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SALES BROCHURE

售樓說明書

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01 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.

- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans¹ as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/ metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property². 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.

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.

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- In respect of an uncompleted development, the vendor may alter the building plans (if any) whenever the vendor considers necessary. To know the latest information of an uncompleted development, keep paying attention to any revised sales brochures made available by the vendor.
- Read through the sales brochure and in particular, check the following information in the sales brochure -
 - whether there is a section on "relevant information" in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as "relevant information";
 - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
 - interior and exterior fittings and finishes and appliances;
 - the basis on which management fees are shared;
 - whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
 - whether individual owners have responsibility to maintain slopes.

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

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

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

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

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- Note that vendors (including their authorized representative(s)) should not seek or accept any specific expression of intent of purchasing a particular residential property before the sale of the property has commenced. You therefore should not make such an offer to the vendors or their authorized representative(s).

11. Appointment of estate agent

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

12 Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

- While the vendor is not required to make any show flat available for viewing by prospective purchasers or the general public, if the vendor wishes to make available show flats of a specified residential property, the vendor must first of all make available an unmodified show flat of that residential property and that, having made available such unmodified show flat, the vendor may then make available a modified show flat of that residential property. In this connection, the vendor is allowed to make available more than one modified show flat of that residential property.

- If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.
- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.
- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

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

15. Estimated material date and handing over date

- Check the estimated material date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.
- Handing over date
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document / a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
 - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
 - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.

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

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- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
 - strike or lock-out of workmen;
 - riots or civil commotion;
 - force majeure or Act of God;
 - fire or other accident beyond the vendor's control;
 - war; or
 - inclement weather.
 - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts:

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

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

Real Estate Developers Association of Hong Kong	
Telephone	: 2826 0111
Fax	: 2845 2521

Sales of First-hand Residential Properties Authority
March 2023

01 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

- 瀏覽一手住宅物業銷售資訊網（下稱「銷售資訊網」）（網址：www.srpe.gov.hk），參考「銷售資訊網」內有關一手住宅物業的市場資料。
- 閱覽賣方就該發展項目所指定的互聯網網站內的有關資訊，包括售樓說明書、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 and 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；

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

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

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

¹ 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。

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

- 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

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

- 留意政府批地文件內所訂明小業主是否須要負責支付地稅。

- 留意公契內訂明有關物業內可否飼養動物。

7. 售樓處內有關可供揀選住宅物業的資料

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

- 切勿隨便相信有關發展項目銷情的傳言，倉卒簽立臨時買賣合約。

8. 成交紀錄冊

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

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

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。

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

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

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

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

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

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

- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

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

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

11. 委託地產代理

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

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

- 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」。

01 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。
- 收樓日期
 - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
 - 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
 - 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
 - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。

- 認可人士可批予在預計關鍵日期之後完成發展項目

- 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：

➤ 工人罷工或封閉工地；

➤ 暴動或內亂；

➤ 不可抗力或天災；

➤ 火警或其他賣方所不能控制的意外；

➤ 戰爭；或

➤ 惡劣天氣。

- 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。

- 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。

- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

- 購置住宅物業前，確保已獲安排參觀您打算購置的住宅物業。倘參觀有關物業並非合理地切實可行，則應參觀與有關物業相若的物業，除非您以書面同意賣方無須開放與有關物業相若的物業供您參觀。您應仔細考慮，然後才決定是否簽署豁免上述規定的書面同意。

- 除非有關物業根據租約持有，或為確保物業參觀者的人身安全而須設定合理限制，您可以對該物業進行量度、拍照或拍攝影片。

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

01 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

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

其他相關聯絡資料：

消費者委員會

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

地產代理監管局

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

香港地產建設商會

電話： 2826 0111
傳真： 2845 2521

一手住宅物業銷售監管局
2023年3月

02 INFORMATION ON THE DEVELOPMENT

發展項目的資料

Name of the Development

26 Ko Shan

發展項目名稱

悅麓

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

26 Ko Shan Road

發展項目所位於的街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數

高山道26號

The Development consists of one multi-unit building

Total number of storeys of the multi-unit building

22 storeys (Excluding transfer plate, Roof, Level 98.345, Level 101.070, Level 104.570 and Upper Roof)

發展項目包括一幢多單位建築物

該幢多單位建築物的樓層的總數

22層（不包括轉換層、天台、98.345高樓層、101.070高樓層、104.570高樓層及上層天台）

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

G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F, Roof, Level 98.345, Level 101.070, Level 104.570 and Upper 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

地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓、天台、98.345高樓層、101.070高樓層、104.570高樓層及上層天台

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 are omitted

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

不設4樓、13樓、14樓及24樓

Refuge floor of the multi-unit building

Not Applicable

該幢多單位建築物內的庇護層

不適用

03 INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

賣方及有參與發展項目的其他人的資料

Vendor

New Brilliant Development Holdings Limited

Holding companies of the Vendor

Brace Up Investments Limited

TKS Limited

Authorized Person for the Development

Zhou Raymond Chun Sum

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

Andrew Lee King Fun & Associates Architects Limited

Building Contractor for the Development

Ching Lee Engineering Limited

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

Howse Williams

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

Hang Seng Bank Limited

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

N/A

賣方

新朗發展（實業）有限公司

賣方的控權公司

高勇投資有限公司

TKS Limited

發展項目的認可人士

周駿森

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團

李景勳、雷煥庭建築師有限公司

發展項目的承建商

正利工程有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所

何韋律師行

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

恆生銀行有限公司

已為發展項目的建造提供貸款的任何其他人

不適用

04 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(a)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an Authorized Person for the Development. 賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人。	Not Applicable 不適用
(b)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an Authorized Person. 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。	Not Applicable 不適用
(c)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an Authorized Person. 賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的家人。	No 否
(d)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an Authorized Person. 賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	Not Applicable 不適用
(e)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an Authorized Person. 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	Not Applicable 不適用
(f)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an Authorized Person. 賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的有聯繫人士的家人。	No 否
(g)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development. 賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	Not Applicable 不適用
(h)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development. 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	Not Applicable 不適用
(i)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors. 賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述律師事務所的經營人的家人。	No 否
(j)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and an Authorized Person for the Development, or an associate of such an Authorized Person, holds at least 10% of the issued shares in that Vendor, holding company or contractor. 賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份。	No 否

04 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(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。	Not Applicable 不適用
(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。	Not Applicable 不適用
(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

05 INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

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

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

Schedule of Total Area of the Non-Structural Prefabricated External Walls and Curtain Walls of each Residential Property
每個住宅物業的非結構的預製外牆及幕牆的總面積表

Floor 樓層	Flat 單位	Total area of non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)	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)
5/F 5樓	A	0.707	0.000
	B	0.000	1.048
	C	0.000	0.405
	D	0.000	0.694
	E	0.645	0.728
6/F - 10/F 6樓 - 10樓	A	0.707	0.000
	B	0.000	1.188
	C	0.000	0.405
	D	0.000	0.694
	E	0.749	0.728
11/F 11樓	A	0.684	0.000
	B	0.000	1.188
	C	0.000	0.415
	D	0.000	0.694
	E	0.825	0.728
12/F 12樓	A	0.684	0.000
	B	0.000	1.188
	C	0.000	0.415
	D	0.000	0.694
	E	0.825	0.728

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

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

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

Floor 樓層	Flat 單位	Total area of non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)	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)
15/F 15樓	A	0.566	0.220
	B	0.000	0.548
	C	0.000	0.415
	D	0.000	0.694
	E	0.825	0.728
16/F - 17/F 16樓至17樓	A	0.566	0.220
	B	0.000	0.698
	C	0.000	0.415
	D	0.000	0.694
	E	0.825	0.728
18/F 18樓	A	0.566	0.686
	B	0.000	0.415
	C	0.000	0.694
	D	0.825	0.728
19/F - 23/F & 25/F 19樓至23樓 及25樓	A	0.566	1.196
	B	0.000	0.415
	C	0.000	0.694
	D	0.825	0.728

備註：
不設4樓、13樓、14樓及24樓。

06 INFORMATION ON PROPERTY MANAGEMENT

物業管理的資料

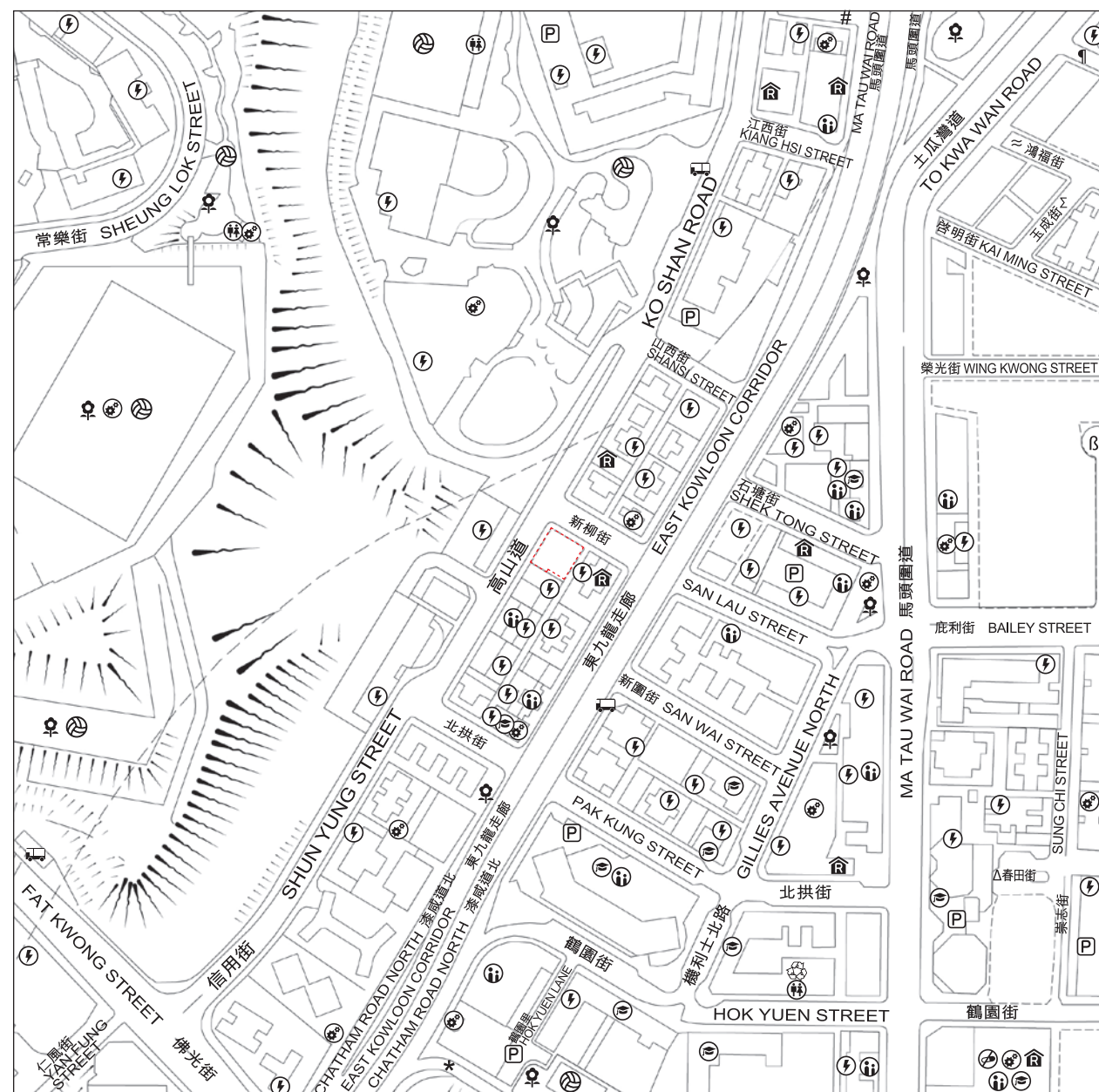
The person appointed as the manager of the Development under the latest draft deed of mutual covenant

Jones Lang LaSalle Management Services Limited

根據公契的最新擬稿，獲委任為發展項目的管理人的人

仲量聯行物業管理有限公司

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



Location of the Development
發展項目的位置

SCALE 比例：
0 50 100 150 200 250M/米

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

* 和衷街 WO CHUNG STREET	# 安徽街 ANHUI STREET	1 銀漢街 NGAN HON STREET	β 環安街 WAN ON STREET
Σ 玉成街 YUK SHING STREET	≈ 鴻福街 HUNG FOOK STREET	Δ 春田街 CHUN TIN STREET	

This Location Plan is prepared by the Vendor with reference to the Digital Topographic Map No. T11-NW-D dated 20 November 2025 from Survey and Mapping Office of the Lands Department, with adjustment where necessary.

此所在位置圖是參考2025年11月20日出版之地政總署測繪處之數碼地形圖，圖幅編號T11-NW-D，並由賣方擬備，有需要處經修正處理。

NOTATION 圖例

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

The map is provided by the Common Spatial Data Infrastructure (CSDI) Portal and intellectual property rights are owned by the Government of the HKSAR.

此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。

Notes:

- Due to technical reasons, this Location Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
- The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

備註：

- 因技術性問題，此所在位置圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
- 賣方建議準買家到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

08 AERIAL PHOTOGRAPH OF THE DEVELOPMENT

發展項目的鳥瞰照片



Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 3,000 feet, Photo No. E249333C, dated 7 January 2025.

摘錄自地政總署測繪處於2025年1月7日在3,000呎飛行高度拍攝之鳥瞰照片，編號為E249333C。

● Location of the Development
發展項目的位置

Notes:

1. Due to technical reasons, this Aerial Photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
2. The Aerial Photograph is available for free inspection during normal office hours at sales office.
3. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

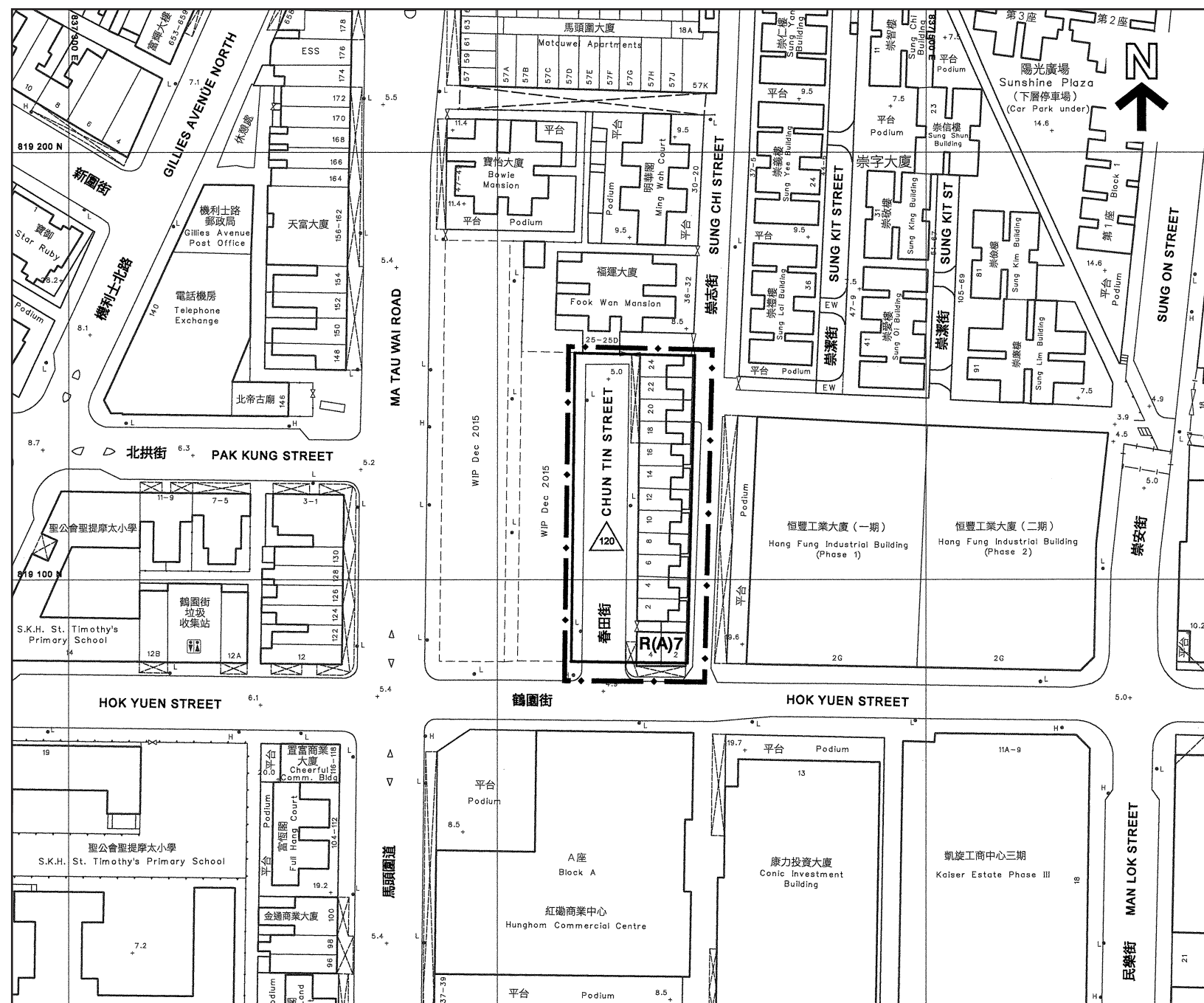
備註：

1. 因技術性問題，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》的規定。
2. 該鳥瞰照片存於售樓處，於正常辦公時間內供免費查閱。
3. 賣方建議準買家到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

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



SCALE 比例：
 0 20 40 60 80M/米

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

Adopted from the Urban Renewal Authority Chun Tin Street / Sung Chi Street Development Scheme Plan (Plan No. S/K9/URA1/2) gazetted on 10 November 2017.

