



SALES BROCHURE 售樓說明書



01 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 plans¹ as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property². The external and internal dimensions of residential properties as provided

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.

in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.

- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

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



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

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

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be

included in the sale and purchase of the property are inserted in the PASP and ASP.

- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- Pay attention to the vendor's right to alter the building plans (if any) for an uncompleted development. The mandatory provisions to be incorporated in an ASP for uncompleted development as required by the Ordinance include a provision requiring the vendor to notify the purchaser in writing of such alteration if the same affects in any way the property within 14 days after its having been approved by the Building Authority.
- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

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

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

- While the vendor is not required to make any show flat available for viewing by prospective purchasers or the general public, if the vendor wishes to make available show flats of a specified residential property, the vendor must first of all make available an unmodified show flat of that residential property and that, having made available



such unmodified show flat, the vendor may then make available a modified show flat of that residential property. In this connection, the vendor is allowed to make available more than one modified show flat of that residential property.

- If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.
- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.
- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

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

15. Estimated material date and handing over date

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

the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or

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

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts:

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

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

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

Sales of First-hand Residential Properties Authority
Transport and Housing Bureau
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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.

01 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，會在該項目的出售日期前最少七日向公眾發布，而有關價單和銷售安排，亦會在該項目的出售日期前最少三日公布。
- 在賣方就有關發展項目所指定的互聯網網站，以及「銷售資訊網」內，均載有有關物業成交資料的成交紀錄冊，以供查閱。

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價

單內的每平方呎／每平方米售價。根據《一手住宅物業銷售條例》(第621章)(下稱「條例」)，賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i) 露台；(ii) 工作平台；以及(iii) 陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。

- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部 and 內部尺寸²。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓說明書

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

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。

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

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

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。

01 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知



- 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同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。
- 收樓日期
 - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
 - 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
 - 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
 - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。
- 認可人士可批予在預計關鍵日期之後完成發展項目
 - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
 - 工人罷工或封閉工地；
 - 暴動或內亂；
 - 不可抗力或天災；
 - 火警或其他賣方所不能控制的意外；
 - 戰爭；或
 - 惡劣天氣。
 - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
 - 條例規定買賣合約須載有強制性條文，列明賣方須於認

可人士批予延期後的14日內，向買家提供有關延期證明書的文本。

- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

網址： 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

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。

02 INFORMATION ON THE DEVELOPMENT

發展項目的資料



Name of the street at which the Development is situated and street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development

225 Hai Tan Street

(Note: This provisional street number is subject to confirmation when the Development is completed.)

The Development consists of one multi-unit building

Total number of storeys of this multi-unit building

26 storeys (exclusive of Roof)

Floor numbering in this multi-unit building as provided in the approved building plans for the Development

G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F and Roof

Omitted floor numbers in this multi-unit building in which the floor numbering is not in consecutive order

4/F, 13/F, 14/F and 24/F

Refuge floor (if any) of this multi-unit building

Not applicable

The estimated material date for the Development as provided by the Authorized Person for the Development: 31 December 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 not required to be given for the sale and purchase. For the purpose of the agreement for sale and purchase, the development is deemed to be completed on the date on which an occupation permit for every building in the development is issued.

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

海壇街 225 號

(備註：此臨時門牌號數有待發展項目建成時確認。)

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（不包括天台）

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

地下、一樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至二十九樓及天台

該幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數

四樓、十三樓、十四樓及二十四樓

該幢多單位建築物內的庇護層（如有）

不適用

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 12 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，不需獲地政總署署長同意。為買賣合約的目的，發展項目當作在佔用許可證就發展項目中的每幢建築物發出的日期落成。

03 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

Grand Creation Development Limited

Holding company of the Vendor

Not applicable

Authorized Person for the Development

Tsui Tack Kong

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

T.K. Tsui & Associates Limited

Building Contractor for the Development

Ching Lee Engineering Limited

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

Baker & McKenzie

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

Hang Seng Bank Limited

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

Not applicable

賣方

建鵬發展有限公司

賣方的控權公司

不適用

發展項目的認可人士

崔德剛

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

崔德剛建築工程師樓有限公司

發展項目的承建商

正利工程有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所

貝克·麥堅時律師事務所

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

恒生銀行有限公司

已為發展項目的建造提供貸款的任何其他人

不適用

04 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; 賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人；	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; 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人；	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; 賣方或該項目的承建商屬法團，而該賣方或承建商 (或該賣方的控權公司) 的董事或秘書屬上述認可人士的家人；	No 否
(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; 賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人；	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; 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人；	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; 賣方或該項目的承建商屬法團，而該賣方或承建商 (或該賣方的控權公司) 的董事或秘書屬上述認可人士的有聯繫人士的家人；	No 否
(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; 賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	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; 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	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; 賣方或該項目的承建商屬法團，而該賣方或承建商 (或該賣方的控權公司) 的董事或秘書屬上述律師事務所的經營人的家人；	No 否
(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、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少 10% 的已發行股份；	No 否
(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、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少 1% 的已發行股份；	Not Applicable 不適用
(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; 賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書；	No 否
(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; 賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員；	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、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少 10% 的已發行股份；	No 否

04 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係



(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、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少 1% 的已發行股份；	Not Applicable 不適用
(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; 賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書；	No 否
(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; 賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員；	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; 賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身份擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團；	No 否
(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. 賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	No 否

05 INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料



There will be no non-structural prefabricated external walls forming part of the enclosing walls of the Development.
發展項目將不會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.
發展項目將會有構成圍封牆的一部分的幕牆。

The range of the thickness of curtain walls is 200mm.
幕牆的厚度範圍為200毫米。

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

Floor 樓層	Flat 單位	The total area of 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, 5/F - 12/F, 15/F - 23/F, 25/F - 29/F 三樓、五樓至十二樓、十五樓至二十三樓、 二十五樓至二十九樓	A	0.702
	B	1.046
	C	0.238
	D	1.046
	E	0.982



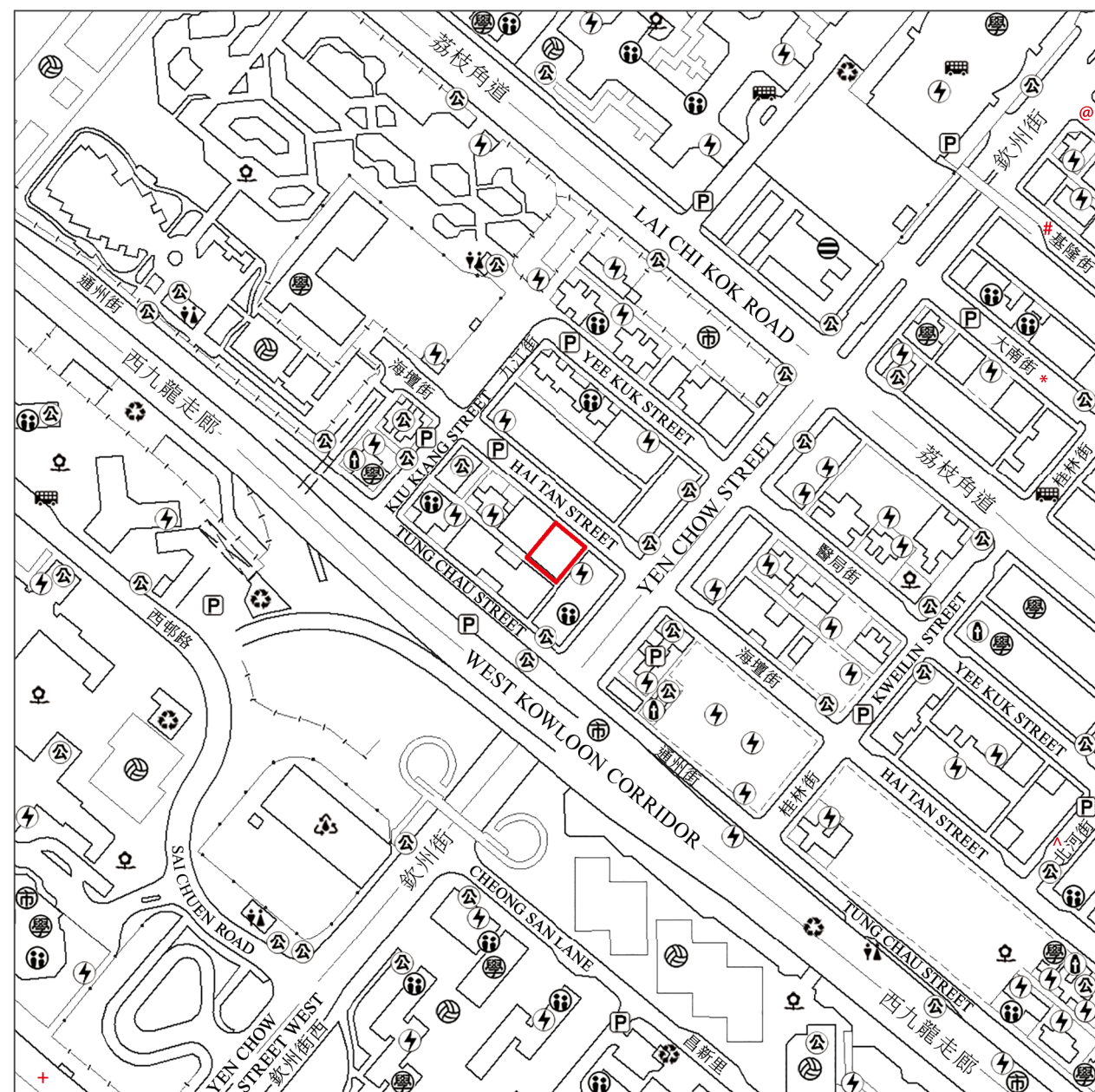
The person appointed as the manager of the Development under the latest draft deed of mutual covenant

Jones Lang LaSalle Management Services Limited

根據有關公契的最新擬稿，獲委任為發展項目管理人的人
仲量聯行物業管理有限公司

07 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 比例尺
0 50 100 150 200 250M(米)

NOTATION 圖例

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

Street names in Chinese and English not shown in full in the location plan of the Development:
於發展項目的所在位置圖未能顯示之街道的中英文全名：

- | | | |
|-------------------------|-------------------------|-------------------------|
| @ YU CHAU STREET
汝州街 | # KI LUNG STREET
基隆街 | * TAI NAN STREET
大南街 |
| ^ PEI HO STREET
北河街 | + SHAM MONG ROAD
深旺道 | |

Notes :

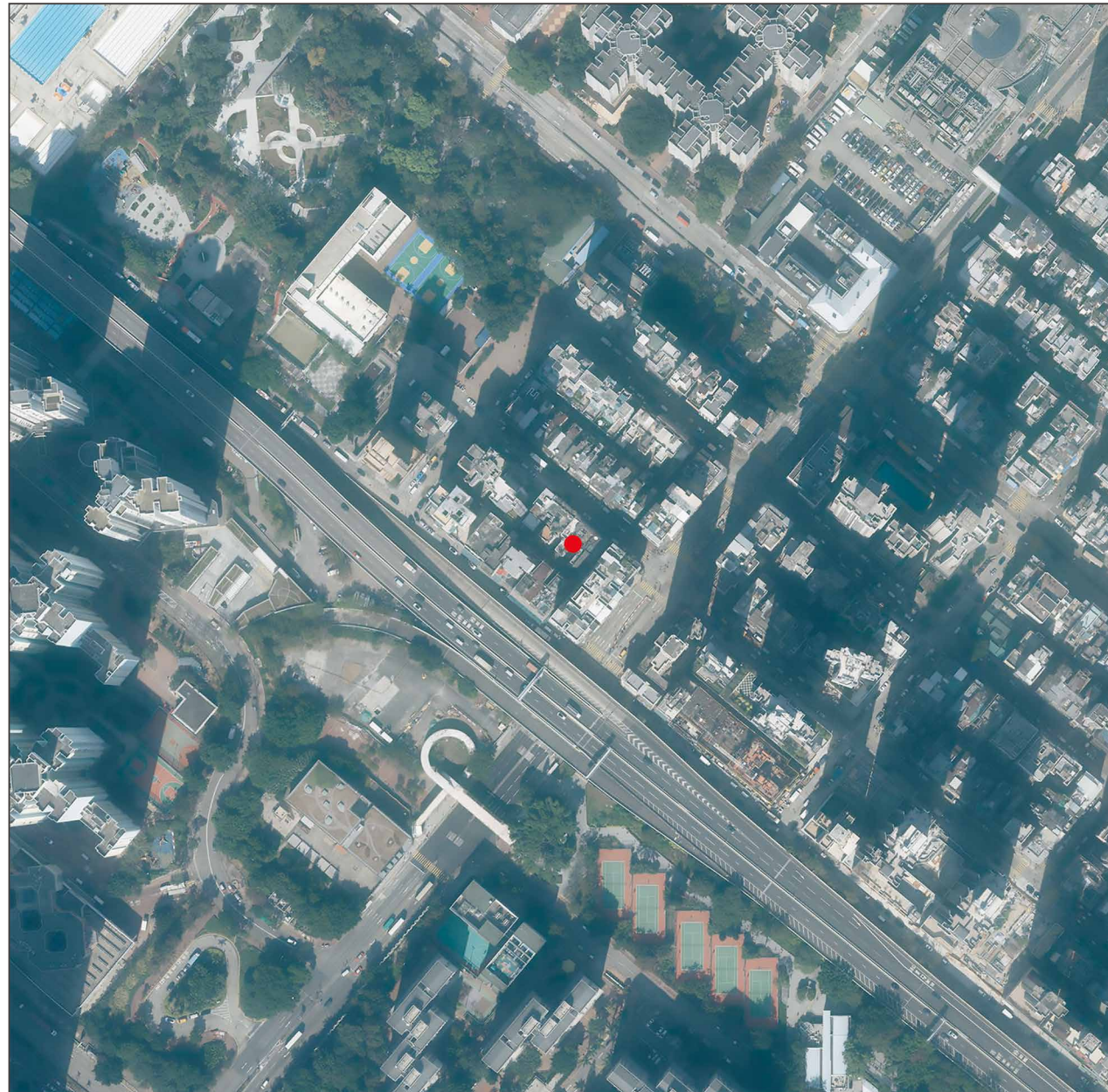
1. Due to technical reasons, this location plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
2. The Map is provided by the Hong Kong GeoData Store and intellectual property rights are owned by the Government of the HKSAR.
3. The location plan is adopted from part of the Survey Sheet No. T11-NW-B and T11-NW-D from Survey and Mapping Office of Lands Department, with adjustments where necessary.

備註：

1. 因技術性問題，此所在位置圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
2. 地圖由香港地理數據站提供，香港特別行政區政府為知識產權擁有人。
3. 此所在位置圖參考地政總署測繪處的測繪圖編號T11-NW-B及T11-NW-D，經修正處理。

08 AERIAL PHOTOGRAPH OF THE DEVELOPMENT

發展項目的鳥瞰照片



● Location of the Development
發展項目的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet. Photograph No. E117272C, Date of Flight: 7 December 2020.

摘錄自地政總署測繪處在飛行高度6,900呎拍攝之鳥瞰照片，編號為E117272C，飛行日期：2020年12月7日。

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Notes :

1. Due to technical reasons, this aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
2. The Aerial Photograph is provided by the Hong Kong GeoData Store and intellectual property rights are owned by the Government of the HKSAR.

備註：

1. 因技術性問題，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》的規定。
2. 鳥瞰照片由香港地理數據站提供，香港特別行政區政府為知識產權擁有人。

08 AERIAL PHOTOGRAPH OF THE DEVELOPMENT

發展項目的鳥瞰照片



This blank area falls outside the coverage of the aerial photograph
鳥瞰照片並不覆蓋本空白範圍

● Location of the Development
發展項目的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet. Photograph No. E139795C, Date of Flight: 5 February 2021.

