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售樓說明書 SALES BROCHURE



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# 一手住宅物業買家須知

## NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

您在購置一手住宅物業之前，應留意下列事項：

### 適用於所有一手住宅物業

#### 1. 重要資訊

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

#### 2. 費用、按揭貸款和樓價

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

#### 3. 價單、支付條款，以及其他財務優惠

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

#### 4. 物業的面積及四周環境

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

#### 5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 閱覽售樓說明書，並須特別留意以下資訊：
  - 售樓說明書內有否關於「有關資料」的部份，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的

文件，其內容不會被視為「有關資料」；

- 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
- 室內和外部的裝置、裝修物料和設備；
- 管理費按甚麼基準分擔；
- 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
- 小業主是否須要負責維修斜坡。

#### 6. 政府批地文件和公契

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

#### 7. 售樓處內有關可供揀選住宅物業的資料

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

#### 8. 成交紀錄冊

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

#### 9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 訂立臨時買賣合約時，您須向擁有人（即賣方）支付樓價5%的臨時訂金。
- 如您在訂立臨時買賣合約後五個工作日（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的5%）會被沒收，而擁有人（即賣方）不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人（即賣方）必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

#### 10. 表達購樓意向

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

#### 11. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名/名稱。
- 您可委託任何地產代理（不一定是賣方所指定的地產代理），以協助您購置發展項目內任何指明住

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## NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

- 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網頁（網址：[www.eaa.org.hk](http://www.eaa.org.hk)），查閱牌照目錄。

### 12. 委聘律師

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

### 適用於一手未落成住宅物業

#### 13. 預售樓花同意書

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

#### 14. 示範單位

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

### 適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

#### 15. 預計關鍵日期及收樓日期

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

- > 戰爭；或
- > 惡劣天氣。
- 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
- 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢

### 適用於一手已落成住宅物業

#### 16. 賣方資料表格

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

#### 17. 參觀物業

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

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

網址：[www.srpa.gov.hk](http://www.srpa.gov.hk)

電話：2817 3313

電郵：[enquiry\\_srpa@hd.gov.hk](mailto:enquiry_srpa@hd.gov.hk)

傳真：2219 2220

其他相關聯絡資料：

	網址	電郵	電話	傳真
消費者委員會	<a href="http://www.consumer.org.hk">www.consumer.org.hk</a>	<a href="mailto:cc@consumer.org.hk">cc@consumer.org.hk</a>	2929 2222	2856 3611
地產代理監管局	<a href="http://www.eaa.org.hk">www.eaa.org.hk</a>	<a href="mailto:enquiry@eaa.org.hk">enquiry@eaa.org.hk</a>	2111 2777	2598 9596
香港地產建設商會			2826 0111	2845 2521

備註：

- 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。
- 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項——
  - 每個住宅物業的外部尺寸；
  - 每個住宅物業的內部尺寸；
  - 每個住宅物業的內部間隔的厚度；
  - 每個住宅物業內個別分隔室的外部尺寸。根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。
- 一般而言，「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。

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

### For all first-hand residential properties

#### 1. Important information

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

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

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

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

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

#### 4. Property area and its surroundings

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

#### 5. Sales brochure

- Ensure that the sales brochure you have obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- Read through the sales brochure and in particular, check the following information in the sales brochure –
  - whether there is a section on “relevant information” in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as “relevant information”;
  - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
  - interior and exterior fittings and finishes and appliances;
  - the basis on which management fees are shared;
  - whether individual owners have 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](http://www.eaa.org.hk).
12. **Appointment of solicitor**
- Consider appointing your own solicitor to protect your interests. If the solicitor also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest.
  - Compare the charges of different solicitors.

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

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

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

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

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

16. **Vendor's information form**
- Ensure that you obtain the "vendor's information form(s)" printed within the previous 3 months in relation to the residential property/properties you intend to purchase.
17. **Viewing of property**
- Ensure that, before you purchase a residential property, you are arranged to view the residential property that you would like to purchase or, if it is not reasonably practicable to view the property in question, a comparable property in the development, unless you agree in writing that the vendor is not required to arrange such a comparable property for viewing for you. You are advised to think carefully before signing any waiver.
  - You may take measurements, take photographs or make video recordings of the property, unless the property is held under a tenancy or reasonable restriction(s) is/ are needed to ensure safety of the persons viewing the property.

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

Website: [www.srpa.gov.hk](http://www.srpa.gov.hk)

Telephone: 2817 3313

Email: [enquiry\\_srpa@hd.gov.hk](mailto:enquiry_srpa@hd.gov.hk)

Fax : 2219 2220

# 一手住宅物業買家須知

## NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

Other useful contacts:

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

Remarks:

- <sup>1</sup> The details of various mortgage loan plans include the requirements for mortgagors on minimum income level, the loan limit under the first mortgage and second mortgage, the maximum loan repayment period, the change of mortgage interest rate throughout the entire repayment period, and the payment of administrative fees.
- <sup>2</sup> According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following—
  - (i) the external dimensions of each residential property;
  - (ii) the internal dimensions of each residential property;
  - (iii) the thickness of the internal partitions of each residential property;
  - (iv) the external dimensions of individual compartments in each residential property.According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.
- <sup>3</sup> Generally speaking, “material date” means the date on which the conditions of the land grant are complied with in respect of the development, or the date on which the development is completed in all respects in compliance with the approved building plans or the conditions subject to which the certificate of exemption is issued. For details, please refer to section 2 of the Ordinance.

# 發展項目的資料

## INFORMATION ON THE DEVELOPMENT

### 發展項目名稱

渣甸豪庭

發展項目所位於的街道名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數  
大坑道50A號

發展項目包含壹幢兩單位建築物

### 樓層總數

28層（不包括天台）

### 發展項目的經批准的建築圖則所規定的樓層號數

地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至31樓及天台

### 被略去的樓層號數

不設4樓、13樓、14樓及24樓

### 庇護層

設於天台

### 發展項目關鍵日期

佔用許可證日期為2005年6月28日

合約完成證明書日期為2006年2月17日

### NAME OF THE DEVELOPMENT

Jardine Summit

### NAME OF THE STREET AT WHICH THE DEVELOPMENT IS SITUATED AND THE STREET NUMBER ALLOCATED BY THE COMMISSIONER OF RATING AND VALUATION FOR THE PURPOSE OF DISTINGUISHING THE DEVELOPMENT

50A Tai Hang Road

### THE DEVELOPMENT CONSISTS OF ONE MULTI-UNIT BUILDING

### TOTAL NUMBER OF STOREYS

28 storeys (excluding the Roof)

### FLOOR NUMBERING AS PROVIDED IN THE APPROVED BUILDING PLANS FOR THE DEVELOPMENT

G/F, 1/F – 3/F, 5/F – 12/F, 15/F – 23/F, 25/F – 31/F & Roof

### THE OMITTED FLOOR NUMBERS

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

### REFUGE FLOOR

Located on Roof

### MATERIAL DATE FOR THE DEVELOPMENT

Occupation Permit was issued on 28th June 2005

Certificate of Compliance was issued on 17th February 2006

## 賣方及有參與發展項目的其他人的資料

# INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

賣方  
劉鐵漢

發展項目的認可人士的姓名·及如該項目的認可人士以其專業身份擔任某商號或法團的經營人·董事或僱員·該商號或法團的名稱  
關善明建築師事務所有限公司之關善明先生

發展項目承建商  
德材建築工程有限公司

代表擁有人就發展項目中的住宅物業的出售而行事的律師事務所  
劉鐵漢律師行

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  
創興銀行有限公司（前名稱廖創興銀行有限公司）

已為發展項目的建造提供貸款的其他人  
不適用

**VENDOR**  
Lau Tit Hon

**AUTHORIZED PERSON FOR THE DEVELOPMENT, AND THE FIRM OR CORPORATION OF WHICH AN AUTHORIZED PERSON FOR THE DEVELOPMENT IS A PROPRIETOR, DIRECTOR OR EMPLOYEE IN HIS OR HER PROFESSIONAL CAPACITY**  
Mr. Simon Kwan of Simon Kwan & Associates Ltd.

**BUILDING CONTRACTOR FOR THE DEVELOPMENT**  
Techoy Construction Co. Limited

**FIRM OF SOLICITORS ACTING FOR THE OWNER IN RELATION TO THE SALE OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT**  
Alfred Lau & Co. Solicitors & Notaries

**AUTHORIZED INSTITUTION THAT HAS MADE A LOAN, OR HAS UNDERTAKEN TO PROVIDE FINANCE, FOR THE CONSTRUCTION OF THE DEVELOPMENT**  
Chong Hing Bank Limited (formerly known as Liu Chong Hing Bank Limited)

**ANY OTHER PERSONS WHO HAVE MADE A LOAN FOR THE CONSTRUCTION OF THE DEVELOPMENT**  
Not applicable

## 有參與發展項目的各方的關係

## RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

(a) 賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人。	否
(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。	否
(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。	否
(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。	否
(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。	否
(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。	否
(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。	否
(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。	否
(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。	否
(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。	否
(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。	否
(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。	否
(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。	否
(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。	否
(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。	否
(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。	否
(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。	否
(r) 賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。	否
(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。	否

## 有參與發展項目的各方的關係

## RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

(a) The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the development.	No
(b) The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person.	No
(c) The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person.	No
(d) The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person.	No
(e) The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person.	No
(f) The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person.	No
(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.	No
(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.	No
(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.	No
(j) The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and an authorized person for the development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor.	No
(k) The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor.	No
(l) The vendor or a building contractor for the development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	No
(m) The vendor or a building contractor for the development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor.	No
(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.	No
(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.	No
(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.	No
(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.	No
(r) The vendor or a building contractor for the development is a corporation, and the corporation of which an authorized person for the development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor.	No
(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.	No

## 發展項目的設計的資料

# INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目沒有構成圍封牆一部份的任何非結構的預製外牆幕牆

There will be no non-structural prefabricated external walls and curtain walls forming part of the enclosing walls of the Development

## 物業管理的資料

# INFORMATION ON PROPERTY MANAGEMENT

### 管理人

根據發展項目的有關公契，第一太平戴維斯（香港）有限公司獲委任為發展項目的管理人。

### Manager

Savills Property Management Limited appointed as the manager of the development under the latest Deed of Mutual Covenant

# 發展項目的所在位置圖

## LOCATION PLAN OF THE DEVELOPMENT

以下之所在位置圖顯示發展項目的位置及位於距離發展項目的界線250米以內的街道名稱及圖例所列之建築物、設施及構築物：

The Location Plan below shows the location of the Development and the names of streets and the buildings, facilities and structures (set out in the legend) that are situated within 250m from the boundary of the Development:



### 圖例 LEGEND

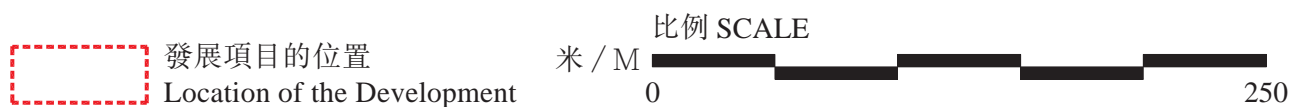
- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>📖 圖書館<br/>Library</li> <li>🎓 學校(包括幼稚園)<br/>School (including Kindergarten)</li> <li>🏊 體育設施(包括運動場及游泳池)<br/>Sports Facilities (including Sports Ground and Swimming Pool)</li> <li>🚉 公共交通總站(包括鐵路車站)<br/>Public Transport Terminal (including Rail Station)</li> <li>♻️ 垃圾收集站<br/>Refuse Collection Point</li> <li>🏠 公用事業設施裝置<br/>Public Utility Installation</li> <li>🏛️ 博物館<br/>Museum</li> <li>⚡ 發電廠(包括電力分站)<br/>Power Plant (including Electricity Sub-Stations)</li> </ul> | <ul style="list-style-type: none"> <li>🌳 公園<br/>Public Park</li> <li>🏛️ 宗教場所(包括教堂、廟宇及祠堂)<br/>Religious Institution (including Church, Temple and Tsz Tong)</li> <li>🏪 市場(包括濕貨市場及批發市場)<br/>Market (including Wet Market and Wholesale Market)</li> <li>🏠 社會福利設施(包括老人中心及弱智人士護理院)<br/>Social Welfare Facilities (including Elderly Centre and Home for the Mentally Disabled)</li> <li>🚻 公廁<br/>Public Convenience</li> <li>🏥 診療所<br/>Clinic</li> <li>🚗 公眾停車場(包括貨車停泊處)<br/>Public Carpark (including Lorry Park)</li> </ul> |
|---|--|

#### 備註：

1. 此所在位置圖參考自地政總署測繪處最近在2018年1月24號及2017年9月14日更新之測繪圖編號為11-SE-A及11-SE-C之部分而編制，經修正處理。
2. 此所在位置圖版權屬香港特區政府，經地政總署准許複印，版權特許編號 27/2018。
3. 因技術原因(例如發展項目之形狀)，所在位置圖所顯示之範圍多於《一手住宅物業銷售條例》所要求。

#### Remarks:


1. This Location Plan is prepared with reference to part of Survey Sheet 11-SE-A and 11-SE-C, last updated on 24th January 2018 and 14th September 2017 by the Survey and Mapping Office of Lands Department, with adjustments where necessary.
2. This location plan is reproduced with the permission of the Director of Lands. ©The Government of Hong Kong SAR. Licence No. 27/2018.
3. Due to technical reasons (such as the shape of the Development), the location plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.



## 發展項目的鳥瞰照片

## AERIAL PHOTOGRAPH OF THE DEVELOPMENT



 發展項目的位置  
Location of the Development

摘錄自地政總署測繪處於2017年1月6日在6,000呎飛行高度拍攝之鳥瞰照片之部份，編號為E011493。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,000 feet, Photo No. E011493, dated 6 January 2017.

香港特別行政區政府地政總署測繪處©版權所有，未經許可，不得複製。

Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved – reproduction by permission only.

備註：

因技術原因（例如發展項目之形狀），此鳥瞰照片所顯示的範圍多於《一手住宅物業銷售條例》所要求。

Remarks:

Due to technical reasons (such as the shape of the Development), the aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

# 關於發展項目的分區計劃大綱圖

## OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT



摘錄自2018年1月26日刊憲之銅鑼灣(港島規劃區第6區)分區計劃大綱草圖，圖則編號為S/H6/16。  
Adopted from part of the Causeway Bay (Hong Kong Planning Area No.6) Draft Outline Zoning Plan, Plan No. S/H6/16, gazetted on 26 January 2018.