摘錄自2017年11月10日刊憲之市區重建局春田街/崇志街發展計劃圖（編號S/K9/URA1/2）。

NOTATION 圖例

Boundary of Development Scheme



規劃計劃範圍界線

Residential (Group A) 7



住宅（甲類）7

Maximum Building Height
 (in metres above Principal Datum)



最高建築物高度
 (在主水平基準上若干米)

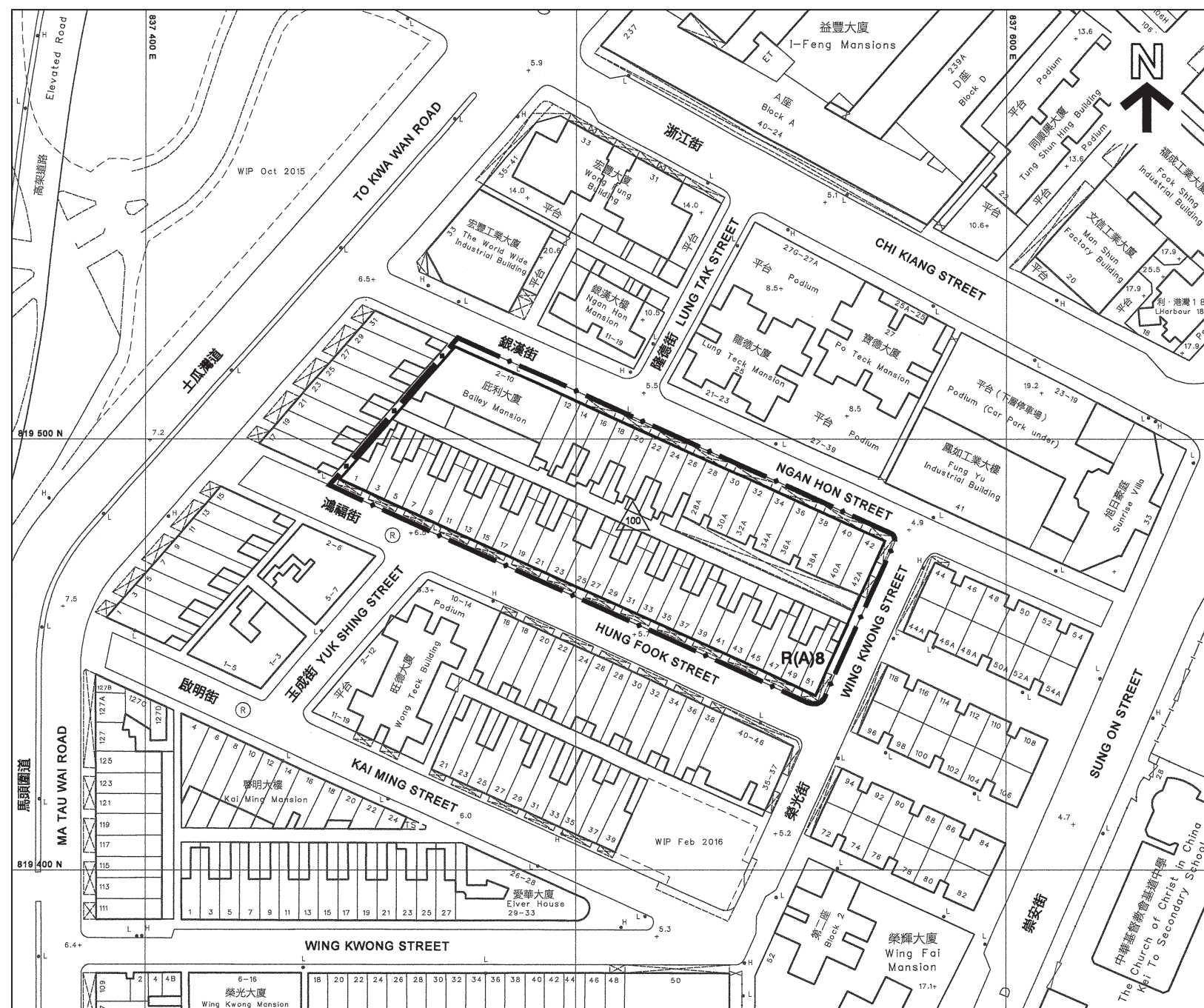
Notes:

1. Due to technical reasons, this Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance
2. The last updated version of the Outline Zoning Plan and the attached schedule as of the date of printing of the sales brochure are available for free inspection during normal office hours at the sales office.
3. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

備註：

1. 因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
2. 在印製售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表存於售樓處，於正常辦公時間內供免費查閱。
3. 賣方建議準買家到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

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



SCALE 比例：
 0 20 40 60 80M/米

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Adopted from the Urban Renewal Authority Hung Fook Street / Ngan Hon Street Development Scheme Plan (Plan No. S/K9/URA2/2) gazetted on 10 November 2017.

摘錄自2017年11月10日刊憲之市區重建局鴻福街/銀漢街發展計劃圖（編號S/K9/URA2/2）。

NOTATION 圖例

Boundary of Development Scheme	— • —	規劃計劃範圍界線
Residential (Group A) 8	R(A)8	住宅（甲類）8
Maximum Building Height (in metres above Principal Datum)	100	最高建築物高度 (在主水平基準上若干米)

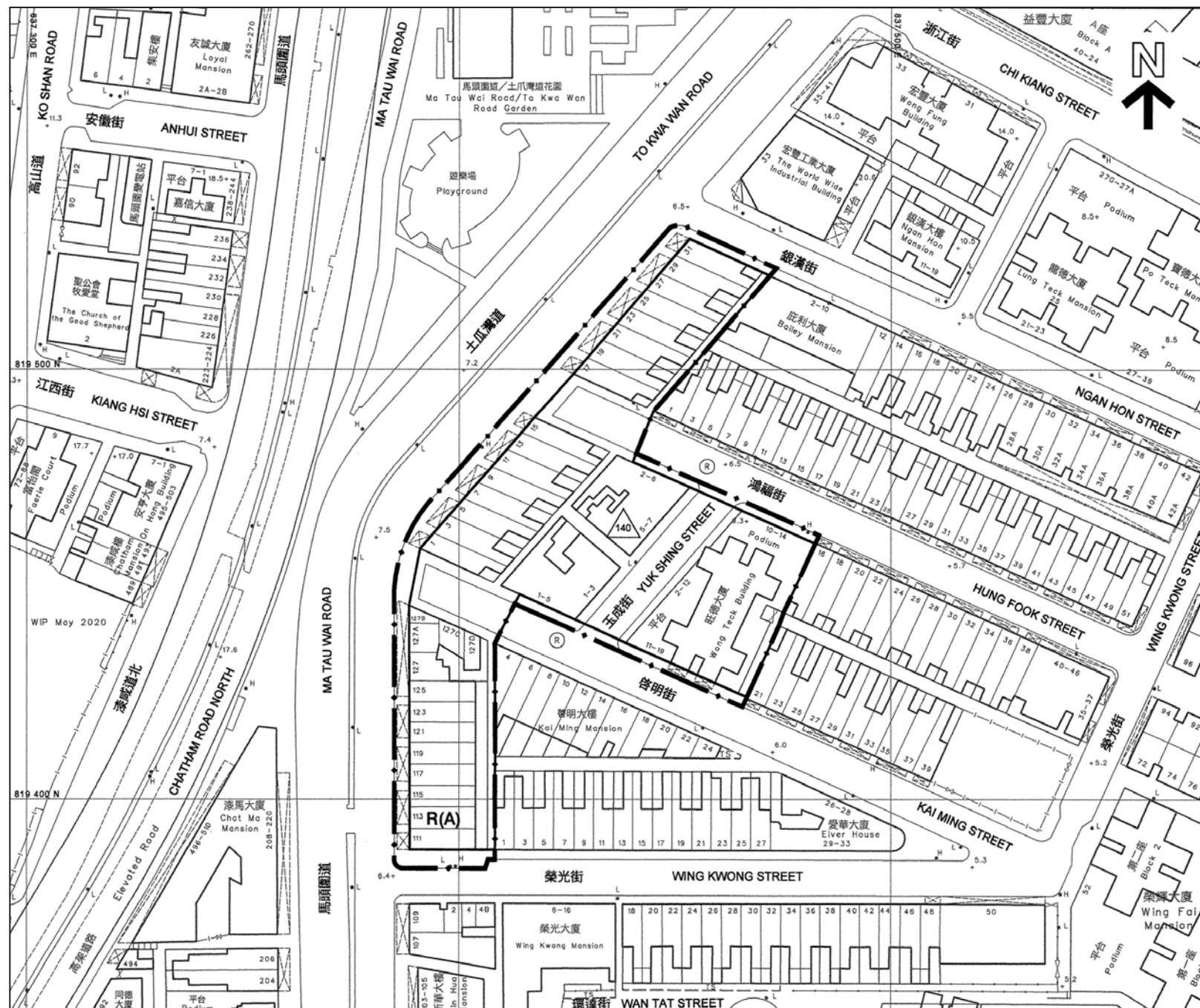
Notes:

1. Due to technical reasons, this Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance
2. The last updated version of the Outline Zoning Plan and the attached schedule as of the date of printing of the sales brochure are available for free inspection during normal office hours at the sales office.
3. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

備註：

1. 因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
2. 在印製售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表存於售樓處，於正常辦公時間內供免費查閱。
3. 賣方建議準買家到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

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



SCALE 比例：
 0 20 40 60 80M/米

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Adopted from the Urban Renewal Authority To Kwa Wan Road / Wing Kwong Street Development Scheme Plan (Plan No. S/K9/URA3/2) gazetted on 10 June 2022.

摘錄自2022年6月10日刊憲之市區重建局土瓜灣道/榮光街發展計劃圖（編號S/K9/URA3/2）。

NOTATION 圖例

Boundary of Development Scheme		規劃計劃範圍界線
Residential (Group A)		住宅（甲類）
Major Road and Junction		主要道路及路口
Maximum Building Height (in metres above Principal Datum)		最高建築物高度 (在主水平基準上若干米)

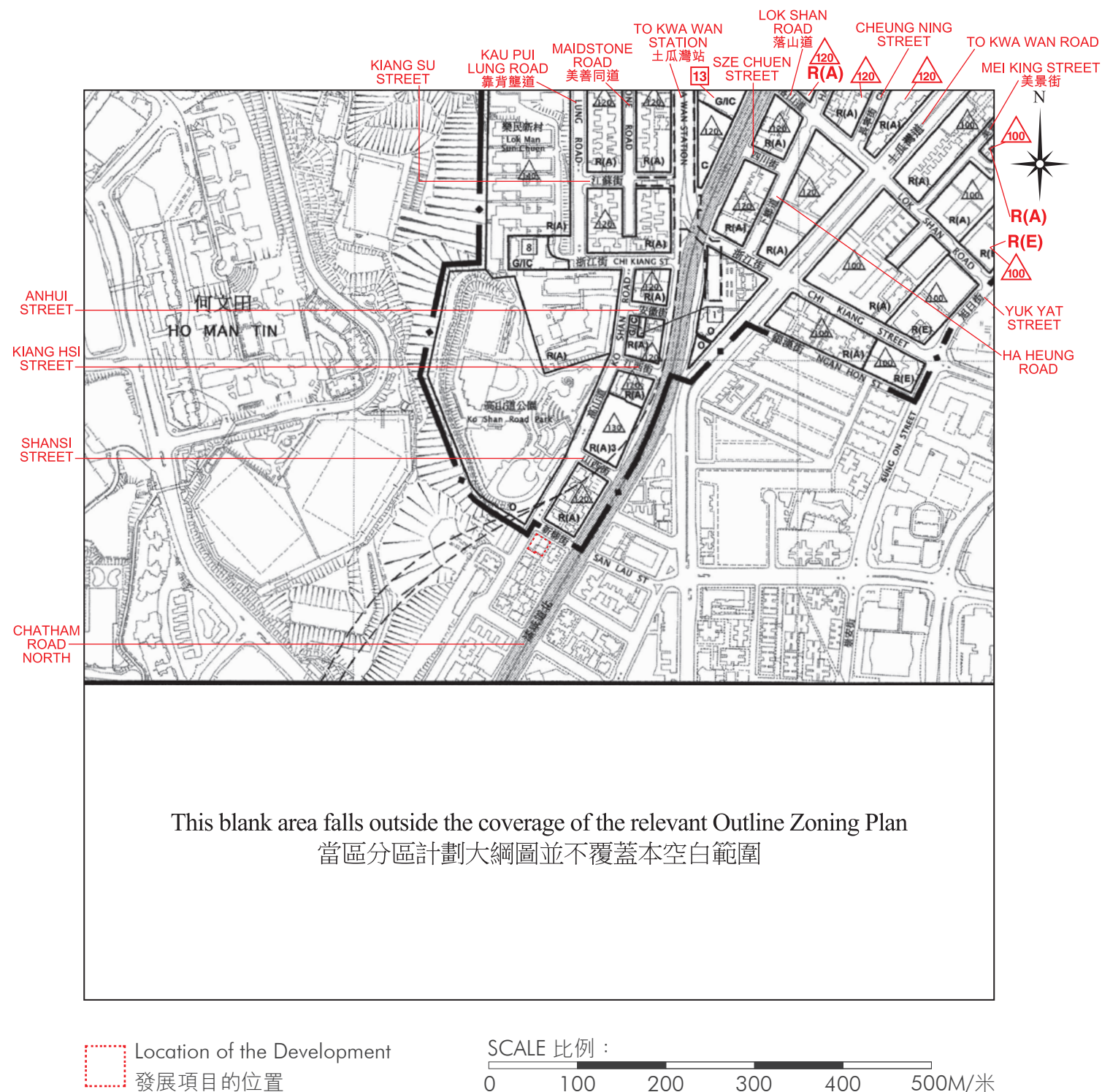
Notes:

1. Due to technical reasons, this Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance
2. The last updated version of the Outline Zoning Plan and the attached schedule as of the date of printing of the sales brochure are available for free inspection during normal office hours at the sales office.
3. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

備註：

1. 因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
2. 在印製售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表存於售樓處，於正常辦公時間內供免費查閱。
3. 賣方建議準買家到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

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



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Adopted from part of the Approved Ma Tau Kok Outline Zoning Plan No. S/K10/30, gazetted on 8 September 2023, with adjustments where necessary as shown in red.

摘錄自2023年9月8日刊憲之馬頭角分區計劃大綱核准圖圖則編號S/K10/30，有需要處經修正處理，以紅色顯示。

NOTATION 圖例

Zones

Commercial	C	商業
Residential (Group A)	R(A)	住宅 (甲類)
Residential (Group E)	R(E)	住宅 (戊類)
Government, Institution or Community	G/IC	政府、機構或社區
Open Space	O	休憩用地

Communications

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

Boundary of Planning Scheme	規劃範圍界線
Urban Renewal Authority Development Scheme Plan Area	市區重建局發展計劃圖範圍
Building Height Control Zone Boundary	建築物高度管制區界線
Maximum Building Height (in metres above Principal Datum)	最高建築物高度 (在主水平基準上若干米)
Maximum Building Height (in number of storeys)	最高建築物高度 (樓層數目)

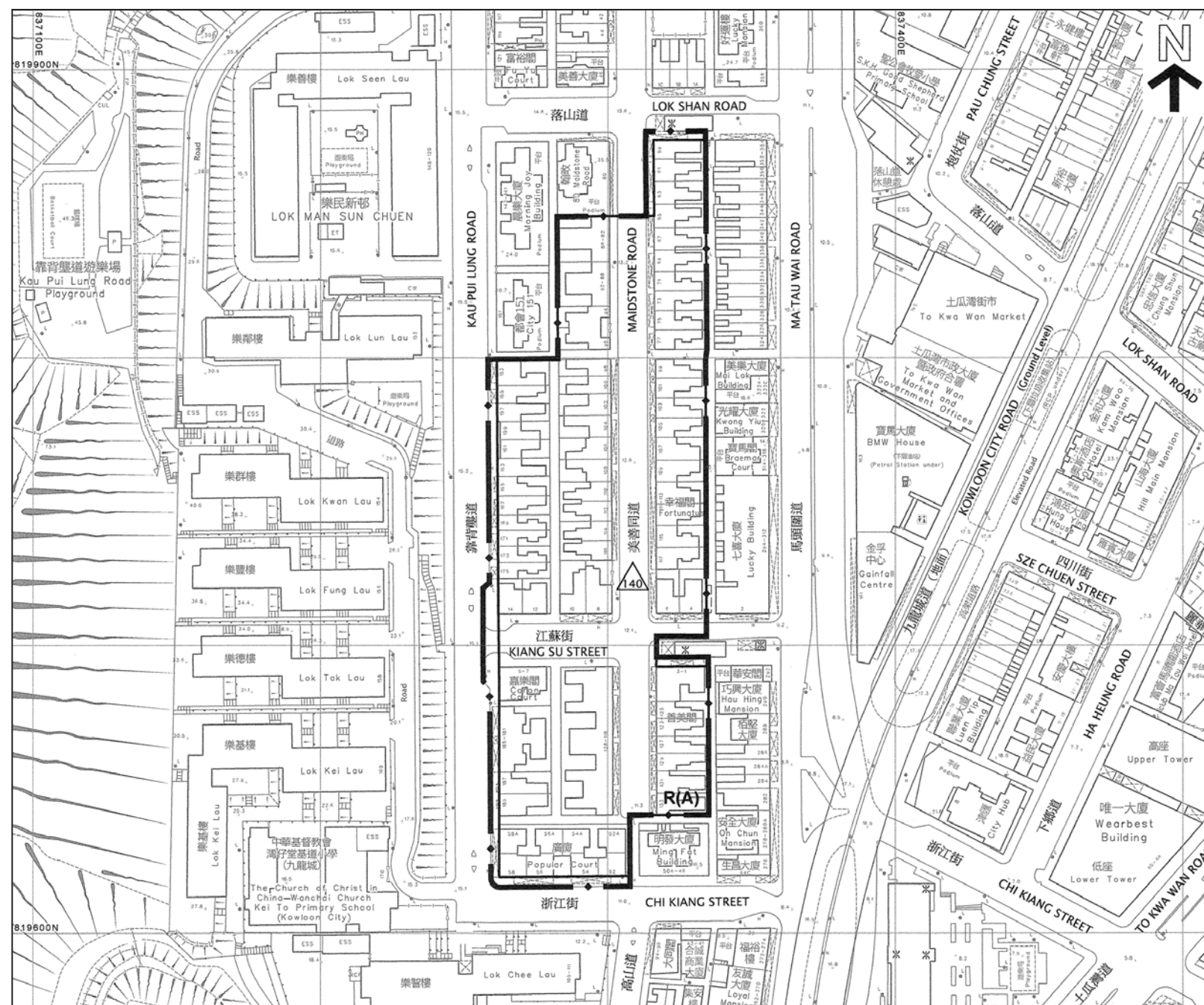
Notes:

- Due to technical reasons, this Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance
- The last updated version of the Outline Zoning Plan and the attached schedule as of the date of printing of the sales brochure are available for free inspection during normal office hours at the sales office.
- The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

備註：

- 因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
- 在印製售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表存於售樓處，於正常辦公時間內供免費查閱。
- 賣方建議準買家到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

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



SCALE 比例：
 0 30 60 90 120M/米

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Adopted from the Urban Renewal Authority Kau Pui Lung Road / Chi Kiang Street Development Scheme Plan (Plan No. S/K10/URA2/2) gazetted on 23 February 2024.

