# ATR

雨後

AFTER THE RAIN

售樓說明書

SALES BROCHURE

Star_ATR_SalesBrochure_R17_230217.indd 1 2023-02-17 04:25:03 PM

Star_ATR_SalesBrochure_R17_230217.indd 2 2023-02-17 04:25:04 PM

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

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

**For all first-hand residential properties**

**1. Important information**

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

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

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

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

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

**4. Property area and its surroundings**

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

**5. Sales brochure**

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

---

[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.

Star_ATR_SalesBrochure_R17_230217.indd 1 2023-02-17 04:25:04 PM

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

- 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).

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

**11. Appointment of estate agent**

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

**12. Appointment of solicitor**

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

**For first-hand uncompleted residential properties**

**13. Pre-sale Consent**

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

**14. Show flats**

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

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

**15. Estimated material date and handing over date**

- Check the estimated material date[3] for the development in the sales brochure.
  - ➢ The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.
- Handing over date
  - ➢ The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document / a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
    - – For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
    - – For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
  - ➢ The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.

[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.

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

- 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
July 2021

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

您在購置一手住宅物業之前，應留意下列事項：

## 適用於所有一手住宅物業

### 1. 重要資訊

- 瀏覽一手住宅物業銷售資訊網（下稱「銷售資訊網」）（網址：www.srpe.gov.hk），參考「銷售資訊網」內有關一手住宅物業的市場資料。
- 閱覽賣方就該發展項目所指定的互聯網網站內的有關資訊，包括售樓說明書、價單、載有銷售安排的文件，及成交紀錄冊。
- 發展項目的售樓說明書，會在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和內部尺寸[2]。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

### 5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 如屬未落成發展項目，賣方在認為有需要時可改動建築圖則（如有的話），因此應留意由賣方提供的任何經修改的售樓說明書，以了解有關未落成發展項目的最新資料。

---

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

2 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項—

(i) 每個住宅物業的外部尺寸；

(ii) 每個住宅物業的內部尺寸；

(iii) 每個住宅物業的內部間隔的厚度；

(iv) 每個住宅物業內個別分隔室的外部尺寸。

根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。

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

- 閱覽售樓說明書，並須特別留意以下資訊：

  - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；

  - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；

  - 室內和外部的裝置、裝修物料和設備；

  - 管理費按甚麼基準分擔；

  - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及

  - 小業主是否須要負責維修斜坡。

**6. 政府批地文件和公契**

- 閱覽政府批地文件和公契（或公契擬稿）。公契內載有天台和外牆業權等相關資料。賣方會在售樓處提供政府批地文件和公契（或公契擬稿）的複本，供準買家免費閱覽。

- 留意政府批地文件內所訂明小業主是否須要負責支付地稅。

- 留意公契內訂明有關物業內可否飼養動物。

**7. 售樓處內有關可供揀選住宅物業的資料**

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

- 切勿隨便相信有關發展項目銷情的傳言，倉卒簽立臨時買賣合約。

**8. 成交紀錄冊**

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

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

**9. 買賣合約**

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。

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

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

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

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

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

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

- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

**10. 表達購樓意向**

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

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

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

**11. 委託地產代理**

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

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

- 委託地產代理以物色物業前，您應該—

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

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

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

**12. 委聘律師**

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

- 比較不同律師的收費。

**適用於一手未落成住宅物業**

**13. 預售樓花同意書**

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

**14. 示範單位**

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

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

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

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

**適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業**

**15. 預計關鍵日期及收樓日期**

- 查閱售樓說明書中有關發展項目的預計關鍵日期[3]。

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

- 收樓日期

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

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

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

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

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

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

- 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<br>電話：2929 2222<br>電郵：cc@consumer.org.hk<br>傳真：2856 3611 |
| **地產代理監管局** |
| 網址：www.eaa.org.hk<br>電話：2111 2777<br>電郵：enquiry@eaa.org.hk<br>傳真：2598 9596 |
| **香港地產建設商會** |
| 電話：2826 0111<br>傳真：2845 2521 |

一手住宅物業銷售監管局
2021年7月

# 01 INFORMATION ON THE DEVELOPMENT
# 發展項目的資料

**NAME OF THE DEVELOPMENT:**
After The Rain

**發展項目的名稱:**
雨後

**NAME OF THE STREET AT WHICH THE DEVELOPMENT IS SITUATED AND THE STREET NUMBER ALLOCATED BY THE COMMISSIONER OF RATING AND VALUATION FOR THE PURPOSE OF DISTINGUISHING THE DEVELOPMENT:**
21 Wang Yip Street West (Note: This provisional street number is subject to confirmation when the Development is completed.)

**發展項目所位於的街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數:**
宏業西街21號(備註: 此臨時門牌號數有待發展項目建成時確認)

The Development consists of one mulit-unit building

發展項目包含一幢多單位建築物

**TOTAL NUMBER OF STOREYS:**
23 storeys (excluding Basement, Roof, Upper Roof and Top Roof)

**樓層總數:**
23層(不包括地庫、天台、上層天台及頂層天台)

**FLOOR NUMBERING:**
Basement, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-26/F, Roof, Upper Roof and Top Roof

**樓層號數:**
地庫、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至26樓、天台、上層天台及頂層天台

**OMITTED FLOOR NUMBERS:**
4/F, 13/F, 14/F and 24/F

**被略去的樓層號數:**
4樓, 13樓, 14樓及24樓

**REFUGE FLOOR:**
Not Applicable

**庇護層:**
不適用

This development is an uncompleted development

1. Estimated material date for the Development as provided by the Authorized Person for the Development: 31 December 2023

2. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.

3. Under the land grant, the consent of the Director of Lands is required to be given for the sale and purchase. For the purpose of the agreement for sale and purchase, without limiting any other means by which the completion of the Development may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Development has been completed or is deemed to be completed (as the case may be).

本發展項目屬未落成發展項目

1. 由該發展項目的認可人士提供的本發展項目的預計關鍵日期為 2023年12月31日

2. 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。

3. 根據批地文件，進行該項買賣，需獲地政總署署長同意。為買賣合約的目的，在不局限任何其他可用以證明發展項目落成的方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為發展項目已落成或當作已落成（視屬何情況而定）的確證。



Star_ATR_SalesBrochure_R17_230217.indd 9 2023-02-17 04:25:05 PM

# 02 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:**
Sincere Gold Properties Limited

**賣方:**
達誠置業有限公司

**HOLDING COMPANY OF THE VENDOR:**
Canton Glory Limited
Ocean Bay International Limited
Star Properties Group (BVI) Limited
Star Group Company Limited

**賣方的控權公司:**
Canton Glory Limited
海灣國際有限公司
Star Properties Group (BVI) Limited
星星集團有限公司

**AUTHORIZED PERSON FOR THE DEVELOPMENT, AND THE FIRM OR CORPORATION OF WHICH AN AUTHORIZED PERSON FOR THE DEVELOPMENT IS A PROPRIETOR, DIRECTOR OR EMPLOYEE IN HIS OR HER PROFESSIONAL CAPACITY:**
Yu Lin Keung Maurice of GYU Limited (Yu Lin Keung Maurice is a director of GYU Limited)

**發展項目的認可人士及該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:**
余鍊強建築工程設計師樓有限公司之余鍊強 (余鍊強為余鍊強建築工程設計師樓有限公司之董事)

**BUILDING CONTRACTOR FOR THE DEVELOPMENT:**
Allied Success Construction Limited

**發展項目的承建商:**
聯城建築有限公司

**FIRM OF SOLICITORS ACTING FOR THE OWNER IN RELATION TO THE SALE OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT:**
LO & LO SOLICITORS & NOTARIES PUBLIC

**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:**
羅文錦律師樓

**AUTHORIZED INSTITUTION THAT HAS MADE A LOAN, OR HAS UNDERTAKEN TO PROVIDE FINANCE, FOR THE CONSTRUCTION OF THE DEVELOPMENT:**
Hang Seng Bank Limited
China Construction Bank (Asia) Corporation Limited
Chiyu Banking Corporation Limited
Fubon Bank (Hong Kong) Limited

**已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構的名稱:**
恒生銀行有限公司
中國建設銀行 (亞洲) 股份有限公司
集友銀行有限公司
富邦銀行 (香港) 有限公司

**OTHER PERSON WHO HAS MADE A LOAN FOR THE CONSTRUCTION OF THE DEVELOPMENT:**
Not applicable

**已為發展項目的建造提供貸款的任何其他人的名稱:**
不適用



Star_ATR_SalesBrochure_R17_230217.indd 10 2023-02-17 04:25:05 PM

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

| | | |
|---|---|---|
| (a) | The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an Authorized Person for the Development; | Not applicable |
| (b) | The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an Authorized Person; | Not applicable |
| (c) | The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an Authorized Person; | No |
| (d) | The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an Authorized Person; | Not applicable |
| (e) | The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an Authorized Person; | Not applicable |
| (f) | The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an Authorized Person; | No |
| (g) | The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development; | Not applicable |
| (h) | The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development; | Not applicable |
| (i) | The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors; | No |
| (j) | The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and an Authorized Person for the Development, or an associate of such an Authorized Person, holds at least 10% of the issued shares in that Vendor, holding company or contractor; | No |
| (k) | The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and such an Authorized Person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor; | No |
| (l) | The Vendor or a building contractor for the Development is a corporation, and such an Authorized Person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor; | No |
| (m) | The Vendor or a building contractor for the Development is a partnership, and such an Authorized Person, or such an associate, is an employee of that Vendor or contractor; | Not applicable |
| (n) | The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that Vendor, holding company or contractor; | No |
| (o) | The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor; | No |
| (p) | The Vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor; | No |
| (q) | The Vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor; | Not applicable |
| (r) | The Vendor or a building contractor for the Development is a corporation, and the corporation of which an Authorized Person for the Development is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor; | No |
| (s) | The Vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor. | No |



Star_ATR_SalesBrochure_R17_230217.indd 11 2023-02-17 04:25:05 PM

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

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



Star_ATR_SalesBrochure_R17_230217.indd 12 2023-02-17 04:25:06 PM

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

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

The range of thickness of the non-structural prefabricated external walls of each building is 150mm.
每幢建築物的非結構的預製外牆的厚度範圍為150毫米。

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 thickness of the curtain walls of each building is 200mm.
每幢建築物的幕牆的厚度範圍為200毫米。

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

| Floor<br>樓層 | Flat<br>單位 | The total area of the non-structural prefabricated external walls of each residential property (sq.m.)<br>每個住宅物業的非結構的預製外牆的總面積(平方米) |
|---|---|---|
| 3/F<br>3樓 | A | - |
| | B | - |
| | C | - |
| | D | - |
| | E | - |
| | F | - |
| | G | - |
| | H | - |
| | J | 0.566 |
| | K | 0.566 |
| | L | 0.566 |
| | M | 0.566 |
| | N | 0.566 |
| | P | 0.566 |
| | Q | - |
| | R | - |
| | S | - |

| Floor<br>樓層 | Flat<br>單位 | The total area of the non-structural prefabricated external walls of each residential property (sq.m.)<br>每個住宅物業的非結構的預製外牆的總面積(平方米) |
|---|---|---|
| 5/F-12/F and 15/F-22/F<br>5樓-12樓及15樓-22樓 | A | 0.566 |
| | B | 0.566 |
| | C | 0.566 |
| | D | 0.566 |
| | E | 0.585 |
| | F | 0.566 |
| | G | 0.566 |
| | H | - |
| | J | 0.566 |
| | K | 0.566 |
| | L | 0.566 |
| | M | 0.566 |
| | N | 0.566 |
| | P | 0.566 |
| | Q | 0.566 |
| | R | 0.566 |
| | S | - |

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

註 :
不設4樓、13樓、14樓及24樓



Star_ATR_SalesBrochure_R17_230217.indd 13 2023-02-17 04:25:06 PM

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

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

| Floor 樓層 | Flat 單位 | The total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積(平方米) |
|---|---|---|
| 23/F 23樓 | A | 0.566 |
| | B | 0.566 |
| | C | 0.566 |
| | D | 0.566 |
| | E | 0.600 |
| | G | 0.584 |
| | H | - |
| | J | 0.566 |
| | K | 0.566 |
| | L | 0.566 |
| | M | 0.566 |
| | N | 0.566 |
| | P | 0.566 |
| | Q | 0.566 |
| | R | 0.566 |
| | S | - |

| Floor 樓層 | Flat 單位 | The total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積(平方米) |
|---|---|---|
| 25/F 25樓 | A | 0.566 |
| | B | 0.566 |
| | C | 0.566 |
| | D | 0.566 |
| | E | 0.600 |
| | G | 0.607 |
| | H | - |
| | J | 0.566 |
| | K | 0.566 |
| | L | 0.566 |
| | M | 0.566 |
| | N | 0.566 |
| | P | 0.566 |
| | Q | 0.566 |
| | R | 0.566 |
| | S | - |

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

註 :
不設4樓、13樓、14樓及24樓



Star_ATR_SalesBrochure_R17_230217.indd 14 2023-02-17 04:25:06 PM

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

| Floor<br>樓層 | Flat<br>單位 | The total area of the non-structural prefabricated external walls of each residential property (sq.m.)<br>每個住宅物業的非結構的預製外牆的總面積(平方米) |
|---|---|---|
| 26/F<br>26樓 | A | 0.566 |
| | B | 0.566 |
| | C | 0.566 |
| | D | 0.710 |
| | H | - |
| | J | 0.566 |
| | K | 0.566 |
| | L | 0.566 |
| | M | 0.566 |
| | N | 0.566 |
| | P | 0.566 |
| | Q | 0.566 |
| | R | 0.566 |
| | S | - |

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

註 :
不設4樓、13樓、14樓及24樓



Star_ATR_SalesBrochure_R17_230217.indd 15 2023-02-17 04:25:06 PM

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

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

| Floor<br>樓層 | Flat<br>單位 | The total area of the curtain walls of each residential property (sq.m.)<br>每個住宅物業的幕牆的總面積 (平方米) |
|---|---|---|
| 3/F<br>3樓 | A | 1.001 |
| | B | 0.260 |
| | C | 0.230 |
| | D | 0.230 |
| | E | 1.679 |
| | F | 1.067 |
| | G | 0.655 |
| | H | 0.120 |
| | J | 1.328 |
| | K | 0.230 |
| | L | 0.230 |
| | M | 0.230 |
| | N | 0.230 |
| | P | 0.755 |
| | Q | 0.755 |
| | R | 0.680 |
| | S | 0.226 |

| Floor<br>樓層 | Flat<br>單位 | The total area of the curtain walls of each residential property (sq.m.)<br>每個住宅物業的幕牆的總面積 (平方米) |
|---|---|---|
| 5/F-12/F and 15/F-22/F<br>5樓-12樓及15樓-22樓 | A | 1.141 |
| | B | 0.260 |
| | C | 0.230 |
| | D | 0.245 |
| | E | 1.679 |
| | F | 1.082 |
| | G | 0.655 |
| | H | 0.120 |
| | J | 1.328 |
| | K | 0.230 |
| | L | 0.230 |
| | M | 0.230 |
| | N | 0.230 |
| | P | 0.770 |
| | Q | 0.770 |
| | R | 0.695 |
| | S | 0.226 |

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

註 :
不設4樓、13樓、14樓及24樓



Star_ATR_SalesBrochure_R17_230217.indd 16 2023-02-17 04:25:06 PM

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

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

| Floor<br>樓層 | Flat<br>單位 | The total area of the curtain walls of each residential property (sq.m.)<br>每個住宅物業的幕牆的總面積 (平方米) |
|---|---|---|
| 23/F<br>23樓 | A | 1.141 |
| | B | 0.260 |
| | C | 0.230 |
| | D | 0.245 |
| | E | 1.616 |
| | G | 1.565 |
| | H | 0.241 |
| | J | 1.328 |
| | K | 0.230 |
| | L | 0.230 |
| | M | 0.230 |
| | N | 0.230 |
| | P | 0.770 |
| | Q | 0.770 |
| | R | 0.695 |
| | S | 0.226 |

| Floor<br>樓層 | Flat<br>單位 | The total area of the curtain walls of each residential property (sq.m.)<br>每個住宅物業的幕牆的總面積 (平方米) |
|---|---|---|
| 25/F<br>25樓 | A | 1.141 |
| | B | 0.260 |
| | C | 0.230 |
| | D | 0.245 |
| | E | 1.543 |
| | G | 1.605 |
| | H | 0.241 |
| | J | 1.328 |
| | K | 0.230 |
| | L | 0.230 |
| | M | 0.230 |
| | N | 0.230 |
| | P | 0.770 |
| | Q | 0.770 |
| | R | 0.695 |
| | S | 0.226 |

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

註 :
不設4樓、13樓、14樓及24樓



Star_ATR_SalesBrochure_R17_230217.indd 17 2023-02-17 04:25:06 PM

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

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

| Floor<br>樓層 | Flat<br>單位 | The total area of the curtain walls of each residential property (sq.m.)<br>每個住宅物業的幕牆的總面積 (平方米) |
|---|---|---|
| 26/F<br>26樓 | A | 1.141 |
| | B | 0.260 |
| | C | 0.230 |
| | D | 1.625 |
| | H | 1.911 |
| | J | 1.328 |
| | K | 0.230 |
| | L | 0.230 |
| | M | 0.230 |
| | N | 0.230 |
| | P | 0.770 |
| | Q | 0.770 |
| | R | 0.695 |
| | S | 0.226 |

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

註 :
不設4樓、13樓、14樓及24樓



Star_ATR_SalesBrochure_R17_230217.indd 18 2023-02-17 04:25:06 PM

# 05 INFORMATION ON PROPERTY MANAGEMENT
# 物業管理的資料

**THE MANAGER TO BE APPOINTED UNDER THE LATEST DRAFT DEED OF MUTUAL COVENANT:**

Star Property Management (H.K.) Limited

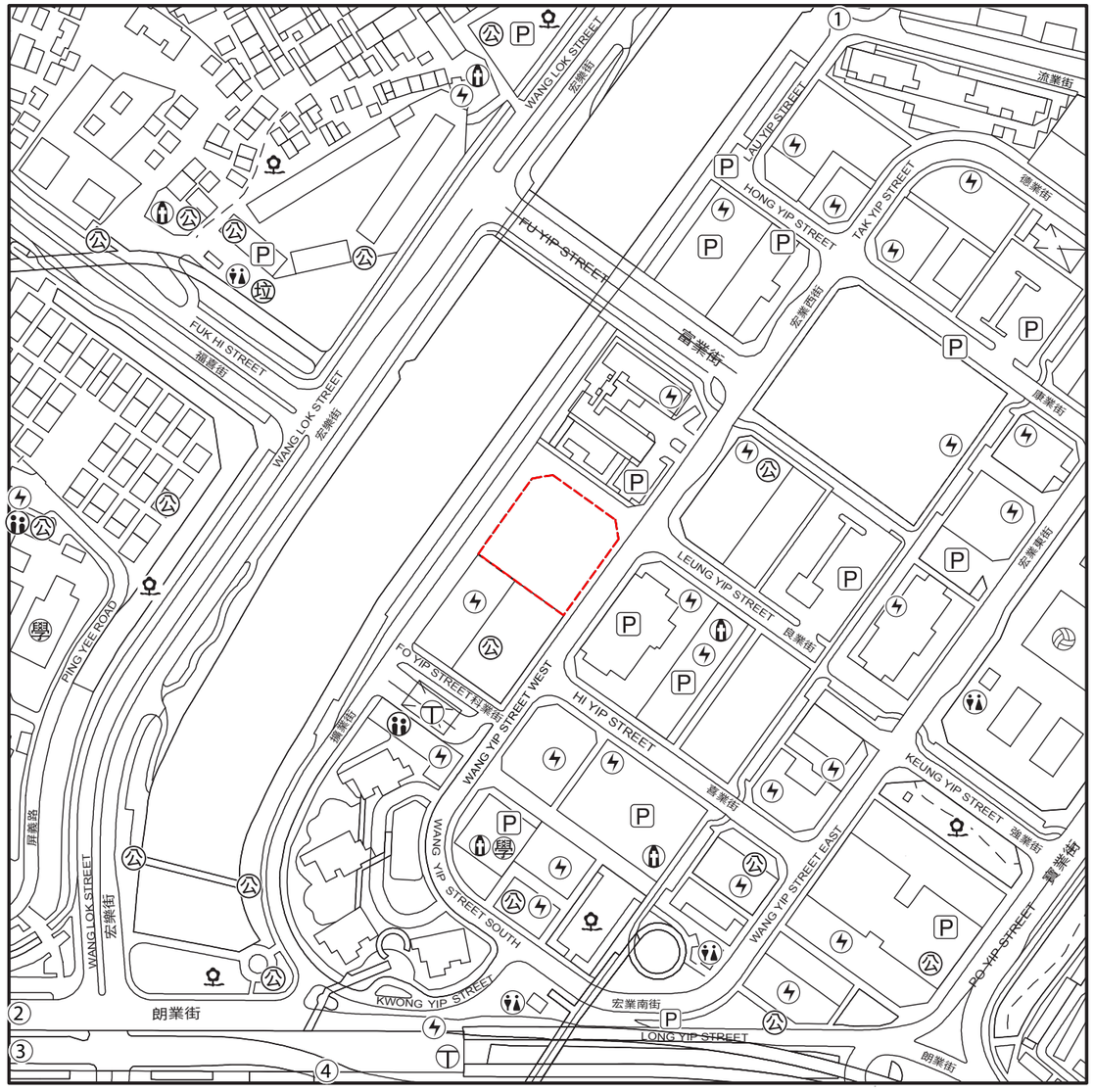
**根據有關公契的最新擬稿獲委任的管理人：**

星星物業管理有限公司



Star_ATR_SalesBrochure_R17_230217.indd 19 2023-02-17 04:25:06 PM

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




N

Location of the Development
發展項目的位置

SCALE 比例 0 250M/米

This location plan is made with reference to Survey Sheet No. T6-NW-B with adjustments where necessary.
此所在位置圖參考測繪圖編號 T6-NW-B，經修正處理。

The map is provided by the Hong Kong GeoData Store and intellectual property rights are owned by the Government of the HKSAR.
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。

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:

1. Shan Pui Ho East Road 山貝河東路
2. Wang Tat Road 宏達路
3. Ma Wang Road 媽橫路
4. Yuen Long On Lok Road 元朗安樂路

## NOTATION 圖例

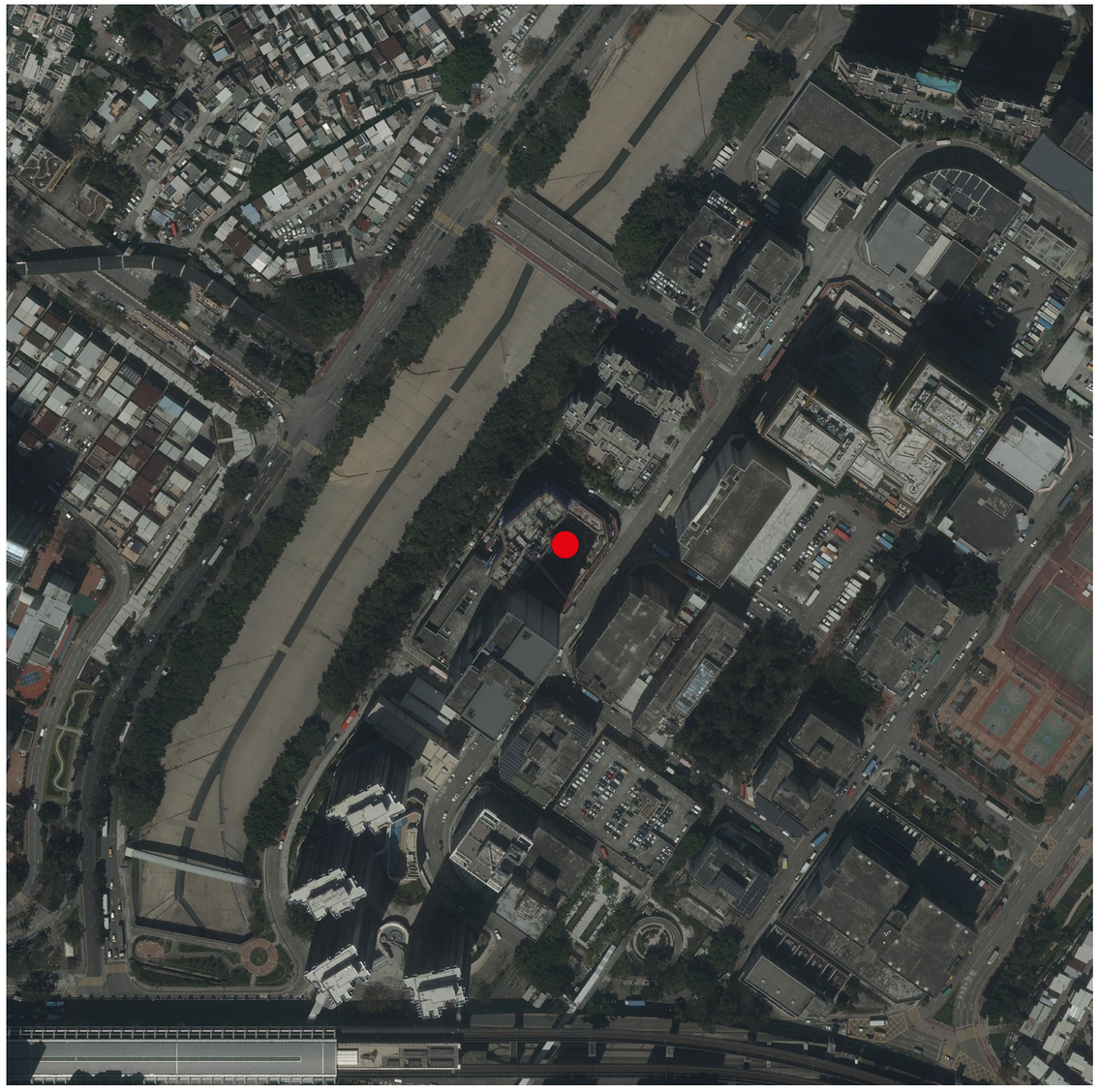
- Power Plant (including Electricity Sub-Stations) 發電廠(包括電力分站)
- Public Carpark (including Lorry Park) 公眾停車場(包括貨車停泊處)
- Public Convenience 公廁
- Public Transport Terminal (including Rail Station) 公共交通總站(包括鐵路車站)
- Public Utility Installation 公用事業設施裝置
- Religious Institution (including Church, Temple and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

Note:
Due to technical reasons, this location plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
備註:
因技術原因，此位置圖所顯示的範圍多於《一手住宅物業銷售條例》的規定。



Star_ATR_SalesBrochure_R17_230217.indd 20 2023-02-17 04:25:07 PM

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



Survey and Mapping Office, Lands Department, The Government of HKSAR© Copyright reserved - reproduction by permission only.
香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。

Aerial Photograph is/are provided by the Hong Kong GeoData Store and intellectual property rights are owned by the Government of the HKSAR.
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。

● 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, Photo No.E152697C dated 8 March 2022.

摘錄自地政總署測繪處於2022年3月8日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E152697C 。

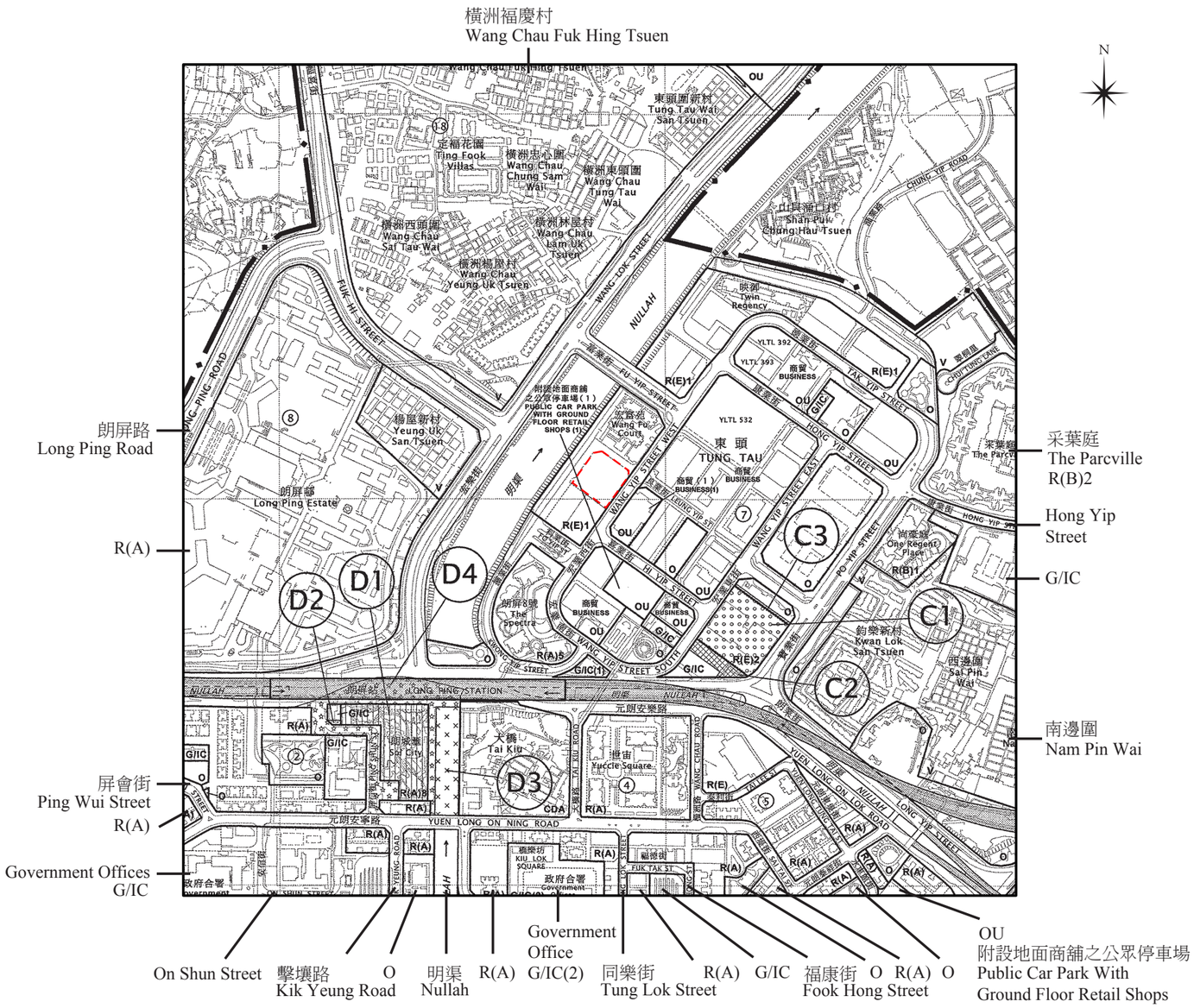
Note:
Due to technical reasons, this aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註:
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。



Star_ATR_SalesBrochure_R17_230217.indd 21 2023-02-17 04:25:08 PM

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




Location of the Development
發展項目的位置

SCALE 比例 0 500 M/米

Adopted from the draft Yuen Long Outline Zoning Plan No. S/YL/26, gazetted on 6 January 2023, with adjustments where necessary.
摘錄自2023年1月6日刊憲之元朗分區計劃大綱草圖，圖則編號為S/YL/26，經修正處理。

## NOTATION 圖例

### ZONES 地帶

| | |
|---|---|
| COMPREHENSIVE DEVELOPMENT AREA 綜合發展區 | CDA |
| RESIDENTIAL (GROUP A) 住宅(甲類) | R(A) |
| RESIDENTIAL (GROUP E) 住宅(戊類) | R(E) |
| VILLAGE TYPE DEVELOPMENT 鄉村式發展 | V |
| GOVERNMENT, INSTITUTION OR COMMUNITY 政府、機構或社區 | G/IC |
| OPEN SPACE 休憩用地 | O |
| OTHER SPECIFIED USES 其他指定用途 | OU |

### COMMUNICATIONS 交通

| | |
|---|---|
| RAILWAY AND STATION (ELEVATED) 鐵路及車站(高架) | 朗屏 LONG PING STATION |
| LIGHT RAIL AND STOP 輕鐵及車站 | |
| 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 | |
| PLANNING AREA NUMBER 規劃區編號 | (1) |

### AMENDMENTS TO APPROVED PLAN NO. S/YL/25 核准圖編號S/YL/25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 C1 修訂項目C1項 | |
| Amendment Item C2 修訂項目C2項 | |
| Amendment Item C3 修訂項目C3項 | |
| Amendment Item D1 修訂項目D1項 | |
| Amendment Item D2 修訂項目D2項 | |
| Amendment Item D3 修訂項目D3項 | |
| Amendment Item D4 修訂項目D4項 | |

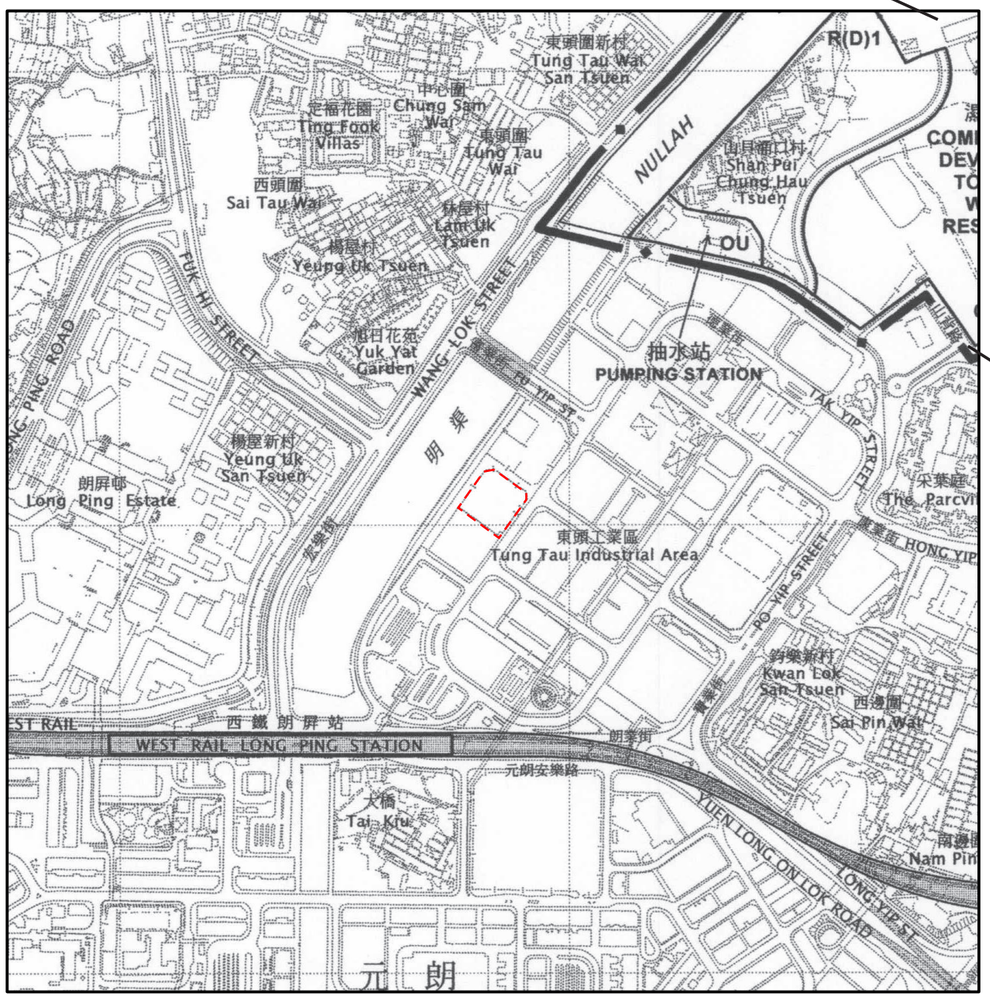
Note:
Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

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。



Star_ATR_SalesBrochure_R17_230217.indd 22 2023-02-17 04:25:11 PM

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




Location of the Development
發展項目的位置

SCALE 比例 0 500 M/米

Adopted from the approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8, gazetted on 27 October 2006, with adjustments where necessary.
摘錄自2006年10月27日刊憲之南生圍分區計劃大綱核准圖，圖則編號為S/YL-NSW/8，經修正處理。

## NOTATION 圖例

### ZONES 地帶

RESIDENTIAL (GROUP D) 住宅(丁類) R(D)
OTHER SPECIFIED USES 其他指定用途 OU

### COMMUNICATIONS 交通

MAJOR ROAD AND JUNCTION 主要道路及路口

### MISCELLANEOUS 其他

BOUNDARY OF PLANNING SCHEME
規劃範圍界線

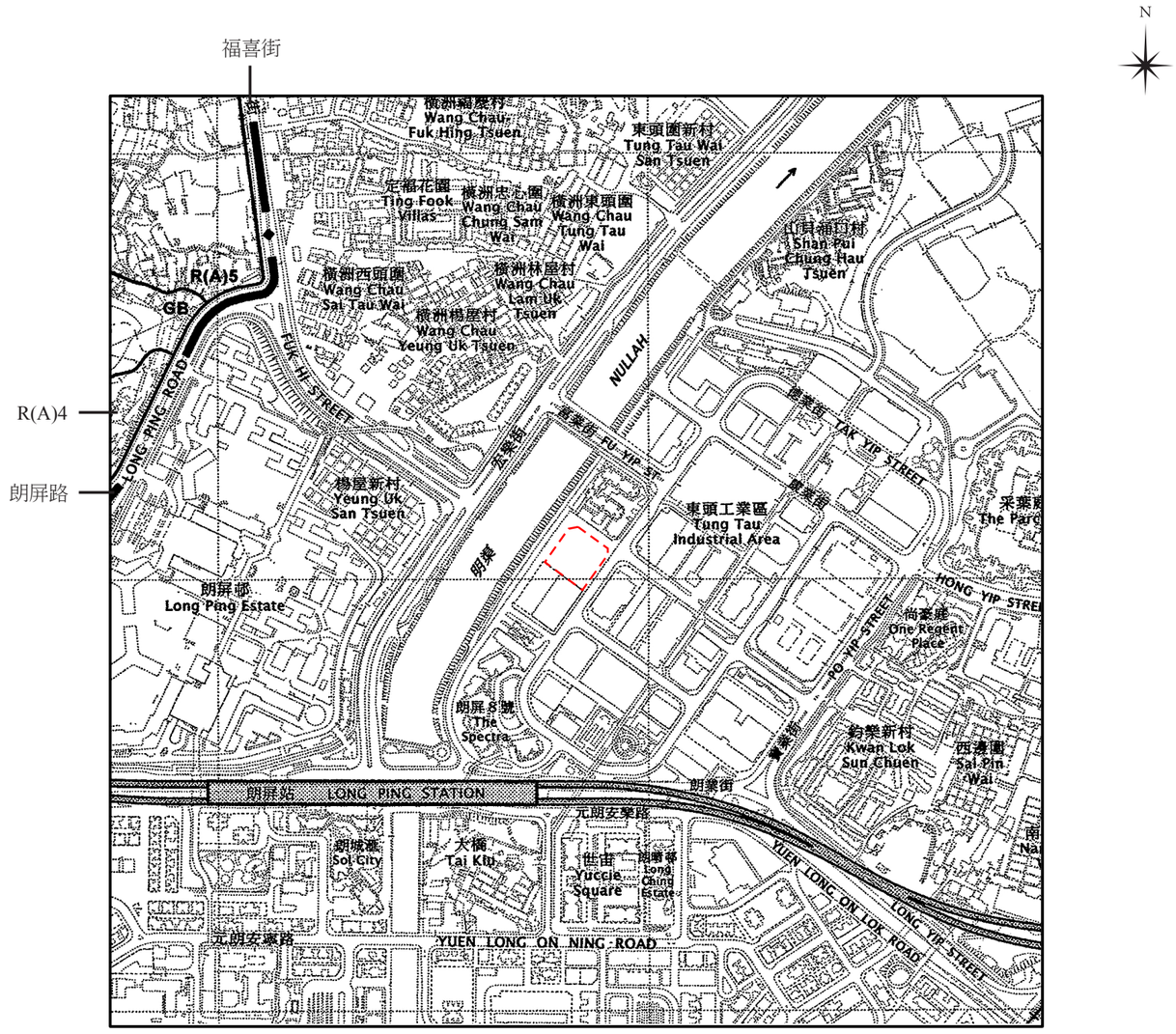
Note:
Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

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。



Star_ATR_SalesBrochure_R17_230217.indd 23 2023-02-17 04:25:12 PM

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




Location of the Development
發展項目的位置

SCALE 比例 0 500 M/米

Adopted from the approved Ping Shan Outline Zoning Plan No. S/YL-PS/20, gazetted on 23 September 2022, with adjustments where necessary.
摘錄自2022年9月23日刊憲之屏山分區計劃大綱核准圖，圖則編號為S/YL-PS/20，經修正處理。

## NOTATION 圖例

### ZONES 地帶

GREEN BELT 綠化地帶 — GB
RESIDENTIAL (GROUP A) 住宅(甲類) — R(A)

### COMMUNICATIONS 交通

MAJOR ROAD AND JUNCTION 主要道路及路口

### MISCELLANEOUS 其他

BOUNDARY OF PLANNING SCHEME
規劃範圍界線

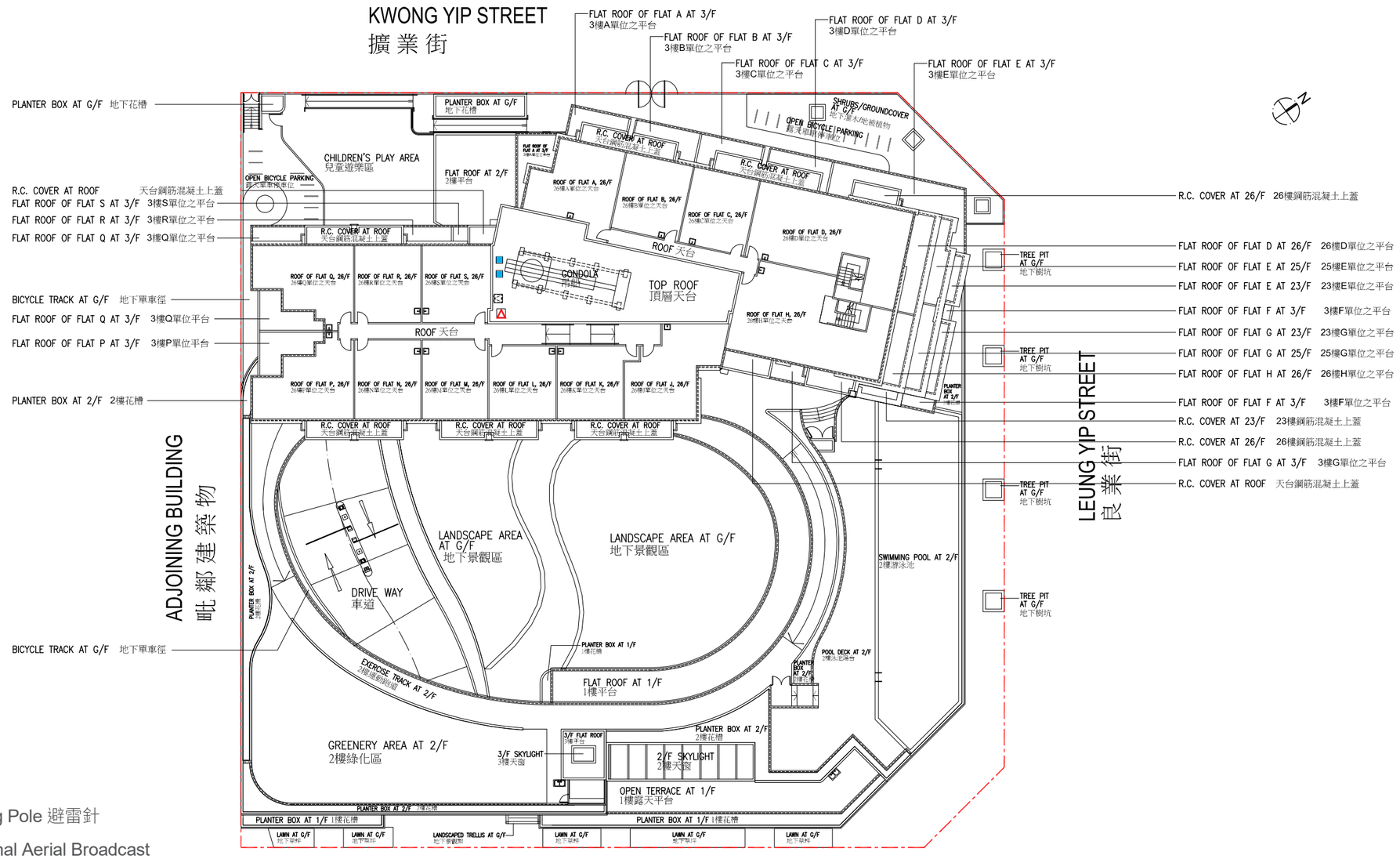
Note:
Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

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。



Star_ATR_SalesBrochure_R17_230217.indd 24 2023-02-17 04:25:13 PM

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




Lightning Pole 避雷針

Communal Aerial Broadcast Distribution System
公共天線廣播分配系統

R.C. cover = Reinforced concrete cover
鋼筋混凝土上蓋

發展項目的界線
Boundary Line of the Development

比例 SCALE : 0米/M 5米/M

The estimated date of completion of these buildings and facilities, as provided by the authorized person for the development is 31 March 2023.
由該項目的認可人士提供的該建築物及設施的預計落成日期為 2023年3月 31日。



Star_ATR_SalesBrochure_R17_230217.indd 25 2023-02-17 04:25:14 PM

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

# 發展項目的住宅物業的樓面平面圖

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

**LEGEND OF THE TERMS AND ABBREVIATIONS USED ON THE FLOOR PLANS:**
**樓面平面圖中所使用名詞及簡稱之圖例：**

A/C Platform = Air Conditioning Platform 冷氣機平台

BAL. = Balcony 露台

BATH = Bathroom 浴室

B.R. = Bedroom 睡房

C.D. = Cable Duct 電纜槽

DN = Down 落

ELECT. RM. = Electrical Room 電房

FLAT = Flat 單位

H.R. = Hose Reel 消防喉轆

KIT. = Kitchen 廚房

LIV./DIN. = Living Room / Dining Room 客廳/飯廳

M.B.R. = Master Bedroom 主人睡房

P.D. = Pipe Duct 管道槽

R.C. COVER = Reinforced concrete cover 鋼筋混凝土上蓋

REFUSE RM. = Refuse Storage and Material Recovery Room 垃圾及物料回收室

STORE = Store Room 儲物間

STUDY = Study Room 書房

TEL. = Telephone Duct 電話線槽

U.P. = Utility Platform 工作平台

= Temporary Refuge Space 臨時庇護處

Remarks:

1. There are architectural features, metal grilles and / or exposed pipes on the external walls of some of the floors. For details, please refer to the latest approved building plans.
2. Common pipes exposed, enclosed in cladding, architectural features and/or metal grilles are located at / adjacent to the balcony, utility platform and air-conditioning platform and / or floor at flat roof. For details, please refer to the latest approved building plans and / or approved drainage plans.
3. There are sunken slabs (for building services of units above) and / or ceiling bulkheads for the air-conditioning fittings and / or building services at some residential units.
4. There are exposed pipes installed in some bathrooms.
5. Balconies and utility platforms are non-enclosed areas.
6. The indications of fittings such as sinks, hobs, toilet bowls, wash basins, bath tubs etc. shown on the floor plans are indications of their approximate locations only and not indications of their actual size, designs and shapes.
7. The dimensions in the floor plans are all structural dimensions in millimeter.
8. Please refer to the first page of this section for legends of all terms and abbreviations shown in the floor plans.

備註:

1. 部分樓層外牆範圍設有建築裝飾、金屬格柵及/或外露喉管，詳細資料請參考最新批准的建築圖則。
2. 部分住宅單位的露台，工作平台及冷氣機平台，及/或外牆裝飾板，建築裝飾，及/或金屬格柵，及/或平台內藏之公用喉管，詳細資料請參考最新批准的建築圖則及/或排水設施圖。
3. 部分住宅單位天花有跌級樓板（用以安裝樓上單位之屋宇設備）及/或假天花內裝置空調裝備及/或其他屋宇設備。
4. 部分浴室內裝有外露喉管。
5. 露台及工作平台為不可封閉的地方。
6. 平面圖所示之裝置如洗滌盤、煮食爐、坐廁、面盆、浴缸等只供展示其大約位置而非展示其實際大小、設計及形狀。
7. 樓面平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。
8. 關於樓面平面圖上顯示之名詞及簡稱，請參閱本部份的首頁。



Star_ATR_SalesBrochure_R17_230217.indd 27 2023-02-17 04:25:14 PM

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

## 3/F FLOOR PLAN
## 3樓平面圖




比例： 0米/M 5米/M
SCALE :



Star_ATR_SalesBrochure_R17_230217.indd 28 2023-02-17 04:25:16 PM

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

| Description<br>描述 | Floor<br>樓層 | Flat<br>單位 | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | A | B | C | D | E | F | G | H | J | K | L | M | N | P | Q | R | S |
| Floor-to-Floor Height (mm)<br>層與層之間的高度(毫米) | 3/F<br>3樓 | 2700, 3250, 3800 | 2900, 3000, 3050, 3250, 3350, 3450, 3600, 3800 | 2800, 2900, 3000, 3050, 3250, 3350, 3450, 3800 | 2800, 2900, 3000, 3050, 3250, 3350, 3450, 3800 | 2700, 2900, 3000, 3250, 3450, 3800 | 2800, 3000, 3250, 3350, 3800 | 2900, 3000, 3050, 3250, 3350 | 2900, 3000, 3050, 3250, 3350 | 2800, 3250 | 2800, 2900, 3000, 3050, 3250, 3350, 3450, 3800 | 2800, 2900, 3000, 3050, 3250, 3350, 3450, 3800 | 2800, 2900, 3000, 3050, 3250, 3350, 3450, 3800 | 2800, 2900, 3000, 3050 , 3250, 3350, 3450, 3800 | 2900, 3250, 3400, 3800 | 2900, 3250, 3400 | 2800, 2900, 3000, 3050, 3250, 3350, 3450, 3800 | 2800, 2900, 3000, 3050, 3250, 3350, 3450, 3800 |
| Thickness of the Floor Slabs (excluding plaster) (mm)<br>樓板(不包括灰泥)的厚度(毫米) | | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 |

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors (Note: Not applicable).

Note:

1. Please refer to page 27 of this sales brochure for the meanings of the terms and abbreviations shown on the floor plan.
2. The dimensions in the floor plans are all structural dimensions in millimeter.