摘錄自地政總署測繪處在飛行高度6,900呎拍攝之鳥瞰照片，編號為E139795C，飛行日期：2021年2月5日。

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Notes :

1. Due to technical reasons, this aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
2. The Aerial Photograph is provided by the Hong Kong GeoData Store and intellectual property rights are owned by the Government of the HKSAR.

備註：

1. 因技術性問題，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》的規定。
2. 鳥瞰照片由香港地理數據站提供，香港特別行政區政府為知識產權擁有人。

08 AERIAL PHOTOGRAPH OF THE DEVELOPMENT

發展項目的鳥瞰照片



This blank area falls outside the coverage of the aerial photograph
鳥瞰照片並不覆蓋本空白範圍



● Location of the Development
發展項目的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet. Photograph No. E139796C, Date of Flight: 5 February 2021.

摘錄自地政總署測繪處在飛行高度6,900呎拍攝之鳥瞰照片，編號為E139796C，飛行日期：2021年2月5日。

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Notes :

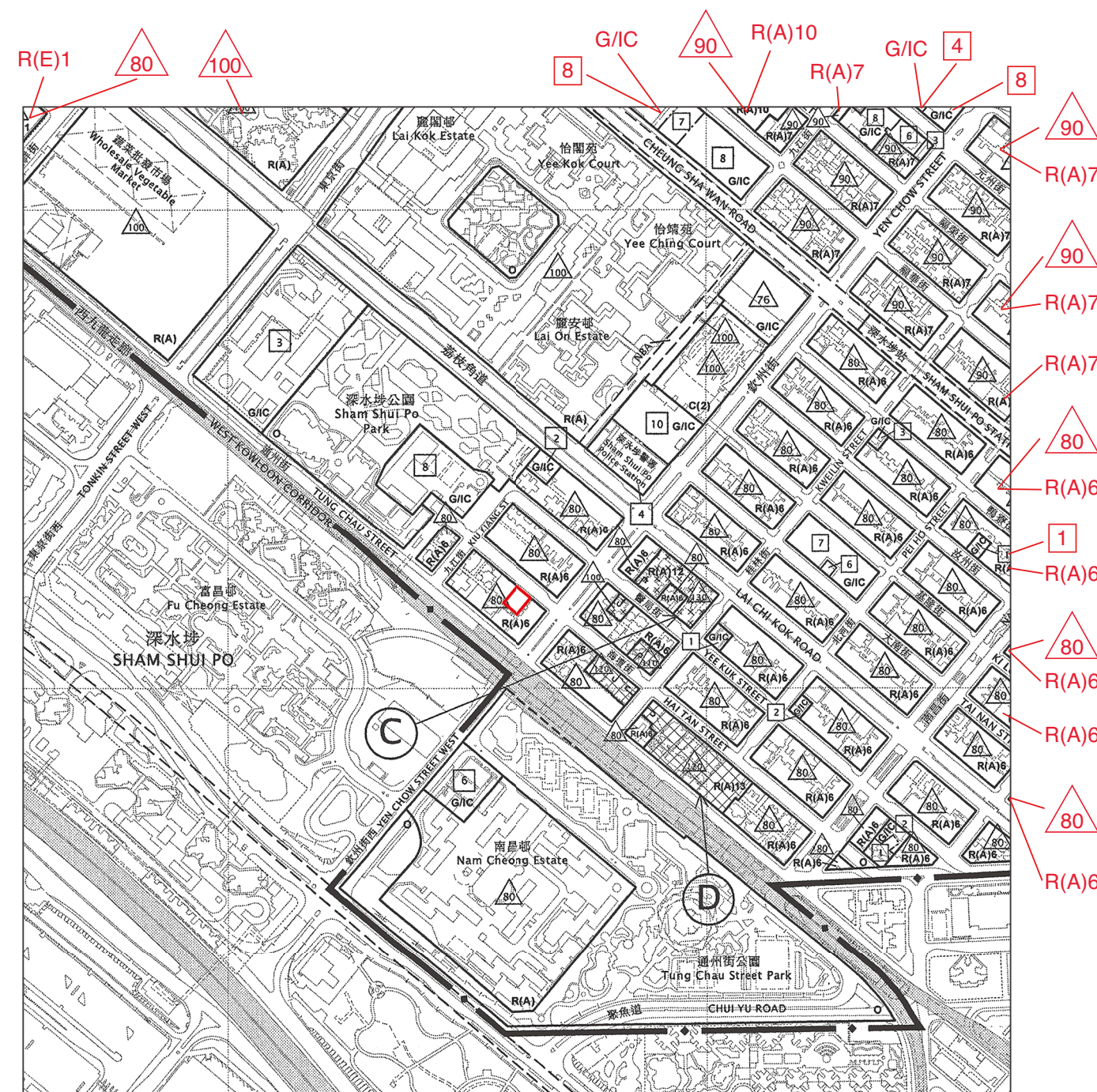
1. Due to technical reasons, this aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
2. The Aerial Photograph is provided by the Hong Kong GeoData Store and intellectual property rights are owned by the Government of the HKSAR.

備註：

1. 因技術性問題，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》的規定。
2. 鳥瞰照片由香港地理數據站提供，香港特別行政區政府為知識產權擁有人。

09 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



Notes :

- Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
- Please refer to the Outline Zoning Plan, the Note and Explanatory Statement thereto for details of those Amendment Items.

Adopted from part of the draft Cheung Sha Wan (Kowloon Planning Area No. 5) Outline Zoning Plan, Plan No. S/K5/38 gazetted on 28 January 2022.

摘錄自 2022 年 1 月 28 日刊憲之長沙灣（九龍規劃區第 5 區）分區計劃大綱草圖，編號 S/K5/38。

NOTATION 圖例

ZONES 地帶

COMMERCIAL	C	商業
RESIDENTIAL (GROUP A)	R(A)	住宅(甲類)
RESIDENTIAL (GROUP E)	R(E)	住宅(戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地

COMMUNICATIONS 交通

RAILWAY AND STATION (UNDERGROUND)	STATION	鐵路及車站(地下)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路

MISCELLANEOUS 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)	90	最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	8	最高建築物高度 (樓層數目)
NON-BUILDING AREA	NBA	非建築用地

AMENDMENTS TO APPROVED PLAN NO. S/K5/37 核准圖編號 S/K5/37 的修訂

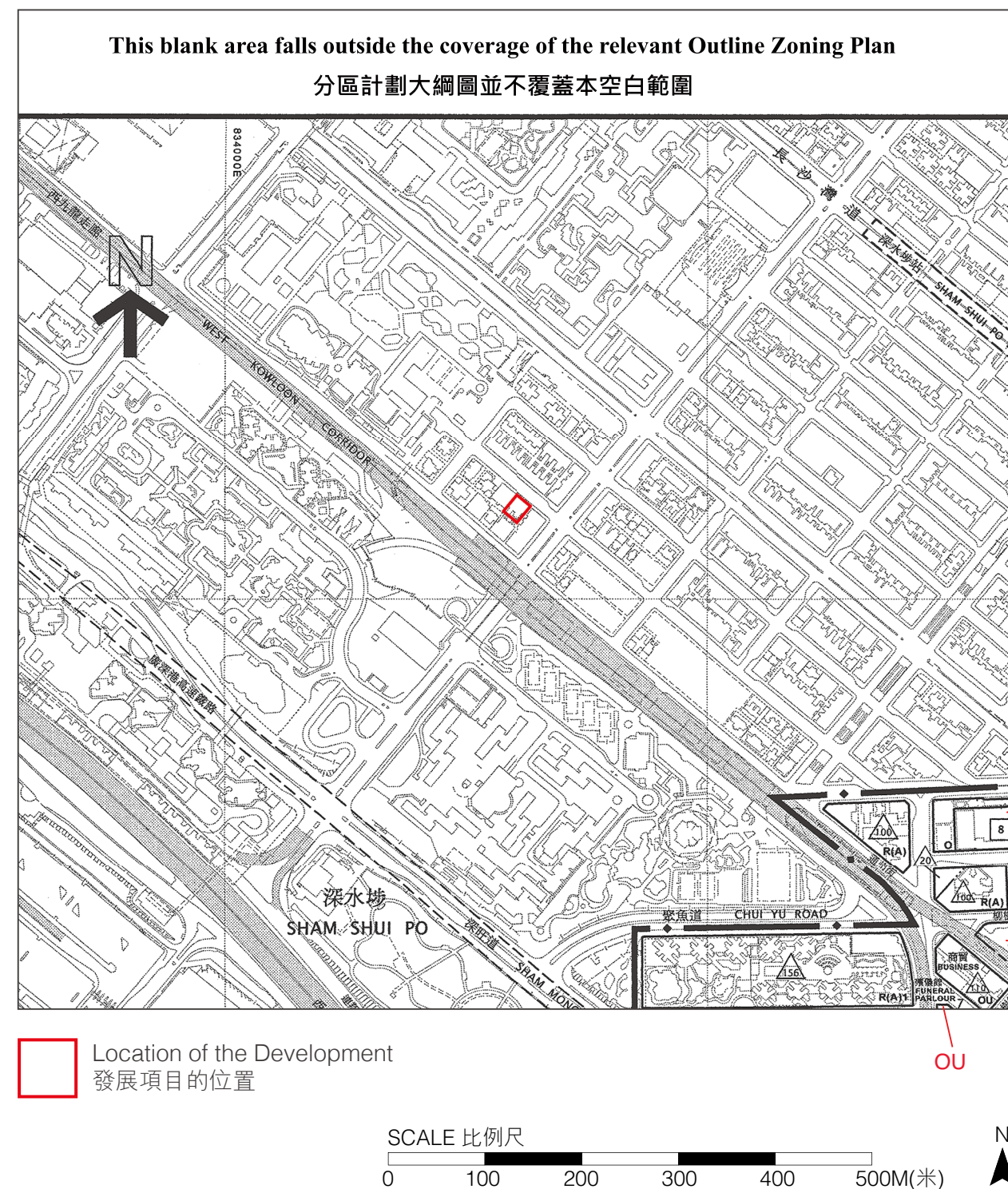
AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE
按照城市規劃條例第 5 條展示的修訂

AMENDMENT ITEM C	XXXXXX	修訂項目 C 項
AMENDMENT ITEM D	XXXXXX	修訂項目 D 項

備註：

- 因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
- 修訂項目之詳情，請參閱該分區計劃大綱圖及其註釋及說明書。

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



Adopted from part of the approved Mong Kok (Kowloon Planning Area No. 3) Outline Zoning Plan, Plan No. S/K3/34 gazetted on 18 February 2022.
 摘錄自 2022 年 2 月 18 日刊憲之旺角（九龍規劃區第 3 區）分區計劃大綱核准圖，編號 S/K3/34。

NOTATION 圖例

ZONES 地帶

RESIDENTIAL (GROUP A)	R(A)	住宅(甲類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途

COMMUNICATIONS 交通

RAILWAY AND STATION (UNDERGROUND)	車站 STATION	鐵路及車站(地下)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路

MISCELLANEOUS 其他

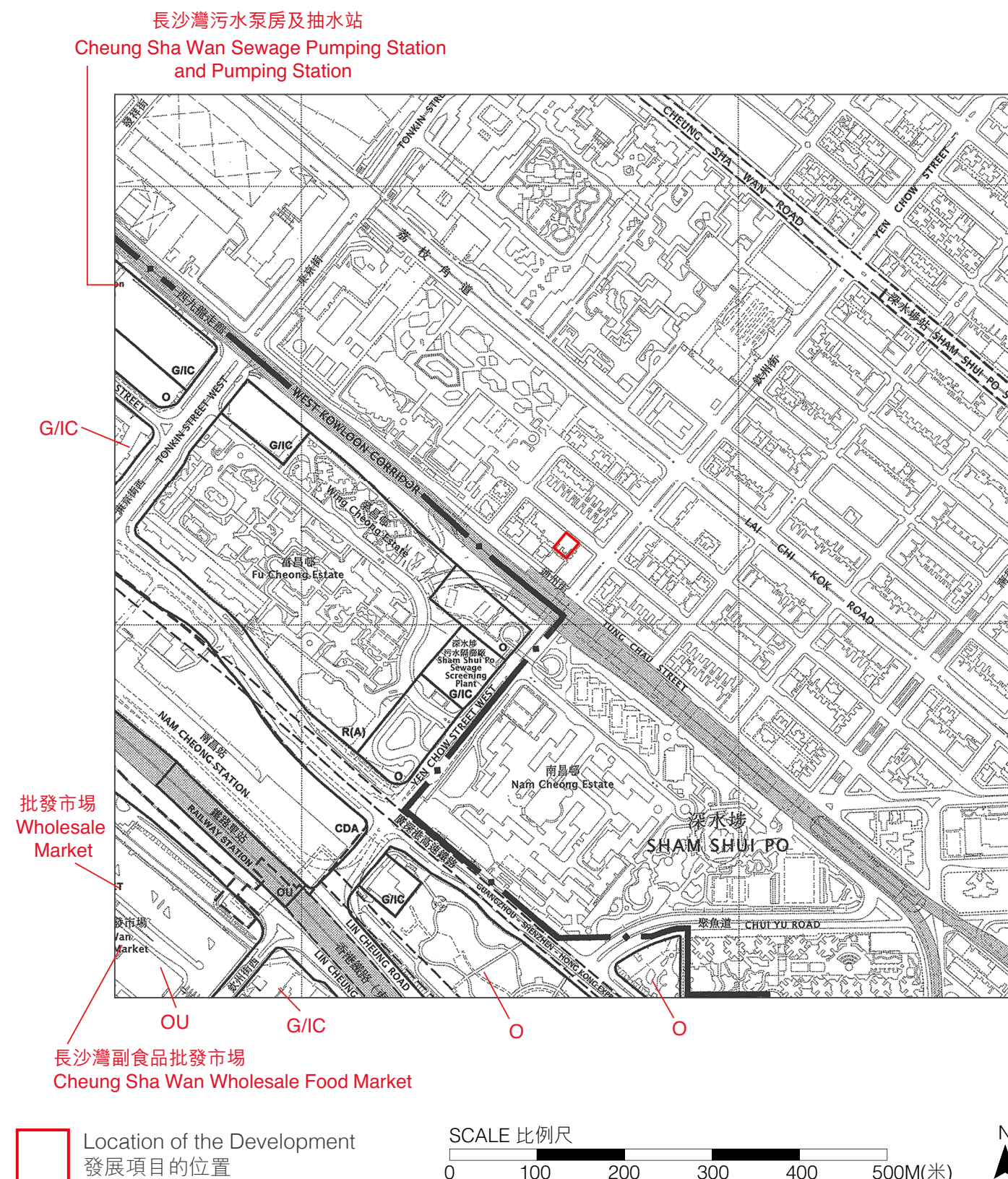
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	100	最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	8	最高建築物高度 (樓層數目)

Note :
 Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註：
 因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。

09 OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖等



Adopted from part of the approved South West Kowloon (Kowloon Planning Area No. 20) Outline Zoning Plan, Plan No. S/K20/30 gazetted on 3 October 2014.
摘錄自2014年10月3日刊憲之西南九龍(九龍規劃區第20區)分區計劃大綱核准圖，編號S/K20/30。

NOTATION 圖例

ZONES 地帶

COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅(甲類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/I/C	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途

COMMUNICATIONS 交通

RAILWAY AND STATION	車站 STATION	鐵路及車站
RAILWAY AND STATION (UNDERGROUND)	車站 STATION	鐵路及車站(地下)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路