摘錄自2024年2月23日刊憲之市區重建局靠背壟道/浙江街發展計劃圖（編號S/K10/URA2/2）。

NOTATION 圖例

Boundary of Development Scheme	— • —	規劃計劃範圍界線
Residential (Group A)	R(A)	住宅（甲類）
Major Road and Junction	==+==	主要道路及路口
Maximum Building Height (in metres above Principal Datum)	△140	最高建築物高度 (在主水平基準上若干米)

Notes:

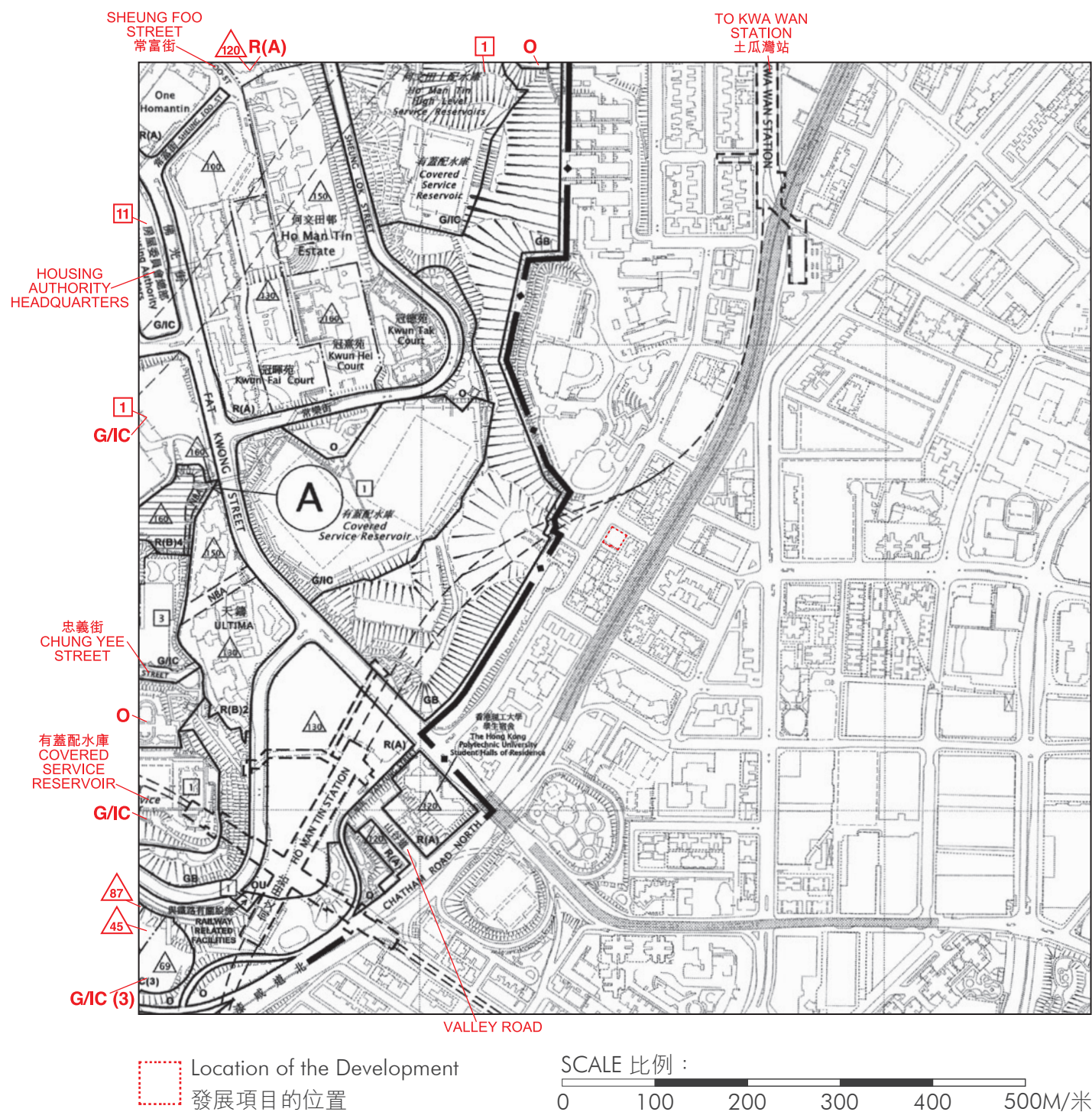
1. Due to technical reasons, this Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance
2. The last updated version of the Outline Zoning Plan and the attached schedule as of the date of printing of the sales brochure are available for free inspection during normal office hours at the sales office.
3. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

備註：

1. 因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
2. 在印製售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表存於售樓處，於正常辦公時間內供免費查閱。
3. 賣方建議準買家到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

09 OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖等



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

Adopted from part of the Draft Ho Man Tin Outline Zoning Plan No. S/K7/25, gazetted on 14 November 2025, with adjustments where necessary as shown in red.

摘錄自2025年11月14日刊憲之何文田分區計劃大綱草圖圖則編號S/K7/25，有需要處經修正處理，以紅色顯示。

NOTATION 圖例

Zones		地帶
Residential (Group A)	R(A)	住宅(甲類)
Residential (Group B)	R(B)	住宅(乙類)
Government, Institution or Community	G/IC	政府、機構或社區
Open Space	O	休憩用地
Green Belt	GB	綠化地帶
Communications		交通
Railway and Station (Underground)		鐵路及車站(地下)
Major Road and Junction		主要道路及路口
Elevated Road		高架道路
Miscellaneous		其他
Boundary of Planning Scheme		規劃範圍界線
Building Height Control Zone Boundary		建築物高度管制區界線
Maximum Building Height (in metres above Principal Datum)		最高建築物高度 (在主水平基準上若干米)
Maximum Building Height (in number of storeys)		最高建築物高度 (樓層數目)
Non-Building Area		非建築用地

AMENDMENTS TO APPROVED PLAN No. S/K7/24 核准圖編號 S/K7/24 的修訂

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

AMENDMENT ITEM A		修訂項目A項
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Notes:

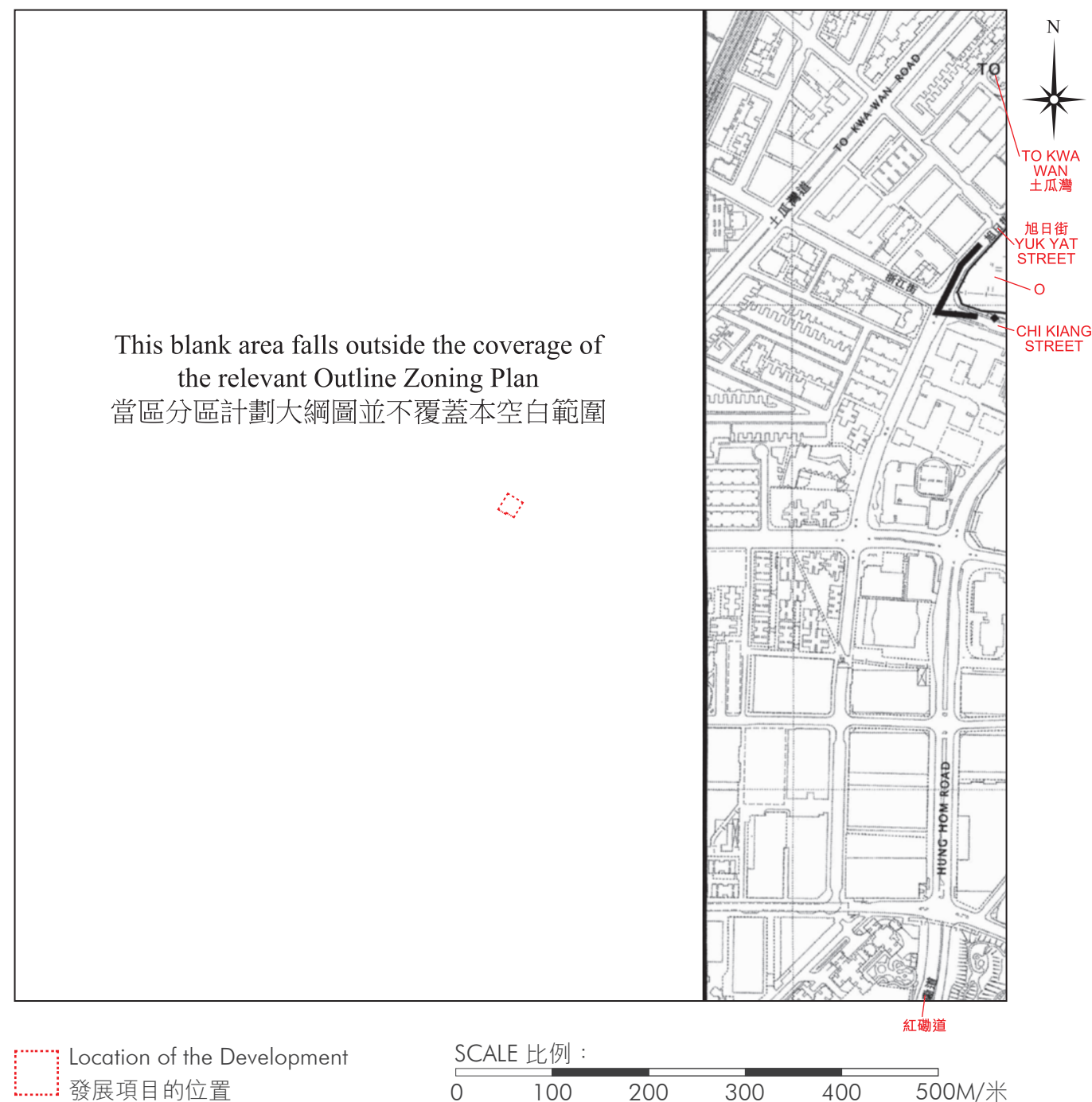
- Due to technical reasons, this Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance
- The last updated version of the Outline Zoning Plan and the attached schedule as of the date of printing of the sales brochure are available for free inspection during normal office hours at the sales office.
- The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

備註：

- 因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
- 在印製售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表存於售樓處，於正常辦公時間內供免費查閱。
- 賣方建議準買家到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

09 OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖等



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

Adopted from part of the Approved Kai Tak Outline Zoning Plan No. S/K22/8, gazetted on 28 October 2022, with adjustments where necessary as shown in red.

摘錄自2022年10月28日刊憲之啓德分區計劃大綱核准圖圖則編號S/K22/8，有需要處經修正處理，以紅色顯示。

NOTATION 圖例

Zones		地帶
Open Space		休憩用地
Communications		交通
Major Road and Junction		主要道路及路口
Miscellaneous		其他
Boundary of Planning Scheme		規劃範圍界線

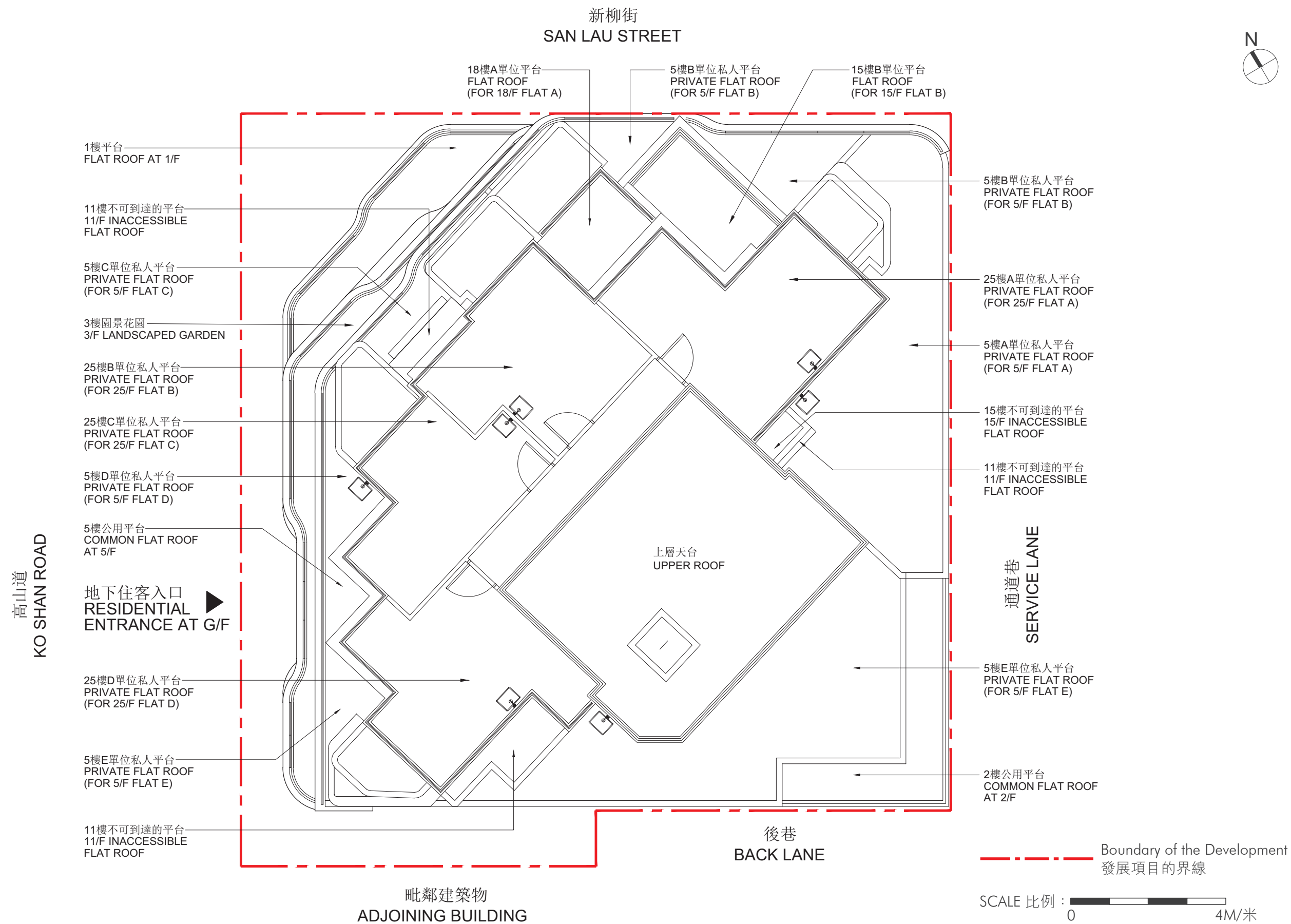
Notes:

- Due to technical reasons, this Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance
- The last updated version of the Outline Zoning Plan and the attached schedule as of the date of printing of the sales brochure are available for free inspection during normal office hours at the sales office.
- The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

備註：

- 因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
- 在印製售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表存於售樓處，於正常辦公時間內供免費查閱。
- 賣方建議準買家到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

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



11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

The notes and legends on this page apply to all pages of "Floor plans of residential properties in the Development".
在本頁上之備註和圖例適用於全部的「發展項目的住宅物業的樓面平面圖」頁數。

Legends of the Floor Plans 樓面平面圖圖例

A/C P.	= Air-Conditioning Platform 空調機平台	LIV. / DIN.	= Living Room And Dining Room 客廳及飯廳
ARCHITECTURAL FEATURE	= 建築裝飾	LIFT	= 升降機
BAL./U.P.	= Balcony And Utility Platform 露台及工作平台	LIFT LOBBY	= 升降機大堂
BAL., U.P. & A/C P. ABOVE	= Balcony, Utility Platform And Air-Conditioning Platform Above 上層露台、工作平台及空調機平台	LIFT SHAFT	= 升降機槽
B.	= Bathroom 浴室	O.KIT.	= Open Kitchen 開放式廚房
B.R.	= Bedroom 睡房	P.D.	= Pipe Duct 管道
BAL.	= Balcony 露台	PRIVATE FLAT ROOF	= 私人平台
COMMON AREA FOR TOWER DRAINAGE SYSTEM USE	= 供大廈排水系統使用之公共地方	R.C. CANOPY	= Reinforced Concrete Canopy 鋼筋混凝土簷蓬
COMMON FLAT ROOF	= 公用平台	TOP OF BALCONY	= 露台上蓋
DN	= Down 落	TOP OF CURTAIN WALL	= 玻璃幕牆上蓋
EL.D.	= Electrical Duct 電槽	UP	= 上
EL ROOM	= Electrical Room 電房	W.M.C.	= Water Meter Cabinet 水錶櫃
FLAT ROOF	= 平台	25/F FLAT A	= 25樓A單位
H.R.	= Hose Reel 消防喉轆	25/F FLAT B	= 25樓B單位
INACCESSIBLE FLAT ROOF	= 不可到達的平台	25/F FLAT C	= 25樓C單位
		25/F FLAT D	= 25樓D單位

Notes:

1. The dimensions in floor plans are all structural dimensions in millimeter.
2. There may be architectural features and/or exposed pipes/ductings on external walls of some floors.
3. Common pipes and/or mechanical and electrical services exposed and/or enclosed in cladding are located at/adjacent to the balcony and/or flat roof and/or air-conditioning platform and/or external wall of some units.
4. There are false ceiling and/or bulkheads at living room, dining room, bedrooms, open kitchen, bathroom and/or corridors of some units for the installation of the air-conditioning system and/or mechanical and electrical services.
5. Symbols of fittings and fitments shown on the floor plans, such as shower cubicle, sink, water closets, shower, sink counter etc. are architectural symbols retrieved from the latest approved building plans and are for general indication only.
6. Balconies, utility platforms and air-conditioning platforms are non-enclosed areas.