分區計劃大綱圖版權屬香港特區政府，經地政總署准許複印。  
The Outline Zoning Plan is reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR.

### 圖例 LEGEND

#### 地帶 Zones

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

#### 交通 Communications

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

#### 其他 Miscellaneous

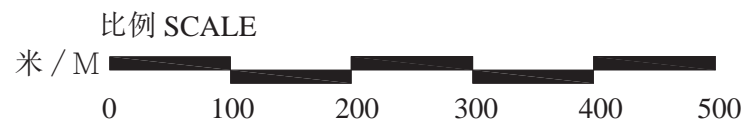
- 規劃範圍界線  
Boundary of Planning Scheme
- 建築物高度管制區界線  
Building Height Control Zone Boundary
- 最高建築物高度  
(在主水平基準上若干米)  
Maximum Building Height  
(In Metres Above Principal Datum)
- 最高建築物高度(樓層數目)  
Maximum Building Height  
(In Number of Storeys)
- 非建築用地  
Non-Building Area

備註：  
因技術原因(例如發展項目之形狀)，此圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。

#### Remark:

Due to technical reasons (such as the shape of the Development), this plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

發展項目的位置  
Location of the Development



# 發展項目的住宅物業的樓面平面圖

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

### 發展項目的住宅物業的樓面平面圖圖例

#### LEGEND FOR FLOOR PLANS OF THE DEVELOPMENT

A/C	= Air-conditioning 冷氣機	M. BATH	= Master Bathroom 主人房之浴室
ARCH. FIN. ABOVE	= Architectural fin above 上方之建築裝飾橫楣	M.B.R.1.	= Master Bedroom 1 主人房 (1 號房)
ARCH. FEATURE	= Architectural Feature 建築裝飾	Main Switch Room	= 電掣房
B.R.2	= Bedroom 2 睡房(2 號房)	Owner's Corporation Office	= 業主立案法團辦公室
B.R.3	= Bedroom 3 睡房(3 號房)	Open Deck	= 露天平台
B. WDW	= Bay Window 窗台	Open Yard	= 露天庭院
BAL.	= Balcony 露台	P.D.	= 管槽
CARETAKER'S OFFICE	= 管理員辦公室	P.D. Room	= 管道房
CARPORT	= 開敞式車房	Planter	= 花槽
DN.	= Down 落	Potable Flushing Water Tank & Pump Room	= 食水及沖廁水缸及水泵房
ELECT. METER RM	= Electric Meter Room 電錶房	Private Roof	= 私人天台
EMERG. GENERATOR RM.	= Emergency Generator Room 緊急發電機房	Sunken Filtration Plant Room	= 跌級濾水機房
ENTRANCE LOBBY	= 入口大堂	Temporary Parking for Loading / unloading Vehicle	= 裝卸車輛臨時停車位
F.S. INLET	= Fire Service Inlet 消防入水掣	R.C. CURB	= Reinforce Concrete Curb 混凝土矮牆
F.S. Up-Feed Tank / Pump Intermediate Booster Room	= 消防上水缸及泵，及中途增壓泵	Refuse Collection Room	= 垃圾房
G.M.S. ANGLE FRAME FOR A/C OUTDOOR UNIT	= Galvanized Mild Steel Angle Frame for Air Conditioning Outdoor Unit 金屬冷氣機支架	Roof	= 天台
GYMNASIUM	= 健身室	STORE	= Store Room 土多房
HARD-LANDSCAPE WATER FEATURE	= 戶外景觀水池	Sump Pit	= 污水井
H.R.	= Hose Reel 消防喉轆	T.B.E. Room	= Telecommunications Broadcasting Equipment Room 電訊及廣播設備機房
KIT.	= Kitchen 廚房	Top of	= 上蓋
LAV.	= Lavatory 廁所	TD	= Telephone Duct 電話線槽
LIFT	= Lift 升降機	U.P.	= Utility Platform 工作平台
LIFT LOBBY	= Lift Lobby 升降機大堂	UP	= 上
LIFT MACHINE RM.	= Lift Machine Room 升降機機房	WMC	= Water Meter Cabinet 水錶櫃
LIV. / DIN.	= Living / Dining Room 客廳 / 飯廳	WC	= Water Closet 廁所

以下備註適用於「發展項目的住宅物業的樓面平面圖」的所有頁數:

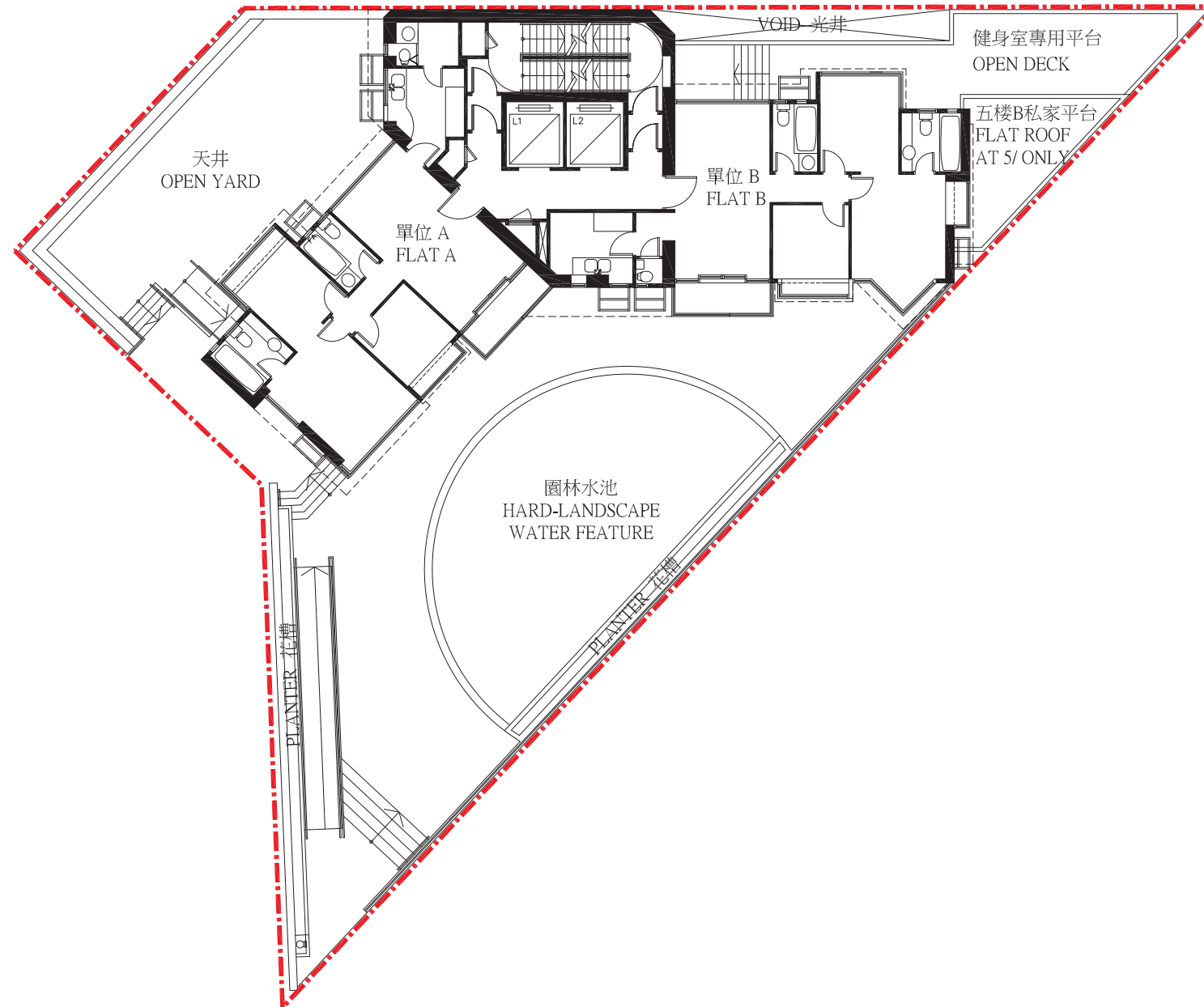
1. 樓面平面圖之尺規所列數字以毫米標示。
2. 部份樓層外牆範圍設有建築裝飾及/或外露喉管，詳細資料請參考最後批准之總建築圖則及其他相關圖則。
3. 部份住宅物業客飯廳、睡房、走廊、浴室及/或開放式廚房之裝飾橫樑或假天花內裝置冷氣喉管及/或其他機電設備。
4. 樓面平面圖所示之裝置如洗滌盤、浴缸、坐廁、面盆等只供展示其大約位置而非展示其實大小、設計及形狀。

The following remarks are applicable to all pages in "Floor Plans of Residential Properties in the Development"

1. The dimensions of the floor plan are all in millimeters.
2. There may be architectural features and/or exposed pipes on external walls of some of the floors. For details, please refer to the latest approved general building plans and other relevant plans.
3. There are ceiling bulkheads or false ceiling in living and dining room, bedrooms corridor, bathrooms and/or open kitchen of some residential properties for the air-conditioning system and/or mechanical and electrical services.
4. The indications of fittings such as sinks, bathtubs, toilet bowls, wash basins etc. shown on the floor plan are indications of their approximate locations only and not indications of their actual size, designs and shapes.

# 發展項目的布局圖

## LAYOUT PLAN OF THE DEVELOPMENT



--- 發展項目的邊界  
Boundary of the Development

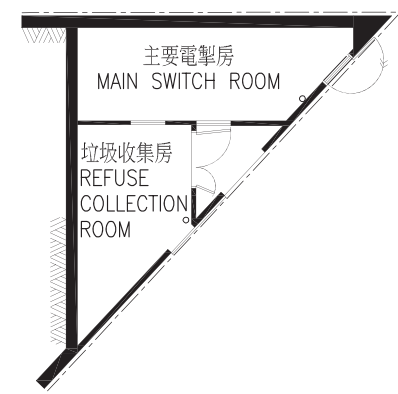
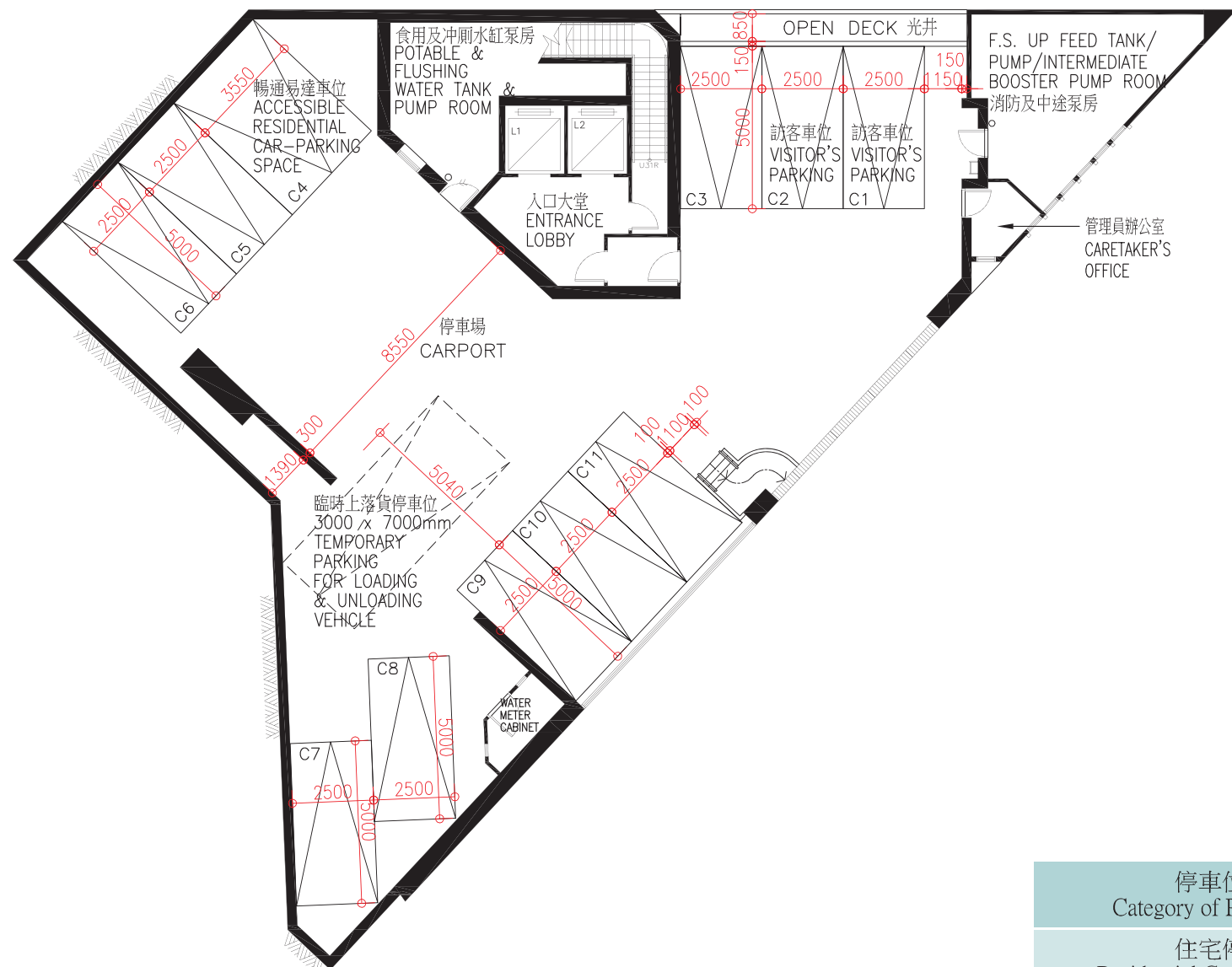
### 基地佈置圖 SITE LAYOUT PLAN

