

# PRINCE CENTRAL

SALES BROCHURE  
售樓說明書





# NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

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

### For all first-hand residential properties

#### 1. Important information

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

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

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

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

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

#### 4. Property area and its surroundings

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

#### 5. Sales brochure

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

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

<sup>2</sup> According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following –  
(i) the external dimensions of each residential property;  
(ii) the internal dimensions of each residential property;  
(iii) the thickness of the internal partitions of each residential property;  
(iv) the external dimensions of individual compartments in each residential property.

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

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

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

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

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

### 8. Register of Transactions

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

### 9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- 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.

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### 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
Telephone	: 2817 3313
Email	: enquiry_srpa@hd.gov.hk
Fax	: 2219 2220

#### Other useful contacts:

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

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

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

**Sales of First-hand Residential Properties Authority  
Transport and Housing Bureau  
August 2017**

<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.

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您在購置一手住宅物業之前，應留意下列事項：

### 適用於所有一手住宅物業

#### 1. 重要資訊

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

#### 2. 費用、按揭貸款和樓價

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

#### 3. 價單、支付條款，以及其他財務優惠

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

#### 4. 物業的面積及四周環境

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

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

#### 5. 售樓說明書

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

#### 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。

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

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

# NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

### 9. 買賣合約

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

### 10. 表達購樓意向

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

### 11. 委託地產代理

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

### 12. 委聘律師

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

### 適用於一手未落成住宅物業

#### 13. 預售樓花同意書

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

#### 14. 示範單位

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

- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。
- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。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書發出後的一個月內(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」。

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



# NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

### 17. 參觀物業

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

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

網址	: <a href="http://www.srpa.gov.hk">www.srpa.gov.hk</a>
電話	: 2817 3313
電郵	: <a href="mailto:enquiry_srpa@hd.gov.hk">enquiry_srpa@hd.gov.hk</a>
傳真	: 2219 2220

### 其他相關聯絡資料：

消費者委員會	
網址	: <a href="http://www.consumer.org.hk">www.consumer.org.hk</a>
電話	: 2929 2222
電郵	: <a href="mailto:cc@consumer.org.hk">cc@consumer.org.hk</a>
傳真	: 2856 3611

地產代理監管局	
網址	: <a href="http://www.eaa.org.hk">www.eaa.org.hk</a>
電話	: 2111 2777
電郵	: <a href="mailto:enquiry@eaa.org.hk">enquiry@eaa.org.hk</a>
傳真	: 2598 9596

香港地產建設商會	
電話	: 2826 0111
傳真	: 2845 2521

運輸及房屋局  
一手住宅物業銷售監管局  
2017年8月

# INFORMATION ON THE DEVELOPMENT

## 發展項目的資料

### Name of the Development

Prince Central

### Name of the street and the street number

195 Prince Edward Road West\*

The Development consists of one multi-unit building.

### Total number of storeys

18 storeys (excluding upper part of 1/F, transfer plate, roof, level 79.175/F and upper roof)

### Floor numbering as provided in the approved building plans for the Development

G/F, 1/F, upper part of 1/F, 2/F-3/F, 5/F-12/F, 15/F-20/F, roof, level 79.175/F and upper roof

### Omitted floor numbers

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

### Refuge floor

No refuge floor is provided

\*The provisional street number is subject to confirmation when the Development is completed.

### This Development is an uncompleted development

- The estimated material date for the Development, as provided by the Authorized Person for the Development is 22 March 2022.
- The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.
- For the purpose of the Agreement for Sale and Purchase under the land grant, the consent of the Director of Lands is required to be given for the sale and purchase, without limiting any other means by which the completion of the Development may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Development has been completed or is deemed to be completed (as the case may be).

### 發展項目名稱

Prince Central

### 街道名稱及門牌號數

太子道西 195 號\*

發展項目包含一幢多單位建築物。

### 樓層總數

18 層（不包括 1 樓高層、轉換層、天台、79.175 水平層及高層天台）

### 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、1 樓高層、2 樓至 3 樓、5 樓至 12 樓、15 樓至 20 樓、天台、79.175 水平層及高層天台

### 被略去的樓層號數

不設 4 樓、13 樓及 14 樓

### 庇護層

不設庇護層

\*此臨時門牌號數有待發展項目建成時確認。

### 本發展項目屬未落成發展項目

- 由該發展項目的認可人士提供的該發展項目的預計關鍵日期為 2022 年 3 月 22 日。
- 預計關鍵日期，是受到買賣合約所允許的任何延期所規限的。
- 為買賣合約的目的(根據批地文件，進行該項買賣，需獲地政總署署長同意)，在不局限任何其他可用以證明該發展項目落成的方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為該發展項目已落成或當作已落成(視屬何情況而定)的確證。

# INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

## 賣方及有參與發展項目的其他人的資料

### Vendor

Junie Limited

### Holding Companies of the Vendor

Hyndman Limited

Pool Meadow Investment Limited

Victory Zone Holdings Limited

Sun Hung Kai Properties Limited

### Authorized Person for the Development

Ma Kim See

### The firm or corporation of which the Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity

MLA Architects (H.K.) Limited

### Building Contractor for the Development

Chun Fai Construction Company Limited

### The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development

Woo Kwan Lee & Lo

### Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development

The Hongkong and Shanghai Banking Corporation Limited

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

Sun Hung Kai Properties Holding Investment Limited

### 賣方

晶利有限公司

### 賣方的控權公司

Hyndman Limited

Pool Meadow Investment Limited

Victory Zone Holdings Limited

新鴻基地產發展有限公司

### 發展項目的認可人士

馬儉思

### 發展項目的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團

馬梁建築師事務所(香港)有限公司

### 發展項目的承建商

駿輝建築有限公司

### 就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所

胡關李羅律師行

### 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

香港上海滙豐銀行有限公司

### 已為發展項目的建造提供貸款的任何其他人

Sun Hung Kai Properties Holding Investment Limited

## RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

### 有參與發展項目的各方的關係

(a)	The Vendor or a Building Contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an Authorized Person for the Development.	Not Applicable
(b)	The Vendor or a Building Contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an Authorized Person.	Not Applicable
(c)	The Vendor or a Building Contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an Authorized Person.	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.	Not Applicable
(e)	The Vendor or a Building Contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an Authorized Person.	Not Applicable
(f)	The Vendor or a Building Contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an Authorized Person.	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.	Not Applicable
(h)	The Vendor or a Building Contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development.	Not Applicable
(i)	The Vendor or a Building Contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors.	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.	Not Applicable
(n)	The Vendor, a holding company of the Vendor, or a Building Contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that Vendor, holding company or contractor.	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.	A proprietor of Messrs. Woo Kwan Lee & Lo, Solicitors for the Vendor, is a director of Sun Hung Kai Properties Limited.
(q)	The Vendor or a Building Contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor.	Not Applicable
(r)	The Vendor or a Building Contractor for the Development is a corporation, and the corporation of which an Authorized Person for the Development is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor.	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.	The Building Contractor is an associate corporation of the Vendor and its holding companies.

# RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

## 有參與發展項目的各方的關係

(a)	賣方或有關發展項目的承建商屬個人，並屬該發展項目的認可人士的家人。	不適用
(b)	賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。	不適用
(c)	賣方或該發展項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人。	否
(d)	賣方或該發展項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	不適用
(e)	賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	不適用
(f)	賣方或該發展項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人。	否
(g)	賣方或該發展項目的承建商屬個人，並屬就該發展項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(h)	賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該發展項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(i)	賣方或該發展項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人。	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，而該發展項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份。	否
(k)	賣方、賣方的控權公司或該發展項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份。	否
(l)	賣方或該發展項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。	否
(m)	賣方或該發展項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。	不適用
(n)	賣方、賣方的控權公司或該發展項目的承建商屬私人公司，而就該發展項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份。	否
(o)	賣方、賣方的控權公司或該發展項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份。	否
(p)	賣方或該發展項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。	賣方代表律師胡關李羅律師行的一位經營人為新鴻基地產發展有限公司的一名董事。
(q)	賣方或該發展項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。	不適用
(r)	賣方或該發展項目的承建商屬法團，而該發展項目的認可人士以其專業身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)	賣方或該發展項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	承建商屬賣方及其控權公司的有聯繫法團。

# INFORMATION ON DESIGN OF THE DEVELOPMENT

## 發展項目的設計的資料

There will be non-structural prefabricated external walls forming part of the enclosing walls of the Development.  
發展項目將會有構成圍封牆的一部分的非結構的預製外牆。

The thickness of the non-structural prefabricated external walls of the Development is 150mm.  
發展項目的非結構的預製外牆的厚度為 150 毫米。

**Schedule of total area of the non-structural prefabricated external walls of each residential property :**  
**每個住宅物業的非結構的預製外牆的總面積表**

Floor 樓層	Flat 單位	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)
3/F 3 樓	A	0.129
	B	Not Applicable 不適用
	C	Not Applicable 不適用
	D	0.225
	E	Not Applicable 不適用
	F	0.187
	G	Not Applicable 不適用
	H	0.536
5/F – 11/F 5 樓至 11 樓	A	0.227
	B	Not Applicable 不適用
	C	Not Applicable 不適用
	D	0.225
	E	Not Applicable 不適用
	F	0.187
	G	Not Applicable 不適用
	H	0.634
12/F, 15/F – 17/F 12 樓、15 樓至 17 樓	A	0.227
	B	Not Applicable 不適用
	C	Not Applicable 不適用
	D	0.225
	E	Not Applicable 不適用
	F	0.213
	G	0.634
18/F 18 樓	A	0.498
	B	Not Applicable 不適用
	C	0.225
	D	0.233
19/F 19 樓	A	0.596
	B	0.225
	C	0.233
20/F 20 樓	A	0.596
	B	0.233

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

備註: 不設 4 樓、13 樓及 14 樓。

# INFORMATION ON DESIGN OF THE DEVELOPMENT

## 發展項目的設計的資料

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

發展項目將會有構成圍封牆的一部分的幕牆。

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

發展項目的幕牆的厚度為 200 毫米。

### Schedule of total area of the curtain walls of each residential property:

每個住宅物業的幕牆的總面積表：

Floor 樓層	Flat 單位	Total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
3/F 3 樓	A	1.061
	B	0.314
	C	0.425
	D	0.646
	E	0.594
	F	0.671
	G	0.671
	H	0.341
5/F – 11/F 5 樓至 11 樓	A	1.061
	B	0.314
	C	0.425
	D	0.646
	E	0.594
	F	0.671
	G	0.671
	H	0.341
12/F, 15/F – 17/F 12 樓、15 樓至 17 樓	A	1.061
	B	0.314
	C	0.425
	D	0.646
	E	0.594
	F	1.788
	G	0.341
18/F 18 樓	A	2.592
	B	0.718
	C	0.646
	D	3.483
19/F 19 樓	A	2.592
	B	2.000
	C	3.483
20/F 20 樓	A	2.626
	B	5.072

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

備註: 不設 4 樓、13 樓及 14 樓。

# INFORMATION ON PROPERTY MANAGEMENT

## 物業管理的資料

**The Manager to be appointed under the latest draft deed of mutual covenant**  
SUPREME MANAGEMENT SERVICES LIMITED

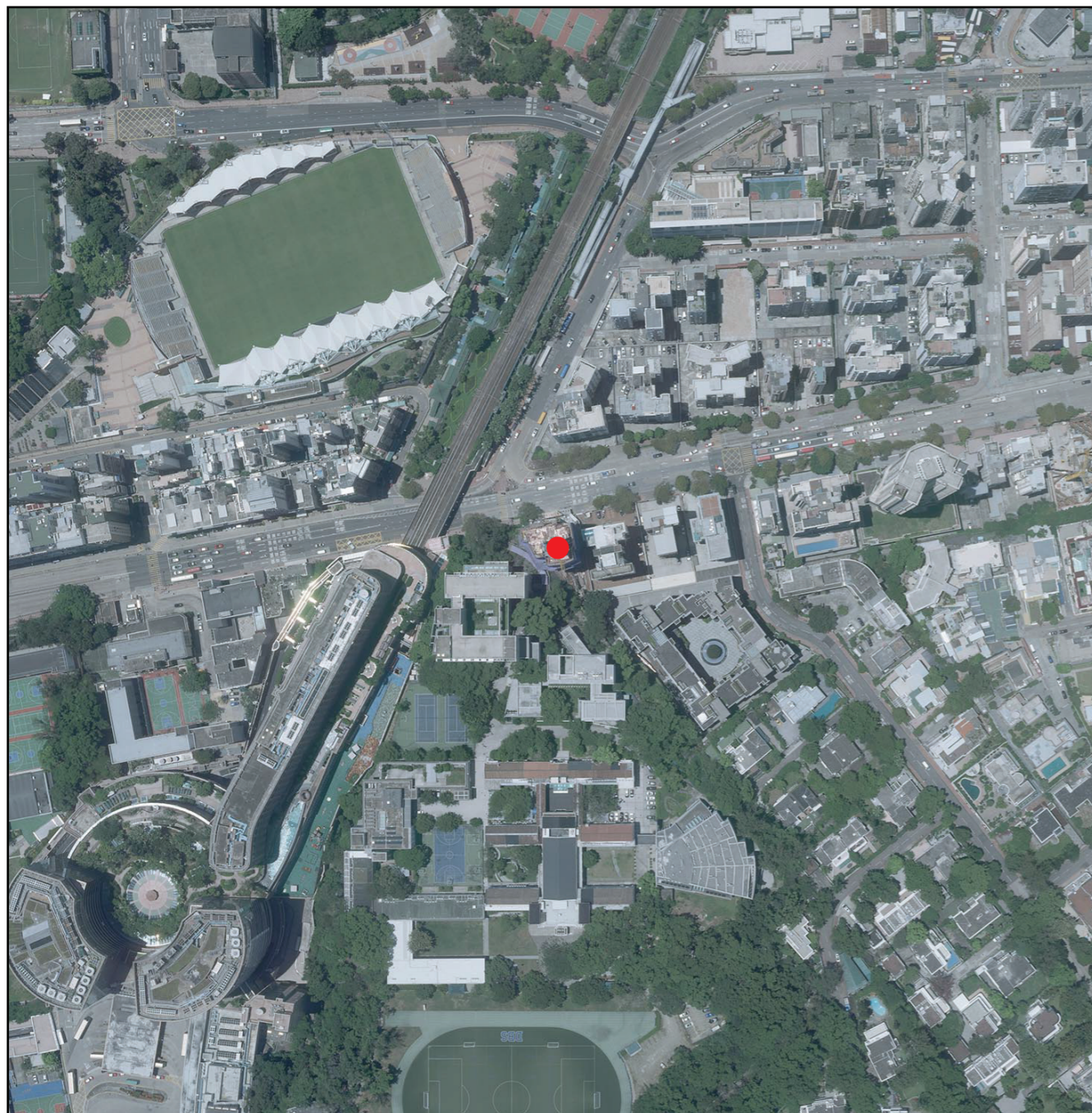
根據有關公契的最新擬稿獲委任的管理人  
超卓管理服務有限公司





# AERIAL PHOTOGRAPH OF THE DEVELOPMENT

## 發展項目的鳥瞰照片



● Location of the Development  
發展項目的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office, Lands Department at a flying height of 3,000 feet, photo No. E099356C, date of flight : 13 July 2020.

摘錄自地政總署測繪處在3,000呎的飛行高度拍攝之鳥瞰照片，照片編號E099356C，飛行日期：2020年7月13日。

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

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。

### Notes :

1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
3. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.

