SPRING GARDEN

SALES BROCHURE | 售 樓 說 明 書

SPRING GARDEN

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

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

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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.

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

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

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

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

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

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

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

12 Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

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

15. Estimated material date and handing over date

- Check the estimated material 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;

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

  - ➢ war; or
  - ➢ inclement weather.
- The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
- The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.

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

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts:

Consumer Council

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

Estate Agents Authority

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

Real Estate Developers Association of Hong Kong

Telephone :	2826 0111
Fax :	2845 2521

Sales of First-hand Residential Properties Authority
March 2023

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

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

- 瀏覽一手住宅物業銷售資訊網（下稱「銷售資訊網」）（網址：www.srpe.gov.hk），參考「銷售資訊網」內有關一手住宅物業的市場資料。
- 閱覽賣方就該發展項目所指定的互聯網網站內的有關資訊，包括售樓説明書、價單、載有銷售安排的文件，及成交紀錄冊。
- 發展項目的售樓説明書，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

- 留意載於售樓説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。
- 售樓説明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓説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]。售樓説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；參閱載於售樓説明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓説明書

- 確保所取得的售樓説明書屬最新版本。根據條例，提供予公眾的售樓説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説明書，以了解有關未落成發展項目的最新資料。
- 閱覽售樓説明書，並須特別留意以下資訊：
  - 售樓説明書內有否關於「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。

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

[2] 根據條例附表1第1部第10(2)(d)條述明，售樓説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。

- 如您在訂立臨時買賣合約後**五個工作日**（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的5%）會被沒收，而擁有人（即賣方）不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人（即賣方）必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

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

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

- 賣方不一定須設置示範單位供準買家或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。
- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。
- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。
- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期[3]。
  - 售樓說明書中有關發展項目的預計關鍵日期並不等同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。
- 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。

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[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。

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

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

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

其他相關聯絡資料：

消費者委員會
網址： www.consumer.org.hk
電話： 2929 2222
電郵： cc@consumer.org.hk
傳真： 2856 3611

地產代理監管局
網址： www.eaa.org.hk
電話： 2111 2777
電郵： enquiry@eaa.org.hk
傳真： 2598 9596

香港地產建設商會
電話： 2826 0111
傳真： 2845 2521

一手住宅物業銷售監管局
2023年3月

02 INFORMATION ON THE DEVELOPMENT
發展項目的資料

Name of the Development
Spring Garden

Name of the street and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development
38 Spring Garden Lane

Total number of storeys
25 storeys
Note: The above number of storeys does not include transfer plate, Roof and Upper Roof

Floor numbering as provided in the approved building plans for the Development
G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F, Roof and Upper Roof

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

Refuge floors of each multi-unit building
No refuge floor

發展項目的名稱
Spring Garden

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
春園街38號

建築物的樓層總數
25層
備註：上述樓層數目不包括轉換層、天台及上層天台

發展項目的經批准的建築圖則所規定的樓層號數
地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、天台及上層天台

不依連續次序被略去的樓層號數:
4樓、13樓、14樓及24樓

每幢多單位建築物內的庇護層
不設庇護層

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
Field Harvest Creation Limited
Honourable Group Limited

Holding companies of the vendor
Myers Investments Limited
Wheelock Properties Limited
Arch Triumph Limited
Beauty Plus Developments Limited
Divine Skyline Limited
Ascend Link Limited

Authorized person for the Development
Zhou Raymond Chun Sum

The firm or corporation of which an authorized person for the Development is proprietor, director or employee in his or her professional capacity
Andrew Lee King Fun & Associates Architects Limited

Building contractor for the Development
Wecon Construction & Engineering Limited

The firm of solicitors acting for the Owner in relation to the sale of residential properties in the Development
Baker & McKenzie

Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development
Not Applicable

Any other perosn who has made a loan for the construction of the Development
Not Applicable

賣方
富裕創建有限公司
百達集團有限公司

賣方的控權公司
Myers Investments Limited
會德豐地產有限公司
Arch Triumph Limited
Beauty Plus Developments Limited
Divine Skyline Limited
Ascend Link Limited

發展項目的認可人士
周駿森

發展項目的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
李景勳、雷煥庭建築師有限公司

發展項目的承建商
偉工建築有限公司

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
貝克・麥堅時律師事務所

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構
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分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團；	否
(s)	賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	否

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

1. There are no non-structural prefabricated external walls forming part of the enclosing walls of the Development.
   發展項目不會有構成圍封牆的一部分的非結構的預製外牆。

2. There are curtain walls forming part of the enclosing walls for the Development.
   發展項目有構成圍封的一部分的幕牆。

3. The thickness of curtain walls of the Development is 200mm.
   發展項目的幕牆之厚度為200毫米。

Schedule of Total Area of the Curtain Walls of Each Residential Property
每個住宅物業的幕牆的總面積表

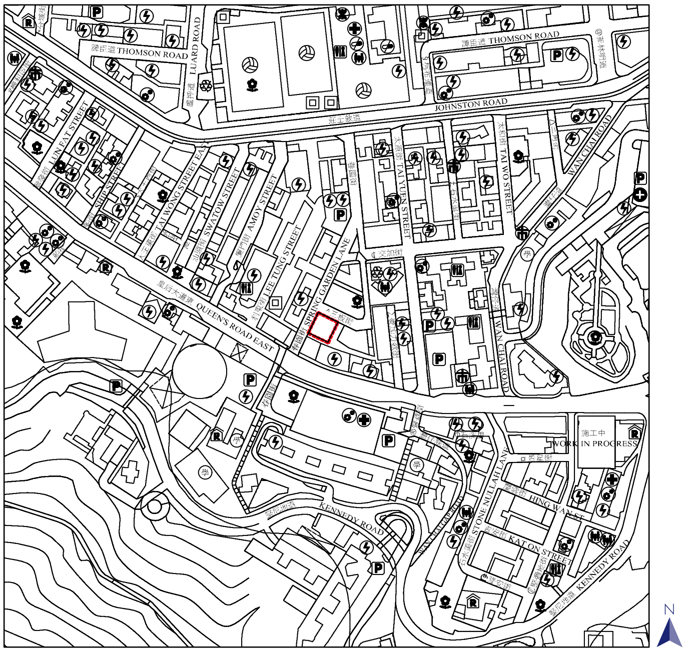
Floor 樓層	Flats 單位	Total Area of the curtain walls of each residential property (sq. m) 每個住宅物業的幕牆的總面積（平方米）
3/F, 5/F - 12/F, 15/F - 23/F & 25/F - 28/F 3樓、5樓至12樓、15樓至23樓及25樓至28樓	A	1.178
	B	1.589
	C	0.561
	D	0.829

06 INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

Harriman Property Management Limited is appointed as the Manager of the Development under the latest draft deed of mutual covenant.

根據公契的最新擬稿，獲委任為該發展項目的管理人為夏利文物業管理有限公司。

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



Location of the Development
發展項目的位置

SCALE 比例：
0 50 100 150 200 250M/米

Street name(s) not shown in full in the Location Plan of the Development:
於發展項目的所在位置未能顯示之街道全名：

$ Tai Wong Street West 大王西街
% Ming Yan Lane 明仁里
Δ Triangle Street 三角街
^ Sam Pan Street 三板街
¢ Cross Street 交加街
Σ Mcgregor Stree 麥加力歌街
£ Stone Nullah Lane 石水渠街
§ O'Brien Road 柯布連道
₡ Kennedy Street 堅彌地街
® Yen Wah Steps 賢華街
Φ Shek Kai Lane 石溪里
¤ King Sing Street 景星街
₾ Lung On Street 隆安街
* Fenwick Street 分域街
# Gresson Street 機利臣街
@ Fleming Road 菲林明道

This location plan is made with reference to the Digital Topographic Map No. T11-SW-B dated 31 July 2025 and No. T11-SW-D dated 17 July 2025 from Survey and Mapping Office of the Lands Department with adjustments where necessary.

此位置圖是參考於2025年7月31日出版之地政總署測繪處之數碼地形圖，圖幅編號T11-SW-B編製及2025年7月17日出版之地政總署測繪處之數碼地形圖，圖幅編號T11-SW-D編製，有需要處經修正處理。

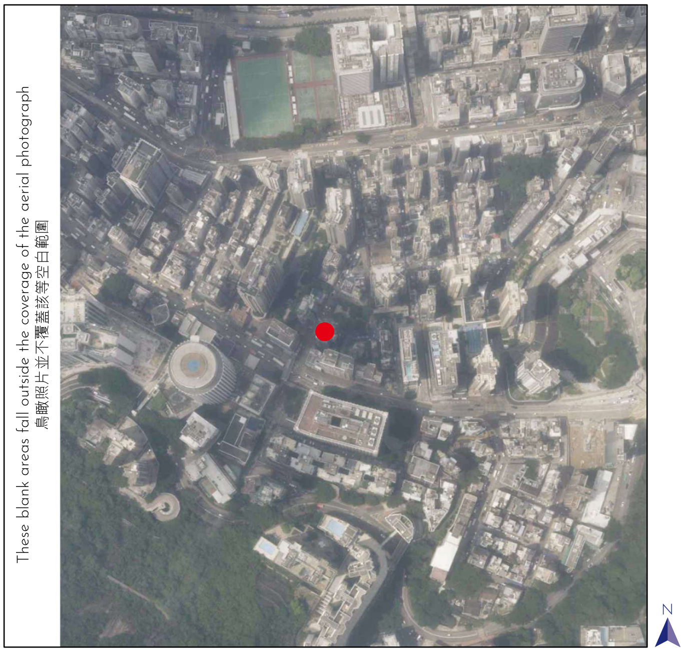
NOTATION 圖例

- Ventilation Shaft For The Mass Transit Railway 香港鐵路的通風井
- Addiction Treatment Centre 戒毒院所
- Refuse Collection Point 垃圾收集站
- Clinic 診療所
- Hospital 醫院
- Power Plant (including electricity sub-station) 發電廠（包括電力分站）
- Market (including wet market and wholesale market) 市場（包括濕貨市場及批發市場）
- Public Car Park (including lorry park) 公共停車場（包括貨車停泊處）
- Public Utility Installation 公用事業設施裝置
- Public Convenience 公廁
- Public Transport Terminal (including rail station) 公共交通總站（包括鐵路車站）
- Religious Institution (including church, temple and Tsz Tong) 宗教場所（包括教堂，廟宇及祠堂）
- School (including kindergarten) 學校（包括幼稚園）
- Social Welfare Facilities (including elderly centre and home for the mentally disabled) 社會福利設施（包括老人中心及弱智人士護理院）
- Public Park 公園
- Sports Facilities (including sports ground and swimming pool) 體育設施（包括運動場及游泳池）

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

備註：
1. 賣方建議準買家到該發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳了解。
2. 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》所規定的範圍。

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


These blank areas fall outside the coverage of the aerial photograph
鳥瞰照片並不覆蓋該等空白範圍
N

● 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 6,000 feet, Photo no. E226417C, date of flight: 7 August 2024.

摘錄自地政總署測繪處在6,000呎的飛行高度拍攝之鳥瞰照片，照片編號E226417C，
飛行日期：2024年8月7日。

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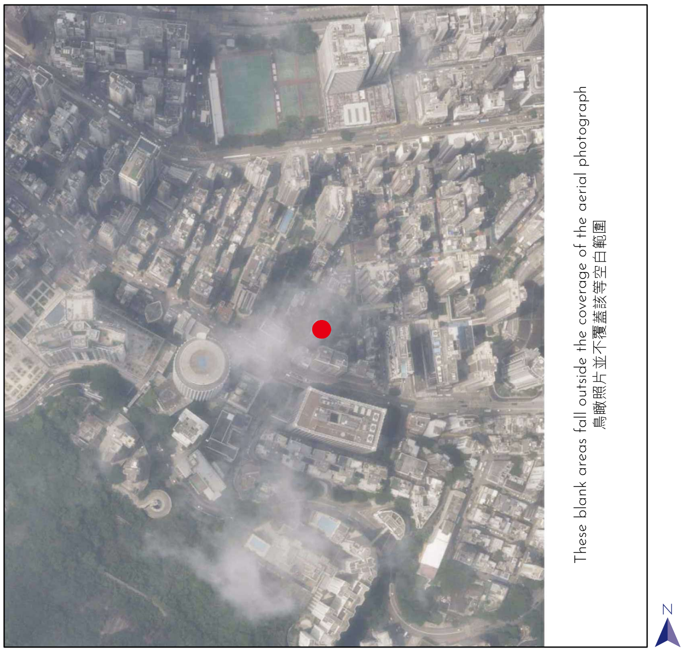
Notes:
1. Copies of the aerial photographs of the Development are available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.

備註：
1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於發展項目的邊界不規則的技術原因，此照片所顯示的範圍可能超過《一手住宅物業銷售條例》所以規定的範圍。

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


These blank areas fall outside the coverage of the aerial photograph
鳥瞰照片並不覆蓋該等空白範圍
N

● Location of the Development
發展項目的位置

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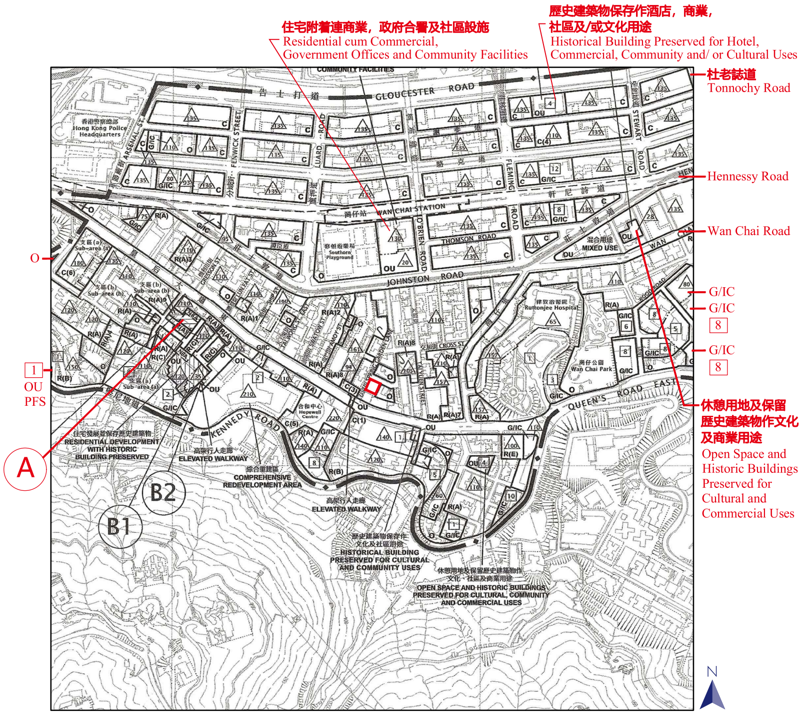
Adopted from part of the aerial photograph taken by the Survey and Mapping Office, Lands Department at a flying height of 6,000 feet, Photo no. E226418C, date of flight: 7 August 2024.

