ORIA 傲華

SALES BROCHURE

售樓說明書

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

FOR ALL FIRST-HAND RESIDENTIAL PROPERTIES

1. IMPORTANT INFORMATION

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

2. FEES, MORTGAGE LOAN AND PROPERTY PRICE

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

3. PRICE LIST, PAYMENT TERMS AND OTHER FINANCIAL INCENTIVES

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

4. PROPERTY AREA AND ITS SURROUNDINGS

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

5. SALES BROCHURE

- Ensure that the sales brochure obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- In respect of an uncompleted development, the vendor may alter the building plans (if any) whenever the vendor considers necessary. To know the latest information of an uncompleted development, keep paying attention to any revised sales brochures made available by the vendor.
- Read through the sales brochure and in particular, check the following information in the sales brochure -
  - whether there is a section on "relevant information" in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as "relevant information";
  - 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.

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8. REGISTER OF TRANSACTIONS

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

9. AGREEMENT FOR SALE AND PURCHASE

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

10. EXPRESSION OF INTENT OF PURCHASING A RESIDENTIAL PROPERTY

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

11. APPOINTMENT OF ESTATE AGENT

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

12. APPOINTMENT OF SOLICITOR

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

FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES

13. PRE-SALE CONSENT

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

14. SHOW FLATS

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

FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES AND COMPLETED RESIDENTIAL PROPERTIES PENDING COMPLIANCE

15. ESTIMATED MATERIAL DATE AND HANDING OVER DATE

- Check the estimated material date[3] for the development in the sales brochure.
  - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.
- Handing over date
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document / a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.

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

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

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

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

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

> strike or lock-out of workmen;
> riots or civil commotion;
> force majeure or Act of God;
> fire or other accident beyond the vendor's control;
> war; or
> inclement weather.

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

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

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

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	**EMAIL**	enquiry_srpa@hd.gov.hk
TELEPHONE	2817 3313	**FAX**	2219 2220

Other useful contacts:

Consumer Council

WEBSITE	www.consumer.org.hk	**EMAIL**	cc@consumer.org.hk
TELEPHONE	2929 2222	**FAX**	2856 3611

Estate Agents Authority

WEBSITE	www.eaa.org.hk	**EMAIL**	enquiry@eaa.org.hk
TELEPHONE	2111 2777	**FAX**	2598 9596

Real Estate Developers Association of Hong Kong

TELEPHONE	2826 0111	**FAX**	2845 2521

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

[2] According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following—

(i) the external dimensions of each residential property;
(ii) the internal dimensions of each residential property;
(iii) the thickness of the internal partitions of each residential property;
(iv) the external dimensions of individual compartments in each residential property.

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

[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

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。
- 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。
- 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	**電郵**	enquiry_srpa@hd.gov.hk
電話	2817 3313	**傳真**	2219 2220

其他相關聯絡資料：

消費者委員會

網址	www.consumer.org.hk	**電郵**	cc@consumer.org.hk
電話	2929 2222	**傳真**	2856 3611

地產代理監管局

網址	www.eaa.org.hk	**電郵**	enquiry@eaa.org.hk
電話	2111 2777	**傳真**	2598 9596

香港地產建設商會

電話	2826 0111	**傳真**	2845 2521

一手住宅物業銷售監管局 | 2023年3月

[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。

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

02

INFORMATION ON THE DEVELOPMENT
發展項目的資料

Name of the Development

ORIA

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

121 Shau Kei Wan Main Street East
(Note: This provisional street number is subject to confirmation when the Development is completed.)

The Development consists of one multi-unit building
Total number of storeys of this multi-unit building

23 storeys (exclusive of roof)

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

G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 26/F and roof

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

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

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

Not applicable

- The estimated material date for the Development as provided by the Authorized Person for the Development: 31 May 2025
- The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.
- Under the Land Grant, the consent of the Director of Lands is not required to be given for the sale and purchase. For the purpose of the agreement for sale and purchase, the Development is deemed to be completed on the date on which an occupation permit for every building in the Development is issued.

Note:

"Material date" means the date on which the Development is completed in all respects in compliance with the approved building plans.

發展項目名稱

傲華

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

筲箕灣東大街121號
(備註：此臨時門牌號數有待發展項目建成時確認。)

發展項目包含一幢多單位建築物
該幢多單位建築物的樓層的總數

23層 (不包括天台)

發展項目的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數

地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至26樓及天台

該幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數

4樓、13樓、14樓及24樓

該幢多單位建築物內的庇護層(如有)

不適用

- 由發展項目的認可人士提供的發展項目的預計關鍵日期：2025年5月31日
- 預計關鍵日期是受到買賣合約所允許的任何延期所規限的。
- 根據批地文件，進行該項買賣，不需獲地政總署署長同意。為買賣合約的目的，發展項目當作在佔用許可證就發展項目中的每幢建築物發出的日期落成。

備註：

「關鍵日期」指發展項目在遵照經批准的建築圖則的情況下在各方面均屬完成的日期。

03

INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT
賣方及有參與發展項目的其他人的資料

Vendor

China Vision Engineering Limited

Holding company of the Vendor

Kam Wah Investment Company Limited

Authorized Person for the Development

Lai Siu Kin

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

Lu Tang Lai Architects Limited

Building Contractor for the Development

To's Universe Construction Co., Ltd

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

Deacons

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

Not applicable

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

Not applicable

賣方

廣信工程有限公司

賣方的控權公司

錦華置業有限公司

發展項目的認可人士

黎紹堅

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團

呂鄧黎建築師有限公司

發展項目的承建商

國宇建築有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所

的近律師行

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

不適用

已為發展項目的建造提供貸款的任何其他人

不適用

04

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(a)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the development;	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;	Not Applicable
(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;	Not Applicable
(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

04

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；	不適用
(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；	不適用
(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份擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團；	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

05

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 in the Development.

發展項目將會有構成圍封牆的一部份的非結構的預製外牆。

The range of the thickness of non-structural prefabricated external walls of each block 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 in the Development.

發展項目將會有構成圍封牆的一部份的幕牆。

The range of the thickness of 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 NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS AND CURTAIN WALLS OF EACH RESIDENTIAL PROPERTY
每個住宅物業的非結構的預製外牆及幕牆總面積表

Floor 樓層	Flat 單位	The total area of curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆總面積 (平方米)	The total area of non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)
3/F (1 storey) 3樓 (共1層)	A	0.689	0.625
	B	0.563	-
	C	0.497	0.191
	D	0.278	-
	E	0.278	-
	F	1.028	0.633
	G	0.475	-
	H	0.331	-
5/F - 12/F, 15/F - 23/F, 25/F (18 storeys) 5樓至12樓， 15樓至23樓，25樓 (共18層)	A	0.689	0.625
	B	0.863	-
	C	0.497	0.191
	D	0.278	-
	E	0.278	-
	F	1.028	0.633
	G	0.475	-
	H	0.331	-
26/F (1 storey) 26樓 (共1層)	A	1.710	0.199
	B	1.128	-
	C	1.850	0.478
	D	1.385	-

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

06

INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

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

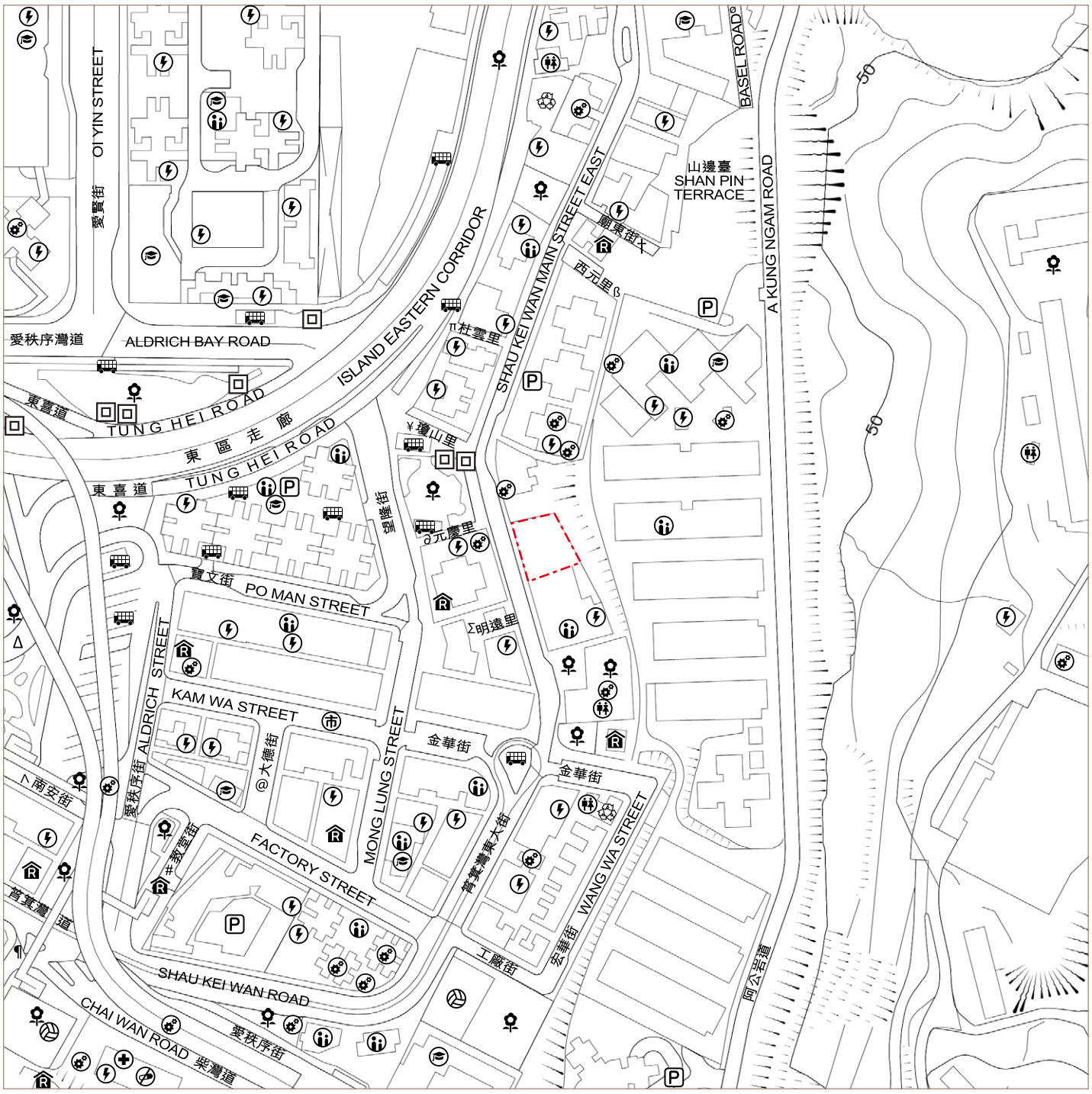
The latest draft deed of mutual covenant of the Development does not provide the name of the manager of the Development, and the Vendor intends to appoint Savills Property Management Limited as the manager of the Development upon the execution of the deed of mutual covenant.

根據公契最新擬稿獲委任為發展項目管理人的人

發展項目公契的最新擬稿未有提供發展項目的管理人的名稱，而賣方擬在簽立公契時委任第一太平戴維斯物業管理有限公司為發展項目的管理人。

07

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



Scale 比例尺:

0 M (米) 250 M (米)

Location of the Development
發展項目的位置

The Location Plan is prepared by the Vendor with reference to the Digital Topographic Map No. T11-SE-B dated 13 April 2023 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.
此所在位置圖是由賣方擬備並參考地政總署測繪處於2023年4月13日出版之數碼地形圖，圖幅編號T11-SE-B，有需要處經修正處理。

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。

Notation 圖例

- a Power Plant (including Electricity Sub-stations) 發電廠(包括電力分站)
- a Public Utility Installation 公用事業設施裝置
- a Public Park 公園
- a School (including a Kindergarten) 學校 (包括幼稚園)
- a Public Carpark (including a Lorry Park) 公眾停車場 (包括貨車停泊處)
- Social Welfare Facilities (including an Elderly Centre and a Home for the Mentally Disabled) 社會福利設施 (包括老人中心及弱智人士護理院)
- Sports Facilities (including a Sports Ground and a Swimming Pool) 體育設施 (包括運動場及游泳池)
- a Refuse Collection Point 垃圾收集站
- a Clinic 診療所
- a Public Convenience 公廁
- a Public Transport Terminal (including a Rail Station) 公共交通總站 (包括鐵路車站)
- an Addiction Treatment Centre 戒毒院所
- a Market (including a Wet Market and a Wholesale Market) 市場 (包括濕貨市場及批發市場)
- a Ventilation Shaft for the Mass Transit Railway 香港鐵路的通風井
- a Religious Institution (including a Church, a Temple and a Tsz Tong) 宗教場所 (包括教堂、廟宇及祠堂)

07

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

Street names note shown in full on the Location Plan of the Development:
於發展項目的所在位置圖未能顯示之街道全名：

¶	NGOI MAN STREET	愛民街
^	NAM ON STREET	南安街
Δ	NAM ON LANE	南安里
#	CHURCH STREET	教堂街
@	TAI TAK STREET	大德街
Σ	MING UN LANE	明遠里
∂	YUEN HING LANE	元慶里
¥	KENG SHAN LANE	瓊山里
π	TO WAN LANE	杜雲里
ß	SAI YUN LANE	西元里
†	MIU TUNG STREET	廟東街
ø	BASEL ROAD	巴色道

Notes:

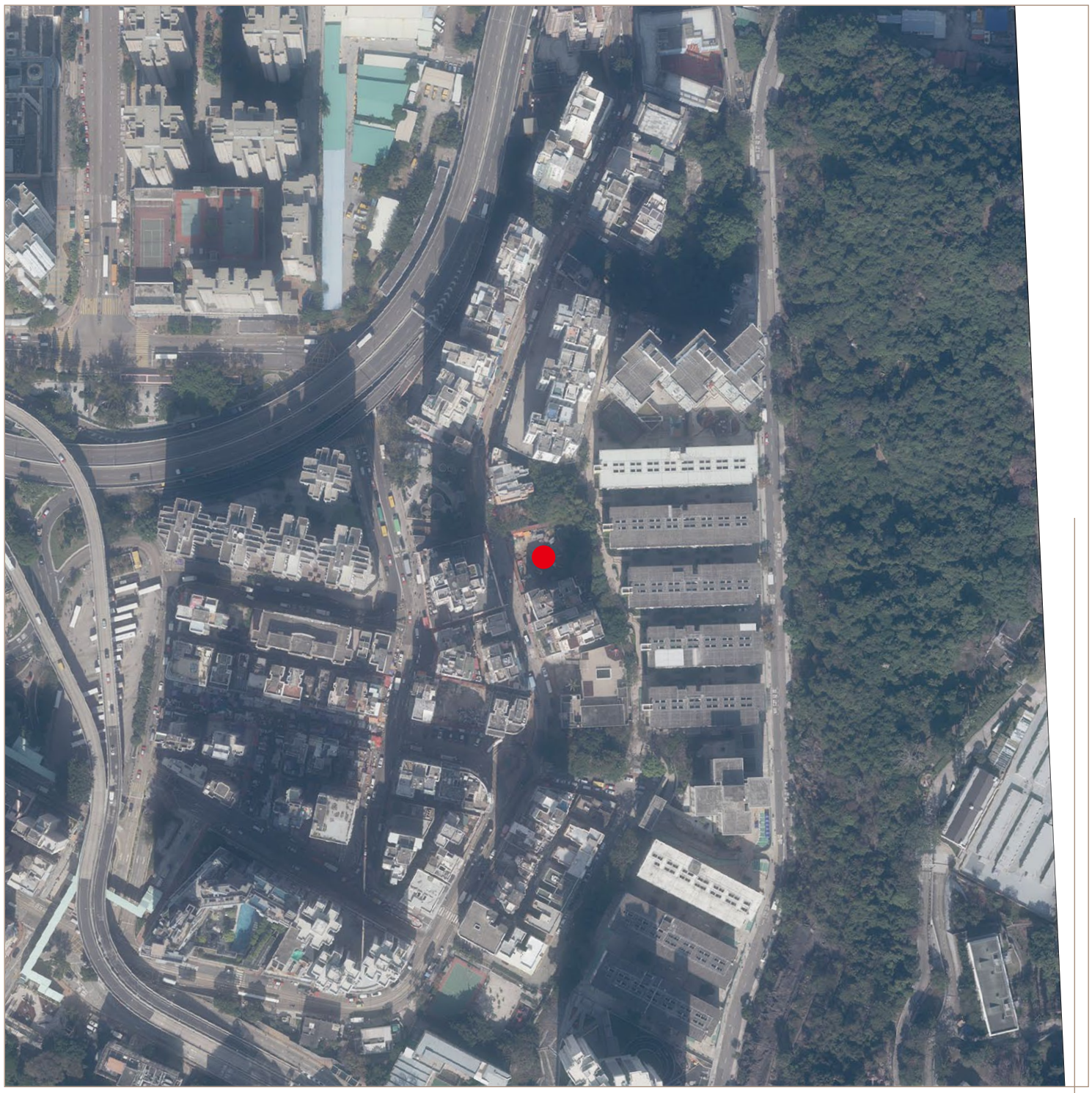
1. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
2. The Location Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.

備註:

1. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳的了解。
2. 由於發展項目的邊界不規則的技術原因，此位置圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。

08

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



● Location of the Development
發展項目的位置

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

Adopted from part of the aerial photograph taken by the Survey and Mapping Office, Lands Department at a flying height of 6,900 feet, photo No. E145957C, date of flight : 11 January 2022.
摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E145957C，飛行日期：2022年1月11日。

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Notes:

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

備註:

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

08

AERIAL PHOTOGRAPH OF THE DEVELOPMENT

發展項目的鳥瞰照片



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

● Location of the Development
發展項目的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office, Lands Department at a flying height of 6,900 feet, photo No. E145958C, date of flight : 11 January 2022.
摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E145958C，飛行日期：2022年1月11日。

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Notes:

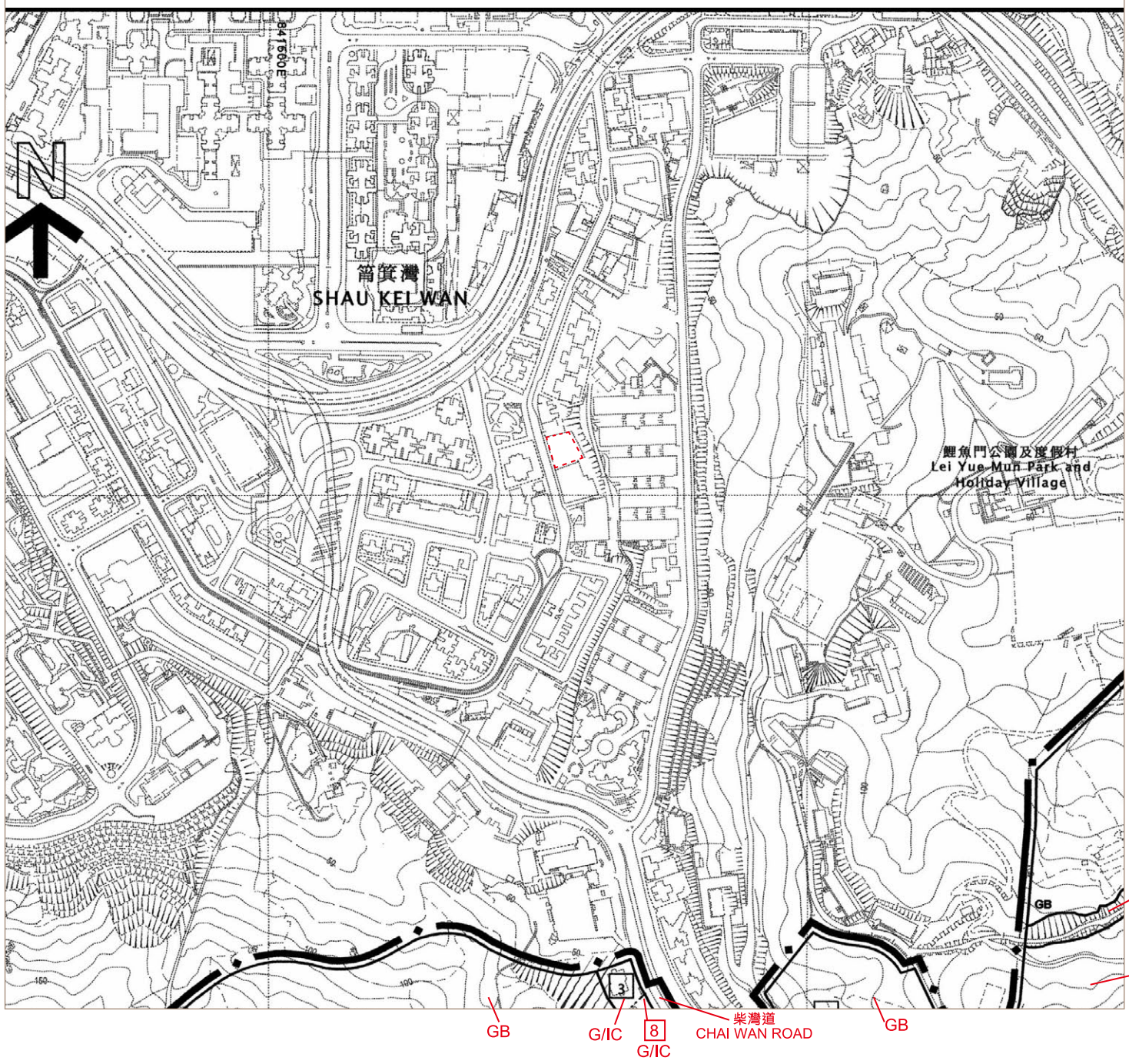
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3. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.

備註:

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

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

This blank area falls outside the coverage of Outline Zoning Plan No. S/H20/26
分區計劃大綱圖編號S/H20/26並不覆蓋本空白範圍



N

Location of the Development
發展項目的位置

SCALE
比例: 0 500M(米)

Extract from the Draft Chai Wan Outline Zoning Plan, Plan No. S/H20/26, gazetted on 12th May 2023, with adjustments where necessary as shown in red.

摘錄自2023年5月12日刊憲之柴灣分區計劃大綱草圖，圖則編號為S/H20/26，有需要處經修正處理，並以紅色顯示。

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

Notation 圖例

Zones 地帶

- GB — Green Belt 綠化地帶
- G/IC — Government, Institution or Community 政府、機構或社區

Miscellaneous 其他

- Boundary of Planning Scheme 規劃範圍界線
- Building Height Control Zone Boundary 建築物高度管制區界線
- 8 — Maximum Building Height (In Number of Storeys) 最高建築物高度(樓層數目)

Notes:

1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.