比例 SCALE  
米 / M 0 2 4 6 8 10



# 發展項目的停車位的樓面平面圖

## FLOOR PLANS OF PARKING SPACE IN THE DEVELOPMENT



地下平面圖  
GROUND FLOOR PLAN



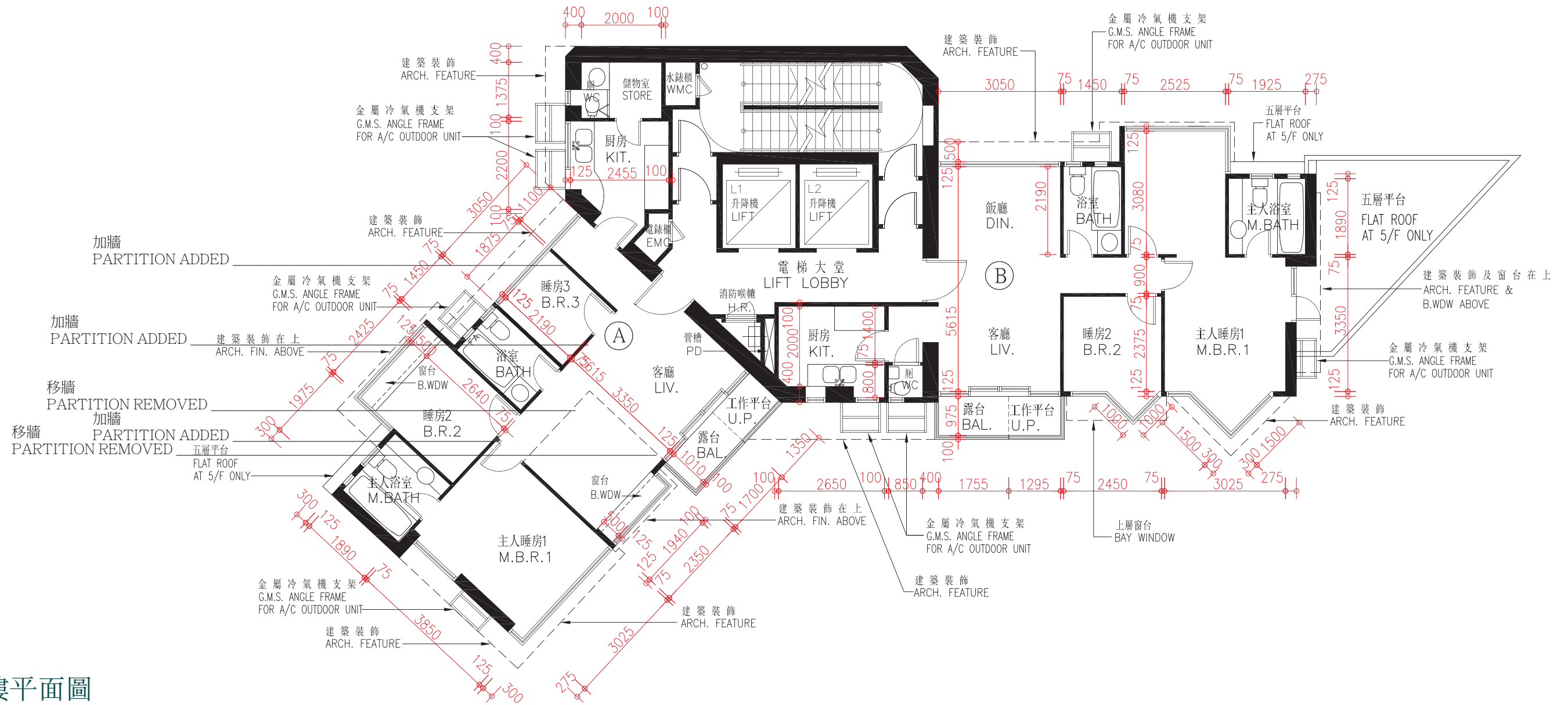
一樓面平面圖  
1st FLOOR PLAN



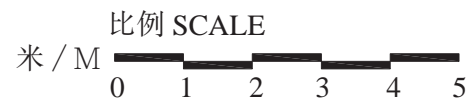
停車位類別 Category of Parking Space	數目 Number	尺寸(長x闊) 米 Dimensions (LxW) m.	每個停車位面積(平方米) Area Per Each Parking Space(sq.m.)
住宅停車位 Residential Car Parking Space	8	5.0 x 2.5	12.5
訪客停車位 Visitors' Car Parking Space	2	5.0 x 2.5	12.5
暢通易達停車位 Accessible Residential Car Parking Space	1	5.0 x 3.55	17.75
臨時上落貨停車位 Temporary Loading & Unloading	1	7.0 x 3.0	21.0

# 發展項目的住宅物業的樓面平面圖

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT



五樓平面圖  
5th FLOOR PLAN



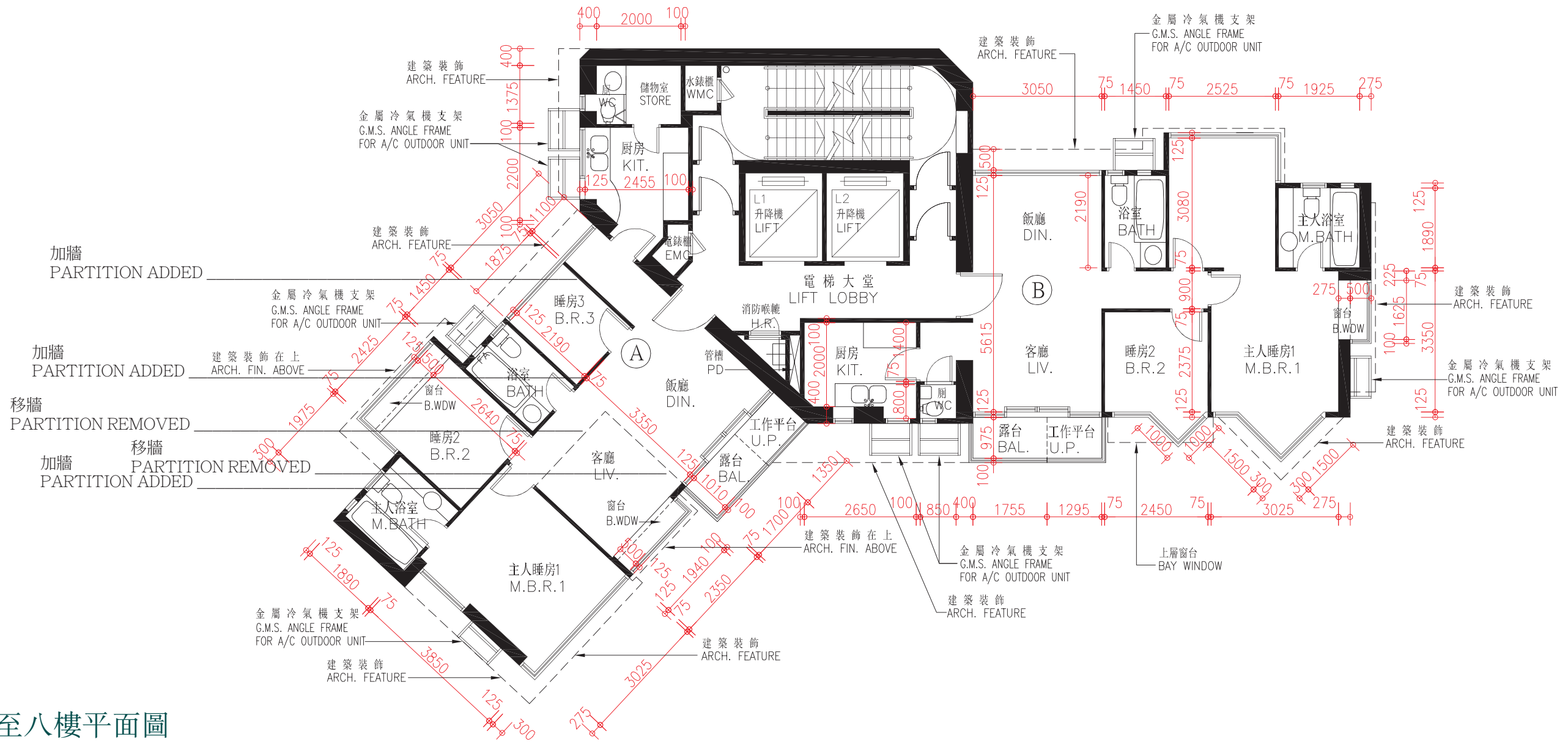
5A Minor Alteration

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 按發展項目的經批准的建築圖則所規定者，發展項目每個住宅物業的樓板（不包括灰泥）的厚度為130-175毫米。
3. 按發展項目的經批准的建築圖則所規定者，發展項目每個住宅物業的層與層之間的高度為2.80米。

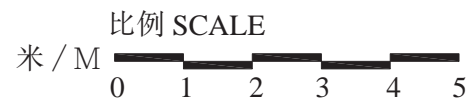
1. The internal area of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The thickness of floor slabs(excluding plaster) of each residential property of the Development as provided in the approved building plans for the Development: 130 - 175mm.
3. The floor to floor height of each residential property of the Development as provided in the approved plans for Development: 2.80m.

# 發展項目的住宅物業的樓面平面圖

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT



六樓至八樓平面圖  
6th - 8th FLOOR PLAN



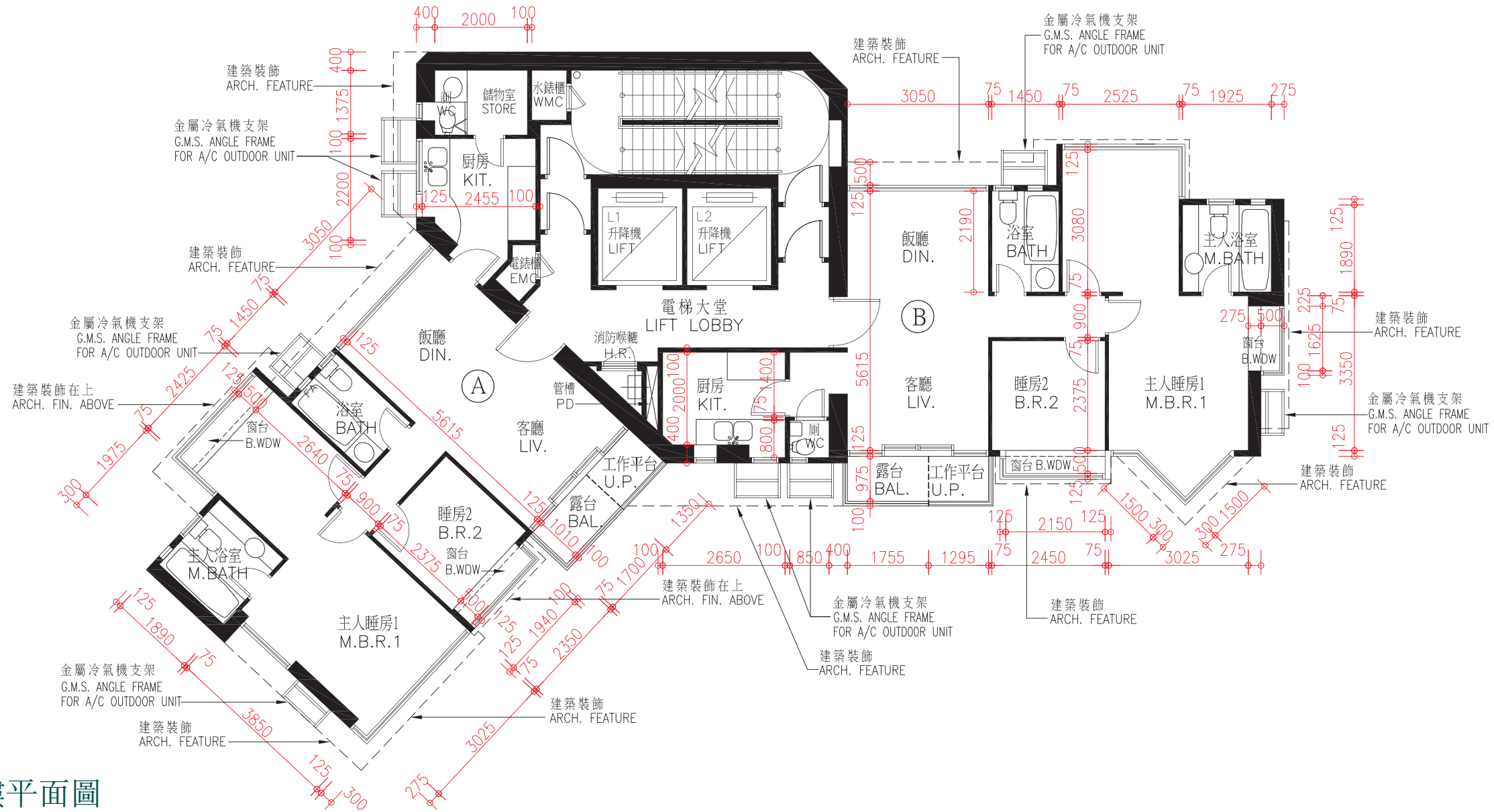
6A & 7A Minor Alteration

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 按發展項目的經批准的建築圖則所規定者，發展項目每個住宅物業的樓板（不包括灰泥）的厚度為130-175毫米。
3. 按發展項目的經批准的建築圖則所規定者，發展項目每個住宅物業的層與層之間的高度為2.80米。

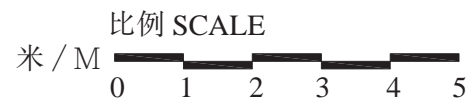
1. The internal area of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The thickness of floor slabs(excluding plaster) of each residential property of the Development as provided in the approved building plans for the Development: 130 - 175mm.
3. The floor to floor height of each residential property of the Development as provided in the approved plans for Development: 2.80m.

