ONE LIBERTY 泓璟

SALES BROCHURE 售樓說明書


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

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

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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.

- interior and exterior fittings and finishes and appliances;
- the basis on which management fees are shared;
- whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
- whether individual owners have responsibility to maintain slopes.

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

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

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

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

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

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

12. Appointment of solicitor

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

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

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.

[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.

1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIE
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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

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

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

5. 售樓說明書

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

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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。

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。
- 委託地產代理以物色物業前，您應該 —
  - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
  - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及
  - 留意只有持牌地產代理或營業員才可以接受您的委託 。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁（網址：www.eaa.org.hk），查閱牌照目錄。

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

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

- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的 14 日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
    - » 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
    - » 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
  - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的 14 日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。

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

- 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
2023 年 3 月

2 Informatiti on on the development
發展項目的資料

Name of the Development
One Liberty

發展項目名稱
泓璟

Name of the street and the street number
1B Liberty Avenue, Kowloon

街道名稱及門牌號數
九龍何文田自由道 1B 號

The Development consists of one multi-unit building

發展項目包含 1 幢多單位的建築物

Total number of storeys of the multi-unit building
23 storeys (excluding Basement Floor, Main Roof, Upper Roof and Top Roof)

該幢多單位建築物的樓層的總數
23 層（不包括地庫、主天台、高層天台及頂層天台）

Floor numbering in the multi-unit building as provided in the approved building plans for the Development
Basement Floor, Ground Floor, 1/F-3/F, 5/F -12/F, 15/F -23/F, 25/F-26/F, Main Roof, Upper Roof and Top Roof

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
地庫、地下、1 樓至 3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 26 樓、主天台、高層天台及頂層天台

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

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

Refuge floor (if any) of the multi-unit building
N/A

該幢多單位建築物內的庇護層（如有的話）
不適用

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

Vendor
HY International Investment Limited

賣方
輝宇國際投資有限公司

Holding Company of the Vendor
Not Applicable

賣方的控權公司
不適用

Authorized Person for the Development
Chao Chi Man

認可人士(則師)
趙志敏

The Firm or Corporation of which an Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity
L & N Architects Ltd.

認可人士以其專業身份擔任經營人、董事或僱員的商號或法團
樑安建築師有限公司

Building Contractor for the Development
Willey Const. & Eng. Co. Ltd

發展項目的承建商
和利建築工程有限公司

Firms or solicitors acting for the owner in relation to the sale of residential properties in the Development
Kitty So & Tong SOLICITORS

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
蘇潔兒 , 唐淑萍律師行

Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development
Bank of China (Hong Kong) Limited

已為發展項目的建造提供貸款或已承諾為該項目建造提供融資的認可機構
中國銀行(香港)有限公司

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

已為發展項目的建造提供貸款的任何人
不適用

(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 are no non-structural prefabricated external walls forming part of the enclosing walls of the Development.

本發展項目沒有構成圍封牆的一部分的非結構的預製外牆。

There are curtain walls forming part of the enclosing walls of the Development.

本發展項目有構成圍封牆的一部分的幕牆。

The thickness of the curtain walls of the Development is 200mm.

發展項目的幕牆的厚度為 200 毫米。

Total Area Schedule of Curtain Walls:
幕牆總面積表：

Floor 樓層	Flat 單位	Total Area of the Curtain Walls of each Residential Property (sq.m.) 每個住宅物業的幕牆的總面積（平方米）
3/F, 5/F - 12/F, 15/F - 23/F, 25/F 3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓	A	0.863
	B	0.590
	C	0
	D	0
	E	0.670

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

備註：
不設 4 樓、13 樓、14 樓及 24 樓。

6 INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

KONG SHUM SMART MANAGEMENT SERVICES LIMITED is appointed as the manager of the Development under the latest draft deed of mutual covenant incorporating management agreement in respect of the Development.

根據發展項目的公契及管理協議的最新擬稿，或委任為發展項目的管理人為深港智能管理服務有限公司

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



Extracted from the i-Series Digital Topographic Map iB5000 / Sheet Number 11-NW-D (Last update on 16th July 2026), with adjustment if necessary.

摘錄自 i - 系列數碼地形圖 iB5000 / 編號 11-NW-D（最近更新 :2026 年 7 月 16 日），有需要的地方經修正處理。

Note:

1. Due to technical reasons (e.g. irregular boundary), this Location Plan has shown area more than that required under the Residential Properties (First-Hand Sales) Ordinance (Cap621).
2. The map is provided by the Common Spatial Data Infrastructure and intellectual property rights are owned by the Government of the HKSAR.
3. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

NOTATION
圖例

- 圖書館 A library
- 油站 A petrol filling station
- 發電廠(包括電力分站) A power plant (including electricity sub-stations)
- RCP 垃圾收集站 A refuse collection point
- P 公眾停車場 (包括貨車停泊處) A public carpark (including a lorry park)
- 公廁 A public convenience
- U 公用事業設施裝置 A public utility installation
- 宗教場所(包括教堂、廟宇及祠堂) A religious institution (including a church, a temple and a Tsz Tong)
- 文 學校 (包括幼稚園) A school (including a kindergarten);
- 社會福利設施 (包括老人中心及弱智人士護理院) Social welfare facilities (including an elderly centre and a home for the mentally disabled)
- 體育設施(包括運動場及游泳池) Sports facilities (including a sports ground and a swimming pool);
- 公園 A public park
- T 公共交通總站 (包括鐵路車站) A public transport terminal (including a rail station)
- WIP 施工中 Works in Progress

備註：

1. 由於技術問題（如邊界不規則），此位置圖所顯示的範圍超過《一手住宅物業銷售條例》（第 621 章）所要求顯示的範圍。
2. 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。
3. 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

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



Location of the Development
發展項目位置

Adopted from part of the aerial photogrpah taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E259452C, dated on 12th September 2025.

摘錄自地政總署測繪處於 2025 年 09 月 12 日在 6,900 呎飛行高度拍攝之鳥瞰照片，
圖片編號為 E259452C。

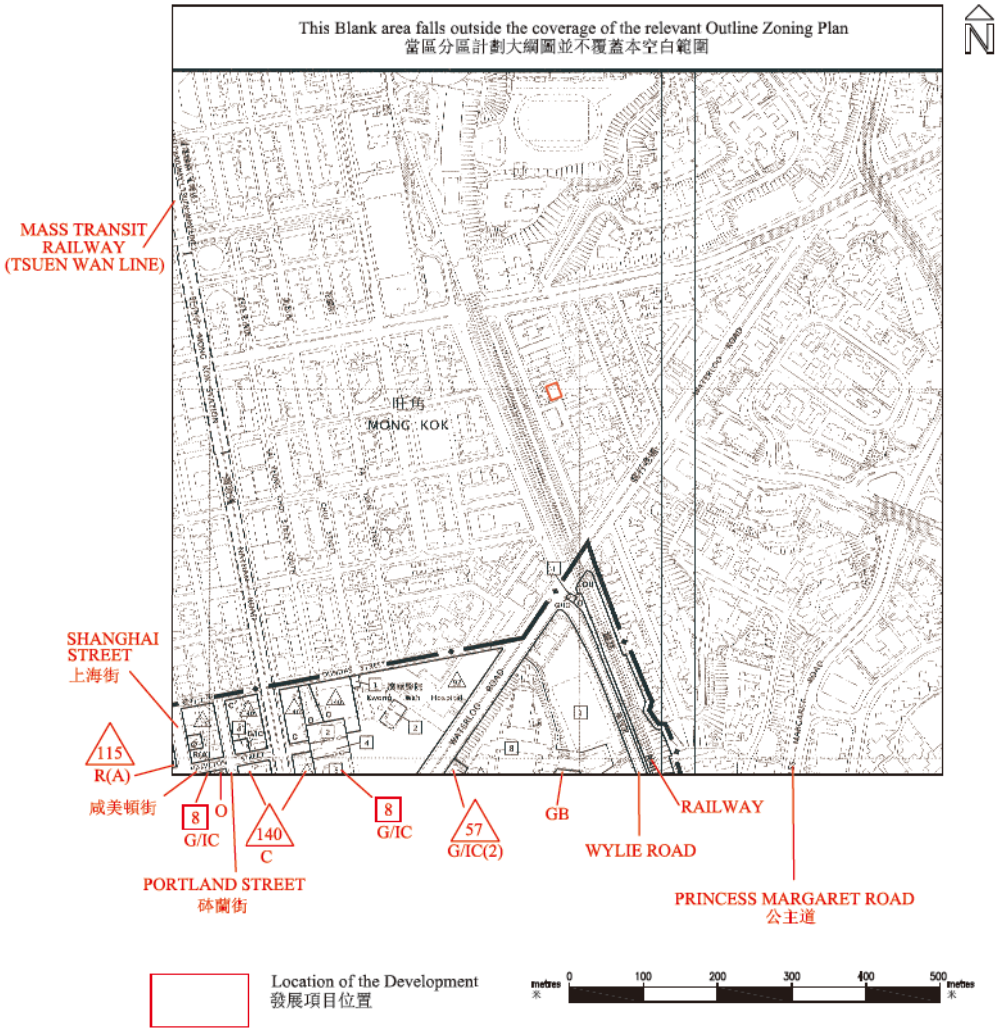
Note:

1. Due to techinical reasons (e.g. irregular boundary), this aerial photograph has shown area more than that required under the Residential Properties (First-Hand Sales) Ordinance (Cap621).
2. Survey and Mapping Office, Lands Department, The Government ofHKSAR© Copyright reserved-reproduction by permission only.

備註：

1. 由於技術問題（如邊界不規則），此位置圖所顯示的範圍超過《一手住宅物業銷售條例》（第 621 章）所要求顯示的範圍。
2. 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。

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



Extract from the Approved Yau Ma Tei (Kowloon Planning Area No. 2) Outline Zoning Plan No. S/K2/26 gazetted on 26 July 2024 from Planning Department of The Government of the Hong Kong Special Administrative Region with adjustment to show the Development site boundary and other information in red.

圖則摘錄自香港特別行政區政府規劃署之油麻地（九龍規劃區第 2 區）分區計劃大綱核准圖，圖則編號 S/K2/26，刊憲日期為 2024 年 7 月 26 日，經處理並以紅色顯示發展項目適界及其他資料。

NOTATION
圖例

ZONES 地帶

Commerical 商業	C
Residential (Group A) 住宅(甲類)	R(A)
Government, Institution or Community 政府、機構或社區	G/IC
Open Space 休憩用地	O
Other Specified Uses 其他指定用途	OU
Green Belt 綠化地帶	GB

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 Meters Above Principal Datum) 最高建築物高度 (在主水平基準上若干米)	80
Maximum Building Height (In Number of Storeys) 最高建築物高度 (樓層數目)	1

The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. The Government of Hong Kong SAR.

此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。

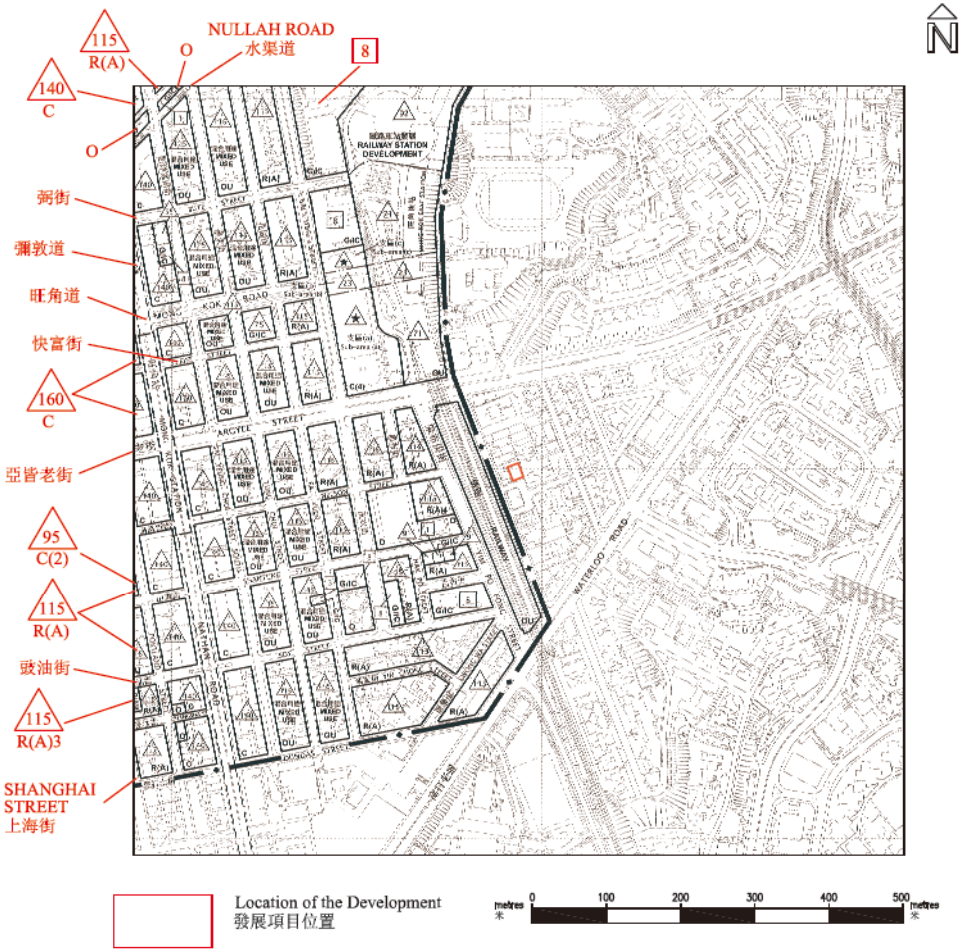
Note:

1. Due to technical reasons (e.g. irregular boundary), this Location Plan has shown area more than that required under the Residential Properties (First-Hand Sales) Ordinance (Cap621).
2. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The construction, planning, design and completion date of the relevant facilities are subject to the final decision and/ or approval of the Government. The actual location thereof upon completion may be different from that as shown in the above plan. The Vendor does not give any offer, representation, undertaking or warranty, whether express or implied, in relation thereto.

備註：

1. 由於技術問題（如邊界不規則），此位置圖所顯示的範圍超過《一手住宅物業銷售條例》（第 621 章）所要求顯示的範圍。
2. 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 有關設施的興建、規劃、設計及完工日期將以政府最終的決定及 / 或批准為準。落成後其實際位置可能與上圖顯示者有所不同。賣方就此並不作出任何不論明示或暗示之邀約，陳述、承諾或保證。

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



Extract from the Approved Mong Kok (Kowloon Planning Area No. 3) Outline Zoning Plan No. S/K3/38 gazetted on 8 November 2024 from Planning Department of The Government of the Hong Kong Special Administrative Region with adjustment to show the Development site boundary and other information in red.

圖則摘錄自香港特別行政區政府規劃署之旺角(九龍規劃區第 3 區)分區計劃大綱核准圖,圖則編號 S/K3/38,刊憲日期為 2024 年 11 月 8 日,經處理並以紅色顯示發展項目邊界及其他資料。

NOTATION
圖例

ZONES 地帶

Commerical 商業	C
Residential (Group A) 住宅(甲類)	R(A)
Government, Institution or Community 政府、機構或社區	G/IC
Open Space 休憩用地	O
Other Specified Uses 其他指定用途	OU

COMMUNICATIONS 交通

Railway and Station (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 Meters Above Principal Datum) 最高建築物高度 (在主水平基準上若干米)	80
Maximum Building Height Restriction as Stipulated on the Notes 《註釋》內訂明最高建築物高度限制	★
Maximum Building Height (In Number of Storeys) 最高建築物高度 (樓層數目)	1

The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. The Government of Hong Kong SAR.

此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。

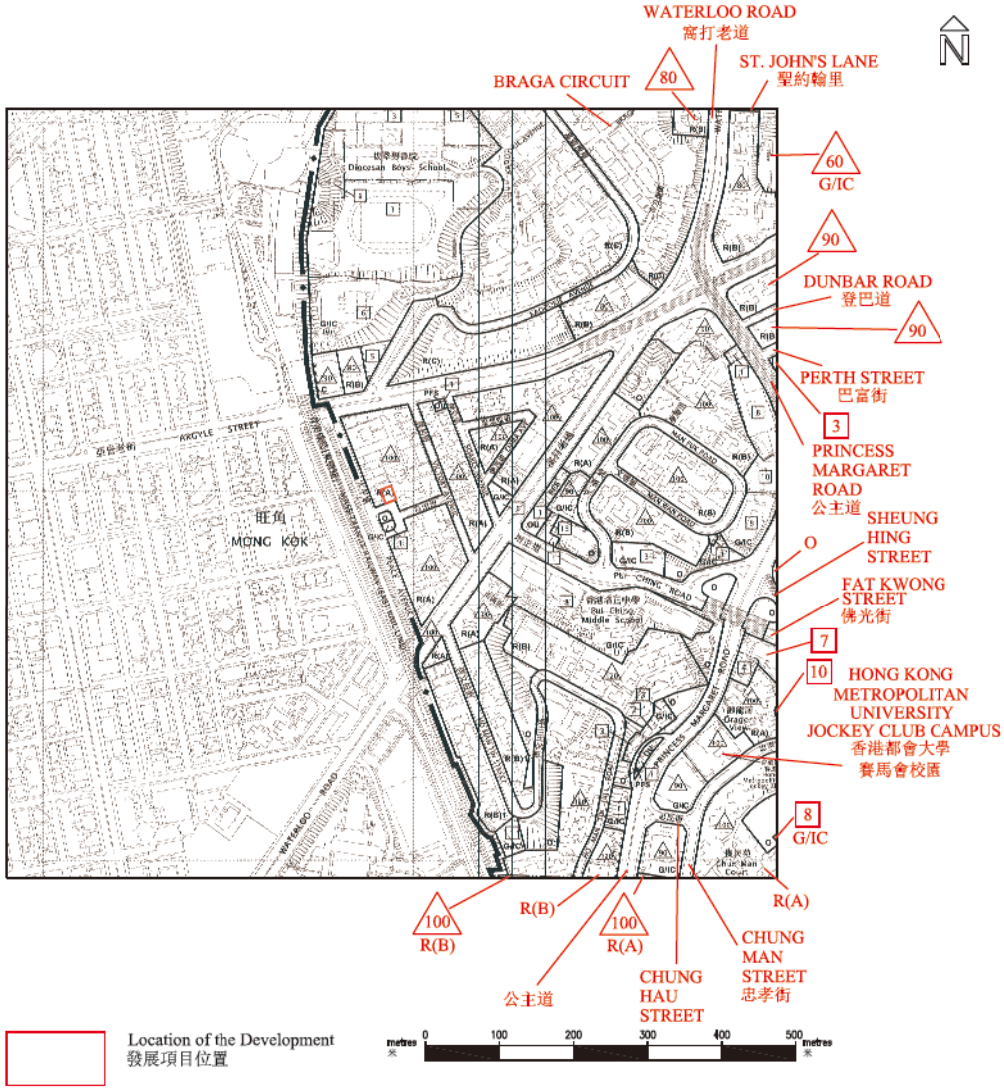
Note:

1. Due to technical reasons (e.g. irregular boundary), this Location Plan has shown area more than that required under the Residential Properties (First-Hand Sales) Ordinance (Cap621).
2. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The construction, planning, design and completion date of the relevant facilities are subject to the final decision and/or approval of the Government. The actual location thereof upon completion may be different from that as shown in the above plan. The Vendor does not give any offer, representation, undertaking or warranty, whether express or implied, in relation thereto.

備註:

1. 由於技術問題(如邊界不規則),此位置圖所顯示的範圍超過《一手住宅物業銷售條例》(第 621 章)所要求顯示的範圍。
2. 賣方亦建議準買家到有關發展地盤作實地考察,以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 有關設施的興建、規劃、設計及完工日期將以政府最終的決定及/或批准為準。落成後其實際位置可能與上圖顯示者有所不同。賣方就此並不作出任何不論明示或暗示之邀約,陳述、承諾或保證。

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



Note:

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2. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The construction, planning, design and completion date of the relevant facilities are subject to the final decision and/ or approval of the Government. The actual location thereof upon completion may be different from that as shown in the above plan. The Vendor does not give any offer, representation, undertaking or warranty, whether express or implied, in relation thereto.