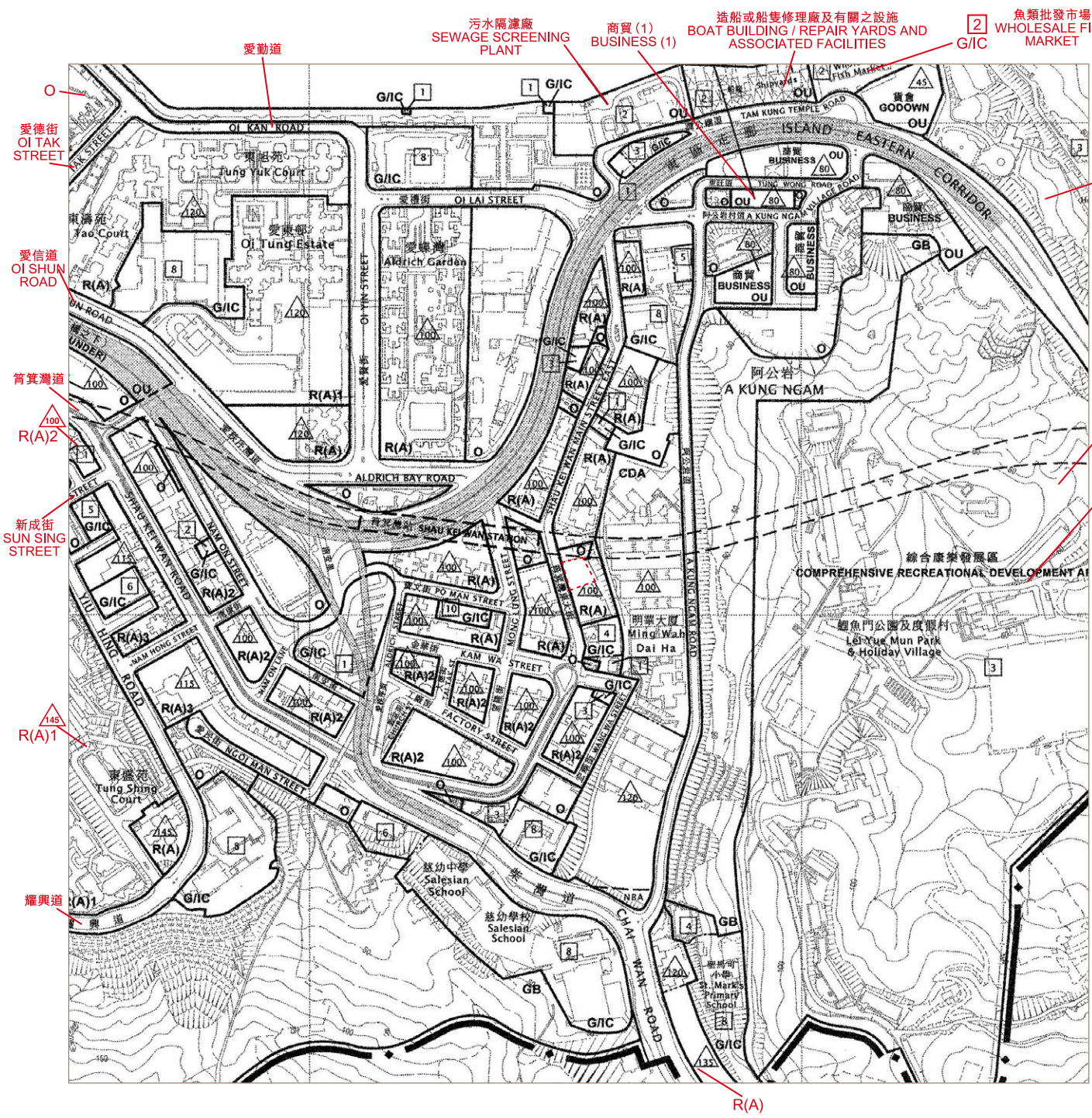
備註:

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可在開放時間內於售樓處免費查閱。
2. 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。

09

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 500M(米)

Extract from the Approved Shau Kei Wan Outline Zoning Plan, Plan No. S/H9/18, gazetted on 17th April 2015, with adjustments where necessary as shown in red.

摘錄自2015年4月17日刊憲之筲箕灣分區計劃大綱核准圖，圖則編號為S/H9/18，有需要處經修正處理並以紅色顯示。

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

Notation 圖例

Zones 地帶

- CDA — Comprehensive Development Area 綜合發展區
- R(A) — Residential (Group A) 住宅(甲類)
- G/IC — Government, Institution or or Community 政府、機構或社區
- O — Open Space 休憩用地
- OU — Other Specified Uses 其他指定用途
- GB — Green Belt 綠化地帶

Communications 交通

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

Miscellaneous 其他

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

Notes:

1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
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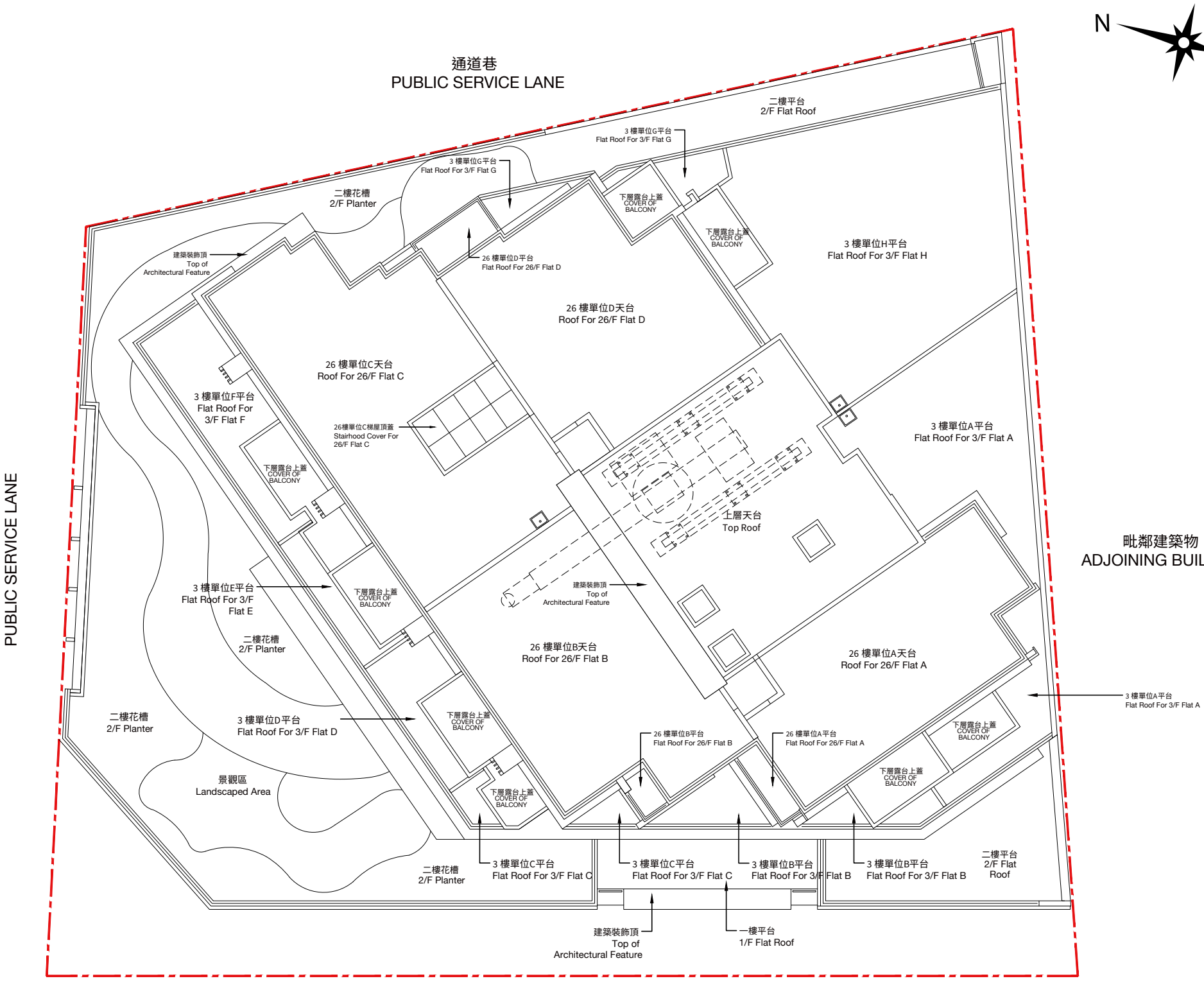
備註:

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可在開放時間內於售樓處免費查閱。
2. 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。

10

LAYOUT PLAN OF THE DEVELOPMENT

發展項目的布局圖



0 1 5

Scale 比例 Metre 米

發展項目的界線
Boundary of the Development

The estimated date of completion of the building and facilities, as provided by the Authorized Person for the Development : 31st May 2025

發展項目的認可人士提供的該等建築物或設施的預計落成日期：
二零二五年五月三十一日

Note:

The layout of the residential properties in the Development shown in this plan is prepared based on the floor plan of residential properties in the Development applicable to roof floor.

備註：

圖中所示之發展項目住宅物業布局是參照用於天台的住宅物業平面圖製作而成。

11

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

LEGEND FOR FLOOR PLAN
平面圖圖例

A/C	= AIR-CONDITIONING PLATFORM 空調機平台
A.F.	= ARCHITECTURAL FEATURE 建築裝飾
Bath	= BATHROOM 浴室
Bal.	= BALCONY 露台
C.W.	= CURTAIN WALL 玻璃幕牆
C.O.B.	= COVER OF BALCONY 下層露台上蓋
Dining	= DINING ROOM 飯廳
Dn	= DOWN 下
H.R.	= HOSE REEL 消防喉轆
Living	= LIVING ROOM 客廳
Open Kit.	= OPEN KITCHEN 開放式廚房
P.D.	= PIPE DUCT 管槽
STORE	= STORE ROOM 儲藏室
T.O.C.W.	= TOP OF CURTAIN WALL 玻璃幕牆頂
UP.	= UTILITY PLATFORM 工作平台
T.R.S	= TEMPORARY REFUGE SPACE 臨時庇護處

Notes:

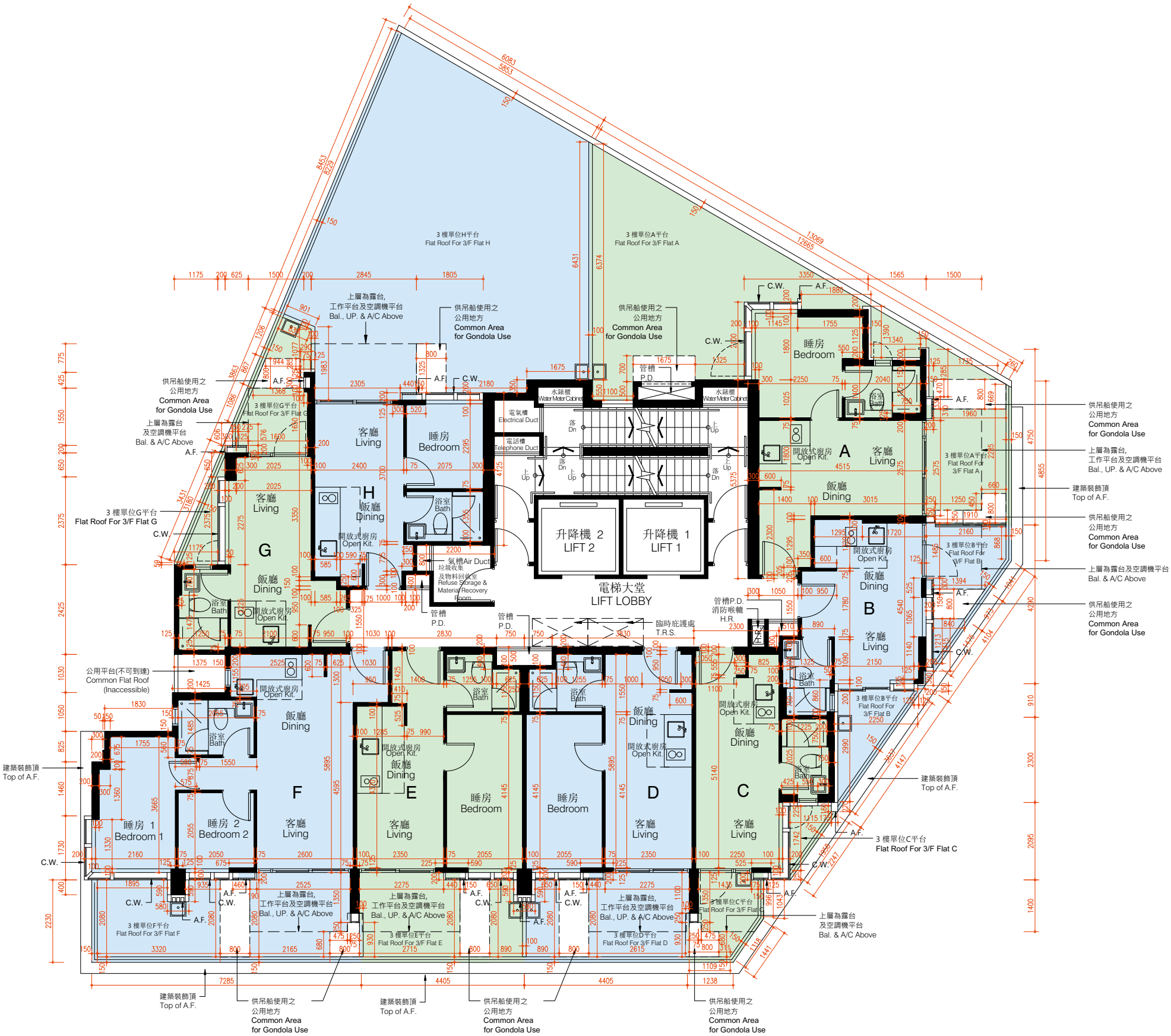
1. Common pipes exposed or enclosed in cladding may be located at/adjacent to the balcony, utility platform, air conditioning platform, flat roof, roof or external wall of some residential properties.
2. There may be sunken slabs at some parts of the ceiling inside some residential properties for the installation of mechanical and electrical services of the floor above or due to the structural, architectural and/or decoration design requirements of the floor above.
3. There may be ceiling bulkheads or false ceiling inside some residential properties for the installation of air-conditioning conduits and/or other mechanical and electrical services.
4. The outdoor unit of air-conditioning for some residential properties are placed on the designated air-conditioning platforms or flat roof. Such outdoor unit of air-conditioning may create heat and/or noise.
5. Those icons of fittings and appliances shown on the floor plans of residential properties like wash basins, water closets, shower cubicles, sink units, cabinets (if any) etc. are prepared in accordance with the latest approved building plans. Their shapes, dimensions, scales may be differed from the fittings and appliances actually provided and they are for indication and reference only.
6. The dimensions of the floor plan are all structural dimensions in millimeter.
7. 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 部分住宅物業的露台、工作平台、空調機平台、平台、天台或外牆上/附近或設有外露之公用喉管，或外牆裝飾皮內藏之公用喉管。
2. 部分住宅物業內之部分天花或有跌級樓板，用以安裝上層之機電設備或配合上層之結構、建築及/或裝修設計上的需要。
3. 部分住宅物業內或設有假陣或假天花用以安裝空調喉管及/或其他機電設備。
4. 部分住宅單位的空調機之室外機放置於指定的空調機平台或平台。該等空調機之室外機可能發出熱力及/或聲音。
5. 各住宅物業的樓面平面圖內所展示之裝置及設備的圖標如洗面盆、座廁、淋浴間、洗滌盆、櫃（如有）等乃根據最新經批准的建築圖則擬備，其形狀、尺寸、比例或與實際提供的裝置及設備存在差異，僅供示意及參考之用。
6. 平面圖所列之數字為以毫米標示之建築結構尺寸。
7. 不設4樓、13樓、14樓及24樓。

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



0 1 5

Scale 比例 Metre 米

N

Notes:

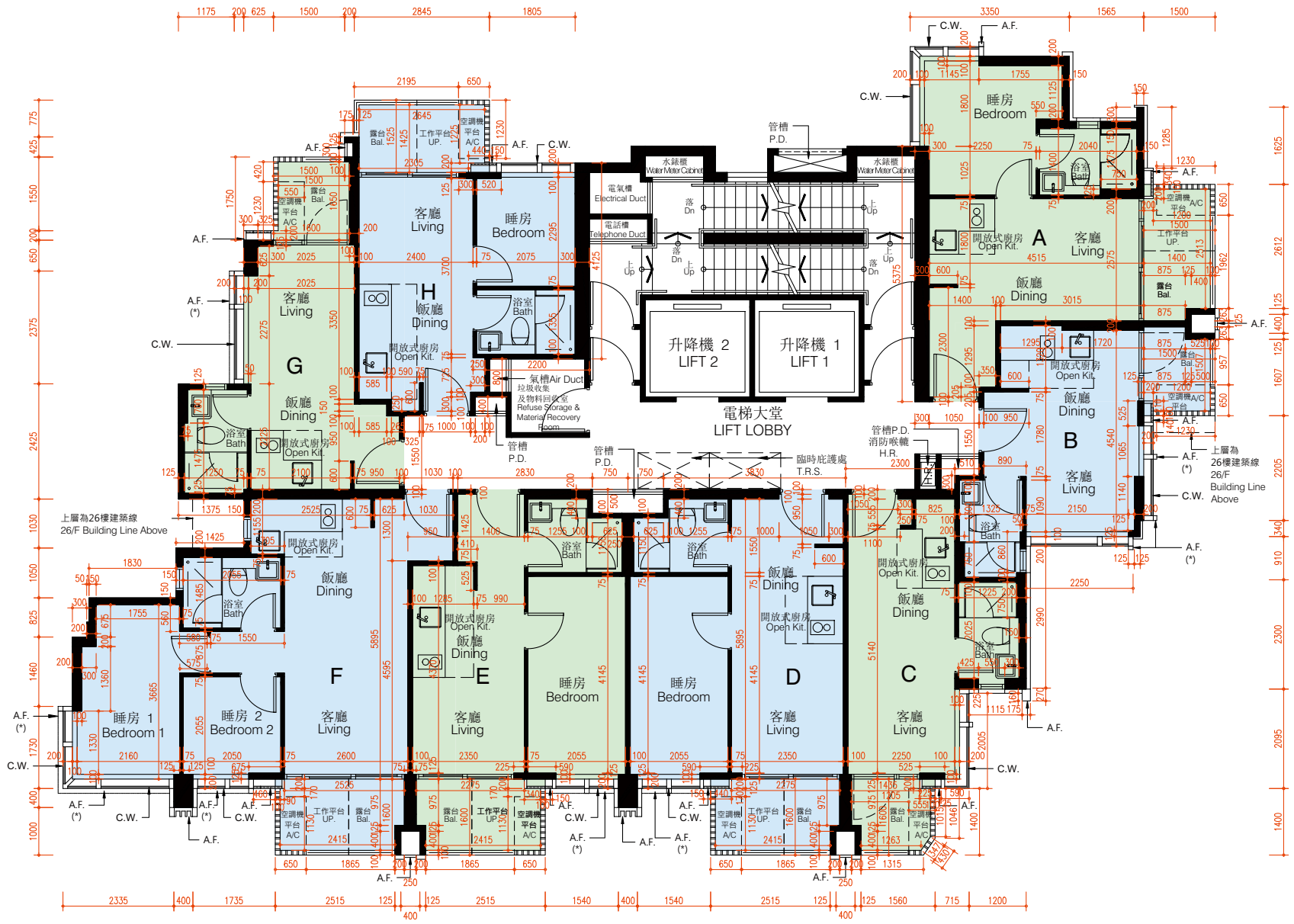
1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The dimensions in the floor plans are all structural dimensions in millimeter.
3. Please refer to page 18 of this Sales Brochure for legend of the terms and abbreviations used on the floor plans and the explanatory notes that are applicable thereto.