MISCELLANEOUS 其他

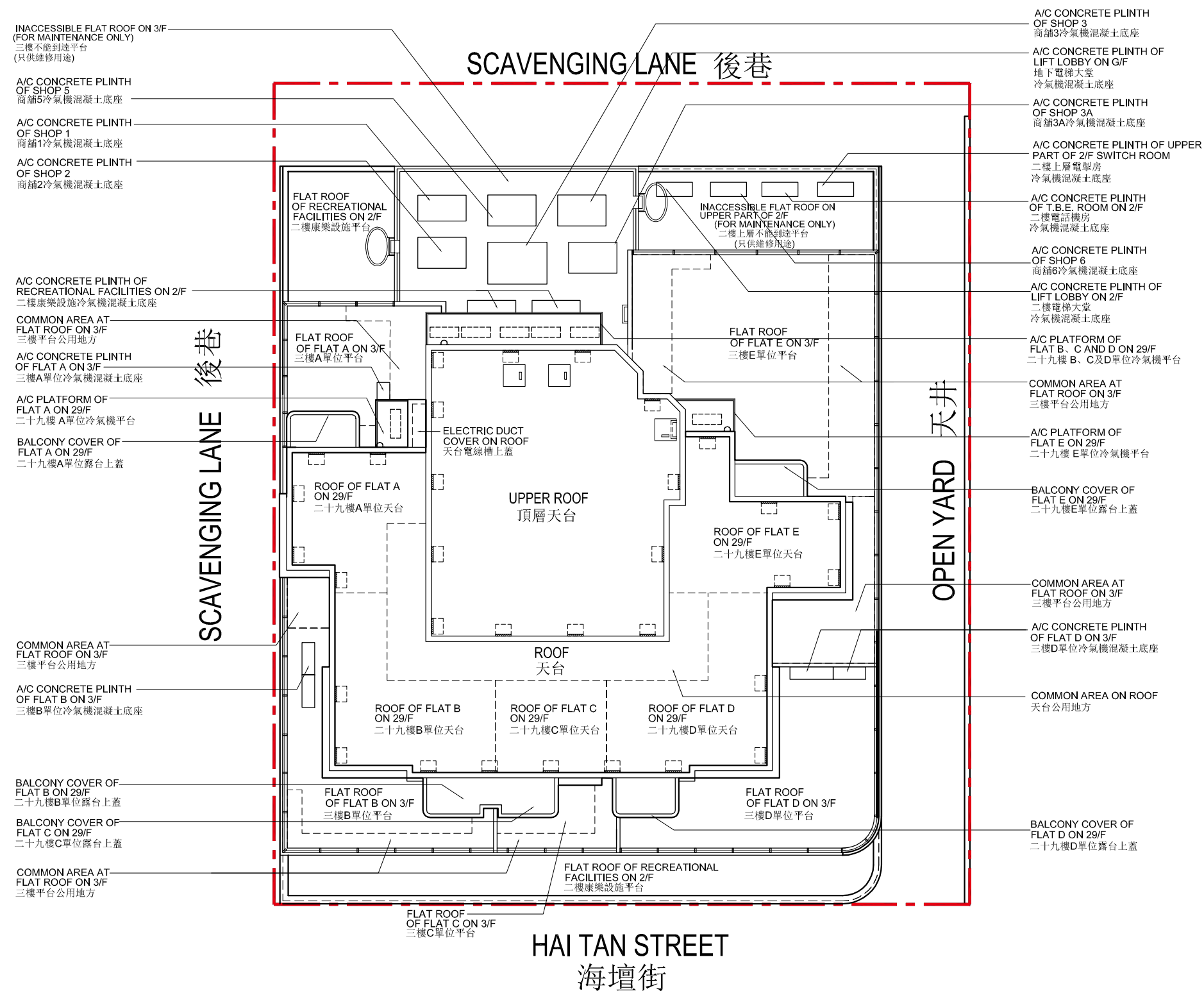
BOUNDARY OF PLANNING SCHEME	◆	規劃範圍界線
-----------------------------	---	--------

Note :
Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註：
因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。

10 LAYOUT PLAN OF THE DEVELOPMENT

發展項目的布局圖



Boundary line of the Development

發展項目界線

□ = Air Conditioner outdoor unit
冷氣機室外機

□ = Davit arm rack
吊船吊臂架

A/C PLATFORM

T.B.E. ROOM

A/C CONCRETE PLINTH = Air conditioner Concrete Plinth
冷氣機混凝土底座

= Air conditioner Platform
冷氣機平台

= Telecommunications and
Broadcasting Room
電話機房

Scale 比例 0 5M(米)



The estimated date of completion of the building and facilities as provided by the Authorized Person for the Development: 31 December 2023
發展項目的認可人士提供的建築物及設施的預計落成日期：2023年12月31日

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖



LEGEND FOR FLOOR PLAN 平面圖圖例

A/C	= AIR CONDITIONER	= 冷氣機
ALUM. CLADDING	= ALUMINIUM CLADDING	= 鋁製飾板
BATH	= BATHROOM	= 浴室
B.R.	= BEDROOM	= 睡房
DN	= DOWN	= 下
ELE.D.	= ELECTRIC DUCT	= 電線槽
ELE.D. COVER	= ELECTRIC DUCT COVER	= 電線槽上蓋
H.R. AT H/L	= HOSE REEL AT HIGH LEVEL	= 消防喉轆在上
LIV. / DIN.	= LIVING ROOM / DINING ROOM	= 客廳 / 飯廳
OPEN KIT.	= OPEN KITCHEN	= 開放式廚房
P.D.	= PIPE DUCT	= 管道槽
TEL.D.	= TELEPHONE DUCT	= 電話槽
W.M.C.	= WATER METER CABINET	= 水錶箱
	= DAVIT ARM RACK	= 吊船吊臂架
		

Notes applicable to the floor plans of this section:

1. Common pipes exposed are located at / adjacent to the balcony and / or flat roof and / or air conditioner platform and / or external wall of some residential properties. For details, please refer to the latest approved building plans and / or approved drainage plans.
2. There may be sunken slabs and / or bulkheads and / or false ceilings for the installation of mechanical and electrical services at some of the residential properties.
3. The dimensions on the floor plans are all structural dimensions in millimeter.
4. The indications of fittings such as windows, door leafs, kitchen cabinets, drain points, shower cubicles and the door leafs thereof, sinks, water closets, wash basins etc. shown on the floor plans are indications of their approximate locations only and not indications of their actual sizes, locations, designs and shapes.

適用於本節各樓面平面圖之備註：

1. 部份住宅物業的露台及 / 或平台及 / 或冷氣機平台及 / 或外牆上 / 附近設有外露公用喉管。請查閱最新之批准建築圖則及 / 或批准排水圖則以了解詳情。
2. 部份住宅物業有跌級樓板及 / 或裝飾橫樑及 / 或假天花，以安裝機電設備。
3. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
4. 樓面平面圖所示之裝置如窗、門葉、廚櫃、去水位、淋浴間及其門葉、洗滌盆、座廁、面盆等只供展示其大約位置而非展示其實際大小、位置、設計及形狀。

Scale
比例 0 5M(米)

備註：
以上樓面平面圖中顯示之名詞及簡稱，請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁之說明。

11

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 三樓	Flats 單位				
	A	B	C	D	E
Thickness of floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	150	150	150	150	150
Floor-to-floor height (note: refers to the height between the top surface of the structural slab of floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (註：指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	2650 3050* 3150 3250* 3550*	2850 3150 3250* 3550*	3150 3150* 3250* 3550*	2850 3150 3250* 3550*	3050* 3150 3250* 3550*

* inclusive of the sunken depth of the sunken slab on the floor of this floor (400mm)

* 包括本層地台跌級樓板之跌級深度(400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. This situation and section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable for this Development.

Remarks :

1. Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” of this sales brochure for the legend of the terms and abbreviations for the floor plans.
2. The dimensions of floor plans are all structural dimensions in millimetre.

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。此情況及《一手住宅物業銷售條例》附表 1 第 1 部第 10(2)(e) 條不適用於此發展項目。

備註：

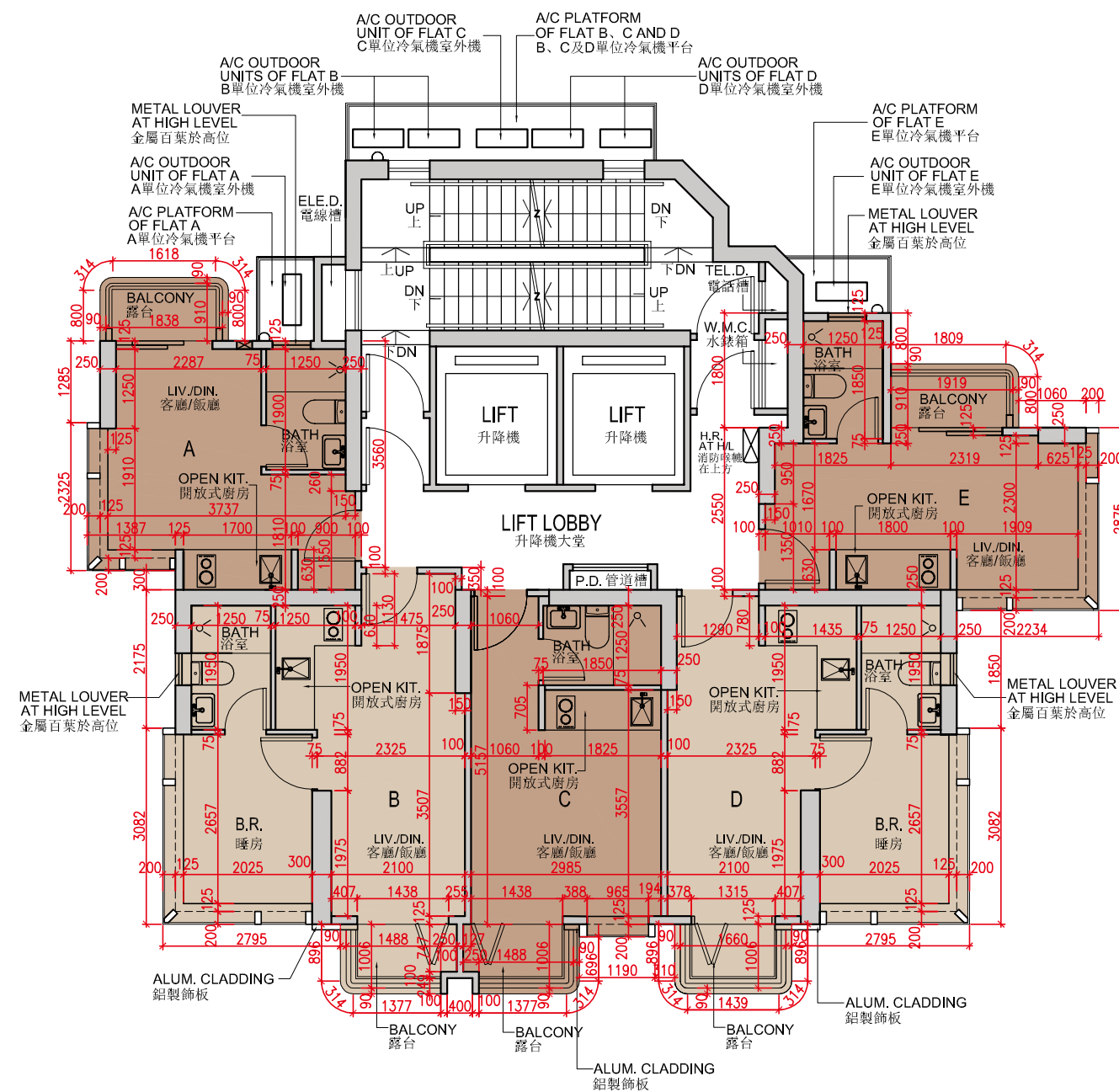
1. 以上樓面平面圖中顯示之名詞及簡稱之圖例，請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁之說明。
2. 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。

11 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 - 12/F, 15/F - 23/F and 25/F - 29/F FLOOR PLAN

五樓至十二樓、十五樓至二十三樓及二十五樓至二十九樓平面圖



Note :

Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for the notations of the terms and abbreviations for the floor plan of the residential properties.

備註：

以上樓面平面圖中顯示之名詞及簡稱，請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁之說明。

11 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 – 12/F, 15/F – 23/F, 25/F – 28/F 五樓至十二樓、十五樓至二十三樓、二十五樓至二十八樓	Flats 單位				
	A	B	C	D	E
Thickness of floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	150	150	150	150	150
Floor-to-floor height (note: refers to the height between the top surface of the structural slab of floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (註：指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	3150 3150# 3150*	3150 3150#	3150 3150# 3150"	3150 3150#	3150 3150# 3150*

29/F 二十九樓	Flats 單位				
	A	B	C	D	E
Thickness of floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	150	150, 175	150, 175	150, 175	150
Floor-to-floor height (note: refers to the height between the top surface of the structural slab of floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (註：指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	3150 3325 3450# 3500 3650*	3150 3325 3450# 3500	3150 3325 3450# 3500 3550"	3150 3325 3450# 3500	3150 3325 3450# 3500 3650*

inclusive of the sunken depth of the sunken slab on the floor of this floor (300mm)
" inclusive of the sunken depth of the sunken slab on the floor of this floor (400mm)
* inclusive of the sunken depth of the sunken slab on the floor of this floor (500mm)

包括本層地台跌級樓板之跌級深度(300毫米)
" 包括本層地台跌級樓板之跌級深度(400毫米)
* 包括本層地台跌級樓板之跌級深度(500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. This situation and section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable for this Development.

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。此情況及《一手住宅物業銷售條例》附表 1 第 1 部第 10(2)(e) 條不適用於此發展項目。

Remarks :

- Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for the legend of the terms and abbreviations for the floor plans.
- The dimensions of floor plans are all structural dimensions in millimetre.