備註：

1. 平面圖所列之數字以毫米標示之建築結構呎吋。
2. 部分樓層外牆或設有建築裝飾及 / 或外露喉管或管道。
3. 部分單位的露台及 / 或平台及 / 或空調機平台及 / 或外牆或其附近設有外露及 / 或內藏的公用喉管及 / 或其他機電設備。
4. 部分單位之客廳、飯廳、睡房、開放式廚房、浴室及 / 或走廊，設有假天花及 / 或假陣，內裝置有冷氣系統及 / 或其他機電設備。
5. 樓面平面圖上所顯示的形象裝置符號，例如淋浴間、洗滌盆、坐廁、花灑、洗滌盆櫃等乃摘自最新的經批准的建築圖則的建築符號，只作一般性標誌。
6. 露台、空調機平台及工作平台為不可封閉的地方。

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



SCALE 比例 : 
0 4M/米

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Description 描述	Floor 樓層	Flat 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）	5/F 5樓	150, 1800, 2200*	150, 550*, 1800, 2200*	1800, 2200*	1800, 2200*	150, 1800, 2200*
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）		3150	3150	3150	3150	3150

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

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

* Denotes that the slab thickness includes 400mm thick concrete fill.

* 標示該樓板的厚度包括400毫米的混凝土填料。

Notes:

1. The dimensions in the floor plans are all structural dimensions integer.
2. Please refer to the first page of this section for legend of the terms and abbreviations shown in the floor plan.

備註：

1. 樓面平面圖所列之尺寸為以毫米標示的建築結構尺寸。
2. 平面圖中顯示之名詞及簡稱之圖例請參閱本節之首頁。

11

6/F - 10/F
6樓至10樓



SCALE 比例 : 
0 4M/米

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Description 描述	Floor 樓層	Flat 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）	6/F - 10/F 6樓至10樓	150, 300	150, 300	150	150, 300	150, 300
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）		3150	3150	3150	3150	3150

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

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

Notes:

1. The dimensions in the floor plans are all structural dimensions integer.
2. Please refer to the first page of this section for legend of the terms and abbreviations shown in the floor plan.

備註：

1. 樓面平面圖所列之尺寸為以毫米標示的建築結構尺寸。
2. 平面圖中顯示之名詞及簡稱之圖例請參閱本節之首頁。

11/F
11樓

SCALE 比例 : 0 4M/米

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Description 描述	Floor 樓層	Flat 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）	11/F 11樓	150, 300	150, 300	150	150, 300	150, 300
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）		3150	3150	3150	3150	3150

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

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

Notes:

1. The dimensions in the floor plans are all structural dimensions integer.
2. Please refer to the first page of this section for legend of the terms and abbreviations shown in the floor plan.

備註：

1. 樓面平面圖所列之尺寸為以毫米標示的建築結構尺寸。
2. 平面圖中顯示之名詞及簡稱之圖例請參閱本節之首頁。

12/F
12樓



SCALE 比例 : 0 4M/米

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Description 描述	Floor 樓層	Flat 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）	12/F 12樓	150, 300	150, 300	150, 300	150, 300	150, 300
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）		3150	3150	3150	3150	3150

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

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

Notes:

1. The dimensions in the floor plans are all structural dimensions integer.
2. Please refer to the first page of this section for legend of the terms and abbreviations shown in the floor plan.

備註：

1. 樓面平面圖所列之尺寸為以毫米標示的建築結構尺寸。
2. 平面圖中顯示之名詞及簡稱之圖例請參閱本節之首頁。

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



SCALE 比例 : 

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Description 描述	Floor 樓層	Flat 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）	15/F 15樓	150, 300	150, 300	150, 300	150, 300	150, 300
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）		3150	3150	3150	3150	3150

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

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

Notes:

1. The dimensions in the floor plans are all structural dimensions integer.
2. Please refer to the first page of this section for legend of the terms and abbreviations shown in the floor plan.

備註：

1. 樓面平面圖所列之尺寸為以毫米標示的建築結構尺寸。
2. 平面圖中顯示之名詞及簡稱之圖例請參閱本節之首頁。

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

16/F - 17/F
16樓至17樓



SCALE 比例 : 0 4M/米

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Description 描述	Floor 樓層	Flat 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）	16/F - 17/F 16樓至17樓	150, 300	150, 300	150, 300	150, 300	150, 300
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）		3150	3150	3150	3150	3150

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

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

Notes:

1. The dimensions in the floor plans are all structural dimensions integer.
2. Please refer to the first page of this section for legend of the terms and abbreviations shown in the floor plan.

備註：

1. 樓面平面圖所列之尺寸為以毫米標示的建築結構尺寸。
2. 平面圖中顯示之名詞及簡稱之圖例請參閱本節之首頁。

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

N



SCALE 比例 :  0 4M/米

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Description 描述	Floor 樓層	Flat 單位			
		A	B	C	D
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）	18/F 18樓	150, 300	150, 300	150, 300	150, 300
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）		3150	3150	3150	3150

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

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

Notes:

1. The dimensions in the floor plans are all structural dimensions integer.
2. Please refer to the first page of this section for legend of the terms and abbreviations shown in the floor plan.

備註：

1. 樓面平面圖所列之尺寸為以毫米標示的建築結構尺寸。
2. 平面圖中顯示之名詞及簡稱之圖例請參閱本節之首頁。

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19/F - 23/F & 25/F
19樓至23樓及25樓



SCALE 比例 : 0 4M/米

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Description 描述	Floor 樓層	Flat 單位			
		A	B	C	D
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）	19/F - 23/F 19樓至23樓	150, 300	150	150, 300	150, 300
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）		3150	3150	3150	3150
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, 300	150	150, 300	150, 300
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

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

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

Notes:

1. The dimensions in the floor plans are all structural dimensions integer.
2. Please refer to the first page of this section for legend of the terms and abbreviations shown in the floor plan.

備註：

1. 樓面平面圖所列之尺寸為以毫米標示的建築結構尺寸。
2. 平面圖中顯示之名詞及簡稱之圖例請參閱本節之首頁。

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

N



SCALE 比例 :  0 4M/米

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

Description 描述	Floor 樓層	Flat 單位			
		A	B	C	D
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Roof 天台	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 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）		Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用

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

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

Notes:

1. The dimensions in the floor plans are all structural dimensions integer.
2. Please refer to the first page of this section for legend of the terms and abbreviations shown in the floor plan.

備註：

1. 樓面平面圖所列之尺寸為以毫米標示的建築結構尺寸。
2. 平面圖中顯示之名詞及簡稱之圖例請參閱本節之首頁。

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

Description of Residential Property 住宅物業的描述		Saleable Area (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	15.379 (166) Balcony 露台：- Utility Platform 工作平台：-	-	-	-	30.513 (328)	-	-	-	-	-	-
	B	22.793 (245) Balcony 露台：- Utility Platform 工作平台：-	-	-	-	10.487 (113)	-	-	-	-	-	-
	C	22.690 (244) Balcony 露台：- Utility Platform 工作平台：-	-	-	-	5.186 (56)	-	-	-	-	-	-
	D	21.268 (229) Balcony 露台：- Utility Platform 工作平台：-	-	-	-	6.788 (73)	-	-	-	-	-	-
	E	24.768 (267) Balcony 露台：- Utility Platform 工作平台：-	-	-	-	33.834 (364)	-	-	-	-	-	-

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

每個住宅物業的實用面積，以及構成該物業的一部分範圍內的每一個露台、工作平台及陽台（如有）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積（不計算入實用面積）是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

- Notes:

1. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.

2. The symbol “-” as shown in the above table denotes “Not provided”.

3. There is no verandah in the residential properties of the Development.

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

1. 上述以平方呎所列之面積均以1平方米 = 10.764平方呎換算，以四捨五入至整數平方呎，平方呎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不設陽台。

4. 不設4樓、13樓、14樓及24樓。

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

Description of Residential Property 住宅物業的描述		Saleable Area (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 - 10/F 6樓至10樓	A	18.880 (203) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B	26.293 (283) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	C	26.191 (282) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D	24.769 (267) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	E	28.268 (304) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-

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

每個住宅物業的實用面積，以及構成該物業的一部分範圍內的每一個露台、工作平台及陽台（如有）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積（不計算入實用面積）是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

- Notes:

1. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.

2. The symbol “-” as shown in the above table denotes “Not provided”.

3. There is no verandah in the residential properties of the Development.

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

1. 上述以平方呎所列之面積均以1平方米 = 10.764平方呎換算，以四捨五入至整數平方呎，平方呎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不設陽台。

4. 不設4樓、13樓、14樓及24樓。

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

Description of Residential Property 住宅物業的描述		Saleable Area (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
11/F 11樓	A	18.655 (201) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B	26.293 (283) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	C	24.535 (264) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D	24.679 (266) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	E	24.888 (268) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-

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

每個住宅物業的實用面積，以及構成該物業的一部分範圍內的每一個露台、工作平台及陽台（如有）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積（不計算入實用面積）是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

- Notes:

1. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.

2. The symbol “-” as shown in the above table denotes “Not provided”.

3. There is no verandah in the residential properties of the Development.

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

1. 上述以平方呎所列之面積均以1平方米 = 10.764平方呎換算，以四捨五入至整數平方呎，平方呎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不設陽台。

4. 不設4樓、13樓、14樓及24樓。

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

Description of Residential Property 住宅物業的描述		Saleable Area (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
12/F 12樓	A	18.655 (201) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B	26.293 (283) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	C	24.535 (264) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D	24.679 (266) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	E	24.888 (268) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-

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

每個住宅物業的實用面積，以及構成該物業的一部分範圍內的每一個露台、工作平台及陽台（如有）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積（不計算入實用面積）是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

- Notes:

 - The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
 - The symbol “-” as shown in the above table denotes “Not provided”.
 - There is no verandah in the residential properties of the Development.
 - 4/F, 13/F, 14/F and 24/F are omitted.
- 備註：

 - 上述以平方呎所列之面積均以1平方米 = 10.764平方呎換算，以四捨五入至整數平方呎，平方呎與以平方米表述之面積可能有些微差異。
 - 上表所顯示之「-」符號代表「不提供」。
 - 發展項目的住宅物業不設陽台。
 - 不設4樓、13樓、14樓及24樓。

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

Description of Residential Property 住宅物業的描述		Saleable Area (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
15/F 15樓	A	17.524 (189) Balcony 露台：2.000 (22) Utility Platform 工作平台：-	-	-	-	-	-	-	-	-	-	-
	B	18.014 (194) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	6.147 (66)	-	-	-	-	-	-
	C	23.013 (248) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D	24.831 (267) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	E	23.388 (252) Balcony 露台：2.000 (22) Utility Platform 工作平台：-	-	-	-	-	-	-	-	-	-	-

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

每個住宅物業的實用面積，以及構成該物業的一部分範圍內的每一個露台、工作平台及陽台（如有）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積（不計算入實用面積）是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

- Notes:
1. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. The symbol “-” as shown in the above table denotes “Not provided”.
3. There is no verandah in the residential properties of the Development.
4. 4/F, 13/F, 14/F and 24/F are omitted.
- 備註：
1. 上述以平方呎所列之面積均以1平方米 = 10.764平方呎換算，以四捨五入至整數平方呎，平方呎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不設陽台。
4. 不設4樓、13樓、14樓及24樓。

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

Description of Residential Property 住宅物業的描述		Saleable Area (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
16/F - 17/F 16樓至17樓	A	17.524 (189) Balcony 露台：2.000 (22) Utility Platform 工作平台：-	-	-	-	-	-	-	-	-	-	-
	B	18.164 (196) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	C	23.013 (248) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D	24.833 (267) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	E	23.387 (252) Balcony 露台：2.000 (22) Utility Platform 工作平台：-	-	-	-	-	-	-	-	-	-	-

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

每個住宅物業的實用面積，以及構成該物業的一部分範圍內的每一個露台、工作平台及陽台（如有）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積（不計算入實用面積）是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

- Notes:
1. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. The symbol “-” as shown in the above table denotes “Not provided”.
3. There is no verandah in the residential properties of the Development.
4. 4/F, 13/F, 14/F and 24/F are omitted.
- 備註：
1. 上述以平方呎所列之面積均以1平方米 = 10.764平方呎換算，以四捨五入至整數平方呎，平方呎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不設陽台。
4. 不設4樓、13樓、14樓及24樓。

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

Description of Residential Property 住宅物業的描述		Saleable Area (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
18/F 18樓	A	27.013 (291) Balcony 露台：2.000 (22) Utility Platform 工作平台：-	-	-	-	4.344 (47)	-	-	-	-	-	-
	B	24.578 (265) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	C	24.679 (266) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D	23.388 (252) Balcony 露台：2.000 (22) Utility Platform 工作平台：-	-	-	-	-	-	-	-	-	-	-
19/F - 23/F 19樓至23樓	A	26.765 (288) Balcony 露台：2.000 (22) Utility Platform 工作平台：-	-	-	-	-	-	-	-	-	-	-
	B	24.825 (267) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	C	24.679 (266) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D	23.388 (252) Balcony 露台：2.000 (22) Utility Platform 工作平台：-	-	-	-	-	-	-	-	-	-	-

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

每個住宅物業的實用面積，以及構成該物業的一部分範圍內的每一個露台、工作平台及陽台（如有）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積（不計算入實用面積）是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

- Notes:
1. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. The symbol “-” as shown in the above table denotes “Not provided”.
3. There is no verandah in the residential properties of the Development.
4. 4/F, 13/F, 14/F and 24/F are omitted.
- 備註：
1. 上述以平方呎所列之面積均以1平方米 = 10.764平方呎換算，以四捨五入至整數平方呎，平方呎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不設陽台。
4. 不設4樓、13樓、14樓及24樓。

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

Description of Residential Property 住宅物業的描述		Saleable Area (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
25/F 25樓	A	26.765 (288) Balcony 露台：2.000 (22) Utility Platform 工作平台：-	-	-	-	-	-	-	20.695 (223)	-	-	-
	B	24.825 (267) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	16.503 (178)	-	-	-
	C	24.679 (266) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	15.000 (161)	-	-	-
	D	23.388 (252) Balcony 露台：2.000 (22) Utility Platform 工作平台：-	-	-	-	-	-	-	18.241 (196)	-	-	-

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

每個住宅物業的實用面積，以及構成該物業的一部分範圍內的每一個露台、工作平台及陽台（如有）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積（不計算入實用面積）是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

- Notes:

1. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.