備註：

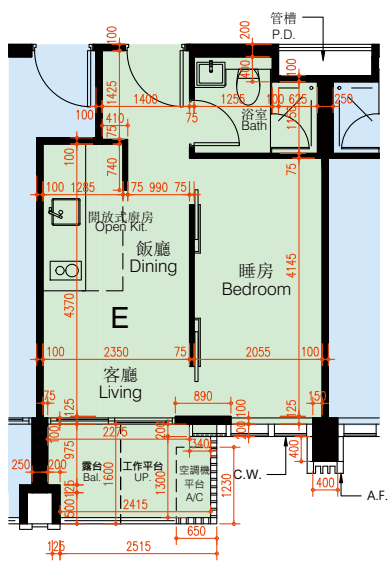
1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
3. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第18頁。

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

5/F, 6/F, 7/F, 8/F, 9/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F, 20/F, 21/F, 22/F, 23/F AND 25/F FLOOR PLAN
5樓、6樓、7樓、8樓、9樓、10樓、11樓、12樓、15樓、16樓、17樓、18樓、19樓、20樓、21樓、22樓、23樓及25樓平面圖



18/F Flat E Floor Plan
18樓單位E平面圖



0 1 5

Scale 比例 Metre 米

N

Note:

A.F.(*) : For locations of architectural features, please refer to the elevations on page 38 - 41 of this sales brochure.
建築裝飾位置，請參閱本售樓說明書第38頁至第41頁之立面圖。

Notes:

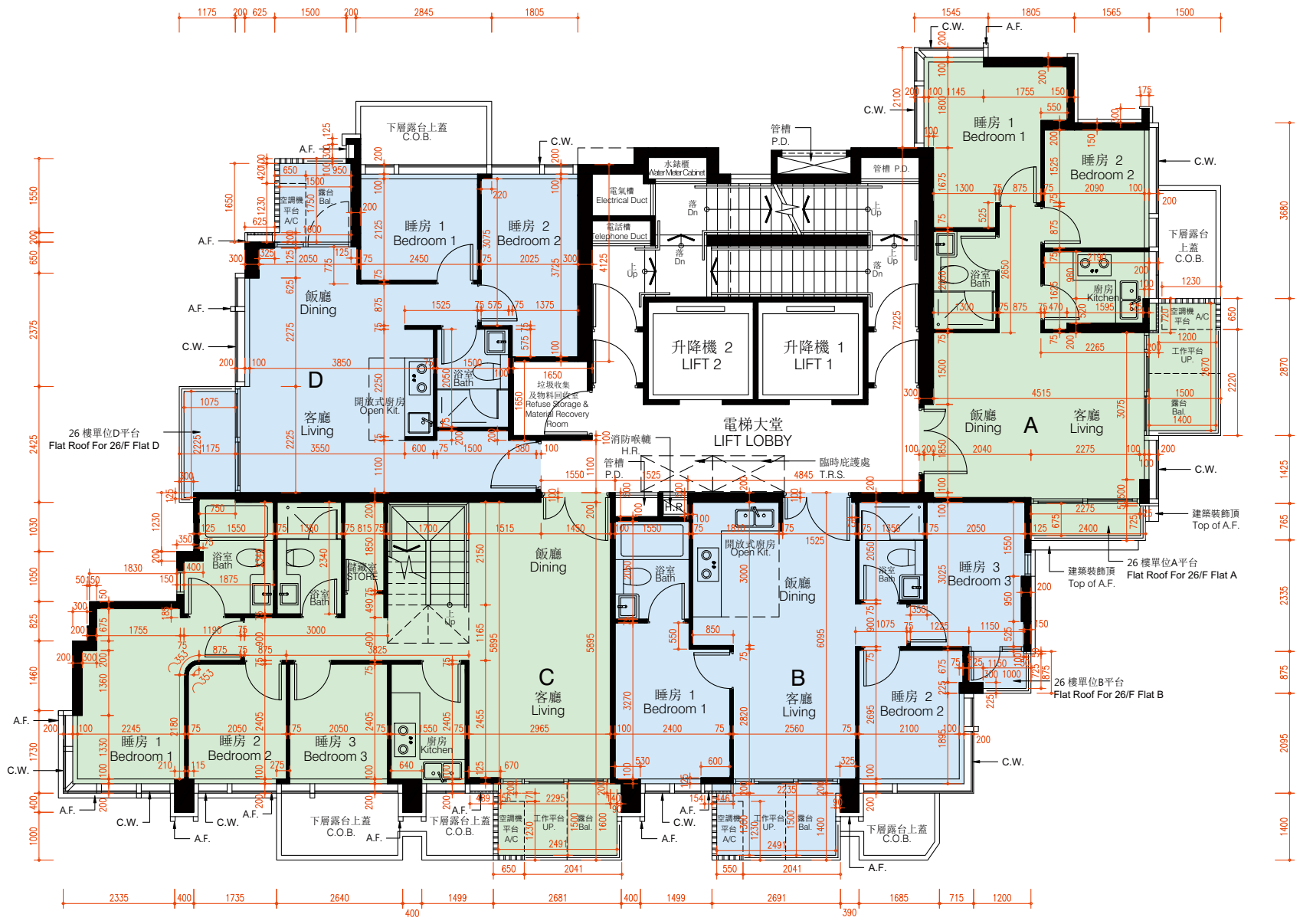
1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The dimensions in the floor plans are all structural dimensions in millimeter.
3. Please refer to page 18 of this Sales Brochure for legend of the terms and abbreviations used on the floor plans and the explanatory notes that are applicable thereto.

備註：

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
3. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第18頁。

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



0 1 5

Scale 比例 Metre 米

N

Notes:

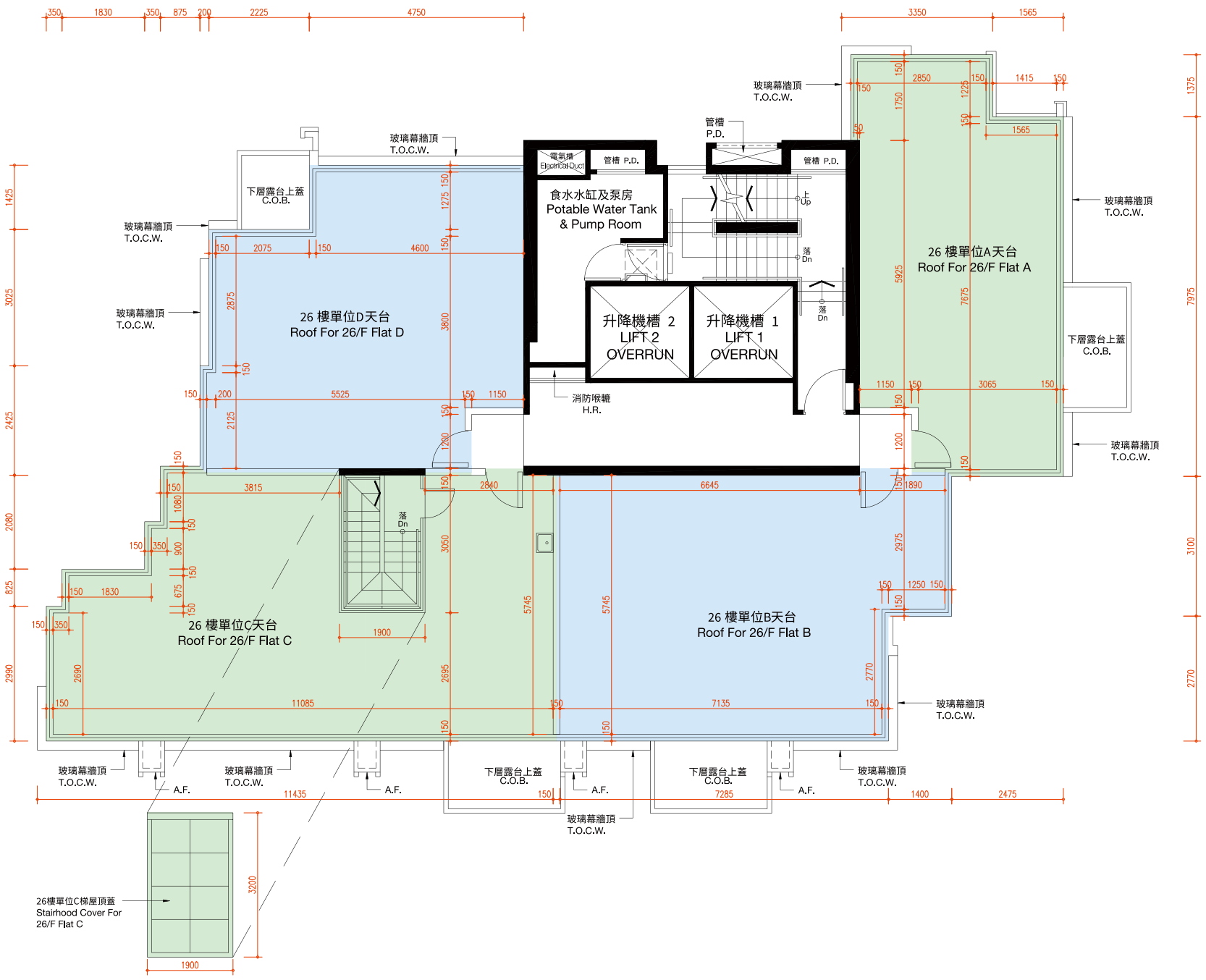
1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The dimensions in the floor plans are all structural dimensions in millimeter.
3. Please refer to page 18 of this Sales Brochure for legend of the terms and abbreviations used on the floor plans and the explanatory notes that are applicable thereto.

備註：

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
3. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第18頁。

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

ROOF FLOOR PLAN
天台平面圖



0 1 5

Scale 比例 Metre 米

N

Notes:

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.
2. The dimensions in the floor plans are all structural dimensions in millimeter.
3. Please refer to page 18 of this Sales Brochure for legend of the terms and abbreviations used on the floor plans and the explanatory notes that are applicable thereto.

備註：

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
3. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第18頁。

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

	Floor 樓層							
	3/F, 5/F-12/F, 15/F-23/F 3樓、5樓至12樓、15樓至23樓		25/F 25樓				26/F 26樓	Roof 天台
	Flat 單位							
	C	A, B, D, E, F, G, H	C	A,D,F	B,G	E,H	A, B, C, D	A, B, C, D
Thickness of Floor Slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板厚度 (不包括灰泥)(毫米)	150	150,175	150	150,175	150,175	150,175	150,175	Not applicable 不適用
Floor-to-Floor Height (note: refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (註: 指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3150	3150	2800 3050 3150	2800 3050 3150	3150	2800 3150	4000	Not applicable 不適用

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (Including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有))平方米(平方呎))	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)									
Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
3/F 3樓	A	28.333 (305) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	32.249 (347)	-	-	-	-	-	-
	B	17.632 (190) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	6.978 (75)	-	-	-	-	-	-
	C	18.288 (197) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	4.030 (43)	-	-	-	-	-	-
	D	27.938 (301) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	7.831 (84)	-	-	-	-	-	-
	E	26.465 (285) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	7.831 (84)	-	-	-	-	-	-
	F	38.740 (417) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	12.460 (134)	-	-	-	-	-	-
	G	18.387 (198) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	5.482 (59)	-	-	-	-	-	-
	H	22.858 (246) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	57.778 (622)	-	-	-	-	-	-

1. The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The floor area of every one of the balcony, utility platform and verandah, if any, to the extent that it forms part of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
3. 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.
4. 4/F, 13/F, 14/F and 24/F are omitted.

1. 住宅物業的實用面積是按《一手住宅物業銷售條例》第8條計算得出的。
2. 在構成住宅物業的一部份的範圍內的每一露台、工作平台及陽台(如有)之樓面面積是按《一手住宅物業銷售條例》第8條計算得出的。
3. 其他指明項目的面積(不計算入實用面積)是按《一手住宅物業銷售條例》附表2第2部計算得出的。
4. 不設4樓、13樓、14樓及24樓。

Notes:

1. The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the areas presented in square metres.
2. There is no verandah in the residential properties of the Development.

備註:

1. 以平方呎列出的面積由以平方米列出的面積以1平方米 = 10.764 平方呎換算,並以四捨五入至整數,與以平方米表述之面積可能有些微差異。
2. 發展項目的住宅物業不設陽台。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (Including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有))平方米(平方呎))	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)									
Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、15樓至23樓、25樓	A	31.840 (343) Balcony 露台: 2.006 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B	19.631 (211) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-
	C	20.426 (220) Balcony 露台: 2.139 (23) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-
	D	31.583 (340) Balcony 露台: 2.145 (23) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	E	30.110 (324) Balcony 露台: 2.145 (23) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	F	42.384 (456) Balcony 露台: 2.145 (23) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	G	20.562 (221) Balcony 露台: 2.033 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-
	H	26.255 (283) Balcony 露台: 2.039 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

1. The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The floor area of every one of the balcony, utility platform and verandah, if any, to the extent that it forms part of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
3. 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.
4. 4/F, 13/F, 14/F and 24/F are omitted.

1. 住宅物業的實用面積是按《一手住宅物業銷售條例》第8條計算得出的。
2. 在構成住宅物業的一部份的範圍內的每一露台、工作平台及陽台(如有)之樓面面積是按《一手住宅物業銷售條例》第8條計算得出的。
3. 其他指明項目的面積(不計算入實用面積)是按《一手住宅物業銷售條例》附表2第2部計算得出的。
4. 不設4樓、13樓、14樓及24樓。

Notes:

1. The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the areas presented in square metres.
2. There is no verandah in the residential properties of the Development.

備註:

1. 以平方呎列出的面積由以平方米列出的面積以1平方米 = 10.764 平方呎換算,並以四捨五入至整數,與以平方米表述之面積可能有些微差異。
2. 發展項目的住宅物業不設陽台。

12

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (Including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有))平方米(平方呎))	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)									
Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
26/F 26樓	A	47.731 (514) Balcony 露台: 2.005 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	1.551 (17)	-	-	35.637 (384)	-	-	-
	B	53.647 (577) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	0.890 (10)	-	-	45.156 (486)	-	-	-
	C	68.482 (737) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	52.369 (564)	5.015 (54)	-	-
	D	46.138 (497) Balcony 露台: 2.026 (22) Utility Platform 工作平台: -	-	-	-	2.304 (25)	-	-	40.374 (435)	-	-	-

1. The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The floor area of every one of the balcony, utility platform and verandah, if any, to the extent that it forms part of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
3. 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.
4. 4/F, 13/F, 14/F and 24/F are omitted.

Notes:

1. The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the areas presented in square metres.
2. There is no verandah in the residential properties of the Development.

1. 住宅物業的實用面積是按《一手住宅物業銷售條例》第8條計算得出的。
2. 在構成住宅物業的一部份的範圍內的每一露台、工作平台及陽台(如有)之樓面面積是按《一手住宅物業銷售條例》第8條計算得出的。
3. 其他指明項目的面積(不計算入實用面積)是按《一手住宅物業銷售條例》附表2第2部計算得出的。
4. 不設4樓、13樓、14樓及24樓。

備註:

1. 以平方呎列出的面積由以平方米列出的面積以1平方米 = 10.764 平方呎換算,並以四捨五入至整數,與以平方米表述之面積可能有些微差異。
2. 發展項目的住宅物業不設陽台。

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

Not Applicable

不適用

14

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase (the "preliminary agreement").
2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders.
3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement –

   (a) that preliminary agreement is terminated;

   (b) the preliminary deposit is forfeited; and

   (c) the owner does not have any further claim against the purchaser for the failure.

1. 在簽署臨時買賣合約(該「臨時合約」)時須支付款額為5%的臨時訂金。
2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有。
3. 如買方沒有於訂立該臨時合約的日期之後的5個工作日內簽立買賣合約 –

   (a) 該臨時合約即告終止；

   (b) 有關的臨時訂金即予沒收；及

   (c) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

15

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

A. COMMON PARTS OF THE DEVELOPMENT

"Common Areas" means the Development Common Areas, the Commercial Common Areas and the Residential Common Areas.

"Common Facilities" means the Development Common Facilities, the Commercial Common Facilities and the Residential Common Facilities.

"Development Common Areas" means the whole of the Lot and the Development which are not otherwise specifically assigned to or for the exclusive use of an Owner and are designed or intended for common use and benefit of the Owners (which do not form part of the Units, the Commercial Common Areas or the Residential Common Areas) and shall include but not limited to load bearing walls, structural walls, foundations, columns, beams and floor slabs of the Development (which do not form part of the Units, the Commercial Common Areas or the Residential Common Areas), parts of the External Walls of the Ground Floor to the First Floor of the Development as for identification purpose only shown and coloured yellow on the Elevation Plans (certified as to their accuracy by the Authorized Person) annexed to the DMC, such part of the Slope and Retaining Structures (if any) within the Lot, transformer rooms, refuse storage and material recovery chamber, telecommunications and broadcasting equipment room, telecommunications and broadcasting equipment lead-in cable duct, fire services inlets, sprinkler inlet and sprinkler control valve, water check meter cabinet, cable riser ducts, potable and flushing water pump room, flushing water tank and pump room, fire services and transfer pump room, pipe ducts, fire services tank, sprinkler tank, sprinkler and fire services pump room, fire services control room, emergency generator room, lift lobby, high voltage switchgear room, main switch room, staircases, landings and corridors and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Development designed or intended for common use and benefit of the Owners and not otherwise specifically assigned to or for the exclusive use of an Owner (which do not form part of the Units, the Commercial Common Areas or the Residential Common Areas). The Development Common Areas are for the purpose of identification shown and coloured yellow on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.

"Development Common Facilities" means:

(a) Such of fire service control, main switch, water pumps, fire alarm system, fire hydrant/hose reel system, drains, pipes, gutters, surface channels, wells (if any), sewers, wires and cables, plant and machinery, electrical and mechanical installation servicing the Development Common Areas and other services facilities whether ducted or otherwise which are or at any time may be in, under or over or passing through the Lot and the Development through which water, sewage, electricity and any other services are supplied to the Lot and the Development or any part or parts thereof which are for the use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit;

(b) Lighting including facade lighting within the Development which are for the use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit;

(c) Automatic sprinkler system, fire detection and alarm system and fire hydrant and hose reel system within the Development which are for the use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit;

(d) Burglar alarm, metal gate and security system(s) (if any) which are for the use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit;

and other facilities and systems (including gondola system) for the common use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit exclusively.

For avoidance of doubt, the term "Development Common Facilities" shall not include those facilities, equipment and other like structures forming part of the Commercial Common Facilities or the Residential Common Facilities.

"Residential Common Areas" means those parts of the Lot and the Development designed or intended for the common use and benefit of the Owners of the Residential Units and not otherwise specifically assigned to or for the exclusive use of an Owner of a Residential Unit (which do not form part of the Units, the Development Common Areas or the Commercial Common Areas) and shall include but not limited to :-

(a) the Recreational Areas;

(b) lift lobbies, lift shafts, hose reels, refuse storage and material recovery rooms, canopies, air ducts, electrical ducts, pipe ducts, telephone ducts, water meter cabinets, flat roofs, top roof, staircases and landings, lift areas, lift machine room, flushing water tank and pump room, flushing water tanks, potable water tank and pump room, potable water tanks;

(c) parts of the External Walls of the Development from the Ground Floor to the First Floor as for identification purpose only shown and coloured green on the Elevation Plans (certified as to their accuracy by the Authorized Person) annexed to the DMC and vertical green;

(d) External Walls above the First Floor up to the top roof of the Development;

(e) structural walls, partitions, columns, beams, floor slabs and other structural elements and supports of or within Residential Units or any of them

and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Development designed or intended for the common use and benefit of the Owners of the Residential Units and not otherwise specifically assigned to or for the exclusive use of an Owner of a Residential Unit.

The Residential Common Areas are for the purpose of identification shown and coloured green on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.

"Residential Common Facilities" means those facilities and ancillary equipment for the common use and benefit of the Owners of the Residential Units and not for the use and benefit of a particular Residential Unit exclusively and shall include but not limited to the Recreational Facilities, drains, pipes, gutters, surface channels, sewers, fire-fighting system, wires and cables, electrical equipment, air-conditioning and mechanical installation, lighting, burglar alarm, security system, lifts and manual fire alarm for the use and benefit of the Residential Units but excluding the Development Common Facilities and the Commercial Common Facilities.

"Commercial Common Areas" means those parts of the Lot and the Development and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Development designed or intended for the common use and benefit of the Owners of the Commercial Units and not otherwise specifically assigned to or for the exclusive use of the Owner of a Commercial Unit (which do not form part of the Units, the Development Common Areas or the Residential Common Areas) and shall include but not limited to gas service cabinet, pipe ducts, [EL.D.] and parts of the External Walls of the Development (including the glass wall and its architectural features on the First Floor) as for identification purpose only shown and coloured pink on the First Floor Plan and Elevation Plans (certified as to their accuracy by the Authorized Person) annexed to the DMC. The Commercial Common Areas are for the purpose of identification shown and coloured pink on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.

"Commercial Common Facilities" means those facilities and equipment ancillary to the Commercial Common Areas for the common use and benefit of the Owners of the Commercial Units and not for the use and benefit of a Commercial Unit exclusively including, but not limited to, lightings, ducts, pipes, wires, cables, plant and machinery.

B. NUMBER OF UNDIVIDED SHARES ASSIGNED TO EACH RESIDENTIAL PROPERTY IN THE DEVELOPMENT

Floor	Flat	No. of Undivided Shares allocated to each Residential Unit
3/F	A	32
	B	19
	C	19
	D	29
	E	28
	F	40
	G	19
	H	29
5/F-12/F, 15/F-23/F & 25/F	A	32
	B	20
	C	21
	D	32
	E	31
	F	43
	G	21
	H	27
26/F	A	52
	B	59
	C	75
	D	51

Notes: There is no designation of 4/F, 13/F, 14/F and 24/F.

C. THE TERM OF YEARS FOR WHICH THE MANAGER OF THE DEVELOPMENT IS APPOINTED

Subject to the provisions of the Building Management Ordinance (Cap.344), the appointment of the Management Company as the Manager of the Lot and the Development shall be for an initial period of two (2) years from the date of the DMC and shall continue thereafter until termination of the appointment in accordance with the provisions of the DMC.

D. THE BASIS ON WHICH THE MANAGEMENT EXPENSES ARE SHARED AMONG THE OWNERS OF THE RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

(a) The Owners of each of the Units shall pay to the Manager monthly in advance the Management Fee in proportion to the Management Shares as set out in the Second Schedule to the DMC PROVIDED THAT no Owner shall be called upon to pay more than his appropriate shares of the Management Expenses as stated in the following:

(i) where any expenditure relates to or is for the benefit of the Lot and the Development (but does not relate solely to or is not solely for the benefit of any Unit, Residential Common Areas, Commercial Common Areas, Residential Common Facilities or Commercial Common Facilities), the Development Common Areas and/or the Development Common Facilities the full amount of such expenditure shall be apportioned between all the Owners of the Development in proportion to the number of Management Shares held by them;

(ii) where any expenditure relates solely to or is solely for the benefit of the Residential Units (but does not relate solely to or is not solely for the benefit of any particular Residential Unit), the Residential Common Areas and/or the Residential Common Facilities the full amount of such expenditure shall be apportioned between the Owners of the Residential Units in proportion to the number of Management Shares held by them;

(iii) where any expenditure relates solely to the Commercial Common Areas and/or the Commercial Common Facilities the full amount of such expenditure shall be borne by the Owners of the Commercial Units in proportion to the number of Management Shares held by them;

(iv) where any expenditure relates solely to or is solely for the benefit of a Unit, the full amount of such expenditure shall be borne by the Owner of such Unit.

(b) If the total contribution receivable as aforesaid by the Manager shall be insufficient to meet the Management Expenses and the Manager's Remuneration for any reason whatsoever, any shortfall, whether incurred or to be incurred over and above the said budgeted sum, shall be carried forward to and recouped by adjusting the annual budget and the Management Fee for the next financial year provided always that the Manager may, at its discretion from time to time, demand from the Owner of each Unit on giving not less than one (1) month's prior notice in writing the additional monthly contribution payable by each Owner save that in exceptional circumstances such additional contribution may be recovered by special contribution in one lump sum as the Manager shall in its absolute discretion deem fit to meet the shortfall in Management Expenses and the Manager's Remuneration provided further that the provisions under Schedule 7 to the Building Management Ordinance shall be complied with.

(c) If there should be any surplus in the total amount of additional contributions from the Owners as aforesaid after payment of all the cost charge and expenses then such surplus shall be held by the Manager and be deposited in a bank account and shall only be applied by the Manager in or towards payment of future Management Expenses as the Manager shall decide.