# 發展項目的住宅物業的樓面平面圖

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT



九樓至十七樓平面圖  
9th - 17th FLOOR PLAN

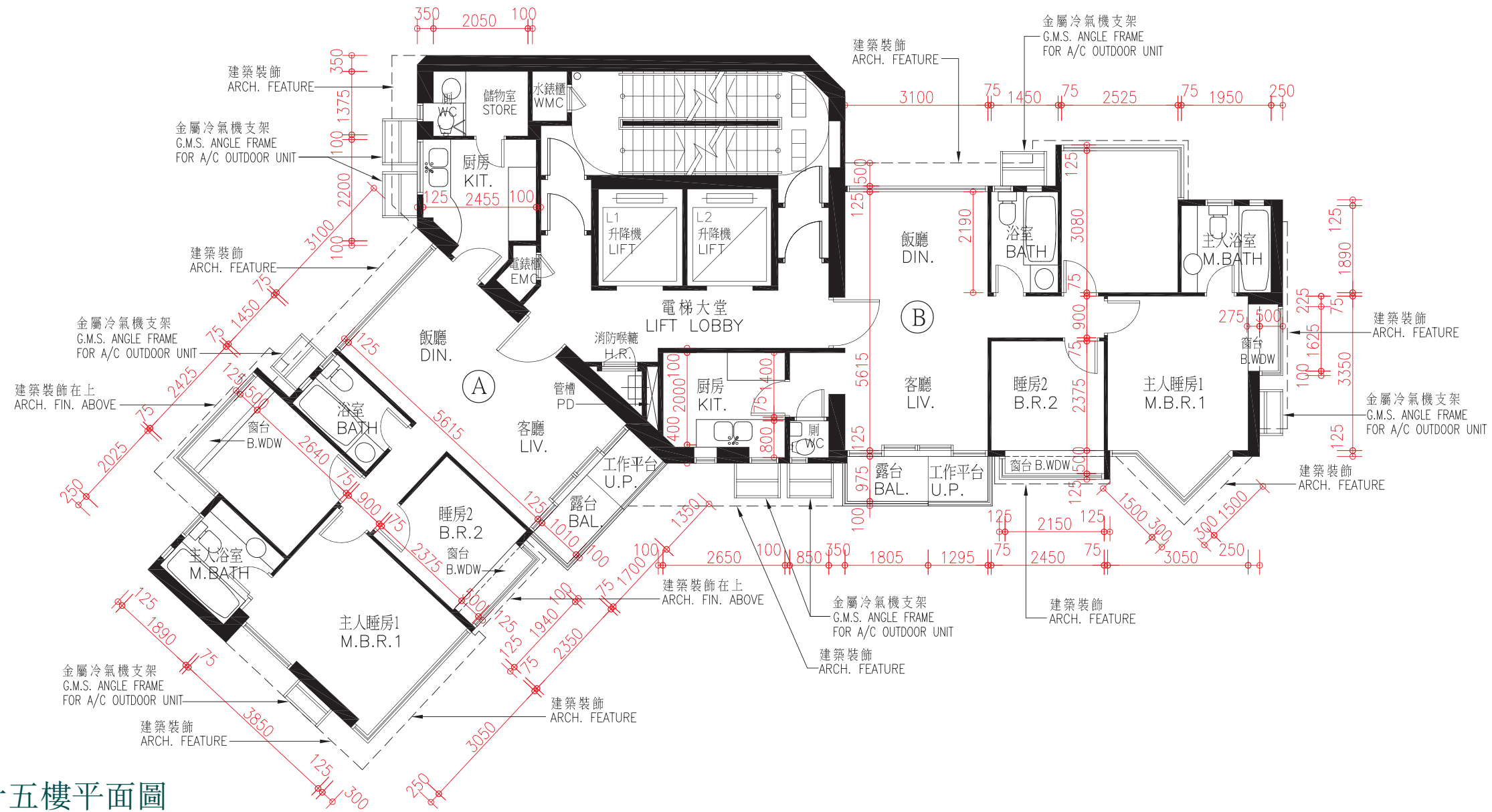


1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 按發展項目的經批准的建築圖則所規定者，發展項目每個住宅物業的樓板（不包括灰泥）的厚度為130-175毫米。
3. 按發展項目的經批准的建築圖則所規定者，發展項目每個住宅物業的層與層之間的高度為2.80米。

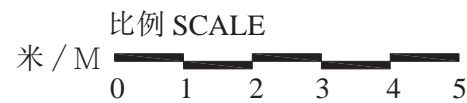
1. The internal area of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The thickness of floor slabs(excluding plaster) of each residential property of the Development as provided in the approved building plans for the Development: 130 - 175mm.
3. The floor to floor height of each residential property of the Development as provided in the approved plans for Development: 2.80m.

# 發展項目的住宅物業的樓面平面圖

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT



十八樓至二十五樓平面圖  
18th - 25th FLOOR PLAN

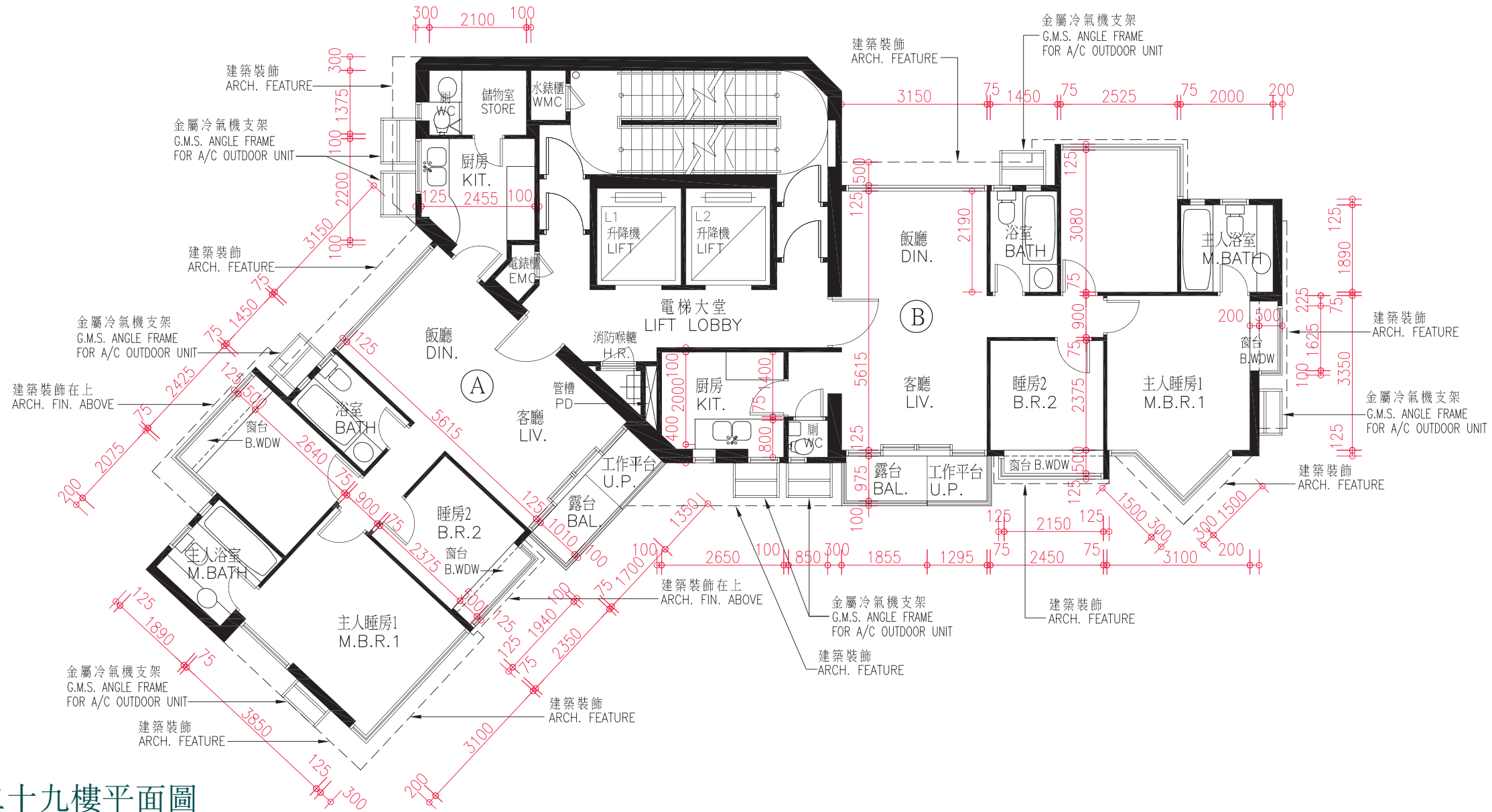


1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 按發展項目的經批准的建築圖則所規定者，發展項目每個住宅物業的樓板（不包括灰泥）的厚度為130-175毫米。
3. 按發展項目的經批准的建築圖則所規定者，發展項目每個住宅物業的層與層之間的高度為2.80米。

1. The internal area of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The thickness of floor slabs(excluding plaster) of each residential property of the Development as provided in the approved building plans for the Development: 130 - 175mm.
3. The floor to floor height of each residential property of the Development as provided in the approved plans for Development: 2.80m.

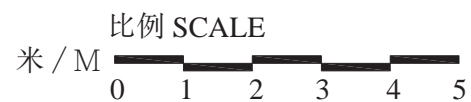
# 發展項目的住宅物業的樓面平面圖

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT



二十六樓至二十九樓平面圖

26th - 29th FLOOR PLAN

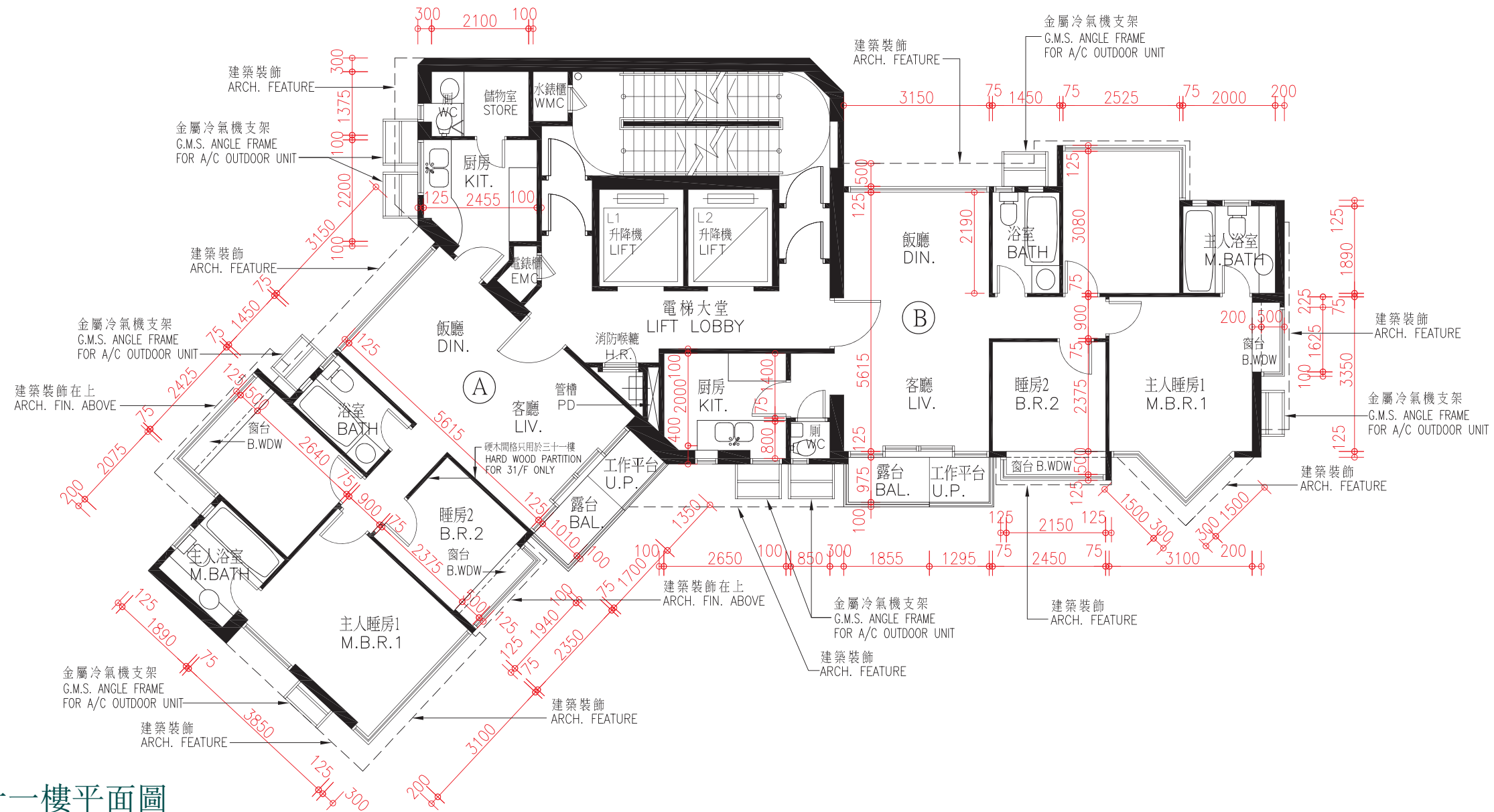


1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 按發展項目的經批准的建築圖則所規定者，發展項目每個住宅物業的樓板（不包括灰泥）的厚度為130-175毫米。
3. 按發展項目的經批准的建築圖則所規定者，發展項目每個住宅物業的層與層之間的高度為2.80米。

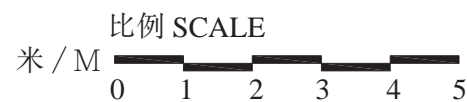
1. The internal area of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The thickness of floor slabs(excluding plaster) of each residential property of the Development as provided in the approved building plans for the Development: 130 - 175mm.
3. The floor to floor height of each residential property of the Development as provided in the approved plans for Development: 2.80m.