2. The symbol “-” as shown in the above table denotes “Not provided”.

3. There is no verandah in the residential properties of the Development.

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

1. 上述以平方呎所列之面積均以1平方米 = 10.764平方呎換算，以四捨五入至整數平方呎，平方呎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不設陽台。

4. 不設4樓、13樓、14樓及24樓。

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FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

Not applicable

不適用

14 SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase (the “preliminary agreement”);
 2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders.
 3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement -
 - (a) that preliminary agreement is terminated;
 - (b) the preliminary deposit is forfeited; and
 - (c) the owner does not have any further claim against the purchaser for the failure.
1. 在簽署臨時買賣合約（該“臨時合約”）時須支付款額為5%的臨時訂金；
 2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有；
 3. 如買方沒有於訂立該臨時合約的日期之後的5個工作日內簽立買賣合約 -
 - (a) 該臨時合約即告終止；
 - (b) 有關的臨時訂金即予沒收；及
 - (c) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

15 SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

A. The Common Parts of the Development:

According to the latest draft Deed of Mutual Covenant and Management Agreement ("**DMC**") in respect of the Development:-

"Common Areas and Facilities" means, collectively, the Development Common Areas and Facilities, the Residential Common Areas and Facilities and all those parts and such of the areas and facilities (if any) of the Building 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 Building, Caretaker's Counter, check meter cabinet, common flat roof, electrical duct, electrical room, emergency generator room, fire services (F.S.) inlet, flat roof (not forming part of any Unit), fire services water tank, fire services water tank & pump room, hose reels (H.R.), Lift '1', fireman's lift lobbies on G/F, 1/F and 2/F, protected lobbies on G/F, 1/F and 2/F, lift machine room, lift vents, lift shaft, Low Voltage (LV) switch room, Maintenance and Repair (M&R) Access on R/F, master meter cabinet with access panel, pipe ducts (P.D.), pipe duct with access panel, potable & flushing water tank and pump rooms, refuse storage & material recovery chamber, sprinkler control valve room, sprinkler inlet, sprinkler water tank, sprinkler water tank & pump room, staircases and stairways, telecommunications and broadcasting equipment (T.B.E.) room, telephone (TEL.) duct, towngas, transformer room, water meter cabinet (W.M.C.), water tank & pump room, accessible female lavatory ('ACC'/F. LAV.) on 1/F, female lavatory (F. LAV.) on 1/F, male lavatory (M. LAV.) on 1/F which are (if and where capable of being shown on plans) for the identification purposes only shown coloured Indigo on the DMC Plans;
- (b) such parts of the external walls of the Building (excluding those forming part of (i) the Residential Units; (ii) the Shops and (iii) the Residential Common Areas and Facilities) which are (if and where capable of being shown on plans) for identification purposes only shown coloured Indigo on the DMC Plans;
- (c) such other areas, systems, devices, services and facilities of and in the Land and the Building as may 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; and
- (d) to the extent not specifically provided in paragraphs (a), (b) and (c) above, such other parts of the Land and the Building as may fall within the definition of "common parts" as defined in the BMO,

but excludes the Residential Common Areas and Facilities and such areas within the Building the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Building serving only any particular Owner PROVIDED THAT, where appropriate, if

- (i) any parts of the Building 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) accessible unisex lavatory ('ACC' UNISEX LAV.) on 3/F, electrical ducts (EL.D.), hose reels (H.R.), inaccessible flat roof, Lift '2', fireman's lift lobbies and protected lobbies on 3/F, 5/F-12/F, 15/F-23/F, 25/F, lift shaft, Maintenance and Repair (M&R) Access on 5/F, pipe ducts (P.D.), reinforced concrete (R.C.) canopies, staircases and stairways, water meter cabinets (W.M.C.) and architectural features, the Recreational Facilities which are (if and where capable of being shown on plans) for identification purposes only shown coloured Yellow, Yellow Hatched Black, Yellow Honey Hatched Black and Yellow Crossed Hatched Black on the DMC Plans;
- (b) such parts of the external walls of the Building (excluding the windows, sliding door, French door and balustrades of the Residential Units and those external walls of the Building forming part of (i) the Residential Units, (ii) the Shops and (iii) the Development Common Areas and Facilities) including the non-structural prefabricated external walls which are for identification purposes only shown by Red Dotted Lines on the DMC Plans and the curtain wall system of the Building (except the openable parts of the curtain wall system wholly enclosing or fronting a Residential Unit and such pieces of vision panels forming part of the curtain wall system and wholly enclosing or fronting a Residential Unit, which said openable parts and vision panels shall form part of the relevant Residential Unit);
- (c) such other areas and any other systems, services, devices and facilities provided for or installed in the Building 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 Building as may 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 and such areas within the Building the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Building serving only any particular Owner;

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

Floor	Flat	Undivided Shares Per Residential Unit
5/F	Flat A (including flat roof adjacent thereto)	25/2,360
	Flat B (including flat roof adjacent thereto)	27/2,360
	Flat C (including flat roof adjacent thereto)	25/2,360
	Flat D (including flat roof adjacent thereto)	23/2,360
	Flat E (including flat roof adjacent thereto)	36/2,360

15 SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

Floor	Flat	Undivided Shares Per Residential Unit
6/F – 10/F (5 storeys)	Flat A (including balcony and utility platform thereof)	19/2,360
	Flat B (including balcony and utility platform thereof)	26/2,360
	Flat C (including balcony and utility platform thereof)	26/2,360
	Flat D (including balcony and utility platform thereof)	25/2,360
	Flat E (including balcony and utility platform thereof)	28/2,360
11/F - 12/F (2 storeys)	Flat A (including balcony and utility platform thereof)	19/2,360
	Flat B (including balcony and utility platform thereof)	26/2,360
	Flat C (including balcony and utility platform thereof)	25/2,360
	Flat D (including balcony and utility platform thereof)	25/2,360
	Flat E (including balcony and utility platform thereof)	25/2,360
15/F	Flat A (including balcony thereof)	18/2,360
	Flat B (including flat roof, balcony and utility platform thereof)	20/2,360
	Flat C (including balcony and utility platform thereof)	23/2,360
	Flat D (including balcony and utility platform thereof)	25/2,360
	Flat E (including balcony thereof)	23/2,360
16/F - 17/F (2 storeys)	Flat A (including balcony thereof)	18/2,360
	Flat B (including balcony and utility platform thereof)	18/2,360
	Flat C (including balcony and utility platform thereof)	23/2,360
	Flat D (including balcony and utility platform thereof)	25/2,360
	Flat E (including balcony thereof)	23/2,360
18/F	Flat A (including flat roof and balcony thereof)	29/2,360
	Flat B (including balcony and utility platform thereof)	25/2,360
	Flat C (including balcony and utility platform thereof)	25/2,360
	Flat D (including balcony thereof)	23/2,360

Floor	Flat	Undivided Shares Per Residential Unit
19/F - 23/F (5 storeys)	Flat A (including balcony thereof)	27/2,360
	Flat B (including balcony and utility platform thereof)	25/2,360
	Flat C (including balcony and utility platform thereof)	25/2,360
	Flat D (including balcony thereof)	23/2,360
25/F - R/F	Flat A (including roof and balcony thereof)	34/2,360
	Flat B (including roof, balcony and utility platform thereof)	30/2,360
	Flat C (including roof, balcony and utility platform thereof)	30/2,360
	Flat D (including roof and balcony thereof)	29/2,360

Notes:

In the numbering of floors, 4/F, 13/F, 14/F and 24/F are omitted.

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

Subject to the provisions of the BMO, the Manager will be appointed for an initial term of two (2) years from the date of the DMC and such appointment shall continue until terminated as provided in the DMC.

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

Each Owner of a Residential Unit shall contribute towards the management expenses (which shall be based on the budget prepared by the Manager) of the Building in such manner, amount and proportion as provided in the DMC by reference to the Management Shares allocated to his Residential Unit and the principles provided in the DMC.

E. The Basis on which the management fee deposit is fixed:

A sum as security equivalent to 3/12th of the first year's budgeted management expenses payable by each Owner in respect of his Residential Unit which shall be non-interest bearing and non-refundable but transferable.

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

Not applicable.

Notes:

1. Unless otherwise defined in this sales brochure, the capitalized terms used in this Summary of Deed of Mutual Covenant shall have the same meaning of such terms in the DMC.
2. For full details, please refer to the latest draft DMC which is available for inspection at the sales office during its opening hours free of charge. A copy of the latest draft DMC is available upon request and payment of the necessary photocopying charges.

15 SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

A. 發展項目的公用部分：

根據有關發展項目的公契及管理協議（「公契」）的最新擬稿：

「**公用地方及設施**」合指發展項目公用地方及設施、住宅公用地方及設施，以及根據公契條款由第一業主指定、或根據任何分公契（如有）由相關業主指定為公用地方及設施的該大廈的地方及設施（如有）。

「**發展項目公用地方及設施**」指及包括：

- (a) 地基、柱、樑及其他結構支撐與構件、管理員櫃台、檢查儀錶櫃、公用平台、電槽、電房、緊急發電機房、消防進水口、平台（不構成任何單位的一部分）、消防水箱、消防水箱及泵房、消防喉轆、1號升降機、地下、1樓及2樓的消防員升降機大堂及防護大堂、升降機機房、升降機通風口、升降機槽、低壓電掣房、天台的保養與維修通道、帶檢修口的主錶箱、管道、帶檢修口的管道槽、食水及沖廁水箱及泵房、垃圾及物料回收室、灑水器控制閥房、灑水器進水口、灑水器水箱、灑水器水箱及泵房、樓梯及樓梯間、電訊及廣播設備房、電話線槽、煤氣管道、變壓器房、水錶櫃、水箱及泵房、1樓無障礙女洗手間、1樓女洗手間、1樓男洗手間，（如果可以在圖則中標示）於公契圖則上以靛藍色標示，僅供識別；
- (b) 大廈外牆的部分（不包括構成(i)住宅單位；(ii)商舖及(iii)住宅公用地方及設施一部分的大廈外牆），（如果可以在圖則中標示）於公契圖則上以靛藍色標示，僅供識別；
- (c) 由第一業主根據公契或相關業主根據任何分公契指定為發展項目公用地方及設施的土地及大廈內其他區域、系統、裝置、服務及設施；及
- (d) 倘若以上第(a)、(b)及(c)段沒有特別規定，該土地及大廈內屬於《建築物管理條例》「公用部分」界定的該等部分，

但不包括住宅公用地方及設施及大廈內專供任何個別業主有權專屬持有、使用、佔用及享用的區域和僅服務任何個別業主的設施，但是，如適用，如果：

- (i) 大廈任何部分受《建築物管理條例》第2條列明「公用部分」的定義(a)段所涵蓋；及/或
- (ii) 屬《建築物管理條例》第一附表指定的任何部分和受《建築物管理條例》第2條列明「公用部分」的定義(b)段所涵蓋，

該等部分亦應在上述條款中所涵蓋，並應被視為包括在並構成發展項目公用地方及設施的一部分；

「**住宅公用地方及設施**」指及包括：

- (a) 3樓無障礙男女通用洗手間、電線槽、消防喉轆、不可到達的平台、2號升降機、3樓、5樓至12樓、15樓至23樓、25樓的消防員升降機大堂及防護大堂、升降機槽、5樓的保養與維修通道、管道、鋼筋混凝土簷篷、樓梯及樓梯間、水錶櫃及建築裝飾、康樂設施，（如果可以在圖則中標示）於公契圖則上以黃色、黃色黑斜線、黃色黑蜂巢線及黃色黑交叉線標示，僅供識別；

- (b) 大廈外牆的部分（不包括住宅單位的窗戶、趟門、法式門及欄杆，以及構成(i)住宅單位、(ii)商舖及(iii)發展項目公用地方及設施的大廈外牆），包括非結構預製外牆（於公契圖則上以紅色點線標示，僅供識別）及大廈幕牆系統（不包括完全圍封或面向住宅單位的幕牆系統可開啟部分，以及構成幕牆系統且完全圍封或面向住宅單位的視覺面板，該等可開啟部分及視覺面板應屬相關住宅單位的一部分）；
- (c) 在大廈內提供與安裝供所有住宅單位共同使用與享用而並非任何個別住宅單位使用與享用的其他區域、系統、服務、裝置及設施；及
- (d) 由第一業主根據公契或相關業主根據任何分公契（如有）指定為住宅公用地方及設施的土地及大廈內其他區域、系統、裝置、服務及設施；

但不包括發展項目公用地方及設施及大廈內專供任何個別業主有權專屬持有、使用、佔用及享用的區域和僅服務任何個別業主的設施。

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	住宅單位	不分割份數的數目
5樓	A單位（包括其平台）	25/2,360
	B單位（包括其平台）	27/2,360
	C單位（包括其平台）	25/2,360
	D單位（包括其平台）	23/2,360
	E單位（包括其平台）	36/2,360
6樓至10樓 （五層）	A單位（包括其露台及工作平台）	19/2,360
	B單位（包括其露台及工作平台）	26/2,360
	C單位（包括其露台及工作平台）	26/2,360
	D單位（包括其露台及工作平台）	25/2,360
	E單位（包括其露台及工作平台）	28/2,360
11樓至12樓 （兩層）	A單位（包括其露台及工作平台）	19/2,360
	B單位（包括其露台及工作平台）	26/2,360
	C單位（包括其露台及工作平台）	25/2,360
	D單位（包括其露台及工作平台）	25/2,360
	E單位（包括其露台及工作平台）	25/2,360

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SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

樓層	住宅單位	不分割份數的數目
15樓	A單位（包括其露台）	18/2,360
	B單位（包括其平台、露台及工作平台）	20/2,360
	C單位（包括其露台及工作平台）	23/2,360
	D單位（包括其露台及工作平台）	25/2,360
	E單位（包括其露台）	23/2,360
16樓至17樓 （兩層）	A單位（包括其露台）	18/2,360
	B單位（包括其露台及工作平台）	18/2,360
	C單位（包括其露台及工作平台）	23/2,360
	D單位（包括其露台及工作平台）	25/2,360
	E單位（包括其露台）	23/2,360
18樓	A單位（包括其平台及露台）	29/2,360
	B單位（包括其露台及工作平台）	25/2,360
	C單位（包括其露台及工作平台）	25/2,360
	D單位（包括其露台）	23/2,360
19樓至23樓 （五層）	A單位（包括其露台）	27/2,360
	B單位（包括其露台及工作平台）	25/2,360
	C單位（包括其露台及工作平台）	25/2,360
	D單位（包括其露台）	23/2,360
25樓至天台	A單位（包括其天台及露台）	34/2,360
	B單位（包括其天台、露台及工作平台）	30/2,360
	C單位（包括其天台、露台及工作平台）	30/2,360
	D單位（包括其天台及露台）	29/2,360

備註：
有關樓層之層數，不設4樓、13樓、14樓及24樓。

C. 有關發展項目的管理人的委任年期：

受限於《建築物管理條例》的規定，管理人之最初任期為由公契的日期起計兩(2)年，直至其委任根據公契條款終止為止。

D. 管理開支按甚麼基準在發展項目中的住宅物業的擁有人之間分擔：

每名住宅單位業主須按照公契訂明的方式、金額和比例，根據其住宅單位的管理份數和公契列明的準則，分攤發展項目的管理開支（根據管理人編製的預算案釐定）。

E. 計算管理費按金的基準：

相等於第一個年度預算管理開支的每月分擔款項之3個月款項，該按金不計利息、不予退還但可轉讓。

F. 擁有人在發展項目中保留作自用的範圍（如有的話）：

不適用。

備註：

1. 除售樓說明書另作定義，以上使用的專有詞語具有公契內該詞語的相同意義。
2. 請參閱公契的最新擬稿以了解詳情。公契的最新擬稿在售樓處的開放時間內可供免費查閱，並可在支付所需的影印費用後獲取公契最新擬稿的副本。

16 SUMMARY OF LAND GRANT

批地文件的摘要

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

The Development is constructed on the Remaining Portion of Section L of Kowloon Inland Lot No.4307, Kowloon Inland Lot No.4307 and Kowloon Inland Lot No.7584.

B. The term of years under the lease:

- (a) The Remaining Portion of Section L of Kowloon Inland Lot No.4307 was granted under a new Government Lease deemed to have been granted under and by virtue of the Government Leases Ordinance (Cap. 40) for the renewed term of 75 years commencing from 16th day of June 2016 immediately after the expiration of the original term of 75 years created by the old Government Lease which is deemed to have been issued under and by virtue of section 14 of the Conveyancing and Property Ordinance upon compliance with the conditions precedent contained in certain Agreement and Conditions of Sale No. 4195 (the **"Government Lease of The Remaining Portion of Section L of Kowloon Inland Lot No.4307"**).
- (b) Kowloon Inland Lot No.4307 was granted under a Government Lease dated the 18th day of January 1968 for 75 years commencing from 16th day of June 1941 with a right of renewal for one further term of 75 years (the **"Government Lease of Kowloon Inland Lot No.4307"**).
- (c) Kowloon Inland Lot No.7584 was granted under a Government Lease dated the 18th day of January 1968 for 75 years commencing from 16th day of June 1941 with a right of renewal for one further term of 75 years (the **"Government Lease of Kowloon Inland Lot No.7584"**).
- (d) The Government Lease of The Remaining Portion of Section L of Kowloon Inland Lot No.4307, the Government Lease of Kowloon Inland Lot No.4307 and the Government Lease of Kowloon Inland Lot No.7584 are, collectively, the **"Land Grant"**.

C. The user restrictions applicable to that land:

- (a) Special Condition No.(4) of the Government Lease of The Remaining Portion of Section L of Kowloon Inland Lot No.4307 provides that the Purchaser of the relevant lot will not be allowed to utilize the area coloured green on the plan annexed thereto for the purpose of storage or for the erection of any buildings or structures without the consent of the then Director of Public Works (**"the said Director"**) first having been obtained.
- (b) Both the Government Lease of Kowloon Inland Lot No.4307 and the Government Lease of Kowloon Inland Lot No.7584 provide that the Lessees of the relevant lot or any other person or persons will not during the continuance of the lease use exercise or follow in or upon the relevant lot or any part thereof the trade or business of a Brazier Slaughterman Soap-maker Sugar-baker Fellmonger Melter of tallow Oilman Butcher Distiller Victualler or Tavern-keeper Blacksmith Nightman Scavenger or any other noisy noisome or offensive trade or business whatever without the previous licence of the Government signified in writing by the Chief Executive of Hong Kong or other person duly authorized in that behalf. A licence to carry out the trade or business of sugar baker, oilman (excluding petrol filling station), butcher, victualler and tavern keeper was granted by the Government under an Offensive Trade Licence dated the 5th day of February 2025 and registered in the Land Registry by Memorial No. 25031100550119.

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

Not applicable.