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大(備註： 不適用)。

備註:

1. 樓面平面圖中顯示之名詞及簡稱之詞彙表詳列於本售樓說明書第27頁。
2. 樓面平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。



Star_ATR_SalesBrochure_R17_230217.indd 29 2023-02-17 04:25:16 PM

# 10 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 AND 15/F-22/F FLOOR PLAN
## 5樓-12樓及15樓-22樓平面圖




比例： 0米/M 5米/M
SCALE :



Star_ATR_SalesBrochure_R17_230217.indd 30 2023-02-17 04:25:18 PM

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

| Description<br>描述 | Floor<br>樓層 | Flat<br>單位 | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | A | B | C | D | E | F | G | H | J | K | L | M | N | P | Q | R | S |
| Floor-to-Floor Height (mm)<br>層與層之間的高度(毫米) | 5/F-12/F and 15/F-21/F<br>5樓-12樓及15樓-21樓 | 3250 | 3250 | 3250 | 3250 | 3250 | 3250 | 3250 | 3250 | 3250 | 3250 | 3250 | 3250 | 3250 | 3250 | 3250 | 3250 | 3250 |
| | 22/F<br>22樓 | 3250 | 3250 | 3250 | 3250 | 2800, 2950, 3000, 3150, 3250, 3350, 3800 | 2800, 2950, 3250, 3350, 3500, 3700, 3800 | 2700, 2800, 2900, 3000, 3050, 3150, 3250, 3450, 3500, 3700 | 2900, 3250, 3500 | 3250 | 3250 | 3250 | 3250 | 3250 | 3250 | 3250 | 3250 | 3250 |
| Thickness of the Floor Slabs (excluding plaster) (mm)<br>樓板(不包括灰泥)的厚度(毫米) | 5/F-12/F and 15/F-22/F<br>5樓-12樓及15樓-22樓 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 |

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors (Note: Not applicable).

Note:

1. Please refer to page 27 of this sales brochure for the meanings of the terms and abbreviations shown on the floor plan.
2. The dimensions in the floor plans are all structural dimensions in millimeter.

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大(備註： 不適用)。

備註:

1. 樓面平面圖中顯示之名詞及簡稱之詞彙表詳列於本售樓說明書第27頁。
2. 樓面平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。



Star_ATR_SalesBrochure_R17_230217.indd 31 2023-02-17 04:25:18 PM

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

## 23/F FLOOR PLAN
## 23樓平面圖






Star_ATR_SalesBrochure_R17_230217.indd 32 2023-02-17 04:25:20 PM

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

| Description<br>描述 | Floor<br>樓層 | Flat<br>單位 | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | A | B | C | D | E | G | H | J | K | L | M | N | P | Q | R | S |
| Floor-to-Floor Height (mm)<br>層與層之間的高度(毫米) | 23/F<br>23樓 | 3250 | 3250 | 3250 | 3250 | 2800, 2950, 3050, 3250, 3350, 3500, 3700, 3800 | 2950, 3050, 3250, 3450, 3500, 3700, 3800 | 3250, 3600 | 3250 | 3250 | 3250 | 3250 | 3250 | 3250 | 3250 | 3250 | 3250 |
| Thickness of the Floor Slabs (excluding plaster) (mm)<br>樓板(不包括灰泥)的厚度(毫米) | | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 |

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors (Note: Not applicable).

Note:

1. Please refer to page 27 of this sales brochure for the meanings of the terms and abbreviations shown on the floor plan.
2. The dimensions in the floor plans are all structural dimensions in millimeter.

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大(備註： 不適用)。

備註:

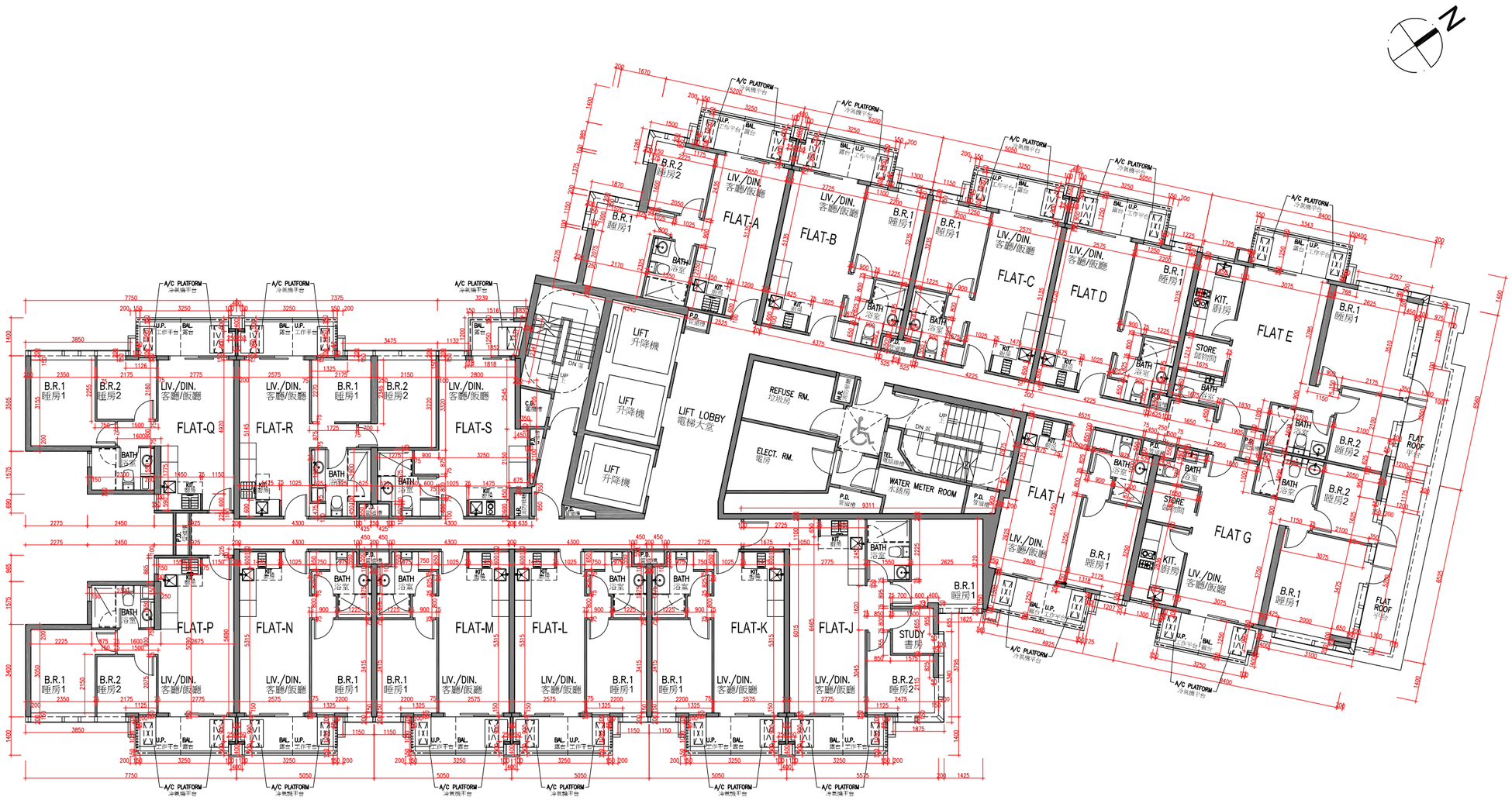
1. 樓面平面圖中顯示之名詞及簡稱之詞彙表詳列於本售樓說明書第27頁。
2. 樓面平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。



Star_ATR_SalesBrochure_R17_230217.indd 33 2023-02-17 04:25:20 PM

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

## 25/F FLOOR PLAN
## 25樓平面圖




比例： 0米/M 5米/M
SCALE :



Star_ATR_SalesBrochure_R17_230217.indd 34 2023-02-17 04:25:22 PM

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

| Description<br>描述 | Floor<br>樓層 | Flat<br>單位 | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | A | B | C | D | E | G | H | J | K | L | M | N | P | Q | R | S |
| Floor-to-Floor Height (mm)<br>層與層之間的高度(毫米) | 25/F<br>25樓 | 3250 | 3250 | 3250 | 2900, 3000, 3150, 3250, 3500, 3600 | 2700, 2850, 2900, 2950, 3000, 3150, 3250, 3350, 3700 | 2750, 2850, 2900, 2950, 3000, 3150, 3250, 3350, 3450, 3500, 3600 3700 | 2800, 2900, 3000, 3050, 3150, 3250 | 3250 | 3250 | 3250 | 3250 | 3250 | 3250 | 3250 | 3250 | 3250 |
| Thickness of the Floor Slabs (excluding plaster) (mm)<br>樓板(不包括灰泥)的厚度(毫米) | | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 |

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors (Note: Not applicable).

Note:

1. Please refer to page 27 of this sales brochure for the meanings of the terms and abbreviations shown on the floor plan.
2. The dimensions in the floor plans are all structural dimensions in millimeter.

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大(備註： 不適用)。

備註:

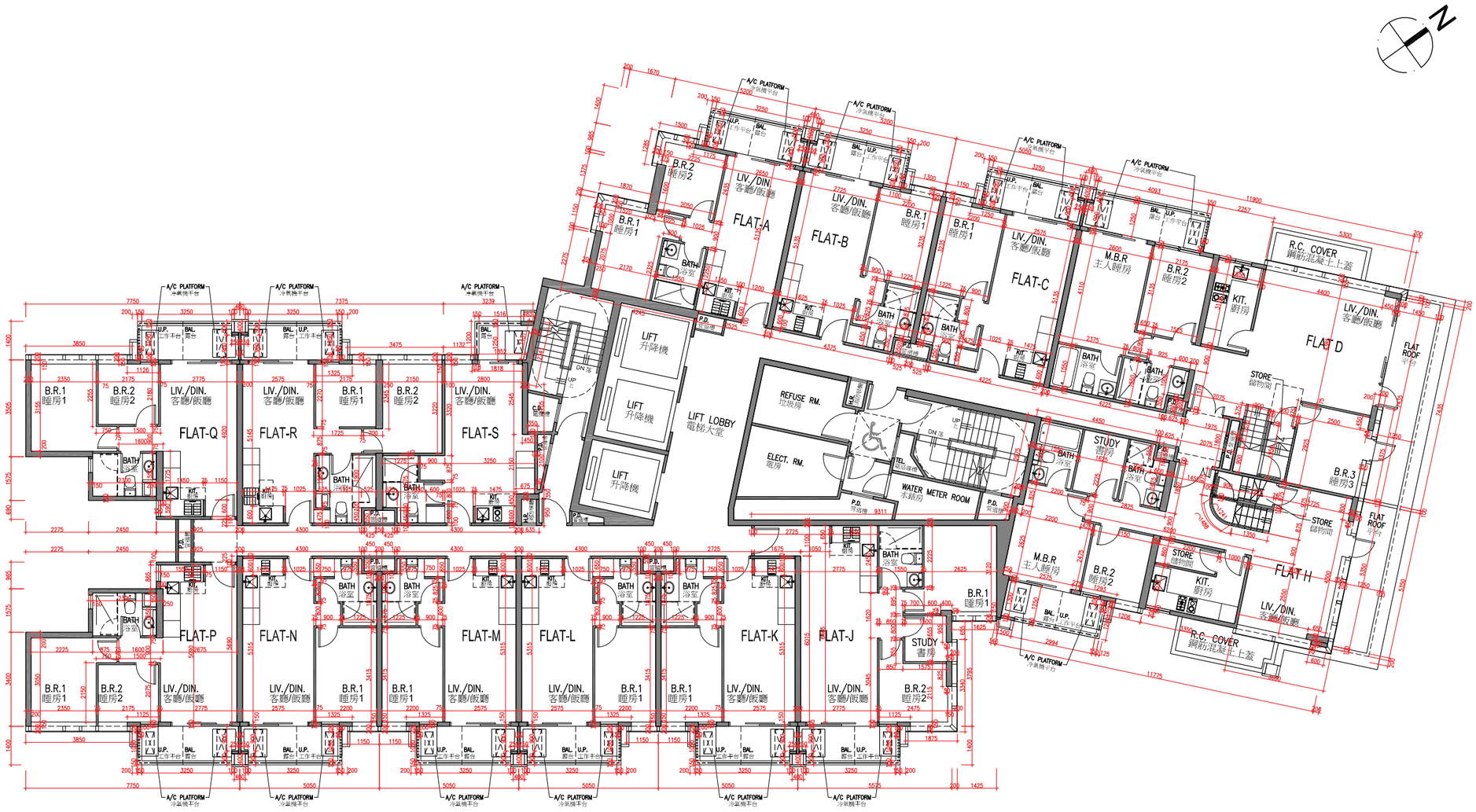
1. 樓面平面圖中顯示之名詞及簡稱之詞彙表詳列於本售樓說明書第27頁。
2. 樓面平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。



Star_ATR_SalesBrochure_R17_230217.indd 35 2023-02-17 04:25:22 PM

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

## 26/F FLOOR PLAN
## 26樓平面圖




比例： 0米/M 5米/M
SCALE :



Star_ATR_SalesBrochure_R17_230217.indd 36 2023-02-17 04:25:24 PM

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

| Description<br>描述 | Floor<br>樓層 | Flat<br>單位 | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | A | B | C | D | H | J | K | L | M | N | P | Q | R | S |
| Floor-to-Floor Height (mm)<br>層與層之間的高度(毫米) | 26/F<br>26樓 | 3250, 3800 | 3250, 3450, 3500, 3600, 3700 | 3250, 3450, 3500, 3600, 3700 | 3250, 3500, 3600, 3650, 3700, 3800 | 3250, 3750, 3650, 3600, 3500, 3800, 3700 | 3250, 3700 | 3250, 3450, 3500, 3600, 3700 | 3250, 3450, 3500, 3600, 3700 | 3250, 3450, 3500, 3600, 3700 | 3250, 3450, 3500, 3600, 3700 | 3250, 3600, 3650 | 3250, 3600, 3650 | 3250, 3450, 3500, 3600, 3700 | 3250, 3450, 3500, 3600, 3700 |
| Thickness of the Floor Slabs (excluding plaster) (mm)<br>樓板(不包括灰泥)的厚度(毫米) | | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 |

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors (Note: Not applicable).

Note:

1. Please refer to page 27 of this sales brochure for the meanings of the terms and abbreviations shown on the floor plan.
2. The dimensions in the floor plans are all structural dimensions in millimeter.

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大(備註： 不適用)。

備註:

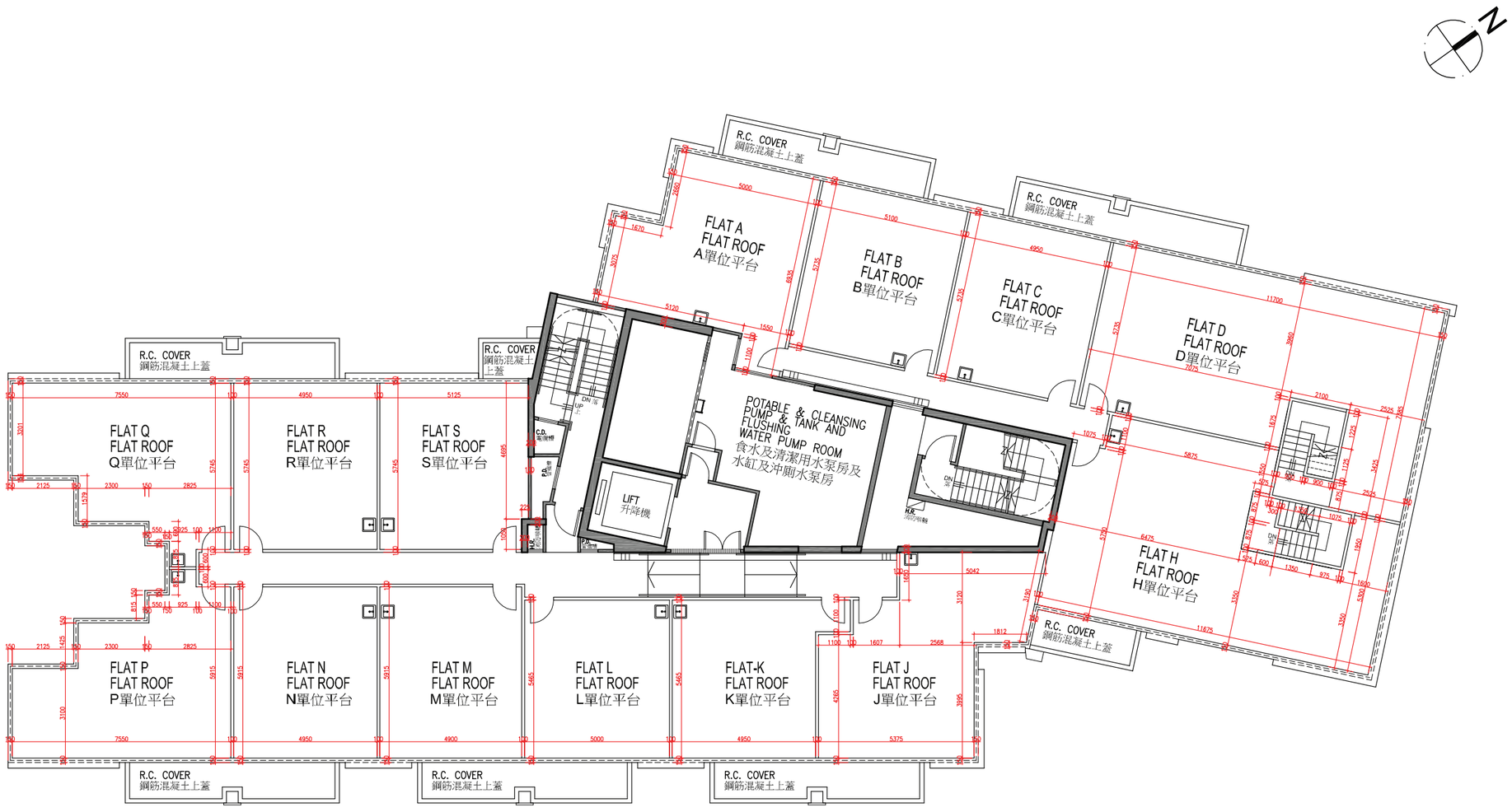
1. 樓面平面圖中顯示之名詞及簡稱之詞彙表詳列於本售樓說明書第27頁。
2. 樓面平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。



Star_ATR_SalesBrochure_R17_230217.indd 37 2023-02-17 04:25:24 PM

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

## ROOF PLAN
## 天台平面圖




比例 : 0米/M 5米/M
SCALE :

Note:

1. 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:

1. 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。



Star_ATR_SalesBrochure_R17_230217.indd 38 2023-02-17 04:25:24 PM

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

| Description<br>描述 | Floor<br>樓層 | Flat<br>單位 | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | A | B | C | D | H | J | K | L | M | N | P | Q | R | S |
| Floor-to-Floor Height (mm)<br>層與層之間的高度(毫米) | Roof<br>天台 | Not applicable<br>不適用 | Not applicable<br>不適用 | Not applicable<br>不適用 | Not applicable<br>不適用 | Not applicable<br>不適用 | Not applicable<br>不適用 | Not applicable<br>不適用 | Not applicable<br>不適用 | Not applicable<br>不適用 | Not applicable<br>不適用 | Not applicable<br>不適用 | Not applicable<br>不適用 | Not applicable<br>不適用 | Not applicable<br>不適用 |
| Thickness of the Floor Slabs (excluding plaster) (mm)<br>樓板(不包括灰泥)的厚度(毫米) | | Not applicable<br>不適用 | Not applicable<br>不適用 | Not applicable<br>不適用 | Not applicable<br>不適用 | Not applicable<br>不適用 | Not applicable<br>不適用 | Not applicable<br>不適用 | Not applicable<br>不適用 | Not applicable<br>不適用 | Not applicable<br>不適用 | Not applicable<br>不適用 | Not applicable<br>不適用 | Not applicable<br>不適用 | Not applicable<br>不適用 |

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors (Note: Not applicable).

Note:

1. Please refer to page 27 of this sales brochure for the meanings of the terms and abbreviations shown on the floor plan.
2. The dimensions in the floor plans are all structural dimensions in millimeter.

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大(備註： 不適用)。

備註:

1. 樓面平面圖中顯示之名詞及簡稱之詞彙表詳列於本售樓說明書第27頁。
2. 樓面平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。



Star_ATR_SalesBrochure_R17_230217.indd 39 2023-02-17 04:25:25 PM

# 11 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) 其他指明項目的面積(不計算入實用面積) sq. metre (sq. ft.) 平方米(平方呎) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 |
| 3/F 3樓 | A | 38.665 (416)<br>Balcony 露台:-<br>Utility Platform 工作平台:- | - | - | - | 17.872 (192) | - | - | - | - | - | - |
| | B | 31.038 (334)<br>Balcony 露台:-<br>Utility Platform 工作平台:- | - | - | - | 11.166 (120) | - | - | - | - | - | - |
| | C | 30.111 (324)<br>Balcony 露台:-<br>Utility Platform 工作平台:- | - | - | - | 10.841 (117) | - | - | - | - | - | - |
| | D | 30.111 (324)<br>Balcony 露台:-<br>Utility Platform 工作平台:- | - | - | - | 10.895 (117) | - | - | - | - | - | - |
| | E | 63.093 (679)<br>Balcony 露台:-<br>Utility Platform 工作平台:- | - | - | - | 25.674 (276) | - | - | - | - | - | - |
| | F | 40.618 (437)<br>Balcony 露台:-<br>Utility Platform 工作平台:- | - | - | - | 9.965 (107) | - | - | - | - | - | - |
| | G | 38.654 (416)<br>Balcony 露台:-<br>Utility Platform 工作平台:- | - | - | - | 8.084 (87) | - | - | - | - | - | - |
| | H | 23.447 (252)<br>Balcony 露台:-<br>Utility Platform 工作平台:- | - | - | - | 3.078 (33) | - | - | - | - | - | - |
| | J | 55.195 (594)<br>Balcony 露台:2.000 (22)<br>Utility Platform 工作平台:1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | K | 34.478 (371)<br>Balcony 露台:2.000 (22)<br>Utility Platform 工作平台:1.500 (16) | - | - | - | - | - | - | - | - | - | - |

The saleable area and the floor areas of the 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 to the Residential Properties (First-hand Sales) Ordinance.

Note:
1. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.
2. There is no verandah in the residential properties in the Development.

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

備註：
1. 以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。
2. 發展項目中的住宅物業並無陽台。



Star_ATR_SalesBrochure_R17_230217.indd 40 2023-02-17 04:25:25 PM

# 11 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) 其他指明項目的面積(不計算入實用面積) sq. metre (sq. ft.) 平方米(平方呎) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 |
| 3/F 3樓 | L | 34.561 (372)<br>Balcony 露台:2.000 (22)<br>Utility Platform 工作平台:1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | M | 34.561 (372)<br>Balcony 露台:2.000 (22)<br>Utility Platform 工作平台:1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | N | 34.584 (372)<br>Balcony 露台:2.000 (22)<br>Utility Platform 工作平台:1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | P | 42.148 (454)<br>Balcony 露台:2.000 (22)<br>Utility Platform 工作平台:1.500 (16) | - | - | - | 9.737 (105) | - | - | - | - | - | - |
| | Q | 38.629 (416)<br>Balcony 露台:-<br>Utility Platform 工作平台:- | - | - | - | 17.025 (183) | - | - | - | - | - | - |
| | R | 38.626 (416)<br>Balcony 露台:-<br>Utility Platform 工作平台:- | - | - | - | 8.059 (87) | - | - | - | - | - | - |
| | S | 24.944 (268)<br>Balcony 露台:-<br>Utility Platform 工作平台:- | - | - | - | 3.617 (39) | - | - | - | - | - | - |
| 5/F-12/F and 15/F-22/F 5樓-12樓及15樓-22樓 | A | 42.165 (454)<br>Balcony 露台:2.000 (22)<br>Utility Platform 工作平台:1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | B | 34.539 (372)<br>Balcony 露台:2.000 (22)<br>Utility Platform 工作平台:1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | C | 33.611 (362)<br>Balcony 露台:2.000 (22)<br>Utility Platform 工作平台:1.500 (16) | - | - | - | - | - | - | - | - | - | - |

The saleable area and the floor areas of the 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 to the Residential Properties (First-hand Sales) Ordinance.

Note:
1. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.
2. There is no verandah in the residential properties in the Development.

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

備註:
1. 以平方呎顯示之面積均依據1平方米=10.764平方呎換算,並四捨五入至整數。
2. 發展項目中的住宅物業並無陽台。



Star_ATR_SalesBrochure_R17_230217.indd 41 2023-02-17 04:25:25 PM

# 11 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) 其他指明項目的面積(不計算入實用面積) sq. metre (sq. ft.) 平方米(平方呎) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 |
| 5/F-12/F and 15/F-22/F 5樓-12樓及15樓-22樓 | D | 33.626 (362)<br>Balcony 露台:2.000 (22)<br>Utility Platform 工作平台:1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | E | 66.593 (717)<br>Balcony 露台:2.000 (22)<br>Utility Platform 工作平台:1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | F | 44.134 (475)<br>Balcony 露台:2.000 (22)<br>Utility Platform 工作平台:1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | G | 42.154 (454)<br>Balcony 露台:2.000 (22)<br>Utility Platform 工作平台:1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | H | 25.653 (276)<br>Balcony 露台:2.000 (22)<br>Utility Platform 工作平台:- | - | - | - | - | - | - | - | - | - | - |
| | J | 54.989 (592)<br>Balcony 露台:2.000 (22)<br>Utility Platform 工作平台:1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | K | 34.478 (371)<br>Balcony 露台:2.000 (22)<br>Utility Platform 工作平台:1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | L | 34.561 (372)<br>Balcony 露台:2.000 (22)<br>Utility Platform 工作平台:1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | M | 34.561 (372)<br>Balcony 露台:2.000 (22)<br>Utility Platform 工作平台:1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | N | 34.584 (372)<br>Balcony 露台:2.000 (22)<br>Utility Platform 工作平台:1.500 (16) | - | - | - | - | - | - | - | - | - | - |

The saleable area and the floor areas of the 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 to the Residential Properties (First-hand Sales) Ordinance.

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

Note:
1. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.
2. There is no verandah in the residential properties in the Development.

備註:
1. 以平方呎顯示之面積均依據1平方米=10.764平方呎換算,並四捨五入至整數。
2. 發展項目中的住宅物業並無陽台。



Star_ATR_SalesBrochure_R17_230217.indd 42 2023-02-17 04:25:25 PM

# 11 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) 其他指明項目的面積(不計算入實用面積) sq. metre (sq. ft.) 平方米(平方呎) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 |
| 5/F-12/F and 15/F-22/F 5樓-12樓及15樓-22樓 | P | 42.163 (454)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | Q | 42.145 (454)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | R | 42.142 (454)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | S | 27.302 (294)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：- | - | - | - | - | - | - | - | - | - | - |
| 23/F 23樓 | A | 42.165 (454)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | B | 34.539 (372)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | C | 33.611 (362)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | D | 33.626 (362)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | E | 73.550 (792)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | 2.720 (29) | - | - | - | - | - | - |
| | G | 62.001 (667)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | 4.200 (45) | - | - | - | - | - | - |

The saleable area and the floor areas of the 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 to the Residential Properties (First-hand Sales) Ordinance.

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

Note:
1. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.
2. There is no verandah in the residential properties in the Development.

備註：
1. 以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。
2. 發展項目中的住宅物業並無陽台。



Star_ATR_SalesBrochure_R17_230217.indd 43 2023-02-17 04:25:25 PM

# 11 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) 其他指明項目的面積(不計算入實用面積) sq. metre (sq. ft.) 平方米(平方呎) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 |
| 23/F 23樓 | H | 35.296 (380)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | J | 54.989 (592)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | K | 34.478 (371)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | L | 34.561 (372)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | M | 34.561 (372)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | N | 34.584 (372)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | P | 42.163 (454)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | Q | 42.145 (454)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | R | 42.142 (454)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | S | 27.302 (294)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：- | - | - | - | - | - | - | - | - | - | - |

The saleable area and the floor areas of the 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 to the Residential Properties (First-hand Sales) Ordinance.

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

Note:
1. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.
2. There is no verandah in the residential properties in the Development.

備註：
1. 以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。
2. 發展項目中的住宅物業並無陽台。



Star_ATR_SalesBrochure_R17_230217.indd 44 2023-02-17 04:25:25 PM

# 11 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) 其他指明項目的面積(不計算入實用面積) sq. metre (sq. ft.) 平方米(平方呎) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 |
| 25/F 25樓 | A | 42.165 (454)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | B | 34.539 (372)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | C | 33.611 (362)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | D | 33.626 (362)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | E | 57.578 (620)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | 7.533 (81) | - | - | - | - | - | - |
| | G | 57.973 (624)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | 8.170 (88) | - | - | - | - | - | - |
| | H | 35.295 (380)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | J | 54.989 (592)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | K | 34.478 (371)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | L | 34.561 (372)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | - | - | - | - | - | - | - |

The saleable area and the floor areas of the 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 to the Residential Properties (First-hand Sales) Ordinance.

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

Note:
1. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.
2. There is no verandah in the residential properties in the Development.

備註：
1. 以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。
2. 發展項目中的住宅物業並無陽台。



Star_ATR_SalesBrochure_R17_230217.indd 45 2023-02-17 04:25:25 PM

# 11 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) 其他指明項目的面積(不計算入實用面積) sq. metre (sq. ft.) 平方米(平方呎) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 |
| 25/F 25樓 | M | 34.561 (372)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | N | 34.584 (372)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | P | 42.163 (454)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | Q | 42.145 (454)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | R | 42.142 (454)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | S | 27.302 (294)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：- | - | - | - | - | - | - | - | - | - | - |
| 26/F 26樓 | A | 42.165 (454)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | - | - | - | 35.670 (384) | - | - | - |
| | B | 34.539 (372)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | - | - | - | 29.249 (315) | - | - | - |
| | C | 33.611 (362)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | - | - | - | 28.388 (306) | - | - | - |
| | D | 84.465 (909)<br>Balcony 露台：3.180 (34)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | 10.086 (109) | - | - | 74.566 (803) | - | - | - |

The saleable area and the floor areas of the 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 to the Residential Properties (First-hand Sales) Ordinance.

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

Note:
1. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.
2. There is no verandah in the residential properties in the Development.

備註：
1. 以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。
2. 發展項目中的住宅物業並無陽台。



Star_ATR_SalesBrochure_R17_230217.indd 46 2023-02-17 04:25:25 PM

# 11 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) 其他指明項目的面積(不計算入實用面積) sq. metre (sq. ft.) 平方米(平方呎) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 |
| 26/F 26樓 | H | 74.877 (806)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | 6.688 (72) | - | - | 72.101 (776) | - | - | - |
| | J | 54.989 (592)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | - | - | - | 38.858 (418) | - | - | - |
| | K | 34.478 (371)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | - | - | - | 28.372 (305) | - | - | - |
| | L | 34.561 (372)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | - | - | - | 27.325 (294) | - | - | - |
| | M | 34.561 (372)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | - | - | - | 28.984 (312) | - | - | - |
| | N | 34.584 (372)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | - | - | - | 29.279 (315) | - | - | - |
| | P | 42.163 (454)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | - | - | - | 35.579 (383) | - | - | - |
| | Q | 42.145 (454)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | - | - | - | 35.585 (383) | - | - | - |
| | R | 42.142 (454)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：1.500 (16) | - | - | - | - | - | - | 28.438 (306) | - | - | - |
| | S | 27.302 (294)<br>Balcony 露台：2.000 (22)<br>Utility Platform 工作平台：- | - | - | - | - | - | - | 29.207 (314) | - | - | - |

The saleable area and the floor areas of the 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 to the Residential Properties (First-hand Sales) Ordinance.

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

Note:
1. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.
2. There is no verandah in the residential properties in the Development.

備註：
1. 以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。
2. 發展項目中的住宅物業並無陽台。



Star_ATR_SalesBrochure_R17_230217.indd 47 2023-02-17 04:25:25 PM

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

## BASEMENT FLOOR PLAN OF PARKING SPACES
## 地庫停車位平面圖




發展項目的界線
Boundary Line of the Development

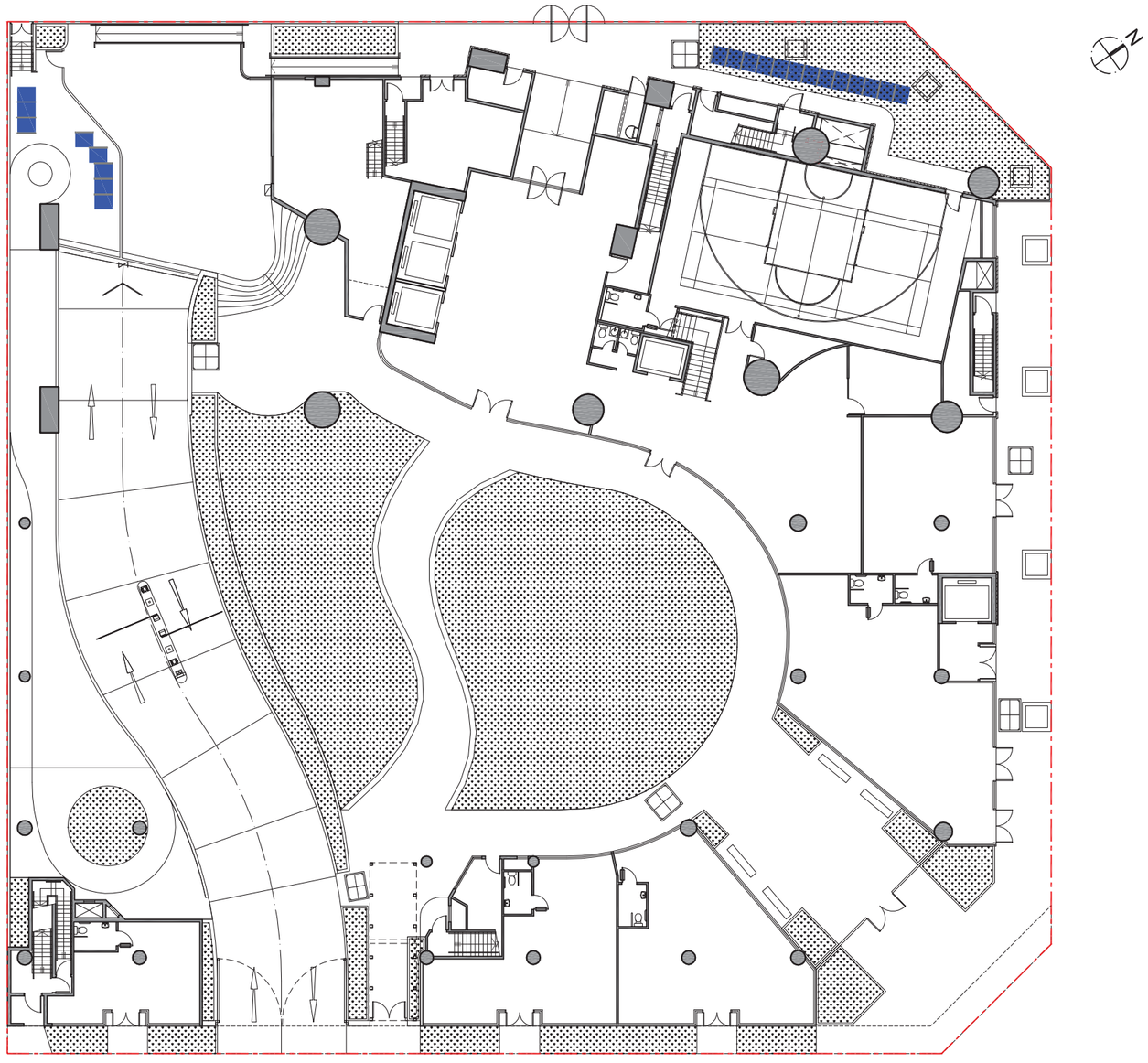
比例：0米/M 5米/M
SCALE :



Star_ATR_SalesBrochure_R17_230218_update_p48.indd 48 2023-02-18 01:40:18 PM

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

## GROUND FLOOR PLAN OF PARKING SPACES
## 地下停車位平面圖



發展項目的界線
Boundary Line of the Development

比例 : 0米/M 5米/M
SCALE :



Star_ATR_SalesBrochure_R17_230217.indd 49 2023-02-17 04:25:26 PM

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

**Number, Dimensions and Area of Parking Spaces 停車位數目、尺寸及面積**

| Category of Car Park 車位類別 | Location 位置 | Number 數目 | Dimensions of each parking space (L x W) (m) 每個停車位尺寸 ( 長 x 闊) ( 米) | Area of each parking space (sq. m.) 每個停車位面積 ( 平方米) |
|---|---|---|---|---|
| Residential Parking Space 住客停車位 | Basement 地庫 | 28 | 5.0 x 2.5 | 12.5 |
| Visitors' Parking Space 訪客停車位 | | 4 | 5.0 x 2.5 | 12.5 |
| Commercial Parking Space 商戶停車位 | | 1 | 5.0 x 2.5 | 12.5 |
| Residential Accessible Parking Space 住客暢通易達停車位 | | 1 | 5.0 x 3.5 | 17.5 |
| Visitors' Accessible Parking Space 訪客暢通易達停車位 | | 1 | 5.0 x 3.5 | 17.5 |
| Commercial Accessible Parking Space 商戶暢通易達停車位 | | 1 | 5.0 x 3.5 | 17.5 |
| Residential Motorcycle Parking Space 住客電單車停車位 | | 4 | 2.4 x 1.0 | 2.4 |
| Commercial Motorcycle Parking Space 商戶電單車停車位 | | 1 | 2.4 x 1.0 | 2.4 |
| Loading and Unloading Space 上落貨車位 | | 2 | 11.0 x 3.5 | 38.5 |
| Public Parking Spaces 公眾停車位 | | 31 | 5.0 x 2.5 | 12.5 |
| Bicycle Parking Space 單車停車位 | G/F 地下 | 21 | 1.0 x 0.85 | 0.85 |



Star_ATR_SalesBrochure_R17_230217.indd 50 2023-02-17 04:25:26 PM

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

1. A preliminary deposit which is equal to 5% of the purchase price is payable by the purchaser to the vendor (the owner) upon signing of the preliminary agreement for sale and purchase.

2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement for sale and purchase will be held by a firm of solicitors acting for the owner, as stakeholders.

3. If the purchaser fails to sign the formal agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement for sale and purchase -
   i. that preliminary agreement for sale and purchase is terminated; and
   ii. the preliminary deposit paid by the purchaser is forfeited; and
   iii. the vendor (the owner) does not have any further claim against the purchaser for the failure.

1. 買方在簽立臨時買賣合約時向賣方 (擁有人) 繳付相等於樓價5%之臨時訂金。

2. 買方在簽署臨時買賣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. 如買方沒有在訂立該臨時買賣合約之後的5個工作日內簽立正式買賣合約 —
   i. 該臨時買賣合約即告終止;及
   ii. 買方支付的臨時訂金即予沒收;及
   iii. 賣方(擁有人)不得就買方沒有簽立正式買賣合約，而對買方提出進一步申索。



Star_ATR_SalesBrochure_R17_230217.indd 51 2023-02-17 04:25:26 PM

# 14 SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

## 1. The common parts of the Development

**"Car Park Common Areas"**

means all those areas, including carpark exhaust fan rooms, driveways, passages, corridors, ramps, EV charging room in the basement, lift lobbies in the basement and on the ground floor and lift shaft from the basement to the ground floor of the Car Park intended for the common use and benefit of (i) the Car Park as a whole and not just any particular Parking Space which are subject to the provisions of the Deed of Mutual Covenant to be used by each Owner, Occupier and user of the Parking Spaces, (ii) the users of the Visitors' Parking Spaces, the Residential Parking Space for the Disabled and the Residential Loading and Unloading Space subject to Clause 5 of Part A of Second Schedule to the Deed of Mutual Covenant, and (iii) the users of the Commercial Parking Space for the Disabled and the Commercial Loading and Unloading Space subject to Clause 6 of Part A of Second Schedule to the Deed of Mutual Covenant in common with all other Owners, Occupiers and users of such Parking Spaces, the Visitors' Parking Spaces, the Residential Parking Space for the Disabled, the Residential Loading and Unloading Space, the Commercial Parking Space for the Disabled and the Commercial Loading and Unloading Space which Car Park Common Areas are shown and coloured pink on the plans annexed to the Deed of Mutual Covenant and such additional areas of the Estate as may at any time be designated as Car Park Common Areas by the First Owner subject to the approval by a resolution of Owners at an Owners' meeting convened in accordance with the provisions of the Deed of Mutual Covenant BUT (for the avoidance of doubt) excluding the Estate Common Areas and the Residential Common Areas.

**"Car Park Common Areas and Facilities"**

means collectively the Car Park Common Areas and the Car Park Common Facilities.

**"Car Park Common Facilities"**

means all those facilities, including the lift facilities leading from the basement to the ground floor of the Car Park intended for the common use and benefit of (i) the Owners, Occupiers and users of the Parking Spaces, (ii) the users of the Visitors' Parking Spaces, the Residential Parking Space for the Disabled, the Residential Loading and Unloading Space, and (iii) the users of the Commercial Parking Space for the Disabled and the Commercial Loading and Unloading Space, BUT (for the avoidance of doubt) excluding the Non-Common EV Facilities, the Estate Common Facilities and the Residential Common Facilities.

**"Common Areas"**

means collectively the Estate Common Areas, the Residential Common Areas and the Car Park Common Areas and in the event Units in the Commercial Development are disposed of individually, such Commercial Development common areas as shall be defined in the relevant Sub-Deed or Deeds in respect of the Commercial Development, each of which Common Areas shall, where applicable, include those appropriate and relevant common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344).

**"Common Areas and Facilities"**

means collectively the Common Areas and the Common Facilities.

**"Common Facilities"**

means collectively the Estate Common Facilities, the Residential Common Facilities and the Car Park Common Facilities and in the event Units in the Commercial Development are disposed of individually, such Commercial Development common facilities as shall be defined in the relevant Sub-Deed or Deeds in respect of the Commercial Development.

## 1. 發展項目的公用部份

**「停車場公用地方」**

指擬供(i)停車場整體而並非只供任何個別停車位受制於公契條款供每一位停車位業主，佔用人及使用者而使用，(ii)受制於公契第二附表甲部第五條而使用訪客停車位，住宅傷殘人士停車位及住宅上落客貨車位的使用者使用，及(iii)受制於公契第二附表甲部的第六條而使用商場傷殘人士停車位及商場上落客貨車位的使用者使用，公用及共享的停車場部份，包括車場排風機房，車道，通道，走廊，坡道，於地庫的電動車充電機房，位於地庫及地面樓層的電梯大堂及由地庫至地面樓層的電梯井，可與所有其他停車位，訪客停車位，住宅傷殘人士停車位，住宅上落客貨車位，商場傷殘人士停車位及商場上落客貨車位之擁有人，佔用人及使用者共用的該所有部份，而該等停車場公用地方於公契所夾附的圖則以粉紅色顯示，及由首位擁有人在任何時候按照公契條款召開的業主會議中通過的業主決議指定用作停車場公用地方的其他屋苑額外地方，但(為免存疑)並不包括屋苑公用地方及住宅公用地方。

**「停車場公用地方與設施」**

統指停車場公用地方與停車場公用設施。

**「停車場公用設施」**

指擬供(i)停車位之業主，佔用人及使用者，(ii)訪客停車位，住宅傷殘人士停車位，住宅上落客貨車位的使用者，及(iii)商場傷殘人士停車位及商場上落客貨車位的使用者公用及共享的所有停車場設施，但(為免存疑)並不包括非公用電動車設施，屋苑公用設施及住宅公用設施。

**「公用地方」**

統指屋苑公用地方，住宅公用地方及停車場公用地方及如商業發展的單位個別出售，將包括關於商業發展的副公契內所界定為商業發展的公用地方，就每個公用地方，在適用的情況下包括《建築物管理條例》(第344章)附表1所列舉的適當及相關公用部份。

**「公用地方與設施」**

統指公用地方與公用設施。

**「公用設施」**

統指屋苑公用設施，住宅公用設施及停車場公用設施及如商業發展的單位個別出售，將包括關於商業發展的副公契內所界定為商業發展的公用設施。



Star_ATR_SalesBrochure_R17_230217.indd 52 2023-02-17 04:25:26 PM

# 14 SUMMARY OF DEED OF MUTUAL COVENANT
# 公契的摘要

**"Estate Common Areas"**

means those parts of the Estate intended for the common use and benefit of the Estate as a whole and not just any particular Unit and which are subject to the provisions of the Deed of Mutual Covenant and all subsisting rights and rights of way to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate which said parts include but not limited to:-

(a) the foundations, columns, beams, slabs and other structural supports and elements that do not belong to or do not form part of the Residential Development or the Commercial Development or the Car Park;

(b) the Slopes and Retaining Walls (if any);

(c) areas for the installation or use of aerial broadcast distribution or telecommunications network facilities save and except those of such areas which form part of the Residential Common Areas;

(d) office accommodation for watchmen and caretakers provided in accordance with Special Condition No.(53)(a) of the Government Grant;

(e) quarters for watchmen and caretakers (if any) provided in accordance with Special Condition No.(54)(a) of the Government Grant;

(f) counters, kiosks, stores, guard rooms and lavatories for watchmen and management staff;

(g) office for the use of the Owners' Corporation or the Owners' Committee (if any) provided in accordance with Special Condition No.(55)(a) of the Government Grant;

(h) refuse storage and material recovery chamber;

(i) all those parts and areas of the Estate as shown and coloured yellow on the plans annexed to the Deed of Mutual Covenant; and

(j) such additional parts and areas of the Estate as may at any time be designated as Estate Common Areas by the First Owner subject to the approval by a resolution of Owners at an Owners' meeting convened in accordance with the provisions of the Deed of Mutual Covenant,

BUT (for the avoidance of doubt) excluding the Residential Common Areas and the Car Park Common Areas.

**"Estate Common Areas and Facilities"**

means collectively the Estate Common Areas and the Estate Common Facilities.

**"Estate Common Facilities"**

means all those facilities intended for the common use and benefit of the Estate as a whole and not just any particular part thereof which are subject to the provisions of the Deed of Mutual Covenant to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate and includes but not limited to sewers, drains, storm water drains, water courses, cables, pipes, wires, ducts, flushing mains, fresh water mains, plant and machinery and other like installations, facilities or services, the transformer room, cable accommodations and all associated facilities and ancillary electricity installation equipment and facilities for the supply of electricity to the Estate and such additional devices and facilities of the Estate as may at any time be designated as Estate Common Facilities by the First Owner subject to the approval by a resolution of Owners at an Owners' meeting convened in accordance with the provisions of the Deed of Mutual Covenant BUT (for the avoidance of doubt) excluding the Residential Common Facilities and the Car Park Common Facilities.

**「屋苑公用地方」**

指擬供屋苑整體而並非只供任何個別單位公用及共享的屋苑部份，受制於公契條款及所有現存的權利及通行權，每一位擁有人及佔用人可與屋苑所有其他擁有人及佔用人共用該等部份，當中包括但不限於：-

(a) 不屬於或不構成住宅發展或商業發展或停車場一部份的地基，柱，樑，樓板及其他結構性支承物及元素；

(b) 斜坡及護土牆(如有)；

(c) 提供安裝或使用天線廣播分導或電訊網絡設施的地方但構成住宅公用地方之一部份的範圍除外；

(d) 根據批地文件特別批地條款第(53)(a)條提供的看更及管理員的辦公設施；

(e) 根據批地文件特別批地條款第(54)(a)條提供的看更及管理員的宿舍(如有)；

(f) 提供予看更及管理員工的櫃枱，亭，士多，看守員房間，洗水間；

(g) 根據批地文件特別批地條款第(55)(a)條提供予業主立案法團或業主委員會使用的辦事處(如有)；

(h) 垃圾及物料回收室；

(i) 所有在附於公契所夾附的圖則上以黃色顯示的屋苑部份及範圍; 及

(j) 由首位擁有人在任何時候按照公契條款召開的業主會議中通過的業主決議指定用作屋苑公用地方的其他屋苑額外地方及範圍，

但(為免存疑)並不包括住宅公用地方及停車場公用地方。

**「屋苑公用地方與設施」**

統指屋苑公用地方與屋苑公用設施。

**「屋苑公用設施」**

指擬供屋苑整體而並非只供任何個別部份公用及共享的設施，受制於公契條款，每一位擁有人及佔用人可與屋苑所有其他擁有人及佔用人共用所有設施，當中包括但不限於污水管，排水渠，雨水渠，水道，電纜，水管，電線，管槽，總沖廁水管，總食水管，機器及機械和其他類似的裝置，設施或服務，變壓房，電纜設備及為屋苑提供電力的所有相關設施及輔助電力裝置，設備及設施，以及由首位擁有人在任何時候按照公契條款召開的業主會議中通過的業主決議指定用作屋苑公用設施的其他屋苑額外裝置及設施，但(為免存疑)並不包括住宅公用設施及停車場公用設施。



Star_ATR_SalesBrochure_R17_230217.indd 53 2023-02-17 04:25:26 PM

# 14 SUMMARY OF DEED OF MUTUAL COVENANT
# 公契的摘要

**"Residential Common Areas"**

means those parts of the Residential Development intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit and which are subject to the provisions of the Deed of Mutual Covenant to be used by each Owner and Occupier of the Residential Units in common with all other Owners and Occupiers of the Residential Units and shall include but not limited to:-

(a) areas for the installation or use of aerial broadcast distribution or telecommunications network facilities save and except those of such areas which form part of the Estate Common Areas;

(b) all those parts of the external walls of the Estate which for the purpose of identification only are shown and coloured green and green cross hatched black on the plans annexed to the Deed of Mutual Covenant;

(c) the external walls (including non-structural prefabricated external wall) and other parts of the Estate at and above the 3rd floor and below the roof floor not forming part of the Residential Units, the Commercial Development or the Estate Common Areas including:-

(1) the architectural features, fins and lighting thereon (including architectural features on private flat roofs and private roofs of the relevant Residential Units); and

(2) the areas for air-conditioning (other than those provided on balconies or on utility platforms forming part of the relevant Residential Unit) (including the louvers thereof (if any)) adjacent to the Residential Units or such other area(s), if any, as may be designated for that purpose,

BUT excluding:-

(1) the glass/metal balustrades or railings of the balconies, utility platforms, areas for air-conditioning provided on balconies or on utility platforms, private flat roofs or private roofs which form parts of the relevant Residential Units; and

(2) such pieces of glass panels wholly enclosing or fronting a Residential Unit and the openable parts of the curtain wall structures of the Estate which said glass panels and openable parts shall form parts of the relevant Residential Units and for the avoidance of doubt, any glass panel forming part of the curtain wall structures that does not wholly enclose a Residential Unit but extends across two or more Residential Units shall form part of the Residential Common Areas;

(d) the columns, beams, slabs and other structural supports and elements of or within or belong to or form part of the Residential Development;

(e) those parts of the Greenery Areas as shown and coloured green hatched black on the plans annexed to the Deed of Mutual Covenant;

(f) the Recreational Areas and Facilities;

(g) the Covered Landscaped Area;

(h) lift lobby (including the fireman's lift lobby) of the Residential Development;

(i) the Bicycle Parking Spaces;

(j) the Residential Loading and Unloading Space;

(k) the Visitors' Parking Spaces;

(l) the Residential Parking Space for the Disabled;

(m) the communal sky garden as shown and marked "SKY GARDEN" on the plan annexed to the Deed of Mutual Covenant;

(n) the covered walkway as shown and marked "COVERED WALKWAY" on the plan annexed to the Deed of Mutual Covenant;

**「住宅公用地方」**

指擬供住宅發展整體而並非只供任何個別住宅單位公用及共享的住宅發展部份，受制於公契條款，每一位擁有人及佔用人可與所有其他住宅單位擁有人及佔用人共用該等部份，當中包括但不限於：-

(a) 提供安裝或使用天線廣播分導或電訊網絡設施的地方但構成屋苑公用地方之一部份除外；

(b) 於公契所夾附的圖則以綠色及綠色加交叉黑斜線以作顯示目的的所有屋苑外牆部份；

(c) 位於三樓及以上並於天台樓層以下並非屬於住宅單位，商業發展或屋苑公用地方的外牆(包括非結構的預製外牆)及屋苑其他部份包括：-

(1) 在其上的建築鰭片，特色及燈飾(包括於有關住宅單位的私人平台及私人天台)；及

(2) 毗連住宅單位的冷氣機範圍(除卻提供於構成有關住宅單位的露台上或工作平台上)(包括其百葉窗(如有))，或指定用作安放冷氣機的其他地方(如有)；

但不包括：-

(1) 構成相關住宅單位一部份的露台，工作平台，提供於露台上或工作平台上的冷氣機範圍，私人平台或私人天台的玻璃/金屬欄杆或欄杆；及

(2) 完全包圍或面向住宅單位的玻璃嵌板及屋苑的玻璃幕牆結構可開啟的部份，而上述玻璃嵌板及可開啟部份屬於有關住宅單位的部份，而為免存疑，任何構成玻璃幕牆結構一部份而並非完全包圍一個住宅單位而是申延跨越兩個或多個住宅單位的玻璃嵌板，將構成住宅公用地方的一部份；

(d) 屬於或構成住宅發展或其內的柱，樑，樓板及其他結構性支承物及元素；

(e) 於公契所夾附的圖則以綠色加黑斜線顯示的綠化範圍部份；

(f) 康樂地方及設施；

(g) 有蓋園景區；

(h) 住宅發展的電梯大堂(包括消防電梯大堂)；

(i) 單車停車位；

(j) 住宅上落客貨車位；

(k) 訪客停車位；

(l) 傷殘人士停車位；

(m) 於公契所夾附的圖則以"SKY GARDEN"標記顯示的公用空中花園；

(n) 於公契所夾附的圖則以"COVERED WALKWAY"標記顯示的有蓋行人道；



Star_ATR_SalesBrochure_R17_230217.indd 54 2023-02-17 04:25:26 PM

(o) all those parts and areas of the Residential Development as shown and coloured green, green hatched black, green cross hatched black and green rectangulated black on the plans annexed to the Deed of Mutual Covenant; and

(p) such additional parts and areas of the Estate as may at any time be designated as Residential Common Areas by the First Owner subject to the approval by a resolution of Owners at an Owners' meeting convened in accordance with the provisions of the Deed of Mutual Covenant,

BUT (for the avoidance of doubt) excluding the Estate Common Areas and the Car Park Common Areas.