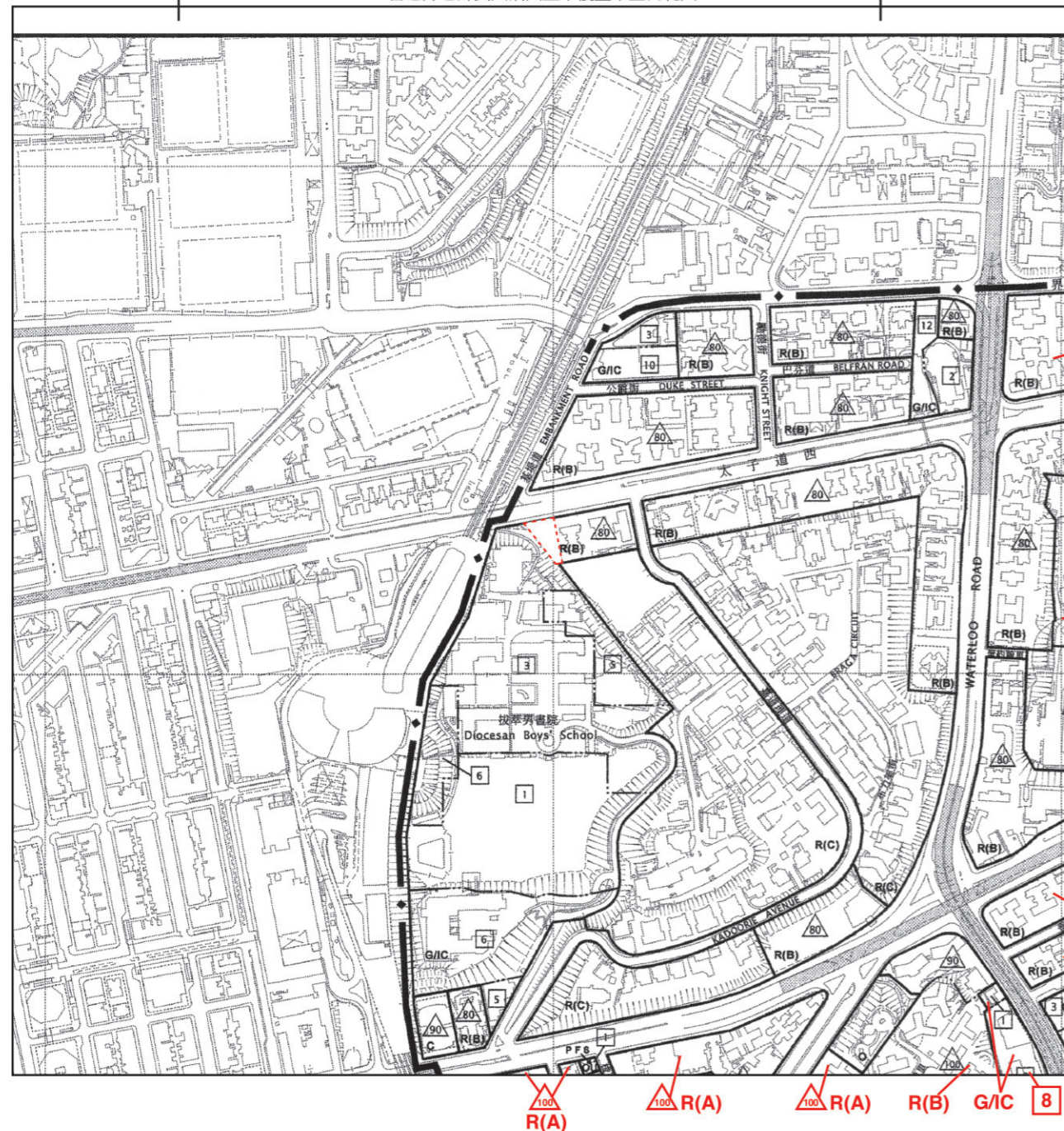
### 備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
3. 賣方建議準買家到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

# OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

## 關於發展項目的分區計劃大綱圖

This blank area falls outside the coverage of the relevant Outline Zoning Plan  
當區分區計劃大綱圖並不覆蓋本空白範圍



Adopted from part of the Kowloon Planning Area No.6 & 7 - Approved Ho Man Tin Outline Zoning Plan, Plan No. S/K7/24, gazetted on 18th September 2015, with adjustment where necessary as shown in red.  
摘錄自2015年9月18日刊憲之九龍規劃區第6及7區 - 何文田分區計劃大綱核准圖，圖則編號為S/K7/24，有需要處經修正處理，以紅色顯示。

### NOTATION 圖例

#### ZONES

COMMERCIAL

RESIDENTIAL (GROUP A)

RESIDENTIAL (GROUP B)

RESIDENTIAL (GROUP C)

GOVERNMENT, INSTITUTION OR COMMUNITY

OPEN SPACE

OTHER SPECIFIED USES

#### COMMUNICATIONS

MAJOR ROAD AND JUNCTION

ELEVATED ROAD

#### MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME

BUILDING HEIGHT CONTROL ZONE BOUNDARY

MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)

MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)

PETROL FILLING STATION

### 地帶

商業

住宅（甲類）

住宅（乙類）

住宅（丙類）

政府、機構或社區

休憩用地

其他指定用途

### 交通

主要道路及路口

高架道路

### 其他

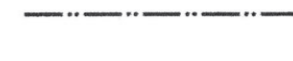
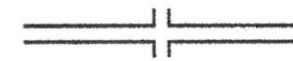
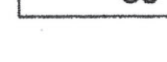
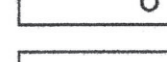
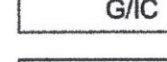
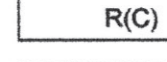
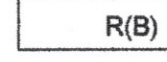
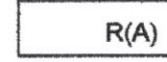
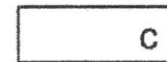
規劃範圍界線

建築物高度管制區界線

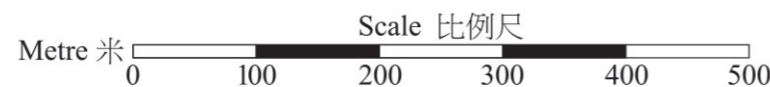
最高建築物高度 (在主水平基準上若干米)

最高建築物高度 (樓層數目)

加油站



P F S



Location of the Development  
發展項目的位置

#### Notes:

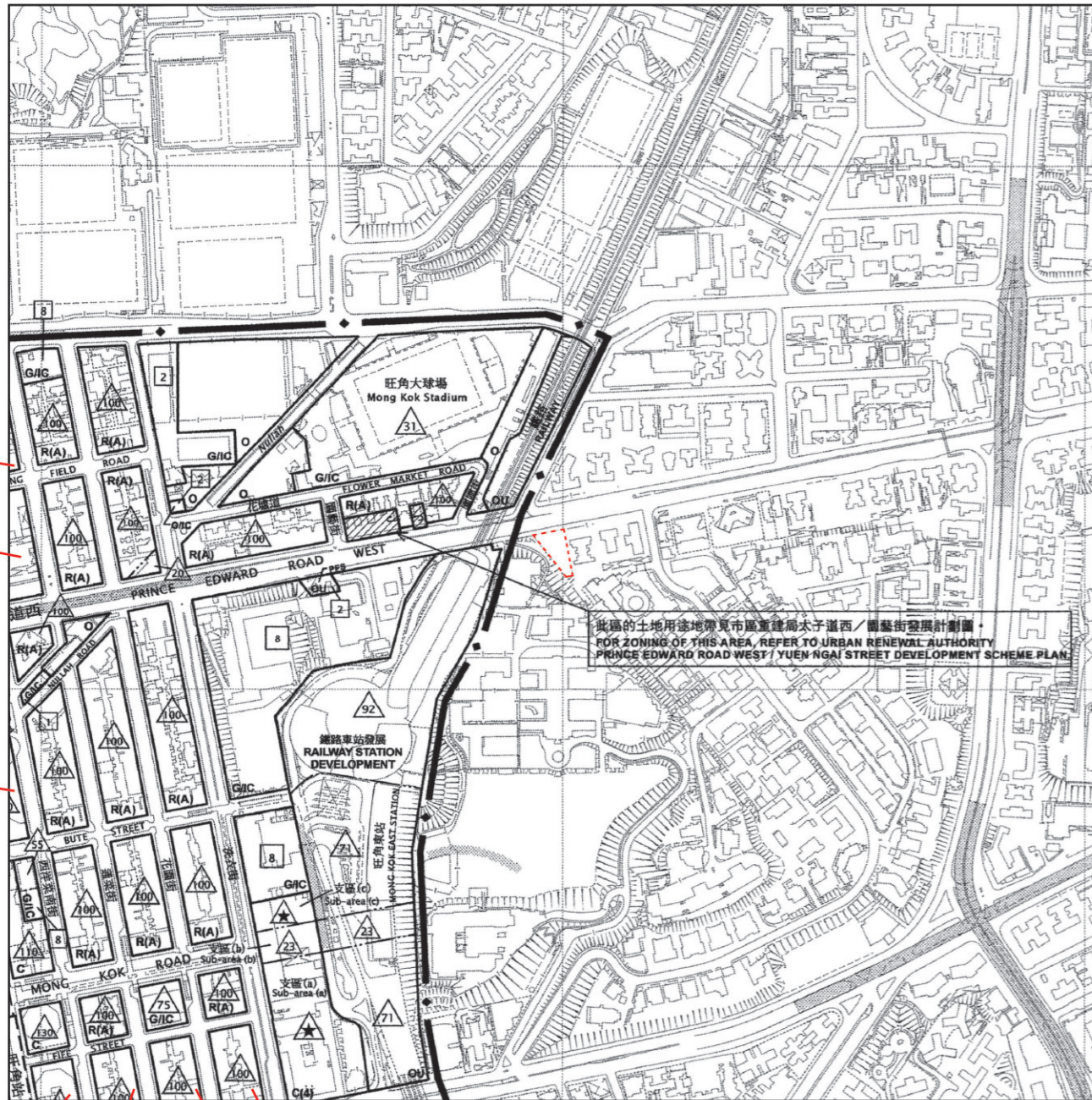
- The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
- The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
- The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. ©The Government of Hong Kong SAR.

#### 備註:

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

# OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

## 關於發展項目的分區計劃大綱圖



100 R(A)  
11 G/IC  
110 C  
30 C  
100 R(A) R(A) R(A)

Location of the Development  
發展項目的位置



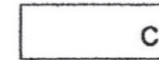
Adopted from part of the Kowloon Planning Area No.3 - Approved Mong Kok Outline Zoning Plan, Plan No. S/K3/32, gazetted on 18th October 2019, with adjustment where necessary as shown in red.

摘錄自2019年10月18日刊憲之九龍規劃區第3區 - 旺角分區計劃大綱核准圖，圖則編號為S/K3/32，有需要處經修正處理，以紅色顯示。

NOTATION 圖例

### ZONES

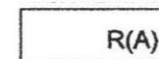
COMMERCIAL



地帶

商業

RESIDENTIAL (GROUP A)



住宅（甲類）

GOVERNMENT, INSTITUTION OR COMMUNITY



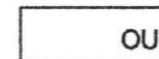
政府、機構或社區

OPEN SPACE



休憩用地

OTHER SPECIFIED USES



其他指定用途

### COMMUNICATIONS

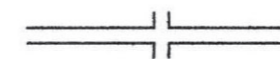
RAILWAY AND STATION (UNDERGROUND)



交通

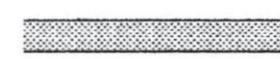
鐵路及車站（地下）

MAJOR ROAD AND JUNCTION



主要道路及路口

ELEVATED ROAD



高架道路

### MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME



其他

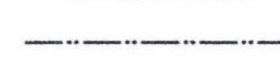
規劃範圍界線

URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA



市區重建局  
發展計劃圖範圍

BUILDING HEIGHT CONTROL ZONE BOUNDARY



建築物高度管制區界線

MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)



最高建築物高度  
（在主水平基準上若干米）

MAXIMUM BUILDING HEIGHT RESTRICTION AS STIPULATED ON THE NOTES



《註釋》內訂明最高建築物  
高度限制

MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)



最高建築物高度  
（樓層數目）

PETROL FILLING STATION



加油站

Notes:

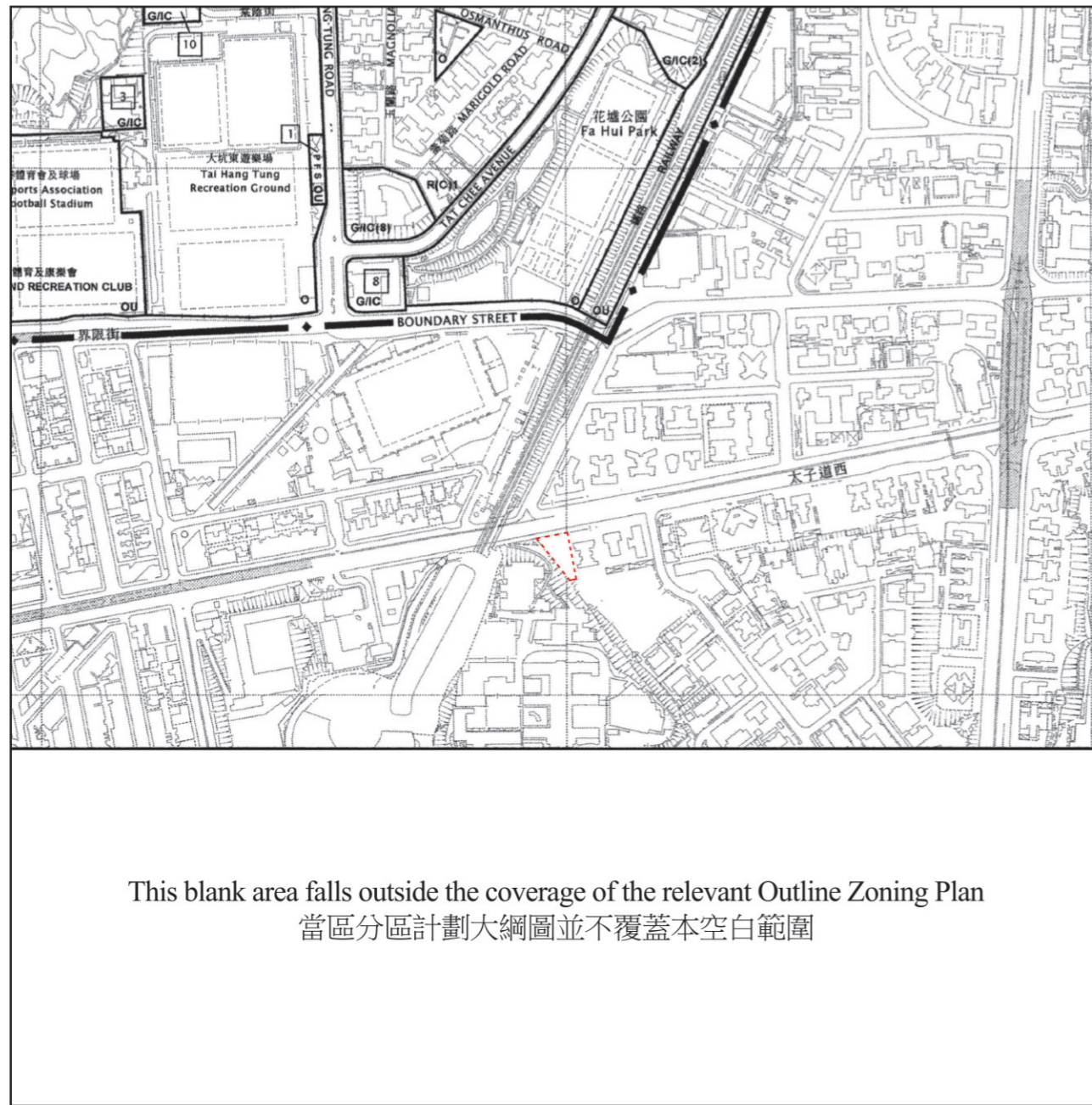
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- The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. ©The Government of Hong Kong SAR.

備註：

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

# OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

## 關乎發展項目的分區計劃大綱圖

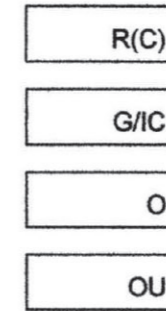


Adopted from part of the Kowloon Planning Area No.4 - Approved Shek Kip Mei Outline Zoning Plan, Plan No. S/K4/29, gazetted on 24th July 2015, with adjustment where necessary as shown in red.  
 摘錄自2015年7月24日刊憲之九龍規劃區第4區 - 石硤尾分區計劃大綱核准圖，圖則編號為S/K4/29，有需要處經修正處理，以紅色顯示。

NOTATION 圖例

### ZONES

RESIDENTIAL (GROUP C)  
 GOVERNMENT, INSTITUTION OR COMMUNITY  
 OPEN SPACE  
 OTHER SPECIFIED USES

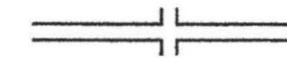


### 地帶

住宅（丙類）  
 政府、機構或社區  
 休憩用地  
 其他指定用途

### COMMUNICATIONS

MAJOR ROAD AND JUNCTION



### 交通

主要道路及路口

### MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME



### 其他

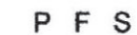
規劃範圍界線

MAXIMUM BUILDING HEIGHT  
 (IN NUMBER OF STOREYS)



最高建築物高度  
 (樓層數目)

PETROL FILLING STATION



加油站

Location of the Development  
 發展項目的位置



#### Notes:

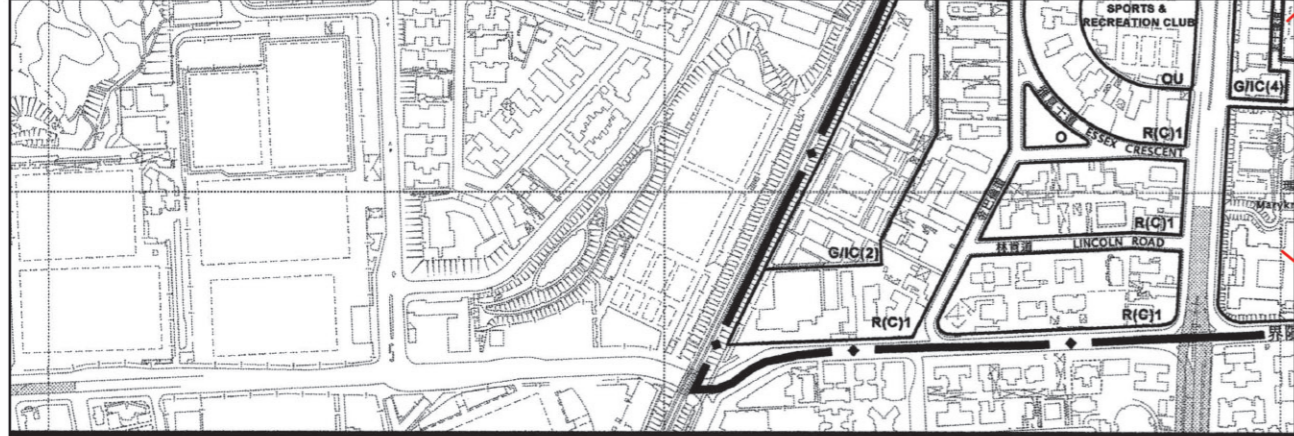
- The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
- The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
- The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. ©The Government of Hong Kong SAR.