Extract from the Approved Ho Man Tin (Kowloon Planning Areas No. 6 & 7) Outline Zoning Plan No. S/K7/26 gazetted on 10 July 2026 from Planning Department of The Government of the Hong Kong Special Administrative Region with adjustment to show the Development site boundary and other information in red.

圖則摘錄自香港特別行政區政府規劃署之何文田（九龍規劃區第 6 及 7 區）分區計劃大綱核准圖，圖則編號 S/K7/26，刊憲日期為 2026 年 7 月 10 日，經處理並以紅色顯示發展項目邊界及其他資料。

NOTATION
圖例

ZONES 地帶

Commerical 商業	C
Residential (Group A) 住宅(甲類)	R(A)
Residential (Group B) 住宅(乙類)	R(B)
Residential (Group C) 住宅(丙類)	R(C)
Government, Institution or Community 政府、機構或社區	G/IC
Open Space 休憩用地	O
Other Specified Uses 其他指定用途	OU

COMMUNICATIONS 交通

Railway and Station (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 Meters Above Principal Datum) 最高建築物高度 (在主水平基準上若干米)	80
Maximum Building Height (In Number of Storeys) 最高建築物高度 (樓層數目)	1
Petrol Filling Station 加油站	P F S

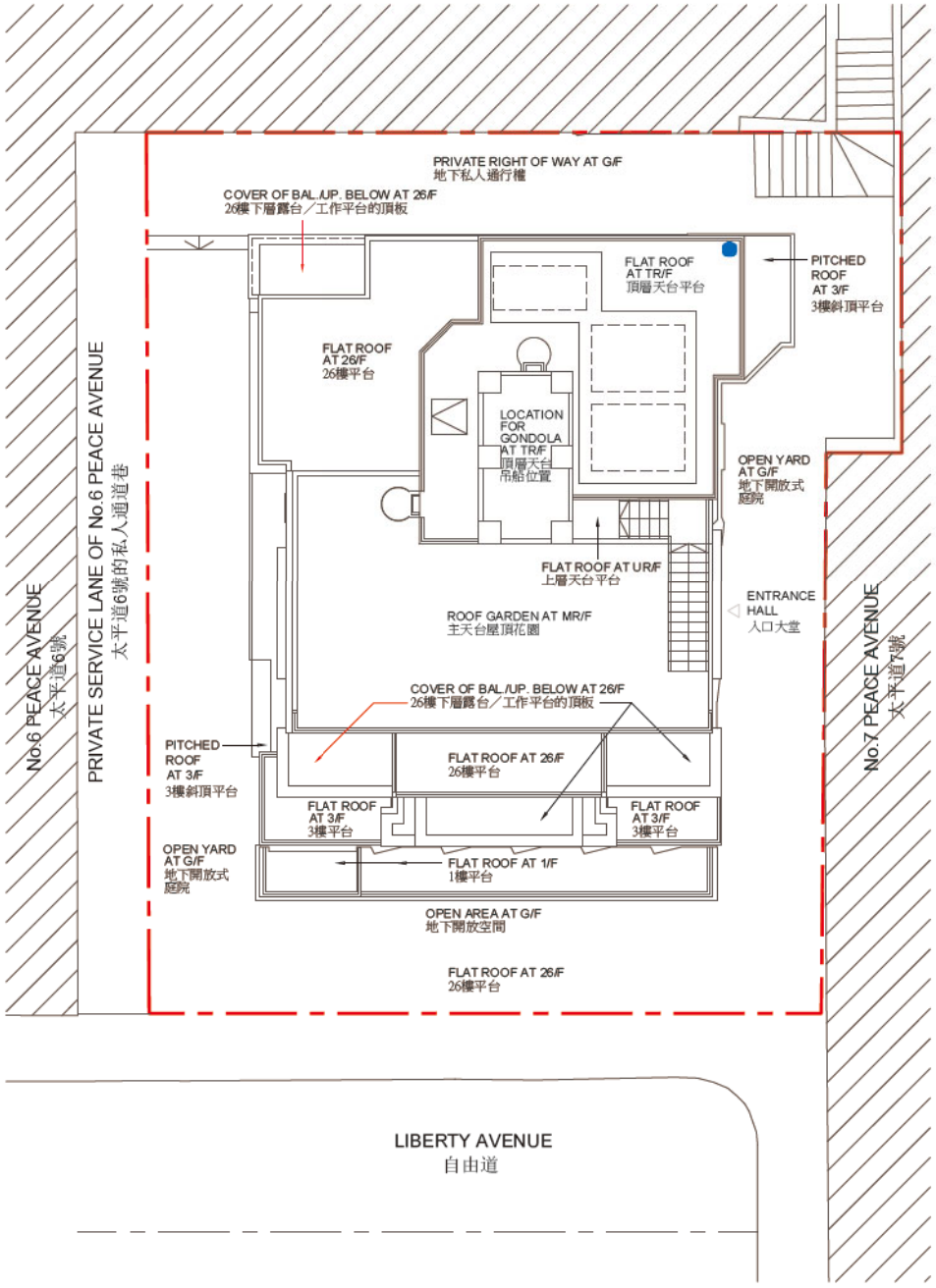
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此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

備註：

1. 由於技術問題（如邊界不規則），此位置圖所顯示的範圍超過《一手住宅物業銷售條例》（第 621 章）所要求顯示的範圍。
2. 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 有關設施的興建、規劃、設計及完工日期將以政府最終的決定及 / 或批准為準。落成後其實際位置可能與上圖顯示者有所不同。賣方就此並不作出任何不論明示或暗示之邀約，陳述、承諾或保證。

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



NOTATION
圖例

BOUNDARY OF THE DEVELOPMENT
發展項目的界線

LIGHTNING ROD AT TOP ROOF
避雷杆於頂層天台

NORTH

0 1 2 3 4 5m(米)

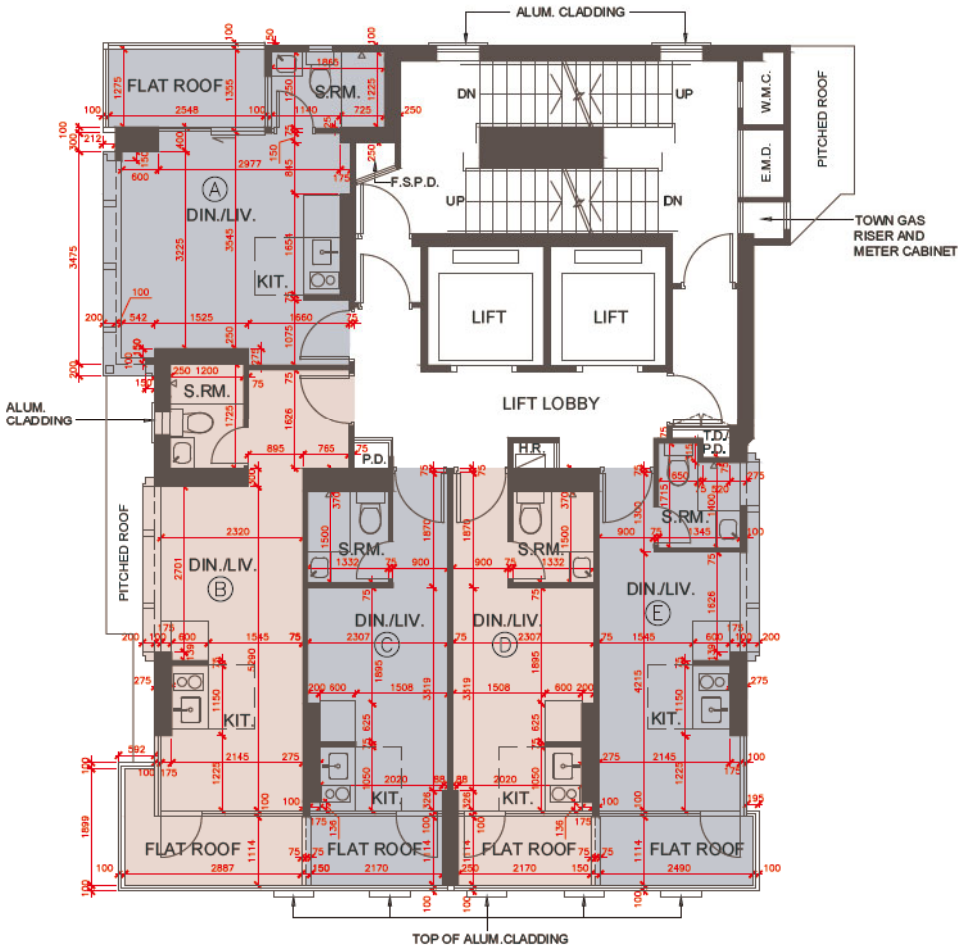
11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
住宅物業的樓面平面圖

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

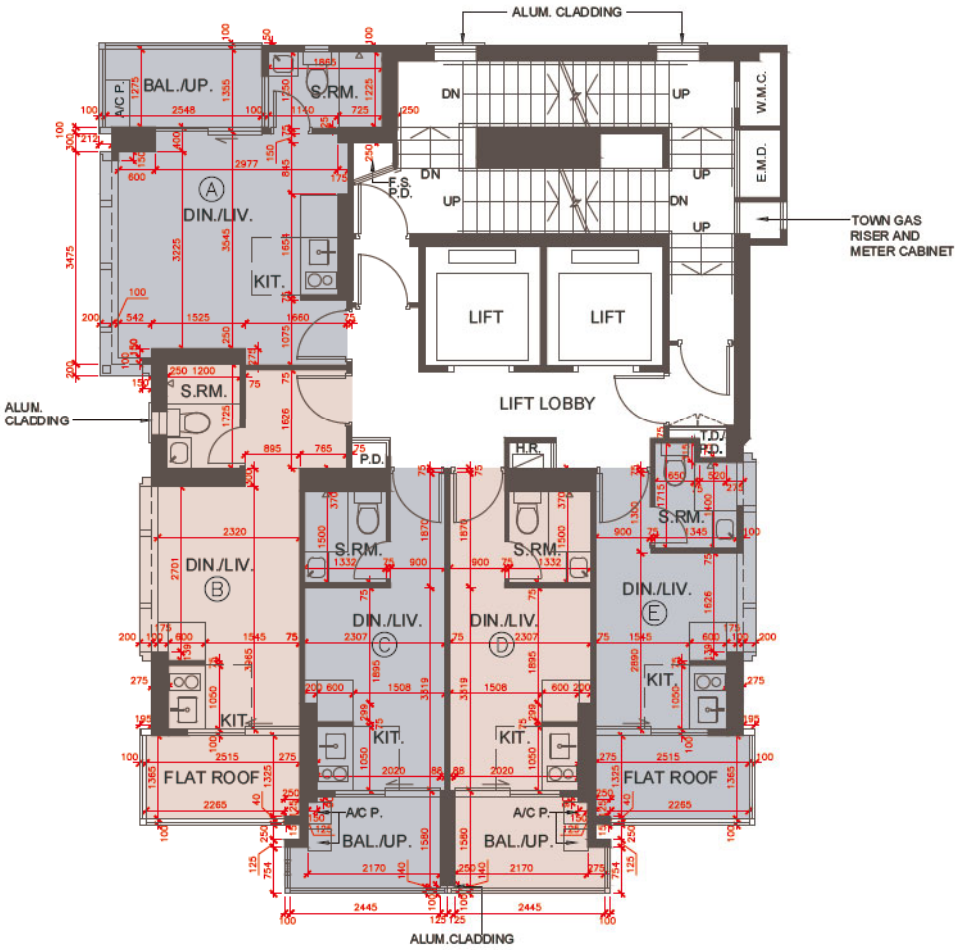
A/C P.	=	AIR-CONDITIONER PLATFORM	=	冷氣機平台
ALUM. CLADDING	=	ALUMINUM CLADDING	=	鋁質覆蓋層板
ARCH. FEATURE	=	ARCHITECTURAL FEATURE	=	建築裝飾
BAL.	=	BALCONY	=	露台
B.R.	=	BEDROOM	=	睡房
DIN./LIV.	=	DINING ROOM / LIVING ROOM	=	飯廳 / 客廳
DN	=	DOWN	=	落
E.M.D.	=	ELECTRICAL METER DUCT	=	電錶櫃
FLAT ROOF	=	FLAT ROOF	=	平台
F.S.P.D.	=	FIRE SERVICES PIPE DUCT	=	消防管道槽
H.R	=	HOSE REEL	=	消防喉轆
KIT.	=	KITCHEN	=	廚房
LIFT	=	LIFT	=	升降機
LIFT LOBBY	=	LIFT LOBBY	=	升降機大堂
P.D.	=	PIPE DUCT	=	管道槽
PITCHED ROOF	=	PITCHED ROOF	=	斜屋頂
ROOF	=	ROOF	=	天台
S.RM.	=	SHOWER ROOM	=	淋浴間
TBE ROOM	=	TELECOMMUNICATIONS AND BROADCASTING EQUIPMENT ROOM	=	電訊及廣播設備室
T.D.	=	TELEPHONE DUCT	=	電話線槽
TOWN GAS RISER AND METER CABINET	=	TOWN GAS RISER AND METER CABINET	=	煤氣立管及煤氣錶櫃
UP	=	UP	=	上
UP.	=	UTILITY PLATFORM	=	工作平台
W.M.C.	=	WATER METER CABINET	=	水錶櫃

