel of ground."

12. Clause No. (26) of the Second Schedule of the Modification Letter stipulates that:-

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

(i) assigned except

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

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

(ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the said piece or parcel of ground.

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

(b) Notwithstanding sub-clause (a) of this Clause, the Lessee may, with the prior written consent of the Director, assign all the Residential Parking Spaces and the Motor Cycle Parking Spaces as a whole, but only to a wholly-owned subsidiary company of the Lessee.

(c) Sub-clause (a) of this Clause shall not apply to an assignment, underletting, mortgage or charge of the said piece or parcel of ground as a whole.

(d) Sub-clauses (a) and (b) of this Clause shall not apply to the Parking Spaces for the Disabled Persons."

13. Clause No. (31) of the Second Schedule of the Modification Letter stipulates that:-

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

(b) Nothing in sub-clause (a) of this Clause shall prejudice the Government's rights under the covenants and conditions herein contained, in particular Clause No. (30) hereof.

(c) In the event that as a result of or arising out of any formation, levelling, development, or other works done by the Lessee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the said piece or parcel of ground or from any adjacent or adjoining Government or leased land, the Lessee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.

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

14. Clause No. (32) of the Second Schedule of the Modification Letter Stipulates that:-

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

15. Clause No. (35) of the Second Schedule of the Modification Letter Stipulates that:-

"(a) The Lessee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the said piece or parcel of ground or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the said piece or parcel of ground, and the Lessee shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.

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

16. Clause No. (38) of the Second Schedule of the Modification Letter Stipulates that:-

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

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

SUMMARY OF LAND GRANT
批地文件的摘要

1. 發展項目興建於九龍內地段第2320號。根據英皇喬治五世作為一方與Tien Liang Jeu作為另一方於1932年11月16日訂立的舊政府租契規定持有該土地從1930年4月22日起計的75年期滿後，有權再續期75年，憑籍《政府租契條例》(第40章)視為發出一份新政府租契從2005年4月22日計續期75年，通過2017年5月31日發出並在土地註冊處以註冊摘要第17061500980011號註冊和在土地註冊處以註冊摘要第17071400390016號再註冊的修訂函(「修訂函」) 作出修改及/或修訂(統稱「批地文件」)。

2. 修訂函附表2第(1)條規定：

"(a) 承租人須：

(i) 於2021年3月31日或之前(或署長可批准的其他延長時期內)按地政總署署長(以下簡稱「署長」)批准的方式、材料、並以其標準、水平、定線及設計自費進行下列工程，在一切方面使署長滿意：

(I) 鋪設及塑造本文件附錄標明「圖則A」的圖則上用綠色顯示的未來公共道路之部分(以下簡稱「綠色範圍」)；及

(II) 按署長可單獨酌情要求，提供及建造該等橋樑、隧道、上跨路、地下通道、暗渠、高架橋、天橋、行人路、道路或其他指定構築物 (以下統稱「構築物」)

以便於綠色範圍建造建築物和供車輛及行人往來；

(ii) 於2021年3月31日或之前(或署長可批准的其他延長時期內)自費在綠色範圍鋪路面、鋪路線及開水道，並提供按署長可能要求的明渠、污水渠、排水渠、消防栓連管道並連接總水喉、街燈、交通標誌、街道設施及道路標記，使署長滿意；及

(iii) 自費保養綠色範圍連同構築物以及在該範圍之上或之內興建、設置及提供所有構築物、路面、明渠、污水渠、排水渠、消防栓、設備、街燈、交通標誌、街道設施、道路標記及植物，使署長滿意，直至按本文件第(2)條指定交還綠色範圍的管有權給政府為止。

(b) 倘若承租人未能在指定的期限內履行本條款(a)分條所定的責任，政府可進行必要的工程，費用由承租人承擔。承租人須在接獲要求時向政府支付相等於該工程費用的款項，金額由署長決定，其決定將作終論及對承租人有約束力。

(c) 政府對承租人履行他在本條款第(a)分條的責任或政府按本條款第(b)分條或其他規定行使權利所產生或附帶造成承租人或任何其他人士蒙受任何損失、損害、滋擾或干擾毋須承擔任何責任。承租人不能就上述任何損失、損害、滋擾或干擾向政府索償。"

3. 修訂函附表2第(5)條規定：

"承租人須開發該地段，在該地段上興建一座或多座建築物並於2021年3月31日或之前完工和使其適合佔用，並須全面遵照本文件的契諾及條件及目前或任何時候在香港特別行政區實施的有關建築、衛生及規劃之一切法例、附例及規例。"

4. 修訂函附表2第(6)條規定：

"該地段或其中任何部分或在其上已建或擬建的任何建築物不得用作私人住宅以外的任何用途。"

5. 修訂函附表2第(8)條規定：

"(a) 承租人須在整個租期期間按本文件的契諾及條件對已建或重建建築物(該詞指本條款第(b)分條預期的重建工程)：

(i) 按經批准的設計、配置及任何經批准圖則保養一切建築物，不得對其作出修訂或更改；及

(ii) 保養按本文件的契諾及條件已建或今後按任何修訂合同興建的一切建築物處於修繕妥當及良好的保養狀態及以該保養狀態直至租約結束或提前終止交還為止。

(b) 倘若在租期的任何時候清拆當時在該地段或其中任何部分上面的任何建築物，承租人須興建相同類型和不少於其總樓面面積的品質良好的建築物或署長批准的類型及價值的建築物作為代替。如果進行上述清拆，承租人須在上述清拆的一個曆月內向署長申請其同意進行重新開發該地段的建築工程。當收到上述同意後必須在三個曆月內開展重建的必要工程及在署長規定的期限內以署長滿意的方式完成重建。"

6. 修訂函附表2第(10)條規定：

"即使本文件第(6)及7(c)條規定了用途限制和最大總樓面面積，承租人可使用根據本文件的契諾及條件在該地段上已建或擬建的建築物之部分並在該地段之部分或多個部分搭建一個獨立的臨時構築物，按本文件的契諾及條件用作售樓處及示範單位和出售在該地段已建或擬建的建築物或其部分的有關推銷活動，惟該等售樓處及示範單位的面積及使有關推銷活動的規模及運作期限須取得署長的事先書面批准。"

7. 修訂函附表2第(11)條規定：

"(a) 經署長書面批准，承租人可在該地段內搭建、建築及提供康樂設施及其輔助設施(以下簡稱「設施」)。設施的類型、面積、設計、高度及配置亦須經署長的預先書面批准。

(b) 在計算本文件第(7)(c)條指定的總樓面面積時，除受第(37)(d)條規外，按本條款第(a)分條在該地段內提供的設施之任何部分，只要是供在該地段已建或擬建的一座或多座住宅大廈的住戶和他們的真正訪客共同使用與享用就不列入上述計算，而該設施的餘下部分若署長認為不屬於上述使用，則應列入計算。

(c) 倘若設施任何部分被豁免列入計算本條款第(b)分條的總樓面面積 (以下簡稱「豁免設施」)：

(i) 豁免設施須指定為並構成本文件第(18)(a)(v)條提及的公用地方；

(ii) 承租人須自費保養豁免設施處於修繕妥當的狀態並操作豁免設施，達至署長滿意程度；及

(iii) 豁免設施僅供該地段上已建或擬建的一座或多座住宅大廈的住戶和他們的真正訪客使用，並不包括任何其他人士。

(d) 倘若該地段的開發僅作為單一家庭住宅使用，本條款第(b)和(c)分條將不適用。署長對開發該地段是否作為單一家庭住宅用途的決定是最終的及約束承租人。”

8. 修訂函附表2第(12)條規定：

“未經署長事先書面同意，不得移除或干擾該地段或毗連範圍內的樹木。署長在發出書面同意時，可施加他認為對於樹木移植、補償性景觀美化工程或樹木再植合適的條件。”

9. 修訂函附表2第(13)條規定：

“承租人須自費美化該地段及平台(如有)未有建築物的任何部分並種植樹木及灌木和在其後保育及保持該等植物處於安全、整潔、整齊及健康狀態，在一切方面使署長滿意。”

10. 修訂函附表2第(22)條規定：

“(a) (i) 必須按下列比率在該地段提供根據《道路交通條例》、其下的任何規例及任何修訂法例獲發牌的車輛，並屬於該地段上已建或擬建的一座或多座建築物之住戶和他們的真正來賓、訪客或被邀請使用者的停車位(以下簡稱「住宅停車位」)，使署長滿意：

(I) 在該地段內提供一座或多座住宅單位大廈(擬供單獨家庭住宅用途的獨立屋、半獨立屋或排屋除外)時，須按以下表格列明該地段已建或擬建的住宅單位相應面積的比率計算，除非署長同意按不同於下列表格的比率或數目：

每個住宅單位的面積	擬提供的住宅停車位數目
少於40平方米	每20個住宅單位或其中部分1個停車位
不少於40平方米，但少於70平方米	每11.4個住宅單位或其中部分1個停車位
不少於70平方米，但少於100平方米	每3.8個住宅單位或其中部分1個停車位
不少於100平方米，但少於130平方米	每1.5個住宅單位或其中部分1個停車位
不少於130平方米，但少於160平方米	每1.1個住宅單位或其中部分1個停車位
不少於160平方米	每0.9個住宅單位或其中部分1個停車位

(II) 如果在該地段內提供或擬供獨立屋、半獨立屋或排屋作為單一家庭住宅用途，按以下比率：

(A) 每棟房屋總樓面面積少於160平方米一個停車位；

(B) 每棟房屋總樓面面積不少於160平方米，但少於220平方米1.5個停車位，倘應按本第(a)(i)(II)(B)分條提供的停車位數目為小數，則四捨五入為最接近的整數；

(C) 每棟房屋總樓面面積不少於220平方米兩個停車位。

在本第(a)(i)分條中，署長對獨立屋、半獨立屋或排屋的定義和該等房屋是否或擬供一個單一家庭住宅用途的決定為最終及約束承租人。

(ii) 就本條款第(a)(i)(I)分條而言，在本條款第(a)(i)(I)分條中擬提供的住宅停車位總數目應是根據本條款第(a)(i)(I)分條的表格列明每個住宅單位的相應面積計算各個相應停車位數目的總數。在本文件的契諾及條件中，「每個住宅單位面積」一詞在總樓面面積方面指以下第(I)及(II)的總數：

(I) 該單位住戶專用與享用的個別住宅單位總樓面面積，從該單位的圍牆或護牆外面測量，除了分隔兩個連接單位的圍牆，在該種情況下，須從該等牆壁的中心線測量並包括該單位內的內部分隔牆及支柱，但是為免存疑，不包括該單位內沒有列入本文件第(7)(c)條指定的總樓面面積的所有樓面面積；及

(II) 與每個住宅單位成比例的住宅公用地方(按下文界定)的總樓面面積，即在住宅單位圍牆外面供該地段已建或擬建的一座或多座建築物的住戶共同使用與享用的住宅公用地方的總樓面面積(該住宅公用地方在下文簡稱「住宅公用地方」)，但為免存疑，不包括沒有列入計算本文件第(7)(c)條指定總樓面面積的所有樓面面積，在計算時須按下列公式分攤給個別住宅單位：

$$\text{整體住宅公用地方的總樓面面積} \times \frac{\text{按本條款第(a)(ii)(I)分條計算的有個別關住宅單位的總樓面面積}}{\text{按本條款第(a)(ii)(I)分條計算所有住宅單位的總樓面面積}}$$

(iii) 必須按下列比率在該地段提供停泊根據《道路交通條例》、其下的任何規例及任何修訂法例獲發牌的車輛，並屬於該地段上已建或擬建的一座或多座建築物之住戶的真正來賓、訪客或被邀請使用者供額外的停車位，使署長滿意，並在該地段必須提供至少兩個上述停車位：

(I) 如果該地段已建或擬建任何住宅單位大廈提供超過75個住宅單位，按每座住宅單位大廈5個停車位之比率，或

(II) 署長或同意的其他比率。

在本第(a)(iii)分條中，擬供一個單一家庭住宅用途的獨立屋、半獨立屋或排屋不被視為一座住宅單位大廈，署長對獨立屋、半獨立屋或排屋的定義或該等房屋是否或擬供一個單一家庭住宅用途的決定為最終及約束承租人。

(iv) 按本條款第(a)(i)分條(可按本文件第(24)條修訂)和第(a)(iii)分條提供的停車位不得用作該等條款指定以外的任何用途，及特別是上述停車位不得用作車輛儲存、陳列或展示或作車輛出售或其他用途或提供汽車清潔及美容服務。

(b) (i) 按本條款第(a)(i)(I)分條(可按本文件第(24)條修訂)和(a)(iii)分條提供的停車位中，承租人須按建築事務監督要求及批准保留與指定該等停車位數目，供《道路交通條例》、其下的規例或

任何修訂法例界定的殘疾人士停泊車輛(上述保留與指定的停車位在下文稱為「殘疾人士停車位」)，惟必須從按本條款第(a)(iii)分條提供的停車位中保留與指定至少一個停車位。承租人不能保留與指定按本條款第(a)(iii)分條提供的所有停車位作為殘疾人士停車位。

(ii) 殘疾人士停車位不得用作《道路交通條例》、其下的規例或任何修訂法例界定的殘疾人士停泊車輛，並屬於該地段上已建或擬建的建築物之住戶和他們的真正來賓、訪客或被邀請使用者以外的任何用途，及特別是上述停車位不得用作車輛儲存、陳列或展示或作車輛出售或其他用途或提供汽車清潔及美容服務。