#### 備註:

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

# OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

## 關於發展項目的分區計劃大綱圖



Adopted from part of the Kowloon Planning Area No.18 - Approved Kowloon Tong Outline Zoning Plan, Plan No. S/K18/21, gazetted on 15th December 2017, with adjustment where necessary as shown in red.  
 摘錄自2017年12月15日刊憲之九龍規劃區第18區 - 九龍塘分區計劃大綱核准圖，圖則編號為S/K18/21，有需要處經修正處理，以紅色顯示。

### NOTATION 圖例

#### ZONES

RESIDENTIAL (GROUP C)

R(C)

住宅（丙類）

GOVERNMENT, INSTITUTION OR COMMUNITY

G/IC

政府、機構或社區

OPEN SPACE

O

休憩用地

OTHER SPECIFIED USES

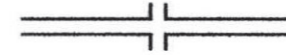
OU

其他指定用途

#### COMMUNICATIONS

#### 交通

MAJOR ROAD AND JUNCTION



主要道路及路口

ELEVATED ROAD



高架道路

#### MISCELLANEOUS

#### 其他

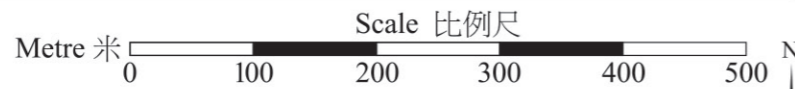
BOUNDARY OF PLANNING SCHEME



規劃範圍界線

This blank area falls outside the coverage of the relevant Outline Zoning Plan  
 當區分區計劃大綱圖並不覆蓋本空白範圍

Location of the Development  
 發展項目的位置

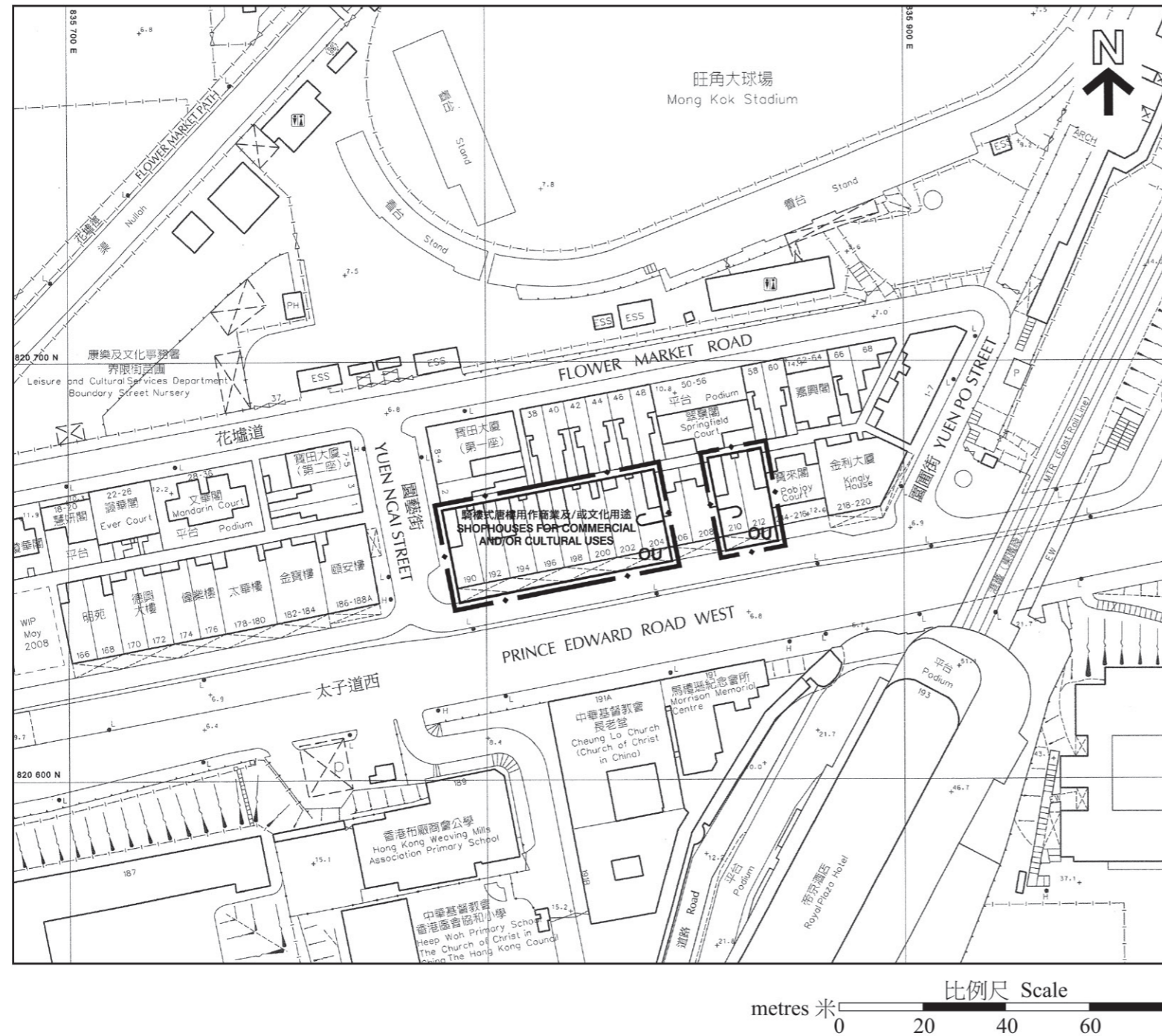


- Notes:
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
  2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
  3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
  4. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. ©The Government of Hong Kong SAR.

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

# OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

## 關乎發展項目的分區計劃大綱圖



Extracted from Approved Urban Renewal Authority Prince Edward Road West/Yuen Ngai Street Development Scheme Plan (Plan no. S/K3/URA2/2) gazetted on 12th March 2010.  
 摘錄自2010年3月12日刊憲之市區重建局太子道西/園藝街發展計劃核准圖（編號S/K3/URA2/2）。

### NOTATION 圖例

BOUNDARY OF DEVELOPMENT SCHEME —◆— 發展計劃範圍界線

OTHER SPECIFIED USES



其他指定用途

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

### Notes:

1. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
2. For location of the Development, please refer to the approved Kowloon Planning Area No.3 - Mong Kok Outline Zoning Plan No. S/K3/32 shown in this section.

### 附註：

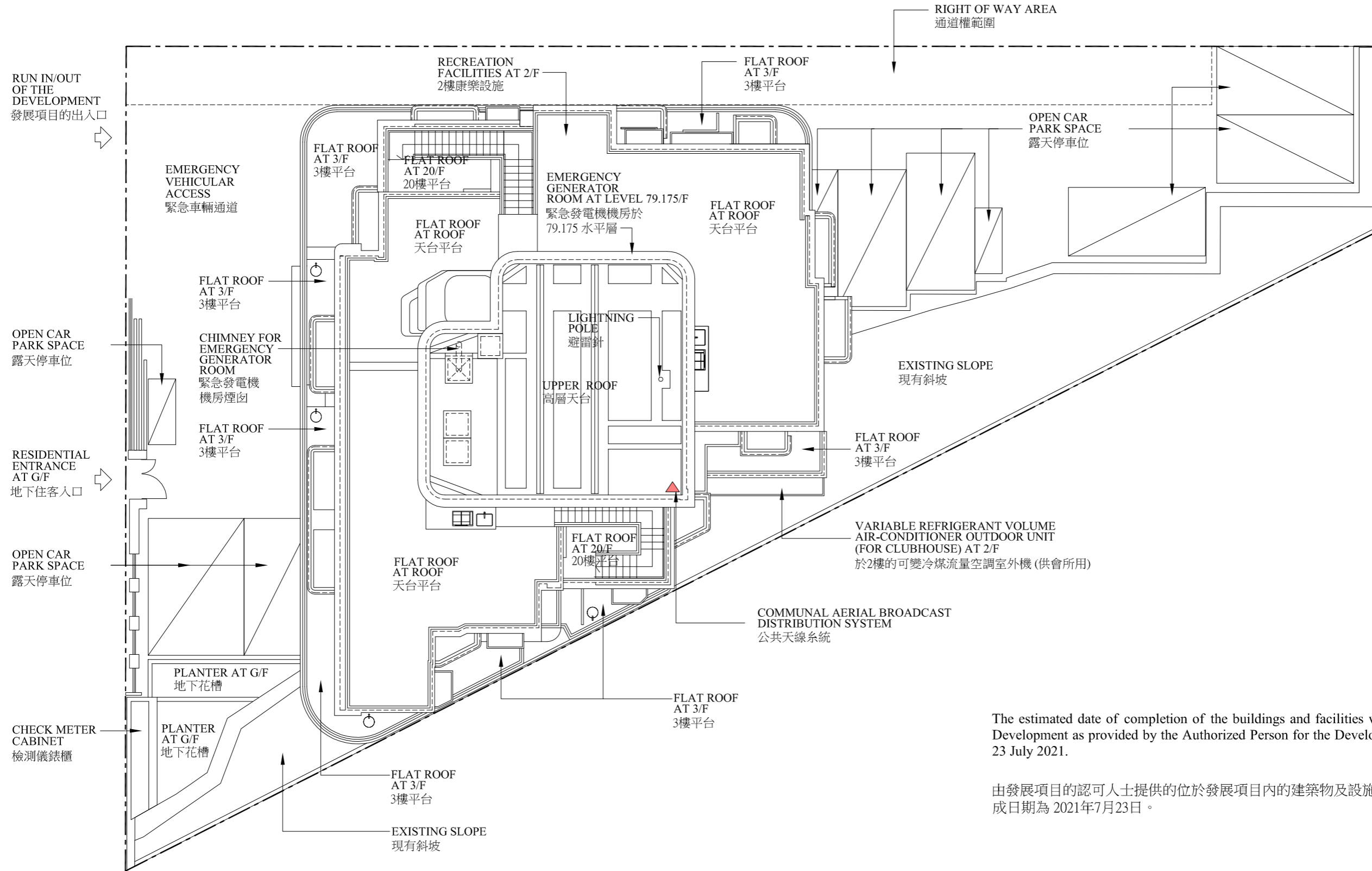
1. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
2. 關於發展項目的位置，請參閱載於本節的摘錄自九龍規劃區第3區 - 旺角分區計劃大綱核准圖編號S/K3/32。

# LAYOUT PLAN OF THE DEVELOPMENT

## 發展項目的布局圖

PRINCE EDWARD ROAD WEST 太子道西

### ADJOINING LOT 毗鄰地段



The estimated date of completion of the buildings and facilities within the Development as provided by the Authorized Person for the Development is 23 July 2021.

由發展項目的認可人士提供的位於發展項目內的建築物及設施的預計落成日期為 2021年7月23日。

--- BOUNDARY OF THE DEVELOPMENT  
發展項目的界線

SCALE/ 比例: 0 1 2 5m (米)



# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

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

樓面平面圖中所使用名詞及簡稱之圖例：

A/C PLATFORM	= AIR CONDITIONER PLATFORM 空調機平台	F.S.P.D.	= FIRE SERVICE PIPE DUCT 消防管道槽
A/C PLATFORM ABOVE	= AIR CONDITIONER PLATFORM ABOVE 上層空調機平台	H.R.	= HOSE REEL 消防喉轆
A.F.	= ARCHITECTURAL FEATURE 建築裝飾	JACUZZI	= 按摩池
ARCH. FEATURE	= ARCHITECTURAL FEATURE 建築裝飾	KIT.	= KITCHEN 廚房
ARCH. FEATURE ABOVE	= ARCHITECTURAL FEATURE ABOVE 上層建築裝飾	LAV.	= LAVATORY 洗手間
ARCH. FIN.	= ARCHITECTURAL FIN 建築飾	LIFT	= 升降機
BAL.	= BALCONY 露台	LIFT LOBBY	= 升降機大堂
BAL. ABOVE	= BALCONY ABOVE 上層露台	LIFT OVERRUN	= 升降機槽頂部
BATH	= BATHROOM 浴室	LIV. & DIN.	= LIVING ROOM AND DINING ROOM 客廳及飯廳
BATH 1	= BATHROOM 1 浴室 1	M.BATH	= MASTER BATHROOM 主人浴室
BATH 2	= BATHROOM 2 浴室 2	M.B.R.	= MASTER BEDROOM 主人睡房
B.R.	= BEDROOM 睡房	M.L.	= METAL LOUVRE 金屬百葉
B.R.1	= BEDROOM 1 睡房 1	M.L. W/ WIND GUARD	= METAL LOUVRE WITH WIND GUARD 防風金屬百葉
B.R.2	= BEDROOM 2 睡房 2	OPEN KIT.	= OPEN KITCHEN 開放式廚房
B.R.3	= BEDROOM 3 睡房 3	P.D.	= PIPE DUCT 管道槽
BUILDING LINE ABOVE (AT 18/F)	= 上層建築物外線(於 18 樓)	RS & MRR	= REFUSE STORAGE AND MATERIAL RECOVERY ROOM 垃圾收集及物料回收房
DN	= DOWN 落	S	= STOVE 爐頭
ELE. D.	= ELECTRICAL DUCT 電線槽	STORE	= STORE ROOM 儲物室
ELE. DUCT	= ELECTRICAL DUCT 電線槽	TOP OF BAL.	= TOP OF BALCONY 露台上蓋
ELV. D.	= EXTRA LOW VOLTAGE ELECTRICAL DUCT 弱電電線槽	TOP OF BAL. (AT 12/F)	= TOP OF BALCONY (AT 12/F) 露台上蓋(於 12 樓)
E.M.C.	= ELECTRIC METER CABINET 電錶箱	TOP OF P.D.	= TOP OF PIPE DUCT 管道槽上蓋
E.M.R.	= ELECTRIC METER ROOM 電錶房	TOP OF U.P.	= TOP OF UTILITY PLATFORM 工作平台上蓋
E&M CABINET	= ELECTRICAL AND MECHANICAL CABINET 機電箱	TOP VENT FOR ST-2	= TOP VENT FOR STAIRCASE 2 通風口供 2 號樓梯
FAN RM.	= FAN ROOM 風扇房	UP	= 上
FLAT ROOF	= 平台	U.P.	= UTILITY PLATFORM 工作平台
FLAT ROOF AT 20/F	= 在 20 樓的平台	V.D.	= VENTILATION DUCT 通風槽
FLAT ROOF FOR A/C	= FLAT ROOF FOR AIR CONDITIONER 放置空調機的平台	W.M.C.	= WATER METER CABINET 水錶箱
FLUSHING PUMP ROOM	= 沖廁泵房		

### Notes:

- There may be architectural features and/or exposed pipes on external walls of some floors.
- Common pipes exposed and/or enclosed in cladding are located at/adjacent to Balcony and/or Flat Roof and/or air-conditioner platform and/or external wall of some residential units. Air-conditioner platform(s) and external walls are common areas under the latest draft Deed of Mutual Covenant of the Development.
- There are ceiling bulkheads and/or false ceiling at Living Rooms, Dining Rooms, Bedrooms, Corridors, Bathrooms, Store Rooms, Lavatories, Open Kitchens and Kitchens of some residential units for the air-conditioning system and/or mechanical and electrical services.
- The internal ceiling height within some residential units may vary due to structural, architectural and/or decoration design variations.
- Symbols of fittings and fitments shown on the floor plans, such as sink, water closet, shower, basin, bath tub, sink counter, etc, are retrieved from the latest approved building plans and are for general indication only.
- Balconies and Utility Platforms are non-enclosed area.
- [-----] Dotted line in a residential unit with Open Kitchen delineates the extent of Open Kitchen area.