**"Residential Common Areas and Facilities"**

means collectively the Residential Common Areas and the Residential Common Facilities.

**"Residential Common Facilities"**

means all those facilities intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit which are subject to the provisions of the Deed of Mutual Covenant to be used by each Owner and Occupier of the Residential Units in common with all other Owners and Occupiers of the Residential Units and includes but not limited to the lifts, the waterproof membrance (if any) embedded in the slabs of the flat roof, private flat roofs, roof and private roofs, all wires, cables, ducts, pipes, drains, the transformer room, cable accommodations and all associated facilities and ancillary electricity installation equipment and facilities for the supply of electricity to the Residential Development as a whole and not just any particular Residential Unit and all mechanical and electrical installations and equipment exclusively for the Residential Development and such additional devices and facilities of the Estate as may at any time be designated as Residential Common Facilities by the First Owner subject to the approval by a resolution of Owners at an Owners' meeting convened in accordance with the provisions of the Deed of Mutual Covenant BUT (for the avoidance of doubt) excluding the Estate Common Facilities and the Car Park Common Facilities. For the further avoidance of doubt, those installations made by and belonging to the provider(s) of the telecommunications and broadcasting services (if any) shall not form parts of the Residential Common Facilities.

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

| Unit | Floor | Undivided Shares |
|---|---|---|
| A | 3/F | 40 |
| B | | 32 |
| C | | 31 |
| D | | 31 |
| E | | 66 |
| F | | 42 |
| G | | 39 |
| H | | 24 |
| J | | 55 |
| K | | 35 |
| L | | 35 |
| M | | 35 |

(o) 所有於公契所夾附的圖則上以綠色，綠色加黑斜線，綠色加交叉黑斜線及綠色加黑色長方塊顯示的住宅發展部份及範圍；及

(p) 由首位擁有人在任何時候按照公契條款召開的業主會議中通過的業主決議指定用作住宅發展公用地方的其他屋苑額外地方及範圍，

但(為免存疑)並不包括屋苑公用地方及停車場公用地方。

**「住宅公用地方與設施」**

統指住宅公用地方與住宅公用設施。

**「住宅公用設施」**

指擬供住宅發展整體而並非只供任何個別住宅單位公用及共享的設施，受制於公契條款，每一位住宅單位擁有人及佔用人可與所有其他住宅單位擁有人及佔用人共用該等設施，當中包括但不限於升降機，嵌入於平台，私人平台，天台及私人天台樓板的防水層(如有)，所有電線，電纜，導管，喉管，排水渠，變壓房，電纜設備及為住宅發展整體而並非只供任何個別住宅單位提供電力的所有相關設施及輔助電力裝置，設備及設施，及所有專屬住宅發展的機電裝置及設備，以及由首位擁有人在任何時候按照公契條款召開的業主會議中通過的業主決議指定用作住宅公用設施的其他屋苑額外裝置及設施，但(為免存疑)並不包括屋苑公用設施及停車場公用設施。再為免存疑，由電訊及廣播(如有)供應商所作出及屬於其的裝置並不構成住宅公用設施一部份。

## 2. 分配予發展項目中的每個住宅物業的不分割份數的數目

| 單位 | 樓層 | 不分割份數 |
|---|---|---|
| A | 3樓 | 40 |
| B | | 32 |
| C | | 31 |
| D | | 31 |
| E | | 66 |
| F | | 42 |
| G | | 39 |
| H | | 24 |
| J | | 55 |
| K | | 35 |
| L | | 35 |
| M | | 35 |



Star_ATR_SalesBrochure_R17_230217.indd 55 2023-02-17 04:25:26 PM

# 14 SUMMARY OF DEED OF MUTUAL COVENANT
# 公契的摘要

| Unit | Floor | Undivided Shares |
|---|---|---|
| N | 3/F | 35 |
| P | | 43 |
| Q | | 40 |
| R | | 39 |
| S | | 25 |
| A | 5/F-22/F | 42 |
| B | | 35 |
| C | | 34 |
| D | | 34 |
| E | | 67 |
| F | | 44 |
| G | | 42 |
| H | | 26 |
| J | | 55 |
| K | | 35 |
| L | | 35 |
| M | | 35 |
| N | | 35 |
| P | | 42 |
| Q | | 42 |
| R | | 42 |
| S | | 27 |
| A | 23/F | 42 |
| B | | 35 |
| C | | 34 |
| D | | 34 |
| E | | 74 |
| G | | 63 |
| H | | 35 |
| J | | 55 |
| K | | 35 |
| L | | 35 |
| M | | 35 |
| N | | 35 |

| 單位 | 樓層 | 不分割份數 |
|---|---|---|
| N | 3樓 | 35 |
| P | | 43 |
| Q | | 40 |
| R | | 39 |
| S | | 25 |
| A | 5樓-22樓 | 42 |
| B | | 35 |
| C | | 34 |
| D | | 34 |
| E | | 67 |
| F | | 44 |
| G | | 42 |
| H | | 26 |
| J | | 55 |
| K | | 35 |
| L | | 35 |
| M | | 35 |
| N | | 35 |
| P | | 42 |
| Q | | 42 |
| R | | 42 |
| S | | 27 |
| A | 23樓 | 42 |
| B | | 35 |
| C | | 34 |
| D | | 34 |
| E | | 74 |
| G | | 63 |
| H | | 35 |
| J | | 55 |
| K | | 35 |
| L | | 35 |
| M | | 35 |
| N | | 35 |



Star_ATR_SalesBrochure_R17_230217.indd 56 2023-02-17 04:25:26 PM

# 14 SUMMARY OF DEED OF MUTUAL COVENANT
# 公契的摘要

| Unit | Floor | Undivided Shares |
|---|---|---|
| P | 23/F | 42 |
| Q | | 42 |
| R | | 42 |
| S | | 27 |
| A | 25/F | 42 |
| B | | 35 |
| C | | 34 |
| D | | 34 |
| E | | 58 |
| G | | 59 |
| H | | 35 |
| J | | 55 |
| K | | 35 |
| L | | 35 |
| M | | 35 |
| N | | 35 |
| P | | 42 |
| Q | | 42 |
| R | | 42 |
| S | | 27 |
| A | 26/F | 46 |
| B | | 38 |
| C | | 37 |
| D | | 93 |
| H | | 83 |
| J | | 59 |
| K | | 37 |
| L | | 37 |
| M | | 38 |
| N | | 38 |
| P | | 46 |
| Q | | 46 |
| R | | 45 |
| S | | 30 |

| 單位 | 樓層 | 不分割份數 |
|---|---|---|
| P | 23樓 | 42 |
| Q | | 42 |
| R | | 42 |
| S | | 27 |
| A | 25樓 | 42 |
| B | | 35 |
| C | | 34 |
| D | | 34 |
| E | | 58 |
| G | | 59 |
| H | | 35 |
| J | | 55 |
| K | | 35 |
| L | | 35 |
| M | | 35 |
| N | | 35 |
| P | | 42 |
| Q | | 42 |
| R | | 42 |
| S | | 27 |
| A | 26樓 | 46 |
| B | | 38 |
| C | | 37 |
| D | | 93 |
| H | | 83 |
| J | | 59 |
| K | | 37 |
| L | | 37 |
| M | | 38 |
| N | | 38 |
| P | | 46 |
| Q | | 46 |
| R | | 45 |
| S | | 30 |



Star_ATR_SalesBrochure_R17_230217.indd 57 2023-02-17 04:25:26 PM

# 14 SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

In the numbering of floors, the 4/F, 13/F, 14/F and 24/F are omitted.
There is no Flat I and Flat O on 3/F.
There is no Flat I and Flat O on 5/F to 22/F.
There is no Flat F, Flat I and Flat O on 23/F.
There is no Flat F, Flat I and Flat O on 25/F.
There is no Flat E, Flat F, Flat G, Flat I and Flat O on 26/F.

不設4樓，13樓，14樓及24樓。
3樓不設I單位及O單位。
5樓至22樓不設I單位及O單位。
23樓不設F單位，I單位及O單位。
25樓不設F單位，I單位及O單位。
26樓不設E單位，F單位，G單位，I單位及O單位。

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

The Manager is to be appointed for an initial term of two years from the date of the Deed of Mutual Covenant and to be continued thereafter until termination of the Manager's appointment in accordance with the provisions thereof.

### 3. 有關發展項目的管理人的委任年期

管理人首屆任期由簽訂公契日期起計兩年，其後續任至按公契的條文終止管理人的委任為止。

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

Each Owner of a Residential Unit shall contribute towards the Management Expenses of the Development in such manner, amount and proportion as provided in the Deed of Mutual Covenant by reference to the Management Units allocated to his Residential Unit and the principles provided in the Deed of Mutual Covenant. The number of Management Units allocated to a Residential Unit is the same as the number of Undivided Shares as set out in paragraph 2 above.

### 4. 管理開支按什麼基準在發展項目中的住宅物業的擁有人之間分擔

每名住宅單位業主應按照公契訂明的方式，金額和比例，根據其住宅單位的管理份數和公契列明的準則，分擔發展項目的管理開支。分配予每個住宅單位的管理份數的數目與上述第2段列出的住宅單位的不分割份數的數目相同。

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

The management fee deposit is equivalent to three months' management contribution based on the first annual Management Budget payable by the Owner in respect of his Unit.

### 5. 計算管理費按金的基準

管理費按金相等於擁有人就其單位按首個年度管理預算案釐定而須繳的三個月管理費。

### 6. The area (if any) in the Development retained by the vendor for its own use

Not applicable.

### 6. 擁有人在發展項目中保留作自用的範圍(如有的話)

不適用。

Notes:

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

備註：

1. 除本售樓說明書另有定義外，本公契的摘要中使用的定義詞語具有其在公契中的相同涵義。
2. 請查閱公契以了解全部詳情。完整的公契可於售樓處開放時間內免費查閱，並且可支付所需影印費用後取得公契的副本。



Star_ATR_SalesBrochure_R17_230217.indd 58 2023-02-17 04:25:27 PM

# 15 SUMMARY OF LAND GRANT
# 批地文件的摘要

1. The development is situated on Yuen Long Town Lot No.461 (the "lot").

2. The lot is held under the Agreement and Conditions of Sale dated 24th June 1997 and registered in the Land Registry as New Grant No.4359 (the "New Grant") for a term of years commencing from the 24th June 1997 and expiring on the 30th June 2047 as varied and modified by two Modification Letters respectively dated 27th November 2004 and registered in the Land Registry by Memorial No.YL1109952 (the "1st Modification Letter") and dated 4th November 2021 and registered in the Land Registry by Memorial No.21111200890018 (the "2nd Modification Letter") (collectively the "the "Land Grant").

3. Special Condition No.(7) of the First Schedule to the 2nd Modification Letter stipulates that:-
   (a) Subject to sub-clause (b) of this Special Condition, the lot or any part thereof or any building or buildings erected or to be erected thereon shall not be used for any purpose other than for non-industrial (excluding godown, hotel, office and petrol filling station) purposes.

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

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

      (ii) in respect of the remaining floors (excluding any basement level or basement levels (if erected) above the lowest three floors in the event that there are more than 3 basement levels), for private residential purposes; and

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

   (c) Any floor to be used solely for accommodating the parking, loading and unloading spaces to be provided in accordance with Special Conditions Nos. (57) and (58) hereof or plant room or both shall not be counted as one of the floors referred to in sub-clause (b) of this Special Condition. The determination by the Director as to whether the use to which a floor is to be put is a use for the purposes permitted under this sub-clause shall be final and binding on the Purchaser.

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

4. Special Condition No.(66) of the Second Schedule to the 2nd Modification Letter stipulates that:-
   No grave or columbarium shall be erected or made on the lot, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.

1. 發展項目所在土地位於元朗市地段第461號(「該地段」)。

2. 該地段據訂立於1997年6月24日的賣地協議及條件而在土地註冊處註冊為第4359號新批地契(「新批地契」)批出,該地段的批地年期由1997年6月24日起計至2047年6月30日為止,經由兩份分別訂立於2004年11月27日以註冊摘要號碼YL1109952於土地註冊處註冊的修訂書(「第一份修訂書」)以及2021年11月4日以註冊摘要號碼21111200890018於土地註冊處註冊的修訂書(「第二份修訂書」)所更改及修訂(統稱「批地文件」)。

3. 第二份修訂書附表一特別批地條款第(7)條規定:
   (a) 受限於本特別批地條件第(b)分條,該地段或其任何部分或其上的現已興建或擬興建一棟或多棟建築物不可作非工業(倉庫、酒店、辦公室及加油站除外)以外的用途。

   (b) 該地段上的現已興建或擬興建的任何建築物或其任何部分不可作下列以外的用途:

      (i) 就最底下的三層而言,作非工業用途(倉庫、酒店、辦公室及加油站除外)但為免存疑,地庫層(如現已興建)不論其大小或樓面面積,就本特別批地條款而言均當作一層計算而任何地庫層的用途按本特別批地條款第(b)(iii)分條進一步受限;

      (ii) 就其餘樓層而言(如有多於三層地庫層,最底三層地庫層以上之一層或多於一層的地庫層(如現已興建)除外),作私人住宅用途;及

      (iii) 就地庫層而言(如現已興建),不論是最底三層其中一層或最底三層以上的地庫層,作非工業用途(私人住宅、倉庫、酒店、辦公室及加油站除外)。

   (c) 任何只用作按本文特別批地條款第(57)和(58)條提供的停泊及上落貨車位或機房或兩者皆有的樓層不會被當作本特別批地條款第(b)分條所指的樓層。署長就樓層用途是否屬於本分條所允許之決定將為最終論並對買方具有約束力。

   (d) 就本特別批地條款而言,署長就定義一個或多個樓層的決定將為最終論並對買方具有約束力。

4. 第二份修訂書附表二特別批地條款第(66)條規定:
   不得於該地段上興建或豎立墳墓或骨灰龕,亦不得於該地段內安葬或存放任何人類骸骨或動物骸骨,無論是否存放在陶罐、骨灰甕或以其他之方式存放。



Star_ATR_SalesBrochure_R17_230217.indd 59 2023-02-17 04:25:27 PM

# 15 SUMMARY OF LAND GRANT
# 批地文件的摘要

5. General Condition No.(8)(c) of the New Grant stipulates that:-

The Purchaser shall indemnify and keep indemnified the Government against all actions, proceedings, liabilities, demands, costs, expenses and claims whatsoever arising from any damage caused to adjacent or adjoining land where such damage has, in the opinion of the Director (whose opinion shall be final and binding upon the Purchaser), arisen out of any development or redevelopment affecting the lot or part thereof or out of any other works which the Purchaser is required to undertake in compliance with these Conditions.

6. General Condition No.(10) of the New Grant stipulates that:-

(a) The Purchaser shall throughout the tenancy having built or rebuilt (which word refers to redevelopment as contemplated in sub-clause (b) below) in accordance with these Conditions (as defined in General Condition No. 16):

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

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

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

7. General Condition No.(12) of the New Grant stipulates that:-

Any private streets, roads and lanes which by these Conditions are required to be formed shall be sited to the satisfaction of the Director and included in or excluded from the area to be leased as may be determined by him and in either case shall be surrendered to the Government free of cost if so required. If the said streets, roads and lanes are surrendered to the Government, the surfacing, kerbing, draining (both foul and storm water sewers), channelling and road lighting thereof shall be carried out by the Government at the expense of the Purchaser and thereafter they shall be maintained at public expense. If the said private streets, roads and lanes remain part of the area to be leased, they shall be lighted, surfaced, kerbed, drained, channelled and maintained by and at the expense of the Purchaser in all respects to the satisfaction of the Director and the Director may carry out or cause to be carried out the installation and maintenance of road lighting for the sake of public interest as required. The Purchaser shall bear the capital cost of installation of road lighting and allow free access and egress to and from the area to be leased to workmen and vehicles for the purpose of installation and maintenance of the road lighting.

8. General Condition No.(16)(b) of the New Grant stipulates that:-

The foregoing General Conditions shall be read and construed as varied or modified by the Special Conditions hereinafter contained, and the expression “these Conditions“ whenever used shall mean and include the General and Special Conditions.

5. 新批地契一般批地條款第(8)(c)條規定：

買方如有違反此等條款，或買方導致毗連或毗鄰土地損害，而署長(其意見將作最終論並對買方具有約束力) 認為該損害是因買方發展或重新開發而影響該地段或其任何部分或遵照批地條款要求買方承諾進行的任何工程所致，買方須彌償政府並使其持續得到彌償所有由此導致任何的訴訟、法律程序、責任、訴求、費用、開支及索償和確保其免責。

6. 新批地契一般批地條款第(10)條規定：

(a) 買方須於整個租約期內就根據此等條款進行的建築或重建（該詞語指以下第(b)分條提及的重新開發）（根據一般批地條款第(16)條所界定釋義）：

(i) 按任何已批准的建築圖則保養所有建築物，不得對其作出更改或修訂；及

(ii) 保養現已興建或將會可能按此等條款或其隨後任何契約修改本興建的所有建築物，使其保持修葺良好堅固和狀況良好，並在租期屆滿或提前終止時以同樣的修葺狀況交還。

(b) 倘若在租約期內任何時候拆卸當時在該地段或其任何部份之上存在的任何建築物，買方須以相同類型和不少於原有總樓面面積的健全及堅固的一幢或多幢建築物或署長批准的類型和價值的一幢或多幢建築物作為代替。倘若進行上述拆卸，買方須在該拆卸的1個月內向署長提出申請以取得其同意在該地段進行重新開發的建築工程，並在收到上述同意後的3個月內展開所需的重新開發工程及在署長規定的時限內完成，以令署長滿意。

7. 新批地契一般批地條款第(12)條規定：

此等條款訂明拓建的任何私家街、私家路及後巷，選址必須令署長滿意，並按照署長決定納入或不涵蓋於批租之土地範圍並且無論屬何情況，必須有需要時無須代價歸還予政府。如向政府歸還上述私家街、私家路及後巷，政府將進行該處的路面、路緣石、排水渠（包括污水及雨水渠）、渠道及路燈建設工程，費用由買方支付，其後則以公帑保養。如上述私家街、私家路及後巷仍屬於批租土地一部份，買方須自費在該處提供照明、路面、路緣石、排水渠、渠道並自費保養，以令署長全面滿意。署長可基於公眾利益按需要在該處進行或促使進行路燈安裝和保養路燈。買方須承擔路燈之安裝工程資本開支，並且允許工人及車輛自由進出批租土地範圍，以便安裝和保養。

8. 新批地契一般批地條款第(16)(b)條規定：

上述一般批地條款應按下述特別批地條款之增訂或修改理解及詮釋，而「此等條款」一詞在任何時候指及包括一般批地條款和特別批地條款。



Star_ATR_SalesBrochure_R17_230217.indd 60 2023-02-17 04:25:27 PM

# 15 SUMMARY OF LAND GRANT 批地文件的摘要

9. Special Condition No.(2) of the First Schedule to the 2nd Modification Letter stipulates that:-

(a) The Purchaser shall:

(i) on or before the date specified in Special Condition No. (6) hereof (or such other extended period as may be approved by the Director), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

(I) lay and form those portions of future public roads shown coloured green on the plan annexed hereto (hereinafter referred to as "the Green Area"); and

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

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

(ii) on or before the date specified in Special Condition No. (6) hereof or such other extended period as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and

(iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been delivered in accordance with Special Condition No. (3) hereof.

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

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

9. 第二份修訂書附表一特別批地條款第(2)條規定：

(a) 買方必須：

(i) 在本文特別批地條款第(6)條指明的日期或之前（或署長批准的該其他延長期限），自費以署長批准的方式及物料，按署長批准的標準、水平、定線和設計，全面令署長滿意：

(I) 鋪設及構造在本文所夾附圖則以綠色顯示的日後興建公共道路部分（以下稱「綠色範圍」）；及

(II) 提供及建造署長全權酌情決定要求的橋、隧道、上跨路、下通道、暗渠、高架道路、天橋、行人路、道路或其他結構物（以下統稱「該構築物」）

以致可在綠色範圍進行興建建築物及供車輛及行人往來。

(ii) 在本文特別批地條款第(6)條指明的日期或之前或署長批准的該其他延長期限，自費令署長滿意在綠色範圍表面整飾、興建路緣及渠道，以及按署長要求為此等設施提供溝渠、污水管、排水渠、消防栓及接駁總水管的水管、街燈、交通標誌、街道設施及道路標記；及

(iii) 自費保養綠色範圍連同該構築物及在該處上及內建造、裝設及提供的所有結構物、路面、溝渠、污水管、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物使署長滿意，直至按照本文特別批地條款第(3)條交還綠色範圍的管有時為止。

(b) 倘若買方未能於規定期限內履行其在本特別批地條款第(a)分條的義務，政府可進行必要的工程，費用一概由買方負責，買方須應政府要求向其支付相等於該等費用的金額，該金額由署長決定，其決定為最終論及對買方具有約束力。

(c) 倘因買方履行本特別批地條款第(a)分條的義務或政府行使本特別批地條款第(b)分條權力或其他情況，不論因處理或附帶之事宜而導致或令買方或其他任何人士蒙受任何損失、損害、滋擾或騷擾，署長概不承擔任何責任，及買方不得就任何該等損失、損害、滋擾或騷擾向政府或署長或獲其授權人員作出索償賠償。



Star_ATR_SalesBrochure_R17_230217.indd 61 2023-02-17 04:25:27 PM

# 15 SUMMARY OF LAND GRANT
# 批地文件的摘要

10. Special Condition No.(3) of the First Schedule to the 2nd Modification Letter stipulates that:-

For the purpose only of carrying out the necessary works specified in Special Condition No. (2) hereof, the Purchaser shall on the date of this letter be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Purchaser shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (2) hereof or otherwise.

11. Special Condition No.(4) of the First Schedule to the 2nd Modification Letter stipulates that:-

The Purchaser shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No. (2) hereof.

12. Special Condition No.(5) of the First Schedule to the 2nd Modification Letter stipulates that:-

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

(i) permit the Director, his officers, contractors and any other persons authorized by him, the right of ingress, egress and regress to, from and through the lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (2)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (2)(b) hereof and any other works which the Director may consider necessary in the Green Area;

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

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

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

10. 第二份修訂書附表一特別批地條款第(3)條規定：

茲為進行本文特別批地條款第(2)條規定的必要工程，買方於本文書日獲綠色範圍的管有權。買方須在政府要求時將綠色範圍交還予政府，及無論任何情況須在署長發出的信函說明所有此等條款已妥善履行並令其滿意當日將被視為已由買方交還予政府。買方在管有綠色範圍期間，須於一切合理時間內允許所有政府及公衆車輛及行人自由通行及經越綠色範圍，並確保該通行不會因為進行工程且不論是否根據本文特別批地條款第(2)條進行的工程而受到干擾或妨礙。

11. 第二份修訂書附表一特別批地條款第(4)條規定：

未經署長事先書面同意，買方不得使用綠色範圍作儲物或興建任何臨時結構物或用作進行本文特別批地條款第(2)條規定的工程以外的任何其他用途。

12. 第二份修訂書附表一特別批地條款第(5)條規定：

(a) 買方須於管有綠色範圍的所有合理時間內：

(i) 批准署長及其人員、承建商及獲署長授權的其他任何人士有權通行、進出、往返及行經該地段及綠色範圍，以便視察、檢查及監督遵從本文特別批地條款第(2)(a)條規定進行的任何工程，以及進行、視察、檢查及監督本文特別批地條款第(2)(b)條規定的工程及署長認為於綠色範圍內必要的任何其他工程；

(ii) 在政府或相關公用設施公司要求時，批准政府及獲其授權的相關公用設施公司有權通行、進出、往返及行經該地段及綠色範圍，以便在綠色範圍或任何毗鄰土地之內、之上或之下進行任何工程，包括但不限於鋪設及其後保養所有喉管、電線、管道、電纜槽及擬為該地段或任何毗鄰或相鄰土地或場所提供電話、電力、煤氣（如有）及其他服務設施所需的其他傳導媒介及附帶設備。買方須就以上在綠色範圍內進行的任何工程所有相關事宜，與政府及獲其授權的相關公用設施公司充分合作；及

(iii) 在水務監督的人員及彼等獲其授權的其他人士要求時，批准水務監督的人員及彼等獲其授權的其他人士有權通行、進出、往返及行經該地段及綠色範圍，以便在綠色範圍內進行任何有關任何其他水務設施的運作、保養、維修、更換及改動工程。

(b) 倘因政府、其人員、代理、承建商及根據本特別批地條款第(a)分條獲授權的其他任何人士或公用設施公司行使權力，不論因處理或附帶之事宜而導致或令買方或其他任何人士蒙受任何損失、損害、滋擾或騷擾，政府概不承擔任何責任。



Star_ATR_SalesBrochure_R17_230217.indd 62 2023-02-17 04:25:27 PM

# 15 SUMMARY OF LAND GRANT
# 批地文件的摘要

13. Special Condition No.(6) of the First Schedule to the 2nd Modification Letter stipulates that:-

The Purchaser shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 31st day of December, 2026.

14. Special Condition No.(10) of the First Schedule to the 2nd Modification Letter stipulates that:-

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

15. Special Condition No.(12) of the First Schedule to the 2nd Modification Letter stipulates that:-

Subject to these Conditions, upon development or redevelopment (which term refers solely to redevelopment contemplated in General Condition No. 10) of the lot or any part thereof:

(a) any building or buildings erected or to be erected on the lot shall in all respects comply with the Buildings Ordinance, any regulations made thereunder and any amending legislation;

(b) no building or buildings may be erected on the lot or any part thereof or upon any area or areas outside the lot specified in these Conditions, nor may any development or use of the lot or any part thereof, or of any area or areas outside the lot specified in these Conditions take place, which does not in all respects comply with the requirements of the Town Planning Ordinance, any regulations made thereunder and any amending legislation;

(c) the total gross floor area of any building or buildings erected or to be erected on the lot shall not be less than 9,540 square metres and shall not exceed 15,900 square metres.

16. Special Condition No.(20) of the First Schedule to the 2nd Modification Letter stipulates that:-

(a) The Purchaser shall have no right of ingress or egress to or from the lot for the passage of motor vehicles except between the points X and Y through Z shown and marked on the plan annexed hereto or at such other points as may be approved in writing by the Director. Upon development or redevelopment of the lot, a temporary access for construction vehicles into the lot may be permitted in such position and subject to such conditions as may be imposed by the Director. Upon completion of the development or redevelopment, the Purchaser shall at his own expense within the time limit specified by the Director and in all respects to the satisfaction of the Director, reinstate the area or areas upon which the temporary access was constructed.

(b) The run-in for each point of ingress and run-out for each point of egress from and onto the existing public roads or footpaths adjoining the lot shall be designed and constructed to the satisfaction of the Director. The said works of design, construction, removal and reinstatement shall be undertaken by the Purchaser at his own expense in accordance with Special Condition No. (28) hereof, and in all respects to the satisfaction of the Director.

17. Special Condition No.(21) of the First Schedule to the 2nd Modification Letter stipulates that:-

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

13. 第二份修訂書附表一特別批地條款第(6)條規定：

買方須發展該地段，興建於其上一幢或多幢全面遵從此等條款和目前或任何時間在香港生效的關於建築、衛生及規劃的所有條例、附例和規例的建築物，該一幢或多幢建築物須在2026年12月31日或之前建成並適宜佔用。

14. 第二份修訂書附表一特別批地條款第(10)條規定：

買方須在該地段或平台（如有)未有建築之任何部分，以令署長滿意的方式，自費進行環境美化工程及種植樹木和灌木，其後並加以保養及使有關地方保持在安全、清潔、整齊、井然及健壯的狀態。

15. 第二份修訂書附表一特別批地條款第(12)條規定：

受制於此等條款，如該地段或其任何部份進行發展或重新開發（此詞純粹指一般批地條款第(10)條所載的重新開發）：

(a) 現已或將會興建於該地段上的任何或多幢建築物必須全面遵從《建築物條例》、其任何附屬規例及任何修訂法例的規定；

(b) 如在該地段上或其任何部份或此等條款所規定該地段外任何一個或多個範圍興建一幢或多幢建築物，又或發展或使用該地段或其任何部份，或此等條款規定的該地段外任何一個或多個範圍，必須全面遵從《城市規劃條例》、其任何附屬規例及任何修訂法例的規定，否則不得進行；

(c) 現已或將會興建於該地段上的任何一幢或多幢建築物的總樓面面積應不少於9,540平方米及不超過15,900平方米。

16. 第二份修訂書附表一特別批地條款第（20）條規定：

(a) 除通過本文所夾附圖則所顯示及標記的X及Y點之間的Z點或署長書面批准的其他地點外，買方無權以車輛通行進出該地段。如該地段進行發展或重新發展，建築工程的車輛可獲批准使用署長指定位置的臨時通道，但須受制於署長施加的該等條款。當完成發展或重新發展，買方須自費於署長指定的時限內將已建造的臨時通道的一個或多個範圍恢復原狀，以令署長全面滿意。

(b) 連接毗鄰地段現有公共道路或行人道的每個入口處通道及出口處通道須按署長滿意的方式設計和建造。上述設計設計、建造、移除及復修由買方按本文特別批地條款第(28)條及以署長全面滿意的方式自費進行。

17. 第二份修訂書附表一特別批地條款第（21）條規定：

除非獲得署長事先書面同意，買方不得削去、移除或後移任何毗連或毗鄰該地段的政府土地或於政府土地上進行任何性質的堆土、填土或斜坡整理工程，而於作出同意時署長有酌情權制訂其認為恰當的條件及條款，包括以其決定的地價批出額外的土地作該地段的延伸。



Star_ATR_SalesBrochure_R17_230217.indd 63 2023-02-17 04:25:27 PM

# 15 SUMMARY OF LAND GRANT
# 批地文件的摘要

18. Special Condition No.(22) of the First Schedule to the 2nd Modification Letter stipulates that:-

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

(b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No. (21) hereof.

(c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Purchaser or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land within the lot or from any adjacent or adjoining Government or leased land, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify and keep indemnified the Government, its agents and contractors from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with such falling away, landslip or subsidence.

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

19. Special Condition No.(23) of the First Schedule to the 2nd Modification Letter stipulates that:-

No rock crushing plant shall be permitted on the lot without the prior written approval of the Director.

20. Special Condition No.(24) of the First Schedule to the 2nd Modification Letter stipulates that:-

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

18. 第二份修訂書附表一特別批地條款第(22)條規定：

(a) 倘為了或有關該地段或其任何部份之形成、平整或發展或根據此等條款買方須完成之任何其他工程或因任何其他目的，於該地段內或任何政府土地上現時或以往曾經進行任何削走、移除或移後任何土地、或任何建造或填土或任何斜坡處理工程，不論以何種形式、亦不論有否獲得署長事先書面同意，買方須自費進行及建造為保護及支承該地段內之土地及任何毗連或毗鄰政府土地或已租出土地及排除及防止其後發生之任何崩塌、山崩或下陷而當時或日後任何時間所須之斜坡處理工程，護土牆或其他支承撐、保護、排水或附屬或其他工程。買方須於批地年期內所有時間自費保養上述土地、斜坡處理工程、護土牆或其他支承、保護、排水或附屬或其他工程，以令其保持修葺良好堅固和狀況良好以令署長滿意。

(b) 本特別批地條款第(a)分條的任何規定不得影響政府在此等條款下的權利，尤其是本文特別批地條款第(21)條。

(c) 倘因或由於買方作出之形成、平整、發展或其他工程或因其他原因於任何時間不論在或由任何在該地段內土地或任何毗連或毗鄰政府土地或已租出土地導致或產生崩塌、山崩或下陷，買方須自費使其回復原狀及將其修復令署長滿意，並須彌償政府、其代理及承建商並使其等持續得到彌償因該崩塌、山崩或下陷而直接或間接導致或有關連之所有任何性質的責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序。

(d) 除了規定就任何違反此等條款的任何其他權利或補救之外，署長有權以書面通知要求買方進行、建造及保養上述土地、斜坡處理工程、護土牆、或其他支承、保護、及排水或附屬或其他工程，或使其回復原狀及修復任何崩塌、山崩或下陷。倘買方在該通知指定期限內忽視或未能遵守該通知以令署長滿意，署長可立即執行及進行任何必須之工程而買方須應要求向政府付還有關費用連同任何行政或專業費用及收費。

19. 第二份修訂書附表一特別批地條款第(23)條規定：

未經署長事先書面批准，不得於該地段允許使用壓碎岩石機械。

20. 第二份修訂書附表一特別批地條款第 (24) 條規定：

如果在發展或重新開發該地段或其任何部份時已安裝預應力地樁，買方須自費在預應力地樁的整個服務期限內定期保養與定期監察預應力地樁，以令署長滿意，並在署長不時絕對酌情要求時向署長提交所有該等監察工程的有關報告和資料。如果買方忽視或未能進行要求的監察工程，署長可立即執行與進行該等監察工程，而買方須應要求向政府付還有關的費用。



Star_ATR_SalesBrochure_R17_230217.indd 64 2023-02-17 04:25:27 PM

# 15 SUMMARY OF LAND GRANT 批地文件的摘要

21. Special Condition No.(25) of the New Grant stipulates that:-

The Purchaser hereby acknowledges that the lot may be underlain by cavernous marble and accepts that upon any development or redevelopment of the lot extensive geotechnical investigation will be required. The Purchaser further accepts that such investigations may reveal the need for a high level of involvement of an experienced geotechnical engineer both in the design and in the supervision of geotechnical aspects of the works required to be carried out on the lot. The Purchaser hereby acknowledges that all costs, charges, fees or other expenses whatsoever arising out of any geotechnical investigations, design works, construction, supervision or any other matters whatsoever will be entirely his own responsibility and the Purchaser further acknowledges that the Government shall be under no liability whatsoever in respect of such costs, charges, fees or other expenses.

22. Special Condition No.(26) of the First Schedule to the 2nd Modification Letter stipulates that:-

(a) In the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as "the waste") from the lot, or from other areas affected by any development of the lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (hereinafter referred to as "the Government properties"), the Purchaser shall at his own expense remove the waste from and make good any damage done to the Government properties. The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, loses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with any damage or nuisance to private property caused by such erosion, washing down or dumping.

(b) Notwithstanding sub-clause (a) of this Special Condition the Director may (but is not obliged to), at the request of the Purchaser remove the waste from and make good any damage done to the Government properties and the Purchaser shall pay to the Government on demand the cost thereof.

21. 新批地契特別批地條款第 (25) 條規定：

買方現確認該地段下面可能藏有溶洞性質的大理石層，並接受在發展或開發該地段時需要進行大規模的岩土勘察。買方進一步接受該等勘察可能揭示需要富經驗的岩土工程師高度參與在該地段所需進行的岩土工程的設計及監督。買方現確認因任何岩土勘察、設計工作、建造、監督或任何其他事宜而引起的所有費用、收費、款項或其他開支全數由買方負責，買方進一步確認政府不會對該等費用、收費、款項或其他開支負責。

22. 第二份修訂書附表一特別批地條款第 (26) 條規定：

(a) 倘來自該地段或受該地段任何發展項目影響的其他地方的泥土、廢石方、瓦礫、建築廢料或建築材料 (以下稱「廢材」) 被侵蝕、沖刷或傾倒到公共小巷或道路或排入道路暗渠、前灘或海床、污水渠、雨水渠或明渠或其他政府物業 (以下稱「政府物業」)，買方須自費清理該等廢材並且對政府物業所造成的任何損壞進行修復。買方須就該等侵蝕、沖刷或傾倒而對私人物業直接或間接導致或有關連的任何損害或滋擾所產生的一切性質的責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序彌償政府並使其持續得到彌償。

(b) 即使本特別批地條款第(a)分條規定，署長可以 (但並無義務) 應買方的要求在政府物業清理廢材並對政府物業所造成的任何損壞進行修復，而買方須應要求向政府支付有關的費用。



Star_ATR_SalesBrochure_R17_230217.indd 65 2023-02-17 04:25:27 PM

# 15 SUMMARY OF LAND GRANT
# 批地文件的摘要

23. Special Condition No.(28) of the First Schedule to the 2nd Modification Letter stipulates that:-

The Purchaser shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter referred to as "the Works"), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the lot or any part thereof or the Green Area or both the lot or any part thereof and the Green Area (hereinafter collectively referred to as "the Services"). The Purchaser shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Purchaser shall comply with and at his expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Purchaser shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot or the Green Area or both the lot or any part thereof and the Green Area or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Purchaser shall pay to the Government on demand the cost of such works). If the Purchaser fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot or any part thereof or the Green Area or both the lot or any part thereof and the Green Area or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Purchaser shall pay to the Government on demand the cost of such works.

24. Special Condition No.(31) of the First Schedule to the 2nd Modification Letter stipulates that:-

(a) The Purchaser shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the lot, and the Purchaser shall be solely liable for and shall indemnify and keep indemnified the Government and its officers from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with any damage or nuisance caused by such storm-water or rain-water.

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

23. 第二份修訂書附表一特別批地條款第(28)條規定：

買方須於任何時候，特別是在進行建造、保養、翻新或維修工程(下稱「工程」)時，採取或促使採取所有適當及充分的小心、技巧及預防措施，以避免對該地段或其任何部分或綠色範圍或該地段或其任何部分及綠色範圍兩者之上、上面、之下或毗連的任何政府或其他現存的排水渠、水路或水道、總水管、道路、行人路、街道設施、污水渠、明渠、喉管、電纜、電線、公用事業設施或任何其他工程或裝置(以下統稱「服務設施」)造成任何損害、騷擾或妨礙。買方於進行任何工程之前須進行或促使進行有需要的完善調查及查詢核實服務設施的現時位置及水平，並向署長提交處理任何可能被工程影響的服務設施各方面的建議書供其批准，且必須取得署長對工程及上述該建議書作出的書面批准後，方可進行該等工程。買方須遵從及自費履行署長在批准時對服務設施作出的任何要求，包括承擔進行任何必要的改道、重鋪或恢復原狀的費用。買方須自費維修、修復及使其回復原狀任何因工程對該地段或綠色範圍或該地段或其任何部分及綠色範圍兩者或任何服務設施以任何方式引起的任何損害、騷擾或妨礙(除非署長另作選擇，否則明渠、污水渠、雨水渠或總水管須由署長進行修復，而買方須應要求向政府支付該等工程的費用)，以令署長全面滿意。如買方未能對該地段或其任何部分或綠色範圍或該地段或其任何部分及綠色範圍兩者或任何服務設施進行任何該等必要的改道、重鋪、維修、修復及使其回復原狀工程，以令署長滿意，署長可進行其認為必要的任何該等改道、重鋪、維修、修復或使其回復原狀工程，而買方須應要求向政府支付有關該等工程的費用。

24. 第二份修訂書附表一特別批地條款第 (31) 條規定：

(a) 當署長認為必需時，買方須自費不論在在該地段邊界內或在政府土地建造及保養排水道和渠道，從而將降於或流入該地段的所有雨水及天雨水截流和引入最接近的河道、集水溝、渠道或政府雨水渠以令署長滿意。買方須獨力負責並彌償政府及其人員並使其持續得到彌償因該等雨水或天雨水引致任何損害或滋擾而直接或間接導致或有關連之所有任何性質的責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序。

(b) 連接該地段的任何排水渠和污水渠至政府的雨水渠及污水渠 (當已鋪設及啓用) 的工程可由署長進行，但署長毋須就因此產生的任何損失或損害對買方負責。買方須應要求向政府支付上述連接工程的費用。上述連接工程亦可由買方自費進行，以令署長滿意。在此情況下，上述連接工程的任何一段若在政府土地內建造，必須由買方自費保養，且買方須應要求移交給政府，由政府自費負責日後的保養。買方須應要求向政府支付有關上述連接工程的技術審查的費用。如買方未能保養在政府土地內建造的上述連接工程的任何一段，署長可進行其認為必要的保養工程，買方須應要求向政府支付有關該等工程的費用。



Star_ATR_SalesBrochure_R17_230217.indd 66 2023-02-17 04:25:27 PM

# 15 SUMMARY OF LAND GRANT
# 批地文件的摘要

25. Special Condition No.(34) of the New Grant stipulates that:-

Any foundations to be constructed near or adjoining any sewer, watermains, storm-water drain or nullah within or adjoining the lot shall comply with the requirements of the Director.

26. Special Condition No.(49) of the Second Schedule to the 2nd Modification Letter stipulates that:-

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

27. Special Condition No.(50) of the Second Schedule to the 2nd Modification Letter stipulates that:-

Subject to these Conditions, upon development or redevelopment (which term refers solely to redevelopment contemplated in General Condition No. 10 hereof) of the lot or any part thereof:

(a) (i) Unless the Director of Buildings (hereinafter referred to as "the D of B") agrees otherwise, the Purchaser shall at his own expense submit to the D of B for his written approval a plan or plans demonstrating the configuration and layout of all the buildings, structures, supports for buildings or structures and any projections erected or constructed or to be erected or constructed at or above the ground level or levels of the lot for providing the setback areas from the boundaries of the lot, which submission shall in all respects be in compliance with the requirements of the D of B. The said submission shall include the paving and landscaping proposal of such setback areas and other relevant information as the D of B may require or specify at his sole discretion. The aforesaid submission as approved by the D of B is hereinafter referred to as "the Approved Building Setback Submission". Any buildings, structures, supports for buildings or structures and any projections erected or to be erected on the lot shall in all respects comply with the Approved Building Setback Submission. For the purpose of this sub-clause, the decision of the D of B as to whether there has been compliance with the Approved Building Setback Submission shall be final and binding on the Purchaser.

(ii) No amendment, variation, alteration, modification or substitution of the Approved Building Setback Submission shall be made without the prior written approval of the D of B, and if such approval is to be given, it shall be upon such terms and conditions as determined by the D of B at his sole discretion.

(b) (i) Unless the D of B agrees otherwise, the Purchaser shall at his own expense submit to the D of B for his written approval a plan or plans demonstrating the configuration and layout of all the buildings or group of buildings erected or to be erected on the lot including but not limited to continuous projected façade length, separating distance amongst and permeability of such buildings or group of buildings, which submission shall in all respects be in compliance with the building separation requirements of the D of B and shall include such other relevant information as the D of B may require or specify at his sole discretion.

(ii) The submission under sub-clause (b)(i) above as approved by the D of B is hereinafter referred to as "the Approved Building Separation Submission". Any buildings or group of buildings erected or to be erected on the lot shall in all respects comply with the Approved Building Separation Submission. For the purpose of this sub-clause, the decision of the D of B as to whether there has been compliance with the Approved Building Separation Submission shall be final and binding on the Purchaser.

(iii) No amendment, variation, alteration, modification or substitution of the Approved Building Separation Submission shall be made without the prior written approval of the D of B and if such approval is to be given, it shall be upon such terms and conditions as determined by the D of B at his sole discretion.

25. 新批地契特別批地條款第(34)條規定:

毗連或在該地段內任何接近或毗連污水渠、總水管、雨水渠或明渠的地基建造須遵從署長的要求。

26. 第二份修訂書附表二特別批地條款第(49)條規定:

在該地段上或毗連的樹木,不得在未得到署長事先書面同意的情況下遭移除或受干擾。而署長在給予同意時,可以施加其認為合適的關於移植、補償性園景美化或重植的條款。

27. 第二份修訂書附表二特別批地條款第(50)條規定:

受制於此等條款,如該地段或其任何部份進行發展或重新發展(此詞純粹指本文一般批地條款第(10)條所載的重新開發):

(a) (i) 除非屋宇署署長(以下稱「屋宇署署長」)另作同意,買方須自費提交一份或多於一份設計圖予屋宇署署長,表明所有於該地段地面或以上樓層現已或將會興建或建造以提供該地段邊界後移區域的所有建築物、構築物、建築物承件或構築物及任何伸出物的配置和佈局,以供書面批核,提交的述明須在各方面都遵從屋宇署署長的要求。上述述明須包括重鋪及園景美化後移區域以及由屋宇署署長全權酌情要求及指明的其他相關資料。上述經由屋宇署署長批准的述明下稱「核准樓宇後移建議」。任何於該地段現已或將會興建的建築物、構築物、建築物承件或構築物及任何伸出物須在各方面遵從核准樓宇後移建議。就本分條而言,屋宇署署長就是否遵從核准樓宇後移建議之決定為最終論並對買方具有約束力。

(ii) 如非事前獲屋宇署署長書面批准,不得作任何修改、更改、改動、修訂或替代核准樓宇後移建議,及如屋宇署署長作出批准,其將有全權酌情決定批准的條件及條款。

(b) (i) 除非屋宇署署長另作同意,買方須自費提交一份或多於一份設計圖予屋宇署署長,表明現已或將會興建於該地段上所有建築物或建築物群的配置和佈局,包括但不限於連續面牆伸展、該等建築物或建築物群間的距離和穿透性,以供書面批核,提交的述明須在各方面都遵從屋宇署署長就樓宇間距的要求以及須提供包括由屋宇署署長全權酌情要求及指明的其他相關資料。

(ii) 上述(b)(i)分條經由屋宇署署長批准的述明下稱「核准樓宇間距建議」。任何建築物或建築物群須在各方面遵從核准樓宇間距建議。就本分條而言,屋宇署署長就是否遵從核准樓宇間距建議之決定為最終決定並對買方具有約束力。

(iii) 如非事前獲屋宇署署長書面批准,不得作任何修改、更改、改動、修訂或替代核准樓宇間距建議,如屋宇署署長作出批准,其將批准的條件及條款有全權酌情決定。



Star_ATR_SalesBrochure_R17_230217.indd 67 2023-02-17 04:25:27 PM

# 15 SUMMARY OF LAND GRANT
# 批地文件的摘要

(c) (i) The Purchaser shall at his own expense submit to the D of B for his written approval a plan indicating such portion or portions of the lot or building or buildings erected or to be erected thereon at or within which greening (including but not limited to the provision of live plants with soil base) will be provided and maintained (hereinafter referred to as "the Greenery Area"), the layout and size of the Greenery Area and such other information (including but not limited to the location and particulars of the building works for the Greenery Area) as the D of B may require or specify at his sole discretion (which submission with plan is hereinafter referred to as "the Greenery Submission"). The decision of the D of B as to what constitutes the provision of greening under the Greenery Submission and which portion or portions of the lot or building or buildings constitute the Greenery Area shall be final and binding on the Purchaser. The aforesaid submission as approved by the D of B is hereinafter referred to as "the Approved Greenery Submission";

(ii) the Purchaser shall at his own expense implement and complete the building works for the Greenery Area in accordance with the Approved Greenery Submission and shall thereafter maintain the same in all respects to the satisfaction of the D of B. No amendment, variation, alteration, modification or substitution of the Approved Greenery Submission or the plan indicating the Greenery Area shall be made without the prior written approval of the D of B; and

(iii) except with the prior written approval of the D of B, the Greenery Area as shown in the Approved Greenery Submission shall be designated as and form part of the Common Areas referred to in Special Condition No. (56)(a)(v), and shall not be used for any purpose other than as the Greenery Area in accordance with the layout, size, location and particulars as set out in the Approved Greenery Submission.