(c) (i) 必須按該地段上已建或擬建的一座或多座建築物每100個住宅單位或其中部分一個停車位之比率或署長可批准的其他比率在該地段內提供停車位，供停泊根據《道路交通條例》、其下的任何規例及任何修訂法例獲發牌的電單車，並屬於該地段上已建或擬建的建築物之住戶和他們的真正來賓、訪客或被邀請使用者(以下簡稱「電單車停車位」)，使署長滿意，但是如果按本第(c)(i)分條提供的停車位數目是小數，則四捨五入至下一個整數。就本第(c)(i)分條而言，擬供一個單一家庭住宅用途的獨立屋、半獨立屋或排屋不被視為一個住宅單位。署長對獨立屋、半獨立屋或排屋的定義或該等房屋是否或擬供一個單一家庭住宅用途的決定為最終及約束承租人。

(ii) 按本條款第(c)(i)分條提供的電單車停車位不得用作其指定以外的任何用途，及特別是上述停車位不得用作車輛儲存、陳列或展示車輛作出售或其他用途或提供汽車清潔及美容服務。

(d) (i) 除保留給殘疾人士使用的停車位外，按本條款第(a)(i)分條(可按本文件第(24)條修訂)和第(a)(iii)分條提供的每個停車位的尺寸應為：2.5米闊及5.0米長及至少2.4米高。

(ii) 殘疾人士使用的停車位的尺寸須按建築事務監督可能要求與批准提供。

(iii) 每個電單車停車位的尺寸應為：1.0米闊及2.4米長及至少2.4米高或署長可批准的其他至少高度。”

11. 修訂函附表2第(23)條規定：

“(a) 必須按該地段已建或擬建的一座或多座建築物每800個住宅單位或其中部分一個裝卸區之比率或署長可批准的其他比率在該地段內提供裝卸區供貨車裝卸，使署長滿意，惟在該地段已建或擬建的每座住宅單位大廈須至少有一個裝卸區，該裝卸區須設在每座住宅單位大廈旁邊或之內。就本第(a)分條而言，擬供單一家庭住宅用途的獨立屋、半獨立屋及排屋不能視作一座住宅單位大廈，署長對獨立屋、半獨立屋或排屋的定義或該等房屋是否或擬供一個單獨家庭住宅用途的決定為最終及約束承租人。

(b) 按本第(a)分條提供的每個裝卸區尺寸應為：3.5米闊及7米長及至少3.6米高。該等裝卸區不能用作該地段已建或擬建的一座或多座建築物有關的貨車裝卸以外的任何用途。”

12. 修訂函附表2第(26)條規定：

“(a) 即使已遵守與履行本文件的契諾及條件，並使署長滿意，住宅停車位及電單車停車位不能：

(i) 轉讓，除非

(I) 連同該地段的不分割份數及專用及管有該地段已建或擬建的一個或多個大廈住宅單位的權利；或

(II) 給已經是該地段的不分割份數及擁有專用及管有該地段已建或擬建的大廈住宅單位的權利的擁有人之人士；或

(ii) 分租，除非給該地段已建或擬建的一座或多座大廈住宅單位的住戶。

但是在任何情況下，不得轉讓或分租超過三個住宅停車位和電單車停車位給予該地段已建或擬建一座或多座大廈任何一個住宅單位的擁有或住戶。

(b) 即使本第(a)分條有所規定，如經署長的預先書面同意，承租人可以整體轉讓所有住宅停車位及電單車停車位，惟只可轉讓給承租人全資擁有的附屬公司。

(c) 本條款第(a)分條不適用於轉讓、分租、按揭或抵押整個地段。

(d) 本條款第(a)和(b)分條不適用於殘疾人士停車位。”

13. 修訂函附表2第(31)條規定：

“(a) 如果任何土地需要或已經被分割、清除或退讓或任何堆積或堆填或進行任何類型的斜坡處理工程，不論有否經署長預先書面同意，亦不論是在該土地內或任何政府土地內，旨在或有關於塑造、平整或開發該地段或其中任何部分或承租人按本文件的契諾及條件需要進行的任何其他工程或作任何其他用途，承租人須自費進行與修建該等斜坡處理工程、護土牆或其他支撐物、保護物、排水或輔助工程或今後成為必要的其他工程，以便保護與支撐該地段和任何毗鄰或毗連政府土地或出租土地，並避免與防止今後發生任何塌方、山泥傾瀉或地陷。承租人須在授予的租期期間自費保養該土地、斜坡處理工程、護土牆或其他支撐物、保護物、排水或輔助工程或其他工程處於修繕妥當的狀態，使署長滿意。

(b) 本條款第(a)分條的任何規定不能影響政府在本文件的契諾及條件的權利，特別是本文件第(30)條賦予的權利。

(c) 倘若因為任何塑造、平整、開發或承租人進行其他工程或任何其他原因造成任何時候發生任何塌方、山泥傾瀉或地陷，不論發生在或來自該地段任何土地或任何毗鄰或毗連政府土地或出租土地，承租人須自費進行修復或彌補，使署長滿意並對該塌方、山泥傾瀉或地陷造成政府、其代理人及承建商承受、遭受或產生的一切費用、收費、損害賠償、要求及索償作出彌償。

(d) 除了本文件規定對違反本文件的任何契諾及條件的任何其他權利或濟助外，署長有權發出書面通知要求承租人進行、修建及保養該土地、斜坡處理工程、護土牆或其他支承物、保護物及排水或輔助工程或其他工程或修復與彌補任何塌方、山泥傾瀉或地陷。如果承租人不理會或未能在通知指定的時期內執行該通知要求，使署長滿意，署長可立即執行與進行任何必要工程。承租人須在要求時歸還政府因此產生的費用連同任何行政費或專業費用及開支。”

14. 修訂函附表2第(32)條規定：

“如果在開發或重建該地段或其中任何部分時已安裝預應力地樁，承租人須自費在預應力地樁的服務年限期間定期保養與檢查預應力地樁，使署長滿意並在署長不時自行酌情要求時提供該等檢驗工程的報告和資料給署長。如果承租人不理會或未能進行上述檢驗工程，署長可立即執行與進行上述檢驗工程。承租人須在要求時歸還政府因此產生的費用。”

15. 修訂函附表2第(35)條規定：

“(a) 承租人須，以署長滿意的程度自費建造與保養排水渠及渠道，不管於署長認為必要的該地段邊界內或政府土地內，以截斷與引導該地段的一切暴雨或雨水到最接近的河道、集水井、渠道或政府雨水渠。承租人須對該等暴雨或雨水造成的任何損壞或滋擾而導致的一切訴訟、索償及要求自行負責並向政府及其官員作出彌償。

(b) 連接該地段的任何排水渠和污水渠至政府的雨水渠及污水渠(如已建及試用)的工程可由署長進行，但署長毋須就此產生的任何損失或損害對承租人負責。承租人須在要求時向政府支付該等連接工程的費用。此外，該等連接工程亦可由承租人自費進行，使署長滿意。在該種情況下，該等連接工程的任何一段若在政府土地內修建，必須由承租人自費保養，直至要求時由承租人移交給政府，由政府出資負責今後的保養。承租人須在要求時向政府支付有關該等連接工程的技術檢查之費用。若承租人未能保養該等於政府土地內修建的任何一段連接工程，署長可進行其視為必要的該等保養工程，承租人須在要求時向政府支付該等工程的費用。”

16. 修訂函附表2第(38)條規定：

“不准在該地段搭建或製作墳墓或骨灰龕，亦不准在其內或其上用泥壇、骨灰盒或其他形式埋葬或存放人類遺骸或動物遺骸。”

註：如欲知全部詳情，請參閱批地文件及修訂函。批地文件及修訂函的全文可在售樓處的開放時間內要求下免費查閱並在要求與支付必要的影印費後索取批地文件及修訂函的副本。

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

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

1. Description

The "Green Area" and the "Structures" as referred to in Clause No. (1)(a)(i) of the Second Schedule of the Modification Letter.

(I) The Green Area:

lay and form that portion of future public road shown coloured green on the plan marked "PLAN A" annexed hereto (hereinafter referred to as "the Green Area"); and

(II) The Structures:

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

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

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

1. Description

The "Green Area" and the "Structures" as referred to in Clause No. (1)(a)(i) of the Second Schedule of the Modification Letter.

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

3. The facilities are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Development, and those owners are required to meet a proportion of the expense of managing, operating or maintaining the facilities through the management expenses apportioned to the residential properties concerned.

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

Not applicable.

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

Not applicable.

E. A plan that shows the location of those facilities and open spaces, and those parts of the land

Please see the plan in the end of this section.

F. A plan that has those facilities and open spaces, and those parts of the land, coloured or shaded in the same colour, format on pattern (as applicable) as in the land grant or the deed of dedication.

Not applicable.

G. Provisions of the land grant in respect of the specified residential property that concern those facilities and open spaces, and those parts of the land

1. Clause No. (1) of the Second Schedule of the Modification Letter stipulates that:-

"(a) The Lessee shall:

(i) on or before the 31st day of March 2021 (or such other extended period as may be approved by the Director), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director of Lands (hereinafter referred to as "the Director") shall approve and in all respects to the satisfaction of the Director:

(I) lay and form that portion of future public road shown coloured green on the plan marked "PLAN A" annexed hereto (hereinafter referred to as "the Green Area"); and

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

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

(ii) on or before the 31st day of March 2021 or such other extended period as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and

(iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been re-delivered in accordance with Clause No. (2) hereof.

(b) In the event of the non-fulfilment of the said Lessee's obligations under sub-clause (a) of this Clause within the prescribed period stated therein, the Government may carry out the necessary works at the cost of the Lessee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the said Lessee.

(c) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the said Lessee or any other person whether arising out of or incidental to the fulfilment of the said Lessee's obligations under sub-clause (a) of this Clause or the exercise of the rights by the Government under sub-clause (b) of this Clause or otherwise, and no claim whatsoever shall be made against the Government by the said Lessee in respect of any such loss, damage, nuisance or disturbance."

2. Clause No. (2) of the Second Schedule of the Modification Letter stipulates that:-

"For the purpose only of carrying out the necessary works specified in Clause No. (1) hereof, the Lessee shall on the 31st day of May 2017 be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Lessee on the date of a letter from the Director indicating that the covenants and conditions herein contained have been complied with to his satisfaction. The Lessee shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Clause No. (1) hereof or otherwise."

3. Clause No. (3) of the Second Schedule of the Modification Letter stipulates that:-

"The Lessee shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Clause No. (1) hereof."

4. Clause No. (4) of the Second Schedule of the Modification Letter stipulates that:-

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

(i) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the said piece or parcel of ground now registered in the Land Registry as Kowloon Inland Lot No. 2320 (hereinafter referred to as "the said piece or parcel of ground") and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Clause No. (1)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Clause No. (1)(b) hereof and any other works which the Director may consider necessary in the Green Area;

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

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

(b) The Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of this Clause shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Lessee or any person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of this Clause."

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

1. Clause 1.1 of the Deed of Mutual Covenant and Management Agreement ("DMC") stipulates that:-

   "In this Deed the following expressions shall have the following meanings except where the context otherwise permits or requires :-

   …

"Green Area"
means the "Green Area" as referred to in Clause No. (1)(a)(i)(I) of the Modification Letter and shown coloured Green on the plan marked "PLAN A" annexed to the Modification Letter;

"Green Area Structures"
means the bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director of Lands in his sole discretion may require referred to and defined as "the Structures" under Clause No. (1)(a)(i)(II) of the Modification Letter;

…"

2. Clause 4.5 of the DMC stipulates that:-

   "Subject to the BMO, the management of the Land and the Development shall be undertaken by the Manager who shall have the authority to act for and on behalf of all Owners in accordance with the provisions of this Deed and to enforce the provisions of this Deed against the other Owner or Owners. Without in any way limiting the generality of the foregoing but subject to the BMO, the Manager shall have the following powers and duties in accordance with this Deed:-

   …

   (fff) To maintain, manage and repair the Green Area and the Green Area Structures in accordance with this Deed and the Modification Letter;

   …"

3. Clause 5.3 of the DMC stipulates that:-

   "Subject to the provisions of this Deed, the Management Expenses in the annual management budget shall include following expenses, costs and charges which shall be necessarily and reasonably incurred for the management of the Land and the Development, the Common Areas and Facilities, the Green Area and the Green Area Structures:-

   …

   (n) the costs of repairing, maintaining and managing the Green Area and the Green Area Structures under this Deed and/or pursuant to the Modification Letter,

   …"

4. Clause 5.5(a) of the DMC stipulates that:-

   "(a) The Manager shall keep separate management accounts and budgets for each part of the Development. Subject to the provisions of this Deed, the annual management budget shall be divided into the following parts:-

   (i) The first part shall cover all expenditure specifically referable to the Residential Common Areas and Facilities.

   (ii) The second part shall cover all expenditure specifically referable to the Carpark Common Areas and Facilities.

   (iii) The third part shall cover all expenditure specifically referable to the Development Common Areas and Facilities, the Green Area and the Green Area Structures."