摘錄自地政總署測繪處在6,000呎的飛行高度拍攝之鳥瞰照片，照片編號E226418C，
飛行日期：2024年8月7日。

Notes:
1. Copies of the aerial photographs of the Development are 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.

備註：
1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於發展項目的邊界不規則的技術原因，此照片所顯示的範圍可能超過《一手住宅物業銷售條例》所以規定的範圍。

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


住宅附着連商業，政府合署及社區設施
Residential cum Commercial, Government Offices and Community Facilities
歷史建築物保存作酒店，商業，社區及/或文化用途
Historical Building Preserved for Hotel, Commercial, Community and/ or Cultural Uses
杜老誌道
Tonnochy Road
Hennessy Road
Wan Chai Road
G/IC
G/IC
8
G/IC
8
休憩用地及保留歷史建築物作文化及商業用途
Open Space and Historic Buildings Preserved for Cultural and Commercial Uses
O
1
OU
PFS
A
B2
B1
GLOUCESTER ROAD
JOHNSTON ROAD
QUEEN'S ROAD EAST
KENNEDY ROAD
Hong Kong Police Headquarters
WAN CHAI STATION
Ruttonjee Hospital
Wan Chai Park
MIXED USE
N

Boundary of the Development 發展項目邊界

SCALE 比例：0 100 200 300 400 500M/米

The Outline Zoning Plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands.© The Government of Hong Kong SAR.
此分區計劃大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

Extracted from part of the Draft Wan Chai Outline Zoning Plan No. S/H5/32, gazetted on 27th June 2025, with adjustment where necessary (as shown in red).

摘錄自2025年6月27刊憲之灣仔分區計劃大綱草圖，圖則編號S/H5/32，有需要的地方經修正處理，以紅色顯示。

NOTATION 圖例

ZONES 地帶

- R(B) Residential (Group B) 住宅（乙類）
- G/IC Government, Institution 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
- R(A) Residential (Group A) 住宅（甲類）
- R(C) Residential (Group C) 住宅（丙類）
- R(E) Residential (Group E) 住宅（戊類）
- C Commercial 商業

COMMUNICATIONS 交通

- Major Road and Junction 主要道路及路口
- 車站 Station — Railway and Station (underground) 鐵路及車站（地下）
- Railway Reserve — Railway Reserve 鐵路專用範圍
- Elevated Road 高架道路

Amendments Exhibited under Section 5 of the Town Planing Ordinance 按照城市規劃條例第5條展示的修訂

- ▤ Amendment Item A 修訂項目A項
- ▥ Amendment Item B1 修訂項目B1項
- ☐ Amendment Item B2 修訂項目B2項

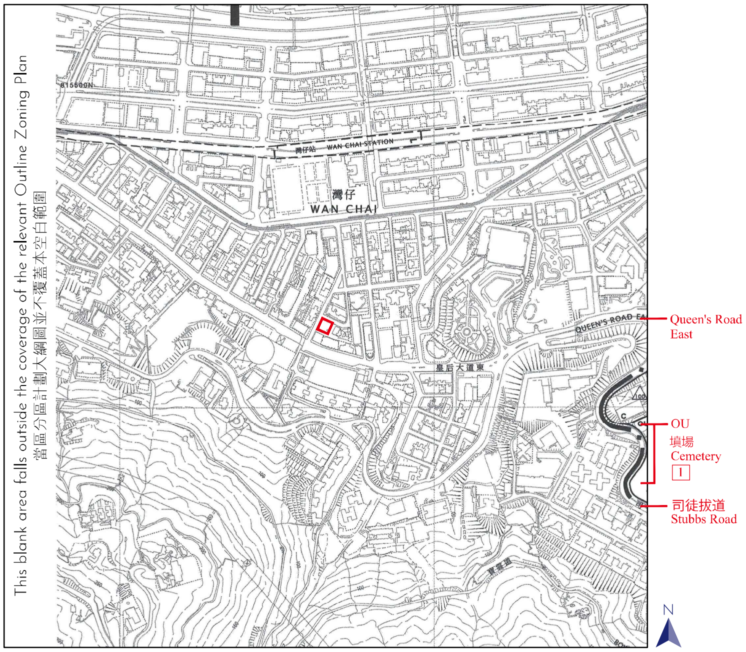
MISCELLANEOUS 其他

- 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
- 135 Maximum Building Height (in Metres Above Principal Datum) 最高建築物高度（在主水平基準上若干米）
- 8 Maximum Building Height (in Number Of Storeys) 最高建築物高度（樓層樓目）
- NBA Non-Building Area 非建築用地
- PFS Petrol Filling Station 加油站

Notes:
1. The last updated Outline Zoning Plan and the attached schedules 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 advises prospective purchasers to conduct an on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
3. Due to technical reasons, the Outline Zoning Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註：
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展項目作實地考察，以對該發展項目、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》所規定的範圍。

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



Boundary of the Development
發展項目邊界

SCALE 比例：
0 100 200 300 400 500M/米

Extracted from part of the Approved Wong Nai Chung Outline Zoning Plan No. S/H7/21, gazetted on 4th December 2020, with adjustment where necessary (as shown in red).

摘錄自2020年12月4日刊憲之黃泥涌分區計劃大綱核准圖，圖則編號S/H7/21，有需要的地方經修正處理，以紅色顯示。

NOTATION 圖例

ZONES 地帶

C Commercial 商業

OU Other Specified Uses 其他指定用途

COMMUNICATIONS 交通

Major Road and Junction 主要道路及路口

車站 Station Railway and Station (underground) 鐵路及車站（地下）

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

100 Maximum Building Height (in Metres Above Principal Datum)
最高建築物高度（在主水平基準上若干米）

1 Maximum Building Height (in Number of Storeys)
最高建築物高度（樓層數目）

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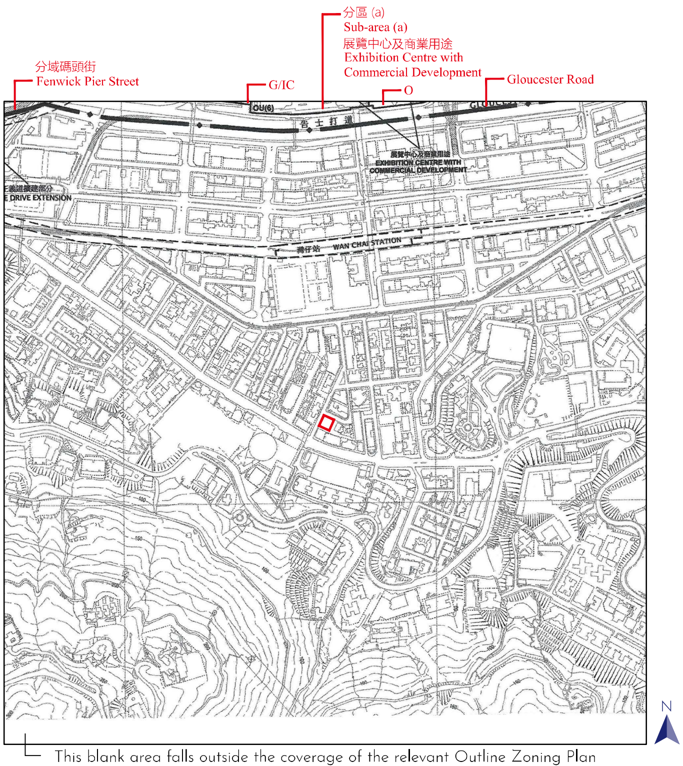
此分區計劃大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

Notes:
1. The last updated Outline Zoning Plan and the attached schedules 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 advises prospective purchasers to conduct an on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
3. Due to technical reasons, the Outline Zoning Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註：
1. 在印刷售樓説明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展項目作實地考察，以對該發展項目、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》所規定的範圍。

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



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

🟥 Boundary of the Development
發展項目邊界

SCALE 比例：
0 100 200 300 400 500M/米

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

Extracted from part of the Approved Wan Chai North Outline Zoning Plan No. S/H25/6, gazetted on 17th November 2023, with adjustment where necessary (as shown in red).

摘錄自2023年11月17日刊憲之灣仔北分區計劃大綱核准圖，圖則編號S/H25/6，有需要的地方經修正處理，以紅色顯示。

NOTATION 圖例

ZONES 地帶

OU Other Specified Uses 其他指定用途
O Open Space 休憩用地
G/IC Government, Institution or Community 政府、機構或社區

COMMUNICATIONS 交通

Major Road and Junction 主要道路及路口
Elevated Road 高架道路
車站 Station Railway and Station (underground) 鐵路及車站（地下）
Railway Reserve Railway Reserve 鐵路專用範圍

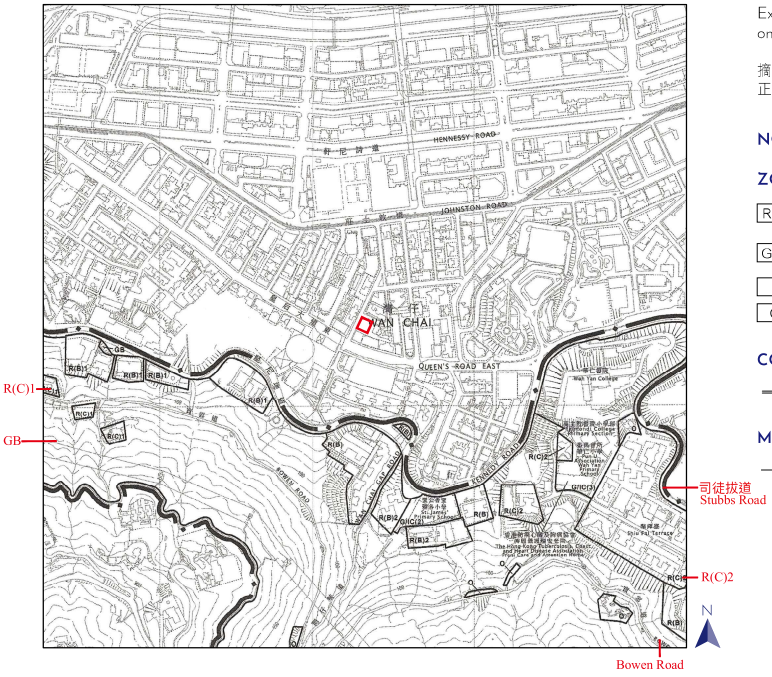
MISCELLANEOUS 其他

Boundary of Planning Scheme 規劃範圍界線

Notes:
1. The last updated Outline Zoning Plan and the attached schedules 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 advises prospective purchasers to conduct an on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
3. Due to technical reasons, the Outline Zoning Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註：
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展項目作實地考察，以對該發展項目、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》所規定的範圍。

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



Boundary of the Development
發展項目邊界

SCALE 比例：
0 100 200 300 400 500M/米

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

Extracted from part of the Approved Mid-levels East Outline Zoning Plan No. S/H12/14, gazetted on 10th October 2024, with adjustment where necessary (as shown in red).

摘錄自2024年10月10日刊憲之半山區東部分區計劃大綱核准圖，圖則編號S/H12/14，有需要的地方經修正處理，以紅色顯示。

NOTATION 圖例

ZONES 地帶

R(B)	Residential (Group B) 住宅（乙類）
R(C)	Residential (Group C) 住宅（丙類）
G/IC	Government, Institution or Community 政府、機構或社區
O	Open Space 休憩用地
GB	Green Belt 綠化地帶

COMMUNICATIONS 交通

═╪═	Major Road and Junction 主要道路及路口

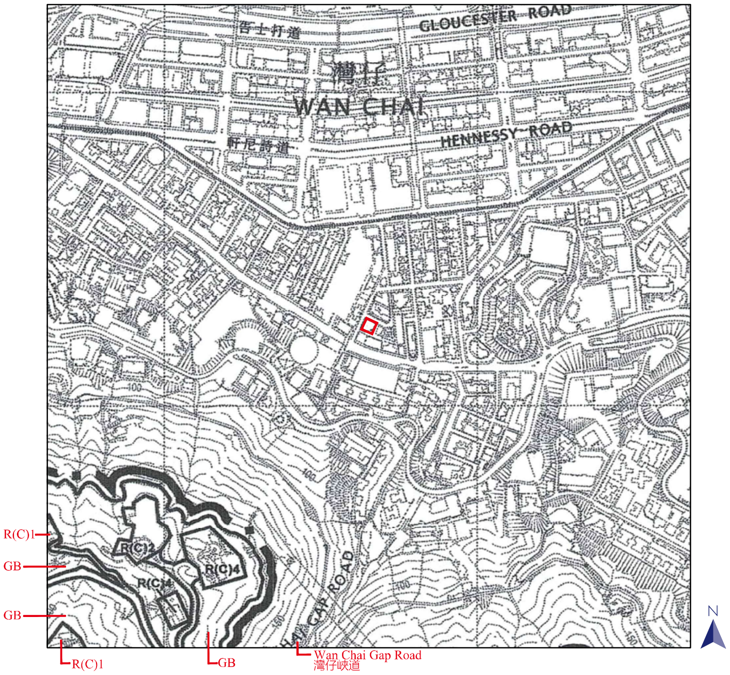
MISCELLANEOUS 其他

—·—	Boundary of Planning Scheme 規劃範圍界線

Notes:
1. The last updated Outline Zoning Plan and the attached schedules 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 advises prospective purchasers to conduct an on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
3. Due to technical reasons, the Outline Zoning Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註：
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展項目作實地考察，以對該發展項目、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》所規定的範圍。

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



🟥 Boundary of the Development
發展項目邊界

SCALE 比例：
0 100 200 300 400 500M/米

The Outline Zoning Plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands.© The Government of Hong Kong SAR.
此分區計劃大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

Extracted from part of the Approved The Peak Area Outline Zoning Plan No. S/H14/13, gazetted on 6th April 2018, with adjustment where necessary (as shown in red).