28. Special Condition Nos.(52)(a) and (c) of the Second Schedule to the 2nd Modification Letter stipulate that:-

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

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

(i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No. (56)(a)(v) hereof;

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

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

(c) (i) 買方須自費提交一份設計圖予屋宇署署長，列明於該地段內一部份或多部份或於該地段現已興建或將興建的一幢或多幢建築物將會提供及保養的綠化（包括但不限於提供活體植物與泥土基礎）（下稱「綠化範圍」）、綠化範圍的佈局和大小以及由屋宇署署長全權酌情要求及指明的其他相關資料（包括但不限於綠化範圍的位置及工程事項）（此述明連同設計圖以下稱「綠化帶建議」）。屋宇署署長就綠化帶建議下提供作為綠化定義及該地段內一部份或多部份或一幢或多幢建築物構成綠化範圍的部份之決定為最終決定並對買方具有約束力。上述經屋宇署署長批准的述明下稱「核准綠化帶建議」；

(ii) 買方須自費按核准綠化帶建議執行並完成綠化範圍的工程及於日後就此全面保養，令署長滿意。如非事前獲屋宇署署長書面批准，不得作任何修改、更改、改動、修訂或替代核准綠化帶建議或列明綠化範圍的設計圖；及

(iii) 如非事前獲屋宇署署長書面批准，顯示於核准綠化帶建議的綠化範圍須被指定為並構成特別批地條款第(56)(a)(v)條所指的公用地方之一部分，並不得用作根據核准綠化帶建議所列的佈局、大小、位置和事項而之綠化範圍以外的任何用途。

28. 第二份修訂書附表二特別批地條款第(52)(a)及(c)條規定：

(a) 買方可於該地段內興建、建造及提供經署長書面批准的康樂設施及其附帶設施（以下稱「該等設施」）。該等設施的種類、大小、設計、高度及規劃亦須受制於事先取得署長書面批准。

(c) 倘若該等設施的任何部分根據本特別批地條款第(b)分條獲豁免計入總樓面面積之內（以下稱「獲豁免設施」）：

(i) 獲豁免設施須被指定為並構成本文特別批地條款第(56)(a)(v)條所指的公用地方之一部分；

(ii) 買方須自費保養獲豁免設施，使其保持修葺良好堅固和狀況良好，並運作獲豁免設施，令署長滿意；及

(iii) 獲豁免設施只可以供該地段內興建或擬興建的一座或多座住宅大廈的住客及其真正訪客使用，任何其他人士不得使用。



Star_ATR_SalesBrochure_R17_230217.indd 68 2023-02-17 04:25:28 PM

# 15 SUMMARY OF LAND GRANT 批地文件的摘要

29. Special Condition Nos.(53)(a) and (c) of the Second Schedule to the 2nd Modification Letter stipulate that:-

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

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

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

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

(c) Office accommodation provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (56)(a)(v) hereof.

30. Special Condition Nos.(54)(a) and (c) of the Second Schedule to the 2nd Modification Letter stipulate that:-

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

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

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

(c) Quarters for watchmen or caretakers or both provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (56)(a)(v) hereof.

31. Special Condition Nos.(55)(a) and (c) of the Second Schedule to the 2nd Modification Letter stipulate that:-

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

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

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

(c) An office provided in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (56) (a)(v) hereof.

29. 第二份修訂書附表二特別批地條款第(53)(a)及(c)條規定：

(a) 倘該地段或其他任何部份乃作住宅用途，則可於該地段內提供看更或管理員或兩者之辦公設施，但須受制於下列條款：

(i) 署長認為該等設施對於現已或將會興建於該地段上一幢或多幢住宅建築物的安全、保安及良好管理是必要的；

(ii) 該等設施不得用作該地段全職及有必要聘請的看更或管理員或兩者的辦公設施以外的任何用途；及

(iii) 任何該等設施的位置須事先經署長書面批准。

(c) 根據本特別批地條款第(a)分條在該地段內提供的辦公設施須被指定為並構成本文特別批地條款第(56)(a)(v)條所指的公用地方之一部份。

30. 第二份修訂書附表二特別批地條款第(54)(a)及(c)條規定：

(a) 倘該地段或其他任何部份乃作住宅用途，則可在該地段內提供看更或管理員或兩者的宿舍，但須受制於下列條款規限：

(i) 該等宿舍須位於該地段上已興建的其中一座住宅單位大廈或署長書面批准的其他位置；及

(ii) 該等宿舍不得用作該地段全職及有必要聘請的看更或管理員或兩者的住所以外的任何用途。

(c) 根據本特別批地條款第(a)分條在該地段內提供的看更或管理員宿舍須被指定為並構成本文特別批地條款第(56)(a)(v)條所指的公用地方之一部份。

31. 第二份修訂書附表二特別批地條款第(55)(a)及(c)條規定：

(a) 倘該地段或其他任何部份乃作住宅用途，則可在該地段內提供業主立案法團或業主委員會使用的一個辦事處，惟：

(i) 該辦事處不得用作為該地段及現已或將會興建於其上的建築物而成立的業主立案法團或業主委員會的會議及行政工作以外的任何用途；及

(ii) 該辦事處的位置須事先經署長書面批准。

(c) 根據本特別批地條款第(a)分條而提供的辦事處須被指定為並構成本文特別批地條款第(56)(a)(v)條所指的公用地方之一部份。



Star_ATR_SalesBrochure_R17_230217.indd 69 2023-02-17 04:25:28 PM

# 15 SUMMARY OF LAND GRANT
# 批地文件的摘要

32. Special Condition Nos.(57)(a)(b)(c)(d)(e)(f)(g)(i)(j)(k) and (n) of the Second Schedule to the 2nd Modification Letter stipulate that:-

(a) The Purchaser shall on or before the date specified in Special Condition No. (6) hereof at his own expense in all respects to the satisfaction of the Director and in accordance with the layout plan approved under sub-clause (b) of this Special Condition erect, construct and thereafter provide and maintain within the lot a public vehicle park (hereinafter referred to as "the Public Vehicle Park"). The Purchaser shall provide within the Public Vehicle Park, a minimum of 31 spaces each measuring 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres for the parking of private cars licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation.

(b) Prior to commencement of any building works (other than site formation works) on the lot, the Purchaser shall submit or cause to be submitted to the Director for his written approval a layout plan for the Public Vehicle Park indicating the layout of the parking spaces, turning circles, ceiling height of the floor or floors or level or levels, means of access, circulation areas and any other areas and spaces as may be required by the Director (hereinafter referred to as "the PVP Layout Plan"). The parking spaces, turning circles, ceiling height of the floor or floors or level or levels, means of access, circulation areas and any other areas and spaces of the Public Vehicle Park shall be provided and laid out in accordance with the PVP Layout Plan approved by the Director under this sub-clause (b) and in all respects to the satisfaction of the Director. The Purchaser shall maintain the parking spaces, turning circles, ceiling height of the floor or floors or level or levels, means of access, circulation areas and any other areas and spaces of the Public Vehicle Park in accordance with the PVP Layout Plan approved by the Director under this sub-clause (b) and shall not alter the layout except with the prior written consent of the Director.

(c) No floor or floors or level or levels of the Public Vehicle Park shall be served or accessible by any means of vehicular access except by such vehicular accesses as may be approved in writing by the Director.

(d) Each and every parking space provided within the Public Vehicle Park shall front directly onto a driveway or an adequate circulation area so that any private cars can be moved into or away from each parking space from or to the driveway or circulation area without obstruction.

(e) The positions of the ingress and egress control points, the drop gate and the pay booth and the access arrangement for the Public Vehicle Park shall be subject to the prior written approval of the Director.

(f) The layout of the Public Vehicle Park shall be designed in such a way that no private cars shall have to queue or wait outside the lot to enter into the Public Vehicle Park.

(g) All the parking spaces provided within the Public Vehicle Park shall be made available to members of the public at all times for short-term parking on hourly, daily or monthly basis or on such other basis as may be approved in writing by the Commissioner for Transport. The Purchaser shall at all times permit members of the public to have free access to, from and through such part or parts of the lot or any building or buildings erected or to be erected thereon for the purposes of gaining access to and from the Public Vehicle Park.

32. 第二份修訂書附表二特別批地條款第(57)(a)(b)(c)(d)(e)(f)(g)(i)(j)(k)及(n)條規定：

(a) 買方必須在本文特別批地條款第(6)條指明的日期或之前，自費以全面令署長滿意的方式並根據本特別批地條款第(b)分條批准的佈局平面圖的於該地段內興建、建造及於其後提供及保養一個公眾停車場（以下稱「公眾停車場」）。買方必須於公眾停車場內，最少提供31個車位，每個大小為2.5米闊及5.0米長，最小淨空高度為2.4米，以供停泊根據《道路交通條例》、其任何附屬規例及任何修訂法例持牌的私家車輛。

(b) 於任何工程（地盤平整工程除外）在該地段上開展前，買方須自費提交或促使他人提交予署長書面批准一份公眾停車場的佈局平面圖列明停車位、迴轉直徑、樓層或水平天花高度、出入口、流通地方範圍及任何其他署長要求的範圍及空間的佈局（以下稱「公眾停車場平面圖」）。上述停車位、迴轉直徑、樓層或水平天花高度、出入口、流通地方範圍及公眾停車場任何其他範圍及空間須以署長根據本分條（b）批准的公眾停車場平面圖提供和建設及令署長全面滿意。買方須以署長根據本分條（b）批准的公眾停車場平面圖保養停車位、迴轉直徑、樓層或水平天花高度、出入口、流通地方範圍及公眾停車場任何其他範圍及空間，除非署長另作事先書面同意，不得擅自改動佈局。

(c) 公眾停車場的樓層或水平不得通往或連接任何車輛通道，除非該車輛通道已由署長作事先書面批准。

(d) 公眾停車場內提供的每一個停車位須直接面向行車道或一個足夠流通地方範圍以令私家車輛可以由每一個停車位不受妨礙地出入行車道或流通地方範圍。

(e) 出入口的管制站、升降閘和收費亭的位置及公眾停車場的出入安排須由署長作事先書面批准。

(f) 公眾停車場的佈局須設計令私家車輛不須在該地段外排隊或等候進入公眾停車場。

(g) 公眾停車場內提供的所有停車位須在任何時候開放予公眾人士以時租、日租或月租或其他運輸署署長書面批准的方式作短期停泊。買方須在任何時候允許公眾人士自由進入、往返及行經該地段的相關部分或多於一部分或其上的已興建或擬興建一棟或多棟建築物，以作進出公眾停車場的用途。



Star_ATR_SalesBrochure_R17_230217.indd 70 2023-02-17 04:25:28 PM

# 15 SUMMARY OF LAND GRANT 批地文件的摘要

(i) The parking spaces provided within the Public Vehicle Park shall not be used for any purposes other than for the parking of private cars licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and in particular the Public Vehicle Park or any part or parts thereof shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(j) Notwithstanding that these Conditions shall have been observed and complied with to the satisfaction of the Director, the Purchaser shall not, throughout the term hereby agreed to be granted, assign, mortgage, charge, demise, underlet, part with the possession of or otherwise dispose of the Public Vehicle Park or any part or parts thereof or enter into agreement so to do except as a whole provided that the Purchaser may underlet the parking spaces provided within the Public Vehicle Park to members of the public for short-term parking in accordance with sub-clause (g) of this Special Condition.

(k) After the completion of the Public Vehicle Park in accordance with this Special Condition, the Purchaser shall commence to operate the Public Vehicle Park and at all times during the term hereby agreed to be granted continue to operate, uphold, maintain, repair, operate, conduct and manage at his own expense the Public Vehicle Park and everything forming a portion of or pertaining to it and in all respects in accordance with all Ordinances, bye-laws and regulations relating to public vehicle parking which are or may at any time be in force in Hong Kong and to the satisfaction of the Commissioner for Transport.

(n) For the purpose of these Conditions, the expressions "motor vehicle" and "private car" shall be as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation.

33. Special Condition No.(58) of the Second Schedule to the 2nd Modification Letter stipulates that:-

(a) (i) Spaces shall be provided within the lot to the satisfaction of the Commissioner for Transport (hereinafter referred to as "the C for T") for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (hereinafter referred to as "the Road Traffic Ordinance") at a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the lot as set out in the table below:

| Size of each residential unit | Number of the residential parking spaces to be provided under this sub-clause (a)(i) |
|---|---|
| Less than 40 square metres | One space for every 20 residential units or part thereof |
| Not less than 40 square metres but less than 70 square metres | One space for every 11.43 residential units or part thereof |
| Not less than 70 square metres but less than 100 square metres | One space for every 3.81 residential units or part thereof |
| Not less than 100 square metres but less than 130 square metres | One space for every 1.45 residential units or part thereof |
| Not less than 130 square metres but less than 160 square metres | One space for every 1.07 residential units or part thereof |
| Not Less than 160 square metres | One space for every 0.84 residential units or part thereof |

(i) 除作停泊根據《道路交通條例》、其任何附屬規例及任何修訂法例持牌的私家車輛之外，公眾停車場內提供的停車位不能作其他用途其中特別不可在公眾停車場內或任何一部份或多部份用作存放、陳列或展示車輛作招售等用途或提供洗車及汽車美容服務。

(j) 即使買方已按署長滿意的方式履行及遵從此等條款，買方仍不得於批地年期的所有時間轉讓、按揭、押記、出租、分租、放棄管有或棄置公眾停車場或其任何部分或簽定協議作以上行為，除非整體而言惟買方可以分租公眾停車場內的停車位予公眾人士按本特別批地條款第 (g) 分條作短期停泊。

(k) 公眾停車場按照本特別批地條款完工後，買方須開始營運公眾停車場及於批地年期的所有時間繼續自費營運、維護、保養、修理、營運、處理及管理公眾停車場及構成其一部份或與其相關之一切及所有方面符合目前或任何時間在香港實施的關於公眾汽車停泊的所有法例、附例和規例及令運輸署署長滿意。

(n) 就此等條款而言，「汽車」及「私家車輛」二詞根據《道路交通條例》、其任何附屬規例及任何修訂法例界定釋義。

33. 第二份修訂書附表二特別批地條款第(58)條規定：

(a) (i) 該地段內須提供運輸署署長 (以下稱「運輸署署長」) 滿意的車位，以供停泊根據《道路交通條例》、其任何附屬規例及任何修訂法例 (以下稱「《道路交通條例》」) 持牌的車輛，並應根據下表所列現已或將會興建於該地段上各住宅單位的大小計算的配置比率配置：

| 每個住宅單位的大小 | 根據本 (a) (i) 分條擬提供住宅停車位數額 |
|---|---|
| 少於40平方米 | 每20個住宅單位或不足此數一個車位 |
| 不少於40平方米但少於70平方米 | 每11.43個住宅單位或不足此數一個車位 |
| 不少於70平方米但少於100平方米 | 每3.81個住宅單位或不足此數一個車位 |
| 不少於100平方米但少於130平方米 | 每1.45個住宅單位或不足此數一個車位 |
| 不少於130平方米但少於160平方米 | 每1.07個住宅單位或不足此數一個車位 |
| 不少於160平方米 | 每0.84個住宅單位或不足此數一個車位 |



Star_ATR_SalesBrochure_R17_230217.indd 71 2023-02-17 04:25:28 PM

# 15 SUMMARY OF LAND GRANT 批地文件的摘要

The spaces to be provided under this sub-clause (a)(i) (as may be varied under Special Condition No. (60) hereof) are hereinafter referred to as "the Residential Parking Spaces".

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

(I) the gross floor area of a residential unit, exclusively used and enjoyed by the resident of that unit, which shall be measured from the exterior of the enclosing walls or parapet of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit, but, for the avoidance of doubt, shall exclude all floor area within such unit which is not taken into account for the calculation of gross floor area stipulated in Special Condition No. (12)(c) hereof; and

(II) the pro-rata gross floor area of Residential Common Area (as hereinafter defined) in respect of a residential unit. In so calculating, the total gross floor area of residential common area, which is for common use and benefit of the residents of the block or blocks of residential units erected or to be erected on the lot, outside the enclosing walls of the residential units but, for the avoidance of doubt, excluding all floor area which is not taken into account for the calculation of gross floor area stipulated in Special Condition No. (12)(c) hereof (which residential common area is hereinafter referred to as "the Residential Common Area") shall be apportioned to a residential unit by the following formula:

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

根據本(a)(i)分條擬提供的車位（可按本文特別批地條款第(60)條更改）下稱「住宅停車位」。

(ii) 就本特別批地條款第(a)(i)分條而言，將提供之住宅停車位總數須根據本特別批地條款第(a)(i)分條中列表所載分別按總樓面面積計算每個住宅單位大小配置的住宅停車位數額之總和。就此等條款而言，關於按總樓面面積計算「每個住宅單位大小」一詞指以下(I)與(II)之和：

(I) 每個由該單位住客專用及專享的住宅單位之總樓面面積，須由該單位圍牆或矮牆外側開始量度，除非圍牆是分隔兩個毗鄰單位則例外並於該情況下，須由牆中央點開始量度，及須一併量度單位內的內部間隔牆及柱。但為免存疑，不包括單位內的所有於計算本文特別批地條款第(12)(c)條訂明的總樓面面積時不會連計在內的所有樓面面積；及

(II) 個別住宅單位按比例分攤的住宅公用地方(釋義以下文所訂)總樓面面積，即計算每個住宅單位負責圍牆以外供現已或將會興建於該地段上一座或多座住宅單位大廈供所有住客公用與共享的住宅公用地方之總樓面總面積。但為免存疑，不包括單位內所有於計算本文特別批地條款第(12)(c)條訂明的總樓面面積時不會連計在內的所有樓面面積(該住宅公用地方以下稱「住宅公用地方」)，並依照下列程式按比例分攤予每個住宅單位：

$$\text{住宅公用地方總樓面總面積} \times \frac{\text{個別住宅單位依照本特別批地條款第(a)(ii)(I) 分條計算之總樓面面積}}{\text{所有住宅單位依照本特別批地條款第(a)(ii)(I)分條計算之總樓面總面積}}$$



Star_ATR_SalesBrochure_R17_230217.indd 72 2023-02-17 04:25:28 PM

(iii) Additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance (the spaces to be provided under this sub-clause (a)(iii) (as may be varied under Special Condition No. (60) hereof) are hereinafter referred to as "the Visitors' Parking Spaces") shall be provided within the lot to the satisfaction of the C for T at a rate to be calculated by reference to the number of residential units provided in any block of residential units erected or to be erected on the lot as set out in the table below subject to a minimum of two such spaces being provided within the lot:

| Number of residential units per block | Number of Visitors' Parking Spaces per Block |
|---|---|
| 30 or below | 1 |
| 31 to 45 | 2 |
| 46 to 60 | 3 |
| 61 to 75 | 4 |
| Above 75 | 5 |

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

(b) (i) Spaces shall be provided within the lot to the satisfaction of the C for T for the parking of motor vehicles licensed under the Road Traffic Ordinance at the rate of one space for every 200 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot or part or parts of the building or buildings for non-industrial (excluding private residential, godown, hotel, office and petrol filling station) purposes. The spaces to be provided under this sub-clause (b)(i) (as may be varied under Special Condition No. (60) hereof) are hereinafter referred to as "the Non-Industrial Parking Spaces".

(ii) For the purpose of calculating the number of the Non-Industrial Parking Spaces to be provided under sub-clause (b)(i) of this Special Condition, any floor area for parking, loading and unloading purposes shall be excluded.

(iii) The Non-Industrial Parking Spaces shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services.

(iii) 須提供額外車位，以供停泊根據《道路交通條例》持牌的車輛(根據本(a)(iii)分條擬提供的車位（可按本文特別批地條款第(60)條更改）下稱「訪客停車位」)，配置比率按下表運輸署署長滿意就現已或將會興建於該地段內任何的一座住宅單位大廈內住宅單位數目比例計算，配置比率如下惟最少須提供2個車位：

| 每座住宅單位數目 | 每座的訪客停車位數目 |
|---|---|
| 30 或以下 | 1 |
| 31 至 45 | 2 |
| 46 至 60 | 3 |
| 61 至 75 | 4 |
| 75以上 | 5 |

(iv) 住宅停車位及訪客停車位，除作本特別批地條款(a)(i)及(a)(iii)分條分別所訂明的用途外，不能作任何其他用途其中上述車位特別不可用作存放、陳列或展示車輛作招售等用途或提供洗車及汽車美容服務。

(b) (i) 該地段內須提供運輸署署長滿意的車位，以供停泊根據《道路交通條例》持牌的車輛，配置比率為於該地段上現已或將會興建作非工業用途(不包括私人住宅、貨倉、酒店、寫字樓及加油站)的一幢或多幢建築物每200平方米的總樓面面積或不足此數提供1個車位。 根據本(b)(i)分條擬提供的車位（可按本文特別批地條款第(60)條更改）下稱「非工業用途停車位」。

(ii) 就計算本特別批地條款第(b)(i)分條擬提供的非工業用途停車位數目而言，任何作停泊及上落貨用之車位的樓面面積將不會列入計算。

(iii) 非工業用途停車位，除作停泊根據《道路交通條例》持牌的車輛外，不能作任何其他用途，其中上述車位特別不可用作存放、陳列或展示車輛作招售等用途或提供洗車及汽車美容服務。



Star_ATR_SalesBrochure_R17_230217.indd 73 2023-02-17 04:25:28 PM

# 15 SUMMARY OF LAND GRANT
# 批地文件的摘要

(c) (i) Out of the Residential Parking Spaces, Visitors' Parking Spaces and the Non-Industrial Parking Spaces, the Purchaser shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons (which spaces to be so reserved and designated are hereinafter referred to as "the Parking Spaces for Disabled Persons") as the Building Authority may require or approve. For the purpose of these Conditions, "disabled persons" shall be as defined in the Road Traffic Ordinance, and "Building Authority" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.

(ii) The Parking Spaces for Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance by disabled persons and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services.

(d) (i) Spaces shall be provided within the lot to the satisfaction of the C for T for the parking of motor cycles licensed under the Road Traffic Ordinance at the following rates:

(I) one space for every 100 residential units or part thereof provided in any block of residential units erected or to be erected on the lot (the spaces to be provided under this sub-clause (d)(i)(1) (as may be varied under Special Condition No. (60) hereof) are hereinafter referred to as "the Residential Motor Cycle Parking Spaces");

(II) 10 percent of the total number of the Non-Industrial Parking Spaces required to be provided under sub-clause (b)(i) of this Special Condition (the spaces to be provided under this sub-clause (d)(i)(II) (as may be varied under Special Condition No. (60) hereof) are hereinafter referred to as "the Non-Industrial Motor Cycle Parking Spaces"); and provided that if the number of spaces to be provided is a decimal number, the same shall be rounded up to the next whole number. For the purpose of these Conditions, "motor cycle" shall be as defined in the Road Traffic Ordinance.

(ii) The Residential Motor Cycle Parking Spaces and the Non-Industrial Motor Cycle Parking Spaces shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services.

(e) Spaces shall be provided within the lot to the satisfaction of the C for T for the parking of bicycles at a rate of one space for every 15 residential units or part thereof with the size of each residential unit in terms of gross floor area being less than 70 square metres. For the purpose of these Conditions, "bicycle" shall be as defined in the Road Traffic Ordinance. The spaces to be provided under this Special Condition shall not be used for any purpose other than for the parking of bicycles. Each of the spaces provided under this Special Condition shall be of such dimensions as may be approved in writing by the C for T.

(c) (i) 買方應按建築事務監督要求及批准在住宅停車位、訪客停車位及非工業用途停車位中預留及指定部份車位供傷殘人士停泊車輛(此等預留及指定的車位下稱「傷殘人士停車位」)。就此等條款而言,「傷殘人士」根據《道路交通條例》界定釋義,而「建築事務監督」按《建築物條例》、其任何附屬規例及任何修訂法例界定釋義。

(ii) 傷殘人士停車位除供根據《道路交通條例》界定釋義的傷殘人士停泊的車輛外,不能作任何其他用途,其中上述車位特別不可用作存放、陳列或展示車輛作招售等用途或提供洗車及汽車美容服務。

(d) (i) 該地段內須提供運輸署署長滿意的車位,以供停泊根據《道路交通條例》的電單車,配置按以下比率為配置:

(I) 就現已或將會興建於該地段上任何一座住宅單位大廈每100個住宅單位或不足此數1個車位(根據本(d)(i)(1)分條擬提供的車位(可按本文特別批地條款第(60)條更改)下稱「住宅電單車停車位」);

(II) 本特別批地條款(b)(i)分條規定提供的非工業用途停車位之總額百分之10(根據本(d)(i)(II)分條擬提供的車位(可按本文特別批地條款第(60)條更改)下稱「非工業用途電單車停車位」);及

惟若擬提供的車位數額為小數位數,則四捨五入進位至最接近的整數。就此等條款而言,「電單車」根據《道路交通條例》界定釋義。

(ii) 住宅電單車停車位及非工業用途電單車停車位除作停泊根據《道路交通條例》的電單車之用途外,不能作任何其他用途,其中上述車位特別不可用作存放、陳列或展示車輛作招售等用途或提供洗車及汽車美容服務。

(e) 該地段內須提供運輸署署長滿意的停車位,以供停泊屬單車,配置比率為每15個住宅單位按總樓面面積少於70平方米或不足此數配置1個停車位。就此等條款而言,「單車」根據《道路交通條例》界定釋義。根據本特別批地條款提供的車位除作停泊單車外,不能作任何其他用途。每個根據本特別批地條款提供的車位必須為運輸署署長書面批准的尺寸。



Star_ATR_SalesBrochure_R17_230217.indd 74 2023-02-17 04:25:28 PM

# 15 SUMMARY OF LAND GRANT 批地文件的摘要

(f) (i) Except for the Parking Spaces for Disabled Persons, each of the Residential Parking Spaces, the Non-Industrial Parking Spaces and the Visitors' Parking Spaces shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.

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

(iii) Each of the Residential Motor Cycle Parking Spaces and the Non-Industrial Motor Cycle Parking Spaces shall measure 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres.

34. Special Condition No.(59) of the Second Schedule to the 2nd Modification Letter stipulates that:-

(a) Spaces shall be provided within the lot to the satisfaction of the C for T:

(i) for the loading and unloading of goods vehicles at the following rates:

(I) one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the lot subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the lot, such loading and unloading space to be located adjacent to or within each block of residential unit;

(II) one space for every 1,200 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot or part or parts of the building or buildings for non-industrial (excluding private residential, godown, hotel, office and petrol filling station) purposes;

For the purpose of these Conditions, "goods vehicle" shall be as defined in the Road Traffic Ordinance.

(b) Each of the spaces provided under sub-clause (a)(i) of this Special Condition (as may be varied under Special Condition No. (60) hereof) shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings referred to therein.

(c) For the purpose of calculating the number of spaces to be provided under sub-clause (a)(i)(II) of this Special Condition (as may be varied under Special Condition No. (60) hereof), any floor area to be used for parking, loading and unloading purposes shall be excluded.

(f) (i) 除傷殘人士停車位外，每個住宅停車位、非工業用途停車位及訪客停車位必須為2.5米闊及5.0米長，其最小淨空高度為2.4米。

(ii) 每個傷殘人士停車位的尺寸須依照建築事務監督之要求和批准。

(iii) 每個住宅電單車停車位及非工業用途電單車停車位必須為1.0米闊及2.4米長，其最小淨空高度為2.4米。

34. 第二份修訂書附表二特別批地條款第 (59)條規定：

(a) 該地段內須提供令運輸署署長滿意的車位：

(i) 以供貨車裝卸貨物，按以下比率配置：

(I) 每就現有或將會興建於該地段上的一幢或多幢建築物每800個住宅單位或不足此數配置1個車位，惟每座現有或將會興建於該地段上的住宅單位大廈最少須配置1個上落貨車位，該上落貨車位應設於每座住宅單位大廈內或毗連該處；

(II) 該地段上現已或將會興建的一幢或多幢建築物或作非工業用途（不包括私人住宅、貨倉、酒店、寫字樓及加油站）的一幢或多幢建築物每1200平方米的總樓面面積或不足此數提供1個車位；

就此等條款而言，「貨車」根據《道路交通條例》界定釋義。

(b) 每個根據本特別批地條款第(a)(i)分條提供的車位（可按本文特別批地條款第(60)條更改）必須為3.5米闊及11.0米長，其最小淨空高度為4.7米。該等車位除供該分條所指的一幢或多幢建築物有關貨車裝卸貨物外，不能作任何其他用途。

(c) 就計算本特別批地條款第(a)(i)(II)分條提供的車位數目（可按本文特別批地條款第(60)條更改）而言，任何作停泊及上落貨之用的車位將被不會列入計算樓面面積。



Star_ATR_SalesBrochure_R17_230217.indd 75 2023-02-17 04:25:28 PM

# 15 SUMMARY OF LAND GRANT
# 批地文件的摘要

35. Special Condition No.(60) of the Second Schedule to the 2nd Modification Letter stipulates that:-

(a) Notwithstanding Special Conditions Nos. (58)(a)(i), (58)(a)(iii), (58)(b)(i) and (58)(d)(i) and Special Condition No. (59)(a) hereof, the Purchaser may increase or reduce the respective number of spaces required to be provided under the said Special Conditions by not more than 5% provided that the total number of spaces so increased or reduced shall not exceed 50.

(b) In addition to sub-clause (a) of this Special Condition, the Purchaser may increase or reduce the respective number of the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces (without taking into account of the spaces calculated in sub-clause (a) of this Special Condition) by not more than 5%.

(c) Notwithstanding sub-clauses (a), (c) and (d) of Special Condition No. (58) hereof and Special Condition No. (59) hereof and sub-clauses (a) and (b) of this Special Condition, the Purchaser may increase or reduce the respective number and dimensions of spaces required to be provided under the said Special Conditions or sub-clauses to such other numbers and dimensions as may be approved in writing by the C for T, and such increase or reduction shall also be subject to the prior written approval of the Director, who may, at his sole and absolute discretion, give his approval subject to such terms and conditions as he sees fit, including the payment by the Purchaser of any premium and administrative fee as shall be determined by the Director.

36. Special Condition No.(61) of the Second Schedule to the 2nd Modification Letter stipulates that:-

(a) The Purchaser shall at all times throughout the term hereby agreed to be granted permit the C for T, the Government, their officers, contractors, agents, workmen and any other persons authorized by any of them, with or without tools, equipment, plant, machinery or motor vehicles, free of charge, the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof and any building erected or to be erected thereon for the purposes of inspecting, checking or ascertaining that there is no breach of or failure to comply with Special Conditions Nos. (58), (59) and (60) hereof by the Purchaser.

(b) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of, in connection with or incidental to the exercise by the C for T, the Government, their officers, contractors, agents, workmen or any other persons authorized by any of them of the rights conferred under sub-clause (a) of this Special Condition, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

(c) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the exercise by the C for T, the Government, their officers, contractors, agents, workmen or any other persons authorized by any of them of the rights conferred under sub-clause (a) of this Special Condition.

35. 第二份修訂書附表二特別批地條款第(60)條規定：

(a) 儘管本文特別批地條款第(58)(a)(i)條、第(58)(a)(iii)條、第(58)(b)(i)條及第(58)(d)(i)條和特別批地條款第(59)(a)條規定，買方可增加或減少上述條款所要求擬分別提供的車位數目不多於百分之5，惟其增加或減少之車位總數目不得超過50個。

(b) 除本特別批地條款第(a)分條以外，買方可增加或減少提供住宅停車位及住宅電單車停車位分別數目（不計算以本特別批地條款第(a)分條計算之車位）不多於百分之5。

(c) 儘管本文特別批地條款第(58)條的(a)、(b)及(c)分條、本文特別批地條款第(59)條以及本特別批地條款第(a)及(b)分條規定，買方可按運輸署署長書面批准的車位數目及尺寸增加或減少上述此等條款或其分條所分別要求提供的車位數目及尺寸，而其增加或減少亦須預先取得署長的書面批准，而署長就批准的條件與條款有絕對酌情權，包括買方須支付署長決定的任何地價和行政費用。

36. 第二份修訂書附表二特別批地條款第(61)條規定：

(a) 買方須於整個批地年期所有時間批准運輸署署長、政府、其人員、承建商、工人及任何其他獲該等其一授權人士，不論有否帶同工具、設備、器械或車輛，免付收費並有權自由及不受限制通行、進出、往返及行經該地段或其任何部分及其上的已興建或擬興建的任何建築物，以便視察、檢查和監督根據本文特別批地條款第(10)(a)條進行的任何工程及進行、視察、檢查或查明買方沒有違反或未能遵從本文特別批地條款第(58)、(59)及(60)條。

(b) 倘因運輸署署長、政府、其人員、代理、承建商及工人或任何其他獲該等其一授權人員直接或間接行使本特別批地條款第(a)分條權利或處理附帶於此等權利之事宜導致買方或其他任何人士產生任何不論性質的損失、損害、滋擾或騷擾，政府毋須就此承擔責任或負責，買方不得就任何此等損失、損害、滋擾或騷擾向政府索償。

(c) 買方須就運輸署署長、政府、其人員、承建商、代理及工人或任何其他獲該等其一授權人員直接或間接行使本特別批地條款第(a)分條權利或處理附帶於此等權利之事宜而導致或招致的所有及任何性質的責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序向政府彌償並使其持續得到彌償。



Star_ATR_SalesBrochure_R17_230217.indd 76 2023-02-17 04:25:28 PM

# 15 SUMMARY OF LAND GRANT 批地文件的摘要

37. Special Condition No.(63) of the Second Schedule to the 2nd Modification Letter stipulates that:-

(a) Throughout the term hereby agreed to be granted whether prior to or after compliance with these Conditions in all respects to the satisfaction of the Director, the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces shall not be assigned except

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

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

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

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

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

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

38. Special Condition No.(64) of the Second Schedule to the 2nd Modification Letter stipulates that:-

Notwithstanding Special Condition No. (63) hereof, the Visitors' Parking Spaces, the Parking Spaces for Disabled Persons and the spaces provided within the lot in accordance with Special Condition No. (58)(e) and (59)(a) hereof (as may be varied respectively under Special Condition No. (60) hereof) shall be designated as and form part of the Common Areas.

Notes:

1. The reference to the "Purchaser" in the Land Grant means the Purchaser under the Land Grant and where the context so admits or requires his executors, administrators and assigns and in the case of a corporation its successors and assigns.
2. The reference to the "Director" in the Land Grant means the Director of Lands.
3. The capitalized terms used in this Summary of Land Grant shall have the same meaning as defined in the Land Grant.
4. The plan annexed to the Land Grant is reproduced under the "Information on Public Facilities and Public Open Spaces" section.
5. For full details, please refer to the Land Grant. Full script of the Land Grant (including the New Grant, the 1st Modification Letter and the 2nd Modification) is available for free inspection at the sales office during opening hours and copy of the Land Grant can be obtained upon paying necessary photocopying charges.

37. 第二份修訂書附表二特別批地條款第(63)條規定：

(a) 於整個批地年期所有時間在署長全面滿意此等條款已被遵從之前或之後，住宅停車位及住宅電單車停車位不得進行轉讓，除非

(i) 連同賦予專有權使用及管有現已或將會興建於該地段上的一幢或多幢建築物當中一個或多個住宅單位之不分割份數一併轉讓；或

(ii) 承讓的人士現已擁有具專有權使用及管有現已或將會興建於該地段上的一幢或多幢建築物當中一個或多個住宅單位的不分割份數。

惟在任何情況下，不得轉讓總數超過三個住宅停車位及住宅電單車停車位予現已或將會興建於該地段上一幢或多幢建築物內任何同一個住宅單位的業主。

(b) 儘管本特別批地條款第(a)分條規定，買方可以在取得署長事先書面同意下，將所有住宅停車位和住宅電單車停車位整體轉讓，但只可轉讓給買方全資擁有的附屬公司。

(c) 本特別批地條款第(a)分條的規定不適用於該地段的整體轉讓、分租、按揭或押記。

(d) 本特別批地條款第(a)及(b)分條的規定不適用於傷殘人士停車位。

38. 第二份修訂書附表二特別批地條款第(64)條規定：

儘管本特別批地條款第(63)條規定，訪客停車位、傷殘人士停車位及根據本文特別批地條款第(58)(e)及(59)(a)條（可分別按本文特別批地條款第(60)條更改）於該地段內提供的車位須被指定為並構成公用地方的一部份。

備註：

1. 批地文件提及的「買方」指批地文件下的獲批租人，在上下文義允許或要求之下，包括他的遺囑執行人、遺產管理人及受讓人，而如果是法人團體，則包括他的繼承人及受讓人。
2. 批地文件提及的「署長」指地政總署署長。
3. 在本「批地文件的摘要」的英文文本中以大楷顯示的詞語與批地文件中定義者具有相同意義。
4. 附於批地文件的圖則於公共設施及公眾休憩用地的資料部分內複製。
5. 詳情請參考批地文件。批地文件(包括新批地契，第一份修訂書及第二份修訂書)全份文本已備於售樓處，在開放時間可供免費查閱，並可在支付必要的影印費後獲取批地文件副本。



Star_ATR_SalesBrochure_R17_230217.indd 77 2023-02-17 04:25:28 PM

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

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

1. Description

(a) The "Green Area" and the "Structures" as referred to in Special Condition No.(2)(a)(i)(I) and (II) of the Land Grant.

(b) The "Public Vehicle Park" as referred to in Special Condition No.(57)(a) of the Land Grant.

2. The general public has the right to use the facilities mentioned in paragraph 1(a) in accordance with the Land Grant.

**B (I). Any facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development**

The "Green Area" and the "Structures"

1. Description

The Green Area and the Structures as referred to in Special Condition No.(2)(a)(i)(I) and (II) of the Land Grant (until such time as possession of the Green Area has been re-delivered to the Government in accordance with Special Condition No.(3) of the Land Grant).

2. The general public has the right to use the facilities mentioned in paragraph 1 in accordance with the Land Grant.

3. The facilities mentioned in paragraph 1 are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Development.

4. The owners of the residential properties in the Development are required to meet a proportion of the expense of managing, operating or maintaining the facilities mentioned in paragraph 1 through the management expenses apportioned to the residential properties concerned.

The "Public Vehicle Park"

Not applicable. (Note: by virtue of the Deed of Mutual Covenant, the Public Vehicle Park will be managed, operated and maintained by the owner thereof)

**B (II). Any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development**

Not applicable.

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

Not applicable.

**A. 批地文件規定須興建並提供予政府或供公眾使用的任何設施**

1. 描述

(a) 批地文件特別批地條款第(2)(a)(i)(I)及(II)條所指的「綠色範圍」及「該構築物」。

(b) 批地文件特別批地條款第(57)(a)條所指的「公眾停車場」。

2. 公眾有權按照批地文件使用第1(a)段所述的設施。

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

「綠色範圍」及「該構築物」

1. 描述

批地文件特別批地條款第(2)(a)(i)(I)及(II)條所指的綠色範圍及該構築物(直至綠色範圍的管有根據批地文件特別批地條款第(3)條交回政府)。

2. 公眾有權按照批地文件使用第1段所述的設施。

3. 第1段所述的設施按規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持。

4. 發展項目中的住宅物業的擁有人按規定須以由有關住宅物業分攤的管理開支，應付管理、營運或維持第1段所述的設施的部分開支。

「公眾停車場」

不適用。(註：按公契規定，公眾停車場由其擁有人出資管理、營運或維持)

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

不適用。

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

不適用。



Star_ATR_SalesBrochure_R17_230217.indd 78 2023-02-17 04:25:28 PM

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

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

Not applicable

**E. Plan that shows the location of those facilities and open spaces and those parts of the land**

Please refer to the plans at the end of this section.

**F. Provisions of the land grant that concern those facilities and open spaces, and those parts of the land**

The "Green Area" and the "Structures"

**(1) Special Condition No.(2) stipulates that:**

(a) The Purchaser shall:

(i) on or before the date specified in Special Condition No. (6) hereof (or such other extended period as may be approved by the Director), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

(I) lay and form those portions of future public roads shown coloured green on the plan annexed hereto (hereinafter referred to as "the Green Area"); and

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

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

(ii) on or before the date specified in Special Condition No. (6) hereof or such other extended period as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and

(iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been delivered in accordance with Special Condition No. (3) hereof.

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

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

**D. 發展項目所位於的土地中為施行《建築物（規劃）規例》（第123章，附屬法例F）第22(1)條而撥供公眾用途的任何部分**

不適用。

**E. 顯示該等設施、休憩用地及土地中的該等部分的位置的圖則**

請參閱本節結尾部分的圖則。

**F. 批地文件中關於該等設施、休憩用地及土地中的該等部分的條文**

「綠色範圍」及「該構築物」

**(1) 批地文件特別批地條款第(2)條規定：**

(a) 買方必須：

(i) 在本文特別批地條款第(6)條指明的日期或之前（或署長批准的該其他延長期限），自費以署長批准的方式及物料，按署長批准的標準、水平、定線和設計，全面令署長滿意：

(I) 鋪設及構造在本文所夾附圖則以綠色顯示的日後興建公共道路部分（以下稱「綠色範圍」）；及

(II) 提供及建造署長全權酌情決定要求的橋、隧道、上跨路、下通道、暗渠、高架道路、天橋、行人路、道路或其他結構物（以下統稱「該構築物」）

以致可在綠色範圍進行興建建築物及供車輛及行人往來。

(ii) 在本文特別批地條款第(6)條指明的日期或之前或署長批准的該其他延長期限，自費令署長滿意在綠色範圍表面整飾、興建路緣及渠道，以及按署長要求為此等設施提供溝渠、污水管、排水渠、消防栓及接駁總水管的水管、街燈、交通標誌、街道設施及道路標記；及

(iii) 自費保養綠色範圍連同該構築物及在該處上及內建造、裝設及提供的所有結構物、路面、溝渠、污水管、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物使署長滿意，直至按照本文特別批地條款第(3)條交還綠色範圍的管有時為止。

(b) 倘若買方未能於規定期限內履行其在本特別批地條款第(a)分條的義務，政府可進行必要的工程，費用一概由買方負責，買方須應政府要求向其支付相等於該等費用的金額，該金額由署長決定，其決定為最終論及對買方具有約束力。

(c) 倘因買方履行本特別批地條款第(a)分條的義務或政府行使本特別批地條款第(b)分條權力或其他情況，不論因處理或附帶之事宜而導致或令買方或其他任何人士蒙受任何損失、損害、滋擾或騷擾，署長概不承擔任何責任，及買方不得就任何該等損失、損害、滋擾或騷擾向政府或署長或獲其授權人員作出索償賠償。



Star_ATR_SalesBrochure_R17_230217.indd 79 2023-02-17 04:25:28 PM

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

**(2) Special Condition No.(3) stipulates that:**

For the purpose only of carrying out the necessary works specified in Special Condition No. (2) hereof, the Purchaser shall on the date of this letter be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Purchaser shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (2) hereof or otherwise.

**(3) Special Condition No.(4) stipulates that:**

The Purchaser shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No. (2) hereof.

**(4) Special Condition No.(5) stipulates that:**

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

(i) permit the Director, his officers, contractors and any other persons authorized by him, the right of ingress, egress and regress to, from and through the lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (2)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (2)(b) hereof and any other works which the Director may consider necessary in the Green Area;

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

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

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

**(2) 批地文件特別批地條款第(3)條規定：**

茲為進行本文特別批地條款第(2)條規定的必要工程，買方於本文書日獲綠色範圍的管有權。買方須在政府要求時將綠色範圍交還予政府，及無論任何情況須在署長發出的信函說明所有此等條款已妥善履行並令其滿意當日將被視為已由買方交還予政府。買方在管有綠色範圍期間，須於一切合理時間內允許所有政府及公衆車輛及行人自由通行及經越綠色範圍，並確保該通行不會因為進行工程且不論是否根據本文特別批地條款第(2)條進行的工程而受到干擾或妨礙。

**(3) 批地文件特別批地條款第(4)條規定：**

未經署長事先書面同意，買方不得使用綠色範圍作儲物或興建任何臨時結構物或用作進行本文特別批地條款第(2)條規定的工程以外的任何其他用途。

**(4) 批地文件特別批地條款第(5)條規定：**

(a) 買方須於管有綠色範圍的所有合理時間內：

(i) 批准署長及其人員、承建商及獲署長授權的其他任何人士有權通行、進出、往返及行經該地段及綠色範圍，以便視察、檢查及監督遵從本文特別批地條款第(2)(a)條規定進行的任何工程，以及進行、視察、檢查及監督本文特別批地條款第(2)(b)條規定的工程及署長認為於綠色範圍內必要的任何其他工程；

(ii) 在政府或相關公用設施公司要求時，批准政府及獲其授權的相關公用設施公司有權通行、進出、往返及行經該地段及綠色範圍，以便在綠色範圍或任何毗鄰土地之內、之上或之下進行任何工程，包括但不限於鋪設及其後保養所有喉管、電線、管道、電纜槽及擬為該地段或任何毗鄰或相鄰土地或場所提供電話、電力、煤氣（如有）及其他服務設施所需的其他傳導媒介及附帶設備。買方須就以上在綠色範圍內進行的任何工程所有相關事宜，與政府及獲其授權的相關公用設施公司充分合作；及

(iii) 在水務監督的人員及彼等獲其授權的其他人士要求時，批准水務監督的人員及彼等獲其授權的其他人士有權通行、進出、往返及行經該地段及綠色範圍，以便在綠色範圍內進行任何有關任何其他水務設施的運作、保養、維修、更換及改動工程。

(b) 倘因政府、其人員、代理、承建商及根據本特別批地條款第(a)分條獲授權的其他任何人士或公用設施公司行使權力，不論因處理或附帶之事宜而導致或令買方或其他任何人士蒙受任何損失、損害、滋擾或騷擾，政府概不承擔任何責任。



Star_ATR_SalesBrochure_R17_230217.indd 80 2023-02-17 04:25:28 PM

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

**(5) Special Condition No.(28) stipulates that:**

The Purchaser shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter referred to as "the Works"), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the lot or any part thereof or the Green Area or both the lot or any part thereof and the Green Area (hereinafter collectively referred to as "the Services"). The Purchaser shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Purchaser shall comply with and at his expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Purchaser shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot or the Green Area or both the lot or any part thereof and the Green Area or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Purchaser shall pay to the Government on demand the cost of such works). If the Purchaser fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot or any part thereof or the Green Area or both the lot or any part thereof and the Green Area or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Purchaser shall pay to the Government on demand the cost of such works.

The "Public Vehicle Park"

**(6) Special Condition No.(57) stipulates that:**

(a) The Purchaser shall on or before the date specified in Special Condition No. (6) hereof at his own expense in all respects to the satisfaction of the Director and in accordance with the layout plan approved under sub-clause (b) of this Special Condition erect, construct and thereafter provide and maintain within the lot a public vehicle park (hereinafter referred to as "the Public Vehicle Park"). The Purchaser shall provide within the Public Vehicle Park, a minimum of 31 spaces each measuring 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres for the parking of private cars licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation.

(b) Prior to commencement of any building works (other than site formation works) on the lot, the Purchaser shall submit or cause to be submitted to the Director for his written approval a layout plan for the Public Vehicle Park indicating the layout of the parking spaces, turning circles, ceiling height of the floor or floors or level or levels, means of access, circulation areas and any other areas and spaces as may be required by the Director (hereinafter referred to as "the PVP Layout Plan"). The parking spaces, turning circles, ceiling height of the floor or floors or level or levels, means of access, circulation areas and any other areas and spaces of the Public Vehicle Park shall be provided and laid out in accordance with the PVP Layout Plan approved by the Director under this sub-clause (b) and in all respects to the satisfaction of the Director. The Purchaser shall maintain the parking spaces, turning circles, ceiling height of the floor or floors or level or levels, means of access, circulation areas and any other areas and spaces of the Public Vehicle Park in accordance with the PVP Layout Plan approved by the Director under this sub-clause (b) and shall not alter the layout except with the prior written consent of the Director.

**(5) 批地文件特別批地條款第(28)條規定：**

買方須於任何時候，特別是在進行建造、保養、翻新或維修工程(下稱「工程」)時，採取或促使採取所有適當及充分的小心、技巧及預防措施，以避免對該地段或其任何部分或綠色範圍或該地段或其任何部分及綠色範圍兩者之上、上面、之下或毗連的任何政府或其他現存的排水渠、水路或水道、總水管、道路、行人路、街道設施、污水渠、明渠、喉管、電纜、電線、公用事業設施或任何其他工程或裝置(以下統稱「服務設施」)造成任何損害、騷擾或妨礙。買方於進行任何工程之前須進行或促使進行有需要的完善調查及查詢核實服務設施的現時位置及水平，並向署長提交處理任何可能被工程影響的服務設施各方面的建議書供其批准，且必須取得署長對工程及上述該建議書作出的書面批准後，方可進行該等工程。買方須遵從及自費履行署長在批准時對服務設施作出的任何要求，包括承擔進行任何必要的改道、重鋪或恢復原狀的費用。買方須自費維修、修復及使其回復原狀任何因工程對該地段或綠色範圍或該地段或其任何部分及綠色範圍兩者或任何服務設施以任何方式引起的任何損害、騷擾或妨礙(除非署長另作選擇，否則明渠、污水渠、雨水渠或總水管須由署長進行修復，而買方須應要求向政府支付該等工程的費用)，以令署長全面滿意。如買方未能對該地段或其任何部分或綠色範圍或該地段或其任何部分及綠色範圍兩者或任何服務設施進行任何該等必要的改道、重鋪、維修、修復及使其回復原狀工程，以令署長滿意，署長可進行其認為必要的任何該等改道、重鋪、維修、修復或使其回復原狀工程，而買方須應要求向政府支付有關該等工程的費用。

「公眾停車場」

**(6) 批地文件特別批地條款第(57)條規定：**

(a) 買方必須在本文特別批地條款第(6)條指明的日期或之前，自費以全面令署長滿意的方式並根據本特別批地條款第(b)分條批准的佈局平面圖的於該地段內興建、建造及於其後提供及保養一個公眾停車場（以下稱「公眾停車場」）。買方必須於公眾停車場內，最少提供31個車位，每個大小為2.5米闊及5.0米長，最小淨空高度為2.4米，以供停泊根據《道路交通條例》、其任何附屬規例及任何修訂法例持牌的私家車輛。

(b) 於任何工程（地盤平整工程除外）在該地段上開展前，買方須自費提交或促使他人提交予署長書面批准一份公眾停車場的佈局平面圖列明停車位、迴轉直徑、樓層或水平天花高度、出入口、流通地方範圍及任何其他署長要求的範圍及空間的佈局（以下稱「公眾停車場平面圖」）。上述停車位、迴轉直徑、樓層或水平天花高度、出入口、流通地方範圍及公眾停車場任何其他範圍及空間須以署長根據本分條（b）批准的公眾停車場平面圖提供和建設及令署長全面滿意。買方須以署長根據本分條（b）批准的公眾停車場平面圖保養停車位、迴轉直徑、樓層或水平天花高度、出入口、流通地方範圍及公眾停車場任何其他範圍及空間，除非署長另作事先書面同意，不得擅自改動佈局。



Star_ATR_SalesBrochure_R17_230217.indd 81 2023-02-17 04:25:28 PM

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

(c) No floor or floors or level or levels of the Public Vehicle Park shall be served or accessible by any means of vehicular access except by such vehicular accesses as may be approved in writing by the Director.

(d) Each and every parking space provided within the Public Vehicle Park shall front directly onto a driveway or an adequate circulation area so that any private cars can be moved into or away from each parking space from or to the driveway or circulation area without obstruction.

(e) The positions of the ingress and egress control points, the drop gate and the pay booth and the access arrangement for the Public Vehicle Park shall be subject to the prior written approval of the Director.

(f) The layout of the Public Vehicle Park shall be designed in such a way that no private cars shall have to queue or wait outside the lot to enter into the Public Vehicle Park.

(g) All the parking spaces provided within the Public Vehicle Park shall be made available to members of the public at all times for short-term parking on hourly, daily or monthly basis or on such other basis as may be approved in writing by the Commissioner for Transport. The Purchaser shall at all times permit members of the public to have free access to, from and through such part or parts of the lot or any building or buildings erected or to be erected thereon for the purposes of gaining access to and from the Public Vehicle Park.

