嘉居 KABITAT TiN天HAU 后

售樓說明書 SALES BROCHURE

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

For all first-hand residential properties

1. Important information
   - Make reference to the materials available on the Sales of First-hand Residential Properties Electronic Platform (SRPE) (www.srpe.gov.hk) on the first-hand residential property market.
   - Study the information on the website designated by the vendor for the development, including the sales brochure, price lists, documents containing the sales arrangements, and the register of transactions of a development.
   - Sales brochure for a development will be made available to the general public at least 7 days immediately before a date of sale while price list and sales arrangements will be made available at least 3 days immediately before the date of sale.
   - Information on transactions can be found on the register of transactions on the website designated by the vendor for the development and the SRPE.
2. Fees, mortgage loan and property price
   - Calculate the total expenses of the purchase, such as solicitors' fees, mortgage charges, insurance fees and stamp duties.
   - Check with banks to find out if you will be able to obtain the needed mortgage loan, select the appropriate payment method and calculate the amount of the mortgage loan to ensure it is within your repayment ability.
   - Check recent transaction prices of comparable properties for comparison.
   - Check with the vendor or the estate agent the estimated management fee, the amount of management fee payable in advance (if any), special fund payable (if any), the amount of reimbursement of the deposits for water, electricity and gas (if any), and/or the amount of debris removal fee (if any) you have to pay to the vendor or the manager of the development.
3. Price list, payment terms and other financial incentives
   - Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
   - Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
   - If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans[1] as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.
4. Property area and its surroundings
   - Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
   - Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property[2]. The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
   - Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.
5. Sales brochure
   - Ensure that the sales brochure obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
   - In respect of an uncompleted development, the vendor may alter the building plans (if any) whenever the vendor considers necessary. To know the latest information of an uncompleted development, keep paying attention to any revised sales brochures made available by the vendor.
   - Read through the sales brochure and in particular, check the following information in the sales brochure –
     - whether there is a section on "relevant information" in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as "relevant information";
     - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
     - interior and exterior fittings and finishes and appliances;
     - the basis on which management fees are shared;
     - whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
     - whether individual owners have responsibility to maintain slopes.
6. Government land grant and deed of mutual covenant (DMC)
   - Read the Government land grant and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The vendor will provide copies of the Government land grant and the DMC (or the draft DMC) at the place where the sale is to take place for free inspection by prospective purchasers.
   - Check the Government land grant on whether individual owners are liable to pay Government rent.
   - Check the DMC on whether animals can be kept in the residential property.
7. Information on Availability of Residential Properties for Selection at Sales Office
   - Check with the vendor which residential properties are available for selection. If a "consumption table" is displayed by the vendor at the sales office, you may check from the table information on the progress of sale on a date of sale, including which residential properties are offered for sale at the beginning of that date of sale and which of them have been selected and sold during that date of sale.
   - Do not believe in rumours about the sales condition of the development and enter into a PASP rashly.
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

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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.

ASP.

- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

10. Expression of intent of purchasing a residential property
    - Note that vendors (including their authorized representative(s)) should not seek or accept any specific or general expression of intent of purchasing any residential property before the relevant price lists for such properties are made available to the public. You therefore should not make such an offer to the vendors or their authorized representative(s).
    - Note that vendors (including their authorized representative(s)) should not seek or accept any specific expression of intent of purchasing a particular residential property before the sale of the property has commenced. You therefore should not make such an offer to the vendors or their authorized representative(s).
11. Appointment of estate agent
    - Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.
    - You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.
    - Before you appoint an estate agent to look for a property, you should -
      - find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;
      - find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and
      - note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.
12. Appointment of solicitor
    - Consider appointing your own solicitor to protect your interests. If the solicitor also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest.
    - Compare the charges of different solicitors.

For first-hand uncompleted residential properties

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

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

15. Estimated material date and handing over date
    - Check the estimated material date[3] for the development in the sales brochure.
      - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.
    - Handing over date
      - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
        - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
        - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
      - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
    - Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
      - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
        - strike or lock-out of workmen;
        - riots or civil commotion;
        - force majeure or Act of God;
        - fire or other accident beyond the vendor's control;
        - war; or
        - inclement weather.
      - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
      - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
    - Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16. Vendor's information form
    - Ensure that you obtain the "vendor's information form(s)" printed within the previous 3 months in relation to the residential property/properties you intend to purchase.
17. Viewing of property
    - Ensure that, before you purchase a residential property, you are arranged to view the residential property that you would like to purchase or, if it is not reasonably practicable to view the property in question, a comparable property in the development, unless you agree in writing that the vendor is not required to arrange such a comparable property for viewing for you. You are advised to think carefully before signing any waiver.
    - You may take measurements, take photographs or make video recordings of the property, unless the property is held under a tenancy or reasonable restriction(s) is/are needed to ensure safety of the persons viewing the property.

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

Website	:	www.srpa.gov.hk
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

[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.

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

- 瀏覽一手住宅物業銷售資訊網(下稱「銷售資訊網」)(網址：www.srpe.gov.hk)，參考「銷售資訊網」內有關一手住宅物業的市場資料。
- 閱覽賣方就該發展項目所指定的互聯網網站內的有關資訊，包括售樓說明書、價單、載有銷售安排的文件，及成交紀錄冊。
- 發展項目的售樓說明書，會在該項目的出售日期前最少七日向公眾發布，而有關價單和銷售安排，亦會在該項目的出售日期前最少三日公布。
- 在賣方就有關發展項目所指定的互聯網網站，以及「銷售資訊網」內，均載有有關物業成交資料的成交紀錄冊，以供查閱。

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

5. 售樓說明書

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 留意賣方有權改動未落成發展項目的建築圖則(如有的話)。如屬未落成發展項目，條例規定物業的買賣合約須載有強制性條文，列明如有關改動在任何方面對該物業造成影響，賣方須在改動獲建築事務監督批准後的14日內，將該項改動以書面通知買家。
- 訂立臨時買賣合約時，您須向擁有人(即賣方)支付樓價5%的臨時訂金。
- 如您在訂立臨時買賣合約後五個工作日(工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子)之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金(即樓價的5%)會被沒收，而擁有人(即賣方)不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人(即賣方)必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

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

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。

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

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

(i) 每個住宅物業的外部尺寸；(ii) 每個住宅物業的內部尺寸；(iii) 每個住宅物業的內部間隔的厚度；(iv) 每個住宅物業內個別分隔室的外部尺寸。

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

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

- 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，並在改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期[3]。
  - 售樓說明書中有關發展項目的預計關鍵日期並不等同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。
- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意(視屬何種情況而定)。
    - 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內(以較早者為準)，就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
    - 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件(包括佔用許可證)發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
  - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。
- 認可人士可批予在預計關鍵日期之後完成發展項目
  - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
    - 工人罷工或封閉工地；
    - 暴動或內亂；
    - 不可抗力或天災；
    - 火警或其他賣方所不能控制的意外；
    - 戰爭；或
    - 惡劣天氣。
  - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
    - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的 14 日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

網址：www.srpa.gov.hk
電話：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

[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。

Name of the Development
Kabitat •Tin Hau

Name of the street at which the Development is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development
33 King's Road (This provisional street number is subject to confirmation when the Development is completed.)

The Development consists of one multi-unit building

Total number of storeys of the multi-unit building
28 storeys (excluding Mechanical Floor, Roof, Upper Roof and Top Roof)

Floor numbering in the multi-unit building 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-31/F, Mechanical Floor, Roof, Upper Roof and Top Roof

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

Refuge floors (if any) of the multi-unit building
Refuge Floor is located at Roof

Estimated material date for the Development as provided by the authorized person for the Development
5 November 2026

The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase. Under the land grant, the consent of the Director of Lands is not required to be given for the sale and purchase. For the purpose of the agreement for sale and purchase, the Development is deemed to be completed on the date on which an occupation permit for every building in the Development is issued.

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

發展項目的名稱
嘉居 • 天后

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
英皇道33號(此為臨時門牌號數並有待發展項目建成時確認。)

發展項目包含一棟多單位建築物

該幢多單位建築物的樓層的總數
28層(不包括機房層、天台、上層天台及頂層天台)

發展項目的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數
地下、1樓 - 3樓、5樓 - 12樓、15樓 - 23樓、25樓 - 31樓、 機房層 、 天台、上層天台及頂層天台

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

該幢多單位建築物內的庇護層(如有的話)
庇護層位於天台

發展項目的認可人士提供的發展項目的預計關鍵日期
2026年11月5日

預計關鍵日期，是受到買賣合約所允許的任何延期所規限的。根據批地文件，進行該項買賣，不需獲地政總署署長同意。為買賣合約的目的，該發展項目當作在佔用許可證就該發展項目中的每幢建築物發出的日期落成。

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

3 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
Charmfield Pacific Limited

賣方
昌輝太平洋有限公司

Holding companies of the Vendor
K. Wah International Holdings Limited
Sutimar Enterprises Limited
K. Wah International Property Limited

賣方的控權公司
嘉華國際集團有限公司
Sutimar Enterprises Limited
K. Wah International Property Limited

Authorized person for the Development
Chan Wan Ming

發展項目的認可人士
陳韻明

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

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

Building contractor for the Development
Hop Lee Builders Company Limited

發展項目的承建商
合利營造有限公司

The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development
Grandall Zimmern Law Firm

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
國浩律師(香港) 事務所

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development
Not applicable

已為發展項目的建造提供貸款或已承諾為該建造提供融資的認可機構
不適用

Other person who has made a loan for the construction of the Development
Silverjade Limited

已為發展項目的建造提供貸款的其他人
銀石有限公司

(a)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an authorized person for the Development.	賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人。	Not applicable 不適用
(b)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an authorized person.	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。	Not applicable 不適用
(c)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an authorized person.	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人。	No 否
(d)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an authorized person.	賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	Not applicable 不適用
(e)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an authorized person.	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	Not applicable 不適用
(f)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an authorized person.	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人。	No 否
(g)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development.	賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	Not applicable 不適用
(h)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development.	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	Not applicable 不適用
(i)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors.	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人。	No 否
(j)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and an authorized person for the Development, or an associate of such an authorized person, holds at least 10% of the issued shares in that Vendor, holding company or contractor.	賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少 10% 的已發行股份。	No 否
(k)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor.	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少 1% 的已發行股份。	No 否
(l)	The Vendor or a building contractor for the Development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor.	賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。	No 否
(m)	The Vendor or a building contractor for the Development is a partnership, and such an authorized person, or such an associate, is an employee of that Vendor or contractor.	賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。	Not applicable 不適用
(n)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that Vendor, holding company or contractor.	賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少 10% 的已發行股份。	No 否
(o)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor.	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少 1% 的已發行股份。	No 否
(p)	The Vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor.	賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。	No 否
(q)	The Vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor.	賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。	Not applicable 不適用
(r)	The Vendor or a building contractor for the Development is a corporation, and the corporation of which an authorized person for the Development is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor.	賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。	No 否
(s)	The Vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor.	賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	No 否

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

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

The thickness of the non-structural prefabricated external walls in the Development is 150mm.
發展項目中的非結構的預製外牆的厚度為150毫米。

Total Area Schedule of the Non-structural Prefabricated External Walls:
非結構的預製外牆的總面積表:

Floor 樓層	Flat 單位	Total area of non-structural prefabricated external walls of each residential property (sq.m) 每個住宅物業的非結構的預製外牆的總面積(平方米)
2/F 2樓	A	0.623
	B	0.696
	C	1.156
3/F - 29/F 3樓至29樓	A	0.623
	B	0.696
	C	1.156
30/F 30樓	A	1.600
31/F 31樓	A	2.288

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

Note:
4/F, 13/F, 14/F and 24/F are omitted.

註：
不設4 樓、13 樓、14 樓及24 樓。

Chissay (Property Management) Limited will be appointed as the Manager of the Development under the latest draft deed of mutual covenant in respect of the Development.

根據有關發展項目的公契的最新擬稿，將獲委任為發展項目的管理人為捷盛(物業管理)有限公司。

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

Boundary of the Development
發展項目的邊界線

Scale 比例

0m / 米 250m / 米

This location plan is prepared by the Vendor with reference to the Digital Topographic Map No. T11-SE-A dated 21 May 2026 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

此位置圖是由賣方擬備並參考地政總署測繪處於2026年5月21日出版之數碼地形圖，圖幅編號T11-SE-A，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
- Power Plant
  (including Electricity Sub-stations)
  發電廠(包括電力分站)
- Fire Station
  消防局
- Refuse Collection Point
  垃圾收集站
- Market
  (including Wet Market and Wholesale Market)
  市場(包括濕貨市場及批發市場)
- Public Carpark (including Lorry Park)
  公眾停車場(包括貨車停泊處)
- Public Convenience
  公廁
- Public Transport Terminal
  (including Rail Station)
  公共交通總站 (包括鐵路車站)
- Public Utility Installation
  公用事業設施裝置
- Religious Institution
  (including Church, Temple and Tsz Tong)
  宗教場所 (包括教堂 、廟宇及祠堂)
- School (including Kindergarten)
  學校 (包括幼稚園)
- Social Welfare Facilities
  (including Elderly Centre and Home for the Mentally Disabled)
  社會福利設施 (包括老人中心及弱智人士護理院)
- Sports Facilities (including Sports Ground and Swimming Pool)
  體育設施 (包括運動場及游泳池)
- Public Park
  公園

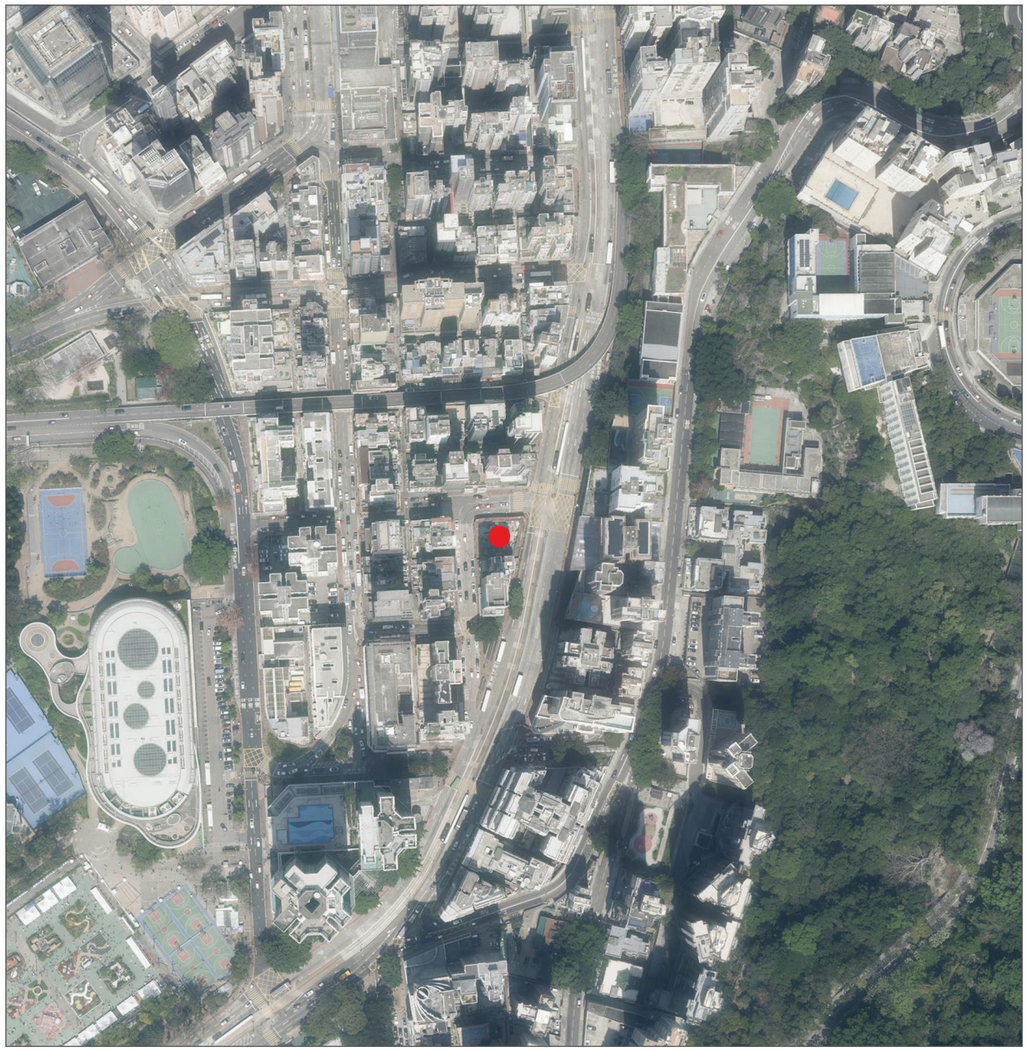
The Map is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.
地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

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

COMFORT TERRACE	康福臺	DRAGON TERRACE	金龍臺	GLASS STREET	玻璃街
LAU SIN STREET	留仙街	SHELL STREET	蜆殼街	TUNG LO WAN ROAD	銅鑼灣道
YACHT STREET	帆船街				

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

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



Location of the Development
發展項目的位置

Adopted from part of the Aerial Photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, photo No. E255511C dated 22 March 2025.