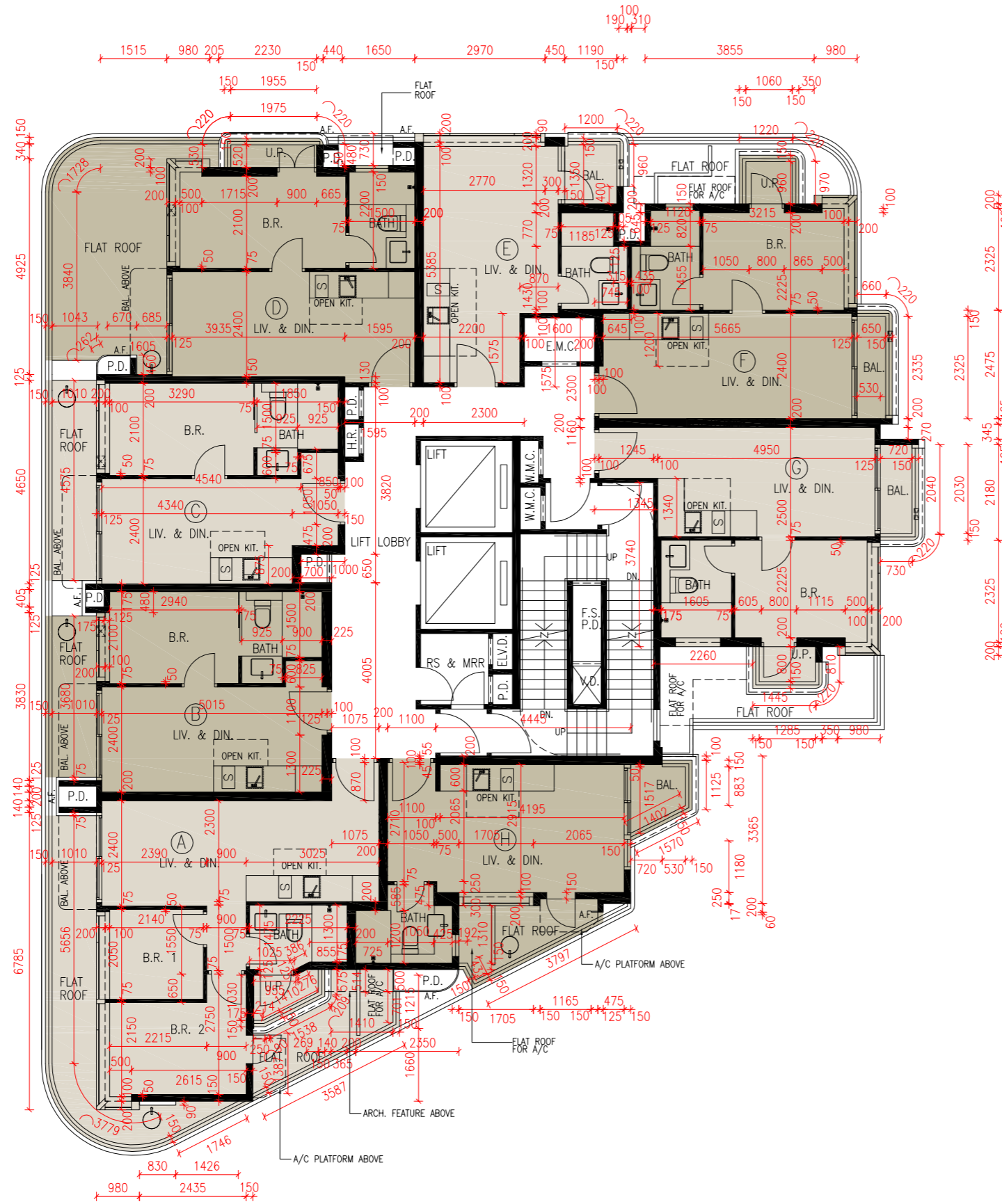
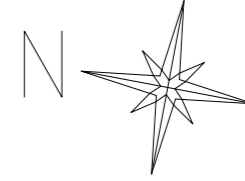
### 備註:

- 部分樓層外牆設有建築裝飾及/或外露喉管。
- 部分住宅單位的露台及/或平台及/或空調機平台及/或外牆設有外露及/或內藏的公用喉管。根據發展項目的公契的最新擬稿，空調機平台及外牆為公用地方。
- 部分住宅單位的客廳、飯廳、睡房、走廊、浴室、儲物室、洗手間、開放式廚房以及廚房設有假陣及/或假天花，用以裝置空調系統及/或機電設備。
- 部分住宅單位之天花高度將會因應結構、建築設計及/或裝修設計上的需要而有差異。
- 平面圖上所顯示的形象裝置符號，例如洗滌盆、坐廁、花灑、洗面盆、浴缸、洗滌盆櫃等乃擇自最新的經批准的建築圖則，只作一般性標誌。
- 露台及工作平台為不可封閉的地方。
- [-----] 開放式廚房的住宅單位內所顯示的虛線代表開放式廚房範圍。

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### 3/F FLOOR PLAN 3樓樓面平面圖



SCALE/ 比例: 0 1 2 5m (米)

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

3/F 3樓

Each Residential Property 每個住宅物業	Flat 單位							
	A	B	C	D	E	F	G	H
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	150, 200, 225	175	175	150, 175	150, 175, 225	150, 175	150, 175, 225	150, 175
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	2975, 3075, 3225, 3325, 3345, 3725	2975, 3075, 3225, 3325, 3725	2975, 3075, 3225, 3325, 3725	2975, 3075, 3225, 3325, 3345, 3925	2975, 3075, 3225, 3325, 3345	2975, 3075, 3225, 3325, 3345	2975, 3225, 3325, 3345	2975, 3225, 3325, 3345

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. This situation and section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable for this Development.

Notes:

1. The dimensions of floor plans are all structural dimensions in millimetre.
2. Please refer to Page AL01 of this Sales Brochure for legend of the terms and abbreviations shown in and remarks applicable to the floor plan.

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。此情況及《一手住宅物業銷售條例》附表1第1部第10(2)(e)條不適用於此發展項目。

備註:

1. 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。
2. 有關樓面平面圖中顯示之名詞及簡稱之圖例及通用之備註請參閱本售樓說明書第 AL01 頁。



# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### 5/F – 11/F 5樓至11樓

Each Residential Property 每個住宅物業	Floor 樓層	Flat 單位							
		A	B	C	D	E	F	G	H
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥） 的厚度（毫米）	5/F – 10/F 5樓至10樓	150, 200, 225	150, 175	150, 175	150, 175	150, 175, 225	150, 175	150, 175, 225	150, 175
	11/F 11樓	150, 200, 225	150, 175	150, 175	150, 175	150, 175, 225	150, 175	150, 175, 225	150, 175
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 （毫米）	5/F – 10/F 5樓至10樓	2975, 3075, 3225, 3325	2975, 3075, 3225, 3325	2975, 3075, 3225, 3325	2975, 3075, 3225, 3325	2975, 3075, 3225, 3325	2975, 3075, 3225, 3325	2975, 3225, 3325	2975, 3225, 3325
	11/F 11樓	2975, 3075, 3225, 3325	2975, 3075, 3225, 3325	2975, 3075, 3225, 3325	2975, 3075, 3225, 3325	2975, 3075, 3225, 3325	2975, 3075, 3225, 3325	3075, 3325	2975, 3225, 3325

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. This situation and section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable for this Development.

Notes:

1. The dimensions of floor plans are all structural dimensions in millimetre.
2. Please refer to Page AL01 of this Sales Brochure for legend of the terms and abbreviations shown in and remarks applicable to the floor plan.

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。此情況及《一手住宅物業銷售條例》附表1第1部第10(2)(e)條不適用於此發展項目。

備註:

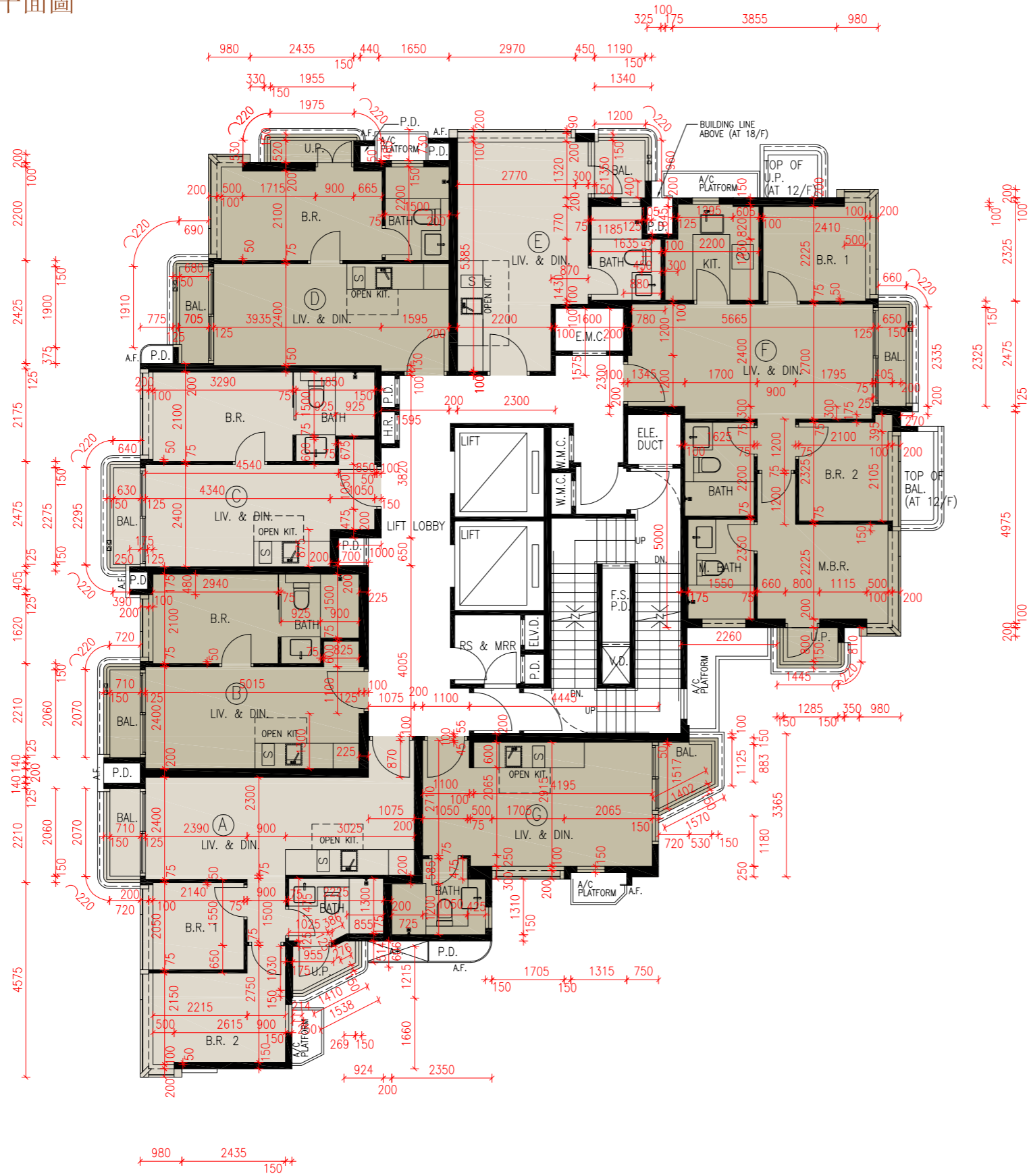
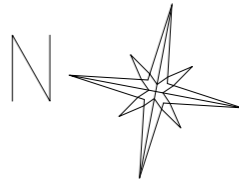
1. 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。
2. 有關樓面平面圖中顯示之名詞及簡稱之圖例及通用之備註請參閱本售樓說明書第 AL01 頁。

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### 12/F & 15/F - 17/F FLOOR PLAN

### 12樓及15樓至17樓樓面平面圖



SCALE/ 比例: 0 1 2 5m (米)

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### 12/F & 15/F – 17/F 12樓及15樓至17樓

Each Residential Property 每個住宅物業	Floor 樓層	Flat 單位						
		A	B	C	D	E	F	G
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥） 的厚度（毫米）	12/F & 15/F – 16/F 12樓及15樓至16樓	150, 200, 225	150, 175	150, 175	150, 175	150, 175, 225	150, 175	150, 175
	17/F 17樓	150, 200, 225	150, 175	150, 175	150, 175, 225	150, 175	150, 175	150, 175
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 （毫米）	12/F & 15/F – 16/F 12樓及15樓至16樓	2975, 3075, 3225, 3325	2975, 3075, 3225, 3325	2975, 3075, 3225, 3325	2975, 3075, 3225, 3325	2975, 3075, 3225, 3325	2975, 3075, 3225, 3325	2975, 3225, 3325
	17/F 17樓	2925, 2975, 3075, 3325	2975, 3225, 3325	2975, 3075, 3225, 3325	2975, 3075, 3225, 3325	2925, 2975, 3075, 3225, 3325	2975, 3225, 3325	2975, 3075, 3125, 3325

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. This situation and section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable for this Development.

Notes:

1. The dimensions of floor plans are all structural dimensions in millimetre.
2. Please refer to Page AL01 of this Sales Brochure for legend of the terms and abbreviations shown in and remarks applicable to the floor plan.

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。此情況及《一手住宅物業銷售條例》附表1第1部第10(2)(e)條不適用於此發展項目。

備註:

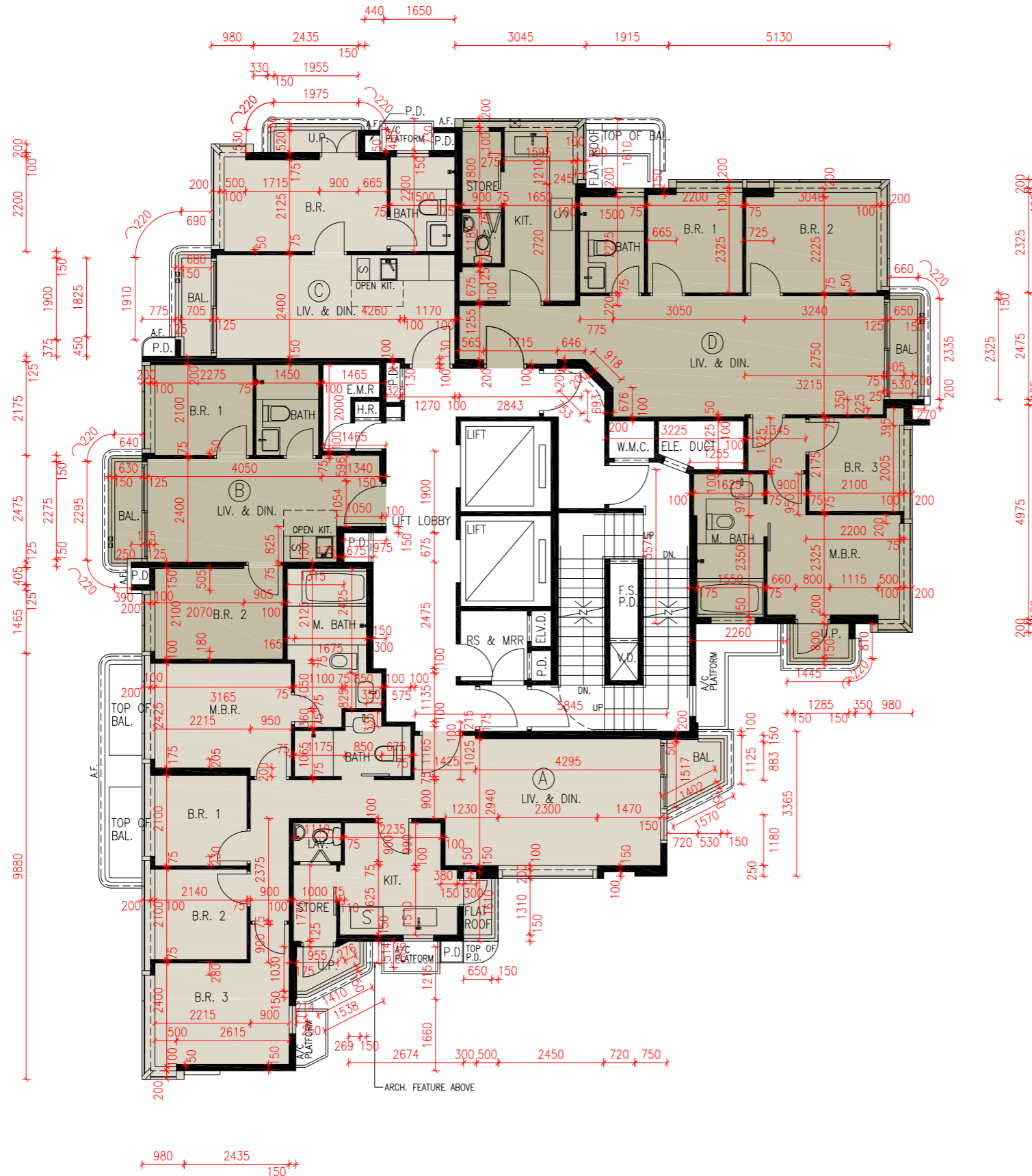
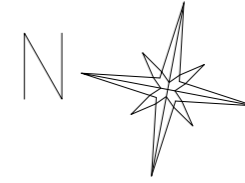
1. 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。
2. 有關樓面平面圖中顯示之名詞及簡稱之圖例及通用之備註請參閱本售樓說明書第 AL01 頁。

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### 18/F FLOOR PLAN

### 18樓樓面平面圖





# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

18/F 18樓

Each Residential Property 每個住宅物業	Flat 單位			
	A	B	C	D
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	150, 175, 200, 225	150, 175	150, 175	150, 175, 225
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	2925, 2975, 3075, 3225, 3325	2975, 3075, 3225, 3325	2975, 3075, 3325	2925, 2975, 3075, 3225, 3325

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. This situation and section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable for this Development.