5. Clause 10.12 of the DMC stipulates that:-

   "Notwithstanding anything herein contained and until such time as possession of the Green Area shall be redelivered or deemed to have been redelivered to the Government in accordance with the Modification Letter, the Manager shall be responsible for the maintenance of the Green Area, the Green Area Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein in accordance with Clause No. (1)(a)(iii) of the Modification Letter and the Owners shall be responsible for the costs and expenses for the maintenance and repair of the Green Area, the Green Area Structures and other structures thereon or therein as if they were part of the Common Areas and Facilities."

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

A. 根據批地文件規定須興建並提供予政府或供公眾使用的設施

1. 描述

修訂函附表2第(1)(a)(i)條提及的「綠色範圍」及「構築物」。

(I) 「綠色範圍」

鋪設及塑造本文件附錄標明「圖則A」的圖則上用綠色顯示的未來公共道路之部分(以下簡稱「綠色範圍」)；及

(II) 「構築物」

按署長可單獨酌情要求，提供及建造該等橋樑、隧道、上跨路、地下通道、暗渠、高架橋、天橋、行人路、道路或其他指定構築物 (以下統稱「構築物」)。

2. 公眾有權依據批地文件規定使用設施。

B. 根據批地文件須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的設施

1. 描述

修訂函附表2第(1)(a)(i)條提及的「綠色範圍」及「建築物」。

2. 公眾有權依據批地文件規定使用設施。

3. 設施由發展項目住宅物業的擁有人付費管理、營運或維修開支。住宅物業的擁有人應透過支付有關住宅物業應佔的管理開支，按比例分擔各設施的管理、營運或維修開支。

C. 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的休憩用地的大小

不適用。

D. 位於的土地(發展項目所在的土地)中為施行《建築物(規劃)條例》(香港法例第123章附屬法例F)第22(1)條而撥供公眾用途的任何部份：

不適用。

E. 顯示上述設施、休憩用地及該土地各部份的圖則

請見本節末頁的圖則。

F. 以與批地文件中相同的顏色、格式或圖案(如適用的話)著色或以陰影顯示的該等設施的圖則。

不適用。

G. 批地文件中關於該等設施、休憩用地及土地中該等部份的條文

1. 修訂函附表2第(1)條規定：

"(a) 承租人須：

(i) 於2021年3月31日或之前並以其(或署長可批准的其他延長時期內)按地政總署署長(以下簡稱署長)批准的方式、材料、並以其標準、水平、定線及設計自費進行下列工程，在一切方面使署長滿意：

鋪設及塑造本文件附錄標明「圖則A」的圖則上用綠色顯示的未來公共道路之部分(以下簡稱「綠色範圍」)；及

按署長可單獨酌情要求，提供及建造該等橋樑、隧道、上跨路、地下通道、暗渠、高架橋、天橋、行人路、道路或其他指定構築物(以下統稱「構築物」)

以便於綠色範圍建造建築物和供車輛及行人往來；

(ii) 於2021年3月31日或之前(或署長可批准的其他延長時期內)自費在綠色範圍鋪路面、鋪路線及開水道，並提供署長可能要求的明渠、污水渠、排水渠、消防栓連管道並連接總水喉、街燈、交通標誌、街道設施及道路標記，使署長滿意；及

(iii) 自費保養綠色範圍連同構築物以及在該範圍之上或之內興建、設置及提供所有構築物、路面、明渠、污水渠、排水渠、消防栓、設備、街燈、交通標誌、街道設施、道路標記及植物，使署長滿意，直至按本文件第(2)條指定交還綠色範圍的管有權給政府為止。

(b) 倘若承租人未能在指定的期限內履行本條款(a)分條所定的責任，政府可進行必要的工程，費用由承租人承擔。承租人須在接獲要求時向政府支付相等於該工程費用的款項，金額由署長決定，其決定將作終論及對承租人有約束力。

(c) 政府對承租人履行他在本條款第(a)分條的責任或政府按本條款第(b)分條或其他規定行使權利所產生或附帶造成承租人或任何其他人士蒙受任何損失、損害、滋擾或干擾毋須承擔任何責任。承租人不能就上述任何損失、損害、滋擾或干擾向政府索償。"

2. 修訂函附表2第(2)條規定：

“茲為執行本文件第(1)條指定的必要工程，承租人將在2017年5月31日獲批授綠色範圍的管有權。綠色範圍須在政府通知時交還，及於任何情況下於署長發函表示本文件的契諾及條款已完滿履行當日將被視作由承租人交還政府。承租人佔管綠色範圍期間，必須於所有合理時間允許所有政府和公眾車輛及行人免費出入及通行綠色範圍，並且確保根據本文件第(1)條等規定執行工程時不會干預或阻礙上述通行權。”

3. 修訂函附表2第(3)條規定：

“如非事前獲署長書面同意，承租人不可使用綠色範圍作儲物或在該處搭建任何臨時構築物或作任何用途，惟執行本文件第(1)條指明的工程除外。”

4. 修訂函附表2第(4)條規定：

“(a) 承租人佔管綠色範圍期間，須於任何合理時間：

(i) 允許政府、署長及其人員、承辦商及其授權的任何其他人士等有權進出、來回及及通行該片於土地註冊處登記為九龍內地段第2320號之土地(以下稱為「該地段」)和綠色範圍，以檢查、檢驗及監督任何遵照本文件第(1)(a)條規定進行的工程，並且執行、檢查、檢驗和監督遵照本文第(1)(b)條訂明的工程和綠色範圍內署長視為必要的任何其他工程；

(ii) 允許政府及其授權的相關公用事業公司有權按需要進出、來回及通行該地段和綠色範圍，讓政府或相關公用事業公司在綠色範圍或任何毗連土地內、上或下執行工程，其中包括但不限於鋪設及其後維修所有水管、電線、管線、電纜管道及其他導體和附屬設備，以便提供擬供該地段或任何毗連或毗鄰土地或處所使用的電話、電力、煤氣(如有)及其他服務。承租人須與政府及政府正式授權的相關公用事業公司充分合作，以處理所有關乎任何綠色範圍工程的事項；及

(iii) 允許水務監督人員及任何授權的其他人等有權按需要進出、來回及通行該地段及綠色範圍，以讓水務監督人員及任何授權的其他人等執行任何關於運作、維修、修理、更換及更改綠色範圍內任何其他水務裝置的工程。

(b) 倘因政府、署長及其人員、承辦商及代理及任何其他人等或根據本條(a)款正式獲授權的公用事業公司行使權利導致承租人或任何其他人士蒙受或連帶招致任何損失、損害、滋擾或騷擾，政府、署長及其人員、承辦商及代理及任何其他人等或根據本條(a)款正式獲授權的公用事業公司概毋須承擔責任。”

H. 指明住宅物業的每一公契中關於該等設施、休憩用地及土地中的該等部份的條文

1. 公契第1.1條規定：

“在本公契中，除非上下文義另有准許或要求，下列詞語具有以下界定的意義：

…

「綠色範圍」

指修訂函第(1)(a)(i)(I)條提及的「綠色範圍」，及在修訂函附錄標明「A圖則」的圖則上用綠色顯示；

「綠色範圍構築物」

指修訂函第(1)(a)(i)(II)條提及和界定為「構築物」的橋樑、隧道、上跨路、地下通道、暗渠、高架橋、天橋、行人路、道路或其他指定構築物及地政總署署長可單獨酌情決定的其他構築物；

…”

2. 公契第4.5條規定：

“除《建築物管理條例》規定外，管理人負責該土地及發展項目的管理，管理人具有充分授權代表全體擁有人按本公契行事並强制其他擁有人遵守本公契條文。在任何方面不限制上述一般適用範圍的前提下，除《建築物管理條例》規定外，管理人按本公契具有下列權力及職責：

…

(fff) 按本公契和修訂函保養、管理及維修綠色範圍和綠色範圍構築物；

…”

3. 公契第5.3條規定：

“除本公契規定外，年度管理預算的管理開支包括為了管理該土地及發展項目、公用地方及設施、綠色範圍及綠色範圍構築物支出的一切開支、成本及收費：-

…

(n) 按本公契及/或修訂函維修、保養及管理綠色範圍和綠色範圍構築物的任何成本，

…”

4. 公契第5.5(a)條規定：

"(a) 管理人須對發展項目各部分編製獨立的管理賬目及預算。除本公契條文規定外，年度管理預算須劃分為下列部分，即：-

(i) 第一部分須涵蓋專門涉及住宅公用地方及設施的一切開支。

(ii) 第二部分須涵蓋專門涉及停車場公用地方及設施的一切開支。

(iii) 第三部分須涵蓋專門涉及發展項目公用地方及設施、綠色範圍和綠色範圍構築物的一切開支。"

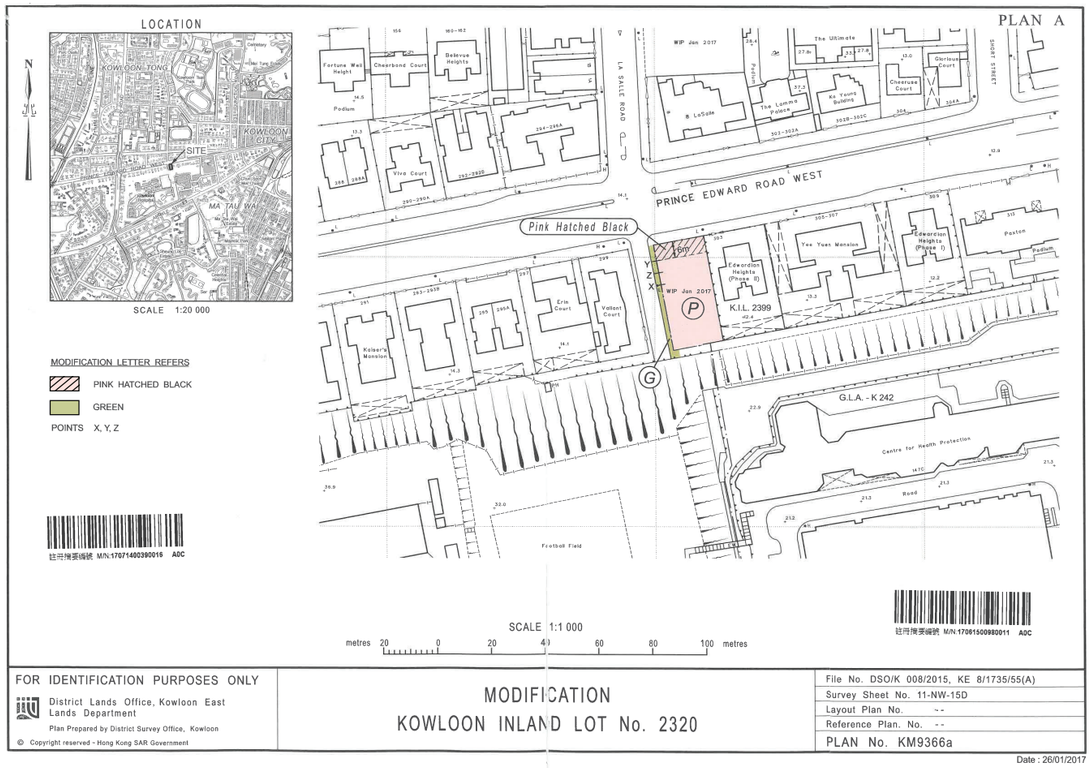
5. 公契第10.12條規定：-

"即使本公契有任何規定和直至按修訂函規定將綠色範圍的管有權交還或視為交還給政府，管理人須負責保養綠色範圍、綠色範圍構築物和按修訂函第(1)(a)(iii)條在綠色範圍之上或之內興建、安裝及提供的一切構築物、路面、明渠、污水渠、排水渠、消防栓、設備、街燈、交通標誌、街道設施、道路標記及植物。擁有人須負責保養與維修綠色範圍、綠色範圍構築物及其他之上或之內的構築物的費用及開支，猶如它們為公用地方及設施之部分。"

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

In relation of those facilities and open spaces, and those parts of the land, mentioned in paragraphs A, B, C, D, E, F, G and H above that are for public use, the general public has the right to use the facilities or open spaces, or the parts of the land, in accordance with the land grant.

就上述A,B,C,D,E,F,G和H段提及供公眾使用的任何設施和休憩用地，及該土地的部分，公眾有權按照批地文件使用設施或休憩用地或土地的部分。



Legend
圖例

Pink Hatched Black
粉紅色間黑斜線

Green
綠色

WARNING TO PURCHASERS
對買方的警告

1. The purchaser is hereby 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:
   (a) That firm may not be able to protect the purchaser's interests; and
   (b) The purchaser may have to instruct a separate firm of solicitors.