摘錄自地政總署測繪處於2025年3月22日在6,900呎飛行高度拍攝之鳥瞰照片，照片編號E255511C。

Notes:

1. The copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. Due to technical reasons, the Aerial Photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
3. Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved - reproduction by permission only.
4. The Vendor also advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

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. 因技術原因，鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》所要求者。
3. 香港特別行政區政府地政總署測繪處©版權所有，未經許可，不得複製。
4. 賣方亦建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

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

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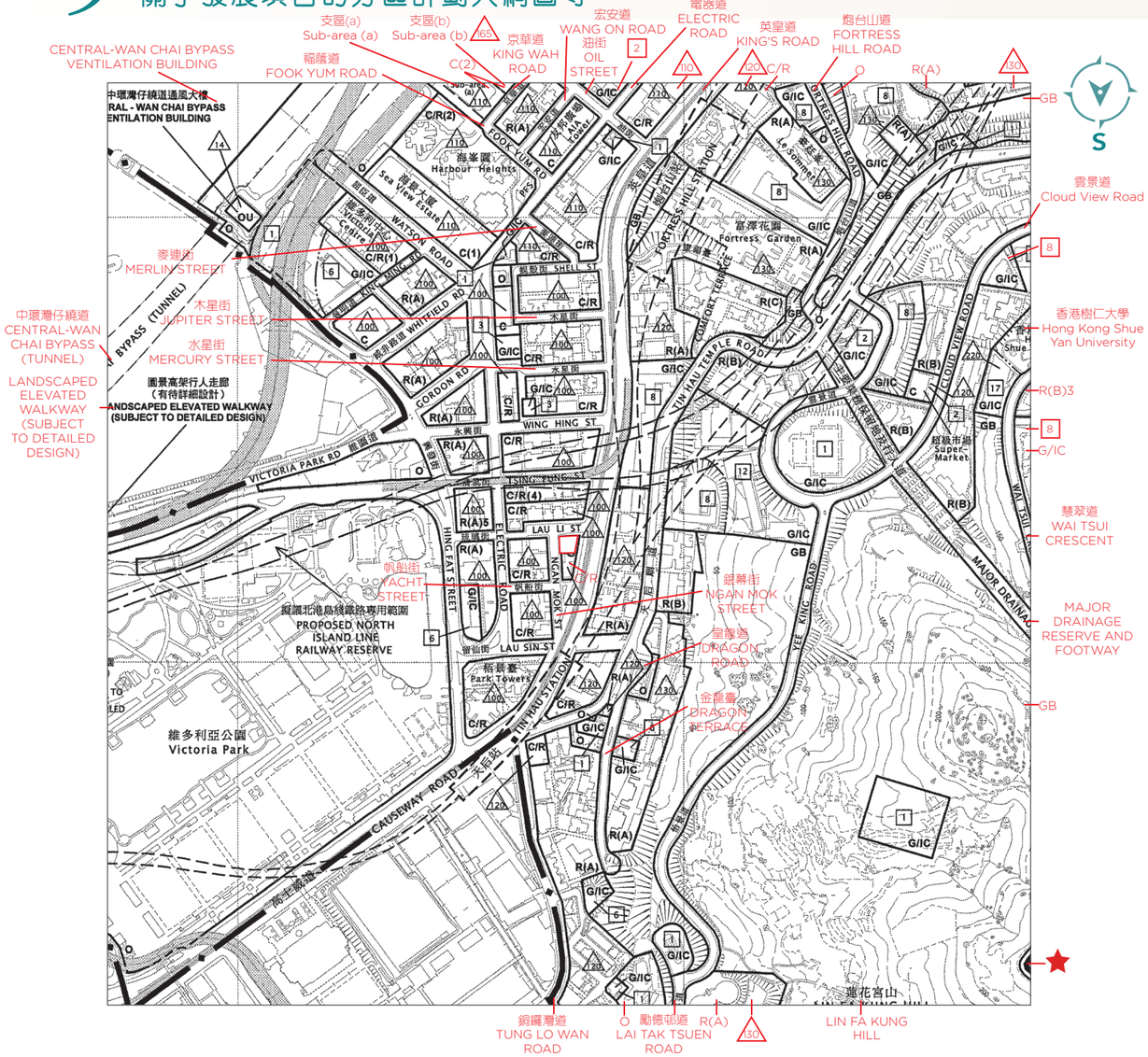
9 OUTLINE ZONING PLAN E.T.C. RELATING TO THE DEVELOPMENT
關乎發展項目的分區計劃大綱圖等



Extracted from part of the approved North Point Outline Zoning Plan No. S/H8/28, gazetted on 19 April 2024, with adjustment where necessary as shown in red.

摘錄自2024年4月19日刊憲之北角分區計劃大綱核准圖，圖則編號為S/H8/28，經修正處理之處以紅色表示。

Notes:

1. The latest updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure are 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 site, its surrounding environment and the public facilities nearby.
3. Due to technical reasons, the Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
4. The above 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.

NOTATION 圖例

ZONES 地帶

- C — COMMERCIAL 商業
- C/R — COMMERCIAL/RESIDENTIAL 商業/住宅
- R(A) — RESIDENTIAL (GROUP A) 住宅(甲類)
- 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
- OU — OTHER SPECIFIED USES 其他指定用途
- GB — GREEN BELT 綠化地帶

COMMUNICATIONS 交通

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

MISCELLANEOUS 其他

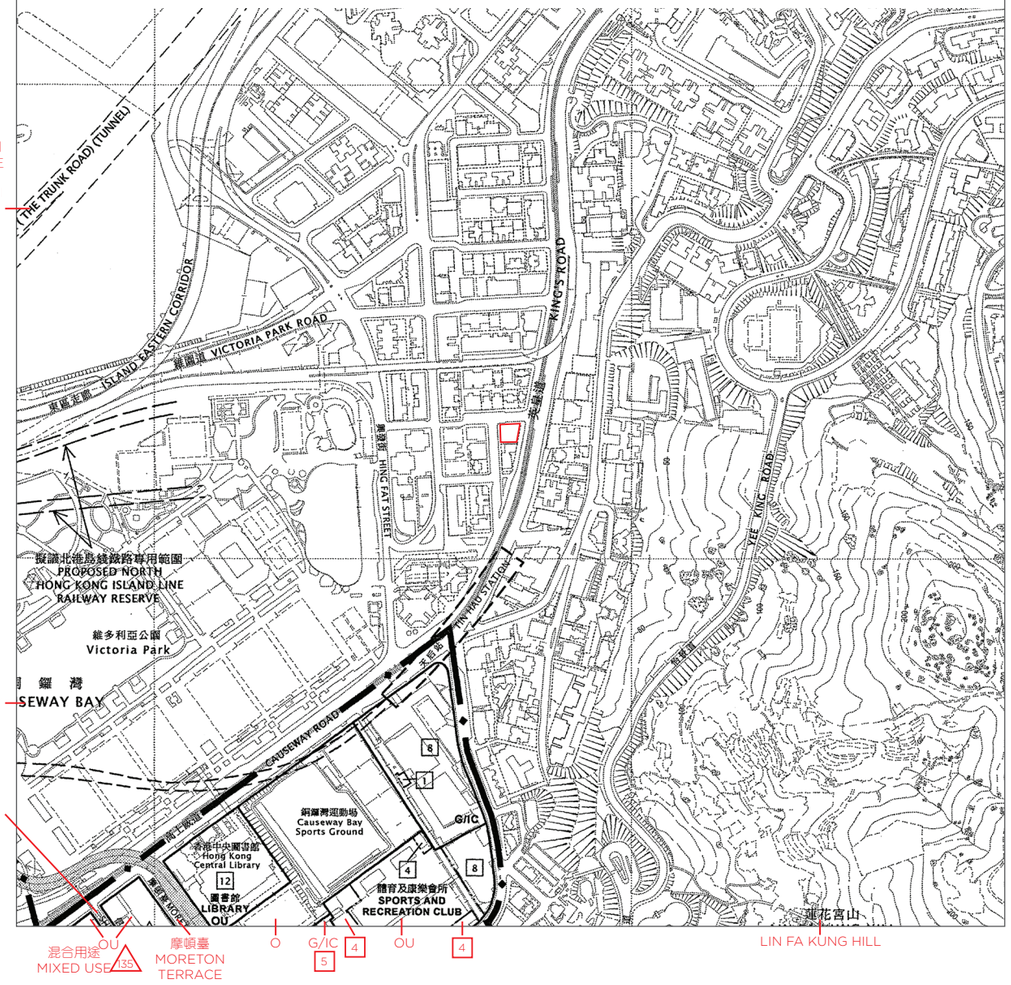
- BOUNDARY OF PLANNING SCHEME 規劃範圍界線
- BUILDING HEIGHT CONTROL ZONE BOUNDARY 建築物高度管制區界線
- MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM) 最高建築物高度 (在主水平基準上若干米)
- MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) 最高建築物高度 (樓層數目)
- NON-BUILDING AREA 非建築用地

This area is not covered by any Outline Zoning Plans or Development Permission Area Plans or the plan deemed to be a draft plan.
此區域並不被納入於任何分區計劃大綱圖或發展審批地圖，或被當作草圖的圖則。

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. 賣方建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 因技術原因，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求者。
4. 上述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。

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
發展項目的邊界線

Scale 比例

0m/米 500m/米

Extracted from part of the approved Causeway Bay Outline Zoning Plan No. S/H6/17, gazetted on 18 January 2019, with adjustment where necessary as shown in red.
摘錄自2019年1月18日刊憲之銅鑼灣分區計劃大綱核准圖，圖則編號為S/H6/17，經修正處理之處以紅色表示。

Notes:
1. The latest updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure are 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 site, its surrounding environment and the public facilities nearby.
3. Due to technical reasons, the Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
4. The above 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.

S

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
- OU — OTHER SPECIFIED USES 其他指定用途

COMMUNICATIONS 交通

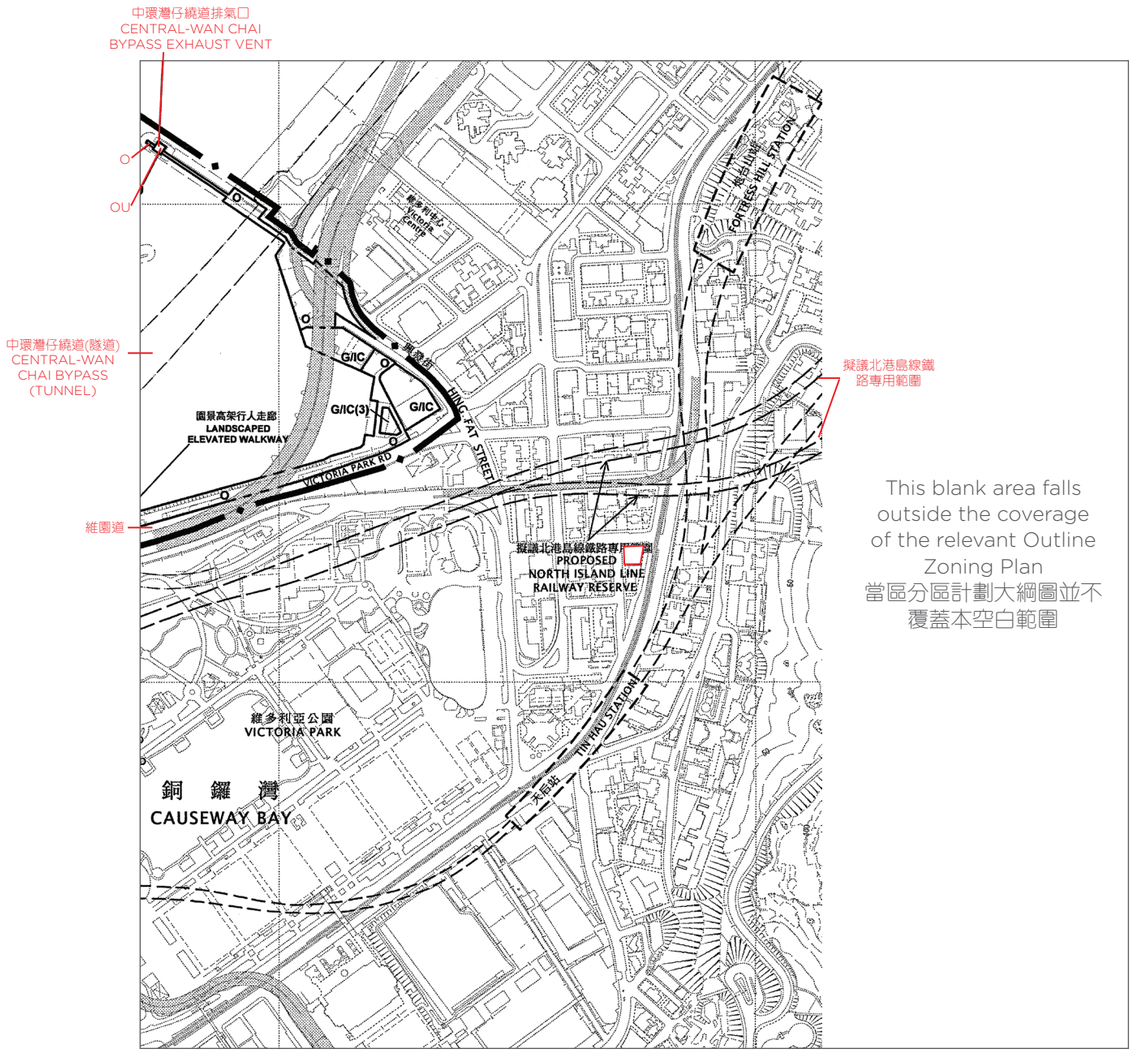
- RAILWAY AND STATION (UNDERGROUND) 鐵路及車站(地下)
- ELEVATED ROAD 高架道路
- MAJOR ROAD AND JUNCTION 主要道路及路口

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
- 8 — MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) 最高建築物高度(樓層數目)
- 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)

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. 賣方建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 因技術原因，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求者。
4. 上述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。

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



Boundary of the Development
發展項目的邊界線

Scale 比例

0m / 米 500m / 米

Extracted from part of the approved Wan Chai North Outline Zoning Plan No. S/H25/6, gazetted on 17 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，圖則編號為S/H25/6，經修正處理之處以紅色表示。

Notes:
1. The latest updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure are 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 site, its surrounding environment and the public facilities nearby.
3. Due to technical reasons, the Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
4. The above 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.

S

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
- OU — OTHER SPECIFIED USES 其他指定用途

COMMUNICATIONS 交通

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

MISCELLANEOUS 其他

- BOUNDARY OF PLANNING SCHEME 規劃範圍界線

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. 賣方建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 因技術原因，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求者。
4. 上述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。

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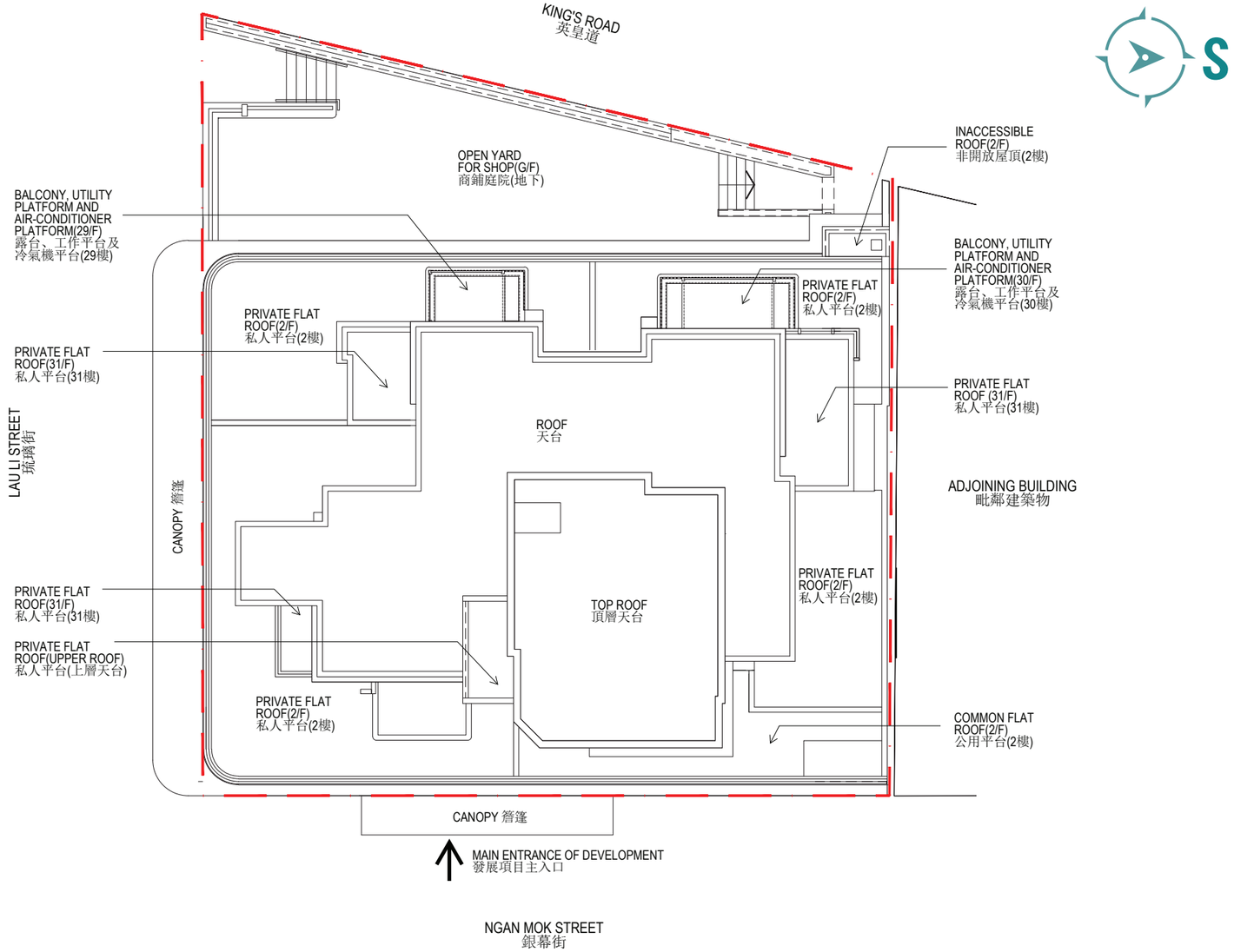
10 LAYOUT PLAN OF THE DEVELOPMENT
發展項目的布局圖



Boundary line of the Development
發展項目的邊界線

Scale 比例

0m / 米 5m / 米

Estimated date of completion of the uncompleted buildings and facilities as provided by the authorized person for the Development: 5 November 2026.
由發展項目的認可人士提供的未落成建築物及設施的預計落成日期：2026年11月5日。