Notes:

1. The dimensions of floor plans are all structural dimensions in millimetre.
2. Please refer to Page AL01 of this Sales Brochure for legend of the terms and abbreviations shown in and remarks applicable to the floor plan.

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。此情況及《一手住宅物業銷售條例》附表1第1部第10(2)(e)條不適用於此發展項目。

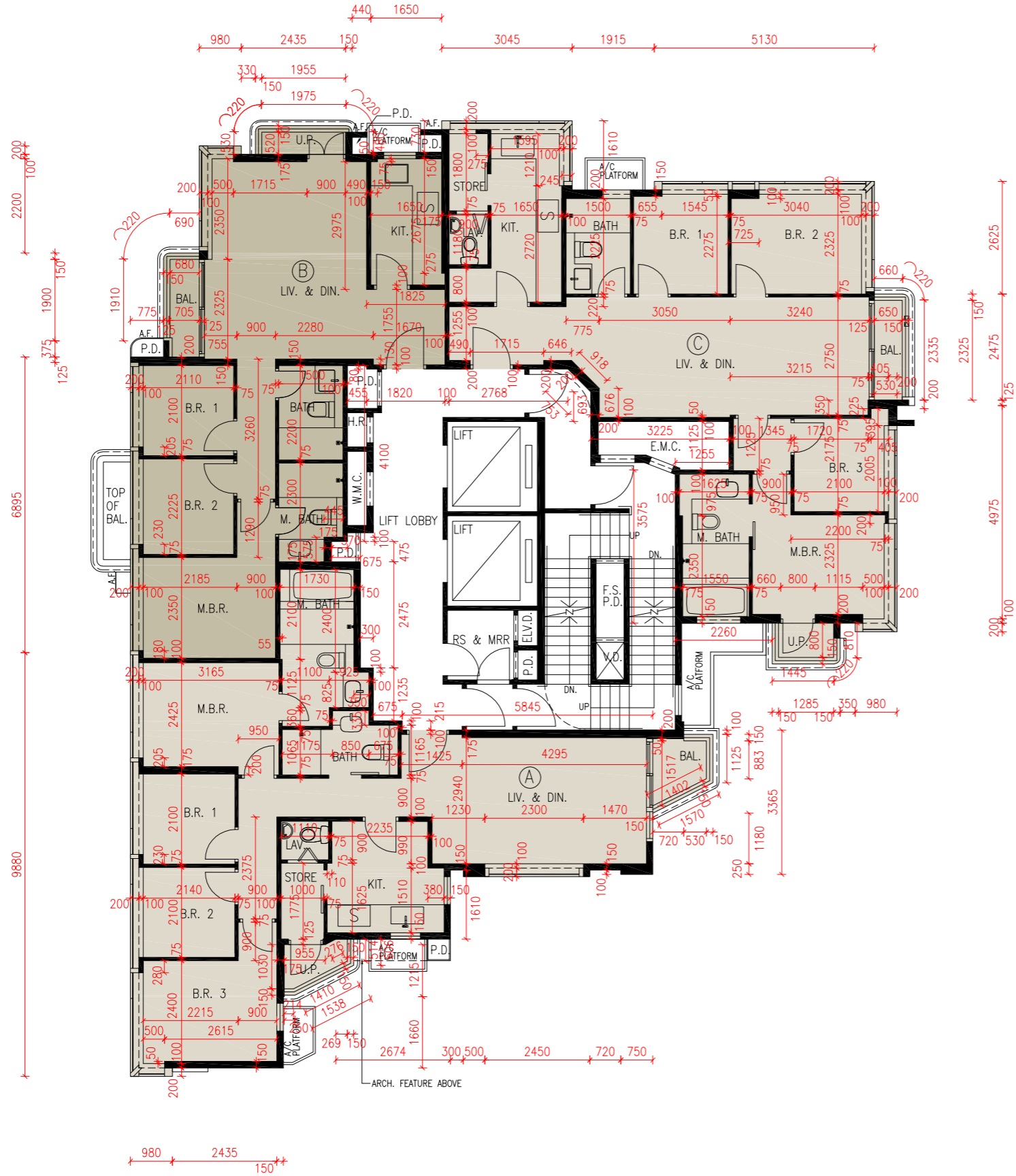
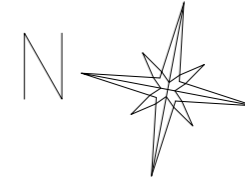
備註:

1. 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。
2. 有關樓面平面圖中顯示之名詞及簡稱之圖例及通用之備註請參閱本售樓說明書第 AL01 頁。

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

19/F FLOOR PLAN  
19樓樓面平面圖



# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

19/F 19樓

Each Residential Property 每個住宅物業	Flat 單位		
	A	B	C
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	150, 175, 200, 225	150, 175	150, 175, 225
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	2925, 2975, 3075, 3225, 3325	2975, 3125, 3225, 3325	2975, 3075, 3225, 3325

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. This situation and section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable for this Development.

Notes:

1. The dimensions of floor plans are all structural dimensions in millimetre.
2. Please refer to Page AL01 of this Sales Brochure for legend of the terms and abbreviations shown in and remarks applicable to the floor plan.

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。此情況及《一手住宅物業銷售條例》附表1第1部第10(2)(e)條不適用於此發展項目。

備註:

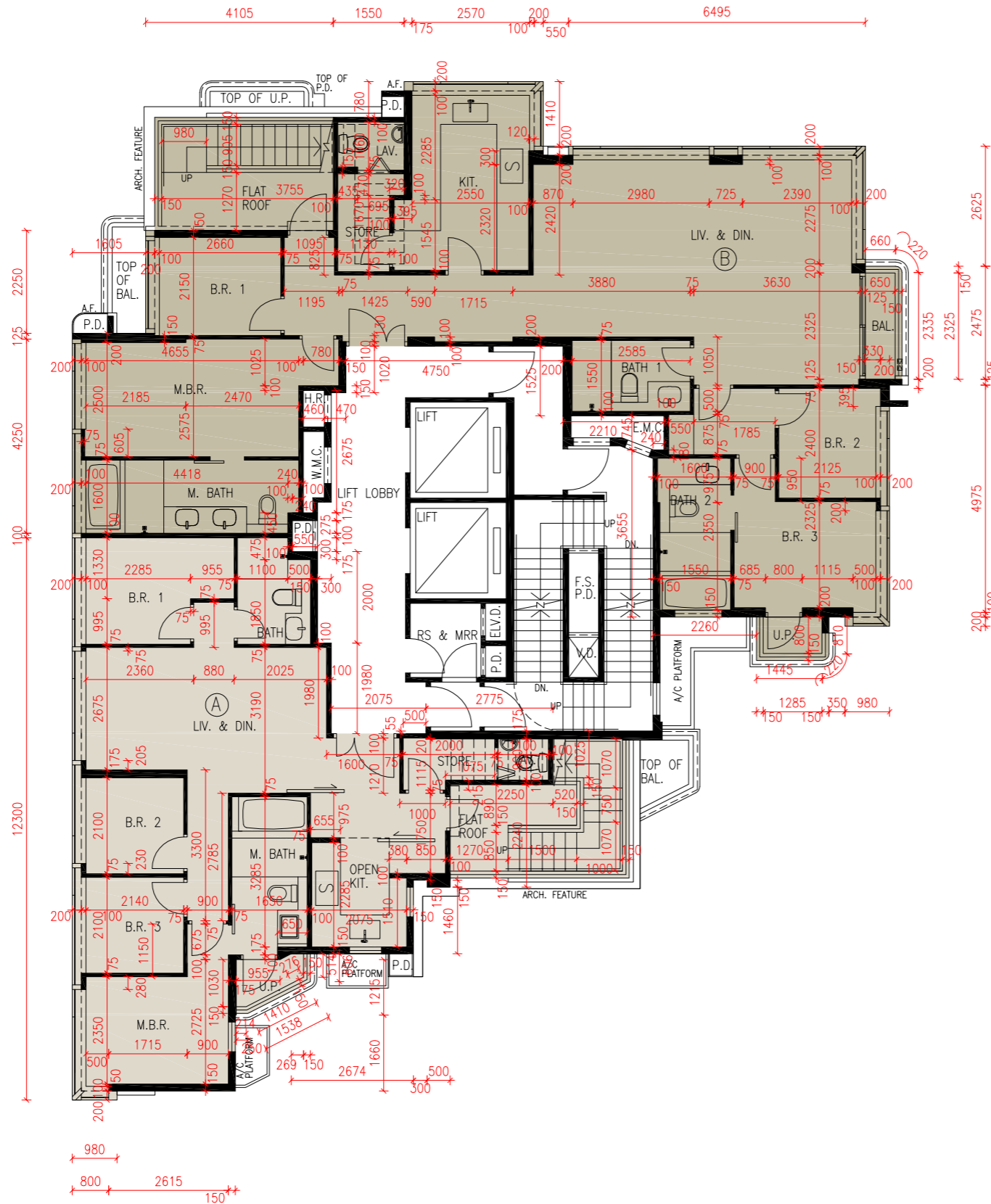
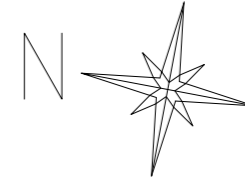
1. 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。
2. 有關樓面平面圖中顯示之名詞及簡稱之圖例及通用之備註請參閱本售樓說明書第 AL01 頁。

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### 20/F FLOOR PLAN

### 20樓樓面平面圖



SCALE/ 比例: 0 1 2 5m (米)

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

20/F 20樓

Each Residential Property 每個住宅物業	Flat 單位	
	A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	150, 175, 225	150, 175, 200, 225
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	3500, 3850	3325, 3500, 3850

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. This situation and section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable for this Development.

Notes:

1. The dimensions of floor plans are all structural dimensions in millimetre.
2. Please refer to Page AL01 of this Sales Brochure for legend of the terms and abbreviations shown in and remarks applicable to the floor plan.

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。此情況及《一手住宅物業銷售條例》附表1第1部第10(2)(e)條不適用於此發展項目。

備註:

1. 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。
2. 有關樓面平面圖中顯示之名詞及簡稱之圖例及通用之備註請參閱本售樓說明書第 AL01 頁。



# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### Roof 天台

Each Residential Property 每個住宅物業	Flat 單位	
	A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Not Applicable 不適用	Not Applicable 不適用
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	Not Applicable 不適用	Not Applicable 不適用

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. This situation and section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable for this Development.

#### Notes:

1. The dimensions of floor plans are all structural dimensions in millimetre.
2. Please refer to Page AL01 of this Sales Brochure for legend of the terms and abbreviations shown in and remarks applicable to the floor plan.

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。此情況及《一手住宅物業銷售條例》附表1第1部第10(2)(e)條不適用於此發展項目。

#### 備註:

1. 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。
2. 有關樓面平面圖中顯示之名詞及簡稱之圖例及通用之備註請參閱本售樓說明書第 AL01 頁。

# AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area ( including balcony, utility platform and verandah, if any ) sq. metre (sq.ft.) 實用面積 ( 包括露台、工作平台及陽台 (如有) ) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Prince Central	3/F 3樓	A	38.461 ( 414 ) 露台 Balcony : - 工作平台 Utility Platform : 1.500 ( 16 ) 陽台 Verandah : -	-	-	-	11.634 (125)	-	-	-	-	-	-
		B	25.454 ( 274 ) 露台 Balcony : - 工作平台 Utility Platform : - 陽台 Verandah : -	-	-	-	3.258 (35)	-	-	-	-	-	-
		C	26.271 ( 283 ) 露台 Balcony : - 工作平台 Utility Platform : - 陽台 Verandah : -	-	-	-	4.072 (44)	-	-	-	-	-	-
		D	29.972 ( 323 ) 露台 Balcony : - 工作平台 Utility Platform : 1.502 ( 16 ) 陽台 Verandah : -	-	-	-	12.320 (133)	-	-	-	-	-	-

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

### Notes:

- The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
- The symbol “-“ as shown in the above table denotes “Not provided”.
- 4/F, 13/F and 14/F are omitted.

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

### 備註：

- 上述所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
- 上表所顯示之「-」符號代表「不提供」。
- 不設4樓、13樓及14樓。



# AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米(平方呎)								
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭
Prince Central	3/F 3樓	E	23.345 (251) 露台 Balcony : 2.006 (22) 工作平台 Utility Platform : - 陽台 Verandah : -	-	-	-	-	-	-	-	-	-
		F	31.447 (338) 露台 Balcony : 2.063 (22) 工作平台 Utility Platform : 1.505 (16) 陽台 Verandah : -	-	-	-	-	-	-	-	-	-
		G	31.921 (344) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 1.502 (16) 陽台 Verandah : -	-	-	-	-	-	-	-	-	-
		H	24.691 (266) 露台 Balcony : 2.144 (23) 工作平台 Utility Platform : - 陽台 Verandah : -	-	-	-	3.034 (33)	-	-	-	-	-

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

Notes:

1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. The symbol “-“ as shown in the above table denotes “Not provided”.
3. 4/F, 13/F and 14/F are omitted.

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

備註：

1. 上述所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 上表所顯示之「-」符號代表「不提供」。
3. 不設4樓、13樓及14樓。

# AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area ( including balcony, utility platform and verandah, if any ) sq. metre (sq.ft.) 實用面積 ( 包括露台、工作平台及陽台 (如有) ) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米(平方呎)								
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭
Prince Central	5/F – 11/F 5樓至11樓	A	40.465 ( 436 ) 露台 Balcony : 2.004 ( 22 ) 工作平台 Utility Platform : 1.500 ( 16 ) 陽台 Verandah : -	-	-	-	-	-	-	-	-	-
		B	27.458 ( 296 ) 露台 Balcony : 2.004 ( 22 ) 工作平台 Utility Platform : - 陽台 Verandah : -	-	-	-	-	-	-	-	-	-
		C	28.194 ( 303 ) 露台 Balcony : 2.006 ( 22 ) 工作平台 Utility Platform : - 陽台 Verandah : -	-	-	-	-	-	-	-	-	-
		D	32.064 ( 345 ) 露台 Balcony : 2.092 ( 23 ) 工作平台 Utility Platform : 1.502 ( 16 ) 陽台 Verandah : -	-	-	-	-	-	-	-	-	-

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

### Notes:

- The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
- The symbol “-” as shown in the above table denotes “Not provided”.
- 4/F, 13/F and 14/F are omitted.

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

### 備註：

- 上述所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
- 上表所顯示之「-」符號代表「不提供」。
- 不設4樓、13樓及14樓。

# AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米(平方呎)								
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭
Prince Central	5/F – 11/F 5樓至11樓	E	23.345 (251) 露台 Balcony : 2.006 (22) 工作平台 Utility Platform : - 陽台 Verandah : -	-	-	-	-	-	-	-	-	-
		F	31.447 (338) 露台 Balcony : 2.063 (22) 工作平台 Utility Platform : 1.505 (16) 陽台 Verandah : -	-	-	-	-	-	-	-	-	-
		G	31.921 (344) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 1.502 (16) 陽台 Verandah : -	-	-	-	-	-	-	-	-	-
		H	24.691 (266) 露台 Balcony : 2.144 (23) 工作平台 Utility Platform : - 陽台 Verandah : -	-	-	-	-	-	-	-	-	-

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

Notes:

1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. The symbol “-“ as shown in the above table denotes “Not provided”.
3. 4/F, 13/F and 14/F are omitted.

