ONE SOHO

SALES BROCHURE

售樓説明書

ONE SOHO

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

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

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

5. Sales brochure

- Ensure that the sales brochure obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- In respect of an uncompleted development, the vendor may alter the building plans (if any) whenever the vendor considers necessary. To know the latest information of an uncompleted development, keep paying attention to any revised sales brochures made available by the vendor.
- Read through the sales brochure and in particular, check the following information in the sales brochure -

- whether there is a section on "relevant information" in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as "relevant information";

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

[2] According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following—
(i) the external dimensions of each residential property;
(ii) the internal dimensions of each residential property;
(iii) the thickness of the internal partitions of each residential property;
(iv) the external dimensions of individual compartments in each residential property.
According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

- the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;

- interior and exterior fittings and finishes and appliances;

- the basis on which management fees are shared;

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

- whether individual owners have responsibility to maintain slopes.

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

- Read the Government land grant and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The vendor will provide copies of the Government land grant and the DMC (or the draft DMC) at the place where the sale is to take place for free inspection by prospective purchasers.

- Check the Government land grant on whether individual owners are liable to pay Government rent.

- Check the DMC on whether animals can be kept in the residential property.

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

- Check with the vendor which residential properties are available for selection. If a "consumption table" is displayed by the vendor at the sales office, you may check from the table information on the progress of sale on a date of sale, including which residential properties are offered for sale at the beginning of that date of sale and which of them have been selected and sold during that date of sale.

- Do not believe in rumours about the sales condition of the development and enter into a PASP rashly.

8. Register of Transactions

- Pay attention to the register of transactions for a development. A vendor must, within 24 hours after entering into a PASP with a purchaser, enter transaction information of the PASP in the register of transactions. The vendor must, within 1 working day after entering into an agreement for sale and purchase (ASP), enter transaction information of the ASP in the register of transactions. Check the register of transactions for the concerned development to learn more about the sales condition of the development.

- Never take the number of registrations of intent or cashier orders a vendor has received for the purpose of registration as an indicator of the sales volume of a development. The register of transactions for a development is the most reliable source of information from which members of the public can grasp the daily sales condition of the development.

9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.

- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.

- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.

- Pay attention to the vendor's right to alter the building plans (if any) for an uncompleted development. The mandatory provisions to be incorporated in an ASP for uncompleted development as required by the Ordinance include a provision requiring the vendor to notify the purchaser in writing of such alteration if the same affects in any way the property within 14 days after its having been approved by the Building Authority.

- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.

- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.

- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.

- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

10. Expression of intent of purchasing a residential property

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

- Note that vendors (including their authorized representative(s)) should not seek or accept any specific expression of intent of purchasing a particular residential property before the sale of the property has commenced. You therefore should not make such an offer to the vendors or their authorized representative(s).

11. Appointment of estate agent

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.

- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.

- Before you appoint an estate agent to look for a property, you should -

- find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;

- find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and

- note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

12. Appointment of solicitor

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

- Compare the charges of different solicitors.

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

- While the vendor is not required to make any show flat available for viewing by prospective purchasers or the general public, if the vendor wishes to make available show flats of a specified residential property, the vendor must first of all make available an unmodified show flat of that residential property and that, having made available such unmodified show flat, the vendor may then make available a modified show flat of that residential property. In this connection, the vendor is allowed to make available more than one modified show flat of that residential property.

- If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.

- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.

- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

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

15. Estimated material date and handing over date

- Check the estimated material date[3] for the development in the sales brochure.

- The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.

- Handing over date

- The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.

➢ For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or

➢ For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.

- The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.

- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.

- The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:

➢ strike or lock-out of workmen;

➢ riots or civil commotion;

➢ force majeure or Act of God;

➢ fire or other accident beyond the vendor's control;

➢ war; or

➢ inclement weather.

- The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.

- The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.

- Ask the vendor if there are any questions on handing over date.

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

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一手住宅物業買家須知

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
July 2021

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

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 如屬未落成發展項目，賣方在認為有需要時可改動建築圖則(如有的話)，因此應留意由賣方提供的任何經修改的售樓說明書，以了解有關未落成發展項目的最新資料。
- 閱覽售樓說明書，並須特別留意以下資訊：
  - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享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。

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

[2] 根據條例附表1第1部第10(2)(d)條述明，售樓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

7. 售樓處內有關可供揀選住宅物業的資料

- 向賣方查詢清楚有哪些一手住宅物業可供揀選。若賣方在售樓處內展示「消耗表」，您可從該「消耗表」得悉在每個銷售日的銷售進度資料，包括在該個銷售日開始時有哪些住宅物業可供出售，以及在該個銷售日內有哪些住宅物業已獲揀選及售出。

- 切勿隨便相信有關發展項目銷情的傳言，倉卒簽立臨時買賣合約。

8. 成交紀錄冊

- 留意發展項目的成交紀錄冊。賣方須於臨時買賣合約訂立後的24小時內，於紀錄冊披露該臨時買賣合約的資料，以及於買賣合約訂立後一個工作天內，披露該買賣合約的資料。您可透過成交紀錄冊得悉發展項目的銷售情況。

- 切勿將賣方接獲用作登記的購樓意向書或本票的數目視為銷情指標。發展項目的成交紀錄冊才是讓公眾掌握發展項目每日銷售情況的最可靠資料來源。

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。

- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。

- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。

- 留意賣方有權改動未落成發展項目的建築圖則(如有的話)。如屬未落成發展項目，條例規定物業的買賣合約須載有強制性條文，列明如有關改動在任何方面對該物業造成影響，賣方須在改動獲建築事務監督批准後的14日內，將該項改動以書面通知買家。

- 訂立臨時買賣合約時，您須向擁有人（即賣方）支付樓價**5%**的臨時訂金。

- 如您在訂立臨時買賣合約後**五個工作日**（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的5%）會被沒收，而擁有人（即賣方）不得因您沒有簽立買賣合約而對您提出進一步申索。

- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人（即賣方）必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。

- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

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

- 留意在有關住宅物業的銷售開始前，賣方（包括其獲授權代表）不得尋求或接納任何對該物業的有明確選擇購樓意向。因此您不應向賣方或其授權代表提出有關意向。

11. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名/名稱。

- 您可委託任何地產代理（不一定是賣方所指定的地產代理），以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。

- 委託地產代理以物色物業前，您應該 —

  - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；

  - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及

  - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁（網址：www.eaa.org.hk），查閱牌照目錄。

12. 委聘律師

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

- 比較不同律師的收費。

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。

- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。

- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期[3]。

  - 售樓說明書中有關發展項目的預計關鍵日期並不等同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。

[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

- 收樓日期

  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。

➢ 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或

➢ 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。

  - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。

- 認可人士可批予在預計關鍵日期之後完成發展項目

  - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：

➢ 工人罷工或封閉工地；

➢ 暴動或內亂；

➢ 不可抗力或天災；

➢ 火警或其他賣方所不能控制的意外；

➢ 戰爭；或

➢ 惡劣天氣。

  - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。

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

- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

- 購置住宅物業前，確保已獲安排參觀您打算購置的住宅物業。倘參觀有關物業並非合理地切實可行，則應參觀與有關物業相若的物業，除非您以書面同意賣方無須開放與有關物業相若的物業供您參觀。您應仔細考慮，然後才決定是否簽署豁免上述規定的書面同意。

- 除非有關物業根據租約持有，或為確保物業參觀者的人身安全而須設定合理限制，您可以對該物業進行量度、拍照或拍攝影片。

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

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

其他相關聯絡資料：

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

運輸及房屋局
一手住宅物業銷售監管局
2021 年 7 月

INFORMATION ON THE DEVELOPMENT
發展項目的資料

The name of the street at which the Development is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development
32B Shantung Street*
*This provisional street number is subject to confirmation when the Development is completed.

發展項目所位於的街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數
山東街32B號*
*此臨時門牌號數有待發展項目建成時確認。

The Development consists of one multi-unit building
Total number of storeys of the multi-unit building
26 storeys (excluding Basement 1, Basement 2, Roof, Upper Roof 1, Upper Roof 2 and Top Roof)

發展項目包含一幢多單位建築物
該幢多單位建築物的樓層的總數
26層(不包括地庫1層、地庫2層、天台、高層天台1、高層天台2及頂層天台)

Floor numbering in the multi-unit building as provided in the approved building plans for the Development
Basement 1, Basement 2, Ground Floor, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F, Roof, Upper Roof 1, Upper Roof 2 and Top Roof

發展項目的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數
地庫1層、地庫2層、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至29樓、天台、高層天台1、高層天台2及頂層天台

Omitted floor numbers in the multi-unit building in which the floor numbering is not in consecutive order
4/F, 13/F, 14/F and 24/F

有不依連續次序的樓層號數的該幢多單位建築物內被略去的樓層號數
4樓、13樓、14樓及24樓

Refuge floor (if any) of the multi-unit building
Roof

該幢多單位建築物內的庇護層(如有的話)
天台

Estimated material date for the Development as provided by the authorized person for the Development
31 July 2023

The estimated material date is subject to any extension of time that is permitted under 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. For the purpose of the Agreement for 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).

由發展項目的認可人士提供的發展項目的預計關鍵日期
2023年7月31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。

根據批地文件，進行該項買賣，需獲地政總署署長同意。為買賣合約的目的，在不局限任何其他可用以證明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
Urban Renewal Authority (as "Owner")
Top Harmony Development Limited (as"Person so engaged")

Note:
"Owner" means the legal or beneficial owner of the residential properties concerned in the Development.
"Person so engaged" means the person engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.

賣方
市區重建局(作為「擁有人」)
泰康發展有限公司(作為「如此聘用的人」)

備註：
「擁有人」指發展項目住宅物業的法律上的擁有人或實益擁有人。
「如此聘用的人」指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人。

Holding company of the Owner (Urban Renewal Authority)
Not applicable

擁有人(市區重建局)的控權公司
不適用

Holding companies of the Person so engaged (Top Harmony Development Limited)
Tsim Sha Tsui Properties Limited
Sino Land Company Limited
King Chance Development Limited
Fullink Holdings Limited
Kingsford Limited

如此聘用的人(泰康發展有限公司)的控權公司
尖沙咀置業集團有限公司
信和置業有限公司
會連發展有限公司
Fullink Holdings Limited
嘉翰有限公司

The authorized person for the Development
Ms. Chan Wan Ming

發展項目的認可人士
陳韻明女士

The firm or corporation of which the authorized person for the Development is a proprietor, director or employee in his or her professional capacity
P & T Architects Limited

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團
巴馬丹拿建築師有限公司

Building contractor for the Development
Chevalier (Construction) Company Limited

發展項目的承建商
其士(建築)有限公司

The firm of solicitors acting for the Owner in relation to the sale of residential properties in the Development
Kao, Lee & Yip
King & Wood Mallesons

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
高李葉律師行
金杜律師事務所

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development
Bank of China (Hong Kong) Limited

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構
中國銀行(香港)有限公司

Other persons who have made a loan for the construction of the Development
King Chance Development Limited
Lambda Tele-equipment Limited

已為發展項目的建造提供貸款的任何其他人
會連發展有限公司
能達電訊器材有限公司

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; 賣方或發展項目的承建商屬個人，並屬發展項目的認可人士的家人；	Not applicable 不適用
(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; 賣方或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；	Not applicable 不適用
(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; 賣方或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；	No 沒有
(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; 賣方或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；	Not applicable 不適用
(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; 賣方或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；	Not applicable 不適用
(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; 賣方或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；	No 沒有
(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; 賣方或發展項目的承建商屬個人，並屬就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；	Not applicable 不適用
(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; 賣方或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；	Not applicable 不適用
(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; 賣方或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；	No 沒有
(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; 賣方、賣方的控權公司或發展項目的承建商屬私人公司，而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；	No 沒有
(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; 賣方、賣方的控權公司或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；	No 沒有
(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; 賣方或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；	No 沒有

(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; 賣方或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；	Not applicable 不適用
(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; 賣方、賣方的控權公司或發展項目的承建商屬私人公司，而就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份；	No 沒有
(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; 賣方、賣方的控權公司或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；	No 沒有
(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; 賣方或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；	A proprietor of Messrs. King & Wood Mallesons, a firm of solicitors acting for the Owner in relation to the sale of residential properties in the Development, is a director of two of the holding companies of the Person so Engaged. 就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金杜律師事務所的一位經營人屬如此聘用的人的其中兩間控權公司的董事。
(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; 賣方或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；	Not applicable 不適用
(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; 賣方或發展項目的承建商屬法團，而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；	No 沒有
(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. 賣方或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。	No 沒有

There will be non-structural prefabricated external walls forming part of the enclosing walls of the Development.
發展項目有構成圍封牆的一部分的非結構的預製外牆。
There will be curtain walls forming part of the enclosing walls of the Development.
發展項目有構成圍封牆的一部份的幕牆。
The range of thickness of the non-structural prefabricated external walls of the block is 150mm.
該幢建築物的非結構的預製外牆的厚度範圍為150毫米。
The range of thickness of the curtain walls of the building is 150mm and 200mm.
該幢建築物的幕牆的厚度範圍為150毫米及200毫米。

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

Floor 層數	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)	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	A1	-	0.760
	A2	-	0.760
	A3	-	0.760
	A5	-	1.430
	A6	0.204	0.508
	A7	-	1.268
	A8	0.245	1.121
	B1	-	0.760
	B2	-	0.760
	B3	-	0.760
	B5	-	1.025
	B6	0.200	0.508
	B7	-	1.268
	B8	0.245	1.356
5/F-11/F 5樓至11樓	A1	-	0.760
	A2	-	0.760
	A3	-	0.760
	A5	-	1.430
	A6	-	0.800
	A7	-	1.076
	A8	0.245	1.341
	B1	-	0.760
	B2	-	0.760
	B3	-	0.760
	B5	-	1.025
	B6	-	0.795
	B7	-	1.076
	B8	0.245	1.356
12/F, 15/F-23/F, 25/F-29/F 12樓、 15樓至23樓、 25樓至29樓	A1	-	0.760
	A2	-	0.760
	A3	-	0.760
	A5	-	1.430
	A6	-	0.800
	A7	-	1.076
	A8	0.245	1.062
	B1	-	0.760
	B2	-	0.760
	B3	-	0.760
	B5	-	1.025
	B6	-	0.795
	B7	-	1.076
	B8	0.245	1.077

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

INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

The person appointed as the manager of the Development under the latest draft deed of mutual covenant

The latest draft of the Deed of Mutual Covenant incorporating Management Agreement ("DMC") does not provide the name of the manager of the Development, and the Vendor intends to appoint Sino Estates Management Limited as the manager of the Development upon execution of the DMC.

根據有關公契的最新擬稿獲委任為發展項目的管理人的人

公契及管理協議(「公契」)的最新擬稿未有提供發展項目管理人的名稱，而賣方擬在簽立公契時委任信和物業管理有限公司為發展項目的管理人。

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



Location of the Development
發展項目的位置

Scale: 0 50 100 150 200 250M/米
比例：

The Location Plan is prepared with reference to the Survey Sheet No.T11-NW-D dated 17 February 2022 from the Survey and Mapping Office of the Lands Department, with adjustments where necessary.
The Location Plan is reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR Licence No. 25/2021.

所在位置圖參考地政總署測繪處日期為2022年2月17日之測繪圖編號T11-NW-D而擬備，有需要的地方經修正處理。
所在位置圖版權屬香港特區政府，經地政總署准許複印，版權特許編號25/2021。

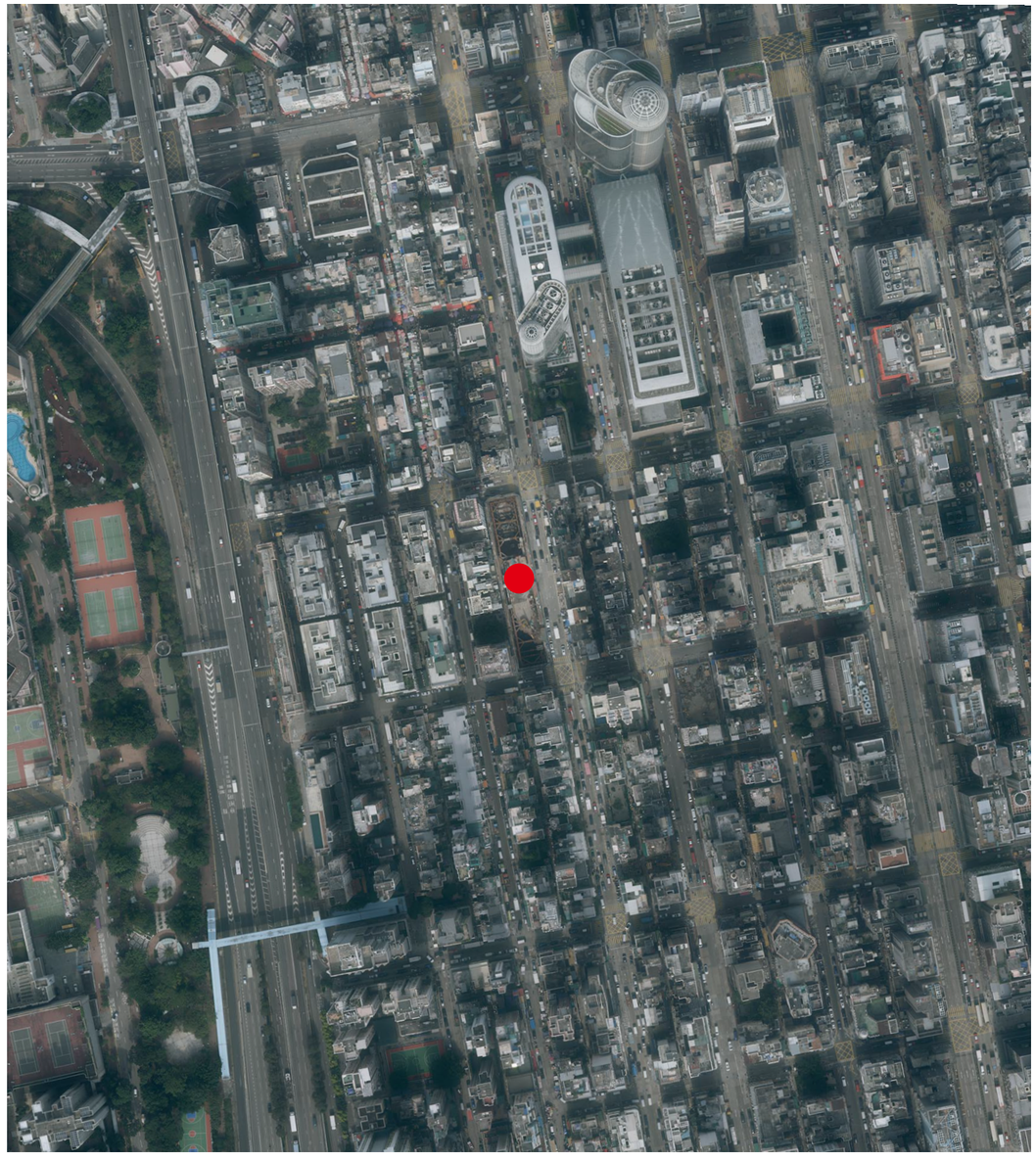
Notation 圖例

A power plant (including electricity sub-stations)	發電廠(包括電力分站)
A clinic	診療所
A refuse collection point	垃圾收集站
A market (including a wet market and a wholesale market)	市場(包括濕貨市場及批發市場)
A public carpark (including a lorry park)	公眾停車場(包括貨車停泊處)
A public convenience	公廁
A public transport terminal (including a rail station)	公共交通總站(包括鐵路車站)
A public utility installation	公用事業設施裝置
A religious institution (including a church, a temple and a Tsz Tong)	宗教場所(包括教堂、廟宇及祠堂)
A school (including a kindergarten)	學校(包括幼稚園)
Social welfare facilities (including an elderly centre and a home for the mentally disabled)	社會福利設施(包括老人中心及弱智人士護理院)
Sport facilities (including a sports ground and a swimming pool)	體育設施(包括運動場及游泳池)
A public park	公園

Notes:
1. Due to technical reasons (such as the shape of the Development), the Location Plan may show more area than that required under the Residential Properties (First-hand Sales) Ordinance.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.

備註：
1. 因技術原因(例如發展項目之形狀)，所在位置圖所顯示的範圍可能多於《一手住宅物業銷售條例》所規定的範圍。
2. 賣方建議準買方到發展項目作實地考察，以對發展項目、其周邊地區環境及附近的公共設施有較佳了解。

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

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The Aerial Photograph is adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, photo No. E116255C, dated 7 December 2020.

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

鳥瞰照片摘錄自地政總署測繪處於2020年12月7日在6,900呎飛行高度拍攝，編號為E116255C之鳥瞰照片。

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

備註：

1. 因技術原因(例如發展項目之形狀)，鳥瞰照片所顯示的範圍可能多於《一手住宅物業銷售條例》所規定的範圍。
2. 賣方建議準買家到發展項目作實地考察，以對發展項目、其周邊地區環境及附近的公共設施有較佳了解。

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



Location of the Development
發展項目的位置

Scale: 0 100 200 300 400 500M/米
比例：

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The Outline Zoning Plan is adopted from part of the approved Mong Kok (Kowloon Planning Area No. 3) Outline Zoning Plan No. S/K3/34, gazetted on 18 February 2022. Reproduced with the permission of the Director of Lands © The Government of Hong Kong SAR.

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分區計劃大綱圖摘錄自2022年2月18日憲報公布之旺角(九龍規劃區第3區)分區計劃大綱核准圖，圖則編號S/K3/34。

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

Notation 圖例

Zones 地帶

Commercial 商業	C
Comprehensive Development Area 綜合發展區	CDA
Residential (Group A) 住宅(甲類)	R(A)
Residential (Group E) 住宅(戊類)	R(E)
Government, Institution or Community 政府、機構或社區	G/IC
Open Space 休憩用地	O
Other Specified Uses 其他指定用途	OU

Communications 交通

Railway and Station (Underground) 鐵路及車站(地下)	車站 STATION
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	
Urban Renewal Authority Development Scheme Plan Area 市區重建局發展計劃範圍	
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 (在主水平基準若干米)	100
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)	8
Petrol Filling Station 加油站	PFS
Non-Building Area 非建築用地	NBA
Amendment Item A1 修定項目A1項	
Amendment Item A4 修定項目A4項	
Amendment Item A5 修定項目A5項	

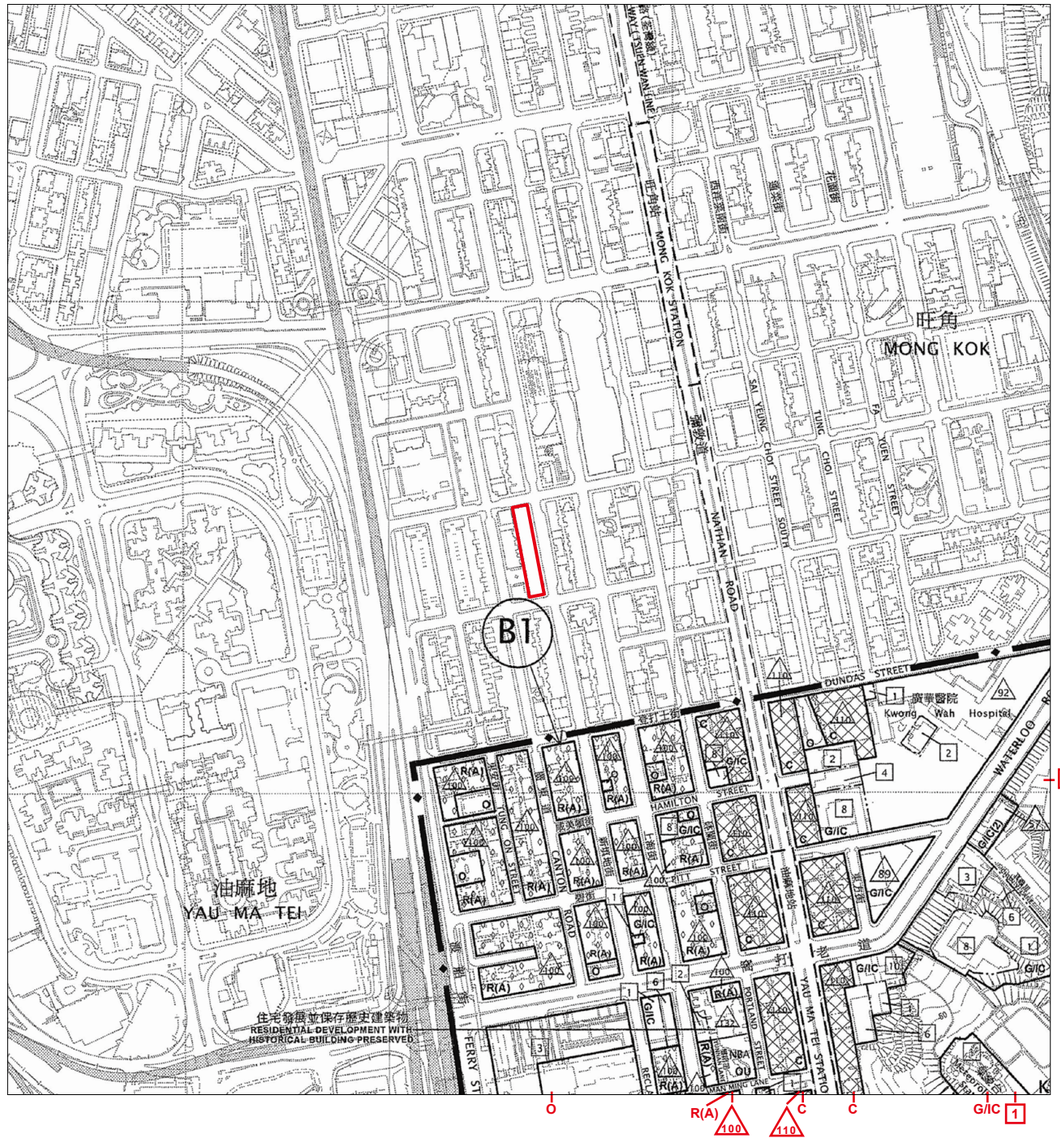
Notes:

1. Due to technical reasons (such as the shape of the Development), the Outline Zoning Plan may show more area than that required under the Residential Properties (First-hand Sales) Ordinance.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.

備註：

1. 因技術原因(例如發展項目之形狀)，分區計劃大綱圖所顯示的範圍可能多於《一手住宅物業銷售條例》所規定的範圍。
2. 賣方建議準買方到發展項目作實地考察，以對發展項目、其周邊地區環境及附近的公共設施有較佳了解。

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



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The Outline Zoning Plan is adopted from part of the draft Yau Ma Tei (Kowloon Planning Area No. 2) Outline Zoning Plan No. S/K2/23, gazetted on 15 October 2021. Reproduced with the permission of the Director of Lands © The Government of Hong Kong SAR.