GLOSSARY 詞彙表

A.C.P. = AIR-CONDITIONER PLATFORM = 冷氣機平台

A.F. = ARCHITECTURAL FEATURE = 建築裝飾

A/C = AIR-CONDITIONER = 冷氣機

ALUM. CLADDING = ALUMINIUM CLADDING = 鋁質蓋板

B.R.1 = BEDROOM 1 = 睡房1

B.R.2 = BEDROOM 2 = 睡房2

BAL = BALCONY = 露台

BATH = BATHROOM = 浴室

BATH 1 = BATHROOM 1 = 浴室 1

BATH 2 = BATHROOM 2 = 浴室 2

BUILDING LINE ABOVE = 上層之建築物

BUILDING LINE ABOVE OF 3/F = 上層之建築物於3樓

BUILDING LINE ABOVE OF 30/F = 上層之建築物於30樓

BUILDING LINE ABOVE OF 31/F = 上層之建築物於31樓

COMMON FLAT ROOF = 公用平台

CORRIDOR = 走廊

COVER OF BAL & U.P.= COVER OF BALCONY AND UTILITY PLATFORM AND AIR-CONDITIONER PLATFORM = 露台及工作平台及冷氣機平台頂蓋

C.L. = CAT LADDER = 豎梯

DAVIT ARM BRACKET = 吊船吊臂架

DN = DOWN = 落

E.M.C. = ELECTRICAL METER CABINET = 電錶箱

E.L. = ELECTRIC DUCT = 電線槽

EMERGENCY GENERATOR ROOM = 應急發電機房

F.H. = FIRE HYDRANT = 消防栓

FIREMAN'S LIFT LOBBY = 消防員升降機大堂

FIREMAN'S LIFT LOBBY (COMMON AREA) = 消防員升降機大堂 (公用空間)

GLASS CLADDING = 玻璃蓋板

HR = HOSE REEL = 消防喉轆

HR AT H/L = HOSE REEL AT HIGH LEVEL = 消防喉轆於高位

INACCESSIBLE ROOF = 非開放屋頂

KIT. = KITCHEN = 廚房

LAV = LAVATORY = 洗手間

LIFT = 升降機

LIV / DIN = LIVING AND DINING ROOM = 客飯廳

M. BATH = MASTER BATHROOM = 主人浴室

M.B.R. = MASTER BEDROOM = 主人睡房

METAL GRILL = 金屬格柵

O.KIT = OPEN KITCHEN = 開放式廚房

P.D. = PIPE DUCT = 管道槽

PRIVATE FLAT ROOF = 私人平台

PRIVATE FLAT ROOF FOR 31/F FLAT A = 31樓A單位之私人平台

SINK = 洗滌盤

T.B.E. ROOM = TELECOMMUNICATIONS AND BROADCASTING EQUIPMENT ROOM = 電訊及廣播設備室

TOP OF DOG HOUSE = 機電箱頂蓋

TOP OF R.C. SLAB = TOP OF REINFORCED CONCERTE SLAB = 鋼筋混凝土樓板頂部

U.P. = UTILITY PLATFORM = 工作平台

UP = 上

UTIL = UTILITY = 工作間

W.M.C. = WATER METER CABINET = 水錶箱

Remarks applicable to the floor plans of this section:

1. The dimensions of the floor plans are all structural dimensions in millimetres.
2. Balcony, Utility Platform and Air-conditioner Platform are Non-enclosed Areas.
3. There may be architectural features and/or exposed pipes on external walls of some of the floors. For details, please refer to the latest approved general building plans and other relevant plans.
4. Common pipes exposed and/or enclosed in cladding are located adjacent to Balcony, Utility Platform and/or Air-conditioner Platform and/or flat roof of some residential properties.
5. There may be conduits for air-conditioning, other conduits and/or Mechanical & Electrical services concealed by ceiling bulkheads or false ceilings in a residential property.
6. There are non-structural prefabricated external walls in the residential properties. The Saleable Area as defined in the formal agreement for sale and purchase of a residential property has included the nonstructural prefabricated external walls and is measured from the exterior of such non-structural prefabricated external walls.
7. The indications of fittings such as sinks, toilet bowls, bathtubs, wash basins etc. shown on the floor plan are indications of their approximate locations only and not indications of their actual size, designs and shapes.

適用於本部各樓面平面圖之備註：

1. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
2. 露台、工作平台及冷氣機平台為不可封閉之地方。
3. 部份樓層外牆範圍設有建築裝飾及/或外露喉管，詳細資料請參考最後批准之總建築圖則及其他相關圖則。
4. 部份住宅物業的露台、工作平台及/或冷氣機平台及/或平台設有外露及/或藏於外牆裝飾板內之公用喉管。
5. 住宅物業內裝飾橫樑或假天花內可能有冷氣喉管、其他喉管及/或機電設備。
6. 單位有非結構預製外牆。住宅物業的買賣合約所述之實用面積之計算包括該等非結構預製外牆，並由非結構預製外牆之外圍起計。
7. 平面圖所示之裝置如洗滌盤、坐廁、浴缸、面盆等只供展示其大約位置而非展示實際大小、設計及形狀。

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

	Floor 樓層	Flat 單位		
		A	B	C
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)	2/F 2樓	125, 150	125, 150	125, 150
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (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)		2700, 2750, 2780, 2875, 3000, 3050, 3975	2700, 2875, 3000, 3050, 3975	2700, 2875, 3000, 3050, 3975

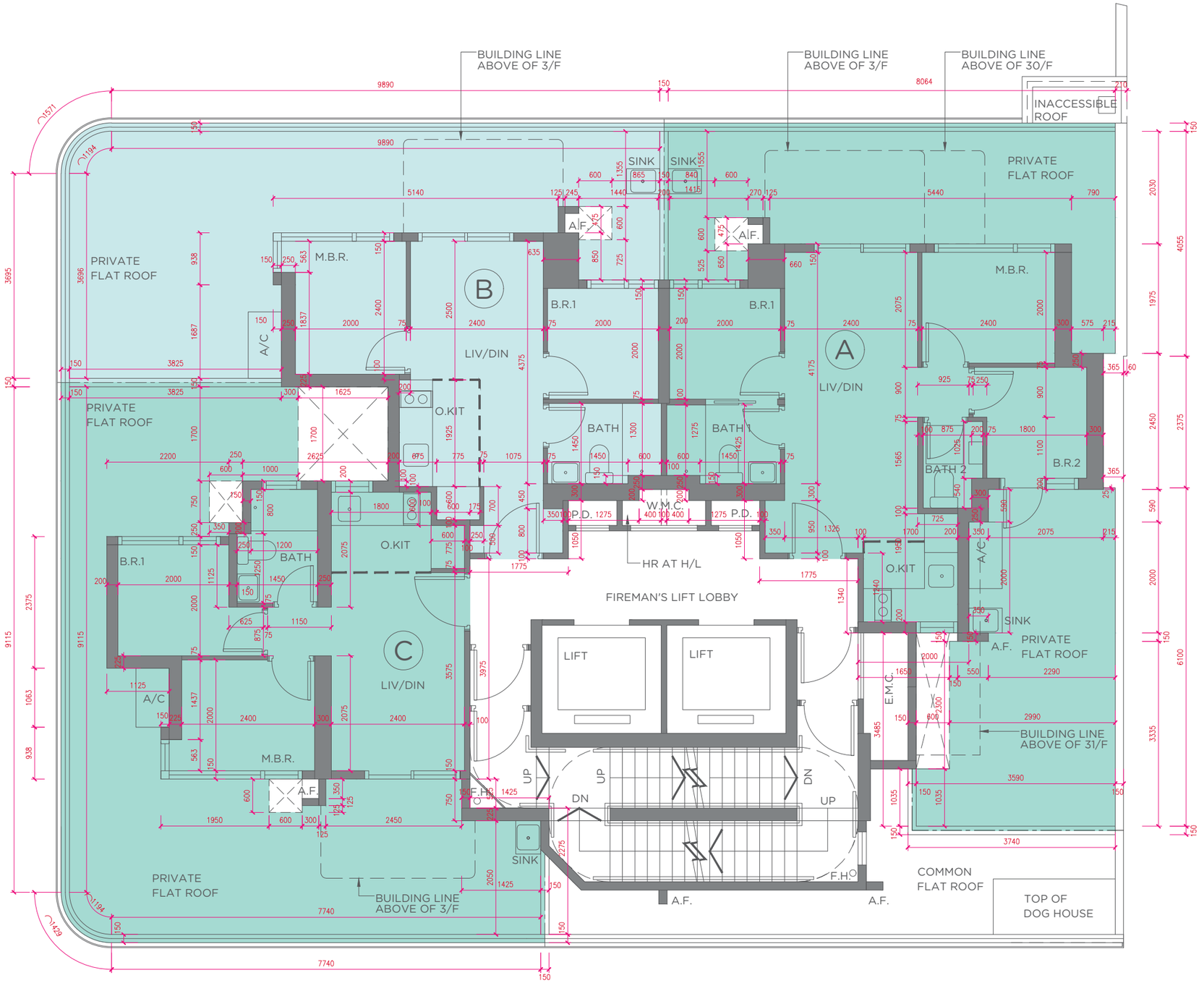
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積一般比較低樓層的內部面積稍大。(註：此乃根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述並不適用於本發展項目)

Note:
4/F, 13/F, 14/F and 24/F are omitted.

註：
不設4樓、13樓、14樓及24樓。

2/F Floor Plan
樓平面圖



Scale 比例

0m / 米 — 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

	Floor 樓層	Flat 單位		
		A	B	C
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 - 28/F 3樓至28樓	125, 150	125, 150	125, 150
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (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)		3050, 3050*	3050, 3050*	3050, 3050*
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)	29/F 29樓	125, 150	125, 150	125, 150
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (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)		2900, 3000, 3250, 3300, 3520*, 3600*	2950, 3200, 3250, 3300, 3600*	2950, 3200, 3250, 3275, 3300, 3600*

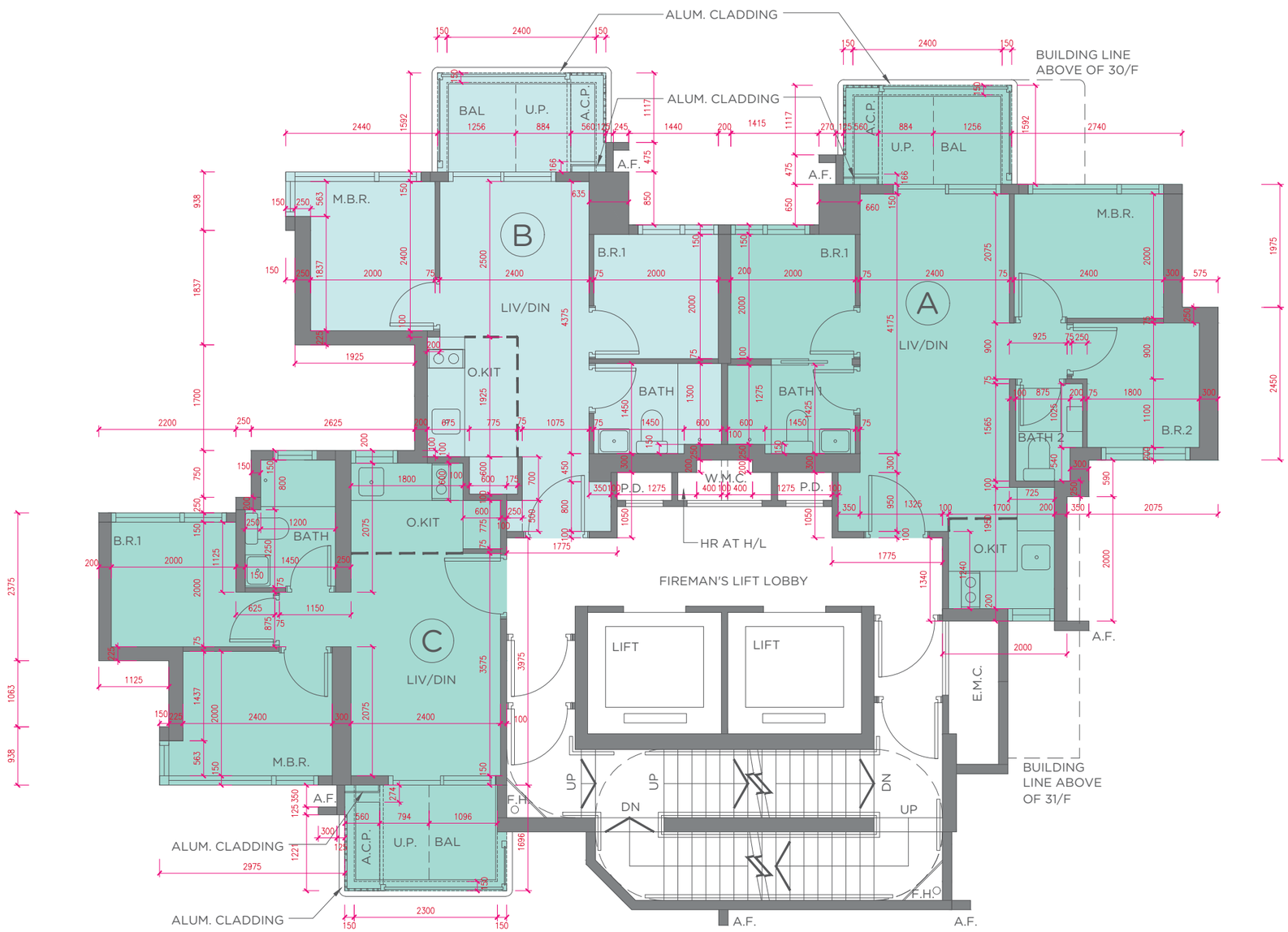
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development)
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積一般比較低樓層的內部面積稍大。(註：此乃根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述並不適用於本發展項目)

* Inclusive of the thickness of mass concrete fill on sunken slab
* 包括跌級樓板上之混凝土填充層厚度

Note:
4/F, 13/F, 14/F and 24/F are omitted.

註：
不設4樓、13樓、14樓及24樓。

3–29/F Floor Plan 樓平面圖



Scale 比例

0m / 米 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

	Floor 樓層	Flat 單位
		A
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)	30/F 30樓	125, 150
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (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)		3000, 3050, 3150, 3300, 3350, 3400, 3400*, 3450*, 3650*

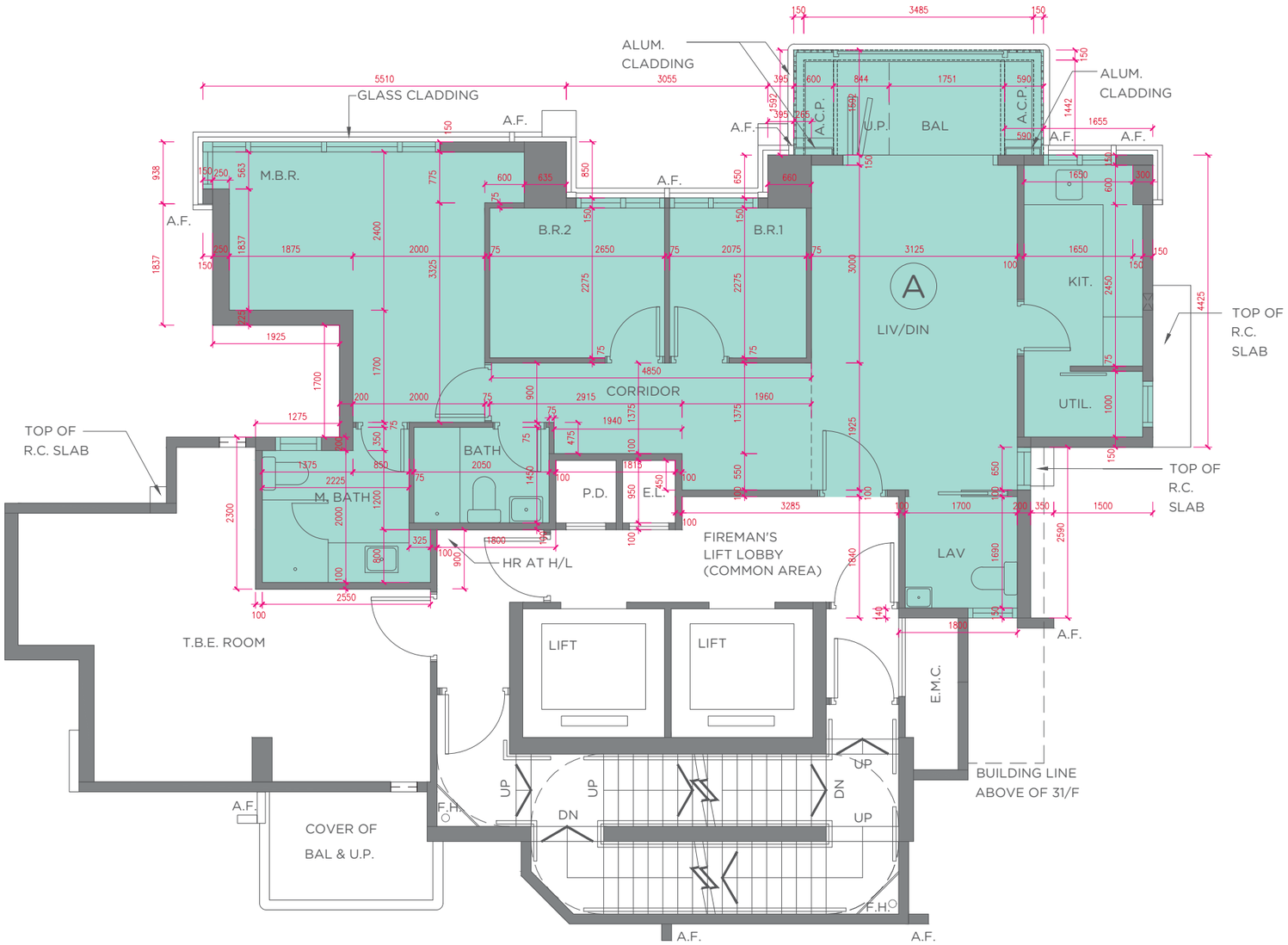
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development)
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積一般比較低樓層的內部面積稍大。(註：此乃根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述並不適用於本發展項目)

* Inclusive of the thickness of mass concrete fill on sunken slab
* 包括跌級樓板上之混凝土填充層厚度

Note:
4/F, 13/F, 14/F and 24/F are omitted.