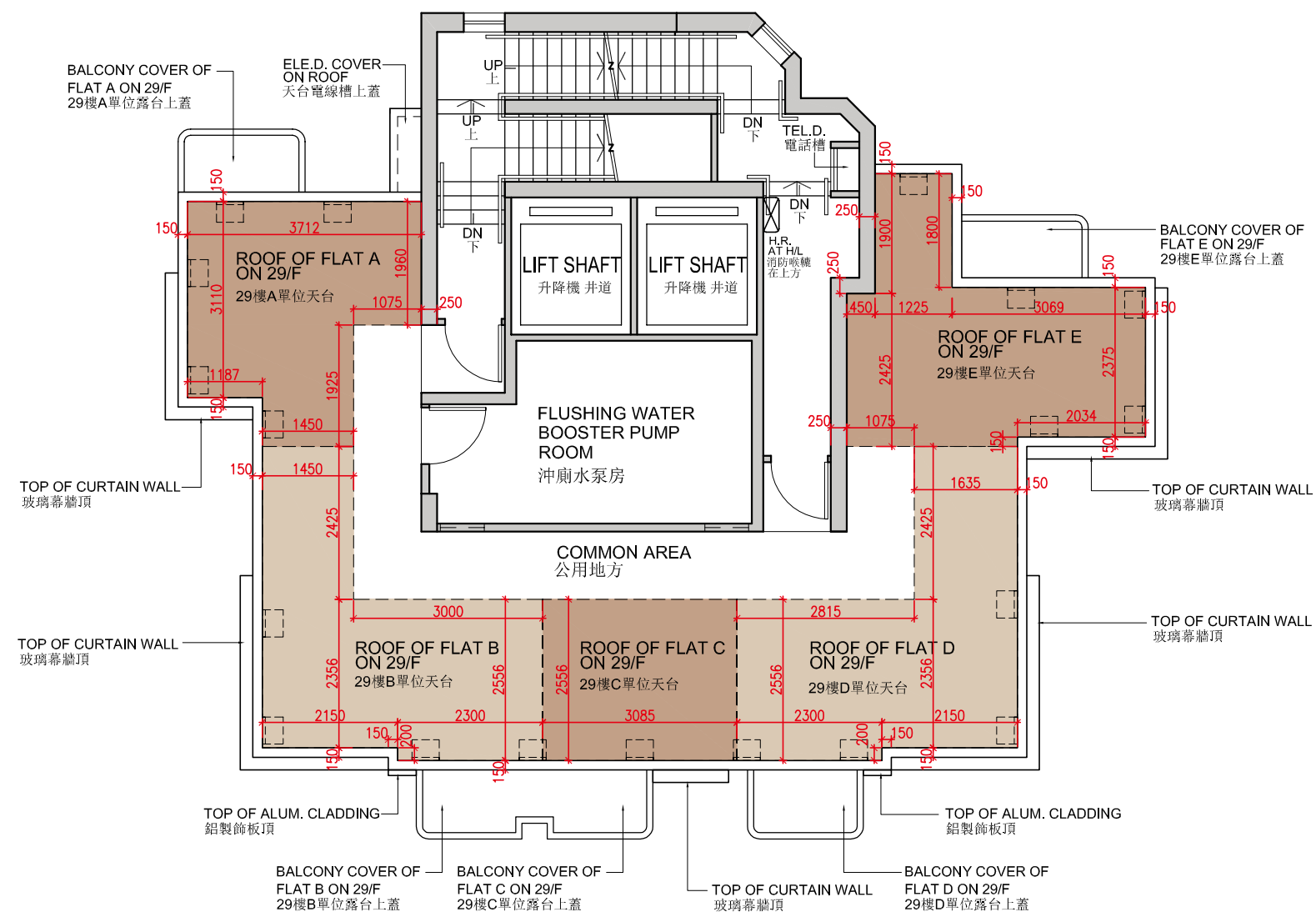
備註：

- 以上樓面平面圖中顯示之名詞及簡稱之圖例，請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁之說明。
- 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

ROOF FLOOR PLAN 天台平面圖



Note :
Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for the notations of the terms and abbreviations for the floor plan of the residential properties.
For the location of the roof, it was specified as flat roof in the general building plans of the Development approved by the Building Authority. In practice, it is a roof and its area is calculated under the roof.

備註：
以上樓面平面圖中顯示之名詞及簡稱，請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁之說明。
有關天台的位置在該發展項目經建築事務監督批准的建築圖則上列為平台，實際上其用途為天台，其面積將以天台計算。

11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖



Roof 天台	Flats 單位				
	A	B	C	D	E
Thickness of floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用
Floor-to-floor height (note: refers to the height between the top surface of the structural slab of floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (註：指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用

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

- Remarks :
- Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” of this sales brochure for the legend of the terms and abbreviations for the floor plans.
 - The dimensions of floor plans are all structural dimensions in millimetre.

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。此情況及《一手住宅物業銷售條例》附表 1 第 1 部第 10(2)(e) 條不適用於此發展項目。

- 備註：
- 以上樓面平面圖中顯示之名詞及簡稱之圖例，請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁之說明。
 - 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。

12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積



Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 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
The Vim 佳悦	3/F 三樓	A	16.529 (178) Balcony 露台 :- Utility Platform 工作平台 :-	-	-	-	10.134 (109)	-	-	-	-	-	-
		B	24.886 (268) Balcony 露台 :- Utility Platform 工作平台 :-	-	-	-	12.062 (130)	-	-	-	-	-	-
		C	16.697 (180) Balcony 露台 :- Utility Platform 工作平台 :-	-	-	-	3.931 (42)	-	-	-	-	-	-
		D	24.265 (261) Balcony 露台 :- Utility Platform 工作平台 :-	-	-	-	21.587 (232)	-	-	-	-	-	-
		E	17.692 (190) Balcony 露台 :- Utility Platform 工作平台 :-	-	-	-	24.970 (269)	-	-	-	-	-	-

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

實用面積以及露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不包括在實用面積內)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

- Notes:
- (1) The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the areas presented in square metres.
- (2) There is no verandah in the residential properties of the Development.
- 備註：
- (1) 以平方呎列出的面積由以平方米列出的面積以1平方米 = 10.764平方呎換算，並以四捨五入至整數，與以平方米表述之面積可能有些微差異。
- (2) 發展項目的住宅物業並無陽台。

12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積



Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 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
The Vim 佳悦	5/F - 12/F, 15/F - 23/F and 25/F - 28/F 五樓至十二樓、 十五樓至二十三 樓及二十五樓至 二十八樓	A	18.529 (199) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-
		B	26.878 (289) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-
		C	18.705 (201) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-
		D	26.265 (283) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-
		E	19.692 (212) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-

The saleable area and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance. 實用面積以及露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不包括在實用面積內)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

- Notes: 備註:
- (1) The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the areas presented in square metres. (1) 以平方呎列出的面積由以平方米列出的面積以1平方米 = 10.764平方呎換算，並以四捨五入至整數，與以平方米表述之面積可能有些微差異。
- (2) There is no verandah in the residential properties of the Development. (2) 發展項目的住宅物業並無陽台。

12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積



Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 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
The Vim 佳悦	29/F 二十九樓	A	18.529 (199) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	11.432 (123)	-	-	-
		B	26.878 (289) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	14.460 (156)	-	-	-
		C	18.705 (201) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	7.883 (85)	-	-	-
		D	26.265 (283) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	14.909 (160)	-	-	-
		E	19.692 (212) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	13.834 (149)	-	-	-

The saleable area and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance. 實用面積以及露台、工作平台及陽台(如有)之樓面面積, 是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不包括在實用面積內), 是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes:

(1) The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the areas presented in square metres.

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

備註:

(1) 以平方呎列出的面積由以平方米列出的面積以1平方米 = 10.764平方呎換算, 並以四捨五入至整數, 與以平方米表述之面積可能有些微差異。

(2) 發展項目的住宅物業並無陽台。

13 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

Not Applicable

不適用

14 SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

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

1. 在簽署臨時買賣合約（「該臨時合約」）時須支付款額為5%的臨時訂金。
2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有。
3. 如買方沒有於訂立該臨時合約的日期之後 5 個工作日內簽立買賣合約—
 - (i) 該臨時合約即告終止；
 - (ii) 有關的臨時訂金即予沒收；及
 - (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

15 SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要



1. Common Parts of the Development

(a) Common Parts means all areas, systems, equipment, facilities, machinery, fixtures, fittings, conduits or other matters in the Land (meaning the land on which the Development is constructed, and, where the context permits, shall include the Development thereon):

- (i) which are intended for the common use and benefit of different owners, occupiers, licensees or invitees of the Land or any part thereof;
- (ii) as will fall within the definition of “common parts” in section 2 of the Building Management Ordinance (Cap. 344); or
- (iii) which are from time to time designated by Vendor to be Common Parts in accordance with the DMC.

These include certain lift lobbies, staircases, lifts, recreational facilities, external walls, etc.

(b) Common Parts are categorized into Development Common Parts (provided or installed for the common use and benefit of all owners in the Development), Residential Common Parts (provided or installed for the common use and benefit of owners of the residential flats in the Development), Shops Common Parts (provided or installed for the common use and benefit of owners of shops in the Development) and Upper Floors Common Parts (provided or installed for the common use and benefit of owners of the residential flats and Shop 2 and Shop 3 in the Development).

(c) The owners may use the Common Parts for all purposes connected with the proper use and enjoyment of his Unit.

(d) The owners may not convert any of the Common Parts to his own use or for his own benefit unless the approval of the Owners’ Committee has been obtained.

(e) The owners may not obstruct the Common Parts nor do anything in or to the Common Parts which may be or become a nuisance to any other owner or occupiers of the Land or any neighbouring premises.

(f) The owners may not alter the Common Parts or do anything which may, in the opinion of the Manager, interfere with or damage the Common Parts or adversely affect the normal functioning of the Common Parts.

(g) The Manager has the full right and authority to control the Common Parts and to generally administer and manage the Common Parts. The Manager shall hold the Common Parts as trustee for all owners.

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

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

Flat Floor	A	B	C	D	E
3/F	17	27	17	25	19
5/F	18	28	18	26	20
6/F	18	28	18	26	20
7/F	18	28	18	26	20
8/F	18	28	18	26	20
9/F	18	28	18	26	20
10/F	18	28	18	26	20
11/F	18	28	18	26	20
12/F	18	28	18	26	20
15/F	18	28	18	26	20
16/F	18	28	18	26	20
17/F	18	28	18	26	20
18/F	18	28	18	26	20
19/F	18	28	18	26	20
20/F	18	28	18	26	20
21/F	18	28	18	26	20
22/F	18	28	18	26	20
23/F	18	28	18	26	20
25/F	18	28	18	26	20
26/F	18	28	18	26	20
27/F	18	28	18	26	20
28/F	18	28	18	26	20
29/F	19	29	19	27	21

Note: There are no 4th, 13th, 14th and 24th floors.

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

The Manager will be appointed for an initial term of two years from the date of the Deed of Mutual Covenant and Management Agreement (“DMC”). The appointment of the Manager may be terminated according to the provisions of the DMC.



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

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

- (a) the owners shall contribute towards the Management Expenses relating to the Development Common Parts in proportion to the Management Shares allocated to their Units;
- (b) the owners of residential properties shall contribute towards the Management Expenses relating to the Residential Common Parts in proportion to the Management Shares allocated to their residential properties; and
- (c) the owners of residential properties and owners of Shop 2 and Shop 3 shall contribute towards the Management Expenses relating to the Upper Floors Common Parts in proportion to the Management Shares allocated to their Units.

The number of Management Shares of a residential property is the same as the number of Undivided Shares allocated to that residential property. However, the total number of Undivided Shares in the Development is different from the total number of Management Shares in the Development. The total number of Management Shares of all residential properties in the Development is 2,530. The total number of Management Shares of Shop 2 and Shop 3 in the Development is 192. The total number of Management Shares in the Development is 2,904.

5. Basis on which the Management Fee Deposit is fixed

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

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

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

15 SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要



1. 發展項目的公用部分

- (a) 公用部分指所有在該土地（指發展項目於其上興建之土地，及如文意允許包括其上之發展項目）內符合以下情況的區域、系統、裝備、設備、機器、固定裝置、裝置、管道或其他事宜：
- (i) 該部分的目的是供該土地或其任何部分的不同業主、佔用人、被許可人或被邀請人共同使用與享用；
 - (ii) 該部分符合《建築物管理條例》（第344章）第2條中「公用部分」的定義；或
 - (iii) 賣方不時按照公契指定公用部分。
- 上述包括若干升降機大堂、樓梯、升降機、康樂設施、外牆等。
- (b) 公用部分分為發展項目公用部分（提供或安裝給發展項目所有業主共同使用與享用）、住宅公用部分（提供或安裝給發展項目住宅單位業主共同使用與享用）、商舖公用部分（提供或安裝給發展項目商舖業主共同使用與享用）及高層公用部分（提供或安裝給發展項目住宅單位業主及2號商舖及3號商舖業主共同使用與享用）。
- (c) 業主有權為了正當使用與享用其單位有關的一切目的使用公用部分。
- (d) 除非已經取得業主委員會的批准，業主不得轉變任何公用部分供他個人使用或享用。
- (e) 業主不得阻塞公用部分，亦不得在該等地方作出任何事情，以致可能或成為對該土地或任何毗鄰房產的任何其他業主或佔用人造成滋擾。
- (f) 業主不得更改公用部分或作出任何事情，以致管理人認為會干涉或損壞公用部分或對公用部分的正常運作有不利影響。
- (g) 管理人具有充分權利及授權控制公用部分和全面控制與管理公用部分。管理人須作為全體業主的受託人持有公用部分。

2. 分配予發展項目中各住宅物業的不分割份數的數目

發展項目中的各住宅物業配有不分割份數。詳細的分配狀況，請參閱下表。

樓層 \ 單位	A	B	C	D	E
三樓	17	27	17	25	19
五樓	18	28	18	26	20
六樓	18	28	18	26	20
七樓	18	28	18	26	20
八樓	18	28	18	26	20
九樓	18	28	18	26	20
十樓	18	28	18	26	20
十一樓	18	28	18	26	20
十二樓	18	28	18	26	20
十五樓	18	28	18	26	20
十六樓	18	28	18	26	20
十七樓	18	28	18	26	20
十八樓	18	28	18	26	20
十九樓	18	28	18	26	20
二十樓	18	28	18	26	20
二十一樓	18	28	18	26	20
二十二樓	18	28	18	26	20
二十三樓	18	28	18	26	20
二十五樓	18	28	18	26	20
二十六樓	18	28	18	26	20
二十七樓	18	28	18	26	20
二十八樓	18	28	18	26	20
二十九樓	19	29	19	27	21

註：不設四樓、十三樓、十四樓及二十四樓。

3. 發展項目的管理人的委任年期

管理人的首屆任期為由公共契約暨管理協議（「公契」）簽署日期起計兩年。管理人的委任可按公契的條文終止。

15 SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要



4. 在發展項目中的住宅物業的擁有人之間分擔管理開支的基準

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

- (a) 業主須按分配到其單位之管理份數之比例分擔有關發展項目公用部分之管理開支；
- (b) 住宅物業業主須按分配到其住宅物業之管理份數之比例分擔有關住宅公用部分之管理開支；及
- (c) 住宅物業業主及2號商舖及3號商舖業主須按分配到其單位之管理份數之比例分擔有關高層公用部分之管理開支。

每個住宅物業之管理份數相等於其獲分配之不分割份數，唯發展項目不分割份數總數與發展項目管理份數總數不同。發展項目之所有住宅物業之管理份數總數為2,530。發展項目之2號商舖及3號商舖之管理份數總數為192。發展項目之管理份數總數為2,904。

5. 計算管理費按金的基準

管理費按金相等於三個月之管理費。

6. 擁有人（即賣方）在發展項目中保留作自用的範圍（如有的話）

本發展項目並無《一手住宅物業銷售條例》附表1第1部第14(2)(f)條所提及之擁有人在發展項目中保留作自用的範圍。



1. The lot numbers of the land on which the Development is situated

Sub-section 1 of Section A of New Kowloon Inland Lot No.1897, Sub-section 2 of Section A of New Kowloon Inland Lot No.1897, Sub-section 3 of Section A of New Kowloon Inland Lot No.1897 and The Remaining Portion of Section A of New Kowloon Inland Lot No.1897 (collectively the "Land").

2. The term of years under the lease

The term of years shall be 75 years from 1 July 1898 with a right of renewal for one further term of 24 years less 3 days. The term of the Government Lease has been extended to 30 June 2047 by virtue of the New Territories Leases (Extension) Ordinance.

3. The user restrictions applicable to that land

That Land shall not be used for any trade or business of a brazier, slaughterman, soap-maker, sugar-baker, fellmonger, melter of tallow, oilman, butcher, distiller, victualler or tavern-keeper, blacksmith, nightman, scavenger or any other noisy, noisome or offensive trade or business whatever without the previous licence of the Government.

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

Not applicable.

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

The grantee shall and will, when, where and as often as need or occasion shall be or require, at his her and their own proper costs and charges, well and sufficiently repair, uphold, support, maintain, pave, purge, scour, cleanse, empty, amend and keep the messuage(s) or tenement(s) and all other erections and buildings standing upon the Land, and all the walls, banks, cuttings, hedges, ditches, rails, lights, pavements, privies, sinks, drains and watercourses thereunto belonging, and which shall in anywise belong or appertain unto the same in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Government.