摘錄自2018年4月6日刊憲之山頂區分區計劃大綱核准圖，圖則編號S/H14/13，有需要的地方經修正處理，以紅色顯示。

NOTATION 圖例

ZONES 地帶

R(C)	Residential (Group C) 住宅(丙類)
GB	Green Belt 綠化地帶

COMMUNICATIONS 交通

═╪═	Major Road and Junction 主要道路及路口

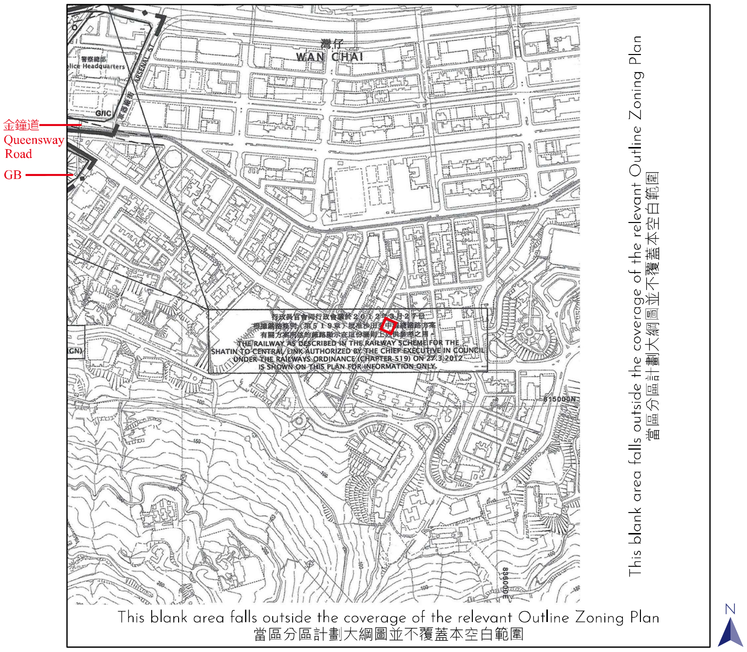
MISCELLANEOUS 其他

—•—	Boundary of Planning Scheme 規劃範圍界線
— — —	Building Height Control Zone Boundary 建築物高度管制區界線

Notes:
1. The last updated Outline Zoning Plan and the attached schedules 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 advises prospective purchasers to conduct an on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
3. Due to technical reasons, the Outline Zoning Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註：
1. 在印刷售樓説明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展項目作實地考察，以對該發展項目、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》所規定的範圍。

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


金鐘道
Queensway Road
GB
灣仔
WAN CHAI
警察總部
Police Headquarters
ARSENAL ST
軍器廠街
G/IC
(GN)
行政長官會同行政會議於2012年3月27日
根據鐵路條例（第519章）批准沙田至中環線鐵路方案
有關方案所述的鐵路顯示在這份圖則上只供參考之用。
THE RAILWAY AS DESCRIBED IN THE RAILWAY SCHEME FOR THE
SHATIN TO CENTRAL LINK AUTHORIZED BY THE CHIEF EXECUTIVE IN COUNCIL
UNDER THE RAILWAYS ORDINANCE (CHAPTER 519) ON 27.3.2012
IS SHOWN ON THIS PLAN FOR INFORMATION ONLY.
815000N
This blank area falls outside the coverage of the relevant Outline Zoning Plan
當區分區計劃大綱圖並不覆蓋本空白範圍
This blank area falls outside the coverage of the relevant Outline Zoning Plan
當區分區計劃大綱圖並不覆蓋本空白範圍
N

□ Boundary of the Development
發展項目邊界

SCALE 比例：
0 100 200 300 400 500M/米

Extracted from part of the Draft Central District Outline Zoning Plan No. S/H4/17, gazetted on 24th May 2019, with adjustment where necessary (as shown in red).

摘錄自2019年5月24日刊憲之中區分區計劃大綱草圖，圖則編號S/H4/17，有需要的地方經修正處理，以紅色顯示。

NOTATION 圖例

ZONES 地帶

G/IC	Government, Institution or Community 政府、機構或社區
O	Open Space 休憩用地
GB	Green Belt 綠化地帶

COMMUNICATIONS 交通

╪	Major Road and Junction 主要道路及路口
車站 Station	Railway and Station (underground) 鐵路及車站（地下）

MISCELLANEOUS 其他

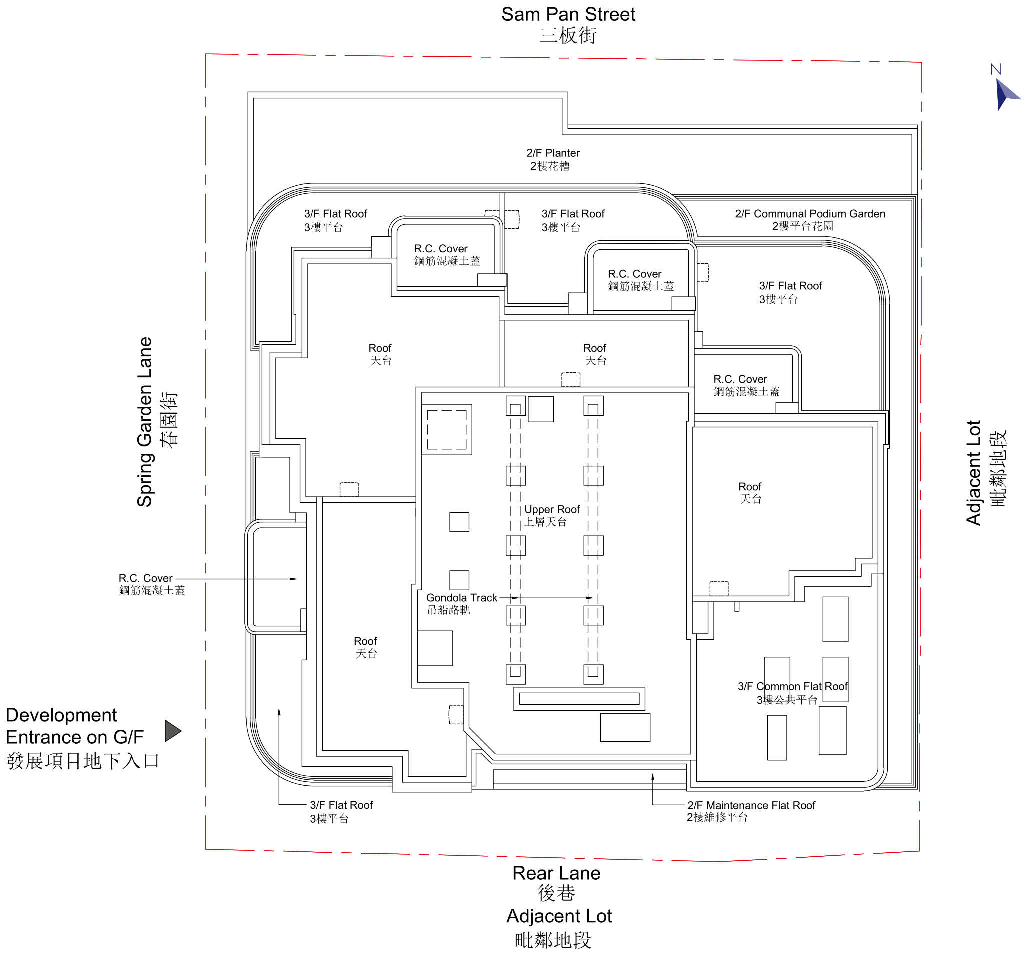
—•—	Boundary of Planning Scheme 規劃範圍界線
— — —	Building Height Control Zone Boundary 建築物高度管制區界線

The Outline Zoning Plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands.© The Government of Hong Kong SAR.
此分區計劃大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

Notes:
1. The last updated Outline Zoning Plan and the attached schedules 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 advises prospective purchasers to conduct an on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
3. Due to technical reasons, the Outline Zoning Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註：
1. 在印刷售樓説明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展項目作實地考察，以對該發展項目、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》所規定的範圍。

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



Boundary of the Development
發展項目邊界線

SCALE 比例：0 5M/米

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 of Terms and Abbreviations used on Floor Plans:
樓面平面圖中所使用名詞及簡稱之圖例：

A/C = Air-Conditioner 空調機
A/C P. = Air-Conditioner Platform 空調機平台
A.F. = Architectural Feature 建築裝飾
Bal. / U.P. = Balcony / Utility Platform 露台 / 工作平台
Bal. / U.P. Above = Balcony / Utility Platform above 露台 / 工作平台置上
Bath = Bathroom 浴室
B.R. = Bedroom 睡房
E.M.C. = Electrical Meter Cabinet 電錶櫃
H.R. = Hose Reel 消防喉轆
Lift = 升降機
Fireman's Lift Lobby = 消防員升降機大堂
Liv. / Din. = Living Room / Dining Room 客廳 / 飯廳
M.B.R. = Master Bedroom 主人睡房
Open Kit. = Open Kitchen 開放式廚房
Flat Roof = 平台
Roof = 天台
P.D. = Pipe Duct 管道
Potable & Flushing Water Pump Room = 食水及沖廁水泵房
R.C. Cover = Reinforced Concrete Cover 鋼筋混凝土蓋
Doghouse = 管道檢修井
W.M.C. = Water Meter Cabinet 水錶櫃
H/L. = High Level 高位
Inaccessible Flat Roof = Inaccessible Flat Roof 不能進出的平台

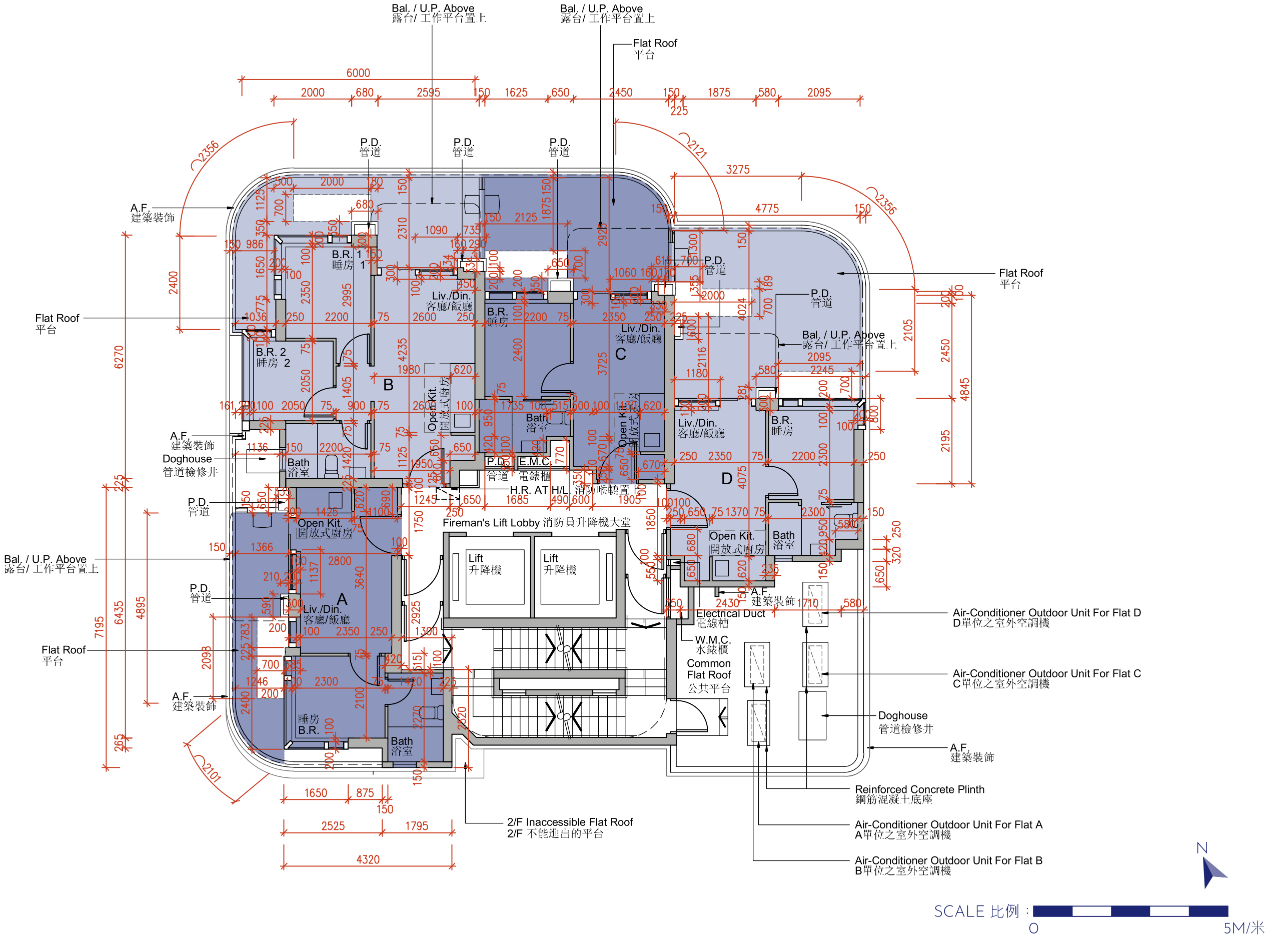
Notes applicable to the floor plans of this section:

1. There are architectural features, metal grilles and/ or exposed pipes on the external walls of some of the floors. For details, please refer to the latest approved building plans.
2. Common pipes exposed and/ or enclosed in cladding are located at/ adjacent to external wall of some residential units. For details, please refer to the latest approved building plans and/ or approved drainage plans.
3. There are sunken slabs (for mechanical & electrical services of units above) and/ or ceiling bulkheads for the airconditioning fittings and/ or mechanical & electrical services at some residential units.
4. Balconies, utility platforms and air-conditioner platforms are non-enclosed areas.
5. The indications of fittings such as sinks, hobs, toilet bowls, wash basins, bathtubs etc. shown on the floor plans are indications of their approximate locations only and not indications of their actual size, designs and shapes.
6. There are exposed pipes mounted at part of flat roof and roof in the Development. Only part of the exposed pipes are covered by aluminium cladding.