Provided That where in the Manager's opinion any expenditure has been incurred solely for the benefit of an Owner or group of Owners the Manager may charge that expenditure directly to that Owner or those Owners in such proportion as it may determine.

E. THE BASIS ON WHICH THE MANAGEMENT FEE DEPOSIT IS FIXED

The management fee deposit payable in respect of each Residential Unit shall be equivalent to three (3) months' Management Fee for that Residential Unit.

F. THE AREA (IF ANY) IN THE DEVELOPMENT RETAINED BY THE OWNER FOR THAT OWNER'S OWN USE

Not applicable.

Notes:

1. "DMC" means the latest draft Deed of Mutual Covenant and Management Agreement in respect of the Lot and the Development.
2. Unless otherwise defined in the sales brochure, capitalized terms used in this section shall (save as expressly defined therein) have the same meaning of such capitalized terms used in the DMC. Please refer to the DMC for details.

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SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

A. 發展項目的公用部分

「公用地方」指發展項目公用地方、商業公用地方及住宅公用地方。

「公用設施」指發展項目公用設施、商業公用設施及住宅公用設施。

「發展項目公用地方」指設計或擬定供業主公用及共享而非特別轉讓給或供個別業主獨家使用的整個地段及發展項目(不屬於單位、商業公用地方或住宅公用地方的一部分),並包括但不限於發展項目的承重牆、結構牆、地基、柱子、橫樑和樓板(不構成單位、商業公用地方或住宅公用地方的一部分)、發展項目地下至一樓的部分外牆(在公契附夾的立面圖(經認可人士核證為準確)上僅為識別目的以黃色顯示)、該地段內的斜坡及擋土結構(如有)的該部分、變壓器房、垃圾收集及物料回收房、電訊及廣播設備室、電訊及廣播設備引入線槽、消防入水口、花灑入水口及花灑控制閥、水錶檢查櫃、電纜立管管道、食水及沖廁水泵房、沖廁水箱及泵房、消防及轉換泵房、管道槽、消防水箱、花灑水箱、花灑及消防泵房、消防控制室、應急發電機房、升降機大堂、高壓配電室、主電掣房、樓梯、樓梯平台及走廊及《建築物管理條例》(第344章)附表1所指明該地段及發展項目內設計或擬定供業主公用及共享而非特別轉讓給或供個別業主獨家使用的所有其他公用部分(如有)(不屬於單位、商業公用地方或住宅公用地方的一部分)。發展項目公用地方在公契附夾的圖則(經認可人士核證為準確)上為識別目的以黃色顯示。

「發展項目公用設施」指

(a) 為發展項目公用地方而設的消防控制、總電掣、水泵、火警系統、消防栓/喉轆系統、排水渠、管道、明渠、路面溝渠、水井(如有)、污水渠、電線和電纜、機器和機械、機電裝置和目前或任何時候在該地段及發展項目內、下、上或穿過該地段及發展項目將水、污水、電力和任何其他服務提供給該地段及發展項目或其任何一個或多個部分供該地段及發展項目公用及共享而非供個別單位獨家使用或享用的其他服務設施(不論以管道或其他方式);

(b) 發展項目內供該地段及發展項目使用及享用而非供個別單位使用或享用的照明設施,包括正面照明;

(c) 發展項目內供該地段及發展項目使用及享用而非供個別單位使用或享用的自動花灑系統、火警探測和警報系統及消防栓及消防喉轆系統;

(d) 供該地段及發展項目使用及享用而非供個別單位使用或享用的防盜警報器、鐵閘和保安系統(如有);

和供該地段及發展項目公用及共享而非供個別單位獨家使用或享用的其他設施及系統(包括吊船系統)。

為免存疑,「發展項目公用設施」一詞不包括屬於商業公用設施或住宅公用設施的一部分的該等設施、設備及其他類似結構。

「住宅公用地方」指設計或擬定供住宅單位業主公用及共享而非特別轉讓給或供個別住宅單位業主獨家使用的該地段及發展項目的該等部分(不屬於單位、發展項目公用地方或商業公用地方的一部分)並應包括但不限於:

(a) 康樂地方;

(b) 升降機大堂、升降機井、消防喉轆、垃圾收集及物料回收房、簷篷、排風槽、電線槽、管道槽、電話槽、水錶櫃平台、頂層天台、樓梯和樓梯平台、升降機地方、升降機機房、沖廁水箱及泵房、沖廁水箱、食水箱及泵房、食水箱;

(c) 發展項目地下到一樓的部分外牆,在公契附夾的立面圖(經認可人士核證為準確)上為識別目的以綠色顯示和垂直綠化;

(d) 發展項目一樓以上至頂層天台的外牆;

(e) 住宅單位或其內的結構牆、隔牆、柱子、橫樑、樓板和其他結構件和支撐物或其中任何一項,

及《建築物管理條例》(第344章)附表1所指明該地段及發展項目內設計或擬定供住宅單位業主公用及共享而非特別轉讓給或供個別住宅單位業主獨家使用的所有其他公用部分(如有)。

住宅公用地方在公契附夾的圖則(經認可人士核證為準確)上為識別目的以綠色顯示。

「住宅公用設施」指供住宅單位業主公用及共享而非供個別住宅單位獨家使用及享用的該等設施和輔助設備,包括但不限於供住宅單位使用及享用的康樂設施、排水渠、管道、明渠、路面渠、污水渠、消防系統、電線和電纜、電氣設備、空調及機械裝置、照明、防盜警報、保安系統、升降機和手控火警鐘,但不包括發展項目公用設施及商業公用設施。

「商業公用地方」指該地段及發展項目內設計或擬定供商業單位業主公用及共享而非特別轉讓給或供個別商業單位業主獨家使用的該地段及發展項目的該等部分和《建築物管理條例》(第344章)附表1所指明的所有其他公用部分)(如有)(不屬於單位、發展項目公用地方或住宅公用地方的一部分),並包括但不限於氣體櫃、管道槽、[EL.D.]及發展項目部分外牆(包括一樓玻璃牆及其建築裝飾),在公契附夾的一樓圖則及立面圖(經認可人士核證為準確)上僅為識別目的以粉紅色顯示。商業公用地方在公契附夾的圖則(經認可人士核證為準確)上僅為識別目的以粉紅色顯示。

「商業公用設施」指供商業單位業主公用及共享而非供個別商業單位獨家使用及享用的商業公用地方的該等設施和輔助設備,包括但不限於照明、槽、管道、電線、電纜、機械和機器。

B. 分配予發展項目中的每個住宅物業的不分割份數的數目

樓層	單位	分配予每個住宅單位的不分割份數的數目
3樓	A	32
	B	19
	C	19
	D	29
	E	28
	F	40
	G	19
	H	29
5樓至12樓、15樓至23樓及25樓	A	32
	B	20
	C	21
	D	32
	E	31
	F	43
	G	21
	H	27
26樓	A	52
	B	59
	C	75
	D	51

註:不設4樓、13樓、14樓及24樓。

C. 發展項目管理人的委任年期

受制於《建築物管理條例》(第344章)的規定,管理公司作為該地段及發展項目的管理人的委任,首屆任期由公契的日期起計兩年,其後繼續任職至根據公契的規定終止委任。

D. 在發展項目中的住宅物業的擁有人之間分擔管理開支的基準

(a) 每個單位業主應按公契第二附表所列的管理份數之比例每月提前向管理人支付管理費，但是任何業主毋須支付超過其適當份額的管理費用，如下所述；

(i) 如果任何開支涉及或有利於該地段及發展項目（但並非僅涉及或僅有利於任何單位、住宅公用地方、商業公用地方、住宅公用設施或商業公用設施）、發展項目公用地方及/或發展項目公用設施，該等開支的全部金額應在發展項目的所有業主之間按其持有的管理份數數目之比例進行分攤；

(ii) 如果任何開支僅涉及或僅有利於住宅單位（但並非僅涉及或僅有利於任何個別住宅單位）、住宅公用地方及/或住宅公用設施，該等開支的全部金額應在住宅單位業主之間按其持有的管理份數數目之比例進行分攤；

(iii) 如果任何開支僅涉及商業公用地方及/或商業公用設施，該等開支的全部金額應在商業單位業主之間按其持有的管理份數數目之比例進行分攤；

(iv) 如果任何開支僅涉及或僅有利於某個單位，該等開支的全部金額應由該單位業主承擔。

(b) 如果因為任何原因，管理人收到上述的總分擔款項不足夠應付管理開支及管理人酬金，則已支出或將支出該等預算款項以上之不足之數須結轉及通過調整年度預算和下個財政年度的管理費作出彌補，但是管理人可不時自行酌情決定提前至少1個月發出書面通知，要求每個單位業主支付每月額外的分擔款項，除了特別情況外，如管理人自行酌情認為合適，該額外分擔款項可通過一整筆的特別分擔款項收取，用以彌補管理開支及管理人酬金之不足之數，惟必須遵守《建築物管理條例》附表7的規定。

(c) 如果在支付所有費用、收費和開支後，上述的業主收取的額外分擔款項之總金額出現任何盈餘，則該盈餘須由管理人持有並存入一個銀行賬戶，且只能由管理人按管理人決定用於支付未來的管理開支。

但是，如果管理人認為任何開支僅為有利於某個業主或某些業主而支出，管理人可按他決定的比例直接向該業主或該些業主收取開支。

E. 計算管理費按金的基準

每個住宅單位應付的管理費按金應相當於該住宅單位三（3）個月的管理費。

F. 擁有人在發展項目中保留作自用的範圍（如有的話）

不適用。

備註：

1. 「公契」指有關該地段及發展項目的公契及管理協議之最新擬稿。
2. 除售樓說明書另有定義外，本節所用英文大寫詞彙（除其中明確定義者外）與公契中所用英文大寫詞彙具有相同涵義。詳情請參閱公契。

SUMMARY OF LAND GRANT
批地文件的摘要

1. The Development is situated on Shau Kei Wan Inland Lot No.735 (**"the lot"**).

2. The lot is held under the Conditions of Exchange No.8537 dated 25th March 1964 (**"the Land Grant"**) for the term of 75 years from 12th September 1964 with a right of renewal for a further term of 75 years.

3. The Land Grant contains the following provisions:

General Conditions

"4. (a) The grantee shall develop the lot by the erection thereon of a building or buildings complying with the Special Conditions and in all respects in accordance with the provisions of all Ordinances, Byelaws and Regulations relating to building and sanitation which are or may at any time be in force in the Colony, such building or buildings to be completed before the expiration of 24 calendar months from the date upon which possession of the portion of the lot coloured red on the plan annexed hereto and shall expend thereon a sum of not less than $300,000 (such sum to exclude moneys spent on site formation, foundations, access roads and other ancillary works).

(b) The grantee of the lot shall throughout the tenancy maintain all buildings erected or which may at any time hereafter be erected on the lot 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. In the event of the demolition at any time during the tenancy of any building erected in compliance with these Conditions and then standing on the lot or any part thereof the grantee shall replace the same either by sound and substantial buildings of the same type and of no less volume or by buildings of such type and value as shall be approved by the Director of Public Works. In the event of demolition as aforesaid the grantee shall within one month of such demolition apply to the Director of Public Works 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 work of redevelopment and shall complete the same to the satisfaction of and within such time limit as is laid down by the Director of Public Works."

"6. Any private streets, roads and lanes which are required to be formed shall be sited to the satisfaction of the Director of Public Works and included in or excluded from the area to be leased as may be determined by him and in either case shall be handed over to Government free of cost if so required. Where taken over by Government the surfacing, kerbing, drainage (both foul and storm-water sewers) and channelling shall be carried out by Government at the cost of the grantee and thereafter maintained at public expense but where remaining part of the area leased or to be leased, such streets, roads or lanes shall be surfaced, kerbed, drained, channelled and maintained by and at the expense of the grantee to the satisfaction in all respects of the Director of Public Works."

"7. The grantee shall not permit sewage or refuse water to flow from the lot on to any adjoining land or allow any decaying, noisome, noxious, excrementitious, or other refuse matter to be deposited on any portion of the lot and shall see that all such matter is removed daily from the premises in a proper manner."

"9. (a) Should the grantee fail or neglect to observe or comply with any of the conditions of this Agreement the Crown shall be entitled to re-enter upon or retain the old lot, and to re-enter upon and take back possession of the lot and all buildings, erections and works thereon, and thereupon this Agreement and the rights of the grantee hereunder shall absolutely cease and determine but without prejudice to the rights, remedies and claims of the Crown in respect of any breach, non-observance or non-performance of the terms and conditions hereof.

(b) In the event of re-entry by the Crown for or in respect of or arising out of the breach, non-observance or non-performance by the grantee of the provisions of the General or Special Conditions, he shall not be entitled to the refund of any premium paid by him or any part hereof, or to any payment or compensation whatsoever whether in respect of the value of the land, or for any buildings thereon, or for any amount expended by him in the preparation, formation or development of the lot or otherwise."

Special Conditions

"(3) The grantee shall not-

(a) assign, underlet or part with possession of or otherwise dispose of the lot or any part thereof or any interest therein, or, except with the prior consent of the Registrar General (Land Officer) and in conformity with any conditions imposed by him (including the payment of such fee as may be required by him), enter into any agreement so to do, or

(b) mortgage or charge the lot or any part thereof or any interest therein except for the purpose of the development thereof and then only by way of a building mortgage in such form and containing such provisions as the Registrar General (Land Officer) shall approve or require,

unless and until he has in all respects observed and complied with these General and Special Conditions to the satisfaction of the Director of Public Works and the Registrar General (Land Officer). Every assignment, mortgage, charge, sub-letting or other alienation of the lot or any part thereof shall be registered at the Land Office."

"(5) The lot shall not be used for industrial purposes and no factory building shall be erected thereon."

"(6) The grantee shall within 6 months from the date upon which possession of the portion of the lot coloured red on the plan annexed hereto is given form at his own expense and to the satisfaction of the Director of the Public Works the areas delineated and coloured red, red hatched black and green on the said plan."

"(7) The area coloured green on the plan annexed hereto shall be formed before any building operations other than the erection of a boundary wall or fence commence on the lot and shall be retained by Government on completion. In the event of non-fulfilment of the formation aforesaid within the prescribed period, Government may carry out the work at the cost of the grantee, who shall pay to Government on demand a sum equal to the cost thereof."

"(8) The grantee shall not without the prior written consent of the Director of Public Works use the area coloured green on the plan annexed hereto for the purpose of storage or for the erection of any temporary structure."

"(9) Where any cutting away, removal or setting back of adjacent or nearby hillside or banks or any building up or filling in is required for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof, the grantee shall construct or bear the cost of the construction of such retaining walls or other support as shall or may then or at any time thereafter be necessary to protect and support such hillside and banks and the lot itself and to obviate and prevent any falling away, landslips or subsidence occurring thereafter, and shall at all times maintain the said retaining walls or other support in good and substantial repair and condition. In the event of any landslip, subsidence or falling away occurring at any time whether in or from the adjacent hillside or banks or in or from the lot itself as a result of any default by the grantee under this condition, the grantee shall at his own expense reinstate and make good the same and shall indemnify the Government from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason thereof. If in the opinion of the Director of Public Works the grantee shall at any time be in default under this condition, then in addition to any other rights or remedies herein provided for breach of any of the conditions hereof the said Director shall be entitled by a notice in writing to call upon the grantee to carry out such construction and/or maintenance or to reinstate and make good any falling away, landslip or subsidence, and if the grantee shall neglect or fail to comply with such notice within the period specified therein the said Director may forthwith execute and carry out the work and the grantee shall on demand repay to the Government the cost thereof."

"(10) In the event of spoil or debris from the site or from other areas affected by the development of the lot being eroded and washed down on to public lanes or roads or into road-culverts, sewers, storm-water drains or nullahs or other government properties the grantee shall be held responsible and shall pay to the Government on demand the cost of removal of the spoil and debris from or for damage to the public lanes

or roads or road-culverts, sewers, stormwater drains or nullahs or other government properties. The grantee shall indemnify Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion and washing down."

"(11) The grantee shall pay to the Government on demand the cost of removing, diverting and reinstating elsewhere as may be required any drains, sewers, nullahs, water courses, pipes, cables, wires, utility services or any other works or installations on the lot or on areas adjacent thereto which the Director of Public Works may consider it necessary to remove, divert or reinstate. The grantee shall not interfere with any water supply pipes within or adjoining the lot without obtaining a notice in writing from the Director of Public Works that the necessary diversion of such pipes has been completed. Such diversion as may be considered necessary shall be carried out by the said Director, and the grantee of the lot shall pay to Government on demand the sum of $1,320 in respect thereof."

"(12) The grantee shall at his own expense and to the satisfaction of the Director of Public Works form with approved materials so that building traffic may be carried thereon the portions of future roads shown coloured green on the plan annexed hereto and shall thereafter maintain such portions in good condition until the lot has been developed in accordance with these conditions."

"(13) The grantee shall pay to the Government on demand any sum which the Director of Public Works shall certify to be the cost of making good any damage done to adjoining public roads by the grantee, his contractors or sub-contractors or his or their workmen or vehicles or by any spoil from the lot."

"(14) All storm or rain water from the lot shall be conveyed into the nearest stream course, catchpit, channel or storm water drain as required and in a manner to be approved by the Director of Public Works."

"(15) No materials shall be dumped or stored, nor shall any work be carried out within the boundaries of a public road or way without the prior written consent of the Director of Public Works."

"(16) The grantee shall at his own expense construct and maintain to the satisfaction of the Director of Public Works such drains or channels as the said Director may consider necessary to intercept and carry off storm-water or rain water falling on or flowing from the hillside on to the lot, and the grantee shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain water and shall at all times during the continuance of the tenancy remain responsible for the maintenance and repair of such drains and channels whether within the boundaries of the lot or on Crown Land."

"(17) Any damage or obstruction caused by the grantee, his servants or agents to any nullah, sewer, stormwater drain, water-main or other government properties within or adjoining the lot shall be made good by the Government at the cost of the grantee and the amount due in respect thereof shall be paid on demand to the Government by the grantee."

"(18) The grantee shall pay to the Government on demand the cost of connecting any drains and sewers from the lot to the Government storm-water drains and sewers when laid. Such works shall be carried out by the Director of Public Works, who shall incur no liability to the grantee in respect thereof."

"(19) Any foundations proposed to be constructed near or adjoining any sewer, storm-water drain or nullah within or adjoining the lot shall be as the Director of Public Works may require."

"(22) No water from Government mains shall be used for flushing purposes on any part of the lot without the written consent of the Water Authority. Consent to use fresh water for such purposes will not be given unless an alternative supply is impracticable and evidence to that effect is offered to and accepted by the Water Authority before a plumbing installation is designed. It may be possible for a mains supply of salt water to be provided, and the grantee shall not therefore proceed to implement his proposals for plumbing until such proposals have been approved in writing by the Water Authority. In the event of a well or nullah supply of water proving inadequate, the fact that sea water is unsuitable for the plumbing installed will not be accepted as a justification for the use of mains fresh water for flushing purposes."

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SUMMARY OF LAND GRANT
批地文件的摘要

1. 發展項目位於筲箕灣內地段第735號(**「該地段」**)。

2. 該地段乃根據1964年3月25日訂立的換地條件第8537號(**「批地文件」**)批授,批授年期為由1964年9月12日起計75年,並有權續期75年。

3. 批地文件載有下列條文:

<u>一般條件</u>

「4. (a) 承授人須發展該地段,全面遵照特別條件和目前或可能於任何時間在香港殖民地生效的所有有關建築及衛生條例、附例和規例,在該地段上建造一座或多座建築物,該等建築物須在管有本文件附夾的圖則上以紅色顯示的該地段部分之日起24個曆月屆滿之前完工並須花費不少於300,000港元(該金額不包括用於地盤平整、地基、通道及其他附屬工程的費用)。

(b) 承授人須在整個租期期間保持所有在該地段上已建或在今後任何時間興建的建築物處於修繕良好的維修狀態,並在租期屆滿或提前終止時以同等狀態交還。倘若在租期的任何時候按此等條件清拆當時在該地段或其中任何部分上面的任何建築物,承授人須興建相同類型和不少於其體積的品質良好的建築物或工務局局長批准的類型及價值的建築物作為代替。如果進行上述清拆。承授人須在上述清拆的1個曆月內向工務局局長申請其同意進行重新發展該地段的建築工程,且當收到上述同意後必須在三個月內開展重新發展的必要工程及在工務局局長規定的期限內以工務局局長滿意的方式完成該重新發展。」

「6. 任何要求塑造的私人街道、道路及路徑的位置須令工務局局長滿意且可由工務局局長決定計入還是不計入租賃區域及在任何一種情況下,須免費交還給政府(如被如此要求)。如上述街道、道路及路徑由政府接管,則其鋪設路面、路緣、排水(污水渠和雨水渠)及挖渠應由政府進行,費用由承授人承擔,其後須用公帑進行維護,但如果該區域的剩餘部分已被租用或擬出租時,則該等街道、道路或路徑須由承授人負責出資鋪設路面、路緣、排水、挖渠及維護,在一切方面使工務局局長滿意。」

「7. 承授人不得允許污水或廢水從該地段流到任何毗鄰的土地或允許在地段的任何部分棄置任何腐爛物、有害物、有毒物、排泄物或其他廢物,並應確保每天以妥當的方式從該場所移除所有該等物。」

「9. (a) 如果承授人未能或忽視遵守或履行本協議的任何條件,政府有權重收或保留舊地段,並重收及管有該地段及其上面的所有建築物、搭建物及工程。在該等情況發生時,本協議和承授人在本協議項下的權利應完全停止和終結,但不影響政府對任何違反、不遵守、不履行本協議的條款和條件的權利、補救措施及索償。

(b) 如果政府就或因承授人違反、不遵守或不履行一般或特別條件的規定而重收該地段,則承授人無權獲退還他支付的任何地價或其中任何部分,或不論就該地段的價值,或該地段上的任何建築物,或他在準備、塑造或發展該地段或其他方面的任何付款或補償。」

<u>特別條件</u>

「(3) 承授人不得:

(a) 轉讓、分租或放棄管有或以其他方式處置該地段或其任何部分或其中的任何權益,或者除非事先徵得註冊總署署長(田土註冊處處長)的同意並符合他施加的任何條件(包括支付他可能要求的費用),訂立任何協議如此行事,或

(b) 按揭或抵押該地段或其任何部分或其中的任何權益,除非出於其發展目的,並只能通過建築按揭的形式並按註冊總署署長(田土註冊處處長)批准或要求的格式及包括其批准或要求的條文進行,