6. The lease conditions that are onerous to a purchaser

- (a) The Government has reserved rights to mines, minerals, mineral oils and quarries of stone in, under or upon the Land and all such earth, soil, marl, clay, chalk, brick-earth, gravel, sand, stone and stones, and other earths or materials, which at the time of the Land Grant or thereafter during the continuance of the grant, shall be under or upon the Land or any part or parts thereof as the Government may require for the roads, public buildings or other public purposes of Hong Kong, with full liberty to enter the Land to view, dig for, convert and carry away such things thereby doing as little damage as possible to the grantee.
- (b) The Government has also reserved the power to make and conduct in, through and under the Land all and any public or common sewers, drains or watercourses.

- (c) The grantee shall and will as often as need shall require bear, pay and allow a reasonable share and proportion for and towards the costs and charges of making, building, repairing and amending all or any roads, pavements, channels, fences and party-walls, draughts, private or public sewers and drains requisite for, or in, or belonging to the Land or any part thereof, in common with other premises near or adjoining thereto.
- (d) The Government may, twice or oftener in every year, at all reasonable times in the day, enter into and upon the Land to view, search and see the condition of same and of all decays, defects and wants of reparation and amendment and may issue notice in writing requiring the grantee to repair and amend the same within three calendar months.
- (e) In case of the breach or non-performance of any covenant and condition on the part of the grantee to be performed in the Land Grant or a failure to pay the Government Rent by the grantee, it shall be lawful for the Government to re-enter, repossess and enjoy the Land or any part thereof and expel the grantee and occupiers of the Land.
- (f) The Government has the power to resume, enter into and re-take possession of the Land or any part thereof if required for the improvement of Hong Kong or any other public purpose whatsoever, three calendar months' notice being given to the grantee of its being so required and a full and fair compensation for the Land and the buildings thereon being paid to the said grantee to be valued by the Government.
- (g) See paragraph 5.

Note:

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

16 SUMMARY OF LAND GRANT

批地文件的摘要



1. 發展項目所位於的土地的地段編號

新九龍內地段第 1897 號 A 分段第 1 小分段、新九龍內地段第 1897 號 A 分段第 2 小分段、新九龍內地段第 1897 號 A 分段第 3 小分段及新九龍內地段第 1897 號 A 分段之餘段（合稱「土地」）。

2. 有關租契規定的年期

由 1898 年 7 月 1 日起計 75 年，期後有權續期 24 年減去 3 日。政府租契之年期已按《新界土地契約（續期）條例》延至 2047 年 6 月 30 日。

3. 適用於該土地的用途限制

未經政府事先許可，土地不得用作任何銅匠、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務或任何其他產生噪音、發出惡臭或令人厭惡的行業或業務。

4. 按規定須興建並提供予政府或供公眾使用的設施

不適用。

5. 有關承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

承授人須按需要及於有需要時，自費妥善及充分地透過所有和所有形式之所需和必須之維修、清洗及改善以維修、維護、支持、維持、鋪設、清除、沖刷、清洗、清空、改善及保養土地上之院宅或物業及所有其他搭建物或建築物，及屬於和以任何形式附屬於該等院宅或物業及所有其他搭建物或建築物之牆壁、堤岸、路塹、籬笆、溝渠、軌道、照明、行人道、廁所、水槽、排水渠及水道，致使政府滿意。

6. 對買方造成負擔的租用條件

- (a) 政府已就土地之內、之下或之上的礦產、礦物、礦油、石礦及所有於批地文件發出之時或其後於批地存續時在土地或任何部分之下或之上、可能為道路、公共建築或其他香港之公共目的所需的土壤、泥土、泥灰岩、黏土、白堊、製磚土、礫石、砂、石頭及石堆、及其他土料或材料保留權利，並有權充分自由進入土地以視察、挖掘、轉用及移走該等事物，唯須對承授人造成盡可能少的損害。
- (b) 政府亦保留權力，於土地內、土地下及穿過土地加置及接駁所有及任何公共或公用排污渠、排水渠或水道。
- (c) 若有需要，承授人須負擔、支付及備款支付加置、興建、維修及改善處於、屬於土地或其任何部分或為其所需而與附近或毗連範圍共用的所有或任何道路、行人路、渠道、圍欄及共用牆、通風道、私人或公共排污渠及排水渠的支出和收費的合理分攤。
- (d) 政府可每年兩次或以上於日間內的任何合理時間進入土地以視察、搜索及檢查土地的狀況及所有變化、缺陷、失修及缺乏改善之處，並可發出書面通知，要求承授人於三個公曆月內修理及改善之。
- (e) 承授人若違反或不履行批地文件內其須履行之契諾或條件，或未能繳付地租，政府可合法重收、重新管有及享用土地或其任何部分及逐出承授人或土地的佔用人。

- (f) 如為改善香港或其他公共目的所需，經發出三個公曆月的通知予承授人及就土地及其上之建築物支付由政府評定的充分和公平賠償予承授人，政府有權收回、進入及重新管有土地或其任何部分。

- (g) 見第 5 段。

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

17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

Not Applicable

不適用

18 WARNING TO PURCHASERS

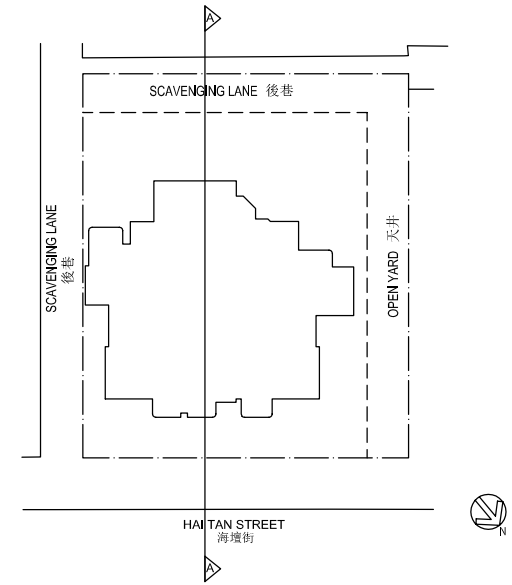
對買方的警告

- (a) The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
- (b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
- (c) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser: -
 - (i) that firm may not be able to protect the purchaser's interests; and
 - (ii) the purchaser may have to instruct a separate firm of solicitors; and
 - (iii) in the case of paragraph (c)(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

- (a) 現建議買方聘用一間獨立的律師事務所 (代表擁有人行事者除外)，以在交易中代表買方行事。
- (b) 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
- (c) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突—
 - (i) 該律師事務所可能不能夠保障買方的利益；及
 - (ii) 買方可能要聘用一間獨立的律師事務所；及
 - (iii) 如屬 (c)(ii) 段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

CROSS-SECTION PLAN A-A
橫截面圖 A-A

頂層天台	UPPER ROOF		頂層天台	UPPER ROOF	
上層天台	99.35 ▽	UPPER ROOF	機房 E & M ROOM		
上層天台	96.55 ▽	UPPER ROOF	機房 E & M ROOM		
天台		ROOF	天台 ROOF		
二十九樓		29/F	住宅單位 RESIDENTIAL UNIT		
二十八樓		28/F	住宅單位 RESIDENTIAL UNIT		
二十七樓		27/F	住宅單位 RESIDENTIAL UNIT		
二十六樓		26/F	住宅單位 RESIDENTIAL UNIT		
三十五樓		25/F	住宅單位 RESIDENTIAL UNIT		
二十三樓		23/F	住宅單位 RESIDENTIAL UNIT		
二十二樓		22/F	住宅單位 RESIDENTIAL UNIT		
二十一樓		21/F	住宅單位 RESIDENTIAL UNIT		
二十樓		20/F	住宅單位 RESIDENTIAL UNIT		
十九樓		19/F	住宅單位 RESIDENTIAL UNIT		
十八樓		18/F	住宅單位 RESIDENTIAL UNIT		
十七樓		17/F	住宅單位 RESIDENTIAL UNIT		
十六樓		16/F	住宅單位 RESIDENTIAL UNIT		
十五樓		15/F	住宅單位 RESIDENTIAL UNIT		
十二樓		12/F	住宅單位 RESIDENTIAL UNIT		
十一樓		11/F	住宅單位 RESIDENTIAL UNIT		
十樓		10/F	住宅單位 RESIDENTIAL UNIT		
九樓		9/F	住宅單位 RESIDENTIAL UNIT		
八樓		8/F	住宅單位 RESIDENTIAL UNIT		
七樓		7/F	住宅單位 RESIDENTIAL UNIT		
六樓		6/F	住宅單位 RESIDENTIAL UNIT		
五樓		5/F	住宅單位 RESIDENTIAL UNIT		
三樓		3/F	住宅單位 RESIDENTIAL UNIT		
二樓上層	UPPER PART OF 2/F		轉換層 TRANSFER PLATE		
二樓	2/F	17.10米 (m)	機房 E & M ROOM		
一樓	1/F		機房 E & M ROOM		
地下	G/F	3.95 ▽	機房 E & M ROOM		



BLOCK PLAN 座向圖

Notes:

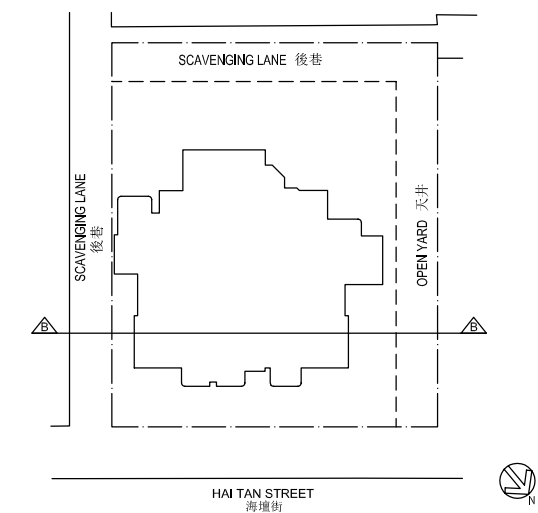
1. The part of Scavenging Lane adjacent to the building is 3.85 to 3.89 metres above Hong Kong Principal Datum.
2. The part of Hai Tan Street adjacent to the building is 3.79 to 3.89 metres above Hong Kong Principal Datum.
3. Dotted line denotes the lowest residential floor.

備註：

- 毗連建築物的一段後巷為香港主水平基準以上3.85米至3.89米。
- 毗連建築物的一段海壇街為香港主水平基準以上3.79米至3.89米。
- 虛線為最低住宅樓層水平。

CROSS-SECTION PLAN B-B
橫截面圖 B-B

頂層天台	UPPER ROOF	頂層天台	UPPER ROOF
上層天台	99.35 ▽	UPPER ROOF	機房 E & M ROOM
上層天台	96.55 ▽	UPPER ROOF	機房 E & M ROOM
天台	ROOF	天台	ROOF
二十九樓	29/F	住宅單位	RESIDENTIAL UNIT
二十八樓	28/F	住宅單位	RESIDENTIAL UNIT
二十七樓	27/F	住宅單位	RESIDENTIAL UNIT
二十六樓	26/F	住宅單位	RESIDENTIAL UNIT
二十五樓	25/F	住宅單位	RESIDENTIAL UNIT
二十三樓	23/F	住宅單位	RESIDENTIAL UNIT
二十二樓	22/F	住宅單位	RESIDENTIAL UNIT
二十一樓	21/F	住宅單位	RESIDENTIAL UNIT
二十樓	20/F	住宅單位	RESIDENTIAL UNIT
十九樓	19/F	住宅單位	RESIDENTIAL UNIT
十八樓	18/F	住宅單位	RESIDENTIAL UNIT
十七樓	17/F	住宅單位	RESIDENTIAL UNIT
十六樓	16/F	住宅單位	RESIDENTIAL UNIT
十五樓	15/F	住宅單位	RESIDENTIAL UNIT
十二樓	12/F	住宅單位	RESIDENTIAL UNIT
十一樓	11/F	住宅單位	RESIDENTIAL UNIT
十樓	10/F	住宅單位	RESIDENTIAL UNIT
九樓	9/F	住宅單位	RESIDENTIAL UNIT
八樓	8/F	住宅單位	RESIDENTIAL UNIT
七樓	7/F	住宅單位	RESIDENTIAL UNIT
六樓	6/F	住宅單位	RESIDENTIAL UNIT
五樓	5/F	住宅單位	RESIDENTIAL UNIT
三樓	3/F	住宅單位	RESIDENTIAL UNIT
二樓上層	UPPER PART OF 2/F	轉換層	TRANSFER PLATE
二樓	2/F	機房	E & M ROOM
一樓	1/F	康樂設施及機房	RECREATIONAL FACILITY & E & M ROOM
地下	G/F	商舖及機房	SHOP & E & M ROOM
		入口大堂	ENTRANCE LOBBY
		商舖	SHOP



BLOCK PLAN 座向圖

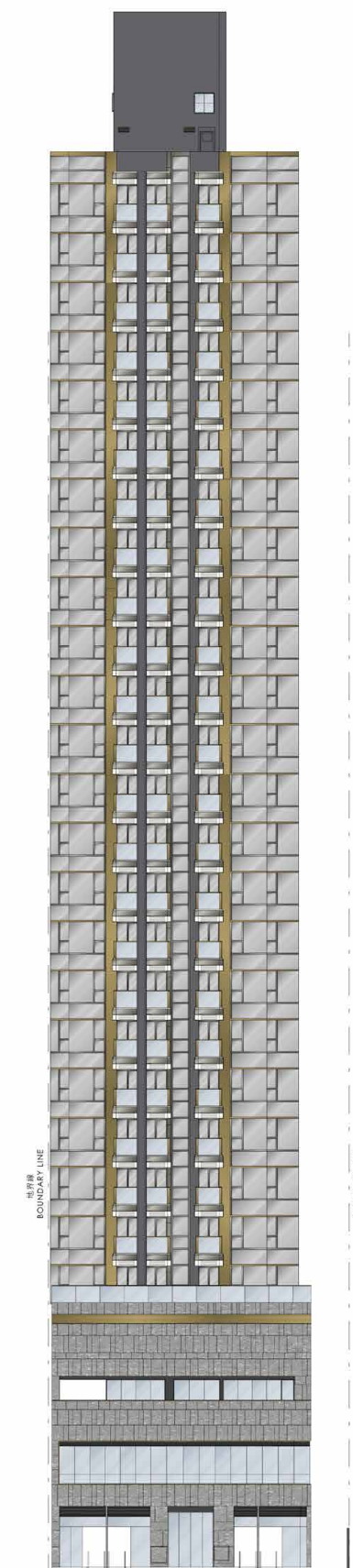
Notes:

1. The part of Scavenging Lane adjacent to the building is 3.78 to 3.85 metres above Hong Kong Principal Datum.
2. The part of Open Yard adjacent to the building is 3.89 metres above Hong Kong Principal Datum.
3. Dotted line denotes the lowest residential floor.