(h) (i) For the purpose of calculating the total gross floor area referred to in Special Condition No.(12)(c) hereof,

(I) there shall not be taken into account the spaces provided in accordance with Special Condition No.(57)(a) hereof if they are provided below ground level; and

(II) if the spaces provided in accordance with Special Condition No.(57)(a) hereof are provided at or above ground level, 100% of such spaces together with 100% of the other areas including but not limited to lift lobbies, landings, pedestrian access routes, manoeuvring and circulating areas and plant rooms serving such spaces shall be taken into account for the calculation of the total gross floor area stipulated in Special Condition No.(12)(c) hereof as to which the decision of the Director shall be final and binding on the Purchaser.

(ii) Notwithstanding sub-clause (h)(i)(II) of this Special Condition, the Director at his sole discretion may subject to the payment by the Purchaser of any premium and administrative fee as shall be determined by the Director exclude any spaces and other areas referred to in sub-clause (h)(i)(II) of this Special Condition from the calculation of total gross floor area stipulated in Special Condition No.(12)(c) hereof as to which the decision of the Director shall be final and binding on the Purchaser.

(iii) For the purpose of this Special Condition, the decision of the Director as to what constitutes ground level or whether any space is at, above or below ground level shall be final and binding on the Purchaser.

(i) The parking spaces provided within the Public Vehicle Park shall not be used for any purposes other than for the parking of private cars licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and in particular the Public Vehicle Park or any part or parts thereof shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(j) Notwithstanding that these Conditions shall have been observed and complied with to the satisfaction of the Director, the Purchaser shall not, throughout the term hereby agreed to be granted, assign, mortgage, charge, demise, underlet, part with the possession of or otherwise dispose of the Public Vehicle Park or any part or parts thereof or enter into agreement so to do except as a whole provided that the Purchaser may underlet the parking spaces provided within the Public Vehicle Park to members of the public for short-term parking in accordance with sub-clause (g) of this Special Condition.

(c) 公眾停車場的樓層或水平不得通往或連接任何車輛通道，除非該車輛通道已由署長作事先書面批准。

(d) 公眾停車場內提供的每一個停車位須直接面向行車道或一個足夠流通地方範圍以令私家車輛可以由每一個停車位不受妨礙地出入行車道或流通地方範圍。

(e) 出入口的管制站、升降閘和收費亭的位置及公眾停車場的出入安排須由署長作事先書面批准。

(f) 公眾停車場的佈局須設計令私家車輛不須在該地段外排隊或等候進入公眾停車場。

(g) 公眾停車場內提供的所有停車位須在任何時候開放予公眾人士以時租、日租或月租或其他運輸署署長書面批准的方式作短期停泊。買方須在任何時候允許公眾人士自由進入、往返及行經該地段的相關部分或多於一部分或其上的已興建或擬興建一棟或多棟建築物，以作進出公眾停車場的用途。

(h) (i) 就本文特別批地條款第(12)(a)條所指的總樓面面積而言，

(I) 如根據本文特別批地條款第(57)(a) 條而提供的空間位於地面層以下，則不計算在內；及

(II) 如根據本文特別批地條款第(57)(a) 條而提供的空間位於地面層或其以上，則該空間的100%連同其他範圍的100%，包括但不限於電梯大堂，樓梯平台，行人通道路線，移動及流通範圍和為該等空間而致的機房須納入根據本文特別批地條款第(12)(c)條規定計算總樓面面積，而署長的決定將為最終論並對買方具有約束力。

(ii) 儘管本特別批地條款第(h)(i)(II)分條，署長可絕對酌情權決定於買方支付由署長所定的任何地價及行政費用將本特別批地條款第(h)(i)(II)分條所指的任何空間及其他範圍排除於本文特別批地條款第(12)(c)條計算的總樓面面積，而署長的決定將為最終論並對買方具有約束力。

(iii) 就本特別批地條款而言，署長就定義地面層或任何空間位於地面層，其以上或其以下的決定將為最終論並對買方具有約束力。

(i) 除作停泊根據《道路交通條例》、其任何附屬規例及任何修訂法例持牌的私家車輛之外，公眾停車場內提供的停車位不能作其他用途其中特別不可在公眾停車場內或任何一部份或多部份用作存放、陳列或展示車輛作招售等用途或提供洗車及汽車美容服務。

(j) 即使買方已按署長滿意的方式履行及遵從此等條款，買方仍不得於批地年期的所有時間轉讓、按揭、押記、出租、分租、放棄管有或棄置公眾停車場或其任何部分或簽定協議作以上行為，除非整體而言惟買方可以分租公眾停車場內的停車位予公眾人士按本特別批地條款第（g）分條作短期停泊。



Star_ATR_SalesBrochure_R17_230217.indd 82 2023-02-17 04:25:28 PM

(k) After the completion of the Public Vehicle Park in accordance with this Special Condition, the Purchaser shall commence to operate the Public Vehicle Park and at all times during the term hereby agreed to be granted continue to operate, uphold, maintain, repair, operate, conduct and manage at his own expense the Public Vehicle Park and everything forming a portion of or pertaining to it and in all respects in accordance with all Ordinances, bye-laws and regulations relating to public vehicle parking which are or may at any time be in force in Hong Kong and to the satisfaction of the Commissioner for Transport.

(l) It is expressly agreed, declared and provided that by imposing the obligation on the part of the Purchaser contained in sub-clause (g) of his Special Condition neither the Purchaser intends to dedicate nor the Government consents to any dedication of the Public Vehicle Park or any part or parts of the lot to the public for the right of passage.

(m) It is expressly agreed, declared and provided that the obligation on the part of the Purchaser contained in sub-clause (g) of this Special Condition will give rise to no expectation of, or claim for or in respect of, any concession or right in respect of additional site coverage or plot ratio whether under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto, substitution therefor, or otherwise and for the avoidance of doubt the Purchaser expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto or substitution therefor.

(n) For the purpose of these Conditions, the expressions "motor vehicle" and "private car" shall be as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation.

## G. Provisions of every deed of mutual covenant that concern those facilities and open spaces, and those parts of the land

(1) The definitions of the Deed of Mutual Covenant stipulate that:

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

**"Green Area"**

means the Green Area referred to and defined in Special Condition No.(2)(a)(i)(I) of the Government Grant.

**"Parking Spaces"**

means collectively the Residential Car Parking Spaces, the Public Vehicle Parking Spaces and the Commercial Car Parking Spaces.

**"Public Vehicle Parking Spaces"**

means all those spaces situated in the basement of the Estate provided in accordance with Special Condition No.(57)(a) of the Government Grant for the parking of private cars subject to payment of a fee each with the associated Non-Common EV Facilities provided and installed or to be provided and installed for serving exclusively that Public Vehicle Parking Space. Such spaces are all those 31 spaces shown and coloured orange and marked No.P1 to No.P31 (both inclusive) on the plan annexed to the Deed of Mutual Covenant for the parking of private cars which plan forms part of the PVP Layout Plan.

**"PVP Layout Plan"**

means the layout plan approved by the Director of Lands pursuant to Special Condition No.(57)(b) of the Government Grant.

**"Structures"**

means the Structures referred to and defined in Special Condition No.(2)(a)(i)(II) of the Government Grant.

(k) 公眾停車場按照本特別批地條款完工後，買方須開始營運公眾停車場及於批地年期的所有時間繼續自費營運、維護、保養、修理、營運、處理及管理公眾停車場及構成其一部份或與其相關之一切及所有方面符合目前或任何時間在香港實施的關於公眾汽車停泊的所有法例、附例和規例及令運輸署署長滿意。

(l) 特此明文協定、申述及訂明，在施加買方在本特別批地條款第(g)分條的義務時，買方並不意圖且政府並未同意買方將公眾停車場或該土地任何 部分撥供公眾作通道使用。

(m) 特此明文協定、申述及訂明，買方在本特別批地條款第(g)分條的責任將不會引起對任何額外上蓋面積及地積比率(不論是否根據《建築物(規劃)規例》第22(1)條、其任何修訂或任何替代條文)的優惠或權利產生期望，亦不會引起為或就上述優惠或權利的申索；為免生疑問，買方明文免除任何及所有就或為任何根據《建築物(規劃)規例》第22(1)條、其任何修訂或任何替代條文額外上蓋面積及地積比率的優惠或權利的申索。

(n) 就此等條款而言，「汽車」及「私家車輛」二詞根據《道路交通條例》、其任何附屬規例及任何修訂法例界定釋義。

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

(1) 公契的定義規定：

在本公契中，除文意允許或另有規定外，以下詞語具有以下含義：-

**「綠色範圍」**

是指及應批地文件特別批地條款第(2)(a)(i)(I)條所指的綠色範圍所定義。

**「停車位」**

統指住宅停車位，公眾停車位及商業停車位。

**「公眾停車位」**

指位於屋苑地庫根據批地文件特別批地條款第(57)(a)條提供用作收取費用而停泊私家車的所有空間而每一空間連同其相關已提供及安裝或將提供及安裝的供該公眾停車位獨用的非公用電動車充電設施。該等空間為於公契所夾附的圖則以橙色及標記為P1至P31 (包括首尾)的所有31個以作停泊私家車輛的空間並構成公眾停車場平面圖一部份。

**「公眾停車場平面圖」**

指由地政總署署長根據批地文件特別批地條款第(57)(a)條批准的平面圖。

**「該構築物」**

是指及應批地文件特別批地條款第(2)(a)(i)(II)條所指的該構築物所定義。



Star_ATR_SalesBrochure_R17_230217.indd 83 2023-02-17 04:25:29 PM

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

(2) Clause 6(c) of the Deed of Mutual Covenant stipulates that:

(i) The Owner of the Public Vehicle Parking Spaces shall not, throughout the term of the Government Grant assign, mortgage, charge, demise, underlet, part with the possession of or otherwise dispose of any of the Public Vehicle Parking Spaces or enter into agreement so to do except all the Public Vehicle Parking Spaces as a whole provided that the Owner of the Public Vehicle Parking Spaces shall make available the Public Vehicle Parking Spaces to members of the public for short-term parking in accordance with Special Condition No.(57)(g) of the Government Grant.

(ii) After completion of the Public Vehicle Parking Spaces in accordance with Special Condition No.(57) of the Government Grant, the Owner of the Public Vehicle Parking Spaces shall commence to operate the Public Vehicle Parking Spaces and at times during the term of the Government Grant continue to operate, uphold, maintain, repair, operate, conduct and manage at his own expense the Public Vehicle Parking Spaces and everything forming a portion of or pertaining thereto and in all respects in accordance with all Ordinances, bye-laws and regulations relating to public vehicle parking which are or may at any time be in force in Hong Kong and to the satisfaction of the Commissioner for Transport.

(iii) The Public Vehicle Parking Spaces shall not be used for any purposes other than for the parking of private cars licensed under the Road Traffic Ordinance (Cap.374), any regulations made thereunder and any amending legislation and in particular the Public Vehicle Parking Spaces shall not be used for the storage display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(3) Clauses 13(c)(xx) of the Deed of Mutual Covenant stipulates that:

The Management Expenses shall cover all expenditure which is to be necessarily and reasonably incurred for the proper good and efficient management and maintenance of the Lot and the Estate and the Common Areas and Facilities therein including but without prejudice to the generality of the foregoing the following costs charges and expenses:-

(xx) all costs and expenses incurred in connection with maintaining the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein in accordance with the Government Grant (until possession of the Green Area is re-delivered to the Government) in observing and complying with Special Condition No.(2)(a)(iii) of the Government Grant.

(4) Clauses 37(bs) and (bw) of the Deed of Mutual Covenant stipulate that:

Subject to the provisions of the Building Management Ordinance, the Manager shall have the authority to do all such acts and things as may be necessary or expedient for the management of the Estate for and on behalf of all Owners in accordance with the provisions of this Deed and each Owner hereby irrevocably APPOINTS the Manager as agent in respect of any matter concerning the Common Areas and Facilities and all other matters duly authorised under this Deed. In addition to the other powers expressly provided in this Deed, the Manager shall have full and unrestricted authority but subject to the provisions of the Ordinance to do all such acts and things as may be necessary or expedient for or in connection with the Lot and the Estate and the management thereof including in particular the following but without in any way limiting the generality of the foregoing:-

(bs) To maintain on behalf of the Owners the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein in accordance with the Government Grant (to the extent that the Green Area has not yet been re-delivered to the Government) in observing and complying with Special Condition No.(2)(a)(iii) of the Government Grant.

(bw) To have the sole right to represent all the Owners in all matters and dealings with the Government or any statutory body or any utility or other competent authority or any other person whomsoever in any way touching or concerning the Green Area or the Structures (until possession of which is re-delivered to the Government).

(2) 公契第6(c)條規定：

(i) 公眾停車位的擁有人於批地文件的整個批地年期所有時間內不能轉讓，按揭，押記，遺贈，分租，放棄管有或以其他方式處置任何公眾停車位或以此簽訂協議除非同時將所有公眾停車位作整體而行事，惟公眾停車位的擁有人必須根據批地文件特別批地條款第(57)(g)條供公眾使用公眾停車位作短期停泊車輪之用。

(ii) 公眾停車位按照批地文件特別批地條款第(57)條完工後，公眾停車位的擁有人須開始營運公眾停車位及於批地年期的所有時間繼續自費營運、維護、保養、修理、營運、處理及管理公眾停車位及構成其一部份或與其相關之一切及所有方面符合目前或任何時間在香港實施的關於公眾汽車停泊的所有法例、附例和規例及令運輸署署長滿意。

(iii) 除作停泊根據《道路交通條例》(第374章)、其任何附屬規例及任何修訂法例持牌的私家車輛之外，公眾停車位不能作其他用途其中特別不可在公眾停車位用作存放、陳列或展示車輛作招售等用途或提供洗車及汽車美容服務。

(3) 公契第13(c)(xx)條規定：

管理開支須包括爲了良好和有效率地管理和保養該地段、屋苑及公用地方及設施而必要及合理地招致的所有支出，包括但在不影響前述條文一般性的原則下以下各項費用、收費及支出：-

(xx) 為符合及履行根據批地文件特別批地條款第(2(a)(iii)條保養綠色範圍連同該構築物及在該處上及內建造、裝設及提供的所有結構物、路面、溝渠、污水管、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物(直至交還綠色範圍的管有予政府)所招致的所有費用及開出。

(4) 公契第37(bs)及(bw)條規定：

受限於《建築物管理條例》，管理人有權代表所有擁有人根據本公契就必要或適宜管理屋苑而作出所有相關行為及事情，每位業主在此不得撤回地委任管理人作為代理人處理有關任何涉及公用地方及設施的事情。除了本公契明確規定的其他權力外，惟受《建築物管理條例》監管，管理人擁有充分及不受限制的權限為妥善管理該地段及屋苑作出所有必要或適宜的行為和事情，在任何方面不影響前述條文一般性的原則下包括：-

(bs) 為符合及履行批地文件特別批地條款第(2)(a)(iii)條代表所有業主保養綠色範圍連同該構築物及在該處上及內建造、裝設及提供的所有結構物、路面、溝渠、污水渠、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物（在綠色範圍尚未交還予政府的情況下）。

(bw) 有唯一權力代表所有業主與政府或任何法定機構或公共事業公司或其他主管當局或任何其他人士處理任何所有觸及或關於綠色範圍或該構築物（直至其管有交還予政府）。



Star_ATR_SalesBrochure_R17_230217.indd 84 2023-02-17 04:25:29 PM

(5) Sub-clause (c) of Part B of the Second Schedule to the Deed of Mutual Covenant stipulates that:

(c) Right of the Public

The right for all the members of the public at all times to have free access to from and through the Estate Common Areas and Facilities, the Car Park Common Areas and Facilities and the Commercial Development (Car Park Right of Way) Areas for the purposes of gaining access to and from the Public Vehicle Parking Spaces.

(6) Clause 48 of the Third Schedule to the Deed of Mutual Covenant stipulates that:

To observe and comply with Special Condition No.(2)(a)(iii) of the Government Grant with regard to the maintenance of the Green Area and the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein in accordance with the Government Grant (until possession of the Green Area is re-delivered to the Government).

(7) Clause 58 of the Third Schedule to the Deed of Mutual Covenant stipulates that:

Subject to the Owner of the Public Vehicle Parking Spaces ("the said Spaces") observing and complying with Special Condition No.(57)(g) and (k) of the Government Grant, no other Owner including the Manager, the Owners' Committee and the Owners' Corporation shall interfere with (except in the case of emergency) the operation/renting of the said Spaces and in respect of those parts of the Common Areas and Facilities which are essential for the operation of the said Spaces, no alteration or removal thereof and no conversion of their use and purposes shall be made except with the prior consent in writing of the Owner of the said Spaces.

(5) 公契附表二乙部第(c)分條規定：

(c) 公眾的權利

所有公眾有權於任何時段自由經由屋苑公用地方及設施，停車場公用地方及設施及商業發展（車場通行權）範圍以作進出公眾停車位用途。

(6) 公契附表三第48條規定：

擁有人須符合及履行批地文件特別批地條款第(2)(a)(iii)條而保養綠色範圍連同該構築物及在該處上及內建造、裝設及提供的所有結構物、路面、溝渠、污水管、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物(直至綠色範圍之管有交還予政府)。

(7) 公契附表三第58條規定：

以公眾停車位（「該車位」）的擁有人履行及遵從批地文件特別批地條款第(57)(g)及(k)條為條件，其他擁有人包括管理人，業主委員會及業主立案法團不能干擾該車位的營運/出租（除非緊急情況下)及對於營運該車位為必要的該等公用地方及設施部份，更改或移除之及改作其用途及目的，除非得到該車位擁有人的事先書面同意。

Note:

1. Land Grant means Agreement and Conditions of Sale dated 24th June 1997 and registered in the Land Registry as New Grant No.4359 (the "New Grant") for a term of years commencing from the 24th June 1997 and expiring on the 30th June 2047 as varied and modified by two Modification Letters respectively dated 27th November 2004 and registered in the Land Registry by Memorial No.YL1109952 (the "1st Modification Letter") and dated 4th November 2021 and registered in the Land Registry by Memorial No.21111200890018 (the "2nd Modification Letter") (the New Grant, the 1st Modification Letter and the 2nd Modification Letter are collectively referred to as the "Land Grant").
2. The reference to the "Purchaser" in the Land Grant means the Purchaser under the Land Grant and where the context so admits or requires his executors, administrators and assigns and in the case of a corporation its successors and assigns.
3. The reference to the "Director" in the Land Grant means the Director of Lands.
4. The capitalized terms used in relation to the provisions of Land Grant shall have the same meaning as defined in the Land Grant.
5. The capitalized terms used in relation to the provisions of the Deed of Mutual Covenant shall have the same meaning of such terms in the Deed of Mutual Covenant.

備註:

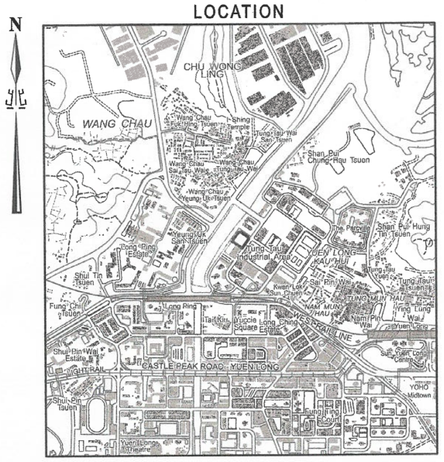
1. 批地文件指訂立於1997年6月24日的賣地協議及條件而在土地註冊處註冊為第4359號新批地契（「新批地契」）批出，該地段的批地年期由1997年6月24日起計至2047年6月30日為止，經由兩份分別訂立於2004年11月27日以註冊摘要號碼YL1109952於土地註冊處註冊的修訂書（「第一份修訂書」）以及2021年11月4日以註冊摘要號碼21111200890018於土地註冊處註冊的修訂書（「第二份修訂書」）所更改及修訂（新批地契，第一份修訂書及第二份修訂書統稱「批地文件」）。
2. 批地文件提及的「買方」指批地文件下的獲批租人，在上下文義允許或要求之下，包括他的遺囑執行人、遺產管理人及受讓人，而如果是法人團體，則包括他的繼承人及受讓人。
3. 批地文件提及的「署長」指地政總署署長。
4. 在批地文件中的條文的英文文本中以大楷顯示的詞語與批地文件中定義者具有相同意義。
5. 在公契的條文中使用的定義詞語具有其在公契中的相同涵義。



Star_ATR_SalesBrochure_R17_230217.indd 85 2023-02-17 04:25:29 PM

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

PLAN A



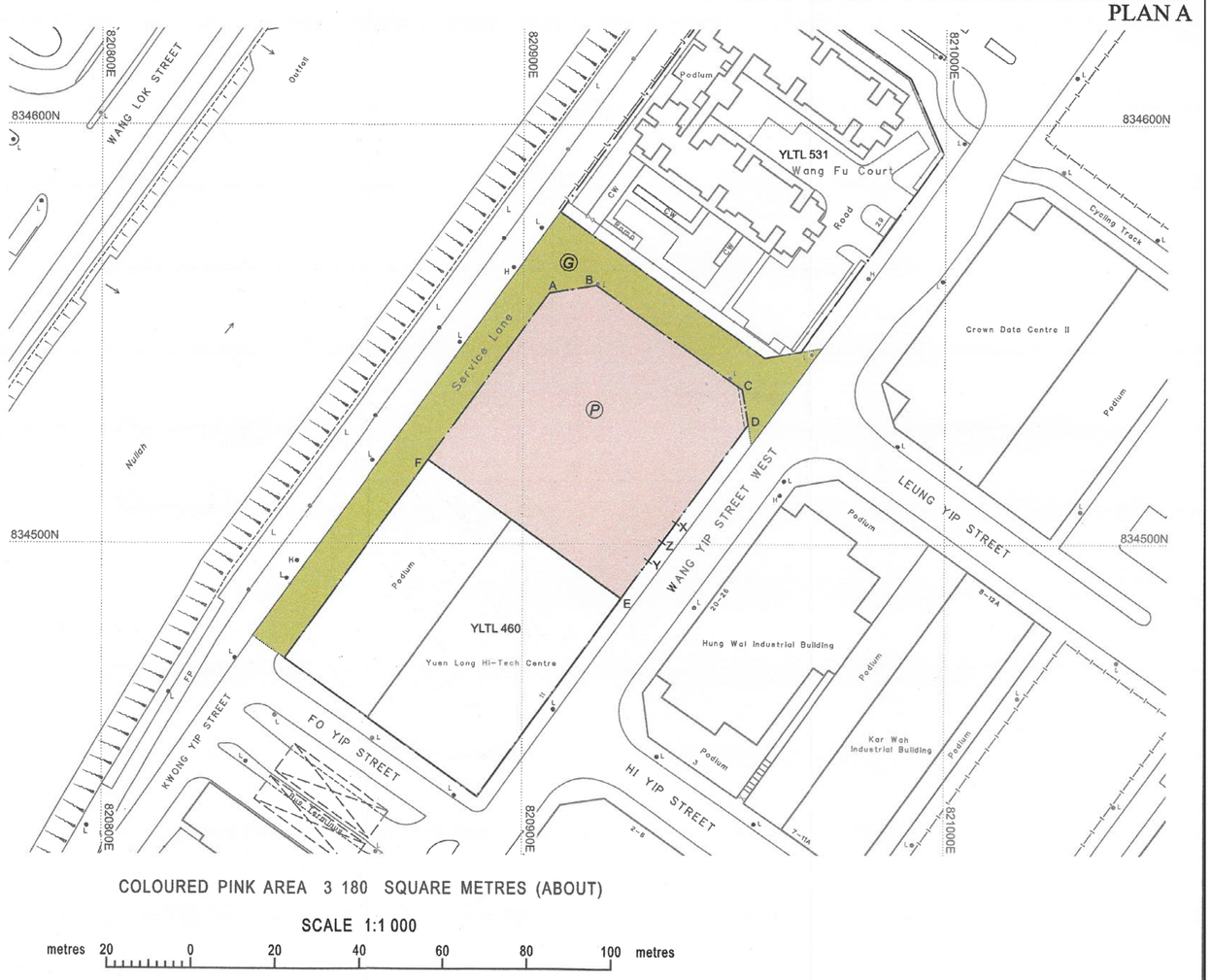

| SIDE | DISTANCE IN METRES | BEARING ° ' " |
|---|---|---|
| A B | 11.314 | 80 42 20 |
| B C | 42.504 | 125 42 20 |
| C D | 8.485 | 170 42 20 |
| D E | 51.164 | 215 42 20 |
| E F | 56.504 | 305 42 20 |
| F A | 49.164 | 35 42 20 |

SPECIAL CONDITIONS REFER

G

POINTS X, Y, Z

註冊摘要編號 Memorial No.:
21111200890018 A0C




## NOTATION 圖例

綠色範圍
Green Area

Note:

1. This plan is a reproduction of Plan No. YL3552-D as annexed to the Land Grant.
2. This plan is for the purpose of showing the location of the Green Area only, other matters shown on this plan may not reflect their latest conditions.

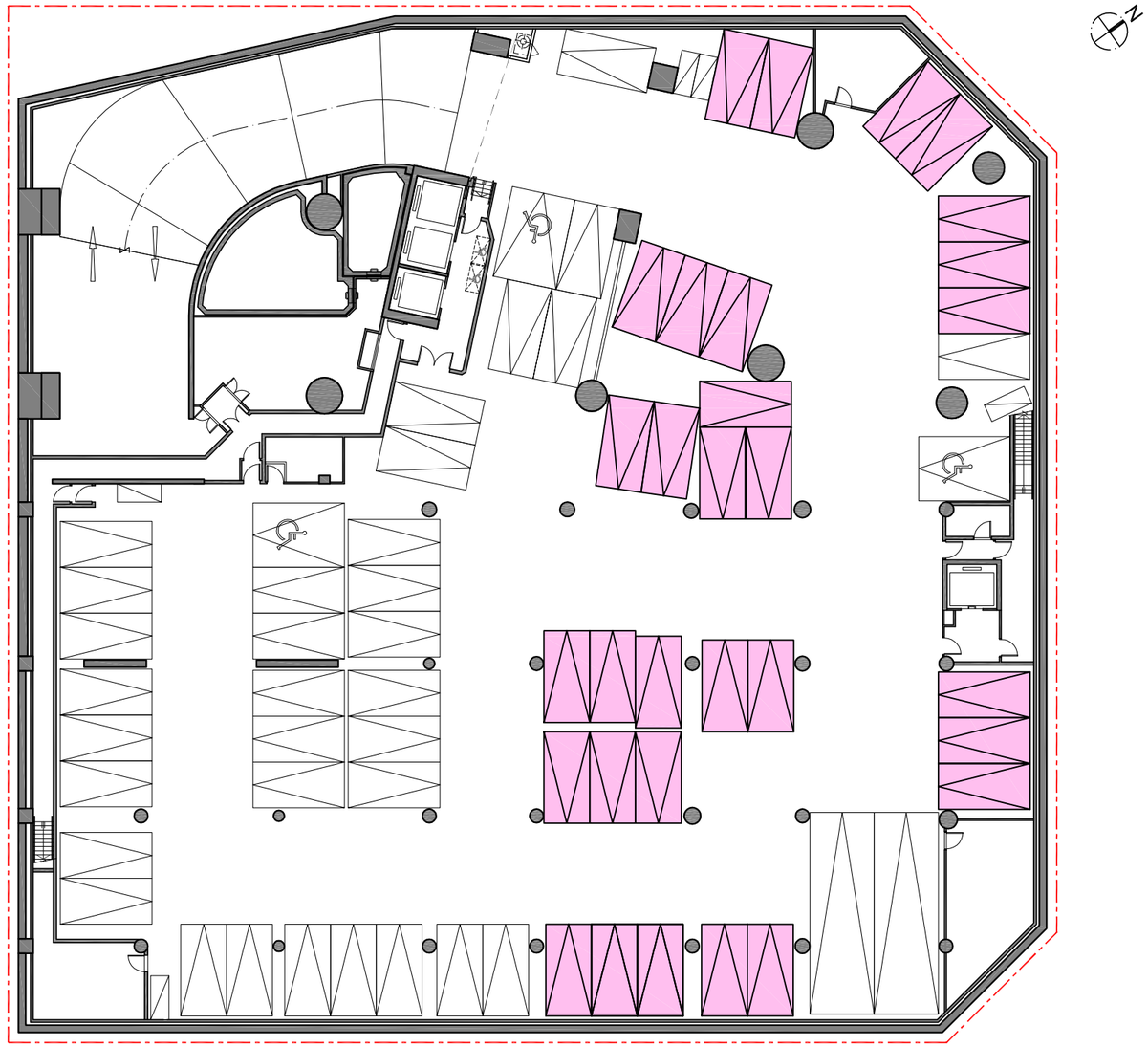
備註:

1. 此圖複製自附錄於批地文件的圖則編號YL3552-D。
2. 此圖僅用作顯示綠色範圍的位置，圖中所顯示之其他事項未必能反映其最新情況。



Star_ATR_SalesBrochure_R17_230217.indd 86 2023-02-17 04:25:31 PM

## PUBLIC VEHICLE PARK PLAN
## 公眾停車場平面圖




## NOTATION 圖例

公眾停車場
Public Vehicle Park

Note:

The plan(s) in relation to the Public Vehicle Park is/are for showing the locations of the Public Vehicle Parking Spaces as defined in the Deed of Mutual Covenant only. Other matters shown in the plan(s) may not reflect its/their lates conditions.

備註:

以上有關公眾停車場的附僅作顯示公契中定義的公眾停車位的位置，圖中所示之其他事項未必能反映其最新狀況。



Star_ATR_SalesBrochure_R17_230217.indd 87 2023-02-17 04:25:31 PM

# 17 WARNING TO PURCHASERS
# 對買方的警告

1. The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.

2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.

3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser:-
   (i) that firm may not be able to protect the purchaser's interests; and
   (ii) the purchaser may have to instruct a separate firm of solicitors.

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

1. 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。

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

3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事, 而擁有人與買方之間出現利益衝突:-
   (i) 該律師事務所可能不能夠保障買方的利益;及
   (ii) 買方可能要聘用一間獨立的律師事務所。

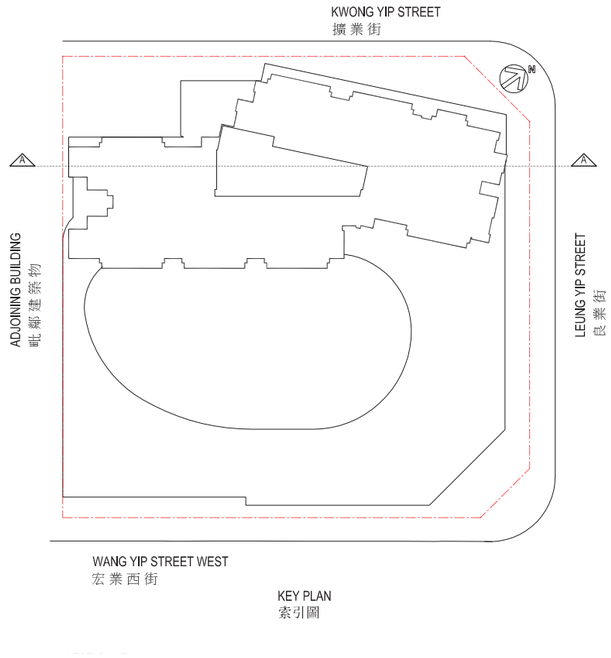
4. 如屬3(ii)段的情況,買方須支付的律師費用總數,可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。



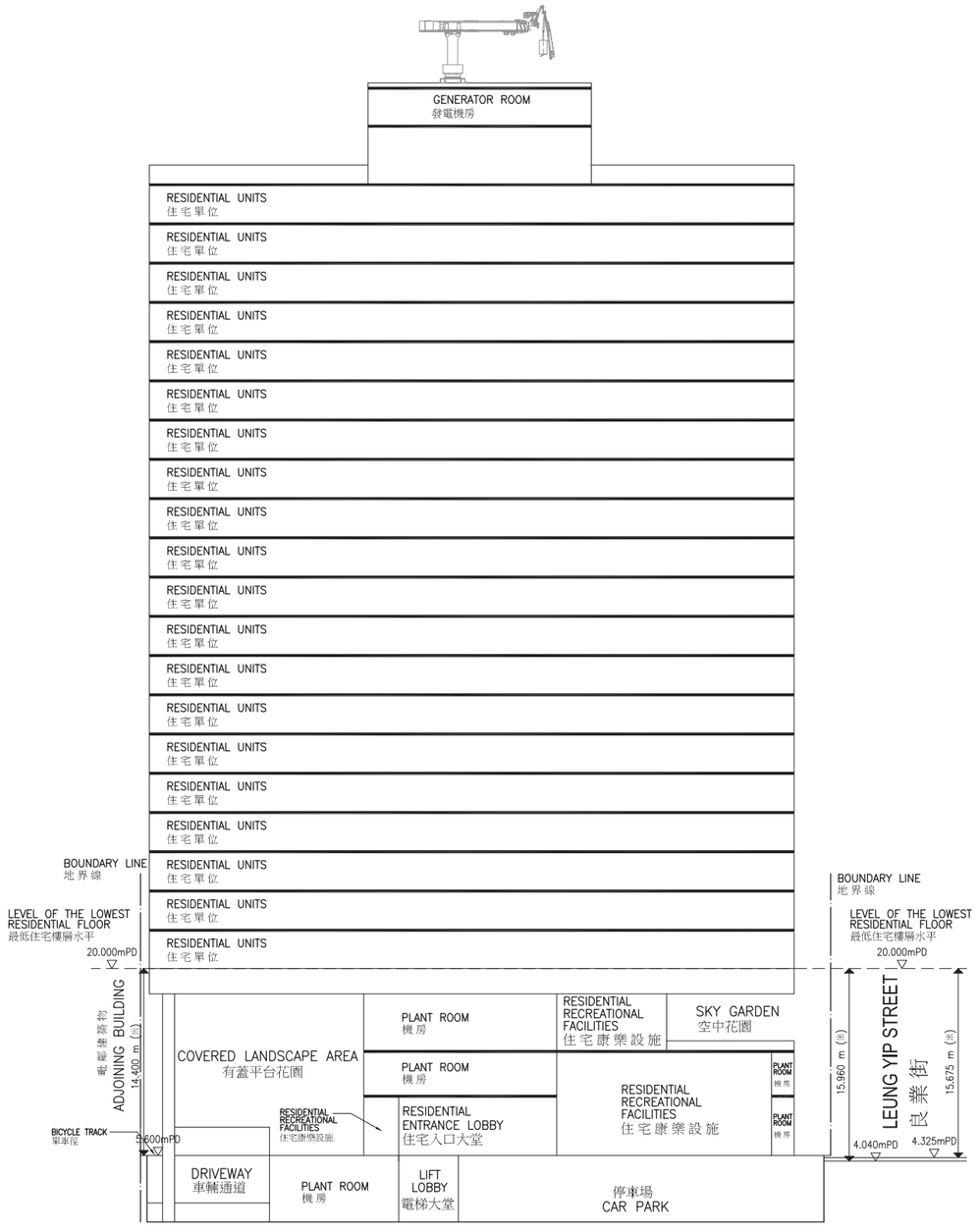
Star_ATR_SalesBrochure_R17_230217.indd 88 2023-02-17 04:25:31 PM

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

## CROSS-SECTION PLAN A-A
## 橫截面圖 A-A




| | |
|---|---|
| TOP ROOF | 頂層天台 |
| UPPER ROOF | 上層天台 |
| ROOF | 天台 |
| 26/F | 26樓 |
| 25/F | 25樓 |
| 23/F | 23樓 |
| 22/F | 22樓 |
| 21/F | 21樓 |
| 20/F | 20樓 |
| 19/F | 19樓 |
| 18/F | 18樓 |
| 17/F | 17樓 |
| 16/F | 16樓 |
| 15/F | 15樓 |
| 12/F | 12樓 |
| 11/F | 11樓 |
| 10/F | 10樓 |
| 9/F | 9樓 |
| 8/F | 8樓 |
| 7/F | 7樓 |
| 6/F | 6樓 |
| 5/F | 5樓 |
| 3/F | 3樓 |
| TRANSFER PLATE | 轉換層 |
| 2/F | 2樓 |
| 1/F | 1樓 |
| G/F | 地下 |
| BASEMENT | 地庫 |




Legend:

---- Dotted line denotes the level of the lowest residential floor

1. The part of Leung Yip Street adjacent to the building is 4.040 to 4.325 metres above the Hong Kong Principal Datum.

圖例:

---- 虛線代表建築物之最低住宅樓層水。

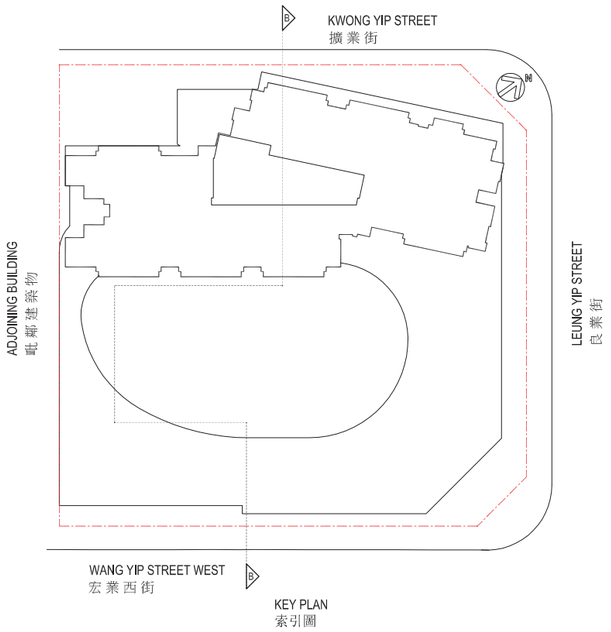
1. 毗連建築物的一段良業街為香港主水平基準以上 4.040 至 4.325米。

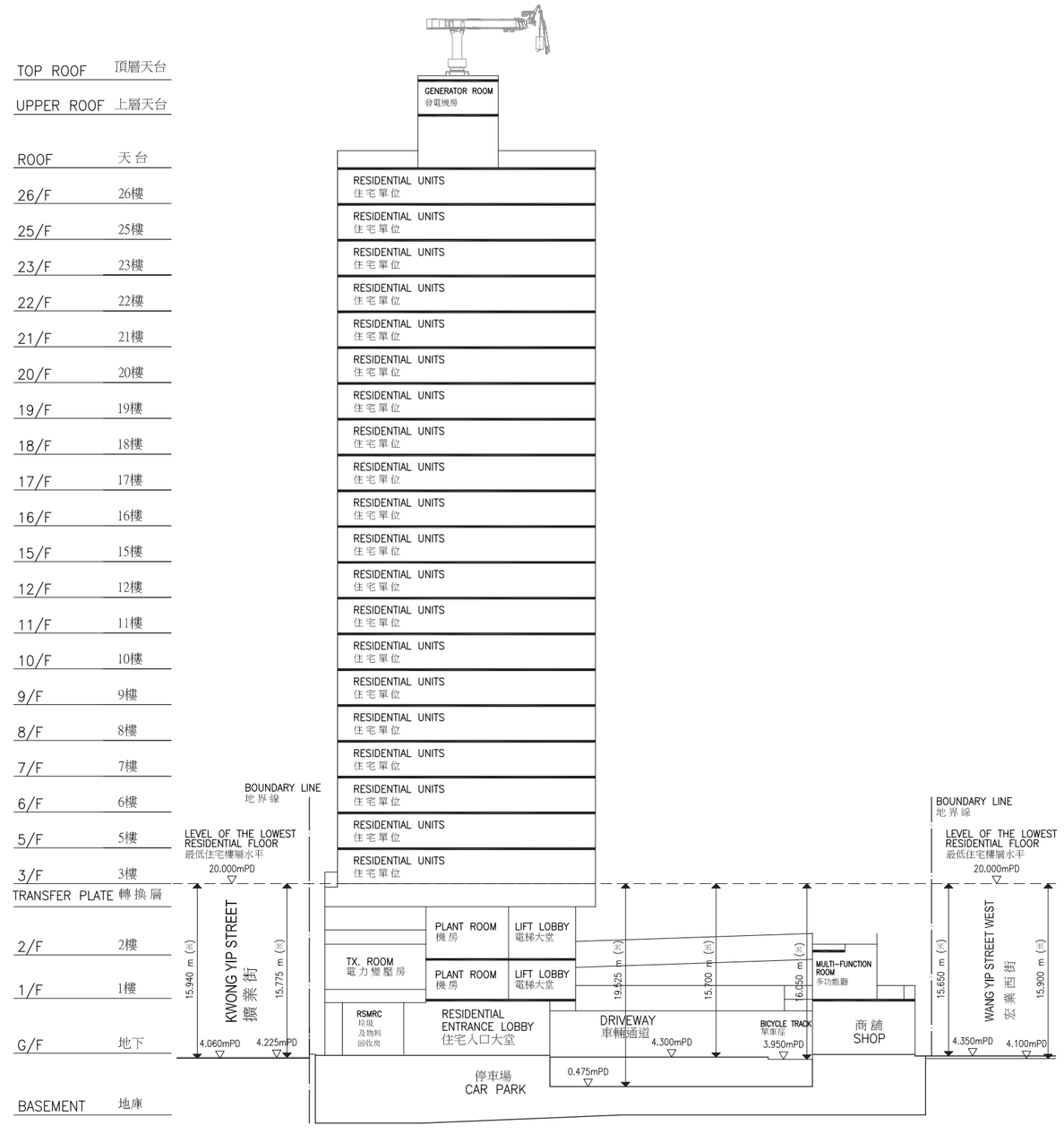


Star_ATR_SalesBrochure_R17_230217.indd 89 2023-02-17 04:25:32 PM

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

## CROSS-SECTION PLAN B-B
## 橫截面圖 B-B




Legend:

---- Dotted line denotes the level of the lowest residential floor

RSMRC Refuse Storage and Material Recovery Chamber

Tx. RROM Transformer Room

1. The part of Kwong Yip Street adjacent to the building is 4.060 to 4.225 metres above the Hong Kong Principal Datum.
2. The part of driveway adjacent to the building is 0.475 to 4.300 metres above the Hong Kong Principal Datum.
3. The part of Wang Yip Street West adjacent to the building is 4.100 to 4.350 metres above the Hong Kong Principal Datum.

圖例:

---- 虛線代表建築物之最低住宅樓層水。

RSMRC 垃圾及物料回收房

Tx. RROM 電力變壓房

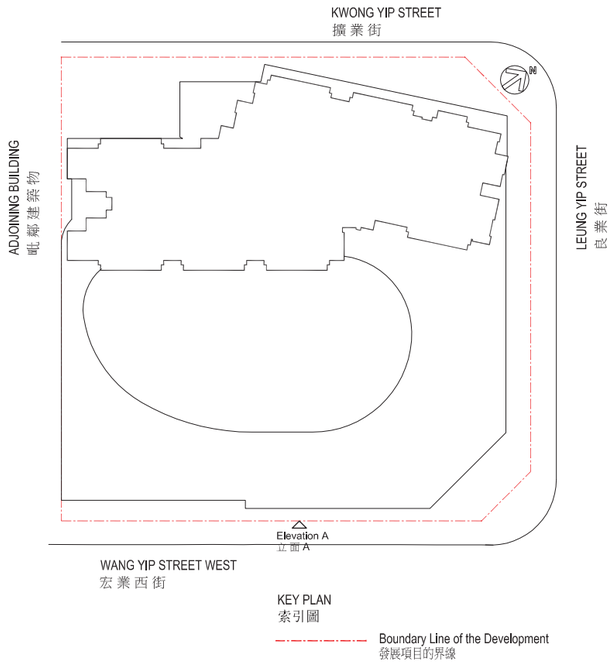
1. 毗連建築物的一段擴業街為香港主水平基準以上 4.060 至 4.225米。
2. 毗連建築物的一段車輛通道為香港主水平基準以上 0.475 至 4.300米。
3. 毗連建築物的一段宏業西街為香港主水平基準以上 4.100 至 4.350米。

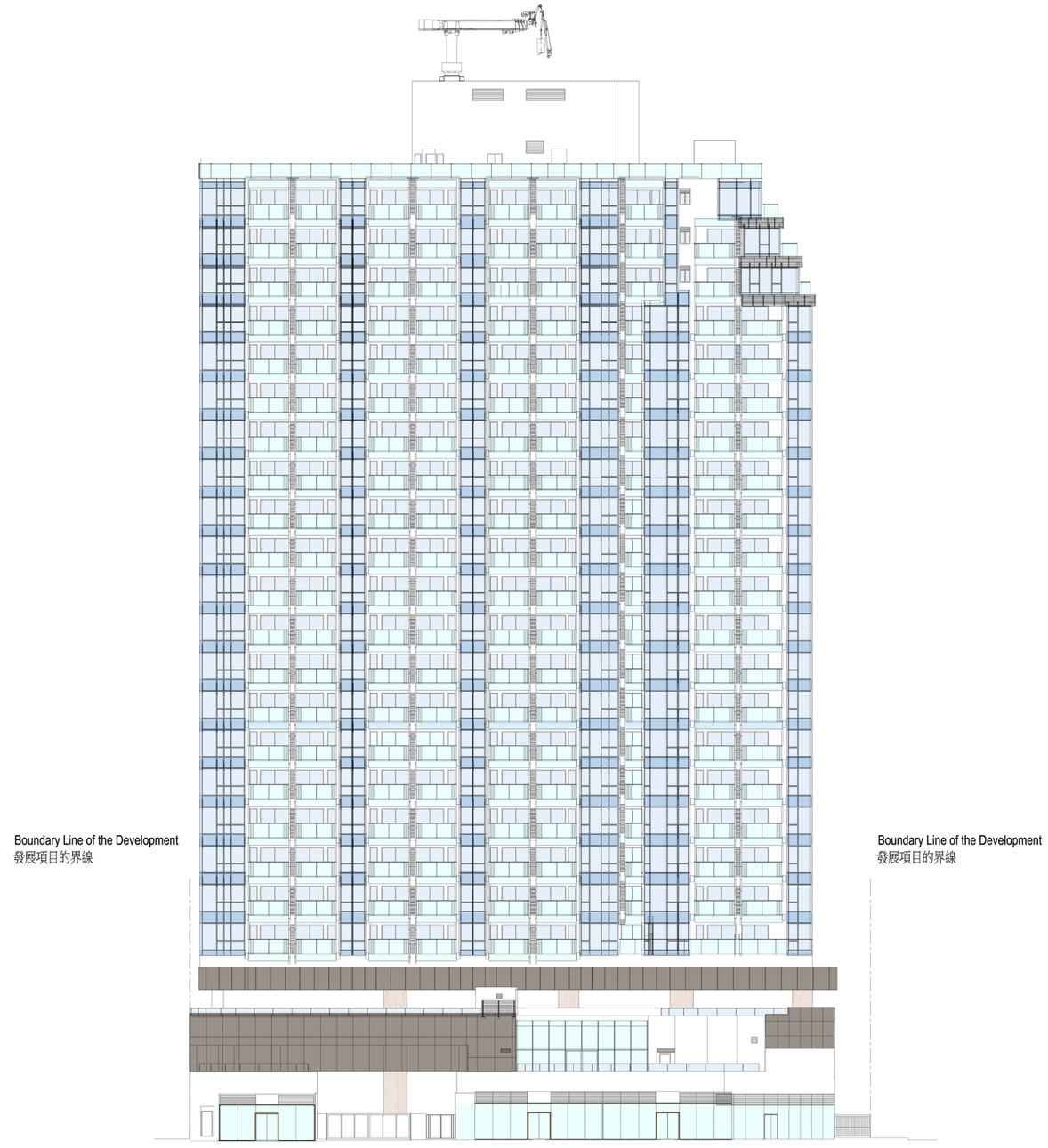


Star_ATR_SalesBrochure_R17_230217.indd 90 2023-02-17 04:25:32 PM

# 19 ELEVATION PLAN
# 立面圖

## ELEVATION PLANS A
## 立面圖A




Note:
The Authorized Person for the Development certified that the elevations shown on this plan:

1. are prepared on the basis of the approved Building Plans for the Development as at 4 January 2023; and
2. are in general accordance with the outward appearance of the Development.

備註:
發展項目的認可人士已證明本圖所顯示的立面:

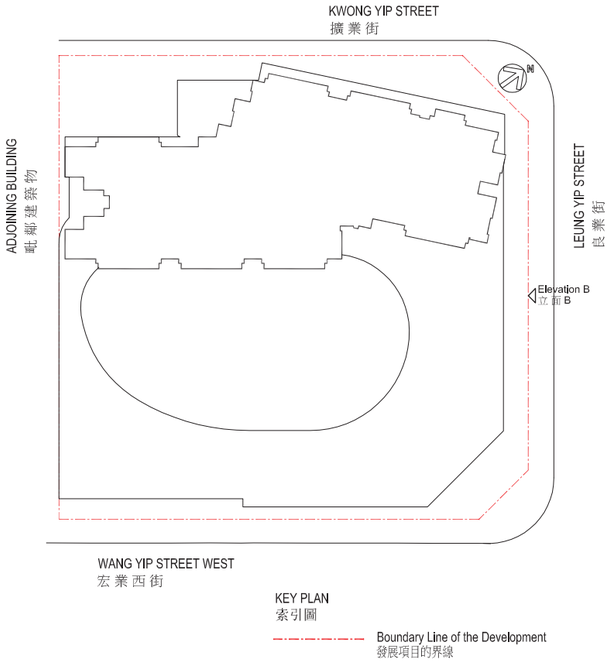
1. 以2023年1月4日的情況為準的發展項目的經批准的建築圖則為基礎擬備 ; 及
2. 大致上與發展項目的外觀一致。

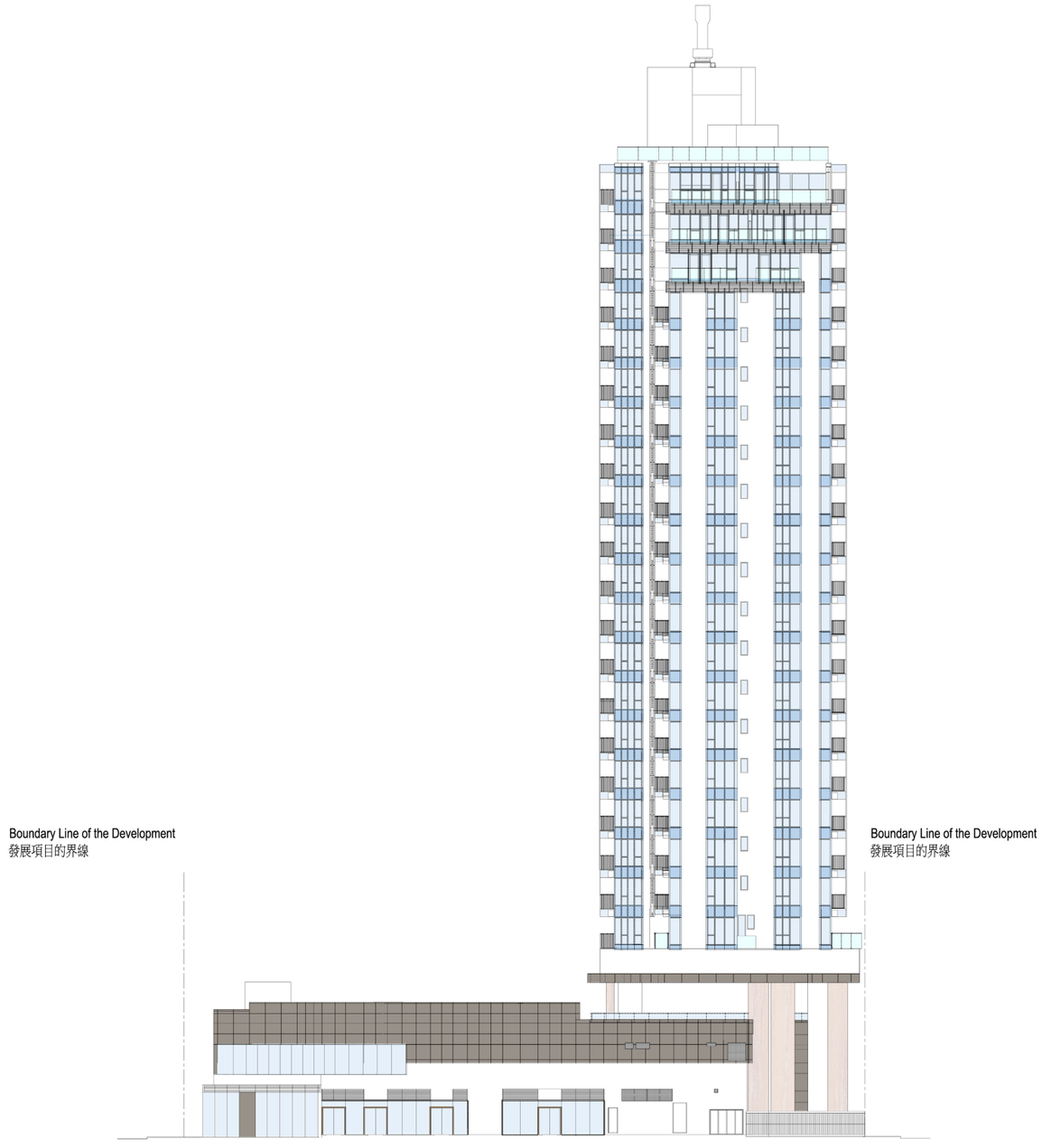


Star_ATR_SalesBrochure_R17_230217.indd 91 2023-02-17 04:25:35 PM

# 19 ELEVATION PLAN
# 立面圖

## ELEVATION PLANS B
## 立面圖B




Note:
The Authorized Person for the Development certified that the elevations shown on this plan:

1. are prepared on the basis of the approved Building Plans for the Development as at 4 January 2023; and
2. are in general accordance with the outward appearance of the Development.