除非及直至他在所有方面都遵守及履行此等一般和特別條件,使工務局局長和註冊總署署長(田土註冊處處長)滿意。該地段或其任何部分的每項轉讓、按揭、抵押、分租或其他轉讓須在土地註冊處登記。」

「(5) 該地段不得用於工業用途,且不得建造廠房。」

「(6) 承授人須在管有本文件附夾的圖則上以紅色顯示該地段部分之日起6個月內自費塑造該圖則上以紅色、紅色間黑斜線和綠色顯示及劃定的區域,使工務局局長滿意。」

「(7) 本文件附夾的圖則上以綠色顯示的區域須在任何建築施工(邊界牆或圍欄的安裝除外)開始之前塑造,並在完成後由政府持有。如果未能在規定期限內完成上述塑造,政府可開展工程,費用由承授人承擔,承授人須按要求向政府支付與其成本相等的款項。」

「(8) 未經工務局局長事先書面同意,承授人不得在本文件附夾的圖則上以綠色顯示的區域存儲或搭建任何臨時構築物。」

「(9) 如果為了或有關該地段或其任何部分的塑造、平整或發展需要對相鄰或附近的山坡或堤岸進行任何削土、清除、退入、堆積或堆填,承授人須建造保護和支撐該等山坡和堤岸以及該地段本身於當時或其後任何時間所必要的擋土牆或其他支撐物或承擔建造的費用,避免和防止任何塌方、山泥傾瀉或地陷於其後發生,並須時刻保持上述擋土牆或其他支撐物處於修繕良好的維修狀態。如果任何時候由於承授人違反本條件而導致相鄰的山坡或堤岸或該地段本身發生任何山泥傾瀉、地陷或塌方,承授人應自行承擔恢復和修復原狀的費用,並應賠償政府因此而產生、遭受或招致的所有費用、收費、損害、要求及索償。如果工務局局長認為承授人在任何時候違反本條件,則除了本文規定的任何其他權利或補救措施外,工務局局長還享有權利以書面通知要求承授人進行上述建造及/或維護工程或恢復和修復任何塌方、山泥傾瀉或地陷,且如果承授人忽略或未能在指定的期限內遵從該通知,則工務局局長可立即執行和開展工程,承授人應按要求向政府償還其費用。」

「(10) 如果該地盤或受發展該地段影響的其他區域的棄土或碎屑被侵蝕並沖刷到公共行人徑或道路上或進入路渠、污水渠、雨水渠或明渠或其他政府物業,承授人須負責並應按要求向政府支付清除公共行人徑或道路或路渠、污水渠、雨水渠或明渠或其他政府物業的棄土和碎屑或其損壞的費用。承授人須賠償政府因上述侵蝕和沖刷對私人物業造成的任何損害或滋擾而引起的所有訴訟、索賠和要求。」

「(11) 承授人應按要求向政府支付移走、改道和恢復工務局局長可能認為有必要移走、改道和恢復該地段或鄰近區域的任何排水渠、污水渠、明渠、水道、管道、電纜、電線、公用設施或任何其他工程或裝置的費用。未經工務局局長書面通知上述管道的必要分流已經完成,承授人不得干擾該地段內或毗鄰該地段的任何供水管道。上述視為必要的分流須由工務局局長進行,該地段的承授人應按要求就其向政府支付1,320港元。」

「(12) 承授人須自費採用經批准的物料按工務局局長滿意的方式進行塑造,以便在本文件附夾的圖則上以綠色顯示的未來道路部分進行工地交通並在其後維護該等部分處於良好狀態直至該地段已經按此等條件發展。」

「(13) 承授人須按要求向政府支付工務局局長證明屬於修復承授人、其承辦商或分包商或他的或他們的工人或車輛或來自該地段的任何污泥對毗鄰公共道路造成損壞的費用。」

「(14) 該地段的所有暴雨或雨水須按工務局局長要求和批准的方式排放到最近的溪道、集水坑、渠道或雨水排放渠。」

「(15) 未經工務局局長事先書面同意,不得在公共道路或通道邊界內傾倒或儲存任何物料,亦不得進行任何工程。」

「(16) 承授人須自費按工務局局長滿意的方式建造和維護工務局局長認為必要的排水溝或渠道,以便攔截和排出落在或從山坡流入該地段的暴雨或雨水,且承授人須對暴雨或雨水造成的任何損害或滋擾而引起的所有訴訟、索償及要求獨自承擔全部責任和彌償政府及其官員,並在租期持續期間的任何時候始終負責維護和修理在該地段邊界內或在政府土地上的排水渠和渠道。」

「(17) 承授人、其僱員或代理人對該地段內或毗鄰該地段的任何明渠、污水渠、雨水排放渠、水管或其他政府財產造成的任何損壞或阻礙將由政府修復,費用由承授人承擔,其應付款項應由承授人按要求向政府支付。」

「(18) 承授人須按要求在鋪設時向政府支付將該地段的任何排水渠和污水渠連接到政府雨水排放渠和污水渠的費用,該工程由工務局局長進行,惟他不就此向承授人承擔任何責任。」

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SUMMARY OF LAND GRANT
批地文件的摘要

「(19) 擬在該地段內或毗鄰該地段的任何污水渠、雨水排放渠或明渠附近或毗鄰建造的任何地基應符合工務局局長的要求。」

「(22) 未經水務監督書面同意，不得於該地段的任何部分使用來自政府總水管的水作沖洗用途。除非替代供應不可行，並且在設計管道安裝之前向水務監督提供並獲其接受這方面的證據，否則不會同意將淡水用於上述目的。總水管的鹹水供應可能會提供，但在水務監督書面批准該提議之前，承授人不得著手實施其管道提議。如果水井或明渠供水不足，海水不適合所安裝的管道這一事實將不會被接受為使用總水管的淡水作沖洗的理由。」

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

Not Applicable

不適用

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WARNING TO PURCHASERS
對買方的警告

(a) The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.

(b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.

(c) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser—

  (i) that firm may not be able to protect the purchaser's interests; and

  (ii) the purchaser may have to instruct a separate firm of solicitors; and

(d) in the case of paragraph (c)(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

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

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

(c) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突—

  (i) 該律師事務所可能不能夠保障買方的利益；及

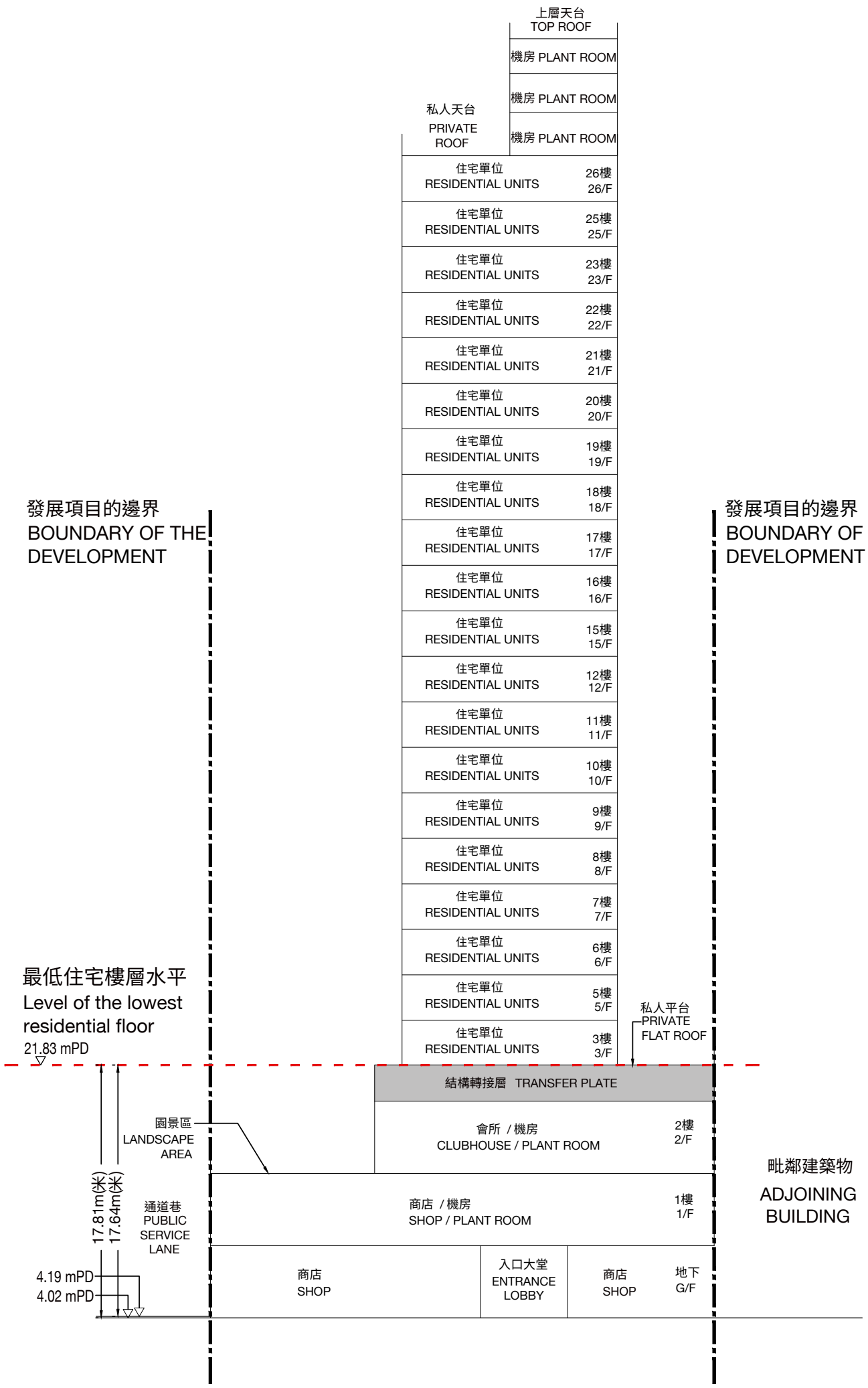
  (ii) 買方可能要聘用一間獨立的律師事務所；及

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

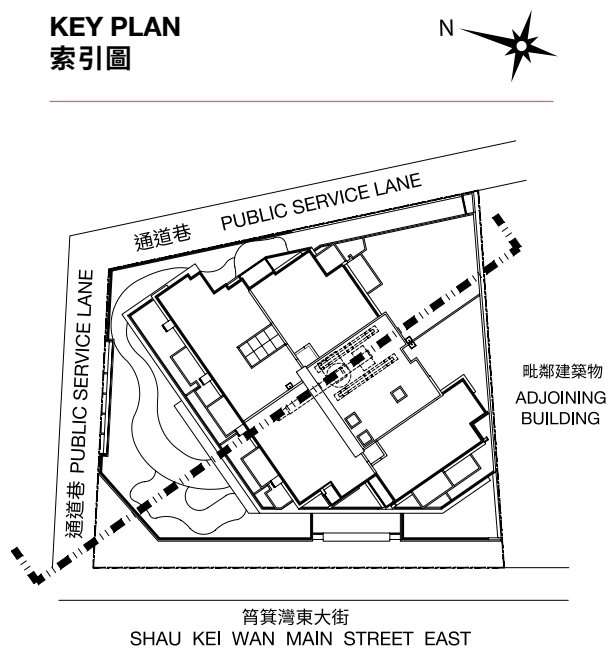
19

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖



KEY PLAN
索引圖



LEGEND 圖例

▽

DENOTES HEIGHT IN METRES ABOVE HONG KONG PRINCIPAL DATUM (MPD)
香港主水平基準以上高度 (以米訂算)

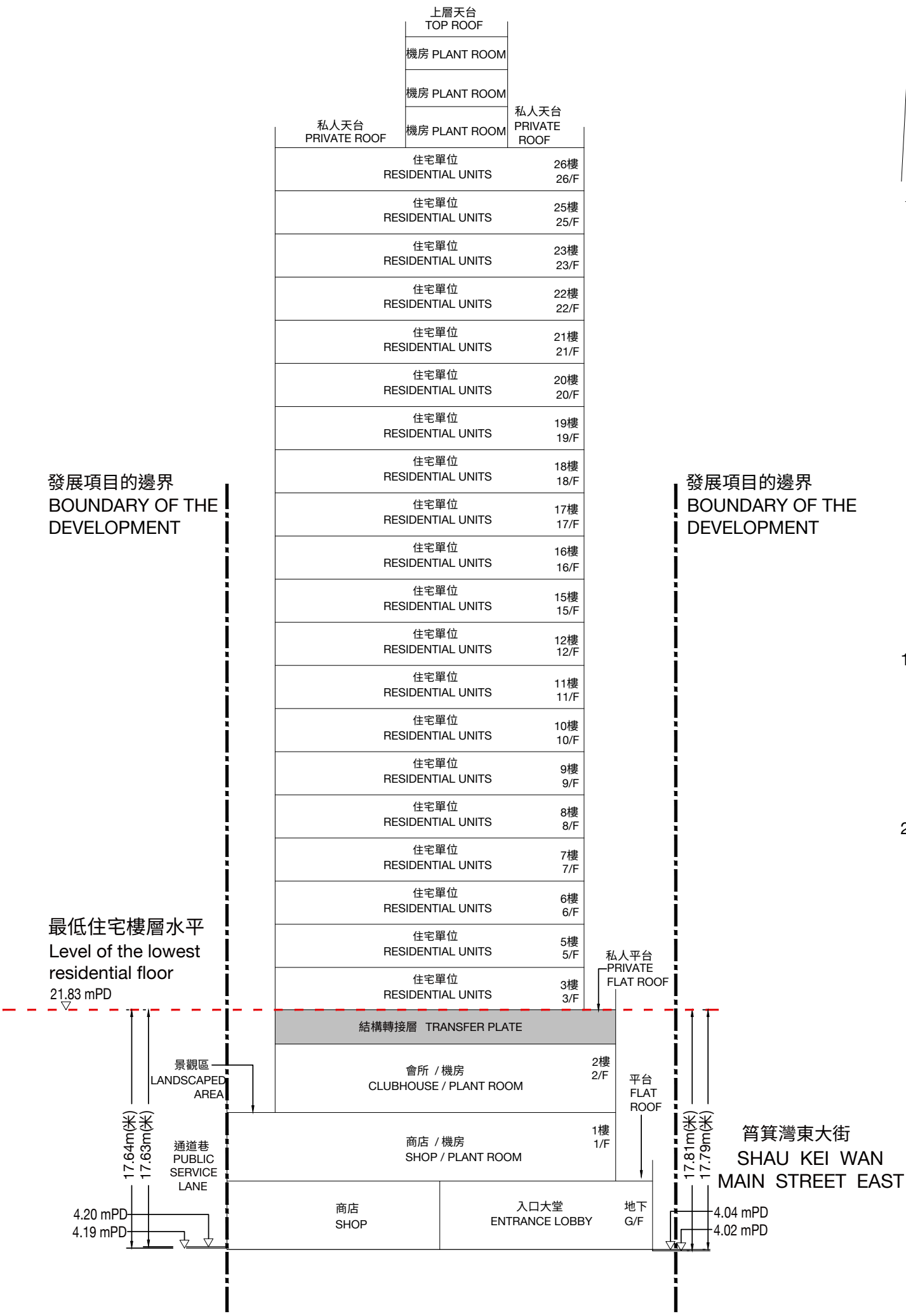
– – – –

RED DOTTED LINE DENOTES THE LEVEL OF THE LOWEST RESIDENTIAL FLOOR
紅色虛線為最低住宅樓層水平

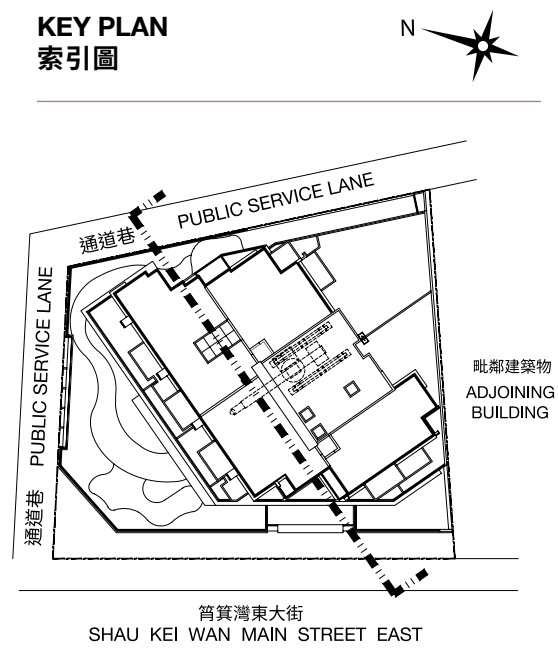
1. The part of public service lane adjacent to the building is 4.02 to 4.19 metres above the Hong Kong Principal Datum.

   毗鄰建築物的一段通道巷為香港主水平基準以上4.02至4.19米。

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



KEY PLAN
索引圖



LEGEND 圖例

▽ DENOTES HEIGHT IN METRES ABOVE HONG KONG PRINCIPAL DATUM (MPD)
香港主水平基準以上高度(以米訂算)

– – – – RED DOTTED LINE DENOTES THE LEVEL OF THE LOWEST RESIDENTIAL FLOOR
紅色虛線為最低住宅樓層水平

1. The part of Shau Kei Wan Main Street East adjacent to the building is 4.02 to 4.04 metres above the Hong Kong Principal Datum.

   毗鄰建築物的一段筲箕灣東大街為香港主水平基準以上4.02至4.04米。

2. The part of public service lane adjacent to the building is 4.19 to 4.20 metres above the Hong Kong Principal Datum.

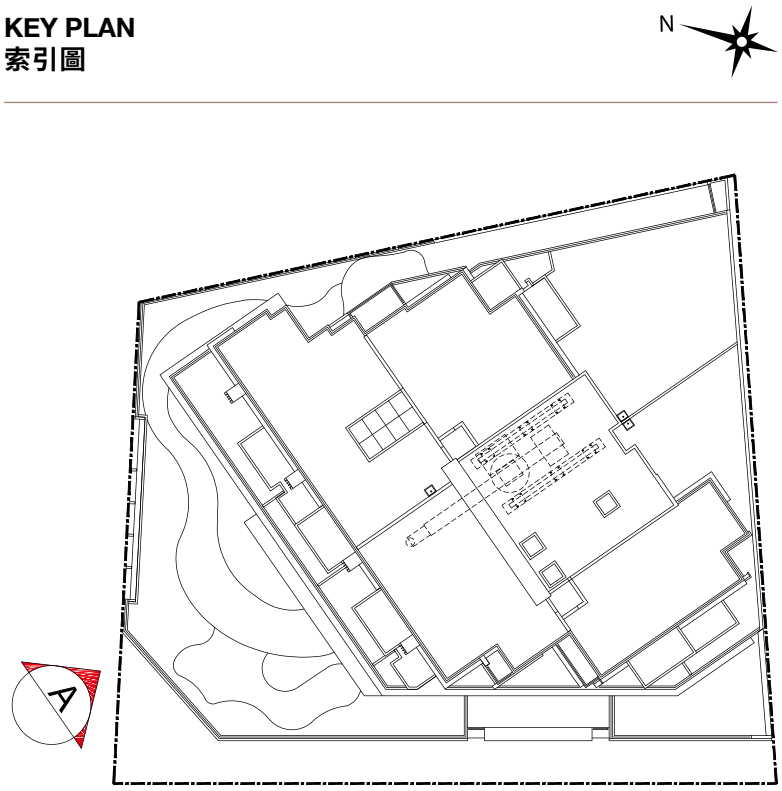
   毗鄰建築物的一段通道巷為香港主水平基準以上4.19至4.20米。

ELEVATION PLAN
立面圖

ELEVATION A
立面圖 A



KEY PLAN
索引圖



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

(a) are prepared on the basis of the approved building plans for the Development as of 7 February 2023; and

(b) are in general accordance with the outward appearance of the Development.