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
住宅物業的樓面平面圖

3/F FLOOR PLAN
3 樓平面圖



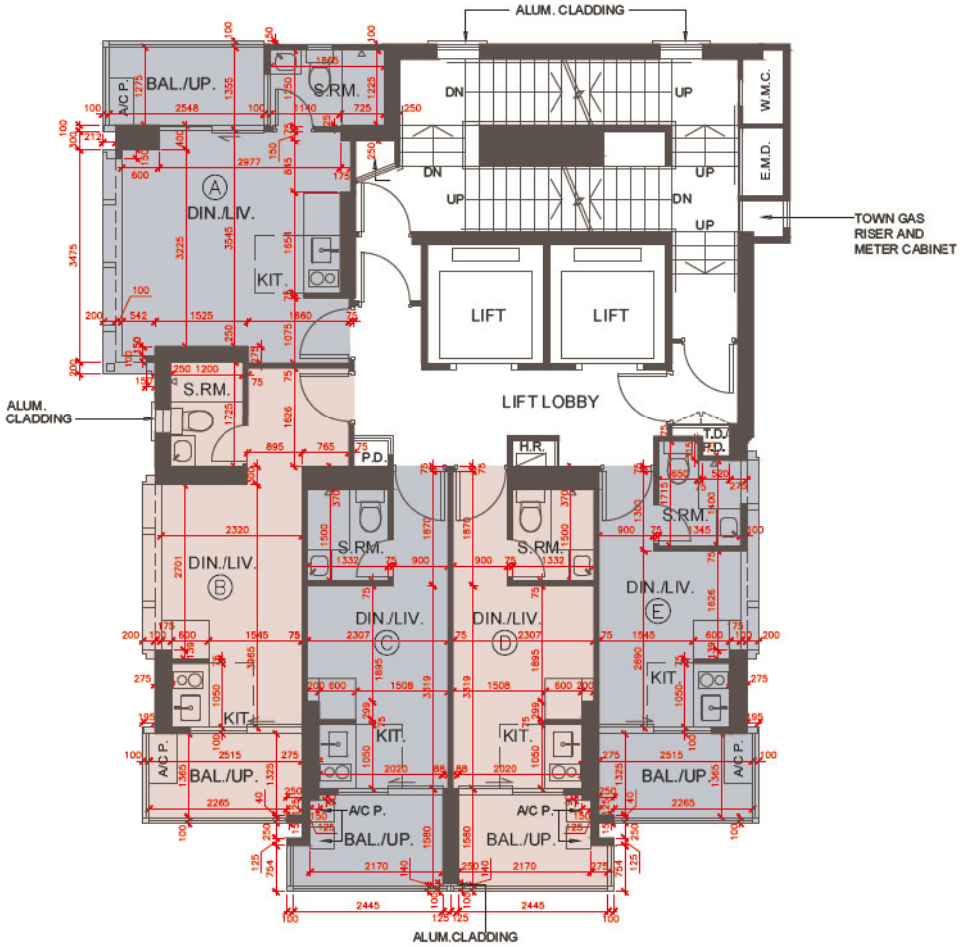
5/F FLOOR PLAN
5 樓平面圖



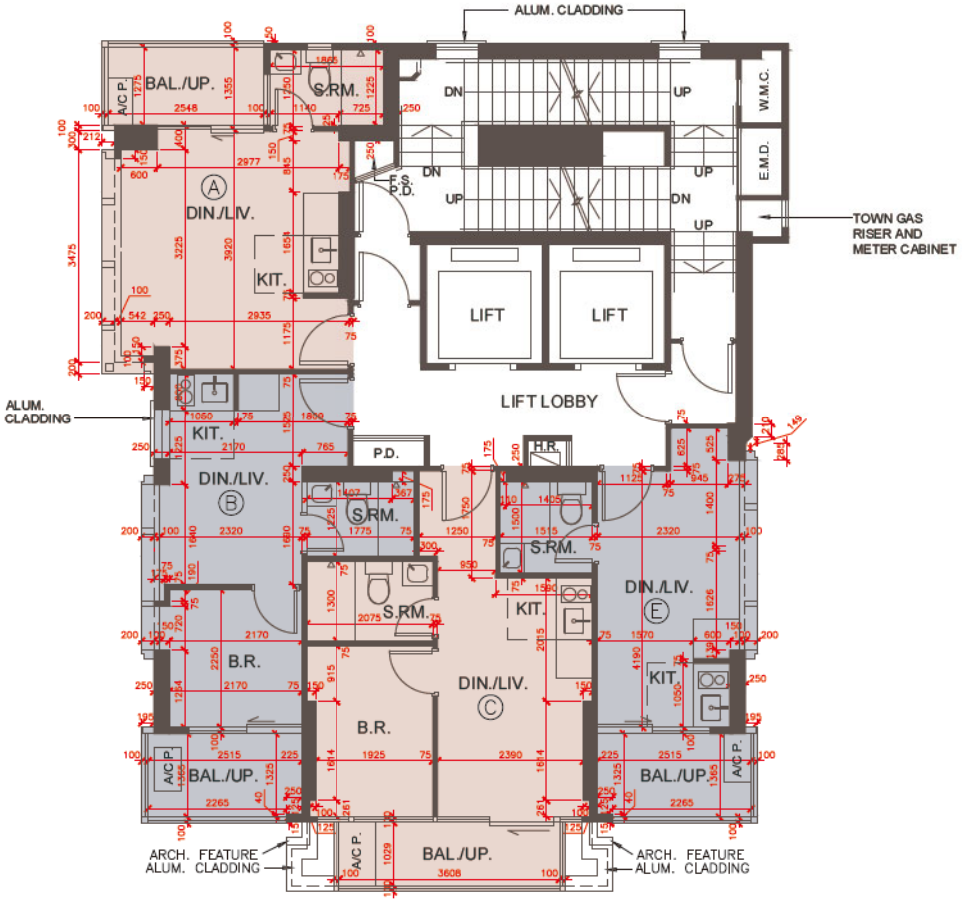


11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
住宅物業的樓面平面圖

6/F-12/F, 15/F-20/F FLOOR PLAN
6 樓至 12 樓及 15 樓至 20 樓平面圖



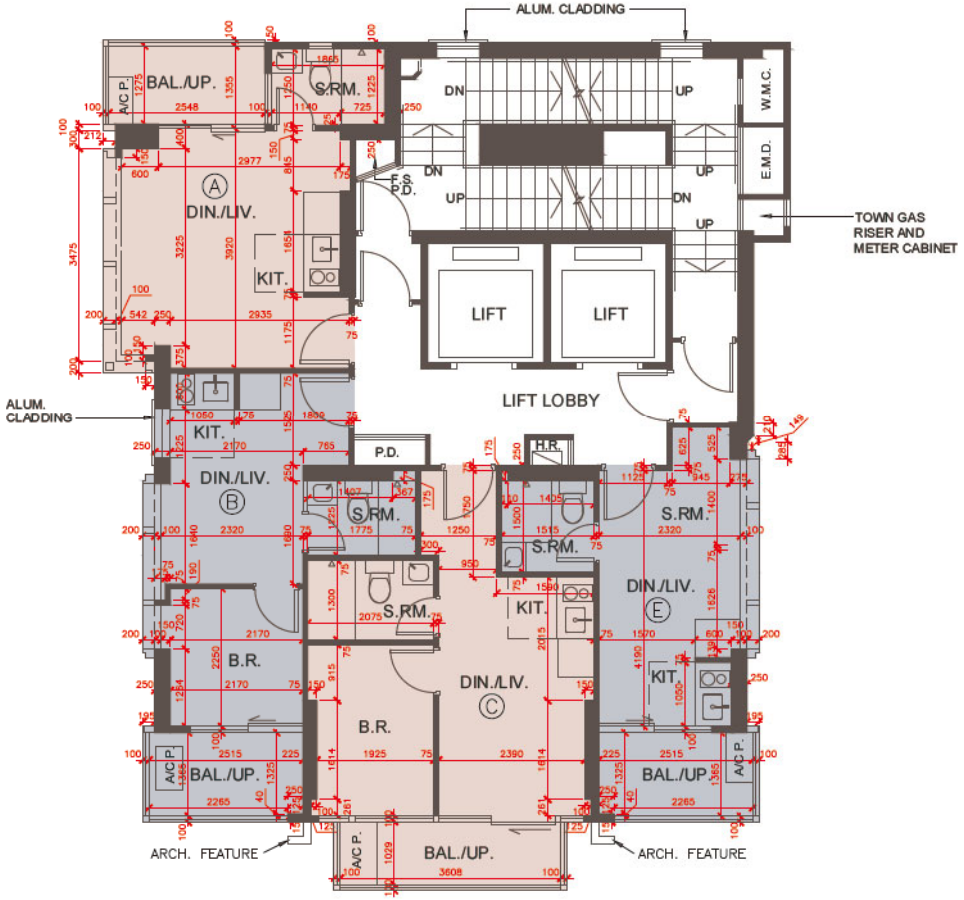
21/F FLOOR PLAN
21 樓平面圖



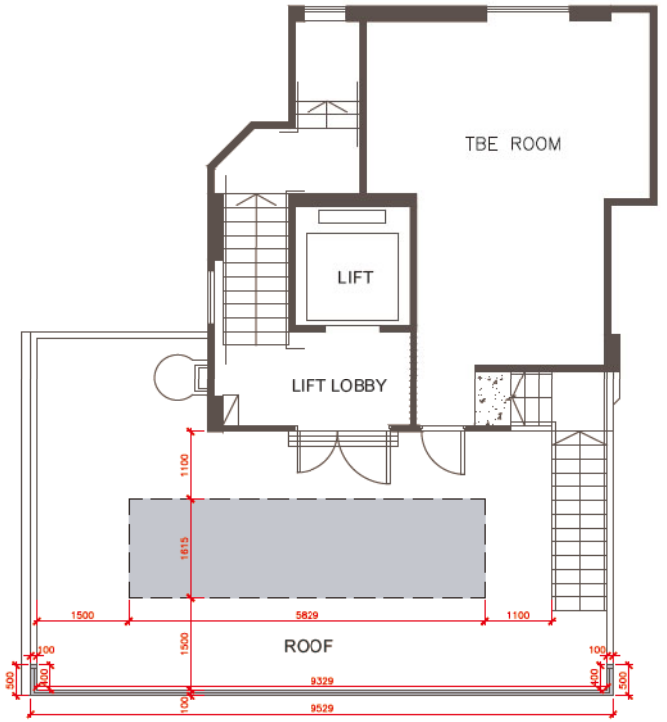


11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
住宅物業的樓面平面圖

22/F-23/F, 25/F FLOOR PLAN
22 樓至 23 樓及 25 樓平面圖



MAIN ROOF FLOOR PLAN
主天台平面圖





11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
住宅物業的樓面平面圖

Description 描述	Floor 樓層	Units 單位				
		A	B	C	D	E
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	3/F 3 樓	150	150	150	150	150
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）		3300 3500 3500*	3300 3500 3500*	3300 3500 3500*	3300 3500 3500*	3300 3500 3500*
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	5/F-12/F 5 樓至 12 樓	150	150	150	150	150
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）		3500 3500*	3500 3500*	3500 3500*	3500 3500*	3500 3500*
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）	15/F-19/F 15 樓至 19 樓	150	150	150	150	150
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）		3500 3500*	3500 3500*	3500 3500*	3500 3500*	3500 3500*
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）	20/F 20 樓	150	150	150	150	150
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）		3500 3500*	3050 3500 3500* 3950*	3050 3500 3500* 3950*	3050 3500 3500* 3950*	3500 3950*

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
住宅物業的樓面平面圖

Description 描述	Floor 樓層	Units 單位				
		A	B	C	D	E
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）	21/F-24/F 21樓至24樓	150	150	150	N/A 不適用	150
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）		3500 3500*	3500 3500*	3500 3500*	N/A 不適用	3500 3500*
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）	25/F 25樓	150	150	150	N/A 不適用	150
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）		3500 3900*	3500 3900*	3500 3900*	N/A 不適用	3500 3900*
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）	Main Roof 主天台	N/A 不適用	N/A 不適用	N/A 不適用		
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）		N/A 不適用	N/A 不適用	N/A 不適用		

* inclusive of the sunken depth of the sunken slab on the floor of this floor (450mm)
* 包括本層地台跌級樓板之跌級深度（450mm）

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

Description of Residential Property 住宅物業的描述		Saleable Area (Including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積（包括露台、工作平台及陽台(如有)）平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）									
Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
3/F 3樓	A	19.109 (206) 露台 Balcony: 0(0) 工作平台 Utility Platform: 0(0)	--	--	--	3.249 (35)	--	--	--	--	--	--
	B	20.568 (221) 露台 Balcony: 2(22) 工作平台 Utility Platform: 0(0)	--	--	--	3.602 (39)	--	--	--	--	--	--
	C	13.383 (144) 露台 Balcony: 0(0) 工作平台 Utility Platform: 0(0)	--	--	--	2.417 (26)	--	--	--	--	--	--
	D	13.531 (146) 露台 Balcony: 0(0) 工作平台 Utility Platform: 0(0)	--	--	--	2.418 (26)	--	--	--	--	--	--
	E	15.334 (165) 露台 Balcony: 0(0) 工作平台 Utility Platform: 0(0)	--	--	--	2.779 (30)	--	--	--	--	--	--

The saleable area and the floor area of balconies and utility platforms are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

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

Remarks:

1. The area specified above in square feet is converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer square feet, which may be slightly different from the area presented in square metres.
2. The symbol "--" as shown in the above table denotes "Not provided".
3. There is no verandah in the residential properties in the Development.
4. 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 上述以平方呎表述之面積由以平方米表述之面積以 1 平方米 = 10.764 平方呎換算並四捨五入至平方呎整數之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 上表所顯示之「--」符號代表「不提供」。
3. 發展項目的住宅物業並無陽台。
4. 不設 4 樓、13 樓、14 樓及 24 樓。

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

Description of Residential Property 住宅物業的描述		Saleable Area (Including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積（包括露台、工作平台及陽台（如有））平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）									
Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
5/F 5 樓	A	22.609 (243) 露台 Balcony: 2(22) 工作平台 Utility Platform: 1.5(16)	--	--	--	--	--	--	--	--	–	--
	B	17.350 (187) 露台 Balcony: 0(0) 工作平台 Utility Platform: 0(0)	--	--	--	3.419 (37)	--	--	--	--	–	--
	C	16.171 (174) 露台 Balcony: 2(22) 工作平台 Utility Platform: 1.5(16)	--	--	--	--	--	--	--	--	–	--
	D	16.320 (176) 露台 Balcony: 2(22) 工作平台 Utility Platform: 1.5(16)	--	--	--	--	--	--	--	--	–	--
	E	12.116 (130) 露台 Balcony: 0(0) 工作平台 Utility Platform: 0(0)	--	--	--	3.419 (37)	--	--	--	--	–	--

The saleable area and the floor area of balconies and utility platforms are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

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

Remarks:

1. The area specified above in square feet is converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer square feet, which may be slightly different from the area presented in square metres.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. There is no verandah in the residential properties in the Development.
4. 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 上述以平方呎表述之面積由以平方米表述之面積以 1 平方米 = 10.764 平方呎換算並四捨五入至平方呎整數之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 上表所顯示之「--」符號代表「不提供」。
3. 發展項目的住宅物業並無陽台。
4. 不設 4 樓、13 樓、14 樓及 24 樓。

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

Description of Residential Property 住宅物業的描述		Saleable Area (Including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積（包括露台、工作平台及陽台(如有)）平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）									
Floor 樓層	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
6/F-12/F, 15/F-18/F, 20/F 6 樓至 12 樓、15 樓至 18 樓及 20 樓	A	22.609 (243) 露台 Balcony: 2(22) 工作平台 Utility Platform: 1.5(16)	--	--	--	--	--	--	--	--	--	--
	B	20.850 (224) 露台 Balcony: 2(22) 工作平台 Utility Platform: 1.5(16)	--	--	--	--	--	--	--	--	--	--
	C	16.171 (174) 露台 Balcony: 2(22) 工作平台 Utility Platform: 1.5(16)	--	--	--	--	--	--	--	--	--	--
	D	16.320 (176) 露台 Balcony: 2(22) 工作平台 Utility Platform: 1.5(16)	--	--	--	--	--	--	--	--	--	--
	E	15.616 (168) 露台 Balcony: 2(22) 工作平台 Utility Platform: 1.5(16)	--	--	--	--	--	--	--	--	--	--

The saleable area and the floor area of balconies and utility platforms are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

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

Remarks:

1. The area specified above in square feet is converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer square feet, which may be slightly different from the area presented in square metres.
2. The symbol "--" as shown in the above table denotes "Not provided".
3. There is no verandah in the residential properties in the Development.
4. 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 上述以平方呎表述之面積由以平方米表述之面積以 1 平方米 = 10.764 平方呎換算並四捨五入至平方呎整數之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 上表所顯示之「--」符號代表「不提供」。
3. 發展項目的住宅物業並無陽台。
4. 不設 4 樓、13 樓、14 樓及 24 樓。

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

Description of Residential Property 住宅物業的描述		Saleable Area (Including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積（包括露台、工作平台及陽台（如有））平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）									
Floor 樓層	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
19/F 19 樓	A	22.609 (243) 露台 Balcony: 2(22) 工作平台 Utility Platform: 1.5(16)	--	--	--	--	--	--	29.557 (318)	--	–	--
	B	20.850 (224) 露台 Balcony: 2(22) 工作平台 Utility Platform: 1.5(16)	--	--	--	--	--	--	--	--	–	--
	C	16.171 (174) 露台 Balcony: 2(22) 工作平台 Utility Platform: 1.5(16)	--	--	--	--	--	--	--	--	–	--
	D	16.320 (176) 露台 Balcony: 2(22) 工作平台 Utility Platform: 1.5(16)	--	--	--	--	--	--	--	--	–	--
	E	15.616 (168) 露台 Balcony: 2(22) 工作平台 Utility Platform: 1.5(16)	--	--	--	--	--	--	--	--	–	--

The saleable area and the floor area of balconies and utility platforms are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

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

Remarks:

1. The area specified above in square feet is converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer square feet, which may be slightly different from the area presented in square metres.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. There is no verandah in the residential properties in the Development.
4. 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 上述以平方呎表述之面積由以平方米表述之面積以 1 平方米 = 10.764 平方呎換算並四捨五入至平方呎整數之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 上表所顯示之「--」符號代表「不提供」。
3. 發展項目的住宅物業並無陽台。
4. 不設 4 樓、13 樓、14 樓及 24 樓。

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

Description of Residential Property 住宅物業的描述		Saleable Area (Including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積（包括露台、工作平台及陽台(如有)）平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）									
Floor 樓層	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
21/F-23/F, 25/F 21 樓至 23 樓及 25 樓	A	23.199 (250) 露台 Balcony: 2(22) 工作平台 Utility Platform: 1.5(16)	--	--	--	--	--	--	--	--	--	--
	B	22.889 (246) 露台 Balcony: 2(22) 工作平台 Utility Platform: 1.5(16)	--	--	--	--	--	--	--	--	--	--
	C	25.268 (272) 露台 Balcony: 2(22) 工作平台 Utility Platform: 1.5(16)	--	--	--	--	--	--	--	--	--	--
	E	18.854 (203) 露台 Balcony: 2(22) 工作平台 Utility Platform: 1.5(16)	--	--	--	--	--	--	--	--	--	--

The saleable area and the floor area of balconies and utility platforms are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

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

Remarks:

1. The area specified above in square feet is converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer square feet, which may be slightly different from the area presented in square metres.
2. The symbol "--" as shown in the above table denotes "Not provided".
3. There is no verandah in the residential properties in the Development.
4. 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 上述以平方呎表述之面積由以平方米表述之面積以 1 平方米 = 10.764 平方呎換算並四捨五入至平方呎整數之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 上表所顯示之「--」符號代表「不提供」。
3. 發展項目的住宅物業並無陽台。
4. 不設 4 樓、13 樓、14 樓及 24 樓。

13 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT
停車位的樓面平面圖

Not Applicable
不適用

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

1. A preliminary deposit of 5% is payable by the purchaser to the vendor (the owner) on the signing of the preliminary agreement for sale and purchase (the "preliminary agreement");

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

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

1. 在簽署臨時買賣合約（「該"臨時合約」）時須向賣方（擁有人）支付款額為 5% 的臨時訂金；

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

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

15 SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

The Deed of Mutual Covenant and Management Agreement ("DMC") in respect of the Development provides that :-

A. Common parts of the Development

"Common Areas and Facilities"

means, collectively, the Development Common Areas and Facilities, the Residential Common Areas and Facilities, the Commercial Common Areas and Facilities and all those parts and such of the areas and facilities (if any) of the Development designated as common areas and facilities by the First Owner in accordance with the provisions of the DMC or by the relevant Owners in any Sub-Deed(s) (if any);

"Development Common Areas and Facilities"

means and includes:-

(a) foundations, columns, beams and other structural supports and elements of the Development, lift, lift pit, meter room, sprinkler pump and fire service transfer water tank and transfer pump room, sprinkler water tank, transformer room, fire service and sprinkler inlets, fire services pipe duct (F.S.P.D.), fire control centre with sprinkler system alarm valve set, smoke outlet, telephone duct (T.D.), hose reel (H.R.), entrance hall on G/F, open yard (paved) on G/F, water check meter cabinet, switch room, flushing water tank and pump room, corridors, common corridors, staircases, stairways, portable water tank and pump room, fire service (F.S.) pump room, mass fill concrete under staircase on 26/F, telecommunications and broadcasting equipment (TBE) room, F.S. water tank, emergency generator room, lift machine room, fiberglass flushing water tank, fiberglass potable water tank, cat ladder (C.L.) with safety hoop, metal louvre (M.L.) and location for gondola which are (if and where capable of being shown on plans) for the identification purposes only shown coloured Violet on the DMC plans annexed to the DMC ("DMC Plans");

(b) such parts of the external walls of the Development (including, if any, the curtain walls forming part thereof and glazing, windows, louvres, frames, external finishes, claddings and architectural fins and features thereon (if any)) which are for identification purpose only shown coloured Violet on the elevation plans annexed to the DMC ("Elevation Plans") but excluding those forming part of (i) the Residential Units; (ii) the Shops; (iii) the Residential Common Areas and Facilities; and (iv) the Commercial Common Areas and Facilities;

(c) such other areas, systems, devices, services and facilities of and in the Land and the Development as may at any time be designated as Development Common Areas and Facilities by the First Owner in accordance with the DMC or by the relevant Owners in any Sub-Deed (if any); and

(d) to the extent not specifically provided in paragraphs (a), (b) and (c) above, such other parts of the Land and the Development as may fall within the definition of "common parts" as defined in the BMO,

but excludes the Residential Common Areas and Facilities, Commercial Common Areas and Facilities and such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner PROVIDED THAT, where appropriate, if (i) any parts of the Development covered by paragraph (a) of the definition of "common parts" set out in section 2 of the BMO; and/or (ii) any parts specified in the Schedule 1 to the BMO and included under paragraph (b) of the definition of "common parts" set out in section 2 of the BMO, shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Development Common Areas and Facilities;

"Residential Common Areas and Facilities"

means and includes:-

(a) corridors, common corridors, staircases, stairways, lift, lift pit, lift lobbies on 3/F to 25/F (excluding 4/F, 13/F, 14/F and 24/F), water meter cabinet (W.M.C.), electrical meter duct (E.M.D.), fire services pipe duct (F.S.P.D.), town gas riser and meter cabinet, metal louvre (M.L.) at high level (H/L) and low level (L/L), pipe duct (P.D.), hose reel (H.R.), telephone duct (T.D.), balcony (Bal.)/utility platform (U.P.) cover for 20/F only, cover of Bal./U.P. on 26/F, metal louvre (M.L.), metal louvre (M.L.) at high level (H.L.), metal louvre (M.L.) at high level (H.L.) as top vent, metal louvre (M.L.) with wind guard, portable & flushing water pump room, top of curtain wall, lobby on 26/F and the flat roof appertaining thereto, H.R. at high level (H.L.), accessible unisex toilet, multi-function room on 26/F and the flat roof appertaining thereto, reinforced concrete (R.C.) parapet wall, lift machine room, concrete (CON.) curb, metal louvre (M.L.) under concrete (CON.) curb and reinforced concrete (R.C.) plinth for gondola, which are (if and where capable of being shown on plans) for identification purposes only shown coloured Red on the DMC Plans;

(b) such parts of the external walls of the Development (including, if any, the curtain walls forming part thereof and glazing, windows, louvres, frames, external finishes, claddings and architectural fins and features thereon (if any)) which are for identification purpose only shown coloured Red on the Elevation Plans and the aluminium cladding, vertical aluminium architectural feature of the Development thereon (excluding the windows of the Residential Units and the Shops, and those external walls of the Development forming part of (i) the Residential Units; (ii) the Shops; (iii) the Development Common Areas and Facilities; and (iv) the Commercial Common Areas and Facilities) which are (if and where capable of being shown on plans) for identification purposes only shown coloured Red on the DMC Plans;

(c) such other areas and any other systems, services, devices and facilities provided for or installed in the Development intended for the common use and benefit of all the Residential Units as a whole and not just any particular Residential Unit; and

(d) such other areas, systems, devices, services and facilities of and in the Land and the Development as may at any time be designated as Residential Common Areas and Facilities by the First Owner in accordance with the DMC or by the relevant Owners in any Sub-Deed (if any),

but excludes the Development Common Areas and Facilities, Commercial Common Areas and Facilities and such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner;

"Commercial Common Areas and Facilities"

means and includes:-

(a) lift pit, lift lobbies on G/F to 2/F, corridors, common corridors, male unisex accessible toilet, window and metal louvre (M.L.) at high level (H/L), metal louvre (M.L.) on 1/F to 2/F and upper part of 2/F, pitched roof, electrical meter duct (E.M.D.), female unisex accessible toilet, male lavatory (M.Lav.), air handling unit (A.H.U.) room (for shop only), hose reel (H.R.), fire services pipe duct (F.S.P.D.), lift control panel which are (if and where capable of being shown on plans) for identification purposes only shown coloured Orange on the DMC Plans;

(b) such parts of the external walls of the Development (including, if any, the curtain walls forming part thereof and glazing, windows, louvres, frames, external finishes, claddings and architectural fins and features thereon (if any)) which are for identification purpose only shown coloured Orange on the Elevation Plans and the aluminium cladding, vertical aluminium architectural feature of the Development thereon (excluding the windows of the Residential Units and the Shops, and those external walls of the Development forming part of (i) the Residential Units; (ii) the Shops; (iii) the Development Common Areas and Facilities; and (iv) the Residential Common Areas and Facilities) which are (if and where capable of being shown on plans) for identification purposes only shown coloured Orange on the DMC Plans;

(c) such other areas and any other systems, services, devices and facilities provided for or installed in the Development intended for the common use and benefit of all the Shops as a whole and not just any particular Shop; and

(d) such other areas, systems, devices, services and facilities of and in the Land and the Development as may at any time be designated as Commercial Common Areas and Facilities by the First Owner in accordance with the DMC or by the relevant Owners in any Sub-Deed (if any),

but excludes the Development Common Areas and Facilities, Residential Common Areas and Facilities and such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner.