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分區計劃大綱圖摘錄自2021年10月15日憲報公布之油麻地(九龍規劃區第2區)分區計劃大綱草圖，圖則編號S/K2/23。

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

Notation 圖例

Zones 地帶

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

Communications 交通

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

Miscellaneous 其他

Boundary of Planning Scheme 規劃範圍界線	
Building Height Control Zone Boundary 建築物高度管制區界線	
Maximum Building Height (in metres above Principal Datum) 最高建築物高度 (在主水平基準若干米)	80
Maximum Building Height (In Number Of Storeys) 最高建築物高度 (樓層數目)	8
Non-Building Area 非建築用地	NBA
Amendment Item A 修定項目A項	

Location of the Development
發展項目的位置

Scale: 比例： 0 100 200 300 400 500M/米

Notes:

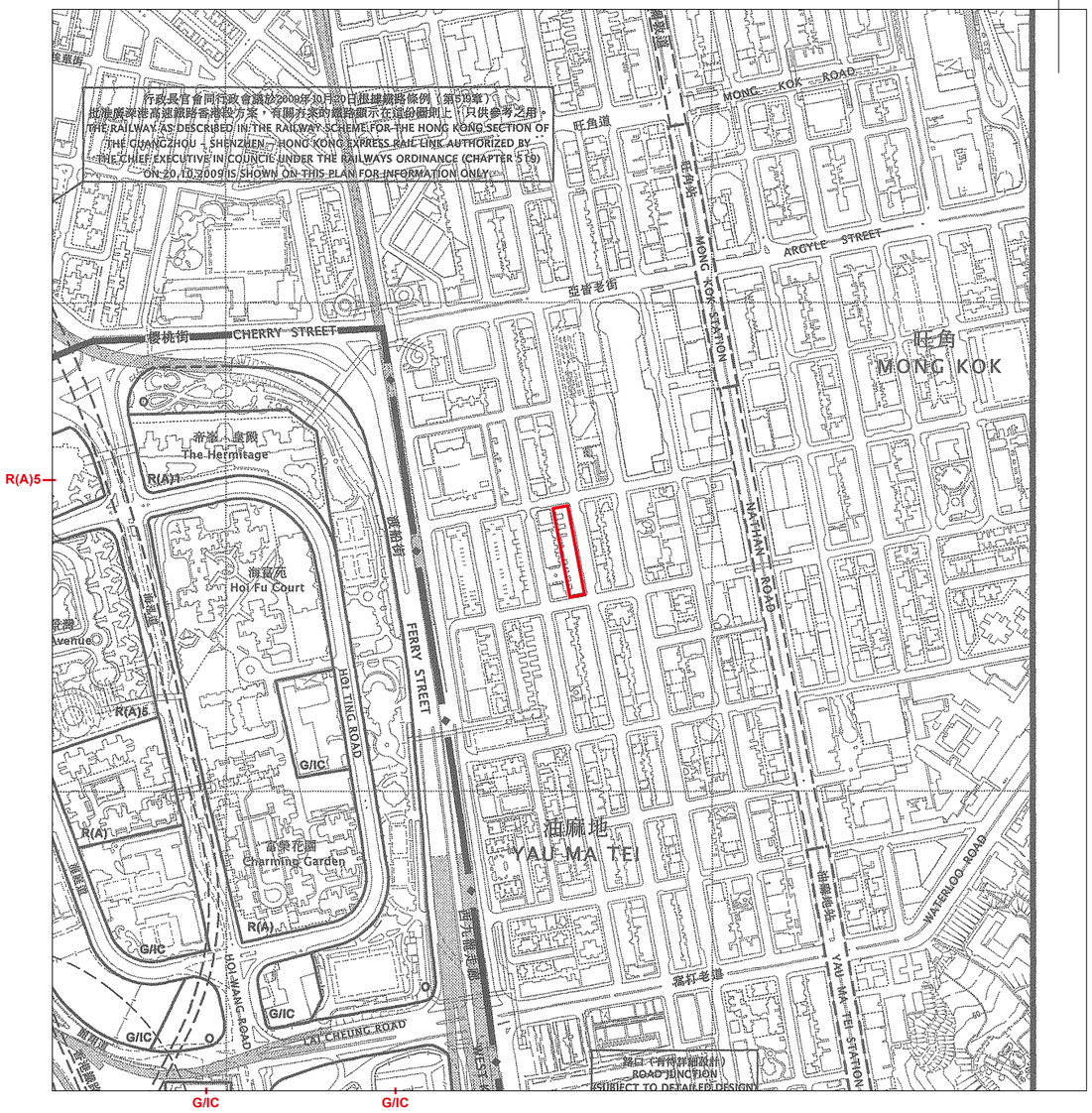
1. Due to technical reasons (such as the shape of the Development), the Outline Zoning Plan may show more area than that required under the Residential Properties (First-hand Sales) Ordinance.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.

備註：

1. 因技術原因(例如發展項目之形狀)，分區計劃大綱圖所顯示的範圍可能多於《一手住宅物業銷售條例》所規定的範圍。
2. 賣方建議準買方到發展項目作實地考察，以對發展項目、其周邊地區環境及附近的公共設施有較佳了解。

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

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

Scale: 比例： 0 100 200 300 400 500M/米

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分區計劃大綱圖摘錄自2014年10月3日憲報公布之西南九龍（九龍規劃區第20區）分區計劃大綱核准圖，圖則編號S/K20/30。

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

Notation 圖例

Zones 地帶

- Commercial 商業 — C
- Comprehensive Development Area 綜合發展區 — CDA
- Residential (Group A) 住宅（甲類） — R(A)
- Iidustrial 工業 — I
- Government, Institution or Community 政府、機構或社區 — G/IC
- Open Space 休憩用地 — O
- Other Specified Uses 其他指定用途 — OU

Communications 交通

- Railway and Station 鐵路及車站 — 車站 STATION
- Railway and Station (Underground) 鐵路及車站（地下） — 車站 STATION
- 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
- Urban Renewal Authority Development Scheme Plan Area 市區重建局發展計劃範圍
- 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（在主水平基準若干米） — 100
- Maximum Building Height (in number of storeys) 最高建築物高度（樓層數目） — 5
- Petrol Filling Station 加油站 — PFS
- Non-Building Area 非建築用地 — NBA

Notes:

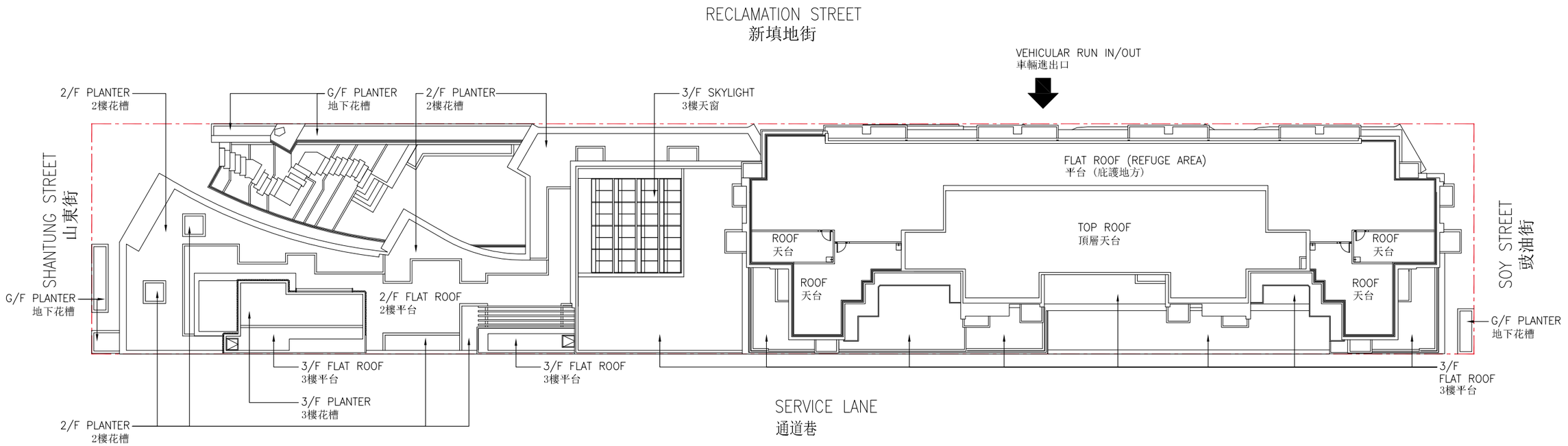
1. Due to technical reasons (such as the shape of the Development), the Outline Zoning Plan may show more area than that required under the Residential Properties (First-hand Sales) Ordinance.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.

備註：

1. 因技術原因（例如發展項目之形狀），分區計劃大綱圖所顯示的範圍可能多於《一手住宅物業銷售條例》所規定的範圍。
2. 賣方建議準買方到發展項目作實地考察，以對發展項目、其周邊地區環境及附近的公共設施有較佳了解。

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

S
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Boundary of the Development
發展項目的界線

Scale: 0M/米 10M/米
比例：

The estimated date of completion of the buildings or facilities within the Development as provided by the Authorized Person for the Development: 31 January 2023

由發展項目的認可人士提供的位於發展項目內的建築物或設施的預計落成日期：2023年1月31日

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

Legend of terms and abbreviations used on the floor plans 樓面平面圖中所使用名詞及簡稱之圖例

A/C P.	Air Conditioner Platform	空調機平台
A.F.	Architectural Feature	建築裝飾
BAL.	Balcony	露台
BAL. ABOVE	Balcony Above	露台置上
BATH	Bathroom	浴室
B.R.	Bedroom	睡房
B.R. 1	Bedroom 1	睡房1
B.R. 2	Bedroom 2	睡房2
BUILDING LINE ABOVE	Building Line Above	建築物界線置上
CAPPING OF 11/F C.W.	Capping of 11/F Curtain Wall	11樓玻璃幕牆之封頂
COMMON AREA DESIGNATED IN DMC	Common Area designated in DMC	公契指定為公用地方
COMMON FLAT ROOF	Flat Roof (Common Area designated in DMC)	平台(公契指定為公用地方)
COVER FOR BAL. BELOW	Cover For Balcony Below	露台上蓋置下
COVER FOR U.P. BELOW	Cover For Utility Platform Below	工作平台上蓋置下
C.W.	Curtain Wall	玻璃幕牆
D	Down	落
E.M.C.	Electricity Meter Cabinet	電錶櫃
E.M.R.	Electricity Meter Room	電錶房
FLAT ROOF	Flat Roof	平台
FLAT ROOF (REFUEGE AREA)	Flat Roof (Refuge Area)	平台(庇護地方)
FLAT ROOF OF FLAT A7	Flat Roof of Flat A7	單位A7的平台
FLAT ROOF OF FLAT A8	Flat Roof of Flat A8	單位A8的平台
FLAT ROOF OF FLAT B7	Flat Roof of Flat B7	單位B7的平台
GLASS BALUSTRADE	Glass Balustrade	玻璃圍欄
HR	Hose Reel	消防喉轆
INACCESSIBLE ROOF	Inaccessible Roof	不容進入之天台
LIFT	Lift	升降機
LIFT LOBBY	Lift Lobby	升降機大堂
LIFT SHAFT	Lift Shaft	升降機槽
LIV. & DIN.	Living Room & Dining Room	客廳及飯廳
M.A.F.	Aluminium Architectural Feature	鋁質建築裝飾
M.A.F. AT 7/F & 11/F	Aluminium Architectural Feature at 7/F and 11/F	鋁質建築裝飾於7樓及11樓
M.A.F. AT 17/F, 21/F & 26/F	Aluminium Architectural Feature at 17/F, 21/F and 26/F	鋁質建築裝飾於17樓、21樓及26樓
OPEN KIT.	Open Kitchen	開放式廚房
PARAPET	Parapet	矮牆
P.D.	Pipe Duct	管道槽
PLANTER	Planter	花槽
POTABLE AND FLUSHING WATER PUMP ROOM	Potable and Flushing Water Pump Room	食用及沖廁水泵房
R.S. & M.R.R.	Refuse Storage & Material Recovery Room	垃圾儲存及物料回收房
ROOF OF 29/F FLAT A6	Roof of 29/F Flat A6	29樓單位A6的天台
ROOF OF 29/F FLAT A7	Roof of 29/F Flat A7	29樓單位A7的天台
ROOF OF 29/F FLAT B6	Roof of 29/F Flat B6	29樓單位B6的天台
ROOF OF 29/F FLAT B7	Roof of 29/F Flat B7	29樓單位B7的天台
T.B.E. ROOM	Telecommunications and Broadcasting Equipment Room	電訊及廣播設備室
U	Up	上
U.P.	Utility Platform	工作平台
U.P. ABOVE	Utility Platform Above	工作平台置上
W.M.C.	Water Meter Cabinet	水錶櫃

Notes applicable to the floor plans of this section:

- There are architectural features, metal grilles and/or exposed pipes on the external walls of some of the floors. For details, please refer to the latest approved building plans.
- Common pipes exposed and/or enclosed in cladding are located at/adjacent to the balcony and/or utility platform and/or flat roof and/or air conditioner platform and/or external wall of some residential units. For details, please refer to the latest approved building plans and/or drainage plans.
- There are sunken slabs (for mechanical & electrical services of units above) and/or ceiling bulkheads for the air-conditioning fittings and/or mechanical & electrical services at some residential units.
- There are exposed pipes installed in some bathrooms.
- There are exposed pipes located at the upper part of some flat roofs, utility platforms and balconies.
- Balconies and utility platforms are non-enclosed areas.
- Symbols of fittings shown in the floor plans such as sink, water closet, shower cubicle, sink counter etc. are prepared based on the latest approved building plans and are for indication of approximate location only.

適用於本節各樓面平面圖之備註：

- 部分樓層外牆範圍設有建築裝飾、金屬格柵及/或外露喉管，詳細資料請參考最新批准的建築圖則。
- 部分住宅單位的露台及/或工作平台及/或平台及/或空調機平台及/或外牆上/附近設有外露及/或外牆裝飾板內藏之公用喉管，詳細資料請參考最新批准的建築圖則及/或排水設施圖。
- 部分住宅單位天花有跌級樓板(用以安裝樓上單位之機電設備)及/或假天花內裝置空調裝備及/或機電設備。
- 部分浴室內裝有外露喉管。
- 部分平台、工作平台及露台上方裝有外露喉管。
- 露台及工作平台為非封閉的地方。
- 樓面平面圖上所顯示的裝置符號，如洗滌盆、座廁、沐浴間、洗滌盆櫃等乃按最新的經批准的建築圖則繪製，只作示意大概位置之用途。

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

	Flat 單位 / Floor 樓層	A1	A2	A3	A5	A6	A7	A8	B1	B2	B3	B5	B6	B7	B8
The thickness of the floor slabs (excluding plaster) of each residential property as provided in the approved building plans for the Development (mm) 按發展項目的經批准的建築圖則所規定者，每個住宅物業的樓板的厚度（不包括灰泥）（毫米）	3/F 3樓	150	150	150	150	150, 175	175	175	150	150	150	150, 175	150, 175	175	175
Floor-to-floor height of each residential property as provided in the approved building plans for the Development (mm) 按發展項目的經批准的建築圖則所規定者，每個住宅物業的層與層之間的高度（毫米）		3405	3405	3405	3405	3405	3405	3405	3405	3405	3405	3405	3405	3405	3405

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. (Note: This statement required in section 10(2)(e) in Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable to the Development.)

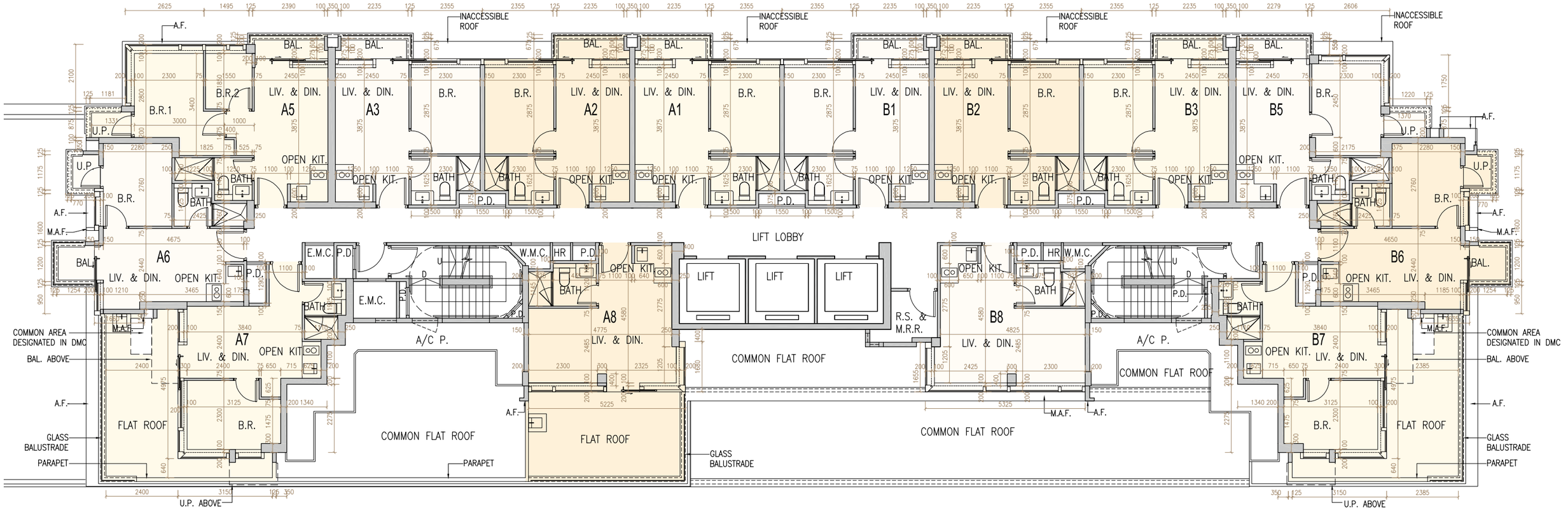
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（註：此根據《一手住宅物業銷售條例》附表1第1部第10(2)(e)條所規定的陳述不適用於發展項目。）

Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 21 of this sales brochure for remarks, legend of the terms and abbreviations in studying the floor plans of residential properties in the Development.

備註：
1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第21頁的備註、名詞及簡稱之圖例以協助閱讀此部分的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

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Scale : 0M/米 5M/米
比例 :

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 Floor Plan 5樓至11樓樓面平面圖

	Flat 單位 / Floor 樓層	A1	A2	A3	A5	A6	A7	A8	B1	B2	B3	B5	B6	B7	B8
The thickness of the floor slabs (excluding plaster) of each residential property as provided in the approved building plans for the Development (mm) 按發展項目的經批准的建築圖則所規定者，每個住宅物業的樓板的厚度(不包括灰泥)(毫米)	5/F-11/F 5樓至11樓	150	150	150	150, 175	150, 175	150, 175	175	150	150	150	150, 175	150, 175	150, 175	175
Floor-to-floor height of each residential property as provided in the approved building plans for the Development (mm) 按發展項目的經批准的建築圖則所規定者，每個住宅物業的層與層之間的高度(毫米)		3405	3405	3405	3405	3405	3405	3405	3405	3405	3405	3405	3405	3405	3405

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. (Note: This statement required in section 10(2)(e) in Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable to the Development.)

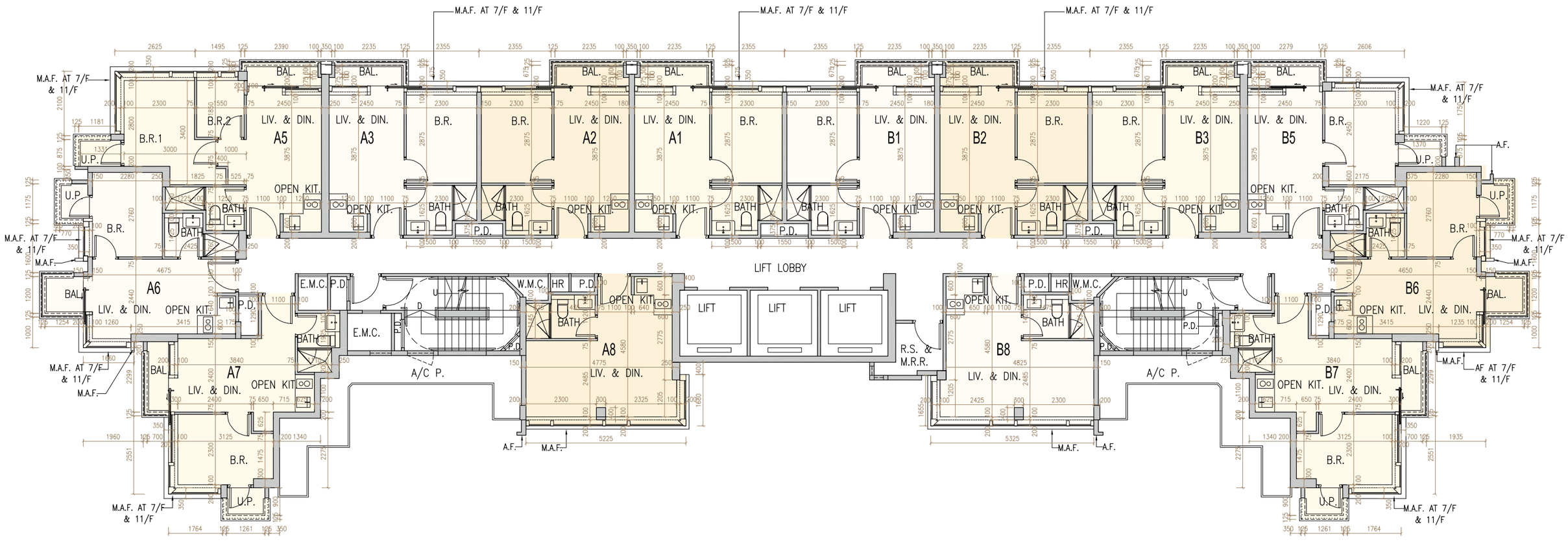
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(註:此根據《一手住宅物業銷售條例》附表1第1部第10(2)(e)條所規定的陳述不適用於發展項目。)

Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 21 of this sales brochure for remarks, legend of the terms and abbreviations in studying the floor plans of residential properties in the Development.

備註：
1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第21頁的備註、名詞及簡稱之圖例以協助閱讀此部分的發展項目的住宅物業的樓面平面圖。

5/F-11/F Floor Plan
5樓至11樓樓面平面圖

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Scale : 0M/米 5M/米
比例 :

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-23/F, 25/F-29/F Floor Plan 12樓、15樓至23樓、25樓至29樓樓面平面圖

	Flat 單位 / Floor 樓層	A1	A2	A3	A5	A6	A7	A8	B1	B2	B3	B5	B6	B7	B8
The thickness of the floor slabs (excluding plaster) of each residential property as provided in the approved building plans for the Development (mm) 按發展項目的經批准的建築圖則所規定者，每個住宅物業的樓板的厚度(不包括灰泥)(毫米)	12/F, 15/F-23/F, 25/F-28/F 12樓，15樓至23樓，25樓至28樓	150	150	150	150, 175	150, 175	150, 175	150, 175	150	150	150	150, 175	150, 175	150, 175	150, 175
	29/F 29樓	175	175	175	175, 200	175, 200	175, 200	175	175	175	175	175, 200	175, 200	175, 200	175
Floor-to-floor height of each residential property as provided in the approved building plans for the Development (mm) 按發展項目的經批准的建築圖則所規定者，每個住宅物業的層與層之間的高度(毫米)	12/F, 15/F-23/F, 25/F-28/F 12樓，15樓至23樓，25樓至28樓	3405	3405	3405	3405	3405	3405	3405	3405	3405	3405	3405	3405	3405	3405
	29/F 29樓	3500, 3600, 3750, 3900, 4075, 4225	3500, 3600, 3750, 3900, 4075, 4225	3500, 3600, 3750, 3900	3500, 3600, 3750, 3900	3500, 3600, 3750, 3900	3500, 3600, 3750, 3900	3825, 3925, 4075, 4225	3500, 3600, 3750, 3900, 4075, 4225	3500, 3600, 3750, 3900, 4075, 4225	3500, 3600, 3750, 3900, 4225	3500, 3600, 3750, 3900	3500, 3600, 3750, 3900	3500, 3600, 3750, 3900	3825, 3925, 4075, 4225

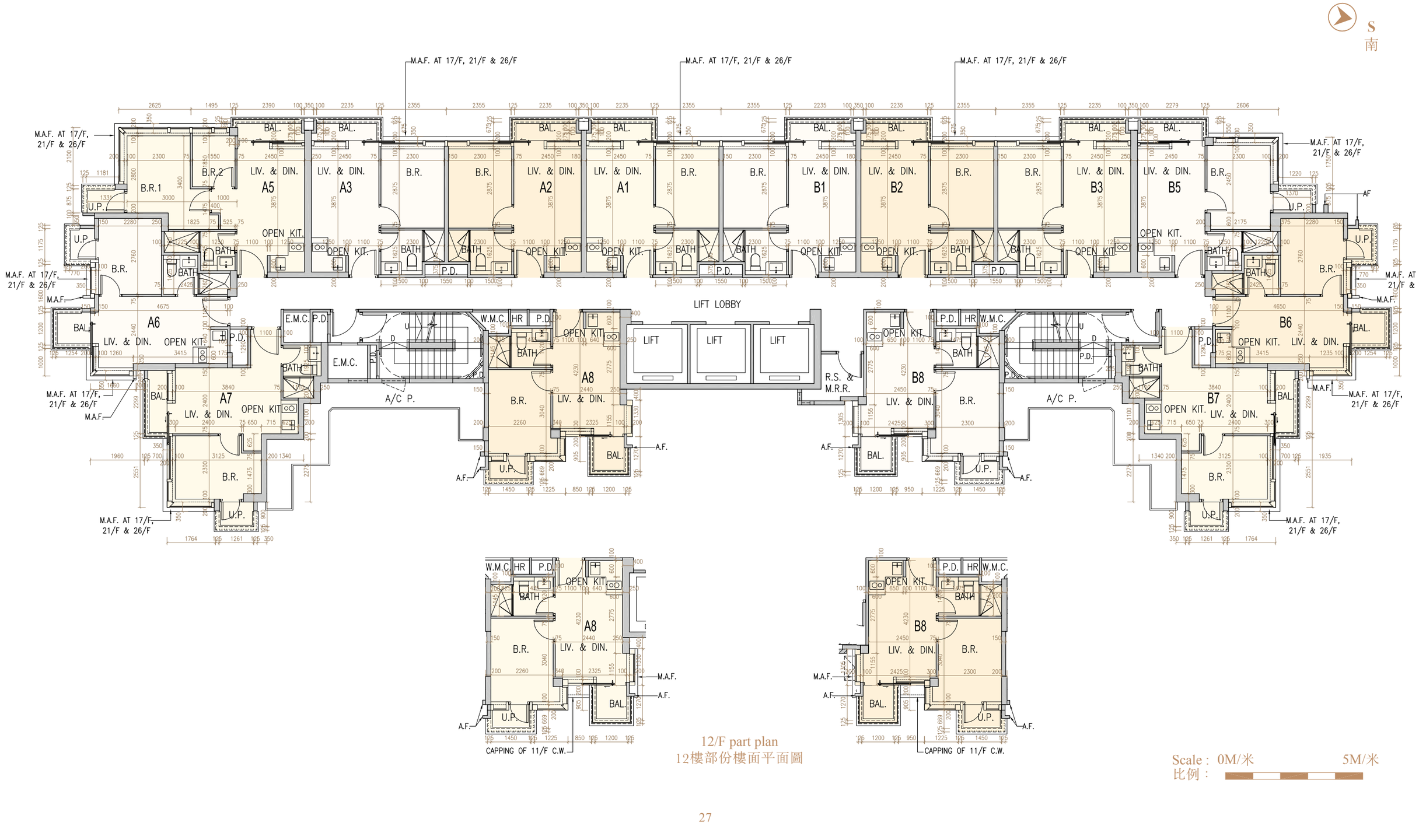
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: This statement required in section 10(2)(e) in Part 1 of Schedule 1 to the Residential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

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。(註:此根據《一手住宅物業銷售條例》附表1第1部第10(2)(e)條所規定的陳述不適用於發展項目。)

Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 21 of this sales brochure for remarks, legend of the terms and abbreviations in studying the floor plans of residential properties in the Development.
3. 13/F, 14/F and 24/F are ommited.