註：
不設4樓、13樓、14樓及24樓。

30/F Floor Plan 樓平面圖



Scale 比例

0m / 米 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

	Floor 樓層	Flat 單位
		A
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)	31/F 31樓	150, 200, 250
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (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)		3450, 3500, 3700*, 3800*

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積一般比較低樓層的內部面積稍大。(註：此乃根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述並不適用於本發展項目)

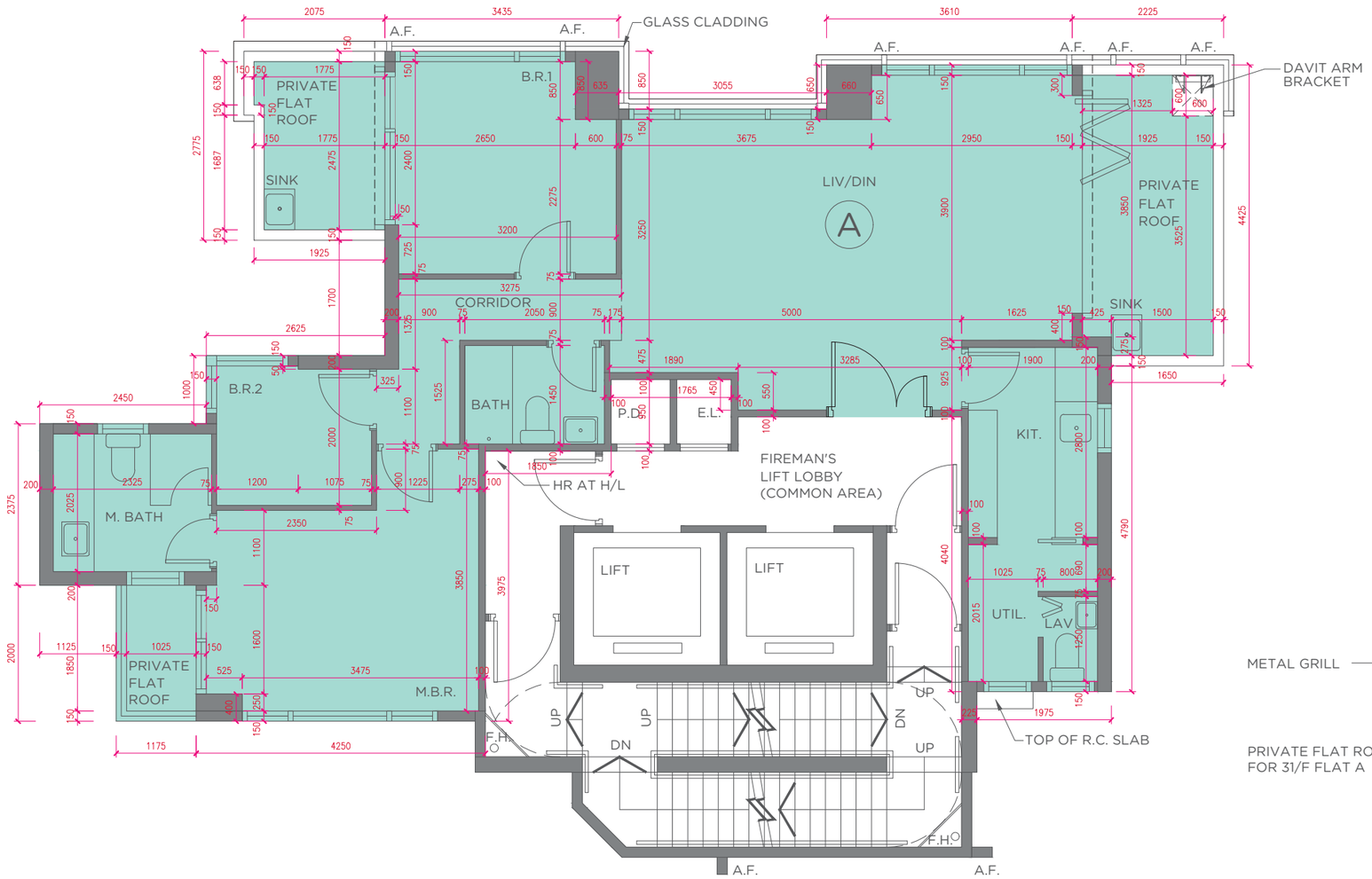
* Inclusive of the thickness of mass concrete fill on sunken slab
* 包括跌級樓板上之混凝土填充層厚度

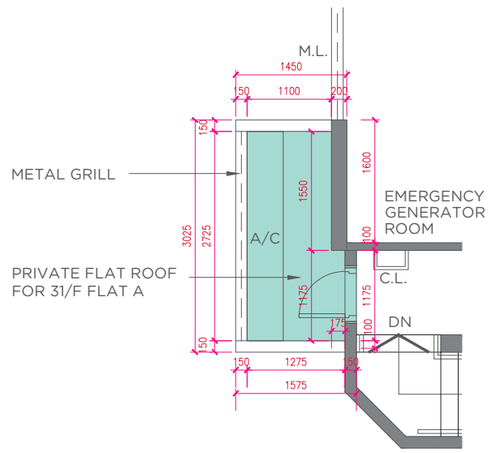
Note:
4/F, 13/F, 14/F and 24/F are omitted.

註：
不設4樓、13樓、14樓及24樓。

31/F Floor Plan
樓平面圖

S





Upper Roof Plan (Part Plan)
上層天台平面圖(局部平面圖)

Scale 比例

0m / 米 5m / 米

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 住宅物業的描述		Saleable Area (incluing balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有))平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)									
Floor 樓層	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
2/F 2樓	A	40.808 (439) Balcony 露台: - (-) Utility Platform 工作平台: - (-) Verandah 陽台: - (-)	-	-	-	35.887 (386)	-	-	-	-	-	-
	B	30.065 (324) Balcony 露台: - (-) Utility Platform 工作平台: - (-) Verandah 陽台: - (-)	-	-	-	29.973 (323)	-	-	-	-	-	-
	C	30.081 (324) Balcony 露台: - (-) Utility Platform 工作平台: - (-) Verandah 陽台: - (-)	-	-	-	36.733 (395)	-	-	-	-	-	-
3/F - 29/F 3樓至29樓	A	44.308 (477) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - (-)	-	-	-	-	-	-	-	-	-	-
	B	33.565 (361) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - (-)	-	-	-	-	-	-	-	-	-	-
	C	33.581 (361) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - (-)	-	-	-	-	-	-	-	-	-	-
30/F 30樓	A	79.584 (857) Balcony 露台: 2.926 (31) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - (-)	-	-	-	-	-	-	-	-	-	-
31/F 31樓	A	87.915 (946) Balcony 露台: - (-) Utility Platform 工作平台: - (-) Verandah 陽台: - (-)	-	-	-	17.051 (184)	-	-	-	-	-	-

The saleable area and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

實用面積以及露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積，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 meter = 10.764 square feet and rounded off to the nearest integer.
2. 4/F, 13/F, 14/F, and 24/F are omitted.
3. There is no verandah in the residential properties of the Development.

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。
2. 不設4樓、13樓、14樓及24樓。
3. 發展項目住宅物業並無陽台。

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% of the purchase price is payable on the signing of the preliminary agreement for sale and purchase;
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) that 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時須支付款額為售價之5%的臨時訂金；
2. 買方在簽署臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有；
3. 如買方沒有於訂立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。

1. Common Parts of the Development

(a) Common Areas and Facilities means those parts, areas, services and facilities of the Development and the Land which are intended for common use and benefit of different owners and not for the sole benefit of any owner including (subject to the provisions of the Deed of Mutual Covenant of the Development (the "DMC")) such areas within the meaning of "common parts" as defined in the Building Management Ordinance (Cap. 344) and such additional Common Areas and Facilities designated under the provisions of the DMC.

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

Common Areas and Facilities are categorized under the DMC into Development Common Areas (which are intended for common use and benefit of the owners of the Development as a whole and not for the sole benefit of any owner or group of owners of the Development) and Facilities and Residential Common Areas and Facilities (which are intended for common use and benefit of the owners of different residential units).

(b) The owners and lawful occupants etc. have the full right and liberty to go pass and repass and to use the Common Areas and Facilities for all purposes connected with the proper use and enjoyment of his Unit.

(c) The owners shall not convert any of the Common Areas and Facilities to his own use or for his own benefit unless the approval of the Owners' Committee has been obtained.

(d) No part of the Common Areas and Facilities shall be obstructed nor shall any refuse or other matter or things be placed or left thereon and no owner shall do or suffer or permit to be done anything in the Common Areas and Facilities as may be or become a nuisance to any other owners or occupiers of any other part of the Development.

(e) The owners shall not damage, alter or interfere with the Common Areas and Facilities.

(f) The Common Areas and Facilities shall be under the exclusive management and control of the Manager. The Manager shall hold the Common Areas and Facilities as trustee for the benefit of 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 Flat
2/F	A*	45
	B*	33
	C*	34
3/F - 29/F (23 storeys)	A	44
	B	34
	C	34
30/F	A	80
31/F	A*	90

Notes:
(1) There are no 4/F, 13/F, 14/F and 24/F.
(2) * denotes those Flats which include the flat roof(s) held therewith.

The total number of Undivided Shares in the Development is 3,357.

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 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 the Land under the DMC, 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 Areas and Facilities 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 Areas and Facilities 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 (3,357) is different from the total number of Management Shares in the Development (3,046). The total number of Management Shares of the residential properties in the Development is 2,858.

5. Basis on which the Management Fee Deposit is fixed

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

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 (Cap. 621).

15 SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

1. 發展項目的公用部分

(a) 公用地方及設施指所有在發展項目及土地上擬供發展項目不同業主共同使用與享用，並非供個別業主獨享的部分、地方、設施及設備，包括(受制於發展項目的公契(「公契」))《建築物管理條例》(第344章)定義的「公用部分」所指的地方，以及按公契而指定的額外公用地方及設施。

上述包括若干升降機大堂、升降機、樓梯、外牆等。

公用地方及設施按公契分為發展項目公用地方(擬供發展項目業主全體共同使用與享用，並非供發展項目個別業主或業主群獨享)及設施及住宅公用地方及設施(擬供不同住宅單位共同使用與享用)。

(b) 業主及合法佔用人等為了所有有關正當使用與享用其單位的目的可自由進出以及使用公用地方及設施。

(c) 除非已經取得業主委員會的批准，業主不得將任何公用地方及設施改作自用或供其受益。

(d) 公用地方及設施的任何部分不得被阻塞，也不得在其上放置或遺留任何垃圾或其他物品與物件。業主亦不得在公用地方及設施作出或容忍作出或容許作出任何可能或成為對該發展項目其他部分的業主或佔用人造成滋擾的事情。

(e) 業主不得毀壞、更改或干擾公用地方及設施。

(f) 公用地方及設施將專由管理人管理和控制。管理人須作為全體業主的受託人以所有業主為受益人持有公用地方及設施。

2. 分配予發展項目中的每個住宅物業的不分割份數的數目

各住宅物業獲分配有不分割份數。詳細的分配狀況，請參閱下文附表。

樓層	單位	每個單位獲分配的不分割份數的數目
2樓	A*	45
	B*	33
	C*	34
3樓至29樓 (23層)	A	44
	B	34
	C	34
30樓	A	80
31樓	A*	90

註：
(1) 不設4樓、13樓、14樓及24樓。
(2) *標示相關住宅單位與此同時包括平台。

發展項目之不分割份數總數為3,357。

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(指按公契管理發展項目及土地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地方及設施之管理開支；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地方及設施之管理開支。

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(3,357)與發展項目管理份數總數(3,046)不同。發展項目住宅物業之管理份數總數為2,858。

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開支。

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》(第621章)附表1第1部第14(2)(f)條所提及之擁有人在發展項目中保留作自用的範圍。

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

   The Remaining Portion of Inland Lot No. 5145

2. The term of years under the lease

   75 years commencing from 13 February 1922 with a right of renewal for one further term of 75 years. That right of renewal has been deemed to have been exercised by virtue of the Government Leases Ordinance (Cap. 40).

3. The user restrictions applicable to that land

   No express user restrictions specified in Conditions of Grant No.3777 (the "Land Grant").

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 build and finish, fit for occupation, before the expiration of 24 calendar months from the date on which possession shall be given to the Grantee in a good, substantial and workmanlike manner, one or more good and permanent buildings upon some part of Inland Lot No. 5145 and Inland Lot No.5146 with such materials as may be approved by the Government, and in other respects in accordance with the provisions of all Ordinances, Bye-laws and Regulations relating to Buildings or Sanitation as shall or may at any time be in force in Hong Kong and shall expend thereon a sum of not less than $15,000.00 on Inland Lot No. 5145 & $6,000.00 on Inland Lot No. 5146 in rateable improvements. Provided that notwithstanding any default by the Grantee in complying with this condition, and notwithstanding the acceptance on behalf of the Government of any Government rent or rates or other payment whatever, the Government may in its discretion, and whether the Grantee consent or not, fix at any time and from time to time any extended period for the completion of the said buildings in substitution for the said period of 24 months, and thereupon the obligation hereunder of the Grantee in question to complete the said buildings shall be taken to refer to such substituted period, and the right of re-entry reserved in the conditions of the Land Grant shall arise upon default of completion within such substituted period as if it had been the period originally provided.

   (b) The whole of the areas coloured red and green on plan attached to the Land Grant shall be formed by the Grantee at his own expense to such levels as may be approved by the Government within 12 months from the date on which possession shall be given to the Grantee.

6. The lease conditions that are onerous to a purchaser

   (a) No sewage or refuse water will be allowed to flow from Inland Lot No. 5145 and Inland Lot No. 5146 on to any of the adjoining lands whether belonging to the Government or to private persons; neither shall any decaying, noisome, noxious, excrementitious, or other refuse matter be deposited on any portion of the aforesaid lots, and in carrying out any works of excavation on the aforesaid lots no excavated earth shall be deposited on the aforesaid lots or (with permission) on Government land adjoining, in such manner as shall expose the slopes of such excavated earth to be eroded and washed down by the rains, and all such slopes shall be properly turfed and, if necessary, secured in place by means of masonry toe walls. The Grantee shall see that all refuse matters are properly removed daily from off the premises.

   (b) Any scavenging lanes formed to be handed over to Government free of cost.

   (c) Should the Grantee neglect, or fail to comply with the conditions of the Land Grant or any of them, the Government shall be at full liberty to sell the property either by public auction or private contract at such time and place and in such manner as to the Government shall seem fit, or at the option and pleasure of the Government, to re-enter and resume the property as if no grant had ever taken place.

   (d) The Grantee shall pay into the Government, on demand, the cost of removing any water main, gas main or service pipe, cable, telegraph or telephone line, sewer or culvert, which the Government may consider it necessary to have removed.

   (e) See paragraph 5.

Note: The expression "Grantee" as mentioned in this section means the grantee(s) under the Land Grant and where the context admits or requires includes his/their executors, administrators or assigns, and in the case of a corporation its successors or 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5145號餘段

2. **有關租契規定的年期**

   由1922年2月13日起計75年，且有一次續租權續期75年。續租權根據《政府租契條例》(第40章)被視作已行使。

3. **適用於該土地的用途限制**

   批地條件第3777號(「批地文件」)下並無明文用途限制。

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) 承授人須在由管有權給予承授人日期起24個公曆月屆滿前，以良好、妥善及熟練之方法於內地段第5145號和於內地段第5146號的部分上以政府批准的材料興建及完成一棟或多棟良好和永久之建築物，並使之適合佔用，及在其他方面遵守香港於任何時間生效而關乎建築物或衛生的所有法例、附例及規例之條文，並須於內地段第5145號上支用不少於15,000元及於內地段第5146號上支用不少於6,000元於可課稅的改善。唯儘管承授人在符合本條件中有任何違約，和儘管有代表政府收取政府地租或差餉或其他任何款項，政府可按其酌情權，不論承授人同意與否，於任何時間及不時訂定完成上述建築物期限的任何延期以取代上述24個月之期間，從此承授人在此條件下完成上述建築物的相關責任將視作提述該取代之期間，而批地文件條件中保留之重收土地權利將於未能在取代之期間完成建築物時產生，猶如未能在原本規定的期間完成建築物。

   (b) 承授人須在由管有權給予承授人日期起12個月屆滿前自費將批地文件附圖中塗上紅色和綠色的部分塑造至政府批准之水平。

6. **對買方造成負擔的租用條件**

   (a) 承授人不得讓污水或廢水從內地段5145號及內地段5146號流進任何不論是政府或私人擁有的毗連土地；亦不得讓任何腐壞、惡臭、有毒的物質、排泄物或其他廢物棄置在上述兩地段任何部分，且當於上述兩地段進行任何挖掘工程時，不得將任何挖出的泥土棄置在上述兩地段或毗連的政府土地(如獲允許)而棄置方式會使該挖出的泥土之斜坡暴露令其被雨水侵蝕或沖走，且須於該等斜坡妥為植草及(如需要)將該斜坡以石砌坡腳牆加以鞏固。承授人須確保每日把所有廢物妥為移離有關處所。

   (b) 任何塑造出的後巷須免費交予政府。

   (c) 承授人若忽略或未能符合批地文件眾條件或其中任何條件，政府有完全自由於政府認為合適的任何時間和地點並以政府認為合適的方式透過公開拍賣或私人訂約出售該物業，或可按政府之選擇和隨其意願重收和收回該物業，猶如從未作出批地。

   (d) 承授人須應要求向政府支付移除政府認為需要移除的任何總水管、總煤氣管或供應管、電纜、電報或電話線、污水管或排水渠的費用。

   (e) 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或要求時包括其遺囑執行人、遺產管理人或承讓人，而如屬法團包括其承繼人或承讓人。

1. Description of any facilities that are required under the Land Grant to be constructed and provided for the Government, or for public use

   Not applicable.

2. Description of any facilities that are required under the Land Grant to be managed, operated or maintained for public use at the expense of the Owners of the residential properties in the Development

   Not applicable.

3. Size of any open space that is required under the Land Grant to be managed, operated or maintained for public use at the expense of the Owners of the residential properties in the Development

   Not applicable.

4. Description of any part of the Land (on which the Development is situated) that is dedicated to the public for the purposes of Regulation 22(1) of the Building (Planning) Regulations (Cap. 123 sub. Leg. F)

   Not applicable.