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

1. 特此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。

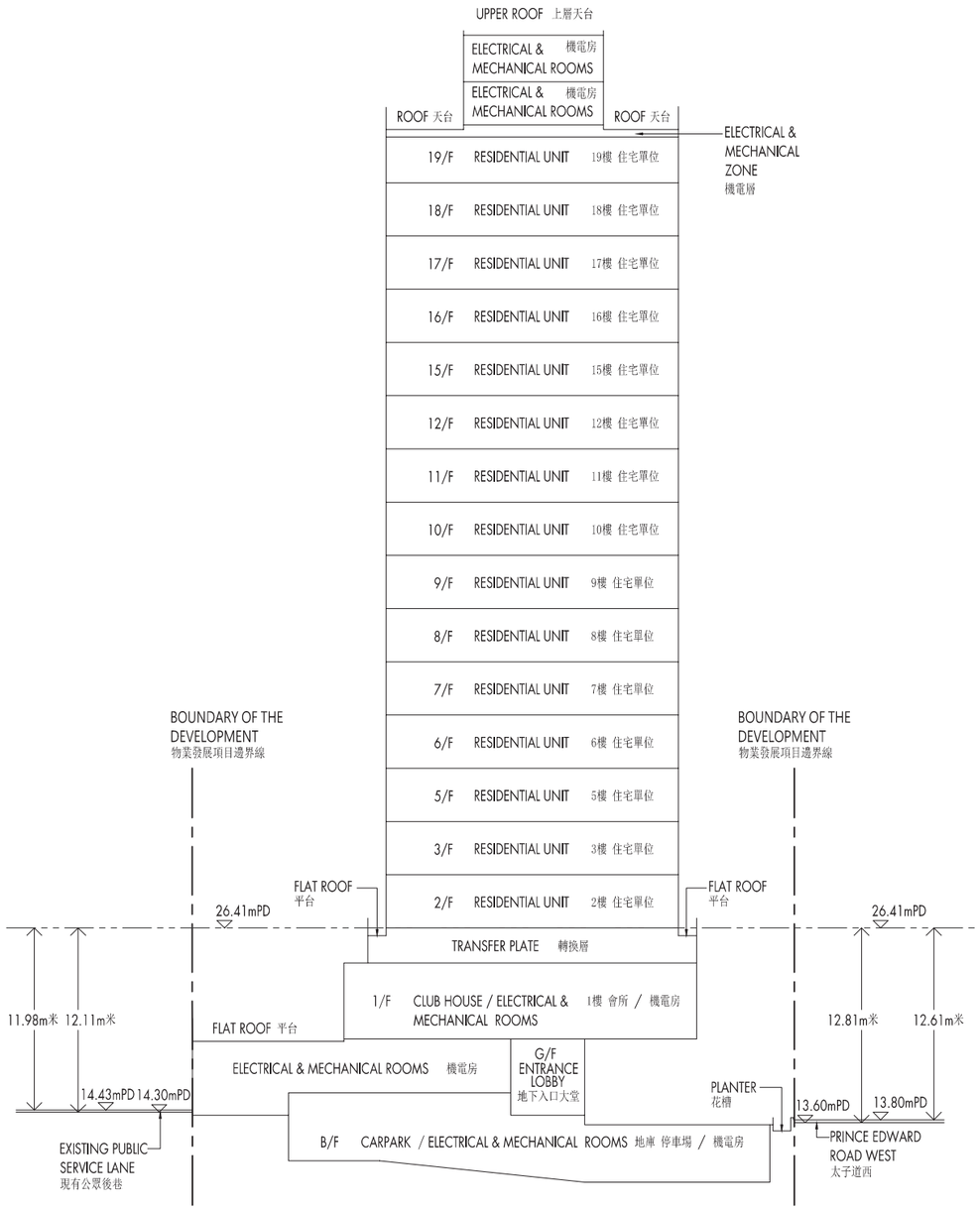
2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。

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；
   (a) 該律師事務所可能不能夠保障買方的利益；及
   (b) 買方可能要聘用一間獨立的律師事務所。

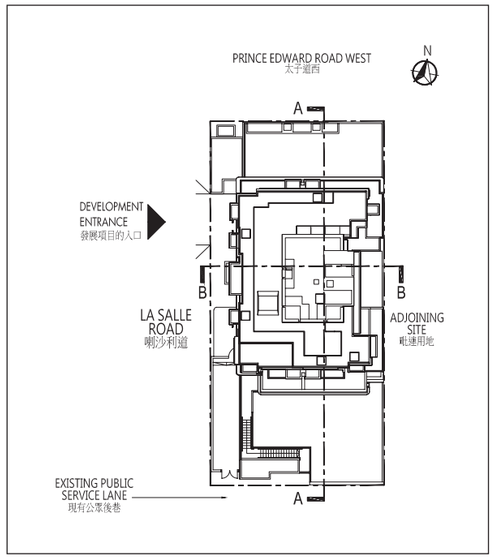
4. 如屬段落3(b)的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所須支付的費用。

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

Cross Section Plan A-A
橫截面圖 A-A



KEY PLAN
索引圖



The part of Prince Edward Road West adjacent to the building is 13.60 metres to 13.80 metres above the Hong Kong Principal Datum.
毗鄰建築物的一段太子道西，為香港水平基準以上13.60至13.80米。

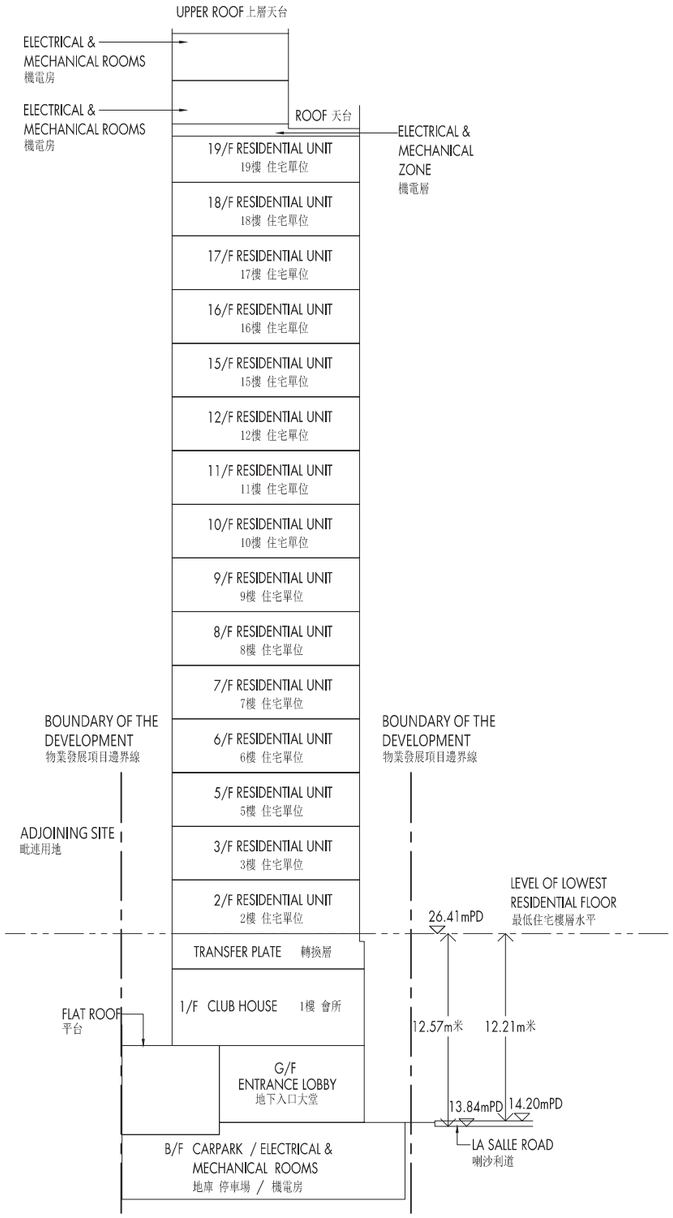
The part of existing public service lane adjacent to the building is 14.30 metres to 14.43 metres above the Hong Kong Principal Datum.
毗鄰建築物的一段公眾後巷，為香港水平基準以上14.30至14.43米。

▽ Height in metre above the Hong Kong Principal Datum (PD) (Metre).
香港主水平基準以上高度（米）。

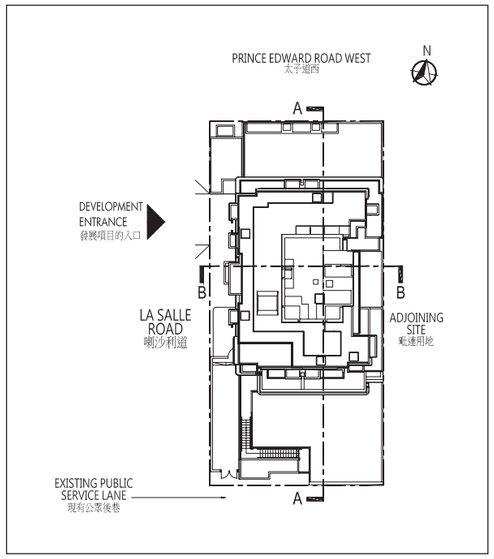
– – – – Dotted line denotes level of the lowest residential floor.
虛線為最低住宅樓層水平。

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

Cross Section Plan B-B
橫截面圖 B-B



KEY PLAN
索引圖



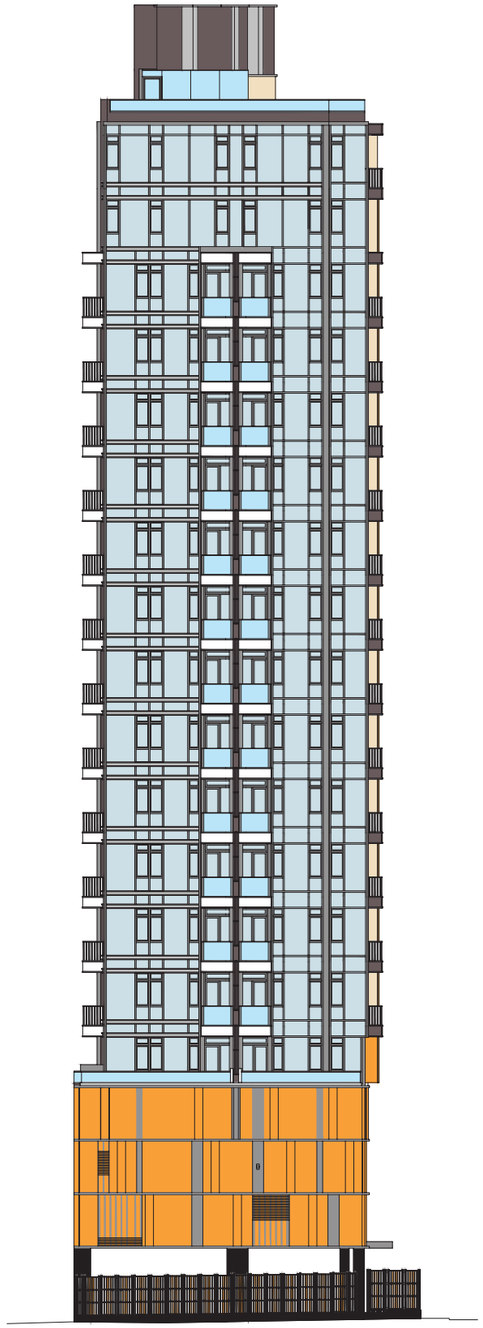
The part of La Salle Road adjacent to the building is 13.84 metres to 14.20 metres above the Hong Kong Principal Datum.
毗鄰建築物的一段喇沙利道，為香港水平基準以上13.84至14.20米。

▽ Height in metre above the Hong Kong Principal Datum (PD) (Metre).
香港主水平基準以上高度（米）。

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

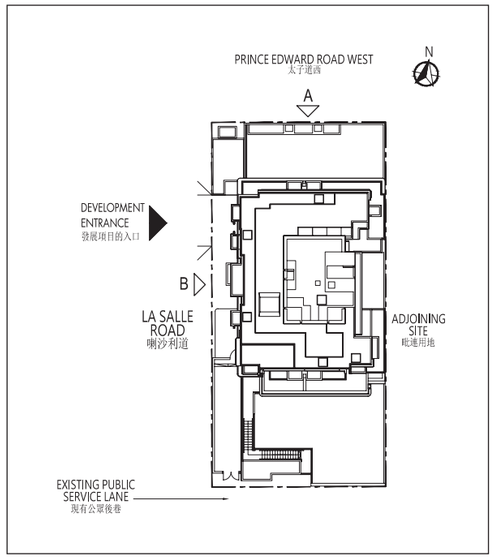
ELEVATION PLAN
立 面 圖

ELEVATION A
立面A



ELEVATION B
立面B

KEY PLAN
索引圖

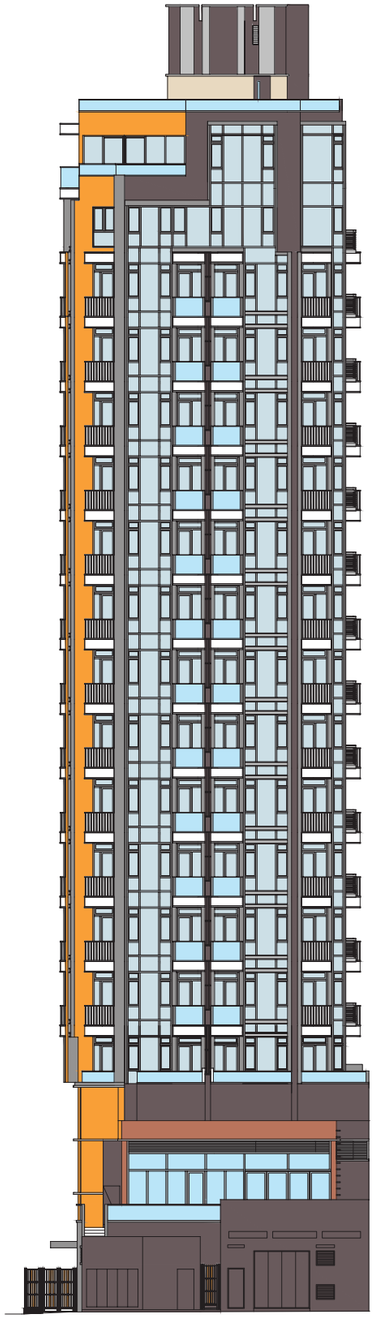


Authorised person for the Development certified that the elevations shown on these plans:
(a) are prepared on the basis of the approved building plans for the Development as of 30 August 2019; and
(b) are in general accordance with the outward appearance of the Development.