適用於本章節所有平面圖的備註：

1. 部分樓層外牆設有建築裝飾、金屬格柵及 / 或外露喉管。 詳細資料請參考最新批准的建築圖則。
2. 部分單位的外牆或其鄰近地方設有外露及 / 或內藏於飾板的公用喉管。詳細資料請參考最新批准的建築圖則及 / 或排水設施圖。
3. 部分住宅單位天花有跌級樓板（用以安裝樓上單位之機電設備）及 / 或假天花內裝置空調裝備及 / 或其他機電設備。
4. 露台、工作平台及空調機平台為不可封閉的地方。
5. 樓面平面圖所示之裝置如洗滌盤、煮食爐、坐廁、面盆、浴缸等只供展示其大約位置而非展示其實際大小、設計及形狀。
6. 發展項目內的部分平台及天台上裝設有外露喉管，只有部分外露喉管被鋁質飾板所覆蓋。

3/F FLOOR PLAN
3樓樓面平面圖



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

Description 描述	Floor 樓層	Flats 單位			
		A	B	C	D
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	3/F 3樓	125 150 175	125 150 175	125 150 175	125 150 175
The floor-to-floor height (i.e. 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（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）		3500 3500* 3500# 3500^ 3650	3500 3500* 3500# 3500^ 3650	3500 3500* 3500# 3500^ 3650	3500 3500* 3500^ 3650

* Inclusive of the sunken depth of the sunken slab on the floor of this floor (50mm) 包括本層地台跌級樓板之跌級深度 (50毫米)
# Inclusive of the sunken depth of the sunken slab on the floor of this floor (250mm) 包括本層地台跌級樓板之跌級深度 (250毫米)
^ Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm) 包括本層地台跌級樓板之跌級深度 (350毫米)

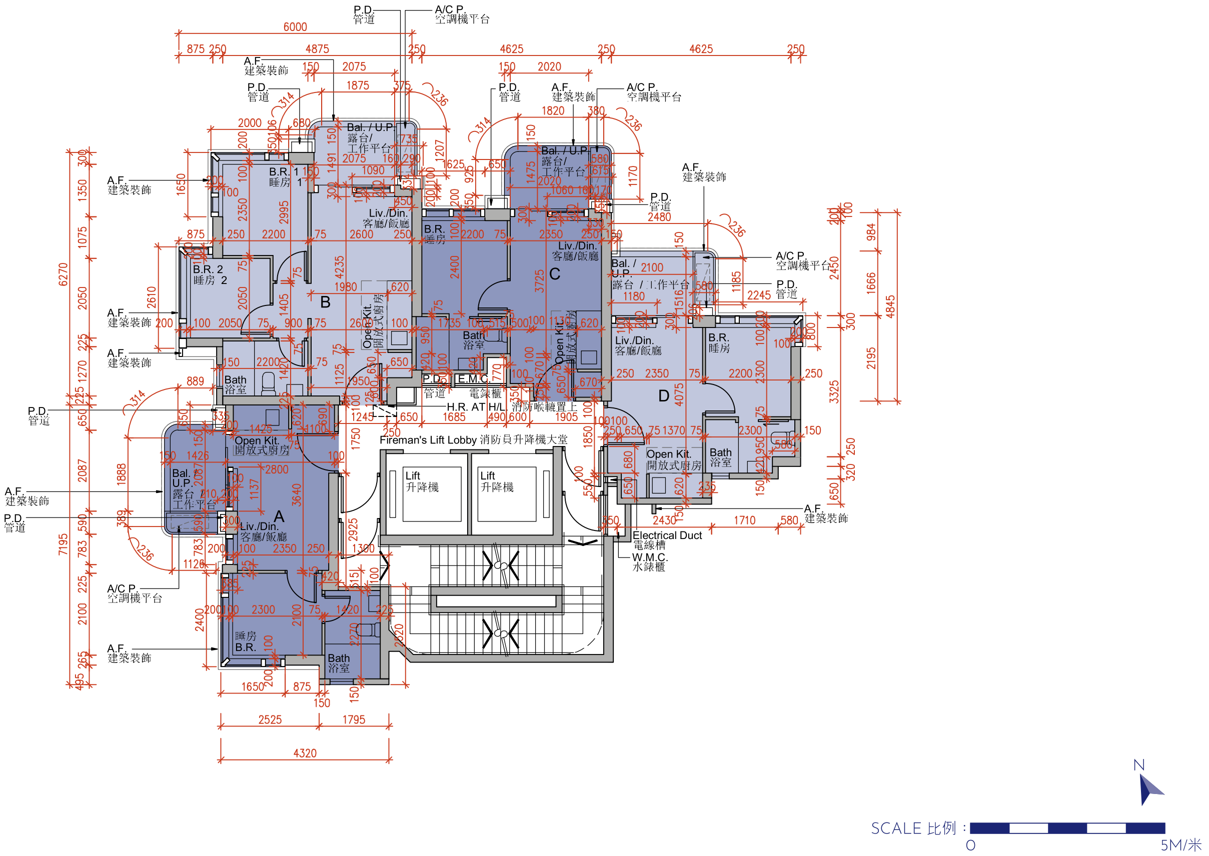
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: Not applicable to the Development)
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（註：不適用於發展項目）

Notes:
1. The dimensions of floor plans are all structural dimensions in millimetre.
2. Please refer to Page 24 of this Sales Brochure for notes, legend of the terms and abbreviations shown in the floor plan.

備註：
1. 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。
2. 有關樓面平面圖中顯示之備註、名詞及簡稱之圖例 請參閱本售樓說明書第24頁。

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

5/F - 12/F, 15/F - 23/F and 25/F - 28/F FLOOR PLAN
5樓至12樓、15樓至23樓及25樓至28樓樓面平面圖



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

Description 描述	Floor 樓層	Flats 單位			
		A	B	C	D
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	5/F - 12/F, 15/F - 23/F and 25/F - 27/F 5樓至12樓、15樓至23樓及25樓至27樓	125 150 175	125 150 175	125 150 175	125 150 175
The floor-to-floor height (i.e. 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（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）		3500 3500* 3500# 3500^	3500 3500* 3500# 3500^	3500 3500* 3500# 3500^	3500 3500* 3500^
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	28/F 28樓	150 175	150 175	150 175	150 175
The floor-to-floor height (i.e. 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（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）		3500 3550* 3750# 3850^	3500 3550* 3750# 3850^	3500 3550* 3750# 3850^	3500 3550* 3850^

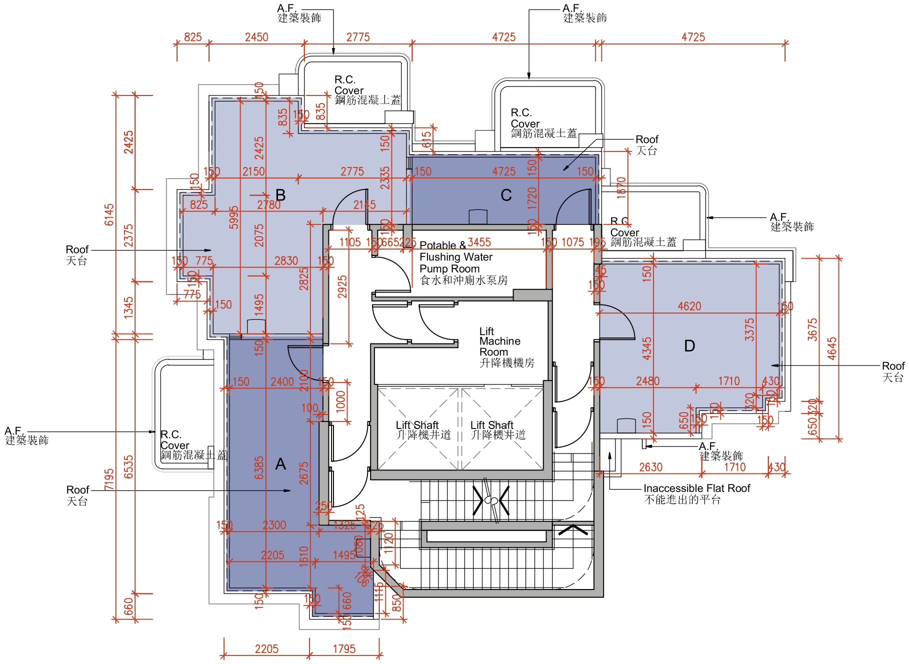
* Inclusive of the sunken depth of the sunken slab on the floor of this floor (50mm) 包括本層層地台跌級樓板之跌級深度 (50毫米)
# Inclusive of the sunken depth of the sunken slab on the floor of this floor (250mm) 包括本層層地台跌級樓板之跌級深度 (250毫米)
^ Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm) 包括本層層地台跌級樓板之跌級深度 (350毫米)

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: Not applicable to the Development)
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（註：不適用於發展項目）

Notes:
1. The dimensions of floor plans are all structural dimensions in millimetre.
2. Please refer to Page 24 of this Sales Brochure for notes, legend of the terms and abbreviations shown in the floor plan.

備註：
1. 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。
2. 有關樓面平面圖中顯示之備註、名詞及簡稱之圖例 請參閱本售樓說明書第24頁。

ROOF FLOOR PLAN
天台樓面平面圖



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

Description 描述	Floor 樓層	Flats 單位			
		A	B	C	D
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Roof 天台	Not applicable 不適用			
The floor-to-floor height (i.e. 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（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）					

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

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

Notes:
1. The dimensions of floor plans are all structural dimensions in millimetre.
2. Please refer to Page 24 of this Sales Brochure for notes, legend of the terms and abbreviations shown in the floor plan.

備註：
1. 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。
2. 有關樓面平面圖中顯示之備註、名詞及簡稱之圖例 請參閱本售樓說明書第24頁。

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) 其他指明項目的面積（不計算入實用面積） sq. metre (sq. ft.) 平方米（平方呎）									
Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
3/F 3樓	A	23.632 (254) Balcony 露台：- (-) Utility Platform 工作平台：- (-)	-	-	-	6.216 (67)	-	-	-	-	-	-
	B	33.475 (360) Balcony 露台：- (-) Utility Platform 工作平台：- (-)	-	-	-	11.607 (125)	-	-	-	-	-	-
	C	22.493 (242) Balcony 露台：- (-) Utility Platform 工作平台：- (-)	-	-	-	11.605 (125)	-	-	-	-	-	-
	D	22.535 (243) Balcony 露台：- (-) Utility Platform 工作平台：- (-)	-	-	-	16.770 (181)	-	-	-	-	-	-
5/F - 12/F, 15/F - 23/F & 25/F - 27/F 5樓至12樓、15樓至23樓及25樓至27樓	A	27.132 (292) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	
	B	36.975 (398) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	
	C	25.785 (278) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	
	D	26.243 (282) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	

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

Notes:
1. The above areas have been converted to square feet based on a conversion rate of 1 square metre=10.764 square feet and rounded off to the nearest integer and the area shown in sq.ft. may be slightly different from that shown in sq. m.
2. There is no verandah in the residential properties in the Development.

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

附註：
1. 上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數。以平方呎計算之面積與以平方米計算之面積可能有些微差異。
2. 發展項目住宅物業並無陽台。

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

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積（包括露台，工作平台及陽台（如有））平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積（不計算入實用面積） sq. metre (sq. ft.) 平方米（平方呎）									
Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
28/F 28樓	A	27.132 (292) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	18.052 (194)	-	-	-
	B	36.975 (398) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	22.935 (247)	-	-	-
	C	25.785 (278) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	8.127 (87)	-	-	-
	D	26.243 (282) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	18.545 (200)	-	-	-

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

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

Notes:
1. The above areas have been converted to square feet based on a conversion rate of 1 square metre=10.764 square feet and rounded off to the nearest integer and the area shown in sq.ft. may be slightly different from that shown in sq. m.
2. There is no verandah in the residential properties in the Development.

附註：
1. 上述所列之面積以1平方米 ＝ 10.764平方呎換算至平方呎，並四捨五入至整數。以平方呎計算之面積與以平方米計算之面積可能有些微差異。
2. 發展項目住宅物業並無陽台。

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

Not applicable

不適用

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

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase (the "Preliminary Agreement").

2. The preliminary deposit paid by the purchaser on the signing of the Preliminary Agreement will be held by a firm of solicitors acting for the owner, as stakeholders.

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

1. 在簽署臨時買賣合約（「該臨時合約」）時須支付款額為5%的臨時訂金。

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

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

15 SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

1. Common Parts of the Development

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

(i) which are intended for the common use and benefit of different owners, occupiers, licensees or invitees of the Land or any part thereof;

(ii) as will fall within the definition of "common parts" in section 2 of the Building Management Ordinance (Cap. 344); or

(iii) which are from time to time designated by Vendor to be Common Parts in accordance with the DMC.

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

(b) Common Parts are categorized into Development Common Parts (provided or installed for the common use and benefit of all owners, occupiers, licensees or invitees of different Flats and the Commercial Accommodation in the Development), Residential Common Parts (provided or installed for the common use and benefit of owners, occupiers, licensees or invitees of different Flats in the Development) and Commercial Common Parts (provided or installed for the common use and benefit of owners, occupiers, licensees or invitees of the Commercial Accommodation in the Development).

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

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

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

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

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

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

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

Floor	Flat	No. of undivided shares allocated to each residential unit
3/F	A	24
	B	35
	C	24
	D	24
5/F to 27/F (4/F, 13/F, 14/F and 24/F omitted)	A	27
	B	37
	C	26
	D	26
28/F	A	29
	B	39
	C	27
	D	28

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

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

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

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

(a) the owners shall contribute towards the Management Expenses relating to the Development Common Parts in proportion to the Management Shares allocated to their Units; and

(b) the owners of residential properties shall contribute towards the Management Expenses relating to the Residential Common Parts in proportion to the Management Shares allocated to their residential properties.

The number of Management Shares of a residential property is the same as the number of Undivided Shares allocated to that residential property. However, the total number of Undivided Shares in the Development is different from the total number of Management Shares in the Development. The total number of Management Shares of all residential properties in the Development is 2,550. The total number of Management Shares in the Development is 2,818.

5. Basis on which the Management Fee Deposit is fixed

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

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

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

15 SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

1. 發展項目的公用部分

(a) 公用部分指所有在該土地（指發展項目於其上興建之土地，及如文意允許包括其上之發展項目）內符合以下情況的區域、系統、裝備、設備、機器、固定裝置、裝置、管道或其他事宜：

(i) 該部分的目的是供該土地或其任何部分的不同業主、佔用人、被許可人或被邀請人共同使用與享用；

(ii) 該部分符合《建築物管理條例》（第344章）第2條中「公用部分」的定義；或

(iii) 賣方不時按照公契指定之公用部分。

上述包括若干升降機大堂、樓梯、升降機、康樂設施、外牆等。

(b) 公用部分分為發展項目公用部分（提供或安裝給發展項目不同住宅單位及商業樓宇的所有業主、佔用人、被許可人或被邀請人共同使用與享用）、住宅公用部分（提供或安裝給發展項目不同住宅單位的業主、佔用人、被許可人或被邀請人共同使用與享用）及商業公用部分（提供或安裝給發展項目商業樓宇的業主、佔用人、被許可人或被邀請人共同使用與享用）。

(c) 業主有權為了正當使用與享用其單位有關的一切目的使用公用部分。

(d) 除非已經取得業主委員會的批准，業主不得轉變任何公用部分供他個人使用或享用。

(e) 業主不得阻塞公用部分，亦不得在該等地方作出任何事情，以致可能或成為對該土地或任何毗鄰房產的任何其他業主或佔用人造成滋擾。

(f) 業主不得更改公用部分或作出任何事情，以致管理人認為會干涉或損壞公用部分或對公用部分的正常運作有不利影響。

(g) 管理人具有充分權利及授權控制公用部分和全面控制與管理公用部分。管理人須作為全體業主的受託人持有公用部分。

2. 分配予發展項目中各住宅物業的不分割份數的數目

發展項目中的各住宅物業配有不分割份數。詳細的分配狀況，請參閱下表。

樓層	單位	分配到每個住宅單位的不分割分數數目
3樓	A	24
	B	35
	C	24
	D	24
5樓至27樓（不包括4樓、13樓、14樓及24樓）	A	27
	B	37
	C	26
	D	26
28樓	A	29
	B	39
	C	27
	D	28

3. 發展項目的管理人的委任年期

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

4. 在發展項目中的住宅物業的擁有人之間分擔管理開支的基準

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

(a) 業主須按分配到其單位之管理份數之比例分擔有關發展項目公用部分之管理開支；及

(b) 住宅物業業主須按分配到其住宅物業之管理份數之比例分擔有關住宅公用部分之管理開支。

每個住宅物業之管理份數相等於其獲分配之不分割份數，唯發展項目不分割份數總數與發展項目管理份數總數不同。發展項目之所有住宅物業之管理份數總數為2,550。發展項目之管理份數總數為2,818。

5. 計算管理費按金的基準

管理費按金相等於三個月之管理費。

6. 擁有人（即賣方）在發展項目中保留作自用的範圍（如有的話）

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

16 SUMMARY OF LAND GRANT
批地文件的摘要

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

   The Remaining Portion of Sub-Section 3 of Section C of Inland Lot No. 427 (the "Land").