# 發展項目的住宅物業的樓面平面圖

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT



三十樓至三十一樓平面圖  
30th - 31st FLOOR PLAN

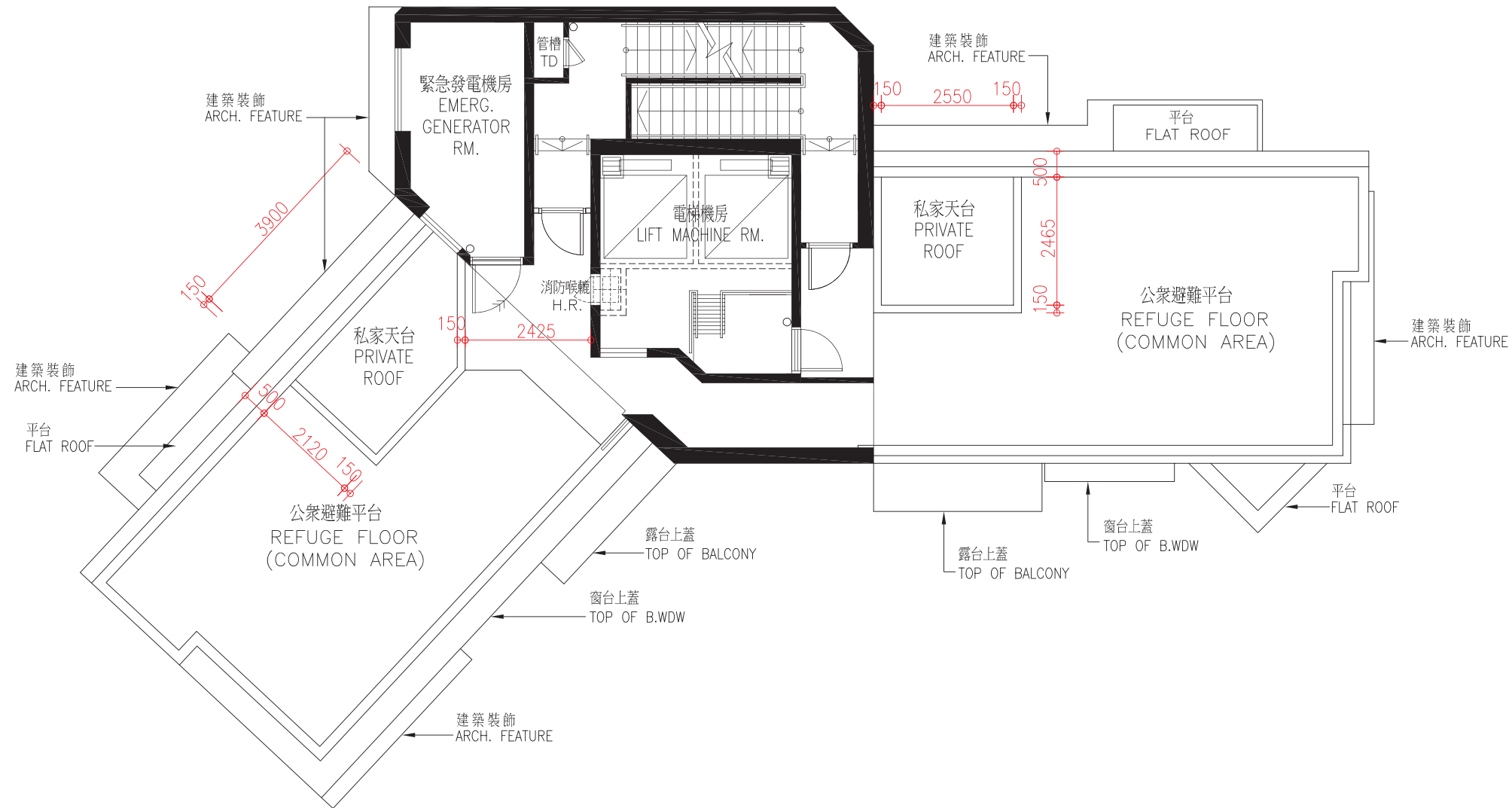


1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 按發展項目的經批准的建築圖則所規定者，發展項目每個住宅物業的樓板（不包括灰泥）的厚度為130-175毫米。
3. 按發展項目的經批准的建築圖則所規定者，發展項目每個住宅物業的層與層之間的高度為2.80米。

1. The internal area of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The thickness of floor slabs(excluding plaster) of each residential property of the Development as provided in the approved building plans for the Development: 130 - 175mm.
3. The floor to floor height of each residential property of the Development as provided in the approved plans for Development: 2.80m.

# 發展項目的住宅物業的樓面平面圖

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT



天台樓面平面圖  
ROOF PLAN



1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 按發展項目的經批准的建築圖則所規定者，發展項目每個住宅物業的樓板（不包括灰泥）的厚度為130-175毫米。
3. 按發展項目的經批准的建築圖則所規定者，發展項目每個住宅物業的層與層之間的高度為2.80米。

1. The internal area of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The thickness of floor slabs(excluding plaster) of each residential property of the Development as provided in the approved building plans for the Development: 130 - 175mm.
3. The floor to floor height of each residential property of the Development as provided in the approved plans for Development: 2.80m.

## 期數中的住宅物業的面積

## AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property	實用面積 Saleable Area [包括露台、工作平台及陽台 (如有)] [Including balcony, utility platform and verandah (if any)] 平方米 (平方呎) Sq. metre (sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) Sq. metre (sq. ft.)									
		空調機房 Air-Conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard
31A	72.644 (782)	-	2.35 (25)	-	-	-	-	8.898 (96)	-	-	-
31B	71.754 (772)	-	2.0 (22)	-	-	-	-	8.023 (86)	-	-	-
30A	72.644 (782)	-	2.35 (25)	-	-	-	-	-	-	-	-
30B	71.754 (772)	-	2.0 (22)	-	-	-	-	-	-	-	-
29A	72.644 (782)	-	2.35 (25)	-	-	-	-	-	-	-	-
29B	71.754 (772)	-	2.0 (22)	-	-	-	-	-	-	-	-
28A	72.644 (782)	-	2.35 (25)	-	-	-	-	-	-	-	-
28B	71.754 (772)	-	2.0 (22)	-	-	-	-	-	-	-	-
27A	72.644 (782)	-	2.35 (25)	-	-	-	-	-	-	-	-
27B	71.754 (772)	-	2.0 (22)	-	-	-	-	-	-	-	-
26A	72.644 (782)	-	2.35 (25)	-	-	-	-	-	-	-	-
26B	71.754 (772)	-	2.0 (22)	-	-	-	-	-	-	-	-
25A	72.783 (783)	-	2.35 (25)	-	-	-	-	-	-	-	-
25B	71.779 (773)	-	1.95 (21)	-	-	-	-	-	-	-	-
23A	72.783 (783)	-	2.35 (25)	-	-	-	-	-	-	-	-
23B	71.779 (773)	-	1.95 (21)	-	-	-	-	-	-	-	-
22A	72.783 (783)	-	2.35 (25)	-	-	-	-	-	-	-	-
22B	71.779 (773)	-	1.95 (21)	-	-	-	-	-	-	-	-
21A	72.783 (783)	-	2.35 (25)	-	-	-	-	-	-	-	-
21B	71.779 (773)	-	1.95 (21)	-	-	-	-	-	-	-	-
20A	72.783 (783)	-	2.35 (25)	-	-	-	-	-	-	-	-
20B	71.779 (773)	-	1.95 (21)	-	-	-	-	-	-	-	-
19A	72.783 (783)	-	2.35 (25)	-	-	-	-	-	-	-	-
19B	71.779 (773)	-	1.95 (21)	-	-	-	-	-	-	-	-

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

### 備註：

以平方呎列出的面積以1平方米=10.764平方呎換算，共以四捨五入至整數。  
本售樓說明書「期數中的住宅物業的面積」一節所列停車位之面積包括相關洋房之車房 (車房於本售樓說明書「期數中的停位的樓面平面圖」一節有所標示) 之全部面積。批地文件指明車房內用作停車輛的地方之面積，請參閱本售樓說明書「期數中的停車位的樓面平面圖」一節之車位面積。

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

### Notes:

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

The area of the Parking Space specified in the section "Area of Residential Properties in the Phase" in this sales brochure includes the area of the entire carport of the unit (as indicated in the section "Floor Plans of Parking Spaces in the Phase" in this sales brochure). For the area inside the carport which is designated under the land grant for the parking purpose, please refer to the area of parking spaces under the section "Floor Plans of Parking Spaces in the Phase" in the sales brochure.

## 期數中的住宅物業的面積

## AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property	實用面積 Saleable Area [包括露台、工作平台及陽台 (如有)] [Including balcony, utility platform and verandah (if any)] 平方米 (平方呎) Sq. metre (sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) Sq. metre (sq. ft.)									
		空調機房 Air-Conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard
18A	72.783 (783)	-	2.35 (25)	-	-	-	-	-	-	-	-
18B	71.779 (773)	-	1.95 (21)	-	-	-	-	-	-	-	-
17A	72.919 (785)	-	2.35 (25)	-	-	-	-	-	-	-	-
17B	71.804 (773)	-	1.95 (21)	-	-	-	-	-	-	-	-
16A	72.919 (785)	-	2.35 (25)	-	-	-	-	-	-	-	-
16B	71.804 (773)	-	1.95 (21)	-	-	-	-	-	-	-	-
15A	72.919 (785)	-	2.35 (25)	-	-	-	-	-	-	-	-
15B	71.804 (773)	-	1.95 (21)	-	-	-	-	-	-	-	-
12A	72.919 (785)	-	2.35 (25)	-	-	-	-	-	-	-	-
12B	71.804 (773)	-	1.95 (21)	-	-	-	-	-	-	-	-
11A	72.919 (785)	-	2.35 (25)	-	-	-	-	-	-	-	-
11B	71.804 (773)	-	1.95 (21)	-	-	-	-	-	-	-	-
10A	72.919 (785)	-	2.35 (25)	-	-	-	-	-	-	-	-
10B	71.804 (773)	-	1.95 (21)	-	-	-	-	-	-	-	-
9A	72.919 (785)	-	2.35 (25)	-	-	-	-	-	-	-	-
9B	71.804 (773)	-	1.95 (21)	-	-	-	-	-	-	-	-
8A	72.919 (785)	-	2.35 (25)	-	-	-	-	-	-	-	-
8B	72.304 (778)	-	0.75 (8)	-	-	-	-	-	-	-	-
7A	72.919 (785)	-	2.35 (25)	-	-	-	-	-	-	-	-
7B	72.304 (778)	-	0.75 (8)	-	-	-	-	-	-	-	-
6A	72.919 (785)	-	2.35(25)	-	-	-	-	-	-	-	-
6B	72.304 (778)	-	0.75 (8)	-	-	-	-	-	-	-	-
5A	72.919 (785)	-	2.35(25.295)	-	-	-	-	-	-	-	-
5B	72.304 (778)	-	-	-	15.176(163)	-	-	-	-	-	-

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

### 備註：

以平方呎列出的面積以1平方米=10.764平方呎換算，共以四捨五入至整數。  
本售樓說明書「期數中的住宅物業的面積」一節所列停車位之面積包括相關洋房之車房 (車房於本售樓說明書「期數中的停位的樓面平面圖」一節有所標示) 之全部面積。批地文件指明車房內用作停車輛的地方之面積，請參閱本售樓說明書「期數中的停車位的樓面平面圖」一節之車位面積。

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

### Notes:

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

The area of the Parking Space specified in the section "Area of Residential Properties in the Phase" in this sales brochure includes the area of the entire carport of the unit (as indicated in the section "Floor Plans of Parking Spaces in the Phase" in this sales brochure). For the area inside the carport which is designated under the land grant for the parking purpose, please refer to the area of parking spaces under the section "Floor Plans of Parking Spaces in the Phase" in the sales brochure.

## 臨時買賣合約的摘要

# SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

1. 買方在簽立臨時買賣合約時向賣方(擁有人)繳付相等於樓價5%的臨時訂金。
  2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有。
  3. 如買方沒有於訂立該臨時合約之後5個工作日內簽立正式買賣合約—
    - (i) 該臨時買賣合約即告終止；及
    - (ii) 買方支付的臨時訂金即予沒收；及
    - (iii) 賣方(擁有人)不得就買方沒有簽立正式買賣合約，而針對買方提出進一步申索。
1. A preliminary deposit of which is equal to 5% of purchase price is payable by the purchaser to the vendor (the owner) upon signing of the preliminary agreement for sale and purchase.
  2. The preliminary deposit paid by the purchaser on the signing of that preliminary for sale and purchase will be held by a firm of solicitors acting for the owner, as stakeholders.
  3. If the purchaser fails to sign the formal agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary a agreement for sale and purchase -
    - (i) that preliminary agreement for sale and purchase is terminated; and
    - (ii) the preliminary deposit paid by the purchaser is forfeited; and
    - (iii) the vendor (the owner) does not have any further claim against the purchaser for the failure.

# 公契的摘要

## SUMMARY OF DEED OF MUTUAL COVENANT

### 1. 發展項目的公用部分

- (a) 公用部分指在該土地（指內地段8973）內符合以下情況的系統、裝備、設備、機器、固定裝置、裝置、管道或其他事宜：
- (i) 擬為該土地或其任何部分的不同業主、佔用人、被許可人或被邀請共同使用及利益；
  - (ii) 符合建築物管理條例（第344章）第2條中「公用部分」的定義；或
  - (iii) 賣方不時按照公契指定之公用部分。

上述包括部分入口大堂、樓梯、升降機、康樂設施、外牆等。

- (b) 公用部分分為發展項目公用部分（提供或安裝給發展項目所有業主、佔用人、被許可人或被邀請共同使用及利益）、住宅公用部分（提供或安裝給發展項目所有業主、佔用人、被許可人或被邀請共同使用及利益）及車場公用部分（提供或安裝給發展項目所有業主、佔用人、被許可人或被邀請共同使用及利益）。
- (c) 業主有權為了正當使用與享用他的單位有關的一切目的使用公用部分。
- (d) 除非已經取得業主委員會的批准，業主不得轉變任何公用部分供他人使用或享用。
- (e) 業主不得阻塞公用部分，亦不得在該等地方作出任何事情，以致可能或成為對該土地或任何毗鄰房產的任何其他業主或佔用人造成滋擾。
- (f) 業主不得更改公用部分或作出任何事情，以致管理人認為會干擾或損壞公用部分或對用部分的正常運作有不利影響。
- (g) 管理人具有充分權利及授權控制公用部分和全面公用部分。管理人須作為全體業主的受託人持有公用部分。

### 2. 分配發展項目中的每個住宅物業的不分割份數的數目

發展項目中的每個住宅物業配有不分割份數。詳細的分配狀況，請參閱下表

樓層	單位	分配予每個住宅物業的不分割份數的數目	樓層	單位	分配予每個住宅物業的不分割份數的數目
31	A	85	22	A	84
31	B	80	22	B	79
30	A	84	21	A	84
30	B	79	21	B	79
29	A	84	20	A	84
29	B	79	20	B	79
28	A	84	19	A	84
28	B	79	19	B	79
27	A	84	18	A	84
27	B	79	18	B	79
26	A	84	17	A	83
26	B	79	17	B	79
25	A	84	16	A	83
25	B	79	16	B	79
23	A	84	15	A	83
23	B	79	15	B	79

樓層	單位	分配予每個住宅物業的不分割份數的數目	樓層	單位	分配予每個住宅物業的不分割份數的數目
12	A	83	8	A	83
12	B	79	8	B	78
11	A	83	7	A	83
11	B	79	7	B	78
10	A	83	6	A	83
10	B	79	6	B	78
9	A	83	5	A	83
9	B	79	5	B	78