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

- (a) The Government Lease of The Remaining Portion of Section L of Kowloon Inland Lot No.4307 provides as follows:-
 - (i) General Condition No. (9) provides that the Purchaser of the lot shall build and finish, fit for occupation, before the expiration of 24 calendar months from the day of sale in a good, substantial and work-manlike manner, one or more good and permanent buildings upon some part of the lot with such materials as may be approved by the said Director, and in other respects in accordance with the provisions of all Ordinances, Byelaws and Regulations relating to Buildings or Sanitation as shall or may at any time be in force in Hong Kong and shall expend thereon a sum of not less than \$80,000.00 in the event of a factory and no residential premises being erected on the lot or \$120,000.00 in the event of a factory and residential premises or residential premises only being erected on the lot, in rateable improvements, subject to the proviso therein mentioned.
 - (ii) Special Condition No. (3) provides that the whole of the areas coloured red and green on sale plan shall be formed by the Purchaser at his own expense to such levels as the said Director may approve within 12 months from the day of sale.
 - (iii) Special Condition No. (6) provides that the Purchaser shall construct and maintain to the satisfaction of the said Director such drains or channels as may be necessary to intercept and carry off storm-water or subsoil water falling on or flowing on to the lot from the hillside, and the Purchaser shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water.
- (b) Both the Government Lease of Kowloon Inland Lot No.4307 and the Government Lease of Kowloon Inland Lot No.7584 provide as follows:-
 - (i) The Lessees of the relevant lot will from time to time and at all times thereafter when where and as often as need or occasion shall require at the Lessees' own proper costs and charges well and sufficiently Repair Uphold Support Maintain Pave Purge Scour Cleanse Empty Amend and Keep the relevant lot and all other erections and buildings now or at any time thereafter standing upon the relevant lot 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 said Director.

16 SUMMARY OF LAND GRANT

批地文件的摘要

- (ii) The Lessees will during the term thereby 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 lanes pavements channels fences and party walls draughts private or public sewers and drains requisite for or in or belongings to the relevant lot or any part thereof in common with other premises near or adjoining thereto and that such proportion shall be fixed and ascertained by the said Director and shall be recoverable in the nature of rent in arrear.
- (iii) It shall and may be lawful to and for the Government by the said Director twice or oftener in every year during the term at all reasonable times in the day to enter and upon the relevant lot to view search and see the condition of the same and of all decays defects and wants of reparation and amendment which upon every such view shall be found to give or leave notice or warning in writing at or upon the relevant lot or some part thereof unto or for the Lessees to repair and amend the same within Three Calendar Months then next following within which time the Lessees will repair and amend the same accordingly.
- (iv) The Lessees will obtain the special approval of the said Director on the facade of any building erected or to be erected on the relevant lot.
- (v) The Lessees will at their own expense construct and maintain to the satisfaction of the said Director such drains or channels as may be necessary to intercept and carry off storm-water or subsoil water falling on or flowing from the hillside onto the relevant lot and will be solely liable for and will indemnify the Government and its Officers from and against all actions claims and demands arising out of any damage or nuisance caused by such storm-water.

F. The lease conditions that are onerous to a purchaser:

- (a) The Government Lease of The Remaining Portion of Section L of Kowloon Inland Lot No.4307 provides as follows:-
 - (i) Special Condition No. (1) provides that the Purchaser, his executors, administrators and permitted assigns shall not except by way of mortgage, assign, underlet or part with the possession of or otherwise dispose of the lot in question or any part thereof or any interest therein nor enter into any agreement so to do without the consent of the Chief Executive of Hong Kong unless and until he has expended upon the erection of buildings on the lot the sum required in clause 9 of the general conditions of sale.
 - (ii) Special Condition No. (11) provides that in the event of spoil from the excavated site or spoil deposits or other areas affected by the development of the lot being eroded and washed down into the storm-water drains and catchpits, the Purchaser shall be held responsible and shall pay into the Treasury, on demand, such sum as may be demanded by Government to cover the cost of removal of spoil from or damage to the storm-water drains and catchpits or other government properties. The Purchaser shall also indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion and washing down.

- (iii) Special Condition No. (12) provides that if any damage or obstruction is caused to any nullah or waterway within or adjoining the lot by the Purchaser, his servants or agents, the same shall be made good by Government at the cost of the Purchaser and the amount due in respect thereof shall be payable by the Purchaser on demand.

- (b) Both the Government Lease of Kowloon Inland Lot No.4307 and the Government Lease of Kowloon Inland Lot No.7584 provide as follows:-

- (i) The Lessees will not assign mortgage charge underlet or otherwise alienate all or any part of the relevant lot for all or any part of the term thereby granted without at the same time registering such alienation in the Land Office or in such other Office as may hereafter be instituted for the purposes of Registration in Hong Kong and paying the prescribed fees therefor.
- (ii) In case the yearly rent or any part thereof shall be in arrear and unpaid for the space of twenty one days next after any of the said days whereon the same ought to be paid as provided therein (whether lawfully demanded or not) or in case of the breach or non-performance of any of the covenants and conditions therein contained and by or on the part of the Lessees to be performed and observed then and in either of the said cases it shall be lawful for the Government by the Chief Executive of Hong Kong or other person duly authorized in that behalf into and upon the relevant lot or any part thereof in the name of the whole to re-enter and repossess the same as if the lease had not been made.
- (iii) The Government shall have full power to resume enter into and re-take possession of all or any part of the relevant lot if required for, inter alia, any other public purpose whatsoever Three Calendar Months' notice being given to the Lessees of its being so required and a full and fair compensation for the relevant lot and building(s) thereon being paid to the Lessees at a valuation to be fairly and impartially made by the said Director and upon the exercise of such power the term and estate thereby created shall respectively cease determine and be void.

Note:

1. For full details, please refer to the Land Grant and copies of the Land Grant are available for inspection at the sales office during its opening hours free of charge. Copies of the Land Grant are available upon request and payment of the necessary photocopying charges.

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：

發展項目興建於九龍內地段第 4307 號 L 分段餘段、九龍內地段第 4307 號及九龍內地段第 7584 號。

B. 有關租契規定的年期：

- (a) 九龍內地段第 4307 號 L 分段餘段是根據一份新政府租約而批出。該新政府租約被視為根據《政府租契條例》(第 40 章) 訂立，租期為 75 年，自 2016 年 6 月 16 日起計，緊接原有根據《物業轉易及財產條例》第 14 條被視為批出的舊政府租約的 75 年租期屆滿起計，且該原有租期是在符合第 4195 號賣地協議及條件所載先決條件後生效（「**九龍內地段第 4307 號 L 分段餘段政府租約**」）。
- (b) 九龍內地段第 4307 號是根據 1968 年 1 月 18 日訂立的政府租約而批出，租期為 75 年，自 1941 年 6 月 16 日起計，並享有續期 75 年的權利（「**九龍內地段第 4307 號政府租約**」）。
- (c) 九龍內地段第 7584 號是根據 1968 年 1 月 18 日訂立的政府租約而批出，租期為 75 年，自 1941 年 6 月 16 日起計，並享有續期 75 年的權利（「**九龍內地段第 7584 號政府租約**」）。
- (d) 九龍內地段第 4307 號 L 分段餘段政府租約、九龍內地段第 4307 號政府租約及九龍內地段第 7584 號政府租約，統稱為「**批地文件**」。

C. 適用於該土地的用途限制：

- (a) 九龍內地段第 4307 號 L 分段餘段政府租約特別條款第 (4) 條規定，相關地段的買方若未事先獲得當時的工務司署署長（「**署長**」）同意，不得將附表圖則中綠色標示的區域用作儲存用途，或建造任何建築物或構築物。
- (b) 九龍內地段第 4307 號政府租約與九龍內地段第 7584 號政府租約均規定相關地段之承租人或任何其他人士未經香港行政長官或其他獲正式授權人士以書面簽發牌照許可，不得亦不會在相關地段或其上或其任何部分利用、經營或從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、掏糞、清理垃圾或任何產出噪音、有害或令人厭惡的行業或業務。政府已發出日期為 2025 年 2 月 5 日並於土地註冊處以註冊摘要編號 25031100550119 號註冊的厭惡性行業牌照，准許經營製糖、油料（加油站除外）、售肉、食物供應及旅館的行業或業務。

D. 按規定須興建並提供予政府或供公眾使用的設施：

不適用。

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

- (a) 九龍內地段第 4307 號 L 分段餘段政府租約訂明如下：
 - (i) 一般條款第 (9) 條規定，地段買方須於賣地日期起計 24 個曆月內，在地段部分範圍上，以署長批准之材料，並符合香港任何時候實施之與建築物或衛生相關的所有法例、附例及規例，以良好、妥善及精工細作之方式建造一幢或多幢優良永久建築物，並建成至適合佔用。若地段上只興建工廠而非住宅，須投入不少於 80,000.00 元作應課差餉改善工程；若興建工廠及住宅或只興建住宅，則須投入不少於 120,000.00 元，惟須受其中條文規限。

- (ii) 特別條款第 (3) 條規定，賣地圖則上紅色及綠色標示的整個區域，須由買方自費在賣地日期起計 12 個月內，按署長批准的平整水平進行土地平整工程。

- (iii) 特別條款第 (6) 條規定，買方須建造並維持令署長滿意的排水渠或通道，以截取及排放從山坡流入或降落到地段上的雨水或地下水，且買方須獨自承擔因該等雨水造成任何損害或滋擾所引致的一切訴訟、申索及要求，並就此向政府及其官員作出彌償。

- (b) 九龍內地段第 4307 號政府租約及九龍內地段第 7584 號政府租約均訂明如下：

- (i) 相關地段之承租人須不時及此後任何時候在情況需要時經常及隨時以妥善及足夠方式自費修葺、維持、承托、保養、鋪飾、清洗、洗滌、潔淨、卸空、修改及保存現時或此後任何時間位於相關地段上之搭建物及建築物，以及所有屬於或附屬該土地的一切牆壁、堤岸、路塹、籬笆、溝渠、路軌、照明、行人道、水廁、洗滌槽、排水渠及水道，並且全面執行有需要及必要的修葺、清洗及修改工程，以達致當時的署長滿意為止。

- (ii) 承租人在批租期期間，須不時按需要而所要求承擔、支付及准許以合理份數和比例計算費用及收費，以支付建造、建築、修葺及修改相關地段或與毗鄰或毗連物業共用的任何部分之內或擁有的所有或任何道路、行人路、渠道、柵欄及共用牆、排氣管、私家或公共污水渠及排水渠。有關的付款比例由署長釐定及確定，並可當作欠繳地租的性質追討。

- (iii) 由政府之署長或獲指派代表他的其他人有合法權在批租期內，每年兩次或多次在日間的合理時間內進入相關地段視察、搜查及觀看該處的狀況，及每當視察時發現有任何缺陷、損壞及需要維修及修正的地方時，向承租人發出並在該地段或其部分留下書面通知，要求承租人在三個曆月內就上述問題進行維修及修正。承租人須於其後三個曆月內就上述問題進行維修及修正。

- (iv) 承租人須就相關地段上已建或擬建建築物之外觀取得署長之特別批准。

- (v) 承租人須自費建造並維持令署長滿意之排水渠或通道，以截流及排放從山坡落下或流至該地段之雨水或地下水，並須獨自承擔因該等雨水造成任何損害或滋擾所引致之一切訴訟、申索及要求，且須就此向政府及其官員作出彌償。

F. 對買方造成負擔的租用條件：

- (a) 九龍內地段第 4307 號 L 分段餘段政府租約訂明如下：

- (i) 特別條款第 (1) 條規定，買方及其遺囑執行人、遺產管理人及獲許可轉讓之受讓人，除非已按一般條款第 9 條規定投入所需金額於地段上興建建築物，否則不得在未經香港行政長官同意下按揭、轉讓、分租、放棄管有或以其他方式處置該地段或其任何部分或權益，亦不得簽訂相關協議。

- (ii) 特別條款第 (11) 條規定，若從挖掘工地產生之廢料、堆積廢料或受地段發展影響之其他區域的物料被侵蝕並沖入雨水渠及集水井，買方須承擔責任，並須按政府要求繳付款項至庫務署，以支付清理雨水渠及集水井中廢料或修復其損壞及其他政府財產之費用。買方亦須就因該等侵蝕及沖刷對私人財產造成任何損害或滋擾所引致之一切訴訟、申索及要求向政府作出彌償。

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SUMMARY OF LAND GRANT

批地文件的摘要

- (iii) 特別條款第(12)條規定，若買方、其僱員或代理人對地段內或毗鄰之任何明渠或水道造成損壞或淤塞，政府將進行修復而費用由買方承擔，買方須於接獲通知後繳付相關款項。
- (b) 九龍內地段第 4307 號政府租約及九龍內地段第 7584 號政府租約均訂明如下：
 - (i) 承租人在沒有同時在土地註冊處或之後為註冊之目的而設立的其他辦事處登記上述轉讓手續及支付規定的費用時，不可在該等政府租約授出的年期的全部或任何部分時間內轉讓、按揭、押記、分租或以任何方式出讓有關地段的全部或任何部分。
 - (ii) 倘若年度地租或其任何部分於該等政府租約指定的任何到期付款日(不論是否依法通知繳款)後二十一日欠交及未付，或倘若相關地段之承租人違反或不執行其中所載承租人須履行的任何契諾及條款，在上述任何一種情況下，香港行政長官代表政府或獲正式授權的其他人士均可合法地以整體名義重收並重新佔管相關地段或其任何部分，猶如該等政府租約並無訂立一樣。
 - (iii) 如因應不論任何其他公共目的所需，政府擁有全權向承租人在發出三個曆月的通知後，並根據當時署長公平客觀地估值相關地段及在其上的建築物向承租人作出全面合理的賠償後，收回、進入及再佔管相關地段的所有部分或其任何部分。此項權利一旦行使，地契所訂的年期及產業權將分別終止、終結及無效。

附註：

1. 請查閱批地文件以了解全部詳情。整套批地文件的副本可於售樓處免費參閱，並可在支付所需的影印費後索取其副本。

17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

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

Not applicable.

B. Facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development:

Not applicable.

C. Open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development:

Not applicable.

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

Not applicable.

A. 根據批地文件規定須興建並提供予政府或供公眾使用的設施

不適用。

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

不適用。

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

不適用。

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

不適用。

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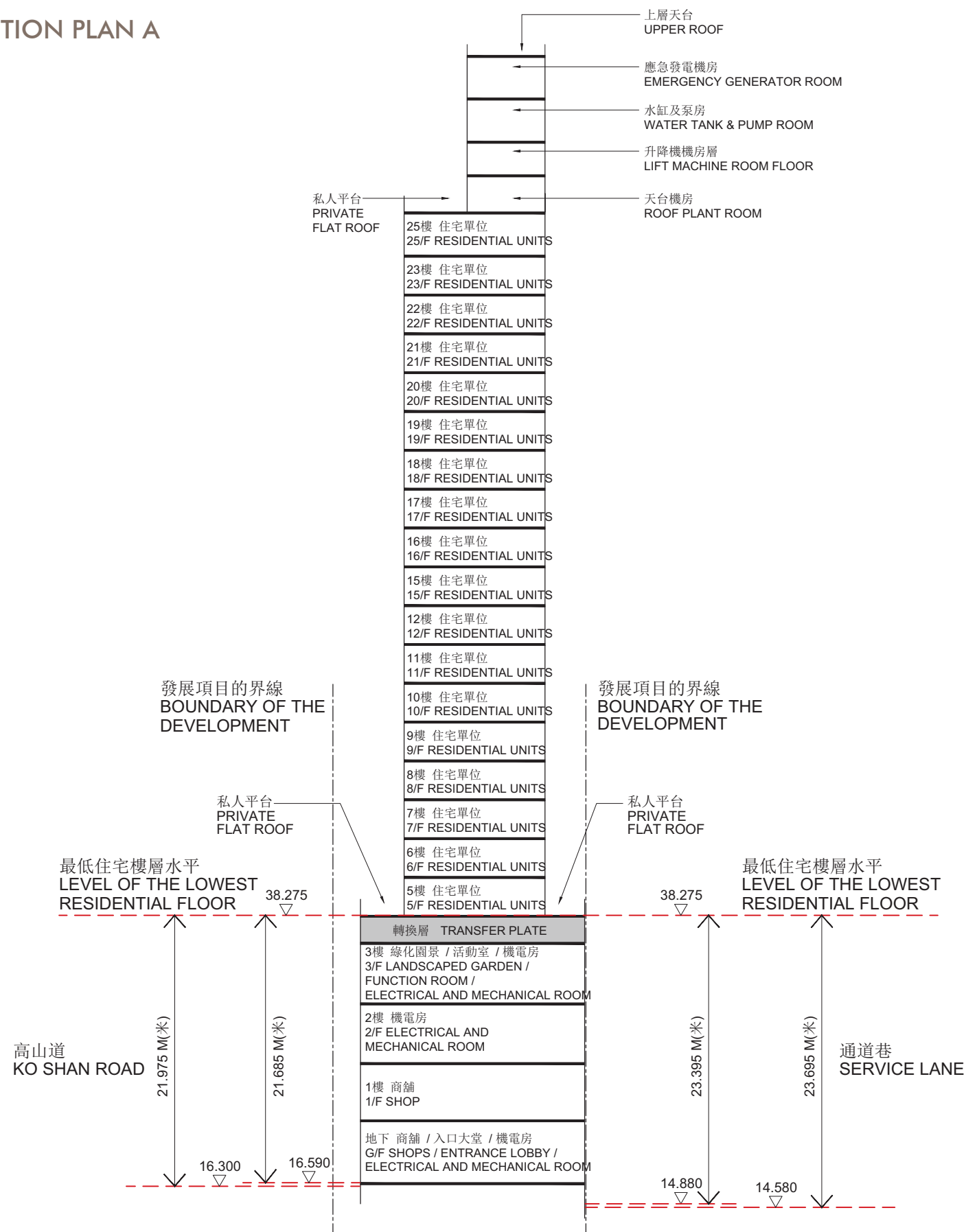
WARNING TO PURCHASERS 對買方的警告

- (a) The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
 - (b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
 - (c) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser -
 - (i) that firm may not be able to protect the purchaser's interests ; and
 - (ii) the purchaser may have to instruct a separate firm of solicitors.
 - (d) In the case of paragraph (c)(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.
- (a) 現建議買方聘用一間獨立的律師事務所（代表擁有人行事者除外），以在交易中代表買方行事。
 - (b) 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
 - (c) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突 -
 - (i) 該律師事務所可能不能夠保障買方的利益；及
 - (ii) 買方可能要聘用一間獨立的律師事務所。
 - (d) 如屬(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