2. The term of years under the lease

   The term of years shall be 999 years from 29 July 1855.

3. The user restrictions applicable to that land

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

   (Note: A licence for the carrying out of the trade or business of sugar-baker, oilman (excluding petrol filling station), butcher, victualler and tavern-keeper has been granted. See Licence for Offensive Trade Clause in respect of The Remaining Portion of Sub-Section 3 of Section C of Inland Lot No. 427 dated 6 December 2021 and registered at the Land Registry with Memorial No. 22011202480014.)

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

   Not applicable.

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

   (a) The grantee shall and will, before the expiration of the first year of the Land Grant, at his and their own proper costs and charges, in a good, substantial and workmanlike manner erect, build and completely finish fit for use one or more good, substantial, and safe brick or stone messuage(s) or tenement(s) upon some part of the Land, with proper fences, walls, sewers, drains and all other usual or necessary appurtenances, and shall and will lay out and expend thereon the Sum of 1,500 dollars at least, which said messuage(s) or tenement(s) shall be of the same rate of building, elevation, character and description, and shall front and range in an uniform manner with the messuage(s) or tenement(s) in the same street, and the whole to be done to the satisfaction of the Government.

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

6. The lease conditions that are onerous to a purchaser

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

   (b) The Government has also reserved the power to make and conduct in, through and under the Land all and any public or common sewers, drains or watercourses.

   (c) The grantee shall and will as often as need shall require bear, pay and allow a reasonable share and proportion for and towards the costs and charges of making, building, repairing and amending all or any roads, pavements, channels, fences and party-walls, draughts, private or public sewers and drains requisite for, or in, or belonging to the Land or any part thereof, in common with other premises near or adjoining thereto.

   (d) The Government may, twice or oftener in every year, at all reasonable times in the day, enter into and upon the Land to view, search and see the condition of same and of all decays, defects and wants of reparation and amendment and may issue notice in writing requiring the grantee to repair and amend the same within three calendar months.

   (e) In case of the breach or non-performance of any covenant and condition on the part of the grantee to be performed in the Land Grant or a failure to pay the Government Rent by the grantee, it shall be lawful for the Government to re-enter, repossess and enjoy the Land or any part thereof and expel the grantee and occupiers of the Land.

   (f) It shall be lawful for the Government to enter into and upon the Land at any reasonable hours in the daytime, within the last seven years of the term of the Land Grant, to take a Schedule or Inventory of all and every the fixtures and things to be yielded up at the expiration of the term of the Land Grant.

   (g) See paragraph 5.

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

16 SUMMARY OF LAND GRANT
批地文件的摘要

1. 發展項目所位於的土地的地段編號

   內地段第427號C分段第3小分段餘段（「土地」）。

2. 有關租契規定的年期

   由1855年7月29日起計999年。

3. 適用於該土地的用途限制

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

   （註：已獲發進行製糖、油料（不包括油站）、售肉、食物供應及旅館行業或業務之牌照。請參閱有關內地段第 427號C分段第 3小分段餘段之厭惡性行業牌照，日期為2021年12月6日，於土地註冊處以註冊備忘編號22011202480014註冊。）

4. 按規定須興建並提供予政府或供公眾使用的設施

   不適用。

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

   (a) 承授人須於批地文件年期首年屆滿前自費於土地之某部分上以良好、妥善及熟練之方式搭建、建造及完全裝修至可用一棟或多棟良好、妥善及安全並以磚塊或石材結構的院宅或物業，配備適當的圍欄、牆壁、排污渠、排水渠及所有其他通常或必要的附屬設施，且須對此花費及支出最少1,500圓正；上述院宅或物業須與同一街道之院宅或物業之建築、高度、特徵及描述相同，及與同一街道之院宅或物業以相同座向及間隔排列，致使政府滿意。

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

6. 對買方造成負擔的租用條件

   (a) 政府已就土地之內、之下或之上的礦產、礦物、石礦及所有於批地文件發出之時或其後於批地存續時在土地或任何部分之下或之上、可能為道路、公共建築或其他香港之公共目的所需的泥灰岩、黏土、白堊、製磚土、礫石、砂、石頭及石堆、及其他土料或材料保留權利，並有權充分自由進入土地以視察、挖掘、轉用及移走該等事物，唯須對承授人造成盡可能少的損害。

   (b) 政府亦保留權力，於土地內、土地下及穿過土地加置及接駁所有及任何公共或公用排污渠、排水渠或水道。

   (c) 若有需要，承授人須負擔、支付及備款支付加置、興建、維修及改善處於、屬於土地或其任何部分或為其所需而與附近或毗連範圍共用的所有或任何道路、行人路、渠道、圍欄及共用牆、通風道、私人或公共排污渠及排水渠的支出和收費的合理分攤。

   (d) 政府可每年兩次或以上於日間內的任何合理時間進入土地以視察、搜索及檢查土地的狀況及所有變化、缺陷、失修及缺乏改善之處，並可發出書面通知，要求承授人於三個公曆月內修理及改善之。

   (e) 承授人若違反或不履行批地文件內其須履行之契諾及條件，或未能繳付地租，政府可合法重收、重新管有及享用土地或其任何部分及逐出承授人及土地的佔用人。

   (f) 於批地文件年期之最後7年內，政府可於日間內任何合理時間合法進入土地，以紀錄於批地文件年期屆滿時將獲交還之所有及每件固定裝置及物件表或清單。

   (g) 見第5段。

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

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

Not applicable.

不適用。

18 WARNING TO PURCHASERS
對買方的警告

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

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

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

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

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

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

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

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

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

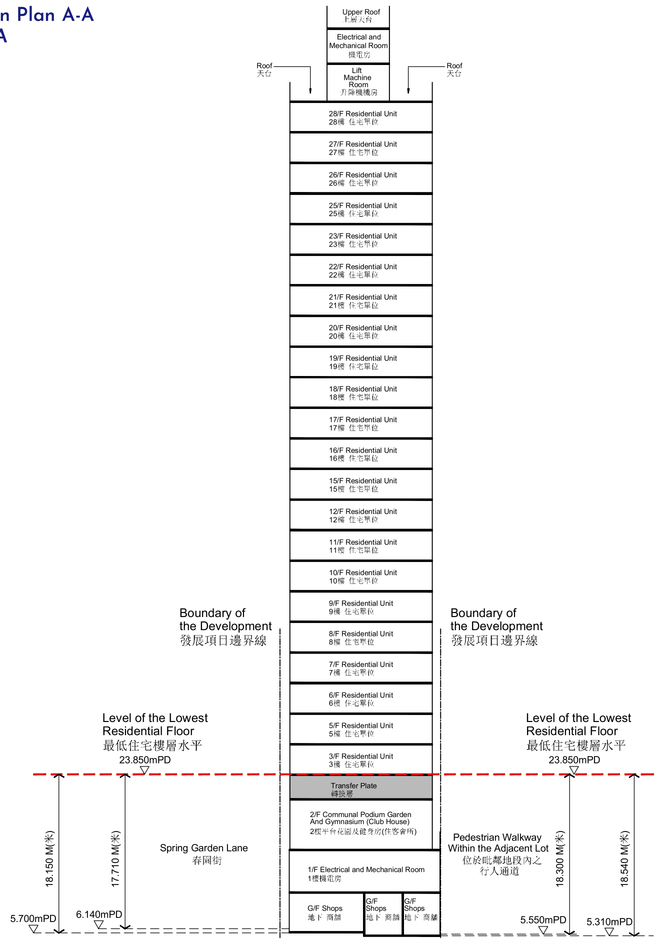
(i) 該律師事務所可能不能夠保障買方的利益；及

(ii) 買方可能要聘用一間獨立的律師事務所；及

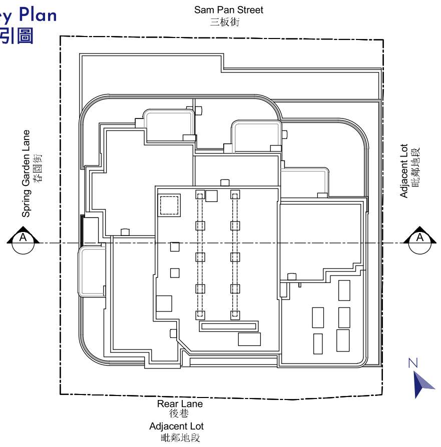
(iii) 如屬 (c)(ii) 段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

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

Cross-Section Plan A-A
橫截面圖 A–A



Key Plan
索引圖



——— Boundary of the Development
發展項目邊界線

▽ Denote height (in metres) above the Hong Kong Principal Datum (PD).
為香港主水平基準以上高度 (米)。

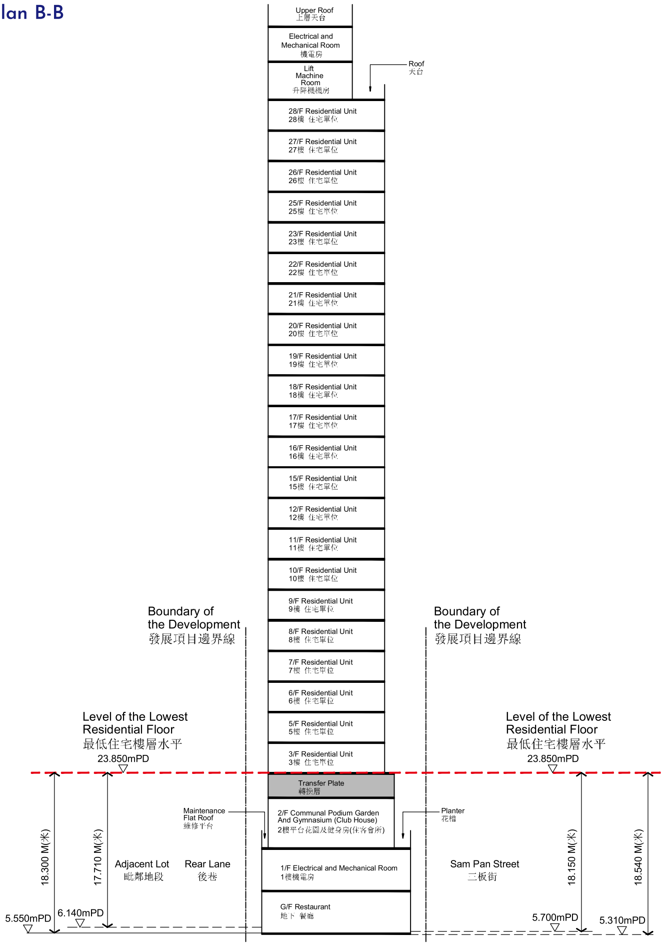
- - - - Dotted line denotes the level of the lowest residential floor.
虛線為最低住宅樓層水平。

The part of Spring Garden Lane adjacent to the building is 5.700 meters to 6.140 meters above the Hong Kong Principal Datum.
毗鄰建築物的一段春園街為香港主水平基準以上 5.700 米至 6.140 米。

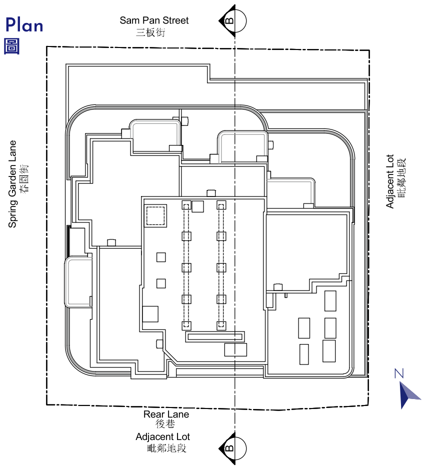
The part of Pedestrian Walkway within the adjacent lot adjacent to the building is 5.310 meters to 5.550 meters above the Hong Kong Principal Datum.
毗鄰建築物的一段位於毗鄰地段內之行人通道為香港主水平基準以上5.310米至5.550米。

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

Cross-Section Plan B-B
橫截面圖 B–B



Key Plan
索引圖



—— Boundary of the Development
發展項目邊界線

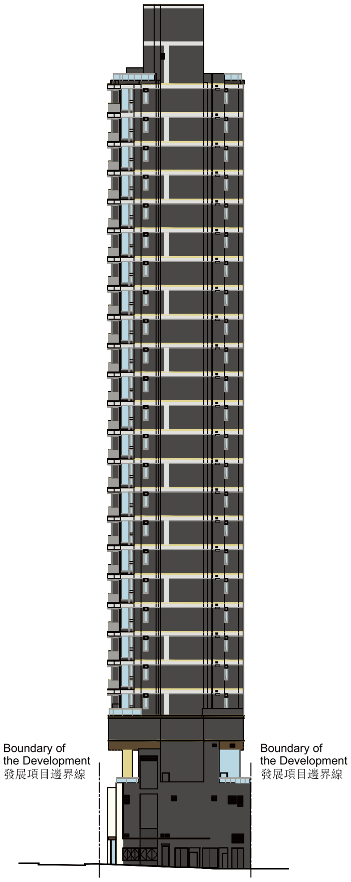
▽ Denote height (in metres) above the Hong Kong Principal Datum (PD).
為香港主水平基準以上高度 (米)。

– – – – Dotted line denotes the level of the lowest residential floor.
虛線為最低住宅樓層水平。

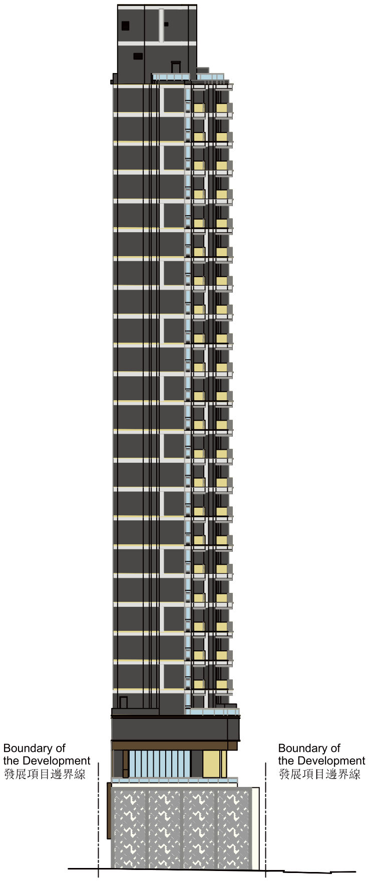
The part of Sam Pan Street adjacent to the building is 5.310 meters to 5.700 meters above the Hong Kong Principal Datum.
毗鄰建築物的一段三板街為香港主水平基準以上5.310 米至5.700 米。