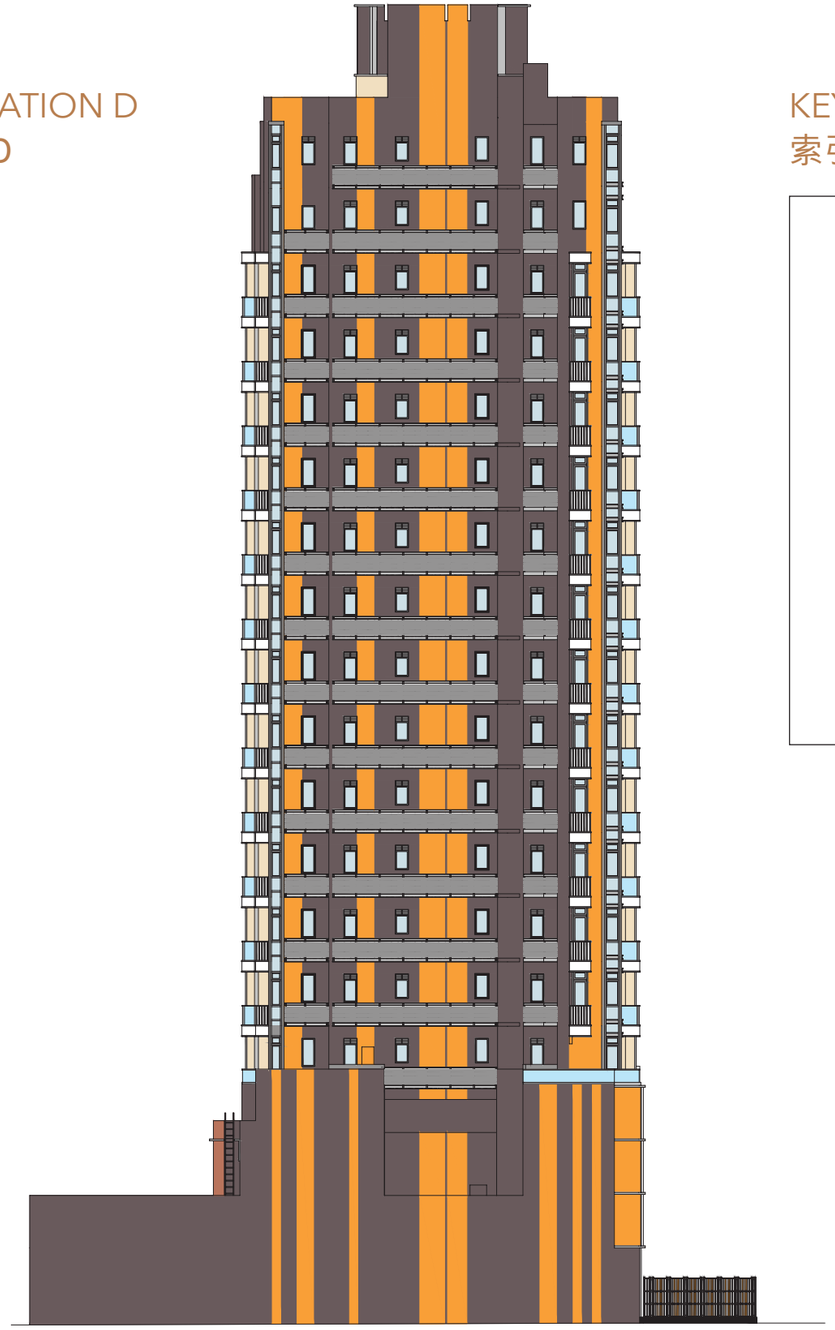
發展項目的認可人士證明本立面圖所顯示的立面：
(a) 以2019年8月30日的情況為準的發展項目經批准的建築圖則為基礎擬備；及
(b) 大致上與該項目的外觀一致。

ELEVATION PLAN
立面圖

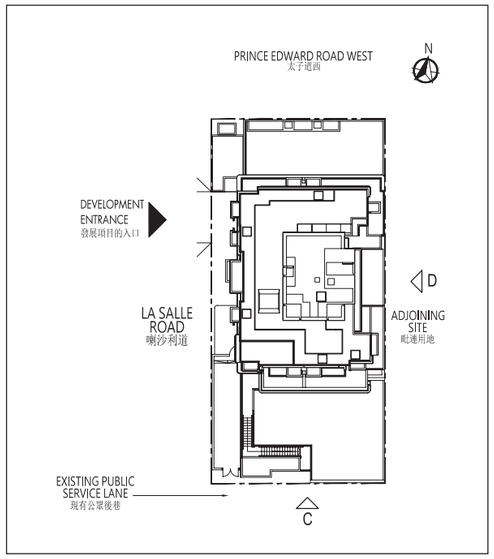
ELEVATION C
立面C



ELEVATION D
立面D



KEY PLAN
索引圖



Authorised person for the Development certified that the elevations shown on these plans:
(a) are prepared on the basis of the approved building plans for the Development as of 30 August 2019; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本立面圖所顯示的立面：
(a) 以2019年8月30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
(b) 大致上與該項目的外觀一致。

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

Category of Common Facilities 公用設施的類別	Covered Area 有上蓋遮蓋面積		Uncovered Area 沒有上蓋遮蓋面積		Total Area 總面積	
	Area (sq.m.) 面積 (平方米)	Area (sq.ft.) 面積 (平方呎)	Area (sq.m.) 面積 (平方米)	Area (sq.ft.) 面積 (平方呎)	Area (sq.m.) 面積 (平方米)	Area (sq.ft.) 面積 (平方呎)
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所（包括供住客使用的任何康樂設施）	152.529	1642	122.260	1316	274.789	2958
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 communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方（不論是稱為公用空中花園或其他名稱）	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方（不論是稱為有蓋及園景的遊樂場或有其他名稱）	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用

Note: 1. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest integer.
2. Areas in square metres as specified above are based on the latest approved building plans.

備註： 1. 以平方米列出的面積以1平方米 = 10.764平方呎換算至平方呎，並以四捨五入至整數。
2. 上述所列以平方米顯示之面積乃依據最新批准的建築圖則。

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT
閱覽圖則及公契

1. Copies of the Outline Zoning Plans relating to the Development are available at www.ozp.tpb.gov.hk

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

3. The inspection is free of charge.

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

2. 指明住宅物業每一已簽立的公契及 / 或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發售住宅物業的地方，以供閱覽。

3. 無須為閱覽付費。

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

1. Exterior Finishes

	Item	Description
a	External Wall	Finished with tiles, aluminium cladding, aluminum grille and curtain wall.
b	Window	Windows in living/dining rooms, bedrooms and bathrooms (curtain wall location)- Flats A and B on 2-3/F, 5-12/F, 15-17/F: fitted with aluminum window frame and with single glazing. Flats C, D, E and F on 2-3/F, 5-12/F, 15-17/F: fitted with aluminum window frame and with insulated glazing unit (IGU). Flat A on 18-19/F: fitted with aluminum window frame and with single glazing, insulated glazing unit (IGU). Windows in bathrooms (non-curtain wall location) fitted with aluminum window frame and with acid-etched glazing. Windows in kitchen of Flat A on 18/F-19/F fitted with aluminum window frame and with insulated glazing unit (IGU).
c	Bay Window	Not Applicable
d	Planter	Not Applicable
e	Verandah or Balcony	Balcony is covered. Balcony wall is finished with aluminium cladding and tiles. The balcony floor is finished with tiles. Glass balustrade is provided at the balcony. No verandah.
f	Drying Facilities for Clothing	Not Applicable

2. Interior Finishes

	Item		Description
a	Lobby	Ground floor lift lobby	Floor is finished with stone and artificial stone border. Wall is finished with stone, timber veneer and stainless steel runs up to false ceiling level. Gypsum board false ceiling is finished with emulsion paint.
		Residential floor lift lobby	Floor is finished with natural stone. Wall is finished with natural stone, laminate, faux leather, tinted mirror, stainless steel and wallpaper runs up to false ceiling level. Gypsum board false ceiling is finished with emulsion paint and stainless steel trimming.
b	Internal wall and ceiling	All flats on 2-3/F, 5-12/F, 15-17/F	Walls and ceiling of living room, dining room and bedrooms are finished with emulsion paint. Part of ceiling is finished with gypsum board false ceiling with emulsion paint. Except following unit: Flat A on 16/F Living room and Dining room: Wall is finished with feature wallpaper, stainless steel and clear mirror. Ceiling is finished with gypsum board false ceiling with emulsion paint. Bedroom 1: Wall is finished with feature wallpaper and mirror. Ceiling is finished with gypsum board false ceiling with emulsion paint. Bedroom 2: Wall is finished with feature wallpaper and timber veneer. Ceiling is finished with gypsum board false ceiling with emulsion paint.
		Flat A on 18-19/F	Walls and ceiling of living room are finished with emulsion paint.
c	Internal floor	All flats on 2-3/F, 5-12/F, 15-17/F	Living room, dining room and bedrooms floor is finished with engineered wood, timber skirting and artificial stone border. Except following unit: Flat A on 16/F Living room and Dining room: finished with natural stone and metal skirting. Bedroom 1 & Bedroom 2: finished with engineered wood and metal skirting.
		Flat A on 18-19/F	Living room floor is finished with engineered wood, and timber skirting.

2. Interior Finishes

	Item		Description
d	Bathroom	All flats on 2-3/F, 5-12/F, 15-17/F	Floor is finished with tiles. Walls are finished with tiles to exposed surface and runs up to false ceiling level. Gypsum board false ceiling is finished with emulsion paint.
		Flat A on 18-19/F	Floor is finished with tiles, and floor in shower cubicle is finished with artificial stone to exposed surface. Walls are finished with emulsion paint runs up to 2550mm.
e	Kitchen	Open kitchen of all flats on 2-3/F, 5-12/F, 15-17/F	Floor is finished with engineered wood to exposed surface. Exposed walls are finished with color coating glass and plastic laminated panel. Gypsum board false ceiling is finished with emulsion paint. Cooking bench is finished with artificial stone. Except following unit: <u>Flat A on 16/F</u> Floor is finished with natural stone to exposed surface. Exposed walls are finished with natural stone and stainless steel panel. Gypsum board false ceiling is finished with emulsion paint. Cooking bench is finished with natural stone.
		Kitchen of Flat A on 18-19/F	Floor is finished with tiles. Walls are finished with emulsion paint runs up to 2550mm height.

3. Interior Fittings

	Item		Description
a	Doors	Main Entrance door of all flats on 2-3/F, 5-12/F, 15-17/F	Fire-rated solid core timber door and door frames finished with timber veneer, fitted with electronic lockset, door stopper, door closer and eye viewer.
		Main Entrance door of Flat A on 18-19/F	Fire-rated solid core timber door and door frames finished with timber veneer fitted with lockset, door stopper, door closer.
		Bedroom door of all flats on 2-3/F, 5-12/F, 15-17/F	Hollow core timber door and door frame finished with timber veneer, fitted with lockset and door stopper.
		Bathroom door of all flats on 2-3/F, 5-12/F, 15-17/F	Hollow core timber door and door frame finished with timber veneer, fitted with lockset and door stopper. All bathroom doors fitted with louvre.
		Bathroom door of Flat A on 18-19/F Flat A	Hollow core timber door and door frame, fitted with lockset, door stopper.
		Lavatory door of Flat A on18-19/F	Aluminium frame sliding door and door frame, fitted with lockset.
		Kitchen door of Flat A on18-19/F	Fire-rated solid core timber door and door frames.
		Balcony door, Utility platform door, Flat roof door of all flats	Aluminium flamed glass door, fitted with lockset.
		Stairhood door of Flat A on 18-19/F	Aluminium flamed glass door, fitted with lockset.

3. Interior Fittings

	Item		Description
b	Bathroom	All flats on 2-3/F, 5-12/F, 15-17/F	Timber mirror cabinet finished with wood veneer and metal. Timber basin cabinet finished with wood veneer and fitted with natural stone countertop. Sanitary wares and fittings include vitreous china water closet, vitreous china wash basin with chrome plated basin mixer, shower cubicle with tempered glass partition, tempered glass door and chrome plated shower mixer. Other accessories include chrome plated toilet paper holder and chrome plated glass door handle. Except following unit: <u>Flat A on 16/F</u> Mirror cabinet is finished with clear mirror, metal and natural stone, fitted with natural stone countertop. Sanitary wares and fittings include vitreous china water closet, solid surface wash basin with chrome plated basin mixer, shower cubicle is finished with stainless steel frame, tempered glass door and chrome plated shower mixer. Other accessories include chrome plated toilet paper holder and chrome plated glass door pull handle.
		Flat A on18-19/F	Bathrooms (1-5) sanitary wares and fittings include vitreous china water closet, vitreous china wash basin with chrome plated basin mixer, shower cubicle fitted with chrome plated shower mixer. Bathrooms (1-2) provides enameled cast iron bathtub in size of 1500mm(L) x 700mm(w) x 4300mm(D) with chrome plated hot and cold water bath mixer.
		All flats	PVC coated copper pipes for both hot and cold water are provided.