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

備註：

1. 上述所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 上表所顯示之「-」符號代表「不提供」。
3. 不設4樓、13樓及14樓。

# AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area ( including balcony, utility platform and verandah, if any ) sq. metre (sq.ft.) 實用面積 ( 包括露台、工作平台及陽台 (如有) ) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Prince Central	12/F & 15/F – 17/F 12 樓及 15 樓至 17 樓	A	40.465 ( 436 ) 露台 Balcony : 2.004 ( 22 ) 工作平台 Utility Platform : 1.500 ( 16 ) 陽台 Verandah : -	-	-	-	-	-	-	-	-	-	
		B	27.458 ( 296 ) 露台 Balcony : 2.004 ( 22 ) 工作平台 Utility Platform : - 陽台 Verandah : -	-	-	-	-	-	-	-	-	-	
		C	28.194 ( 303 ) 露台 Balcony : 2.006 ( 22 ) 工作平台 Utility Platform : - 陽台 Verandah : -	-	-	-	-	-	-	-	-	-	-
		D	32.064 ( 345 ) 露台 Balcony : 2.092 ( 23 ) 工作平台 Utility Platform : 1.502 ( 16 ) 陽台 Verandah : -	-	-	-	-	-	-	-	-	-	-

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

### Notes:

- The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
- The symbol “-” as shown in the above table denotes “Not provided”.
- 4/F, 13/F and 14/F are omitted.

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

### 備註：

- 上述所列之面積是以英制之平方呎列明，均以 1 平方米=10.764 平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
- 上表所顯示之「-」符號代表「不提供」。
- 不設 4 樓、13 樓及 14 樓。

# AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米(平方呎)								
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭
Prince Central	12/F & 15/F – 17/F 12 樓及 15 樓至 17 樓	E	23.561 ( 254 ) 露台 Balcony : 2.006 ( 22 ) 工作平台 Utility Platform : - 陽台 Verandah : -	-	-	-	-	-	-	-	-	-
		F	57.950 ( 624 ) 露台 Balcony : 2.010 ( 22 ) 工作平台 Utility Platform : 1.502 ( 16 ) 陽台 Verandah : -	-	-	-	-	-	-	-	-	-
		G	24.691 ( 266 ) 露台 Balcony : 2.144 ( 23 ) 工作平台 Utility Platform : - 陽台 Verandah : -	-	-	-	-	-	-	-	-	-

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

Notes:

1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. The symbol “-“ as shown in the above table denotes “Not provided”.
3. 4/F, 13/F and 14/F are omitted.

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

備註：

1. 上述所列之面積是以英制之平方呎列明，均以 1 平方米=10.764 平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 上表所顯示之「-」符號代表「不提供」。
3. 不設 4 樓、13 樓及 14 樓。

# AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area ( including balcony, utility platform and verandah, if any ) sq. metre (sq.ft.) 實用面積 ( 包括露台、工作平台及陽台 (如有) ) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米(平方呎)										
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院	
Prince Central	18/F 18 樓	A	80.956 ( 871 ) 露台 Balcony : 2.144 ( 23 ) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -	-	-	-	0.696 (7)	-	-	-	-	-	-	
		B	32.402 ( 349 ) 露台 Balcony : 2.006 ( 22 ) 工作平台 Utility Platform : - 陽台 Verandah : -	-	-	-	-	-	-	-	-	-	-	
		C	31.973 ( 344 ) 露台 Balcony : 2.092 ( 23 ) 工作平台 Utility Platform : 1.502 ( 16 ) 陽台 Verandah : -	-	-	-	-	-	-	-	-	-	-	-
		D	82.824 ( 892 ) 露台 Balcony : 2.010 ( 22 ) 工作平台 Utility Platform : 1.502 ( 16 ) 陽台 Verandah : -	-	-	-	-	-	-	-	-	-	-	-

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

### Notes:

- The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
- The symbol “-“ as shown in the above table denotes “Not provided”.
- 4/F, 13/F and 14/F are omitted.

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

### 備註：

- 上述所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
- 上表所顯示之「-」符號代表「不提供」。
- 不設4樓、13樓及14樓。

# AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area ( including balcony, utility platform and verandah, if any ) sq. metre (sq.ft.) 實用面積 ( 包括露台、工作平台及陽台 (如有) ) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米(平方呎)								
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭
Prince Central	19/F 19 樓	A	80.696 ( 869 ) 露台 Balcony : 2.144 ( 23 ) 工作平台 Utility Platform : 1.500 ( 16 ) 陽台 Verandah : -	-	-	-	-	-	-	-	-	-
		B	63.566 ( 684 ) 露台 Balcony : 2.009 ( 22 ) 工作平台 Utility Platform : 1.502 ( 16 ) 陽台 Verandah : -	-	-	-	-	-	-	-	-	-
		C	82.657 ( 890 ) 露台 Balcony : 2.010 ( 22 ) 工作平台 Utility Platform : 1.502 ( 16 ) 陽台 Verandah : -	-	-	-	-	-	-	-	-	-

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

Notes:

1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. The symbol “-“ as shown in the above table denotes “Not provided”.
3. 4/F, 13/F and 14/F are omitted.

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

備註：

1. 上述所列之面積是以英制之平方呎列明，均以 1 平方米=10.764 平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 上表所顯示之「-」符號代表「不提供」。
3. 不設 4 樓、13 樓及 14 樓。

# AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area ( including balcony, utility platform and verandah, if any ) sq. metre (sq.ft.) 實用面積 ( 包括露台、工作平台及陽台 (如有) ) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Prince Central	20/F 20 樓	A	77.488 ( 834 ) 露台 Balcony : - 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -	-	-	-	3.279 (35)	-	-	58.744 (632)	-	-	-
		B	125.532 ( 1351 ) 露台 Balcony : 2.010 ( 22 ) 工作平台 Utility Platform : 1.502 ( 16 ) 陽台 Verandah : -	-	-	-	4.276 (46)	-	-	100.190 (1078)	-	-	-

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

### Notes:

1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. The symbol “-“ as shown in the above table denotes “Not provided”.
3. 4/F, 13/F and 14/F are omitted.

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

### 備註：

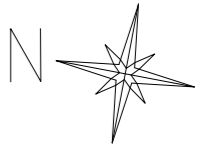
1. 上述所列之面積是以英制之平方呎列明，均以 1 平方米=10.764 平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 上表所顯示之「-」符號代表「不提供」。
3. 不設 4 樓、13 樓及 14 樓。



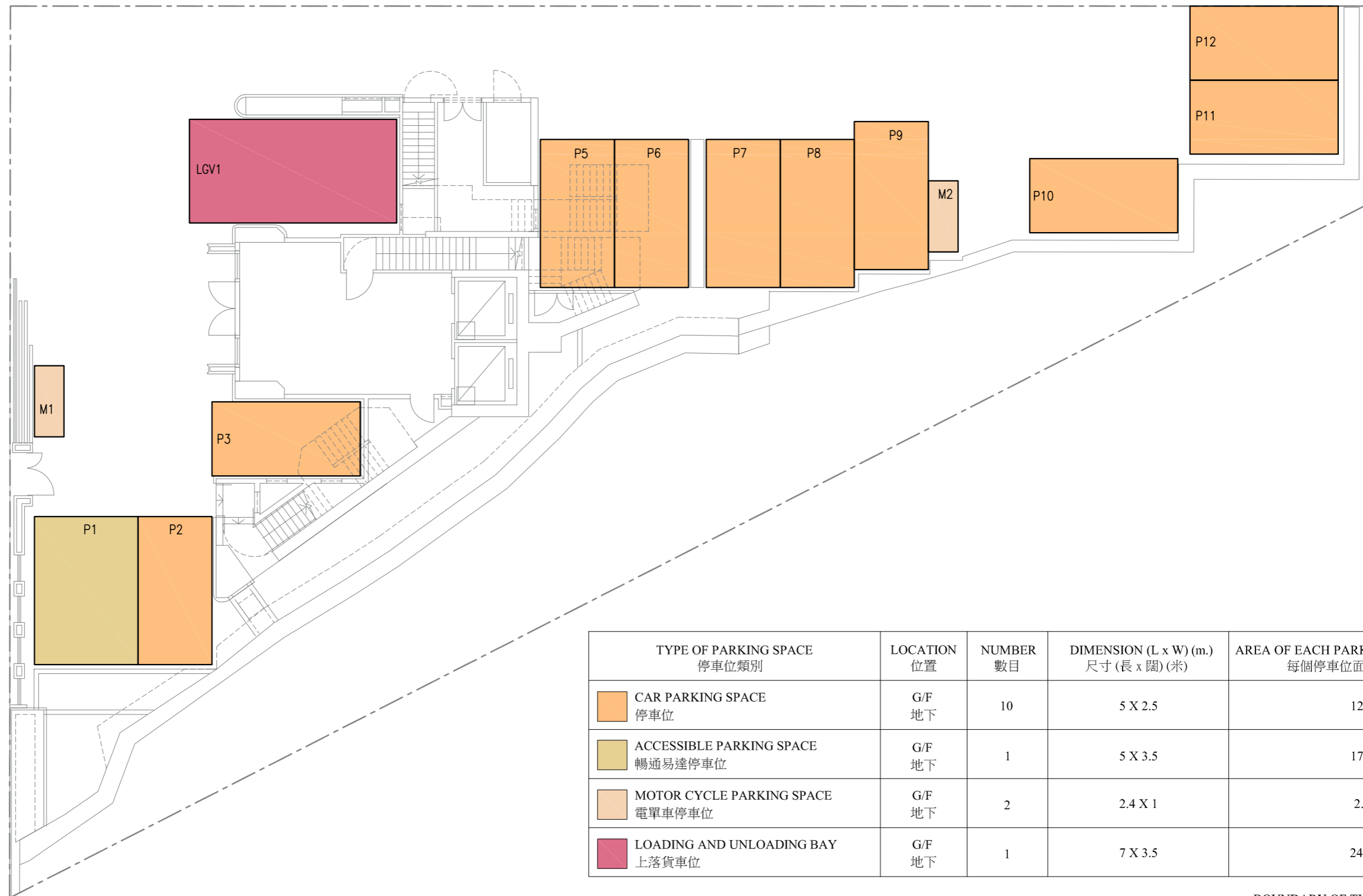
# FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

## 發展項目中的停車位的樓面平面圖

G/F FLOOR PLAN  
地下平面圖



RUN IN/OUT  
OF THE  
DEVELOPMENT  
發展項目的出入口  
➔



TYPE OF PARKING SPACE 停車位類別	LOCATION 位置	NUMBER 數目	DIMENSION (L x W) (m.) 尺寸 (長 x 闊) (米)	AREA OF EACH PARKING SPACE (sq.m.) 每個停車位面積 (平方米)
CAR PARKING SPACE 停車位	G/F 地下	10	5 X 2.5	12.5
ACCESSIBLE PARKING SPACE 暢通易達停車位	G/F 地下	1	5 X 3.5	17.5
MOTOR CYCLE PARKING SPACE 電單車停車位	G/F 地下	2	2.4 X 1	2.4
LOADING AND UNLOADING BAY 上落貨車位	G/F 地下	1	7 X 3.5	24.5

--- BOUNDARY OF THE DEVELOPMENT  
發展項目的界線

# SUMMARY OF THE PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

## 臨時買賣合約的摘要

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase (the “preliminary agreement”);
2. The preliminary deposit paid by the purchaser on the signing of the preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders;
3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the preliminary agreement —
  - (i) the preliminary agreement is terminated;
  - (ii) the preliminary deposit is forfeited; and
  - (iii) the owner does not have any further claim against the purchaser for the failure.

1. 在簽署臨時買賣合約(該“臨時合約”)時須支付款額為5%的臨時訂金；
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的日期之後5個工作日內簽立買賣合約—
  - (i) 該臨時合約即告終止；
  - (ii) 有關的臨時訂金即予沒收；及
  - (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

# SUMMARY OF DEED OF MUTUAL COVENANT

## 公契的摘要

The draft Deed of Mutual Covenant and Management Agreement of the Development (“DMC”) provides that: -

### A. Common parts of the Development

- (i) “Common Areas and Facilities” means collectively the Development Common Areas and Facilities and the Residential Common Areas and Facilities and all those parts and such of the facilities of the Development designated as common areas and facilities in any Sub-Deed of Mutual Covenant (as defined below).
- (ii) “Development Common Areas and Facilities” means and includes:-
  - (a) the Emergency Vehicle Access, the Right of Way Area, the boundary walls and fence walls (if any) and such parts of the external walls of the Development (other than those forming part of the Residential Common Areas and Facilities);
  - (b) the Slope Structures;
  - (c) high voltage cable duct, check meter cabinet, electrical meter room, low voltage switch room, transformer room, caretaker quarter and toilet which are (in so far as the same are capable of being shown on DMC plans) for the purposes of identification only shown coloured Green on the DMC plans certified by the Authorized Person and annexed to the DMC;
  - (d) such areas and facilities of and in the Land and the Development intended for common use and benefit of the Development as a whole; and
  - (e) such other areas and facilities of and in the Land and the Development designated as Development Common Areas and Facilities in accordance with the DMC.

Provided that where appropriate, if any parts of the Land and the Development other than the Residential Accommodation and the Carpark Units:-

- (i) are covered by paragraph (a) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap.344); and/or
  - (ii) fall within the categories as specified in Schedule 1 to the Building Management Ordinance (Cap.344) and included under paragraph (b) of the definition of “common parts” set out in section 2 of the Building Management Ordinance,
- then such parts shall be deemed to have been included as, and shall form part of, the Development Common Areas and Facilities;
- (iii) “Residential Common Areas and Facilities” means and includes:-
    - (a) such part of the external walls of the Residential Accommodation of the Development (other than those forming part of the Development Common Areas and Facilities);
    - (b) Accessible Parking Space, loading and unloading space, entrance hall, common corridors, the Recreational Areas and Facilities, fire service control room, ventilation ducts, pipe ducts, fire service pipe ducts, flat roofs and roof (not forming part of any Unit), landings, lifts, lift lobbies, lift machine room, lift pits, lift shafts, aluminium canopy, hose reels, electrical and mechanical ducts, extra low voltage electrical room, extra low voltage electrical duct, electrical duct, water meter cabinets, electrical meter cabinets, electrical meter room, flushing sump pump room, electrical room, potable sump pump room, fire service and sprinkler water tank room, fire service sprinkler pump room, sprinkler water tank, fire service water tank, flushing water pump room, fan room, emergency generator room, potable water pump room, planters, staircases, stairways, telecommunications and broadcasting equipment rooms, fire service pump room, refuse storage and material recovery chamber and rooms, water meter cabinets, air-conditioning platforms, architectural features, tops of balconies, tops of utility platforms, stone architectural feature, which are (in so far as the same are capable of being shown on plans) for the purposes of identification only shown coloured Indigo on the DMC plans certified by the Authorized Person and annexed to the DMC;
    - (c) such areas and facilities of and in the Residential Accommodation intended for common use and benefit of the Residential Accommodation as a whole; and

- (d) such other areas and facilities of and in the Land and the Development designated as Residential Common Areas and Facilities in accordance with the DMC

but excluding:-

- (i) the Development Common Areas and Facilities; and
  - (ii) such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only one particular Owner.
- (iv) “Sub-Deed of Mutual Covenant” means a Sub-Deed of Mutual Covenant to be entered into in respect of any part of the Land and the Development.
  - (v) The Owners shall not convert any part of the Common Areas and Facilities to his own use or for his own benefit unless approved by the Owners’ Committee.
  - (vi) The Owners shall not obstruct the Common Areas and Facilities nor do anything in the Common Areas and Facilities as may be or become a nuisance to any other Owners or occupiers of the Development.
  - (vii) The Common Areas and Facilities shall be under the exclusive control of the Manager, who is appointed to act as agent for and on behalf of all Owners duly authorized in accordance with the provisions of the DMC and the relevant Sub-Deed of Mutual Covenant (if any) in respect of any matter concerning the Common Areas and Facilities.

### B. Number of undivided shares assigned to each residential property in the Development

Undivided Shares for each Flat	Flat								
	A	B	C	D	E	F	G	H	
Floor									
3/F	765	516	534	597	431	565	575	461	
5/F – 11/F (7 storeys)	746	513	528	577	431	565	575	455	
12/F & 15/F -17/F (4 storeys)	746	513	528	577	435	1096	455	-	
18/F	1555	612	575	1593	-	-	-	-	
19/F	1548	1208	1590	-	-	-	-	-	
20/F	1647	2656	-	-	-	-	-	-	

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

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

The Manager will be appointed under the DMC as the Manager of the Development for an initial term of not exceeding two years commencing from the date of the DMC and to be continued thereafter, subject to the provisions for termination contained in the DMC.