The part of Rear Lane adjacent to the building is 5.550 meters to 6.140 meters above the Hong Kong Principal Datum.
毗鄰建築物的一段後巷為香港主水平基準以上5.550 米至 6.140 米。

20 ELEVATION PLAN 立面圖

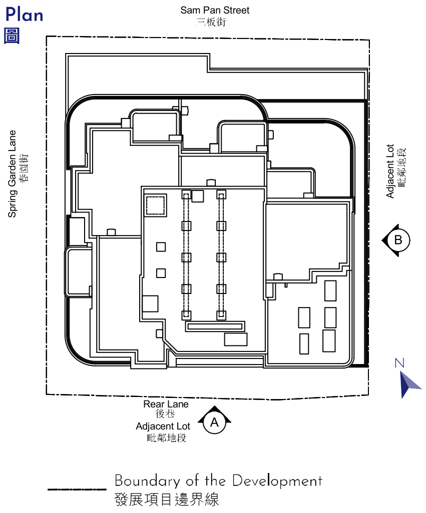


Elevation Plan A
立面圖 A



Elevation Plan B
立面圖 B

Key Plan
索引圖



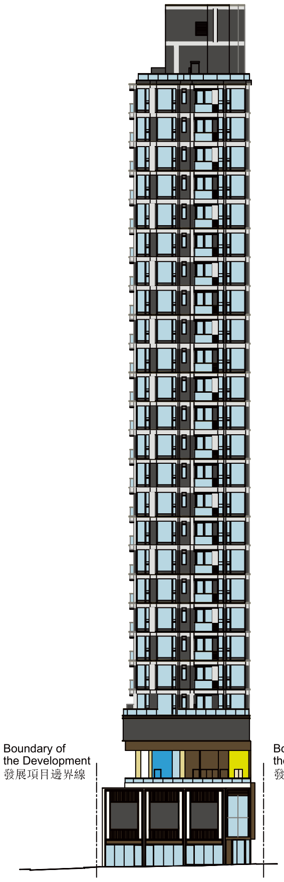
Authorized person for the Development certified that the elevations shown on these plan:

1. are prepared on the basis of the approved building plans for the Development as of 17 April 2025; and
2. are in general accordance with the outward appearance of the development.

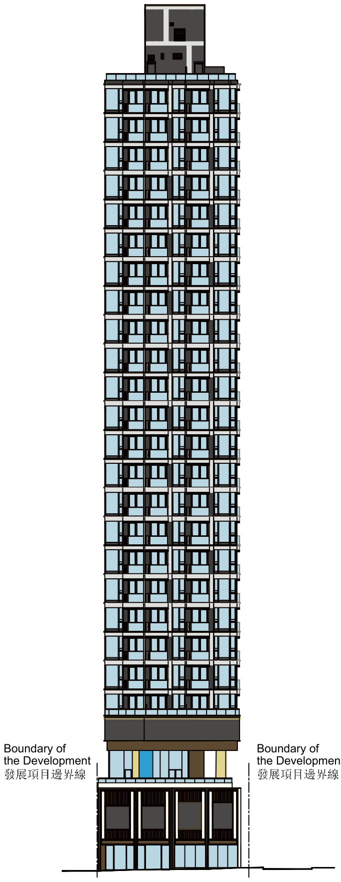
發展項目的認可人士證明本圖所顯示的立面：

1. 以2025年4月17日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

20 ELEVATION PLAN
立面圖

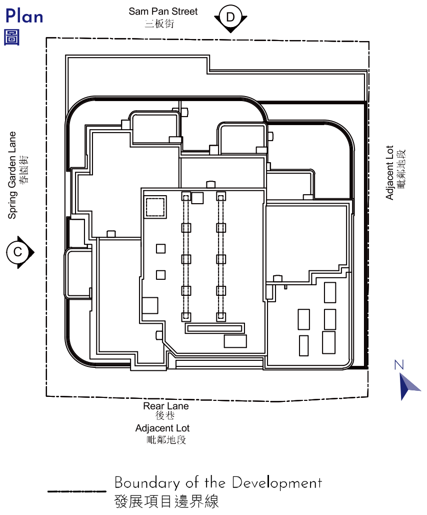


Elevation Plan C
立面圖 C



Elevation Plan D
立面圖 D

Key Plan
索引圖



Authorized person for the Development certified that the elevations shown on these plan:

1. are prepared on the basis of the approved building plans for the Development as of 17 April 2025; and
2. are in general accordance with the outward appearance of the development.

發展項目的認可人士證明本圖所顯示的立面：

1. 以2025年4月17日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

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

Categories of Common Facilities 公用設施類別	Covered 有上蓋遮蓋		Uncovered 無上蓋遮蓋		Total Area 總面積	
	Area (sq.m.) 面積（平方米）	Area (sq.ft.) 面積（平方呎）	Area (sq.m.) 面積（平方米）	Area (sq.ft.) 面積（平方呎）	Area (sq.m.) 面積（平方米）	Area (sq.ft.) 面積（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)	43.321	466	Not Applicable 不適用	Not Applicable 不適用	43.321	466
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱)	Not Applicable 不適用					
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)	137.283	1478	56.940	613	194.223	2091

Note:
Areas in square feet as specified above are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer, which may be slightly different from the areas presented in square metres.

備註：
以平方呎顯示之上述面積均依據1平方米＝10.764平方呎換算，並四捨五入至整數，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 residential property as at the date on which the specified residential property is offered to be sold is available for inspection at the place at which the residential property is offered to be sold.

3. The inspection is free of charge.

1. 備有關乎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

Item	Description		
(a) External wall	Type of finishes	Podium:	Curtain wall, glass cladding, tiles, aluminium cladding, aluminium grille, aluminium louver
		Residential tower:	Curtain wall, tiles, aluminium cladding, aluminium grille, aluminium louver
(b) Window	Material of frame	Fluorocarbon coating aluminium frame	
	Material of glass	Clear glass for all Living room, dining room and Bedroom; Obscure glass for bathrooms (if applicable)	
(c) Bay window	Material of bay window	Not applicable	
	Finishes of window sill	Not applicable	
(d) Planter	Type of finishes	Not applicable	
(e) Verandah or balcony	Type of finishes	Balcony : Installed with laminated tempered glass balustrade with aluminium top rail and vertical posts. Curb finished with tiles and aluminium cladding Floor : Tile Wall : Aluminium cladding, tile Ceiling : Aluminium ceiling panel	
	Whether it is covered	Balcony is covered	
	Verandah	Verandah is not provided	
(f) Drying facilities for clothing	Type	Not applicable	
	Material	Not applicable	

1. 外部裝修物料

細項	描述		
(a) 外牆	裝修物料的類型	平台：	玻璃幕牆、玻璃蓋板、瓷磚、鋁質蓋板、鋁質格柵、鋁質百葉
		住宅大樓：	玻璃幕牆、瓷磚、鋁質蓋板、鋁質格柵及鋁質百葉
(b) 窗	框的用料	氟碳噴塗鋁窗框	
	玻璃的用料	客廳、飯廳及睡房設清玻璃；浴室設磨砂玻璃（如適用）	
(c) 窗台	窗台的用料	不適用	
	窗台板的裝修物料	不適用	
(d) 花槽	裝修物料的類型	不適用	
(e) 陽台或露台	裝修物料的類型	露台：露台裝設夾層鋼化玻璃欄杆配以鋁質頂欄及企柱。圍邊鋪設瓷磚及裝設鋁質蓋板 地台：瓷磚 牆身：鋁質蓋板、瓷磚 天花：鋁天花板	
	是否有蓋	露台有蓋	
	陽台	不設陽台	
(f) 乾衣設施	類型	不適用	
	用料	不適用	

2. Interior finishes

Item	Description
(a) Lobby	**Main Entrance Lobby** Wall finished with lacquer paint, natural stone and stainless steel trim. Floor finished with natural stone and reconstituted stone. Gypsum board false ceiling finished with emulsion paint and metal trim. **Residential Lift Lobby (2/F)** Wall finished with natural stone, mirror and wood veneer. Floor finished with natural stone. Gypsum board false ceiling finished with emulsion paint. **Residential Lift Lobby (3/F to 28/F*)** Wall finished with lacquer paint, wall covering, stainless steel trim and tile. Floor finished with tile. Gypsum board false ceiling finished with emulsion paint. * 4/F, 13/F, 14/F and 24/F omitted.
(b) Internal wall & ceiling	**Wall** Flat A, C and D Wall of Living Room, Dining Room and Bedroom finished with emulsion paint. Flat B Wall of Living Room and Dining Room finished with emulsion paint and mirror with metal frame. Wall of Bedroom finished with emulsion paint. **Ceiling** Ceiling of Living Room, Dining Room and Bedroom finished with emulsion paint and gypsum board bulkhead finished with emulsion paint.
(c) Internal floor	**All Flats** Living Room, Dining Room and Bedroom finished with tiles and timber skirting with paint.
(d) Bathroom	**All Flats (Except Flat D)** Wall finished with tiles (except above false ceiling level). Floor finished with tiles and reconstituted stone. Metal panel ceiling and gypsum board false ceiling with emulsion paint. Wall finishes run up to the false ceiling. **Flat D** Wall finished with tiles and natural stone (except above false ceiling level). Floor finished with tiles and reconstituted stone. Metal panel ceiling and gypsum board false ceiling with emulsion paint. Wall finishes run up to the false ceiling.

2. 室內裝修

細項	描述
(a) 大堂	**入口大堂** 牆身以油漆、天然石材及不銹鋼飾邊。地板以天然石材及人造石材鋪砌。裝設石膏板假天花髹上乳膠漆及金屬飾邊。 **住宅升降機大堂(2樓)** 牆身以天然石材、鏡及木皮鋪砌。地板以天然石材鋪砌。裝設石膏板假天花髹上乳膠漆。 **住宅升降機大堂(3樓至28樓*)** 牆身以油漆、牆紙、不銹鋼飾邊及瓷磚鋪砌。地板以瓷磚鋪砌。裝設石膏板假天花髹上乳膠漆。 * 不設4樓、13樓、14樓及24樓。
(b) 內牆及天花板	**牆壁** A、C及D單位： 客廳、飯廳及睡房牆身髹上乳膠漆。 B單位： 客廳及飯廳牆身髹上乳膠漆及金屬框鏡。睡房牆身髹上乳膠漆。 **天花板** 客廳、飯廳及睡房天花板髹上乳膠漆及髹上乳膠漆的石膏板假陣。
(c) 內部地板	**所有單位** 客廳、飯廳及睡房以瓷磚鋪砌及油漆飾面木腳線。
(d) 浴室	**所有單位(D單位除外)** 牆身以瓷磚鋪砌(假天花以上除外)。地板以瓷磚及人造石材鋪砌。裝設金屬板天花及石膏板假天花髹上乳膠漆。牆壁裝修物料鋪砌至假天花。 **D單位** 牆身以瓷磚及天然石材鋪砌(假天花以上除外)。地板以瓷磚及人造石材鋪砌。裝設金屬板天花及石膏板假天花髹上乳膠漆。牆壁裝修物料鋪砌至假天花。

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

2. Interior finishes

Item	Description
(e) Kitchen	**Flat A & D** Wall finished with tiles and timber panel finished with lacquer paint (except above false ceiling level). Floor finished with tile. **Flat B & C** Wall finished with tiles, timber panel finished with lacquer paint and metal trim (except above false ceiling level). Floor finished with tile. **All Flats** Gypsum board false ceiling finished with emulsion paint. All cooking bench countertop is fitted with solid surface material. Wall finishes run up to the false ceiling.

2. 室內裝修

細項	描述
(e) 廚房	**A及D單位** 牆身以瓷磚及木板髹油漆鋪砌（假天花以上除外）。地板以瓷磚鋪砌。 **B及C單位** 牆身以瓷磚、木板髹油漆及金屬飾邊鋪砌（假天花以上除外）。地板以瓷磚鋪砌。 **所有單位** 裝設石膏板假天花髹上乳膠漆。所有灶台面以實體面料安裝。牆壁修物料鋪砌至假天花。

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

3. Interior fittings	
Item	Description
(a) Doors	**Flat Main Entrance** Solid core timber fire rated swing door finished with lacquer paint and stainless steel trim, fitted with lockset, concealed door closer, eye viewer and door stopper. **Flat A Bathroom** Hollow core timber swing door finished with lacquer paint, mirror with metal frame and stainless steel trim, fitted with lockset and door stopper. **Flat B Bathroom** Hollow core timber swing door finished with lacquer paint and stainless steel trim, fitted with lockset and door stopper. **Flat C Bathroom** Hollow core timber sliding door finished with lacquer paint, mirror with metal frame and stainless steel trim with louver, fitted with lockset. **Flat D Bathroom** Hollow core timber sliding door finished with lacquer paint, mirror with metal frame and stainless steel trim, fitted with lockset. **Bedroom** Hollow core timber swing door finished with lacquer paint and stainless steel trim, fitted with lockset and door stopper. **Flat Roof** Aluminium framed sliding door finished with fluorocarbon coating fitted with tempered tinted glass and lockset. **Balcony/Utility Platform** Aluminium framed sliding door finished with fluorocarbon coating fitted with tempered tinted glass and lockset. **Roof** Metal door with lockset.

3. 室內裝置	
細項	描述
(a) 門	**單位入口** 油漆飾面及不銹鋼飾邊實心防火木掩門，配以門鎖、隱藏式氣鼓、防盜眼及門擋。 **A單位的浴室** 油漆飾面、金屬框鏡及不銹鋼飾邊空心木掩門，配以門鎖及門擋。 **B單位的浴室** 油漆飾面及不銹鋼飾邊空心木掩門，配以門鎖及門擋。 **C單位的浴室** 油漆飾面、金屬框鏡及不銹鋼飾邊百葉空心木趟門，配以門鎖。 **D單位的浴室** 油漆飾面、金屬框鏡及不銹鋼飾邊空心木趟門，配以門鎖。 **睡房** 油漆飾面及不銹鋼飾邊空心木掩門，配以門鎖及門擋。 **平台** 鋁框趟門配有氟化碳噴塗層鑲強化有色玻璃及門鎖。 **露台/工作平台** 鋁框趟門配有氟化碳噴塗層鑲強化有色玻璃及門鎖。 **天台** 金屬門配門鎖。

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

3. Interior fittings

Item	Description	
(b) Bathroom	**Flat A and Flat B Bathroom** Shelved wooden mirror cabinet finished with plastic laminate, stainless steel trim, and acrylic diffuser face lighting. Wooden vanity counter finished with solid surface material countertop, mirror, plastic laminate and stainless steel trim. **Flat C and Flat D Bathroom** Shelved wooden mirror cabinet finished with plastic laminate, and stainless steel trim. Wooden vanity counter finished with solid surface material countertop, mirror, plastic laminate and stainless steel trim. Mirror with stainless steel tray and stainless steel trim. Other fittings and equipment including vitreous china wash basin with chrome-plated basin mixer, vitreous china water closet, chrome-plated towel bar, chrome-plated hook, chrome-plated toilet paper holder and solid surface material shower niche. Copper pipes are used for cold and hot water supply system. Type and material of bathing facilities (including shower or bath tub, if applicable): Glass shower cubicle with chrome-plated shower mixer and shower set in bathrooms with shower cubicle. Size of bath tub, if applicable: Not applicable	
(c) Kitchen	**All Flats** Fitted with stainless steel sink with chrome-plated cold and hot water mixer. Wooden kitchen cabinet finished with solid surface material countertop, plastic laminate, lacquer paint, glazing and aluminium trim finish. Copper pipes are used for cold and hot water supply system. For fire service installations and equipment fitted in or near open kitchen: Smoke detector and sprinkler head.	
(d) Bedroom	Metal curtain track.	
(e) Telephone	Location and number of connection points	Please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units".
(f) Aerials	Location and number of connection points	Please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units".