### 3. 發展項目的管理人的委任年期

管理人的首屆任期為由公契簽署日期起計兩年。管理人的委任可按公契的條文終止。

### 4. 在發展項目中的住宅物業的擁有人之間分擔管理開支的基準

每名業主須根據其單位分配到的管理份數按公契指明的方式、金額及比例分擔發展項目開支（指管理發展項目時必須地和合理地招致的支出、費用及收費，且須基於管理人擬定之預算）（包括管理人之酬金）。一般而言：

- (a) 每名業主須按分配到其單位之管理份數之比例分擔有關發展項目公用部分之管理開支；
- (b) 每名住宅物業業主須按分配到其住宅物業之管理份數之比例分擔有關住宅公用部分之管理開支；及
- (c) (i) 每名停車位業主須按分配到其停車位之管理份數之比例分擔有關停車場公用部分之管理開支之9/11；及
- (ii) 每名住宅物業業主須按分配到其住宅物業之管理份數之比例分擔有關停車場公用部分之管理開支之2/11。

每個住宅物業之管理份數相等於其獲分配之不分割總數與發展目管理份數總數不同。所有發展項目中的住宅物業之管理份數總數為38,925。所有發展項目中的停車位之管理份數總數為1,125。發展項目之管理份數總數為40,050。

### 5. 計算管理費按金的基準

管理費按金相等於三個月之每月管理費。

### 6. 擁有人在發展項目中保留作自用的範圍（如有的話）

不適用

# 公契的摘要

## SUMMARY OF DEED OF MUTUAL COVENANT

### 1. Common Parts of the Development

- (a) Common Parts means all areas, systems, equipment, facilities, machinery, fixtures, fittings, conduits or other matters in the Land (meaning Inland Lot No.8973, and, where the context permits, shall include the Development thereon):
- Which are intended for the common use and benefit of different owners, occupiers, licensees or invitees of the Land or any part thereof;
  - As will fall within the definition of “common parts” in section 2 of the Building Management Ordinance (Cap.344); or
  - Which are from time to time designated by Vendor to be Common Parts in accordance with the DMC. These include certain entrance lobbies, staircases, lifts, recreational facilities, external walls, etc.
- (b) Common Parts are categorized into Development Common Parts (provided or installed for the common use and benefit of all owners, occupiers, licensees, or invitees in the Development), Residential Common Parts (provided or installed for the common use and benefit of all owners, occupiers, licensees, or invitees in the Development) and Parking Common Parts (provided or installed for the common use and benefit of all owners, occupiers, licensees, or invitees in the Development).
- (c) The owners may use the Common Parts for all purposes connected with the proper use and enjoyment of his Unit.
- (d) The owners may not convert any of the Common Parts to his own use or for his own benefit unless the approval of the Owners’ Committee has been obtained.
- (e) The owners may not obstruct the Common Parts nor do anything in or to the Common Parts which may be or become a nuisance to any other owner or occupiers of the Land or any neighbouring premises.
- (f) The owners may not alter the Common Parts or do anything which may, in the opinion of the Manager, interfere with or damage the Common Parts or adversely affect the normal functioning of the Common Parts.
- (g) The Manager has the full right and authority to control the Common Parts and to generally administer and manage the Common Parts. The Manager shall hold the Common Parts as trustee for all owners.

### 2. Number of Undivided Shares assigned to each residential property into the Development

Undivided Shares are allocated to each residential property. They are set out in the table below.

Floor	Flat	Number of undivided shares assigned to each residential property
31	A	85
31	B	80
30	A	84
30	B	79
29	A	84
29	B	79
28	A	84
28	B	79
27	A	84
27	B	79
26	A	84
26	B	79
25	A	84
25	B	79
23	A	84
23	B	79

Floor	Flat	Number of undivided shares assigned to each residential property
22	A	84
22	B	79
21	A	84
21	B	79
20	A	84
20	B	79
19	A	84
19	B	79
18	A	84
18	B	79
17	A	83
17	B	79
16	A	83
16	B	79
15	A	83
15	B	79

Floor	Flat	Number of undivided shares assigned to each residential property
12	A	83
12	B	79
11	A	83
11	B	79
10	A	83
10	B	79
9	A	83
9	B	79

Floor	Flat	Number of undivided shares assigned to each residential property
8	A	83
8	B	78
7	A	83
7	B	78
6	A	83
6	B	78
5	A	83
5	B	78

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

The Manager will be appointed for an initial term of two years from the date of the DMC. The appointment of the Manager may be terminated according to the provisions of the DMC.

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

Each owner shall contribute towards the Management Expenses (which shall be the expenses, costs and charges necessarily and reasonably incurred in the management of the Development, and shall be based on the budget prepared by the Manager) (including the Manager’s Remuneration) of the Development in such manner, amount and proportion as provided in the DMC by reference to the Management Shares allocated to his Unit. In general:

- Each owner shall contribute towards the Management Expenses relating to the Residential Common Parts in proportion to the Management Shares allocated to his residential property; and
- Each owner of a residential property shall contribute towards the Management Expenses relating to the Residential Common Parts in proportion to the Management Shares allocated to his residential property; and
- each owner of a Parking Space shall contribute towards 9/11 the Management Expenses relating to the Parking Common Parts in proportion to the Management Shares allocated to his Parking Space; and
  - each owner of a residential property shall contribute towards 2/11 of the Management Expenses relating to the Parking Common Parts in proportion to the Management Shares allocated to his residential property.

The number of Management Shares of a residential property is the same as the number of Undivided Shares allocated to that residential property. However, the total number of Undivided Shares in the Development is different from the total number of Management Shares in the Development. The total number of Management Shares of all residential properties in the Development is 38,925. The total number of Management Shares of all Parking Spaces in the Development is 1,125. The total number of Management Shares in the Development is 40,050.

### 5. Basis on which the Management Fee Deposit is fixed

The amount of Management Fee Deposit is 3 months’ monthly management fee.

### 6. Area (if any) in the Development retained by the owner for its own use

Not Applicable

# 批地文件的摘要

## SUMMARY OF LAND GRANT

1. 發展項目所位的土地地段編號  
內地段第8973號
2. 有關租契規定的年期  
50年由2004年5月18日起計
3. 適用於該土地的用途限制  
住宅
4. 按規定須興建並提供予政府或公眾使用的設施  
圖示在咖啡色上的公共用地(請參閱批地文件內的圖則)
5. 有關承授人在該土地內外鋪設、塑造或作環境美化的任何範圍，或興建或維持任何構物或設施的責任  
不適用
6. 對買方造成負擔的租用條件  
負責保養或維修上述第4項的公用地

備註：

本節中提述「承授人」一詞指根據批地文件中的承授人和如文意允許時包括其遺囑執行人、遺產管理人及承讓人。

1. The lot number of the land on which the Development is situated  
Inland Lot No.8973 (“the Land”)
2. The term of years under the leases  
The term of years shall be 50 years commencing on the 18th day of May 2004
3. The user restrictions applicable to that land  
For Residential properties purposes
4. The facilities that are required to be constructed and provided for the Government, or for public use  
Non-exclusive right-of-way over Government (Brown Area) (please see attached plan)
5. The grantee’s obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside that land  
Not applicable
6. The lease conditions that are onerous to a purchaser  
To approve, construct a paved way with the associated street as item 4 above

Remark:

The expression “grantee” as mentioned in this section means the grantee under the Land Grant and where the context admits or requires includes his executors, administrators and assigns.

## 公共設施及公眾休憩用地的資料

## INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

(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任何設施；	請到銷售處參閱圖則在第12655號批地文件
(b) 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任何設施；	渣甸豪宅物業管理公司
(c) 根據批地文件規定須由該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任何休憩用地；	不適用
(d) 該項目所位於的土地中為施行《建築物(規劃)規例》(第123章，附屬法例F) 第22(1)條而撥供公眾用途的任何部分。	請到銷售處參閱圖則在第12655號批地文件

(a) Any facilities that are required under the land grant to be constructed provided for the Government, or for public use;	Please refer to the plan in Deed of Exchange No.12655 at Sales Office
(b) Any facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development;	Jardine Summit Property Management Office
(c) Any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development;	Not applicable
(d) 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).	Please refer to the plan in Deed of Exchange No.12655 at Sales Office

### Land Grant

Development Conditions (c) of the Land Exchange stipulates that:

“(c) The Grantee shall form, uphold, maintain and repair the non-exclusive right-of-way over Government Land as show coloured brown of PLAN I (Brown Area); and to construct, pave the Brown Area with the associated street furniture including bollards to the satisfaction of the Director.”