1. 對根據批地文件規定須興建並提供予政府或供公眾使用的任何設施的描述

   不適用。

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

   不適用。

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

   不適用。

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

   不適用。

18 WARNING TO PURCHASERS
對買方的警告

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

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.

d) In the case of paragraph (c)(ii) above, 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) 謹此建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。

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：

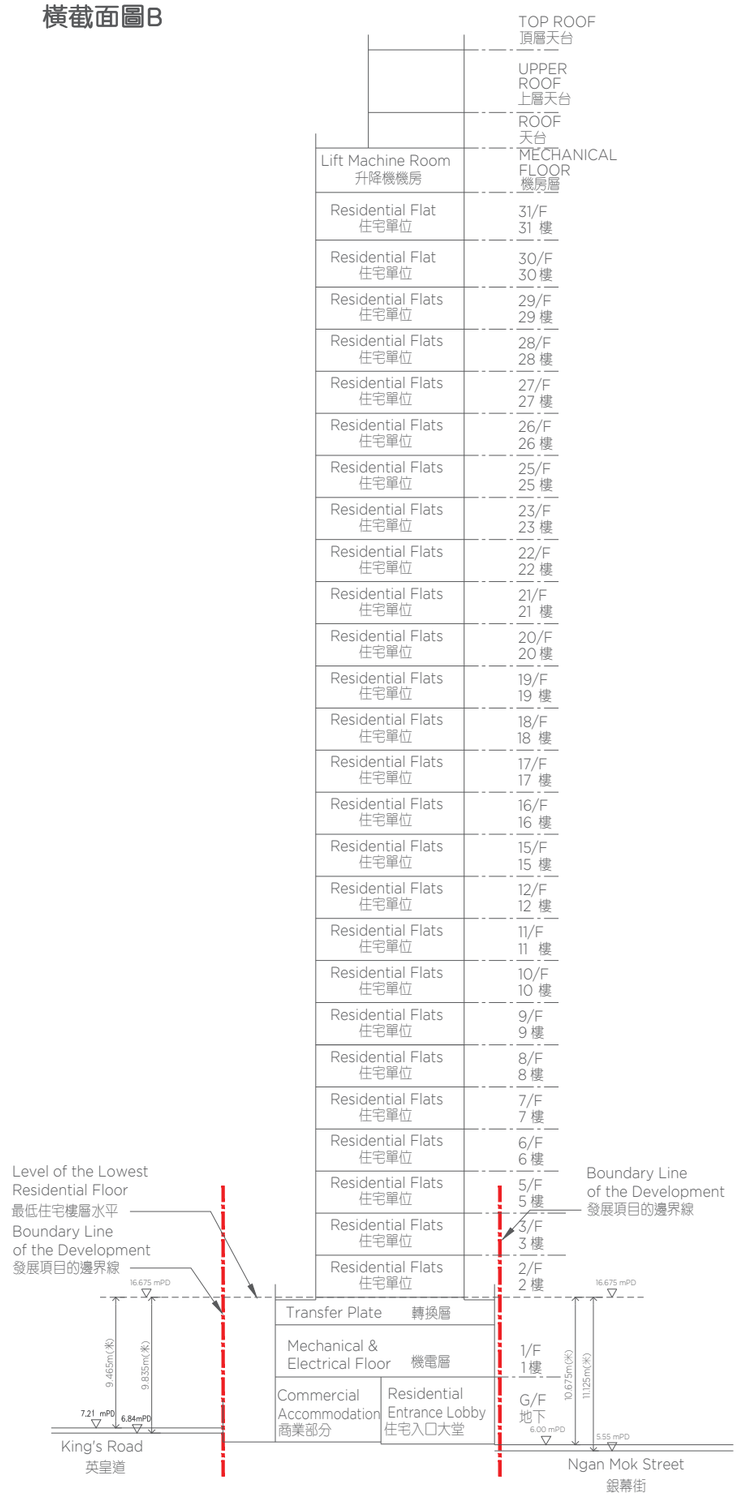
(i) 該律師事務所可能不能夠保障買方的利益；及

(ii) 買方可能要聘用一間獨立的律師事務所。

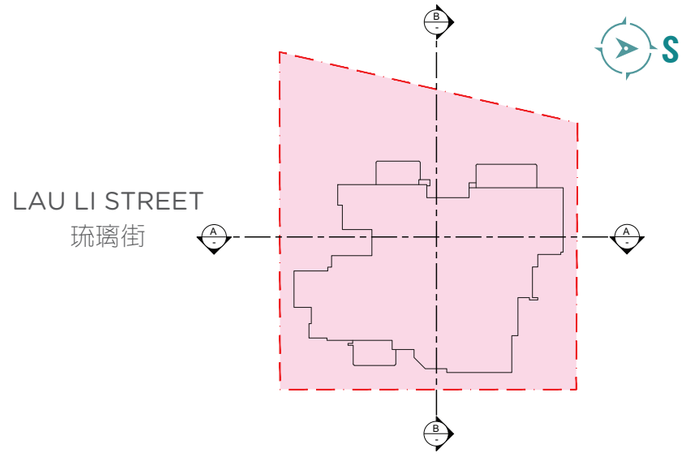
d) 如屬上述(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

Cross-section Plan A
橫截面圖A

Cross-section Plan B
橫截面圖B



Key Plan 索引圖
KING'S ROAD 英皇道



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

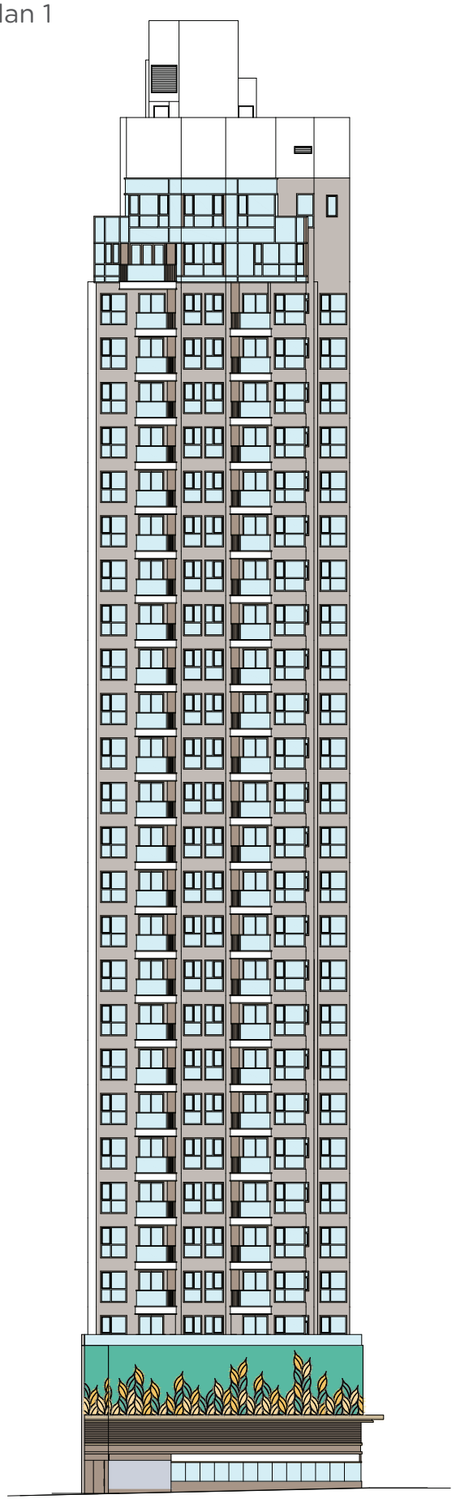
Dotted line denotes the boundary line of the Development.
虛線為發展項目的邊界線。

- The part of King's Road adjacent to the building is 6.84 metres to 7.21 metres above the Hong Kong Principal Datum.
- 毗連建築物的一段英皇道為香港主水平基準以上6.84米至 7.21米。
- The part of Lau Li Street adjacent to the building is 6.43 metres to 7.18 metres above the Hong Kong Principal Datum.
- 毗連建築物的一段琉璃街為香港主水平基準以上6.43米至7.18米。
- The part of Ngan Mok Street adjacent to the building is 5.55 metres to 6.00 metres above the Hong Kong Principal Datum.
- 毗連建築物的一段銀幕街為香港主水平基準以上5.55米至6.00米。

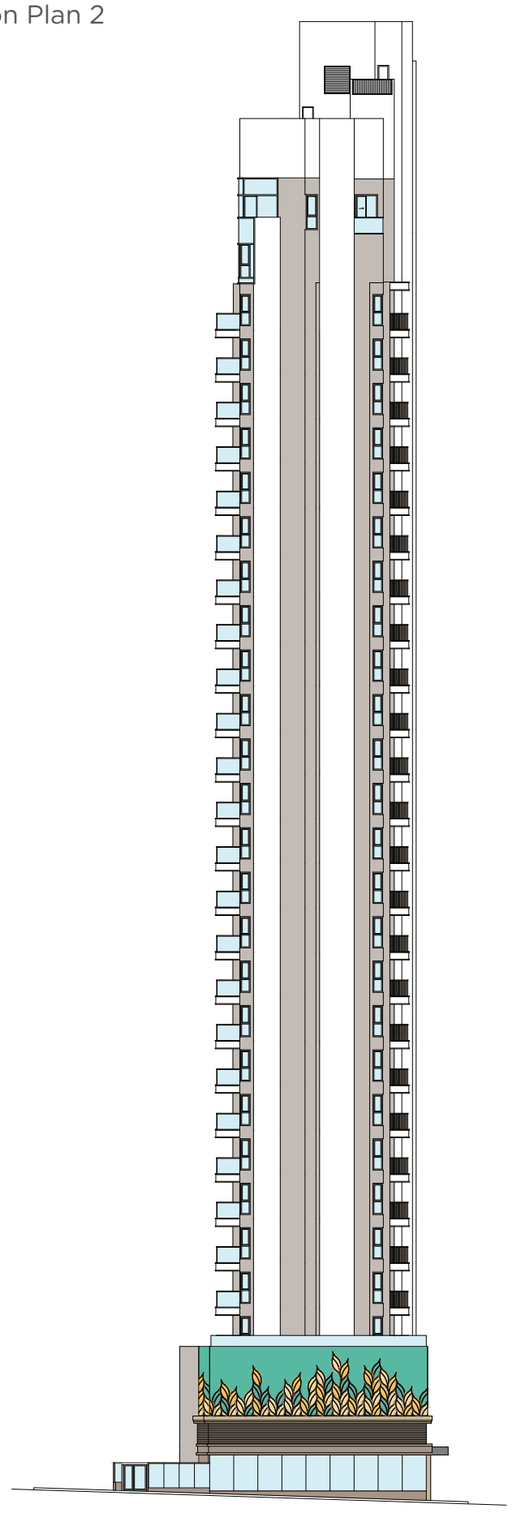
▽ Height in metres above the Hong Kong Principal Datum (HKPD)
香港主水平基準以上高度（米）

20 ELEVATION PLAN 立面圖

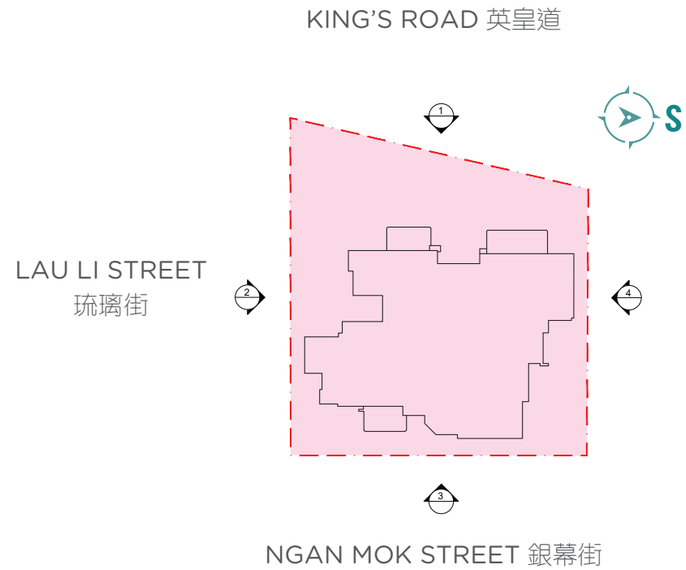
Elevation Plan 1
立面圖1



Elevation Plan 2
立面圖2



Key Plan 索引圖



Dotted line denotes the boundary line of the Development.
虛線為發展項目的邊界線。

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

(1) are prepared on the basis of the approved building plans for the Development as of 30th April 2026; and

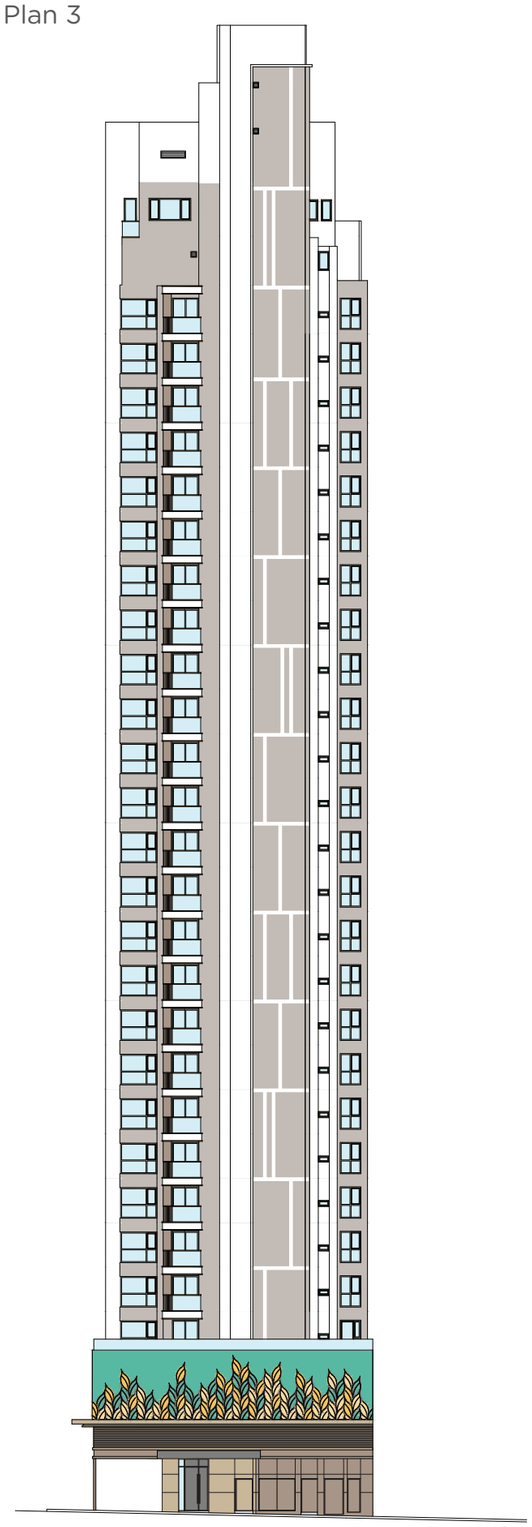
(2) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本立面圖所顯示的立面：

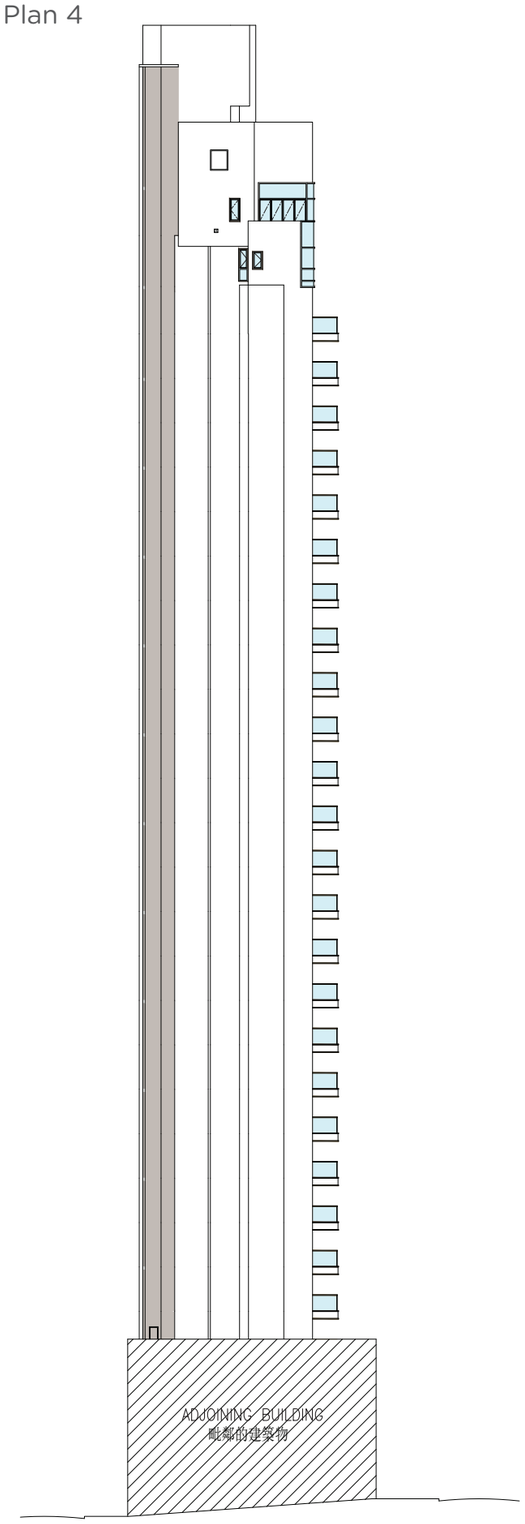
(1) 以2026年4月30日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及

(2) 大致上與發展項目的外觀一致。

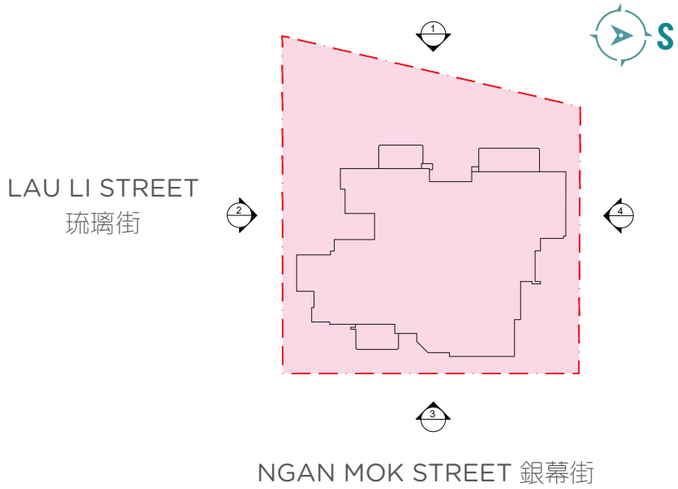
Elevation Plan 3
立面圖3



Elevation Plan 4
立面圖4



Key Plan 索引圖



Dotted line denotes the boundary line of the Development.
虛線為發展項目的邊界線。

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

(1) are prepared on the basis of the approved building plans for the Development as of 30th April 2026; 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立面圖所顯示的立面：

(1) 以2026年4月30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

Common Facilities 公用設施	Covered 有蓋		Uncovered 無蓋		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)	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用
Communal garden or play area for residents' use 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其他名稱)	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱)	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT
閱覽圖則及公契 22

1. The address of the website on which copies of the outline zoning plans relating to the Development are available is: www.ozp.tpb.gov.hk.
2. (a) A copy of the latest draft of the deed of mutual covenant in respect of the specified residential properties as at the date on which the specified residential properties are offered to be sold is available for inspection at the place at which the specified residential properties are offered to be sold.