備註:
發展項目的認可人士已證明本圖所顯示的立面:

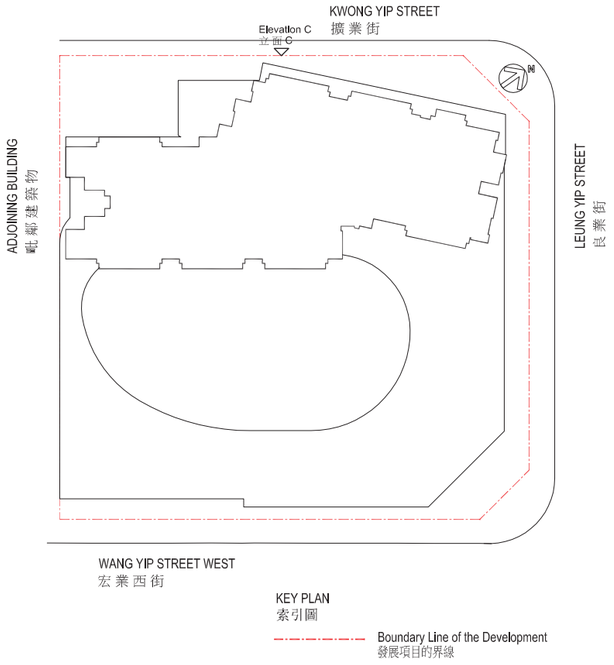
1. 以2023年1月4日的情況為準的發展項目的經批准的建築圖則為基礎擬備 ; 及
2. 大致上與發展項目的外觀一致。

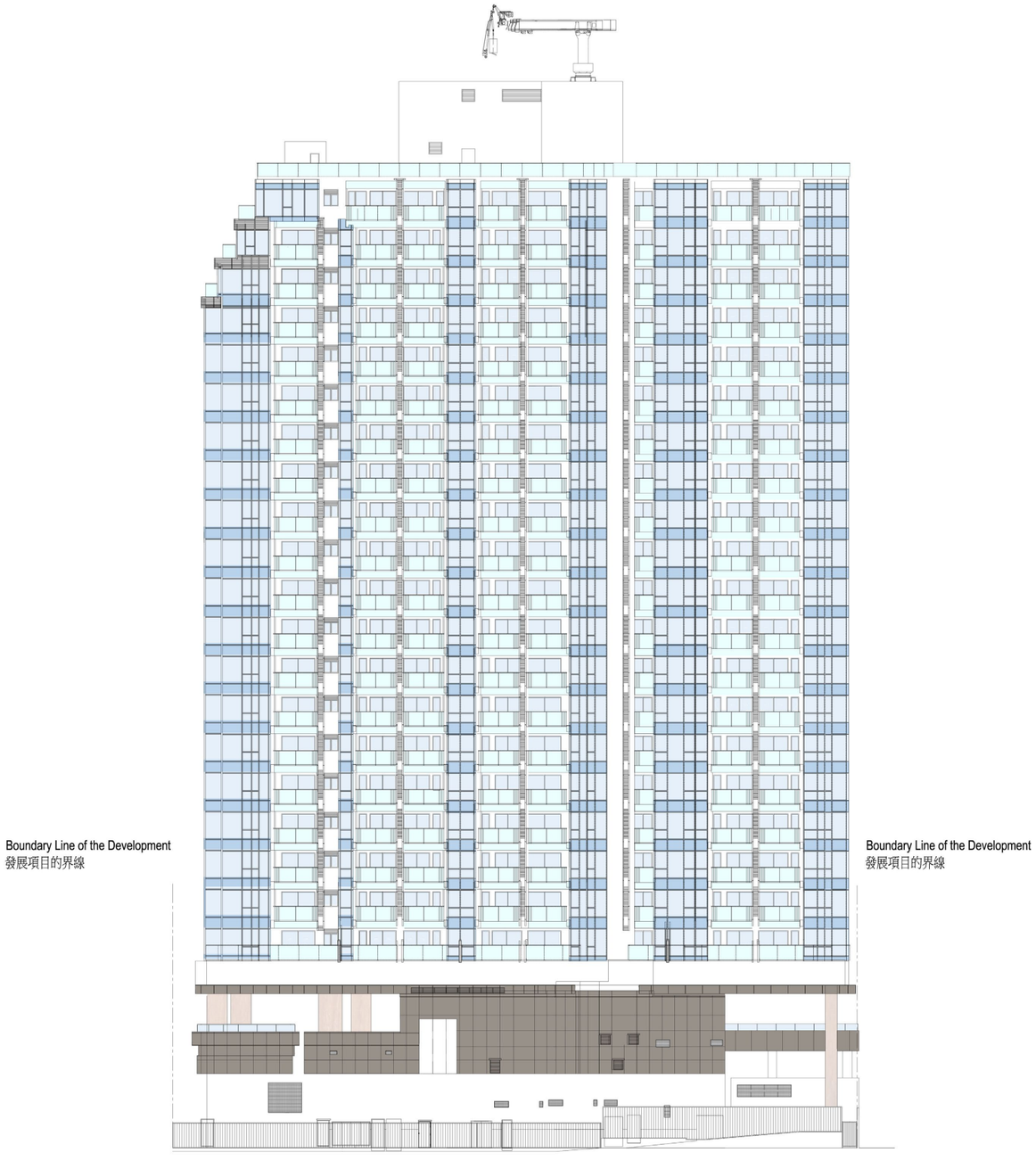


Star_ATR_SalesBrochure_R17_230217.indd 92 2023-02-17 04:25:36 PM

# 19 ELEVATION PLAN
# 立面圖

## ELEVATION PLANS C
## 立面圖C




Note:
The Authorized Person for the Development certified that the elevations shown on this plan:

1. are prepared on the basis of the approved Building Plans for the Development as at 4 January 2023; and
2. are in general accordance with the outward appearance of the Development.

備註:
發展項目的認可人士已證明本圖所顯示的立面:

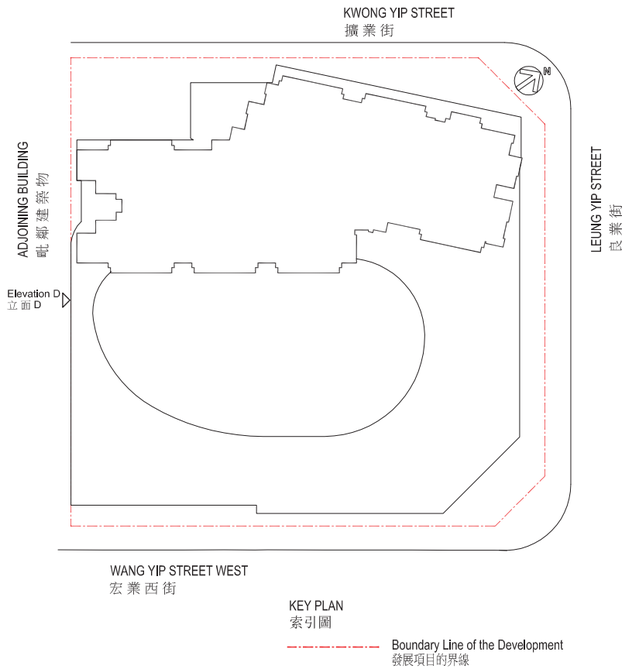
1. 以2023年1月4日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

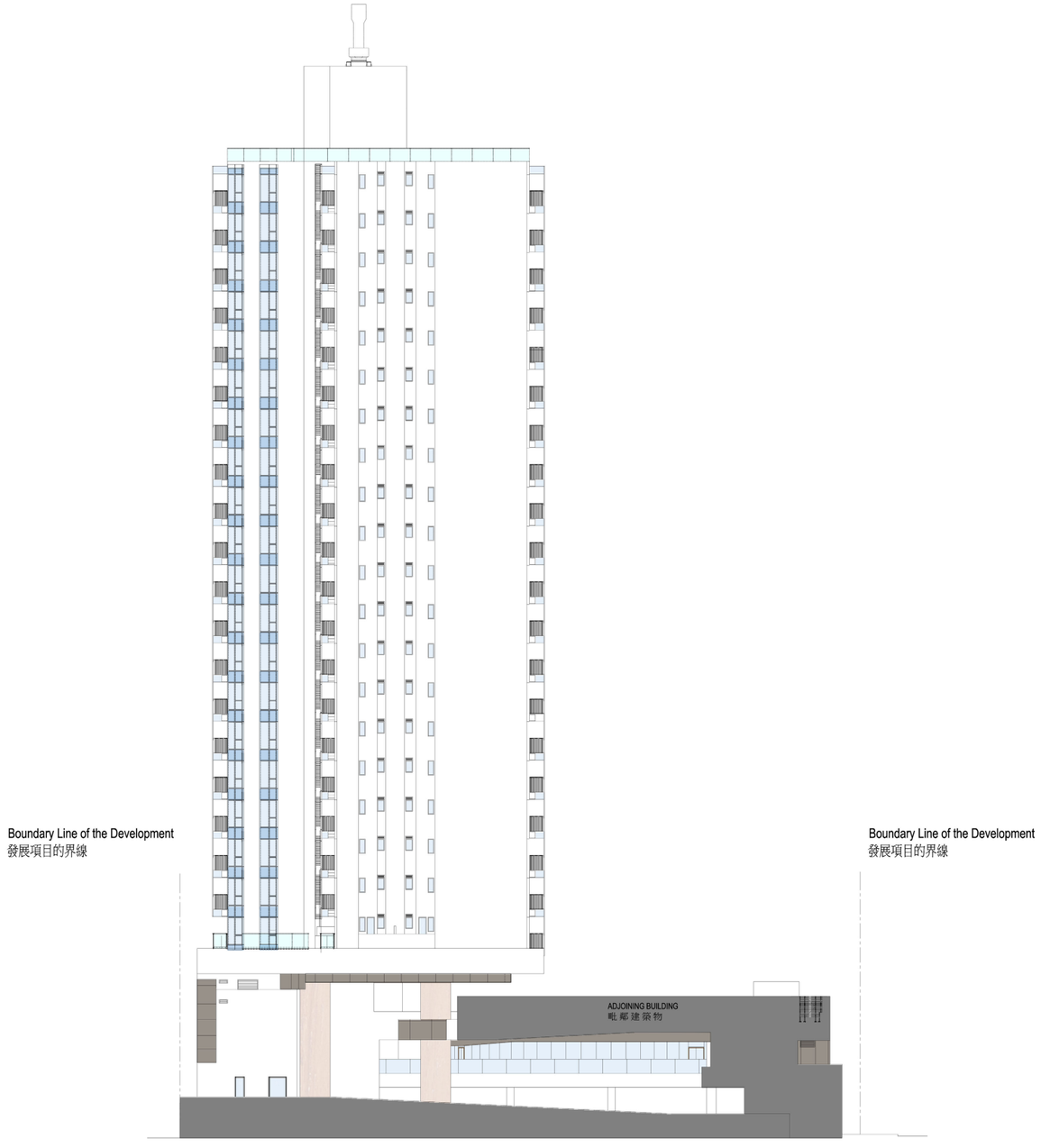


Star_ATR_SalesBrochure_R17_230217.indd 93 2023-02-17 04:25:38 PM

# 19 ELEVATION PLAN
# 立面圖

## ELEVATION PLANS D
## 立面圖D




Note:
The Authorized Person for the Development certified that the elevations shown on this plan:

1. are prepared on the basis of the approved Building Plans for the Development as at 4 January 2023; and
2. are in general accordance with the outward appearance of the Development.

備註:
發展項目的認可人士已證明本圖所顯示的立面:

1. 以2023年1月4日的情況為準的發展項目的經批准的建築圖則為基礎擬備 ; 及
2. 大致上與發展項目的外觀一致。



Star_ATR_SalesBrochure_R17_230217.indd 94 2023-02-17 04:25:39 PM

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

| Category of Common Facility<br>公用設施類別 | Covered Area<br>有上蓋遮蓋面積<br>sq.m. (sq.ft.) 平方米(平方呎) | Uncovered Area<br>沒有上蓋遮蓋面積<br>sq.m. (sq.ft.) 平方米(平方呎) | Total Area<br>總面積<br>sq.m. (sq.ft.) 平方米(平方呎) |
|---|---|---|---|
| Residents' Clubhouse (including any recreational facilities for residents' use)<br>住客會所(包括供住客使用的任何康樂設施) | 608.123 sq.m 平方米<br>6546 sq.ft. 平方呎 | 143.908 sq.m 平方米<br>1549 sq.ft. 平方呎 | 752.031 sq.m 平方米<br>8095 sq.ft. 平方呎 |
| 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)<br>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<br>不適用 | Not Applicable<br>不適用 | Not Applicable<br>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)<br>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) | 472.253 sq.m 平方米<br>5083 sq.ft. 平方呎 | 189.218 sq.m 平方米<br>2037 sq.ft. 平方呎 | 661.471 sq.m 平方米<br>7120 sq.ft. 平方呎 |

Note:

The areas as specified above in square feet are converted from the area in square meter at a rate of 1 square meter = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the area presented in square meters

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 平方呎之比率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。



Star_ATR_SalesBrochure_R17_230217.indd 95 2023-02-17 04:25:39 PM

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

1. A copy of the Outline Zoning Plan relating to the Development is available at www.ozp.tpb.gov.hk.
2. A copy of the latest draft of every deed of mutual covenant in respect of the residential property as at the date on which the specified residential property is offered to be sold is available for inspection at the place at which the residential property is offered to be sold.
3. The inspection is free of charge.

1. 備有關乎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住宅物業的售樓處，以供閱覽。
3. 無須為閱覽付費。



Star_ATR_SalesBrochure_R17_230217.indd 96 2023-02-17 04:25:39 PM

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

## 1. EXTERIOR FINISHES

| Item | | Description |
|---|---|---|
| (a) | External wall | **External Wall of Podium**<br>Finished with ceramic tiles, glass panel, aluminum cladding, aluminium louvre, aluminum feature and external paint.<br>**External Wall of Tower**<br>Finished with ceramic tiles, curtain wall, aluminum cladding, aluminum grille, aluminum feature, aluminum louvre and external paint. |
| (b) | Window | All windows (except windows of bathroom) are fitted with fluorocarbon-coated aluminum windows frame with single glazed tinted heat strengthened glass.<br>All windows of bathroom are fitted with fluorocarbon-coated aluminum windows frame with single glazed tinted obscure tempered glass. |
| (c) | Bay window | Not applicable. |
| (d) | Planter | **Planters of Podium**<br>Planters are fitted with laminated tempered glass balustrade. Wall finished with external paint or aluminum cladding. |
| (e) | Verandah or balcony | Balconies are covered and fitted with laminated tempered glass balustrade and aluminum top rail. Wall finished with aluminum cladding and ceramic tiles. Floors finished with cement sand screeding. Ceiling finished with aluminum false ceiling and external paint.<br>There is no verandah. |
| (f) | Drying facilities for clothing | Not applicable. |

## 1. 外部裝修物料

| 細項 | | 描述 |
|---|---|---|
| (a) | 外牆 | **基座外牆**<br>以瓷磚、玻璃飾板、鋁質飾板、鋁質裝飾、鋁質百葉及外牆油漆鋪砌。<br>**大廈外牆**<br>以瓷磚、玻璃幕牆、鋁質飾板、鋁質格柵、鋁質百葉、鋁質裝飾及外牆油漆鋪砌。 |
| (b) | 窗 | 所有窗（浴室窗除外）均採用氟碳噴塗鋁窗框配以單層有色熱強化玻璃。<br>所有浴室窗採用氟碳噴塗鋁窗框配以單層有色強化磨砂玻璃。 |
| (c) | 窗台 | 不適用。 |
| (d) | 花槽 | **基座花槽**<br>花槽設夾層強化玻璃欄河。牆身以外牆油漆或鋁質飾板鋪砌。 |
| (e) | 陽台或露台 | 露台有蓋，設夾層強化玻璃欄河及及鋁質頂蓋。牆身以鋁質飾板及瓷磚鋪砌；地台鋪水泥砂漿面層；天花裝設鋁質假天花及外牆油漆。<br>不設陽台。 |
| (f) | 乾衣設施 | 不適用。 |

## 2. INTERIOR FINISHES

| Item | | Description |
|---|---|---|
| (a) | Lobby | **Main Entrance Lobby**<br>Wall finished with decorative paint, bark panel and vertical green wall.<br>Floor finished with porcelain tiles.<br>Gypsum board false ceiling finished with emulsion paint and metal false ceiling.<br>**Residential Floor Lift Lobby**<br>Wall finished with decorative paint<br>Floor finished with porcelain tiles.<br>Metal false ceiling is provided. |
| (b) | Internal wall and ceiling | **Living Room and Dining Room (except Flat E on 3/F, 5/F-12/F and 15/F-22/F, Flats E and G on 23/F and 25/F, Flats D & H on 26/F):-**<br>Wall finished with emulsion paint and magnetic panel.<br>Ceiling finished with emulsion paint.<br>**Living Room and Dining Room of Flat E on 3/F, 5/F-12/F and 15/F-22/F, Flats E and G on 23/F and 25/F, Flats D and H on 26/F:-**<br>Wall finished with emulsion paint.<br>Ceiling finished with emulsion paint.<br>**Bedroom(s)**<br>Wall finished with emulsion paint<br>Ceiling finished with emulsion paint |

## 2. 室內裝修物料

| 細項 | | 描述 |
|---|---|---|
| (a) | 大堂 | **入口大堂**<br>牆身髹特色油漆、鋪砌樹皮飾面及綠色植物牆。<br>地板鋪砌瓷磚。<br>裝設石膏板假天花髹乳膠漆及金屬面板假天花。<br>**住宅樓層電梯大堂**<br>牆身髹特色油漆。<br>地板鋪砌瓷磚。<br>裝設金屬面板假天花。 |
| (b) | 內牆及天花板 | **客廳及飯廳(3樓、5樓至12樓及15樓-22樓E單位、23樓及25樓E及G單位、26樓D及H單位除外)：-**<br>牆身髹乳膠漆及裝設磁性飾板。<br>天花髹乳膠漆。<br>**3樓、5樓至12樓及15樓-22樓E單位、23樓及25樓E及G單位、26樓D及H單位之客廳及飯廳:-**<br>牆身髹上乳膠漆。<br>天花均髹上乳膠漆。<br>**所有睡房**<br>牆身髹上乳膠漆。<br>天花髹上乳膠漆。 |



Star_ATR_SalesBrochure_R17_230217.indd 97 2023-02-17 04:25:40 PM

| | | |
|---|---|---|
| (c) | Internal floor | Living room, Dining room and bedroom finished with engineering wood flooring and wooden skirting.<br>Marble border along edge of floor adjoining door to balcony, utility platform and flat roof. |
| (d) | Bathroom | Wall finished with porcelain tiles run up to the false ceiling.<br>Floor finished with porcelain tiles to the exposed surface.<br>Gypsum board false ceiling finished with emulsion paint. |
| (e) | Kitchen | **Open Kitchen**<br>**(except Flat E on 3/F, 5/F-12/F and 15/F-22/F, Flats E and G on 23/F and 25/F, Flats D and H on 26/F)**<br>Exposed wall finished with back painted tempered glass with frosted acid etched with heat resistance glass.<br>Floor finished with engineering wood flooring, porcelain tiles with stainless steel trimming.<br>Gypsum board false ceiling finished with emulsion paint.<br>Cooking bench countertop is fitted solid surfacing material.<br>Wall finishes run up to false ceiling.<br>**Kitchen of Flat E on 3/F, 5/F-12/F and 15-22/F, Flats E and G on 23/F and 25/F, Flats D and H on 26/F**<br>Exposed wall finished with porcelain tile run up to the false ceiling and back painted tempered glass with frosted acid etched with heat resistance glass.<br>Floor finished with porcelain tiles and engineering wood flooring.<br>Gypsum board false ceiling with emulsion paint.<br>Cooking bench countertop is fitted solid surfacing material.<br>Wall finishes run up to false ceiling. |

| | | |
|---|---|---|
| (c) | 內部地板 | 客廳、飯廳及睡房內部地板以複合木地板鋪砌，及配以木腳線。<br>沿通往露台、工作平台及平台門戶之內部地台圍邊部分鋪砌天然雲石。 |
| (d) | 浴室 | 牆身以瓷磚鋪砌至假天花。<br>外露地板鋪砌瓷磚。<br>裝設石膏板假天花髹乳膠漆。 |
| (e) | 廚房 | **開放式廚房（3樓、5樓-12樓及15樓-22樓E單位、23樓及25樓E及G單位、26樓D及H單位除外）**<br>外露牆身鋪砌耐熱性磨砂背漆強化玻璃。<br>地板鋪砌瓷磚及複合木地板，並配以不銹鋼條飾邊。<br>裝設石膏板假天花髹乳膠漆。<br>灶台以人造實體面材鋪砌。<br>牆壁裝修物料鋪至假天花底。<br>**3樓、5樓-12樓及15 樓-22樓E單位、23樓及25樓E及G單位、26樓D及H單位之廚房**<br>外露牆身以瓷磚鋪砌至假天花及耐熱性磨砂背漆強化玻璃。<br>地板鋪砌瓷磚及複合木地板。<br>裝設石膏板假天花髹乳膠漆。<br>灶台以人造實體面材鋪砌。<br>牆壁裝修物料鋪至假天花底。 |



Star_ATR_SalesBrochure_R17_230217.indd 98 2023-02-17 04:25:40 PM

## 3. INTERIOR FITTINGS

| Item | | Description |
|---|---|---|
| (a) | Doors | **Main Entrance Door (Except Flat D on 26/F)**<br>Fire rated solid core timber door finished with wood veneer fitted with electrical lockset, door viewer, concealed door closer, concealed door hinge and door stopper.<br>**Main Entrance Door (For Flat D on 26/F)**<br>Fire rated solid core timber door finished with wood veneer fitted with electrical lockset, door viewer, concealed door closer, concealed door hinge, door action flush bolt and door stopper.<br>**All Master Bedroom Door and all Bedroom Door**<br>Solid core timber door finished with wood veneer fitted with door lock, concealed door hinge and door stopper.<br>**Kitchen Door (For Flat E on 3/F, 5/F-12/F and 15/F-22/F, Flats E and G on 23/F and 25/F, Flats D and H on 26/F)**<br>Fire rated solid core timber door finished with wood veneer, fire rated clear glass and stainless steel fitted with concealed door handle, concealed door closer and concealed door hinge.<br>**Store Room Door (For Flat E on 3/F, 5/F-12/F and 15/F-22/F, Flat G on 23/F and 25/F, Flat E on 25/F)**<br>Hard core timber door finished with wood veneer fitted with sliding track, sliding door lockset and concealed door handle.<br>**Store Room Door (For Flat E on 23/F)**<br>Solid core timber door finished with wood veneer fitted with door lock, concealed door closer, concealed door hinge and door stopper.<br>**Store Room Door (For Flat H on 26/F)**<br>Solid core timber door finished with wood veneer, clear glass and stainless steel fitted with concealed door handle, concealed door closer, concealed door hinge and door stopper.<br>**Store Room Door (under staircase) (For Flats D and H on 26/F)**<br>Solid core timber door finished with paint fitted with concealed door handle, concealed door closer, concealed door hinge and door stopper.<br>**Study Room Door (For Flat J on 3/F, 5/F-12/F and 15/F-23/F, 25/F-26/F, Flat H on 26/F)**<br>Solid core timber door finished with wood veneer fitted with door lock, concealed door closer, concealed door hinge and door stopper.<br>**Bathroom Door in Master Bedroom (For Flat E on 3/F, 5/F-12/F and 15/F-22/F, Flat G on 23/F, Flats D and H on 26/F) and Bathroom Door (except Flats F, P and Q on 3/F, 5/F-12/F, 15/F-22/F, Flats P and Q on 23/F and 25/F-26/F, Bathroom (near Store Room) of Flats E and G on 25/F)**<br>Solid core timber door with wood veneer louver finished with wood veneer fitted with door lock, concealed door closer, concealed door hinge and door stopper. |

## 3. 室內裝置

| 細項 | | 描述 |
|---|---|---|
| (a) | 門 | **單位入口門(26樓D單位除外)**<br>選用木皮飾面防火實心木門,配以電子門鎖、防盜眼、隱藏式氣鼓、隱藏式門鉸及門擋。<br>**單位入口門 (26樓D單位)**<br>選用木皮飾面防火實心木門,配以電子門鎖、防盜眼、隱藏式氣鼓、隱藏式門鉸、門栓及門擋。<br>**所有主人睡房門及睡房門**<br>選用木皮飾面防火實心木門,配以門鎖、隱藏式門鉸及門擋。<br>**廚房門(3樓、5樓-12樓及15樓-22樓E單位、23樓及25樓E及G單位、26樓D及H單位)**<br>選用木皮飾面防火實心木門、防火清玻璃及不銹鋼鑲砌,配以隱藏式門把手、隱藏式氣鼓及隱藏式門鉸。<br>**儲物間門(3樓、5樓-12樓及15樓-22樓E單位、23樓及25樓G單位、25樓E單位)**<br>選用木皮飾面實木門,配以趟門路軌、門鎖及隱藏式門把手。<br>**儲物間門 (23樓E單位)**<br>選用木皮飾面實心木門,配以門鎖、隱藏式氣鼓、隱藏式門鉸及門擋。<br>**儲物間門 (26樓H單位)**<br>選用木皮飾面實心木門、清玻璃及不銹鋼鑲砌,配以隱藏式門把手、隱藏式氣鼓、隱藏式門鉸及門擋。<br>**儲物間門 (樓梯底) (26樓D及H單位)**<br>選用油漆飾面實心木門,配以隱藏式門把手、隱藏式氣鼓、隱藏式門鉸及門擋。<br>**書房門(3樓、5樓-12樓、15樓-23樓、25樓-26樓J單位、26樓H單位)**<br>選用木皮飾面實心木門,配以門鎖、隱藏式氣鼓、隱藏式門鉸及門擋。<br>**浴室門(設於主人睡房內) (3樓、5樓-12樓及15樓-22樓E單位、23樓G單位、26樓D及H單位) 及浴室門(3 樓、5樓-12樓及15樓-22樓F、P及Q單位、23樓及25樓-26樓P及Q單位、25樓E及G單位之浴室(鄰近儲物間)除外)**<br>選用木皮飾面實心木門,配以木百葉,門鎖、隱藏式氣鼓、隱藏式門鉸及門擋。 |



Star_ATR_SalesBrochure_R17_230217.indd 99 2023-02-17 04:25:40 PM

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

| | | |
|---|---|---|
| (a) | Doors | **Bathroom Door (For Flats F, P and Q on 3/F, 5/F-12/F, 15/F-22/F, Flats P and Q on 23/F and 25/F-26/F)**<br>Solid core timber door finished with wood veneer fitted with door lock, concealed door closer, concealed door hinge and door stopper.<br>**Bathroom Door (near store room) (For Flats E and G on 25/F)**<br>Solid core timber door with wood veneer louver finished with wood veneer fitted with door lock, concealed door closer, concealed door hinge and door stopper.<br>**Store Room Sliding Door (For Flat E on 23/F)**<br>Aluminum frame with frosted tempered glass sliding door fitted with sliding track.<br>**Internal Staircase Door to Roof**<br>Aluminum frame with glass door fitted with door lock.<br>**Flat Roof Door**<br>Aluminum frame with glass door fitted with door lock.<br>**Roof Door**<br>Metal gate with door lock. |
| (b) | Bathroom | **Bathroom (Flats A and J on 3/F, 5/F-12/F, 15/F-23/F and 25/F-26/F, Flat E on 3/F, 5/F-12/F and 15/F-23/F, Flat F on 3/F, 5/F-12/F and 15/F-22/F, Flat G on 23/F and Flat H on 26/F)**<br>Timber mirror cabinet and wooden vanity counter finished with plastic laminate with solid surfacing material countertop, fitted with vitreous china wash basin and chrome-plated basin mixer. Tempered glass shower cubicles.<br>Fittings include vitreous china water closet, chrome-plated shower mixer, electroplated stainless steel paper holder with towel bar and electroplated stainless steel finished towel bar with phone rack.<br>**Bathroom (Flats B, C, K, L, M, N and S on 3/F, 5/F-12/F, 15/F-23/F, 25/F-26/F and Flats D and H on 3/F, 5/F-12/F, 15/F-23/F and 25/F)**<br>Timber mirror cabinet and wooden vanity counter finished with plastic laminate with solid surfacing material countertop, fitted with vitreous china wash basin and chrome-plated basin mixer. Timber storage cabinet finished with grey mirror and plaster laminate. Tempered glass shower cubicles.<br>Fittings include vitreous china water closet, chrome-plated shower mixer, electroplated stainless steel paper holder and towel bar and electroplated stainless steel finished towel rack with phone rack.<br>**Bathroom (Flats P and Q on 3/F, 5/F-12/F, 15/F-23/F, 25/F-26/F)**<br>Timber mirror cabinet and wooden vanity counter finished with plastic laminate with clear tempered glass shelf finished with powder coat stainless steel frame and solid surfacing material countertop, fitted with vitreous china wash basin and chrome-plated basin mixer. Tempered glass shower cubicles.<br>Fittings include vitreous china water closet, chrome-plated shower mixer, electroplated stainless steel paper holder and towel bar and electroplated stainless steel finished towel rack with phone rack.<br>**Bathroom in Master Bedroom (Flat E on 3/F, 5/F-12/F, 15/F-22/F and Flat D on 26/F)**<br>Timber mirror cabinet and wooden vanity counter finished with plastic laminate with solid surfacing material countertop, fitted with vitreous china wash basin and chrome-plated basin mixer.<br>Fittings include vitreous china water closet, enameled cast iron bathtub (1500mm L x 750mm W x 480mm D) with chrome-plated bathtub mixer, electroplated stainless steel paper holder, electroplated stainless steel finished towel bar with phone rack and metal shower curtain rail. |

| | | |
|---|---|---|
| (a) | 門 | **浴室門 (3 樓、5樓-12樓及15樓-22樓F、P及Q單位、23樓及25樓-26樓P及Q單位)**<br>選用木皮飾面實心木門，配以門鎖、隱藏式氣鼓、隱藏式門鉸及門擋。<br>**浴室門 (近儲物間) (25樓E及G單位)**<br>選用木皮飾面實心木門，配以木百葉，門鎖、隱藏式氣鼓、隱藏式門鉸及門擋。<br>**儲物間趟門 (23樓E單位)**<br>選用鋁框及磨砂強化玻璃趟門，配以趟門路軌。<br>**室內樓梯通往天台門**<br>鋁框及玻璃門，配以門鎖。<br>**平台門**<br>鋁框及玻璃門，配以門鎖。<br>**天台門**<br>金屬閘，配以門鎖。 |
| (b) | 浴室 | **浴室 (3 樓、5樓-12 樓、15樓-23 樓及 25樓-26樓A及J 單位、3樓、5樓-12樓及15 樓-23樓E單位、 3樓、5樓-12樓及15樓-22樓 F單位、23樓G單位及26樓H單位)**<br>裝設膠板飾面木鏡櫃及木面盆櫃連人造實體面材檯面，配以搪瓷面盆及鍍鉻面盆水龍頭。裝設強化玻璃淋浴間。<br>配備搪瓷座廁、鍍鉻淋浴花灑套裝、電鍍不銹鋼廁紙架連毛巾桿及電鍍不銹鋼毛巾桿連電話托架。<br>**浴室 (3 樓、5樓-12樓、15樓- 23樓及 25樓-26樓B、C、K、L、M、N 及 S 單位及3樓、 5樓-12 樓、 15樓-23樓及25樓 D 及 H 單位)**<br>裝設膠板飾面木鏡櫃及木面盆櫃連人造實體面材檯面，配以搪瓷面盆及鍍鉻面盆水龍頭。裝設灰鏡及膠板飾面木儲物櫃。裝設強化玻璃淋浴間。<br>配備搪瓷座廁、鍍鉻淋浴花灑套裝、電鍍不銹鋼廁紙架連毛巾桿及電鍍不銹鋼毛巾架連電話托架。<br>**浴室(3樓、 5樓-12樓、 15樓-23樓及25樓-26樓P及Q單位)**<br>裝設膠板飾面木鏡櫃及木面盆櫃連粉末塗層不銹鋼框連強化玻璃層板及人造實體面材檯面，配以搪瓷面盆及鍍鉻<br>面盆水龍頭。裝設強化玻璃淋浴間。<br>配備搪瓷座廁、鍍鉻淋浴花灑套裝、電鍍不銹鋼廁紙架連毛巾桿及電鍍不銹鋼毛巾架連電話托架。<br>**浴室(設於主人睡房內) (3 樓、 5 樓-12樓及 15樓-22樓E單位 及26 樓D單位)**<br>裝設膠板飾面木鏡櫃及木面盆櫃連人造實體面材檯面，配以搪瓷面盆及鍍鉻面盆水龍頭。<br>配備搪瓷座廁、搪瓷鑄鐵浴缸 (1500毫米長 x 750毫米闊 x 480毫米深)、鍍鉻浴缸花灑套裝、電鍍不銹鋼廁紙架、電鍍不銹鋼毛巾桿連電話托架及金屬浴簾掛桿。 |



Star_ATR_SalesBrochure_R17_230217.indd 100 2023-02-17 04:25:40 PM

| | | |
|---|---|---|
| (b) | Bathroom | **Bathroom (Flat G on 3/F, 5/F-12/F and 15/F-22/F, Flat R on 3/F, 5/F-12/F, 15/F-23/F and 25/F-26/F)**<br>Timber mirror cabinet and wooden vanity counter finished with plastic laminate with clear tempered glass shelf finished with powder coat stainless steel frame and solid surfacing material countertop, fitted with vitreous china wash basin and chrome-plated basin mixer. Timber storage cabinet finished with grey mirror and plaster laminate. Timber storage cabinet finished with plaster laminate. Tempered glass shower cubicles.<br>Fittings include vitreous china water closet, chrome-plated shower mixer, electroplated stainless steel paper holder with towel bar and electroplated stainless steel finished towel rack with phone rack.<br>**Bathroom in the store room (Flat E on 23/F)**<br>Fittings include electroplated stainless steel paper holder, vitreous china water closet, vitreous china wash basin, chrome-plated basin mixer and chrome-plated shower mixer.<br>**Bathroom in Master Bedroom (Flat G on 23/F)**<br>Timber mirror cabinet and wooden vanity counter finished with plastic laminate with clear tempered glass shelf finished with powder coat stainless steel frame and solid surfacing material countertop, fitted with vitreous china wash basin and chrome-plated basin mixer.<br>Fittings include vitreous china water closet, enameled cast iron bathtub (1500mm L x 750mm W x 480mm D) with chrome-plated bathtub mixer, electroplated stainless steel paper holder, electroplated stainless steel finished towel rack with phone rack and metal shower curtain rail.<br>**Bathroom near store room (Flat E on 25/F and Flat G on 25/F)**<br>Timber mirror cabinet and wooden vanity counter finished with plastic laminate with solid surfacing material countertop, fitted with vitreous china wash basin and chrome-plated basin mixer.<br>Fittings include vitreous china water closet, electroplated stainless steel paper holder and electroplated stainless steel finished towel bar with phone rack.<br>**Bathroom near Bedroom 2 (Flats E and G on 25/F)**<br>Timber mirror cabinet and wooden vanity counter finished with plastic laminate with solid surfacing material countertop, fitted with vitreous china wash basin and chrome-plated basin mixer. Tempered glass shower cubicles.<br>Fittings include vitreous china water closet, chrome-plated shower mixer, electroplated stainless steel paper holder with towel bar, electroplated stainless steel finished towel bar with phone rack and electroplated stainless steel finished towel rack.<br>**Bathroom (Flat D on 26/F)**<br>Timber mirror cabinet and wooden vanity counter finished with plastic laminate with solid surfacing material countertop, fitted with vitreous china wash basin and chrome-plated basin mixer. Tempered glass shower cubicles.<br>Fittings include vitreous china water closet, chrome-plated shower mixer, electroplated stainless steel paper holder with towel bar and electroplated stainless steel finished towel rack with phone rack.<br>**Bathroom in Master Bedroom (Flat H on 26/F)**<br>Timber mirror cabinet and wooden vanity counter finished with plastic laminate with solid surfacing material countertop, fitted with vitreous china wash basin and chrome-plated basin mixer.<br>Fittings include vitreous china water closet, enameled cast iron bathtub (1500mm L x 750mm W x 480mm D) with chrome-plated bathtub mixer, electroplated stainless steel paper holder, electroplated stainless steel finished towel bar with phone rack, electroplated stainless steel finished towel rack and metal shower curtain rail.<br>Copper pipes are used for cold and hot water supply system.<br>For the appliances provision and brand name, please refer to the "Appliances Schedule" |

| | | |
|---|---|---|
| (b) | 浴室 | **浴室 (3樓、5樓-12 樓及 15樓-22樓G單位、3樓、5樓-12樓、15樓-23樓及25樓- 26樓R單位)**<br>裝設膠板飾面木鏡櫃及木面盆櫃連粉末塗層不銹鋼框強化玻璃層板及人造實體面材檯面，配以搪瓷面盆及鍍鉻面盆水龍頭。<br>裝設灰鏡及膠板飾面木儲物櫃。裝設膠板飾面木儲物櫃。裝設強化玻璃淋浴間。<br>配備搪瓷座廁、鍍鉻淋浴花灑套裝、電鍍不銹鋼廁紙架連毛巾桿及電鍍不銹鋼毛巾架連電話托架。<br>**浴室(設於儲物間內) (23樓E單位)**<br>配備電鍍不銹鋼廁紙架、搪瓷座廁、搪瓷面盆、鍍鉻面盆水龍頭、鍍鉻淋浴花灑套裝。<br>**浴室(設於主人睡房內) (23樓G單位)**<br>裝設膠板飾面木鏡櫃及木面盆櫃連粉末塗層不銹鋼框強化玻璃層板及人造實體面材檯面，配以搪瓷面盆及鍍鉻面盆水龍頭。<br>配備搪瓷座廁、搪瓷鑄鐵浴缸 (1500毫米長 x 750毫米闊 x 480毫米深)、鍍鉻浴缸花灑套裝、電鍍不銹鋼廁紙架、電鍍不銹鋼毛巾架連電話托架及金屬浴簾掛桿。<br>**浴室(近儲物間) (25樓E單位及25樓G單位)**<br>裝設膠板飾面木鏡櫃及木面盆櫃連人造實體面材檯面，配以搪瓷面盆及鍍鉻面盆水龍頭。<br>配備搪瓷座廁、電鍍不銹鋼廁紙架及電鍍不銹鋼毛巾桿連電話托架。<br>**浴室(近睡房2) (25樓E及G單位)**<br>裝設膠板飾面木鏡櫃及木面盆櫃連人造實體面材檯面，配以搪瓷面盆及鍍鉻面盆水龍頭。裝設強化玻璃淋浴間。<br>配備搪瓷座廁、鍍鉻淋浴花灑套裝、電鍍不銹鋼廁紙架連毛巾桿、電鍍不銹鋼毛巾桿連電話托架及電鍍不銹鋼毛巾架。<br>**浴室(26樓D單位)**<br>裝設膠板飾面木鏡櫃及木面盆櫃連人造實體面材檯面，配以搪瓷面盆及鍍鉻面盆水龍頭。裝設強化玻璃淋浴間。<br>配備搪瓷座廁、鍍鉻淋浴花灑套裝、電鍍不銹鋼廁紙架連毛巾桿及電鍍不銹鋼毛巾桿連電話托架。<br>**浴室(設於主人睡房內) (26 樓 H 單位 )**<br>裝設膠板飾面木鏡櫃及木面盆櫃連人造實體面材檯面，配以搪瓷面盆及鍍鉻面盆水龍頭。<br>配備搪瓷座廁、搪瓷鑄鐵浴缸 (1500毫米長 x 750毫米闊 x 480毫米深)、鍍鉻浴缸花灑套裝、電鍍不銹鋼廁紙架、電鍍不銹鋼毛巾桿連電話托架、電鍍不銹鋼毛巾架及金屬浴簾掛桿。<br>冷熱水供水系統採用銅喉管。<br>隨樓附送之設備及品牌，請參閱「設備表」。 |



Star_ATR_SalesBrochure_R17_230217.indd 101 2023-02-17 04:25:40 PM

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

| | | |
|---|---|---|
| (c) | Kitchen | Wooden kitchen cabinet with plastic laminate finished wooden door panel, plastic laminate and wooden strip finished wooden door panel, aluminum frame with fluted glass door panel and brushing lacquer finished wooden door panel, fitted with stainless steel sink with hot and cold chrome plated sink mixer.<br>Copper pipes are used for cold and hot water supply.<br>Sprinkler head are fitted in open kitchen.<br>For the appliances provision and brand name, please refer to the "Appliances Schedule". |
| (d) | Bedroom | No fitting (except Flat J on 3/F, 5/F-12/F, 15/F-23/F and 25/F-26/F)<br><br>Wooden storage finished with plastic laminated and brushing lacquer on the ceiling (For Bathroom 1 of Flat J on 3/F, 5/F-12/F, 15/F-23/F & 25/F-26/F). |
| (e) | Telephone | For the number and the location of connection points, please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units". |
| (f) | Aerials | TV/ FM connection points are provided in living/ dining rooms and all bedrooms.<br>For the number and the location of connection points, please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units". |
| (g) | Electrical installations | Three phase electricity supply distribution board with residual current device (RCD) and miniature circuit breakers (MCB) are provided.<br>Electrical conduits are concealed in part and exposed in part.[2]<br>For the number and location of power points and air conditioning points, please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units". |
| (h) | Gas supply | Towngas piping are installed and connected to gas cooker and gas water heater(s) at the following residential units:<br>**Flat E on 3/F, 5/F-12/F, 15/F-23/F, Flat G on 23/F, Flats D and H on 26/F and Flats E and G on 25/F.**<br>Other units do not have gas supply.<br>For the location of points, please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units ". |
| (i) | Washing machine connection point | Water point of a design of 22mm in diameter and drain point of a design of 40mm diameter are provided for washing machine.<br>For the location of connetion points, please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units". |
| (j) | Water supply | Copper pipes are used for cold and hot water supply system.[1] Hot water is available upon operation of water heater. |

| | | |
|---|---|---|
| (c) | 廚房 | 木製廚櫃配以膠板飾面木門板，膠板飾面及面貼木條子木門板及鋁框連坑紋條子玻璃飾面門板及手掃漆飾面木門板。另配不銹鋼洗滌盆及鍍鉻冷熱水龍頭。<br>冷熱水供水系統採用銅喉管。<br>開放式廚房內的天花裝置消防花灑頭。<br>隨樓附送之設備及品牌，請參閱「設備表」。 |
| (d) | 睡房 | 沒有任何裝置。(3樓、5樓-12樓、15樓-23樓及25樓-26樓 J 單位除外)<br><br>天花裝設膠板飾面及手掃漆飾面木製儲物空間 (適用於3樓、5樓-12樓、15樓-23樓及25樓-26 樓J單位之睡房1)。 |
| (e) | 電話 | 有關接駁點之數目及位置，請參考「住宅單位機電裝置說明表」。 |
| (f) | 天線 | 客廳、飯廳及全部睡房均設電視 / 電台天線接駁點。<br>有關接駁點之數目及位置，請參考「住宅單位機電裝置說明表」。 |
| (g) | 電力裝置 | 每戶提供三相電力配電箱並裝置有漏電斷路器 (RCD) 及電力超載保護器 (MCB)。<br>電線導管部份隱藏及部份外露。[2]<br>有關電插座及空調機接駁點之數目及位置，請參考「住宅單位機電裝置說明表」。 |
| (h) | 氣體供應 | 以下每戶均裝置煤氣喉管及接駁至住宅單位之煤氣熱水爐和煤氣煮食爐：<br>**3樓、5樓-12樓、15樓-23樓E單位、23樓G單位、26樓D及H單位、25樓E及G單位**<br>其他住宅單位並無氣體供應。<br>有關接駁點之位置，請參考「住宅單位機電裝置說明表」。 |
| (i) | 洗衣機接駁點 | 配備洗衣機來水接駁點 (其設計為直徑 22 毫米) 及去水接駁點 (其設計為直徑 40 毫米)。<br>有關接駁點之位置，請參考「住宅單位機電裝置說明表」。 |
| (j) | 供水 | 冷熱水供水系統採用銅水喉管。[1] 當熱水爐運作時，即有熱水供應。 |



Star_ATR_SalesBrochure_R17_230217.indd 102 2023-02-17 04:25:40 PM

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

## 4. MISCELLANEOUS

| Item | | Description | |
|---|---|---|---|
| (a) | Lifts | The building is served with five lifts (brand name: Otis, model no. Otis GeN2-MRL).<br>Floors served by lifts: | |
| | | **Lift No.** | **Floors Served** |
| | | L1 | B/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-26/F & Roof |
| | | L2 | B/F, G/F, 3/F, 5/F- 12/F, 15/F-23/F, 25/F & 26/F |
| | | L3 | G/F, 3/F, 5/F-12/F, 15/F-23/F, 25/F & 26/F |
| | | L4 | G/F & 1/F-2/F |
| | | L5 | B/F & G/F |
| (b) | Letter box | Metal and wood | |
| (c) | Refuse collection | Refuse Storage and Material Recovery Room is provided in the common area of each residential floor. Refuse Storage and Material Recovery Chamber is provided on G/F. Refuse is collected by cleaners. | |
| (d) | Water meter, electricity meter and gas meter | Separate water meter for individual residential unit is provided in water meter room on each residential floor of tower. Separate electricity meter for individual residential unit is provided in electrical meter room on each residential floor of tower.<br>**Flat E on 3/F-23/F, Flat G on 23/F, Flats D and H on 26/F and Flats E and G on 25/F**<br>Separate town gas meter is located in the kitchen of each residential unit. | |

## 5. SECURITY FACILITIES

CCTV surveillance cameras are installed at the main entrance area, lift and clubhouse area. Intercom system is installed at the main entrance, which is connected to video door phone placed adjacent to main entrance door in each residential unit.
Access card readers (Octopus card) are installed at the entrance of the Development, residential entrance lobbies on G/F and clubhouse entrance for access control.

## 6. APPLIANCES

Please see “Appliances Schedule” for details.

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 above are not installed in the Development, lifts or appliances of comparable quality will be installed.

Remarks:
1. Water pipes are concealed in part and exposed in part. Concealed water pipes are those that pierce through structural members, structural slabs, transfer plates, beams, columns and structural walls. Exposed water pipes are not readily visible as they are covered or hidden by false ceiling, bulkhead, block wall and plastering.
2. Electrical conduits are concealed in part and exposed in part. Concealed conduits are those placed within concrete. Exposed conduits are not readily visible as they are covered or hidden by false ceiling, bulkhead, block wall and plastering.