B. Number of undivided shares assigned to each residential property in the Development

Floor	Unit	Undivided Shares	Management Shares
3/F	Unit A with Flat Roof	93	93
	Unit B with Flat Roof	103	103
	Unit C with Flat Roof	70	70
	Unit D with Flat Roof	70	70
	Unit E with Flat Roof	78	78
5/F	Unit A with Balcony and Utility Platform	105	105
	Unit B with Flat Roof	95	95
	Unit C with Balcony and Utility Platform	75	75
	Unit D with Balcony and Utility Platform	76	76
	Unit E with Flat Roof	71	71
6/F – 20/F (13 storeys)	Unit A with Balcony and Utility Platform (Note 2)	105	105
	Unit B with Balcony and Utility Platform	95	95
	Unit C with Balcony and Utility Platform	75	75
	Unit D with Balcony and Utility Platform	76	76
	Unit E with Balcony and Utility Platform	71	71
21/F – 25/F (4 storeys)	Unit A with Balcony and Utility Platform	106	106
	Unit B with Balcony and Utility Platform	105	105
	Unit C with Balcony and Utility Platform	115	115
	Unit E with Balcony and Utility Platform	83	83

Notes:

1. In the numbering of Floors, 4/F, 13/F, 14/F and 24/F are omitted.
2. For Unit A on 19/F, apart from the Balcony and Utility Platform appertaining thereto, the said unit shall also include a portion of Roof on MR/F together with the Glass Balustrade erected thereabove which are (if and where capable of being shown on plans) for identification purposes only, respectively shown coloured Magenta and Cyan on both the DMC Plans and the Elevation Plans.

C. Term of years for which the manager of the Development is appointed

Kong Shum Smart Management Services Limited is appointed under the DMC as the Manager of the Development for an initial term of two (2) years commencing from the date of the DMC and to be continued thereafter unless and until terminated by not less than three (3) calendar months' notice in writing in accordance with the terms of the DMC.

D. Basis on which the management expenses are shared among the owners of the residential properties in the Development

Each Owner of a Residential Unit shall contribute towards the management expenses (which shall be based on the budget prepared by the Manager) of the Development in such manner, which proportion shall be equal to the undivided shares of his Residential Unit divided by the total undivided shares of all the Residential Units in the Development.

E. Basis on which the management fee deposit is fixed

A sum as security equivalent to three (3) months' monthly management contribution and such security amount shall be non-refundable but transferable.

F. Area (if any) in the Development retained by the owner for that owner's own use

Not applicable.

15 SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

發展項目的《公契及管理協議》(「公契」)訂明：

A. 發展項目的公用部份

「公用地方及設施」

統指發展項目公用地方及設施、住宅公用地方及設施、商業公用地方及設施，以及發展項目所有經第一業主依據公契之規定，或經相關業主於任何分契(如有)中指定為公用地方及設施之部分及該等區域與設施(如有)

「發展項目公用地方及設施」

指並包括以下各項：

(a) 發展項目之地基、柱、樑及其他結構支撐物與構件、升降機、升降機槽、電錶房、灑水泵及消防上水水箱及水泵房、灑水水箱、變壓器室、消防進水口及灑水系統進水口、消防管道槽(F.S.P.D.)、附設自動灑水系統警報閥組之消防控制室、排煙口、電話線管道槽(T.D.)、消防喉轆(H.R.)、地下層入口大堂、位於地下層的露天鋪砌庭院、水錶櫃、配電室、沖廁用水水箱及水泵房、走廊、公共走廊、樓梯間、樓梯、食水水箱及水泵房、消防(F.S.)水泵房、第26層位於樓梯底的大體積混凝土填充、電訊及廣播設備(T.B.E)房、消防水箱、緊急發電機房、升降機機房、玻璃纖維沖廁用水水箱、玻璃纖維食水水箱、連安全護籠的貓梯(C.L.)、金屬百葉(M.L.)及吊船位置，上述設施(如圖則上可標示者)僅為識別目的，於夾附於公契的公契圖則(「公契圖則」)上以紫色標示；

(b) 發展項目外牆的相關部分(包括構成其一部分的幕牆(如有)及其上的玻璃、窗戶、百葉窗、窗框、外牆飾面、覆蓋層以及建築飾鰭與裝飾(如有))，該等部分在公契所夾附的立面圖(「立面圖」)上以紫色顯示(僅供識別)，但不包括構成(i)住宅單位；(ii)商店；(iii)住宅公用地方及設施；及(iv)商業公用地方及設施一部分的外牆；

(c) 該土地及發展項目內其他經第一業主根據公契或經相關業主在任何分契(如有)中指定為「發展項目公用地方及設施」的區域、系統、裝置、服務及設施；以及

(d) 凡上文(a)、(b)及(c)段未明確規定者，該土地及發展項目中符合《建築物管理條例》所界定之「公用部分」定義的其他部分，

但不包括住宅公用地方及設施、商業公用地方及設施以及發展項目內任何特定業主擁有持有、使用、佔用及享用的專屬權利及特權之區域，以及發展項目內僅供任何特定業主使用的設施；惟在適當情況下，若(i)發展項目中任何部分符合《建築物管理條例》第2條所載「公共部分」定義的(a)段；及/或(ii)《建築物管理條例》附表1所指明且涵蓋於《建築物管理條例》第2條所載「公共部分」定義第(b)段的任何部分，亦應受前述條文規管，則該等部分應被視為已納入發展項目公用地方及設施，並構成其一部分；

「住宅公用地方及設施」

指並包括以下各項：

(a) 走廊、公共走廊、樓梯間、樓梯、升降機、升降機槽、位於第3層至第25層(不包括第4層、第13層、第14層及第24層)的電梯大堂、水錶櫃(W.M.C.)、電錶管道槽(E.M.D.)、消防管道槽(F.S.P.D.)、煤氣立管與煤氣錶櫃、置於高位(H.L.)及低位(L.L.)的金屬百葉(M.L.)、管道槽(P.D.)、消防喉轆(H.R.)、電話線管道槽(T.D.)、第20層的露台/工作平台之上蓋、位於第26層的露台(Bal.)/工作平台(U.P.)上蓋、金屬百葉(M.L.)、置於高位(H.L.)的金屬百葉(M.L.)、置於高位(H.L.)的金屬百葉(M.L.)(作頂部通風口)、金屬百葉(M.L.)連風擋、食水及沖廁用水水泵房、幕牆頂部、位於第26層的大堂及其附屬之平台、置於高位的消防喉轆(H.L.)、無障礙男女共用洗手間、位於第26層的多用途室及其附屬之平台、鋼筋混凝土(R.C.)護牆、升降機機房、混凝土(CON.)路緣、置於混凝土(CON.)路緣其下的金屬百葉(M.L.)及吊船鋼筋混凝土(R.C.)底座，上述設施(如圖則上可標示者)僅為識別目的，於夾附於公契的公契圖則上以紅色標示；

(b) 發展項目外牆的相關部分(包括構成其一部分的幕牆(如有)及其上的玻璃、窗戶、百葉窗、窗框、外牆飾面、覆蓋層以及建築飾鰭與裝飾(如有))而該等部分在公契所夾附的立面圖(「立面圖」)上以紅色顯示(僅供識別)及位於其上的鋁質覆蓋層及垂直鋁質建築裝飾(不包括住宅單位及商店的窗戶，亦不包括構成(i)住宅單位；(ii)商店；(iii)發展項目公用地方及設施；及(iv)商業公用地方及設施一部分的外牆)，該等部分(如圖則上可標示且標示之處)僅為識別目的，在公契圖則上以紅色標示；

(c) 發展項目內為所有住宅單位整體(而非僅任何特定住宅單位)之共同使用及利益而提供或安裝之其他區域，以及任何其他系統、服務、裝置及設施；及

(d) 該土地及該發展項目內之其他區域、系統、裝置、服務及設施，凡由第一業主根據公契或由相關業主於任何分契(如有)中指定為「住宅公用地方及設施」者，

但不包括發展項目公用地方及設施、商業公用地方及設施以及發展項目內任何特定業主擁有獨家持有、使用、佔用及享用的權利與特權之區域，以及發展項目內僅供任何特定業主使用之設施；

「商業公用地方及設施」

指並包括以下各項：

(a) 升降機槽、位於地下層至第2層的電梯大堂、走廊、公共走廊、男性無障礙洗手間、置於高位(H.L.)的窗戶及金屬百葉(M.L.)、位於第1層至第2層及第2層高層的金屬百葉(M.L.)、斜屋頂、電錶管道槽(E.M.D.)、女性無障礙洗手間、男性洗手間(M.Lav.)、風櫃房(A.H.U.)(僅供商店使用)、消防喉轆(H.R.)、消防管道槽(F.S.P.D.)、升降機控制板，上述設施(如圖則上可標示者)僅為識別目的，於夾附於公契的公契圖則上以橙色標示；

(b) 發展項目外牆的相關部分(包括構成其一部分的幕牆(如有)及其上的玻璃、窗戶、百葉窗、窗框、外牆飾面、覆蓋層以及建築飾鰭與裝飾(如有))而該等部分在公契所夾附的立面圖(「立面圖」)上以橙色顯示(僅供識別)及位於其上的鋁質覆蓋層及垂直鋁質建築裝飾(不包括住宅單位及商店的窗戶，亦不包括構成(i)住宅單位；(ii)商店；(iii)發展項目公用地方及設施；及(iv)住宅公用地方及設施一部分的外牆)，該等部分(如圖則上可標示且標示之處)僅為識別目的，在公契圖則上以橙色標示；

(c) 發展項目內為所有商店整體(而非僅任何特定商店)之共同使用及利益而提供或安裝之其他區域，以及任何其他系統、服務、裝置及設施；及

(d) 該土地及該發展項目內之其他區域、系統、裝置、服務及設施，凡由第一業主根據公契或由相關業主於任何分契(如有)中指定為「商業公用地方及設施」者，

但不包括發展項目公用地方及設施、住宅公用地方及設施以及發展項目內任何特定業主擁有獨家持有、使用、佔用及享用的權利與特權之區域，以及發展項目內僅供任何特定業主使用之設施。

B. 分配予發展項目中的每個住宅物業的不分割份數的數目

樓層	住宅物業	不分割份數	管理份數
3樓	A單位(連平台)	93	93
	B單位(連平台)	103	103
	C單位(連平台)	70	70
	D單位(連平台)	70	70
	E單位(連平台)	78	78
5樓	A單位(連露台及工作平台)	105	105
	B單位(連平台)	95	95
	C單位(連露台及工作平台)	75	75
	D單位(連露台及工作平台)	76	76
	E單位(連平台)	71	71
6樓 – 20樓(共13層)	A單位(連露台及工作平台)(備註2)	105	105
	B單位(連露台及工作平台)	95	95
	C單位(連露台及工作平台)	75	75
	D單位(連露台及工作平台)	76	76
	E單位(連露台及工作平台)	71	71
21樓 – 25樓(共4層)	A單位(連露台及工作平台)	106	106
	B單位(連露台及工作平台)	105	105
	C單位(連露台及工作平台)	115	115
	E單位(連露台及工作平台)	83	83

備註：

1. 不設4樓、13樓、14樓及24樓。
2. 就19樓A單位而言，除附屬該單位的露台及工作平台外，該單位亦包含天台層(MR/F)的一部分連同豎立於其上的玻璃欄杆，該等部分(如圖則上可標示且標示之處)僅為識別目的，分別在公契圖則及立面圖上以桃紅色及青色標示。

C. 發展項目管理人的委任年期

港深智能管理服務有限公司已獲委任為發展項目管理人，初始任期為自公契日期起兩(2)年，並隨後續任，直至根據公契的條款發出不少於三(3)個公曆月之書面通知以終止任期。

D. 發展項目中住宅物業的擁有人分擔管理開支的基準

每個住宅單位的業主須根據其住宅單位的管理份數及按照公契指定的原則，以公契訂明的方式、金額及比例攤付發展項目的管理開支(根據管理人擬備的預算案計算)。

E. 計算管理費按金的基準

管理費按金相等於三(3)個月之管理費，該按金不可退還，但可轉讓。

F. 賣方在發展項目中保留作自用的範圍(如有)

不適用。

16 SUMMARY OF LAND GRANT 批地文件的摘要

A. Lot number of the land on which the Development is situated

The Development is situated on The Remaining Portion of Section A of Kowloon Inland Lot No.1312, Section F of Kowloon Inland Lot No. 1314, and The Remaining Portion of Kowloon Inland Lot No.1314

B. Terms of years

The Land is held under the Government Lease of Kowloon Lot No. 1312 ("the First Government Lease") for a term of 75 years with a right of renewal for a further term of 75 years commencing from 1st December 1913 and under the Government Lease of Kowloon Inland Lot No.1314 ("the 2nd Government Lease") for a term of 75 years with a right of renewal for a further term of 75 years commencing from 1st December 1913.

C. User restrictions applicable to the Land

The First Government Lease stipulates that :-

"The said Lessee his Executors, Administrators or Assigns or any other person or persons shall not nor will during the continuation of this demise, use, exercise or follow, in or upon the said premises or any part thereof, the trade or business or business of a Brazier, Slaughterman, Soap-maker, Sugar-baker, Fellmonger, Melter of tallow, Oilman, Butcher Distiller, Victualler, or Tavern-keeper, Blacksmith, Nightman, Scavenger or any other noisy, noisome or offensive trade or business whatever, without the previous licence of His said Majesty, His Heirs, Successors or Assigns, signified in writing by the Governor of the said Colony of Hongkong or other person duly authorized in that behalf;"

The Second Government Lease stipulates that :-

"The said Lessee his Executors, Administrators or Assigns or any other person or persons shall not nor will during the continuation of this demise, use, exercise or follow, in or upon the said premises or any part thereof, the trade or business or business of a Brazier, Slaughterman, Soap-maker, Sugar-baker, Fellmonger, Melter of tallow, Oilman, Butcher Distiller, Victualler, or Tavern-keeper, Blacksmith, Nightman, Scavenger or any other noisy, noisome or offensive trade or business whatever, without the previous licence of His said Majesty, His Heirs, Successor sor Assigns, signified in writing by the Governor of the said Colony of Hongkong or other person duly authorized in that behalf;"

D. Facilities that are required to be constructed and provided for the Government, or for public use

Not applicable

E. Grantee's obligation to lay form or landscape any areas, or to construct or maintain any structures or facilities, within our outside the land

The First Government Lease stipulates that :-

"ALSO SAVE AND EXCEPT full power to His said Majesty His Heirs, Successors and Assigns to make and conduct through and under the said premises, all and any public or common sewers or watercourses."

"The said Lessee, his Executors, Administrators, or Assigns, shall and will, from time to time, and at all times hereafter, when, where, and as often as need or occasion shall be and require, at his and their own proper costs and charges, well and sufficiently Repair, Uphold, Support, Maintain, Pave, Purge, Scour, Cleanse Empty, Amend and keep the messuage or tenement, messuages or tenements, and all other erections and buildings, now or at any time hereafter standing upon the said piece or parcel of ground hereby expressed to be demised and all the Walls, Banks, Cuttings, Hedges, Ditches, Rails, Lights, Pavements, Privies, Sinks, Drains and Watercourses thereunto belonging, and which shall in any-wise belong or appertain unto the same, in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Surveyor of His said Majesty, His Heirs, Sucessors or Assigns."

"... the SAID messuage or tenement, messuages or tenements, erections, buildings and premises, so being well and sufficiently repairs, sustained and amended, at the end, or sooner determination of the said term hereby granted, shall and will peaceably and quietly deliver up to His said Majesty, His Heirs, Successors or Assigns"

The Second Government Lease stipulates that :-

"ALSO SAVE AND EXCEPT full power to His said Majesty His Heirs, Successors and Assigns to make and conduct through and under the said premises, all and any public or common sewers or watercourses."

"The said Lessee, his Executors, Administrators, or Assigns, shall and will, from time to time, and at all times hereafter, when, where, and as often as need or occasion shall be and require, at his and their own proper costs and charges, well and sufficiently Repair, Uphold, Support, Maintain, Pave, Purge Scour, Cleanse Empty, Amend and keep the messuage or tenement, messuages or tenements, and all other erections and buildings, now or at any time hereafter standing upon the said piece or parcel of ground hereby expressed to be demised and all the Walls, Banks, Cuttings, Hedges, Ditches, Rails, Lights, Pavements, Privies, Sinks, Drains and watercourses thereto belonging, and which shall in any-wise belong or appertain unto the same, in, by and with all and all manner of necessary reparations, cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Surveyor of His said Majesty, His Heirs, Sucessors or Assigns."

"... the SAID messuage or tenement, messuages or tenements, erections, buildings and premises, so being well and sufficiently repairs, sustained and amended, at the end, or sooner determination of the said term hereby granted, shall and will peaceably and quietly deliver up to His said Majesty, His Heirs, Successors or Assigns"

F. Lease conditions that are onerous to a purchaser

The First Government Lease stipulates that :-

"The said Lessee his Executors, Administrators, or Assigns, shall and will during the term hereby granted, as often as need shall require, bear, pay and allow a reasonable share and proportion for and towards the costs and charges of making building, repairing, and amending, all or any roads, pavements, channels, fences and party-walls, draughts, private or public sewers and drains, requisite for, or in, or belonging to the said premises hereby expressed to be demised or any part thereof, in common with other premises near or adjoining thereto, and that such proportion shall be fixed and ascertained by the Surveyor of His said Majesty, His Heirs, Successors, or Assigns, and shall be recoverable in the nature of rent in arrear."

The Second Government Lease stipulates that :-

"The said Lessee his Executors, Administrators, or Assigns, shall and will during the term hereby granted, as often as need shall require, bear, pay and allow a reasonable share and proportion for and towards the costs and charges of making, building, repairing, and amending, all or any roads, pavements, channels, fences and party-walls, draughts, private or public sewers and drains, requisite for, or in, or belonging to the said premises hereby expressed to be demised or any part thereof, in common with other premises near or adjoining thereto, and that such proportion shall be fixed and ascertained by the Surveyor of His said Majesty, His Heirs, Successors, or Assigns, and shall be recoverable in the nature of rent in arrear."