   (b) The inspection is free of charge.

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

   (b) 無須為閱覽付費。

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

1. Exterior Finishes			
(a)	External wall	Type of finishes	Tower facade finished with ceramic tiles, glass, aluminium cladding and paint Ground Floor and First Floor façade finished with ceramic tiles, natural stone, aluminum cladding and glass
(b)	Window	Material of frame	Aluminium window frames
		Material of glass	Insulated glass unit (with low-emissivity coating, low-reflective and clear tempered glass) is provided in all living and dining rooms, master bedrooms, bedrooms and utility Grey tinted glass for windows (if any) in all kitchens Grey tinted frosted glass for windows (if any) of all bathrooms
(c)	Bay window	Material and window sill finishes	Not applicable
(d)	Planter	Type of finishes	Not applicable
(e)	Verandah or balcony	Type of finishes	(i) Balcony External Wall: Ceramic tiles and aluminium cladding Ceiling: External wall paint on plaster Floor: Porcelain tiles Balustrade: Metal and clear glass balustrade with reconstituted stone cladded curb
			(ii) Verandah: Not applicable
		Whether it is covered	All balconies on 3/F-28/F are covered Balconies of Flat A & Flat C on 29/F are covered Balconies of Flat B on 29/F and Flat A on 30/F are uncovered
(f)	Drying facilities for clothing	Type and material	Not applicable

1. 外部裝修物料			
(a)	外牆	裝修物料的類型	住宅大樓外牆鋪砌瓷磚、玻璃、鋁質蓋板及油漆 地下及1樓外牆鋪砌瓷磚、天然石材、鋁質蓋板及玻璃
(b)	窗	框的用料	鋁質窗框
		玻璃的用料	全部客飯廳、主人睡房、睡房及工作間提供雙層中空玻璃(低輻射塗層、低反射及透明強化清玻璃) 全部廚房窗戶(如有)採用灰色玻璃 全部浴室窗戶(如有)採用灰色磨沙玻璃
(c)	窗台	用料及窗台板的裝修物料	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	(i) 露台 外牆：瓷磚及鋁質蓋板 天花：批盪面掃上外牆漆 地台：高溫瓷磚 圍欄：金屬及透明清玻璃圍欄，台邊鋪砌人造石材
			(ii) 陽台：不適用
		是否有蓋	3樓至28樓所有露台有蓋 29樓A單位及C單位露台有蓋 29樓B單位及30樓A單位露台沒有蓋
(f)	乾衣設施	類型及物料	不適用

2. Interior Finishes

			Wall	Floor	Ceiling
(a)	Lobby	Type of finishes in residential entrance lift lobby (G/F)	Stainless steel, wood plastic composite panel and stone plastic composite panel on exposed surface	Tiles	Gypsum board false ceiling finished with emulsion paint
		Type of finishes in 1/F lift lobby	Emulsion paint on exposed surface	Tiles	Emulsion paint on exposed surface
		Type of finishes in residential floors lift lobbies (2/F - 31/F)	Sintered stone, plastic laminate and stainless steel on exposed surface	Tiles	Gypsum board false ceiling finished with emulsion paint

			Wall	Ceiling
(b)	Internal wall and ceiling	Type of finishes in living and dining room	Emulsion paint on exposed surface	Emulsion paint on gypsum board false ceiling and exposed surface
		Type of finishes in bedroom		

			Floor	Skirting
(c)	Internal floor	Material of finishes in living and dining room (2/F - 31/F)	Wood grain rigid board flooring on exposed surface Reconstituted stone with stainless steel strip along edge of floor adjoining decor to balcony, utility platform and private flat roof (if any)	Laminated timber skirting
		Material of finishes in bedroom (2/F - 31/F)	Wood grain rigid board flooring on exposed surface	

2. 室內裝修物料

			牆壁	地板	天花板
(a)	大堂	住宅大廈入口升降機大堂裝修物料的類型 (地下)	外露位置鋪砌不銹鋼、木塑板及石塑板	磚	石膏板假天花髹乳膠漆
		1樓升降機大堂裝修物料的類型	外露位置髹乳膠漆	磚	外露位置天花板髹乳膠漆
		住宅樓層升降機大堂裝修物料的類型 (2樓至31樓)	外露位置鋪砌岩板、膠板飾面及不銹鋼	磚	石膏板假天花髹乳膠漆

			牆壁	天花板
(b)	內牆及天花板	客飯廳裝修物料的類型	外露位置髹乳膠漆	外露位置天花板髹乳膠漆及石膏板假天花髹乳膠漆
		睡房裝修物料的類型		

			地板	牆腳線
(c)	內部地板	客飯廳裝修物料的用料 (2樓至31樓)	外露位置鋪砌木紋防潮岩塑地板 沿通往露台、工作平台及私人平台(如有)門戶之內部地台圍邊部分鋪人造石材及不銹鋼條	木夾板牆腳線
		睡房裝修物料的用料 (2樓至31樓)	外露位置鋪砌木紋防潮岩塑地板	

2. Interior Finishes

			Wall, Floor and Ceiling
(d)	Bathroom (for Master Bathroom, Bathroom, Bathroom 1, Bathroom 2 and Lavatory)	Type of finishes	For Bathroom, Bathroom 1, Bathroom 2 and Lavatory: Wall: Tiles Floor: Tiles Ceiling: Gypsum board false ceiling finished with emulsion paint For Master Bathroom: Wall: Natural stone Floor: Tiles Ceiling: Gypsum board false ceiling finished with emulsion paint and aluminum ceiling
		Whether the wall finishes run up to the ceiling	Run up to false ceiling level
			Wall, Floor, Ceiling and Cooking Bench
(e)	Kitchen	Type of finishes	Open Kitchen: Floor: 2/F - 29/F; Flat: A, B, C Wall: Plastic laminate finish, wooden panel with plastic laminate finish and tiles Floor: Tiles and wood grain rigid board flooring Ceiling: Ceiling finished with emulsion paint and gypsum board false ceiling finished with emulsion paint Cooking Bench: Solid surfacing
			Kitchen: Floor: 30/F & 31/F; Flat: A Wall: Plastic laminate finish, wooden panel with plastic laminate finish and tiles Floor: Tiles Ceiling: Gypsum board false ceiling finished with emulsion paint Cooking Bench: Solid surfacing
		Whether the wall finishes run up to the ceiling	Run up to false ceiling level

2. 室內裝修物料

			牆壁、地板及天花板
(d)	浴室 (適用於主人浴室、浴室、浴室1、浴室2及洗手間)	裝修物料的類型	適用於浴室、浴室1、浴室2及洗手間: 牆壁：磚 地板：磚 天花板：石膏板假天花髹乳膠漆 適用於主人浴室: 牆壁：天然石 地板：磚 天花板：石膏板假天花髹乳膠漆及鋁質天花
		牆壁的裝修物料是否鋪至天花板	鋪至假天花水平
			牆壁、地板、天花板及灶台
(e)	廚房	裝修物料的類型	開放式廚房： 樓層: 2樓至29樓; 單位: A, B, C 牆壁：膠板飾面、膠板飾面木板及磚 地板：磚及木紋防潮岩塑地板 天花板：天花板髹乳膠漆及石膏板假天花髹乳膠漆 灶台：實體面材
			廚房： 樓層: 30樓及31樓; 單位: A 牆壁：膠板飾面、膠板飾面木板及磚 地板：磚 天花板：石膏板假天花髹乳膠漆 灶台：實體面材
		牆壁的裝修物料是否鋪至天花板	鋪至假天花水平

3. Interior Fittings					
			Material	Finishes	Accessories
(a)	Doors	Flat main entrance door	Solid core fire rated timber door	Plastic laminate, timber veneer and metal	Smart door lock, concealed door closer, door hinges, smoke seal, door stopper and eye viewer
		Bedroom door (for Master Bedroom, Bedroom 1 and Bedroom 2)	Hollow core timber door	Plastic laminate and timber veneer	Lockset, door hinges and door stopper
		Kitchen door (except Open Kitchen)	Solid core fire rated timber door	Plastic laminate, timber veneer and fire rated glass vision panel	Door handle, door hinges, door stopper and concealed door closer
		Bathroom door (for Master Bathroom, Bathroom and Bathroom 1)	Hollow core timber door with louver	Plastic laminate and timber veneer	Lockset, door hinges and door stopper
		Bathroom door (for Bathroom 2)	Aluminium framed glass door	Glass and aluminium	Lockset, door hinges and door stopper
		Bathroom door (door connecting Bathroom 1 and Bedroom 1)	Hollow core timber sliding door	Plastic laminate and timber veneer	Lockset and sliding door track set
		Utility door	Hollow core timber sliding door	Plastic laminate	Lockset and sliding door track set
		Lavatory door (For 30/F)	Hollow core timber sliding door	Plastic laminate	Lockset and sliding door track
		Lavatory door (For 31/F)	Aluminium framed glass folding door with louver	Frosted glass and aluminum	Folding door track set, lockset and door hinges
		Balcony and Utility Platform door (except Flat A, 30/F)	Aluminum framed glass sliding door	Insulated glass unit (with low-emissivity coating, low-reflective and clear tempered glass)	Sliding door track set and lockset with handle
		Balcony and Utility Platform door (for Flat A, 30/F)	Aluminum framed glass sliding and folding door	Insulated glass unit (with low-emissivity coating, low-reflective and clear tempered glass)	Sliding and folding door track set and lockset with handle

3. 室內裝置					
			用料	裝修物料	配件
(a)	門	單位之主大門	實心防火木門	膠板、木皮飾面及金屬	智能門鎖、暗藏氣鼓、門鉸、防煙條、門擋及防盜眼
		睡房門 (適用於主人睡房、睡房1及睡房2)	空心木門	膠板及木皮飾面	門鎖、門鉸及門擋
		廚房門 (開放式廚房除外)	實心防火木門	膠板、木皮飾面及防火玻璃小窗	門把手、門鉸、門擋及暗藏氣鼓
		浴室門 (適用於主人浴室、浴室 及浴室 1)	空心木門設有百葉	膠板及木皮飾面	門鎖、門鉸及門擋
		浴室門 (適用於浴室2)	鋁框玻璃門	玻璃及鋁	門鎖、門鉸及門擋
		浴室門 (連接浴室1與睡房1的門)	空心木趟門	膠板及木皮飾面	門鎖及趟門軌道
		工作間門	空心木趟門	膠板飾面	門鎖及趟門軌道
		洗手間門 (適用於30樓)	空心木趟門	膠板飾面	門鎖及趟門軌道
		洗手間門 (適用於31樓)	鋁框玻璃折疊門設有百葉	磨砂玻璃及鋁	折疊門軌道、門鎖及門鉸
		露台及工作平台門 (30樓A單位除外)	鋁框玻璃趟門	雙層中空玻璃(低輻射塗層、低反射及透明強化清玻璃)	趟門軌道及門鎖連門把手
		露台及工作平台門 (適用於30樓A單位)	鋁框玻璃趟門及折疊門	雙層中空玻璃(低輻射塗層、低反射及透明強化清玻璃)	趟門及折疊門軌道及門鎖連門把手

3. Interior Fittings					
			Material	Finishes	Accessories
(a)	Doors	Private Flat Roof door (door connecting Living and Dining Room to Private Flat Roof) (for Flat A, B & C, 2/F)	Aluminum framed glass sliding door	Insulated glass unit (with low-emissivity coating, low-reflective and clear tempered glass)	Sliding door track set and lockset with handle
		Private Flat Roof door (door connecting Bedroom 2 to Private Flat Roof) (for Flat A, 2/F)	Aluminum framed glass door	Insulated glass unit (with low-emissivity coating, low-reflective and clear tempered glass)	Lockset and door hinges
		Private Flat Roof door (door connecting Living and Dining Room to Private Flat Roof) (for Flat A, 31/F)	Aluminum framed glass sliding and folding door	Insulated glass unit (with low-emissivity coating, low-reflective and clear tempered glass)	Sliding and folding door track set and lockset with handle
		Private Flat Roof door (door connecting Master Bedroom to Private Flat Roof and Bedroom 1 to Private Flat Roof) (for Flat A, 31/F)	Aluminum framed glass sliding door	Insulated glass unit (with low-emissivity coating, low-reflective and clear tempered glass)	Sliding door track set and lockset with handle
		Private Flat Roof door (door connecting staircase to Private Flat Roof on upper roof)(for Flat A, 31/F)	Hollow core metal door	Aluminium	Lockset, door hinges and door stopper

3. 室內裝置					
			用料	裝修物料	配件
(a)	門	私人平台門 (連接私人平台與客飯廳的門) (適用於2樓A、B及C單位)	鋁框玻璃趟門	雙層中空玻璃(低輻射塗層、低反射及透明強化清玻璃)	趟門軌道及門鎖連門把手
		私人平台門 (連接私人平台與睡房2的門) (適用於2樓A單位)	鋁框玻璃門	雙層中空玻璃(低輻射塗層、低反射及透明強化清玻璃)	門鎖及門鉸
		私人平台門 (連接私人平台與客飯廳的門) (適用於31樓A單位)	鋁框玻璃趟門及折疊門	雙層中空玻璃(低輻射塗層、低反射及透明強化清玻璃)	趟門及折疊門軌道及門鎖連門把手
		私人平台門 (連接私人平台與主人睡房及私人平台與睡房1的門) (適用於31樓A單位)	鋁框玻璃趟門	雙層中空玻璃(低輻射塗層、低反射及透明強化清玻璃)	趟門軌道及門鎖連門把手
		私人平台門 (於上層天台連接樓梯與私人平台的門)(適用於31樓A單位)	空心金屬門	鋁	門鎖、門鉸及門擋

3. Interior Fittings					
			Type		Material
(b)	Bathroom (for Master Bathroom, Bathroom, Bathroom 1, Bathroom 2 and Lavatory)	(i) Fittings and equipment	Cabinet	Counter-top	Solid surfacing (Except Master Bathroom)
					Natural Stone (for Master Bathroom)
				Mirror Cabinet (except Bathroom 2 and Lavatory)	Wooden cabinet with mirror, plastic laminate and metal
				Basin Cabinet (Except Master Bathroom)	Wooden cabinet with matt lacquer paint finish & metal (except Bathroom 2 and Lavatory)
					Solid surfacing cabinet with plastic door panel (for Bathroom 2)
					Solid surfacing cabinet (for Lavatory)
			Mirror (for Bathroom 2)		Mirror
			Wash basin mixer		Metal
			Water closet		Vitreous china
			Wash basin		Solid surfacing (except master bathroom)
					Vitreous china (for master bathroom)
			Toilet paper holder		Metal
			Towel rail (except Bathroom 2 and Lavatory)		Metal
			Towel hook (except Lavatory)		Metal
			Shower shelf (except Bathroom 2 and Lavatory)		Metal
		(ii) Water supply system	Cold water supply		Copper water pipes
			Hot water supply		Copper water pipes with themal insulation
		(iii) Bathing facilities (including shower or bath tub, if applicable)	Shower	Shower mixer and shower set	Metal
				Shower compartment (except Bathroom 2 and 31/F Lavatory)	Tempered glass
			Bath tub	Bath mixer and shower set	Not applicable
				Bath tub	Not applicable
		(iv) Size of bath tub (if applicable)	Not applicable		

3. 室內裝置					
			類型		用料
(b)	浴室 (適用於主人浴室, 浴室, 浴室1, 浴室2 及洗手間)	(i) 裝置及設備	櫃	櫃台面	實體面材(主人浴室除外)
					天然石 (適用於主人浴室)
				鏡櫃 (浴室2及洗手間除外)	木製櫃配鏡、膠板及金屬
				面盆櫃 (主人浴室除外)	木製櫃配啞光焗漆面及金屬 (浴室2及洗手間除外)
					實體面材櫃配膠板門板 (適用於浴室2)
					實體面材櫃 (適用於洗手間)
			鏡 (適用於浴室2)		鏡
			洗手盆水龍頭		金屬
			坐廁		陶瓷
			洗手盆		實體面材 (主人浴室除外)
					陶瓷 (適用於主人浴室)
			廁紙架		金屬
			毛巾桿 (浴室2及洗手間除外)		金屬
			毛巾鈎 (洗手間除外)		金屬
			淋浴間置物架 (浴室2及洗手間除外)		金屬
		(ii) 供水系統	冷水供水		銅喉
			熱水供水		配有隔熱絕緣保護之銅喉
		(iii) 沐浴設施(包括花灑或浴缸(如適用的話)	花灑	淋浴水龍頭及花灑套裝	金屬
				淋浴間 (浴室2及31樓洗手間除外)	強化玻璃
			浴缸	淋浴水龍頭及花灑套裝	不適用
				浴缸	不適用
		(iv) 浴缸大小 (如適用的話)	不適用		

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

3. Interior Fittings					
			Material		
(c)	Kitchen	(i) Sink unit	Stainless Steel		
		(ii) Water supply system	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply/hot water return		
			Material and finishes		
		(iii) Kitchen cabinet	Wooden kitchen cabinet finished with plastic laminate and metal handle and wooden door panel with plastic laminate finish		
		(iv) Type of all other fittings and equipment	Type of other fittings	Metal sink mixer	
			Type of other equipment	Concealed type sprinkler head inside ceiling void and smoke detector installed at Living and Dining Room (for flats with open kitchen only)	
			Kitchen appliances	Please refer to the "Appliances Schedule"	
			Fittings	Type	Material
(d)	Bedroom	Fittings (including built-in wardrobe)	Built-in wardrobe	Not applicable	Not applicable
			Other fittings	Not applicable	Not applicable
(e)	Telephone	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Flats"		
(f)	Aerials	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Flats"		