備註：
1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第21頁的備註、名詞及簡稱之圖例以協助閱讀此部分的發展項目的住宅物業的樓面平面圖。
3. 不設13樓、14樓及24樓。

12/F, 15/F-23/F, 25/F-29/F Floor Plan
12樓、15樓至23樓、25樓至29樓樓面平面圖



12/F part plan
12樓部份樓面平面圖

Scale : 0M/米 5M/米
比例：

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

Roof Floor Plan 天台樓面平面圖

	Flat 單位 / Floor 樓層	A6	A7	B6	B7
The thickness of the floor slabs (excluding plaster) of each residential property as provided in the approved building plans for the Development (mm) 按發展項目的經批准的建築圖則所規定者，每個住宅物業的樓板的厚度(不包括灰泥)(毫米)	Roof 天台	Not applicable 不適用			
Floor-to-floor height of each residential property as provided in the approved building plans for the Development (mm) 按發展項目的經批准的建築圖則所規定者，每個住宅物業的層與層之間的高度(毫米)					

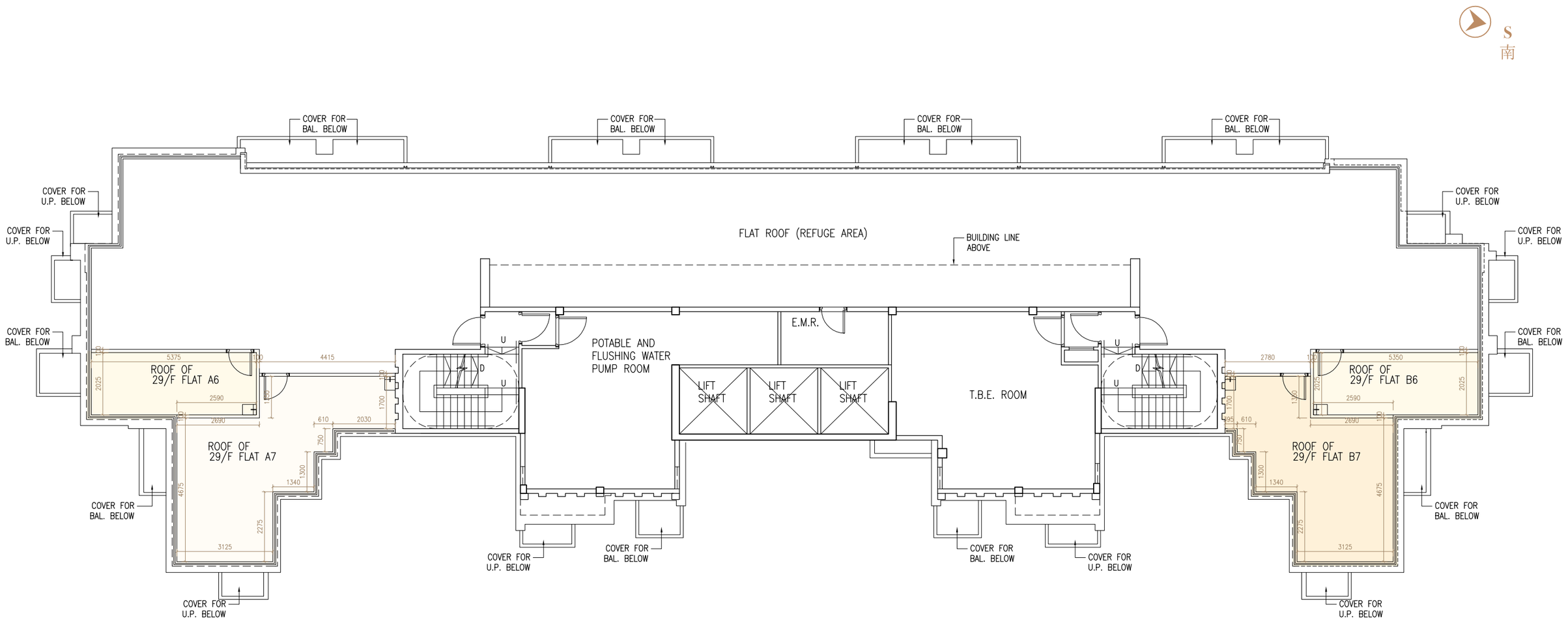
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: This statement required in section 10(2)(e) in Part 1 of Schedule 1 to the Residential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

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。(註:此根據《一手住宅物業銷售條例》附表1第1部第10(2)(e)條所規定的陳述不適用於發展項目。)

Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 21 of this sales brochure for remarks, legend of the terms and abbreviations in studying the floor plans of residential properties in the Development.

備註：
1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第21頁的備註、名詞及簡稱之圖例以協助閱讀此部分的發展項目的住宅物業的樓面平面圖。

Roof Floor Plan
天台樓面平面圖



Scale : 0M/米 5M/米
比例 :

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）								
Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
3/F 3樓	A1	26.491 (285) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	A2	26.491 (285) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	A3	26.678 (287) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	A5	34.712 (374) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	A6	27.727 (298) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	A7	26.346 (284) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	14.098 (152)	-	-	-	-	-	-
	A8	24.622 (265) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	14.120 (152)	-	-	-	-	-	-

The saleable area of each residential property and the floor area of every balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance and the areas of every one of the other specified items to the extent that it forms part of the residential property (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 area as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be sightly different from the area presented in square metres.
2. There is no verandah in the residential properties of the Development.

每個住宅物業的實用面積以及構成該住宅物業的一部分的範圍內的每一個露台、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。構成該住宅物業的一部分的範圍內的每一個其他指明項目的面積(不計算入實用面積內)，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. 上述以平方呎表達之面積由以平方米表達之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與平方米表達之面積可能有些微差異。
2. 發展項目住宅物業並無陽台。

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）								
Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
3/F 3樓	B1	26.491 (285) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	B2	26.491 (285) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	B3	26.678 (287) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	B5	28.568 (308) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B6	27.805 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B7	26.328 (283) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	14.017 (151)	-	-	-	-	-	-
	B8	24.374 (262) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-

The saleable area of each residential property and the floor area of every balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance and the areas of every one of the other specified items to the extent that it forms part of the residential property (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 area as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be sightly different from the area presented in square metres.
2. There is no verandah in the residential properties of the Development.

每個住宅物業的實用面積以及構成該住宅物業的一部分的範圍內的每一個露台、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。構成該住宅物業的一部分的範圍內的每一個其他指明項目的面積(不計算入實用面積內)，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. 上述以平方呎表達之面積由以平方米表達之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與平方米表達之面積可能有些微差異。
2. 發展項目住宅物業並無陽台。

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）								
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
5/F-11/F 5樓至11樓	A1	26.491 (285) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	A2	26.491 (285) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	A3	26.678 (287) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	A5	34.712 (374) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	A6	27.697 (298) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	A7	29.757 (320) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	A8	24.622 (265) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-

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備註:
1. 上述以平方呎表達之面積由以平方米表達之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與平方米表達之面積可能有些微差異。
2. 發展項目住宅物業並無陽台。

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）								
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
5/F-11/F 5樓至11樓	B1	26.491 (285) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	B2	26.491 (285) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	B3	26.678 (287) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	B5	28.568 (308) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B6	27.774 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B7	29.739 (320) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B8	24.374 (262) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-

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

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備註:
1. 上述以平方呎表達之面積由以平方米表達之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與平方米表達之面積可能有些微差異。
2. 發展項目住宅物業並無陽台。

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）								
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
12/F 12樓	A1	26.491 (285) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	A2	26.491 (285) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	A3	26.678 (287) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	A5	34.712 (374) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	A6	27.697 (298) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	A7	29.757 (320) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	A8	28.813 (310) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

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

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2. 發展項目住宅物業並無陽台。

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）								
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
12/F 12樓	B1	26.491 (285) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	B2	26.491 (285) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	B3	26.678 (287) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	B5	28.568 (308) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B6	27.774 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B7	29.739 (320) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B8	28.530 (307) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

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

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每個住宅物業的實用面積以及構成該住宅物業的一部分的範圍內的每一個露台、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。構成該住宅物業的一部分的範圍內的每一個其他指明項目的面積（不計算入實用面積內），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

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1. 上述以平方呎表達之面積由以平方米表達之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與平方米表達之面積可能有些微差異。
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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）								
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
15/F-23/F, 25/F-28/F 15樓至23樓、25樓至28樓	A1	26.491 (285) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	A2	26.491 (285) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	A3	26.678 (287) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	A5	34.712 (374) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	A6	27.697 (298) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	A7	29.757 (320) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	A8	28.786 (310) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

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2. 發展項目住宅物業並無陽台。

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）								
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
15/F-23/F, 25/F-28/F 15樓至23樓、25樓至28樓	B1	26.491 (285) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	B2	26.491 (285) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	B3	26.678 (287) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	B5	28.568 (308) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B6	27.774 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B7	29.739 (320) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B8	28.502 (307) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

The saleable area of each residential property and the floor area of every balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance and the areas of every one of the other specified items to the extent that it forms part of the residential property (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 area as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be sightly different from the area presented in square metres.
2. There is no verandah in the residential properties of the Development.

每個住宅物業的實用面積以及構成該住宅物業的一部分的範圍內的每一個露台、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。構成該住宅物業的一部分的範圍內的每一個其他指明項目的面積(不計算入實用面積內)，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. 上述以平方呎表達之面積由以平方米表達之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與平方米表達之面積可能有些微差異。
2. 發展項目住宅物業並無陽台。

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）								
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
29/F 29樓	A1	26.491 (285) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	A2	26.491 (285) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	A3	26.678 (287) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	A5	34.712 (374) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	A6	27.697 (298) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	10.517 (113)	-	-	-
	A7	29.757 (320) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	24.558 (264)	-	-	-
	A8	28.786 (310) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

The saleable area of each residential property and the floor area of every balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance and the areas of every one of the other specified items to the extent that it forms part of the residential property (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 area as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be sightly different from the area presented in square metres.
2. There is no verandah in the residential properties of the Development.

每個住宅物業的實用面積以及構成該住宅物業的一部分的範圍內的每一個露台、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。構成該住宅物業的一部分的範圍內的每一個其他指明項目的面積(不計算入實用面積內)，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. 上述以平方呎表達之面積由以平方米表達之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與平方米表達之面積可能有些微差異。
2. 發展項目住宅物業並無陽台。

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）								
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
29/F 29樓	B1	26.491 (285) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	B2	26.491 (285) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	B3	26.678 (287) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	B5	28.568 (308) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B6	27.774 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	10.467 (113)	-	-	-
	B7	29.739 (320) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	21.860 (235)	-	-	-
	B8	28.502 (307) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

The saleable area of each residential property and the floor area of every balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance and the areas of every one of the other specified items to the extent that it forms part of the residential property (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 area as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be sightly different from the area presented in square metres.
2. There is no verandah in the residential properties of the Development.

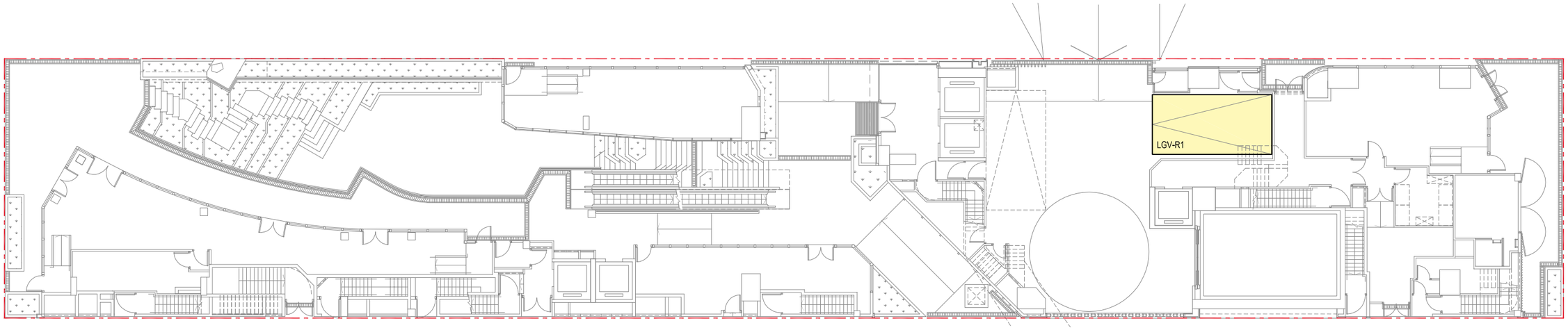
每個住宅物業的實用面積以及構成該住宅物業的一部分的範圍內的每一個露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。構成該住宅物業的一部分的範圍內的每一個其他指明項目的面積(不計算入實用面積內)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註:
1. 上述以平方呎表達之面積由以平方米表達之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與平方米表達之面積可能有些微差異。
2. 發展項目住宅物業並無陽台。

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

Ground Floor 地下

S
南



Boundary of the Development
發展項目的界線

Scale: 0M/米 10M/米
比例：

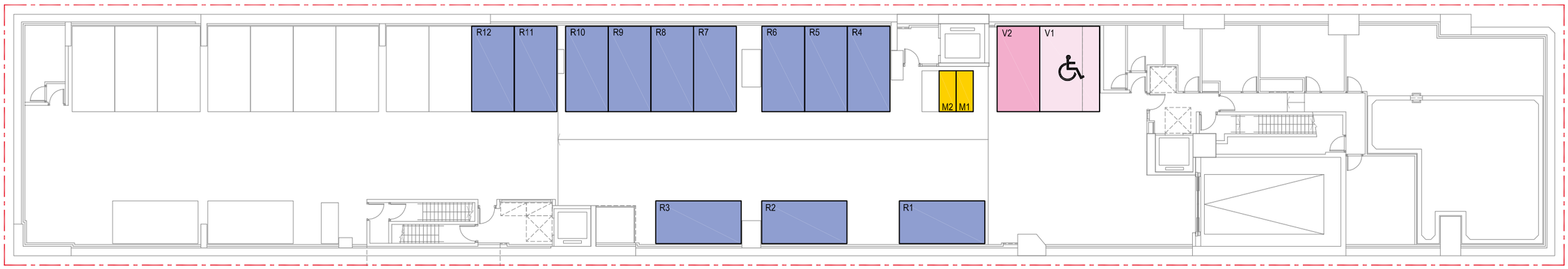
Numbers, Dimensions and Area of Parking Spaces On Ground Floor
地下的車位數目、尺寸及面積

Category of parking space 停車位類別		Number 數目	Dimension (L x M) (m) 尺寸(長x闊)(米)	Area of each parking space (sq.m.) 每個停車位面積(平方米)
	Residential Loading and Unloading Space 住客上落貨停車位	1	7 x 3.5	24.5

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

Basement 2 Floor 地庫2層

S
南



Boundary of the Development
發展項目的界線

Scale: 0M/米 10M/米
比例：

Numbers, Dimensions and Area of Parking Spaces On Basement 2 Floor
地庫2層的車位數目、尺寸及面積

Category of parking space 停車位類別		Number 數目	Dimension (L x M) (m) 尺寸(長x闊)(米)	Area of each parking space (sq.m.) 每個停車位面積(平方米)
	Residential Parking Space 住客停車位	12	5 x 2.5	12.5
	Residential Motor Cycle Parking Space 住客電單車停車位	2	2.4 x 1	2.4
	Visitors' Parking Space 訪客停車位	1	5 x 2.5	12.5
	Visitors' Parking Space which is also a Parking Space for the Disabled Persons 訪客停車位(亦作為傷殘人士停車位)	1	5 x 3.5	17.5

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

(a) A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase.

(b) The preliminary deposit paid by the purchaser on the signing of the preliminary agreement will be held by a firm of solicitors acting for the Owner, as stakeholders.

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

(a) 在簽署臨時買賣合約時須支付款額為5%的臨時訂金。

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

(c) 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約 –
(i) 該臨時合約即告終止；
(ii) 有關的臨時訂金即予沒收；及
(iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

A Deed of Mutual Covenant incorporating Management Agreement ("**DMC**") in respect of the Development (i.e. ONE SOHO) will be entered into among the First Owner (i.e. **URBAN RENWAL AUTHORITY**), the DMC Manager and an owner of the Development.

A. Common parts of the development

1. "**Common Areas and Facilities**" means all of the Common Areas and all of the Common Facilities. "**Common Areas**" means all of the Car Park Common Areas, the Commercial Common Areas, the Development Common Areas and the Residential Common Areas. "**Common Facilities**" means all of the Car Park Common Facilities, the Commercial Common Facilities, the Development Common Facilities and the Residential Common Facilities.

2. "**Car Park Common Areas**" means all those areas or parts of the Land (as defined in the DMC) and the Development (as defined in the DMC) the right to the use of which is designated for the common use and benefit of the Owners (as defined in the DMC) and occupiers of the Car Parks (as defined in the DMC) (which areas or parts are subject to the easements, rights and privileges enjoyed by the Owners of the Residential Units (as defined in the DMC) as mentioned in Clause A1(b) of Section III of the DMC and by the Owner of the Commercial Accommodation (as defined in the DMC) as mentioned in Clause C1(b) and Clause C1(c) of Section III of the DMC respectively) and is not otherwise specifically assigned other than to the Manager on trust for the benefit of all Owners and which include, without limiting the generality of the foregoing, driveway (excluding those forming part of the Development Common Areas), car lift, car lift machine room and E.V. CHARGER ROOM (Electrical Vehicle Charger Room) but shall exclude the Commercial Common Areas, the Development Common Areas, the Residential Common Areas and such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy of which belongs to any particular Owner. Car Park Common Areas are for the purpose of identification shown coloured Yellow on the plans (certified as to their accuracy by the Authorized Person (as defined in the DMC)) annexed to the DMC.

3. "**Car Park Common Facilities**" means all those installations and facilities in the Car Park Common Areas used in common by or installed for the common benefit of the Owners and occupiers of the Car Parks (which installations and facilities are subject to the easements, rights and privileges enjoyed by the Owners of the Residential Units as mentioned in Clause A1(b) of Section III of the DMC and by the Owner of the Commercial Accommodation as mentioned in Clause C1(b) and Clause C1(c) of Section III of the DMC respectively) and not for the exclusive use or benefit of any individual Car Park or the Development as a whole and, without limiting the generality of the foregoing, including (but not limited to) lighting, security system, fire service installation system, air-conditioning and mechanical ventilation system (if any) and other electrical, mechanical and sanitary installations.

4. "**Commercial Common Areas**" means all those areas or parts of the Land and the Development the right to the use of which is or is to be designated for common use and benefit of the Owner(s) and occupier(s) of the Commercial Accommodation and is not otherwise specifically assigned other than to the Manager on trust for the benefit of all Owners and which, without limiting the generality of the foregoing, include (a) Greenery Areas (as defined in the DMC) (excluding those forming part of the Development Common Areas and the Residential Common Areas), (b) the three (3) Commercial Loading and Unloading Spaces (as defined in the DMC) and (c) the commercial loading and unloading area (which is for the purpose of identification shown coloured Orange hatched Black stippled Black on the BASEMENT 1 FLOOR PLAN of the plan (Drawing No.DMC-A-01) (certified as to its accuracy by the Authorized Person) annexed to the DMC) but shall exclude the Car Park Common Areas, the Development Common Areas, the Residential Common Areas and such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy of which belongs to any particular Owner Provided That if and when any part or parts of the Commercial Accommodation shall have been designated as Commercial Common Areas under a Sub-Deed, such part or parts of the Commercial Accommodation shall thereafter be construed as forming part of the Commercial Common Areas. Commercial Common Areas as at the date of the DMC are for the purpose of identification shown coloured Orange stippled Black, Orange marked with "+", and Orange hatched Black stippled Black on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.

5. "**Commercial Common Facilities**" means all those installations and facilities in the Commercial Common Areas used in common by or installed for the common benefit of all the Owner(s) and occupier(s) of the Commercial Accommodation as part of the amenities thereof.

6. "**Development Common Areas**" means all those areas or parts of the Land and the Development the right to the use of which is designated for the common use and benefit of the Owners and occupiers of the Units (as defined in the DMC) and is not otherwise specifically assigned other than to the Manager on trust for the benefit of all Owners and which include, without limiting the generality of the foregoing:-

   (a) Greenery Areas (excluding those forming part of the Commercial Common Areas and the Residential Common Areas);

   (b) transformer room;

   (c) Owners' Committee office (as defined in the DMC);

   (d) T.B.E. ROOM (Telecommunications and Broadcasting Equipment Room) (which comprise area(s) for the installation of aerial broadcast distribution or telecommunications network facilities), guard booth, R.S. & M.R.C. (Refuse Storage and Material Recovery Chamber), main switch room and emergency generator room;

   (e) E.M.R. (Electricity Meter Room), A.D. (Air Duct), TEL. D. (Telephone Duct), E.M.C. (Electricity Meter Cabinet), water meter room, pipe duct, sprinkler water tank & pump room, 124m^3 sprinkler water tank, F.S. WATER TANK & PUMP ROOM (Fire Services Water Tank & Pump Room), W.M.C. (F.S.) (Water Meter Cabinet (Fire Services)), 36 cu.m. F.S. WATER TANK (36 cubic metre Fire Services Water Tank), smoke lobby, exhaust fan room, potable & flushing water pump room, fire control centre, and driveway (excluding those forming part of the Car Park Common Areas);

   (f) such part of A.H.U. ROOM (air handling unit room) which is for the purpose of identification shown coloured Green on the 2/F FLOOR PLAN of the plan (Drawing No.DMC-A-03) (certified as to its accuracy by the Authorized Person) annexed to the DMC;

   (g) fireman's lift lobby(ies) (excluding those forming part of the Commercial Accommodation and the Residential Common Areas) and protected lobby(ies) to a required staircase (excluding those forming part of the Commercial Accommodation and the Residential Common Areas);

   (h) A/C Plant Room (Air-conditioning Plant Room); and

(i) external walls of the Development which are for the purpose of identification shown coloured Green and Green stippled Black on the plan (Drawing No.DMC-A-07) (certified as to its accuracy by the Authorized Person) annexed to the DMC;

PROVIDED THAT where appropriate, if (1) any parts of the Development covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Ordinance (as defined in the DMC) and/or (2) any parts specified in the Schedule 1 to the Ordinance (unless they are specified or designated in an instrument registered in the Land Registry as being for the exclusive use, occupation or enjoyment of an Owner) shall also be covered by the provisions hereinbefore provided in the definition of "Development Common Areas", such parts shall be deemed to have been included as, and shall form part of, the Development Common Areas,

but shall exclude the Car Park Common Areas, the Commercial Common Areas, the Residential Common Areas and such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy of which belongs to any particular Owner.

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

7. **Development Common Facilities**" means all those installations and facilities in the Development Common Areas used in common by or installed for the common benefit of all the Units of the Development as part of the amenities thereof and not for the exclusive benefit of any individual Unit and, without limiting the generality of the foregoing, including:-

(a) such of the sewers, drains, water courses, pipes, gutters, wires and cables and other service facilities whether ducted or otherwise which are or at any time may be in, under or over or passing through the Development through which water, sewage, gas, electricity, telecommunications and any other services are supplied to the Development or any part or parts thereof;

(b) fire fighting installation and equipment;

(c) lighting within the Development;

(d) lightning conductor, satellite dishes and antennas of the Development; and

(e) other facilities and systems other than those facilities designated as being part of the Residential Common Facilities, Commercial Common Facilities or the Car Park Common Facilities for the use and benefit of the Development and not for the use and benefit of any particular Owner.

8. "**Residential Common Areas**" means all those areas or parts of the Land and the Development the right to the use of which is designated for common use and benefit of the Owners and occupiers of Residential Units (which areas or parts are subject to the easements, rights and privileges enjoyed by the Owners of the Car Parks as mentioned in Clause B1(c) and Clause B1(d) of Section III of DMC and by the Owner of the Commercial Accommodation as mentioned in Clause C1(d) and Clause C1(e) of Section III of the DMC respectively) and is not otherwise specifically assigned other than to the Manager on trust for the benefit of all Owners and which, without limiting the generality of the foregoing, include:-

(a) the Recreational Facilities (as defined in the DMC);

(b) the Visitors' Parking Spaces (as defined in the DMC) (which, for the avoidance of doubt, include the Parking Space for the Disabled Persons (as defined in the DMC));

(c) the Residential Loading and Unloading Space (as defined in the DMC);

(d) Greenery Areas (excluding those forming part of the Commercial Common Areas and the Development Common Areas);

(e) Covered Landscape Area (as defined in the DMC);

(f) Residential Entrance Lobby on G/F (as defined in the DMC);

(g) caretaker's counter on the Ground Floor;

(h) lift(s), fireman's lift lobby(ies) (excluding those forming part of the Commercial Accommodation and the Development Common Areas) and protected lobby(ies) to a required staircase (excluding those forming part of the Commercial Accommodation and the Development Common Areas), common flat roof(s), flat roof(s) (excluding those forming part of the Residential Unit(s)), flat roof (refuge area) and lift machine room;

(i) Office Accommodation for Caretakers (as defined in the DMC);

(j) such part of A.H.U. ROOM (air handling unit room) which is for the purpose of identification shown coloured Indigo on the 2/F FLOOR PLAN of the plan (Drawing No. DMC-A-03) (certified as to its accuracy by the Authorized Person) annexed to the DMC, and T.B.E. ROOM (Telecommunications and Broadcasting Equipment Room);

(k) canopy on the 1st Floor of the Development;

(l) (where a fence wall separates (i) the roof held with and forming part of a Residential Unit from (ii) the flat roof (refuge area) which forms part of the Residential Common Areas) the inner half of the fence wall facing the flat roof (refuge area) which forms part of the Residential Common Areas;

(m) external walls of the Recreational Facilities and external walls of Residential Units (including (i) the non-structural prefabricated external walls (which are for the purpose of identification shown coloured hatched Red on the plan (Drawing No.DMC-A-08) (certified as to its accuracy by the Authorized Person) annexed to the DMC) and (ii) the curtain wall system (other than the openable windows on the curtain wall system which openable windows shall form part of the Residential Units)). The external walls which form part of the Residential Common Areas are for the purpose of identification shown coloured Indigo on the plan (Drawing No.DMC-A-07) (certified as to its accuracy by the Authorized Person) annexed to the DMC; and

(n) trellis which is for the purpose of identification shown coloured Indigo and marked with red crosses on the plan (Drawing No.DMC-A-03) (certified as to its accuracy by the Authorized Person) annexed to the DMC;

but shall exclude the Car Park Common Areas, the Commercial Common Areas, the Development Common Areas and such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy of which belongs to any particular Owner.

Residential Common Areas are for the purpose of identification shown coloured Indigo, Indigo stippled Black, Indigo cross-hatched Black, Indigo hexagon-hatched Black, Indigo hexagon-hatched Black stippled Black, Indigo and marked with triangles in black, and Indigo and marked with red crosses on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.

9. "**Residential Common Facilities**" means all those installations and facilities in the Residential Common Areas used in common by or installed for the common benefit of all the Residential Units (which installations and facilities are subject to the easements, rights and privileges enjoyed by the Owners of the Car Parks as mentioned in Clause B1(c) and Clause B1(d) of Section III of the DMC and by the Owner of the Commercial Accommodation as mentioned in Clause C1(d) and Clause C1(e) of Section III of the DMC respectively) and not for the exclusive use or benefit of any individual Residential Unit or the Development as a whole and which, without limiting the generality of the foregoing, include (but not limited to) gondola, common drainage pipes, lighting, communal television antennae for reception of local television broadcast, water tanks, recreational facilities, security system, fire service installation system and such electrical, mechanical and sanitary installations which are designated as being for the common use and benefit of the Owners of the Residential Units BUT EXCLUDING those facilities designated as being part of the Development Common Facilities or the Commercial Common Facilities or the Car Park Common Facilities.