## 4. 雜項

| 細項 | | 描述 | |
|---|---|---|---|
| (a) | 升降機 | 大廈設有 5 部升降機（品牌名稱：奧的斯；產品型號: Otis GeN2-MRL）。<br>升降機到達的樓層： | |
| | | **升降機編號** | **升降機到達的樓層** |
| | | L1 | 地庫、地下、1樓-3樓、5樓-12樓、15樓-23樓、25樓-26樓及天台 |
| | | L2 | 地庫、地下、3樓、5樓-12樓、15樓-23樓、25樓及26 樓 |
| | | L3 | 地下、3樓、5樓-12樓、15樓-23樓、25樓及26 樓 |
| | | L4 | 地下、1樓-2樓 |
| | | L5 | 地庫及地下 |
| (b) | 信箱 | 金屬及木 | |
| (c) | 垃圾收集 | 每層住宅樓層公用地方設垃圾及物料回收室，垃圾及物料回收房設於地下。由清潔工人收集垃圾。 | |
| (d) | 水錶、電錶及氣體錶 | 每戶之獨立水錶安裝於大廈每個住宅層之水錶櫃內。每戶之獨立電錶安裝於大廈每個住宅層之電錶櫃內。<br>**3樓-23樓E單位、23樓G單位及 26樓D及H單位及25樓G單位**<br>獨立煤氣錶安置於每戶之廚房內。 | |

## 5. 保安設施

大廈入口大堂、升降機及會所均裝有閉路電視。大廈入口設有對話裝置，直接接駁到放置於住宅單位大門旁邊的視像對講機。
發展項目之入口、地下住宅入口大堂及會所入口均裝有智能讀卡器以八達通卡識別通行。

## 6. 設備

詳情請參閱設備表。

賣方承諾如發展項目中沒有安裝於上述第 4(a) 和 6 細項所指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註：
1. 水管部份隱藏及部份外露。隱藏水管穿過結構構件、結構樓板、轉換層、橫樑、支柱及結構牆。外露水管因被假天花、隔板、磚牆及灰泥覆蓋或掩藏，故不容易看見。
2. 電線導管部份隱藏及部份外露。隱藏導管置於混凝土內。外露導管因被假天花、隔板、磚牆及灰泥覆蓋或掩藏，故不容易看見。



Star_ATR_SalesBrochure_R17_230217.indd 103 2023-02-17 04:25:40 PM

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

## Appliances Schedule 設備表

| | | Flat H on 3/F-22/F, Flat S on 3/F-26/F<br>3樓至22樓H單位、3樓至26樓S單位 | | | Flats B, C, K, L, M and N on 3/F-26/F, Flat D on 3/F-25/F, Flat H on 23/F-25/F<br>3樓至26樓B、C、K、L、M及N單位、3樓至25樓D單位、23樓至25樓H單位 | | |
|---|---|---|---|---|---|---|---|
| **Location<br>位置** | **Appliance<br>設備** | **Brand Name<br>品牌名稱** | **Model Number<br>產品型號** | | **Brand Name<br>品牌名稱** | **Model Number<br>產品型號** | |
| Living/<br>Dining Room<br>客廳 / 飯廳 | Split Type Air-conditioner<br>分體式冷氣機 | Mitsubishi Heavy Industries<br>三菱重工 | **Indoor Unit<br>室內機** | **Outdoor Unit<br>室外機** | Mitsubishi Heavy Industries<br>三菱重工 | **Indoor Unit<br>室內機** | **Outdoor Unit<br>室外機** |
| | | | SRK50MUVP1 | SRC50MUVP1 | | SRK50MUVP1 | SRC50MUVP1 |
| Bathroom<br>浴室 | Electric Water Heater 電熱水爐 | Stiebel Eltron 斯寶亞創 | DHE 21 LCD | | Stiebel Eltron 斯寶亞創 | DHE 21 LCD | |
| | Thermo Ventilator 浴室寶 | Mitsubishi Electric 三菱電機 | V-241BZ-HK | | Mitsubishi Electric 三菱電機 | V-241BZ-HK | |
| | Ventilation Fan 抽氣扇 | Ostberg 奧斯博格 | LPK 125 A1 | | Ostberg 奧斯博格 | LPK 125 A1 | |
| Kitchen<br>廚房 | Electric Water Heater 電熱水爐 | Stiebel Eltron 斯寶亞創 | DHM 6 | | Stiebel Eltron 斯寶亞創 | DHM 6 | |
| Bedroom 1<br>睡房 1 | Split Type Air-conditioner<br>分體式冷氣機 | / | / | | Mitsubishi Heavy Industries<br>三菱重工 | **Indoor Unit<br>室內機** | **Outdoor Unit<br>室外機** |
| | | | | | | SRK25ZS-W | SRC25MWKH1 |
| | | **Flats A, P, Q and R on 3/F-26/F, Flats F and G on 3/F-22/F<br>3樓至26樓 A、P、Q及R單位、3樓至22樓 F及G單位** | | | **Flat J on 3/F-26/F<br>3樓至26樓J單位** | | |

| **Location<br>位置** | **Appliance<br>設備** | **Brand Name<br>品牌名稱** | **Model Number<br>產品型號** | | **Brand Name<br>品牌名稱** | **Model Number<br>產品型號** | |
|---|---|---|---|---|---|---|---|
| Living/<br>Dining Room<br>客廳 / 飯廳 | Split Type Air-conditioner<br>分體式冷氣機 | Mitsubishi Heavy Industries<br>三菱重工 | **Indoor Unit<br>室內機** | **Outdoor Unit<br>室外機** | Mitsubishi Heavy Industries<br>三菱重工 | **Indoor Unit<br>室內機** | **Outdoor Unit<br>室外機** |
| | | | SRK50MUVP1 | SRC50MUVP1 | | SRK50MUVP1 | SRC50MUVP1 |
| Bathroom<br>浴室 | Electric Water Heater 電熱水爐 | Stiebel Eltron 斯寶亞創 | DHE 21 LCD | | Stiebel Eltron 斯寶亞創 | DHE 21 LCD | |
| | Thermo Ventilator 浴室寶 | Mitsubishi Electric 三菱電機 | V-241BZ-HK | | Mitsubishi Electric 三菱電機 | V-241BZ-HK | |
| | Ventilation Fan 抽氣扇 | Ostberg 奧斯博格 | LPK 125 A1 | | Ostberg 奧斯博格 | LPK 125 A1 | |
| Kitchen<br>廚房 | Electric Water Heater 電熱水爐 | Stiebel Eltron 斯寶亞創 | DHM 6 | | Stiebel Eltron 斯寶亞創 | DHM 6 | |
| Bedroom 1<br>睡房1 | Split Type Air-conditioner<br>分體式冷氣機 | Mitsubishi Heavy Industries<br>三菱重工 | **Indoor Unit<br>室內機** | **Outdoor Unit<br>室外機** | Mitsubishi Heavy Industries<br>三菱重工 | **Indoor Unit<br>室內機** | **Outdoor Unit<br>室外機** |
| | | | Flat R on 3/F-26/F, Flat G on 3/F-22/F<br>3樓至26樓 R單位、3樓至22樓 G單位 | | | SRK35ZS-W | SCM80ZM-S1# |
| | | | SRK25ZS-W | SCM80ZM-S1# | | | |
| | | | Flats A, P and Q on 3/F-26/F, Flat F on 3/F-22/F<br>3樓至26樓 A、P及Q單位、3樓至22樓 F單位 | | | | |
| | | | SRK35ZS-W | SCM80ZM-S1# | | | |

Notes:
1. 4/F, 13/F, 14/F and 24/F are omitted.
2. # means such location share the same air-conditioner outdoor unit.
3. "/" represents there is no such room in that flat.

備註：
1. 不設4樓、13樓、14樓及24樓。
2. # 表示此地方共用冷氣機(室外機)。
3. "/" 代表此單位沒有該房間。



Star_ATR_SalesBrochure_R17_230217.indd 104 2023-02-17 04:25:40 PM

## Appliances Schedule 設備表

<table>
<tr><th colspan="2"></th><th colspan="3">Flats A, P, Q and R on 3/F-26/F, Flats F and G on 3/F-22/F<br>3樓至26樓 A、P、Q及R單位、3樓至22樓 F及G單位</th><th colspan="3">Flat J on 3/F-26/F<br>3樓至26樓J單位</th></tr>
<tr><th>Location<br>位置</th><th>Appliance<br>設備</th><th>Brand Name<br>品牌名稱</th><th colspan="2">Model Number<br>產品型號</th><th>Brand Name<br>品牌名稱</th><th colspan="2">Model Number<br>產品型號</th></tr>
<tr><td rowspan="5">Bedroom 2<br>睡房2</td><td rowspan="5">Split Type Air-conditioner<br>分體式冷氣機</td><td rowspan="5">Mitsubishi Heavy Industries<br>三菱重工</td><td>Indoor Unit<br>室內機</td><td>Outdoor Unit<br>室外機</td><td rowspan="5">Mitsubishi Heavy Industries<br>三菱重工</td><td>Indoor Unit<br>室內機</td><td>Outdoor Unit<br>室外機</td></tr>
<tr><td colspan="2">Flats A, P and Q on 3/F-26/F, Flat F on 3/F-22/F<br>3樓至26樓 A、P及Q單位、3樓至22樓 F單位</td><td rowspan="3">SRK25ZS-W</td><td rowspan="3">SCM80ZM-S1#</td></tr>
<tr><td>SRK25ZS-W</td><td>SCM80ZM-S1#</td></tr>
<tr><td colspan="2">Flat R on 3/F-26/F, Flat G on 3/F-22/F<br>3樓至26樓R單位、3樓至22樓G單位</td></tr>
<tr><td>SRK35ZS-W</td><td>SCM80ZM-S1#</td></tr>
<tr><td>Study Room<br>書房</td><td>Split Type Air-conditioner<br>分體式冷氣機</td><td>/</td><td colspan="2">/</td><td>Mitsubishi Heavy Industries<br>三菱重工</td><td>Indoor Unit<br>室內機</td><td>Outdoor Unit<br>室外機</td></tr>
<tr><td colspan="2"></td><td colspan="3">Flats E and G on 25/F<br>25樓E及G單位</td><td colspan="3">Flat E on 3/F-23/F, Flat G on 23/F, Flats D and H on 26/F<br>3樓至23樓 E單位、23樓G單位、26樓D及H單位</td></tr>
<tr><td rowspan="3">Living/<br>Dining Room<br>客廳/飯廳</td><td rowspan="3">Split Type Air-conditioner<br>分體式冷氣機</td><td rowspan="3">Mitsubishi Heavy Industries<br>三菱重工</td><td>Indoor Unit<br>室內機</td><td>Outdoor Unit<br>室外機</td><td rowspan="2">Mitsubishi Heavy Industries<br>三菱重工</td><td colspan="2">Flat E on 3/F-23/F, Flat G on 23/F<br>3樓至23樓 E單位、23樓G單位</td></tr>
<tr><td rowspan="2">SRK50MUVP1</td><td rowspan="2">SRC50MUVP1</td><td>SRK50MUVP1</td><td>SRC50MUVP1</td></tr>
<tr><td rowspan="2">Mitsubishi Heavy Industries<br>三菱重工</td><td colspan="2">Flats D and H on 26/F<br>26樓D及H單位</td></tr>
<tr><td>SRK35MUVP1</td><td>SRC35MUVP1</td></tr>
<tr><td rowspan="3">Bathroom<br>(provided<br>in Living /<br>Dining Room)<br>浴室(設於客<br>廳/飯廳)</td><td>Gas Water Heater Remote Controller 煤氣熱水爐遙控器</td><td>TGC</td><td colspan="2">RC-80B</td><td>TGC</td><td colspan="2">RC-80B</td></tr>
<tr><td>Thermo Ventilator 浴室寶</td><td>Mitsubishi Electric 三菱電機</td><td colspan="2">V-241BZ-HK</td><td>Mitsubishi Electric 三菱電機</td><td colspan="2">V-241BZ-HK</td></tr>
<tr><td>Ventilation Fan 抽氣扇</td><td>Ostberg 奧斯博格</td><td colspan="2">LPK 125 A1</td><td>Ostberg 奧斯博格</td><td colspan="2">LPK 125 A1</td></tr>
<tr><td rowspan="3">Bathroom<br>(Next to Store<br>Room)<br>浴室(鄰近儲<br>物間)</td><td>Gas Water Heater Remote Controller 煤氣熱水爐遙控器</td><td>-</td><td colspan="2">-</td><td>/</td><td colspan="2">/</td></tr>
<tr><td>Thermo Ventilator 浴室寶</td><td>Mitsubishi Electric 三菱電機</td><td colspan="2">V-241BZ-HK</td><td>/</td><td colspan="2">/</td></tr>
<tr><td>Ventilation Fan 抽氣扇</td><td>Ostberg 奧斯博格</td><td colspan="2">LPK 125 A1</td><td>/</td><td colspan="2">/</td></tr>
</table>

Notes:
1. 4/F, 13/F, 14/F and 24/F are omitted.
2. # means such location share the same air-conditioner outdoor unit.
3. "/" represents there is no such room in that flat.

備註：
1. 不設4樓、13樓、14樓及24樓。
2. # 表示此地方共用冷氣機(室外機)。
3. "/" 代表此單位沒有該房間。



Star_ATR_SalesBrochure_R17_230217.indd 105 2023-02-17 04:25:40 PM

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

## Appliances Schedule 設備表

| | | Flats E and G on 25/F<br>25樓E及G單位 | | Flat E on 3/F-23/F, Flat G on 23/F, Flats D and H on 26/F<br>3樓至23樓 E單位、23樓G單位、26樓D及H單位 | |
|---|---|---|---|---|---|
| **Location<br>位置** | **Appliance<br>設備** | **Brand Name<br>品牌名稱** | **Model Number<br>產品型號** | **Brand Name<br>品牌名稱** | **Model Number<br>產品型號** |
| Bathroom (provided in Master Bedroom)<br>浴室(設於主人睡房) | Gas Water Heater Remote Controller 煤氣熱水爐遙控器 | / | / | TGC | RC-80BQ |
| | Gas Water Heater Remote Controller<br>煤氣熱水爐遙控器 | / | / | Mitsubishi Electric 三菱電機 | V-241BZ-HK |
| | Ventilation Fan 抽氣扇 | / | / | Ostberg 奧斯博格 | LPK 125 A1 |
| Kitchen<br>廚房 | Gas Water Heater 煤氣熱水爐 | TGC | TNJW221TFQL | TGC | TNJW221TFQL |
| | Gas Water Heater Remote Controller<br>煤氣熱水爐遙控器 | TGC | RC-80K | TGC | RC-80K |
| | Ventilation Fan 抽氣扇 | Ostberg 奧斯博格 | LPK 125 A1 | Ostberg 奧斯博格 | LPK 125 A1 |
| Master Bedroom<br>主人睡房 | VRF Type Air-conditioner<br>VRF變頻冷氣機 | / | / | Mitsubishi Heavy Industries<br>三菱重工 | **Indoor Unit 室內機** / **Outdoor Unit 室外機**<br>Flat D and H on 26/F<br>26樓D及H單位<br>FDK56KXZE1 / FDC140KXEN6 # |
| | | | | Mitsubishi Heavy Industries<br>三菱重工 | Flat E on 3/F-23/F, Flat G on 23/F<br>3樓至23樓 E單位、23樓G單位<br>FDK36KXZE1 / FDC140KXEN6 # |
| Bedroom 1<br>睡房 1 | Split Type Air-conditioner<br>分體式冷氣機 | Mitsubishi Heavy Industries<br>三菱重工 | **Indoor Unit 室內機** / **Outdoor Unit 室外機**<br>SRK35ZS-W / SCM80ZM-S1 # | / | / |
| Bedroom 2<br>睡房2 | Split Type Air-conditioner<br>分體式冷氣機 | Mitsubishi Heavy Industries<br>三菱重工 | **Indoor Unit 室內機** / **Outdoor Unit 室外機**<br>SRK25ZS-W / SCM80ZM-S1 # | - | - |
| | VRF Type Air-conditioner<br>VRF變頻冷氣機 | - | - | Mitsubishi Heavy Industries<br>三菱重工 | **Indoor Unit 室內機** / **Outdoor Unit 室外機**<br>Flat G on 23/F, Flat D on 26/F<br>23樓G單位、26樓D單位<br>FDK36KXZE1 / FDC140KXEN6 # |
| | | | | Mitsubishi Heavy Industries<br>三菱重工 | Flat E on 3/F-23/F, Flat H on 26/F<br>3樓至23樓 E單位、26樓H單位<br>FDK28KXZE1 / FDC140KXEN6 # |

Notes:
1. 4/F, 13/F, 14/F and 24/F are omitted.
2. # means such location share the same air-conditioner outdoor unit.
3. "/" represents there is no such room in that flat.

備註：
1. 不設4樓、13樓、14樓及24樓。
2. # 表示此地方共用冷氣機(室外機)。
3. "/" 代表此單位沒有該房間。



Star_ATR_SalesBrochure_R17_230217.indd 106 2023-02-17 04:25:40 PM

## Appliances Schedule 設備表

| | | Flats E and G on 25/F<br>25樓E及G單位 | | | Flat E on 3/F-23/F, Flat G on 23/F, Flats D and H on 26/F<br>3樓至23樓 E單位、23樓G單位、26樓D及H單位 | | |
|---|---|---|---|---|---|---|---|
| **Location<br>位置** | **Appliance<br>設備** | **Brand Name<br>品牌名稱** | **Model Number<br>產品型號** | | **Brand Name<br>品牌名稱** | **Model Number<br>產品型號** | |
| Bedroom 3<br>睡房3 | VRF Type Air-conditioner<br>VRF變頻冷氣機 | / | / | | Mitsubishi Heavy Industries<br>三菱重工 | **Indoor Unit<br>室內機** | **Outdoor Unit<br>室外機** |
| | | | | | | Flat G on 23/F ; Flat D on 26/F<br>23樓G單位 ; 26樓D單位 | |
| | | | | | | FDK28KXZE1 | FDC140KXEN6 # |
| | | | | | | Flat E on 3/F-23/F<br>3樓至23樓E單位 | |
| | | | | | | FDK36KXZE1 | FDC140KXEN6 # |
| Store Room (Except for store room under stair)<br>儲物間 (設於樓梯底的儲物間除外) | Split Type Air-conditioner<br>分體式冷氣機 | Mitsubishi Heavy Industries<br>三菱重工 | **Indoor Unit<br>室內機** | **Outdoor Unit<br>室外機** | - | - | |
| | | | SRK20ZS-W | SCM80ZM-S1 # | | | |
| | VRF Type Air-conditioner<br>VRF變頻冷氣機 | - | - | - | Mitsubishi Heavy Industries<br>三菱重工 | **Indoor Unit<br>室內機** | **Outdoor Unit<br>室外機** |
| | | | | | | Flat E on 3/F-23/F, Flat G on 23/F, Flat H on 26/F<br>3樓至23樓 E單位、23樓G單位、26樓H單位 | |
| | | | | | | FDK22KXZE1 | FDC140KXEN6 # |
| | Ventilation Fan 抽氣扇 | - | - | - | Ostberg 奧斯博格 | Flat E on 23/F<br>23樓E單位 | |
| | | | | | | LPK 125 A1 | |
| Study Room<br>書房 | Split Type Air-conditioner<br>分體式冷氣機 | / | / | | Mitsubishi Heavy Industries<br>三菱重工 | **Indoor Unit<br>室內機** | **Outdoor Unit<br>室外機** |
| | | | | | | Flat H on 26/F<br>26樓H單位 | |
| | | | | | | FDK22KXZE1 | FDC140KXEN6 # |

Notes:
1. 4/F, 13/F, 14/F and 24/F are omitted.
2. # means such location share the same air-conditioner outdoor unit.
3. "/" represents there is no such room in that flat.

備註：
1. 不設4樓、13樓、14樓及24樓。
2. # 表示此地方共用冷氣機(室外機)。
3. "/" 代表此單位沒有該房間。



Star_ATR_SalesBrochure_R17_230217.indd 107 2023-02-17 04:25:40 PM

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

## Appliances Schedule 設備表

| | | Flats A and R on 3/F-26/F, Flats F and G on 3/F -22/F<br>3樓至26樓 A及R單位、3樓至22樓 F及G單位 | | Flats B, C, K, L, M and N on 3/F-26/F, Flat D on 3/F -25/F, Flat H on 23/F - 25/F<br>3樓至26樓 B, C, K, L, M及 N單位、3樓至25樓 D單位、23樓至25樓 H單位 | |
|---|---|---|---|---|---|
| **Location<br>位置** | **Appliance<br>設備** | **Brand Name<br>品牌名稱** | **Model Number<br>產品型號** | **Brand Name<br>品牌名稱** | **Model Number<br>產品型號** |
| Living/<br>Dining Room<br>客廳 / 飯廳 | Video Door Phone<br>視像對講機 | Akuvox<br>睿雲聯 | X933S | Akuvox<br>睿雲聯 | X933S |
| Kitchen<br>廚房 | Built-in Washer Dryer<br>嵌入式洗衣乾衣機 | Siemens<br>西門子 | WK14S250HK | Siemens<br>西門子 | WK14S250HK |
| | FlexInduction plus hob<br>嵌入式flexInduction電磁爐 | | EX675LYC1E | | / |
| | Domino flexInduction hob<br>嵌入式flexInduction電磁爐 | | / | | EX375FXB1E |
| | Built-in 7in1 steam oven with microwave function<br>嵌入式七合一微蒸烤焗爐 | | CP565AGS0B | | CP565AGS0B |
| | Telescopic cooker hood<br>拉趟式抽油煙機 | | LI97SA531B | | LI67SA531B |
| | Built-in 2 doors refrigerator<br>嵌入式雙門雪櫃 | | KI86NAF31K | | KI86NAF31K |

| | | Flats S and H on 3/F-22/F, Flat S on 23/F - 26/F<br>3樓至22樓 S及H單位、23樓至26樓 S單位 | |
|---|---|---|---|
| **Location<br>位置** | **Appliance<br>設備** | **Brand Name<br>品牌名稱** | **Model Number<br>產品型號** |
| Living/<br>Dining Room<br>客廳 / 飯廳 | Video Door Phone<br>視像對講機 | Akuvox<br>睿雲聯 | X933S |
| Kitchen<br>廚房 | Built-in Washer Dryer<br>嵌入式洗衣乾衣機 | Siemens<br>西門子 | WK14S250HK |
| | Domino 2-zone induction hob<br>嵌入式電磁爐 | | EH375FBB1E |
| | Built-in microwave oven<br>嵌入式微波爐 | | BF525LMS0H |
| | Telescopic cooker hood<br>拉趟式抽油煙機 | | LI67SA531B |
| | Built-in 2 doors refrigerator<br>嵌入式雙門雪櫃 | | KI86NAF31K |

Notes:
1. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
1. 不設4樓、13樓、14樓及24樓。



Star_ATR_SalesBrochure_R17_230217.indd 108 2023-02-17 04:25:40 PM

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

## Appliances Schedule 設備表

| | | Flats P and Q on 3/F-26/F<br>3樓至26樓 P及Q單位 | | Flat J on 3/F-26/F<br>3樓至26樓 J單位 | |
|---|---|---|---|---|---|
| **Location<br>位置** | **Appliance<br>設備** | **Brand Name<br>品牌名稱** | **Model Number<br>產品型號** | **Brand Name<br>品牌名稱** | **Model Number<br>產品型號** |
| Living/<br>Dining Room<br>客廳 / 飯廳 | Video Door Phone<br>視像對講機 | Akuvox<br>睿雲聯 | X933S | Akuvox<br>睿雲聯 | X933S |
| Kitchen<br>廚房 | Built-in Washer Dryer<br>嵌入式洗衣乾衣機 | Siemens<br>西門子 | WK14S250HK | Siemens<br>西門子 | WK14S250HK |
| | FlexInduction plus hob<br>嵌入式flexInduction電磁爐 | | EX675LYC1E | | EX675LYC1E |
| | Built-in 7in1 steam oven with microwave function<br>嵌入式七合一微蒸烤焗爐 | | CP565AGS0B | | CP565AGS0B |
| | Telescopic cooker hood<br>拉趟式抽油煙機 | | LI67SA531B | | LI97SA531B |
| | Built-in 2 doors refrigerator<br>嵌入式雙門雪櫃 | | KI86NAF31K | | KI86NAF31K |
| | | **Flat E on 3/F-22/F<br>3樓至22樓 E單位** | | **Flats E and G on 25/F<br>25樓 E及G單位** | |
| **Location<br>位置** | **Appliance<br>設備** | **Brand Name<br>品牌名稱** | **Model Number<br>產品型號** | **Brand Name<br>品牌名稱** | **Model Number<br>產品型號** |
| Living/<br>Dining Room<br>客廳 / 飯廳 | Video Door Phone<br>視像對講機 | Akuvox<br>睿雲聯 | X933S | Akuvox<br>睿雲聯 | X933S |
| Kitchen<br>廚房 | 2-in-1 Washer Dryer<br>二合一洗衣乾衣機 | Gaggenau | WD200140 | Gaggenau | WD200140 |
| | Induction hob<br>電磁爐 | | VI232120 | | VI232120 |
| | 2 Burners gas cooker<br>雙爐頭煤氣煮食爐 | | VG232320HK | | VG232320HK |
| | Combi-Steam Oven 蒸焗爐 | | / | | BSP250111 (For Flat E on 25/F)<br>(只適用於25樓E單位) |
| | | | BSP251111 | | BSP251111 (For Flat G on 25/F)<br>(只適用於25樓G單位) |
| | Cooker Hood 抽油煙機 | | AF210192 | | AF210192 |
| | Refrigerator 雪櫃 | | RY295350 | | RB280304 |
| | WineCellar 酒櫃 | Vinvautz | VZ07SSUG | / | / |
| Bathroom<br>(in Master Bedroom)<br>浴室(設於主人睡房內) | Floor Heating 地暖 | Elements | eMat Pro | Elements | eMat Pro |

Notes:
1. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
1. 不設4樓、13樓、14樓及24樓。



Star_ATR_SalesBrochure_R17_230217.indd 109 2023-02-17 04:25:40 PM

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

## Appliances Schedule 設備表

| | | Flats E and G on 23/F, Flats D and H on 26/F<br>23樓 E及G單位、26樓 D及H單位 | |
|---|---|---|---|
| **Location<br>位置** | **Appliance<br>設備** | **Brand Name<br>品牌名稱** | **Model Number<br>產品型號** |
| Living/<br>Dining Room<br>客廳 / 飯廳 | Video Door Phone<br>視像對講機 | Akuvox<br>睿雲聯 | X933S |
| Kitchen<br>廚房 | 2-in-1 Washer Dryer<br>二合一洗衣乾衣機 | Gaggenau | WD200140 |
| | Induction hob<br>電磁爐 | | VI232120 |
| | 2 Burners gas cooker<br>雙爐頭煤氣煮食爐 | | VG232320HK |
| | Combi-Steam Oven 蒸焗爐 | | BSP250111 (For Flat G on 23/F)<br>(只適用於23樓G單位) |
| | | | BSP251111 (For Flat E on 23/F and Flats D and H on 26/F) (只適用於23樓E單位及26樓D及H單位) |
| | Cooker Hood 抽油煙機 | | AF210192 |
| | Refrigerator 雪櫃 | | RY295350 |
| | WineCellar 酒櫃 | Vinvautz | VZ07SSUG |
| Bathroom<br>(in Master<br>Bedroom)<br>浴室(設於<br>主人睡房內) | Floor Heating 地暖 | Elements | eMat Pro |

Notes:
1. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
1. 不設4樓、13樓、14樓及24樓。



Star_ATR_SalesBrochure_R17_230217.indd 110 2023-02-17 04:25:40 PM

## Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置說明表

| | Floor 樓層 | 3/F 3樓 | 5/F-12/F & 15/F-22/F 5樓-12樓及 15樓-22樓 | 3/F 3樓 | 5/F-12/F, 15/F-23/F & 25/F 5樓-12樓、 15樓-23樓及25樓 | 26/F 26樓 |
|---|---|---|---|---|---|---|
| | Flat 單位 | H | H | S | S | S |
| Main Entrance 大門入口 | Door Bell Button 門鈴按鈕 | 1 | 1 | 1 | 1 | 1 |
| Living / Dining Room 客廳 / 飯廳 | Door Bell 門鈴 | 1 | 1 | 1 | 1 | 1 |
| | Video Door Phone 視像對講機 | 1 | 1 | 1 | 1 | 1 |
| | TV/FM Outlet 電視 / 電台天線插座 | 1 | 1 | 1 | 1 | 1 |
| | Telephone Outlet 電話插座 | 2 | 2 | 2 | 2 | 2 |
| | Twin Socket Outlet 雙位電插座 | 1 | 1 | 1 | 1 | 1 |
| | Single Socket Outlet 單位電插座 | 2 | 2 | 2 | 2 | 2 |
| | Single Socket Outlet connected with Appliances 單位電插座(已接駁設備) | 1 | 1 | 1 | 1 | 1 |
| | Indoor Air Conditioner Power Connection Point 室內冷氣機電位接駁點 | 1 | 1 | 1 | 1 | 1 |
| | Smoke Detectors 煙霧探測器 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Switch for Living / Dining Room 客廳 / 飯廳燈掣 | 3 | 3 | 3 | 3 | 3 |
| | Lighting Point 燈位 | 3 | 3 | 3 | 3 | 3 |
| | Lighting Switch for Kitchen 廚房燈掣 | 2 | 2 | 2 | 2 | 2 |
| | Switch for Kitchen Water Heater 廚房熱水爐開關掣 | 1 | 1 | 1 | 1 | 1 |
| | MCB Board 配電箱 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Switch for Bathroom 浴室燈掣 | 2 | 2 | 2 | 2 | 2 |
| | Switch for Bathroom Exhaust Fan 浴室抽氣扇開關掣 | 1 | 1 | 1 | 1 | 1 |
| | Switch for Bathroom Water Heater 浴室熱水爐開關掣 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Switch for Balcony 露台燈掣 | N/A | 1 | N/A | 1 | 1 |
| | Lighting Switch for Flat Roof 平台燈掣 | 1 | N/A | 1 | N/A | N/A |
| Balcony 露台 | Balcony Lighting Point 露台燈位 | N/A | 1 | N/A | 1 | 1 |
| | Air Conditioner Waterproof Isolator Switch 冷氣機防水隔離開關掣 | N/A | 1 | N/A | 1 | 1 |

Notes:
1. N/A: Not Applicable
2. "1,2,…" denotes the quantity of such provision(s) provided in the residential unit.

備註：
1. N/A: 不適用
2. "1,2,…" 表示現提供於該住宅單位內的裝置數量。



Star_ATR_SalesBrochure_R17_230217.indd 111 2023-02-17 04:25:41 PM

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

## Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置說明表

| Floor 樓層 | | 3/F 3樓 | 5/F-12/F & 15/F-22/F 5樓-12樓及 15樓-22樓 | 3/F 3樓 | 5/F-12/F, 15/F-23/F & 25/F 5樓-12樓、 15樓-23樓及25樓 | 26/F 26樓 |
|---|---|---|---|---|---|---|
| **Flat 單位** | | **H** | **H** | **S** | **S** | **S** |
| Flat Roof 平台 | Lighting Point 燈位 | 1 | N/A | 1 | N/A | N/A |
| | Outdoor Air Conditioner Power Connection Point 室外冷氣機電位接駁點 | 1 | N/A | 1 | N/A | N/A |
| Roof 天台 | Lighting Point 燈位 | N/A | N/A | N/A | N/A | 2 |
| | Lighting Switch 燈掣 | N/A | N/A | N/A | N/A | 1 |
| | Outdoor Socket 室外插座 | N/A | N/A | N/A | N/A | 2 |
| Bathroom 浴室 | Switch for Thermo Ventilator 浴室寶開關掣 | 1 | 1 | 1 | 1 | 1 |
| | Single Socket Outlet with USB Outlet 單位電插座連USB充電插座 | 1 | 1 | 1 | 1 | 1 |
| | Power Connection Point connected with Appliance 電源接駁位(已接駁設備) | 3 | 3 | 3 | 3 | 3 |
| | Lighting Point 燈位 | 2 | 2 | 2 | 2 | 2 |
| Kitchen 廚房 | Single Socket Outlet 單位電插座 | 2 | 2 | 2 | 2 | 2 |
| | USB Outlet USB充電插座 | 1 | 1 | 1 | 1 | 1 |
| | Single Socket Outlet connected with Appliances 單位電插座 (已接駁設備) | 4 | 4 | 4 | 4 | 4 |
| | Lighting Point 燈位 | 3 | 3 | 2 | 2 | 2 |
| | Washing Machine Connection Point (Water Inlet & Outlet) 洗衣機接駁點 (來水及去水) | 1 | 1 | 1 | 1 | 1 |
| | Power Connection Point connected with Appliance 電源接駁位(已接駁設備) | 3 | 3 | 3 | 3 | 3 |

Notes:
1. N/A: Not Applicable
2. "1,2,…" denotes the quantity of such provision(s) provided in the residential unit.

備註：
1. N/A: 不適用
2. "1,2,…" 表示現提供於該住宅單位內的裝置數量。



Star_ATR_SalesBrochure_R17_230217.indd 112 2023-02-17 04:25:41 PM

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

## Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置說明表

| Floor 樓層 | | 3/F 3樓 | | 5/F-12/F, 15/F-23/F & 25/F 5樓-12樓、15樓-23樓及25樓 | | 3/F, 5/F-12/F, 15/F-23/F & 25/F 3樓、5樓-12樓、15樓-23樓及25樓 | | |
|---|---|---|---|---|---|---|---|---|
| Flat 單位 | | B | C | B | C | K | L | M |
| Main Entrance 大門入口 | Door Bell Button 門鈴按鈕 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Living/ Dining Room 客廳 / 飯廳 | Door Bell 門鈴 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Video Door Phone 視像對講機 | 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 |
| | Telephone Outlet 電話插座 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | Twin Socket Outlet 雙位電插座 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| | Single Socket Outlet 單位電插座 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Single Socket Outlet connected with Appliances 單位電插座 (已接駁設備) | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Indoor Air Conditioner Power Connection Point 室內冷氣機電位接駁點 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Smoke Detectors 煙霧探測器 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Switch for Living / Dining Room 客廳 / 飯廳燈掣 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| | Lighting Point 燈位 | 4 | 4 | 4 | 4 | 4 | 4 | 4 |
| | Lighting Switch for Kitchen 廚房燈掣 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | Switch for Kitchen Water Heater 廚房熱水爐開關掣 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | MCB Board 配電箱 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Switch for Bathroom 浴室燈掣 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | Switch for Bathroom Exhaust Fan 浴室抽氣扇開關掣 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Switch for Bathroom Water Heater 浴室熱水爐開關掣 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Switch for Balcony 露台燈掣 | N/A | N/A | 1 | 1 | 1 | 1 | 1 |
| | Lighting Switch for Flat Roof 平台燈掣 | 1 | 1 | N/A | N/A | N/A | N/A | N/A |
| Bedroom 1 睡房 1 | TV/FM Outlet 電視 / 電台天線插座 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Telephone Outlet 電話插座 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |

Notes:
1. N/A: Not Applicable
2. "1,2,..." denotes the quantity of such provision(s) provided in the residential unit.

備註：
1. N/A: 不適用
2. "1,2,..." 表示現提供於該住宅單位內的裝置數量。



Star_ATR_SalesBrochure_R17_230217.indd 113 2023-02-17 04:25:41 PM

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

## Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置說明表

| Floor 樓層 | | 3/F 3樓 | | 5/F-12/F, 15/F-23/F & 25/F 5樓-12樓、15樓-23樓及25樓 | | 3/F, 5/F-12/F, 15/F-23/F & 25/F 3樓、5樓-12樓、15樓-23樓及25樓 | | |
|---|---|---|---|---|---|---|---|---|
| Flat 單位 | | B | C | B | C | K | L | M |
| Bedroom 1 睡房 1 | Single Socket Outlet 單位電插座 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Twin Socket Outlet 雙位電插座 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Indoor Air Conditioner Power Connection Point 室內冷氣機電位接駁點 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Switch 燈掣 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Point 燈位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Bathroom 浴室 | Switch for Thermo Ventilator 浴室寶開關掣 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Single Socket Outlet with USB Outlet 單位電插座連USB充電插座 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Power Connection Point connected with Appliance 電源接駁位(已接駁設備) | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| | Lighting Point 燈位 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Kitchen 廚房 | Single Socket Outlet 單位電插座 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | USB Outlet USB充電插座 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Single Socket Outlet connected with Appliances 單位電插座(已接駁設備) | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| | Lighting Point 燈位 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| | Power Connection Point connected with Appliance 電源接駁位(已接駁設備) | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| | Washing Machine Connection Point (Water Inlet & Outlet) 洗衣機接駁點(來水及去水) | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Balcony 露台 | Balcony Lighting Point 露台燈位 | N/A | N/A | 1 | 1 | 1 | 1 | 1 |
| | Air Conditioner Waterproof Isolator Switch 冷氣機防水隔離開關掣 | N/A | N/A | 2 | 2 | 2 | 2 | 2 |
| Flat Roof 平台 | Lighting Point 燈位 | 2 | 2 | N/A | N/A | N/A | N/A | N/A |
| | Outdoor Air Conditioner Power Connection Point 室外冷氣機電位接駁點 | 2 | 2 | N/A | N/A | N/A | N/A | N/A |

Notes:
1. N/A: Not Applicable
2. "1,2,…" denotes the quantity of such provision(s) provided in the residential unit.

備註：
1. N/A: 不適用
2. "1,2,…" 表示現提供於該住宅單位內的裝置數量。



Star_ATR_SalesBrochure_R17_230217.indd 114 2023-02-17 04:25:41 PM

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

## Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置說明表

| | Floor 樓層 | 3/F, 5/F-12/F, 15/F-23/F & 25/F 3樓、5樓-12樓、15樓-23樓及25樓 | 26/F 26樓 | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Flat 單位 | N | B | C | K | L | M | N |
| Main Entrance 大門入口 | Door Bell Button 門鈴按鈕 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Living / Dining Room 客廳 / 飯廳 | Door Bell 門鈴 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Video Door Phone 視像對講機 | 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 |
| | Telephone Outlet 電話插座 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | Twin Socket Outlet 雙位電插座 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| | Single Socket Outlet 單位電插座 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Single Socket Outlet connected with Appliances 單位電插座(已接駁設備) | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Indoor Air Conditioner Power Connection Point 室內冷氣機電位接駁點 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Smoke Detectors 煙霧探測器 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Switch for Living / Dining Room 客廳 / 飯廳燈掣 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| | Lighting Point 燈位 | 4 | 4 | 4 | 4 | 4 | 4 | 4 |
| | Lighting Switch for Kitchen 廚房燈掣 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | Switch for Kitchen Water Heater 廚房熱水爐開關掣 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | MCB Board 配電箱 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Switch for Bathroom 浴室燈掣 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | Switch for Bathroom Exhaust Fan 浴室抽氣扇開關掣 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Switch for Bathroom Water Heater 浴室熱水爐開關掣 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Switch for Balcony 露台燈掣 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Bedroom 1 睡房 1 | TV/FM Outlet 電視 / 電台天線插座 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Telephone Outlet 電話插座 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |

Notes:
1. N/A: Not Applicable
2. "1,2,…" denotes the quantity of such provision(s) provided in the residential unit.

備註:
1. N/A: 不適用
2. "1,2,…" 表示現提供於該住宅單位內的裝置數量。



Star_ATR_SalesBrochure_R17_230217.indd 115 2023-02-17 04:25:41 PM

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

## Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置說明表

| Floor 樓層 | | 3/F, 5/F-12/F, 15/F-23/F & 25/F 3樓、5樓-12樓、15樓-23樓及25樓 | 26/F 26樓 | | | | | |
|---|---|---|---|---|---|---|---|---|
| Flat 單位 | | N | B | C | K | L | M | N |
| Bedroom 1 睡房 1 | Single Socket Outlet 單位電插座 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Twin Socket Outlet 雙位電插座 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Indoor Air Conditioner Power Connection Point 室內冷氣機電位接駁點 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Switch 燈掣 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Point 燈位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Bathroom 浴室 | Switch for Thermo Ventilator 浴室寶開關掣 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Single Socket Outlet with USB Outlet 單位電插座連USB充電插座 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Power Connection Point connected with Appliance 電源接駁位(已接駁設備) | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| | Lighting Point 燈位 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Kitchen 廚房 | Single Socket Outlet 單位電插座 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | USB Outlet USB充電插座 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Single Socket Outlet connected with Appliances 單位電插座(已接駁設備) | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| | Lighting Point 燈位 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| | Washing Machine Connection Point (Water Inlet & Outlet) 洗衣機接駁點(來水及去水) | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Power Connection Point connected with Appliance 電源接駁位(已接駁設備) | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| Balcony 露台 | Balcony Lighting Point 露台燈位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Air Conditioner Waterproof Isolator Switch 冷氣機防水隔離開關掣 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Roof 天台 | Lighting Point 燈位 | N/A | 2 | 2 | 2 | 2 | 2 | 2 |
| | Lighting Switch 燈掣 | N/A | 1 | 1 | 1 | 1 | 1 | 1 |
| | Outdoor Socket 室外插座 | N/A | 2 | 2 | 2 | 2 | 2 | 2 |

Notes:
1. N/A: Not Applicable
2. "1,2,…" denotes the quantity of such provision(s) provided in the residential unit.

備註：
1. N/A: 不適用
2. "1,2,…" 表示現提供於該住宅單位內的裝置數量。



Star_ATR_SalesBrochure_R17_230217.indd 116 2023-02-17 04:25:41 PM

## Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置說明表

| | Floor 樓層 | 3/F 3樓 | 5/F-12/F, 15/F-23/F & 25/F 5樓-12樓、15樓-23樓及25樓 | 23/F & 25/F 23樓及25樓 |
|---|---|---|---|---|
| | Flat 單位 | D | D | H |
| Main Entrance 大門入口 | Door Bell Button 門鈴按鈕 | 1 | 1 | 1 |
| Living / Dining Room 客廳 / 飯廳 | Door Bell 門鈴 | 1 | 1 | 1 |
| | Video Door Phone 視像對講機 | 1 | 1 | 1 |
| | TV/FM Outlet 電視 / 電台天線插座 | 1 | 1 | 1 |
| | Telephone Outlet 電話插座 | 2 | 2 | 2 |
| | Twin Socket Outlet 雙位電插座 | 3 | 3 | 3 |
| | Single Socket Outlet 單位電插座 | 1 | 1 | 1 |
| | Single Socket Outlet connected with Appliances 單位電插座(已接駁設備) | 1 | 1 | 1 |
| | Indoor Air Conditioner Power Connection Point 室內冷氣機電位接駁點 | 1 | 1 | 1 |
| | Smoke Detectors 煙霧探測器 | 1 | 1 | 1 |
| | Lighting Switch for Living / Dining Room 客廳 / 飯廳燈掣 | 5 | 5 | 5 |
| | Lighting Point 燈位 | 4 | 4 | 4 |
| | Lighting Switch for Kitchen 廚房燈掣 | 2 | 2 | 2 |
| | Switch for Kitchen Water Heater 廚房熱水爐開關掣 | 1 | 1 | 1 |
| | MCB Board 配電箱 | 1 | 1 | 1 |
| | Lighting Switch for Bathroom 浴室燈掣 | 2 | 2 | 2 |
| | Switch for Bathroom Exhaust Fan 浴室抽氣扇開關掣 | 1 | 1 | 1 |
| | Switch for  Bathroom Water Heater 浴室熱水爐開關掣 | 1 | 1 | 1 |
| | Lighting Switch for Balcony 露台燈掣 | N/A | 1 | 1 |
| | Lighting Switch for Flat Roof 平台燈掣 | 1 | N/A | N/A |
| Bedroom 1 睡房 1 | TV/FM Outlet 電視 / 電台天線插座 | 1 | 1 | 1 |
| | Telephone Outlet 電話插座 | 1 | 1 | 1 |

Notes:
1. N/A: Not Applicable
2. “1,2,…” denotes the quantity of such provision(s) provided in the residential unit.

備註：
1. N/A: 不適用
2. “1,2,…” 表示現提供於該住宅單位內的裝置數量。



Star_ATR_SalesBrochure_R17_230217.indd 117 2023-02-17 04:25:41 PM

## Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置說明表

| | Floor 樓層 | 3/F 3樓 | 5/F-12/F, 15/F-23/F & 25/F 5樓-12樓、15樓-23樓及25樓 | 23/F & 25/F 23樓及25樓 |
|---|---|---|---|---|
| | **Flat 單位** | **D** | **D** | **H** |
| Bedroom 1 睡房 1 | Single Socket Outlet 單位電插座 | 1 | 1 | 1 |
| | Twin Socket Outlet 雙位電插座 | 1 | 1 | 1 |
| | Indoor Air Conditioner Power Connection Point 室內冷氣機電位接駁點 | 1 | 1 | 1 |
| | Lighting Switch 燈掣 | 1 | 1 | 1 |
| | Lighting Point 燈位 | 1 | 1 | 1 |
| Bathroom 浴室 | Switch for Thermo Ventilator 浴室寶開關掣 | 1 | 1 | 1 |
| | Power Connection Point connected with Appliance 電源接駁位(已接駁設備) | 3 | 3 | 3 |
| | Single Socket Outlet with USB Outlet 單位插座連USB充電插座 | 1 | 1 | 1 |
| | Lighting Point 燈位 | 2 | 2 | 2 |
| Kitchen 廚房 | Single Socket Outlet 單位電插座 | 2 | 2 | 2 |
| | USB Outlet USB充電插座 | 1 | 1 | 1 |
| | Single Socket Outlet connected with Appliances 單位電插座(已接駁設備) | 3 | 3 | 3 |
| | Lighting Point 燈位 | 3 | 3 | 3 |
| | Power Connection Point connected with Appliance 電源接駁位(已接駁設備) | 3 | 3 | 3 |
| | Washing Machine Connection Point (Water Inlet & Outlet) 洗衣機接駁點(來水及去水) | 1 | 1 | 1 |
| Balcony 露台 | Balcony Lighting Point 露台燈位 | N/A | 1 | 1 |
| | Air Conditioner Waterproof Isolator Switch 冷氣機防水隔離開關掣 | N/A | 2 | 2 |
| Flat Roof 平台 | Lighting Point 燈位 | 2 | N/A | N/A |
| | Outdoor Air Conditioner Power Connection Point 室外冷氣機電位接駁點 | 2 | N/A | N/A |

Notes:
1. N/A: Not Applicable
2. "1,2,…" denotes the quantity of such provision(s) provided in the residential unit.

備註：
1. N/A: 不適用
2. "1,2,…" 表示現提供於該住宅單位內的裝置數量。



Star_ATR_SalesBrochure_R17_230217.indd 118 2023-02-17 04:25:41 PM

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

## Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置說明表

| | Floor 樓層 | 3/F 3樓 | | | | 5/F-12/F, 15/F-23/F & 25/F 5樓-12樓、15樓-23樓及25樓 | |
|---|---|---|---|---|---|---|---|
| | Flat 單位 | A | P | Q | R | A | P |
| Main Entrance 大門入口 | Door Bell Button 門鈴按鈕 | 1 | 1 | 1 | 1 | 1 | 1 |
| Living / Dining Room 客廳 / 飯廳 | Door Bell 門鈴 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Video Door Phone 視像對講機 | 1 | 1 | 1 | 1 | 1 | 1 |
| | TV/FM Outlet 電視 / 電台天線插座 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Telephone Outlet 電話插座 | 2 | 2 | 2 | 2 | 2 | 2 |
| | Twin Socket Outlet 雙位電插座 | 2 | 2 | 2 | 2 | 2 | 2 |
| | Single Socket Outlet 單位電插座 | 2 | 1 | 1 | 2 | 2 | 1 |
| | Single Socket Outlet connected with Appliances 單位電插座(已接駁設備) | 1 | 1 | 1 | 1 | 1 | 1 |
| | Indoor Air Conditioner Power Connection Point 室內冷氣機電位接駁點 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Smoke Detectors 煙霧探測器 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Switch for Living / Dining Room 客廳 / 飯廳燈掣 | 5 | 5 | 5 | 5 | 5 | 5 |
| | Lighting Point 燈位 | 4 | 4 | 4 | 4 | 4 | 4 |
| | Lighting Switch for Kitchen 廚房燈掣 | 2 | 2 | 2 | 2 | 2 | 2 |
| | Switch for Kitchen Water Heater 廚房熱水爐開關掣 | 1 | 1 | 1 | 1 | 1 | 1 |
| | MCB Board 配電箱 | N/A | N/A | N/A | 1 | N/A | N/A |
| | Lighting Switch for Bathroom 浴室燈掣 | 2 | 2 | 2 | 2 | 2 | 2 |
| | Switch for Bathroom Exhaust Fan 浴室抽氣扇開關掣 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Switch for  Bathroom Water Heater 浴室熱水爐開關掣 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Switch for Balcony 露台燈掣 | N/A | 1 | N/A | N/A | 1 | 1 |
| | Lighting Switch for Flat Roof 平台燈掣 | 1 | N/A | 1 | 1 | N/A | N/A |
| Bedroom 1 睡房 1 | TV/FM Outlet 電視 / 電台天線插座 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Telephone Outlet 電話插座 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Twin Socket Outlet 雙位電插座 | 2 | 2 | 2 | 1 | 2 | 2 |

Notes:
1. N/A: Not Applicable
2. "1,2,…" denotes the quantity of such provision(s) provided in the residential unit.

備註:
1. N/A: 不適用
2. "1,2,…" 表示現提供於該住宅單位內的裝置數量。



Star_ATR_SalesBrochure_R17_230217.indd 119 2023-02-17 04:25:41 PM

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

## Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置說明表

| Floor 樓層 | | 3/F 3樓 | | | | 5/F-12/F, 15/F-23/F & 25/F 5樓-12樓、15樓-23樓及25樓 | |
|---|---|---|---|---|---|---|---|
| Flat 單位 | | A | P | Q | R | A | P |
| Bedroom 1 睡房 1 | Single Socket Outlet 單位電插座 | N/A | N/A | N/A | 1 | N/A | N/A |
| | Indoor Air Conditioner Power Connection Point 室內冷氣機電位接駁點 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Switch 燈掣 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Point 燈位 | 1 | 2 | 2 | 1 | 1 | 2 |
| Bedroom 2 睡房 2 | TV/FM Outlet 電視 / 電台天線插座 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Telephone Outlet 電話插座 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Single Socket Outlet 單位電插座 | 1 | 1 | 1 | N/A | 1 | 1 |
| | Twin Socket Outlet 雙位電插座 | 1 | 1 | 1 | 2 | 1 | 1 |
| | Indoor Air Conditioner Power Connection Point 室內冷氣機電位接駁點 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Switch 燈掣 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Point 燈位 | 1 | 1 | 1 | 1 | 1 | 1 |
| Bathroom 浴室 | Switch for Thermo Ventilator 浴室寶開關掣 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Single Socket Outlet with USB Outlet 單位電插座連USB充電插座 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Power Connection Point connected with Appliance 電源接駁位(已接駁設備) | 3 | 3 | 3 | 3 | 3 | 3 |
| | Lighting Point 燈位 | 2 | 3 | 3 | 3 | 2 | 3 |
| Kitchen 廚房 | Single Socket Outlet 單位電插座 | 2 | 2 | 2 | 2 | 2 | 2 |
| | USB Outlet USB充電插座 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Single Socket Outlet connected with Appliances 單位插座 (已接駁設備) | 3 | 3 | 3 | 3 | 3 | 3 |
| | Lighting Point 燈位 | 1 | 1 | 1 | 3 | 1 | 1 |
| | Washing Machine Connection Point (Water Inlet & Outlet) 洗衣機接駁點 (來水及去水) | 1 | 1 | 1 | 1 | 1 | 1 |
| | MCB Board 配電箱 | 1 | 1 | 1 | N/A | 1 | 1 |
| | Power Connection Point connected with Appliance 電源接駁位(已接駁設備) | 3 | 3 | 3 | 3 | 3 | 3 |

Notes:
1. N/A: Not Applicable
2. "1,2,…" denotes the quantity of such provision(s) provided in the residential unit.