3. 室內裝置					
			用料		
(c)	廚房	(i) 洗滌盆	不銹鋼		
		(ii) 供水系統	冷水供水採用銅喉及熱水供水/熱水回水採用配有隔熱絕緣保護之銅喉		
			用料及裝修物料		
		(iii) 廚櫃	膠板飾面及金屬把手木製廚櫃，配膠板飾面木板門		
		(iv) 所有其他裝置及設備的類型	其他裝置的類型	金屬洗滌盆水龍頭	
			其他設備的類型	暗藏式花灑頭於天花內及煙霧感應器安裝在客飯廳(僅適用於開放式廚房單位)	
			廚房設備	請參閱「設備說明表」	
			裝置	類型	用料
(d)	睡房	裝置(包括嵌入式衣櫃)	嵌入式衣櫃	不適用	不適用
			其他裝置	不適用	不適用
(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」		

3. Interior Fittings				
			Fittings	Type
(g)	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets
			Safety devices	(a) Single phase electricity supply with miniature circuit breaker distribution board for Flats A, B and C at 2/F to 29/F (b) Three phase electricity supply with miniature circuit breaker distribution board for Flat A at 30/F to 31/F
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed[1]	
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Flats"	
(h)	Gas supply	Type	Towngas	
		System	Separate gas meter with gas supply pipe is provided and connected to gas water heater for all flats	
		Location	For the location of gas water heater, please refer to the "Appliances Schedule"	
(i)	Washing machine connection point	Location	Please refer to the "Schedule for Mechanical & Electrical Provisions of Residential Flats"	
		Design	Drain point of a diameter of 40mm and water point of a diameter of 15mm are provided for washing machine	
(j)	Water supply	(i) Material of water pipes	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply/ hot water return	
		(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed[2]	
		(iii) Whether hot water is available	Hot water supply to kitchen, bathroom and lavatory	

3. 室內裝置				
			裝置	類型
(g)	電力裝置	(i) 供電附件 (包括安全裝置)	供電附件	提供全部電掣及電插座之面板
			安全裝置	(a) 單相電力並裝妥微型斷路器設於2樓至29樓A、B及C單位 (b) 三相電力並裝妥微型斷路器設於30樓至31樓A單位
		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露[1]	
		(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	煤氣	
		系統	獨立煤氣錶及煤氣喉供接駁煤氣熱水爐於所有單位	
		位置	煤氣熱水爐位置，請參閱「設備說明表」	
(i)	洗衣機接駁點	位置	請參閱「住宅單位機電裝置數量說明表」	
		設計	設有洗衣機去水直徑為40毫米及來水直徑為15毫米接駁喉位	
(j)	供水	(i) 水管的用料	冷水供水採用銅喉及熱水供水/熱水回水採用配有隔熱絕緣保護之銅喉	
		(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露[2]	
		(iii) 有否熱水供應	廚房、浴室及洗手間供應熱水	

4. Miscellaneous					
			Residential lifts		
(a)	Lifts	(i) Brand name and model number	Brand name	Otis	
			Model number	GeN3-MR	
		(ii) Number and floors served	Number of lifts	2	
			Floor served by the lifts	G/F, 1/F to 31/F (4/F, 13/F, 14/F and 24/F are omitted)	
(b)	Letter box	Material	Stainless Steel		
(c)	Refuse collection	(i) Means of refuse collection	Refuse is collected at the corridor and removed by cleaners		
		(ii) Location of refuse room	G/F		
			Water meter	Electricity meter	Gas meter
(d)	Water meter, electricity meter and gas meter	(i) Location	Common water meter cabinet on 2/F to 29/F (Water meters for 30/F and 31/F located on 29/F common water meter cabinet)	Common electrical meter cabinet on each floor	Inside kitchen / open kitchen on each flat
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

4. 雜項					
			住宅升降機		
(a)	升降機	(i) 品牌名稱及產品型號	品牌名稱	奧的斯	
			產品型號	GeN3-MR	
		(ii) 數目及到達的樓層	升降機的數目	2	
			到達的樓層	地下、1樓 至 31樓 (不設4樓、13樓、14 樓及24樓)	
(b)	信箱	用料	不銹鋼		
(c)	垃圾收集	(i) 垃圾收集的方法	垃圾收集於走廊, 由清潔工人清理		
		(ii) 垃圾房的位置	地下		
			水錶	電錶	氣體錶
(d)	水錶、電錶及氣體錶	(i) 位置	2樓至29樓之公用水錶箱 (30樓和31樓之水錶位於29樓之公用水錶箱)	每層之公用電錶箱	於每個單位內的廚房/開放式廚房
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	獨立錶

5. Security Facilities		
Security system and equipment	Access control and security system	Access control system is provided at G/F residential entrance lobby and lifts
	CCTV	CCTV system is provided at residential entrance lobby and all lifts connecting directly to the E.L.V. cabinet
Details of built-in provisions	Not applicable	
Location of built-in provisions	Not applicable	

6. Appliances
Please refer to the "Appliances Schedule"

The Vendor undertakes that if lifts or appliances of the specified brand name or model number under items 4(a) and 6 are not installed in the Development, lifts or appliances of comparable quality will be installed.

5. 保安設施		
保安系統及設備	入口通道控制及保安系統	地下住宅入口大堂及升降機設有智能出入口控制系統
	閉路電視	住宅入口大堂及所有升降機均設有閉路電視系統，直接連接特低壓電線箱
嵌入式的裝備的細節	不適用	
嵌入式裝備的位置	不適用	

6. 設備
請參閱「設備說明表」

賣方承諾如發展項目中沒有安裝4(a)及6細項下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. Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.
2. Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.
3. 4/F, 13/F, 14/F and 24/F are omitted.

註：

1. 除部份隱藏於混凝土內之導管外，其他部份的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋。
2. 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。
3. 不設4 樓、13 樓、14 樓及24 樓。

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

Appliances Schedule 設備說明表

Location 位置	Description 描述	Brand Name 品牌名稱	Model Number 產品型號	2/F - 29/F 2樓至29樓			30/F 30樓	31/F 31樓
				A	B	C	A	A
Living and Dining Room, Master Bedroom, Bedroom 1 and Bedroom 2 客飯廳、主人睡房、 睡房1及睡房2	Variable Refrigerant Volume Air-conditioner (Indoor Unit) 可變冷媒流量空調機 (室內機)	Daikin 大金	FXAQ25BVMN	✓	✓	✓	✓	✓
			FXAQ32BVMN	-	-	-	-	✓
			FXAQ40BVMN	-	✓	✓	✓	✓
			FXAQ50BVMN	✓	-	-	-	✓
	Variable Refrigerant Volume Air-conditioner (Outdoor Unit) 可變冷媒流量空調機 (室外機)	Daikin 大金	RJZQ4BAV	-	✓	✓	✓	-
			RJZQ5BAV	✓	-	-	✓	✓
			RJLQ6BAV	-	-	-	-	✓
Kitchen / Open Kitchen 廚房 / 開放式廚房	Induction Hob 電磁爐	Siemens 西門子	EX675LYC1E	-	-	-	✓	✓
			EX375FXB1E	✓	✓	✓	-	-
	Telescopic Cooker Hood 拉趟式抽油煙機	Siemens 西門子	LI67SA531B	✓	✓	✓	✓	✓
	Microwave Oven With Grill 微波燒烤爐	Siemens 西門子	BE525LMS0H	✓	✓	✓	-	-
	Combination Steam Oven 蒸焗爐	Siemens 西門子	HS736G3B1	-	-	-	✓	✓
	Washer Dryer 洗衣乾衣機	Siemens 西門子	WD14S469BU	✓	✓	✓	-	-
	2-Door Refrigerator 雙門雪櫃	Siemens 西門子	KG27NNLDAG	✓	✓	✓	-	-
		LG	M461MC19	-	-	-	✓	✓
	Exhaust Fan 抽氣扇	Systemair	CBF 160M	-	-	-	✓	✓
	Gas Water Heater 煤氣熱水爐	TGC	TRJW222TFQL	✓	-	-	-	-
			RJW15SN	-	✓	✓	-	-
	Instantaneous Electric Water Heater 即熱式電熱水器	Stiebel Eltron 斯寶亞創	DHM6	-	-	-	✓	✓
	Variable Refrigerant Volume Air-conditioner (Indoor Unit) 可變冷媒流量空調機 (室內機)	Daikin 大金	FJDP40DAP	-	-	-	✓	✓
Master Bathroom 主人浴室	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	-	-	-	✓	✓
	Gas Water Heater 煤氣熱水爐	TGC	RBOX16QR	-	-	-	✓	✓
	Exhaust Fan 抽氣扇	Systemair	CBF 125M	-	-	-	✓	✓
Bathroom / Bathroom 1 浴室 / 浴室1	Exhaust Fan 抽氣扇	Systemair	CBF 125M	✓	✓	-	✓	✓
	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	✓	✓	-	✓	✓
			FV-23BW2H	-	-	✓	-	-
Bathroom 2 浴室2	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	✓	-	-	-	-
Utility 工作間	Dryer 乾衣機	Siemens 西門子	WP40A2X0HK	-	-	-	-	✓
	Washer 洗衣機	Siemens 西門子	WG44B201HK	-	-	-	-	✓
Lavatory 洗手間	Exhaust Fan 抽氣扇	Systemair	CBF 125M	-	-	-	✓	✓
	Dryer 乾衣機	Siemens 西門子	WP40A2X0HK	-	-	-	✓	–
	Washer 洗衣機	Siemens 西門子	WG44B201HK	-	-	-	✓	–
	Storage Electric Water Heater 儲水式電熱水爐	Jenfort 真富	JHC-3.5				✓	✓

Notes:
1. 4/F, 13/F, 14/F and 24/F are omitted.
2. "✓" means such appliance(s) is/are provided or installed in the residential unit.

註：
1. 不設4 樓、13 樓、14 樓及24 樓。
2. "✓" 表示此設備於該住宅單位內提供或安裝。

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

Location 位置	Description 描述	2/F 2樓			3/F - 29/F 3樓至29樓			30/F 30樓	31/F 31樓
		A	B	C	A	B	C	A	A
Living and Dining Room 客飯廳	Connection Point for Air-conditioner Indoor Unit 室內冷氣機接駁點	1	1	1	1	1	1	2	2
	Reserved Connection Point for Telephone/ Internet Service 預留接駁位供電話/互聯網	1	1	1	1	1	1	2	2
	TV Aerial Outlet 電視天線插座	1	1	1	1	1	1	2	2
	13A Twin Socket Outlet 13A 雙位電插座	3	3	3	3	3	3	4	4
	20A 1-Gang Double Pole Switch 20A 單位雙極開關	2	1	-	2	1	-	4	2
	Lighting Point 燈位	3	3	3	3	3	3	5	5
	Lighting Switch 燈掣	6	4	3	4	4	3	6	6
	Miniature Circuit Breaker Board 配電箱	-	1	-	-	1	-	-	-
Master Bedroom 主人睡房	Connection Point for Air-conditioner Indoor Unit 室內冷氣機接駁點	1	1	1	1	1	1	1	1
	TV Aerial Outlet 電視天線插座	1	1	1	1	1	1	1	1
	Reserved Connection Point for Telephone/Internet Service 預留接駁位供電話/互聯網	-	-	-	-	-	-	1	1
	13A Single Socket Outlet 13A 單位電插座	-	-	-	-	-	-	1	-
	13A Twin Socket Outlet 13A 雙位電插座	2	2	2	2	2	2	2	3
	20A 2-Gang Double Pole Switch 20A 雙位雙極開關	-	-	-	-	-	-	1	1
	Lighting Point 燈位	1	1	1	1	1	1	2	1
	Lighting Switch 燈掣	1	1	1	1	1	1	2	2
Bedroom 1 睡房 1	Connection Point for Air-conditioner Indoor Unit 室內冷氣機接駁點	1	1	1	1	1	1	1	1
	TV Aerial Outlet 電視天線插座	-	-	-	-	-	-	1	1
	Reserved Connection Point for Telephone/Internet Service 預留接駁位供電話/互聯網	-	-	-	-	-	-	1	1
	13A Twin Socket Outlet 13A 雙位電插座	2	2	2	2	2	2	2	2
	Lighting Point 燈位	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	1	1	1	1	1	1	1	1
Bedroom 2 睡房 2	Connection Point for Air-conditioner Indoor Unit 室內冷氣機接駁點	1	-	-	1	-	-	1	1
	TV Aerial Outlet 電視天線插座	-	-	-	-	-	-	1	1
	Reserved Connection Point for Telephone/Internet Service 預留接駁位供電話/互聯網	-	-	-	-	-	-	1	1
	13A Twin Socket Outlet 13A 雙位電插座	2	-	-	2	-	-	2	2
	Lighting Point 燈位	1	-	-	1	-	-	1	1
	Lighting Switch 燈掣	1	-	-	1	-	-	1	1
Utility 工作間	13A Twin Socket Outlet 13A 雙位電插座	-	-	-	-	-	-	1	1
	20A 1-Gang Double Pole Switch 20A 單位雙極開關	-	-	-	-	-	-	-	1
	Lighting Point 燈位	-	-	-	-	-	-	2	1
	Lighting Switch 燈掣	-	-	-	-	-	-	1	1
	Miniature Circuit Breaker Board 配電箱	-	-	-	-	-	-	1	1
	13A Twin Socket Outlet for Washer & Dryer 洗衣機及乾衣機13A雙位電插座	-	-	-	-	-	-	-	1
	Connection Point for Electric Water Heater 電熱水爐接駁點	-	-	-	-	-	-	-	1

Notes:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. 4/F, 13/F, 14/F and 24/F are omitted.

註：

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 不設4 樓、13 樓、14 樓及24 樓。

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

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

Location 位置	Description 描述	2/F 2樓			3/F - 29/F 3樓至29樓			30/F 30樓	31/F 31樓
		A	B	C	A	B	C	A	A
Bathroom 1 浴室1	13A Single Socket Outlet 13A 單位電插座	1	-	-	1	-	-	-	-
	Gas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	-	-	1	-	-	-	-
	Lighting Point 燈位	4	-	-	4	-	-	-	-
	Mirror Cabinet Lighting Fused Connection Point 鏡櫃燈熔斷接駁點	1	-	-	1	-	-	-	-
	Exhaust Fan Fused Connection Point 抽氣扇熔斷接駁點	1	-	-	1	-	-	-	-
	Thermo Ventilator Connection Point 浴室寶接駁點	1	-	-	1	-	-	-	-
Bathroom 2 浴室2	Gas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	-	-	1	-	-	-	-
	Lighting Point 燈位	2	-	-	2	-	-	-	-
	Thermo Ventilator Connection Point 浴室寶接駁點	1	-	-	1	-	-	-	-
	Mirror Lighting Fused Connection Point 鏡燈熔斷接駁點	1	-	-	1	-	-	-	-
Bathroom 浴室	13A Single Socket Outlet 13A 單位電插座	-	1	1	-	1	1	1	1
	Gas Water Heater Remote Controller 煤氣熱水爐溫度控制器	-	1	1	-	1	1	1	1
	Lighting Point 燈位	-	4	4	-	4	4	4	4
	Mirror Cabinet Lighting Fused Connection Point 鏡櫃燈熔斷接駁點	-	1	1	-	1	1	1	1
	Exhaust Fan Fused Connection Point 抽氣扇熔斷接駁點	-	1	-	-	1	-	1	1
	Thermo Ventilator Fused Connection Point 浴室寶熔斷接駁點	-	-	1	-	-	1	-	-
	Thermo Ventilator Connection Point 浴室寶接駁點	-	1	-	-	1	-	1	1
Master Bathroom 主人浴室	13A Single Socket Outlet 13A 單位電插座	-	-	-	-	-	-	1	1
	Gas Water Heater Remote Controller 煤氣熱水爐溫度控制器	-	-	-	-	-	-	1	1
	Lighting Point 燈位	-	-	-	-	-	-	4	4
	Mirror Cabinet Lighting Fused Connection Point 鏡櫃燈熔斷接駁點	-	-	-	-	-	-	1	1
	Thermo Ventilator Connection Point 浴室寶接駁點	-	-	-	-	-	-	1	1
	Gas Water Heater Fused Connection Point 煤氣熱水爐熔斷接駁點	-	-	-	-	-	-	-	1
	Exhaust Fan Fused Connection Point 抽氣扇熔斷接駁點	-	-	-	-	-	-	1	1

Notes:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. 4/F, 13/F, 14/F and 24/F are omitted.

註：

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 不設4 樓、13 樓、14 樓及24 樓。

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

Location 位置	Description 描述	2/F 2樓			3/F - 29/F 3樓至29樓			30/F 30樓	31/F 31樓
		A	B	C	A	B	C	A	A
Kitchen / Open Kitchen 廚房 / 開放式廚房	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1	2	3
	13A Single Socket Outlet for Refrigerator 雪櫃 13A單位電插座	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Microwave Oven With Grill 微波燒烤爐13A單位電插座	1	1	1	1	1	1	-	-
	13A Single Socket Outlet for Washer Dryer 洗衣乾衣機13A單位電插座	1	1	1	1	1	1	-	-
	13A Single Socket Outlet for Cooker Hood 抽油煙機13A單位電插座	1	1	1	1	1	1	1	1
	Connection Point for Air-conditioner Indoor Unit 室內冷氣機接駁點	-	-	-	-	-	-	1	1
	Water Outlet Connection Point for Washing Machine 洗衣機去水位	1	1	1	1	1	1	-	-
	Water Supply Connection Point for Washing Machine 洗衣機來水位	1	1	1	1	1	1	-	-
	Lighting Point 燈位	2	2	2	2	2	2	3	3
	Kitchen Cabinet Lighting Fused Connection Point 廚櫃燈熔斷接駁點	1	1	1	1	1	1	1	1
	20A Double Pole Switch for Induction Hob 20A 電磁爐雙極開關	1	1	1	1	1	1	-	-
	45A Double Pole Switch for Induction Hob 45A 電磁爐雙極開關	-	-	-	-	-	-	1	1
	Exhaust Fan Fused Connection Point 抽氣扇熔斷接駁點	-	-	-	-	-	-	1	1
	Connection Point for Combination Steam Oven 蒸焗爐接駁點	-	-	-	-	-	-	1	1
	Gas Water Heater Fused Connection Point 煤氣熱水爐熔斷接駁點	1	1	1	1	1	1	-	-
	Isolating Switch for Electric Water Heater 電熱水爐隔離開關	-	-	-	-	-	-	1	1
Lavatory 洗手間	13A Twin Socket Outlet 13A 雙位電插座	-	-	-	-	-	-	1	-
	20A 1-Gang Double Pole Switch 20A 單位雙極開關	-	-	-	-	-	-	1	-
	13A Twin Socket Outlet for Washer & Dryer 洗衣機及乾衣機13A雙位電插座	-	-	-	-	-	-	1	-
	Water Outlet Connection Point for Washing Machine 洗衣機去水位	-	-	-	-	-	-	1	-
	Water Supply Connection Point for Washing Machine 洗衣機來水位	-	-	-	-	-	-	1	-
	Lighting Point 燈位	-	-	-	-	-	-	3	1
	Exhaust Fan Fused Connection Point 抽氣扇熔斷接駁點	-	-	-	-	-	-	1	1
	Connection Point for Electric Water Heater 電熱水爐接駁點	-	-	-	-	-	-	1	-

Notes:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. 4/F, 13/F, 14/F and 24/F are omitted.