備註：

- 毗連建築物的一段後巷為香港主水平基準以上3.78米至3.85米。
- 毗連建築物的一段天井為香港主水平基準以上3.89米。
- 虛線為最低住宅樓層水平。

20 ELEVATION PLAN 立面圖



ELEVATION A
立面圖 A



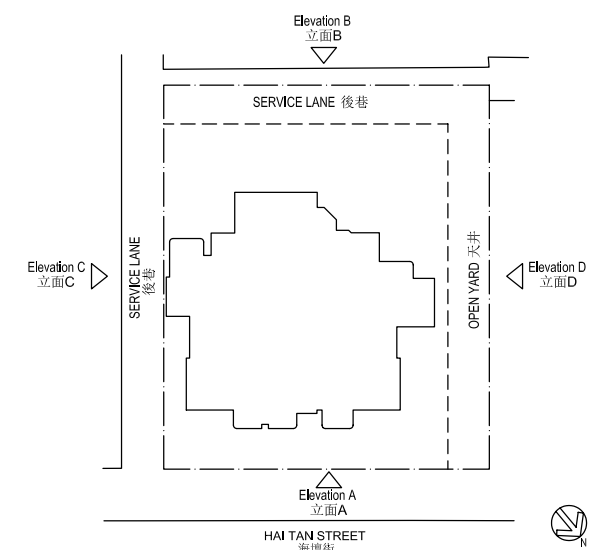
ELEVATION B
立面圖 B



ELEVATION C
立面圖 C



ELEVATION D
立面圖 D



BLOCK PLAN 座向圖

Authorized Person for the development certified that the elevations shown on these elevation plans:

- (a) are prepared on the basis of the approved building plans for the Development as of 25 May 2022; and
- (b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本立面圖所顯示的立面：

- (a) 以2022年5月25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
- (b) 大致上與發展項目的外觀一致。

21 INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

發展項目中的公用設施的資料



Common Facilities 公用設施	Covered 有蓋		Uncovered 無蓋		Total Area 總面積	
	Area (sq. ft.) 平方呎	Area (sq. m.) 平方米	Area (sq. ft.) 平方呎	Area (sq. m.) 平方米	Area (sq. ft.) 平方呎	Area (sq. m.) 平方米
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)	969	90.054	Not Applicable 不適用	Not Applicable 不適用	969	90.054
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	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)	576	53.523	363	33.722	939	87.245

Note:

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

備註：

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

22 INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

閱覽圖則及公契



1. Copies of the outline zoning plans relating to the Development are available at www.ozp.tpb.gov.hk
2. A copy of 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.
3. The inspection is free of charge.

1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 www.ozp.tpb.gov.hk
2. 關於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。
3. 無須為閱覽付費。



1. EXTERIOR FINISHES 外部裝修物料

Item 細項		Description 描述	
a.	External wall 外牆	Type of finishes 裝修物料的類型	Podium : aluminium windows, porcelain tile, glass wall, aluminium cladding, glass balustrade, metal balustrade, metal louvre and natural stone. 基座：鋁窗、高溫瓷質磚、玻璃外牆、鋁飾板、玻璃欄杆、金屬欄杆、金屬百葉及天然石。 Residential tower : curtain wall, aluminium windows, porcelain tile, metal grille, metal louvre, glass balustrade and aluminium cladding. 住宅大樓：配以幕牆、鋁窗、高溫瓷質磚、金屬格柵、金屬百葉、玻璃欄杆及鋁飾板。
b.	Window 窗	Material of frame 框的用料	Fluorocarbon coated aluminium frame. 氟碳噴塗層鋁質窗框。
		Material of glass 玻璃的用料	Window at curtain wall of Living Room and Dining Room (Flats A, C and E at 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 29/F) : tinted tempered glass. 客廳及飯廳之幕牆之窗戶 (三樓、五樓至十二樓、十五樓至二十三樓及二十五樓至二十九樓A、C及E單位)：強化有色玻璃。 Window at Bathroom (Flats A, B, D and E at 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 29/F) : frosted tinted tempered glass. 浴室之窗戶 (三樓、五樓至十二樓、十五樓至二十三樓及二十五樓至二十九樓A、B、D及E單位)：強化磨砂有色玻璃。 Window at curtain wall of Bedroom (Flats B and D at 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 29/F) : tinted tempered glass. 睡房之幕牆之窗戶 (三樓、五樓至十二樓、十五樓至二十三樓及二十五樓至二十九樓B及D單位)：強化有色玻璃。
c.	Bay window 窗台	Material and window sill finishes 用料及窗台板的裝修物料	Not applicable. 不適用。
d.	Planter 花槽	Type of finishes 裝修物料的類型	Not applicable. 不適用。
e.	Verandah or balcony 陽台或露台	Type of finishes 裝修物料的類型	Balconies are fitted with:- Floor – Porcelain tile. Wall – Porcelain tile. Ceiling – Aluminium false ceiling. Balustrade – Clear tempered glass balustrade with metal top rail. 露台採用： 地板 – 高溫瓷質磚。 牆壁 – 高溫瓷質磚。 天花板 – 配以鋁質假天花。 欄杆 – 強化清玻璃欄杆配以金屬頂蓋。
		Whether it is covered 是否有蓋	Balcony is covered. 露台設有上蓋。
		There is no verandah in the Development. 發展項目不設陽台。	
f.	Drying facilities for clothing 乾衣設施	Type and material 類型及用料	Not applicable. 不適用。



2. INTERIOR FINISHES 室內裝修物料

Item 細項		Description 描述				
a.	Lobby 大堂	Type of finishes 裝修物料的類型	Wall 牆壁	Floor 地板	Ceiling 天花板	
		Residential entrance lobby on G/F 地下住宅入口大堂	Natural stone, stainless steel, glass, timber veneer finish to exposed surface. 外露部分以天然石、不銹鋼、玻璃、木皮飾面鋪砌。	Natural stone. 天然石。	Gypsum board false ceiling finished with emulsion paint, stainless steel, timber veneer finish and light trough. 石膏板假天花髹乳膠漆、不銹鋼、木皮飾面及燈槽。	
		Common lift lobby on 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 29/F 三樓、五樓至十二樓、十五樓至二十三樓及二十五樓至二十九樓公用升降機大堂	Porcelain tile, wallpaper, stainless steel and timber veneer finish to exposed surface. 外露部分以高溫瓷質磚、牆紙、不銹鋼及木皮飾面鋪砌。	Porcelain tile and natural stone. 高溫瓷質磚及天然石。	Gypsum board false ceiling finished with emulsion paint, stainless steel, timber veneer finish and light trough. 石膏板假天花髹乳膠漆、不銹鋼、木皮飾面及燈槽。	
b.	Internal wall and ceiling 內牆及天花板	Type of finishes 裝修物料的類型	Wall 牆壁	Ceiling 天花板		
		Living Room / Dining Room 客廳 / 飯廳	Emulsion paint on exposed surface. 外露部分髹上乳膠漆。	Emulsion paint where exposed and gypsum board false ceiling and bulkhead finished with emulsion paint. 天花外露部分、石膏板假天花及假陣髹乳膠漆。		
		Bedroom for Flats B and D on 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 29/F 三樓、五樓至十二樓、十五樓至二十三樓及二十五樓至二十九樓B及D單位之睡房	Emulsion paint on exposed surface. 外露部分髹上乳膠漆。	Emulsion paint where exposed and gypsum board false ceiling and bulkhead finished with emulsion paint. 天花外露部分、石膏板假天花及假陣髹乳膠漆。		
c.	Internal floor 內部地板	Type of material 用料的類型	Floor 地板	Skirting 牆腳線		
		Living Room and Dining Room 客廳及飯廳	Porcelain tile and natural stone on exposed surface. 外露部分以高溫瓷質磚及天然石鋪砌。	Timber skirting. 木腳線。		
		Bedroom for Flats B and D on 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 29/F 三樓、五樓至十二樓、十五樓至二十三樓及二十五樓至二十九樓B及D單位之睡房	Porcelain tile and natural stone on exposed surface. 外露部分以高溫瓷質磚及天然石鋪砌。	Timber skirting. 木腳線。		
d.	Bathroom 浴室	Type of finishes 裝修物料的類型	Wall 牆壁	Floor 地板	Ceiling 天花板	
			Porcelain tile, natural stone on exposed surface. 外露部分以高溫瓷質磚、天然石鋪砌。	Porcelain tile, natural stone on exposed surface. 外露部分以高溫瓷質磚、天然石鋪砌。	Emulsion paint where exposed and gypsum board false ceiling and bulkhead finished with emulsion paint. 天花外露部分、石膏板假天花及假陣髹乳膠漆。	
		Whether the wall finishes run up to the ceiling 牆壁的裝修物料是否鋪至天花板	Run up to false ceiling level. 鋪至假天花水平。			
e.	Kitchen 廚房	Type of finishes 裝修物料的類型	Wall 牆壁	Floor 地板	Ceiling 天花板	Cooking Bench 灶台
			Glass on exposed surface. 外露部分以玻璃鋪砌。	Porcelain tile on exposed surface. 外露部分以高溫瓷質磚鋪砌。	Emulsion paint where exposed and gypsum board false ceiling and bulkhead finished with emulsion paint. 天花外露部分、石膏板假天花及假陣髹乳膠漆。	Reconstituted stone. 人造石。
		Whether the wall finishes run up to the ceiling 牆壁的裝修物料是否鋪至天花板	Run up to false ceiling level. 鋪至假天花水平。			



3. INTERIOR FITTINGS 室內裝置

Item 細項		Description 描述	
a.	Doors 門		Material, finishes and accessories 用料、裝修物料及配件
		Main entrance door 單位大門	Fire-rated solid core timber door with timber veneer finish and stainless steel, fitted with digital door lock with handle, door closer, door stopper, eye viewer and door guard. 實心防火木門配以木皮飾面及不銹鋼，配以電子門鎖連拉手、門鼓、門擋、防盜眼及防盜扣。
		Balcony door (for Flats A and E on 5/F to 12/F, 15/F to 23/F and 25/F to 29/F only) 露台門 (只限五樓至十二樓、十五樓至二十三樓及二十五樓至二十九樓A及E單位)	Fluorocarbon coated aluminium frame sliding door with tinted tempered glass fitted with lockset with handle and door stopper. 氟碳噴塗鋁框趟門配以強化有色玻璃，配以門鎖連拉手及門擋。
		Balcony door (for Flats B, C and D on 5/F to 12/F, 15/F to 23/F and 25/F to 29/F only) 露台門 (只限五樓至十二樓、十五樓至二十三樓及二十五樓至二十九樓B、C及D單位)	Fluorocarbon coated aluminium frame folding door with tinted tempered glass fitted with lockset with handle and door stopper. 氟碳噴塗鋁框摺門配以強化有色玻璃，配以門鎖連拉手及門擋。
		Bedroom door (for Flats B and D on 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 29/F only) 睡房門 (只限三樓、五樓至十二樓、十五樓至二十三樓及二十五樓至二十九樓B及D單位)	Hollow core timber door with timber veneer finish fitted with handle, lockset and door stopper. 中空木皮飾面木門，配以拉手、門鎖及門擋。
		Bathroom door 浴室門	Hollow core timber door with timber veneer finish fitted with handle, lockset and door stopper. 中空木皮飾面木門，配以拉手、門鎖及門擋。
		Door to Flat Roof (for Flats A, B, C, D and E on 3/F only) 平台門 (只限三樓A、B、C、D及E單位)	For Flats A and E: Fluorocarbon coated aluminium frame sliding door with tinted tempered glass fitted with lockset with handle and door stopper. A及E單位：氟碳噴塗鋁框趟門配以強化有色玻璃，配以門鎖連拉手及門擋。 For Flats B, C and D: Fluorocarbon coated aluminium frame folding door with tinted tempered glass fitted with lockset with handle and door stopper. B、C及D單位：氟碳噴塗鋁框摺門配以強化有色玻璃，配以門鎖連拉手及門擋。



3. INTERIOR FITTINGS 室內裝置

Item 細項		Description 描述				
b.	Bathroom 浴室	(i) Type and material of fittings and equipment 裝置及設備的類型及用料	Fittings and equipment 裝置及設備	Type 類型	Material 用料	
			Vanity cabinet 浴室櫃	Basin countertop 洗手盆枱面	Natural stone. 天然石。	
				Mirror cabinet 鏡櫃	Wooden cabinet with mirror, timber veneer finish and metal finish. 配以鏡、木皮及金屬飾面之木櫃。	
				Basin cabinet 洗手盆櫃	Wooden cabinet with timber veneer finish, metal finish and stainless steel handle. 配以木皮及金屬飾面、不銹鋼拉手之木櫃。	
			Bathroom fittings 潔具	Wash basin mixer 洗手盆水龍頭	Chrome plated brass. 黃銅鍍鉻。	
				Wash basin 洗手盆	Vitreous China. 衛浴陶瓷。	
				Water closet 座廁	Vitreous China. 衛浴陶瓷。	
				Hook 掛勾	Zinc Alloy. 鋅合金。	
				Paper holder 廁紙架	Plastic. 塑膠。	
			For the appliances provision and brand name, please refer to the “Appliances Schedule”. 隨樓附送之設備及品牌，請參閱「設備說明表」。			
		(ii) Type and material of water supply system 供水系統的類型及用料		Plastic coated copper pipes are used for cold and hot water supply system. UPVC pipes are used for flusing water system. 冷熱供水系統採用膠層保護之銅喉。沖廁水供水系統採用膠喉管。		
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable) 沐浴設施(包括花灑或浴缸 (如適用的話))	Shower 花灑	Shower compartment 淋浴間	Clear tempered glass and glass door, with handle made of brass tube with Zinc Alloy. 強化清玻璃及玻璃門，配以鋅合金包黃銅拉手。	
				Shower mixer and shower set 花灑龍頭及花灑套裝	Chrome plated brass (Plastic for hand shower). 黃銅鍍鉻(塑膠手持花灑)。	
		(iv) Size of bath tub, if applicable 浴缸大小(如適用的話)		Not applicable. 不適用。		



3. INTERIOR FITTINGS 室內裝置

Item 細項		Description 描述		
c.	Kitchen 廚房		Material 用料	
		(i) Sink unit 洗滌盆	Stainless steel. 不銹鋼。	
		(ii) Water supply system 供水系統	Plastic coated copper pipes are used for cold and hot water supply system. 冷熱供水系統採用膠層保護之銅喉。	
			Material 用料	Finishes 裝修物料
		(iii) Kitchen cabinet 廚櫃	Timber cabinet with timber door panels. 木櫃配木門板。	Plastic laminate and reconstituted stone countertop. 膠板面料及人造石枱面。
		(iv) Type of all other fittings and equipment 所有其他裝置及設備的類型	Chrome plated brass sink mixer. 黃銅鍍鉻洗滌盆水龍頭。 Sprinkler head(s) and sounder-base smoke detector are fitted in or near Open Kitchen for all flats. 所有單位之開放式廚房內或附近安裝消防花灑頭及設有聲響報警基座的煙霧感應器。 For the appliances provision and brand name, please refer to the “Appliances Schedule”. 隨樓附送之設備及品牌，請參閱「設備說明表」。	
d.	Bedroom 睡房	Type and material of fittings (including built-in wardrobe) 裝置 (包括嵌入式衣櫃) 的類型及用料	Not applicable. 不適用。	
e.	Telephone 電話	Location and number of connection points 接駁點的位置及數目	Please refer to “Schedule of Mechanical & Electrical Provisions of Residential Units”. 請參閱「住宅單位機電裝置說明表」。	
f.	Aerials 天線	Location and number of connection points 接駁點的位置及數目	Please refer to “Schedule of Mechanical & Electrical Provisions of Residential Units”. 請參閱「住宅單位機電裝置說明表」。	
g.	Electrical installations 電力裝置	(i) Electrical fittings (including safety devices) 供電附件 (包括安全裝置)	Electrical fittings 供電附件	Faceplate for all switches and power sockets. 提供電掣及插座之面板。
			Safety devices 安全裝置	Three phase electricity supply distribution board completed with miniature circuit breaker and residual current device. 三相電力配電箱配置微型斷路器及漏電斷路器。
		(ii) Whether conduits are concealed or exposed 導管是隱藏或外露	Conduits are partly concealed and partly exposed ^① . 導管是部份隱藏及部份外露 ^① 。	
		(iii) Location and number of power points and air-conditioner points 電插座及空調機接駁點的位置及數目	Please refer to “Schedule of Mechanical & Electrical Provisions of Residential Units”. 請參閱「住宅單位機電裝置說明表」。	



3. INTERIOR FITTINGS 室內裝置

Item 細項		Description 描述	
h.	Gas supply 氣體供應	Type, system and location 類型、系統及位置	Not applicable. 不適用。
i.	Washing machine connection point 洗衣機接駁點	Location 位置	Please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units". 請參閱「住宅單位機電裝置說明表」。
		Design 設計	50mm diameter drain point and 22mm diameter water point are provided for washing machine. 設有直徑 50 毫米的洗衣機去水接駁喉位及直徑 22 毫米的來水接駁喉位。
j.	Water supply 供水	(i) Material of water pipes 水管的用料	Plastic coated copper pipes are used for cold and hot water supply system. UPVC pipes are used for flushing water system. 冷熱供水系統採用膠層保護之銅喉。沖廁水供水系統採用膠喉管。
		(ii) Whether water pipes are concealed or exposed 水管是隱藏或外露	Water pipes are partly concealed and partly exposed ^② . 水管是部份隱藏及部份外露 ^② 。
		(iii) Whether hot water is available 有否熱水供應	Hot water supply to Open Kitchen and Bathroom. 開放式廚房和浴室設有熱水供應。

Notes:

- ① Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.
- ② Other than those parts of the water pipes concealed within concrete, the rest of them 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.