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

Allocation of Undivided Shares to each Residential Unit

Floor	Residential Unit	Number of Undivided Shares allocated to each Residential Unit
3/F	Flat A1	26/12438
	Flat A2	26/12438
	Flat A3	27/12438
	Flat A5	35/12438
	Flat A6	28/12438
	Flat A7	27/12438
	Flat A8	26/12438
	Flat B1	26/12438
	Flat B2	26/12438
	Flat B3	27/12438
	Flat B5	29/12438
	Flat B6	28/12438
	Flat B7	27/12438
	Flat B8	24/12438
5/F – 11/F	Flat A1	26/12438
	Flat A2	26/12438
	Flat A3	27/12438
	Flat A5	35/12438
	Flat A6	28/12438
	Flat A7	30/12438
	Flat A8	25/12438
	Flat B1	26/12438
	Flat B2	26/12438
	Flat B3	27/12438
	Flat B5	29/12438
	Flat B6	28/12438
	Flat B7	30/12438
	Flat B8	24/12438
12/F	Flat A1	26/12438
	Flat A2	26/12438
	Flat A3	27/12438
	Flat A5	35/12438
	Flat A6	28/12438
	Flat A7	30/12438
	Flat A8	29/12438
	Flat B1	26/12438
	Flat B2	26/12438
	Flat B3	27/12438
	Flat B5	29/12438
	Flat B6	28/12438
	Flat B7	30/12438
	Flat B8	29/12438
15/F – 23/F, 25/F – 28/F	Flat A1	26/12438
	Flat A2	26/12438
	Flat A3	27/12438
	Flat A5	35/12438
	Flat A6	28/12438
	Flat A7	30/12438
	Flat A8	29/12438
	Flat B1	26/12438
	Flat B2	26/12438
	Flat B3	27/12438
	Flat B5	29/12438
	Flat B6	28/12438
	Flat B7	30/12438
	Flat B8	29/12438

29/F	Flat A1	26/12438
	Flat A2	26/12438
	Flat A3	27/12438
	Flat A5	35/12438
	Flat A6	29/12438
	Flat A7	33/12438
	Flat A8	29/12438
	Flat B1	26/12438
	Flat B2	26/12438
	Flat B3	27/12438
	Flat B5	29/12438
	Flat B6	29/12438
	Flat B7	32/12438
	Flat B8	29/12438

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

C. Term of years for which the manager of the development is appointed

Subject to the provisions of the Ordinance, the DMC Manager will be appointed as the first manager to manage the Land and the Development for the initial term of TWO years from the date of the DMC and thereafter shall continue to manage the Development until its appointment is terminated in accordance with the provisions of the DMC.

D. Basis on which the management expenses are shared among the owners of the residential properties in the Development

The Manager shall determine the amount which each Owner shall contribute towards the management expenses in accordance with the following principles:

(a) Each Owner of a Unit of the Development shall contribute to the amount assessed under Part A of the annual Management Budget (as defined in the DMC) in the proportion which the number of the Management Shares (as defined in the DMC) allocated to his Unit bears to the total number of the Management Shares allocated to all Units of and in the Development.

Part A shall cover the estimated management expenses which in the opinion of the Manager are attributable to the Land and the Development and the Development Common Areas and the Development Common Facilities or for the benefit of all the Owners (excluding those estimated management expenses contained in Part B, Part C and Part D of the Management Budget);

(b) Each Owner in addition to the amount payable under (a) above shall in respect of each Residential Unit of which he is the Owner contribute to the amount assessed under Part B of the annual Management Budget in the proportion which the number of Management Shares allocated to his Residential Unit bears to the total number of the Management Shares allocated to all Residential Units of and in the Development.

Part B shall contain the estimated management expenses which in the opinion of the Manager are attributable solely to the Residential Units and the Residential Common Areas and the Residential Common Facilities or solely for the benefit of all the Owners of the Residential Units including but not limited to the expenditure for the operation, maintenance, repair, cleaning, lighting and security of the Recreational Facilities, the Visitors' Parking Spaces (which, for the avoidance of doubt, include the Parking Space for the Disabled Persons) and the Residential Loading and Unloading Space and, for the avoidance of doubt, Part B shall also contain the following two portions:-

(i) such portion of the estimated management expenses in respect of Car Park Common Areas (other than the car lift forming part of the Car Park Common Areas) and Car Park Common Facilities which are attributable to the use of the Visitors' Parking Spaces (which, for the avoidance of doubt, include the Parking Space for the Disabled Persons), such portion being calculated in the following proportion:-

$$\frac{X}{Y}$$

where:

"X" is the number of the Visitors' Parking Spaces (which, for the avoidance of doubt, include the Parking Space for the Disabled Persons); and

"Y" is the aggregate of the number of the Car Parks and the Visitors' Parking Spaces (which, for the avoidance of doubt, include the Parking Space for the Disabled Persons); and

(ii) such portion of the estimated management expenses in respect of the car lift (forming part of the Car Park Common Areas) which are attributable to the use of the Visitors' Parking Spaces (which, for the avoidance of doubt, include the Parking Space for the Disabled Persons), such portion being calculated in the following proportion:-

$$\frac{X}{Z}$$

where:

"X" is the number of the Visitors' Parking Spaces (which, for the avoidance of doubt, include the Parking Space for the Disabled Persons); and

"Z" is the aggregate of the number of the Car Parks, the Commercial Loading and Unloading Spaces and the Visitors' Parking Spaces (which, for the avoidance of doubt, include the Parking Space for the Disabled Persons);

(c) Each Owner in addition to the amount payable under (a) above shall in respect of each Car Park of which he is the Owner contribute to the amount assessed under Part C of the annual Management Budget in the proportion which the number of Management Shares allocated to his Car Park bears to the total number of Management Shares allocated to all Car Parks of and in the Development.

Part C shall contain the estimated management expenses which in the opinion of the Manager are attributable solely to the Car Parks and the Car Park Common Areas and the Car Park Common Facilities or solely for the benefit of all the Owners of the Car Parks and, for the avoidance of doubt:-

(i) Part C shall exclude the following two portions both of which shall be treated as falling within Part B of the annual Management Budget:-

(1) such portion of the estimated management expenses in respect of Car Park Common Areas (other than the car lift forming part of the Car Park Common Areas) and Car Park Common Facilities which are attributable to the use of the Visitors' Parking Spaces (which, for the avoidance of doubt, include the Parking Space for the Disabled Persons), such portion being calculated in the following proportion:-

$$\frac{X}{Y}$$

where:

"X" is the number of the Visitors' Parking Spaces (which, for the avoidance of doubt, include the Parking Space for the Disabled Persons); and

"Y" is the aggregate of the number of the Car Parks and the Visitors' Parking Spaces (which, for the avoidance of doubt, include the Parking Space for the Disabled Persons); and

(2) such portion of the estimated management expenses in respect of the car lift (forming part of the Car Park Common Areas) which are attributable to the use of the Visitors' Parking Spaces (which, for the avoidance of doubt, include the Parking Space for the Disabled Persons), such portion being calculated in the following proportion:-

$$\frac{X}{Z}$$

where:

"X" is the number of the Visitors' Parking Spaces (which, for the avoidance of doubt, include the Parking Space for the Disabled Persons); and

"Z" is the aggregate of the number of the Car Parks, the Commercial Loading and Unloading Spaces and the Visitors' Parking Spaces (which, for the avoidance of doubt, include the Parking Space for the Disabled Persons);

(ii) Part C shall exclude such portion of the estimated management expenses in respect of the car lift (forming part of the Car Park Common Areas) which are attributable to the use of the Commercial Loading and Unloading Spaces which shall be treated as falling within Part D of the annual Management Budget, such portion being calculated in the following proportion:-

$$\frac{W}{Z}$$

where:

"W" is the number of the Commercial Loading and Unloading Spaces; and

"Z" is the aggregate of the number of the Car Parks, the Commercial Loading and Unloading Spaces and the Visitors' Parking Spaces (which, for the avoidance of doubt, include the Parking Space for the Disabled Persons);

(d) Each Owner in addition to the amount payable under (a) above shall in respect of the Commercial Accommodation of which he is the Owner contribute to the amount assessed under Part D of the annual Management Budget in the proportion which the number of Management Shares allocated to the Commercial Accommodation owned by him bears to the total number of the Management Shares allocated to all the Commercial Accommodation of and in the Development.

Part D shall contain the estimated management expenses which in the opinion of the Manager are attributable solely to the Commercial Accommodation and the Commercial Common Areas and the Commercial Common Facilities or solely for the benefit of the Owner(s) of the Commercial Accommodation and, for the avoidance of doubt, Part D shall also contain such portion of the estimated management expenses in respect of the car lift (forming part of the Car Park Common Areas) which are attributable to the use of the Commercial Loading and Unloading Spaces, such portion being calculated in the following proportion:-

$$\frac{W}{Z}$$

where:

"W" is the number of the Commercial Loading and Unloading Spaces; and

"Z" is the aggregate of the number of the Car Parks, the Commercial Loading and Unloading Spaces and the Visitors' Parking Spaces (which, for the avoidance of doubt, include the Parking Space for the Disabled Persons).

E. Basis on which the management fee deposit is fixed

The management fee deposit is equivalent to 3 months' monthly contribution of the first year's budgeted management expenses.

F. Area (if any) in the development retained by the owner for that owner's own use

Not applicable.

第一業主(即：**市區重建局**)、公契管理人及發展項目的一位業主將訂立有關發展項目(即：ONE SOHO)的公契及管理協議(「**公契**」)。

A. 發展項目的公用部分

1. 「**公用地方及設施**」指所有公用地方及所有公用設施。「**公用地方**」指所有停車場公用地方、商業公用地方、發展項目公用地方及住宅公用地方。「**公用設施**」指所有停車場公用設施、商業公用設施、發展項目公用設施及住宅公用設施。

2. 「**停車場公用地方**」指該土地(定義見公契)及發展項目(定義見公契)中指定供停車場(定義見公契)業主(定義見公契)及佔用人共同使用與享用，而並非特別轉讓(除了予管理人以信託形式作為全體業主的利益外)的所有該等區域或部分(該等區域或部分須受制於公契第三章第A1(b)條提述住宅單位(定義見公契)業主和公契第三章第C1(b)和C1(c)條提述商業部分(定義見公契)業主享用的地役權、權利及特權)。在不限制上述一般適用範圍下，包括行車道(構成發展項目公用地方一部分的除外)、汽車升降機、汽車升降機機房及電動車充電器房(E.V. CHARGER ROOM)，但不包括商業公用地方、發展項目公用地方、住宅公用地方及發展項目內任何個別業主有權利及特權獨家持有、使用、佔用及享用的區域。停車場公用地方在公契附錄的圖則(經認可人士(定義見公契)核實為準確)上以黃色顯示，以供識別。

3. 「**停車場公用設施**」指在停車場公用地方內由停車場業主及佔用人共同享用，或安裝供他們共同享用，而並非供任何個別停車位獨家使用或享用或發展項目整體使用或享用的所有該等裝置及設施(該等裝置及設施須受制於公契第三章第A1(b)條提述住宅單位業主和公契第三章第C1(b)和C1(c)條提述商業部分業主享用的地役權、權利及特權)。在不限制上述一般適用範圍下，包括(但不限於)照明、保安系統、消防裝置系統、空調及機械通風系統(如有)和其他機電及衛生裝置。

4. 「**商業公用地方**」指該土地及發展項目中指定供或擬供商業部分業主及佔用人共同使用與享用，而並非特別轉讓(除了予管理人以信託形式作為全體業主的利益外)的所有該等區域或部分。在不限制上述一般適用範圍下，包括(a)綠化區域(定義見公契)(構成發展項目公用地方和住宅公用地方一部分的除外)；(b)3個商業上落貨停車位(定義見公契)及(c)商業上落貨區(公契附錄的圖則的地庫1層圖則(圖則編號：DMC-A-01)(經認可人士核實為準確)上以橙色間黑斜線加黑點顯示，以供識別)，但不包括停車場公用地方、發展項目公用地方、住宅公用地方及發展項目內任何個別業主有權利及特權獨家持有、使用、佔用及享用的區域。但是如果商業部分的任何部分已被指定為分公契下的商業公用地方，商業部分的該部分須在其後當作商業公用地方的一部分。於公契之日商業公用地方在公契附錄的圖則(經認可人士核實為準確)上以橙色加黑點、橙色加 “+” 號及橙色間黑斜線加黑點顯示，以供識別。

5. 「**商業公用設施**」指在商業公用地方內供所有商業部分業主及佔用人共同享用，或安裝供他們共同享用，以作為其便利設施部分的所有該等裝置及設施。

6. 「**發展項目公用地方**」指該土地及發展項目中指定供單位(定義見公契)業主及佔用人共同使用與享用，而並非特別轉讓(除了予管理人以信託形式作為全體業主的利益外)的所有該等區域或部分。在不限制上述一般適用範圍下，包括：

(a) 綠化區域(構成商業公用地方和住宅公用地方一部分的除外)；

(b) 變壓器房；

(c) 業主立案法團辦事處(定義見公契)；

(d) 電訊及廣播設備室(T.B.E. ROOM)(包括安置無線廣播分導或電訊網絡設施的地方)、警衛室、垃圾收集及物料回收房(R.S. & M.R.C.)、主電掣房及緊急發電機房；

(e) 電錶房(E.M.R)、風槽(A.D.)、電話槽(TEL. D.)、電錶櫃(E.M.C.)、水錶房、管槽、花灑水箱及泵房、124立方米花灑水箱、消防水箱及泵房(F.S. WATER TANK & PUMP ROOM)、水錶櫃(消防用)(W.M.C.(F.S.))、36立方米消防水箱(36 cu.m. F.S. WATER TANK)、防煙廊、排氣扇房、食水及沖廁水泵房、消防控制中心及行車道(構成停車場公用地方一部分的除外)；

(f) 部分風櫃房(A.H.U. ROOM)，在公契附錄的圖則的2樓圖則(圖則編號：DMC-A-03)(經認可人士核實為準確)上以綠色顯示，以供識別；

(g) 消防員升降機大堂(構成商業部分和住宅公用地方一部分的除外)和前往規定樓梯的防護大堂(構成商業部分和住宅公用地方一部分的除外)；

(h) 空調機房(A/C PLANT ROOM)；及

(i) 發展項目的外牆，在公契附錄的圖則(圖則編號：DMC-A-07)(經認可人士核實為準確)上以綠色和綠色加黑點顯示，以供識別；

但是，如適用，如果(1)條例(定義見公契)第2條列明「公用部分」的定義(a)段涵蓋發展項目的任何部分及/或(2)條例附表一指定的任何部分(除非在土地註冊處註冊的文據指定或指派給個別業主獨家使用、佔用或享用)亦屬上述條文界定的「發展項目公用部分」之定義，該等部分應被視為包括在並構成發展項目公用地方的一部分。

但不包括停車場公用地方、商業公用地方、住宅公用地方及發展項目內任何個別業主有權利及特權獨家持有、使用、佔用及享用的區域。

發展項目公用地方在公契附錄的圖則(經認可人士核實為準確)上以綠色和綠色加黑點顯示，以供識別。

7. 「**發展項目公用設施**」指在發展項目公用地方內由發展項目所有單位共同享用，或安裝供發展項目所有單位共同享用，以作為其便利設施部分，而並非供任何個別單位獨家享用的所有該等裝置及設施。在不限制上述一般適用範圍下，包括：

(a) 目前或今後任何時候在發展項目之內、之下、之上或穿過將水、污水、氣體、電力、通訊及任何其他服務輸送出入發展項目或其任何部分的污水渠、排水渠、水道、管道、明渠、電線、電纜及其他服務設施(不論有否套上套管)；

(b) 消防裝置及設備；

(c) 發展項目內的照明；

(d) 發展項目的避雷針、衛星碟型天線及天線；及

(e) 供發展項目使用與享用，而並非供任何個別業主使用與享用的其他設施及系統，惟指定作為住宅公用設施、商業公用設施或停車場公用設施一部分的該等設施除外。

8. 「**住宅公用地方**」指該土地及發展項目中指定供住宅單位業主及佔用人共同使用與享用，而並非特別轉讓(除了予管理人以信託形式作為全體業主的利益外)的所有該等區域或部分(該等區域或部分須受制於公契第三章第B1(c) 和B1(d)條提述停車位業主和公契第三章第C1(d)和C1(e)條提述商業部分業主享用的地役權、權利及特權)。在不限制上述一般適用範圍下，包括：

(a) 康樂設施(定義見公契)；

(b) 訪客停車位(定義見公契)(為免存疑，該詞包括傷殘人士停車位(定義見公契))；

(c) 住宅上落貨停車位(定義見公契)；

(d) 綠化區域(構成商業公用地方和發展項目公用地方一部分的除外)；

(e) 有蓋園景區(定義見公契)；

(f) 地下住宅入口大堂(定義見公契)；

(g) 地下管理員工作枱；

(h) 升降機、消防員升降機大堂(構成商業部分和發展項目公用地方一部分的除外)、前往規定樓梯的防護大堂(構成商業部分和發展項目公用地方一部分的除外)、公用平台、平台(構成住宅單位一部分的除外)、平台(庇護區)及升降機機房；

(i) 管理員辦事處(定義見公契)；

(j) 部分風櫃房(A.H.U. ROOM)，在公契附錄的圖則的2樓圖則(圖則編號：DMC-A-03)(經認可人士核實為準確)上以靛藍色顯示，以供識別，和電訊及廣播設備室(T.B.E. ROOM)；

(k) 發展項目1樓的簷篷；

(l) (如果一幅圍牆分隔(i)住宅單位連帶持有及構成其一部分的天台與(ii)構成住宅公用地方一部分的平台(庇護區)，該圍牆面向構成住宅公用地方一部分的平台(庇護區)的內半截；

(m) 康樂設施的外牆和住宅單位的外牆(包括(i)非結構預製外牆(在公契附錄的圖則(圖則編號：DMC-A-08)(經認可人士核實為準確)上以紅色斜線顯示，以供識別)；及(ii)幕牆系統(幕牆系統上可開合的窗戶除外，該等可開合窗戶構成住宅單位一部分)。構成住宅公用地方一部分的外牆在公契附錄的圖則(圖則編號：DMC-A-07)(經認可人士核實為準確)上以靛藍色顯示，以供識別；

(n) 格架，在公契附錄的圖則(圖則編號：DMC-A-03)(經認可人士核實為準確)上以靛藍色加紅十字顯示，以供識別。

但不包括停車場公用地方、商業公用地方、發展項目公用地方及發展項目內任何個別業主有權利及特權獨家持有、使用、佔用及享用的區域。

住宅公用地方在公契附錄的圖則(經認可人士核實為準確)上以靛藍色、靛藍色加黑點、靛藍色間黑交叉線、靛藍色六角形間黑斜線、靛藍色六角形間黑斜線加黑點、靛藍色加黑三角形及靛藍色加紅十字標示，以供識別。

9. 「**住宅公用設施**」指在住宅公用地方內由所有住宅單位共同享用，或安裝供所有住宅單位共同享用，而並非供任何個別住宅單位獨家使用或享用或發展項目整體使用或享用的所有該等裝置及設施(該等裝置及設施須受制於公契第三章第B1(c)和B1(d)條提述停車位業主和公契第三章第C1(d)和C1(e)條提述商業部分業主享用的地役權、權利及特權)。在不限制上述一般適用範圍下，包括(但不限於)指定供住宅單位業主共同使用與享用的吊船、公用排水管、照明、接收本地電視廣播的公用電視天線、水箱、康樂設施、保安系統、消防裝置系統和機電及衛生裝置，但不包括指定作為發展項目公用設施、商業公用設施、停車場公用設施一部分的該等設施。

B. 分配予發展項目中的每個住宅物業的不分割份數的數目

分配予每個住宅單位的不分割份數

樓層	住宅單位	分配予每個住宅單位的不分割份數的數目
3樓	A1單位	26/12438
	A2單位	26/12438
	A3單位	27/12438
	A5單位	35/12438
	A6單位	28/12438
	A7單位	27/12438
	A8單位	26/12438
	B1單位	26/12438
	B2單位	26/12438
	B3單位	27/12438
	B5單位	29/12438
	B6單位	28/12438
	B7單位	27/12438
	B8單位	24/12438
5樓至11樓	A1單位	26/12438
	A2單位	26/12438
	A3單位	27/12438
	A5單位	35/12438
	A6單位	28/12438
	A7單位	30/12438
	A8單位	25/12438
	B1單位	26/12438
	B2單位	26/12438
	B3單位	27/12438
	B5單位	29/12438
	B6單位	28/12438
	B7單位	30/12438
	B8單位	24/12438

12樓	A1單位	26/12438
	A2單位	26/12438
	A3單位	27/12438
	A5單位	35/12438
	A6單位	28/12438
	A7單位	30/12438
	A8單位	29/12438
	B1單位	26/12438
	B2單位	26/12438
	B3單位	27/12438
	B5單位	29/12438
	B6單位	28/12438
	B7單位	30/12438
	B8單位	29/12438
15樓至23樓、25樓至28樓	A1單位	26/12438
	A2單位	26/12438
	A3單位	27/12438
	A5單位	35/12438
	A6單位	28/12438
	A7單位	30/12438
	A8單位	29/12438
	B1單位	26/12438
	B2單位	26/12438
	B3單位	27/12438
	B5單位	29/12438
	B6單位	28/12438
	B7單位	30/12438
	B8單位	29/12438
29樓	A1單位	26/12438
	A2單位	26/12438
	A3單位	27/12438
	A5單位	35/12438
	A6單位	29/12438
	A7單位	33/12438
	A8單位	29/12438
	B1單位	26/12438
	B2單位	26/12438
	B3單位	27/12438
	B5單位	29/12438
	B6單位	29/12438
	B7單位	32/12438
	B8單位	29/12438

備註：
不設4樓、13樓、14樓及24樓。

C. 有關發展項目的管理人的委任年期

受限於條例的規定，公契管理人將獲委任為管理該土地及發展項目的首任管理人，任期從公契之日起的首2年，其後繼續管理發展項目，直至按公契規定終止其委任。

D. 管理開支按甚麼基準在發展項目中的住宅物業的擁有人之間分擔

管理人須按下列原則釐定每個業主分擔管理開支的款項：

(a) 發展項目每個單位業主須按他的單位獲分配的管理份數(定義見公契)數目佔發展項目所有單位獲分配的管理份數總數之比例分擔年度管理預算(定義見公契) A部分評估的款項。

A部分涵蓋管理人認為歸屬該土地及發展項目、發展項目公用地方及發展項目公用設施或供所有業主享用的預計管理開支(不包括管理預算B部分、C部分及D部分載有的預計管理開支)。

(b) 每位業主除了支付以上(a)項應付的款項外，還須就他作為業主擁有的每個住宅單位按他的住宅單位獲分配的管理份數數目佔發展項目所有住宅單位獲分配的管理份數總數之比例分擔年度管理預算B部分評估的款項。

B部分載有管理人認為僅歸屬住宅單位、住宅公用地方及住宅公用設施或僅供所有住宅單位業主享用的預計管理開支，包括但不限於康樂設施、訪客停車位(為免存疑，該詞包括傷殘人士停車位)及住宅上落貨停車位的操作、保養、維修、清潔、照明及保安的開支。為免存疑，B部分載有以下2個部分：

(i) 停車場公用地方(構成停車場公用地方一部分的汽車升降機除外)和停車場公用設施的預計管理開支中歸屬使用訪客停車位(為免存疑，該詞包括傷殘人士停車位)的部分，該部分按下列比例計算：

$$\frac{X}{Y}$$

其中：

“X”為訪客停車位(為免存疑，該詞包括傷殘人士停車位)數目；及

“Y”為停車位和訪客停車位(為免存疑，該詞包括傷殘人士停車位)的總數；及

(ii) 汽車升降機(構成停車場公用地方一部分)的預計管理開支中歸屬使用訪客停車位(為免存疑，該詞包括傷殘人士停車位)的部分，該部分按下列比例計算：

$$\frac{X}{Z}$$

其中：

“X”為訪客停車位(為免存疑，該詞包括傷殘人士停車位)數目；及

“Z”為停車位、商業上落貨停車位及訪客停車位(為免存疑，該詞包括傷殘人士停車位)的總數；

(c) 每位業主除了支付以上(a)項應付的款項外，還須就他作為業主擁有的每個停車位按他的停車位獲分配的管理份數數目佔發展項目所有停車位獲分配的管理份數總數之比例分擔年度管理預算C部分評估的款項。

C部分載有管理人認為僅歸屬停車位、停車場公用地方及停車場公用設施或僅供所有停車位業主享用的預計管理開支。為免存疑：

(i) C部分不包括下列2個部分，他們應納入年度管理預算B部分：

(1) 停車場公用地方(構成停車場公用地方一部分的汽車升降機除外)和停車場公用設施的預計管理開支中歸屬使用訪客停車位(為免存疑，該詞包括傷殘人士停車位)的部分，該部分按下列比例計算：

$$\frac{X}{Y}$$

其中：

"X"為訪客停車位(為免存疑，該詞包括傷殘人士停車位)數目；及

"Y"為停車位和訪客停車位(為免存疑，該詞包括傷殘人士停車位)的總數；及

(2) 汽車升降機(構成停車場公用地方一部分)的預計管理開支中歸屬使用訪客停車位(為免存疑，該詞包括傷殘人士停車位)的部分，該部分按下列比例計算：

$$\frac{X}{Z}$$

其中：

"X"為訪客停車位(為免存疑，該詞包括傷殘人士停車位)數目；及

"Z"為停車位、商業上落貨停車位及訪客停車位(為免存疑，該詞包括傷殘人士停車位)的總數；

(ii) C部分不包括汽車升降機(構成停車場公用地方一部分)的預計管理開支中歸屬使用商業上落貨停車位的部分，他們應納入年度管理預算D部分，該部分按下列比例計算：

$$\frac{W}{Z}$$

其中：

"W"為商業上落貨停車位數目；及

"Z"為停車位、商業上落貨停車位及訪客停車位(為免存疑，該詞包括傷殘人士停車位)的總數；

(d) 每位業主除了支付以上(a)項應付的款項外，還須就他作為業主擁有的商業部分按他的商業部分獲分配的管理份數數目佔發展項目所有商業部分獲分配的管理份數總數之比例分擔年度管理預算D部分評估的款項。

D部分載有管理人認為僅歸屬商業部分、商業公用地方及商業公用設施或僅供商業部分業主享用的預計管理開支。為免存疑，D部分載有汽車升降機(構成停車場公用地方一部分)的預計管理開支中歸屬使用商業上落貨停車位的部分，該部分按下列比例計算：

$$\frac{W}{Z}$$

其中：

"W"為商業上落貨停車位數目；及

"Z"為停車位、商業上落貨停車位及訪客停車位(為免存疑，該詞包括傷殘人士停車位)的總數。

E. 計算管理費按金的基準

管理費按金的金額相等於第一個年度預算管理開支的每月分擔款項之3個月款項。

F. 擁有人在發展項目中保留作自用的範圍（如有的話）

不適用。

A. The lot number of the land on which the development is situated

1. The Development is constructed on Kowloon Inland Lot No.11254 (the "lot") which is held under the Conditions of Grant No.20317 dated 8 March 2018 (the "Land Grant").

B. The term of years under the lease

1. The lot is granted for a term of 50 years commencing from 8 March 2018.

C. The user restrictions applicable to that land

1. Special Condition No. (5) of the Land Grant stipulates that:

   (a) Subject to sub-clause (b) of this Special Condition, the lot or any part thereof or any building or buildings erected or to be erected thereon shall not be used for any purpose other than for non-industrial (excluding godown, hotel and petrol filling station) purposes.