註：

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 不設4 樓、13 樓、14 樓及24 樓。

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

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

Location 位置	Description 描述	2/F 2樓			3/F - 29/F 3樓至29樓			30/F 30樓	31/F 31樓
		A	B	C	A	B	C	A	A
Balcony 露台	Lighting Point 燈位	-	-	-	1	1	1	1	-
Air-conditioner Platform 冷氣機平台	Isolating Switch for Air-conditioner Outdoor Unit 室外冷氣機隔離開關	-	-	-	1	1	1	2	-
Private Flat Roof at 2/F (near Living and Dining Room) 2樓私人平台 (近客飯廳)	Lighting Point 燈位	7	7	11	-	-	-	-	-
	13A Water Proof Single Socket Outlet 13A 防水單位電插座	1	2	2	-	-	-	-	-
	Isolating Switch for Air-conditioner Outdoor Unit 室外冷氣機隔離開關	-	1	1	-	-	-	-	-
Private Flat Roof at 2/F (near Bedroom 2) 2樓私人平台(近睡房2)	Lighting Point 燈位	7	-	-	-	-	-	-	-
	13A Water Proof Single Socket Outlet 13A 防水單位電插座	1	-	-	-	-	-	-	-
	Isolating Switch for Air-conditioner Outdoor Unit 室外冷氣機隔離開關	1	-	-	-	-	-	-	-
Private Flat Roof at 31/F (near Living and Dining Room) 31樓私人平台 (近客飯廳)	Lighting Point 燈位	-	-	-	-	-	-	-	4
	13A Water Proof Single Socket Outlet 13A 防水單位電插座	-	-	-	-	-	-	-	1
Private Flat Roof at 31/F (near Master Bedroom) 31樓私人平台 (近主人睡房)	Lighting Point 燈位	-	-	-	-	-	-	-	1
	13A Water Proof Single Socket Outlet 13A 防水單位電插座	-	-	-	-	-	-	-	1
Private Flat Roof at 31/F (near Bedroom 1) 31樓私人平台 (近睡房 1)	Lighting Point 燈位	-	-	-	-	-	-	-	3
	13A Water Proof Single Socket Outlet 13A 防水單位電插座	-	-	-	-	-	-	-	1
Private Flat Roof at Upper Roof 上層天台私人平台	Isolating Switch for Air-conditioner Outdoor Unit 室外冷氣機隔離開關	-	-	-	-	-	-	-	2

Notes:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. 4/F, 13/F, 14/F and 24/F are omitted.

註：

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 不設4 樓、13 樓、14 樓及24 樓。

SERVICE AGREEMENTS 服務協議 24

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。

GOVERNMENT RENT 地稅 25

The Vendor is liable for the Government rent payable for the residential property up to and including the date of completion of the sale and purchase of that residential property (i.e. the date of the assignment of that property).

賣方有法律責任繳付住宅物業直至並包括該住宅物業買賣完成日(即該物業轉讓契日期)之地稅。

MISCELLANEOUS PAYMENTS BY PURCHASER 買方的雜項付款 26

On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the Vendor for the deposits for water, electricity and gas; and on that delivery, the purchaser is not liable to pay to the owner a debris removal fee.
Note: On that delivery, the purchaser is liable to pay a debris removal fee to the manager (not the Vendor) of the Development under the deed of mutual covenant, and where the Vendor has paid that debris removal fee, the purchaser shall reimburse the Vendor for the same.

在向買方交付指明住宅物業在空置情況下的管有權時,買方須負責向賣方補還水、電力及氣體的按金;及在交付時,買方不須向擁有人支付清理廢料的費用。

註:在交付時,買方須根據公契向發展項目的管理人(而非賣方)支付清理廢料的費用,而如賣方已支付清理廢料的費用,買方須向賣方補還清理廢料的費用。

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

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

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

28 MAINTENANCE OF SLOPES
斜坡維修

Not applicable.

不適用。

29 MODIFICATION
修訂

There is no existing application to the Government for a modification of the land grant for this Development.

本發展項目現時並沒有向政府提出申請修訂批地文件。

1. Davit Arm or Plinth

There are davit arm racks or plinth at the flat roofs forming part of the following residential properties:

Floor	Flat
31/F	A

However, these davit arm racks do not form part of the residential properties, but part of the common parts. The Manager has a right under the DMC, with or without agents, surveyors, workmen, contractors and others and with or without vehicles, equipment, plant, materials and machinery, enter into, pass through and remain in at all reasonable times on reasonable notice (except in case of emergency) upon any roof forming part of a residential property to:

(i) access to and from any davit arm rack or plinth and Common Areas and Facilities nearby;

(ii) cleanse, maintain, repair, replace or improve any davit arm rack or plinth; and

(iii) install, connect, erect, dismount or remove any davit arm system or gondolas to any davit arm rack or plinth and operate the same.

2. Common Parts Inside or Abutting the Flat Roof of the Residential Properties

Floor	Flat
2/F	A
	B
	C
31/F	A

There are areas which are common parts inside or abutting the flat roof or roof of the residential properties listed out above. Under the deed of mutual covenant of the Development ("DMC"), the Manager has the power to enter with or without agents, surveyors, workmen, contractors and others and with or without vehicles, equipment, plant, materials and machinery at all reasonable times on reasonable notice (except in case of emergency) upon an residential property of any owner to access any Common Areas and Facilities (if such access cannot practically be obtained without such entry) or to exercise or carry out any of the duties or powers of the Manager under the deed of mutual covenant of the Development or for the purpose of carrying out necessary repairs to the Development or to abate any hazard or nuisance which does or may affect the Common Areas and Facilities or other owners.

1. 吊船吊臂或底座

以下住宅物業的平台上有吊船吊臂架或底座:

樓層	單位
31樓	A

然而，該等吊船吊臂架或底座並非該等住宅物業的一部分，而是公用部分的一部分。管理人於公契下有權帶同或不帶代理人、測量員、工人、承辦商及其他人士，帶同或不帶汽車、工具、設備、物料及機器，在所有合理時間經合理通知（緊急情況除外） 進入、穿過及停留於任何住宅物業的天台的上空，以：

(i) 通行往來吊船吊臂架或底座及附近的公用地方及設施；

(ii) 清潔、保養、維修、更換或改善任何吊船吊臂架或底座；及

(iii) 安裝、連接、豎立、拆卸或拆除任何吊船吊臂架系統或吊船的吊船吊臂架或底座及操作該等吊船吊臂架或底座。

2. 住宅物業之平台之內存有或毗連屬公用部分

樓層	單位
2樓	A
	B
	C
31樓	A

於上面列出的住宅物業之平台或天台之內存有或毗連屬公用部分之範圍。根據發展項目公共契約(「公契」)，管理人有權經合理通知(緊急情況除外)帶同或不帶代理人、測量員、工人、承辦商及其他人士，帶同或不帶汽車、工具、設備、物料及機器在任何合理時間內進入任何業主的任宅物業以通往公用地方及設施(如果實際上不如此進入便無法作該通行)，以行使或執行發展項目公契下管理人的任何職責或權力，或對發展項目進行必要的維修或減少對用地方或其他業主的妨礙或干擾。

31 WEBSITE OF THE DEVELOPMENT
發展項目之互聯網網站

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

www.kabitat-tinhau.hk

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

www.kabitat-tinhau.hk

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 (m^2) 面積(平方米)
Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		
1.	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方(公共交通總站除外)	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	59.648
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	448.550
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	Not Applicable 不適用

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	76.912
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	Not Applicable 不適用
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	101.275
9.(#)	Utility platform 工作平台	57.000
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
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	Not Applicable 不適用
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	134.052
16.	Chimney shaft 煙囪管道	Not Applicable 不適用

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申請建築物總樓面面積寬免的資料

17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衞星電視共用天線房	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	42.478
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 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
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	51.190
30.	Public passage 公衆通道	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」建造法的樓宇	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。

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 Pre-Requisites Achieved

HKGBC 香港綠色建築議會

Application no.: PPA0106/25

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 先決條件達標

HKGBC 香港綠色建築議會

申請編號: PPA0106/25

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份的預計能量表現或消耗的最近期資料：

Part I 第 I 部分	
Provision of Central Air Conditioning 提供中央空調	NO 否
Provision of Energy Efficient Features 提供具能源效益的設施	YES 是
Energy Efficient Features proposed 擬安裝的具能源效益的設施：	1. High energy-performance glazing with low U-value and Shading Coefficient (SC) 低熱傳送值及遮陽系數高效能玻璃 2. High Coefficient of Performance (COP) split-type Air Condition Units 高效能分體式空調機 3. Energy-efficient Lighting design with lower lighting power density (LPD) 低耗能高效能照明設計

Part II: The predicted annual energy use of 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1)					
Location 位置	Internal Floor Area Served (m^2) 使用有關裝置的內部樓面面積(平方米)	Annual Energy Use of Baseline Building (Note 2) 基線樓宇(註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
Area served by central building services installation (Note 3) 有使用中央屋宇裝備裝置(註腳 3)的部份	1,418.138	119.39	0	118.03	0

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申請建築物總樓面面積寬免的資料

Part III: The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD) 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：

[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。

DATE ON WHICH THIS SALES BROCHURE IS PRINTED 33
本售樓說明書印製日期

23 August 2025

2025年8月23日

POSSIBLE FUTURE CHANGES 34
日後可能出現的改變

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

發展項目及其周邊地區日後可能出現改變。

Examination / Revision Date	Revision Made	
	Page Number	Revision Made
21 Nov 2025	8	Some figures are revised.
	10	"Location Plan of the Development" is updated. The date of the digital topographic maps are updated.
	11	"Aerial Photograph of the Development, the flying height at which the aerial photo is taken, photo number and date are updated.
	12, 13	Delete the irrelevant "Aerial Photograph of the Development".
	18	"Layout Plan of the Development" is updated.
	19	The glossary of "Floor Plans of Residential Properties in the Development" is updated.
	20, 22, 24, 26	Some figures of the floor-to-floor height of some relevant flats in "Floor Plans of Residential Properties in the Development" are revised.
	21, 23, 25, 27	Floor Plans of Residential Properties in the Development" are updated.
	28	"Area of Residential Properties in the Development" are revised.
	31, 32	Some of the number of undivided shares allocated to the relevant flats and references to number of management shares in "Summary of Deed of Mutual Covenant" are revised.
	37	Cross-section plans under "Cross-Section Plan of Building in the Development" are updated.
	38, 39	Elevation plans and the date of the approved building plans for the Development under "Elevation Plan" are updated.
	44	The descriptions of interior finishes are revised.
	45, 46	The descriptions of interior fittings are revised.
	45a	Add additional details of interior fittings.
	51	Appliances Schedule is revised.
	52, 53, 54	Schedule of Mechanical & Electrical Provisions of Residential Flats is revised.
	54a	Add additional details of the Schedule of Mechanical & Electrical Provisions of Residential Flats.
	59, 60	Some figures under "Information in Application for Concession on Gross Floor Area of Building" are revised.

檢視 / 修改日期	所作修改	
	頁次	所作修改
2025 年 11 月 21 日	8	修訂部分數字。
	10	更新「發展項目的所在位置圖」。 更新數碼地形圖日期。
	11	更新「發展項目的鳥瞰照片」、其拍攝飛行高度、編號及日期。
	12, 13	刪除不相關的「發展項目的鳥瞰照片」。
	18	更新「發展項目的布局圖」。
	19	更新「發展項目的住宅物業的樓面平面圖」的詞彙表。
	20, 22, 24, 26	修改「發展項目的住宅物業的樓面平面圖」中部分相關單位的層與層之間的高度之數字。
	21, 23, 25, 27	更新「發展項目的住宅物業的樓面平面圖」。
	28	修訂「發展項目中的住宅物業的面積」。
	31, 32	修訂「公契的摘要」中部分相關單位的獲分配的不分割份數數目和管理份數數目提述。
	37	更新「發展項目中的建築物的橫截面圖」的橫截面圖。
	38, 39	更新「立面圖」的立面圖及發展項目的經批准建築圖則的日期。
	44	修訂室內裝修物料的描述。
	45, 46	修訂室內裝置的描述。
	45a	增加室內裝置的詳情。
	51	修訂設備說明表。
	52, 53, 54	修訂住宅單位機電裝置數量說明表。
	54a	增加住宅單位機電裝置數量說明表的詳情。
	59, 60	修訂「申請建築物總樓面面積寬免的資料」的部分數字。

Examination / Revision Date	Revision Made	
	Page Number	Revision Made
29 Dec 2025	19	The glossary of "Floor Plans of Residential Properties in the Development" is updated.
	21, 23, 25, 27	Floor Plans of Residential Properties in the Development" are updated.
	28	"Area of Residential Properties in the Development" are revised.
	31, 32	Some of the number of undivided shares allocated to the relevant flats and references to number of management shares in "Summary of Deed of Mutual Covenant" are revised.
	43	The descriptions of interior finishes are revised.
	45a	The descriptions of interior fittings are revised.
	51	Appliances Schedule is revised.
	54a	Schedule of Mechanical & Electrical Provisions of Residential Flats is revised.
19 Jan 2026	8	Some figures are revised.
	10	"Location Plan of the Development" is updated. The date of the digital topographic maps are updated.
	18	"Layout Plan of the Development" is updated.
	19	The glossary of "Floor Plans of Residential Properties in the Development" is updated.
	21, 23, 25, 27	Floor Plans of Residential Properties in the Development" are updated.
	22, 24	Some figures of the floor-to-floor height of some relevant flats in "Floor Plans of Residential Properties in the Development" are revised.
	28	"Area of Residential Properties in the Development" are revised.
	31, 32	Some of the number of undivided shares allocated to the relevant flats and references to number of management shares in "Summary of Deed of Mutual Covenant" are revised.
	38, 39	Elevation plans and the date of the approved building plans for the Development under "Elevation Plan" are updated.
	43, 44	The descriptions of interior finishes are revised.
	45, 45a, 46	The descriptions of interior fittings are revised.
	51	Appliances Schedule is revised.
	52, 53, 54, 54a	Schedule of Mechanical & Electrical Provisions of Residential Flats is revised.
	59, 60	Some figures under "Information in Application for Concession on Gross Floor Area of Building" are revised.

檢視 / 修改日期	所作修改	
	頁次	所作修改
2025 年12 月 29 日	19	更新「發展項目的住宅物業的樓面平面圖」的詞彙表。
	21, 23, 25, 27	更新「發展項目的住宅物業的樓面平面圖」。
	28	修訂「發展項目中的住宅物業的面積」。
	31, 32	修訂「公契的摘要」中部分相關單位的獲分配的不分割份數數目和管理份數數目的描述。
	43	修訂室內裝修物料的描述。
	45a	修訂室內裝置的描述。
	51	修訂設備說明表。
	54a	修訂住宅單位機電裝置數量說明表。
2026 年1 月19日	8	修訂部分數字。
	10	更新「發展項目的所在位置圖」。 更新數碼地形圖日期。
	18	更新「發展項目的布局圖」。
	19	更新「發展項目的住宅物業的樓面平面圖」的詞彙表。
	21, 23, 25, 27	更新「發展項目的住宅物業的樓面平面圖」。
	22, 24	修改「發展項目的住宅物業的樓面平面圖」中部分相關單位的層與層之間的高度之數字。
	28	修訂「發展項目中的住宅物業的面積」。
	31, 32	修訂「公契的摘要」中部分相關單位的獲分配的不分割份數數目和管理份數數目的描述。
	38, 39	更新「立面圖」的立面圖及發展項目的經批准建築圖則的日期。
	43, 44	修訂室內裝修物料的描述。
	45, 45a, 46	修訂室內裝置的描述。
	51	修訂設備說明表。
	52, 53, 54, 54a	修訂住宅單位機電裝置數量說明表。
	59, 60	修訂「申請建築物總樓面面積寬免的資料」的部分數字。

Examination / Revision Date	Revision Made	
	Page Number	Revision Made
17 Apr 2026	10	"Location Plan of the Development" is updated. The date of the digital topographic map is updated.
	51	Appliances Schedule is revised.
17 Jul 2026	10	"Location Plan of the Development" is updated. The date of the digital topographic map is updated.
	18	"Layout Plan of the Development" is updated.
	19	The glossary of "Floor Plans of Residential Properties in the Development" is updated.
	23, 25, 27	Floor Plans of Residential Properties in the Development" are updated.
	38, 39	Elevation plans and the date of the approved building plans for the Development under "Elevation Plan" are updated.
	44	The descriptions of interior finishes are revised.
	46	The descriptions of interior fittings are revised.
	51	Appliances Schedule is revised.
	54a	Schedule of Mechanical & Electrical Provisions of Residential Flats is revised.
	59, 60, 61	Some figures under "Information in Application for Concession on Gross Floor Area of Building" are revised.

檢視 / 修改日期	所作修改	
	頁次	所作修改
2026 年 4 月 17 日	10	更新「發展項目的所在位置圖」。 更新數碼地形圖日期。
	51	修訂設備說明表。
2026 年 7 月 17 日	10	更新「發展項目的所在位置圖」。 更新數碼地形圖日期。
	18	更新「發展項目的布局圖」。
	19	更新「發展項目的住宅物業的樓面平面圖」的詞彙表。
	23, 25, 27	更新「發展項目的住宅物業的樓面平面圖」。
	38, 39	更新「立面圖」的立面圖及發展項目的經批准建築圖則的日期。
	44	修訂室內裝修物料的描述。
	46	修訂室內裝置的描述。
	51	修訂設備說明表。
	54a	修訂住宅單位機電裝置數量說明表。
	59, 60, 61	修訂「申請建築物總樓面面積寬免的資料」的部分數字。