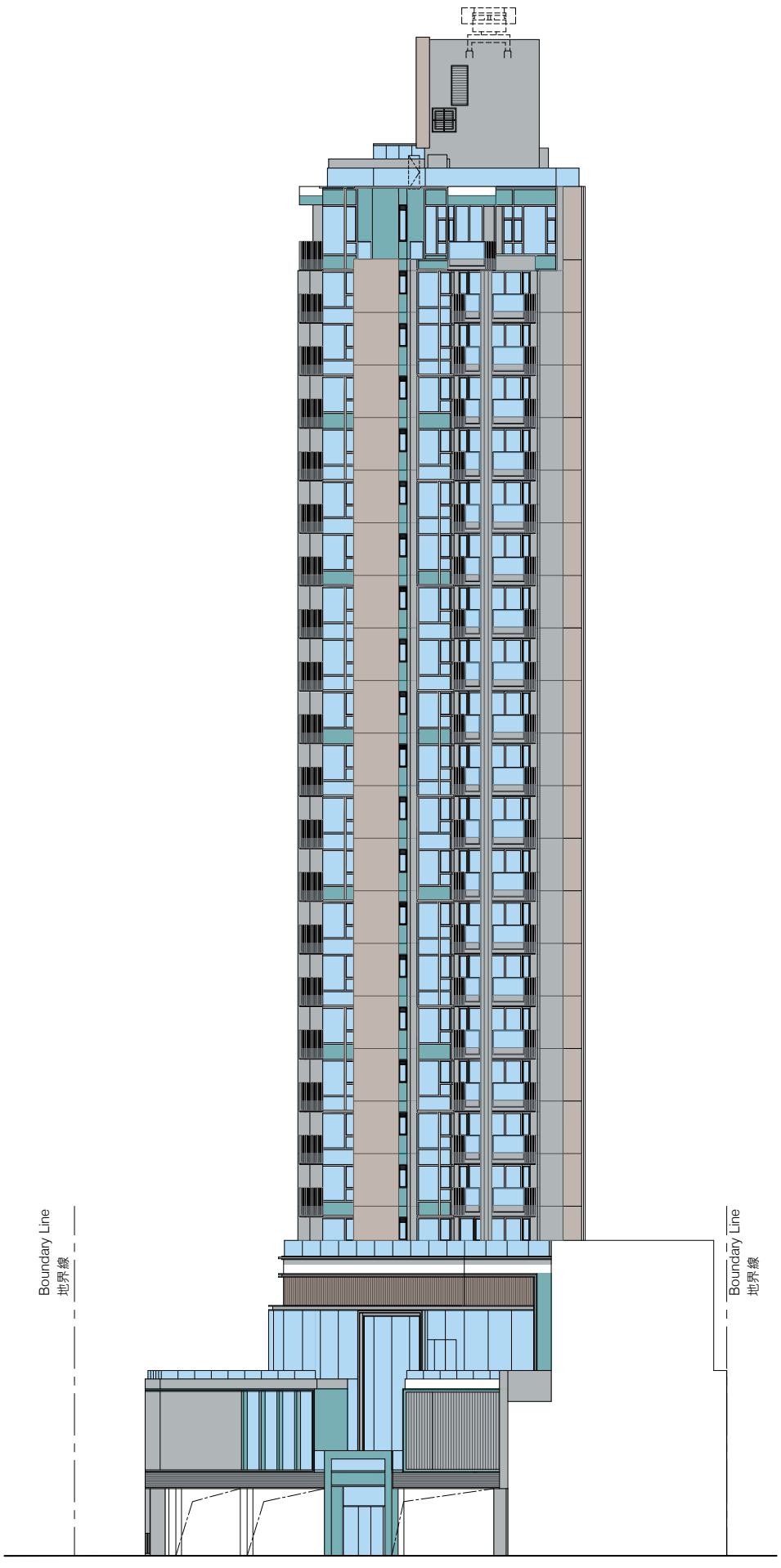
發展項目的認可人士已證明本圖所顯示的立面:

(a) 以2023年2月7日的情況為準的發展項目的經批准的建築圖則為基礎擬備;及

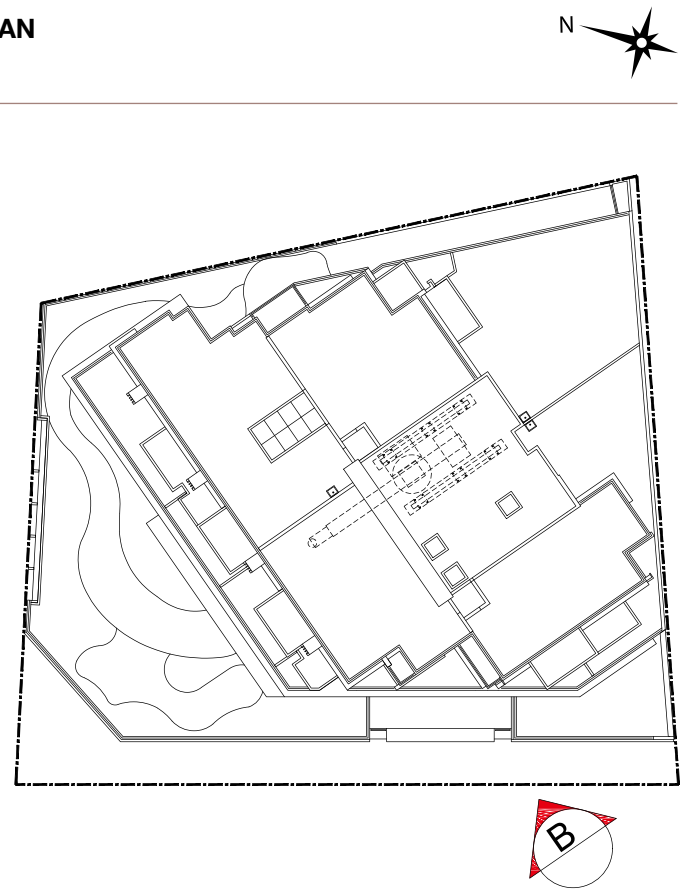
(b) 大致上與發展項目的外觀一致。

ELEVATION PLAN
立面圖

ELEVATION B
立面圖 B



KEY PLAN
索引圖



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

(a) are prepared on the basis of the approved building plans for the Development as of 7 February 2023; and

(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面:

(a) 以2023年2月7日的情況為準的發展項目的經批准的建築圖則為基礎擬備;及

(b) 大致上與發展項目的外觀一致。

ELEVATION PLAN
立面圖

ELEVATION C
立面圖 C



KEY PLAN
索引圖



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

(a) are prepared on the basis of the approved building plans for the Development as of 7 February 2023; and

(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面:

(a) 以2023年2月7日的情況為準的發展項目的經批准的建築圖則為基礎擬備;及

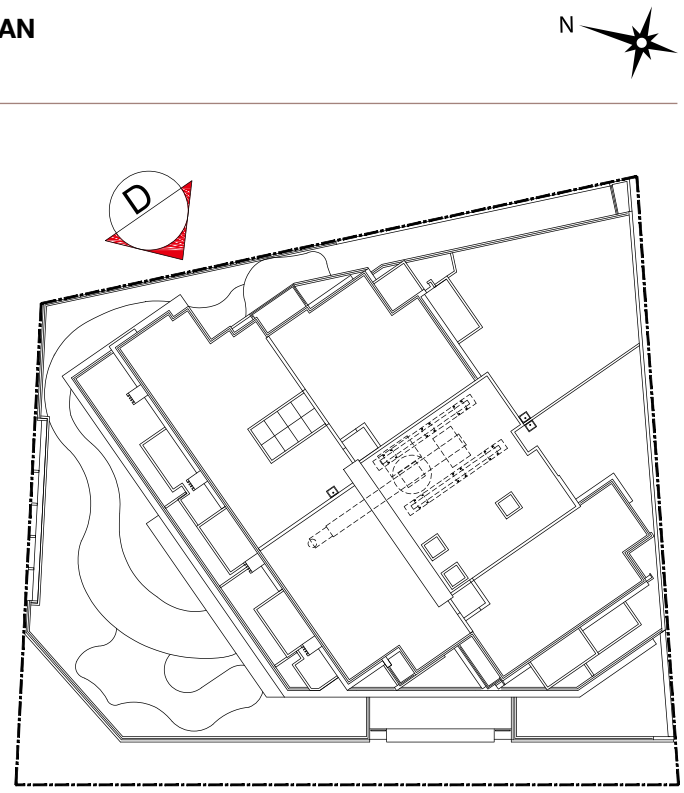
(b) 大致上與發展項目的外觀一致。

ELEVATION PLAN
立面圖

ELEVATION D
立面圖 D



KEY PLAN
索引圖



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

(a) are prepared on the basis of the approved building plans for the Development as of 7 February 2023; and

(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面:

(a) 以2023年2月7日的情況為準的發展項目的經批准的建築圖則為基礎擬備;及

(b) 大致上與發展項目的外觀一致。

21

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

Common Facilities 公用設施	Covered Area sq.m. (sq.ft.) 有上蓋遮蓋面積 平方米(平方呎)	Uncovered Area sq.m. (sq.ft.) 沒有上蓋遮蓋面積 平方米(平方呎)	Total Area sq.m. (sq.ft.) 總面積 平方米(平方呎)
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所(包括供住客使用的任何康樂設施)	184.640 (1,987)	0	184.640 (1,987)
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公共花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱)	0	0	0
Communal garden or play area for residents' use below the lowest residential floor of a building in the development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的,供住客使用的公用花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱)	68.395 (736)	127.243 (1,370)	195.638 (2,106)

Note:

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

備註:

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

22

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

1. 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 specified residential property as at the date on which the specified residential property is offered to be sold is available for inspection at the place at which the specified residential property is offered to be sold.
3. The inspection is free of charge.

1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為www.ozp.tpb.gov.hk。
2. 關於住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿的文本存放在指明住宅物業的售樓處,以供閱覽。
3. 無須為閱覽付費。

23

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

1. EXTERIOR FINISHES 外部裝修物料

Item 細項	Description 描述	
(a) External Wall 外牆	Type of Finishes 裝修物料的類型	External wall of tower finished with ceramic tiles and aluminium architectural feature 大廈外牆鋪砌瓷磚，並配以鋁質建築裝飾
(b) Window 窗	Material of Frame 框的用料	Aluminium window frame finished with fluorocarbon coating 採用氟碳噴塗鋁質窗框
	Material of Glass 玻璃的用料	Insulated Glass Unit (IGU) for all windows except window (if provided) in bathrooms Installed with frosted glass for windows (if provided) in bathrooms 所有窗均採用雙層中空玻璃，除了浴室窗(如有) 磨砂玻璃安裝於浴室窗(如有)
(c) Bay Window 窗台	Material 用料	Not provided 沒有提供
	Window sill finishes 窗台板的裝修物料	Not provided 沒有提供
(d) Planter 花槽	Type of finishes 裝修物料的類型	Not provided 沒有提供
(e) Verandah or balcony 陽台或露台	Type of finishes 裝修物料的類型	**Balcony:** Glass balustrade with aluminium handrail **Floor:** Ceramic tiles **Wall:** Ceramic tiles and aluminium panel with flurocarbon coating **Ceiling:** Aluminium panel with flurocarbon coating **露台：**玻璃圍欄並裝設鋁質扶手 **地台：**瓷磚 **牆身：**瓷磚及氟碳噴塗鋁板 **天花：**氟碳噴塗鋁板
	Whether it is covered 是否有蓋	Balcony is covered 露台有蓋
	Verandah 陽台	Not provided 沒有提供
(f) Drying facilities for clothing 乾衣設施	Type 類型	Not provided 沒有提供
	Material 用料	Not provided 沒有提供

2. INTERIOR FINISHES 室內裝修物料

Item 細項	Description 描述	
(a) Lobby 大堂	Type of Finishes 裝修物料的類型	**Residential Entrance Lobby on Ground Floor** **Wall:** Wall finished with paint and stainless steel panel **Floor:** Floor finished with natural stone and stainless steel skirting **Ceiling:** Ceiling finished with suspended gypsum board with texture paint finish **Lift Lobby on Residential Floor** **Wall:** Wall finished with natural stone, plastic laminate and metal decorative panel **Floor:** Floor finished with ceramic tiles and stainless steel skirting **Ceiling:** Ceiling finished with suspended gypsum board ceiling and emulsion paint, with wood veneer decorative panel **地下住宅入口大堂** **牆壁:** 牆身油漆飾面和不銹鋼面板 **地板:** 地台鋪砌天然石和不銹鋼腳線 **天花板:** 特色油漆飾面石膏板假天花 **住宅層升降機大堂** **牆壁:** 牆身鋪砌天然石，膠板和金屬裝飾面板 **地板:** 地面鋪瓷磚和不銹鋼腳線 **天花板:** 天花板舖砌石膏板假天花及髹乳膠漆並裝設木皮裝飾面板

Note： 4/F, 13/F, 14/F and 24/F are omitted.
備註 ：不設4樓、13樓、14樓及24樓。

(b)	Internal wall and ceiling 內牆及天花板	Type of Finishes 裝修物料的類型	**Living and Dining room (Applicable to all units except Flat E of 18/F)** **Wall:** Wall finished with emulsion paint **Ceiling:** Ceiling finished with emulsion paint. Partly equipped with gypsum board false ceiling and ceiling bulkhead **Living and Dining room (Flat E of 18/F)** **Wall:** Wall finished with emulsion paint, wallpaper and wood veneer **Ceiling:** Ceiling finished with emulsion paint and wood veneer. Partly equipped with gypsum board false ceiling and ceiling bulkhead **Bedroom (Applicable to all units except Flat E of 18/F)** **Wall:** Wall finished with emulsion paint **Ceiling:** Emulsion paint finished. Partly equipped with gypsum board false ceiling and ceiling bulkhead **Bedroom (Flat E of 18/F)** **Wall:** Wallpaper and wood veneer finish **Ceiling:** Wood veneer finish **客廳及飯廳 (適用於所有單位除卻18樓E單位)** **牆壁:** 牆身髹乳膠漆 **天花板:** 天花髹乳膠漆。部分位置裝設石膏板假天花及假陣 **客廳及飯廳 (18樓E單位)** **牆壁:** 牆身髹乳膠漆，牆紙及木飾面 **天花板:** 天花髹乳膠漆及木飾面。部分位置裝設石膏板假天花及假陣 **睡房 (適用於所有單位除卻18樓E單位)** **牆壁:** 牆身髹乳膠漆 **天花板:** 乳膠漆飾面。部分位置裝設石膏板假天花及假陣 **睡房 (18樓E單位)** **牆壁:** 牆紙及木飾面 **天花板:** 木飾面
(c)	Internal floor 內部地板	Material 用料	**Living and Dining room (Applicable to all units except Flat E of 18/F)** **Floor:** Ceramic tiles and natural stone door threshold **Skirting:** Solid wood skirting **Living and Dining room (Flat E of 18/F)** **Floor:** Composite flooring and natural stone door threshold **Skirting:** Solid wood skirting **Bedroom (Applicable to all units except Flat E of 18/F)** **Floor:** Ceramic tiles **Skirting:** Solid wood skirting **Bedroom (Flat E of 18/F)** **Floor:** Composite flooring **Skirting:** Solid wood skirting **客廳及飯廳 (適用於所有單位除卻18樓E單位)** **地板:** 瓷磚和天然石門檻 **牆腳線:** 實木腳線 **客廳及飯廳 (18樓E單位)** **地板:** 複合地板和天然石門檻 **牆腳線:** 實木腳線 **睡房 (適用於所有單位除卻18樓E單位)** **地板:** 瓷磚 **牆腳線:** 實木腳線 **睡房 (18樓E單位)** **地板:** 複合地板 **牆腳線:** 實木腳線
(d)	Bathroom 浴室	Type of finishes 裝修物料的類型	**Applicable to all units except Flat E of 18/F:** **Wall:** Ceramic tiles **Floor:** Ceramic tiles **Ceiling:** Water-proofed gypsum board false ceiling finished with emulsion paint where exposed **適用於所有單位除卻18樓E單位:** **牆壁:** 瓷磚 **地板:** 瓷磚 **天花板:** 防水石膏板假天花及外露位置髹乳膠漆

Note : 4/F, 13/F, 14/F and 24/F are omitted.
備註 : 不設4樓、13樓、14樓及24樓。

		Flat E of 18/F: **Wall:** Ceramic tiles & sintered stone **Floor:** Sintered stone **Ceiling:** Water-proofed gypsum board false ceiling finished with emulsion paint where exposed **18樓E單位:** **牆壁:** 瓷磚和岩板 **地板:** 岩板 **天花板:** 防水石膏板假天花及外露位置髹乳膠漆
	Whether the wall finishes run up to the ceiling 牆壁的裝修物料是否鋪至天花板	Run up to false ceiling level. 鋪砌至假天花高度
(e) Kitchen 廚房	Type of finishes 裝修物料的類型	**Wall:** Metal finish, plastic laminate, solid surface material, ceramic tiles and glass **Floor:** Ceramic tiles **Ceiling:** Gypsum board false ceiling finished with emulsion paint where exposed **Cooking Bench:** Solid surface finish **牆壁:** 金屬裝飾、膠板，實體面材，瓷磚及玻璃 **地板:** 瓷磚 **天花板:** 石膏板假天花及外露位置髹乳膠漆 **灶台:** 實體面材
	Whether the wall finishes run up to the ceiling 牆壁的裝修物料是否鋪至天花板	Run up to false ceiling level. 鋪砌至假天花高度

3. INTERIOR FITTINGS 室內裝置

Item 細項	Description 描述	
(a) Doors 門	Main entrance door 單位大門	**Material:** Solid core fire rated timber door | **Finishes:** Door with wood veneer and door frame with solid wood | **Accessories:** Electronic lockset, door closer, door viewer, door stopper and door hinges **用料:** 實心防火木門 | **裝修物料:** 木皮及實木門框 | **配件:** 電子門鎖、氣鼓、防盜眼、門頂及門鉸
	Balcony and Utility platform door 露台及工作平台門	**Material:** Aluminium sliding door finished with fluorocarbon coating | **Finishes:** Insulated Glass | **Accessories:** Lockset, door stopper and door hinges **用料:** 氟化碳噴塗鋁質趟門 | **裝修物料:** 中空玻璃 | **配件:** 門鎖、門頂及門鉸
	Balcony door 露台門	**Material:** Aluminium frame door finished with fluorocarbon coating | **Finishes:** Insulated Glass | **Accessories:** Lockset, door stopper and door hinges **用料:** 氟化碳噴塗鋁質框門 | **裝修物料:** 中空玻璃 | **配件:** 門鎖、門頂及門鉸
	Flat Roof door (Flat A, B, D, E, F, H of 3/F and Flat A, D of 26/F) 平台門 (3樓A，B，D，E，F，H單位及26樓A，D單位)	**Material:** Aluminium sliding door finished with fluorocarbon coating | **Finishes:** Insulated Glass | **Accessories:** Lockset, door stopper and door hinges **用料:** 氟化碳噴塗鋁質趟門 | **裝修物料:** 中空玻璃 | **配件:** 門鎖、門頂及門鉸
	Flat Roof door (Flat A, B, C, G of 3/F and Flat B of 26/F) 平台門 (3樓A，B，C，G單位及26樓B單位)	**Material:** Aluminium frame door finished with fluorocarbon coating | **Finishes:** Insulated Glass | **Accessories:** Lockset, door stopper and door hinges **用料:** 氟化碳噴塗鋁質框門 | **裝修物料:** 中空玻璃 | **配件:** 門鎖、門頂及門鉸
	Bedroom door (Flat E of 18/F) 睡房門 (18樓E單位)	**Material:** Timber Sliding door | **Finishes:** Door with wood veneer and Door frame with solid wood | **Accessories:** Lockset, door stopper and door hinges **用料:** 木趟門 | **裝修物料:** 木皮及實木門框 | **配件:** 門鎖、門頂及門鉸
	Bedroom door (Applicable to all units except Flat E of 18/F) 睡房門 (適用於所有單位除卻18樓E單位)	**Material:** Timber door | **Finishes:** Door with wood veneer and Door frame with solid wood | **Accessories:** Lockset, door stopper and door hinges **用料:** 木門 | **裝修物料:** 木皮及實木門框 | **配件:** 門鎖、門頂及門鉸
	Store room door 儲藏室門	**Material:** Timber door | **Finishes:** Door with wood veneer and Door frame with solid wood | **Accessories:** Lockset, door stopper and door hinges **用料:** 木門 | **裝修物料:** 木皮及實木門框 | **配件:** 門鎖、門頂及門鉸

Note : 4/F, 13/F, 14/F and 24/F are omitted.
備註 : 不設4樓、13樓、14樓及24樓。

		Bathroom door 浴室	**Material:** Timber door｜**Finishes:** Door with wood veneer, timber louvre and door frame with solid wood｜**Accessories:** Lockset, door stopper and door hinges **用料:** 木門｜**裝修物料:** 木皮、木百葉及實木門框｜**配件:** 門鎖、門頂及門鉸
		Roof door (Flat A, B, C, D of 26/F) 天台門 (26樓A，B，C，D單位)	**Material:** Aluminium frame door finished with fluorocarbon coating **Finishes:** Aluminium panel finished with fluorocarbon coating｜**Accessories:** Lockset, door stopper and door hinges **用料:** 氟化碳噴塗鋁質框門｜**裝修物料:** 氟化碳噴塗鋁板｜**配件:** 門鎖、門頂及門鉸
		Stairhood (Flat C of 26/F) 梯屋 (26樓C單位)	**Material:** Aluminium frame door finished with fluorocarbon coating｜ **Finishes:** Insulated Glass｜**Accessories:** Lockset, door stopper and door hinges **用料:** 氟化碳噴塗鋁質框門｜**裝修物料:** 中空玻璃｜**配件:** 門鎖、門頂及門鉸
		Kitchen door 廚房門	**Material:** Solid core fire rated timber door with fire rated glass visual panel｜ **Finishes:** Door with wood veneer and Door frame with solid wood｜ **Accessories:** Lockset, door stopper and door hinges **用料:** 實心防火木門設有防火玻璃視窗｜**裝修物料:** 木皮及實木門框｜**配件:** 門鎖、門頂及門鉸
(b)	Bathroom 浴室	(i) Type and material of fittings and equipment 裝置及設備的類型及用料	**Applicable to all units except Flat E of 18/F, Bedroom 1's bathroom of Flat B and C of 26/F:** **Cabinet** **Basin Countertop:** Natural stone **Basin cabinet:** Timber basin cabinet finished with wood veneer **Mirror cabinet:** Timber mirror cabinet finished with wood veneer and glass panels **Bathroom fittings** **Wash basin mixer:** Chrome plated **Water closet:** Vitreous china **Wash basin:** Vitreous china **Shower compartment:** Clear tempered glass **Paper holder:** Chrome plated **Bathroom appliances** For appliances provision and brand name, please refer to the "Appliances Schedule" **適用於所有單位除卻18樓E單位，26樓B及C單位睡房1之浴室:** **櫃** **檯面:** 天然石 **洗手盆櫃:** 木製洗手盆櫃配木皮 **鏡櫃:** 木製鏡櫃配木皮及玻璃飾面 **潔具** **洗手盆水龍頭:** 鍍鉻 **座廁:** 陶瓷 **洗手盆:** 陶瓷 **淋浴間:** 強化清玻璃 **廁紙架:** 鍍鉻 **浴室設備:** 設備及品牌名稱，請參閱“設備說明” **Flat E of 18/F:** **Basin** **Basin Countertop:** Natural stone **Bathroom fittings** **Wash basin mixer:** Chrome plated **Water closet:** Vitreous china **Wash basin:** Natural stone **Shower compartment:** Clear tempered glass **Paper holder:** Chrome plated **Bathroom appliances** For appliances provision and brand name, please refer to the "Appliances Schedule" **18樓E單位:** **洗手盆** **檯面:** 天然石 **潔具** **洗手盆水龍頭:** 鍍鉻 **坐廁:** 陶瓷 **洗手盆:** 天然石 **淋浴間:** 強化清玻璃 **廁紙架:** 鍍鉻 **浴室設備:** 設備及品牌名稱，請參閱“設備說明”