## 對買方的警告

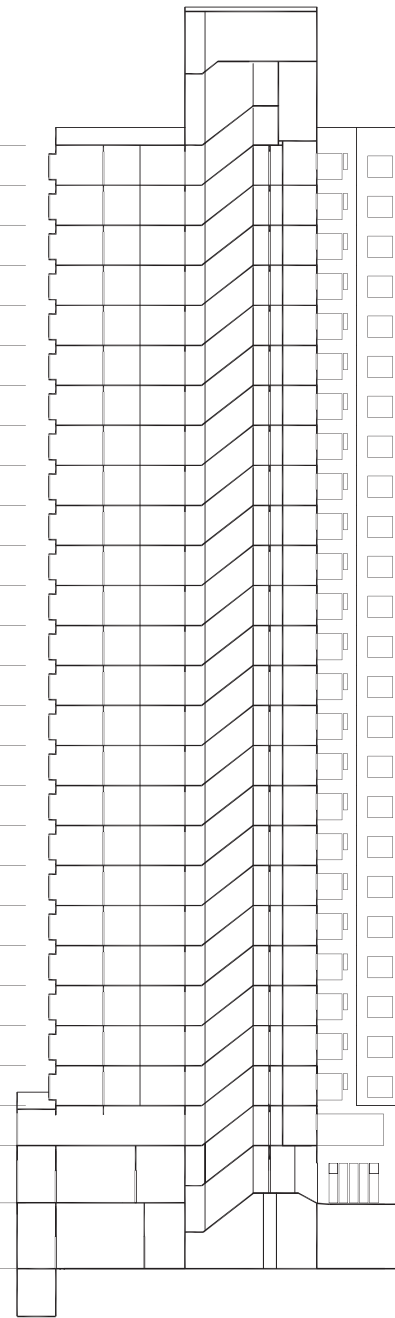
### WARNING TO PURCHASERS

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

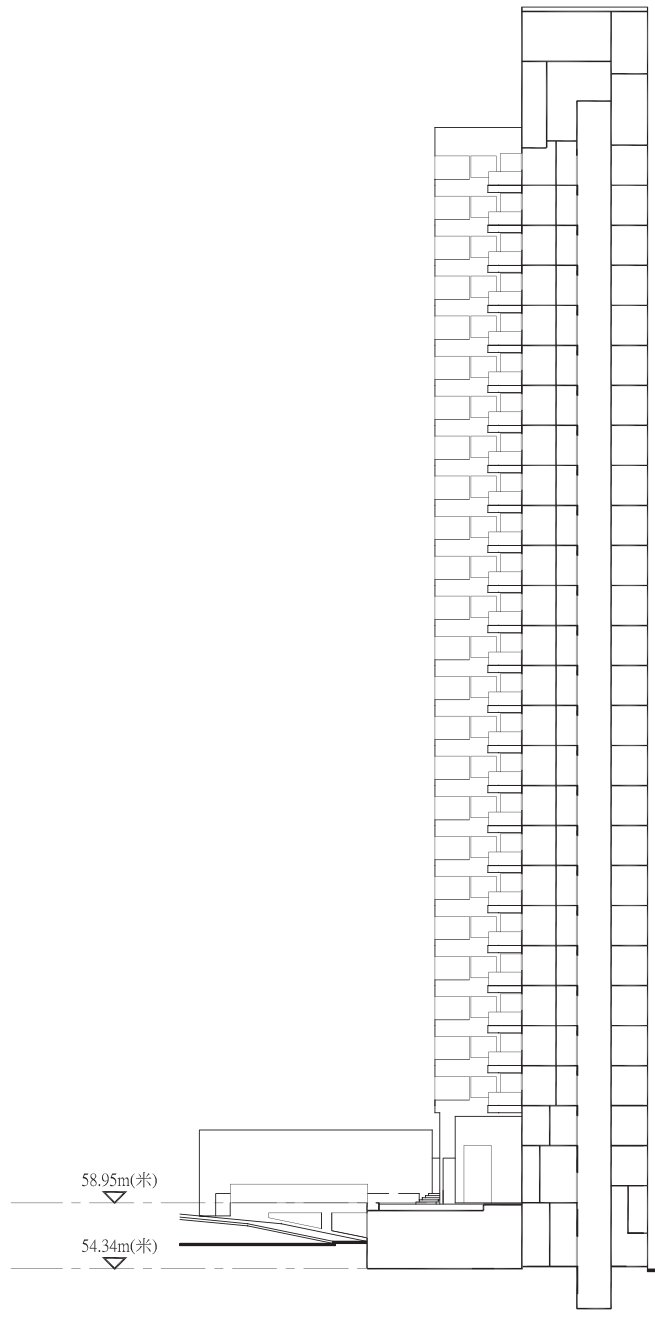
# 發展項目中的建築物的橫截面圖

## CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

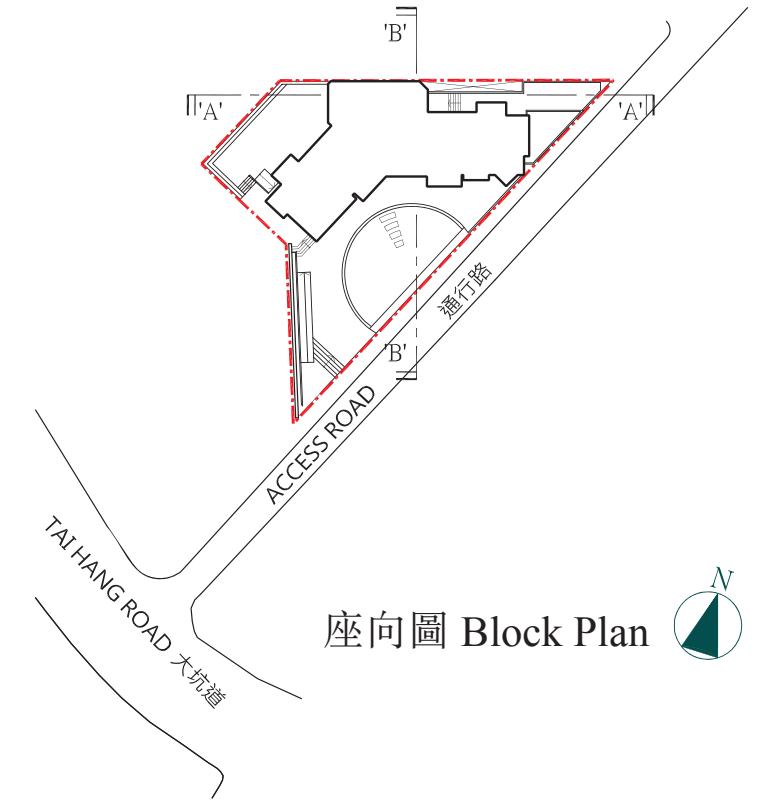
天台	R/F	住宅單位	RESIDENTIAL UNIT
31樓	31/F	住宅單位	RESIDENTIAL UNIT
30樓	30/F	住宅單位	RESIDENTIAL UNIT
29樓	29/F	住宅單位	RESIDENTIAL UNIT
28樓	28/F	住宅單位	RESIDENTIAL UNIT
27樓	27/F	住宅單位	RESIDENTIAL UNIT
26樓	26/F	住宅單位	RESIDENTIAL UNIT
25樓	25/F	住宅單位	RESIDENTIAL UNIT
23樓	23/F	住宅單位	RESIDENTIAL UNIT
22樓	22/F	住宅單位	RESIDENTIAL UNIT
21樓	21/F	住宅單位	RESIDENTIAL UNIT
20樓	20/F	住宅單位	RESIDENTIAL UNIT
19樓	19/F	住宅單位	RESIDENTIAL UNIT
18樓	18/F	住宅單位	RESIDENTIAL UNIT
17樓	17/F	住宅單位	RESIDENTIAL UNIT
16樓	16/F	住宅單位	RESIDENTIAL UNIT
15樓	15/F	住宅單位	RESIDENTIAL UNIT
12樓	12/F	住宅單位	RESIDENTIAL UNIT
11樓	11/F	住宅單位	RESIDENTIAL UNIT
10樓	10/F	住宅單位	RESIDENTIAL UNIT
9樓	9/F	住宅單位	RESIDENTIAL UNIT
8樓	8/F	住宅單位	RESIDENTIAL UNIT
7樓	7/F	住宅單位	RESIDENTIAL UNIT
6樓	6/F	住宅單位	RESIDENTIAL UNIT
5樓	5/F	住宅單位	RESIDENTIAL UNIT
3樓	3/F	住客會所	CLUB HOUSE
2樓	2/F	住宅入口大堂	ENTRANCE LOBBY
1樓	1/F	停車場	CARPARK
地下	G/F	機電房	M/E



橫截面圖A-A CROSS-SECTION PLAN A-A



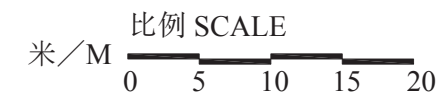
橫截面圖B-B CROSS-SECTION PLAN B-B



座向圖 Block Plan

- - - 發展項目的邊界  
Boundary of the Development
- ▽— 香港主水平基準以上高度(米)  
Height in metres above  
Hong Kong Principal Datum (HKPD)

毗鄰建築物的通道平均水平高度為香港主水平基準以上54.34米。  
The mean level of the access road adjacent to the building is 54.34 metres above Hong Kong Principal Datum(HKPD).



# 發展項目的建築物立面圖

## ELEVATION PLAN OF BUILDING IN THE DEVELOPMENT



備註：  
發展項目的認可人士證明本圖顯示的立面：  
(a) 以2005年1月31日的經批准建築圖則為基礎擬備；及  
(b) 大致上與發展項目的外觀一致。

Remark:  
Authorized 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 31 January 2005; and  
(b) are in general accordance with the outward appearance of the Development.

## 發展項目中的公用設施的資料

### INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

公用設施的類別 Category of Common Facilities	有上蓋面積 Covered Area	無上蓋面積 Uncovered Area	總面積 Total Area
住客會所（包括供住客使用的任何康樂設施） Residents' Clubhouse (including any recreational facilities for residents' use) (此設施有上蓋遮蓋) (This facility is covered)	GFA: 211.176 m <sup>2</sup> (平方米) GFA: 2317 sq. ft (平方呎)	不適用 Not Applicable	GFA: 211.176 m <sup>2</sup> (平方米) GFA: 2317 sq. ft (平方呎)
位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱) Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the development (whether known as a communal sky garden or otherwise)	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable
位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方 (不論是稱為有蓋及園景的遊樂場或有其他名稱) Communal garden or play area for residents' use below the lowest residential floor or a building in the development (whether known as a covered and landscaped play area or otherwise)	不適用 Not Applicable	334.032 m <sup>2</sup> (平方米) 3595 sq. ft (平方呎)	334.032 m <sup>2</sup> (平方米) 3595 sq. ft (平方呎)

**備註：**

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

**Remark:**

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

## 閱覽圖則及公契

# INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk)
2. (a) 發展項目的公契副本，將存放在指明住宅物業的售樓處，以供閱覽。  
(b) 無須為閱覽付費。

1. Copy of Outline Zoning Plan relating to the Development is available at [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk)
2. (a) Copy of the deed of mutual covenant in respect of the specified residential property offered to be sold is available for inspection at the place at which the specified residential property is offered to be sold.  
(b) The inspection is free of charge.

# 裝置、裝修物料及設備

## FITTINGS, FINISHES AND APPLIANCES

### 1. 外部裝修物料

細項	描述
(a) 外牆	平台：天然石、玻璃、鋁質飾板、鋁質裝飾架、鋁質百葉、瓷磚、塗漆。 大廈：鋁質飾板、鋁質裝飾架、鍍鋅鋼欄河、瓷磚、塗漆。
(b) 窗	窗框：氟碳噴漆鋁框。 玻璃：強化玻璃、玻璃。
(c) 窗台	瓷磚
(d) 花槽	不適用。
(e) 露台連工作平台	露台：露台裝設強化玻璃欄杆、鍍鋅鋼欄河。 外牆：瓷磚。 地台：天然石。 天花板：塗漆。 所有露台均有蓋。 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	入口升降機大堂： 牆壁：天然石，不鏽鋼面板，玻璃，鏡。 地板：天然石。 天花板：石膏板假天花。 住宅樓層升降機大堂： 牆壁：牆紙、不鏽鋼、玻璃 地板：合成石。 天花板：石膏板假天花。
(b) 內牆及天花板	客飯廳、睡房2、睡房3、主人睡房1： 牆壁：乳膠漆。 天花板：髹上乳膠漆。
(c) 內部地板	睡房2、睡房3、主人睡房1 及客飯廳： 地板：合成木地板。 牆腳線：木牆腳線。
(d) 浴室及主人房浴室	牆壁：外露牆壁鋪天然石至假天花底。 地板：外露地板鋪合成石。 天花板：髹上乳膠漆的石膏板假天花。
(e) 廚房	牆壁：外露牆壁鋪天然石至假天花底。 地板：外露地板鋪合成石。 天花板：髹上乳膠漆的石膏板假天花。 灶台：人造實心板。
(f) 儲物室	牆壁：髹上乳膠漆至假天花底。 地板：外露地板鋪合成石。 天花板：髹上乳膠漆。
(g) 廁所	牆壁、地板：瓷磚。 天花板：髹上乳膠漆。

## 裝置、裝修物料及設備

### FITTINGS, FINISHES AND APPLIANCES

#### 3. 室內裝置：

細項	描述
(a) 門	1. 單位大門：實心木面木門配門鎖、防盜眼及隱藏式氣鼓。 2. 睡房2、睡房3、主人睡房1、浴室、主人睡房浴室、儲物室：木面木門配門鎖。 3. 露台：氟碳噴漆鋁框玻璃趟門配門鎖。 4. 廚房：木面木門配隱藏式氣鼓。
(b) 浴室及主人睡房浴室	裝設磨砂玻璃、鏡、木製洗面盆櫃配天然石檯面、鋁裝飾燈。 沐浴設施包括：鍍面鍍毛巾架及鋅合金拉手。 潔具包括搪瓷坐廁、搪瓷面盆、鍍銅面鍍面盆水龍頭、鍍銅面鍍花灑水龍頭、鍍銅面鍍手提花灑、鍍面鍍廁紙架、鑄鐵釉瓷浴缸。  供水系統的類型及用料見下文「供水」一欄。
(c) 廚房	木吊櫃及地櫃配以金屬及膠面門板、人造實心檯面及洗滌盆、鍍銀洗滌盆水龍頭。  供水系統用料見下文「供水」一欄。 有關設備的類型，請參閱「設備說明表」。
(d) 睡房	不適用。
(e) 電話	裝設有電話接駁點。 有關接駁點之位置及數目，請參考「機電裝置數量說明表」。
(f) 天線	裝設有電視及電台天線插座。 有關接駁點之位置及數目，請參考「機電裝置數量說明表」。
(g) 電力裝置	導管有部份隱藏及部分外露。外露導管位於假天花、櫃內及石膏板隔板內。 有關電插座及空調機接駁的位置及數目，請參閱「機電裝置數量說明表」。
(h) 氣體供應	所有單位皆有氣體供應（煤氣）。
(i) 洗衣機接駁點	設有洗衣機來水接駁喉位（其設計為直徑22毫米）及去水接駁喉位（其設計為直徑40毫米）。
(j) 供水	設有冷熱水銅喉。水管部份隱藏於混凝土內及部份安裝於假天花、櫃內及石膏板隔板內。 有熱水供應。

#### 4. 雜項

細項	描述			
(a) 升降機	升降機數目	品牌名稱	型號	到達樓層
	客用升降機2部	Schindler	TXGC	1-3樓、5-12樓、15-23樓、25-31樓
(b) 信箱	玻璃面信箱。			
(c) 垃圾收集	(i) 垃圾由清潔工人收集。 (ii) 設垃圾及物料回收房於地庫層。			
(d) 水錶、電錶及氣體錶	各住宅樓層的水錶櫃、電錶房，均裝有每戶專用之獨立水錶及電錶。煤氣錶設於每戶廚房內。			

#### 5. 保安設施

保安系統及設備	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大堂管理處。 每個住宅單位備有視像對講機在大門附近。
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#### 6. 設備

設備的品牌名稱及產品型號，請參閱「設備說明表」。

### 1.Exterior finishes

Item	Description
(a) External wall	Podium: Natural stone, glass wall, aluminum cladding, decorative aluminum grille, aluminum louver, ceramic wall tiles, paint. Towers: aluminum cladding, decorative aluminum grille, galvanized mild steel balustrade, ceramic tiles, paint.
(b) Window	Frame: PVF2 coated aluminum frames. Glass: Tempered glass, float glass.
(c) Bay window	Ceramic tiles.
(d) Planter	Not applicable
(e) Balcony with utility platform	Balcony: Balcony is fitted with tempered glass balustrade and galvanized mild steel balustrade and railing. Wall: Ceramic wall tiles Floor: Natural stone. Ceiling: paint. All balconies are covered. There is no verandah.
(f) Drying facilities for clothing	Not applicable.

### 2.Interior finishes

Item	Description
(a) Lobby	Entrance Lift Lobby Wall: Natural stone, stainless steel panels and veneered panels, glass, mirror. Floor: Natural stone. Ceiling: Gypsum board false ceiling. Residential Floors Lift Lobbies: Wall: Natural stone, wall paper, stainless steel, glass. Floor: reconstituted stone. Ceiling: Gypsum board false ceiling.
(b) Internal wall and ceiling	Living and Dining Room, Bedroom 2, Bedroom 3 and Master Bedroom 1: Wall: Emulsion paint. Ceiling: Emulsion paint and gypsum board false ceiling with emulsion paint.
(c) Internal floor	Bedroom 2, Bedroom 3 and Master Bedroom 1, Living and Dining Room: Floor: Engineered timber flooring. Skirting: Timber skirting.
(d) Bathroom and Master Bathroom	Wall: Natural stone where exposed up to false ceiling. Floor: Re-constituted stone where exposed. Ceiling: Gypsum board false ceiling with emulsion paint.
(e) Kitchen	Wall: Natural stone and emulsion paint where exposed up to false ceiling. Floor: Reconstituted stone where exposed. Ceiling: Gypsum board false ceiling with emulsion paint. Cooking Bench: Solid surfacing.
(f) Storeroom	Wall: Emulsion paint. Floor: Reconstituted stone. Ceiling: Emulsion paint.
(g) Latrine	Wall and Floor: Glazed ceramic tile. Ceiling: Emulsion paint on Gypsum board false ceiling.

# 裝置、裝修物料及設備

## FITTINGS, FINISHES AND APPLIANCES

### 3. Interior fittings

Item	Description
(a) Doors	<p>1. Main entrance: Solid core timber door with wood veneer and fitted with lockset, door viewer and concealed door closer.</p> <p>2. Bedroom 2, Bedroom 3 and Master Bedroom 1, Master Bathroom, Bathroom and storeroom: Timber door with wood veneer and fitting with lockset.</p> <p>3. Balcony/utility platform: Sliding glass door with PVF2 fluorocarbon coated aluminum frame and fitted with lockset.</p> <p>4. Kitchen: Timber door with wood veneer and fitted with concealed door closer.</p>
(b) Bathroom and Master Bedroom	<p>Fitted with hanging cabinet with frosted glass, mirror, wooden low cabinet finished with plastic laminate and natural stone countertop, aluminum decorative lighting.</p> <p>Bathing Facilities include: Nickel finish plated towel bar and zinc alloy pull knob.</p> <p>Sanitary ware include Vitreous China water closet, Vitreous China wash basin, nickel brass finish plated basin mixer, nickel brass finish plated shower mixer, nickel brass finish plated hand shower, nickel finish plated toilet-paper holder, enameled cast-iron bath-tub.</p> <p>For type and material of water supply system, please refer to “Water Supply” below.</p>
(c) Kitchen	<p>Timber hanging cabinet and low cabinet with metal and plastic laminate finish door panel, solid surfacing countertop and sink with nickel brass plated sink mixer.</p> <p>For material of water supply system, please refer to “Water Supply” below.</p> <p>For the appliance provision, please refer to “Appliances Schedule”.</p>
(d) Bedroom	Not applicable.
(e) Telephone	<p>Telephone outlets are provided.</p> <p>For the location and number of connection points, please refer to “Schedule of Mechanical &amp; Electrical Provisions”.</p>
(f) Aerials	<p>TV/FM outlets are provided.</p> <p>For the location and number of connection points, please refer to “Schedule of Mechanical &amp; Electrical Provisions”.</p>
(g) Electrical installations	<p>Conduits are partly concealed and partly exposed. Exposed conduits are placed in false ceiling, cabinets and gypsum board bulkheads.</p> <p>For the location and number of power points and air-conditioner points, please refer to “Schedule of Mechanical &amp; Electrical Provision”.</p>
(h) Gas supply	Town gas supply for all flats.
(i) Washing machine connection point	Water point of a design of 22mm and drain point of a design of 40mm in diameter are provided for washing machine.
(j) Water supply	<p>Copper pipes for both hot and cold water are provided. Water pipes are partly concealed in concrete and partly exposed and placed in false ceiling, cabinets and gypsum board bulkheads.</p> <p>Hot water supply is available.</p>

### 4. Miscellaneous

Item	Description			
(a) Lifts	Number of Lifts	Brand Name	Model Number	Floor Served
	2 passenger lifts	Schindler	TXGC	1-3/F, 5-12/F, 15-23/F, 25-31/F
(b) Letter box	Glass-clad letter box.			
(c) Refuse collection	(i) Refuse is collected by cleaners (ii) Refuse storage and Material Chamber is provided at G/F.			
(d) Water meter, electricity meter and gas meter	Separate water and electricity meters for each residential unit are provided in water meter cabinet and electrical meter cabinet respectively on each residential floor. Gas meters for each residential unit are provided inside in the kitchen cabinet.			