# SUMMARY OF DEED OF MUTUAL COVENANT

## 公契的摘要

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

- (a) The Manager shall prepare the annual budget for the ensuing year in consultation with the Owners' Committee (if formed). The annual budget shall be in two parts. The first part shall cover all expenditure which in the opinion of the Manager is to be expended for the benefit of all Owners or required for the proper management of the Land, the Development and the Development Common Areas and Facilities. The second part shall cover all expenditure which in the opinion of the Manager is specifically referable to the Residential Common Areas and Facilities.
- (b) Each Owner of a Unit shall contribute his due proportion of the total amount assessed under the first part of the annual budget which proportion shall be equal to the Undivided Shares of his Unit divided by the total Undivided Shares of the Development (excluding the Undivided Shares allocated to the Common Areas and Facilities).
- (c) Each Owner of a Residential Unit shall contribute his due proportion of the total amount assessed under the second part of the annual budget which proportion shall be equal to the Undivided Shares of his Residential Unit divided by the total Undivided Shares of all Residential Units.

### **E. Basis on which the Management Fee Deposit is fixed**

The amount of Management Fee Deposit is 3/12 of the first year's budgeted management expenses payable in respect of each Unit.

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

There is no area in the Development which is retained by the owner (Junie Limited) for that owner's use as referred to in section 14(2)(f), Part 1, Schedule 1 of Residential Properties (First-hand Sales) Ordinance.

#### Notes:

1. Unless otherwise defined in the sales brochure, capitalized terms used in the above shall have the same meaning of such terms in the DMC.
2. For full details, please refer to the DMC which is free for inspection during opening hours at the sales office. Full script of the DMC is available for inspection upon request and copies of the DMC can be obtained upon paying necessary photocopying charges.

# SUMMARY OF DEED OF MUTUAL COVENANT

## 公契的摘要

發展項目公契及管理協議擬稿(「公契」)有下述條文：-

### A. 發展項目的公用部分

- (i) 「公用地方及設施」包括發展項目公用地方及設施、住宅公用地方及設施及在任何副公契(定義見下文)中指定為公用地方及設施的發展項目的所有該等部分及設施。
- (ii) 「發展項目公用地方及設施」指並包括：-
  - (a) 緊急車輛通道、通行權範圍、邊界牆及圍牆(如有)及發展項目外牆的部份(構成住宅公用地方及設施一部份的外牆除外)；
  - (b) 斜坡構築物；
  - (c) 高壓電纜管道、檢測錶櫃、電錶房、低壓電掣房、變壓器房、管理員宿舍及洗手間，在附錄於公契的圖則，經認可人士核實，以綠色顯示(如可以在圖則上顯示)，僅供識別；
  - (d) 該土地及發展項目內擬供整個發展項目共同使用與享用的地方及設施；及
  - (e) 該土地及發展項目內根據此公契劃定為發展項目公用地方及設施的其他地方及設施。
 倘若適用，如該土地及發展項目的任何部分(構成住宅樓宇或停車位一部份的除外)：-
  - (i) 被《建築物管理條例》(第344章)第2條列明的「公用部分」定義(a)分段涵蓋，及/或
  - (ii) 被《建築物管理條例》(第344章)第一附表指定並納入《建築物管理條例》(第344章)第2條列明的「公用部分」定義(b)分段涵蓋，
 該些部份應被視作已被包含在並構成發展項目公用地方及設施的一部份。
- (iii) 「住宅公用地方及設施」指並包括：-
  - (a) 發展項目住宅樓宇的外牆部份(構成發展項目公用地方及設施一部份的外牆除外)；
  - (b) 暢通易達車位、上落貨車車位、入口大廳、公用走廊、康樂地方及設施、消防控制房、通風管道、管道槽、消防管道槽、平台及天台(不構成任何單位一部份的)、樓梯平台、升降機、升降機大堂、升降機機房、升降機井道、升降機槽、鋁簷篷、消防喉轆、機電槽、特低壓電房、特低壓電線槽、電線槽、水錶櫃、電錶櫃、電錶房、沖廁水集水坑房、電力房、食水集水坑房、消防及花灑水缸室、消防花灑水泵房、花灑水缸、消防水缸、沖廁水泵房、通風機房、緊急發電機房、食水泵房、花槽、樓梯、台階、電訊及廣播設備室、消防泵房、垃圾及物料回收房及垃圾及物料回收室、水錶櫃、冷氣機平台、建築裝飾、露台頂部、工作平台頂部、石材建築裝飾，在附錄於公契的圖則，經認可人士核實，以藍色顯示(如可以在圖則上顯示)，僅供識別。
  - (c) 住宅樓宇內擬供整個住宅樓宇共同使用與享用的地方及設施；及
  - (d) 該土地及發展項目內根據此公契劃定為住宅公用地方及設施的其他地方及設施
 但不包括：-
  - (i) 發展項目公用地方及設施；及
  - (ii) 發展項目內任何個別業主有獨家權利及特權持有、使用、佔用及享用的地方和發展項目內僅服務任何個別業主的設施。
- (iv) 「副公契」指於將訂立與該土地及發展項目任何部分相關的公契副公契；
- (v) 除非獲業主委員會批准，業主不得將任何公用地方及設施之任何部分改為作自己使用或享用。
- (vi) 業主不得阻礙公用地方及設施，亦不得在公用地方及設施作出對發展項目的任何其他業主或佔用人造成滋擾的任何行爲。
- (vii) 公用地方及設施須由管理人單獨控制。管理人獲正式委任為代表全體業主的代理人按公契及相關副公契(如有)的條文處理有關公用地方及設施的任何事宜。

### B. 分配予發展項目中每個住宅物業的不分割份數的數目

每單位的不分割份數 / 單位	A	B	C	D	E	F	G	H
樓層								
3樓	765	516	534	597	431	565	575	461
5樓至11樓(7層)	746	513	528	577	431	565	575	455
12樓及15樓至17樓(4層)	746	513	528	577	435	1096	455	-
18樓	1555	612	575	1593	-	-	-	-
19樓	1548	1208	1590	-	-	-	-	-
20樓	1647	2656	-	-	-	-	-	-

備註: 不設4樓、13樓及14樓。

### C. 有關發展項目的管理人的委任年期

管理人將會根據公契被委任為發展項目的管理人，首屆任期為公契日期起計不多於兩年，並在其後續任，但受公契中的終止條文規限。

### D. 管理開支按甚麼基準在發展項目中的住宅物業的擁有人之間分擔

- (a) 管理人須在諮詢業主委員會(如已成立)後編製來年的年度預算。年度預算分開兩個部分。第一部分須涵蓋管理人認為為了全體業主的利益或妥善管理該土地、發展項目和發展項目公用地方及設施而需要支出的一切開支。第二部分須涵蓋管理人認為特別涉及住宅公用地方及設施的所有開支。
- (b) 每位單位業主須按其應佔比例分擔年度預算第一部分所評估的總款項，有關比例應相等於其單位之不分割份數除以發展項目中所有不分割份數的總數(公用地方及設施獲分配的不分割份數除外)。
- (c) 每位住宅單位業主須按其應佔比例分擔年度預算第二部分所評估的總款項，有關比例應相等於其住宅單位之不分割份數除以所有住宅單位之不分割份數的總數。

### E. 計算管理費按金的基準

管理費按金金額相等於有關單位須繳交的首年度管理開支預算的3/12。

### F. 擁有人在發展項目中保留作自用的範圍(如有的話)

擁有人(晶利有限公司)在發展項目中並無《一手住宅物業銷售條例》第一附表第1部第14(2)(f)條所述之保留作自用的範圍。

備註：

1. 公契中界定的文字及詞語除非在售樓說明書中重新定義或明確說明，否則在本摘要內使用時具有相同的含義。
2. 完整的公契現存於售樓處，於開放時間可供免費查閱，並可在支付所需影印費後取得公契之複印本。

# SUMMARY OF LAND GRANT

## 批地文件的摘要

1. The Development is constructed on Section E of Kowloon Inland Lot No.2341 (“**the Lot**”) which is held under Government Lease dated 18<sup>th</sup> March 1935 as varied or modified by a letter dated 26<sup>th</sup> October 1957, a Modification Letter dated 1<sup>st</sup> June 2017 and registered in the Land Registry by Memorial No.17061301470017 (“**the Modification Letter**”) and an extension letter dated 18<sup>th</sup> September 2020 and registered in the Land Registry by Memorial No.20110600700012 (which said Government Lease as varied or modified as aforesaid is referred to as “**the Land Grant**”).
2. The Lot is granted for a term of 75 years commencing from 12<sup>th</sup> May 1930 with a right of renewal for one further term of 75 years.
3. User restrictions applicable to the Lot:
  - (a) The Lot shall not be used for any purpose other than for private residential purposes.
  - (b) No grave or columbarium shall be erected or made on the Lot, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.
4. Facilities that are required to be constructed and provided for the Government, or for public use:  
Not applicable
5. The Grantee’s obligation to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside the Lot:
  - (a) The Land Grant requires the Grantee to, from time to time, and at all times during the term of the Land Grant, when where and as often as need or occasion shall require, at the Grantee’s own proper costs and charges, well and sufficiently repair, uphold, support, maintain, pave, purge, scour, cleanse, empty, amend and keep the messuage or tenement, messuages or tenements, and all other erections and buildings standing upon the Lot and all the walls, banks, cuttings, hedges, ditches, rails, lights, pavements, privies, sinks, drains and watercourse thereunto belonging, and which shall in anywise belong or appertain unto the same in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Government.
  - (b) Clause No.(1) of the Second Schedule to the Modification Letter stipulates that the Grantee shall develop the Lot by the demolition of the existing building or buildings thereon and the erection thereon of a building or buildings (subject to Clause No.(3)(f) of the Second Schedule to the Modification Letter) complying in all respects with the covenants and conditions contained in the Land Grant and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may be at any time be in force in the Hong Kong Special Administrative Region (“**Hong Kong**”), such building or buildings to be completed and made fit for occupation on or before the 30<sup>th</sup> day of June, 2023.
  - (c) Clause No.(6) of the Second Schedule to the Modification Letter stipulates that:-
    - (i) The Grantee may erect, construct and provide within the Lot such recreational facilities and facilities ancillary thereto (“**the Facilities**”) as may be approved in writing by the Director of Lands (“**the Director**”). The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.
    - (ii) In the event that any part of the Facilities is exempted from the gross floor area calculation pursuant to Clause No. (6)(b) of the Modification Letter (“**the Exempted Facilities**”):
      - (1) the Exempted Facilities shall be designated as and form part of the common areas (“**the Common Areas**”) for the common use and benefit of the owners of the Lot;
      - (2) the Grantee shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and
      - (3) the Exempted Facilities shall only be used by the residents of the building or buildings erected or to be erected on the Lot and their bona fide visitors and by no other person or persons.
  - (d) Clause No.(8) of the Second Schedule to the Modification Letter stipulates that the Grantee shall at his own expense landscape and plant with trees and shrubs any portion of the Lot and podium (if any) not built upon and thereafter maintain and keep the same in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.
  - (e) Clause No.(17) of the Second Schedule to the Modification Letter stipulates that:-
    - (i) (1) Spaces shall be provided within the Lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees (“**the Residential Parking Spaces**”) according to a prescribed rate.
      - (2) The Residential Parking Spaces shall not be used for any purpose other than for the purpose stipulated in sub-paragraph (i)(1) above and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
    - (ii) (1) Out of the spaces provided under Clause No.(17)(a)(i)(I) of the Second Schedule to the Modification Letter, the Grantee shall reserve such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (“**the Parking Spaces for the Disabled Persons**”) as the Building Authority may require and approve.
      - (2) The Parking Spaces for the Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
    - (iii) (1) Spaces shall be provided within the Lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees (“**the Motor Cycle Parking Spaces**”) at a prescribed rate.
      - (2) The Motor Cycle Parking Spaces shall not be used for any purpose other than for the purpose set out in sub-paragraph (iii)(1) above and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
  - (f) Clause No.(18) of the Second Schedule to the Modification Letter stipulates that spaces shall be provided within the Lot to the satisfaction of the Director for the loading and unloading of goods vehicles according to a prescribed rate or such other rates as may be approved by the Director and such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings erected or to be erected on the Lot.
  - (g) Clause No.(23) of the Second Schedule to the Modification Letter stipulates that a plan approved by the Director indicating the layout of all the parking, loading and unloading spaces to be provided within the Lot in accordance with the Modification Letter or a copy of such plan certified by an authorized person (as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation) shall be deposited with the Director. The parking, loading and unloading spaces indicated on the said approved plan shall not be used for any purpose other than for the purposes set out in the Modification Letter. The Grantee shall maintain the parking, loading and unloading spaces and other areas, including but not restricted to the lifts, landings and manoeuvring and circulation areas, in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the Director. Except for the parking spaces indicated on the said approved plan, no part of the Lot or any building or structure thereon shall be used for parking purposes.

# SUMMARY OF LAND GRANT

## 批地文件的摘要

- (h) Clause No.(26)(a) of the Second Schedule to the Modification Letter stipulates that where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the Lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times during the term of the Land Grant maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director. Clause No.(26)(c) of the Second Schedule to the Modification Letter stipulates that in the event that as a result of works done by the Grantee or owing to any other reasons, any falling away, landslip or subsidence occurs at any time, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence. Clause No.(26)(d) of the Second Schedule to the Modification Letter stipulates that the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified, the Director may forthwith execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.
- (i) Clause No.(27) of the Second Schedule to the Modification Letter stipulates that where prestressed ground anchors have been installed, upon development or redevelopment of the Lot or any part thereof, the Grantee shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director and shall supply to the Director such reports and information on all such monitoring works as the Director may from time to time at his absolute discretion require. If the Grantee shall neglect or fail to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and the Grantee shall on demand repay to the Government the cost thereof.
- (j) Clause No.(28) of the Second Schedule to the Modification Letter stipulates that:-
- (i) In the event of earth, spoil, debris, construction waste or building materials (“**the waste**”) from the Lot, or from other areas affected by any development of the Lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (“**the Government properties**”), the Grantee shall at his own expense remove the waste from and make good any damage done to the Government properties. The Grantee shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping.
- (ii) Notwithstanding sub-paragraph (i) above, the Director may (but is not obliged to), at the request of the Grantee, remove the waste from and make good any damage done to the Government properties and the Grantee shall pay to the Government on demand the cost thereof.
- (k) Clause No.(30) of the Second Schedule to the Modification Letter stipulates that:-
- (i) The Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the Lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the Lot, and the Grantee shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.
- (ii) The works of connecting any drains and sewers from the Lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be liable to the Grantee for any loss or damage thereby occasioned and the Grantee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Grantee at his own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Grantee at his own cost and upon demand be handed over by the Grantee to the Government for future maintenance thereof at the expense of the Government and the Grantee shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the Grantee to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.
6. The lease conditions that are onerous to a purchaser:
- (a) Clause No.(3)(f) of the Second Schedule to the Modification Letter stipulates that except with the prior written consent of the Director, no building shall be erected or maintained on the Lot other than one building comprising (I) one block of residential units and (II) such car parking spaces and ancillary facilities as permitted or required thereunder or otherwise approved by the Director provided that boundary walls or fences or both may be erected in addition to the said building (the decision of the Director as to whether a structure or structures constitute one building for the purpose of Clause No.(3)(f)(i) of the Second Schedule to the Modification Letter shall be final and binding on the Grantee).
- (b) Clause No.(4) of the Second Schedule to the Modification Letter stipulates that except with the prior written consent of the Director, no building or structure or support for any building or structure shall be erected or constructed within the area shown coloured pink hatched black on the plan marked “PLAN A” annexed to the Land Grant (“**the said pink hatched black area**”) except:-
- (i) boundary walls or fences or both; and
- (ii) a basement floor or floors under the ground level of the said pink hatched black area (the decision of the Director as to what constitutes a basement floor or floors and the ground level of the said pink hatched black area shall be final and binding on the Grantee).
- (c) Clause No.(7) of the Second Schedule to the Modification Letter stipulates that no tree growing on the Lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.
- (d) Clause No.(21) of the Second Schedule to the Modification Letter stipulates that the Residential Parking Spaces and the Motor Cycle Parking Spaces shall not be:-
- (i) assigned except:-
- (1) together with a residential unit or units in the building or buildings erected or to be erected on the Lot; or
- (2) to a person who is already the owner of a residential unit or units in the building or buildings erected or to be erected on the Lot; or
- (ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the Lot
- Provided that in any event not more than three in number of the total of the Residential Parking Spaces and the Motor Cycle Parking Spaces shall be assigned to the owner or underlet to the resident of any one residential unit in the building or buildings erected or to be erected on the Lot.