16 SUMMARY OF LAND GRANT 批地文件的摘要

A. 發展項目所位於的土地的地段編號

發展項目位於九龍內地段第 1312 號 A 段餘段、九龍內地段第 1314 號 F 段及九龍內地段第 1314 號餘段 (「該土地」)。

B. 批地年期

該土地分別根據《政府租契》第 1312 號 (「第一批地文件」) 持有，批地年期為 75 年和載有再續 75 年的權利的政府租契，由 1913 年 12 月 1 日開始生效、及《政府租契》第 1314 號 (「第二批地文件」) 持有，批地年期為 75 年和載有再續 75 年的權利的政府租契，由 1913 年 12 月 1 日開始生效。

C. 適用於土地的用途限制

第一批地文件規定如下：

該土地之承租人或執行人、管理人、受讓人或其他人，未經英王陛下、子嗣、繼承人或受讓人透過香港總督的書面授權前，在本租契期內不得在該土地從事、經營或進行以下的行業或業務：銅器匠、屠夫、肥皂製造商、糖餅師、皮革商、動物脂肪熔煉師、油商、 屠夫、釀酒師、餐飲供應商、酒館經營者、鐵匠、夜班清潔工、垃圾清運員，或任何其他的喧鬧、惡臭或令人厭惡的行業或業務。

第二批地文件規定如下：

該土地之承租人或執行人、管理人、受讓人或其他人，未經英王陛下、子嗣、繼承人或受讓人透過香港總督的書面授權前，在本租契期內不得在該土地從事、經營或進行以下的行業或業務：銅器匠、屠夫、肥皂製造商、糖餅師、皮革商、動物脂肪熔煉師、油商、屠夫、釀酒師、餐飲供應商、酒館經營者、鐵匠、夜班清潔工、垃圾清運員，或任何其他的喧鬧、惡臭或令人厭惡的行業或業務。

D. 按規定須興建並提供予政府或公衆使用的設施

不適用。

E. 有關承批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

第一批地文件規定如下：

「英王陛下、子嗣、繼承人或受讓人，有權在該土地建造及營運所有及任何公共或共用下水道或水道。」

「該土地之承租人或他的執行人、管理人、受讓人或其他人，將不時及在任何時候，凡有需要或情況所需之時，在自行負擔相關費用與開支的情況下，妥善且充分修繕、 維護、支撐、保養、鋪設、沖洗、清理、清空、改善及保持該土地上現存或任何時間興建的房舍或租賃物，及所有牆壁、堤岸、開挖處、樹籬、 溝渠、柵欄、照明設施、路面、廁所、水槽、排水管及水道，以及以任何方式屬於或附屬於該物業之各項設施，將該等建築進行修繕、清潔及改善措施，其各項維修符合英王陛下、子嗣、繼承人或受讓人之測量師之要求。」

「該土地內的上述房產或物業、房產或物業、建築物、建物及場所，於本租契所授予之期限屆滿或提前終止時，將該建築物以同等修繕狀況交還交還予英王陛下、子嗣、繼承人或受讓人。」

第二批地文件規定如下：

「英王陛下、子嗣、繼承人或受讓人，有權在該土地建造及營運所有及任何公共或共用下水道或水道。」

「該土地之承租人或他的執行人、管理人、受讓人或其他人，將不時及在任何時候，凡有需要或情況所需之時，在自行負擔相關費用與開支的情況下，妥善且充分修繕、 維護、支撐、保養、鋪設、沖洗、清理、清空、改善及保持該土地上現存或任何時間興建的房舍或租賃物，及所有牆壁、堤岸、開挖處、樹籬、 溝渠、柵欄、照明設施、路面、廁所、水槽、排水管及水道，以及以任何方式屬於或附屬於該物業之各項設施，將該等建築進行修繕、清潔及改善措施，其各項維修符合英王陛下、子嗣、繼承人或受讓人之測量師之要求。」

「該土地內的上述房產或物業、房產或物業、建築物、建物及場所，於本租契所授予之期限屆滿或提前終止時，將該建築物以同等修繕狀況交還交還予英王陛下、子嗣、繼承人或受讓人。」

F. 對買方造成負擔的租用條件

第一批地文件規定如下：

「該土地之承租人或他的執行人、管理人、受讓人或其他人，在本租契所授予之租期內，根據情況所需，就位於其中或屬於該處房產的全部或任何道路、人行道、排水溝、圍籬及隔牆、通風口、 私人或公共污水渠及排水渠進行建造、修繕、改善，並應要求、承擔、支付及核准合理的份額及比例，支付相關費用及開支。該比例應由英王陛下、子嗣、繼承人或受讓人之測量師確定，並應以拖欠租金之性質予以追討。」

第二批地文件規定如下：

「該土地之承租人或他的執行人、管理人、受讓人或其他人，在本租契所授予之租期內，根據情況所需，就位於其中或屬於該處房產的全部或任何道路、人行道、排水溝、圍籬及隔牆、通風口、 私人或公共污水渠及排水渠進行建造、修繕、改善，並應要求、承擔、支付及核准合理的份額及比例，支付相關費用及開支。該比例應由英王陛下、子嗣、繼承人或受讓人之測量師確定，並應以拖欠租金之性質予以追討。」

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

Not Applicable
不適用

18 WARNING TO PURCHASERS
對買方的警告

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

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

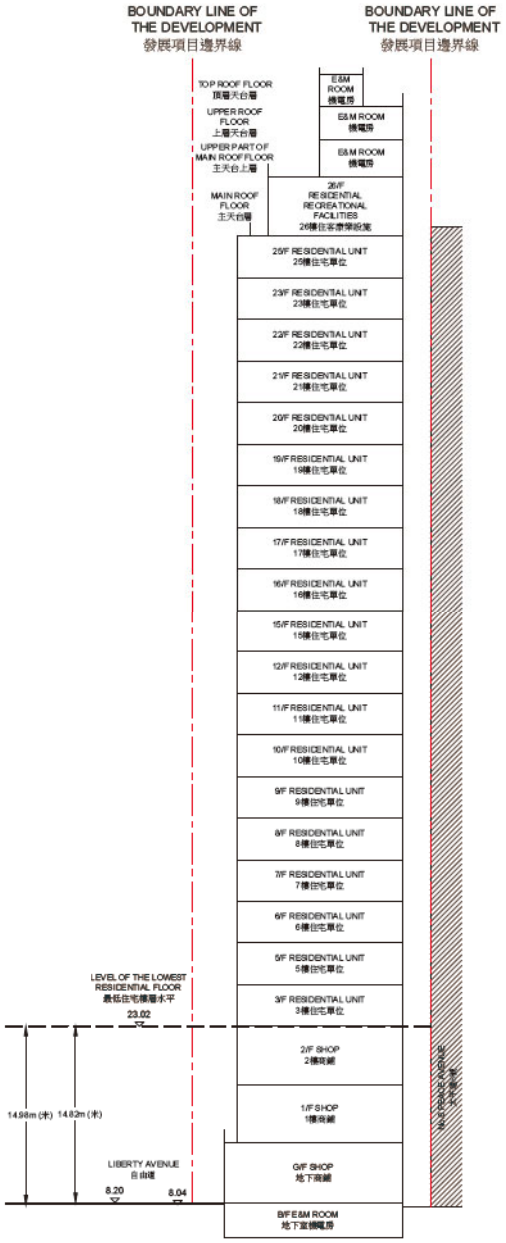
3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser -
   (i) that firm may not be able to protect the purchaser's interests; and
   (ii) the purchaser may have to instruct a separate firm of solicitors; and
   (iii) in the case of paragraph (3)(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

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

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

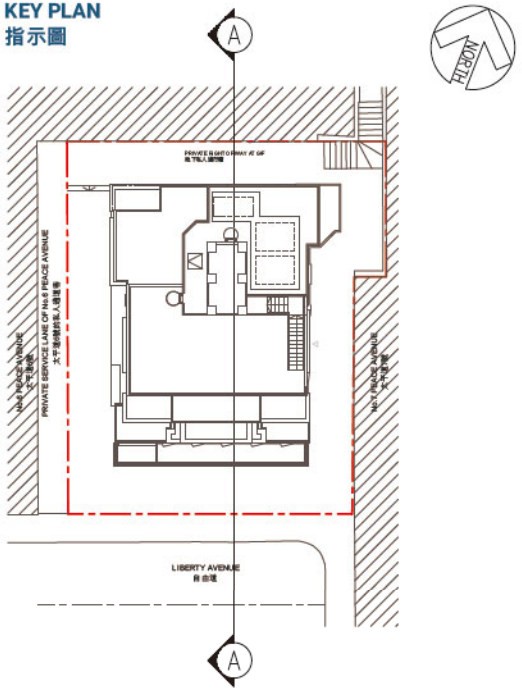
3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事,而擁有人與買方之間出現利益衝突—
   (i) 該律師事務所可能不能夠保障買方的利益;及
   (ii) 買方可能要聘用一間獨立的律師事務所;及
   (iii) 如屬(3)(ii)段的情況,買方須支付的律師費用總數,可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

19 CROSS-SECTION PLANS
建築物的橫截面圖



CROSS SECTION A-A
橫截面圖 A-A

KEY PLAN
指示圖



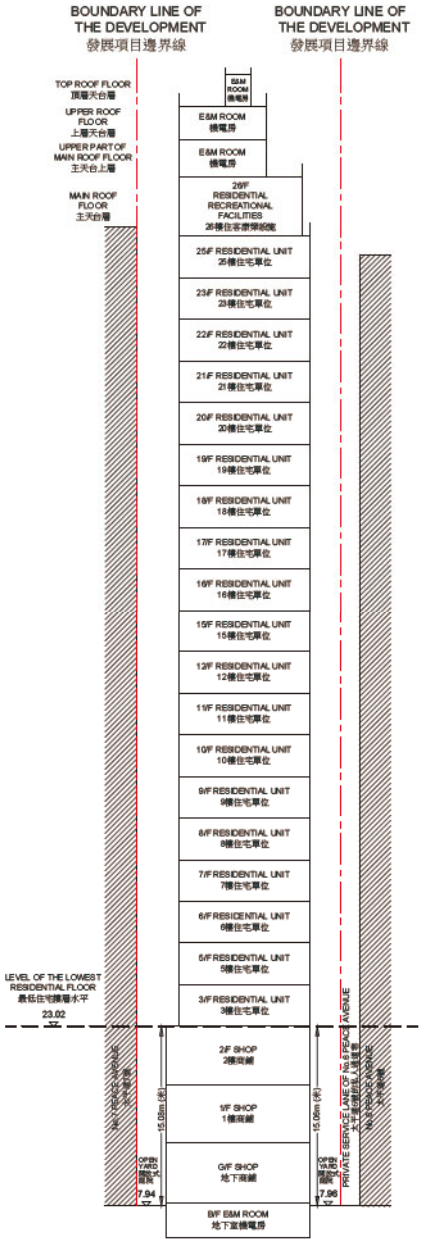
BOUNDARY LINE OF THE DEVELOPMENT
發展項目邊界線

DENOTES HEIGHT (IN METRES) ABOVE THE HONG KONG PRINCIPAL DATUM.
代表香港主水平基準以上的高度（米）。

DOTTED LINE DENOTES THE LEVEL OF THE LOWEST RESIDENTIAL FLOOR.
虛線代表建築物之最低住宅樓層水平。

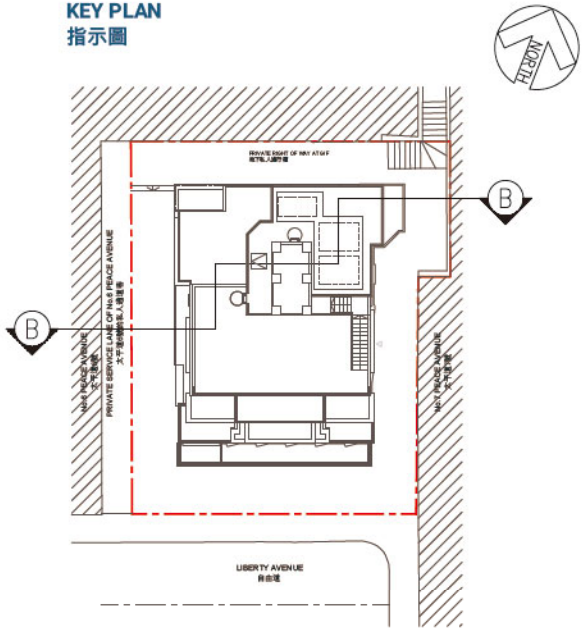
0 4 8 12 16 20m(米)

19 CROSS-SECTION PLANS
建築物的橫截面圖



CROSS SECTION B-B
橫截面圖 B-B

KEY PLAN
指示圖



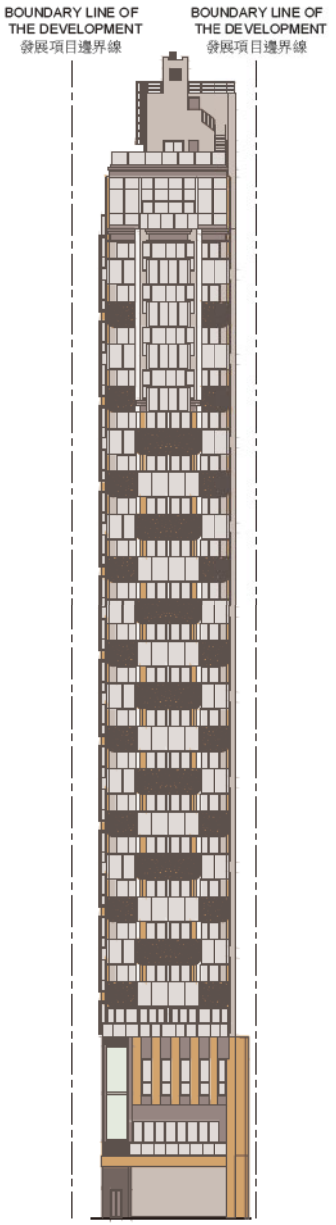
BOUNDARY LINE OF THE DEVELOPMENT
發展項目邊界線

DENOTES HEIGHT (IN METRES) ABOVE THE HONG KONG PRINCIPAL DATUM.
代表香港主水平基準以上的高度（米）。

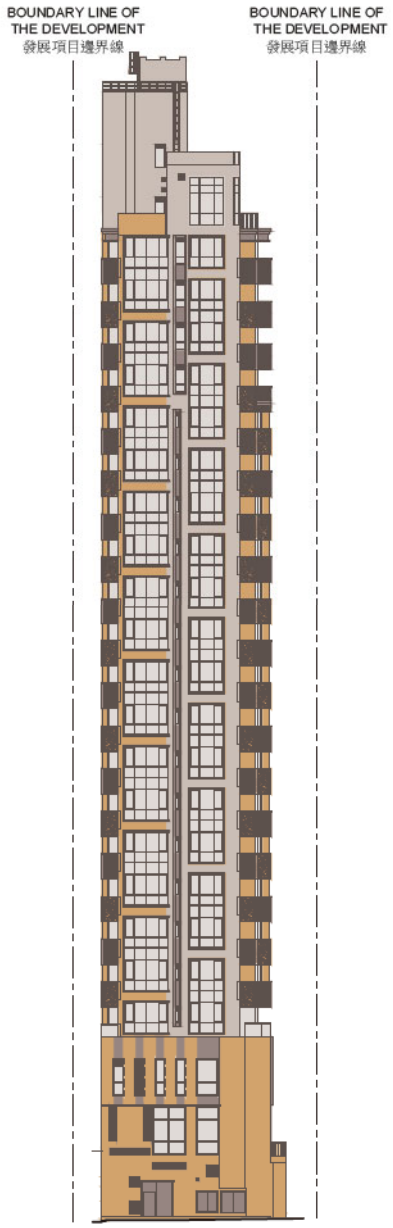
DOTTED LINE DENOTES THE LEVEL OF THE LOWEST RESIDENTIAL FLOOR.
虛線代表建築物之最低住宅樓層水平。

0 4 8 12 16 20m(米)

20 ELEVATION PLANS 立面圖

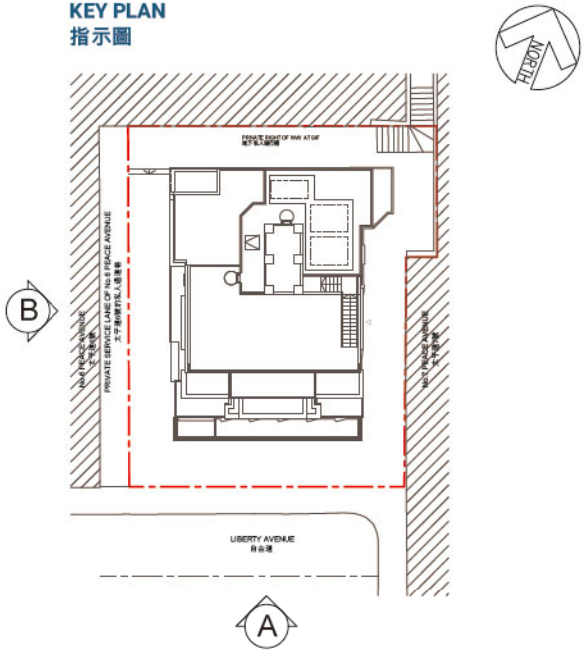


ELEVATION A
立面圖 A



ELEVATION B
立面圖 B

KEY PLAN
指示圖



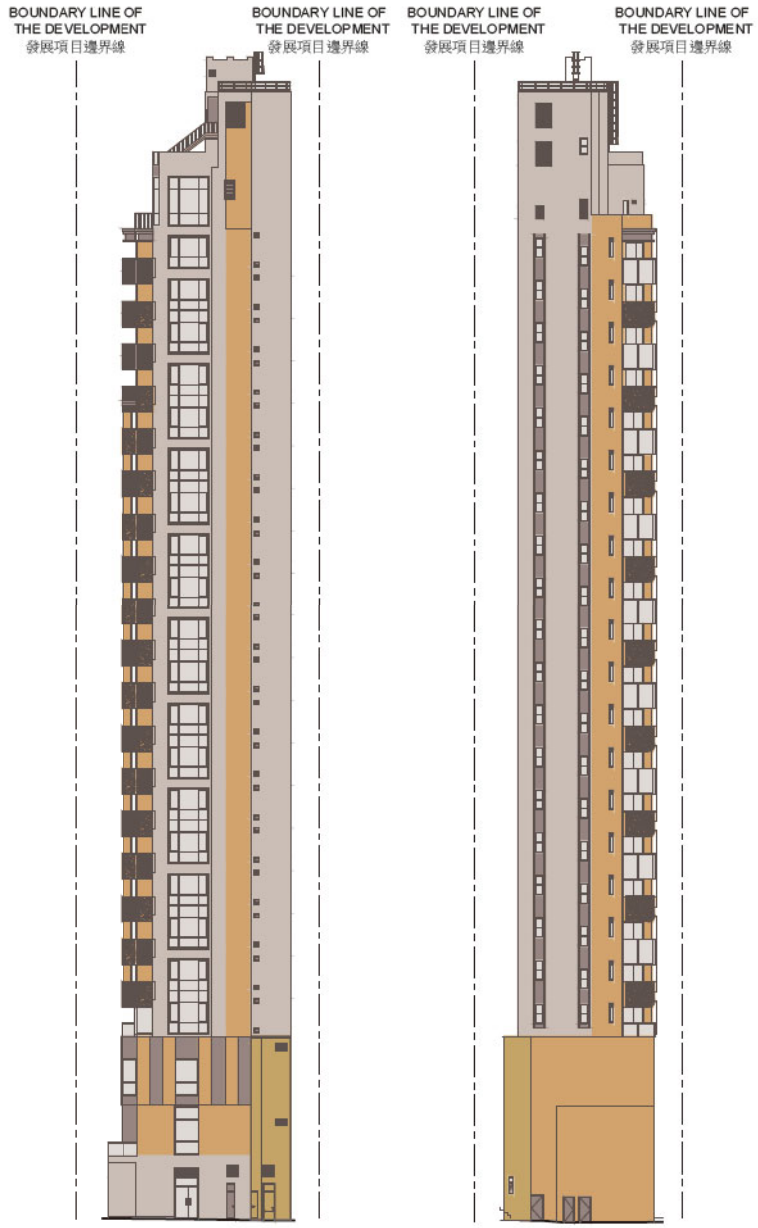
BOUNDARY LINE OF THE DEVELOPMENT
發展項目邊界線

Authorized Person for the Development certified that the elevations shown on this plan:
(a) are prepared on the basis of the approved building plans for the Development as of 24 April 2026; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：
(a) 以 2026 年 4 月 24 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

0 4 8 12 16 20m(米)

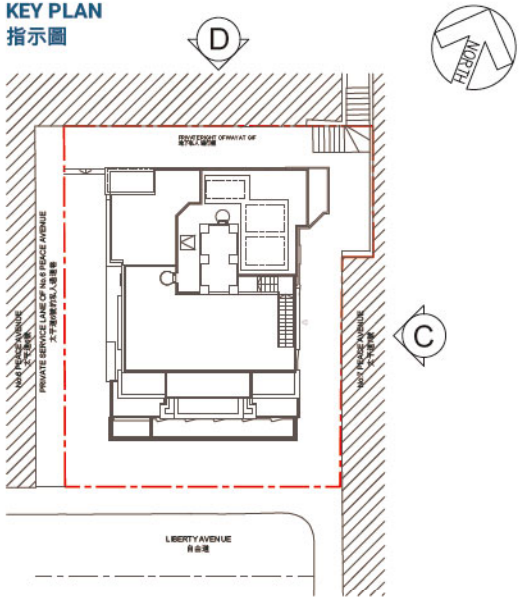
20 ELEVATION PLANS 立面圖



ELEVATION C
立面圖 C

ELEVATION D
立面圖 D

KEY PLAN
指示圖



BOUNDARY LINE OF THE DEVELOPMENT
發展項目邊界線

Authorized Person for the Development certified that the elevations shown on this plan:
(a) are prepared on the basis of the approved building plans for the Development as of 24 April 2026; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：
(a) 以 2026 年 4 月 24 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

0 4 8 12 16 20m(米)

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 有上蓋遮蓋		Uncovered Area 無上蓋遮蓋		Total Area 總面積	
(A) 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）	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）
	34.316	369.374	24.251	261.038	58.567	630.412
(B) 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) 位位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方（不論是稱為公用空中花園或有其他名稱）	Not Applicable 不適用					
(C) 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					

Note:

The areas as specified above in square feet (if any) are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the area presented in square metres.