### 5. Security Facilities

Security system and equipment	<p>CCTV cameras in carpark, residential entrance lobby and all lifts. The cameras are connected to the caretaker counter.</p> <p>Video Doorphone is provided for each residential unit near its entrance door.</p>
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### 6. Appliances

For brand names and model numbers of appliances, please refer to “Appliances Schedule” below.
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# 裝置、裝修物料及設備

## FITTINGS, FINISHES AND APPLIANCES

設備說明表 Appliances Schedule

				A 座單位 A-type unit 5-12/F, 15-23/F, 25-31/F	B 座單位 B-type unit 5-12/F, 15-23/F, 25-31/F
位置 Location	設備 Appliances	品牌 Brand	產品型號 Model No.	V	V
廚房 Kitchen	煤氣煮食爐 (兩部) Gas Cooking (2 units) hobs	Electrolux	EHT 310X	V	V
		Electrolux	EHT 332X	V	V
	電烤爐 Electric grill	Electrolux	EHB 338X	V	V
	抽油煙機 Cooker hood	Electrolux	EFC 9460	V	V
	B 座單位 B-type flat 洗衣乾衣機 Washer Dryer	Zanussi	ZKU 100	-	V
	A 座單位 A-type flat 洗衣乾衣機 Washer Dryer	Siemens	Wash&Dry 1260	V	-
	雪櫃 Refrigerator	Zanussi	ZS298-2CF	V	V
	電熱水爐 Electric Water Heater	German Pool	6KW	V	V
浴室及主人睡房浴室 Bathroom & Master Bathroom	煤氣熱水爐 (兩部) Gas Water Heater (2 units)	TGC	TWG128D	V	V

備註：

“V”表示此設備於該住宅單位內提供及/或安裝。

Remarks:

“V” means such appliance(s) is / are provided and / or installed in the residential unit.

# 裝置、裝修物料及設備

## FITTINGS, FINISHES AND APPLIANCES

設備說明表 Appliances Schedule

位置 Location	分體冷氣機 Split type air-conditioner	品牌 Brand	A座及B座單位 Unit A & B 5-12/F, 15-23/F, 25-31/F
客飯廳 Living & Dining Room	室內裝置 Model of Indoor unit CS-PC28CKH	Panasonic	V
	室外裝置 Model of Outdoor unit CU-PC28CKH		V
主人睡房 Master Bedroom	室內裝置 Model of Indoor unit CS-PC18CKH	Panasonic	V
	室外裝置 Model of Outdoor unit CU-PC18CKH		V
睡房 Bedroom 2	室內裝置 Model of Indoor unit CS-MC12CKH	Panasonic	V
	室外裝置 Model of Outdoor unit CU-2C24CKH (shared with Bedroom 3)		V
睡房 Bedroom 3	室內裝置 Model of Indoor unit CS-MC12CKH	Panasonic	V
	室外裝置 Model of Outdoor unit CU-2C24CKH (shared with Bedroom 2)		V
廚房 Kitchen	室內裝置 Model of Indoor unit CS-PC9CKH	Panasonic	V
	室外裝置 Model of Outdoor unit CU-PC9CKH		V

備註：  
“V”表示此設備於該住宅單位內提供及/或安裝。

Remarks:  
“V” means such appliance(s) is / are provided and / or installed in the residential unit.

# 裝置、裝修物料及設備

## FITTINGS, FINISHES AND APPLIANCES

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

位置 Location	設備 Appliances	A 座單位 Unit A	B 座單位 Unit B
客飯廳 Living & Dining Room	13 安培電插座 13A Socket Outlet	4	4
	電視/電台天線插座 TV/FM Outlet	2	2
	電話插座 Telephone Outlet	2	2
	室內冷氣機接線掣 Switch for AC Indoor Unit	1	1
	視像對講機 Video Doorphone	1	1
	燈位 Light Point	2	2
睡房 Bedroom 2 & 睡房 Bedroom 3	13 安培電插座 13A Socket Outlet	6	6
	電視/電台天線插座 TV/FM Outlet	2	2
	電話插座 Telephone Outlet	2	2
	室內冷氣機接線掣 Switch for AC Indoor Unit	2	2
	燈位 Light Point	2	2
主人睡房 Master Bedroom 1	13 安培電插座 13A Socket Outlet	2	2
	電視/電台天線插座 TV/FM Outlet	1	1
	室內冷氣機接線掣 Switch for AC Indoor Unit	1	1
	燈位 Light Point	1	1
主人房浴室 Master Bathroom	鬚刨電插 Shaver Socket Outlet	1	1
	菲士接線座 (*) Fused Connected Unit (*)	2	2
	燈位 Light Point	2	2

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

位置 Location	設備 Appliances	A座單位 Unit A	B座單位 Unit B
浴室 Bathroom	鬚刨電插 Shaver Socket Outlet	1	1
	菲士接線座 (*) Fused Connected Unit (*)	2	2
	燈位 Light Point	2	2
廚房 Kitchen	13 安培電插座 13A Socket Outlet	4	4
	電話插座 Telephone Outlet	-	-
	室內冷氣機接線掣 Switch for AC Indoor Unit	1	1
	菲士接線座(*) Fused Connected Unit (*)	4	4
	接線掣(*) Switch Connection Unit (*)	1	1
儲物室 Store	燈位 Light Point	2	2
	13 安培電插座 13A Socket Outlet	1	-
	電視/電台天線插座 TV/FM Outlet	-	-
	電話插座 Telephone Outlet	-	-
廁所 WC	燈位 Light Point	1	1
	燈位 Light Point	1	1
露台 Balcony	燈位 Light Point	1	1

Remarks:

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.

## 服務協議

## SERVICE AGREEMENTS

- 食水及沖廁水由水務署供應。
- 電力由香港電燈有限公司供應。
- 無氣體供應。

- Potable and flushing water is supplied by Water Supplies Department.
- Electricity is supplied by The Hongkong Electric Company Limited.
- No gas is supplied.

## 地稅

## GOVERNMENT RENT

擁有人有法律責任繳付指明住宅物業直至該住宅物業買賣完成日(即該物業轉讓契日期)(包括該日)為止之地稅。

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

## 買方的雜項付款

### MISCELLANEOUS PAYMENTS BY PURCHASER

在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金；及在交付時，買方不須向擁有人支付清理廢料的費用。

備註：

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

On the delivery of the vacant possession of the specified residential property to the Purchaser, the Purchaser is liable to reimburse the owner for the deposits for water, electricity and gas; and on that delivery, the Purchaser is not liable to pay to the owner a debris removal fee.

Remark:

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

## 欠妥之處的保養責任期

### DEFECT LIABILITY WARRANTY PERIOD

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

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

## 斜坡維修

## MAINTENANCE OF SLOPES

不適用

Not applicable

## 修訂

## MODIFICATION

不適用

Not applicable

# 建築物總樓面面積寬免的資料

## INFORMATION ON CONCESSION ON GROSS FLOOR AREA OF BUILDING

獲寬免總樓面面積的設施分項

已獲建築事務監督核准的一般建築圖則上有關總樓面面積寬免的分項的資料，請見下表。

		面積(平方米) Area (m <sup>2</sup> )
<b>根據《建築物（規劃）規例》第23(3)(b)條不計算的總樓面面積 Disregarded GFA under Building (Planning) Regulations 23(3)(b)</b>		
1. (#)	停車場及上落客貨地方（公共交通總站除外） Carpark and loading/unloading area excluding public transport terminus	407.463
2.	機房及相類設施 Plant rooms and similar services	
2.1 (#)	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》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 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 boardcasting (TBE) room, refuse storage and material recovery chamber, etc.	51.451
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 Mandatory feature or essential plant room, area of which is NOT limited by any Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation, such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc.	167.819
2.3	非強制性或非必要機房，例如空調機房、風櫃房等 Non-mandatory or non-essential plant room, such as A/C plant room, air handling unit (AHU) room, etc.	不適用 Not Applicable
<b>根據《建築物（規劃）規例》第23A(3)條不計算的總樓面面積 Disregarded GFA under Building (Planning) Regulations 23A(3)</b>		
3.	供人離開或到達旅館時上落汽車之用的面積 Area for picking up and setting down persons departing from or arriving at the hotel by vehicle	不適用 Not Applicable
4.	旅館的輔助性設施 Supporting facilities for hotel	不適用 Not Applicable
5.	住宅樓宇露台 Balcony for residential buildings	95.808
<b>根據《聯合作業備考》第一號和第二號提供的環保設施 Green Features under Joint Practice Notes 1 and 2</b>		
6.	加闊的公用走廊及升降機大堂 Wider common corridor and lift lobby	不適用 Not Applicable
7.	公用空中花園 Communal sky garden	不適用 Not Applicable
8.	非住宅樓宇的公用平台花園 Communal podium garden for non-residential buildings	不適用 Not Applicable

備註：

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

BREAKDOWN OF GFA CONCESSIONS OBTAINED FOR ALL FEATURES

breakdown of GFA concessions as shown on the general building plans approved by the Building Authority (BA) is tabulated below.

		面積(平方米) Area (m <sup>2</sup> )
<b>根據《聯合作業備考》第一號和第二號提供的環保設施 Green Features under Joint Practice Notes 1 and 2</b>		
9.	隔聲鰭 Acoustic fin	不適用 Not Applicable
10.	翼牆、捕風器及風斗 Wing wall, wind catcher and funnel	不適用 Not Applicable
11.	非結構性預製外牆 Non-structural prefabricated external wall	不適用 Not Applicable
12.	工作平台 Utility platform	71.976
13.	隔音屏障 Noise barrier	不適用 Not Applicable
<b>適意設施 Amenity Features</b>		
14.	供保安人員和管理處員工使用的櫃檯、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室 Counter, office, store, guard room and lavatory for watchman and management staff, Owner's Corporation Office	27.254
15.	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 Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	207.722
16.	有上蓋的園景區及遊樂場 Covered landscaped and play area	不適用 Not Applicable
17.	賴向屏障/有蓋人行道、花棚 Horizontal screen/covered walkway, trellis	不適用 Not Applicable
18.	擴大升降機井道 Larger lift shaft	89.796
19.	煙囪管道 Chimney shaft	不適用 Not Applicable
20.	其他非強制性或非必要機房，例如爐房、衛星電視共用天線房 Other non-mandatory or non-essential plant room, such as boiler room, SMATV room	不適用 Not Applicable
21. (#)	強制性設施或必要機房所需的管槽、氣槽 Pipe duct, air duct for mandatory feature or essential plant room	215.776
22.	非強制性設施或非必要機房所需的管槽、氣槽 Pipe duct, air duct for non-mandatory or non-essential plant room	14.707
23.	環保系統及設施所需的機房、管槽及氣槽 Plant room, pipe duct, air duct for environmentally friendly system and feature	不適用 Not Applicable

Remarks:

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

# 建築物總樓面面積寬免的資料

## INFORMATION ON CONCESSION ON GROSS FLOOR AREA OF BUILDING

		面積(平方米) Area (m <sup>2</sup> )
<b>適意設施 Amenity Features</b>		
24.	非住用發展項目中電影院、商場等的較高的淨高及前方中空 High headroom and void in front of cinema, shopping arcade etc. in non-domestic development	不適用 Not Applicable
25.	非住用發展項目的公用主要入口（尊貴入口）上方的中空 Void over main common entrance (prestige entrance) in non-domestic development	不適用 Not Applicable
26.	複式住宅單位及洋房的中空 Void in duplex domestic flat and house	不適用 Not Applicable
27.	遮陽篷及反光罩 Sunshade and reflector	454.088
28.	小型伸出物，例如空調機機箱、窗台、伸出的窗台 Minor projection such as air-conditioning box, window sill, projecting window	98.293
29.	其他伸出物，如空調機機箱或伸出外牆超過750毫米的平台 Other projection such as air-conditioning box and platform with a projection of more than 750mm from the external wall	不適用 Not Applicable
<b>其他項目 Other Exempted Areas</b>		
30.	庇護層，包括庇護層兼空中花園 Refuge floor including refuge floor cum sky garden	不適用 Not Applicable
31. (#)	大型伸出/外懸設施下的有蓋面積 Covered area under large projecting/overhanging feature	不適用 Not Applicable
32.	公共交通總站 Public transport terminus (PTT)	不適用 Not Applicable
33.	共用建築物及樓梯 Party structure and common staircase	不適用 Not Applicable
34. (#)	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積 Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	39.216
35. (#)	公眾通道 Public passage	不適用 Not Applicable
36.	因建築物後移導致的面蓋面積 Covered set back area	不適用 Not Applicable

		面積(平方米) Area (m <sup>2</sup> )
<b>總額外總樓面面積 Bonus GFA</b>		
37.	總額外總樓面面積 Bonus GFA	不適用 Not Applicable

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

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

賣方為施行《一手住宅物業銷售條例》第2部而就期數指定的互聯網網站的網址：  
The address of the website designed by the vendor for the Phase for the purposes of Part 2  
of the Residential Properties (First-hand Sales) Ordinance:  
[www.jardinesummit.com.hk](http://www.jardinesummit.com.hk)

The following the examination record may be set out:

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