Note : 4/F, 13/F, 14/F and 24/F are omitted.
備註 : 不設4樓、13樓、14樓及24樓。

			Bedroom 1's bathroom of Flat B and C of 26/F: **Cabinet** **Basin Countertop:** Natural stone **Basin cabinet:** Timber basin cabinet finished with wood veneer **Mirror cabinet:** Timber mirror cabinet finished with wood veneer and glass panels **Bathroom fittings** **Wash basin mixer:** Chrome plated **Water closet:** Vitreous china **Wash basin:** Vitreous china **Paper holder:** Chrome plated **Bathroom appliances** For appliances provision and brand name, please refer to the "Appliances Schedule" **26樓B及C單位睡房1之浴室:** **櫃** **檯面:** 天然石 **洗手盆櫃:** 木製洗手盆櫃配木皮 **鏡櫃:** 木製鏡櫃配木皮及玻璃飾面 **潔具** **洗手盆水龍頭:** 鍍鉻 **座廁:** 陶瓷 **洗手盆:** 陶瓷 **廁紙架:** 鍍鉻 **浴室設備:** 設備及品牌名稱，請參閱“設備說明”
	(ii) Type and material of water supply system 供水系統的類型及用料		Please refer to "3.(j) Water Supply" below 請參閱下文「3. (j) 供水」一欄。
	(iii) Type and material of bathing facilities (including shower or bath tub, if applicable) 沐浴設施(包括花灑或浴缸(如適用的話))		**Shower mixer and shower set (Applicable to all units except Bedroom 1's bathroom of Flat B and C of 26/F):** Chrome plated **Shower and bath mixer (Bedroom 1's bathroom of Flat B and C of 26/F):** Chrome plated **Bathtub (Bedroom 1's bathroom of Flat B and C of 26/F):** Enamel **花灑水龍頭及花灑套裝 (適用於所有單位除卻26樓B及C單位睡房1之浴室):** 鍍鉻 **花灑及浴缸水龍頭 (26樓B及C單位睡房1之浴室):** 鍍鉻 **浴缸 (26樓B及C單位睡房1之浴室):** 搪瓷
	(iv) Size of bathtub, (if applicable) 浴缸大小(如適用的話)		1200mm(L) x 700mm(W) x 420mm(H) 1200毫米 (長) x 700毫米 (闊) x 420毫米(高)
(c) Kitchen 廚房	(i) Material of Sink unit 洗滌盆的用料		Stainless steel 不銹鋼
	(ii) Material of Water supply system 供水系統的用料		See "3.(j) Water Supply" below for material of water supply system. 供水系統的用料見下文「3.(j) 供水」一欄。
	(iii) Kitchen cabinet 廚櫃		**Material:** Timber cabinet｜**Finishes:** Metal finish, plastic laminate, solid surfacing material, ceramic tiles and glass **用料:** 木製廚櫃｜**裝修物料:** 金屬裝飾、膠板及實體面材，瓷磚，玻璃
	(iv) Type of all other fittings and equipment 所有其他裝置及設備的類型		**Other fittings:** Chrome plated sink mixer **Other equipment:** Sprinkler head(s) and smoke detector are fitted in or near open kitchen for all Flats (with open kitchen). **其他裝置:** 鍍鉻洗滌盆水龍頭 **其他設備:** 所有單位 (設開放式廚房) 之開放式廚房內或附近安裝消防花灑頭及煙霧偵測器。
(d) Bedroom 睡房	Type and material of Fittings (including built-in wardrobe) 裝置的類型及用料 (包括嵌入式衣櫃)		**All units except Flat E of 18/F: Not Applicable** **所有單位除卻18樓E單位: 不適用** **Flat E of 18/F:** **Built-in wardrobe** **Material:** Wood, wood veneer, glass, metal frame **Bed frame** **Material:** Wood, wood veneer finish **Bedside drawer** **Material:** Wood, wood veneer finish **Dressing table** **Material:** Wood, wood veneer finish

Note : 4/F, 13/F, 14/F and 24/F are omitted.
備註 : 不設4樓、13樓、14樓及24樓。

		18樓E單位: **嵌入式衣櫃** **用料:** 木，木皮，玻璃，金屬邊框 **床架** **用料:** 木，木皮 **床頭櫃** **用料:** 木，木皮 **梳妝台** **用料:** 木，木皮
(e) Telephone 電話	Location and number of connection points 接駁點的位置及數目	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units" 請參閱“住宅單位機電裝置說明表”
(f) Aerials 天線	Location and number of connection points 接駁點的位置及數目	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units" 請參閱“住宅單位機電裝置說明表”
(g) Electrical installations 電力裝置	(i) Electrical fittings (including safety devices) 供電附件 (包括安全裝置)	**Electrical fittings:** Faceplate for all switches and power sockets **Safety devices:** Three phases electricity supply with miniature circuit breaker distribution board **供電附件:** 提供電掣及電插座之面板 **安全裝置:** 三相電力配電箱配置微型斷路器
	(ii) Whether conduits are concealed or exposed 導管是隱藏或外露	Conduits are partly concealed and partly exposed. Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials. 導管是部分隱藏及部分外露。 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋。
	(iii) Location and number of power points and air-conditioner points 電插座及空調機接駁點的位置及數目	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units" 請參閱“住宅單位機電裝置說明表”
(h) Gas supply 氣體供應	Type, system and Location 類型、系統及位置	Not applicable 不適用
(i) Washing machine connection point 洗衣機接駁點	Location 位置	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units" 請參閱“住宅單位機電裝置說明表”
	Design 設計	50mm diameter drain point and 22mm diameter water point are provided for washing machine. 設有直徑50毫米的洗衣機去水接駁喉位及直徑22毫米的來水接駁喉位。
(j) Water Supply 供水	(i) Material of water pipes 水管的用料	**Cold water supply:** Plastic coated copper pipes **Hot water supply:** Plastic coated copper pipes **Flushing water supply:** Unplasticized Polyvinyl Chloride pipes **冷水喉:** 膠層保護之銅喉 **熱水喉:** 膠層保護之銅喉 **沖廁供水系統:** 硬聚氯乙烯喉管
	(ii) Whether water pipes are concealed or exposed 水管是隱藏或外露	Water pipes are partly concealed and partly exposed. Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials. 水管是部分隱藏及部分外露。 除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋。
	(iii) Whether hot water is available 有否熱水供應	Yes 有

Note : 4/F, 13/F, 14/F and 24/F are omitted.
備註 : 不設4樓、13樓、14樓及24樓。

4. MISCELLANEOUS 雜項

Item 細項	Description 描述		
(a) Lifts 升降機	(i) Brand name and model number 品牌名稱及產品型號	Brand Name 品牌名稱	Toshiba 東芝牌
		Model Number 產品型號	ELCOSMO-III / CV632
	(ii) Number and floors served by them 升降機的數目及到達的樓層	Number of lifts 升降機的數目	Two lifts are provided 裝有2部升降機
		Floors served by the lifts 升降機到達的樓層	G/F, 1/F to 26/F (4/F, 13/F, 14/F & 24/F are omitted) 地下，1樓至26樓 (不設4樓，13樓，14樓及24樓)
(b) Letter box 信箱	Material 用料	Stainless steel, wood veneer, and natural stone 不銹鋼，木皮及天然石	
(c) Refuse collection 垃圾收集	(i) Means of refuse collection 垃圾收集的方法	By cleaners 由清潔工人收集	
	(ii) Location of refuse room 垃圾房的位置	Refuse storage and material recovery room is located in the common area of each residential floor. Refuse storage and material recovery chamber is located on G/F. 各住宅層之公用地方均設有垃圾收集及物料回收室。 垃圾收集及物料回收房設於地下。	
(d) Water meter, electricity meter and gas meter 水錶、電錶及氣體錶	(i) Location 位置	**Water meter:** Inside water meter cabinet located at the common area on each residential floor. **Electricity meter:** Inside electrical duct located at the common area on each residential floor. **Gas meter:** Not applicable. **水錶:** 每層住宅層公用地方之水錶櫃內。 **電錶:** 每層住宅層公用地方之電氣槽內。 **氣體錶:** 不適用。	
	(ii) Whether they are separate or communal meters for residential properties 就住宅單位而言是獨立抑或公用的錶	**Water meter:** Separate meter. **Electricity meter:** Separate meter. **Gas meter:** Not applicable. **水錶:** 獨立錶。 **電錶:** 獨立錶。 **氣體錶:** 不適用。	

5. SECURITY FACILITIES 保安設施

Security system and equipment (including details of built-in provisions and their locations) 保安系統及設備(包括嵌入式的裝備的細節及其位置)	Access control and security system 入口通道控制及保安系統	Visitor doorphone is installed at the G/F residential entrance lobby. Card reader is provided for access control at the G/F residential lobby, 2/F club house and residential lifts. 地下住宅入口大堂設有訪客對講機。 地下住宅入口大堂、二樓會所及住宅升降機裝有讀卡器。
	CCTV 閉路電視	CCTVs are installed at G/F residential entrance lobby, 2/F club house, R/F staircase exit and all residential lifts connecting directly to caretaker counter. 地下住宅入口大堂、二樓會所及天台樓梯出口及所有住宅升降機內均裝有閉路電視，並直接連接管理處。
	Details of built-in provisions 嵌入式的裝備的細節	Not applicable 不適用
	Location of built-in provisions 嵌入式裝備的位置	Not applicable 不適用

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

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

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

6. APPLIANCES 設備

Brand name and model number 品牌名稱及產品型號	For the brand name and model number of appliances, please refer to the “Appliances Schedule” 有關設備之品牌名稱及產品型號，請參閱「設備說明」

APPLIANCES SCHEDULE 設備說明

Location 位置	Appliance 設備	Brand 品牌	Model No. 型號	Floor樓層												
				3/F, 5/F-12/F, 15/F-23/F & 25/F (except Flat E of 18/F) 3樓，5樓至12樓，15樓至23樓及25樓 (18樓E單位除外)								26/F 26樓				18/F 18樓
				Flat 單位												
				A	B	C	D	E	F	G	H	A	B	C	D	E
Living Room and Dining Room 客廳及飯廳	Split-type Air-Conditioner (Indoor Unit) 分體式冷氣機 (室內機)	Panasonic 樂聲牌	CS-YE24UKA1	-	Y	Y	-	-	-	Y	-	-	-	-	-	-
	Multi-split-type Air-Conditioner (Indoor Unit) 多聯分體式冷氣機 (室內機)		CS-Z71TKEW	Y	-	-	Y	Y	-	-	Y	-	-	-	-	-
Bedroom 睡房	Multi-split-type Air-Conditioner (Indoor Unit) 多聯分體式冷氣機 (室內機)		CS-Z35TKEW	Y	-	-	Y	Y	-	-	Y	-	-	-	-	-
Living Room and Dining Room 客廳及飯廳	Variable Refrigerant Flow Type Air-Conditioner Indoor Unit 變頻多聯式分體空調機 (室內機)		S-45MK2E5A	-	-	-	-	-	-	-	-	-	Y	Y	Y	-
			S-73MK2E5A	-	-	-	-	-	Y	-	-	Y	-	-	-	Y
Bedroom 睡房			S-28MK2E5A	-	-	-	-	-	-	-	-	-	-	-	-	Y
Bedroom 1 睡房 1			S-28MK2E5A	-	-	-	-	-	-	-	-	-	-	-	Y	-
			S-36MK2E5A	-	-	-	-	-	Y	-	-	Y	Y	-	-	-
			S-45MK2E5A	-	-	-	-	-	-	-	-	-	-	Y	-	-
Bedroom 2 睡房 2			S-28MK2E5A	-	-	-	-	-	Y	-	-	Y	Y	Y	-	-
			S-36MK2E5A	-	-	-	-	-	-	-	-	-	-	-	Y	-
Bedroom 3 睡房 3			S-28MK2E5A	-	-	-	-	-	-	-	-	-	Y	Y	-	-
Store 儲藏室			S-28MK2E5A	-	-	-	-	-	-	-	-	-	-	Y	-	-
Flat Roof (3/F) 平台 (3樓)	Split-type Air-Conditioner (Outdoor Unit) 分體式冷氣機 (室外機)		CU-YE24UKA1	-	Y	Y	-	-	-	Y	-	-	-	-	-	-
	Multi-split-type Air-Conditioner (Outdoor Unit) 多聯分體式冷氣機 (室外機)		CU-5E34PBE	Y	-	-	Y	Y	-	-	Y	-	-	-	-	-
	Variable Refrigerant Flow Type Air-Conditioner (Outdoor Unit) 變頻多聯式分體空調機 (室外機)		U-5LE2H4	-	-	-	-	-	Y	-	-	-	-	-	-	-

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

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

Notes:

1. The symbol “ - ” as shown in the above table denotes "Not provided" or "Not applicable".
2. The symbol “Y” as shown in the above table denotes "Provided".

備註：

1. 上表「-」代表不提供或不適用。
2. 上表「Y」代表提供。

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

APPLIANCES SCHEDULE 設備說明

Location 位置	Appliance 設備	Brand 品牌	Model No. 型號	Floor樓層												
				3/F, 5/F-12/F, 15/F-23/F & 25/F (except Flat E of 18/F) 3樓，5樓至12樓，15樓至23樓及25樓 (18樓E單位除外)								26/F 26樓				18/F 18樓
				Flat 單位												
				A	B	C	D	E	F	G	H	A	B	C	D	E
Air-conditioning Platform (except 3/F) 空調機平台 (3樓除外)	Split-type Air-Conditioner (Outdoor Unit) 分體式冷氣機 (室外機)	Panasonic 樂聲牌	CU-YE24UKA1	-	Y	Y	-	-	-	Y	-	-	-	-	-	-
	Multi-split-type Air-Conditioner (Outdoor Unit) 多聯分體式冷氣機 (室外機)		CU-5E34PBE	Y	-	-	Y	Y	-	-	Y	-	-	-	-	-
	Variable Refrigerant Flow Type Air-Conditioner (Outdoor Unit) 變頻多聯式分體空調機 (室外機)		U-4LE2H4	-	-	-	-	-	-	-	-	-	-	Y	-	-
			U-5LE2H4	-	-	-	-	-	Y	-	-	Y	-	-	Y	Y
			U6LE2H7	-	-	-	-	-	-	-	-	-	Y	-	-	-
Roof 天台	Variable Refrigerant Flow Type Air-Conditioner (Outdoor Unit) 變頻多聯式分體空調機 (室外機)		U-4LE2H4	-	-	-	-	-	-	-	-	-	-	Y	-	-
Living Room 客廳	50" QLED 4K Q60B Smart TV 50" QLED 4K Q60B智能電視	Samsung 三星	QA50Q60BAJXZK	-	-	-	-	-	-	-	-	-	-	-	-	Y
Open Kitchen 開放式廚房	Induction Hob (2 Zones) 電磁爐 (二爐頭)	De Dietrich 德地氏	DPI7469XS	Y	Y	Y	Y	Y	Y	Y	Y	-	-	-	-	Y
		Miele 美諾	CS 7612 FL	-	-	-	-	-	-	-	-	-	Y	-	Y	-
	Cooker Hood 抽油煙機	De Dietrich 德地氏	DHT6605X	Y	Y	Y	Y	Y	Y	Y	Y	-	-	-	-	Y
		Miele 美諾	DAS 2620	-	-	-	-	-	-	-	-	-	Y	-	Y	-
	Combi Steam Oven 蒸焗爐	De Dietrich 德地氏	DKR7580X	-	-	-	-	-	Y	-	-	-	-	-	-	-
		Miele 美諾	DGC 7440	-	-	-	-	-	-	-	-	-	Y	-	-	-
	Washer & Dryer 洗衣乾衣機	De Dietrich 德地氏	DLZ8485U	Y	Y	Y	Y	Y	Y	Y	Y	-	-	-	-	Y
		Miele 美諾	WTR 860 WPM	-	-	-	-	-	-	-	-	-	Y	-	Y	-
	Refrigerator 雪櫃	De Dietrich 德地氏	DRP1906JE	Y	Y	Y	Y	Y	Y	Y	Y	-	-	-	-	Y
		Miele 美諾	KFNS7734D	-	-	-	-	-	-	-	-	-	Y	-	Y	-

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

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

Notes:

1. The symbol " - " as shown in the above table denotes "Not provided" or "Not applicable".
2. The symbol "Y" as shown in the above table denotes "Provided".

備註：

1. 上表「-」代表不提供或不適用。
2. 上表「Y」代表提供。

APPLIANCES SCHEDULE 設備說明

Location 位置	Appliance 設備	Brand 品牌	Model No. 型號	Floor樓層												
				3/F, 5/F-12/F, 15/F-23/F & 25/F (except Flat E of 18/F) 3樓，5樓至12樓，15樓至23樓及25樓 (18樓E單位除外)								26/F 26樓				18/F 18樓
				Flat 單位												
				A	B	C	D	E	F	G	H	A	B	C	D	E
Kitchen 廚房	Induction Hob (2 Zones) 電磁爐 (二爐頭)	Miele 美諾	CS 7612 FL	-	-	-	-	-	-	-	-	Y	-	Y	-	-
	Cooker Hood 抽油煙機	Miele 美諾	DAS 2620	-	-	-	-	-	-	-	-	Y	-	Y	-	-
	Combi Steam Oven 蒸焗爐	Miele 美諾	DGC 7440	-	-	-	-	-	-	-	-	-	-	Y	-	-
	Washer & Dryer 洗衣乾衣機	Miele 美諾	WTR 860 WPM	-	-	-	-	-	-	-	-	Y	-	Y	-	-
	Refrigerator 雪櫃	Miele 美諾	KFNS7734D	-	-	-	-	-	-	-	-	Y	-	Y	-	-
	Electrical Water Heater 即熱式電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	-	-	-	-	-	-	-	-	Y	-	-	-	-
	Exhaust Fan 抽氣扇	Ostberg	LPK 125 A1	-	-	-	-	-	-	-	-	Y	-	Y	-	-
Bathroom 浴室	Electrical Water Heater 即熱式電熱水爐	Stiebel Eltron 斯寶亞創	DBH 18 ST Trend	-	-	-	-	-	-	-	-	Y	-	Y	-	-
			DBH 24 ST Trend	Y	Y	Y	Y	Y	Y	Y	Y	-	Y	-	Y	Y
	Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BE3H2	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	Exhaust Fan 抽氣扇	Ostberg	LPK 125 A1	-	-	-	Y	Y	-	-	Y	Y	Y	-	Y	Y
Bathroom 浴室 (Living room's bathroom of Flat B and C of 26/F 26樓B及C單位客廳之浴室)	Electrical Water Heater 即熱式電熱水爐	Stiebel Eltron 斯寶亞創	DBH 18 ST Trend	-	-	-	-	-	-	-	-	-	Y	-	-	-
			DBH 24 ST Trend	-	-	-	-	-	-	-	-	-	-	Y	-	-
	Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BE3H2	-	-	-	-	-	-	-	-	-	Y	Y	-	-
	Exhaust Fan 抽氣扇	Ostberg	LPK 125 A1	-	-	-	-	-	-	-	-	-	Y	Y	-	-

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

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

Notes:

1. The symbol " - " as shown in the above table denotes "Not provided" or "Not applicable".
2. The symbol "Y" as shown in the above table denotes "Provided".

備註：

1. 上表「-」代表不提供或不適用。
2. 上表「Y」代表提供。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES 住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor樓層												
		3/F, 5/F-12/F, 15/F-23/F & 25/F (except Flat E of 18/F) 3樓，5樓至12樓，15樓至23樓及25樓 (18樓E單位除外)								26/F 26樓				18/F 18樓
		Flat 單位												
		A	B	C	D	E	F	G	H	A	B	C	D	E
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣	8	9	11	11	11	13	11	11	12	14	13	14	11
	Lighting Point 燈位	2	2	2	2	3	4	2	2	4	4	7	4	7
	TV&FM Outlet 電視及電台天線插座	2	1	2	2	2	2	2	2	2	2	2	2	2
	Telephone and broadband Outlet 電話及寬頻插座	2	1	2	2	2	2	2	2	2	2	2	2	2
	Air-conditioning Indoor Unit Switch 室內冷氣機開關掣	1	1	1	1	1	1	1	1	1	2	2	2	1
	13A Twin Socket Outlet 13A雙位電插座	4	3	4	4	4	4	4	4	5	5	5	5	4
	MCB Board 總電掣箱	1	1	1	1	1	1	1	1	-	-	-	-	1
	Smoke Detector 煙霧感應器	1	1	1	1	1	1	1	1	-	1	-	1	1
	Water Heater Switch 熱水爐開關掣	-	1	1	1	1	1	1	1	1	1	1	1	1
	Exhaust Fan Switch 抽氣扇開關掣	-	-	-	1	1	-	-	1	2	1	2	1	1
	Thermo Ventilator Switch 浴室寶開關掣	-	1	1	1	1	1	1	1	1	1	1	1	1
Bedroom 睡房	Lighting Switch 燈掣	4	-	-	2	2	-	-	1	-	-	-	-	2
	Lighting Point 燈位	1	-	-	2	2	-	-	1	-	-	-	-	6
	TV&FM Outlet 電視及電台天線插座	1	-	-	1	1	-	-	1	-	-	-	-	1
	Telephone and broadband Outlet 電話及寬頻插座	1	-	-	1	1	-	-	1	-	-	-	-	1
	Air-conditioning Indoor Unit Switch 室內冷氣機開關掣	1	-	-	1	1	-	-	1	-	-	-	-	2
	Water Heater Switch 熱水爐開關掣	1	-	-	-	-	-	-	-	-	-	-	-	-
	Exhaust Fan Switch 抽氣扇開關掣	1	-	-	-	-	-	-	-	-	-	-	-	-
	Thermo Ventilator Switch 浴室寶開關掣	1	-	-	-	-	-	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座	2	-	-	2	2	-	-	2	-	-	-	-	2

Note:

1. The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-" denotes "not provided".

備註：

1. 上表內之數字表示安裝於單位內機電裝置的數量。符號“-”表示“不提供”。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES 住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor樓層												
		3/F, 5/F-12/F, 15/F-23/F & 25/F (except Flat E of 18/F) 3樓，5樓至12樓，15樓至23樓及25樓 (18樓E單位除外)								26/F 26樓				18/F 18樓
		Flat 單位												
		A	B	C	D	E	F	G	H	A	B	C	D	E
Bedroom 1 睡房 1	Lighting Switch 燈掣	-	-	-	-	-	1	-	-	1	4	4	1	-
	Lighting Point 燈位	-	-	-	-	-	1	-	-	1	1	1	1	-
	TV&FM Outlet 電視及電台天線插座	-	-	-	-	-	1	-	-	1	1	1	1	-
	Telephone and broadband Outlet 電話及寬頻插座	-	-	-	-	-	1	-	-	1	1	1	1	-
	Air-conditioning Indoor Unit Switch 室內冷氣機開關掣	-	-	-	-	-	1	-	-	1	1	1	1	-
	Water Heater Switch 熱水爐開關掣	-	-	-	-	-	-	-	-	-	1	1	-	-
	Exhaust Fan Switch 抽氣扇開關掣	-	-	-	-	-	-	-	-	-	1	-	-	-
	Thermo Ventilator Switch 浴室寶開關掣	-	-	-	-	-	-	-	-	-	1	1	-	-
	13A Twin Socket Outlet 13A雙位電插座	-	-	-	-	-	2	-	-	2	2	2	1	-
Bedroom 2 睡房 2	Lighting Switch 燈掣	-	-	-	-	-	1	-	-	1	1	1	1	-
	Lighting Point 燈位	-	-	-	-	-	1	-	-	1	1	1	1	-
	TV&FM Outlet 電視及電台天線插座	-	-	-	-	-	1	-	-	1	1	1	1	-
	Telephone and broadband Outlet 電話及寬頻插座	-	-	-	-	-	1	-	-	1	1	1	1	-
	Air-conditioning Indoor Unit Switch 室內冷氣機開關掣	-	-	-	-	-	1	-	-	1	1	1	1	-
	13A Twin Socket Outlet 13A雙位電插座		-	-	-	-	1	-	-	1	1	1	2	-
Bedroom 3 睡房 3	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	2	1	-	-
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	1	1	-	-
	TV&FM Outlet 電視及電台天線插座	-	-	-	-	-	-	-	-	-	1	1	-	-
	Telephone and broadband Outlet 電話及寬頻插座	-	-	-	-	-	-	-	-	-	1	1	-	-
	Air-conditioning Indoor Unit Switch 室內冷氣機開關掣	-	-	-	-	-	-	-	-	-	1	1	-	-
	13A Twin Socket Outlet 13A雙位電插座	-	-	-	-	-	-	-	-	-	1	1	-	-