備註：

上述所列之面積（如有）以英制之平方呎列明，均以 1 平方米 = 10.764 平方呎換算，並以四捨五入至整數平方呎，與以平方米顯示之面積可能有些微差異。

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

1. Copies of the outline zoning plans relating to the Development is available at: http://www.ozp.tpb.gov.hk.

2. A copy of the latest draft of every deed of mutual covenant in respect of the specified residential property as at the date on which the specified residential property is offered to be sold is available for inspection free of charge at the place at which the specified residential property offered to be sold.

1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 http://www.ozp.tpb.gov.hk。

2. 指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿文本存放在指明住宅物業的售樓處，以供免費閱覽。

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

1. External Finishes and Fittings 外部裝修物料					
Item 細項		Description 描述			
(a)	External Walls 外牆	Type of Finishing Materials 裝修物料的類型	Podium 基座	Curtain wall, Stone-look Vinyl tiles, tiles, aluminium cladding panels, aluminium windows, aluminium grilles, metal louvres, metal grilles, metal and glass balustrade 玻璃幕牆、仿石膠板、瓦、鋁質覆蓋層板、鋁窗、鋁質格柵、金屬百葉、金屬格柵、金屬及玻璃欄杆	
			Residential Tower 住宅大廈	Aluminium windows, curtain wall, tiles, aluminium cladding panels, aluminium grilles and aluminium louvres 鋁窗、玻璃幕牆、瓦、鋁質覆蓋層板、鋁質格柵及鋁質百葉	
(b)	Windows 窗	Frame material 框的用料	Aluminium PVF2 coating 氟碳噴塗鋁材		
		Glass material 玻璃的用料	**Location** **位置**	**Material** **用料**	**Flats** **單位**
			Living and Dining Room 客廳及飯廳	Clear tempered glass 強化清玻璃	Applicable to all flats 適用於所有單位
			Bedroom 睡房	Clear tempered glass 強化清玻璃	Applicable to Flat B and Flat C on 21/F - 23/F and 25/F 適用於 21/F - 23/F 及 25/F 的 B 單位和 C 單位
			Kitchen 廚房	Clear tempered glass 強化清玻璃	Applicable to all flats 適用於所有單位
			Shower room 浴室	Clear tempered glass 強化清玻璃	Applicable to all flats 適用於所有單位
(c)	Curtain Wall 玻璃幕牆	Frame material 框的用料	Aluminium PVF2 coating 氟化碳塗層鋁質框		
		Glass material 玻璃的用料	**Location** **位置**	**Material** **用料**	**Flats** **單位**
			Living and Dining Room 客廳及飯廳	Tempered IGU Glass 中空強化玻璃	Applicable to all flats (except Flat C and Flat D on 3/F and Flat C on 21/F - 23/F and 25/F) 適用於所有單位（不包括 3/F 的 C 單位及 D 單位和 21/F - 23/F 及 25/F 的 C 單位）
			Bedroom 睡房	Tempered IGU Glass 中空強化玻璃	Applicable to Flat B on 21/F - 23/F and 25/F 適用於 21/F - 23/F 及 25/F 的 B 單位
			Kitchen 廚房	Not applicable 不適用	Not applicable 不適用
			Shower room 浴室	Tempered IGU Glass 中空強化玻璃	Applicable to Flat E on 3/F, 5/F - 12/F and 15/F - 20/F 適用於 3/F, 5/F 至 12/F, 15/F - 20/F 的 E 單位
(d)	Bay window 窗台	Bay window material 窗台的用料	Not applicable 不適用		
		Bay window finishing material 窗台板的裝修物料	Not applicable 不適用		

1. External Finishes and Fittings 外部裝修物料					
Item 細項		Description 描述			
(e)	Planter box 花槽	Type of Finishing Materials 裝修物料的類型	Not applicable 不適用		
(f)	Verandah or balcony and utility platform 陽台或露台及工作平台	Type of Flat Roof Finishing Materials 露台及工作平台裝修物料的類型	balcony and utility platform 露台	Fitted with tempered laminated glass balustrades or metal balustrades with aluminium top cover and tiled kerb 裝有強化夾層玻璃欄杆或金屬欄杆連鋁質頂蓋、瓦路緣	
			Floor 地板	Tiles 瓦	Applicable to all flats 適用於所有單位
			Wall 牆身	Tiles 瓦	Applicable to all flats 適用於所有單位
				Tiles and aluminium cladding panels 瓦及鋁質覆蓋層板	Applicable to all flats 適用於所有單位
			Ceiling 天花	Moisture-resistant paint, aluminium strips and aluminium ceiling 防潮油漆及鋁條及鋁天花	
		Whether the balcony and utility platform is covered 露台及工作平台是否有蓋	All balcony and utility platform are covered 露台及工作平台均有蓋		
		Verandah 陽台	Not applicable 不適用		
(g)	Drying facilities for clothing 乾衣設施	Type and material 類型及用料	Not applicable 不適用		

2. Interior Finishes 室內裝修物料						
Item 細項		Description 描述				
		Type of Finishing Materials 裝修物料的類型	**Wall 牆壁**	**Floor 地板**	**Skirting 牆腳線**	**Ceiling 天花板**
(a)	Lobby 大堂	Tower Entrance Lobby at G/F 地下大廈入口大堂	Tiles with wood-grain finish 牆身瓦及木紋飾面	• Tiles • Metal strips • 地台瓦 • 金屬條	Hairline stainless steel skirting 髮線不銹鋼腳線	• Gypsum board false with emulsion paint • Wood feature ceiling • 石膏板及髹乳膠漆 • 木做型天花
		Lift Lobbies on Residential Floors 大廈住宅層升降機大堂	Tiles with wood-grain finish 牆身瓦及木紋飾面	Tiles 地台瓦	Hairline stainless steel skirting 髮線不銹鋼腳線	• Aluminium strips • Wood-grain plastic laminate • 鋁條 • 木紋塑料層壓板
		Lift Lobby at Clubhouse floor 會所層升降機大堂	Tiles with wood-grain finish 牆身瓦及木紋飾面	Tiles 地台瓦	Hairline stainless steel skirting 髮線不銹鋼腳線	• Aluminium strips • Wood-grain plastic laminate • 鋁條 • 木紋塑料層壓板
		Fireman's Lobby at R/F 天台消防員升降機大堂	Emulsion paint 乳膠漆	Tiles 地台瓦	Hairline stainless steel skirting 髮線不銹鋼腳線	Emulsion paint 乳膠漆

Item 細項		Description 描述			
		Type of Finishing Materials 裝修物料的類型	**Wall 牆壁**	**Ceiling 天花板**	**Flats 單位**
(b)	Internal Walls and Ceilings 內牆及天花板	Living and Dining Room (Exposed Areas) 客廳及飯廳（外露位置）	• Emulsion paint to exposed areas • Plastic laminate for high cabinets • 乳膠漆髹於外露位 • 高櫃用灰膠板	Emulsion paint to exposed areas and gypsum board with emulsion paint 乳膠漆髹於外露位置及石膏板髹乳膠漆	Applicable to all flats 適用於所有單位
		Bedroom (Exposed Areas) 睡房（外露位置）	Emulsion paint to exposed areas 乳膠漆髹於外露位	Emulsion paint to exposed areas and gypsum board with emulsion paint 乳膠漆髹於外露位置及石膏板髹乳膠漆	Applicable to all flats 適用於所有單位

2. Interior Finishes 室內裝修物料					
Item 細項		Description 描述			
		Type of Finishing Materials 裝修物料的類型	**Floor 地板**	**Skirting 牆腳線**	**Flats 單位**
(c)	Internal Floor 內部地板	Living and Dining Room (Exposed Areas) 客廳及飯廳（外露位置）	Wood-grain stone plastic flooring 木紋石塑地板	Aluminium skirting 鋁腳線	Applicable to all flats 適用於所有單位
		Bedroom (Exposed Areas) 睡房（外露位置）	Wood-grain stone plastic flooring 木紋石塑地板	Aluminium skirting 鋁腳線	Applicable to Flat B and Flat C on 21/F - 23/F and 25/F 適用於 21/F - 23/F 及 25/F 的 B 單位和 C 單位

Item 細項		Description 描述					
		Type of Finishing Materials 裝修物料的類型	**Wall 牆壁**	**Floor 地板**	**Ceiling 天花板**	**Worktop 灶台**	**Flats 單位**
(d)	Kitchen 廚房	Open Kitchen (Exposed Areas) 開放式廚房（外露位置）	• Glass • Wood-grain eco-board • 玻璃 • 木紋生態板	Wood-grain stone plastic flooring 木紋石塑地板	• Acrylic panel • Emulsion paint to exposed areas and gypsum board false with emulsion paint • 啞加力膠板 • 乳膠漆髹於外露位置及石膏板髹乳膠漆	Reconstituted stone 人造石	Applicable to all flats 適用於所有單位

Item 細項		Description 描述				
		Type of Finishing Materials 裝修物料的類型	**Wall 牆壁**	**Floor 地板**	**Ceiling 天花板**	**Flats 單位**
(e)	Shower room 浴室	Shower room (Exposed surfaces) 浴室（外露位置）	Tile 岩板	• Homogeneous tile • Granite threshold • 過底磚 • 麻石門檻	Aluminium ceiling 鋁質天花板	Applicable to all flats 適用於所有單位
		Wall finishes on exposed walls run up to level of false ceiling 牆壁外露位置的裝修物料鋪砌至假天花底				Applicable to all flats 適用於所有單位

3. Interior Fittings 室內裝置					
Item 細項		Description 描述			
			Material **用料**	**Fitting Material** **裝置物料**	**Accessories** **配件**
(a)	Doors 門	Main entrance door 單入入口大門	Fire-rated solid timber door 防火實心木門	Plastic laminate finish and timber veneer finish 木紋塑料層壓板	Door viewer, door closer, smoke seal, drop seal, smart lockset with handle and door stopper 防盜眼、門鼓、防煙條、自動下降隔聲條、智能門鎖連拉手及門擋
		Bedroom door 睡房門	Hollow-core timber door 空心木門	Plastic laminate finish and timber veneer finish 木紋塑料層壓板	Lockset with handle and door stopper 門鎖連拉手和門擋
		Shower room door 浴室門	Hollow-core timber door with timber louvre 空心木門連木百葉	Plastic laminate finish and timber veneer finish 木紋塑料層壓板	Lockset with handle and door stopper 門鎖連拉手和門擋
		Balcony and Utility Platform Door 露台及工作平台門	Aluminium-framed glass door 鋁質框玻璃門	Clear tempered glass 強化清玻璃	Lockset with handle 門鎖連拉手
		Flat roof door 平台門	Aluminium-framed glass door 鋁質框玻璃門	Clear tempered glass 強化清玻璃	Lockset with handle 門鎖連拉手
		Roof door 天台門	Aluminium-framed glass door 鋁質框玻璃門	Clear tempered glass 強化清玻璃	Lockset with handle 門鎖連拉手

3. Interior Fittings 室內裝置					
Item 細項		Description 描述			
			Type **類型**	**Material** **用料**	**Flats** **單位**
(b)	Bathroom 浴室	Type and material of fittings and equipment 裝置及設備的類型及用料	Basin countertop 洗手盤檯面	Reconstituted stone 人造石	Applicable to all flats 適用於所有單位
			Basin cabinet 洗手盆櫃	Wooden cabinet with plastic laminate finish, plastic edge banding and metal finish 膠板飾面、膠封邊木製櫃	Applicable to all flats 適用於所有單位
			Mirror cabinet 鏡櫃	Wooden cabinet with mirror finish, plastic laminate finish, plastic edge banding, glass and metal finish 鏡飾面、膠板飾面、膠封邊、玻璃及金屬飾面木製櫃	Applicable to all flats 適用於所有單位
			Shower shelf 淋浴間層架	Chrome-plated 鍍鉻	Applicable to all flats 適用於所有單位
			Wash basin 洗手盆	Ceramic 陶瓷	Applicable to all flats 適用於所有單位
			Water closet 坐廁	Ceramic 陶瓷	Applicable to all flats 適用於所有單位
			Wash basin mixer 洗手盆水龍頭	Chrome-plated 鍍鉻	Applicable to all flats 適用於所有單位
			Towel bar 毛巾棍	Chrome-plated 鍍鉻	Applicable to all flats 適用於所有單位
			Toilet paper holder 廁紙架	Chrome-plated 鍍鉻	Applicable to all flats 適用於所有單位
			Robe hook 掛勾	Chrome-plated 鍍鉻	Applicable to all flats 適用於所有單位
		Type and material of water supply system 供水系統的類型及用料	Cold water supply 冷水供應	Insulated copper pipes 配有隔熱層之銅喉	
			Hot water supply 熱水供應	Insulated copper pipes 配有隔熱層之銅喉	
		Type and material of bathing facilities (including shower or bath tub, if applicable) 沐浴設施類型及用料（包括花灑或浴缸，如適用）	Shower compartment 淋浴間	Chrome-plated and glass 鍍鉻及玻璃	Applicable to all flats 適用於所有單位
			Shower set 花灑套裝	Chrome-plated 鍍鉻	Applicable to all flats 適用於所有單位

3. Interior Fittings 室內裝置				
Item 細項		Description 描述		
(c)	Open Kitchen 開房式廚房	Material of sink unit 洗滌盆的用料	Stainless steel 不銹鋼	
		Material of water supply system 供水系統的用料	Copper water pipes with thermal insulation for cold water supply and hot water supply 冷水供應及熱水供應均採用配有隔熱層之銅喉	
			Material 用料	Finishes 裝修物料
		Material and finishes of kitchen cabinet 廚櫃的用料及裝修物	Wooden cabinet 木製	• Glass • Wood-grain eco-board • 玻璃 • 木紋生態板
		Description 描述		
		Types of all other fittings and equipment 所有其他裝置及設備的類型	Other fittings 其他裝置	chrome plated sink mixer 鍍鉻水龍頭
			Other equipment 其他設備	For the provision of the fire service installations and equipment fitted in or near Open Kitchen, including smoke detectors and sprinkler heads, please refer to the "Schedule of Mechanical and Electrical Provisions" 有關安裝在開放式廚房內或附近的消防裝置及設備，包括煙霧探測器及消防花灑頭，請參閱「機電裝置數量說明表」

Item 細項		Description 描述	
(d)	Bedroom 睡房	Type and material of fittings (including built-in wardrobe) 裝置（包括嵌入式衣櫃）的類型及用料	Not applicable 不適用

3. Interior Fittings 室內裝置				
Item 細項		Description 描述		
(e)	Telephone 電話	Location and number of connection points 接駁點的位置及數目	Please refer to the "Schedule of Electrical and Mechanical Provisions" 請參閱「機電裝置數量說明表」	
(f)	Aerial 天線	Location and number of connection points 接駁點的位置及數目	Please refer to the "Schedule of Electrical and Mechanical Provisions" 請參閱「機電裝置數量說明表」	
(g)	Electrical Installations 電力裝置	Electrical fittings (including safety devices) 供電附件（包括安全裝置）	Electrical fittings 供電附件	Faceplate for all switches and power sockets 所有開關掣及插座之面板
			Safety devices 安全裝置	Single phases electricity supply with distribution boards are provided in all flats 單相電力供應並裝妥配電箱提供於所有單位
		Whether conduits are concealed or exposed 導管是隱藏或外露	Conduits are partly concealed and partly exposed [1] 導管部分隱藏及部分外露 [1]	
		Location and number of power points and air-conditioner points 電插座及空調機接駁點的位置及數目	Please refer to the "Schedule of Electrical and Mechanical Provisions" 請參閱「機電裝置數量說明表」	
(h)	Gas Supply 氣體供應	Gas pipes are installed in all shower room and connected to gas water heater 浴室內均裝妥煤氣喉並接駁煤氣熱水爐。		
(i)	Washing Machine Connection Point 洗衣機接駁點	Location 位置	Please refer to the "Schedule of Electrical and Mechanical Provisions" 請參閱「機電裝置數量說明表」	
		Design 設計	Drain point and water point are provided for Washer Dryer 設有洗衣乾衣機去水及來水接駁點	
(j)	Water Supply 供水	Material of water pipes 水管的用料	Copper water pipes with thermal insulation are provided for cold water supply and hot water supply 冷水供應及熱水供應均採用配有隔熱層之銅喉	
		Whether water pipes are concealed or exposed 水管是隱藏或外露	Water pipes are partly concealed and partly exposed [1] 水管部分隱藏及部分外露 [1]	
		Whether hot water is available 有否熱水供應	Hot water supply for open kitchens and shower room 開放式廚房及浴室均有熱水供應	

Note:

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

備註：

1. 除部分隱藏於混凝土內之導管及水管外，其他部分的導管及水管均為外露。外露的導管及水管可能被假天花、假陣、貯存櫃、覆蓋層板、非混凝土間隔牆、指定之管道槽或其他物料遮蓋或掩藏。

4. Miscellaneous 雜項			
Item 細項		Description 描述	
			Residential tower lifts 住宅升降機
(a)	Lift 升降機	Brand name 品牌名稱	OTIS
		Model number 產品型號	OTIS GEN3 MRL
		Number of lifts 升降機的數相	2
		Floors Served by the lifts 升降機到達的樓層	Lift No. 1: G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 26/F and Roof Lift No. 2: G/F, 3/F, 5/F to 12/F, 15/F to 23/F and 25/F 1 號升降機 : 地下、1 樓至 3 樓、5 樓至 12 樓、15 樓至 23樓、25 樓至 26 樓及天台 2 號升降機 : 地下、3 樓、5 樓至 12 樓、15 樓至 23 樓及 25 樓
(b)	Letter box 信箱	Material 用料	Metal 金屬
(c)	Refuse Collection 垃圾收集	Means of refuse collection 垃圾收集的方法	Collected by cleaners 由清潔工人收集垃圾
		Location of refuse room 垃圾房的位置	Not applicable 不適用

Item 細項			Water meter 水錶	Electricity meter 電錶	Gas meter 氣體錶
(d)	Water Meter, Electricity Meter and Gas Meter 水錶、電錶及氣體錶	Location 位置	Inside Water Meter Cabinet on each floor 各樓層之水錶櫃內	Inside Electrical Room on each floor 各樓層之電力房內	Balcony and utility platform 露台及工作平台
		Whether the meters are individual or communal for residential flats 就住宅單位而言是獨立抑或公用的錶	Individual 獨立	Individual 獨立	Individual 獨立

Note:

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

備註：

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

5. Security Facilities 保安設施		
Item 細項	Description 描述	
Security system and equipment(including details of built-in provisions and their locations) 保安系統及設備 （包括嵌入式的裝備的細節及其位置）	Access control and security system 入口通道控制及保安系統	Smart card and QR code access control system are installed at residential tower entrance lobby at G/F , clubhouse and residential lifts for resident access. 地下住宅大廈入口大堂、會所及住客升降機裝有智能咭及二維碼入口通道控制系統供住客出入。
	Closed-circuit television (CCTV) 閉路電視	CCTV cameras are provided along boundary fence wall, residential tower lift lobby at G/F, clubhouse, staircase exits at roof, refuge roof, all lifts and common area. The CCTV signals are connected to the G/F caretaker room. 沿邊界圍牆、地下住宅大廈升降機大堂、會所、天台之樓梯出口、所有升降機及公用範圍均裝有閉路電視。 閉路電視信號連接地下管理處。