3. Interior Fittings

	Item		Description
c	Kitchen	Open kitchen of all flats on 2-3/F, 5-12/F, 15-17/F	Fitted with timber kitchen cabinet with artificial stone countertop, stainless steel sink with chrome plated sink mixer. Except following unit: <u>Flat A on 16/F</u> Timber kitchen cabinet is finished with laminate, decorative glass and metal, natural stone countertop, carysil sink with chrome plated sink mixer.
		Flat A on 18-19/F	Stainless steel sink with chrome plated sink mixer.
		All Flats	All units with open kitchen are fitted with the following fire services installations and equipment: sprinkler heads in the open kitchen and addressable smoke detectors with sounder base near open kitchen. PVC coated copper pipes for both hot and cold water are provided.

3. Interior Fittings

	Item		Description
d	Bedroom	Built-in wardrobe and other fittings	No fittings to all flats. Except following unit: Flat A on 16/F Bedroom 1: Fitted with timber wardrobe, door is finished with timber veneer, decorative glass and metal. Bedroom 2: Fitted with timber shelf and desk, finished with timber veneer and metal trimming.
e	Telephone	Telephone outlets are provided. For location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions for Residential Property".	
f	Aerials	TV/FM outlets are provided. For location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions for Residential Property".	
g	Electrical installations	All Flats	Conduits are partly concealed and partly exposed*. Three-phase electricity supply with miniature circuit breaker distribution board is provided for each unit. For location and number of sockets and air-conditioner points, please refer to the"Schedule of Mechanical & Electrical Provisions for Residential Property". *Notes: Other than those parts of the conduits concealed within concrete, the rest of them are exposed. Some of the exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials.

3. Interior Fittings

	Item		Description
h	Gas supply	All flats on 2-3/F , 5-12/F, 15-17/F	No gas supply.
		Flat A on 18-19/F	Town gas pipework and connection point are installed for future connection and located in 19/F Kitchen.
i	Washing machine connection point	All flats on 2-3/F , 5-12/F, 15-17/F	Drain point and Water point are provided for washing machine. Washing machine connection points are located in Bathroom.
		Flat A on 18-19/F	Drain point and Water point are provided for washing machine. Washing machine connection points are located in 19/F Kitchen.
j	Water supply	All flats	PVC coated copper pipes for both hot and cold water are provided. Water pipes are partly concealed and partly exposed*. Hot water supply is available. *Note: Other than those parts of the pipes concealed within concrete trench, the rest of them are exposed. Some of the exposed pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials.

4. Miscellaneous

	Item	Description
a	Lifts	Served by 2 nos. of Hitachi lifts (Model No. : HGP). All lifts serve B/F, G/F, 1-3/F, 5-12/F, 15-19/F.
b	Letter box	Letter box is made of stainless steel.
c	Refuse collection	Refuse storage and material recovery room is provided for storage of refuse at the common area of each residential floor. The refuse is collected and transported by cleaners to the central refuse storage and material recovery chamber provided on G/F for removal.
d	Water meter, electricity meter and gas meter	Separate water meter and separate electricity meter for each residential flat is provided at Common Water Meter Cabinet and Common Electricity Meter Room on each residential floor. No gas meter is provided.

5. Security Facilities

	Item	Description
a	Security facilities	CCTV cameras are installed in carpark, residential entrance lobby and all lifts. The cameras are connected to the caretaker counter at G/F lift lobby. Smart card access control system is provided on G/F. Video door phone is provided for each residential unit.

6. Appliances

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

Notes: 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.

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

1. 外部裝修物料

	細項	描述
a	外牆	鋪砌瓷磚，鋁飾板，鋁百葉及玻璃幕牆。
b	窗	於客/飯廳、睡房、及浴室之窗（於玻璃幕牆位置）- 2-3樓, 5-12樓, 15-17樓 A, B 單位：採用鋁窗框，並裝配單層玻璃。 2-3樓, 5-12樓, 15-17樓 C, D, E, F 單位：採用鋁窗框，並裝配雙層中空玻璃。 18-19樓A單位：採用鋁窗框，並裝配單層 / 雙層中空玻璃。 於浴室之窗（於非玻璃幕牆位置）採用鋁窗框，並裝配磨砂玻璃。 18-19樓A單位廚房採用鋁窗框及雙層中空玻璃。
c	窗台	不適用
d	花槽	不適用
e	陽台或露台	露台有蓋。露台牆身鋪砌鋁飾板及瓷磚。露台地台鋪瓷磚。露台配有玻璃欄柵。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	地下升降機大堂	地板鋪砌石材及人造石材圍邊。牆身鋪砌石材。木皮及不銹鋼至假天花高度。石膏板假天花並髹乳膠漆。
		所有樓住宅層升降機大堂	地板鋪砌天然石材。牆身鋪砌天然石材、膠板飾板、仿皮、有色鏡、不銹鋼飾面及牆紙至假天花高度。石膏板假天花並髹乳膠漆及不銹鋼飾面。
b	內牆及天花板	2-3樓, 5-12樓, 15-17樓 所有單位	客廳、飯廳及睡房牆身及天花髹上乳膠漆。部分天花板以石膏板鋪砌及髹上乳膠漆。 除以下單位： <u>16樓A單位</u> 客廳及飯廳：牆身鋪上特色牆紙、不銹鋼及清鏡。天花板以石膏板鋪砌及髹上乳膠漆。 睡房1：牆身鋪上特色牆紙及鏡。天花板以石膏板鋪砌及髹上乳膠漆。 睡房2：牆身鋪上特色牆紙及木皮飾面。天花板以石膏板鋪砌及髹上乳膠漆。
		18-19樓A單位	客廳牆身及天花髹上乳膠漆。
c	內部地板	2-3樓, 5-12樓, 15-17樓 所有單位	客廳、飯廳及睡房內部鋪砌複合木地板、木腳線及人造石邊。 除以下單位： <u>16樓A單位</u> 客廳及飯廳：鋪砌天然石及金屬腳線。 睡房1及睡房2：鋪砌複合木地板及金屬腳線。
		18-19樓A單位	客廳鋪砌複合木地板及木腳線。
d	浴室	2-3樓, 5-12樓, 15-17樓 所有單位	外露地台鋪砌瓷磚及淋浴房地台鋪砌瓷磚。外露牆身鋪砌瓷磚瓦至假天花高度。石膏板假天花並髹乳膠漆。
		18-19樓A單位	外露地台鋪砌瓷磚及淋浴房地台鋪砌人造石。外露牆身髹上乳膠漆至2550毫米高。
e	廚房	2-3樓, 5-12樓, 15-17樓所有單位 開放式廚房	外露地台鋪砌複合木地板。外露牆身鋪砌有色底玻璃及複合膠板。裝設石膏板假天花並髹上乳膠漆。灶台枱面以人造石鋪砌。 除以下單位： <u>16樓A單位</u> 外露地台鋪砌天然石。外露牆身鋪砌天然石及不銹鋼板。天花板以石膏板鋪砌及髹上乳膠漆。灶台枱面以天然石鋪砌。
		18-19樓A單位廚房	地台鋪砌瓷磚，外露牆身髹上乳膠漆至2550毫米高。

3. 室內裝置

	細項		描述
a	門	2-3樓, 5-12樓, 15-17樓 所有單位主入口大門	防火實心木門及門框配以木皮飾面，並裝配電子門鎖、門擋、氣鼓及防盜眼。
		18-19樓A單位 主入口大門	防火實心木門及門框，並裝配門鎖，門檔及氣鼓。
		2-3樓, 5-12樓, 15-17樓 所有單位睡房門	空心木門及門框配以木皮飾面，並裝配門鎖及門擋。
		2-3樓, 5-12樓, 15-17樓 所有單位浴室門	空心木門及門框配以木皮飾面，並裝配門鎖及門擋。所有單位浴室門裝有百葉。
		18-19樓A單位 浴室門	空心木門及門框，並裝配門鎖及門檔。
		18-19樓A單位 洗手間門	鋁質趟門及門框，並裝配門鎖。
		18-19樓A單位 廚房門	防火實心木門及門框。
		所有單位露台門、工作平台門、平台門	鋁質框玻璃門，並裝配門鎖。
		18-19樓A單位 梯屋門	鋁質框玻璃門，並裝配門鎖。

3. 室內裝置

	細項		描述
b	浴室	2-3樓, 5-12樓, 15-17樓 所有單位	木製鏡櫃配以木飾面及金屬。木製洗面盆櫃配以木飾面並裝配天然石檯面。 浴室潔具包括陶瓷座廁、陶瓷洗面盆配鍍鉻水龍頭、淋浴間裝設強化玻璃間隔、強化玻璃門及鍍鉻花灑裝置。 其他附件包括鍍鉻廁紙架及鍍鉻玻璃門扶手。 除以下單位： 16樓A單位 鏡櫃配以清鏡、金屬及天然石飾面，並裝配天然石檯面。 浴室潔具包括陶瓷座廁、人造石洗面盆配鍍鉻水龍頭。淋浴間裝設不銹鋼框、強化玻璃門及鍍鉻花灑裝置。 其他附件包括鍍鉻廁紙架及鍍鉻玻璃門扶手。
		18-19樓A單位	浴室(1-5)潔具包括陶瓷座廁、陶瓷洗面盆配鍍鉻水龍頭、淋浴間裝設鍍鉻花灑裝置，浴室(1-2)裝設1500毫米(長) x 700毫米(寬) x 430毫米(高)搪瓷鑄鐵浴缸配鍍鉻冷熱水浴缸龍頭。
		所有住宅單位	設有膠層保護之冷熱水銅喉。

3. 室內裝置

細項			描述
c	廚房	2-3樓, 5-12樓, 15-17樓單位 開放式廚房	選用木製廚櫃配人造石灶台枱面、不銹鋼洗滌盆及鍍鉻冷熱水龍頭。 除以下單位： 16樓A單位 木製櫥櫃配以膠板、裝飾玻璃及金屬、天然石灶台枱面、石英洗滌盆及鍍鉻冷熱水龍頭。
		18-19樓A單位	不銹鋼洗滌盆及鍍鉻冷熱水龍頭。
		所有住宅單位	所有開放式廚房的單位配置以下消防裝置及設備：開放式廚房內的消房花灑頭及開放式廚房附近的可定位消防蜂鳴式煙霧探測器。 設有膠層保護之冷熱水銅喉。
d	睡房	裝置(包括嵌入式衣櫃)的類型及用料	所有單位沒有配件。 除以下單位： 16樓A單位 睡房1：木製衣櫃及櫃門配以木皮飾面及特色玻璃。 睡房2：木製書架及書枱配以木皮飾面及金屬條。
e	電話	裝設有電話接駁點。接駁點的位置及數目，請參閱下文「住宅單位機電裝置數量説明表」。	
f	天線	裝設有電視及電台天線插座。接駁點的位置及數目，請參閱下文「住宅單位機電裝置數量説明表」。	

3. 室內裝置

細項			描述
g	電力裝置	所有住宅單位	導管有部分隱藏及部分外露*。每戶均附有三相電力並裝有微型斷路器。 電插座及空調機接駁點的位置及數目，請參閱下文「住宅單位機電裝置數量説明表」。 *備註：除部份隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、櫃、飾面板、非混凝土牆、管道槽或其他物料遮蓋或掩藏。
h	氣體供應	2-3樓, 5-12樓, 15-17樓 所有單位	沒有煤氣供應。
		18-19樓A單位	預留煤氣喉管及接駁點於19樓廚房內。
i	洗衣機接駁點	2-3樓, 5-12樓, 15-17樓單位	設有洗衣機來、去水接駁喉位。洗衣機來去水接駁點設於浴室內。
		18-19樓A單位	設有洗衣機來、去水接駁喉位。洗衣機來去水接駁點設於19樓廚房內。
j	供水	所有單位	熱水及冷水喉採用配有膠層保護之銅喉。水管是部分隱藏及部分外露*。 有熱水供應。 *備註：除部份隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、櫃、飾面板、非混凝土牆、管道槽或其他物料遮蓋或掩藏。

4. 雜項

	細項	描述
a	升降機	裝有兩部日立升降機(型號：HGP)。全部升降機來往地庫、地下、1至3樓、5至12樓、15至19樓。
b	信箱	不銹鋼製信箱。
c	垃圾收集	每層住宅樓層的公用地方設有垃圾及物料回收室，儲存垃圾，並由清潔工人收集及運送到地下之垃圾及物料回收房，處理及運走。
d	水錶、電錶及氣體錶	各住宅樓層的水錶櫃及電錶房均裝有每戶專用之獨立水錶及電錶。不設煤氣錶。

5. 保安設施

	細項	描述
a	保安設施	停車場、住宅入口大堂及所有升降機內均裝有閉路電視。該閉路電視直接接駁地下升降機大堂管理處。地下裝有智能卡出入系統。每個住宅單位備有視像對講機。