備註：

- ① 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、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或掩藏。
- ② 除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或掩藏。



4. MISCELLANEOUS 雜項

Item 細項		Description 描述			
a.	Lifts 升降機	(i) Brand name and model number 品牌名稱及產品型號	Brand name 品牌名稱	Otis 奧的斯	
			Model number 產品型號	GeN2-MR	
		(ii) Number and floors served by them 升降機的數目 及到達的樓層	Number of lifts 升降機的數目	2	
			Floors served by the lifts 升降機到達的樓層	G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 29/F. 地下、一樓至三樓、五樓至十二樓、十五樓至二十三樓及二十五樓至二十九樓。	
b.	Letter box 信箱	Material 用料	Stainless steel 不銹鋼		
c.	Refuse collection 垃圾收集	(i) Means of refuse collection 垃圾收集的方法	Collected by cleaners. 由清潔工人收集垃圾。		
		(ii) Location of refuse room 垃圾房的位置	Refuse Storage and Material Recovery Room is located on G/F. 垃圾及物料回收房設於地下。		
d.	Water meter, electricity meter and gas meter 水錶、電錶及氣體錶		Water meter 水錶	Electricity meter 電錶	Gas meter 氣體錶
		(i) Location 位置	Inside water meter cabinet located at the common area on each residential floor. 每層住宅層公用部分之水錶箱內。	Inside electric duct located at the common area on each residential floor. 每層住宅層公用部分之電線槽內。	Not applicable. 不適用。
		(ii) Whether they are separate or communal meters for residential properties 就住宅單位而言是獨立抑或公用的錶	Separate meter. 獨立錶。	Separate meter. 獨立錶。	

5. SECURITY FACILITIES 保安設施

Security system and equipment (including details of built-in provisions and their locations) 保安系統及設備 (包括嵌入式的裝備的細節及其位置)	Access control and security system 入口通道控制及保安系統	a. Visitor doorphone is installed at the G/F residential entrance lobby. 地下住宅入口大堂設有訪客對講機。
		b. Card reader is provided for access control to the G/F residential entrance lobby, lifts and 2/F Club House. 地下住宅入口大堂、升降機及二樓會所裝有讀卡器。
	CCTV 閉路電視	CCTVs are installed at G/F residential entrance lobby, 1/F lift lobby, 2/F lift lobby and R/F staircase exit and all lifts connecting directly to the caretaker counter. 地下住宅入口大堂、一樓、二樓升降機大堂及天台樓梯出口及所有升降機內均裝有閉路電視，並直接連接管理處。

6. APPLIANCES 設備

Please refer to the "Appliances Schedule".
請參閱「設備說明表」。

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。



SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表

Location 位置		Description 描述		3/F 三樓					5/F - 12/F, 15/F - 23/F and 25/F - 28/F 五樓至十二樓、十五樓至二十三樓及二十五樓至二十八樓					29/F 二十九樓				
				Flat A 單位 A	Flat B 單位 B	Flat C 單位 C	Flat D 單位 D	Flat E 單位 E	Flat A 單位 A	Flat B 單位 B	Flat C 單位 C	Flat D 單位 D	Flat E 單位 E	Flat A 單位 A	Flat B 單位 B	Flat C 單位 C	Flat D 單位 D	Flat E 單位 E
a.	Main Entrance 大門入口	Door bell push button 門鈴按鈕		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
b.	Open Kitchen 開放式廚房	13A single socket outlet 13安培單位插座	For electrical appliance installed 供已安裝電器	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
		Sprinkler head 消防花灑頭		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
		13A twin socket outlet 13安培雙位插座		3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
		Lighting switch 燈掣		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
		Water and drain point 來水及去水位	For Washer Dryer 供洗衣及乾衣機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Minature circuit breakers distribution board 總電掣箱		0	1	1	1	1	0	1	1	1	1	0	1	1	1	1
		Connection unit 連接掣	For Induction Hob 供電磁爐	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		32A Double Pole Switch 32安培雙極電路斷路開關	For Water Heater 供熱水爐	1	0	0	0	1	1	0	0	0	1	1	0	0	0	1



SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表

Location 位置		Description 描述		3/F 三樓					5/F - 12/F, 15/F - 23/F and 25/F - 28/F 五樓至十二樓、十五樓至二十三樓及二十五樓至二十八樓					29/F 二十九樓				
				Flat A 單位 A	Flat B 單位 B	Flat C 單位 C	Flat D 單位 D	Flat E 單位 E	Flat A 單位 A	Flat B 單位 B	Flat C 單位 C	Flat D 單位 D	Flat E 單位 E	Flat A 單位 A	Flat B 單位 B	Flat C 單位 C	Flat D 單位 D	Flat E 單位 E
c.	Living Room / Dining Room 客廳 / 飯廳	Door phone 大門對講機		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Door bell 門鈴		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		TV / FM outlet 電視 / 電台天線插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Telephone outlet 電話插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
		Data outlet 數據插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
		13A twin socket outlet with USB & Type-C plug 13安培雙位連USB及Type-C 插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		13A twin socket outlet 13安培雙位插座		0	0	1	0	0	0	0	1	0	0	0	0	1	0	0
		Smoke detector 煙霧感應器		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Minature circuit breakers distribution board 總電掣箱		1	0	0	0	0	1	0	0	0	0	1	0	0	0	0
		Mix pad mini 智能面板		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		13A single socket outlet 13安培單位插座		2	2	0	2	2	2	2	0	2	2	2	2	0	2	2
		Lighting switch 燈掣		3	2	3	2	3	3	2	3	2	3	3	2	3	2	3
		Lighting point 燈位		6	4	5	4	5	6	4	5	4	5	6	4	5	4	5
		Water heater switch 熱水爐開關掣	For Bathroom 供浴室	1	0	1	0	1	1	0	1	0	1	1	0	1	0	1
		Exhaust duct fan switch 抽氣風扇開關掣	For Bathroom 供浴室	1	0	1	0	1	1	0	1	0	1	1	0	1	0	1
		Thermo ventilator switch 浴室寶開關掣	For Bathroom 供浴室	1	0	1	0	1	1	0	1	0	1	1	0	1	0	1
		13A switched fuse spur unit 13安培有掣菲士蘇	For air-conditiong indoor unit 供冷氣室內機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1



SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表

Location 位置	Description 描述	3/F 三樓					5/F - 12/F, 15/F - 23/F and 25/F - 28/F 五樓至十二樓、十五樓至二十三樓及二十五樓至二十八樓					29/F 二十九樓				
		Flat A 單位 A	Flat B 單位 B	Flat C 單位 C	Flat D 單位 D	Flat E 單位 E	Flat A 單位 A	Flat B 單位 B	Flat C 單位 C	Flat D 單位 D	Flat E 單位 E	Flat A 單位 A	Flat B 單位 B	Flat C 單位 C	Flat D 單位 D	Flat E 單位 E
d. Bedroom (if any) 睡房 (如有)	TV / FM outlet 電視 / 電台天線插座	0	1	0	1	0	0	1	0	1	0	0	1	0	1	0
	Telephone outlet 電話插座	0	2	0	2	0	0	2	0	2	0	0	2	0	2	0
	Data outlet 數據插座	0	1	0	1	0	0	1	0	1	0	0	1	0	1	0
	13A twin socket outlet 13安培雙位插座	0	1	0	1	0	0	1	0	1	0	0	1	0	1	0
	13A single socket outlet 13安培單位插座	0	2	0	2	0	0	2	0	2	0	0	2	0	2	0
	Lighting switch 燈掣	0	2	0	2	0	0	2	0	2	0	0	2	0	2	0
	Lighting point 燈位	0	1	0	1	0	0	1	0	1	0	0	1	0	1	0
	13A switched fuse spur unit 13安培有掣菲士蘇	0	1	0	1	0	0	1	0	1	0	0	1	0	1	0
	Exhaust duct fan switch 抽氣風扇開關掣	0	1	0	1	0	0	1	0	1	0	0	1	0	1	0
	Water heater switch 熱水爐開關掣	0	1	0	1	0	0	1	0	1	0	0	1	0	1	0
	Thermo ventilator switch 浴室寶開關掣	0	1	0	1	0	0	1	0	1	0	0	1	0	1	0
e. Bathroom 浴室	13A single socket outlet 13安培單位插座	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
	13A fuse spur unit 13安培菲士蘇	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection unit 連接掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	32A Triple Pole and Neutral switch 32安培三相電路斷路開關	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1



SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表

Location 位置		Description 描述		3/F 三樓					5/F - 12/F, 15/F - 23/F and 25/F - 28/F 五樓至十二樓、十五樓至二十三樓及二十五樓至二十八樓					29/F 二十九樓				
				Flat A 單位 A	Flat B 單位 B	Flat C 單位 C	Flat D 單位 D	Flat E 單位 E	Flat A 單位 A	Flat B 單位 B	Flat C 單位 C	Flat D 單位 D	Flat E 單位 E	Flat A 單位 A	Flat B 單位 B	Flat C 單位 C	Flat D 單位 D	Flat E 單位 E
f.	Balcony (if any) 露台 (如有)	Lighting point 燈位		0	0	0	0	0	1	1	1	1	1	1	1	1	1	1
g.	Common A/C Platform 公用冷氣機平台	Weatherproof type 20A double pole isolator switch 20安培防水雙極電路斷路開關	For air-conditioning outdoor unit 供冷氣室外機	0	0	0	0	0	1*	2*	1*	2*	1*	1*	2*	1*	2*	1*
h.	Flat Roof (for 3/F only) 平台 (只限三樓)	Weatherproof type 13A socket outlet 13安培防水單位插座		1	1	1	1	1	0	0	0	0	0	0	0	0	0	0
		Lighting point 燈位		8	7	2	10	9	0	0	0	0	0	0	0	0	0	0
		Weatherproof type 20A double pole isolator switch 20安培防水雙極電路斷路開關	For air-conditioning outdoor unit 供冷氣室外機	1	2	1#	2	1	0	0	0	0	0	0	0	0	0	0
i.	Roof (for 29/F only) 天台 (只限二十九樓)	Weatherproof type 13A socket outlet 13安培防水單位插座		0	0	0	0	0	0	0	0	0	0	1	1	1	1	1
		Weatherproof lighting switch 防水燈掣		0	0	0	0	0	0	0	0	0	0	1	1	1	1	1
		Lighting point 燈位		0	0	0	0	0	0	0	0	0	0	4	4	2	4	4

* Located in a A/C platform which is a common part of the Development.
設於屬發展項目公用部分之冷氣機平台內。

Located at external wall which is a common part of the Development.
設於屬發展項目公用部分之外牆上。



APPLIANCES SCHEDULE 設備說明表

Open Kitchen Appliances 開放式廚房設備

Kitchen Appliances 廚房設備	Brand 品牌	Model No. 型號
Telescopic Hood 拉趟式抽油煙機	Siemens 西門子	LI67SA531B
Domino Flexinduction Hob 嵌入式電磁爐	Siemens 西門子	EX375FXB1E
Built-In Microwave Oven with Grill 嵌入式微波燒烤爐	Siemens 西門子	BE634LGS1B
Built-In Refrigerator 嵌入式雪櫃	Siemens 西門子	KU15LADF0K
Fully integrated Washer Dryer 嵌入式洗衣乾衣機	Siemens 西門子	WK14D321HK

Bathroom Appliances 浴室設備

Location 位置	Bathroom Appliances 浴室設備	Brand 品牌	Model No. 型號
Flats A, B, C, D & E Bathroom A、B、C、D及E單位浴室	Exhaust Duct Fan 抽氣風扇	Panasonic 樂聲牌	FV-18NS3H
	Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BE3H

Split Type Air Conditioner 分體式冷氣機

Location 位置	Brand 品牌	Model No. 型號
Flats B & D Bedroom B及D單位睡房	Daikin 大金	RHM25RAV1N (Outdoor Unit 室外機)
		FTHM25RAV1N (Indoor Unit 室內機)
Flats A, B, C, D & E Living Room / Dining Room A、B、C、D及E單位客廳 / 飯廳	Daikin 大金	FTHM50RAV1N (Indoor Unit 室內機)
		RHM50RAV1N (Outdoor Unit 室外機)

Instantaneous Electric Water Heater 即熱式電熱水爐

Location 位置	Brand 品牌	Model No. 型號
Flats A, B, C, D & E Bathroom A、B、C、D及E單位浴室	Stiebel Eltron 斯寶亞創	DHB-E 18/21/24 LCD
Flats A & E Open Kitchen A及E單位開放式廚房	Stiebel Eltron 斯寶亞創	DHM 6

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。

24 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。

25 GOVERNMENT RENT 地稅

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

賣方有法律責任繳付住宅物業的地稅直至住宅物業買賣完成日(包括該日)為止。

26 MISCELLANEOUS PAYMENTS BY PURCHASER 買方的雜項付款

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

Note:

On that delivery, the purchaser is liable to pay a debris removal fee to the manager (not the owner) of the Development under the deed of mutual covenant, and where the owner has paid that debris removal fee, the purchaser shall reimburse the owner for the same.

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。
2. 在交付時，買方不須向擁有人支付清理廢料的費用。

附註：

在交付時，買方須根據公契向發展項目的管理人（而非擁有人）支付清理廢物的費用。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。

27 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 the residential property, or the fittings, finishes or appliances incorporated into the residential property as set out in the agreement for sale and purchase, caused otherwise than by the act or neglect of the purchaser.

凡住宅物業或於買賣合約列出裝設於住宅物業內的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在指明住宅物業之買賣成交日期後的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。

28 MAINTENANCE OF SLOPES 斜坡維修

Not Applicable

不適用

29 MODIFICATION 修訂

No application to the Government for a modification of the Land Grant for the Development is underway.

本發展項目現時並沒有向政府提出申請修訂批地文件。



1. Davit Arm Racks

There are davit arm racks at the roofs forming part of Flats A, B, C, D and E on 29th Floor of the Development. However, these davit arm racks do not form part of the residential properties, but part of the common parts. The Manager has a right under the DMC to enter any residential property to cleanse, maintain, repair, replace or improve any davit arm rack, to assemble, set up, move, relocate or dismantle any davit arm system(s) or suspended working platform in any flat roof or roof forming part of a residential property, and to install, connect or erect davit arm system(s) or suspended working platform to any davit arm rack and operate the same in and from any flat roof or roof forming part of a residential property and in or through the airspace over any balcony, flat roof or roof forming part of a residential property. The existence of the davit arm rack, the maintenance and repair thereof and the operation of the davit arm system may affect the enjoyment of the owner concerned of the residential properties.