6. Appliances 設備	
Item 細項	Description 描述
Appliances 設備	For the brand name and model number, please refer to the "Appliance Schedule". 有關品牌名稱及產品型號，請參閱「設備說明表」。

Note:

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

備註：

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

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

Appliance Schedule 設備說明表

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號	3/F 3 樓				
				Unit A 單位 A	Unit B 單位 B	Unit C 單位 C	Unit D 單位 D	Unit E 單位 E
Living and Dining Room 客飯廳	Split Type Air-conditioner Indoor Unit 分體式冷氣機（室內機）	Daikin 大金	FTKC35TAV1N	P	P	P	P	P
Open Kitchen 開放式廚房	Induction Hob 電磁爐	German Pool 德國寶	GIC-PD28CB-S	P	P	P	P	P
	Slimline Cooker Hood 纖巧型抽油煙機	German Pool 德國寶	RDS-6356	P	P	P	P	P
	Microwave Steam Grill Oven 微蒸烤焗爐	German Pool 德國寶	SGM-3620	P	P	P	P	P
	Washer 洗衣機	German Pool 德國寶	WDM-3814	P	P	P	P	P
	Refrigerator 雪櫃	German Pool 德國寶	REF-1111	P	P	P	P	P
	Dish Warmer 暖碟櫃	German Pool 德國寶	DWR-1838	P	P	P	P	P
Shower Room 淋浴間	Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BEN4H	P	P	P	P	P
Flat Roof 平台	Split Type Air-conditioner Outdoor Unit 分體式冷氣機（室外機）	Daikin 大金	RKC35TAV1N	P	P	P	P	P
	Gas Water Heater 煤氣熱水爐	TGC	TRJW222TFQL	-	P	-	-	P
			RBOX16QL/R	P	-	P	P	-

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

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

Note:

1. The symbol " P " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable

備註：

1. 上表所顯示之「 P 」符號代表「提供」。
2. 上表所顯示之「 - 」符號代表「不提供」。
3. 上表所顯示之「 / 」符號代表「不適用」。

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

Appliance Schedule 設備説明表								
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號	5/F 5樓				
				Unit A 單位 A	Unit B 單位 B	Unit C 單位 C	Unit D 單位 D	Unit E 單位 E
Living and Dining Room 客飯廳	Split Type Air-conditioner Indoor Unit 分體式冷氣機（室內機）	Daikin 大金	FTKC35TAV1N	P	P	P	P	P
Open Kitchen 開放式廚房	Induction Hob 電磁爐	German Pool 德國寶	GIC-PD28CB-S	P	P	P	P	P
	Slimline Cooker Hood 纖巧型抽油煙機	German Pool 德國寶	RDS-6356	P	P	P	P	P
	Microwave Steam Grill Oven 微蒸烤焗爐	German Pool 德國寶	SGM-3620	P	P	P	P	P
	Washer 洗衣機	German Pool 德國寶	WDM-3814	P	P	P	P	P
	Refrigerator 雪櫃	German Pool 德國寶	REF-1111	P	P	P	P	P
	Dish Warmer 暖碟櫃	German Pool 德國寶	DWR-1838	P	P	P	P	P
Shower Room 淋浴間	Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BEN4H	P	P	P	P	P
Balcony and Utility Platform 露台及工作平台	Split Type Air-conditioner Outdoor Unit 分體式冷氣機（室外機）	Daikin 大金	RKC35TAV1N	P	P	P	P	P
	Gas Water Heater 煤氣熱水爐	TGC	RBOX16QL/R	P	P	P	P	P
Flat Roof 平台	Split Type Air-conditioner Outdoor Unit 分體式冷氣機（室外機）	Daikin 大金	RKC35TAV1N	P	P	P	P	P
	Gas Water Heater 煤氣熱水爐	TGC	RBOX16QL/R	P	P	P	P	P

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

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

Note:

1. The symbol " P " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable

備註：

1. 上表所顯示之「 P 」符號代表「提供」。
2. 上表所顯示之「 - 」符號代表「不提供」。
3. 上表所顯示之「 / 」符號代表「不適用」。

Appliance Schedule 設備說明表

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號	6/F-12/F and 15/F-20/F 6 樓至 12 樓及 15 樓至 20 樓				
				Unit A 單位 A	Unit B 單位 B	Unit C 單位 C	Unit D 單位 D	Unit E 單位 E
Living and Dining Room 客飯廳	Split Type Air-conditioner Indoor Unit 分體式冷氣機（室內機）	Daikin 大金	FTKC35TAV1N	P	P	P	P	P
Open Kitchen 開放式廚房	Induction Hob 電磁爐	German Pool 德國寶	GIC-PD28CB-S	P	P	P	P	P
	Slimline Cooker Hood 纖巧型抽油煙機	German Pool 德國寶	RDS-6356	P	P	P	P	P
	Microwave Steam Grill Oven 微蒸烤焗爐	German Pool 德國寶	SGM-3620	P	P	P	P	P
	Washer 洗衣機	German Pool 德國寶	WDM-3814	P	P	P	P	P
	Refrigerator 雪櫃	German Pool 德國寶	REF-1111	P	P	P	P	P
	Dish Warmer 暖碟櫃	German Pool 德國寶	DWR-1838	P	P	P	P	P
Shower Room 淋浴間	Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BEN4H	P	P	P	P	P
Balcony and Utility Platform 露台及工作平台	Split Type Air-conditioner Outdoor Unit 分體式冷氣機（室外機）	Daikin 大金	RKC35TAV1N	P	P	P	P	P
	Gas Water Heater 煤氣熱水爐	TGC	RBOX16QL/R	P	P	P	P	P

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

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

Note:

1. The symbol " P " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable

備註：

1. 上表所顯示之「 P 」符號代表「提供」。
2. 上表所顯示之「 - 」符號代表「不提供」。
3. 上表所顯示之「 / 」符號代表「不適用」。

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

Appliance Schedule 設備説明表								
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號	21/F-23/F and 25/F 21 樓至 23 樓及 25 樓				
				Unit A 單位 A	Unit B 單位 B	Unit C 單位 C	Unit D 單位 D	Unit E 單位 E
Living and Dining Room 客飯廳	Split Type Air-conditioner Indoor Unit 分體式冷氣機（室內機）	Daikin 大金	FTKC35TAV1N	P	-	-	/	P
Living and Dining Room 客飯廳	Split Type Air-conditioner Indoor Unit 分體式冷氣機（室內機）	Daikin 大金	CTXM25RVMN	-	P*	P*	/	-
Bedroom 睡廳				/				/
Open Kitchen 開放式廚房	Induction Hob 電磁爐	German Pool 德國寶	GIC-PD28CB-S	P	P	P	/	P
	Slimline Cooker Hood 纖巧型抽油煙機	German Pool 德國寶	RDS-6356	P	P	P	/	P
	Microwave Steam Grill Oven 微蒸烤焗爐	German Pool 德國寶	SGM-3620	P	P	P	/	P
	Washer 洗衣機	German Pool 德國寶	WDM-3814	P	P	P	/	P
	Refrigerator 雪櫃	German Pool 德國寶	REF-1111	P	P	P	/	P
	Dish Warmer 暖碟櫃	German Pool 德國寶	DWR-1838	P	P	P	/	P
Shower Room 淋浴間	Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BEN4H	P	P	P	/	P
Balcony and Utility Platform 露台及工作平台	Split Type Air-conditioner Outdoor Unit 分體式冷氣機（室外機）	Daikin 大金	RKC35TAV1N	P	-	-	/	P
			3MXM52RVMA	-	P	P	/	-
	Gas Water Heater 煤氣熱水爐	TGC	RBOX16QL/R	P	P	P	/	P

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

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

Note:

1. The symbol " P " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable
4. The symbol " * " as shown in the above table denotes "Shared Outdoor Unit".

備註：

1. 上表所顯示之「 P 」符號代表「提供」。
2. 上表所顯示之「 - 」符號代表「不提供」。
3. 上表所顯示之「 / 」符號代表「不適用」。
4. 上表所顯示之「 * 」符號代表「共用室外機」。

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

Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表							
Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	3/F 3 樓				
			Unit A 單位 A	Unit B 單位 B	Unit C 單位 C	Unit D 單位 D	Unit E 單位 E
Main Entrance 大門入口	Door Bell Button 門鐘		1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		2	4	4	4	4
	Lighting Point 燈位		3	3	3	3	3
	Switched Single Socket Outlet 單頭插座連開關掣		2	2	2	2	2
	Switched Twin Socket Outlet 雙頭插座連開關掣		2	2	2	2	2
	TV / FM Outlet 電視 / 電台天線插座		1	1	1	1	1
	Data Point / Telephone Outlet 網絡插座 / 電話插座		1	1	1	1	1
	Smoke Detector with Sounder Base 煙霧探測器連發聲底座		1#	1#	1#	1#	1#
	Door Bell 門鐘		1	1	1	1	1
	Fuse Spur Unit for Indoor Air-conditioner 菲士蘇供室內冷氣機		1	1	1	1	1
		Connection Unit for Microwave Oven/ Steam Combination Oven/ Dishwasher 供電給微波爐 / 蒸焗爐 / 洗碗機的插線座	1	1	1	1	1
		Connection Unit for Refrigerator 供電給雪櫃的插線座	1	1	1	1	1
		Connection Unit for for Dish Warmer 供電給暖碟櫃的插線座	1	1	1	1	1
		Distribution Board 配電箱	1	1	1	1	1

Note:

1. The numbers as shown in the above table denote the numbers provided.
2. The symbol "-" as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. Owners of residential units with open kitchens should also allow registered fire service installation contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表顯示的數目代表提供的數量。
2. 上表所示之「-」代表「不提供」。
3. 上表所示之「 / 」代表「不適用」。
4. 上表所示之「#」代表「消防裝置及設備」。開放式廚房住宅單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的住宅單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

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

Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表							
Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	3/F 3樓				
			Unit A 單位 A	Unit B 單位 B	Unit C 單位 C	Unit D 單位 D	Unit E 單位 E
Open Kitchen 開放式廚房	Lighting Point 燈位		2	2	2	2	2
	Switched Single Socket Outlet 單頭插座連開關掣		-	-	-	-	-
	Switched Twin Socket Outlet 雙頭插座連開關掣		1	1	1	1	1
	Concealed Type Sprinkler Head 隱藏式消防花灑頭		1#	1#	1#	1#	1#
	Sidewall Sprinkler Head 側頭式消防花灑頭		1#	1#	1#	1#	1#
		Sprinkler Head 消防花灑頭	1#	1#	1#	1#	1#
		Connection Unit for Induction Hob 供電給磁煮食爐的插線座	1	1	1	1	1
		Connection Unit for Cooker Hood 供電給抽油煙機的插線座	1	1	1	1	1
		Connection Unit for Washer 供電給洗衣機的插線座	1	1	1	1	1
		Fuse Spur Unit for LED Strip 菲士蘇供 LED 燈帶	1	1	1	1	1
Shower Room 浴室	Lighting Switch 燈掣		1	1	1	1	1
	Lighting Point 燈位		3	3	3	3	3
	Switch for Thermo Ventilator 浴室寶開關掣		1	1	1	1	1

Note:

1. The numbers as shown in the above table denote the numbers provided.
2. The symbol "-" as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. Owners of residential units with open kitchens should also allow registered fire service installation contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表顯示的數目代表提供的數量。
2. 上表所示之「-」代表「不提供」。
3. 上表所示之「 / 」代表「不適用」。
4. 上表所示之「#」代表「消防裝置及設備」。開放式廚房住宅單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的住宅單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

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

Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表							
Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	3/F 3 樓				
			Unit A 單位 A	Unit B 單位 B	Unit C 單位 C	Unit D 單位 D	Unit E 單位 E
Shower Room 浴室		Switched Single Socket Outlet 單頭插座連開關掣	1	1	1	1	1
		Switched Twin Socket Outlet 雙頭插座連開關掣	-	-	-	-	-
		Fuse Spur Unit for Thermo Ventilator 菲士蘇供浴室寶	1	1	1	1	1
		Remote Control for Gas Water Heater 煤氣熱水爐遙控器	1	1	1	1	1
Flat Roof 平台	Lighting Point 燈位		1	1	1	1	1
	Switched Single Socket Outlet 單頭插座連開關掣		1	-	1	1	1
	Split Type Air-conditioner Outdoor Unit 分體式冷氣機（室外機）開關掣		1	1	1	1	1
	Emergency Stop Button for Split Type Air-conditioner Outdoor Unit 分體式冷氣機（室外機）緊急暫停掣		1	1	1	1	1
		Fuse Spur Unit for Gas Water Heater 菲士蘇供煤氣熱水爐	1	1	1	1	1
Balcony and Utility Platform 露台及工作平台	Lighting Point 燈位		/	/	/	/	/
	Switched Single Socket Outlet 單頭插座連開關掣		/	/	/	/	/
	Split Type Air-conditioner Outdoor Unit 分體式冷氣機（室外機）開關掣		/	/	/	/	/
	Emergency Stop Button for Split Type Air-conditioner Outdoor Unit 分體式冷氣機（室外機）緊急暫停掣		/	/	/	/	/
		Fuse Spur Unit for Gas Water Heater 菲士蘇供煤氣熱水爐	/	/	/	/	/

Note:

1. The numbers as shown in the above table denote the numbers provided.
2. The symbol "-" as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. Owners of residential units with open kitchens should also allow registered fire service installation contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表顯示的數目代表提供的數量。
2. 上表所示之「-」代表「不提供」。
3. 上表所示之「 / 」代表「不適用」。
4. 上表所示之「#」代表「消防裝置及設備」。開放式廚房住宅單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的住宅單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

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

Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表							
Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	5/F 5樓				
			Unit A 單位 A	Unit B 單位 B	Unit C 單位 C	Unit D 單位 D	Unit E 單位 E
Main Entrance 大門入口	Door Bell Button 門鐘		1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		2	4	4	4	4
	Lighting Point 燈位		3	3	3	3	3
	Switched Single Socket Outlet 單頭插座連開關掣		2	2	2	2	2
	Switched Twin Socket Outlet 雙頭插座連開關掣		2	2	2	2	2
	TV / FM Outlet 電視 / 電台天線插座		1	1	1	1	1
	Data Point / Telephone Outlet 網絡插座 / 電話插座		1	1	1	1	1
	Smoke Detector with Sounder Base 煙霧探測器連發聲底座		1#	1#	1#	1#	1#
	Door Bell 門鐘		1	1	1	1	1
	Fuse Spur Unit for Indoor Air-conditioner 菲士蘇供室內冷氣機		1	1	1	1	1
		Connection Unit for Microwave Oven/ Steam Combination Oven/ Dishwasher 供電給微波爐 / 蒸焗爐 / 洗碗機的插線座	1	1	1	1	1
		Connection Unit for Refrigerator 供電給雪櫃的插線座	1	1	1	1	1
		Connection Unit for for Dish Warmer 供電給暖碟櫃的插線座	1	1	1	1	1
		Distribution Board 配電箱	1	1	1	1	1

Note:

1. The numbers as shown in the above table denote the numbers provided.
2. The symbol "-" as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. Owners of residential units with open kitchens should also allow registered fire service installation contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表顯示的數目代表提供的數量。
2. 上表所示之「-」代表「不提供」。
3. 上表所示之「 / 」代表「不適用」。
4. 上表所示之「#」代表「消防裝置及設備」。開放式廚房住宅單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的住宅單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

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

Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表							
Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	5/F 5 樓				
			Unit A 單位 A	Unit B 單位 B	Unit C 單位 C	Unit D 單位 D	Unit E 單位 E
Open Kitchen 開放式廚房	Lighting Point 燈位		2	2	2	2	2
	Switched Single Socket Outlet 單頭插座連開關掣		1	1	1	1	1
	Switched Twin Socket Outlet 雙頭插座連開關掣		1	1	1	1	1
	Concealed Type Sprinkler Head 隱藏式消防花灑頭		1#	1#	1#	1#	1#
	Sidewall Sprinkler Head 側頭式消防花灑頭		1#	1#	1#	1#	1#
		Sprinkler Head 消防花灑頭	1#	1#	1#	1#	1#
		Connection Unit for Induction Hob 供電給磁煮食爐的插線座	1	1	1	1	1
		Connection Unit for Cooker Hood 供電給抽油煙機的插線座	1	1	1	1	1
		Connection Unit for Washer 供電給洗衣機的插線座	1	1	1	1	1
		Fuse Spur Unit for LED Strip 菲士蘇供 LED 燈帶	1	1	1	1	1
Shower Room 浴室	Lighting Switch 燈掣		1	1	1	1	1
	Lighting Point 燈位		3	3	3	3	3
	Switch for Thermo Ventilator 浴室寶開關掣		1	1	1	1	1

Note:

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4. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. Owners of residential units with open kitchens should also allow registered fire service installation contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表顯示的數目代表提供的數量。
2. 上表所示之「-」代表「不提供」。
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Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表							
Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	5/F 5樓				
			Unit A 單位 A	Unit B 單位 B	Unit C 單位 C	Unit D 單位 D	Unit E 單位 E
Shower Room 浴室		Switched Single Socket Outlet 單頭插座連開關掣	1	1	1	1	1
		Switched Twin Socket Outlet 雙頭插座連開關掣	-	1	-	-	-
		Fuse Spur Unit for Thermo Ventilator 菲士蘇供浴室寶	1	1	1	1	1
		Remote Control for Gas Water Heater 煤氣熱水爐遙控器	1	1	1	1	1
Flat Roof 平台	Lighting Point 燈位		/	1	/	/	1
	Switched Single Socket Outlet 單頭插座連開關掣		/	-	/	/	1
	Split Type Air-conditioner Outdoor Unit 分體式冷氣機（室外機）開關掣		/	1	/	/	1
	Emergency Stop Button for Split Type Air-conditioner Outdoor Unit 分體式冷氣機（室外機）緊急暫停掣		/	1	/	/	1
		Fuse Spur Unit for Gas Water Heater 菲士蘇供煤氣熱水爐	1	1	/	/	1
Balcony and Utility Platform 露台及工作平台	Lighting Point 燈位		1	/	1	1	/
	Switched Single Socket Outlet 單頭插座連開關掣		1	/	1	1	/
	Split Type Air-conditioner Outdoor Unit 分體式冷氣機（室外機）開關掣		1	/	1	1	/
	Emergency Stop Button for Split Type Air-conditioner Outdoor Unit 分體式冷氣機（室外機）緊急暫停掣		1	/	1	1	/
		Fuse Spur Unit for Gas Water Heater 菲士蘇供煤氣熱水爐	1	/	1	1	/

Note:

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備註：

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Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表							
Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	6/F - 12/F and 15/F - 20/F 6 樓至 12 樓及 15 樓至 20 樓				
			Unit A 單位 A	Unit B 單位 B	Unit C 單位 C	Unit D 單位 D	Unit E 單位 E
Main Entrance 大門入口	Door Bell Button 門鐘		1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		2	4	4	4	4
	Lighting Point 燈位		3	3	3	3	3
	Switched Single Socket Outlet 單頭插座連開關掣		2	2	2	2	2
	Switched Twin Socket Outlet 雙頭插座連開關掣		2	2	2	2	2
	TV / FM Outlet 電視 / 電台天線插座		1	1	1	1	1
	Data Point / Telephone Outlet 網絡插座 / 電話插座		1	1	1	1	1
	Smoke Detector with Sounder Base 煙霧探測器連發聲底座		1#	1#	1#	1#	1#
	Door Bell 門鐘		1	1	1	1	1
	Fuse Spur Unit for Indoor Air-conditioner 菲士蘇供室內冷氣機		1	1	1	1	1
		Connection Unit for Microwave Oven/ Steam Combination Oven/ Dishwasher 供電給微波爐 / 蒸焗爐 / 洗碗機的插線座	1	1	1	1	1
		Connection Unit for Refrigerator 供電給雪櫃的插線座	1	1	1	1	1
		Connection Unit for for Dish Warmer 供電給暖碟櫃的插線座	1	1	1	1	1
		Distribution Board 配電箱	1	1	1	1	1