6. 設備

	細項	描述
	設備	有關裝置和設備的品牌名稱及產品型號，請參考「設備説明表」。

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

Appliances Schedule
設備説明表

				2/F-3/F, 5/F-12/F, 15/F-17/F 2樓至3樓、5樓至12樓、15樓至17樓						18/F, 19/F, R/F 18樓、19樓、天台
Location 位置	Appliances 設備	Brand 品牌	Model No. 產品型號	A	B	C	D	E	F	A
Open Kitchen 開放式廚房	Electric Water Heater 電熱水爐	German Pool 德國寶	GPI-M6	V	V	V	V	V	V	–
	Induction Hob 電磁爐	GORENJE 歌爾	IT332CSC	V	V	V	V	V	V	–
	Cooker Hood 抽油煙機	GORENJE 歌爾	BHP623E13X	V	V	V	V	V	V	–
	Wine Cellar 酒櫃	GORENJE 歌爾	XWCIU209BCX	V	V	V	V	V	V	–
	Refrigerator 雪櫃	GORENJE 歌爾	RFI4121AW	V	V	V	V	-	-	-
	Refrigerator 雪櫃	Bauknecht	UVI1884	-	-	-	-	V	V	–
	Microwave 微波爐	GORENJE 歌爾	BM171A4XG	V	V	V	V	V	V	–
Family Room 家庭廳	Video Doorphone 視像對講機	Schneider	VDETC07-WE	–	–	–	–	–	–	V
Living Room 客廳	Video Doorphone 視像對講機	Schneider	VDETC07-WE	–	–	–	–	–	–	V
Living / Dining Room 客飯廳	Video Doorphone 視像對講機	Schneider	VDETC07-WE	V	V	V	V	V	V	–
	Washing Machine 洗衣機	SIEMENS 西門子	WS10K160HK	–	–	–	–	V	V	–
Kitchen 廚房	Electric Water Heater 電熱水爐	German Pool 德國寶	GPI-M6	–	–	–	–	–	–	V
Bathroom 浴室	Electric Water Heater 電熱水爐	German Pool 德國寶	CFX21	V	V	V	V	V	V	–
	Thermo Ventilator 浴室換氣暖風機	German Pool 德國寶	HTB-916	V	V	V	V	V	V	–
	Ventilator 抽氣扇	Panasonic 樂聲	FV-12NS3H	–	–	–	–	V	V	–
	Washing Machine 洗衣機	SIEMENS 西門子	WS10K160HK	V	V	V	V	–	–	–
Bathroom(3-5) 浴室(3-5)	Electric Water Heater 電熱水爐	German Pool 德國寶	CFX21	–	–	–	–	–	–	V
Bathroom(1-2) 浴室(1-2)	Electric Water Heater 電熱水爐	German Pool 德國寶	DEX	–	–	–	–	–	–	V
Lavatory 洗手間	Electric Water Heater 電熱水爐	German Pool 德國寶	CFX21	–	–	–	–	–	–	V
	Thermo Ventilator 浴室換氣暖風機	German Pool 德國寶	HTB-916	–	–	–	–	–	–	V
Roof 天台	Jacuzzi 按摩浴缸	Teuco Hydrospa	Seaside 640-HK	–	–	–	–	–	–	V

Notes:
1. "v" means such appliances is/are provided and/or installed in the residential unit.
2. "-" denotes "not applicable".
3. 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.

備註：
1. "v"表示此設備於住宅物業內提供及/或安裝。
2. "–"代表"不適用"。
3. 賣方承諾如該發展項目中沒有安裝指明名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Appliances Schedule
設備説明表

Split type air-conditioner 分體式冷氣機				2/F-3/F, 5/F-12/F, 15/F-17/F 2樓至3樓、5樓至12樓、15樓至17樓						18/F, 19/F, R/F 18樓、19樓、天台
Location 位置	Model of Indoor Unit 室內機型號	Model of Outdoor Unit 室外機型號	Brand 品牌	A	B	C	D	E	F	A
Living / Dining Room 客飯廳	ASWG24LFCB	AOWG24LFCB	General 珍寶	V	V	V	V	-	-	-
	ASWG18LFCB	AOWG18LFCB	General 珍寶	-	-	-	-	V	V	-
Bedroom 睡房	ASWG12LMCB	AOWG12LMCB	General 珍寶	-	-	-	-	V	V	-
Bedroom 1 睡房1	ASHA14LACH	AJH040LCLAH	General 珍寶	V	V	V	V	-	-	-
Bedroom 2 睡房2	ASHA09LACH									
Family Room 家庭廳	ASWG12LMCB	AOWG12LMCB	General 珍寶	-	-	-	-	-	-	V
	ASWG18LFCB	AOWG18LFCB	General 珍寶	-	-	-	-	-	-	V
	ASWG24LFCB	AOWG24LFCB	General 珍寶	-	-	-	-	-	-	V
	ASHG09LMCA + ASHG09LMCA	AOHG18LAT3	General 珍寶	-	-	-	-	-	-	V
	ASHA09LACH + ASHA14LACH	AJH040LCLAH	General 珍寶	-	-	-	-	-	-	V
Living Room 客廳	ASWG09LMCB	AOWG09LMCB	General 珍寶	-	-	-	-	-	-	V
	ASWG12LMCB	AOWG12LMCB	General 珍寶	-	-	-	-	-	-	V
	ASWG18LFCB	AOWG18LFCB	General 珍寶	-	-	-	-	-	-	V
	ASWG24LFCB	AOWG24LFCB	General 珍寶	-	-	-	-	-	-	V
Stairhood 梯屋	ASWG12LMCB	AOWG12LMCB	General 珍寶	-	-	-	-	-	-	V

Notes:
1. "v" means such appliances is/are provided and/or installed in the residential unit.
2. "-" denotes "not applicable".
3. 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.

備註：
1. "v"表示此設備於住宅物業內提供及/或安裝。
2. "–"代表"不適用"。
3. 賣方承諾如該發展項目中沒有安裝指明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。

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

		2/F 2樓						3/F, 5/F-12/F, 15/F-17/F 3樓、5樓至12樓、15樓至17樓						16/F 16樓	18/F, 19/F, R/F 18樓、19樓、天台
Location 位置	Appliances 設備	A	B	C	D	E	F	A*	B	C	D	E	F	A	A
Living / Dining Room 客飯廳	13A Single Socket Outlet 13安培單位電插座	N/A	N/A	1	1	N/A	N/A	N/A	N/A	1	1	N/A	N/A	2	N/A
	13A Twin Socket Outlet 13安培雙位電插座	2	2	2	2	2	2	2	2	2	2	2	2	3	N/A
	Switched Connection Unit (*) 接駁位 (*)	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	1	1	N/A	N/A
	Door Bell 門鐘	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	1	1	N/A	N/A
	M.C.B Distribution Board 三相配電箱	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	1	1	N/A	N/A
	TV/FM Outlet 電視/電台天線插座	2	2	2	2	2	2	2	2	2	2	2	2	2	N/A
	Telephone Outlet 電話插座 / Data Outlet 電腦插座	2	2	2	2	2	2	2	2	2	2	2	2	3	N/A
	Switch for A/C Indoor Unit 室內冷氣機接線掣	1	1	1	1	1	1	1	1	1	1	1	1	1	N/A
	Video Doorphone 視像對講機	1	1	1	1	1	1	1	1	1	1	1	1	1	N/A
	13A waterproof Socket Outlet 13安培防水電插座	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	1	1	N/A	N/A
Bedroom 睡房	13A Single Socket Outlet 13安培單位電插座	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	1	1	N/A	N/A
	13A Twin Socket Outlet 13安培雙位電插座	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	1	1	N/A	N/A
	TV/FM Outlet 電視/電台天線插座	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	1	1	N/A	N/A
	Telephone Outlet 電話插座	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	1	1	N/A	N/A
	Switch for A/C Indoor Unit 室內冷氣機接線掣	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	1	1	N/A	N/A

Notes:
1. "N/A" = Not Applicable
2. * = Has been used for connection lighting fitting or appliance
3. "1, 2, ……." denotes the quantity of such provision(s) provided in the residential unit

* Flat A on 16/F is not included

備註：
1. "N/A" = 不適用
2. * = 已用作連接電燈或設備
3. "1, 2, …….." 表示提供於住宅單位的裝置數量

* 不包括16樓A單位

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

		2/F 2樓						3/F, 5/F-12/F, 15/F-17/F 3樓、5樓至12樓、15樓至17樓						16/F 16樓	18/F, 19/F, R/F 18樓、19樓、天台
Location 位置	Appliances 設備	A	B	C	D	E	F	A*	B	C	D	E	F	A	A
Bedroom 1 睡房1	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	N/A	N/A	1	1	1	1	N/A	N/A	1	N/A
	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1	N/A	N/A	1	1	1	1	N/A	N/A	3	N/A
	TV/FM Outlet 電視/電台天線插座	1	1	1	1	N/A	N/A	1	1	1	1	N/A	N/A	1	N/A
	Telephone Outlet 電話插座	1	1	1	1	N/A	N/A	1	1	1	1	N/A	N/A	1	N/A
	Switch for A/C Indoor Unit 室內冷氣機接線掣	1	1	1	1	N/A	N/A	1	1	1	1	N/A	N/A	1	N/A
Bedroom 2 睡房2	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	N/A	N/A	1	1	1	1	N/A	N/A	1	N/A
	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1	N/A	N/A	1	1	1	1	N/A	N/A	3	N/A
	TV/FM Outlet 電視/電台天線插座	1	1	1	1	N/A	N/A	1	1	1	1	N/A	N/A	1	N/A
	Telephone Outlet 電話插座	1	1	1	1	N/A	N/A	1	1	1	1	N/A	N/A	3	N/A
	Switch for A/C Indoor Unit 室內冷氣機接線掣	1	1	1	1	N/A	N/A	1	1	1	1	N/A	N/A	1	N/A
Bathroom 浴室	13A Single Socket Outlet 13 安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	N/A	N/A
	13A Twin Socket Outlet 13安培雙位電插座	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	N/A
	13A Single Waterproof Socket Outlet (*) 13安培單位防水電插座 (*)	1	1	1	1	N/A	N/A	1	1	1	1	N/A	N/A	1	N/A
	35A TPN ISOLATOR / SWITCH (*) 35安培單位三極開關 (*)	1	1	1	1	1	1	1	1	1	1	1	1	1	N/A
	Fused Connection Unit (*) 菲士接駁位 (*)	1	1	1	1	2	2	1	1	1	1	2	2	1	N/A
	20A SPN ISOLATOR / SWITCH 20安培單位雙極開關	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	1	1	N/A	N/A

Notes:
1. "N/A" = Not Applicable
2. * = Has been used for connection lighting fitting or appliance
3. "1, 2, ……." denotes the quantity of such provision(s) provided in the residential unit

* Flat A on 16/F is not included

備註：
1. "N/A" = 不適用
2. * = 已用作連接電燈或設備
3. "1, 2, …….." 表示提供於住宅單位的裝置數量

* 不包括16樓A單位

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

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

		2/F 2樓						3/F, 5/F-12/F, 15/F-17/F 3樓、5樓至12樓、15樓至17樓						16/F 16樓	18/F, 19/F, R/F 18樓、19樓、天台
Location 位置	Appliances 設備	A	B	C	D	E	F	A*	B	C	D	E	F	A	A
Bathroom 1 浴室 1	35A TPN ISOLATOR / SWITCH (*) 35安培單位三極開關 (*)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1
Bathroom 2 浴室 2	35A TPN ISOLATOR / SWITCH (*) 35安培單位三極開關 (*)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1
Bathroom 3 浴室 3	35A TPN ISOLATOR / SWITCH (*) 35安培單位三極開關 (*)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1
Bathroom 4 浴室 4	35A TPN ISOLATOR / SWITCH (*) 35安培單位三極開關 (*)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1
Bathroom 5 浴室 5	35A TPN ISOLATOR / SWITCH (*) 35安培單位三極開關 (*)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1
Kitchen / Open Kitchen 廚房 / 開放式廚房	13A Single Socket Outlet 13安培單位電插座	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	1	1	N/A	N/A
	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1	N/A	N/A	1	1	1	1	N/A	N/A	1	N/A
	13A Single Socket Outlet (*) 13安培單位電插座 (*)	2	2	2	2	2	2	2	2	2	2	2	2	2	N/A
	13A Twin Socket Outlet (*) 13安培雙位電插座 (*)	1	1	1	1	1	1	1	1	1	1	1	1	1	N/A
	35A SPN ISOLATOR / SWITCH (*) 35安培單位單極開關 (*)	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Door Bell 門鐘	1	1	1	1	N/A	N/A	1	1	1	1	N/A	N/A	1	1
	M.C.B Distribution Board 三相配電箱	1	1	1	1	N/A	N/A	1	1	1	1	N/A	N/A	1	1
	Fused Connection Unit (*) 菲士接駁位 (*)	1	1	1	1	1	1	1	1	1	1	1	1	1	N/A
	Switched Connection Unit (*) 接駁位(*)	2	2	2	2	1	1	2	2	2	2	1	1	2	1
	Smoke Detector 煙霧感應器	1	1	1	1	1	1	1	1	1	1	1	1	1	N/A
	Sprinkler Head (inside false ceiling) 消防花灑頭 (裝於假天花內)	1	1	1	1	1	1	1	1	1	1	1	1	1	N/A
	Concealed Type Sprinkler Head 隱藏式消防花灑頭	1	1	1	1	1	1	1	1	1	1	1	1	1	N/A

Notes:
1. "N/A" = Not Applicable
2. * = Has been used for connection lighting fitting or appliance
3. "1, 2, ……." denotes the quantity of such provision(s) provided in the residential unit