   (b) Any building or part of any building erected or to be erected on the lot shall not be used for any purpose other than the following:

      (i) in respect of the lowest three floors, for non-industrial (excluding godown, hotel and petrol filling station) purposes provided that for the avoidance of doubt, a basement level (if erected), irrespective of the size or floor area of such level, shall be counted as a floor for the purpose of this Special Condition and that the use of any basement level shall be further restricted as provided in sub-clause (b) (iii) of this Special Condition;

      (ii) in respect of the remaining floors (excluding any basement level or basement levels (if erected) above the lowest three floors in the event that there are more than three basement levels), for private residential purposes; and

      (iii) in respect of any basement level (if erected), whether being one of the lowest three floors or a basement level above the lowest three floors, for non-industrial (excluding residential, godown, hotel and petrol filling station) purposes.

   (c) Any floor to be used solely for accommodating the parking, loading and unloading spaces to be provided in accordance with Special Condition Nos.(19) and (20) hereof or plant room or both shall not be counted as one of the floors referred to in sub-clause (b) of this Special Condition. The determination by the Director of Lands ("the Director") as to whether the use to which a floor is to be put is a use for the purposes permitted under this sub-clause shall be final and binding on the Grantee.

   (d) For the purpose of this Special Condition, the decision of the Director as to what constitutes a floor or floors and what constitutes a basement level or basement levels shall be final and binding on the Grantee.

2. Special Condition No. (33) of the Land Grant stipulates that:

   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.

D. The facilities that are required to be constructed and provided for the Government, or for public use

Not applicable.

E. The grantee's obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside that land

1. General Condition No.6 of the Land Grant stipulates that:

   (a) The Grantee shall throughout the tenancy having built or rebuilt (which word refers to redevelopment as contemplated in sub-clause (b) of this General Condition) in accordance with these Conditions:

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

      (ii) maintain all buildings erected or which may hereafter be erected in accordance with these Conditions or any subsequent contractual variation of them, in good and substantial repair and condition and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy.

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

2. Special Condition No. (4) of the Land Grant stipulates that:

   The Grantee shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 30th day of September, 2023*.

   *Note: the date in Special Condition No. (4) has been amended to 31st March 2024 pursuant to the letter from the District Lands Office / Kowloon West of the Lands Department dated 9th July 2020.

3. Special Condition No. (7) of the Land Grant stipulates that:

   (a) The Grantee shall at his own expense submit to the Director for his approval a landscape plan indicating the location, disposition and layout of the landscaping works to be provided within the lot in compliance with the requirements stipulated in sub-clause (b) of this Special Condition.

   (b) (i) Not less than 20% of the area of the lot shall be planted with trees, shrubs or other plants.

(ii) Not less than 50% of the 20% referred to in sub-clause (b)(i) of this Special Condition (hereinafter referred to as "the Greenery Area") shall be provided at such location or level as may be determined by the Director at his sole discretion so that the Greenery Area shall be visible to pedestrians or accessible by any person or persons entering the lot.

(iii) The decision of the Director as to which landscaping works proposed by the Grantee constitutes the 20% referred to in sub-clause (b)(i) of this Special Condition shall be final and binding on the Grantee.

(iv) The Director at his sole discretion may accept other non-planting features proposed by the Grantee as an alternative to planting trees, shrubs or other plants.

(c) The Grantee shall at his own expense landscape the lot in accordance with the approved landscape plan in all respects to the satisfaction of the Director, and no amendment, variation, alteration, modification or substitution of the approved landscape plan shall be made without the prior written consent of the Director.

(d) The Grantee shall thereafter at his own expense maintain and keep the landscaped works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.

(e) The area or areas landscaped in accordance with this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (16)(a)(v) hereof.

4. Special Condition No. (10) of the Land Grant stipulates that:

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

(b) For the purpose of calculating the total gross floor areas respectively stipulated in Special Condition Nos. (8)(c)(i) and (8)(c)(ii) hereof, subject to Special Condition No. (32)(d) hereof, any part of the Facilities provided within the lot in accordance with sub-clause (a) of this Special Condition which are for the common use and benefit of all the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, are not for such use shall be taken into account for such calculation.

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

(i) The Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No. (16)(a)(v) hereof; and

(ii) 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

(iii) The Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected within the lot and their bona fide visitors and by no other person or persons.

5. Special Condition No. (11)(a) of the Land Grant stipulates that:

In the event of the lot or any part thereof being used for residential purposes, office accommodation for watchmen or caretakers or both may be provided within the lot subject to the following conditions:

(i) that such accommodation is in the opinion of the Director essential to the safety, security and good management of the residential building or buildings erected or to be erected on the lot;

(ii) that such accommodation shall not be used for any purpose other than office accommodation for watchmen or caretakers or both, who are wholly and necessarily employed on the lot; and

(iii) the location of any such accommodation shall first be approved in writing by the Director.

6. Special Condition No. (12)(a) of the Land Grant stipulates that:

In the event of the lot or any part thereof being used for residential purposes, quarters for watchmen or caretakers or both may be provided within the lot subject to the following conditions:

(i) that such quarters shall be located in one of the blocks of residential units erected on the lot or in such other location as may be approved in writing by the Director; and

(ii) that such quarters shall not be used for any purpose other than the residential accommodation of watchmen or caretakers or both, who are wholly and necessarily employed within the lot.

7. Special Condition No. (13)(a) of the Land Grant stipulates that:

In the event of the lot or any part thereof being used for residential purposes, one office for the use of the Owners' Corporation or the Owners' Committee may be provided within the lot provided that:

(i) such office shall not be used for any purpose other than for meetings and administrative work of the Owners' Corporation or Owners' Committee formed or to be formed in respect of the lot and the buildings erected or to be erected thereon; and

(ii) the location of any such office shall first be approved in writing by the Director.

8. Special Condition No. (19) of the Land Grant stipulates that:

(a) (i) 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 residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees (hereinafter referred to as "the Residential Parking Spaces") at a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the lot as set out in the table below (unless the Director consents to a rate for or to a number of the Residential Parking Spaces different from those set out in the table below):

Size of each residential unit	No. of the Residential Parking Spaces to be provided
Less than 40 square metres	One space for every 29 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 16 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 5 residential units or part thereof
Not less than 100 square metres	One space for every one residential unit

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

(I) the gross floor area in respect of a residential unit, exclusively used and enjoyed by the resident of that unit, which shall be measured from the exterior of the enclosing walls or parapet of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit, but, for the avoidance of doubt, shall exclude all floor area within such unit which are not taken into account for the calculation of the respective gross floor areas stipulated in Special Condition Nos. (8)(c)(i) and (8)(c)(ii) hereof; and

(II) the pro-rata gross floor area of the Residential Common Area (as hereinafter defined) in respect of a residential unit. In so calculating, the total gross floor area of residential common area, which is for common use and benefit of all residents of the residential portion of the development erected or to be erected on the lot, outside the enclosing walls of the residential units but, for the avoidance of doubt, excluding all floor area which are not taken into account for the calculation of the respective gross floor area stipulated in Special Condition Nos. (8)(c)(i) and (8)(c)(ii) hereof (which residential common area is hereinafter referred to as the "Residential Common Area") shall be apportioned to a residential unit by the following formula:

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

(iii) If more than 75 residential units are provided in any block of residential units erected or to be erected on the lot, additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the residential units in the building or buildings erected or to be erected on the lot shall be provided at a rate of two spaces for every such block of residential units or at such other rates as may be approved by the Director subject to a minimum of one space being provided.

(iv) The spaces provided under sub-clauses (a)(i) and (a)(iii) of this Special Condition shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(b) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles at the following rates unless the Director consents to another rate:

(I) one space for every 150 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot to be used for office purpose; and

(II) one space for every 200 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot to be used for non-industrial (excluding private residential, office, godown, hotel and petrol filling station) purposes.

(ii) For the purpose of calculating the number of spaces to be provided under sub-clauses (b)(i)(I) and (b)(i)(II) of this Special Condition, any floor area to be used for parking, loading and unloading purposes shall be excluded.

(iii) The spaces provided under sub-clauses (b)(i)(I) and (b)(i)(II) of this Special Condition shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings erected or to be erected on the lot for the respective purposes stipulated in the said sub-clauses and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(c) (i) Out of the spaces provided under sub-clause (a)(i), (a)(iii) and (b)(i) of this Special Condition, the Grantee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (which spaces to be so reserved and designated are hereinafter referred to as "the Parking Spaces for the Disabled Persons") as the Building Authority may require and approve provided that a minimum of one space shall be so reserved and designated out of the spaces provided under sub-clause (a)(iii) of this Special Condition and that the Grantee shall not reserve or designate all of the spaces provided under sub-clause (a)(iii) of this Special Condition to become the Parking Spaces for the Disabled Persons.

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

(d) (i) 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, at the following rates unless the Director consents to another rate;

(I) 10 percent of the total number of the Residential Parking Spaces required to be provided under sub-clause (a)(i) of this Special Condition (hereinafter referred to as "the Residential Motor Cycle Parking Spaces");

(II) 10 percent of the total number of spaces required to be provided under sub-clause (b)(i)(I) of this Special Condition; and

(III) 10 percent of the total number of spaces required to be provided under sub-clause (b)(i)(II) of this Special Condition;

provided that if the number of spaces to be provided under this sub-clause (d)(i) is a decimal number, the same shall be rounded up to the next whole number.

(ii) The Residential Motor Cycle Parking Spaces shall not be used for any purpose other than 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 residential units in 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) The spaces provided under sub-clauses (d)(i)(II) and (d)(i)(III) of this Special Condition shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings erected or to be erected on the lot for the respective purposes stipulated in sub-clauses (b)(i)(I) and (b)(i)(II) of this Special Condition 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.

(e) (i) Each of the spaces provided under sub-clauses (a) and (b) of this Special Condition shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.

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

(iii) Each of the spaces provided under sub-clause (d) of this Special Condition shall measure 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres or such other minimum headroom as may be approved by the Director.

9. Special Condition No. (20) of the Land Grant stipulates that:

(a) Spaces shall be provided within the lot to the satisfaction of the Director for the loading and unloading of goods vehicles at the following rates (unless the Director consents to a rate for or to a number of loading and unloading spaces different from those set out below):

(i) one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the lot or at such other rates as may be approved by the Director subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the lot, such loading and unloading space to be located adjacent to or within each block of residential unit;

(ii) one space for every 2000 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot to be used for office purposes; and

(iii) one space for every 800 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot to be used for non-industrial (excluding private residential, office, godown, hotel and petrol filling station) purposes;

(b) Each of the spaces provided under sub-clause (a) of this Special Condition shall measure 3.5 metres in width and 7.0 metres in length with a minimum headroom of 3.6 metres or such other dimensions as approved by the Director. 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 referred to therein.

(c) For the purpose of calculating the number of spaces to be provided under sub-clauses (a)(ii) and (a)(iii) of this Special Condition, any floor area to be used for parking, loading and unloading purposes shall be excluded.

10. Special Condition No. (21) of the Land Grant stipulates that:

(a) Notwithstanding Special Condition Nos. (19)(a), (19)(b), (19)(d) and (20)(a) hereof, the Grantee may increase or reduce the respective numbers of spaces required to be provided under the said sub-clauses by not more than 5 percent provided that the total number of spaces so increased or reduced shall not exceed 50.

(b) In addition to sub-clause (a) of this Special Condition, the Grantee may increase or reduce the respective number of spaces required to be provided under Special Condition Nos. (19)(a)(i) and (19)(d)(i)(I) hereof (without taking into account of the spaces calculated in sub-clause (a) of this Special Condition) by not more than 5 percent.

11. Special Condition No. (27) of the Land Grant stipulates that:

(a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the Grantee under these Conditions, or for any other purpose, 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 hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

(b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No. (26) hereof.

(c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land within the lot or from any adjacent or adjoining Government or leased land, 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.

(d) In addition to any other rights or remedies herein provided for breach of any of these Conditions, 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 therein, 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 and professional fees and charges.

12. Special Condition No. (30) of the Land Grant stipulates that:

(a) 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.

(b) 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.

F. The lease conditions that are onerous to a purchaser

1. Special Condition No. (3) of the Land Grant stipulates that:-

(a) The Grantee acknowledges that as at the date of this Agreement there are some buildings and structures erected on the lot and parts of the said buildings and structures project over the adjacent Government lands (the said buildings and structures are hereinafter referred to as "the Existing Buildings and Structures"). Prior to the date specified in Special Condition No. (4) hereof, the Grantee shall at his own expense in all respects to the satisfaction of the Director demolish and remove the Existing Buildings and Structures. The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance caused to or suffered by the Grantee by reason of the use, presence or subsequent demolition and removal of the Existing Buildings and Structures and the Grantee hereby indemnifies and shall keep indemnified the Government from and against all liabilities, losses, claims, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the use, presence or subsequent demolition and removal of the Existing Buildings and Structures.

Note: the date in Special Condition No. (4) has been amended to 31st March 2024 pursuant to the letter from the District Lands Office / Kowloon West of the Lands Department dated 9th July 2020.

(b) For the avoidance of doubt, the existence of the Existing Buildings and Structures and the fact that the lot is granted subject to the existence of the same shall not in any way relieve the Grantee of or release, discharge, lessen or vary the Grantee's obligations under these Conditions or affect or prejudice in any way the rights and remedies of the Government under these Conditions in respect of any breach, non-compliance, non-observance or non-performance by the Grantee of his obligations under these Conditions.

2. Special Condition No. (6) of the Land Grant 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.

3. Special Condition No. (23) of the Land Grant stipulates that:

(a) The Residential Parking Spaces and the Residential Motor Cycle Parking Spaces shall not be:

(i) assigned except

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

(II) to a person who is already the owner of undivided shares in the lot with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the 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 Residential 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.

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

(c) Sub-clause (a) of this Special Condition shall not apply to an assignment, underletting, mortgage or charge of the lot as a whole.

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

4. Special Condition No. (26) of the Land Grant stipulates that:

The Grantee shall not cut away, remove or set back any Government land adjacent to or adjoining the lot or carry out any building-up, filling-in or any slope treatment works of any kind whatsoever on any Government land except with the prior written consent of the Director who may, at his sole discretion, give his consent subject to such terms and conditions as he sees fit, including the grant of additional Government land as an extension to the lot at such premium as he may determine.

5. Special Condition No. (28) of the Land Grant stipulates that:

(a) In the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as "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 the road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (hereinafter referred to as "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.

(b) Notwithstanding sub-clause (a) of this Special Condition 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.

6. Special Condition No. (29) of the Land Grant 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 (hereinafter referred to as "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 (hereinafter collectively referred to as "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 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 in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot or 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.

7. Special Condition No. (31) of the Land Grant stipulates that:

Wherever in these Conditions it is provided that:

(a) the Government or its duly authorized officers shall or may carry out works of any description on the lot or any part thereof or outside the lot (whether on behalf of the Grantee or on the failure of the Grantee to carry out such works or otherwise) at the cost of the Grantee or that the Grantee shall pay or repay to the Government or to its duly authorized officers on demand the cost of such works, such cost shall include such supervisory and overhead charges as may be fixed by the Government or by its duly authorized officers; or

(b) the prior approval or consent of the Government or its duly authorized officers is required, they may give the approval or consent on such terms and conditions as they see fit or refuse it at their absolute discretion.

A. 發展項目所位於的土地的地段編號

1. 發展項目興建於九龍內地段第11254號(「該地段」)。根據日期為2018年3月8日的批地條件第20317號(「批地文件」)持有該地段。

B. 有關租契規定的年期

1. 該地段的租期由2018年3月8日起計50年。

C. 適用於該土地的用途限制

1. 批地文件特別條款第(5)條規定：

(a) 在本特別條款第(b)款的規限下，該地段或其任何部分或在該地段已建或擬建的任何一幢或多幢建築物不得用作非工業(不包括倉庫、酒店及加油站)用途以外的任何其他用途。

(b) 在該地段的任何已建或擬建的建築物或其部分，除作以下用途外，不得作任何其他用途:

(i) 就最低三層而言，只可作為非工業(不包括貨倉、酒店及加油站) 用途，但是為免存疑，地庫樓層(如有搭建)，不論該樓層的大小或樓面面積，就此特別條款而言均計算作一層，而任何地庫樓層的用途將進一步受本特別條款第(b)(iii)款限制;

(ii) 就其餘層數而言(如有多於三層地庫樓層，便不包括任何在最低三層之上的任何地庫樓層(如有搭建))，只可作為私人住宅用途; 及

(iii) 就任何地庫樓層(如有搭建) 而言，不論為最低三層之一或在最低三層之上的地庫樓層，只可作為非工業(不包括住宅、貨倉、酒店及加油站) 用途。

(c) 任何僅用作安置按特別條款第(19)和(20)條規定提供的車位及裝卸區，或機房或兩者之用途的樓層均不會視作本特別條款第(b)款界定的樓層。地政總署署長(「署長」)對任何樓層是否用作本款准許的用途的決定是最終的及對承授人具約束力。

(d) 就本特別條款而言，署長對如何構成一層或多層的決定及如何構成一層或多層地庫樓層的決定為最終的並對承授人具有約束力。

2. 批地文件特別條款第(33)條規定：

不得於該地段搭建或建造墳墓或骨灰龕，亦不得在其內或其上用泥壇、骨灰盒或其他形式埋葬或存放任何人類遺骸或動物遺骸。

D. 按規定須興建並提供予政府或供公眾使用的設施

不適用。

E. 有關承授人在該土地內外鋪設、塑造或作環境美化的任何範圍，或興建或維持任何構築物或設施的責任

1. 批地文件一般條款第6條規定：

(a) 承授人須在整個租期期間根據該等條款已建或重建建築物(該詞指本一般條款第(b)款提及的重新發展)：

(i) 按經批准的設計及佈局及任何經批准建築圖則保養一切建築物，不得對其作出修訂或更改；

(ii) 保養已建或今後可能按該等條款或任何其後合同修訂所搭建的一切建築物，使其處於修繕妥當及堅固的狀態，並處於該狀態直至租約結束或提前終止交還為止。

(b) 倘若在租期的任何時候清拆當時在該地段或其中任何部分上面的任何建築物，承授人須興建相同類型及不少於原先總樓面面積的健全及堅固的建築物或經署長批准的類型及價值的一幢或多幢建築物作為代替。如果進行上述清拆，承授人須在上述清拆的一個曆月內向署長申請同意進行重新發展該地段的建築工程。當收到上述同意後必須在三個曆月內開展重新發展的必要工程及在署長規定的期限內完成，使署長滿意。

2. 批地文件特別條款第(4)條規定：

承授人須發展該地段，在該地段上興建一幢或多幢建築物，在各方面符合該等條款和香港現時或任何時候生效的所有與建築、衛生及規劃有關的條例、附例及規例，並須於2023年9月30日*或之前完工及使其適宜佔用。

*註：依據地政總署九龍西區地政處的日期為2020年7月9日的信函，特別條款第(4)條中的日期已被修訂為2024年3月31日。

3. 批地文件特別條款第(7)條規定：

(a) 承授人須自費向署長提交一份園景設計圖供其審批，當中須顯示將於該地段內根據本特別條款第(b)款所訂明的要求提供的園景美化工程的位置、佈局及分布。

(b) (i) 該地段中不少於20%區域須種植樹木、灌木或其他植物。

(ii) 本特別條款第(b)(i)款提及的20%中不少於50%區域(下稱「該綠化區域」) 須在署長自行酌情決定的位置或水平提供，以便行人可看見或進入該地段的任何人士可接近該綠化區域。

(iii) 署長對承授人提議的美化環境工程是否屬於本特別條款第(b)(i)款提及的20%之決定為最終的及對承授人具約束力。

(iv) 署長可全權酌情接受承授人提議的非種植裝飾代替種植樹木、灌木或其他植物。

(c) 承授人須自費按照已批准的園景設計圖在該地段進行園景美化，以達至署長在各方面滿意程度。未經署長事先書面同意，不得修訂、更改、改變、變更或取代已批准的園景設計圖。

(d) 承授人其後須自費保養及保持園景美化工程，使其保持安全、清潔、井然、整齊及健康狀態，以達至署長在各方面滿意程度。

(e) 按照本特別條款進行園景美化的範圍須被指定為並構成特別條款第(16)(a)(v)條所指的公用地方之一部分。

4. 批地文件特別條款第(10)條規定：

(a) 承授人可於該地段內建立、建造及提供署長書面批准的康樂設施及其附屬設施(下稱「該等設施」)。該等設施的種類、大小、設計、高度及佈局須經署長事先書面批准。

(b) 為了計算特別條款第(8)(c)(i)條及第(8)(c)(ii)條分別規定的總樓面面積，並受制於特別條款第(32)(d)條的規定，若按照本特別條款第(a)款在該地段內提供的該等設施任何部分乃供該地段上已建或擬建的一幢或多幢住宅大廈的所有住客及其真正訪客共同使用和享用的，該等設施的該等部分將不予計算在內。署長認為該等設施其餘並非作此用途的部分則須計算在內。

(c) 倘若該等設施的任何部分根據本特別條款第(b)款獲豁免計入總樓面面積(下稱「獲豁免設施」)：

(i) 獲豁免設施須被指定為並構成特別條款第(16)(a)(v)條所指的公用地方之一部分；及

(ii) 承授人須自費保養獲豁免設施，使其保持修繕妥當及堅固的狀態，並運作獲豁免設施，以達至署長滿意程度；及

(iii) 獲豁免設施只供該地段內已建或擬建的一幢或多幢住宅大廈住客及其真正訪客使用，任何其他人士不得使用。

5. 批地文件特別條款第(11)(a)條規定：

倘若該地段或其中任何部分被用作住宅用途， 該地段內可提供辦公設施給看守員或管理員或兩者使用，但受下列條件約束：

(i) 署長認為此等設施對於該地段上已建或擬建的住宅大廈的安全、保安及良好管理是有必要的；

(ii) 此等設施不能用作該地段的全職及有必要聘請的看守員或管理員或兩者的辦公設施以外之任何用途；及

(iii) 此等設施的位置須首先經署長書面批准。

6. 批地文件特別條款第(12)(a)條規定：

倘若該地段或其中任何部分被用作住宅用途，該地段內可提供宿舍給看守員或管理員或兩者使用，但受下列條件約束：

(i) 上述宿舍須設置在該地段上已建的其中一座住宅單位大廈內或署長以書面批准的其他位置；及

(ii) 上述宿舍不能用作該地段的全職及有必要聘請的看守員或管理員或兩者的宿舍以外的任何用途。

7. 批地文件特別條款第(13)(a)條規定：

倘若該地段或其中任何部分被用作住宅用途，該地段內可提供一個辦公室，供業主立案法團或業主委員會使用，但前提是：

(i) 該辦公室不能用作該地段及在其上已建或擬建的大廈已成立或擬成立的業主立案法團或業主委員會開會及行政工作以外的任何用途；及

(ii) 上述辦公室的位置須首先經署長書面批准。

8. 批地文件特別條款第(19)條規定：

(a) (i) 該地段內須提供車位，用作停泊根據《道路交通條例》、其下的任何規例及任何修訂法例領有牌照，並且屬於該地段已建或擬建的一幢或多幢建築物的住宅單位的住客及其真正賓客、訪客或被邀請者的車輛(下稱「住宅停車位」)，以達至署長滿意程度。住宅停車位的比率須按下表列明該地段已建或擬建住宅單位的分別尺寸計算(除非署長同意採用有別於以下列表的住宅停車位比率或數目)提供：

每個住宅單位尺寸	提供住宅停車位的數目
少於40平方米	每29個住宅單位或其部分設置一個車位
不少於40平方米但少於70平方米	每16個住宅單位或其部分設置一個車位
不少於70平方米但少於100平方米	每5個住宅單位或其部分設置一個車位
不少於100平方米	每一個住宅單位設置一個車位

(ii) 為本特別條款第(a)(i)款之目的，須提供之住宅停車位總數目應為按照本特別條款第(a)(i)款列表依據每個住宅單位的各自尺寸而計算出住宅停車位數目之總和。為該等條款的目的，「每個住宅單位尺寸」在總樓面面積而言為下列(I)及(II)之和：

(I) 一個住宅單位供該單位住戶獨有使用及享用之總樓面面積，須由該單位之圍封牆或護牆外部起量度。但若圍封牆分隔兩個毗連單位，在這情況下須由該等牆壁之中間部份起量度，並包括單位之內部間隔及支柱，但為免存疑，不包括並未計入特別條款第(8)(c)(i)條及第(8)(c)(ii)條指定的個別總樓面面積的該單位內之所有樓面面積；及

(II) 該住宅單位的按比例之住宅公用地方(按下文界定)總樓面面積，即在各個住宅單位圍封牆之外，供該地段已建或擬建發展項目住宅部份之所有住戶共同使用及享用的住宅公用地方(該住宅公用地方下稱「住宅公用地方」)的總樓面面積，為免存疑，不包括並未計入特別條款第(8)(c)(i)條及第(8)(c)(ii)條指定的個別總樓面面積的所有樓面面積，在計算時須按以下公式向每一間住宅單位分攤：

$$\text{住宅公用地方之全部總樓面面積} \times \frac{\text{根據本特別條款第(a)(ii)(I)款所計出之該住宅單位之總樓面面積}}{\text{根據本特別條款第(a)(ii)(I)款所計出之所有住宅單位之全部總樓面面積}}$$

(iii) 如該地段已建或擬建的任何住宅單位大廈提供超過75個住宅單位，須按每座住宅單位大廈2個車位之比率或署長批准的其他比率提供額外車位，使署長滿意，惟須提供最少1個車位，用作停泊按《道路交通條例》、其下的規例及任何修訂法例領有牌照，並屬於該地段上已建或擬建的一幢或多幢建築物的住宅單位的住客之真實賓客、訪客或被邀請者的車輛。

(iv) 按本特別條款第(a)(i)款及第(a)(iii)款所提供的車位均不可用作該等條款分別指定的用途以外之任何用途，特別是不得用作存放、陳列或展覽汽車作銷售或其他用途或用作提供汽車清潔及美容服務。

(b)(i) 在該地段內，須根據以下比率，或按署長批准的其他比率提供車位用作停泊車輛，使署長滿意：

(I) 就該地段已建或擬建的一幢或多幢作辦公室用途的建築物每150平方米總樓面面積或其部分設置一個車位；及

(II) 就該地段已建或擬建的一幢或多幢作非工業(不包括私人住宅、辦公室、倉庫、酒店及加油站)用途的建築物每200平方米總樓面面積或其部分設置一個車位。

(ii) 在計算按本特別條款第(b)(i)(I)及(b)(i)(II)款所提供的車位之數目時，任何供停泊車輛及裝卸用途之面積均不被計算在內。

(iii) 按本特別條款第(b)(i)(I)及第(b)(i)(II)款提供的車位，不可用作停泊按《道路交通條例》、其下的規例及任何修訂法例領有牌照，並屬於該地段已建或擬建及作上述特別條款指定的用途的建築物之佔用人及其真正賓客、訪客或被邀者的車輛以外的任何用途，該等車位尤其不可用作存放、陳列或展覽汽車作銷售或其他用途或用作提供汽車清潔及美容服務。

(c)(i) 從依照本特別條款第(a)(i)款、第(a)(iii)款及第(b)(i)款提供的車位當中，承授人須保留及指定建築事務監督可要求及批准的車位數目供《道路交通條例》、任何其下的規例及任何修訂立法所定義之傷殘人士停泊汽車(如此保留和指定的車位下稱「傷殘人士停車位」)，惟須從根據本特別條款第(a)(iii)款提供的車位之中保留和指定最少一個車位，且承授人不得將所有按本特別條款第(a)(iii)款提供的車位全部保留或指定作為傷殘人士停車位。