Note:

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

Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表							
Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	6/F - 12/F and 15/F - 20/F 6 樓至 12 樓及 15 樓至 20 樓				
			Unit A 單位 A	Unit B 單位 B	Unit C 單位 C	Unit D 單位 D	Unit E 單位 E
Open Kitchen 開放式廚房	Lighting Point 燈位		2	2	2	2	2
	Switched Single Socket Outlet 單頭插座連開關掣		1	1	1	1	1
	Switched Twin Socket Outlet 雙頭插座連開關掣		1	1	1	1	1
	Concealed Type Sprinkler Head 隱藏式消防花灑頭		1#	1#	1#	1#	1#
	Sidewall Sprinkler Head 側頭式消防花灑頭		1#	1#	1#	1#	1#
		Sprinkler Head 消防花灑頭	1#	1#	1#	1#	1#
		Connection Unit for Induction Hob 供電給磁煮食爐的插線座	1	1	1	1	1
		Connection Unit for Cooker Hood 供電給抽油煙機的插線座	1	1	1	1	1
		Connection Unit for Washer 供電給洗衣機的插線座	1	1	1	1	1
		Fuse Spur Unit for LED Strip 菲士蘇供 LED 燈帶	1	1	1	1	1
Shower Room 浴室	Lighting Switch 燈掣		1	1	1	1	1
	Lighting Point 燈位		3	3	3	3	3
	Switch for Thermo Ventilator 浴室寶開關掣		1	1	1	1	1

Note:

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Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表							
Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	6/F - 12/F and 15/F - 20/F 6 樓至 12 樓及 15 樓至 20 樓				
			Unit A 單位 A	Unit B 單位 B	Unit C 單位 C	Unit D 單位 D	Unit E 單位 E
Shower Room 浴室		Switched Single Socket Outlet 單頭插座連開關掣	1	1	1	1	1
		Switched Twin Socket Outlet 雙頭插座連開關掣	-	-	-	-	-
		Fuse Spur Unit for Thermo Ventilator 菲士蘇供浴室寶	1	1	1	1	1
		Remote Control for Gas Water Heater 煤氣熱水爐遙控器	1	1	1	1	1
Balcony and Utility Platform 露台及工作平台	Lighting Point 燈位		1	1	1	1	1
	Switched Single Socket Outlet 單頭插座連開關掣		1	1	1	1	1
	Split Type Air-conditioner Outdoor Unit 分體式冷氣機（室外機）開關掣		1	1	1	1	1
	Emergency Stop Button for Split Type Air-conditioner Outdoor Unit 分體式冷氣機（室外機）緊急暫停掣		1	1	1	1	1
		Fuse Spur Unit for Gas Water Heater 菲士蘇供煤氣熱水爐	1	1	1	1	1

Note:

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

Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表							
Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	21/F - 23/F and 25/F 21 樓至 23 樓及 25 樓				
			Unit A 單位 A	Unit B 單位 B	Unit C 單位 C	Unit D 單位 D	Unit E 單位 E
Main Entrance 大門入口	Door Bell Button 門鐘		1	1	1	/	1
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		2	3	3	/	4
	Lighting Point 燈位		3	2	3	/	3
	Switched Single Socket Outlet 單頭插座連開關掣		1	1	1	/	-
	Switched Twin Socket Outlet 雙頭插座連開關掣		2	2	1	/	2
	TV / FM Outlet 電視 / 電台天線插座		1	1	1	/	1
	Data Point / Telephone Outlet 網絡插座 / 電話插座		1	1	1	/	1
	Smoke Detector with Sounder Base 煙霧探測器連發聲底座		1#	1#	1#	/	1#
	Door Bell 門鐘		1	1	1	/	1
	Fuse Spur Unit for Indoor Air-conditioner 菲士蘇供室內冷氣機		1	1	1	/	1
		Connection Unit for Microwave Oven/ Steam Combination Oven/ Dishwasher 供電給微波爐 / 蒸焗爐 / 洗碗機的插線座	1	1	1	/	1
		Connection Unit for Refrigerator 供電給雪櫃的插線座	1	1	1	/	1
		Connection Unit for for Dish Warmer 供電給暖碟櫃的插線座	1	1	1	/	1
		Distribution Board 配電箱	1	1	1	/	1

Note:

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Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表							
Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	21/F - 23/F and 25/F 21 樓至 23 樓及 25 樓				
			Unit A 單位 A	Unit B 單位 B	Unit C 單位 C	Unit D 單位 D	Unit E 單位 E
Bedroom 睡房	Lighting Switch 燈掣		/	2	1	/	/
	Lighting Point 燈位		/	1	1	/	/
	Switched Single Socket Outlet 單頭插座連開關掣		/	-	1	/	/
	Switched Twin Socket Outlet 雙頭插座連開關掣		/	1	1	/	/
	TV / FM Outlet 電視 / 電台天線插座		/	1	1	/	/
	Data Point / Telephone Outlet 網絡插座 / 電話插座		/	1	1	/	/
	Fuse Spur Unit for Indoor Air-conditioner 菲士蘇供室內冷氣機		/	1	1	/	/

Note:

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

Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表							
Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	21/F - 23/F and 25/F 21 樓至 23 樓及 25 樓				
			Unit A 單位 A	Unit B 單位 B	Unit C 單位 C	Unit D 單位 D	Unit E 單位 E
Open Kitchen 開放式廚房	Lighting Point 燈位		2	2	2	2	2
	Switched Single Socket Outlet 單頭插座連開關掣		1	1	1	/	1
	Switched Twin Socket Outlet 雙頭插座連開關掣		1	1	1	/	1
	Concealed Type Sprinkler Head 隱藏式消防花灑頭		1#	1#	1#	/	1#
	Sidewall Sprinkler Head 側頭式消防花灑頭		1#	1#	1#	/	1#
		Sprinkler Head 消防花灑頭	1#	1#	1#	/	1#
		Connection Unit for Induction Hob 供電給磁煮食爐的插線座	1	1	1	/	1
		Connection Unit for Cooker Hood 供電給抽油煙機的插線座	1	1	1	/	1
		Connection Unit for Washer 供電給洗衣機的插線座	1	1	1	/	1
		Fuse Spur Unit for LED Strip 菲士蘇供 LED 燈帶	1	1	1	/	1
Shower Room 浴室	Lighting Switch 燈掣		1	1	1	/	1
	Lighting Point 燈位		3	3	3	/	3
	Switch for Thermo Ventilator 浴室寶開關掣		1	1	1	/	1

Note:

1. The numbers as shown in the above table denote the numbers provided.
2. The symbol "-" as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. Owners of residential units with open kitchens should also allow registered fire service installation contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表顯示的數目代表提供的數量。
2. 上表所示之「-」代表「不提供」。
3. 上表所示之「 / 」代表「不適用」。
4. 上表所示之「#」代表「消防裝置及設備」。開放式廚房住宅單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的住宅單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

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

Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表							
Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	21/F - 23/F and 25/F 21 樓至 23 樓及 25 樓				
			Unit A 單位 A	Unit B 單位 B	Unit C 單位 C	Unit D 單位 D	Unit E 單位 E
Shower Room 浴室		Switched Single Socket Outlet 單頭插座連開關掣	1	1	1	/	1
		Switched Twin Socket Outlet 雙頭插座連開關掣	-	-	-	/	-
		Fuse Spur Unit for Thermo Ventilator 菲士蘇供浴室寶	1	1	1	/	1
		Remote Control for Gas Water Heater 煤氣熱水爐遙控器	1	1	1	/	1
Balcony and Utility Platform 露台及工作平台	Lighting Point 燈位		1	1	1	/	1
	Switched Single Socket Outlet 單頭插座連開關掣		1	1	1	/	1
	Split Type Air-conditioner Outdoor Unit 分體式冷氣機（室外機）開關掣		1	1	1	/	1
	Emergency Stop Button for Split Type Air-conditioner Outdoor Unit 分體式冷氣機（室外機）緊急暫停掣		1	1	1	/	1
		Fuse Spur Unit for Gas Water Heater 菲士蘇供煤氣熱水爐	1	1	1	/	1

Note:

1. The numbers as shown in the above table denote the numbers provided.
2. The symbol "-" as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. Owners of residential units with open kitchens should also allow registered fire service installation contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表顯示的數目代表提供的數量。
2. 上表所示之「-」代表「不提供」。
3. 上表所示之「 / 」代表「不適用」。
4. 上表所示之「#」代表「消防裝置及設備」。開放式廚房住宅單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的住宅單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

24 SERVICE AGREEMENTS 服務協議

Potable and flushing water is supplied by Water Supplies Department.

食水及沖廁水由水務署供應。

Electricity is supplied by CLP Power Hong Kong Limited.

電力由中華電力有限公司供應。

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

煤氣由香港中華煤氣有限公司供應。

25 Government Rent 地稅

The Vendor (the Owner) 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.

賣方（擁有人）有法律責任繳付指明住宅物業直至該住宅物業買賣完成日期（包括該日）為止。

26 Miscellaneous Payments by Purchaser
買方的雜項付款

1. On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the vendor (the owner) for the deposits for water and electricity.

2. On that delivery, the purchaser is not liable to pay to the vendor (the owner) a debris removal fee.

Note:
On that delivery, the purchaser is liable to pay a debris removal fee to the manager of the Development and not the vendor (the owner) under the Deed of Mutual Covenant, and where the vendor (the owner) has paid that debris removal fee, the purchaser shall reimburse the vendor (the owner) for the same.

1. 在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向賣方（擁有人）補還水及電力的按金。

2. 在交付時，買方不須向賣方（擁有人）支付清理廢料的費用。

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

27 Defect Liability Warranty period
欠妥之處的保養責任期

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

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

28 Maintenance of Slopes
斜坡維修

Not applicable.

不適用。

29 Modification
修訂

No existing application for a modification of the land grant for this Development has been made to the Government.

本發展項目現時沒有向政府提出申請修訂批地文件。

30 RELEVANT INFORMATION 有關資料

1. Operation of gondola

The manager of the Development has the power to operate the gondolas in the Development and for the avoidance of doubt the manager of the Development may move and use a gondola in or through the airspace over any balcony, utility platform, flat roof or roof forming part of or any part of any Flat or the Commercial Accommodation.

2. Areas for air-conditioning of the residential properties

Under the deed of mutual covenant ("DMC"), no individual air-conditioner platforms, air-conditioning or other units shall be installed through any window or external walls and any part thereof other than at areas for air conditioning of the residential properties and all possible measures shall be taken to prevent excessive noise, condensation or dripping on to any part of the lot or the Development.

For the locations of the areas for air-conditioning of the residential units, please refer to "Floor Plans of Residential Properties in the Development".

3. Open kitchen

Under the DMC, in compliance with the requirements in the Fire Safety Management Plan, owners of the residential properties with open kitchen shall at all reasonable times on reasonable notice (except in an emergency when no notice is required) allow the Manager and the registered fire services installation contractor(s) to enter into his residential property to carry out check, inspection, testing or maintenance of the fire services installations therein (at the cost of the relevant owners) or verify observance and compliance of provisions referred to in the DMC.

4. Lighting at the external wall of the Development

There may be decorative lighting and illuminated signs or signboard at the MR/F of the Development. Prospective purchasers should note the possible impact (if any) of the said features on the individual residential properties.

Lightings are installed at the 26/F Clubhouse of the Development and may be turned on from time to time. The illumination of these lighting may affect the enjoyment of some residential units in the Development on terms of views, lighting and other aspects of the surrounding environment.

5. Exhaust louvers

There may be exhaust louvers connecting from the shops on G/F to 2/F for exhaust from air-conditioning system and business operations (including restaurant (if any)). The alignment and position of the exhaust louvers may be changed from time to time and are subject to compliance with the relevant statutory requirements and the directions from the relevant governmental authorities. Prospective purchasers should note the possible effect (if any) of such exhaust louvers on individual residential properties.

6. Pipes

Some common pipes and/or exposed pipes are located on the external walls at or adjacent to the flat roofs and/or balcony and/or utility platforms of some residential units of the Development. It is possible that the views of some residential units may be affected by these pipes.

7. Lightning Rod

Lightning rod at Top Roof. Prospective purchasers should note the possible impact (if any) of the above facilities on individual residential properties.

8. Layout and Use of Commercial Accommodation

The Vendor may from time to time amend the plans of the Commercial Accommodation and change the layout of the Commercial Accommodation (including but not limited to the number and size of the shops). The Vendor has not made any representation or warranty as to the number and type(s) of shops to be provided in the Commercial Accommodation.

9. Renovation or Alteration Works

Prior to carrying out any renovation or alteration works to a residential property (including any non-structural solid concrete blocks thereof), the owner of the residential property should at his own costs and expenses consult all relevant professionals to ensure that there are no safety issues in relation to such works, and such works will not interfere with the integrity of the building structure and will not contravene any land grant conditions, the Buildings Ordinance, all other relevant Ordinances and regulations. The owner should also comply with all relevant requirements under the House Rules of the Development (including obtaining the approval by the manager of the Development to commence the works).

30 RELEVANT INFORMATION 有關資料

1. 吊船的操作

發展項目管理人有權於發展項目操作吊船且為免生疑，發展項目管理人可以於任何住宅單位或商業用部分的露台、工作平台、平台或天台或其他部分上空操作吊船或使其進入或穿過任何住宅單位或商業用部分的露台、工作平台、平台或天台或其他部分上空。

2. 住宅物業的空調機範圍

根據公契，除安裝於住宅物業的空調機範圍內，不得通過任何窗戶或外牆及其任何部分安裝單獨的空調機平台、空調機或其他機體，並應採取一切可能的措施防止過度噪音、冷凝水或滴水到該地段或發展項目的任何部分。

有關住宅物業的空調機範圍的位置，請參閱本售樓說明書的「發展項目的住宅物業的樓面平面圖」。

3. 開放式廚房

根據公契，為遵守《消防安全管理計劃》內的要求，開放式廚房的住宅物業的業主必須在任何合理時間（緊急情況除外）允許管理人及註冊消防裝置承辦商，進入其住宅物業以進行檢查、檢視、測試或維護該住宅物業內的消防裝置（費用及支出由相關業主承擔），或核實是否遵守及符合公契所述的規定。

4. 發展項目的外牆設有外牆裝飾燈

發展項目主天台可能設有裝飾照明或發光的招牌。準買家請注意上述特色裝置對個別住宅物業造成之影響（如有）。

位於發展項目 26 樓會所有安裝照明系統及可能不時開啟。該等照明可能對發展項目住宅物業的享用，諸如景觀、光及對周邊環境的其他方面造成影響。

5. 排氣口

位於地下至 2 樓的商舖及會安裝排氣口以給空調系統及經營之業務（包括餐廳（如有））作出排氣。排氣口的排列及位置或會不時更改，並須符合相關法例要求及有關政府部門的指引。準買家請注意上述排氣口對個別住宅物業可能造成的影響（如有）。

6. 喉管

發展項目部分住宅單位的平台及 / 或露台的外牆或毗鄰平台及 / 或露台及 / 或工作平台的外牆裝有公用喉管及 / 或外露喉管。部分住宅單位的景觀可能因此受到影響。

7. 避雷針

避雷針在頂層天台，請準買家注意上述設施對個別住宅物業造成的影響（如有）。

8. 商用部分布局及用途

賣方可能不時修改商用部分之圖則及改變商用部分之布局（包括但不限於店舖之數目及面積）。賣方並無就商用部分將提供之店舖數目及種類作出任何陳述或保證。

9. 裝修或改建工程

在對住宅物業（包括其任何非結構混凝土隔牆）進行任何裝修或改建工程之前，住宅物業的業主應自費諮詢所有相關專業人士，以確保該等工程不存在任何安全問題，且該等工程不會妨礙樓宇結構的完整性及不會違反任何批地條件條款、《建築物條例》、所有其他相關條例及規例。業主亦應遵守發展項目的屋苑守則下的所有相關規定（包括取得發展項目的管理人的批准展開工程）。

31 WEBSITE ADDRESS
項目官方互聯網網址

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

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

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

Breakdown of GFA Concessions Obtained for All Features

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

獲寬免總樓面面積的設施分項

於印製售樓説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。如印製售樓説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 (sq. m.) 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 tele- communications 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	56.153
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	232.379
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	2.460

		Area (sq. m.) 面積（平方米）
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	91.731
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	Not Applicable 不適用
9.(#)	Utility platform 工作平台	69.203
10.	Noise barrier 隔音屏障	Not Applicable 不適用

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

		Area (sq. m.) 面積（平方米）
Amenity Features 適意設施		
11.(#)	Caretaker's quarters, counter, office, store, guard room and lavatory for watch-man 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	75.759
13.(#)	Covered landscaped and play area 有蓋園景區及遊樂場地	Not Applicable 不適用
14.(#)	Horizontal screens/covered walkways 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	Not Applicable 不適用
16.	Chimney shaft 煙囪管道	Not Applicable 不適用
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite mas- ter 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	65.127
19.	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽及氣槽	Not Applicable 不適用
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Not Applicable 不適用
21.	Void in duplex domestic flat and house 複式住宅單位及洋房的中空空間	Not Applicable 不適用
22.	Sunshade and reflector 遮陽篷及反光罩	Not Applicable 不適用
23.	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window 伸出式花槽及小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	Not Applicable 不適用
24.	Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway 《作業備考》APP-19 第 3（b）及（c）段沒有涵蓋的其他伸出物，如空調機箱及空調機平台，及維修通道	Not Applicable 不適用

		Area (sq. m.) 面積（平方米）
Other Exempted Items 其他項目		
25.	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Not Applicable 不適用
26.	Covered area under large projecting/overhanging feature 大型伸出 / 外懸設施下的有蓋地方	Not Applicable 不適用
27.	Public transport terminus 公共交通總站	Not Applicable 不適用
28.	Party structure and common staircase 共用構築物及公用樓梯	Not Applicable 不適用
29.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	22.472
30.	Public passage 公眾通道	Not Applicable 不適用
31.	Covered set back area 有蓋的後移部分	Not Applicable 不適用
Bonus GFA 額外總樓面面積		
32.	Bonus GFA 額外總樓面面積	Not Applicable 不適用
Additional Green Features under Joint Practice Note (No. 8) 根據聯合作業備考（第 8 號）提供的額外環保設施		
33.	Buildings adopting Modular Integrated Construction 採用「組裝合成」建築法的樓宇	Not Applicable 不適用

Note:

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

備註：

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

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

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





Estimated Energy Performance or Consumption for the Common Parts of the Development

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

發展項目的公用部分的預計能量表現或消耗

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

Part I **第 I 部分**	
Provision of Central Air Conditioning 提供中央空調	No 否
Provision of Energy Efficient Features 提供具能源效益的設施	Yes 是
Energy Efficient Features proposed 擬安裝的具能源效益的設施	1. High Efficiency Lighting 高效能照明系統 2. High Efficiency A/C Unit 高效能空調機組

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

Location 位置	Internal Floor Area Served (m^2) 使用有關裝置的內部樓面面積（平方米）	Annual Energy Use of Baseline Building (Note 2) 基線樓宇（註腳 2）每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity 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的部分（註腳 3）	1,103	89.9	3.7	72.3	3.7

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

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

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

Note:

1. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency. The predicted annual energy use, in terms of electricity consumption (kWh/m²/annum) and town gas/ LPG consumption (unit/m²/annum), of the Development by the internal floor area served, where:
   (a) "total annual energy use" has the same meaning of "annual energy use" 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.

備註：

1. 一般而言，一棟樓宇的預計"每年能源消耗量"愈低，其節約能源的效益愈高。如一棟樓宇預計的"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 BEAMPlus 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. "基線樓宇"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。

33 DATE OF PRINTING OF SALES BROCHURE + POSSIBLE FUTURE CHANGE
印製日期及日後可能出現的改變聲明

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

Date on which the sales brochure is print: 18 August 2026

發展項目及其周邊地區日後可能出現改變。

售樓説明書的印製日期：2026 年 8 月 18 日