3. 室內裝置

細項	描述	
(b) 浴室	**A單位及B單位的浴室** 裝設木層架鏡櫃配以膠板飾面、不銹鋼飾邊、亞加力膠片臉燈。 木面盆櫃配實體面料檯面、鏡、膠板飾面及不銹鋼飾邊。 **C單位及D單位的浴室** 裝設木層架鏡櫃配以膠板飾面、不銹鋼飾邊。 木面盆櫃配實體面料檯面、鏡、膠板飾面及不銹鋼飾邊。 鏡配以不銹鋼托盤及不銹鋼飾邊。 其他裝置及設備包括：搪瓷洗手盆配鍍鉻水龍頭、搪瓷坐廁、鍍鉻毛巾架、鍍鉻掛鉤、鍍鉻廁紙架及實體面料淋浴間壁架。 冷熱水供水系統採用銅喉管。 沐浴設施（包括花灑或浴缸（如適用的話））： 設有淋浴間之浴室配備玻璃淋浴間及鍍鉻淋浴龍頭及花灑套裝。 浴缸大小（如適用的話）： 不適用	
(c) 廚房	**所有單位** 裝設不銹鋼洗滌盆連鍍鉻冷熱水水龍頭。 木製廚櫃以實體面料檯面、膠板、油漆、玻璃及鋁飾邊組成。 冷熱水供水系統採用銅喉管。 有關開放式廚房內或附近的消防裝置：煙霧探測器及消防花灑頭。	
(d) 睡房	窗簾金屬路軌。	
(e) 電話	接駁點的位置及數目	請參閱“住宅單位機電裝置數量說明表”。
(f) 天線	接駁點的位置及數目	請參閱“住宅單位機電裝置數量說明表”。

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

3. Interior fittings		
Item	**Description**	
(g) Electrical installations	(i) Electrical fittings (including safety devices)	Single-phase electricity supply with Miniature Circuit Breakers distribution board are provided for flats A, C & D. Three-phase electricity supply with Miniature Circuit Breakers distribution board is provided for flat B.
	(ii) Whether conduits are concealed or exposed	All conduit are concealed within concrete except those inside or enclosed by block wall, false ceiling and bulkhead.
	(iii) Location and number of power points and air-conditioner points	Please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units".
(h) Gas supply	Type and system	Town gas
	Location	Towngas piping are installed and connected to gas water heater(s). Towngas supply point are reserved in kitchen for gas hob connection in future by the flat owner. For the location of Towngas supply points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units".
(i) Washing machine connection point	Design	Water inlet connection point of a design of 15mm in diameter and water outlet connection point of a design of 40mm in diameter are provided for washing machine.
	Location	For the location of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units".
(j) Water supply	(i) Material of water pipes	Copper pipes are used for cold and hot water supply system. UPVC pipes are used for flushing water supply system.
	(ii) Whether water pipes are concealed or exposed	Water pipes are concealed in part and exposed in part. Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. Exposed water pipes may be covered or hidden by false ceiling, bulkheads, cabinets, cladding, non-concrete partition walls, designated pipe ducts or other materials.
	(iii) Whether hot water is available	Hot water is available.

3. 室內裝置		
細項	**描述**	
(g) 電力裝置	(i) 供電附件（包括安全裝置）	A、C及D單位提供單相電力配電箱並裝設有微型斷路器。 B單位提供三相電力配電箱並裝設有微型斷路器。
	(ii) 導管是隱藏或外露	除置於磚牆、假天花及假陣內或被磚牆、假天花及假陣掩蓋之導管外，其餘導管均隱藏於混凝土內。
	(iii) 電插座及空調機接駁點的位置及數目	請參閱“住宅單位機電裝置數量說明表”。
(h) 氣體供應	類型及系統	煤氣
	位置	裝設煤氣喉管接駁至煤氣熱水爐。 煤氣供應點已預設在廚房中供各戶業主未來接駁煤氣煮食爐使用。 有關煤氣供應點之位置，請參閱“住宅單位機電裝置數量說明表”。
(i) 洗衣機接駁點	設計	設有洗衣機來水接駁喉位（其設計為直徑15毫米）及去水接駁喉位（其設計為直徑40毫米）。
	位置	有關接駁點的位置，請參閱“住宅單位機電裝置數量說明表”。
(j) 供水	(i) 水管的用料	冷熱水供水系統採用銅喉管。 沖廁水供水系統採用UPVC膠喉管。
	(ii) 水管是隱藏或外露	水管部份隱藏及部份外露。 除部份隱藏於混凝土內之水管外，其他部份的水管均為外露。 外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或掩藏。
	(iii) 有否熱水供應	有熱水供應。

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4. Miscellaneous

Item	Description		
(a) Lifts	(i) Brand name and model number	**Residential Tower** 2 numbers of "OTIS" passenger lifts are provided. **G/F to 2/F clubhouse** 1 number of "OTIS" passenger lift is provided.	
	OTIS (Model Number: GEN3 MR)	**Lift Numbers**	**Floor Served**
		1	2/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F
		2	G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F
	OTIS (Model Number: GEN3 MRL)	3	G/F & 2/F
(b) Letter Box	Material	Metal.	
(c) Refuse collection	(i) Means of refuse collection	Collected by cleaners.	
	(ii) Location of refuse room	Refuse Storage and material recovery room is provided on G/F.	
(d) Water meter, electricity meter and gas meter	Water meter	A separate water meter for individual residential unit is provided in water meter cabinet on each residential floor.	
	Electricity meter	A separate electricity meter for individual residential unit is provided in electrical meter cabinet on each residential floor.	
	Gas meter	A separate town gas meter is provided in the kitchen of Flat D. A separate town gas meter is provided in the balcony/utility platform of Flats A, B & C.	

4. 雜項

細項	描述		
(a) 升降機	(i) 品牌名稱及產品型號	**住宅大樓** 設有2部「奧的斯」牌載客升降機。 **地下到2樓住宅會所** 設有1部「奧的斯」牌載客升降機。	
	奧的斯（產品型號：GEN3 MR）	**升降機編號**	**升降機服務之樓層**
		1	2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓
		2	地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓
	奧的斯（產品型號：GEN3 MRL）	3	地下及2樓
(b) 信箱	用料	金屬。	
(c) 垃圾收集	(i) 垃圾收集的方法	由清潔工人收集垃圾。	
	(ii) 垃圾房的位置	垃圾及物料回收房設於地下。	
(d) 水錶、電錶及氣體錶	水錶	每戶住宅單位之獨立水錶設於每層住宅樓層之水錶櫃內。	
	電錶	每戶住宅單位之獨立電錶設於每層住宅樓層之電錶櫃內。	
	氣體錶	獨立煤氣錶設於D單位之廚房內。 獨立煤氣錶設於A、B及C單位之露台/工作平台內。	

5. Security facilities	
Item	**Description**
Security system and equipment (including details of built-in provisions and their locations)	CCTV cameras are provided at entrances of the development, main entrance lobbies of residential tower, clubhouse, R/F staircase exit, lift cars and connected to the caretaker's counter. Each residential unit is equipped with a video door-phone adjacent to main entrance door. Face recognition system, smart card readers and QR code readers for access control are provided at the entrance of the development and the residential entrance lobby. Smart card readers and QR code readers for access control are provided at clubhouse entrance and inside lift cars (Lift no. 1-2).

6. Appliances	
Item	**Description**
Brand name and model number	Please refer to the "Appliances Schedule".

In relation to item 4(a) and 6 specified in the above table, 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.

5. 保安設施	
細項	**描述**
保安系統及設備（包括嵌入式的裝備的細節及其位置）	發展項目之入口、大廈入口大堂、會所、天台樓梯出口及升降機內均裝設有閉路電視接駁到管理員櫃枱。 每個住宅單位大門旁均裝設可視對講機。 發展項目之入口、住宅入口大堂均裝有面容識別器，智能卡閱讀器及二維碼閱讀器。 會所入口及升降機內（升降機編號1 - 2）均裝有智能卡閱讀器及二維碼閱讀器。

6. 設備	
細項	**描述**
品牌名稱及產品型號	請參閱“設備説明表”。

上述列表所指明之第4(a)及第6細項，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。

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Appliances Schedule 設備說明表

Appliance 設備	Brand 品牌	Floor 樓層	3/F, 5/F-12/F, 15/F-23/F & 25/F-28/F 3樓、5樓至12樓、15樓至23樓及25樓至28樓			
		Flat 單位 Model No. 型號	A	B	C	D
Video Door phone 可視對講機	Akuvox	C315W	V	V	V	V
Split Type Air-Conditioner Indoor Unit 分體式空調機(室內機)	Panasonic	CS-Z50TKEW	V	V	V	V
Split Type Air-Conditioner Indoor Unit 分體式空調機(室內機)	Panasonic	CS-Z25TKEW	V	V	V	V
Split Type Air-Conditioner Outdoor Unit 分體式空調機(室外機)	Panasonic	CU-5E34PBE	V	V	V	V
Telescopic Cooker Hood 拉趟式抽油煙機	SIEMENS 西門子	LI67SA531B	V	V	V	V
Instantaneous Electric Water Heater 即熱式電熱水爐	Stiebel Eltron 斯寶亞創	DHM6	V	V	V	V
Town Gas Water Heater 煤氣熱水爐	TGC	TNJW161TFQL	-	-	-	V
		RBOX16QR	V	V	V	-
Induction Hob (2 Zones) 雙頭電磁爐	SIEMENS 西門子	EH375FBB1E	V	-	V	V
Induction Hob (3 Zones) 三頭電磁爐	SIEMENS 西門子	EH675LDC2E	-	V	-	-
Built-in Microwave Oven with Grill 嵌入式微波燒烤爐	SIEMENS 西門子	BE732R1B1B	V	-	V	V
		BE732L1B1B	-	V	-	-
Built-in 1 Door Refrigerator 嵌入式單門雪櫃	SIEMENS 西門子	KI42LAFF0K	V	-	V	V
Built-in 2 Doors Refrigerator 嵌入式雙門雪櫃	SIEMENS 西門子	KI86NAF31K	-	V	-	-
Built-in Washer Dryer 嵌入式洗衣乾衣機	SIEMENS 西門子	WK14D321HK	V	V	V	V
Thermo Ventilator 浴室寶	Panasonic	FV-40BE3H2	V	V	V	V
Town Gas Water Heater Remote Control 煤氣熱水爐溫度控制器	TGC	BC-90Q-1H	V	V	V	V

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。

Notes :
1. The symbol "V" as shown in the above table denotes such appliance(s) is/are provided and/or installed in the residential unit.
2. The symbol " - " as shown in the above table denotes "Not provided" or "Not applicable".

備註：
1. 上表內之「V」代表此設備於該住宅單位內提供及/或安裝。
2. 上表內之「-」代表「不提供」或「不適用」。

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

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

Location 位置	Description 描述	3/F 3樓				5/F-12/F, 15/F-23/F & 25/F-27/F 5樓至12樓、15樓至23樓及25樓至27樓				28/F 28樓			
		A	B	C	D	A	B	C	D	A	B	C	D
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
Living Room/ Dining Room 客廳 / 飯廳	13A Single Socket Outlet 13A 單位電插座	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet with USB Module 13A 單位電插座連USB插座	-	1	1	1	-	1	1	1	-	1	1	1
	13A Twin Socket Outlet 13A 雙位電插座	2	3	2	2	2	3	2	2	2	3	2	2
	TV/ FM Outlet 電視 / 電台插座	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1
	Data Outlet 數據插座	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	2	4	3	3	2	4	3	3	2	4	3	3
	Lighting Switch 燈掣	1	9	6	4	1	8	5	3	1	8	5	3
	Door Bell 門鈴	1	1	1	1	1	1	1	1	1	1	1	1
	Video Door Phone 可視對講機	1	1	1	1	1	1	1	1	1	1	1	1
	Miniature Circuit Breakers Board 總電掣箱	1	1	1	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	1
	13A Single Socket Outlet (connected with appliances) 13A 單位電插座（已接駁設備）	2	1	2	2	2	1	2	2	2	1	2	2
	Fused Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	1	1	1	1	1	1	1	1	1	1	1	1

Notes :
1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol " - " as shown in the above table denotes "Not provided" or "Not applicable".
3. The quantity of the lighting point shown in the schedule denotes the quantity of downlight, lamp holder and LED strip etc.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 上表內之「-」代表「不提供」或「不適用」。
3. 說明表所顯示的燈位數量為筒燈、燈座及LED燈帶等的總數。

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裝置、裝修物料及設備

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

Location 位置	Description 描述	3/F 3樓				5/F-12/F, 15/F-23/F & 25/F-27/F 5樓至12樓、15樓至23樓及25樓至27樓				28/F 28樓			
		A	B	C	D	A	B	C	D	A	B	C	D
Living Room/ Dining Room 客廳 / 飯廳	Fused Spur Unit for Door Bell 接線位連保險絲供門鈴	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Cabinet Lighting 接線位連保險絲供櫃燈	-	1	1	1	-	1	1	1	-	1	1	1
	Fused Spur Unit for Gas Water Heater 接線位連保險絲供氣體熱水爐	-	-	-	1	-	-	-	1	-	-	-	1
	Town Gas Meter & Connection Point 煤氣表及接駁點	-	-	-	1	-	-	-	1	-	-	-	1
	Double Pole Switch for Electric Water Heater / Induction Hob 雙極開關掣供電熱水爐 / 電磁爐	-	1	1	-	-	1	1	-	-	1	1	-
	Double Pole Switch for Gas Water Heater / Thermo Ventilator 雙極開關掣供氣體熱水爐 / 浴室寶	-	2	-	-	-	2	-	-	-	2	-	-
Bedroom / Bedroom 1 睡房 / 睡房 1	13A Single Socket Outlet 13A 單位電插座	2	2	2	2	2	2	2	2	2	2	2	2
	13A Twin Socket Outlet with USB Module 13A 雙位電插座連USB插座	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	4	2	3	3	4	2	3	3	4	2	3	3
	Fused Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	1	1	1	1	1	1	1	1	1	1	1	1
	Double Pole Switch for Gas Water Heater / Thermo Ventilator 雙極開關掣供氣體熱水爐 / 浴室寶	2	-	2	2	2	-	2	2	2	-	2	2