Note:

1. The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-" denotes "not provided".

備註：

1. 上表內之數字表示安裝於單位內機電裝置的數量。符號“-”表示“不提供”。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES 住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor樓層												
		3/F, 5/F-12/F, 15/F-23/F & 25/F (except Flat E of 18/F) 3樓，5樓至12樓，15樓至23樓及25樓 (18樓E單位除外)								26/F 26樓				18/F 18樓
		Flat 單位												
		A	B	C	D	E	F	G	H	A	B	C	D	E
Store Room 儲藏室	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	1	-	-
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	1	-	-
	Air-conditioning Indoor Unit Switch 室內冷氣機開關掣	-	-	-	-	-	-	-	-	-	-	1	-	-
	13A Twin Socket Outlet 13A雙位電插座	-	-	-	-	-	-	-	-	-	-	1	-	-
Open Kitchen 開放式廚房	Lighting Point 燈位	1	1	1	1	1	1	1	1	-	1	-	1	1
	MCB Board 總電掣箱	-	-	-	-	-	-	-	-	-	1	-	1	-
	Door Bell 門鐘	1	1	1	1	1	1	1	1	-	1	-	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1	1	1	-	1	-	1	1
	Water and Drain Point for Washer Dryer 洗衣乾衣機來水及去水位	1	1	1	1	1	1	1	1	-	1	-	1	1
	Sprinkler Head 消防花灑頭	2	2	2	2	2	1	2	2	-	2	-	2	1
	13A Single Socket Outlet for Washer Dryer 洗衣乾衣機13A單位電插座	1	1	1	1	1	1	1	1	-	1	-	1	1
	13A Single Socket Outlet for Refrigerator 雪櫃13A單位電插座	1	1	1	1	1	1	1	1	-	1	-	1	1
	13A Single Socket Outlet for Cooker Hood 抽油煙機13A單位電插座	1	1	1	1	1	1	1	1	-	1	-	1	1
	Connection Unit for Indution Hob 電磁爐接線位	1	1	1	1	1	1	1	1	-	1	-	1	1
	Induction Hob switch 電磁爐開關掣	1	1	1	1	1	1	1	1	-	1	-	1	1
	13A Single Socket Outlet for Combi Steam Oven 蒸焗爐13A單位電插座	-	-	-	-	-	1	-	-	-	1	-	-	-
	Combi Steam Oven switch 蒸焗爐開關掣	-	-	-	-	-	1	-	-	-	1	-	-	-
Kitchen 廚房	Lighting Point 燈位	-	-	-	-	-	-	-	-	1	-	1	-	-
	MCB Board 總電掣箱	-	-	-	-	-	-	-	-	1	-	1	-	-
	Door Bell 門鐘	-	-	-	-	-	-	-	-	1	-	1	-	-

Note:

1. The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-" denotes "not provided".

備註：

1. 上表內之數字表示安裝於單位內機電裝置的數量。符號“-”表示“不提供”。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES 住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor樓層												
		3/F, 5/F-12/F, 15/F-23/F & 25/F (except Flat E of 18/F) 3樓，5樓至12樓，15樓至23樓及25樓 (18樓E單位除外)								26/F 26樓				18/F 18樓
		Flat 單位												
		A	B	C	D	E	F	G	H	A	B	C	D	E
Kitchen 廚房	13A Twin Socket Outlet 13A雙位電插座	-	-	-	-	-	-	-	-	1	-	1	-	-
	Water and Drain Point for Washer Dryer 洗衣乾衣機來水及去水位	-	-	-	-	-	-	-	-	1	-	1	-	-
	13A Single Socket Outlet for Washer Dryer 洗衣乾衣機13A單位電插座	-	-	-	-	-	-	-	-	1	-	1	-	-
	13A Single Socket Outlet for Refrigerator 雪櫃13A單位電插座	-	-	-	-	-	-	-	-	1	-	1	-	-
	13A Single Socket Outlet for Cooker Hood 抽油煙機13A單位電插座	-	-	-	-	-	-	-	-	1	-	1	-	-
	Connection Unit for Indution Hob 電磁爐接線位	-	-	-	-	-	-	-	-	1	-	1	-	-
	Induction Hob switch 電磁爐開關掣	-	-	-	-	-	-	-	-	1	-	1	-	-
	13A Single Socket Outlet for Combi Steam Oven 蒸焗爐13A單位電插座	-	-	-	-	-	-	-	-	1	-	1	-	-
	Combi Steam Oven switch 蒸焗爐開關掣	-	-	-	-	-	-	-	-	-	-	1	-	-
	Fuse Spur Unit for Exhaust Fan 抽氣扇接線位連保險絲	-	-	-	-	-	-	-	-	-	-	1	-	-
Bathroom 浴室	Lighting Point 燈位	3	3	3	3	3	3	3	3	3	3	3	3	3
	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for Thermo Ventilator 浴室寶接線位	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit for Exhaust Fan 抽氣扇接線位連保險絲	1	-	-	1	1	-	-	1	1	1	-	1	1
	40A Triple Pole Isolator Switch for Water Heater 熱水爐40A三極電路隔離開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1
Bathroom 浴室 (Living room's bathroom of Flat B and C of 26/F 26樓B及C單位客廳之浴室)	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	3	3	-	-
	13A Single Socket Outlet 13A單位電插座	-	-	-	-	-	-	-	-	-	1	1	-	-
	Connection Point for Thermo Ventilator 浴室寶接線位	-	-	-	-	-	-	-	-	-	1	1	-	-
	Fuse Spur Unit for Exhaust Fan 抽氣扇接線位連保險絲	-	-	-	-	-	-	-	-	-	1	1	-	-
	40A Triple Pole Isolator Switch for Water Heater 熱水爐40A三極電路隔離開關掣	-	-	-	-	-	-	-	-	-	1	1	-	-

Note:

1. The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-" denotes "not provided".

備註：

1. 上表內之數字表示安裝於單位內機電裝置的數量。符號“-”表示“不提供”。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES 住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor樓層												
		3/F, 5/F-12/F, 15/F-23/F & 25/F (except Flat E of 18/F) 3樓，5樓至12樓，15樓至23樓及25樓 (18樓E單位除外)								26/F 26樓				18/F 18樓
		Flat 單位												
		A	B	C	D	E	F	G	H	A	B	C	D	E
Balcony/Balcony and Utility Platform (except 3/F) 露台/露台及工作平台(3樓除外)	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1
Air-conditioning Platform (except 3/F) 空調機平台(3樓除外)	Weatherproof type 20A Double Pole Isolator Switch 20A防水雙極電路隔離開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1
Flat Roof (3/F) 平台 (3樓)	Lighting Point 燈位	1	1	1	1	1	1	1	1	-	-	-	-	-
	Weatherproof type 13A Socket Outlet 13A防水單位插座	1	1	1	1	1	1	1	1	-	-	-	-	-
	Weatherproof type 20A Double Pole Isolator Switch 20A防水雙極電路隔離開關掣	1	1	1	1	1	1	1	1	-	-	-	-	-
Flat Roof (26/F) 平台 (26樓)	Lighting Point 燈位	-	-	-	-	-	-	-	-	1	1	-	1	-
Roof 天台	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	1	1	1	1	-
	Lighting Point 燈位	-	-	-	-	-	-	-	-	3	3	3	3	-
	13A Single Weatherproof Socket Outlet 13A單位防水隔離電插座	-	-	-	-	-	-	-	-	1	1	1	1	-
	Weatherproof type 20A Double Pole Isolator Switch 20A防水雙極電路隔離開關掣	-	-	-	-	-	-	-	-	-	-	1	-	-

Note:

1. The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-" denotes "not provided".

備註：

1. 上表內之數字表示安裝於單位內機電裝置的數量。符號“-”表示“不提供”。

24

SERVICE AGREEMENTS
服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by Hongkong Electric Company, Limited.

No gas supply.

食水及沖廁水由水務署供應。

電力由香港電燈有限公司供應。

無氣體供應。

25

GOVERNMENT RENT
地稅

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

擁有人(即賣方)有法律責任就指明住宅物業繳付地稅直至並包括有關個別指明住宅物業之轉讓契之日期為止。

26

MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

1. On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the owner (i.e. the Vendor) for the deposits for water and electricity.
2. On that delivery, the purchaser is not liable to pay to the owner (i.e. the Vendor) a debris removal fee.
3. The amount of deposits for water and electricity and debris removal fee is yet to be ascertained as at the date on which the sales brochure is printed.

Note:

1. It may be the case that the purchaser should pay to the Manager and not the owner (i.e. the Vendor) of the Development the deposits for water and electricity and debris removal fee.
2. No gas supply is provided to the specified residential properties.

1. 在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人(即賣方)補還水及電力的按金。
2. 在交付時，買方不須向擁有人(即賣方)支付清理廢料的費用。
3. 水及電力的按金及清理廢料的費用的款額於售樓說明書印製日期尚未確定。

備註：

1. 買方可能須向發展項目管理人而非擁有人(即賣方)繳付水及電力按金及清理廢料的費用。
2. 指明住宅物業不設氣體供應。

27

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

Defects liability warranty period for the specified residential property and the fittings, finishes and appliances as provided in the agreement for sales and purchase is within six (6) months from the date of completion of the sale and purchase.

按買賣合約規定，指明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指明住宅物業之成交日期起計為期六(6)個月內。

28

MAINTENANCE OF SLOPES
斜坡維修

Not Applicable

不適用

29

MODIFICATION
修訂

Not Applicable

不適用

30

RELEVANT INFORMATION
有關資料

1. Operation of gondola

   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) and the common areas and facilities of the Development, and during the inspection, repairing, cleaning or change of the air-conditioners of residential flats placed on the outdoor air-conditioner platforms, as arranged by the Manager, gondola(s) (whether its installation is permanently or temporarily) will be parked on the flat roofs and operated 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. Under the Deed of Mutual Covenant, the Manager shall have access to Flat A to Flat H on 3/F and Flat A to Flat D on 26/F of the Development to carry out the relevant operation work of gondola.

2. Placement of outdoor air-conditioning units on air-conditioning platforms

   Some outdoor air-conditioning units (either served for its own residential unit or for the clubhouse for residents) are placed on the air-conditioning plinths at common flat roof on 2/F and the air-conditioning platforms outside Flat A to Flat H on 5/F to 12/F, 15/F to 23/F and 25/F and Flat A to Flat D on 26/F, and air-conditioning plinths at private flat roof of Flat A to Flat H on 3/F and private roof of Flat C on 26/F of the Development. The placement of these outdoor air-conditioning units may affect the enjoyment of these residential units in terms of heat and noise or other aspects. For the locations of these air-conditioning units, please refer to "Floor Plans of Residential Properties in the Development" in this sales brochure.

3. The views of some residential properties in the Development may be affected by architectural features outside such residential properties. For locations of the architectural features, please refer to the "Floor Plans of Residential Properties in the Development" in this sales brochure.

4. No gas pipes for the supply of gas will be provided to the residential properties in the Development.

5. The Vendor will install wooden cabinets in the dining room of the following residential units, which will be handed over to the purchasers together with the relevant residential units upon completion of the sale and purchase.

   Details are as follows:

   All Flats on 3/F, 5/F-12/F, 15/F-23/F, 25/F-26/F: Timber cabinet fitted with artificial stone, with wood veneer finish and timber shelves.

1. 吊船操作

   在管理人安排為發展項目的外牆(包括玻璃幕牆結構)及公用地方與設施而需進行定期及特別安排的檢查、清潔、保養、維修、改動、翻新、重建、油漆或裝飾期間,以及為住宅單位檢查、維修、清潔或更換安放室外空調機平台上的冷氣機期間,吊船(不論是永久或臨時的吊船位置)將會停泊在住宅單位的平台上,並在住宅單位的平台及天台上空操作,以及在住宅單位的窗外、露台及工作平台外操作。根據公契,管理人有權進入發展項目的3樓A單位至H單位,以及26樓A單位至D單位進行相關的吊船操作。

2. 空調機平台上放置室外空調機

   部分室外空調機(不論是為該住宅單位而設或是為住戶會所而設)放置在發展項目2樓公用平台、5樓至12樓、15樓至23樓及25樓A單位至H單位及26樓A單位至D單位外的空調機平台,以及3樓A單位至H單位私人平台及26樓C單位私人天台上。該等室外冷氣機的放置可能對該等住宅單位的享用、諸如熱氣及噪音或其他方面造成影響。有關室外空調機的位置,請參閱本售樓說明書的「發展項目的住宅物業的樓面平面圖」。

3. 發展項目內有些住宅物業的景觀可能受安裝於該住宅物業外的建築裝飾影響。有關該等建築裝飾的位置,請參閱本售樓說明書的「發展項目的住宅物業樓面平面圖」。

4. 發展項目內的住宅物業將不會設有煤氣供應的管道。

5. 賣方將會在以下住宅單位的飯廳內安裝木櫃,並在成交時連同相關住宅單位交付予買方。相關資料如下:

   所有3樓,5樓至12樓,15樓至23樓,25樓至26樓單位:木皮飾面木櫃配人造石、連木層板。

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

Breakdown of GFA Concessions Obtained for All Features

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

獲寬免總樓面面積的設施分項

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

		Area (m^2) 面積（平方米）
	Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物（規劃）規例》第23(3)(b)條不計算的總樓面面積	
1	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方（公共交通總站除外）	N/A 不適用
2	Plant rooms and similar services 機房及相類設施	
2.1(*)	Mandatory feature and essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	117.741
2.2(*)	Mandatory feature and essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire service installation (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc 所佔面積不受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	493.764
2.3	Non-mandatory/non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc. 非強制性／非必要機房，例如空調機房、風櫃房等	N/A 不適用
	Disregarded GFA under Building (Planning) Regulations 23A(3) 根據《建築物（規劃）規例》第23A(3)條不計算的總樓面面積	
3	Area for picking up and setting down persons departing from or arriving at the hotel by vehicle 供人離開或到達旅館時上落汽車的地方	N/A 不適用
4	Supporting facilities for a hotel 旅館的輔助性設施	N/A 不適用
	Green Features under Joint Practice Notes 1 and 2 根據《聯合作業備考》第1號及第2號提供的環保設施	
5(*)	Balcony for residential buildings 住宅樓宇露台	148.000
6	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	N/A 不適用
7	Communal sky garden 公用空中花園	N/A 不適用

Note:

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

備註：

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

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

		Area (m^2) 面積（平方米）
	Green Features under Joint Practice Notes 1 and 2 **根據《聯合作業備考》第1號及第2號提供的環保設施**	
8	Communal podium garden for non-residential buildings 非住宅樓宇的公用平台花園	N/A 不適用
9	Acoustic fin 隔聲鰭	N/A 不適用
10	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	N/A 不適用
11(*)	Non-structural prefabricated external wall 非結構性預製外牆	29.063
12(*)	Utility platform 工作平台	69.750
13	Noise barrier 隔音屏障	N/A 不適用
	Amenity Features **適意設施**	
14	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office 供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	N/A 不適用
15(*)	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities 住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	184.640
16(*)	Covered landscaped and play area 有上蓋的園景區及遊樂場	68.395
17	Horizontal screen/covered walkway, trellis 橫向屏障 ／有蓋人行道、花棚	N/A 不適用
18(*)	Larger lift shaft 擴大升降機井道	59.323
19	Chimney shaft 煙囪管道	N/A 不適用
20	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	N/A 不適用
21(*)	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽	77.189
22	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽、氣槽	N/A 不適用

Note:

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

備註：

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

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

		Area (m^2) 面積（平方米）
	Amenity Features **適意設施**	
23	Plant room, pipe duct, air duct for environmental friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	N/A 不適用
24	High headroom and void in front of cinema, shopping arcade etc. in non-domestic development 非住宅用發展項目中電影院、商場等的較高的淨高及前方中空	N/A 不適用
25	Void over main common entrance (Prestige entrance) in non-domestic development 非住宅用發展項目的公用主要入口（尊貴入口）上方的中空	N/A 不適用
26	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	N/A 不適用
27	Sunshade and Reflector 遮陽及反光物	N/A 不適用
28	Minor projection such as air-conditioning box, window sill, projecting window 小型伸出物，如空調機箱，窗台板，伸出窗戶	N/A 不適用
29	Other projections such as air-conditioning box and platform with a projection of more than 750mm from the external walls 其他伸出物，如空調機箱或伸出外牆超過750毫米的空調機平台	N/A 不適用
	Other Exempted Items **其他項目**	
30	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	N/A 不適用
31	Covered area under large projecting / overhanging feature 大型伸出物/外懸物的覆蓋面積	N/A 不適用
32	Public transport terminus (PTT) 公共交通總站	N/A 不適用
33	Party structure and common staircase 共用構築物及樓梯	N/A 不適用
34(*)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	74.399
35	Public passage 公眾通道	N/A 不適用
36	Covered set back area 因樓宇後移導致的覆蓋面積	N/A 不適用
	Bonus GFA **額外總樓面面積**	
37	Bonus GFA 額外總樓面面積	N/A 不適用

Note:

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

備註：

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

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

The Environmental Assessment of the Building



有關建築物的環境評估



Estimated energy performance or consumption for the common parts of the Development
發展項目的公用部份的預計能量表現或消耗

Latest information on the estimated energy performance or consumption for the common parts of the development as submitted to the Building Authority prior to the printing of the sales brochures:

於印製售樓說明書前呈交予建築務監督發展項目的公用部份的預計能量表現或消耗的最近期資料：

Part I
第I部份

Provision of Central Air Conditioning 提供中央空調	NO 否
Provision of energy efficient features 提供具能源效益的設施	YES 是
Energy Efficient Features proposed: 擬安裝的具能源效益的設施	1. High energy-performance glazing with low U-Value and shading coefficient (SC) 低總熱傳送值及遮陽系數高能源效益玻璃 2. High coefficient of performance (COP) split-type air-conditioning units 高效能分體式空調機 3. Energy-efficient lighting design with lower lighting power density (LPD) 低耗能高能效照明設計

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

Type of Development 發展項目類型	Location 位置	Internal Floor Area Served (m^2) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Baseline Building (Note 2) 基線樓宇每年能源消耗量 (附註2)		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
			Electricity kWh/ m^2 /annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/ m^2 /annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh/ m^2 /annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/ m^2 /annum 煤氣/石油氣 用量單位/平方米/年
Domestic Development 住用發展項目	Central building services installation(Note 3) 中央屋宇裝備裝置(附註3)	317	1098	0.0	1005	0.0
Non-domestic Development (Note 4) 非住用發展項目(附註4)	Podium(s) (central building services) installation 平台 (中央屋宇裝備裝置)	1427	691	0.0	103.1	0.0
	Tower(s) (non-central building services installation) 塔樓 (中央屋宇裝備裝置)	106	685	0.0	677	0.0

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

Part III: The following installation(s) are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)
第III部分：以下裝置乃按機電工程署公布的相關實務守則設計：

Type of Installations 裝置類型	YES 是	NO 否	Not Applicable 不適用
Lighting Installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Lift & Escalator Installations 升降機及自動梯的裝置	✓		
Performance-based Approach 以總能源為本的方法		✓	

Notes:

1. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.

   The predicted annual energy use in terms of electricity consumption (kWh / m^2 / annum) and town gas / LPG consumption (unit / m^2 / annum), of the development by the internal floor area served, where:

   (a) "total annual energy use" has the same meaning of "annual energy use" under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (V1.2 version); and

   (b) "internal floor area", in relation to a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and / or party walls.

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 Buildings (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 in Buildings (February 2010 edition) (Draft).

4. Podium(s) normally means the lowest part of the development (usually the lowest 15m of the development and its basement, if any) carrying different use(s) from that of the tower(s) above. For development without clear demarcation between podium(s) and tower(s), the development, as a whole, should be considered as tower(s).

備註：

1. 一般而言，一棟樓宇的預計「每年能源消耗量」愈低，其節約能源的效益愈高。如一棟樓宇小計的「每年能源消耗量」低於該樓宇的「基線樓宇每年能源消耗量」，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。

   預計每年能源消耗量[以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量（用量單位/平方米/年）計算]，指將發展項目的每年能源消耗總量除以使用相關裝置的內部樓面面積所得出的商，其中：

   a. 「每年能源消耗量」與新建樓宇BEAM Plus標準（1.2版）第4節及附錄8中的「每年能源消耗」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）第4節及附錄8中的「基準建築物模型（零分標準）」具有相同涵義。

3. 「中央屋宇裝備裝置」與樓宇的屋宇裝備裝置能源效益實務守則（2010年2月版）（草稿）中的涵義相同。

4. 平台一般指發展項目的最低部分（通常為發展項目最低15米部分及其地庫（如適用）），並與其上的塔樓具有不同用途。對於並無明確劃分平台與塔樓的發展項目，應視整個發展項目為塔樓。

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ADDRESS OF 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 (Cap 621): **www.oria.hk**

賣方為施行《一手住宅物業銷售條例》(第 621 章) 第 2 部而就發展項目指定的互聯網網站的網址: **www.oria.hk**

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POSSIBLE FUTURE CHANGE
日後可能出現的改變

There may be future changes to the Development and the surrounding areas.

發展項目及其周邊地區日後可能出現改變。

Date of printing : 22nd May 2023
印製日期：2023年5月22日