## SUMMARY OF LAND GRANT

### 批地文件的摘要

- (e) Clause No.(29) of the Second Schedule to the Modification Letter stipulates that the Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (“**the Works**”), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the Lot or any part thereof (“**the Services**”). The Grantee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Grantee shall comply with and at his own expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Grantee shall at his own expense and in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the Lot or of any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Grantee shall pay to the Government on demand the cost of such works). If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the Lot or any part thereof or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.
- (f) See paragraphs 4 and 5 above.
- (g) The Land Grant provides that the Government may, twice or oftener in every year, at all reasonable times in the day, enter into and upon the Lot to view, search and see the condition of the Lot and of all decays, defects and wants of reparation and amendment and may issue notice or warning in writing requiring the Grantee to repair and amend the same within three calendar months.
- (h) The Land Grant provides that the Government has power to resume, enter into and re-take possession of the Lot or any part thereof if required for the improvement of Hong Kong or any other public purpose whatsoever three calendar months’ notice being given to the Grantee of its being so required and a full and fair compensation for the Lot and the buildings thereon being paid to the Grantee to be valued by the Government.
- (i) The Land Grant stipulates that in case of the breach or non-performance of any covenant and condition on the part of the Grantee to be performed in the Land Grant, it shall be lawful for the Government to re-enter, repossess and enjoy the Lot or any part thereof. Clause 4 of the Modification Letter further stipulates that the proviso of re-entry on the breach, non-observance or non-performance of any of the provisions, covenants, stipulations, exceptions, reservations, powers and conditions contained in the Land Grant shall extend to the breach, non-observance or non-performance of any of the covenants and conditions set forth in the Second Schedule to the Modification Letter.

#### Notes:

1. The “Grantee” as mentioned in this section means the Lessee under the Land Grant and the Modification Letter and where the context so admits or requires include his executors, administrators and assigns and in case of a corporation its successors and assigns.
2. For full details, please refer to the Land Grant. Full script of the Land Grant is available for inspection upon request during opening hours at the sales office and copies of the Land Grant can be obtained upon paying necessary photocopying charges.



# SUMMARY OF LAND GRANT

## 批地文件的摘要

- 發展項目興建於九龍內地段2341號E段(「**該地段**」)。該地段根據日期為1935年3月18日的政府租契並經一封日期為1957年10月26日的信函、一份日期為2017年6月1日以註冊摘要編號17061301470017登記於土地註冊處的修訂書(「**修訂書**」)及一份日期為2020年9月18日以註冊摘要編號20110600700012登記於土地註冊處的延期信函修改或修訂而持有(經上述文書修訂的該政府租契以下稱為「**批地文件**」)。
- 該地段批地年期為由1930年5月12日起計75年，並有權續期75年。
- 適用於該地段的用途限制：
  - 該地段不得用作私人住宅以外的用途。
  - 該地段內不得興建或提供墳墓或靈灰安置所，亦不得於該地段內安葬或放置人類遺骸或動物遺骸(不論是否置於陶瓶或骨灰甕內或以其他方式安葬或放置)。
- 按規定須興建並提供予政府或供公眾使用的設施：  
不適用
- 有關承授人在該地段內外鋪設、塑造或作環境美化的任何範圍，或興建或維持任何構築物或設施的責任：
  - 批地文件規定承授人於批地年期內不時及無論何時及每當有需要時或情況要求時，自費妥善地及足夠地修葺、維持、支持、保養、修飾、清洗、洗滌、潔淨、卸空、修改及保存位於該土地上之樓宇或物業單位及所有其他任何構築物及建築物，以及所有屬於並以任何形式從屬於及關連該處的牆、堤岸、路塹、籬笆、溝渠、路軌、電燈、行人道、水廁、洗滌槽、排水渠及水渠，並且全面執行需要及必須的修葺、清洗及修改工程，以達致政府滿意為止。
  - 修訂書附表2第(1)條規定，承授人須在各方面履行批地文件的契諾及條件及遵守一切不時適用於香港特別行政區(「**香港**」)有關建築物、衛生及規劃的法律法規，於該地段上拆卸在該地段上現存的建築物及興建建築物以發展該地段(受制於修訂書附表2第(3)(f)條)，該等建築物須於2023年6月30日或之前建成並適合佔用。
  - 修訂書附表2第(6)條規定:-
    - 承授人可於該地段內搭建、興建及提供經地政總署署長(「**署長**」)書面批准的康樂設施及其附屬設施(「**設施**」)。設施的類型、大小、設計、高度及配置須事先獲得署長書面批准。
    - 若設施任何部份根據修訂書第(6)(b)條被豁免計算在總樓面面積上(「**獲豁免的設施**」):
      - 獲豁免的設施必須指定為並構成公用地方(「**公用地方**」)的一部份，供該地段業主共同使用及享用；
      - 承授人須自費保養獲豁免的設施於修繕妥當及良好的狀況，並操作獲豁免的設施，以達致署長滿意；及
      - 獲豁免的設施僅供已建或擬建的一幢或多幢建築物的住客及其真正訪客使用，其他人士不得使用。
  - 修訂書附表2第(8)條規定承授人須在該地段或平台(如有)未有建築之任何部分，自費進行環境美化工程及種植樹木及灌木，並加以保養及使有關地方保持在安全、清潔、整齊、整潔及健康的狀態，以達致署長滿意。
  - 修訂書附表2第(17)條規定:-
    - 須於該地段內按指定比率提供車位，供按《道路交通條例》、其任何附屬規例及任何修訂法例領有牌照及屬於該地段已建或擬建建築物的住客及其真正客人、訪客或獲邀請人士之車輛停泊(「**住宅車位**」)，以達致署長滿意。
      - 住宅車位不可用作上文(i)(1)分段規定以外的用途，尤其是不得用作存放、陳列或展示車輛以供出售或其他用途，或提供車輛清潔及美容服務。
    - 根據修訂書附表2第(17)(a)(i)(I)條提供的車位中，承授人須按建築事務監督要求及批准，保留指定數目車位供《道路交通條例》、其任何附屬規例及任何修訂法例所界定的傷殘人士停泊車輛(「**傷殘人士車位**」)。
      - 傷殘人士車位除用作停泊《道路交通條例》、其附屬規例及任何修訂法例界定的傷殘人士、及屬於該地段已建或擬建建築物的住客及其真正客人、訪客或獲邀請人士之車輛外，不得作其他用途，尤其不得用作存放、陳列或展示車輛以供出售或其他用途，或用作提供車輛清潔及美容服務。
  - 修訂書附表2第(18)條規定，須於該地段內按指定比率或署長批准的其他比率提供車位供貨車裝卸貨物使用，以達致署長滿意，而該等裝卸車位不得用作與有關該地段上已建或擬建建築物的貨車裝卸以外用途。
  - 修訂書附表2第(23)條規定，經署長批准標示按修訂書在該地段內提供的所有車位及裝卸車位的圖則或其由認可人士(按《建築物條例》、其任何附屬規例及任何修訂法例界定)核實的圖則副本須提交給署長存放。上述經批准圖則標示的車位及裝卸車位只可用作修訂書指定的用途。承授人須按該經批准圖則維持車位、裝卸車位及其他區域，包括但不限於升降機、梯台及調度及迴旋區，及未經署長事先書面同意，不得對其作出變更。除了上述批准圖則標示的車位，該地段任何部分或其上之任何建築物或構築物不得用作泊車用途。
  - 修訂書附表2第(26)(a)條規定，若有或曾有任何土地之削去、清除或後移，或任何種類的堆土、填土或斜坡處理工程，承授人須自費進行及興建該等有需要之斜坡處理工程、擋土牆或其他支撐、防護或排水系統或附屬或將會或可能會或於今後任何時間成為必要的其他工程，以保護及支持該地段內的該等土地及任何毗連或毗鄰之政府土地或已出租土地，及排除及預防其後發生的任何泥土剝落、山泥傾瀉或土地下陷。承授人須於批地年期期間內的所有時間自費保養上述土地、斜坡處理工程、擋土牆或其他支撐、防護措施、排水系統或輔助或其他工程於修繕妥當及良好的狀況，致使署長滿意。修訂書附表2第(26)(c)條規定，若於任何時間內由於承授人進行的工程或任何其他原因而造成任何泥土剝落、泥石傾瀉或土地下陷，承授人須自費還原和修復致使署長滿意，並須就因該等泥土剝落、山泥傾瀉或土地下陷而將會或可能引致、蒙受或招致的任何成本、費用、賠償、要求及申索彌償政府、其代理人及承辦商。修訂書附表2第(26)(d)條規定署長有權以書面通知形式要求承授人進行、興建及保養上述土地、斜坡處理工程、擋土牆或其他支撐、防護措施、排水系統或輔助或其他工程，及還原和修復任何泥土剝落、泥石傾瀉或土地下陷，且如承授人忽略或未能在指明期限內遵從該通知致使署長滿意，署長可即時執行和進行任何有需要的工程，而承授人須在應要時向政府歸還該工程的費用連同任何行政或專業費用及收費。
  - 修訂書附表2第(27)條規定如該地段或其任何部分的發展或重建已安裝預應力地錨，承授人須自費在預應力地錨的服務年限期間，對其進行定期維修及監察，以達致署長滿意，並且在署長不時全權酌情要求時提交上述維修及監察的報告及資料。如承授人忽略或未能執行規定的監察工程，署長可即時執行和進行監察工程，承授人必須應要求向政府償還有關的費用。
  - 修訂書附表2第(28)條規定:-
    - 倘若從該地段或從其他受該地段的任何發展所影響的區域有泥土、廢土、瓦礫、建築廢料或建材(「**廢料**」)遭侵蝕、流入或傾倒至公共巷徑或道路或路渠、海灘或海床、污水渠、雨水渠或明渠或其他政府產業(「**政府產業**」)，承授人須自費清理該等廢料並修復對政府產業造成的損壞。承授人須就該等侵蝕、流入或傾倒對私人產業造成的任何損壞或滋擾所引致的一切訴訟、申索及要求對政府作出彌償。
    - 儘管上文(i)分段另有規定，署長可以(惟沒有義務)應承授人要求清理該等廢料並修復對政府產業造成的損壞，而承授人須應要求向政府支付上述工程費用。
  - 修訂書附表2第(30)條規定:-
    - 承授人須自費興建及保養署長認為需要不論是否位於該地段範圍內或政府土地上的排水渠及渠道，以將落在或流經該地段上的暴雨或雨水截流並排送至最就最近的水道、集水井、渠道或政府雨水渠，以達致署長滿意。承授人須自行負責，並就該等暴雨或雨水造成的任何損壞或滋擾所引致的一切訴訟、申索及要求對政府及其人員作出彌償。

# SUMMARY OF LAND GRANT

## 批地文件的摘要

(ii) 連接該地段的任何排水渠及污水渠至政府的雨水渠及污水渠的工程（當已鋪設或委託鋪設）可由署長進行，署長無須就因此等工程對承授人造成的損失或損害負責，而承授人須應要求向政府支付上述連接工程的費用。或者，該等連接工程亦可由承授人自費進行，以達致署長滿意，而在該種情況下，該等連接工程任何一段若在政府土地內興建，須由承授人自費保養，直至政府要求時由承授人移交給政府，由政府出資負責往後的保養，而承授人須應要求向政府支付上述連接工程的技術檢查之費用。倘若承授人未能保養興建在該政府土地內的上述連接工程的任何一段，署長可以進行其認為必要的保養工程，而承授人須應要求向政府支付該等工程費用。

### 6. 對買方造成負擔的租用條件：

- (a) 修訂書附表2第(3)(f)條規定，除獲署長事先書面同意外，否則不得在該地段搭建或維持任何建築物，除了一棟包含(I)一棟住宅單位及(II)署長在其下許可或要求或以其他方式批准的停車場及其附屬設施。惟無論如何，圍牆或柵欄或兩者可以搭建於該棟建築物(就修訂書附表2第(3)(f)條而言，署長對於一棟或多棟構築物是否構成一棟建築物的決定為最終決定並對承授人具約束力)。
- (b) 修訂書附表2第(4)條規定，除獲署長事先書面同意外，否則不得在批地文件附錄圖則上以粉紅色加黑色斜線顯示標有「PLAN A」之範圍(「**所述粉紅色間黑斜線範圍**」)內搭建或興建任何建築物或構築物或建築物或構築物的支撐物，除了：-
- (i) 圍牆、柵欄或兩者；及
- (ii) 在所述粉紅色間黑斜線範圍地面下的一個或多個地庫(署長對於什麼構成一個或多個地庫及所述粉紅色間黑斜線範圍的地面的決定為最終決定並對承授人具約束力)。
- (c) 修訂書附表2第(7)條規定除獲署長事先書面同意外，不得移除或干擾生長於該地段或毗連土地的樹木。署長發出有關書面同意時，可施加其認為合適的移植、補償性環境美化或重植條件。
- (d) 修訂書附表2第(21)條規定，住宅車位及電單車車位不得：-
- (i) 轉讓，除非：-
- (1) 連同該地段上已建或擬建的建築物住宅單位；或
- (2) 轉讓予已經是該地段上已建或擬建的建築物住宅單位的業主；或
- (ii) 出租，除非租予該地段上已建或擬建的建築物住宅單位的住客。
- 惟無論如何，不得向該地段上已建或擬建的建築物的任何一個住宅單位的業主轉讓或向該地段上已建或擬建的建築物的任何一個住宅單位的住客出租總共超過三個的住宅車位及電單車車位。
- (e) 修訂書附表2第(29)條規定，承授人須在任何時候，尤其在進行建築、保養、翻新或維修工程(「**工程**」)期間，採取或促使他人採取一切妥當及足夠的謹慎、技巧及預防措施，避免對該地段或其中任何部分之上、上面、之下或毗鄰的任何政府擁有或其他現有排水渠、水路或水道、總水喉、道路、行人路、街道設施、污水渠、明渠、水管、電纜、電線、公用事業服務或其他工程或裝置(「**服務**」)造成任何損壞、干擾或阻塞。承授人在進行任何工程之前須進行或促使他人進行適當的勘測及必要的查詢以確定服務的現況及水平，並提交處理任何可能受工程影響的服務的書面建議給署長，並於各方面取得他的批准，及須在取得署長對工程及上述建議的書面批准後才能進行工程。承授人須遵守及自費履行署長於批准上述建議時對服務施加的任何要求，包括承擔任何必要的改道、重鋪或修復的費用。承授人須自費全面維修、復原及修復因進行工程而對該地段或其中任何部分或任何服務以任何方式造成的任何損壞、干擾或阻塞(除非署長另作選擇，明渠、污水渠、雨水渠或總水管須由署長負責修復，而承授人須應要求向政府支付上述工程費用)，以達致署長滿意。倘若承授人未能對該地段或其中任何部分或任何服務進行該等必要的改道、重鋪、維修、復原及修復工程以達致署長滿意，署長可進行他認為必要的該等改道、重鋪、維修、復原或修復工程，而承授人須應要求向政府支付上述工程費用。
- (f) 請參閱上文第4段和第5段。
- (g) 批地文件規定政府有權每年兩次或多次在日間的合理時間內進入從而視察、搜查及觀看該地段的狀況。每當視察時發現有任何頹敗、損壞及需要維修及修正的地方，可以發出書面通知或警告，要求承授人在三個曆月內，就上述問題進行維修及修正。

(h) 批地文件規定如為改善香港或其他公共目的所需，政府有權對承授人發出三個曆月的通知及就該地段及其上之建築物支付由政府評定的充分和公平賠償後，全權收回、進入及重新管有該地段或其任何部分。

(i) 批地文件規定當承授人違反或不履行批地文件內其須履行之契諾及條件，政府可合法收回、重新管有及享用該地段或其任何部分。修訂書第(4)條進一步規定因違反、不遵守或不履行批地文件內其須履行之規定、契諾、約定條件、原權益保留條款、新權益保留條款、權力及條件而合法收回的限制性條款延伸至違反、不遵守或不履行任何修訂書附表2闡明的契諾及條件。

### 備註：

1. 本節所載的「承授人」指批地文件及修訂書訂明的「承租人」，如上下文意允許或規定則包括其遺產執行人、遺產管理人及受讓人；如屬公司則包括其繼承人及受讓人。
2. 請參閱批地文件以了解全部詳情。完整的批地文件文本可於售樓處營業時間作出要求後免費查閱，並可在支付所需影印費後取得批地文件之複印本。

# INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

## 公共設施及公眾休憩用地的資料

- |  |   |
|--|---|
| <p><b>A. Facilities that are required under the Land Grant to be constructed and provided for the Government, or for public use</b><br/>Not applicable.</p>  | <p><b>A. 批地文件規定須興建並提供予政府或供公眾使用的設施</b><br/>不適用。</p>                                  |
| <p><b>B. Facilities that are required under the Land Grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development</b><br/>Not applicable</p>             | <p><b>B. 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設施</b><br/>不適用。</p>                 |
| <p><b>C. Size of any open space that is required under the Land Grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development</b><br/>Not applicable.</p> | <p><b>C. 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休憩用地的尺寸</b><br/>不適用。</p>          |
| <p><b>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)</b><br/>Not applicable.</p>  | <p><b>D. 發展項目所位於的土地中為施行《建築物(規劃)規例》(第123章，附屬法例F)第22(1)條而撥供公眾用途的任何部份</b><br/>不適用。</p> |

## WARNING TO PURCHASERS

### 對買方的警告

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