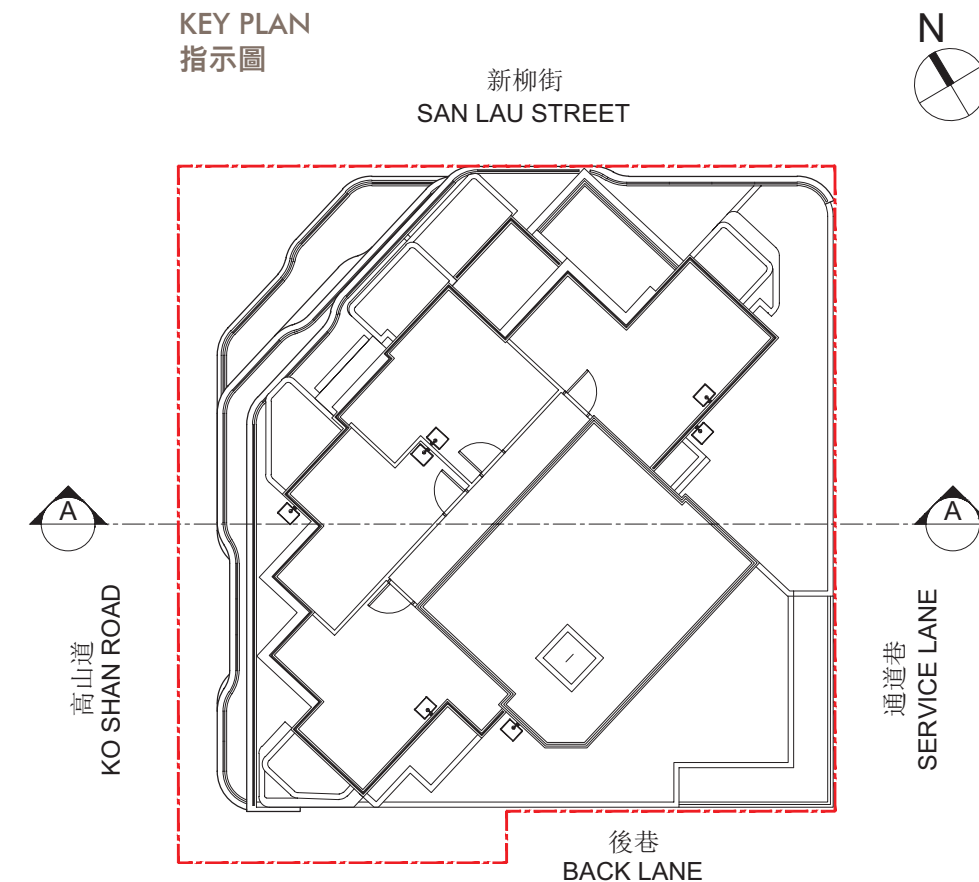
19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN A
橫截面圖 A



KEY PLAN
指示圖



BOUNDARY OF THE DEVELOPMENT
發展項目的界線

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

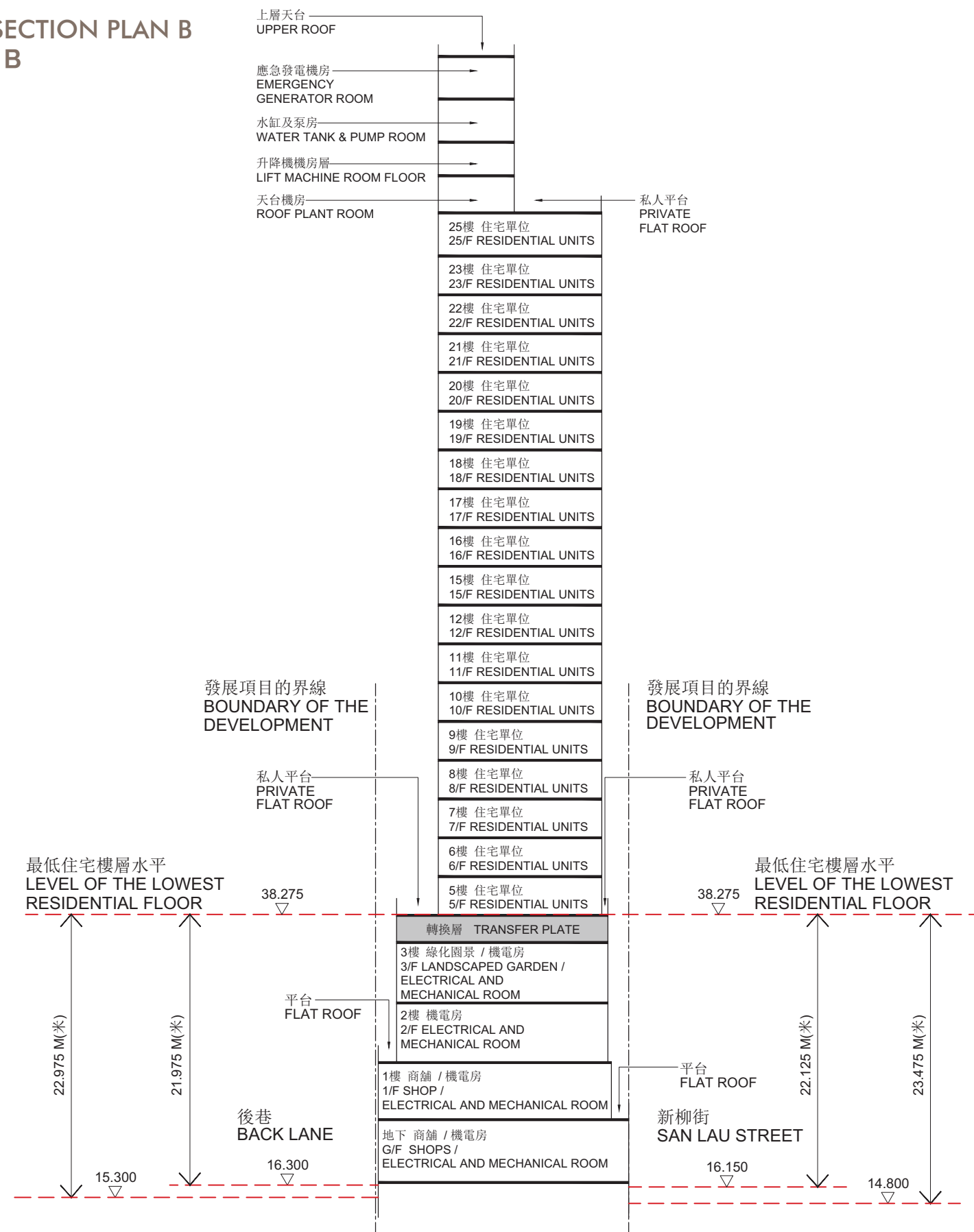
1. The level of lowest residential floor of the Development is 38.275 metres above Hong Kong Principal Datum.
2. The part of Ko Shan Road adjacent to the building is 16.300 metres to 16.590 metres above the Hong Kong Principal Datum.
3. The part of the Service Lane adjacent to the building is 14.580 metres to 14.880 metres above the Hong Kong Principal Datum.
4. ▽ Denote height (in metres) above the Hong Kong Principal Datum (PD).

1. 發展項目之最低住宅層為香港主水平基準以上 38.275 米。
2. 毗鄰建築物的一段高山道為香港主水平基準以上 16.300 米至 16.590 米。
3. 毗鄰建築物的一段通道巷為香港主水平基準以上 14.580 米至 14.880 米。
4. ▽ 香港主水平基準以上高度 (米)。

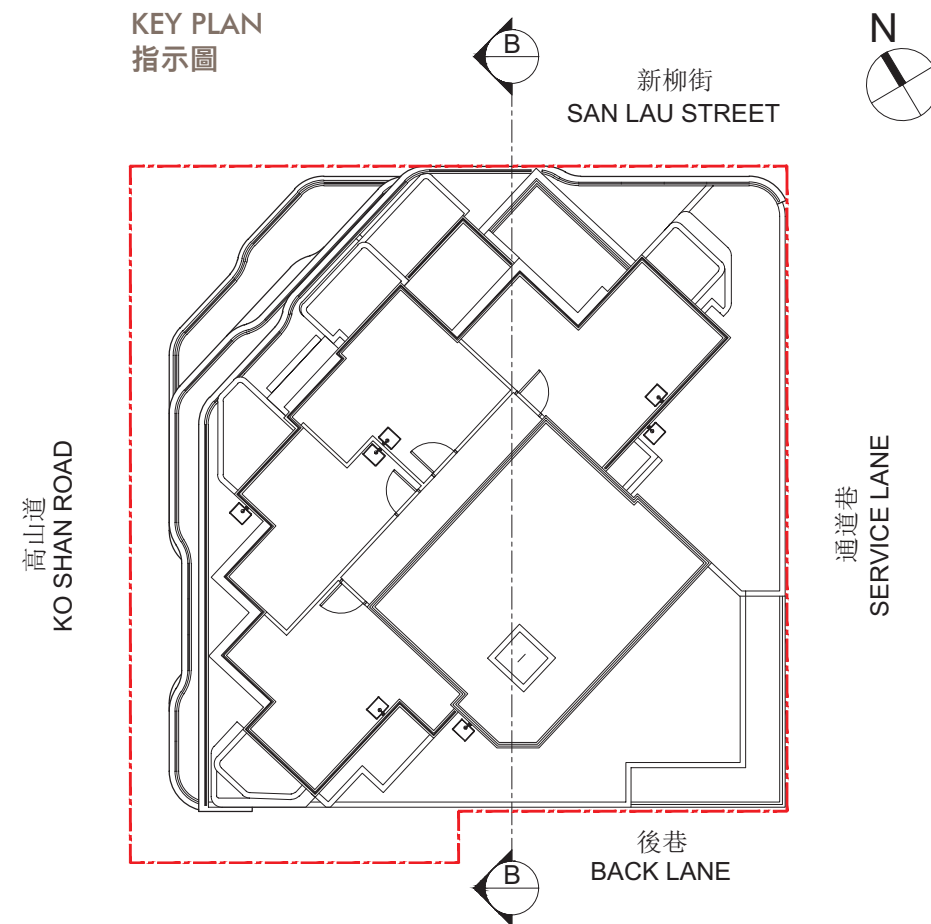
19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN B
橫截面圖 B



KEY PLAN
指示圖



BOUNDARY OF THE DEVELOPMENT
發展項目的界線

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

1. The level of lowest residential floor of the Development is 38.275 metres above Hong Kong Principal Datum.
2. The part of San Lau Street adjacent to the building is 14.800 metres to 16.150 metres above the Hong Kong Principal Datum.
3. The part of the Back Lane adjacent to the building is 15.300 metres to 16.300 metres above the Hong Kong Principal Datum.
4. ▽ Denote height (in metres) above the Hong Kong Principal Datum (PD).

1. 發展項目之最低住宅層為香港主水平基準以上 38.275 米。
2. 毗鄰建築物的一段新柳街為香港主水平基準以上 14.800 米至 16.150 米。
3. 毗鄰建築物的一段後巷為香港主水平基準以上 15.300 米至 16.300 米。
4. ▽ 香港主水平基準以上高度 (米)。

20 ELEVATION PLAN 立面圖

ELEVATION A
立面 A



發展項目的界線
BOUNDARY OF THE DEVELOPMENT

SOUTH - EAST ELEVATION
東南面立面圖

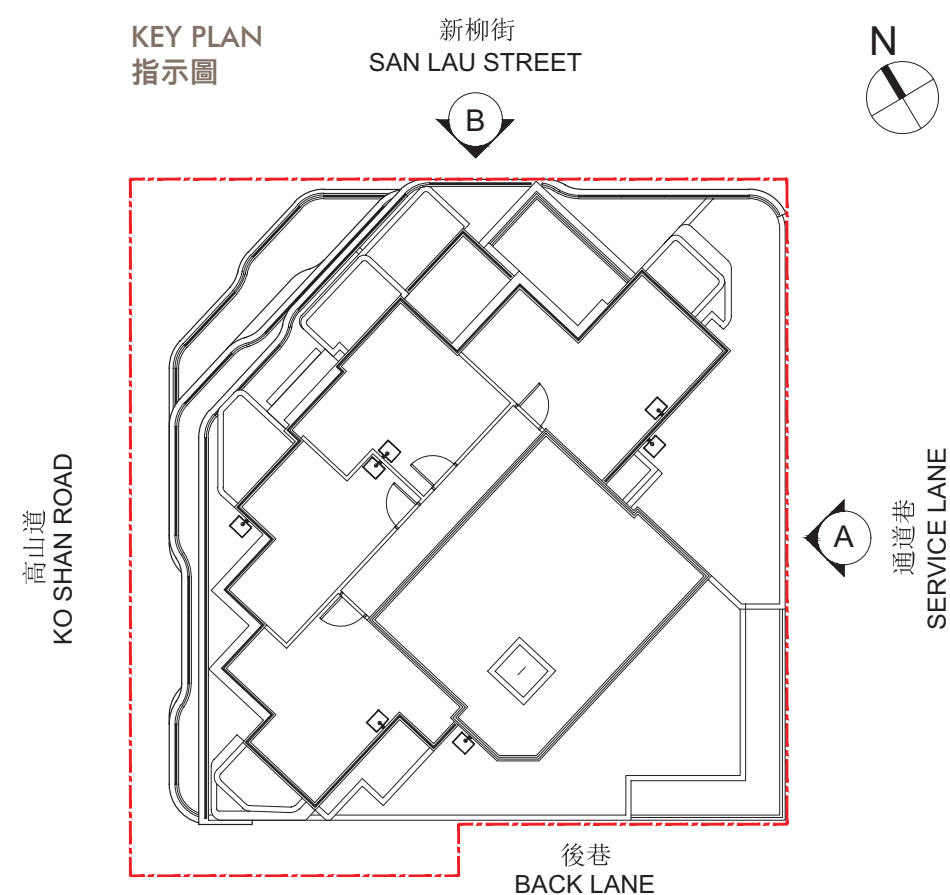
ELEVATION B
立面 B



發展項目的界線
BOUNDARY OF THE DEVELOPMENT

NORTH - EAST ELEVATION
東北面立面圖

KEY PLAN
指示圖



BOUNDARY OF THE DEVELOPMENT
發展項目的界線

Authorized Person for the Development certified that the elevations shown on this plan:

- are prepared on the basis of the approved building plans for the Development as of 4 September 2025 ; and
- are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：

- 以 2025 年 9 月 4 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- 大致上與發展項目的外觀一致。