(ii) 傷殘人士停車位不可用作供根據《道路交通條例》、任何其下的規例及任何修訂立法定義之傷殘人士停泊屬於該地段已建或擬建的建築物的住戶及其真正賓客、訪客或被邀請者的汽車以外的用途，特別是不得用作存放、陳列或展覽汽車作銷售或其他用途或用作提供汽車清潔及美容服務。

(d)(i) 該地段內須根據以下比率(除非署長同意採用其他比率)提供車位，用作停泊根據《道路交通條例》、任何其下的規例及任何修訂立法領有牌照的電單車，使署長滿意；

(I) 依照本特別條款第(a)(i)款提供的住宅停車位的總數之10%(下稱「住宅電單車停車位」)；

(II) 依照本特別條款第(b)(i)(I)款提供的車位的總數之10%；及

(III)依照本特別條款第(b)(i)(II)款提供的車位的總數之10%；

但假若依照本特別條款第(d)(i)款提供的車位的數目是小數，則須上調至下一個整數。

(ii) 住宅電單車停車位不可用作停泊根據《道路交通條例》、任何其下的規例及任何修訂立法領有牌照，並屬於該地段已建或擬建的建築物之住宅單位住戶及其真正賓客、訪客或被邀請者的電單車以外的用途，該等車位尤其不可用作存放、陳列或展覽汽車作銷售或其他用途或用作提供汽車清潔及美容服務。

(iii) 按本特別條款第(d)(i)(II)款及第(d)(i)(III)款提供的車位，不可用作停泊按《道路交通條例》、其下的規例及任何修訂法例領有牌照，並屬於該地段已建或擬建及作本特別條款第(b)(i)(I)款及第(b)(i)(II)款分別指定的用途的建築物之佔用人及其真正賓客、訪客或被邀者的電單車以外的任何用途，該等車位尤其不可用作存放、陳列或展覽汽車作銷售或其他用途或用作提供汽車清潔及美容服務。

(e)(i) 依照本特別條款第(a)款及第(b)款所提供的每個車位，須闊2.5米及長5.0米及最少有2.4米淨空高度。

(ii) 每一個傷殘人士停車位的尺寸須按建築事務監督的要求和經其批准。

(iii) 根據本特別條款第(d)款提供的每一車位的尺寸須闊1.0米、長2.4米及最少有2.4米淨空高度或署長批准的其他最低淨空高度。

9. 批地文件特別條款第(20)條規定：

(a) 在該地段內須按以下比率提供裝卸區，使署長滿意(除非署長同意採用與下文所列不同的其他比率或其他裝卸區的數目)：

(i) 就該地段已建或擬建的一幢或多幢建築物每800個住宅單位或其部分提供一個裝卸區，或按署長批准的其他比率提供，但該地段已建或擬建的每幢住宅單位大廈須設置最少一個裝卸區，該裝卸區須位於每幢住宅單位大廈旁邊或之內；

(ii) 就該地段已建或擬建的一幢或多幢作辦公室用途的建築物每2000平方米總樓面面積或其部分提供一個裝卸區；及

(iii) 就該地段已建或擬建的一幢或多幢作非工業(不包括私人住宅、辦公室、倉庫、酒店及加油站)用途的建築物每800平方米總樓面面積或其部分提供一個裝卸區；

(b) 根據本特別條款第(a)款提供的每個裝卸區須闊3.5米及長7.0米及最少有3.6米淨空高度，或其他經署長核准之尺寸。該等裝卸區不可用作與該條款提及的建築物有關的貨車裝卸用途以外之任何用途。

(c) 在計算按本特別條款第(a)(ii)款及第(a)(iii)款所提供的車位之數目時，任何供停泊車輛及裝卸用途之面積均不被計算在內。

10. 批地文件特別條款第(21)條規定：

(a) 儘管特別條款第(19)(a)條、第(19)(b)條、第(19)(d)條及第(20)(a)條，承授人可增加或減少按上述特別條款提供的各自的車位數目，幅度不多於5%，條件是如此增加或減少的車位總數不得超過50。

(b) 除本特別條款第(a)款的規定外，承授人可增加或減少根據特別條款第(19)(a)(i)條和第(19)(d)(i)(I)條提供的各自的車位數目(不計算按本特別條款第(a)款計算的車位)，幅度不多於5%。

11. 批地文件特別條款第(27)條規定：

(a) 如果任何土地存在或已經被分割、清除或退讓或堆積或堆填或進行任何類型的斜坡處理工程，不論有否經署長事先書面同意，亦不論是在該地段內或任何政府土地內，旨在或關聯於構建、平整或開發該地段或其中任何部分或承授人按該等條款需要進行的任何其他工程，或作任何其他用途，承授人須自費進行與建設該等斜坡處理工程、護土牆或其他承托物、保護物、排水或附屬工程或現時或將來不時需要的其他工程，以便保護與承托該地段和任何毗鄰或毗連政府土地或已出租土地內的土地，以及避免與防止其後發生的任何塌方、山泥傾瀉或地陷。承授人須在租期期間的所有時間自費保養該土地、斜坡處理工程、護土牆或其他承托物、保護物、排水或附屬工程或其他工程處於修葺良好、堅固和狀況良好的狀態，以達至署長滿意程度。

(b) 本特別條款第(a)款的任何規定，不得影響政府在該等條款下的權利，尤其是特別條款第(26)條下的權利。

(c) 倘若因為任何構建、平整、開發或承授人進行其他工程或任何其他原因而在任何時候引起任何塌方、山泥傾瀉或地陷，不論發生在或來自該地段任何土地或任何毗鄰或毗連政府土地或已出租土地，承授人須自費修葺使之恢復原狀以達至署長滿意程度，並向政府、其代理人及承辦商就因上述塌方、山泥傾瀉或地陷而引致其蒙受或招致的一切費用、收費、損失、要求及申索作出彌償。

(d) 除了對違反該等條款的任何其他權利或補償外，署長有權發出書面通知要求承授人進行、修建及保養該土地、斜坡處理工程、護土牆或其他承托物、保護物及排水或附屬工程或其他工程或為任何塌方、山泥傾瀉或地陷修葺使之恢復原狀。如承授人忽略或未能在該通知指定的時期內遵從該通知的要求以達至署長滿意程度，署長可立即執行與進行任何必要工程。承授人須應要求向政府支付因而產生的費用連同任何行政費及專業費用及開支。

12. 批地文件特別條款第(30)條規定：

(a) 承授人須自費建造及保養該地段邊界內或政府土地內，署長認為有必要的排水渠及渠道，以便將落在或流到該地段上的所有暴雨或雨水截取並引導至最接近的河道、集水井、渠道或政府雨水渠以達至署長滿意程度，而承授人須對上述暴雨或雨水導致的任何破壞或滋擾所產生的一切訴訟、索償及要求自行負責並向政府及其人員作出彌償。

(b) 連接該地段的任何排水渠和污水渠至政府的雨水渠及污水渠(如已鋪設及運作)的工程可由署長進行，但署長毋須就因此產生的任何損失或損害對承授人負責。承授人須應要求向政府支付上述連接工程的費用。另一選擇是，該等連接工程可由承授人自費進行，以達至署長滿意程度，在此情況下，上述連接工程的任何一段若在政府土地內修建，必須由承授人自費保養，直至承授人按要求移交給政府時，由政府出資負責往後的保養。承授人須應要求向政府支付有關上述連接工程技術審核的費用。若承授人未能保養上述在政府土地內修建的任何一段的連接工程，署長可進行其認為必要的保養工程，承授人須應要求向政府支付上述工程的費用。

F. 對買方造成負擔的租用條件

1. 批地文件特別條款第(3)條規定：

(a) 承授人確認在本協議之日，該地段建有若干建築物及構築物及其部分伸展至毗鄰政府土地之上(該建築物及構築物以下統稱「現有建築物及構築物」)。承授人須在特別條款第(4)條指定的日期之前，自費拆卸和移除現有建築物及構築物，在一切方面使署長滿意。倘若因現有建築物及構築物的使用、存在或其後的拆卸和移除令承授人招致或蒙受任何損失、破壞、滋擾或干擾，政府概不承擔任何責任或法律責任；而倘若因現有建築物及構築物的使用、存在或其後的拆卸和移除直接或間接引起或導致任何責任、損失、申索、費用、要求、訴訟或其他法律程序，承授人須彌償政府及使政府持續得到彌償。

註：依據地政總署九龍西區地政處的日期為2020年7月9日的信函，特別條款第(4)條中的日期已被修訂為2024年3月31日。

(b) 為免存疑，現有建築物及構築物的存在及該地段的承授受其所限的事實，將不會以任何方式解除、釋放、減免或改變承授人在該等條款下的責任，或以任何方式影響或損害政府對於承授人違反、不遵守、不遵從或不履行該等條款下的義務而享有的權利或補償。

2. 批地文件特別條款第(6)條規定：

未經署長事先書面同意，不得移走或干擾在該地段或毗鄰地段生長的樹木。署長在給予書面同意時可以對移植、代償性環境美化或補種施加其認為合適的條件。

3. 批地文件特別條款第(23)條規定：

(a) 不得將住宅停車位及住宅電單車停車位:

(i) 轉讓，除非：

(I) 連同該地段附有獨家使用及管有該地段已建或擬建的建築物的住宅單位的權利之不分割份數；或

(II) 予已經擁有該地段的不分割份數(連同獨家使用及管有該地段已建或擬建的建築物的住宅單位的權利)的人士；或

(ii) 分租(除非分租予該地段上已建或擬建的建築物的住宅單位的住戶)，

但在任何情況下，不得將合共多於三個住宅停車位及住宅電單車停車位轉讓予該地段已建或擬建建築物任何一個住宅單位的業主或分租予該地段已建或擬建建築物任何一個住宅單位的住戶。

(b) 即使本特別條款第(a)款有任何規定，承授人可以在取得署長事先書面同意下，以整體方式將所有住宅停車位和住宅電單車停車位，但只可轉讓給承授人全資擁有的附屬公司。

(c) 本特別條款第(a)款的規定不適用於轉讓、分租、按揭或抵押整個該地段。

(d) 本特別條款第(a)及第(b)款的規定不適用於傷殘人士停車位。

4. 批地文件特別條款第(26)條規定：

除非得到署長預先書面同意，承授人不能削去、移除或後移毗鄰或毗連該地段的任何政府土地，或在任何政府土地上進行任何堆積，堆填或任何類型的斜坡處理工程。署長在發出同意時，可全權酌情決定施加他認為合適的條件及條款，包括以他決定的地價授予額外的政府土地作為該地段的延伸。

5. 批地文件特別條款第(28)條規定：

(a) 倘若來自該地段或受該地段任何發展項目影響的其他地方的泥土、廢石方、瓦礫、建築廢料或建築材料(下稱「廢物」)被侵蝕、沖刷或傾倒到公共小巷或道路或排入道路暗渠、前灘或海床、污水渠、暴雨水渠、明渠或其他政府物業(下稱「政府物業」)，承授人須自費清理該等廢物並且對政府物業所造成的任何損壞進行修復。承授人須對上述的侵蝕、沖刷或傾倒而造成私人物業的任何損壞或滋擾所產生的一切訴訟、申索及要求對政府作出彌償。

(b) 即使本特別條款第(a)款有所規定，署長可以(但無義務)應承授人的要求在政府物業清理廢物並就對政府物業所造成的任何損壞進行修復，而承授人須應要求向政府支付有關的費用。

6. 批地文件特別條款第(29)條規定：

承授人須於所有時候，特別是在進行建築、保養、翻新或維修工程(下稱「工程」)時，採取或促使他人採取一切適當及充分的謹慎、技巧及預防措施，避免對該地段或其任何部分的任何政府或其他現有的排水渠、水路或水道、總水管、道路、行人路、街道設施、污水渠、明渠、喉管、電纜、電線、公用事業設施或任何其他工程或裝置(以下統稱「服務設施」)造成任何損壞、干擾或阻礙。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搜索及必要的查詢，確定服務設施的現時位置及水平，並向署長提交處理任何可能被工程影響的服務設施的書面建議，以獲取署長在所有方面的批准，且必須在取得署長對工程及上述書面建議作出的書面批准後，才能進行該等工程。承授人須遵守並自費履行署長在給予上述批准時對服務設施作出的任何要求，包括承擔進行任何必要的改道、重鋪或恢復原狀的費用。承授人須自費維修、修復及復原任何因工程對該地段或任何服務設施以任何方式引起的任何損壞、干擾或阻礙(除非署長另作選擇，否則明渠、污水渠、暴雨水渠或總水管須由署長進行修復，而承授人須應要求向政府支付該等工程的費用)，使署長滿意。如果承授人未能對該地段或其任何部分或任何服務設施進行該等必要的改道、重鋪、維修、修復及恢復原狀工程，以達至署長滿意程度，署長可進行其認為必要的改道、重鋪、維修、修復或恢復原狀工程，而承授人須應要求向政府支付該等工程的費用。

7. 批地文件特別條款第(31)條規定：

凡該等條款有下述規定:

(a) 凡規定政府或其獲授權的人員須或可以在該地段或其任何部分之上或該地段之外，進行任何類型的工程(不論是代表承授人或因為承授人未能進行該等工程或其他原因)，費用由承授人承擔，或承授人須應要求向政府或向其獲授權的人員支付或償還上述工程的費用，上述費用包括政府或其獲授權的人員可釐定的任何監管費及經費；或

(b) 凡規定必須取得政府或其獲授權的人員的預先批准或同意，他們可以對該等批准或同意施加他們認為合適的條款及條件，或有絕對酌情權拒絕發出批准或同意。

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

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

A. 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施

不適用。

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

不適用。

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

不適用。

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分

不適用。

WARNING TO PURCHASERS
對買方的警告

1. Purchasers are hereby recommended to instruct a separate firm of solicitors (other than that acting for the Owner) to act for the purchaser in relation to the transaction.

2. a. 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;

   b. 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

   c. In the case of paragraph b (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.

1. 特此建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。

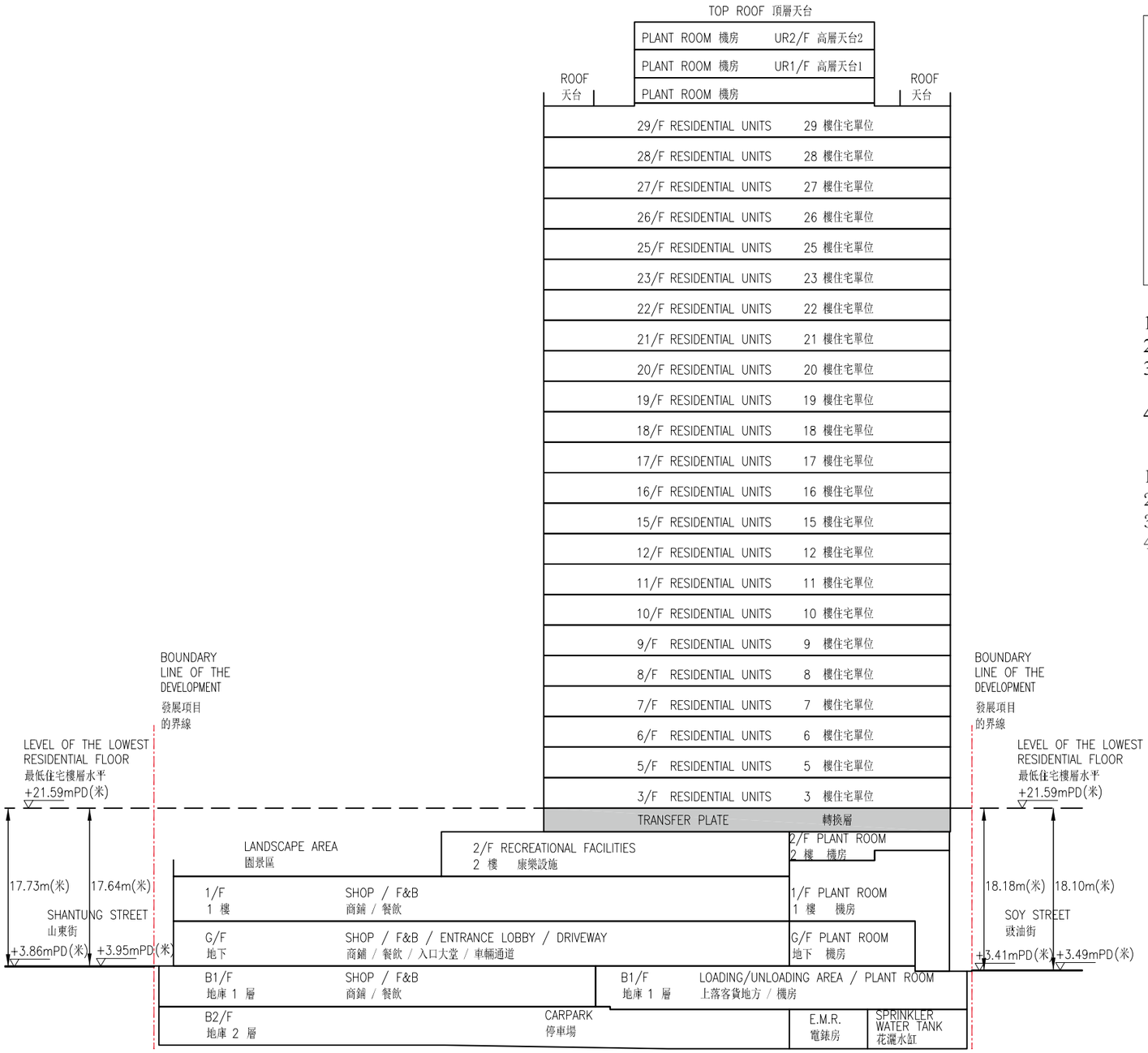
2. a. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見；

   b. 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

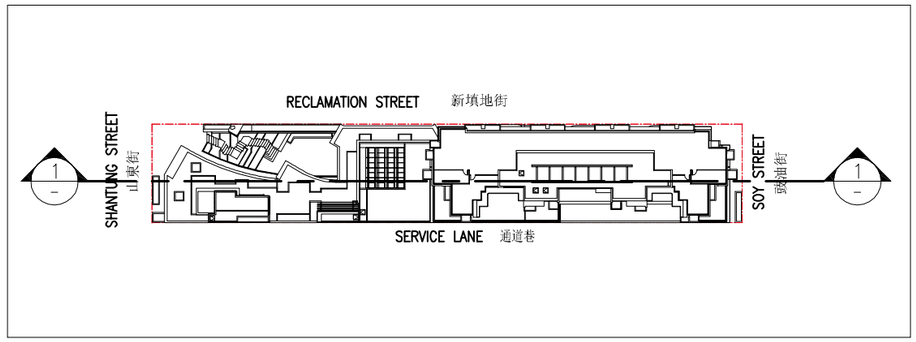
   c. 如屬b(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

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

Cross-Section Plan 1 橫截面圖 1



Key Plan 指示圖

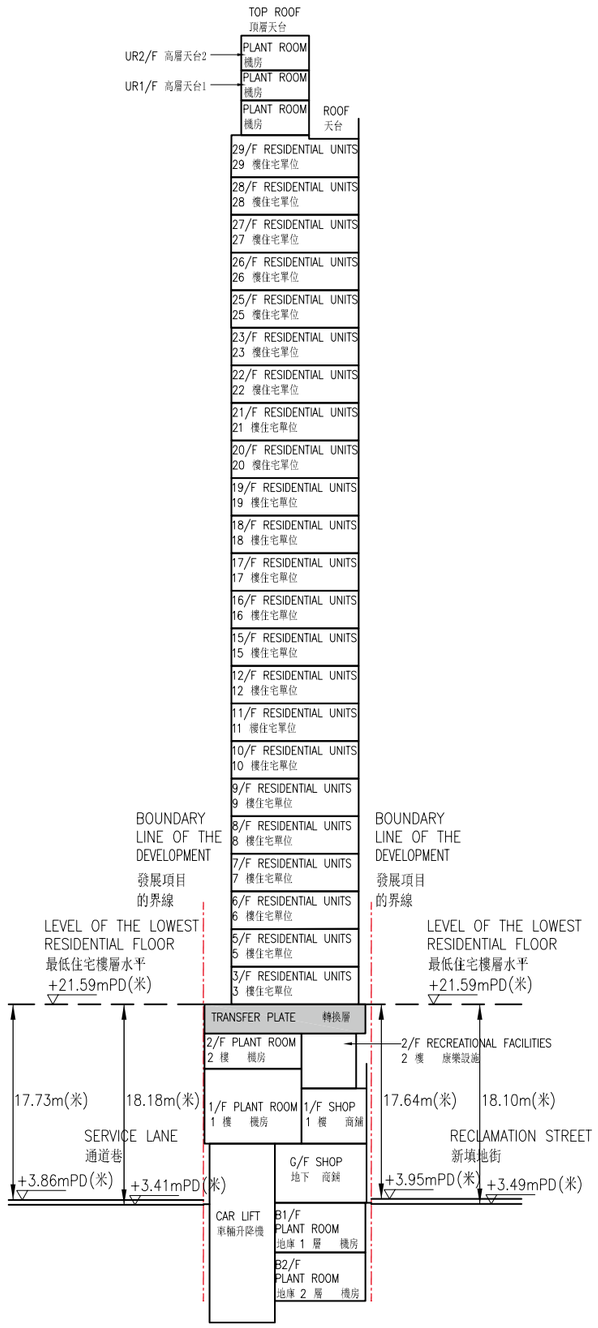


1. — — — Dotted lines denotes the level of the lowest residential floor.
2. mPD▽— denotes height in metres above the Hong Kong Principal Datum.
3. The part of Shantung Street adjacent to the building is 3.86 metres to 3.95 metres above the Hong Kong Principal Datum.
4. The part of Soy Street adjacent to the building is 3.41 metres to 3.49 metres above the Hong Kong Principal Datum.

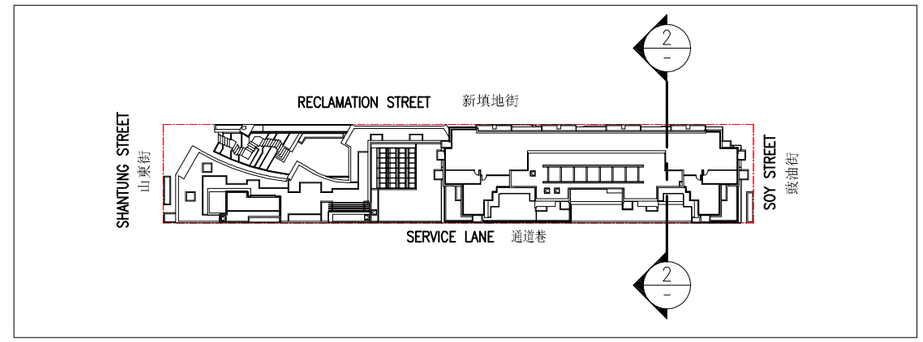
1. — — — 虛線為最低住宅樓層水平。
2. mPD▽— 代表香港主水平基準以上高度(米)。
3. 毗連建築物的一段山東街為香港主水平基準以上3.86米至3.95米。
4. 毗連建築物的一段豉油街為香港主水平基準以上3.41米至3.49米。

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

Cross-Section Plan 2 橫截面圖 2



Key Plan 指示圖

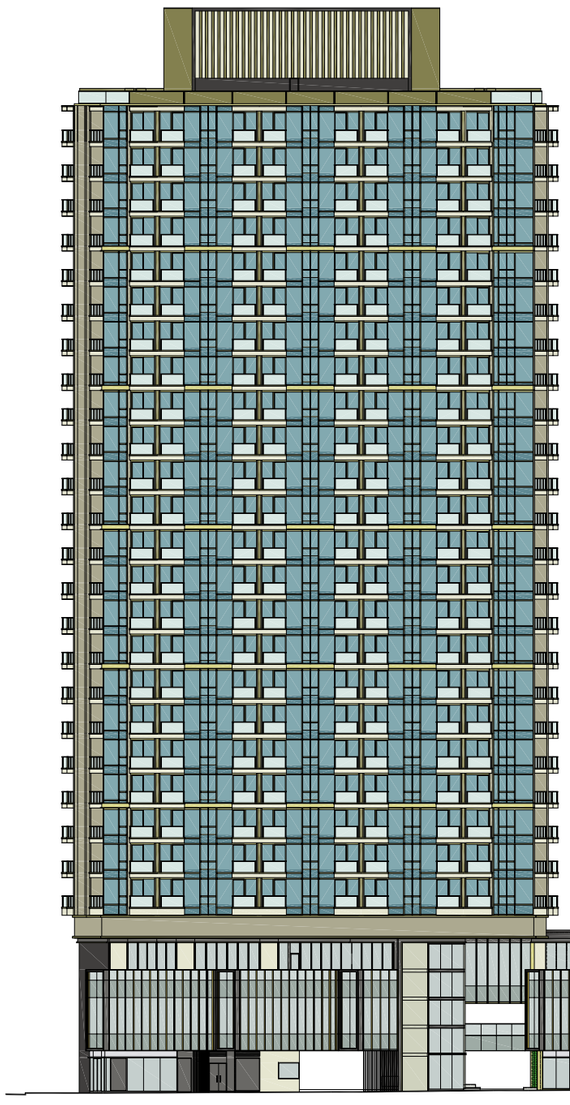


1. — — — Dotted lines denotes the level of the lowest residential floor.
2. mPD ▽— denotes height in metres above the Hong Kong Principal Datum.
3. The part of Service Lane adjacent to the building is 3.41 metres to 3.86 metres above the Hong Kong Principal Datum.
4. The part of Reclamation Street adjacent to the building is 3.49 metres to 3.95 metres above the Hong Kong Principal Datum.