* Flat A on 16/F is not included

備註：
1. "N/A" = 不適用
2. * = 已用作連接電燈或設備
3. "1, 2, ……." 表示提供於住宅單位的裝置數量

* 不包括16樓A單位

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

		2/F 2樓						3/F, 5/F-12/F, 15/F-17/F 3樓、5樓至12樓、15樓至17樓						16/F 16樓	18/F, 19/F, R/F 18樓、19樓、天台
Location 位置	Appliances 設備	A	B	C	D	E	F	A*	B	C	D	E	F	A	A
Family Room 家庭廳	13A Twin Socket Outlet 13安培雙位電插座	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2
	TV/FM Outlet 電視/電台天線插座	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2
	Door Bell 門鐘	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1
	Telephone Outlet 電話插座	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2
	M.C.B 微型斷路器	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1
	Switch for A/C Indoor Unit 室內冷氣機接線掣	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	16
	Switched Connection Unit (*) 接駁位 (*)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1
	M.C.B Distribution Board 三相配電箱	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1
	Video Doorphone 視像對講機	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1
Living Room 客廳	13A Twin Socket Outlet 13安培雙位電插座	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5
	TV/FM Outlet 電視/電台天線插座	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5
	Telephone Outlet 電話插座	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5
	Switch for A/C Indoor Unit 室內冷氣機接線掣	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	8
	Video Doorphone 視像對講機	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1
Lavatory 洗手間	Fused Connection Unit (*) 菲士接駁位 (*)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1
	35A TPN ISOLATOR / SWITCH (*) 35安培單位三極開關 (*)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1

Notes:
1. "N/A" = Not Applicable
2. * = Has been used for connection lighting fitting or appliance
3. "1, 2, ……." denotes the quantity of such provision(s) provided in the residential unit

* Flat A on 16/F is not included

備註：
1. "N/A" = 不適用
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3. "1, 2, …….." 表示提供於住宅單位的裝置數量

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

		2/F 2樓						3/F, 5/F-12/F, 15/F-17/F 3樓、5樓至12樓、15樓至17樓						16/F 16樓	18/F, 19/F, R/F 18樓、19樓、天台
Location 位置	Appliances 設備	A	B	C	D	E	F	A*	B	C	D	E	F	A	A
Balcony 露台	Ceiling Mounted LED Light 筒燈	N/A	N/A	N/A	N/A	N/A	N/A	1	1	1	1	1	1	N/A	2
Utility Platform 工作平台	Ceiling Mounted LED Light 筒燈	N/A	N/A	N/A	N/A	N/A	N/A	1	1	1	1	1	1	N/A	1
Flat Roof 平台	Wall Mounted LED Light (Low Level) 牆身燈 (低位)	2	6	8	4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6
	Ceiling Mounted LED Light 筒燈	2	2	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	13A Single Waterproof Socket Outlet 13安培單位防水電插座	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1
Roof 天台	Wall Mounted LED Light (Low Level) 牆身燈 (低位)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2
	Wall Mounted LED Light (High Level) 牆身燈 (高位)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	8
	13A Single Waterproof Socket Outlet 13安培單位防水電插座	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3
	35A TPN Waterproof Isolator / Switch (For Jacuzzi) 35安培三相防水刀掣 / 開關 (按摩浴缸用)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1
Stairhood 梯屋	Switch for A/C Indoor Unit 室內冷氣機接線掣	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1

Notes:
1. "N/A" = Not Applicable
2. * = Has been used for connection lighting fitting or appliance
3. "1, 2, ……." denotes the quantity of such provision(s) provided in the residential unit

* Flat A on 16/F is not included

備註：
1. "N/A" = 不適用
2. * = 已用作連接電燈或設備
3. "1, 2, ……." 表示提供於住宅單位的裝置數量

* 不包括16樓A單位

SERVICE AGREEMENTS
服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

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

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

煤氣由香港中華煤氣有限公司供應。

GOVERNMENT RENT
地稅

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

住宅物業擁有人有法律責任繳付該住宅物業之地稅直至住宅物業買賣完成日（包括該日）為止（即該指明住宅物業轉讓契日期）。

MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

1. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water, electricity and gas.
2. On that delivery, the purchaser is also required to pay to the manager a debris removal fee.
3. The amount of deposits for water, electricity and gas and debris removal fee is yet to be ascertained at the date on which the sales brochure is printed.

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. 交付住宅單位時，買方須向擁有人支付廢料清理費。
3. 水、電力及氣體的按金及清理廢料的費用的款額於售樓説明書印製日尚未決定。

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

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

按買賣合約的規定，住宅單位及住宅單位內裝置、裝修物料及設備之欠妥之處的保養責任期為住宅單位之成交日期起計為期六(6)個月內。

MAINTENANCE OF SLOPES
斜坡維修

Not applicable.

不適用。

MODIFICATION
修 訂

There is no on-going application to the government for a modification of the Land Grant for this Development has been made.

本發展項目現時並沒有向政府提出申請中的修訂批地文件。

RELEVANT INFORMATION
有 關 資 料

During the times for necessary service, cleaning, enhancement, maintenance, repair, renovation, decoration, improvement and/or replacement of any part of the Development arranged by the Manager of the Development, the gondola will be operating in the portion of airspace above the roof and/or flat roof or the parapet walls of the flat roof of any unit or the Manager will have temporary access to the flat roof of Unit A on 19/F, the flat roof of Unit C on the 2nd Floor, the flat roof of Unit D on the 2nd Floor and the private roof on the Roof Floor.

當發展項目的管理人為發展項目進行任何服務、清潔、提昇、維修、修理、裝修、裝飾、改善及/或更新的工程時，吊船將會在某些單位天台及/或平台的上空進行操作，或管理人需暫時進入19樓A單位的平台，2樓C單位的平台，2樓D單位的平台及天台層的私人天台部位。

ADDRESS OF THE WEBSITE DESIGNATED BY THE VENDOR FOR THE DEVELOPMENT
賣 方 就 發 展 項 目 指 定 的 互 聯 網 網 站 的 網 址

The address of the website designated by the Vendor for the Development : www.lasalleresidence.com.hk

賣方就本發展項目指定的互聯網網址：www.lasalleresidence.com.hk

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

Breakdown of Gross Floor Area Concessions Obtained for All Features

Latest information on breakdown of Gross Floor Area 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 the final amendment plans are submitted to and approved by the BA prior to the issuance of the occupation permit for the development.

Disregarded GFA under Building (Planning) Regulation 23(3)(b)		Area (sq.m)
1(#)	Carpark and loading / unloading area (excluding public transport terminus)	765.069
2	Plant rooms and similar services	
2.1(#)	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	90.494
2.2(#)	Mandatory feature or essential plant room, area of which is NOT limited by PNAP or regulation such as room occupied soley by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc.	432.699
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	N/A

Green Features under Joint Practice Notes 1 and 2		Area (sq.m)
3(#)	Balcony	86.572
4	Wider common corridor and lift lobby	N/A
5	Communal sky garden	N/A
6	Acoustic fin	N/A
7	Wing Wall, wind catcher and funnel	N/A
8	Non-structural prefabricated external wall / Projecting window	N/A
9(#)	Utility platform	63.750
10	Noise barrier	N/A

Amenity Features		Area (sq.m)
11(#)	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	7.469
12(#)	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	152.529
13	Covered landscape and play area	N/A
14	Horizontal screens / covered walkways, trellis	N/A
15(#)	Larger lift shaft	61.891
16	Chimney shaft	N/A
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	N/A
18(#)	Pipe duct, air duct for mandatory feature or essential plant room	76.554
19	Pipe duct, air duct for non-mandatory or non-essential plant room	1.279
20	Plant room, pipe duct, air duct for environmentally friendly system and feature	N/A
21	Void in duplex domestic flat and house	N/A
22	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall	161.838

Other Exempted Items		Area (sq.m)
23	Refuge floor including refuge floor cum sky garden	N/A
24	Other projections	N/A
25	Public transport terminus	N/A
26	Party structure and common staircase	N/A
27(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	81.894
28	Public passage	N/A
29	Covered set back area	N/A

Bonus GFA		Area (sq.m)
30	Bonus GFA	N/A

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

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

獲寬免總樓面面積的設施分項

於印製售樓説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。如印製售樓説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証前呈交予並獲建築事務監督批准前，以下分項資料仍可能有所修改。

根據（建築物（規劃）規例）第23(3)(b)條不計算的總樓面面積		平方米
1(#)	停車場及上落客貨地方（公共交通總站除外）	765.069
2	機房及相類設施	
2.1(#)	所佔面積受相關《認可人士，註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等。	90.494
2.2(#)	所佔面積不受任何《認可人士，註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房，食水及鹹水缸等。	432.699
2.3	非強制性或非必要機房，例如空調機房，風櫃房等	不適用

根據聯合作業備考第1及2號提供的環保設施		平方米
3(#)	露台	86.572
4	加闊的公用走廊及升降機大堂	不適用
5	公用空中花園	不適用
6	隔聲鰭	不適用
7	翼牆，捕風器及風斗	不適用
8	非結構預製外牆 / 伸出的窗台	不適用
9(#)	工作平台	63.750
10	隔音屏障	不適用

適意設施		平方米
11(#)	供保安人員和管理處員工使用的櫃枱，辦公室，儲物室，警衛室和廁所，業主立案法團辦公室	7.469
12(#)	住宅康樂設施，包括僅供康樂設施使用的中空，機房，游泳池的濾水器機房，有蓋人行道等	152.529
13	有上蓋的園景區及遊樂場	不適用
14	橫向屏障 / 有蓋人行道，花棚	不適用
15(#)	擴大升降機井道	61.891
16	煙囪管道	不適用
17	其他非強制性或非必要機房，例如鍋爐房，衛星電視共用天線房	不適用
18(#)	強制性設施或必要機房所需的管槽、氣槽	76.554
19	非強制性設施或非必要機房所需的管槽、氣槽	1.279
20	環保系統及設施所需的機房、管槽及氣槽	不適用
21	複式住宅單位及洋房的中空	不適用
22	伸出物，如空調機箱及伸出外牆超過750毫米的平台	161.838

其他項目		平方米
23	庇護層，包括庇護層兼空中花園	不適用
24	其他伸出物	不適用
25	公共交通總站	不適用
26	共用構築物及樓梯	不適用
27(#)	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	81.894
28	公眾通道	不適用
29	因建築物後移導致的覆蓋面積	不適用

額外總樓面面積		平方米
30	額外總樓面面積	不適用

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規定的要求而制定的。屋宇署會按實際需要不時更改有關要求。

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

Environmental Assessment of the Building
建築物的環境評估

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.: PAU0037/19

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: PAU0037/19

Estimated Energy Performance or Consumption for the Common Parts of the Development
發展項目的公用部分的預計能量表現或消耗

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:
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：

Part I 第I部分	
Provision of Central Air Conditioning 提供中央空調	No 否
Provision of Energy Efficient Features 提供具能源效益的設施	Yes 是
Energy Efficient Features Installed 已安裝的具能源效益的設施	1. High Goefficient of Performence (COP) A/C Unit 高效能的空調機設備

Part II : The predicted annual energy use of the proposed building / part of building (Note 1) 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)：-

Type of Development 發展項目類型	Location 位置	Internal Floor Area Served (m^2) 使用有關裝置的內部樓面面積(平方米)	Annual Energy Use of Baseline Building (Note 2) 基線樓宇 (註腳2) 每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
			Electricity kWh / m^2 / annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit / m^2 / annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh / m^2 / annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit / m^2 / annum 煤氣/石油氣 用量單位/平方米/年
Domestic Development (Excluding Hotel) 住用發展項目(不包括酒店)	Area served by central building services installation (Note 3) 有使用中央屋宇裝備裝置 (註腳3) 的部分	1992.619	161.75	不適用 N/A	143.9	不適用 N/A

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

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) 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：-			
Type of Installations 裝置類型	YES 是	NO 否	N/A 不適用
Lighting Installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Lift & Escalator Installations 升降機及自動梯的裝置	✓		
Performance-based Approach 以總能源為本的方法			✓

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/m^2/annum) and town gas/LPG consumption (unit/m^2/annum), of the development by the internal floor area served, where: (a) "total annual energy use" has the same meaning of "annual energy use" under Section 4 and Appendix 8 of the BEAM Plus for 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)" under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).
3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings (February 2010 edition) (Draft).

註腳:

1. 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)第 4 節及附錄 8 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。
2. “基準樓宇”與新建樓宇 BEAM Plus 標準(現行版本)第 4 節及附錄 8 中的“基準建築物模式(零分標準)”具有相同涵義。
3. “中央屋宇裝備裝置”與樓宇的屋宇裝備裝置能源效益實務守則(2010 年 2 月版)(草稿)中的涵義相同。

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。

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la Salle Residential Sales Brochure - Examination Record
晟林售樓説明書 - 檢視紀錄

Examination/ Revision Date 檢視/修改日期	Revision made 所作修改	
	Page Number 頁次	Revision made 所作修改
10 June 2019 2019年6月10日	23	"Floor Plans of Residential Properties in the Development" is revised 修改「發展項目的住宅物業的樓面平面圖」
30 August 2019 2019年8月30日	15	"Location Plan of the Development" is updated 更新「發展項目的所在位置圖」
	16	"Aerial Photograph of the Development" is updated 更新「發展項目的鳥瞰照片」
	57, 58	"Elevation Plans" is revised 修改「立面圖」