備註:
1. N/A: 不適用
2. "1,2,…" 表示現提供於該住宅單位內的裝置數量。



Star_ATR_SalesBrochure_R17_230217.indd 120 2023-02-17 04:25:41 PM

## Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置說明表

| Floor 樓層 | | 3/F 3樓 | | | | 5/F-12/F, 15/F-23/F & 25/F 5樓-12樓、15樓-23樓及25樓 | |
|---|---|---|---|---|---|---|---|
| Flat 單位 | | A | P | Q | R | A | P |
| Balcony 露台 | Balcony Lighting Point 露台燈位 | N/A | 1 | N/A | N/A | 1 | 1 |
| | Air Conditioner Waterproof Isolator Switch 冷氣機防水隔離開關掣 | N/A | 2 | N/A | N/A | 2 | 2 |
| Flat Roof 平台 | Lighting Point 燈位 | 2 | N/A | 2 | 2 | N/A | N/A |
| | Outdoor Air Conditioner Power Connection Point 室外冷氣機電位接駁點 | 2 | N/A | 2 | 2 | N/A | N/A |

## Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置說明表

| Floor 樓層 | | 5/F-12/F, 15/F-23/F & 25/F 5樓-12樓、15樓-23樓及25樓 | | 26/F 26樓 | | | |
|---|---|---|---|---|---|---|---|
| Flat 單位 | | Q | R | A | P | Q | R |
| Main Entrance 大門入口 | Door Bell Button 門鈴按鈕 | 1 | 1 | 1 | 1 | 1 | 1 |
| Living / Dining Room 客廳 / 飯廳 | Door Bell 門鈴 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Video Door Phone 視像對講機 | 1 | 1 | 1 | 1 | 1 | 1 |
| | TV/FM Outlet 電視 / 電台天線插座 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Telephone Outlet 電話插座 | 2 | 2 | 2 | 2 | 2 | 2 |
| | Twin Socket Outlet 雙位電插座 | 2 | 2 | 2 | 2 | 2 | 2 |
| | Single Socket Outlet 單位電插座 | 1 | 2 | 2 | 1 | 1 | 2 |
| | Single Socket Outlet connected with Appliances 單位電插座(已接駁設備) | 1 | 1 | 1 | 1 | 1 | 1 |
| | Indoor Air Conditioner Power Connection Point 室內冷氣機電位接駁點 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Smoke Detectors 煙霧探測器 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Switch for Living / Dining Room 客廳 / 飯廳燈掣 | 5 | 5 | 5 | 5 | 5 | 5 |

Notes:
1. N/A: Not Applicable
2. "1,2,…" denotes the quantity of such provision(s) provided in the residential unit.

備註:
1. N/A: 不適用
2. "1,2,…" 表示現提供於該住宅單位內的裝置數量。



Star_ATR_SalesBrochure_R17_230217.indd 121 2023-02-17 04:25:41 PM

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

## Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置說明表

| | Floor 樓層 | 5/F-12/F, 15/F-23/F & 25/F 5樓-12樓、15樓-23樓及25樓 | | 26/F 26樓 | | | |
|---|---|---|---|---|---|---|---|
| | Flat 單位 | Q | R | A | P | Q | R |
| Living / Dining Room 客廳 / 飯廳 | Lighting Point 燈位 | 4 | 4 | 4 | 4 | 4 | 4 |
| | Lighting Switch for Kitchen 廚房燈掣 | 2 | 2 | 2 | 2 | 2 | 2 |
| | Switch for Kitchen Water Heater 廚房熱水爐開關掣 | 1 | 1 | 1 | 1 | 1 | 1 |
| | MCB Board 配電箱 | N/A | 1 | N/A | N/A | N/A | 1 |
| | Lighting Switch for Bathroom 浴室燈掣 | 2 | 2 | 2 | 2 | 2 | 2 |
| | Switch for Bathroom Exhaust Fan 浴室抽氣扇開關掣 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Switch for Bathroom Water Heater 浴室熱水爐開關掣 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Switch for Balcony 露台燈掣 | 1 | 1 | 1 | 1 | 1 | 1 |
| Bedroom 1 睡房 1 | TV/FM Outlet 電視 / 電台天線插座 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Telephone Outlet 電話插座 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Twin Socket Outlet 雙位電插座 | 2 | 1 | 2 | 2 | 2 | 1 |
| | Single Socket Outlet 單位電插座 | N/A | 1 | N/A | N/A | N/A | 1 |
| | Indoor Air Conditioner Power Connection Point 室內冷氣機電位接駁點 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Switch 燈掣 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Point 燈位 | 2 | 1 | 1 | 2 | 2 | 1 |
| Bedroom 2 睡房 2 | TV/FM Outlet 電視 / 電台天線插座 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Telephone Outlet 電話插座 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Single Socket Outlet 單位電插座 | 1 | N/A | 1 | 1 | 1 | N/A |
| | Twin Socket Outlet 雙位電插座 | 1 | 2 | 1 | 1 | 1 | 2 |
| | Indoor Air Conditioner Power Connection Point 室內冷氣機電位接駁點 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Switch 燈掣 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Point 燈位 | 1 | 1 | 1 | 1 | 1 | 1 |

Notes:
1. N/A: Not Applicable
2. "1,2,…" denotes the quantity of such provision(s) provided in the residential unit.

備註：
1. N/A: 不適用
2. "1,2,…" 表示現提供於該住宅單位內的裝置數量。



Star_ATR_SalesBrochure_R17_230217.indd 122 2023-02-17 04:25:42 PM

## Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置說明表

| Floor 樓層 | | 5/F-12/F, 15/F-23/F & 25/F 5樓-12樓、15樓-23樓及25樓 | | 26/F 26樓 | | | |
|---|---|---|---|---|---|---|---|
| Flat 單位 | | Q | R | A | P | Q | R |
| Bathroom 浴室 | Switch for Thermo Ventilator 浴室寶開關掣 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Single Socket Outlet with USB Outlet 單位電插座連USB充電插座 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Power Connection Point connected with Appliance 電源接駁位(已接駁設備) | 3 | 3 | 3 | 3 | 3 | 3 |
| | Lighting Point 燈位 | 3 | 3 | 2 | 2 | 2 | 2 |
| Kitchen 廚房 | Single Socket Outlet 單位電插座 | 2 | 2 | 2 | 2 | 2 | 2 |
| | USB Outlet USB充電插座 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Single Socket Outlet connected with Appliances 單位電插座 (已接駁設備) | 3 | 3 | 3 | 3 | 3 | 3 |
| | Lighting Point 燈位 | 1 | 3 | 1 | 1 | 1 | 3 |
| | Washing Machine Connection Point (Water Inlet & Outlet) 洗衣機接駁點 (來水及去水) | 1 | 1 | 1 | 1 | 1 | 1 |
| | Power Connection Point connected with Appliance 電源接駁位(已接駁設備) | 3 | 3 | 3 | 3 | 3 | 3 |
| | MCB Board 配電箱 | 1 | N/A | 1 | 1 | 1 | N/A |
| Balcony 露台 | Balcony Lighting Point 露台燈位 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Air Conditioner Waterproof Isolator Switch 冷氣機防水隔離開關掣 | 2 | 2 | 2 | 2 | 2 | 2 |
| Roof 天台 | Lighting Point 燈位 | N/A | N/A | 2 | 2 | 2 | 2 |
| | Lighting Switch 燈掣 | N/A | N/A | 1 | 1 | 1 | 1 |
| | Outdoor Socket 室外插座 | N/A | N/A | 2 | 2 | 2 | 2 |

Notes:
1. N/A: Not Applicable
2. "1,2,…" denotes the quantity of such provision(s) provided in the residential unit.

備註：
1. N/A: 不適用
2. "1,2,…" 表示現提供於該住宅單位內的裝置數量。



Star_ATR_SalesBrochure_R17_230217.indd 123 2023-02-17 04:25:42 PM

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

## Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置說明表

| Floor 樓層 | | 3/F 3樓 | | 5/F-12/F & 15/F-22/F 5樓-12樓及15樓-22樓 | |
|---|---|---|---|---|---|
| Flat 單位 | | F | G | F | G |
| Main Entrance 大門入口 | Door Bell Button 門鈴按鈕 | 1 | 1 | 1 | 1 |
| Living / Dining Room 客廳 / 飯廳 | Door Bell 門鈴 | 1 | 1 | 1 | 1 |
| | Video Door Phone 視像對講機 | 1 | 1 | 1 | 1 |
| | TV/FM Outlet 電視 / 電台天線插座 | 1 | 1 | 1 | 1 |
| | Telephone Outlet 電話插座 | 2 | 2 | 2 | 2 |
| | Twin Socket Outlet 雙位電插座 | 2 | 2 | 2 | 2 |
| | Single Socket Outlet 單位電插座 | 1 | 2 | 1 | 2 |
| | Single Socket Outlet connected with Appliances 單位電插座(已接駁設備) | 1 | 1 | 1 | 1 |
| | Indoor Air Conditioner Power Connection Point 室內冷氣機電位接駁點 | 1 | 1 | 1 | 1 |
| | Smoke Detectors 煙霧探測器 | 1 | 1 | 1 | 1 |
| | Lighting Switch for Living / Dining Room 客廳 / 飯廳燈掣 | 5 | 5 | 5 | 5 |
| | Lighting Point 燈位 | 5 | 4 | 5 | 4 |
| | Lighting Switch for Kitchen 廚房燈掣 | 2 | 2 | 2 | 2 |
| | Switch for Kitchen Water Heater 廚房熱水爐開關掣 | 1 | 1 | 1 | 1 |
| | MCB Board 配電箱 | 1 | 1 | 1 | 1 |
| | Lighting Switch for Bathroom 浴室燈掣 | 2 | 2 | 2 | 2 |
| | Switch for Bathroom Exhaust Fan 浴室抽氣扇開關掣 | 1 | 1 | 1 | 1 |
| | Switch for  Bathroom Water Heater 浴室熱水爐開關掣 | 1 | 1 | 1 | 1 |
| | Lighting Switch for Balcony 露台燈掣 | N/A | N/A | 1 | 1 |
| | Lighting Switch for Flat Roof 平台燈掣 | 1 | 1 | N/A | N/A |
| Bedroom 1 睡房 1 | TV/FM Outlet 電視 / 電台天線插座 | 1 | 1 | 1 | 1 |
| | Telephone Outlet 電話插座 | 1 | 1 | 1 | 1 |

Notes:
1. N/A: Not Applicable
2. "1,2,…" denotes the quantity of such provision(s) provided in the residential unit.

備註:
1. N/A: 不適用
2. "1,2,…" 表示現提供於該住宅單位內的裝置數量。



Star_ATR_SalesBrochure_R17_230217.indd 124 2023-02-17 04:25:42 PM

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

## Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置說明表

| Floor 樓層 | | 3/F 3樓 | | 5/F-12/F & 15/F-22/F 5樓-12樓及15樓-22樓 | |
|---|---|---|---|---|---|
| Flat 單位 | | F | G | F | G |
| Bedroom 1 睡房 1 | Twin Socket Outlet 雙位電插座 | 2 | 1 | 2 | 1 |
| | Single Socket Outlet 單位電插座 | N/A | 1 | N/A | 1 |
| | Indoor Air Conditioner Power Connection Point 室內冷氣機電位接駁點 | 1 | 1 | 1 | 1 |
| | Lighting Switch 燈掣 | 1 | 1 | 1 | 1 |
| | Lighting Point 燈位 | 1 | 1 | 1 | 1 |
| Bedroom 2 睡房 2 | TV/FM Outlet 電視 / 電台天線插座 | 1 | 1 | 1 | 1 |
| | Telephone Outlet 電話插座 | 1 | 1 | 1 | 1 |
| | Single Socket Outlet 單位電插座 | 1 | N/A | 1 | N/A |
| | Twin Socket Outlet 雙位電插座 | 1 | 2 | 1 | 2 |
| | Indoor Air Conditioner Power Connection Point 室內冷氣機電位接駁點 | 1 | 1 | 1 | 1 |
| | Lighting Switch 燈掣 | 1 | 1 | 1 | 1 |
| | Lighting Point 燈位 | 1 | 1 | 1 | 1 |
| Bathroom 浴室 | Switch for Thermo Ventilator 浴室寶開關掣 | 1 | 1 | 1 | 1 |
| | Single Socket Outlet with USB Outlet 單位電插座連USB充電插座 | 1 | 1 | 1 | 1 |
| | Power Connection Point connected with Appliance 電源接駁位(已接駁設備) | 3 | 3 | 3 | 3 |
| | Lighting Point 燈位 | 2 | 3 | 2 | 3 |
| Kitchen 廚房 | Single Socket Outlet 單位電插座 | 2 | 2 | 2 | 2 |
| | USB outlet USB充電插座 | 1 | 1 | 1 | 1 |
| | Single Socket Outlet connected with Appliances 單位電插座 (已接駁設備) | 3 | 3 | 3 | 3 |
| | Power Connection Point connected with Appliance 電源接駁位(已接駁設備) | 3 | 3 | 3 | 3 |
| | Lighting Point 燈位 | 3 | 3 | 3 | 3 |
| | Washing Machine Connection Point (Water Inlet & Outlet) 洗衣機接駁點 (來水及去水) | 1 | 1 | 1 | 1 |

Notes:
1. N/A: Not Applicable
2. "1,2,…" denotes the quantity of such provision(s) provided in the residential unit.

備註:
1. N/A: 不適用
2. "1,2,…" 表示現提供於該住宅單位內的裝置數量。



Star_ATR_SalesBrochure_R17_230217.indd 125 2023-02-17 04:25:42 PM

### Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置說明表

| Floor 樓層 | | 3/F 3樓 | | 5/F-12/F & 15/F-22/F 5樓-12樓及15樓-22樓 | |
|---|---|---|---|---|---|
| Flat 單位 | | F | G | F | G |
| Balcony 露台 | Balcony Lighting Point 露台燈位 | N/A | N/A | 1 | 1 |
| | Air Conditioner Waterproof Isolator Switch 冷氣機防水隔離開關掣 | N/A | N/A | 2 | 2 |
| Flat Roof 平台 | Lighting Point 燈位 | 2 | 2 | N/A | N/A |
| | Outdoor Air Conditioner Power Connection Point 室外冷氣機電位接駁點 | 2 | 2 | N/A | N/A |

### Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置說明表

| Floor 樓層 | | 3/F, 5/F-12/F, 15/F-23/F & 25/F 3樓、5樓-12樓、15樓-23樓 及25樓 | 26/F 26樓 | 25/F 25樓 | 25/F 25樓 |
|---|---|---|---|---|---|
| Flat 單位 | | J | J | E | G |
| Main Entrance 大門入口 | Door Bell Button 門鈴按鈕 | 1 | 1 | 1 | 1 |
| Living / Dining Room 客廳 / 飯廳 | Door Bell 門鈴 | 1 | 1 | 1 | 1 |
| | Video Door Phone 視像對講機 | 1 | 1 | 1 | 1 |
| | TV/FM Outlet 電視 / 電台天線插座 | 1 | 1 | 2 | 2 |
| | Telephone Outlet 電話插座 | 2 | 2 | 2 | 2 |
| | Twin Socket Outlet 雙位電插座 | 2 | 2 | 2 | 2 |
| | Single Socket Outlet 單位電插座 | 2 | 2 | 2 | 2 |
| | Single Socket Outlet connected with Appliances 單位電插座(已接駁設備) | 1 | 1 | N/A | N/A |
| | Indoor Air Conditioner Power Connection Point 室內冷氣機電位接駁點 | 1 | 1 | 1 | 1 |
| | Smoke Detectors 煙霧探測器 | 1 | 1 | N/A | N/A |
| | Lighting Switch for Living / Dining Room 客廳 / 飯廳燈掣 | 6 | 6 | 5 | 5 |
| | Lighting Point 燈位 | 5 | 5 | 3 | 3 |
| | Lighting Switch for Kitchen 廚房燈掣 | 2 | 2 | 3 | 3 |
| | Switch for Kitchen Water Heater 廚房熱水爐開關掣 | 1 | 1 | N/A | N/A |

Notes:
1. N/A: Not Applicable
2. "1,2,..." denotes the quantity of such provision(s) provided in the residential unit.

備註:
1. N/A: 不適用
2. "1,2,..." 表示現提供於該住宅單位內的裝置數量。



Star_ATR_SalesBrochure_R17_230217.indd 126 2023-02-17 04:25:42 PM

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

## Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置說明表

| | Floor 樓層 | 3/F, 5/F-12/F, 15/F-23/F & 25/F 3樓、5樓-12樓、15樓-23樓 及25樓 | 26/F 26樓 | 25/F 25樓 | 25/F 25樓 |
|---|---|---|---|---|---|
| | **Flat 單位** | **J** | **J** | **E** | **G** |
| Living / Dining Room 客廳 / 飯廳 | Switch for Kitchen Exhaust Fan 廚房抽氣扇開關掣 | N/A | N/A | 1 | 1 |
| | MCB Board 配電箱 | 1 | 1 | N/A | N/A |
| | Lighting Switch for Bathroom 浴室燈掣 | 2 | 2 | 4 | 3 |
| | Switch for Bathroom Exhaust Fan 浴室抽氣扇開關掣 | 1 | 1 | 2 | 2 |
| | Switch for Bathroom Water Heater 浴室熱水爐開關掣 | 1 | 1 | N/A | N/A |
| | Lighting Switch for Balcony 露台燈掣 | 1 | 1 | 1 | 1 |
| Bedroom 1 睡房 1 | TV/FM Outlet 電視 /電台天線插座 | 1 | 1 | 1 | 1 |
| | Telephone Outlet 電話插座 | 1 | 1 | 1 | 1 |
| | Twin Socket Outlet 雙位電插座 | 2 | 2 | 1 | 1 |
| | Single Socket Outlet 單位電插座 | N/A | N/A | 1 | 1 |
| | Indoor Air Conditioner Power Connection Point 室內冷氣機電位接駁點 | 1 | 1 | 1 | 1 |
| | Lighting Switch 燈掣 | 1 | 1 | 1 | 1 |
| | Lighting Switch for Flat Roof 平台燈掣 | N/A | N/A | 1 | 1 |
| | Lighting Point 燈位 | 1 | 1 | 1 | 1 |
| Bedroom 2 睡房 2 | TV/FM Outlet 電視 / 電台天線插座 | 1 | 1 | 1 | 1 |
| | Telephone Outlet 電話插座 | 1 | 1 | 1 | 1 |
| | Single Socket Outlet 單位電插座 | 1 | 1 | 1 | 1 |
| | Twin Socket Outlet 雙位電插座 | 1 | 1 | 1 | 1 |
| | Indoor Air Conditioner Power Connection Point 室內冷氣機電位接駁點 | 1 | 1 | 1 | 1 |
| | Lighting Switch for Flat Roof 平台燈掣 | N/A | N/A | 1 | 1 |
| | Lighting Switch 燈掣 | 1 | 1 | 1 | 1 |
| | Lighting Point 燈位 | 1 | 1 | 1 | 1 |

Notes:
1. N/A: Not Applicable
2. "1,2,…" denotes the quantity of such provision(s) provided in the residential unit.

備註：
1. N/A: 不適用
2. "1,2,…" 表示現提供於該住宅單位內的裝置數量。



Star_ATR_SalesBrochure_R17_230217.indd 127 2023-02-17 04:25:42 PM

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

## Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置說明表

| | Floor 樓層 | 3/F, 5/F-12/F, 15/F-23/F & 25/F 3樓、5樓-12樓、15樓-23樓 及25樓 | 26/F 26樓 | 25/F 25樓 | 25/F 25樓 |
|---|---|---|---|---|---|
| | Flat 單位 | J | J | E | G |
| Study Room 書房 | Telephone Outlet 電話插座 | 1 | 1 | N/A | N/A |
| | Twin Socket Outlet 雙位電插座 | 1 | 2 | N/A | N/A |
| | Indoor Air Conditioner Power Connection Point 室內冷氣機電位接駁點 | 1 | 1 | N/A | N/A |
| | Lighting Switch 燈掣 | 1 | 1 | N/A | N/A |
| | Lighting Point 燈位 | 1 | 1 | N/A | N/A |
| Store 儲物間 | MCB Board 配電箱 | N/A | N/A | 1 | 1 |
| | Twin Socket Outlet 雙位電插座 | N/A | N/A | 1 | 1 |
| | Indoor Air Conditioner Power Connection Point 室內冷氣機電位接駁點 | N/A | N/A | 1 | 1 |
| | Lighting Switch 燈掣 | N/A | N/A | 1 | 1 |
| | Lighting Point 燈位 | N/A | N/A | 1 | 1 |
| Bathroom 浴室 | Switch for Thermo Ventilator 浴室寶開關掣 | 1 | 1 | 1 | 1 |
| | Single Socket Outlet with USB Outlet 單位電插座連USB充電插座 | 1 | 1 | 1 | 1 |
| | Gas Water Heater Remote Controller 煤氣熱水爐遙控器 | N/A | N/A | 1 | 1 |
| | Power Connection Point connected with Appliance 電源接駁位(已接駁設備) | 3 | 3 | 2 | 2 |
| | Lighting Point 燈位 | 2 | 2 | 2 | 2 |
| Bathroom next to Store 浴室(近儲物房) | Switch for Thermo Ventilator 浴室寶開關掣 | N/A | N/A | 1 | 1 |
| | Single Socket Outlet with USB Outlet 單位電插座連USB充電插座 | N/A | N/A | 1 | 1 |
| | Power Connection Point connected with Appliance 電源接駁位(已接駁設備) | N/A | N/A | 2 | 2 |
| | Lighting Point 燈位 | N/A | N/A | 1 | 1 |

Notes:
1. N/A: Not Applicable
2. "1,2,…" denotes the quantity of such provision(s) provided in the residential unit.

備註：
1. N/A: 不適用
2. "1,2,…" 表示現提供於該住宅單位內的裝置數量。



Star_ATR_SalesBrochure_R17_230217.indd 128 2023-02-17 04:25:42 PM

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

## Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置說明表

| | Floor 樓層 | 3/F, 5/F-12/F, 15/F-23/F & 25/F 3樓、5樓-12樓、15樓-23樓 及25樓 | 26/F 26樓 | 25/F 25樓 | 25/F 25樓 |
|---|---|---|---|---|---|
| | **Flat 單位** | **J** | **J** | **E** | **G** |
| Kitchen 廚房 | Single Socket Outlet 單位電插座 | 2 | 2 | 2 | 2 |
| | USB outlet USB充電插座 | 1 | 1 | 1 | 1 |
| | Single Socket Outlet connected with Appliances 單位電插座(已接駁設備) | 3 | 3 | 3 | 3 |
| | Lighting Point 燈位 | 3 | 3 | 3 | 3 |
| | Washing Machine Connection Point (Water Inlet & Outlet) 洗衣機接駁點(來水及去水) | 1 | 1 | 1 | 1 |
| | Gas Water Heater Remote Controller 煤氣熱水爐遙控器 | N/A | N/A | 1 | 1 |
| | Gas Meter & Gas Supply Point 煤氣錶及供氣點 | N/A | N/A | 1 | 1 |
| | Power Connection Point connected with Appliance 電源接駁位(已接駁設備) | 3 | 3 | 4 | 4 |
| Balcony 露台 | Balcony Lighting Point 露台燈位 | 1 | 1 | 1 | 1 |
| | Outdoor Socket 室外插座 | N/A | N/A | 1 | 1 |
| | Air Conditioner Waterproof Isolator Switch 冷氣機防水隔離開關掣 | 2 | 2 | 2 | 2 |
| Flat Roof 平台 | Lighting Point 燈位 | N/A | N/A | 1 | 1 |
| | Outdoor Socket 室外插座 | N/A | N/A | 1 | 1 |
| Roof 天台 | Lighting Point 燈位 | N/A | 2 | N/A | N/A |
| | Lighting Switch 燈掣 | N/A | 1 | N/A | N/A |
| | Outdoor Socket 室外插座 | N/A | 2 | N/A | N/A |

Notes:
1. N/A: Not Applicable
2. "1,2,…" denotes the quantity of such provision(s) provided in the residential unit.

備註:
1. N/A: 不適用
2. "1,2,…" 表示現提供於該住宅單位內的裝置數量。



Star_ATR_SalesBrochure_R17_230217.indd 129 2023-02-17 04:25:42 PM

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

## Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置說明表

| | Floor 樓層 | 3/F 3樓 | 5/F-12/F & 15/F-22/F 5樓-12樓及15樓-22樓 | 23/F 23樓 | 23/F 23樓 | 26/F 26樓 | 26/F 26樓 |
|---|---|---|---|---|---|---|---|
| | **Flat 單位** | **E** | **E** | **E** | **G** | **D** | **H** |
| Main Entrance 大門入口 | Door Bell Button 門鈴按鈕 | 1 | 1 | 1 | 1 | 1 | 1 |
| Living / Dining Room 客廳 / 飯廳 | Door Bell 門鈴 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Video Door Phone 視像對講機 | 1 | 1 | 1 | 1 | 1 | 1 |
| | TV/FM Outlet 電視 / 電台天線插座 | 1 | 1 | 1 | 1 | 2 | 2 |
| | Telephone Outlet 電話插座 | 2 | 2 | 2 | 2 | 2 | 2 |
| | Twin Socket Outlet 雙位電插座 | 3 | 3 | 2 | 2 | 3 | 4 |
| | Single Socket Outlet 單位電插座 | 1 | 1 | 1 | 1 | 3 | 1 |
| | Single Socket Outlet connected with Appliances 單位電插座(已接駁設備) | N/A | N/A | N/A | N/A | 1 | N/A |
| | Indoor Air Conditioner Power Connection Point 室內冷氣機電位接駁點 | 1 | 1 | 1 | 1 | 2 | 2 |
| | MCB Board 配電箱 | N/A | N/A | N/A | N/A | 1 | N/A |
| | Lighting Switch for Living / Dining Room 客廳 / 飯廳燈掣 | 5 | 5 | 5 | 5 | 5 | 8 |
| | Lighting Point 燈位 | 4 | 4 | 4 | 4 | 8 | 10 |
| | Lighting Switch for Kitchen 廚房燈掣 | 3 | 3 | 3 | 3 | 3 | 3 |
| | Lighting Switch for Bathroom 浴室燈掣 | 2 | 2 | 2 | 2 | 2 | 2 |
| | Switch for Bathroom Exhaust Fan 浴室抽氣扇開關掣 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Switch for Balcony 露台燈掣 | N/A | 1 | 1 | 1 | N/A | N/A |
| | Switch for Kitchen Exhaust Fan 廚房抽氣扇開關掣 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Switch for Flat Roof 平台燈掣 | 1 | N/A | N/A | N/A | 1 | 1 |
| Master Bedroom 主人睡房 | TV/FM Outlet 電視 / 電台天線插座 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Telephone Outlet 電話插座 | 1 | 1 | 1 | 1 | 1 | 2 |
| | Twin Socket Outlet 雙位電插座 | 1 | 1 | 3 | 1 | 2 | 2 |
| | Single Socket Outlet 單位電插座 | 1 | 1 | N/A | 1 | N/A | N/A |

Notes:
1. N/A: Not Applicable
2. "1,2,…" denotes the quantity of such provision(s) provided in the residential unit.

備註：
1. N/A: 不適用
2. "1,2,…" 表示現提供於該住宅單位內的裝置數量。



Star_ATR_SalesBrochure_R17_230217.indd 130 2023-02-17 04:25:42 PM

## Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置說明表

| Floor 樓層 | | 3/F 3樓 | 5/F-12/F & 15/F-22/F 5樓-12樓及 15樓-22樓 | 23/F 23樓 | 23/F 23樓 | 26/F 26樓 | 26/F 26樓 |
|---|---|---|---|---|---|---|---|
| Flat 單位 | | E | E | E | G | D | H |
| Master Bedroom 主人睡房 | Indoor Air Conditioner Power Connection Point 室內冷氣機電位接駁點 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Switch for Bathroom 浴室燈掣 | 2 | 2 | 2 | 2 | 2 | 2 |
| | Switch for Bathroom Exhaust Fan 浴室抽氣扇開關掣 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Switch for Balcony 露台燈掣 | N/A | N/A | N/A | N/A | 1 | 1 |
| | Lighting Switch 燈掣 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Point 燈位 | 1 | 1 | 2 | 1 | 2 | 2 |
| Bedroom 2 睡房 2 | TV/FM Outlet 電視 / 電台天線插座 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Telephone Outlet 電話插座 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Twin Socket Outlet 雙位電插座 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Single Socket Outlet 單位電插座 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Indoor Air Conditioner Power Connection Point 室內冷氣機電位接駁點 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Switch 燈掣 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Point 燈位 | 1 | 1 | 1 | 1 | 1 | 1 |
| Bedroom 3 睡房 3 | TV/FM Outlet 電視 / 電台天線插座 | 1 | 1 | 1 | 1 | 1 | N/A |
| | Telephone Outlet 電話插座 | 1 | 1 | 1 | 1 | 1 | N/A |
| | Single Socket Outlet 單位電插座 | 1 | 1 | 1 | 1 | 1 | N/A |
| | Twin Socket Outlet 雙位電插座 | 1 | 1 | 1 | 1 | 1 | N/A |
| | Indoor Air Conditioner Power Connection Point 室內冷氣機電位接駁點 | 1 | 1 | 1 | 1 | 1 | N/A |
| | Lighting Switch for Flat Roof 平台燈掣 | N/A | N/A | N/A | N/A | 1 | N/A |
| | Lighting Switch 燈掣 | 1 | 1 | 1 | 1 | 1 | N/A |
| | Lighting Point 燈位 | 1 | 1 | 1 | 1 | 1 | N/A |

Notes:
1. N/A: Not Applicable
2. "1,2,…" denotes the quantity of such provision(s) provided in the residential unit.

備註：
1. N/A: 不適用
2. "1,2,…" 表示現提供於該住宅單位內的裝置數量。



Star_ATR_SalesBrochure_R17_230217.indd 131 2023-02-17 04:25:42 PM

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

## Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置說明表

| Floor 樓層 | | 3/F 3樓 | 5/F-12/F & 15/F-22/F 5樓-12樓及 15樓-22樓 | 23/F 23樓 | 23/F 23樓 | 26/F 26樓 | 26/F 26樓 |
|---|---|---|---|---|---|---|---|
| **Flat 單位** | | **E** | **E** | **E** | **G** | **D** | **H** |
| Study Room 書房 | Twin Socket Outlet 雙位電插座 | N/A | N/A | N/A | N/A | N/A | 1 |
| | Indoor Air Conditioner Power Connection Point 室內冷氣機電位接駁點 | N/A | N/A | N/A | N/A | N/A | 1 |
| | TV / FM Outlet 電視 / 電台天線插座 | N/A | N/A | N/A | N/A | N/A | 1 |
| | Lighting Switch 燈掣 | N/A | N/A | N/A | N/A | N/A | 1 |
| | Lighting Point 燈位 | N/A | N/A | N/A | N/A | N/A | 1 |
| Store 儲物間 | MCB Board 配電箱 | 1 | 1 | 1 | 1 | N/A | 1 |
| | Twin Socket Outlet 雙位電插座 | 1 | 1 | 1 | N/A | N/A | N/A |
| | Single Socket Outlet 單位電插座 | N/A | N/A | N/A | 1 | N/A | 1 |
| | Indoor Air Conditioner Power Connection Point 室內冷氣機電位接駁點 | 1 | 1 | 1 | 1 | N/A | 1 |
| | Switch for Exhaust Fan 抽氣扇開關掣 | N/A | N/A | 1 | N/A | N/A | N/A |
| | Lighting Switch for Store 儲物間燈掣 | 1 | 1 | 2 | 1 | 1 | 1 |
| | Lighting Point 燈位 | 1 | 1 | 2 | 1 | 1 | 1 |
| | Power Connection Point connected with Appliance 電源接駁位(已接駁設備) | N/A | N/A | 1 | N/A | N/A | N/A |
| Bathroom in Master Bedroom 浴室 (設於主人睡房內) | Switch for Thermo Ventilator 浴室寶開關掣 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Single Socket Outlet with USB Outlet 單位插座連USB充電插座 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Power Connection Point connected with Appliance 電源接駁位(已接駁設備) | 3 | 3 | 3 | 3 | 3 | 3 |
| | Gas Water Heater Remote Controller 煤氣熱水爐遙控器 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Switch for Floor Heating 地暖裝置開關掣 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Point 燈位 | 2 | 2 | 2 | 2 | 2 | 2 |
| Bathroom 浴室 | Switch for Thermo Ventilator 浴室寶開關掣 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Single Socket Outlet with USB Outlet 單位插座連USB充電插座 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Gas Water Heater Remote Controller 煤氣熱水爐遙控器 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Power Connection Point connected with Appliance 電源接駁位(已接駁設備) | 2 | 2 | 2 | 2 | 2 | 2 |

Notes:
1. N/A: Not Applicable
2. "1,2,…" denotes the quantity of such provision(s) provided in the residential unit.

備註：
1. N/A: 不適用
2. "1,2,…" 表示現提供於該住宅單位內的裝置數量。



Star_ATR_SalesBrochure_R17_230217.indd 132 2023-02-17 04:25:42 PM

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

## Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置說明表

| | Floor 樓層 | 3/F 3樓 | 5/F-12/F & 15/F-22/F 5樓-12樓及 15樓-22樓 | 23/F 23樓 | 23/F 23樓 | 26/F 26樓 | 26/F 26樓 |
|---|---|---|---|---|---|---|---|
| | **Flat 單位** | **E** | **E** | **E** | **G** | **D** | **H** |
| Kitchen 廚房 | Single Socket Outlet 單位電插座 | 3 | 3 | 3 | 3 | 3 | 2 |
| | USB outlet USB充電插座 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Power Connection Point connected with Appliance 電源接駁位(已接駁設備) | 5 | 5 | 5 | 5 | 5 | 5 |
| | Single Socket Outlet connected with Appliances 單位電插座 (已接駁設備) | 4 | 4 | 4 | 4 | 4 | 4 |
| | Lighting Point 燈位 | 5 | 5 | 5 | 4 | 5 | 6 |
| | Washing Machine Connection Point (Water Inlet & Outlet) 洗衣機接駁點 (來水及去水) | 1 | 1 | 1 | 1 | 1 | 1 |
| | Gas Water Heater Remote Controller 煤氣熱水爐遙控器 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Gas Meter & Gas Supply Point 煤氣錶及供氣點 | 1 | 1 | 1 | 1 | 1 | 1 |
| Balcony 露台 | Balcony Lighting Point 露台燈位 | N/A | 1 | 1 | 1 | 2 | 1 |
| | Air Conditioner Waterproof Isolator Switch 冷氣機防水隔離開關掣 | N/A | 2 | 2 | 2 | 3 | 3 |
| | Weatherproof Outdoor Socket 防水室外電插座 | N/A | 1 | 1 | 1 | 1 | 1 |
| Flat Roof 平台 | Lighting Point 燈位 | 2 | N/A | N/A | N/A | 1 | 1 |
| | Outdoor Air Conditioner Power Connection Point 室外冷氣機電位接駁點 | 2 | N/A | N/A | N/A | N/A | N/A |
| | Outdoor Socket 室外插座 | 1 | N/A | N/A | N/A | 1 | 1 |
| Roof 天台 | Lighting Point 燈位 | N/A | N/A | N/A | N/A | 4 | 4 |
| | Lighting Switch 燈掣 | N/A | N/A | N/A | N/A | 1 | 1 |
| | Outdoor Socket 室外插座 | N/A | N/A | N/A | N/A | 2 | 2 |
| Open Stair 露天樓梯 | Lighting Point 燈位 | N/A | N/A | N/A | N/A | 2 | 2 |
| | Lighting Switch 燈掣 | N/A | N/A | N/A | N/A | 1 | 1 |
| Store under Stair 儲物間 (樓梯底) | Lighting Point 燈位 | N/A | N/A | N/A | N/A | 1 | 1 |
| | Lighting Switch 燈掣 | N/A | N/A | N/A | N/A | 1 | 1 |
| | Single Socket 室外插座 | N/A | N/A | N/A | N/A | 1 | 1 |

Notes:
1. N/A: Not Applicable
2. "1,2,…" denotes the quantity of such provision(s) provided in the residential unit.

備註：
1. N/A: 不適用
2. "1,2,…" 表示現提供於該住宅單位內的裝置數量。



Star_ATR_SalesBrochure_R17_230217.indd 133 2023-02-17 04:25:42 PM

# 23 SERVICE AGREEMENTS
# 服務協議

- Potable water and flushing water is supplied by Water Supplies Department.
- Electricity is supplied by CLP Power Hong Kong Limited.
- Towngas is supplied by The Hong Kong and China Gas Company Limited.

- 食水及沖廁水由水務署供應。
- 電力由中華電力有限公司供應。
- 煤氣由香港中華煤氣有限公司供應。

# 24 GOVERNMENT RENT
# 地稅

The owner will pay or has paid (as the case may be) all outstanding Government rent in respect of the Lot on which the Development is erected, from the date of the Land Grant up to and including the date of the respective assignments of residential properties to the purchasers.

擁有人將會繳付或已繳付(視屬何情況而定) 有關該地段由批地文件之日期起計直至住宅物業之轉讓契約之日期期間之所有地稅。



Star_ATR_SalesBrochure_R17_230217.indd 134 2023-02-17 04:25:42 PM

# 25 MISCELLANEOUS PAYMENTS BY PURCHASER
# 買方的雜項付款

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

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

Note:
The purchaser should pay to the Manager of the Development and not the owner the debris removal fee.

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金。

2. 在交付時，買方無須向擁有人支付清理廢料的費用。

備註：
買方須向發展項目的管理人支付而不須向擁有人支付清理廢料的費用。

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

Defect liability warranty period for the residential properties and the fittings, finishes and appliances as provided in the Agreement for Sale and Purchase is within six (6) months after the date of completion of the sale and purchase of the residential properties.

按買賣合約規定，住宅物業及其內裝置、裝修物料及設備之欠妥之處的保養責任期為住宅物業之成交日期後之六 (6) 個月內。

# 27 MAINTENANCE OF SLOPES
# 斜坡維修

Not applicable

不適用



Star_ATR_SalesBrochure_R17_230217.indd 135 2023-02-17 04:25:43 PM

# 28 MODIFICATION 修訂

Not Applicable

不適用

# 29 RELEVANT INFORMATION 有關資料

**1. Gondola Systems**

During the regular and specially arranged inspection, cleaning, maintenance, repairing, altering, renewing, rebuilding, painting or decorating of the external walls (including the curtain wall structures, glass of curtain walls, windows, balconies and utility platforms forming part of a residential unit) and the Common Areas and Facilities of the Development as arranged by the Manager, gondola(s) (whether its installation is permanent or temporary) will be operated, installed and parked in air space directly above the flat roofs and the roofs as well as outside the windows and the balconies and the utility platforms of the residential units.

**2. Lightning Pole/ Communal Aerial Broadcast Distribution System**

The following facilities will be installed at the following locations of the Development:

| | Description | Location |
|---|---|---|
| 1 | Lightning Pole | Top roof (7.5m in Height) |
| 2 | Communal Aerial Broadcast Distribution System | Top roof |

Please refer to the "Layout Plan of the Development" Section of this Sales brochure on Page 25 for identification of their approximate locations. Prospective purchasers please note the possible impact (if any) of the facilities on individual units.

**3. Architectural features**

Some architectural features will be installed outside the external walls of some residential units of the development, which may affect the enjoyment of residential units.

**4. Placing of air-conditioning outdoor units**

All air-conditioning outdoor units (either serving its own residential unit or other residential unit(s)) are placed on the air-conditioning platform(s) at adjacent to/adjoining some residential units, the high level of the balcony(ies)/ utility platform of some residential units or the high level or floor level of the flat roof(s) of some residential units. The placing of air-conditioning outdoor units on the air-conditioning platform(s), balcony(ies) or flat roof(s) may affect the enjoyment of the relevant residential units of the development in terms of heat and noise or other aspects.

**5. Lighting at the external wall of the Development**

Lighting on the external walls of some residential units of the development may be turned on. Some residential units may be affected by the illumination of the lighting.

**1. 吊船系統**

在管理人員的安排定期和特別安排的外牆檢查、清潔、維護、修理、改建、更新、重建、粉刷或裝飾期間（包括幕牆結構、幕牆玻璃、窗戶、露台和住宅一部分單位的工作平台）和發展項目的公共區域和設施。吊船（無論其安裝是永久性還是臨時性的）將在平台和天台正上方的空域中及住宅單位的窗外、露台外和工作平台外運行、安裝和停放。

**2. 避雷針/公共天線廣播分配系統**

下列設施將安裝於發展項目的下列地點：

| | 描述 | 地點 |
|---|---|---|
| 1 | 避雷針 | 頂層天台 (7.5米高) |
| 2 | 公共天線廣播分配系統 | 頂層天台 |

請參閱本售樓說明書第 25 頁的"發展項目的布局圖"部分，以確定其大概位置。準買家請注意設施對個別單位可能產生的影響（如有）。

**3. 建築裝飾**

發展項目部分住宅單位外的外牆裝有一些建築裝飾，可能對住宅單位的享用造成影響。

**4. 放置室外冷氣機**

所有室外冷氣機(不論是為該住宅單位而設,或是為其他住宅單位而設)放置在毗鄰/附件於部份住宅單位的冷氣機平台上、部分住宅單位的露台或工作平台的高位或部份住宅單位的平台的高位或樓層面。該等被放置於冷氣機平台上、露台或平台的室外冷氣機可能對發展項目內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。

**5. 發展項目的外牆設有外牆裝飾燈**

部份住宅單位外牆裝飾燈可能開啟。此等裝飾燈之燈光可能對部份單位造成影響。



Star_ATR_SalesBrochure_R17_230217.indd 136 2023-02-17 04:25:43 PM

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

The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: **www.aftertherain.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.aftertherain.com.hk**



Star_ATR_SalesBrochure_R17_230217.indd 137 2023-02-17 04:25:43 PM

# 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

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.

## 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。

| | Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積 | Area ($m^2$) 面積(平方米) |
|---|---|---|
| 1. | Carpark and loading/unloading area excluding public transport terminus<br>停車場及上落客貨地方 (公共交通總站除外) | 2667.401 |
| **2.** | **Plant rooms and similar services 機房及相類設施** | |
| 2.1 | Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.<br>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 | 202.916 |
| 2.2 | Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc.<br>所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用 的房間、電錶房、電力變壓房、食水及鹹水缸等 | 240.699 |
| 2.3 | Non-mandatory or non-essential plant room such as air-conditioning plant room, air handing unit (AHU) room, etc.<br>非強制性或非必要機房，例如空調機房、風櫃房等 | 28.872 |
| | **Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施** | |
| 3. | Balcony for residential buildings<br>住宅樓宇的露台 | 347.770 |
| 4. | Wider common corridor and lift lobby<br>加闊的公用走廊及升降機大堂 | Not Applicable 不適用 |
| 5. | Communal sky garden<br>公用空中花園 | 849.828 |
| 6. | Acoustic fin<br>隔聲鰭 | Not Applicable 不適用 |
| 7. | Wing wall, wind catcher and funnel<br>翼牆、捕風器及風斗 | Not Applicable 不適用 |
| 8. | Non-structural prefabricated external wall<br>非結構預製外牆 | 65.192 |
| 9. | Utility platform<br>工作平台 | 231.750 |
| 10. | Noise barrier<br>隔音屏障 | Not Applicable 不適用 |
| | **Amenity Features 適意設施** | |
| 11. | Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office<br>供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、 業主立案法團辦公室 | 37.058 |
| 12. | Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities<br>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 | 770.711 |
| 13. | Covered landscaped and play area<br>有上蓋的園景區及遊樂場 | 742.439 |



Star_ATR_SalesBrochure_R17_230217.indd 138 2023-02-17 04:25:43 PM

# 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

| | Amenity Features 適意設施 | Area ($m^2$) 面積(平方米) |
|---|---|---|
| 14. | Horizontal screens / covered walkways, trellis<br>橫向屏障 / 有蓋人行道、花棚 | Not Applicable 不適用 |
| 15. | Larger lift shaft<br>擴大升降機井道 | 26.010 |
| 16. | Chimney shaft<br>煙囪管道 | Not Applicable 不適用 |
| 17. | Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room.<br>其他非強制性或非必要機房，例如爐房、衞星電視共用天線房 | Not Applicable 不適用 |
| 18. | Pipe duct, air duct for mandatory feature or essential plant room<br>強制性設施或必要機房所需的管槽、氣槽 | 23.080 |
| 19. | Pipe duct, air duct for non-mandatory or non-essential plant room<br>非強制性設施或非必要機房所需的管槽、氣槽 | 35.095 |
| 20. | Plant room, pipe duct, air duct for environmentally friendly system and feature<br>環保系統及設施所需的機房、管槽及氣槽 | Not Applicable 不適用 |
| 21. | Void in duplex domestic flat and house<br>複式住宅單位及洋房的中空 | Not Applicable 不適用 |
| 22. | Sunshade and reflector<br>遮陽篷及反光罩 | Not Applicable 不適用 |
| 23. | Minor projection such as air-conditioning box, window sill, projecting window<br>小型伸出物，例如空調機箱、窗台、伸出的窗台 | Not Applicable 不適用 |
| 24. | Other projections such as air-conditioning box and platform with a projection of more than 750mm from the external walls<br>其他伸出物，如空調機箱或伸出外牆超過750毫米的平台 | Not Applicable 不適用 |
| | **Other Exempted Items 其他項目** | |
| 25. | Refuge floor including refuge floor cum sky garden<br>庇護層，包括庇護層兼空中花園 | Not Applicable 不適用 |
| 26. | Covered area under large projecting/ overhanging feature<br>大型伸出／外懸設施下的有蓋面積 | Not Applicable 不適用 |
| 27. | Public transport terminus<br>公共交通總站 | Not Applicable 不適用 |
| 28. | Party structure and common staircase<br>共用構築物及樓梯 | Not Applicable 不適用 |
| 29. | Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA.<br>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 | Not Applicable 不適用 |
| 30. | Public passage<br>公眾通道 | Not Applicable 不適用 |
| 31. | Covered set back area<br>因樓宇後移導致的覆蓋面積 | Not Applicable 不適用 |
| | **Bonus GFA 額外總樓面面積** | |
| 32. | Bonus GFA<br>額外總樓面面積 | Not Applicable 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.

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規定的要求而制定的。屋宇署會按實際需要不時更改有關要求。



Star_ATR_SalesBrochure_R17_230217.indd 139 2023-02-17 04:25:43 PM

# 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

## The Environmental Assessment of the Development

**Green Building Certification**

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

**Provisional**
**UNCLASSIFIED**

HKGBC 香港綠色建築議會

Application no.: PAU0079/22

## 有關發展項目的環境評估

**綠色建築認證**

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

**暫定評級**
**不予評級**

HKGBC 香港綠色建築議會

申請編號: PAU0079/22

## Estimated Energy Performance or Consumption for the Common Parts of the Development

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 brochure:

## 發展項目的公用部分的預計能量表現或消耗

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分的預計能量表現或消耗的最近期資料：

| **Part I 第I部分** | |
|---|---|
| Provision of Central Air Conditioning 提供中央空調 | No 否 |
| Provision of Energy Efficient Features 提供具能源效益的設施 | No 否 |
| Energy Efficient Features proposed 擬安裝的具能源效益的設施 | Not Applicable 不適用 |

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

| Location 位置 | Internal Floor Area Served ($m^2$) 使用有關裝置的內部樓面面積 (平方米) | Annual Energy Use of Baseline Building (Note 2) 基線樓宇(註腳2)每年能源消耗量 | | Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量 | |
|---|---|---|---|---|---|
| | | Electricity 電力 kWh/$m^2$/annum 千瓦小時/平方米/年 | Town Gas / LPG 煤氣 / 石油氣 Unit/$m^2$/annum 用量單位/平方米/年 | Electricity 電力 kWh/$m^2$/annum 千瓦小時/平方米/年 | Town Gas / LPG 煤氣 / 石油氣 Unit/$m^2$/annum 用量單位/平方米/年 |
| Area served by central building services installation (Note 3) 有使用中央屋宇裝備裝置(註腳3)的部分 | 4,211 | 174.444 | Not Applicable 不適用 | 174.444 | Not Applicable 不適用 |



Star_ATR_SalesBrochure_R17_230217.indd 140 2023-02-17 04:25:43 PM

# 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

| **Part III: The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)<br>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:

1. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.

   The predicted annual energy use, in terms of electricity consumption (kWh/m²/annum) and town gas/LPG consumption (unit/m²/annum), of the Development by the internal floor area served, where:

   (a) "total annual energy use" has the same meaning of "annual energy use" under Section 4 and Appendix 8 of the BEAM Plus for New Building (v1.2 version); and

   (b) "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" under Section 4 and Appendix 8 of the BEAM Plus for New Building (v1.2 version).
3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations (2018 Edition).

註腳:

1. 一般而言，一棟樓宇的預計"每年能源消耗量"愈低，其節約能源的效益愈高。如一棟樓宇預計的"每年能源消耗量"低於該樓宇的"基線樓宇每年能源耗量"，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。

   預計每年能源消耗量[以消耗量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)預算]，指將發展項目的每年能源消耗總量除以使用關裝置的內部樓面面積所得出的商，其中:

   (a) "每年能源消耗量"與新興建樓宇BEAM Plus標準 (1.2版本) 第4節及附錄8中的「年能源消耗」具有相同涵義；及

   (b) 樓宇、空間或單位的"內部樓面面積"，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
2. "基準樓宇"與新建樓宇BEAM Plus標準 (1.2版本) 第4節及附錄8中的"基準建築物模式(零分標準)"具有相同涵義。
3. "中央屋宇裝備裝置"與《屋宇裝備裝置能源效益實務守則》(2018年版)中的涵義相同。



Star_ATR_SalesBrochure_R17_230217.indd 141 2023-02-17 04:25:43 PM

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

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

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

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

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

5. Please refer to paragraphs 9, 10, 11 and 12 of the Summary of Land Grant for the Green Area as referred to in Special Condition Nos.(2), (3), (4) and (5) of the Government Grant.

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

2. 如正式買賣合約的買方有此要求，並獲賣方 (按其自己的酌情決定) 同意之情況下取消正式買賣合約或買方於該正式買賣合約所承擔之責任，賣方有權保留相等於該正式買賣合約所指定的住宅物業及停車位總售價百份之五的款項。同時買方亦須額外付予賣方或付賣方 (視屬何情況而定) 全部就取消該正式買賣合約須付之律師費、收費及代墊付費用 (包括任何須繳付之印花稅)。

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

4. 已簽署正式買賣合約的買方有權要求獲得一份有關完成興建發展項目所需的建築費用及專業費用總額的最新資料，以及直至該要求提出時的上一個公曆月底為止已動用及支付的建築費用及專業費用總額，並可於該要求提出及在支付不超過港幣一百元象徵式費用後獲得提供該資料的副本。

5. 有關批地文件特別批地條款第(2), (3), (4) 及 (5)條提及的綠色範圍請見批地文件的摘要第9, 10, 11及12段。



Star_ATR_SalesBrochure_R17_230217.indd 142 2023-02-17 04:25:44 PM

1. There may be future changes to the development and the surrounding areas.
2. Date of printing of this Sales Brochure: 18 February 2023

1. 發展項目及其周邊地區日後可能出現改變
2. 本售樓說明書印製日期：2023年2月18日



Star_ATR_SalesBrochure_R17_230217.indd 143 2023-02-17 04:25:44 PM

Star_ATR_SalesBrochure_R17_230217.indd 144 2023-02-17 04:25:44 PM

Star_ATR_SalesBrochure_R17_230217.indd 145 2023-02-17 04:25:45 PM

Star_ATR_SalesBrochure_R17_230217.indd 146 2023-02-17 04:25:45 PM