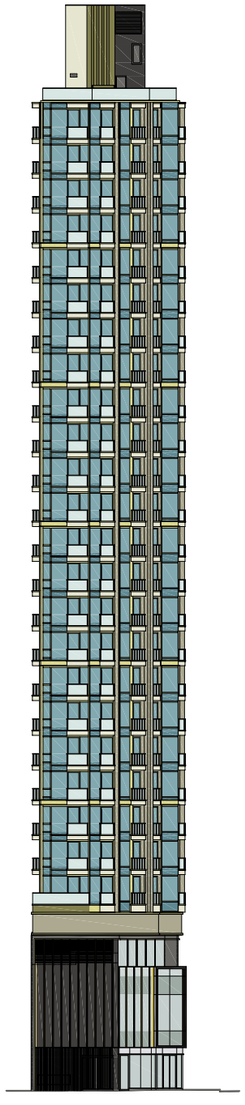
1. — — — 虛線為最低住宅樓層水平。
2. mPD ▽— 代表香港主水平基準以上高度(米)。
3. 毗連建築物的一段通道巷為香港主水平基準以上3.41米至3.86米。
4. 毗連建築物的一段新填地街為香港主水平基準以上3.49米至3.95米。

ELEVATION PLAN
立面圖

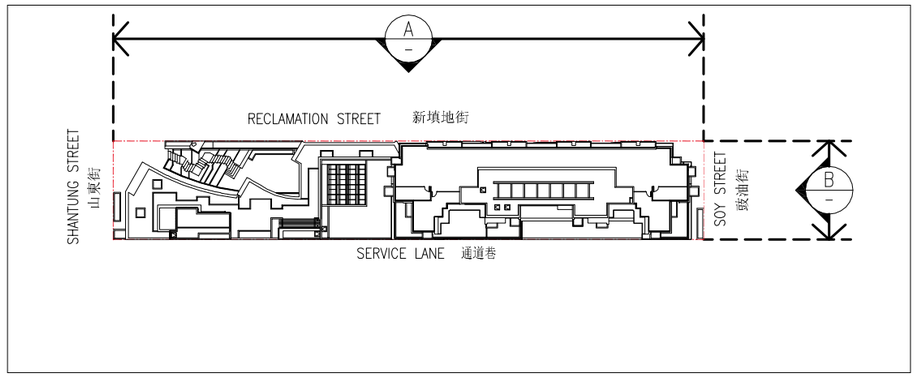
Elevation Plan A 立面圖 A



Elevation Plan B 立面圖 B



Key Plan 指示圖



南 S

The Authorized Person for the Development has certified that the elevations shown on these plans:

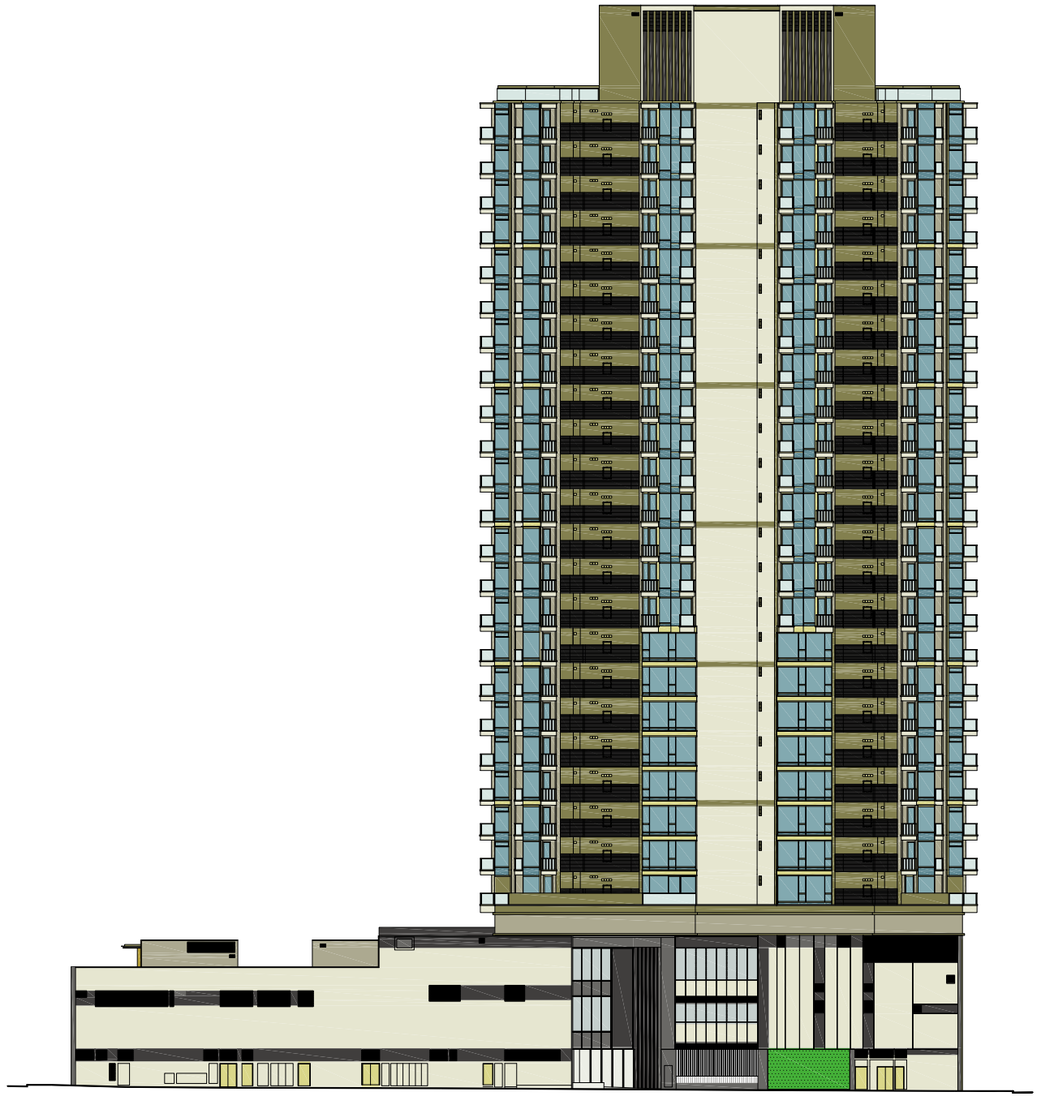
1. are prepared on the basis of the approved building plans for the Development as of 31 January 2022; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本立面圖所顯示的立面：

1. 以2022年1月31日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

ELEVATION PLAN
立面圖

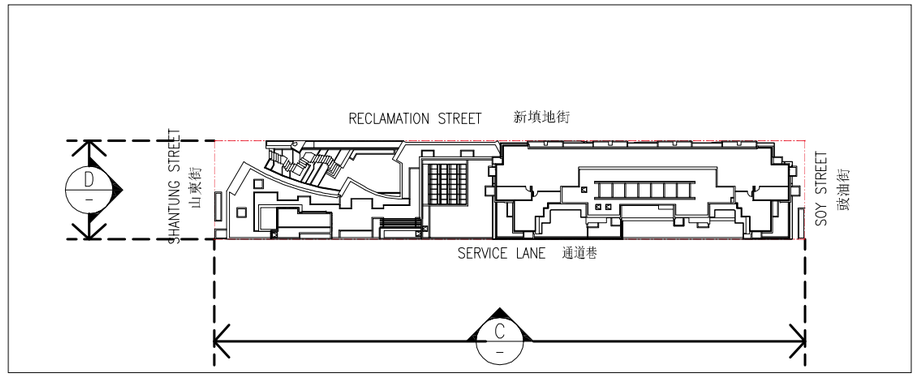
Elevation Plan C 立面圖 C



Elevation Plan D 立面圖 D



Key Plan 指示圖



The Authorized Person for the Development has certified that the elevations shown on these plans:

1. are prepared on the basis of the approved building plans for the Development as of 31 January 2022; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本立面圖所顯示的立面：

1. 以2022年1月31日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

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

Category of common facilities 公用設施的類別	Covered area 有蓋範圍 square metre (square feet) 平方米(平方呎)	Uncovered area 無蓋範圍 square metre (square feet) 平方米(平方呎)	Total area 總面積 square metre (square feet) 平方米(平方呎)
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所(包括供住客使用的任何康樂設施)	425.157 (4576)	Not applicable 不適用	425.157 (4576)
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或有其他名稱)	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱)	52.011 (560)	215.739 (2322)	267.750 (2882)

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

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

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

1. The address of the website on which copies of the outline zoning plan relating to the Development are available on http://www.ozp.tpb.gov.hk

2. (a) A copy of the latest draft of every deed of mutual covenant in respect of the specified residential property as at the date on which the specified residential property is offered to be sold is available for inspection at the place at which the specified residential property is offered to be sold.

   (b) The inspection is free of charge.

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

2. (a) 指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿的文本存放在指明住宅物業的售樓處，以供閱覽。

   (b) 無須為閱覽付費。

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

1. Exterior finishes

Item		Descriptions	
(a) External wall	Type of finishes	Tile, external paint, aluminium cladding, aluminium louvre, glass cladding, glass balustrade, glass railing, metal grille feature and curtain wall	
(b) Window	Material of frame	Fluorocarbon coated aluminium frame	
	Material of glass	Tempered glass	
(c) Bay window	Material of bay window	No bay window is provided.	
	Window sill finishes	No window sill is provided.	
(d) Planter	Type of finishes	No planter is provided.	
(e) Verandah or balcony	(i) Type of finishes	Balcony	Aluminium framed laminated glass balustrade with aluminium top rail
		Balcony floor	Tile
		Balcony wall	Tile and aluminium cladding
		Balcony ceiling	Finished with external paint and tile
		Verandah	No verandah
	(ii) Whether it is covered	Balcony: Yes Verandah: No verandah	
(f) Drying facilities for clothing	Type and material	No drying facilities	

1. 外部裝修物料

細項		描述	
(a) 外牆	裝修物料的類型	瓷磚、外牆漆、鋁板、鋁百葉、玻璃飾面、玻璃圍欄、玻璃欄杆、金屬裝飾架及幕牆	
(b) 窗	框的用料	氟化碳塗鋁框	
	玻璃的用料	強化玻璃	
(c) 窗台	窗台的用料	沒有提供窗台	
	窗台板的裝修物料	沒有提供窗台板	
(d) 花槽	裝修物料的類型	沒有提供花槽	
(e) 陽台或露台	(i) 裝修物料的類型	露台	鋁質框鑲夾層玻璃欄杆及鋁質頂欄
		露台地台	瓷磚
		露台外牆	瓷磚及鋁板
		露台天花	髹外牆漆及瓷磚
		陽台	沒有陽台
	(ii) 是否有蓋	露台：有 陽台：沒有陽台	
(f) 乾衣設施	類型及用料	沒有乾衣設施	

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

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

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

2. Interior finishes

Item		Descriptions		
		Type of wall finishes	Type of floor finishes	Type of ceiling finishes
(a) Lobby	Shuttle lift lobby of lift L4 on B2/F	Natural stone, mirror and metal	Natural stone	Painted gypsum board false ceiling
	Residential entrance lobby on G/F	Natural stone, mirror, metal and timber veneer	Natural stone and metal	Painted gypsum board false ceiling and metal
	Lift lobby of lift L4 and L5 on 2/F	Natural stone, metal and timber veneer	Natural stone	Painted gypsum board false ceiling
	Fireman's lift lobby of lift L1 on B2/F, B1/F, G/F and 1/F	Tile	Tile	Painted gypsum board false ceiling
	Fireman's lift lobby on 2/F	Natural stone, metal and timber veneer	Natural stone and metal	Painted gypsum board false ceiling
	Fireman's lift lobby on typical floor	Tile, glass, mirror, metal, timber veneer and plastic laminate	Natural stone and tile	Painted gypsum board false ceiling and plastic laminate
		Type of wall finishes		Type of ceiling finishes
(b) Internal wall and ceiling	Living room and dining room	Exposed surface plastered and painted with emulsion paint		Exposed surface plastered and painted with emulsion paint, gypsum board bulkhead finished with emulsion paint
	Bedroom	Exposed surface plastered and painted with emulsion paint		Exposed surface plastered and painted with emulsion paint, gypsum board bulkhead finished with emulsion paint

2. 室內裝修物料

細項		描述		
		牆壁的裝修物料的類型	地板的裝修物料的類型	天花板的裝修物料的類型
(a) 大堂	地庫2層4號穿梭升降機大堂	天然石材、鏡及金屬	天然石材	石膏板假天花髹上油漆
	地下住宅入口大堂	天然石材、鏡、金屬及木皮飾面	天然石材及金屬	石膏板假天花髹上油漆及金屬
	2樓4號及5號升降機大堂	天然石材、金屬及木皮飾面	天然石材	石膏板假天花髹上油漆
	地庫2層、地庫1層、地下及1樓1號消防升降機大堂	瓷磚	瓷磚	石膏板假天花髹上油漆
	2樓消防升降機大堂	天然石材、金屬及木皮飾面	天然石材及金屬	石膏板假天花髹上油漆
	標準層消防升降機大堂	瓷磚、玻璃、鏡、金屬、木皮飾面及膠板面板	天然石材及瓷磚	石膏板假天花髹上油漆及膠板面板
		牆壁的裝修物料的類型		天花板的裝修物料的類型
(b) 內牆及天花板	客廳及飯廳	外露部份批盪後再髹乳膠漆		外露部分批盪後再髹乳膠漆，石膏板假陣髹上乳膠漆
	睡房	外露部份批盪後再髹乳膠漆		外露部分批盪後再髹乳膠漆，石膏板假陣髹上乳膠漆

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

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

2. Interior Finishes

Item			Descriptions			
			Material of floor			Material of skirting
(c) Internal floor	Living room, dining room and bedroom		Living Room and Dining Room of all flats except flats specified below: Engineered timber flooring with stone border For the Living Room and Dining Room of following flats: Engineered timber flooring - Flat A8 on 5/F-11/F - Flat B8 on 3/F, 5/F-11/F Bedroom of all flats except flats specified below: Engineered timber flooring with stone border For the Bedroom of following flats: Engineered timber flooring - Flat A1, A2, A3, A7, B1, B2, B3 and B7 on 3/F - Flat A1, A2, A3, B1, B2 and B3 on 5/F-12/F, 15/F-23/F, 25/F-29/F For all Bedroom 1: Engineered timber flooring with stone border For all Bedroom 2: Engineered timber flooring			Engineered timber
			Wall		Floor	Ceiling
(d) Bathroom	(i)	Type of finishes	Tile and mirror on exposed surface		Tile and stone on exposed surface	Painted gypsum board false ceiling
	(ii)	Whether the wall finishes run up to the ceiling	Wall finishes run up to false ceiling			
			Wall	Floor	Ceiling	Cooking bench
(e) Kitchen	(i)	Type of finishes	Glass panel on exposed surface	Stone border along edge of kitchen cabinet and engineered timber flooring on exposed surface	Painted gypsum board false ceiling	Solid surface
	(ii)	Whether the wall finishes run up to the ceiling	Wall finishes run up to false ceiling			

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2. 室內裝修物料

細項			描述			
			地板的用料			牆腳線的用料
(c) 內部地板	客廳、飯廳及睡房		所有單位之客廳及飯廳除以下指定單位外：複合木地板，配以石材邊緣 以下單位之客廳及飯廳：複合木地板 - 5樓至11樓A8單位 - 3樓、5樓至11樓B8單位 所有單位之睡房除以下指定單位外：複合木地板，配以石材邊緣 以下單位之睡房：複合木地板 - 3樓A1、A2、 A3、 A7、B1、B2、B3及B7單位 - 5樓至12樓、15樓至23樓、25樓至29樓A1、A2、 A3、B1、B2及B3單位 所有睡房1：複合木地板，配以石材邊緣 所有睡房2：複合木地板			複合木
			牆壁		地板	天花板
(d) 浴室	(i)	裝修物料的類型	外露部分鋪砌瓷磚及鏡		外露部分鋪砌瓷磚及石材	石膏板假天花髹上油漆
	(ii)	牆壁的裝修物料是否鋪至天花板	牆壁的裝修物料鋪至假天花			
			牆壁	地板	天花板	灶台
(e) 廚房	(i)	裝修物料的類型	外露部分鋪砌玻璃板	石材圍邊於沿廚櫃邊及外露部分鋪砌複合木地板	石膏板假天花髹上油漆	實體面材
	(ii)	牆壁的裝修物料是否鋪至天花板	牆壁的裝修物料鋪至假天花			

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

3. Interior Fittings

Item		Descriptions		
		Material	Finishes	Accessories
(a) Doors	Entrance door	Solid core timber door	Timber veneer	Door viewer, door closer, lockset with handle and door stopper
	Bathroom door	Hollow core timber door with timber louvre	Timber veneer	Door closer, lockset with handle and door stopper
	Balcony door	Aluminium frame with glass door	Fluorocarbon coated	Lockset with handle and door stopper
	Utility platform door	Aluminium frame with glass door	Fluorocarbon coated	Lockset with handle and door stopper
	Flat roof door	Aluminium frame with glass door	Fluorocarbon coated	Lockset with handle and door stopper
	Roof door	Aluminium gate	Aluminium	Lockset with door stopper
	Bedroom door	Hollow core timber door	Timber veneer	Door closer, lockset with handle and door stopper

3. 室內裝置

細項		描述		
		用料	裝修物料	配件
(a) 門	大門	實心木門	木皮飾面	防盜眼、門鼓、門鎖連拉手及門擋
	浴室門	空心木門連木百葉	木皮飾面	門鼓、門鎖連拉手及門擋
	露台門	鋁質框配玻璃門	氟化碳噴塗層	門鎖連拉手及門擋
	工作平台門	鋁質框配玻璃門	氟化碳噴塗層	門鎖連拉手及門擋
	平台門	鋁質框配玻璃門	氟化碳噴塗層	門鎖連拉手及門擋
	天台門	鋁質閘	鋁質	閘鎖及門擋
	睡房門	空心木門	木皮飾面	門鼓、門鎖連拉手及門擋

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

3. Interior Fittings

Item			Descriptions	
			Type	Material
(b) Bathroom	(i)	Fittings and equipment	Wash basin	Vitreous China
			Water closet	Vitreous China
			Wash basin mixer	Metal
			Hook	Metal
			Basin countertop	Natural Stone
			Basin cabinet	Wooden cabinet with plastic laminate, natural stone and metal handle
			Mirror cabinet	Metal cabinet with mirror panel and glass
			Paper holder	Metal
	(ii)	Water supply system	See "3(j) Water Supply" below for type and material of water supply system	
	(iii)	Bathing facilities (including shower or bath tub (if applicable))	Shower set	Metal
			Shower cubicle	Glass door with metal handle
	(iv)	Size of bath tub (if applicable)	Not applicable	

3. 室內裝置

細項			描述	
			類型	用料
(b) 浴室	(i)	裝置及設備	洗手盆	搪瓷
			坐廁	搪瓷
			洗手盆水龍頭	金屬
			掛勾	金屬
			洗手盆檯面	天然石材
			洗手盆櫃	木製櫃配膠板飾面、天然石及金屬手柄
			鏡櫃	金屬製櫃配鏡飾面及玻璃
			廁紙架	金屬
	(ii)	供水系統	供水系統的類型及用料見下文「3(j) 供水」一欄	
	(iii)	沐浴設施（包括花灑或浴缸（如適用的話））	花灑套裝	金屬
			淋浴間	玻璃門配金屬手柄
	(iv)	浴缸大小（如適用的話）	不適用	

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

3. Interior Fittings

Item		Descriptions	
		Material	
(c) Kitchen	(i) Sink unit	Stainless steel	
	(ii) Water supply system	See "3(j) Water Supply" below for material of water supply system	
		Material	Finishes
	(iii) Kitchen cabinet	Timber	Plastic laminate and high gloss lacquer door panel
		Type	
	(iv) All other fittings and equipment	Hot and cold water mixer, sprinkler heads fitted in open kitchen and smoke detector with a sounder base fitted in living and dining room near open kitchen	
		Type	Material
(d) Bedroom	Fittings (including built-in wardrobe)	No fittings	No fittings
		Description	
(e) Telephone	Location and number of connection points	For the location and number of connection points, please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units"	
(f) Aerials	Location and number of connection points	For the location and number of connection points, please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units"	

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3. 室內裝置

細項		描述	
		用料	
(c) 廚房	(i) 洗滌盆	不銹鋼	
	(ii) 供水系統	供水系統的用料見下文「3(j) 供水」一欄	
		用料	裝修物料
	(iii) 廚櫃	木材	膠板及光面焗漆飾面門板
		類型	
	(iv) 所有其他裝置及設備的類型	冷熱水龍頭、消防花灑頭安裝在開放式廚房內及設有聲響警報基座的煙霧探測器安裝在開放式廚房附近的客廳及飯廳內	
		類型	用料
(d) 睡房	裝置 (包括嵌入式衣櫃)	沒有裝置	沒有裝置
		描述	
(e) 電話	接駁點的位置及數目	有關接駁點的位置及數目，請參考「住宅單位機電裝置數量說明表」	
(f) 天線	接駁點的位置及數目	有關接駁點的位置及數目，請參考「住宅單位機電裝置數量說明表」	

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

3. Interior Fittings

Item		Description	
(g) Electrical installations	(i) Electrical fittings (including safety devices)	Switch, faceplate for socket and electricity supply board with miniature circuit breakers
	(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed Other than those parts of the conduits concealed within concrete, the rest of the conduits are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.
	(iii) Location and number of power points and air-conditioner points	For the location and number of power points and air-conditioner points, please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units".
(h) Gas supply	Type	No gas supply
	System	No gas supply
	Location	No gas supply
(i) Washing machine connection point	Location	Water supply and drainage connection point are located in kitchen
	Design	Water supply point of a design of 15mm diameter and drainage point of a design of 40mm in diameter
(j) Water supply	(i) Material of water pipes	Copper pipes are used for hot and cold water supply uPVC pipes are used for flush water supply
	(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed Other than those parts of the water pipes concealed within mortar work, the rest of the water pipes are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials
	(iii) Whether hot water is available	Hot water is available for kitchen and bathroom

3. 室內裝置

細項		描述	
(g) 電力裝置	(i) 供電附件(包括安全裝置)	開關掣、插座之面板及電力配電箱並裝置微型斷路器
	(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、櫃、面板、非混凝土間隔牆、指定之管導槽位或其他物料遮蓋或暗藏
	(iii) 電插座及空調機接駁點的位置及數目	有關電插座及空調機接駁點的位置及數目，請參考「住宅單位機電裝置數量說明表」
(h) 氣體供應	類型	沒有氣體供應
	系統	沒有氣體供應
	位置	沒有氣體供應
(i) 洗衣機接駁點	位置	廚房設有來去水位
	設計	來水接駁喉位(其設計直徑為15毫米)及去水接駁喉位(其設計直徑為40毫米)
(j) 供水	(i) 水管的用料	冷熱水供應採用銅喉管 沖廁水喉採用膠喉管
	(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露 除部分隱藏於砂漿內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、面板、非混凝土間隔牆、指定之管道槽位或其他物料遮蓋或暗藏
	(iii) 有否熱水供應	廚房及浴室有熱水供應

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

4. Miscellaneous

Item	Description			
(a) Lifts	Residential lift	(i) Brand name and model number	Brand name	Fujitec
			Model number	ZEXIA
		(ii) Number and floors served by them	Number of lifts	3
			Floors served by the lifts	1 lift serving B2/F, B1/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F and 25/F-29/F
				2 lifts serving 2/F-3/F, 5/F-12/F, 15/F-23/F and 25/F-29/F
	Residential shuttle lift	(i) Brand name and model number	Brand name	Fujitec
			Model number	REXIA
		(ii) Number and floors served by them	Number of lifts	2
			Floors served by the lifts	1 lift serving B2, G/F and 2/F
				1 lift serving G/F and 2/F
	Car lift	(i) Brand name and model number	Brand name	Anlev
			Model number	GMV
		(ii) Number and floors served by them	Number of lifts	1
			Floors served by the lifts	1 lift serving B2/F, B1/F and G/F
(b) Letter box		Material		Metal
(c) Refuse collection		(i) Means of refuse collection		Refuse is collected and removed by cleaners
		(ii) Location of refuse room		Refuse storage and material recovery room is provided in the common area of each residential floor of the building Refuse collection and material recovery chamber is provided at G/F

4. 雜項

細項	描述			
(a) 升降機	住宅升降機	(i) 品牌名稱及產品型號	品牌名稱	富士達
			產品型號	ZEXIA
		(ii) 升降機的數目及到達的樓層	升降機的數目	3部
			到達的樓層	1部升降機到達地庫2層、地庫1層、地下、1樓至3樓、5樓至12樓、15樓至23樓及25樓至29樓
				2部升降機到達2樓至3樓、5樓至12樓、15樓至23樓及25樓至29樓
	住宅穿梭升降機	(i) 品牌名稱及產品型號	品牌名稱	富士達
			產品型號	REXIA
		(ii) 升降機的數目及到達的樓層	升降機的數目	2部
			到達的樓層	1部升降機到達地庫2層、地下及2樓
				1部升降機到達地下及2樓
	汽車升降機	(i) 品牌名稱及產品型號	品牌名稱	安力
			產品型號	GMV
		(ii) 升降機的數目及到達的樓層	升降機的數目	1部
			到達的樓層	1部升降機到達地庫2層、地庫1層及地下
(b) 信箱		用料		金屬
(c) 垃圾收集		(i) 垃圾收集的方法		垃圾由清潔工人收集及運走
		(ii) 垃圾房的位置		垃圾儲存及物料回收室位於大廈每層之公用地方 垃圾收集及物料回收房設於地下

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4. Miscellaneous

Item		Descriptions		
		Water meter	Electricity meter	Gas meter
(d) Water meter, electricity meter and gas meter	(i) Location	Water meter cabinet on each residential floor	Electric meter cabinet on each residential floor	Not applicable
	(ii) Whether they are separate or communal meters for residential properties	Separate	Separate	Not applicable

5. Security facilities

Item	Description
Security system and equipment (including details of built-in provisions and their locations)	CCTV cameras are provided at entrance lobby, car park, clubhouse, lifts and common areas connecting to the Caretaker's Counter. Visitor intercom panel and smart card system are provided at entrance lobby. Vehicular control system is installed at car park main entrance. Each residential unit is equipped with video door phone connected to entrance lobby.

6. Appliances

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

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

4. 雜項

細項		描述		
		水錶	電錶	氣體錶
(d) 水錶、電錶及氣體錶	(i) 位置	各住宅樓層之水錶櫃內	各住宅樓層之電錶櫃內	不適用
	(ii) 就住宅單位而言是獨立抑或公用的錶	獨立	獨立	不適用

5. 保安設施

細項	描述
保安系統及設備(包括嵌入式的裝備的細節及其位置)	入口大堂、停車場、會所、升降機內及公用地方均設有閉路電視連接管理員櫃枱。 入口大堂均提供訪客對講機及智能卡保安系統。停車場主入口設有汽車控制系統。每戶住宅單位設有視像對講機連接入口大堂。

6. 設備

細項	描述
品牌名稱及產品型號	有關設備的品牌名稱及產品型號，請參考「設備說明表」。

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

Appliances Schedule 設備説明表

Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	3/F 3樓														5/F-11/F 5樓至11樓														12/F, 15/F-23/F, 25/F-29/F 12樓、15樓至23樓、25樓至29樓													
			A1	A2	A3	A5	A6	A7	A8	B1	B2	B3	B5	B6	B7	B8	A1	A2	A3	A5	A6	A7	A8	B1	B2	B3	B5	B6	B7	B8	A1	A2	A3	A5	A6	A7	A8	B1	B2	B3	B5	B6	B7	B8
Single Split Type Air-conditioning Indoor Unit 分體式冷氣機室內機	Daikin 大金	FTXS50FVMA8	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Single Split Type Air-conditioning Outdoor Unit 分體式冷氣機室外機		RXS50FVMA	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Single Split Type Air-conditioning Indoor Unit 分體式冷氣機室內機	Daikin 大金	FTXS35EVMA8	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Single Split Type Air-conditioning Outdoor Unit 分體式冷氣機室外機		RXS35EBVMA	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Single Split Type Air-conditioning Indoor Unit 分體式冷氣機室內機	Daikin 大金	FTXS25EVMA8	-	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	-	-	-	-	-	-	-	-	-	-
Single Split Type Air-conditioning Outdoor Unit 分體式冷氣機室外機		RXS25EBVMA	-	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	-	-	-	-	-	-	-	-	-	-

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

Notes:
1. "Y" denotes such appliance(s) is/are provided and/or installed in the residential unit. "-" denotes "not provided".
2. 4/F, 13/F, 14/F and 24/F are omitted.
3. The Vendor may substitute the appliances with the same model (or different model having the same specifications) but with opposite side of hinge which is of comparable quality.