Notes :
1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol " - " as shown in the above table denotes "Not provided" or "Not applicable".
3. The quantity of the lighting point shown in the schedule denotes the quantity of downlight, lamp holder and LED strip etc.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 上表內之「-」代表「不提供」或「不適用」。
3. 說明表所顯示的燈位數量為筒燈、燈座及LED燈帶等的總數。

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

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

Location 位置	Description 描述	3/F 3樓				5/F-12/F, 15/F-23/F & 25/F-27/F 5樓至12樓、15樓至23樓及25樓至27樓				28/F 28樓			
		A	B	C	D	A	B	C	D	A	B	C	D
Bedroom 2 睡房 2	13A Single Socket Outlet 13A 單位電插座	-	1	-	-	-	1	-	-	-	1	-	-
	13A Twin Socket Outlet with USB Module 13A 雙位電插座連 USB 插座	-	1	-	-	-	1	-	-	-	1	-	-
	Lighting Point 燈位	-	1	-	-	-	1	-	-	-	1	-	-
	Lighting Switch 燈掣	-	1	-	-	-	1	-	-	-	1	-	-
	Fused Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	-	1	-	-	-	1	-	-	-	1	-	-
Open Kitchen 開放式廚房	13A Twin Socket Outlet 13A 雙位電插座	1	1	1	2	1	1	1	2	1	1	1	2
	Lighting Point 燈位	2	3	2	2	2	3	2	2	2	3	2	2
	Lighting Switch 燈掣	4	-	-	2	3	-	-	2	3	-	-	2
	Double Pole Switch for Electric Water Heater / Induction Hob 雙極開關掣供電熱水爐 / 電磁爐	2	-	1	2	2	-	1	2	2	-	1	2
	TPN Isolator for Induction Hob 三相開關掣供電磁爐	-	1	-	-	-	1	-	-	-	1	-	-
	Sprinkler Head 消防花灑頭	2	2	2	2	2	2	2	2	2	2	2	2
	13A Single Socket Outlet (connected with appliances) 13A 單位電插座（已接駁設備）	2	3	2	2	2	3	2	2	2	3	2	2
	Fused Spur Unit for Cabinet Lighting 接線位連保險絲供櫃燈	1	1	1	1	1	1	1	1	1	1	1	1
	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點（來水位）	1	1	1	1	1	1	1	1	1	1	1	1
	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點（排水位）	1	1	1	1	1	1	1	1	1	1	1	1
	SPN Isolator for Electric Water Heater 單相開關掣供電熱水爐	1	1	1	1	1	1	1	1	1	1	1	1

Notes :
1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol " - " as shown in the above table denotes "Not provided" or "Not applicable".
3. The quantity of the lighting point shown in the schedule denotes the quantity of downlight, lamp holder and LED strip etc.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 上表內之「-」代表「不提供」或「不適用」。
3. 説明表所顯示的燈位數量為筒燈、燈座及LED燈帶等的總數。

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

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

Location 位置	Description 描述	3/F 3樓				5/F-12/F, 15/F-23/F & 25/F-27/F 5樓至12樓、15樓至23樓及25樓至27樓				28/F 28樓			
		A	B	C	D	A	B	C	D	A	B	C	D
Bathroom 浴室	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	4	4	3	3	4	4	3	3	4	4	3	3
	Town Gas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Power Connection Point for Thermo Ventilator 有菲士浴室寶電接駁點	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Cabinet Lighting 接線位連保險絲供鏡櫃燈	1	1	-	-	1	1	-	-	1	1	-	-
Balcony / Utility Platform / A/C Platform 露台 / 工作平台 / 空調機平台	Lighting Point 燈位	-	-	-	-	1	1	1	1	1	1	1	1
	Isolator for Air-Conditioner Outdoor Unit 室外空調機開關掣	-	-	-	-	1	1	1	1	1	1	1	1
	Fused Spur Unit for Gas Water Heater 接線位連保險絲供氣體熱水爐	-	-	-	-	1	1	1	-	1	1	1	-
	Town Gas Meter & Connection Point 煤氣表及接駁點	-	-	-	-	1	1	1	-	1	1	1	-
3/F Common Flat Roof 3樓公共平台	Isolator for Air-Conditioner Outdoor Unit 室外空調機開關掣	1	1	1	1	-	-	-	-	-	-	-	-

Notes :
1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol " - " as shown in the above table denotes "Not provided" or "Not applicable".
3. The quantity of the lighting point shown in the schedule denotes the quantity of downlight, lamp holder and LED strip etc.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 上表內之「-」代表「不提供」或「不適用」。
3. 說明表所顯示的燈位數量為筒燈、燈座及LED燈帶等的總數。

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

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

Location 位置	Description 描述	3/F 3樓				5/F-12/F, 15/F-23/F & 25/F-27/F 5樓至12樓、15樓至23樓及25樓至27樓				28/F 28樓			
		A	B	C	D	A	B	C	D	A	B	C	D
Flat Roof / Roof 平台 / 天台	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	1	1	1	1
	Lighting Point 燈位	3	4	3	5	-	-	-	-	5	5	2	4
	13A Weather-proof Single Socket Outlet 13A防水單位插座	1	1	1	1	-	-	-	-	1	1	1	1
	Fused Spur Unit for Gas Water Heater 接線位連保險絲供氣體熱水爐	1	1	1	-	-	-	-	-	-	-	-	-
	Town Gas Meter & Connection Point 煤氣表及接駁點	1	1	1	-	-	-	-	-	-	-	-	-

Notes :
1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol " - " as shown in the above table denotes "Not provided" or "Not applicable".
3. The quantity of the lighting point shown in the schedule denotes the quantity of downlight, lamp holder and LED strip etc.

備註：
1. “1, 2, ...” 表示提供於該住宅單位內的裝置數量。
2. 上表內之「-」代表「不提供」或「不適用」。
3. 說明表所顯示的燈位數量為筒燈、燈座及LED燈帶等的總數。

24 SERVICE AGREEMENTS
服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by The Hongkong Electric Company Limited.

Town gas is supplied by The Hong Kong and China Gas Company Limited.

食水及沖廁水由水務署供應。

電力由香港電燈有限公司供應。

煤氣由香港中華煤氣有限公司供應。

25 GOVERNMENT RENT
地稅

The Vendor will pay/has paid (as the case may be) all outstanding Government rent in respect of the specified residential property up to and including the date of the Assignment of the residential property.

賣方將會繳付/已繳付（視情況而定）指明住宅物業之地稅直至包括住宅物業之買賣成交日期。

26 MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

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

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水及電力的按金。
2. 在交付時，買方不須向擁有人支付清理廢料的費用。

Note :
1. It may be the case that the purchaser should pay to the Manager and not the owner of the Development the deposits for communal water and electricity meters and debris removal fee.
2. The amount of deposits for water and electricity and debris removal fee is yet to be ascertained at the date on which the sales brochure is printed.

備註：
1. 買方可能須向發展項目管理人而非擁有人繳付公用水及電力錶按金及清理廢料的費用。
2. 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決定。

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

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

按買賣合約規定，住宅物業及其內裝置、裝修物料及設備之欠妥之處的保養責任期為住宅物業之成交日期起計為期六 (6) 個月內。

28 MAINTENANCE OF SLOPES
斜坡維修

Not Applicable

不適用

29 MODIFICATION
修訂

There is no on-going application to the Government for a modification of the land grant by the owner.

擁有人現時並沒有向政府提出申請修訂批地文件。

30 RELEVANT INFORMATION
有關資料

AIR-CONDITIONING OUTDOOR UNITS

For Flat A, B, C and D on 3/F, one air-conditioning outdoor unit is installed on reinforced concrete plinth locating on the common flat roof at the same floor level as the units.

CLUBHOUSE AIR-CONDITIONING OUTDOOR UNITS

Air-conditioning outdoor units for clubhouse at 2/F are installed at the external area on the same floor.

GONDOLA SYSTEMS

Gondola systems or similar systems in the Development may operate in or through the airspace over any balcony, utility platform, air-conditioner platform, flat roof and/or roof forming part of a flat.

COMMON PARTS INSIDE OR ABUTTING THE FLAT ROOF OF THE RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

There are areas which are common parts inside or abutting the flat roof of the flats listed out below. Under the DMC of the Development, the Manager of the Development has the power to enter with or without workmen, equipment or materials at all reasonable times on reasonable notice (except in an emergency) any part of the Development to exercise or carry out any of its powers or duties under the DMC, including without limitation to carry out necessary repairs to the Development or abate any hazard or nuisance which does or may affect the common parts or other owners.

Flat roof

Floor	Flat
3/F	A, B, C and D

空調機（室外機）

3樓A、B、C及D單位的一部空調機（室外機）將會裝設於與單位層數相同之樓層的公共平台的鋼筋混凝土底座上。

會所之空調（室外機）

該會所之空調機（室外機）將裝設於2樓之外圍位置。

吊船系統

發展項目之吊船系統或類似系統可能會在屬於單位一部分之露台、工作平台、空調機平台、平台及/或天台上空操作。

發展項目中住宅物業之平台內存有或毗連屬公用部分

於下面列出的住宅物業之平台內存有或毗連屬公用部分之範圍。根據發展項目公契，發展項目管理人有權經合理預先通知（緊急情況除外）帶同或不帶同工人、設備或材料在任何合理時間內進入發展項目任何部分，以行使或執行其按公契下有的任何權利或義務，包括但不限於對發展項目進行必要的維修或減少對公用地方或其他業主的妨礙或干擾。

平台

樓層	單位
3樓	A、B、C及D

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

The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance (Cap 621):

www.springgarden.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.springgarden.hk

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

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

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

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

		Area (m²) 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)	Not Applicable 不適用
2	**Plant rooms and similar services** **機房及相類設施**	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage 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》（《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（訊播室）、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等	65.845
2.2(#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由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	317.957
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、送風櫃房等	9.000
	Green Features under Joint Practice Notes 1 and 2 **根據聯合作業備考第1及第2號提供的環保設施**	
3	Balcony 露台	92.000
4	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not Applicable 不適用
5	Communal sky garden 公用空中花園	194.223
6	Acoustic fin 隔聲鰭	Not Applicable 不適用
7	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not Applicable 不適用
8	Non-structural prefabricated external wall 非結構預製外牆	Not Applicable 不適用
9	Utility platform 工作平台	69.000
10	Noise barrier 隔音屏障	Not Applicable 不適用
	Amenity Features **適意設施**	
11	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office 管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	Not Applicable 不適用

32 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**	
12	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities 住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	43.321
13	Covered landscaped and play area 有蓋園景區及遊樂場地	Not Applicable 不適用
14	Horizontal screen / covered walkway and trellis 橫向屏障 / 有蓋人行道及花棚	Not Applicable 不適用
15	Larger lift shaft 擴大升降機槽	114.371
16	Chimney shaft 煙囪管道	Not Applicable 不適用
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 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	Not Applicable 不適用
18(#)	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽及垂直立管	19.665
19	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽及氣槽	Not Applicable 不適用
20	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Not Applicable 不適用
21	Void in duplex domestic flat and house 複式住宅單位及洋房的中空空間	Not Applicable 不適用
22	Sunshade and reflector 遮陽篷及反光罩	Not Applicable 不適用
23(#)	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window 伸出式花槽及小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	Not Applicable 不適用
24	Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway 《作業備考》APP-19 第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台，及維修通道	Not Applicable 不適用

		Area (m^2) 面積（平方米）
	Other Exempted Items **其他項目**	
25(#)	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Not Applicable 不適用
26	Covered area under large projecting/ overhanging feature 大型伸出 / 外懸設施下的有蓋地方	Not Applicable 不適用
27	Public transport terminus 公共交通總站	Not Applicable 不適用
28(#)	Party structure and common staircase 共用構築物及公用樓梯	Not Applicable 不適用
29(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 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	34.608
30	Public passage 公眾通道	Not Applicable 不適用
31	Covered set back area 有蓋的後移部分	Not Applicable 不適用
	Bonus GFA **額外總樓面面積**	
32	Bonus GFA 額外總樓面面積	Not Applicable 不適用
	Additional Green Features under Joint Practice Note (No. 8) **根據聯合作業備考（第8號）提供的額外環保設施**	
33	Buildings adopting Modular Integrated Construction 採用「組裝合成」建築法的樓宇	Not Applicable 不適用

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

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。

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

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

Green Building Certification

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

Provisional
GOLD

PROVISIONAL
GOLD
NB V1.2 2022
HKGBC
BEAM Plus

Application no.: PAG0133/23

綠色建築認證

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

暫定評級
金級

暫定
金級
NB V1.2 2022
HKGBC
綠建環評

申請編號: PAG0133/23

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

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

Part I 第I部分	
Provision of Central Air Conditioning 提供中央空調	No 否
Provision of Energy Efficient Features 提供具能源效益的設施	Yes 是
Energy Efficient Features proposed:- 擬安裝的具能源效益的設施 :-	1. High coefficient of performance (COP) AC Units 採用高效能的空調設備

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

Type of Development 發展項目類型	Location 位置	Internal Floor Area Served (m^2) 使用有關裝置的內部樓面面積（平方米）	Annual Energy Use of Baseline Building (Note 2) 基線樓宇 (註腳2) 每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
			Electricity kWh/ m^2 /annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/ m^2 /annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh/ m^2 /annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/ m^2 /annum 煤氣/石油氣 用量單位/平方米/年
Domestic Development 住用發展項目	Area served by central building services installation (Note 3) 有使用中央屋宇裝備裝置 (註腳3) 的部分	1,036.6	30.3	N/A 不適用	29	N/A 不適用

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

Note to Client: Please ensure Part I and Part II of the Estimated Energy Performance or Consumption for the Common Parts of the Development are included.

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	N/A 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" in the BEAM Plus New Buildings (current version); and

   (b) "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" in the BEAM Plus New Buildings (current version).
3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.

註腳：

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

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

   (a) “每年能源消耗量”與新建樓宇BEAM Plus標準（現行版本）中的「年能源消耗」具有相同涵義；及

   (b) 樓宇、空間或單位的“內部樓面面積”，指外牆及 / 或共用牆的內壁之內表面起量度出來的樓面面積。
2. “基準樓宇”與新建樓宇BEAM Plus標準（現行版本）中的“基準建築物模式（零分標準）”具有相同涵義。
3. “中央屋宇裝備裝置”與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。

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。

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