2. Placement of outdoor air-conditioning units

All air-conditioning outdoor units (served for its own residential unit) are placed on the air-conditioner platform and/or flat roof and/or external wall of the Development. The placement of these outdoor air-conditioning units may affect the enjoyment of these residential units in terms of heat and noise or other aspects. For the locations of these air-conditioning outdoor units, please refer to the "Floor Plans of Residential Properties in the Development".

3. No gas supply

The Development will not be installed gas pipes for the supply of town gas to residential properties. Flame cooking is not allowed in residential properties of the Development.

4. Exhaust louvers

There may be exhaust louvers connecting from the shops on G/F and 1/F for exhaust from air-conditioning system and business operations (including restaurant (if any)). The alignment and position of the exhaust louvers may be changed from time to time and are subject to compliance with the relevant statutory requirements and the directions from the relevant governmental authorities. Prospective purchasers should note the possible effect (if any) of such exhaust louvers on individual residential properties.

5. Lighting at the external wall of the Development

There may be decorative lighting and illuminated signs at the external wall of the shops on G/F and 1/F and at the signboards of the Development. Prospective purchasers should note the possible impact (if any) of the said features on the individual residential properties.

6. Proposed or intended installation of demountable metal railings and gates on the roof of the Development

The Vendor proposes and intends to install demountable metal railings and gates on the roof of the Development (subject to any changes or amendments and if applicable, the approvals of the relevant government authorities) at the boundaries (excluding those enclosed by walls) of the roofs forming part of Flats A, B, C, D and E on 29th Floor of the Development. The above is subject to the terms and conditions of the relevant sale and purchase agreements.

7. Fire Safety Management Plan

According to the DMC:

(a) The owner of any Unit:

- (i) shall not remove, tamper or alter any fire service installations (Note: Please refer to the Fire Safety Management Plan on what constitutes the fire service installations).
- (ii) shall allow the fire service installations to be subject to annual check and maintenance conducted by the Manager's registered fire service installation contractor, to allow access to his Flat to the Manager and the Manager's registered fire service installation contractor for the purpose of carrying out such check and maintenance.
- (iii) shall observe and comply with the Fire Safety Management Plan.

(b) The Manager:

- (i) shall assist the Owners of the Flats to carry out, and shall arrange and coordinate the annual maintenance and check referred to in paragraph 11(b) of Schedule 5 of the DMC and submit the maintenance certificate to the Fire Services Department;
- (ii) shall observe and comply with the Fire Safety Management Plan and shall take such actions as the Manager may reasonably decide to prevent Owners from carrying out any illegal alteration of the fire service installations;
- (iii) shall display permanent notices at the Common Parts (such as in lift lobbies and on public notice boards) to remind Owners and occupants not to remove or tamper any fire service installations;
- (iv) shall arrange annual check and maintenance against the fire service installations forming part of the Common Parts to be conducted by the Manager's registered fire service installation contractor;
- (v) shall arrange staff training (at a frequency to be reasonably determined by the Manager) for the management staff of the Development in relation to fire safety management including the course of actions to be carried out by them in case of fire;
- (vi) shall arrange for a fire drill of the Development to be carried out twice annually; and
- (vii) have the powers to do anything which it considers necessary or expedient for performing any of its duties set out in (i) to (vi) above.

The above is subject to the provisions of the DMC.

Copies of the DMC and the Fire Safety Management Plan are available for inspection free of charge at the sales office.

8. Development logo at the external wall of the Development

The Development logo may be constructed on and displayed at various position of the external wall of the 3rd Floor or below of the Development. Prospective purchasers should note the possible impact (if any) of the said feature on the individual residential properties.

9. Offence Trade Licence

By a letter dated 29 December 2021, the Government has approved a licence for the carrying out of the trade or business of oilman (excluding petrol filling station), sugar-baker, butcher, victualler and tavern-keeper in or upon the Land subject to the basic terms mentioned therein. The matter is now under process by the Government.



1. 吊臂架

發展項目 29 樓 A、B、C、D 及 E 單位的天台上有吊臂架。然而，該等吊臂架並非該等住宅物業的一部分，而屬公用部分的一部分。管理人根據公契有權進入任何住宅物業以清潔、保養、維修、更換或改善任何吊臂架，有權於任何住宅物業的平台或天台內組裝、設置、移動、重置或拆除任何吊臂系統或懸吊式工作台，亦有權於任何住宅物業將吊臂系統或懸吊式工作台安裝、連接或豎立到吊臂架上並於或自任何住宅物業的平台或天台運作吊臂系統及使其進入或穿過任何住宅物業的露台、平台或天台上空。吊臂架的存在及吊臂系統的運作可能影響住宅物業業主對其單位的享用。

2. 室外冷氣機之放置

所有室外冷氣機（為該住宅單位而設）放置在冷氣機平台及/或平台上及/或大廈外牆。該等被放置於冷氣機平台上的室外冷氣機可能對有關的住宅單位的享用，諸如熱氣及噪音或其他方面造成影響。有關冷氣機室外機的位置，請參閱「發展項目的住宅物業的樓面平面圖」。

3. 沒有氣體燃料供應

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明火煮食。

4. 排氣口

位於地下及一樓的商舖會安裝排氣口以給空調系統及經營之業務（包括餐廳（如有））作出排氣。排氣口的排列及位置或會不時更改，並須符合相關法例要求及有關政府部門的指引。準買家請注意上述排氣口對個別住宅物業可能造成的影響（如有）。

5. 發展項目的外牆設有外牆裝飾燈

發展項目地下及一樓的商舖的外牆及招牌可能設有裝飾照明及發光的招牌。準買家請注意上述特色裝置對個別住宅物業造成之影響（如有）。

6. 建議或擬在發展項目天台上安裝可裝卸的金屬欄柵及金屬閘門

賣方建議或擬在發展項目天台上，位於發展項目 29 樓 A、B、C、D 及 E 單位的天台邊界（除被牆身包圍的部份以外）的位置安裝可裝卸的金屬欄柵及及金屬閘門（受制於任何改動或變動及如適用，有關政府部門的批准）。上述一切皆以有關的買賣合約條款為準。

7. 消防安全管理計劃

根據公契：

(a) 任何單位業主：

- (i) 不得移除、竄改或變更任何消防服務裝置（註：就何謂消防服務裝置，請參閱消防安全管理計劃）。
- (ii) 須容許消防服務裝置接受由管理人的註冊消防服務裝置承辦商進行的每年檢查及保養，及容許管理人及管理人的註冊消防服務裝置承辦商進入其住宅單位以進行該等檢查及保養。
- (iii) 須遵守和遵從消防安全管理計劃。

(b) 管理人：

- (i) 須協助住宅單位業主進行公契第五附件第 11(b) 條提及的每年保養及檢查，及須安排及協調該等保養及檢查，並向消防署遞交保養證書；
- (ii) 須遵守和遵從消防安全管理計劃，並須採取其可合理地決定的行動以防止業主對消防服務裝置進行任何非法改動；
- (iii) 須於公用部分（例如升降機大堂內及公眾告示板上）展示固定的通告，提醒業主及佔用人不得移除或竄改任何消防服務裝置；
- (iv) 須為屬公用部分一部分的消防服務裝置安排由管理人的消防服務裝置承辦商進行的每年檢查及保養；
- (v) 須為發展項目的管理員工安排有關消防安全管理的員工訓練（頻密程度為管理人合理地決定），包括如遇火警時他們須採取的行動；
- (vi) 須為發展項目安排每年進行兩次的消防演習；及
- (vii) 有權為履行上述 (i) 至 (vi) 列出的責任作出任何其認為有需要或適宜的行動。

上文以公契條款為準。

公契及消防安全管理計劃副本可於售樓處免費參閱。

8. 發展項目的外牆設有發展項目的標誌

發展項目三樓及以下的外牆不同位置之上可能建造及展示發展項目的標誌。準買家請注意上述特色裝置對個別住宅物業造成之影響（如有）。

9. 厭惡性行業牌照

根據 2021 年 12 月 29 日之信函，政府已批准於有關土地內或之上進行油料（不包括油站）、製糖、售肉、食物供應及旅館行業或業務之牌照，唯受制於該信函內所述之基本條件。該事宜現正經政府處理中。

31 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

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.

		Area (m ²) 面積 (平方米)
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		
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）	N/A 不適用
2	Plant rooms and similar services 機房及相類設施	
2.1(*)	Mandatory feature or essential plant room, areas 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	71.908
2.2(*)	Mandatory feature or essential plant room, areas of which is NOT limited by any PNAP or regulation such as room occupied solely by fire service installation (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受相關《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	410.490
2.3(*)	Non-mandatory/non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc. 非強制性 / 非必要機房，例如空調機房、風櫃房等	N/A 不適用
Disregarded GFA under Building (Planning) Regulations 23A(3) 根據《建築物（規劃）規例》第23A(3)條不計算的總樓面面積		
3	Area for picking up and setting down persons departing from or arriving at the hotel by vehicle 供人離開或到達旅館時上落汽車的地方	N/A 不適用
4	Supporting facilities for a hotel 旅館的輔助性設施	N/A 不適用

獲寬免總樓面面積的設施分項

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

		Area (m ²) 面積 (平方米)
Green Features under Joint Practice Notes 1 and 2 根據《聯合作業備考》第1號及第2號提供的環保設施		
5	Balcony for residential buildings 住宅樓宇露台	110.000
6	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	N/A 不適用
7	Communal sky garden 公用空中花園	N/A 不適用
8	Communal podium garden for non-residential buildings 非住宅樓宇的公用平台花園	N/A 不適用
9	Acoustic fin 隔聲鰭	N/A 不適用
10	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	N/A 不適用
11	Non-structural prefabricated external wall 非結構性預製外牆	N/A 不適用
12	Utility platform 工作平台	N/A 不適用
13	Noise barrier 隔音屏障	N/A 不適用
Amenity Features 適意設施		
14	Caretakers' quarters, 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管理員宿舍、櫃檯、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	3.288
15	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	90.054

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申請建築物總樓面面積寬免的資料

		Area (m ²) 面積 (平方米)
Amenity Features 適意設施		
16	Covered landscaped and play area 有上蓋的園景區及遊樂場	52.706
17	Horizontal screen/covered walkway, trellis 橫向屏障 / 有蓋人行道、花棚	N/A 不適用
18	Larger lift shaft 擴大升降機井道	106.498
19	Chimney shaft 煙囪管道	N/A 不適用
20	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、衛星電視共用天線房	N/A 不適用
21(*)	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	51.636
22	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	N/A 不適用
23	Plant room, pipe duct, air duct for environmental friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	N/A 不適用
24	High headroom and void in front of cinema, shopping arcade etc. in non-domestic development 非住宅用發展項目中電影院、商場等的較高的淨高及前方中空	N/A 不適用
25	Void over main common entrance (Prestige entrance) in non-domestic development 非住宅用發展項目的公用主要入口（尊貴入口）上方的中空	N/A 不適用
26	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	N/A 不適用
27	Sunshade and Reflector 遮陽及反光物	N/A 不適用
28	Minor projection such as air-conditioning box, window sill, projecting window 小型伸出物，如空調機箱，窗台板，伸出窗戶	N/A 不適用
29	Other projections such as air-conditioning box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19 其他伸出物，如空調機箱或空調機平台不被認可人士、註冊結構工程師及註冊岩土工程師作業備考 APP-19 段落 3(b) 及 3(c) 涵括在內	N/A 不適用

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.

		Area (m ²) 面積 (平方米)
Other Exempted Items 其他項目		
30	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	N/A 不適用
31(*)	Covered area under large projecting / overhanging feature 大型伸出物 / 外懸物的覆蓋面積	N/A 不適用
32	Public transport terminus (PTT) 公共交通總站	N/A 不適用
33	Party structure and common staircase 共用構築物及樓梯	N/A 不適用
34(*)	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	N/A 不適用
35	Public passage 公眾通道	N/A 不適用
36	Covered set back area 因樓宇後移導致的覆蓋面積	N/A 不適用
Bonus GFA 額外總樓面面積		
37	Bonus GFA 額外總樓面面積	N/A 不適用

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。

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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

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

Green Building Certification

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

Provisional
UNCLASSIFIED



Application no.: PAU0072/22

綠色建築認證

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

暫定評級
不予評級



申請編號: PAU0072/22

Estimated Energy Performance or Consumption for the Common Parts of the Development 發展項目的公用部份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部份	
Provision of Central Air Conditioning 提供中央空調	YES / NO 是 / 否
Provision of Energy Efficient Features 提供具能源效益的設施	YES / NO 是 / 否
Energy Efficient Features proposed: 擬安裝的具能源效益的設施	1. High Performance AC Units 高性能冷氣機 2. Energy Efficient Lighting Fixture 節能燈具

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 ^(附註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 ^(附註2) 每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
			Electricity kWh/ m ² /annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/ m ² /annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh/ m ² /annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/ m ² /annum 煤氣/石油氣 用量單位/平方米/年
Domestic Development 住用發展項目	Central building services installation ^(Note 3) 中央屋宇裝備裝置 ^(附註3)	807.3	111.86	Not Applicable 不適用	111.86	Not Applicable 不適用
Non-domestic Development ^(Note 4) 非住用發展項目 ^(附註4)	Podium(s) (central building services) installation 平台 (中央屋宇裝備裝置)	562.34	487.38	Not Applicable 不適用	487.378	Not Applicable 不適用

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

Part III: The following installation(s) are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD) 第III部分：以下裝置乃按機電工程署公布的相關實務守則設計：			
Type of Installations 裝置類型	YES 是	NO 否	Not Applicable 不適用
Lighting Installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Lift & Escalator Installations 升降機及自動梯的裝置	✓		
Performance-based Approach 以總能源為本的方法			✓

Notes:

- The predicted annual energy use per m² per annum, in terms of electricity consumption (kWh) and town gas/ LPG consumption (unit) of the development by the internal floor area served , where:-
 - "total annual energy use" has the same meaning of "annual energy use" under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version); and
 - "internal floor area", in relation to 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.
- "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).
- 'Central Building Services Installation' has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.
- Podium(s) normally means the lowest part of the development (usually the lowest 15m of the development and its basement, if any) carrying different use(s) from that of the tower(s) above. For development without clear demarcation between podium(s) and tower(s) , the development , as a whole , should be considered as tower(s).

附註:

- 預計每年每平方米能源消耗量〔以耗電量（千瓦小時）及煤氣/石油氣消耗量用量單位〕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：
 - “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
 - 樓宇、空間或單位的“內部樓面面積”，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
- “基線樓宇”與新建樓宇BEAM Plus標準（現行版本）第4節及附錄8中的“基準建築物模型（零分標準）”具有相同涵義。
- “中央屋宇裝備裝置”與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。
- 平台一般指發展項目的最低部分（通常為發展項目最低15米部分及其地庫（如適用）），並與其上的塔樓具有不同用途。對於並無明確劃分平台與塔樓的發展項目，應視整個發展項目為塔樓。

32 WEBSITE ADDRESS DESIGNATED BY THE VENDOR FOR THE DEVELOPMENT

賣方就發展項目指定的互聯網網址

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

www.thevim.com.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.thevim.com.hk

33 POSSIBLE FUTURE CHANGES

日後可能出現的改變

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。

34 DATE OF PRINTING OF SALES BROCHURE

售樓說明書印製日期

Date of printing of this sales brochure: 14 June 2022

本售樓說明書印製日期：2022年6月14日