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

備註：
1. "Y" 表示此設備於該住宅單位內提供及/或安裝。符號 "-" 表示 "不提供" 。
2. 不設4樓、13樓、14樓及24樓。
3. 賣方可能以品質相若的對等相反鉸鏈型號(或具相同規格之不同型號相反鉸鏈設備)代替設備。

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

Appliances Schedule 設備説明表

Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	3/F 3樓														5/F-11/F 5樓至11樓														12/F, 15/F-23/F, 25/F-29/F 12樓、15樓至23樓、25樓至29樓													
			A1	A2	A3	A5	A6	A7	A8	B1	B2	B3	B5	B6	B7	B8	A1	A2	A3	A5	A6	A7	A8	B1	B2	B3	B5	B6	B7	B8	A1	A2	A3	A5	A6	A7	A8	B1	B2	B3	B5	B6	B7	B8
Ceiling Exhaust Fan 天花式抽氣扇	Panasonic	FV-04NU1H	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Thermo Ventilator 浴室寶	Panasonic	FV-30BG3H	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE27SLi	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Telescopic Hood 拉趟式抽油煙機	Siemens 西門子	LI67SA531B	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Washer & Dryer 洗衣乾衣機	Siemens 西門子	WK14D321HK	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Induction Hob 電磁爐	Siemens 西門子	EH375FBB1E	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Microwave Oven 微波爐	Siemens 西門子	BE525LMS0H	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Refrigerator 雪櫃	Siemens 西門子	KI42LAFF0K	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
LCD Display Monitor 液晶體顯示屏	Delta	VDP-AT-L600-EX07HD	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

Notes:
1. "Y" denotes such appliance(s) is/are provided and/or installed in the residential unit. "-" denotes "not provided".
2. 4/F, 13/F, 14/F and 24/F are omitted.
3. The Vendor may substitute the appliances with the same model (or different model having the same specifications) but with opposite side of hinge which is of comparable quality.

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

備註：
1. "Y" 表示此設備於該住宅單位內提供及/或安裝。符號 "-" 表示 "不提供" 。
2. 不設4樓、13樓、14樓及24樓。
3. 賣方可能以品質相若的對等相反鉸鏈型號(或具相同規格之不同型號相反鉸鏈設備)代替設備。

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

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

Location 位置	Description 描述	3/F 3樓							5/F-11/F 5樓至11樓							12/F, 15/F-23/F, 25/F-28/F 12樓、15樓至23樓、25樓至28樓							29/F 29樓						
		A1	A2	A3	A5	A6	A7	A8	A1	A2	A3	A5	A6	A7	A8	A1	A2	A3	A5	A6	A7	A8	A1	A2	A3	A5	A6	A7	A8
Entrance 大門入口	Door Chime Push Button 門鈴按鈕	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Living Room / Dining Room 客廳/飯廳	Lighting Switch 燈掣	10	10	10	10	10	9	11	10	10	10	10	10	9	10	10	10	10	10	10	9	10	10	10	10	10	11	10	10
	Switch for Indoor A/C Unit 室內冷氣機開關掣	1	1	1	1	1	1	2	1	1	1	1	1	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet (With USB Port) 13安培單位電插座(附有USB接口)	1	1	1	1	1	1	2	1	1	1	1	1	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet (With USB Port) 13安培雙位電插座(附有USB接口)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for LCD Display Monitor 液晶體顯示屏接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1	1	1	2	1	1	1	1	1	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV/FM Outlet 電視及電台插座	2	2	2	2	2	2	3	2	2	2	2	2	2	3	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座	2	2	2	2	2	2	3	2	2	2	2	2	2	3	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Switch for Ceiling Exhaust Fan 天花式抽氣扇開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Thermo Ventilator 浴室寶開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Electric Water Heater 電熱水爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Door Chime 門鈴	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	3	3	3	3	3	3	4	3	3	3	3	3	3	4	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	Air Quality Sensor 空氣質素感應器	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bedroom 睡房	Lighting Switch 燈掣	1	1	1	-	2	1	-	1	1	1	-	2	2	-	1	1	1	-	2	2	2	1	1	1	-	2	2	2
	Switch for Indoor A/C Unit 室內冷氣機開關掣	1	1	1	-	1	1	-	1	1	1	-	1	1	-	1	1	1	-	1	1	1	1	1	1	-	1	1	1
	13A Single Socket Outlet (With USB Port) 13安培單位電插座(附有USB接口)	1	1	1	-	1	1	-	1	1	1	-	1	1	-	1	1	1	-	1	1	1	1	1	1	-	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	-	1	1	-	1	1	1	-	1	1	-	1	1	1	-	1	1	1	1	1	1	-	1	1	1
	TV/FM Outlet 電視及電台插座	1	1	1	-	1	1	-	1	1	1	-	1	1	-	1	1	1	-	1	1	1	1	1	1	-	1	1	1
	Telephone Outlet 電話插座	1	1	1	-	1	1	-	1	1	1	-	1	1	-	1	1	1	-	1	1	1	1	1	1	-	1	1	1
	Lighting Point 燈位	1	1	1	-	1	1	-	1	1	1	-	1	1	-	1	1	1	-	1	1	1	1	1	1	-	1	1	1

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

Notes:
1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit. "-" denotes "not provided".
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
3. 4/F, 13/F, 14/F and 24/F are omitted.

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

備註:
1. "1，2，....." 表示提供於該住宅單位內的裝置數量。符號 "-" 表示 "不提供" 。
2. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
3. 不設4樓、13樓、14樓及24樓。

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

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

Location 位置	Description 描述	3/F 3樓							5/F-11/F 5樓至11樓							12/F, 15/F-23/F, 25/F-28/F 12樓、15樓至23樓、 25樓至28樓							29/F 29樓						
		A1	A2	A3	A5	A6	A7	A8	A1	A2	A3	A5	A6	A7	A8	A1	A2	A3	A5	A6	A7	A8	A1	A2	A3	A5	A6	A7	A8
Bedroom 1 睡房1	Lighting Switch 燈掣	-	-	-	2	-	-	-	-	-	-	2	-	-	-	-	-	-	2	-	-	-	-	-	-	2	-	-	-
	Switch for Indoor A/C Unit 室內冷氣機開關掣	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-
	13A Single Socket Outlet (With USB Port) 13安培單位電插座(附有USB接口)	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-
	13A Twin Socket Outlet 13安培雙位電插座	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-
	TV/FM Outlet 電視及電台插座	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-
	Telephone Outlet 電話插座	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-
	Lighting Point 燈位	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-
Bedroom 2 睡房2	Lighting Switch 燈掣	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-
	Switch for Indoor A/C Unit 室內冷氣機開關掣	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-
	13A Single Socket Outlet (With USB Port) 13安培單位電插座(附有USB接口)	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-
	13A Twin Socket Outlet 13安培雙位電插座	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-
	TV/FM Outlet 電視及電台插座	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-
	Telephone Outlet 電話插座	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-
	Lighting Point 燈位	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-
Bathroom 浴室	13A Twin Socket Outlet (With USB Port) 13安培雙位電插座(附有USB接口)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for Ceiling Exhaust Fan 天花式抽氣扇接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for Thermo Ventilator 浴室寶接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for Electric Water Heater 電熱水爐接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for Cabinet Light 櫃燈接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

Notes:
1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit. "-" denotes "not provided".
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
3. 4/F, 13/F, 14/F and 24/F are omitted.

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

備註:
1. "1，2，....." 表示提供於該住宅單位內的裝置數量。符號 "-" 表示 "不提供" 。
2. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
3. 不設4樓、13樓、14樓及24樓。

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

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

Location 位置	Description 描述	3/F 3樓							5/F-11/F 5樓至11樓							12/F, 15/F-23/F, 25/F-28/F 12樓、15樓至23樓、 25樓至28樓							29/F 29樓						
		A1	A2	A3	A5	A6	A7	A8	A1	A2	A3	A5	A6	A7	A8	A1	A2	A3	A5	A6	A7	A8	A1	A2	A3	A5	A6	A7	A8
Open Kitchen 開放式廚房	Connection Point for Induction Hob 電磁爐接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Microwave Oven 微波爐13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Refrigerator 雪櫃13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Washer & Dryer 洗衣乾衣機13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Telescopic Hood 拉趟式抽油煙機13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Water Point for Washer & Dryer 洗衣乾衣機來水接駁位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Drain Point for Washer & Dryer 洗衣乾衣機去水接駁位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for Cabinet Light 櫃燈接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Electricity Supply Board 電力配電箱	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Balcony 露台	Lighting Point 燈位	1	1	1	1	1	-	-	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Utility Platform 工作平台	Lighting Point 燈位	-	-	-	1	1	-	-	-	-	-	1	1	1	-	-	-	-	1	1	1	1	-	-	-	1	1	1	1
Flat Roof 平台	13A Single Socket Outlet 13安培單位電插座	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	-	-	-	-	-	2	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Roof 天台	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-
	13A Single Socket Outlet 13安培單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2	-

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

Notes:
1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit. "-" denotes "not provided".
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
3. 4/F, 13/F, 14/F and 24/F are omitted.

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

備註:
1. "1，2，....." 表示提供於該住宅單位內的裝置數量。符號 "-" 表示 "不提供" 。
2. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
3. 不設4樓、13樓、14樓及24樓。

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

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

Location 位置	Description 描述	3/F 3樓							5/F-11/F 5樓至11樓							12/F, 15/F-23/F, 25/F-28/F 12樓、15樓至23樓、25樓至28樓							29/F 29樓						
		B1	B2	B3	B5	B6	B7	B8	B1	B2	B3	B5	B6	B7	B8	B1	B2	B3	B5	B6	B7	B8	B1	B2	B3	B5	B6	B7	B8
Entrance 大門入口	Door Chime Push Button 門鈴按鈕	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Living Room / Dining Room 客廳/飯廳	Lighting Switch 燈掣	10	10	10	10	10	9	10	10	10	10	10	10	9	10	10	10	10	10	10	9	10	10	10	10	10	11	10	10
	Switch for Indoor A/C Unit 室內冷氣機開關掣	1	1	1	1	1	1	2	1	1	1	1	1	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet (With USB Port) 13安培單位電插座(附有USB接口)	1	1	1	1	1	1	2	1	1	1	1	1	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet (With USB Port) 13安培雙位電插座(附有USB接口)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for LCD Display Monitor 液晶體顯示屏接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1	1	1	2	1	1	1	1	1	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV/FM Outlet 電視及電台插座	2	2	2	2	2	2	3	2	2	2	2	2	2	3	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座	2	2	2	2	2	2	3	2	2	2	2	2	2	3	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Switch for Ceiling Exhaust Fan 天花式抽氣扇開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Thermo Ventilator 浴室寶開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Electric Water Heater 電熱水爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Door Chime 門鈴	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	3	3	3	3	3	3	4	3	3	3	3	3	3	4	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	Air Quality Sensor 空氣質素感應器	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bedroom 睡房	Lighting Switch 燈掣	1	1	1	2	2	1	-	1	1	1	2	2	2	-	1	1	1	2	2	2	2	1	1	1	2	2	2	2
	Switch for Indoor A/C Unit 室內冷氣機開關掣	1	1	1	1	1	1	-	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet (With USB Port) 13安培單位電插座(附有USB接口)	1	1	1	1	1	1	-	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1	1	1	-	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV/FM Outlet 電視及電台插座	1	1	1	1	1	1	-	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	-	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	1	1	1	1	1	1	-	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

Notes:
1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit. "-" denotes "not provided".
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
3. 4/F, 13/F, 14/F and 24/F are omitted.

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

備註:
1. "1，2，....." 表示提供於該住宅單位內的裝置數量。符號 "-" 表示 "不提供" 。
2. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
3. 不設4樓、13樓、14樓及24樓。

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

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

Location 位置	Description 描述	3/F 3樓							5/F-11/F 5樓至11樓							12/F, 15/F-23/F, 25/F-28/F 12樓、15樓至23樓、25樓至28樓							29/F 29樓						
		B1	B2	B3	B5	B6	B7	B8	B1	B2	B3	B5	B6	B7	B8	B1	B2	B3	B5	B6	B7	B8	B1	B2	B3	B5	B6	B7	B8
Bathroom 浴室	13A Twin Socket Outlet (With USB Port) 13安培雙位電插座(附有USB接口)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for Ceiling Exhaust Fan 天花式抽氣扇接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for Thermo Ventilator 浴室寶接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for Electric Water Heater 電熱水爐接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for Cabinet Light 櫃燈接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Open Kitchen 開放式廚房	Connection Point for Induction Hob 電磁爐接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Microwave Oven 微波爐13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Refrigerator 雪櫃13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Washer & Dryer 洗衣乾衣機13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Telescopic Hood 拉趟式抽油煙機13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Water Point for Washer & Dryer 洗衣乾衣機來水接駁位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Drain Point for Washer & Dryer 洗衣乾衣機去水接駁位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for Cabinet Light 櫃燈接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Electricity Supply Board 電力配電箱	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

Notes:
1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit. "-" denotes "not provided".
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
3. 4/F, 13/F, 14/F and 24/F are omitted.

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

備註:
1. "1，2，....." 表示提供於該住宅單位內的裝置數量。符號 "-" 表示 "不提供" 。
2. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
3. 不設4樓、13樓、14樓及24樓。

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

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

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		B1	B2	B3	B5	B6	B7	B8	B1	B2	B3	B5	B6	B7	B8	B1	B2	B3	B5	B6	B7	B8	B1	B2	B3	B5	B6	B7	B8
Balcony 露台	Lighting Point 燈位	1	1	1	1	1	-	-	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Utility Platform 工作平台	Lighting Point 燈位	-	-	-	1	1	-	-	-	-	-	1	1	1	-	-	-	-	1	1	1	1	-	-	-	1	1	1	1
Flat Roof 平台	13A Single Socket Outlet 13安培單位電插座	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Roof 天台	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-
	13A Single Socket Outlet 13安培單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2	-

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

Notes:
1. “1, 2, ...” denotes the quantity of such provision(s) provided in the residential unit. “-” denotes “not provided”.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
3. 4/F, 13/F, 14/F and 24/F are omitted.

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

備註:
1.“1，2，.....”表示提供於該住宅單位內的裝置數量。符號“-”表示“不提供”。
2. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
3. 不設4樓、13樓、14樓及24樓。

SERVICE AGREEMENTS
服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

GOVERNMENT RENT
地税

The owner of a specified residential property is liable for the Government rent of that specified residential property up to and including the date of completion of the sale and purchase of that specified residential property.

指明住宅物業擁有人有法律責任繳付該指明住宅物業直至該指明住宅物業買賣完成日(包括該日)為止之地税。

MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

1. On delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the Owner for the deposits for water and electricity; and

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

Notes:
1. It may be the case that the debris removal fee is payable to the manager instead of the Owner. Where the Owner has paid the debris removal fee, the purchaser shall reimburse the Owner for the same.
2. No gas supply is provided to the residential properties.

1. 在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水及電力的按金；及

2. 在交付時，買方不須向擁有人支付清理廢料的費用。

備註：
1. 清理廢料的費用可能須向管理人而非擁有人支付。如擁有人已支付清理廢料的費用，買方須向擁有人補還清理廢料的費用。
2. 住宅物業不設氣體供應。

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

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

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

MAINTENANCE OF SLOPES
斜坡維修

Not applicable

不適用

MODIFICATION
修訂

No application to the Government for a modification of the land grant for this Development has been made.

本發展項目並沒有向政府提出申請修訂批地文件。

RELEVANT INFORMATION
有關資料

1. **No Gas Supply to Residential Properties**
The Development will not be installed with gas pipes for the supply of town gas to residential properties. Flame cooking is not allowed in residential properties in the Development.

2. **Gondola**
The Manager of the Development shall have the right to extend, operate and have access to, over and into or partly into the portion of airspace above the roof or flat roof or the parapet walls of the roof or flat roof as may be determined by the Manager a tracked telescopic jib gondola or any jib, davit arm, other equipment or device of management, and to remain temporarily over or on the said airspace for such period as may be necessary for the purpose of inspecting, rebuilding, repairing, renewing, maintaining, cleaning, painting or decorating all or any part of the Development. The owner of any flat roof or roof shall provide access to the Manager to affix, install, operate, manoeuvre, use, repair, maintain and clean the brackets, sockets or parts (used in connection with any gondola or building maintenance unit(s)) and/or gondola and building maintenance unit(s) and associated equipment over and/or along the flat roof or roof or any part thereof for the purposes of inspecting, upgrading, rebuilding, repairing, renewing, maintaining, cleaning, painting or decorating the exterior walls or any parts of the development including, common drainage pipes.

3. **Air-conditioning outdoor units on the air-conditioner platform**
Some air-conditioner platform(s) are located outside the residential units which platform(s) will be placed with air-conditioner outdoor unit(s) belonging to the residential unit concerned and/or other residential unit(s). Such air-conditioner outdoor unit(s) may emit heat and/or sound. For the location of the air-conditioner platforms, please refer to the "Floor Plans of Residential Properties in the Development" in this Sales Brochure.

1. **沒有氣體燃料供應至住宅物業**
發展項目沒有安裝供應煤氣至住宅物業的氣體喉。發展項目中的住宅物業內不能進行明火煮食。

2. **吊船**
發展項目的管理人有權延展、操作軌道式伸縮吊臂吊船或任何吊臂、吊艇架臂、其他備或管理裝置，及可進入由其決定的天台或平台或天台或平台之護牆之上的部份上空範圍，及在該等地方的上空暫時停留其認為需要的時期，藉以檢查、重整、維修、更新、保養、清潔、塗漆或裝飾全部或發展項目的任何部分。任何平台或天台之業主須向管理人提供通行權於平台、天台或其任何部份上及/或沿平台、天台或其任何部份固定、安裝、操作、移動、使用、維修、保養及清潔(用於吊船或建築物保養單位的)托架、插座或零件及/或吊船、建築物保養單位及相連設備，目的為檢查、提升、重建、維修、更新、保養、清潔、塗漆或裝飾發展項目的外牆或發展項目的任何部分包括公用排水渠。

3 **空調機平台上之冷氣機室外機**
部份空調機平台位於住宅單位外，該或該等空調機平台將會放置有關住宅單位及/或其他住宅單位之冷氣機室外機。該等冷氣機室外機有機會產生熱力及/或聲響。有關空調機平台的位置，請參閱本售樓說明書的「發展項目的住宅物業的樓面平面圖」。

ADDRESS OF THE WEBSITE DESIGNATED BY THE VENDOR FOR THE DEVELOPMENT
賣方就發展項目指定的互聯網網站的網址

The address of the website designated by the Vendor for Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance:

www.onesoho.hk

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

www.onesoho.hk

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

Breakdown of GFA Concessions Obtained for All Features
獲寬免總樓面面積的設施分項

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

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

	Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積	Area (m^2) 面積(平方米)
1. (#)	Carpark and loading / unloading area excluding public transport terminus 停車場及上落客貨地方(公共交通總站除外)	1163.374
2.	Plant rooms and similar services 機房及相類設施	-
2.1 (#)	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	234.504
2.2 (#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	883.196
2.3 (#)	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、風櫃房等	90.481

	Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施	Area (m^2) 面積(平方米)
3.	Balcony 露台	309.515
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	-
5.	Communal sky garden 公用空中花園	-
6.	Acoustic fin 隔聲鰭	-
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	-
8.	Non-structural prefabricated external wall 非結構預製外牆	37.848
9.	Utility platform 工作平台	128.616
10.	Noise barrier 隔音屏障	-
	Amenity Features 適意設施	Area (m^2) 面積(平方米)
11.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office 供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	29.283
12.	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities 住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	425.157
13.	Covered landscaped and play area 有上蓋的園景區及遊樂場	52.011
14.	Horizontal screens / covered walkways, trellis 橫向屏障/有蓋人行道、花棚	8.385
15.	Larger lift shaft 擴大升降機井道	111.890
16.	Chimney shaft 煙囪管道	-

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

17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衞星電視共用天線房	-
18. (#)	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽	149.246
19.	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽、氣槽	-
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	-
21.	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	-
22.	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall 伸出物，如空調機箱及伸出外牆超過750毫米的平台	-
	Other Exempted Items 其他項目	Area (m^2) 面積（平方米）
23.	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	-
24.	Other projections 其他伸出物	-
25.	Public transport terminus 公共交通總站	-
26.	Party structure and common staircase 共用構築物及樓梯	-
27. (#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	-
28.	Public passage 公眾通道	-
29.	Covered set back area 因建築物後移導致的覆蓋面積	-

	Bonus GFA 額外總樓面面積	Area (m^2) 面積（平方米）
30.	Bonus GFA 額外總樓面面積	-

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

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

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

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

Green Building Certification

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

Provisional
GOLD

PROVISIONAL GOLD NB V1.2 2020 HKGBC BEAM Plus

Application no.: PAG0076/20

綠色建築認證

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

暫定評級
金級

暫定 金級 NB V1.2 2020 HKGBC 綠建環評

申請編號: PAG0076/20

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

Latest information on the estimated energy performance or consumption for the common parts of the Development as submitted to the Building Authority prior to the printing of the sales brochures:
於印製售樓說明書前呈交予建築事務監督發展項目的公用部份的預計能量表現或消耗的最近期資料：

Part I 第I部分		
Provision of Central Air Conditioning 提供中央空調	NO 否	
Provision of Energy Efficient Features 提供具能源效益的設施	YES 是	
Energy Efficient Features proposed 擬安裝的具能源效益的設施	1. Energy-efficient lighting design with lower lighting power density (LPD) 2. High Coefficient of Performance (COP) AC units 3. Energy saving lift system with lower rated power	1. 低照明功率密度的節能照明設計 2. 高效能系數的空調機 3. 低功率的節能升降機系統

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

Part II: The predicted annual energy use of the proposed building/ part of building (Note 1) : -
第II部分：擬興建樓宇/部分樓宇預計每年能源消耗量（註腳1）：-

Type of Development 發展項目類型	Location 位置	Internal Floor Area Served (m^2) 使用有關裝置的內部樓面面積（平方米）	Annual Energy Use of Baseline Building (Note 2) 基線樓宇每年能源消耗量（註腳2）		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
			Electricity kWh / m^2 / annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit / m^2 / annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh / m^2 / annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit / m^2 / annum 煤氣/石油氣 用量單位/平方米/年
Domestic Development 住用發展項目	Area served by central building services installation (Note 3) 有使用中央屋宇裝備裝置的部份（註腳3）	5858.9	315.7	-	285.6	-

Notes:
1. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency. The predicted annual energy use, in terms of electricity consumption (kWh/m^2/annum) and town gas/LPG consumption (unit/m^2/annum), of the Development by the internal floor area served, where:
   (a) "total annual energy use" has the same meaning of "annual energy use" under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (current version); and
   (b) "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).
3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings (February 2010 edition)(Draft).

附註：
1. 一般而言，一棟樓宇的預計"每年能源消耗量"愈低，其節約能源的效益愈高。如一棟樓宇預計的"每年能源消耗量"低於該樓宇的"基線樓宇每年能源消耗量"，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。預計每年能源消耗量[以耗電量（千瓦小時/平方米/年）及煤氣/石油氣消耗量（用量單位/平方米/年）計算〕，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：
   （a）"每年能源消耗量"與新建樓宇 BEAM Plus 標準（現行版本）第 4 節及附錄 8 中的「年能源消耗」具有相同涵義；及
   （b）樓宇、空間或單位的"內部樓面面積"，指外牆及/ 或共用牆的內壁之內表面起量度出來的樓面面積。
2. "基準樓宇"與新建樓宇 BEAM Plus 標準（現行版本）第 4 節及附錄 8 中的"基準建築物模式（零分標準）"具有相同涵義。
3. "中央屋宇裝備裝置"與樓宇的屋宇裝備裝置能源效益實務守則（2010 年 2 月版草稿）中的涵義相同。

INFORMATION REQUIRED BY THE DIRECTOR OF LANDS TO BE SET OUT IN THE SALES BROCHURE AS A CONDITION FOR GIVING THE PRESALE CONSENT
地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的資料

1. The purchaser is required to agree with the Vendor in the Agreement for Sale and Purchase to the effect that other than entering into a mortgage or charge, the purchaser will not nominate any person to take up the Assignment of the Residential Unit or the Parking Space specified in the Agreement for Sale and Purchase, sub-sell that Residential Unit or Parking Space or transfer the benefit of the Agreement for Sale and Purchase of that Residential Unit or Parking Space in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.

2. If the Vendor, at the request of the purchaser under an Agreement for Sale and Purchase, agrees (at its own discretion) to cancel the Agreement for Sale and Purchase or the obligations of the purchaser under the Agreement for Sale and Purchase, the Vendor is entitled to retain the sum of five percent (5%) of the total purchase price of the Residential Unit and the Parking Space specified in the Agreement for Sale and Purchase and the purchaser will in addition pay or reimburse (as the case may be) to the Vendor all legal costs, charges and disbursements (including any stamp duty) in connection with the cancellation of the Agreement for Sale and Purchase.

3. The Vendor will pay or has paid (as the case may be) all outstanding Government rent in respect of the land on which the Development is in the course of being erected, from the date of the Government Grant up to and including the date of the respective Assignments to the purchasers.

4. The purchaser who has signed an Agreement for Sale and Purchase has the right of access to and will, upon his request, be provided with a hard copy of an updated record of information as to the total construction costs and the total professional fees to complete the Development as well as the total construction costs and the total professional fees expended and paid as at the end of the calendar month preceding the month at which the request is made subject to payment of a nominal fee of not more than HK$100 per request.

1. 買方須與賣方於正式買賣合約協議，除可用作按揭或押記外，買方不會於完成正式買賣合約之成交及簽署轉讓契之前，以任何方式，或訂立任何協議以達至，提名任何人士接受轉讓正式買賣合約所指定的住宅物業或停車位，或轉讓該住宅物業或停車位，或轉移該住宅物業或停車位的正式合約的權益。

2. 如正式買賣合約的買方有此要求，並獲賣方(按其自己的酌情決定)同意之情況下取消正式買賣合約或買方於該正式買賣合約所承擔之責任，賣方有權保留相等於該正式買賣合約所指定的住宅物業及停車位總售價百分之五的款額。同時買方亦須額外付予賣方或付還賣方(視情況而定)全部就取消該正式買賣合約須付之律師費、收費及代墊付費用(包括任何須繳付之印花稅)。

3. 賣方將會支付或已經支付（視情況而定）由批地文件之日起直至有關個別買方簽署轉讓契之日(包括簽署轉讓契當日)止，所有有關該正在興建的發展項目所處地段的地稅。

4. 已簽署正式買賣合約的買方有權要求查閱一份有關完成興建發展項目所需的建築費用及專業費用總額的最新資料，及有關直至詢問時的上一個月底為止已動用及支付的建築費用及專業費用總額，並可於提出要求及在支付不多於港幣一百元象徵式費用後獲提供該資料的副本。

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

Date of Printing : 21 April 2021 印製日期：2021年4月21日

EXAMINATION RECORD
檢視記錄

Examination / Revision Date 檢視 / 修改日期	Page Number 頁次	Revision Made 所作修改
29 April 2021 2021年4月29日	71, 72	FITTINGS, FINISHES AND APPLIANCES is updated 更新裝置、裝修物料及設備
28 July 2021 2021年7月28日	2 - 8	NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES is updated 更新一手住宅物業買家須知
	15	LOCATION PLAN OF THE DEVELOPMENT is updated 更新發展項目的所在位置圖
	16	AERIAL PHOTOGRAPH OF THE DEVELOPMENT is updated 更新發展項目的鳥瞰照片
27 October 2021 2021年10月27日	15	LOCATION PLAN OF THE DEVELOPMENT is updated 更新發展項目的所在位置圖
	18	OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT is updated 更新關乎發展項目的分區計劃大綱圖等
26 January 2022 2022年1月26日	15	LOCATION PLAN OF THE DEVELOPMENT is updated 更新發展項目的所在位置圖
11 March 2022 2022年3月11日	15	LOCATION PLAN OF THE DEVELOPMENT is updated 更新發展項目的所在位置圖
	17	OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT is updated 更新關乎發展項目的分區計劃大綱圖等
	23, 25, 29	FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT is updated 更新發展項目的住宅物業的樓面平面圖
	67, 68	ELEVATION PLAN is updated 更新立面圖