20 ELEVATION PLAN 立面圖

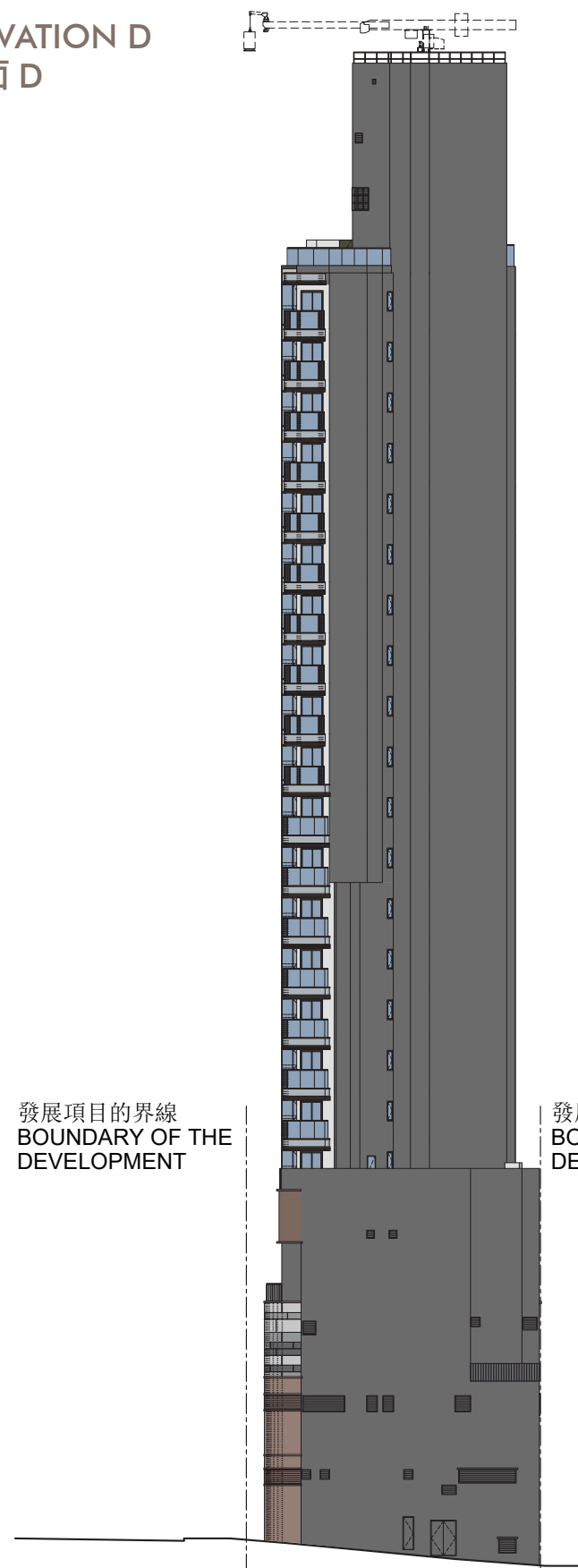
ELEVATION C
立面 C



發展項目的界線
BOUNDARY OF THE
DEVELOPMENT

NORTH - WEST ELEVATION
西北面立面圖

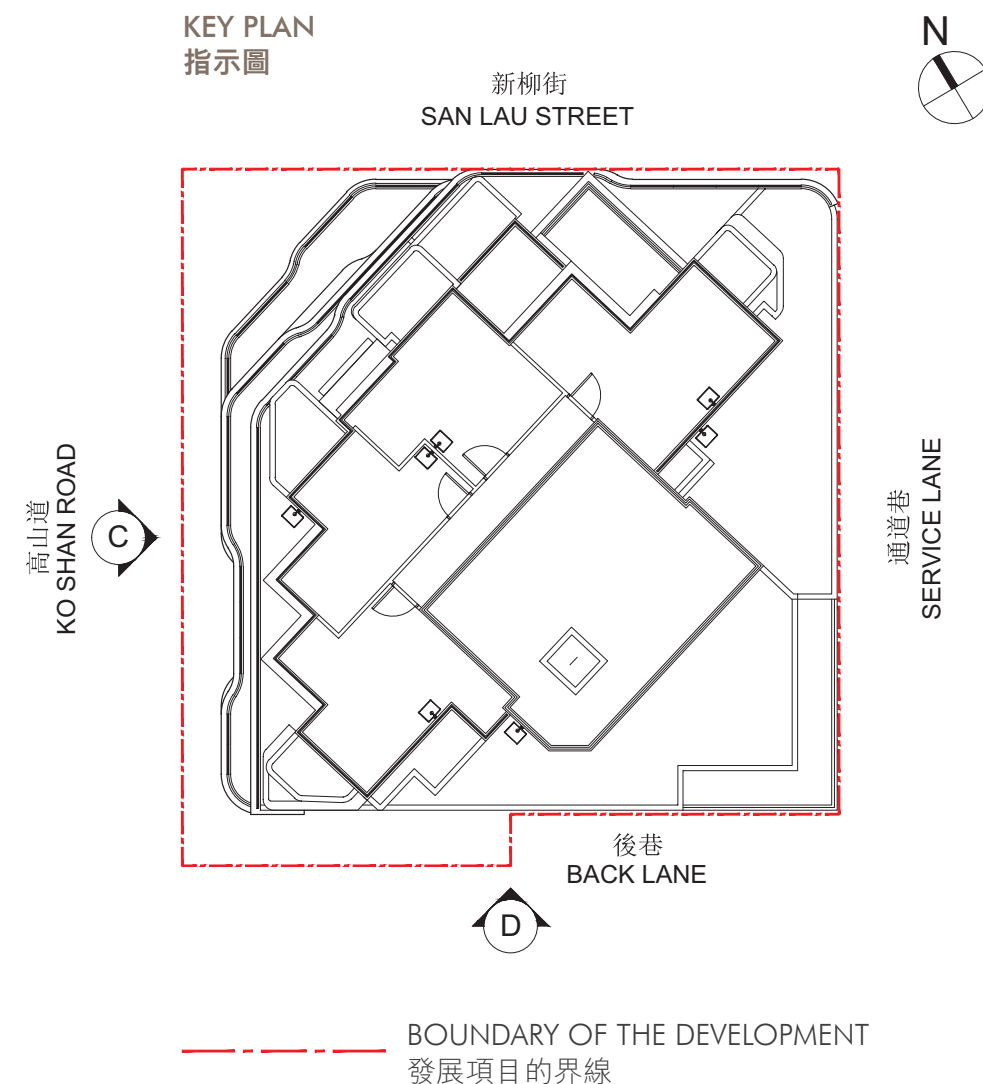
ELEVATION D
立面 D



發展項目的界線
BOUNDARY OF THE
DEVELOPMENT

SOUTH - WEST ELEVATION
西南面立面圖

KEY PLAN
指示圖



Authorized Person for the Development certified that the elevations shown on this plan:

- are prepared on the basis of the approved building plans for the Development as of 4 September 2025 ; and
- are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：

- 以 2025 年 9 月 4 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- 大致上與發展項目的外觀一致。

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

Common Facilities 公用設施	Covered Area 有上蓋面積		Uncovered Area 無上蓋面積		Total Area 總面積	
	sq. ft. 平方呎	sq. m. 平方米	sq. ft. 平方呎	sq. m. 平方米	sq. ft. 平方呎	sq. m. 平方米
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)	200	18.571	Not Applicable 不適用	Not Applicable 不適用	200	18.571
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱)	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方 (不論是稱為有蓋及園景的遊樂場或有其他名稱)	1344	124.884	89	8.303	1434	133.187

Note:

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 square foot, which may be slightly different from the area presented in square metres.

備註：

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

22 INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

閱覽圖則及公契

1. Copies of the Outline Zoning Plans relating to the Development are available at www.ozp.tpb.gov.hk
2. (a) A copy of the latest draft of every deed of mutual covenant in respect of the specified residential properties as at the date on which the specified residential properties are offered to be sold is available for inspection at the place at which the specified residential properties are offered to be sold.

(b) The inspection is free of charge.

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

(b) 無須為閱覽付費。

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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. EXTERIOR FINISHES 外部裝修物料

Item 細項		Description 描述		
a.	External Wall 外牆	Type of finishes 裝修物料的類型	Podium 平台	Glass wall, metal claddings, metal grilles, metal louvres, natural stone, tiles and external paint 玻璃牆、金屬覆蓋層板、金屬格柵、金屬百葉、天然石、瓷磚及外牆漆
			Tower 住宅大廈	Curtain wall, metal claddings, metal louvres, metal grilles, aluminum window, tiles and external paint 玻璃幕牆、金屬覆蓋層板、金屬百葉、金屬格柵、鋁窗、瓷磚及外牆漆
b.	Window 窗	Material of frame 框的用料	Aluminium window frame with Polyvinylidene Difluoride ("PVDF") coating 聚偏二氟乙烯 (「氟碳」) 塗層鋁質窗框	
		Material of glass 玻璃的用料	Living Room and Dining Room (if window is provided) 客廳及飯廳 (如有窗)	Single glazed tinted tempered glass 單層有色強化玻璃
			Bedroom (if window is provided) 睡房 (如有窗)	Insulated Glass Unit with low-e coating 低幅射鍍膜雙層中空玻璃
			Bathroom - Flat A on 5/F - 12/F, 15/F - 23/F & 25/F - Flat D on 18/F - 23/F & 25/F - Flat E on 5/F - 12/F & 15/F - 17/F 浴室 - 5樓至12樓、15樓至23樓及25樓A單位 - 18樓至23樓及25樓D單位 - 5樓至12樓及15樓至17樓E單位	Single glazed tinted tempered glass with acid etching 單層有色強化酸蝕玻璃
c.	Bay Window 窗台	Material and Window sill finishes 用料及窗台板的裝修物料	Not applicable 不適用	
			Not applicable 不適用	
d.	Planter 花槽	Type of finishes 裝修物料的類型	Not applicable 不適用	

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

1. EXTERIOR FINISHES 外部裝修物料

Item 細項		Description 描述		
e.	Verandah or balcony 陽台或露台	Type of finishes of Balcony 露台裝修物料的類型	Floor 地板	Tiles 瓷磚
			Wall 牆壁	
			Ceiling 天花板	Metal 金屬
			Balustrade 圍欄	Laminated glass balustrade and metal grille with metal top rail 夾層玻璃欄杆及金屬格柵配金屬頂扶手
		Whether Balcony is covered 露台是否有蓋	Covered 有蓋	
		Verandah 陽台	Not applicable 不適用	
f.	Drying facilities for clothing 乾衣設施	Type and material 類型及用料	Not applicable 不適用	

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

2. INTERIOR FINISHES 室內裝修物料

Item 細項		Description 描述			
a.	Lobby 大堂	Type of finishes 裝修物料的類型	Wall 牆壁	Floor 地板	Ceiling 天花板
		Residential Entrance Lobby at G/F 地下住宅入口大堂	Mirror, metal, plastic laminate, tiles, emulsion paint and glass 鏡、金屬、膠板、瓷磚、乳膠漆及玻璃	Tiles and metal 瓷磚及金屬	Metal and gypsum board false ceiling finished with emulsion paint 金屬及石膏板假天花髹上乳膠漆
		Lift Lobbies on Residential Floors 住宅樓層升降機大堂	Metal, tiles and plastic laminate 金屬、瓷磚及膠板	Tiles 瓷磚	Gypsum board false ceiling finished with emulsion paint 石膏板假天花髹上乳膠漆
b.	Internal wall and ceiling 內牆及天花板	Type of finishes 裝修物料的類型	Wall 牆壁	Ceiling 天花板	
		Living Room and Dining Room 客廳及飯廳	Emulsion paint 乳膠漆	Emulsion paint where exposed and gypsum board false ceiling finished with emulsion paint 外露位置髹上乳膠漆及石膏板假天花髹上乳膠漆	
		Bedroom 睡房	Emulsion paint 乳膠漆	Emulsion paint where exposed and gypsum board false ceiling finished with emulsion paint 外露位置髹上乳膠漆及石膏板假天花髹上乳膠漆	
c.	Internal floor 內部地板	Material 用料	Floor 地板	Skirting 牆腳線	
		Living Room and Dining Room 客廳及飯廳	Tiles 瓷磚	Tiles 瓷磚	
		Bedroom 睡房	Tiles 瓷磚	Tiles 瓷磚	
d.	Bathroom 浴室	Type of finishes 裝修物料的類型	Wall 牆壁	Floor 地板	Ceiling 天花板
		Exposed surface on Bathroom 浴室外露部分	Tiles, mirror, metal and glass 瓷磚、鏡、金屬及玻璃	Reconstituted stone and tiles 人造石及瓷磚	Moisture resistant gypsum board false ceiling finished with waterproof emulsion paint 防潮石膏板假天花髹上防水乳膠漆
		Wall finishes on exposed walls run up to level of false ceiling 牆壁外露位置的裝修物料鋪至假天花板水平			

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

2. INTERIOR FINISHES 室內裝修物料

Item 細項		Description 描述				
e.	Kitchen 廚房	Type of finishes 裝修物料的類型	Wall 牆壁	Floor 地板	Ceiling 天花板	Cooking Bench 灶台
		Exposed surface on Open Kitchen 開放式廚房外露部分	Tiles and plastic laminate Wall behind kitchen cabinet finished with tiles 瓷磚及膠板 廚櫃背面牆身鋪砌瓷磚	Tiles 瓷磚	Waterproof emulsion paint where exposed and gypsum board false ceiling finished with waterproof emulsion paint 外露位置髹上防水乳膠漆及石膏板 假天花髹上防水乳膠漆	Solid surfacing material 實心面板
		Wall finishes on exposed walls run up to level of false ceiling 牆壁外露位置的裝修物料鋪至假天花板水平				

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

3. INTERIOR FITTINGS 室內裝置

Item 細項		Description 描述			
a.	Doors 門		Material 用料	Finishes 裝修物料	Accessories 配件
		Unit main entrance 單位大門	Fire-rated solid core timber door 實心防火木門	Plastic laminate and stainless steel 膠板及不銹鋼	Door viewer, door closer, smoke seal, door chain, lockset, handle and door stopper 防盜眼、門氣鼓、防煙條、門鏈、門鎖、拉手及門擋
		Balcony and Utility Platform sliding door 露台及工作平台趟門	Metal frame door with glass 金屬框門配以玻璃	Polyvinylidene Difluoride (PVDF) coated aluminium frame with single glazed tinted tempered glass 聚偏二氟乙烯 (「氟碳」) 塗層鋁框配以單層有色強化玻璃	Lockset, handle and sliding door system 門鎖、拉手及趟門系統
		Balcony sliding door 露台趟門			
		Private Flat Roof sliding door 私人平台趟門			
		Private Flat Roof swing door 私人平台掩門	Metal frame door with glass 金屬框門配以玻璃	Single glazed tinted tempered glass 單層有色強化玻璃	Lockset and handle 門鎖及拉手
		Bedroom door 睡房門	Solid core timber door 實心木門	Plastic laminate and stainless steel 膠板及不銹鋼	Lockset, handle and door stopper 門鎖、拉手及門擋
		Bathroom door - Flat A, B and E on 5/F - 12/F & 15/F - 17/F - Flat A and D on 18/F - 23/F & 25/F 浴室門 - 5樓至12樓及15樓至17樓 A、B 及 E 單位 - 18樓至23樓及25樓 A 及 D 單位	Solid core timber door 實心木門	Plastic laminate 膠板	Lockset, handle and door stopper 門鎖、拉手及門擋
		Bathroom door - Flat C and D on 5/F - 12/F & 15/F - 17/F - Flat B and C on 18/F - 23/F & 25/F 浴室門 - 5樓至12樓及15樓至17樓 C 及 D 單位 - 18樓至23樓及25樓 B 及 C 單位	Solid core timber door with timber louvre 實心木門連木百葉	Timber veneer finished and plastic laminate 木皮飾面及膠板	Lockset, handle and door stopper 門鎖、拉手及門擋
		Private Flat Roof swing door on Roof 天台層之私人平台掩門	Metal door 金屬門	Stainless steel 不銹鋼	Lockset 門鎖

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

3. INTERIOR FITTINGS 室內裝置

Item 細項		Description 描述		
b.	Bathroom 浴室	Fittings and equipment 裝置及設備	Type 類型	Material 用料
			Countertop 櫃台面	Solid surfacing material 實心面板
			Mirror cabinet 鏡櫃	Wooden cabinet with mirror, plastic laminate and metal 木製櫃配鏡、膠板及金屬
			Wash basin mixer 洗手盆水龍頭	Chrome plated 鍍鉻
			Wash basin 洗手盆	Vitreous china 陶瓷
			Water closet 坐廁	Vitreous china 陶瓷
			Robe hook 掛衣鉤	Chrome plated 鍍鉻
			Shower door handle 淋浴門把手	Chrome plated 鍍鉻
			Toilet paper holder 廁紙架	Chrome plated 鍍鉻
			Soap holder 肥皂架	Chrome plated 鍍鉻
		Water supply system 供水系統	Copper pipes are provided for cold water supply and copper pipes with thermal insulation are provided for hot water supply 冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉	
		Bathing facilities (including shower or bath tub, if applicable) 沐浴設施 (包括花灑或浴缸(如適用的話))	Shower compartment 淋浴間	Clear tempered glass 強化清玻璃
			Shower set and mixer 花灑套裝及龍頭	Chrome plated 鍍鉻
		Size of bath tub, if applicable 浴缸大小(如適用的話)	Not applicable 不適用	

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

3. INTERIOR FITTINGS 室內裝置

Item 細項		Description 描述	
c.	Kitchen 廚房	Material of sink unit 洗滌盆的用料	Stainless steel 不鏽鋼
		Material of water supply system 供水系統的用料	Copper pipes are provided for cold water supply and copper pipes with thermal insulation are provided for hot water supply 冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉
		Material and finishes of kitchen cabinet 廚櫃的用料及裝修物料	Material 用料
			Finishes 裝修物料
			Wood cabinet fitted with wooden cabinet door panel 木製櫃配木櫃門板
			Wood decor melamine finish, solid surfacing material, glass panel and metal (except Flat E on 5/F -10/F and Flat A on 15/F - 23/F & 25/F) 木紋膠板飾面、實心面板、玻璃板及金屬 (5樓至10樓E單位及15樓至23樓及25樓A單位除外)
			Wood decor melamine finish, solid surfacing material and metal (For Flat E on 5/F -10/F and Flat A on 15/F - 23/F & 25/F only) 木紋膠板飾面、實心面板及金屬 (只限5樓至10樓E單位及15樓至23樓及25樓A單位)
		Type of all other fittings and equipment 所有其他裝置及設備的類型	Chrome plated sink mixer 鍍鉻水龍頭
			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 of Residential Units” 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「住宅單位機電裝置說明表」
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
e.	Telephone 電話	Location and number of connection points 接駁點的位置及數目	Telephone outlets are provided. For location and number of connection points, please refer to the “Schedule of Mechanical and Electrical Provisions of Residential Units” 裝有電話插座。有關接駁點的位置及數目，請參閱「住宅單位機電裝置說明表」
f.	Aerials 天線	Location and number of connection points 接駁點的位置及數目	Communal TV/ FM connection points are provided. For location and number of connection points, please refer to the “Schedule of Mechanical and Electrical Provisions of Residential Units” 裝有本地電視／電台天線接駁點。有關接駁點的位置及數目，請參閱「住宅單位機電裝置說明表」

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

3. INTERIOR FITTINGS 室內裝置

Item 細項		Description 描述		
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	Miniature circuit breakers distribution board, lighting points and sockets outlets 微型斷路器配電箱、照明點及供電插座
			Safety devices 安全裝置	Three phases electricity supply with distribution boards are provided in all flats 三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] 導管是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 Mechanical and Electrical Provisions of Residential Units" 請參閱「住宅單位機電裝置說明表」	
h.	Gas supply 氣體供應	Type, system and location 類型、系統及位置	Not Applicable 不適用	
i.	Washing machine connection point 洗衣機接駁點	Location 位置	Inside Open Kitchen 於開放式廚房內	
		Design 設計	Water supply point of a pipe of 22mm in diameter and drainage point of a pipe of 40mm in diameter 來水供應點配以 22 毫米直徑喉管及去水點配以 40 毫米直徑喉管	
j.	Water supply 供水	Material of water pipes 水管的用料	Copper pipes are provided for cold water supply and copper pipes with thermal insulation are provided for hot water supply 冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉	
		Whether water pipes are concealed or exposed 水管是隱藏或外露	Water pipes are partly concealed and partly exposed ^[1] 水管是部分隱藏及部分外露 ^[1]	
		Whether hot water is available 有否熱水供應	Hot water supply is provided to Kitchen and Bathroom from the water heater 廚房及浴室由熱水爐供應熱水	

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、指定管道槽或其他用料遮蓋或掩藏。

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

4. MISCELLANEOUS 雜項

Item 細項		Description 描述
a.	Lifts 升降機	Residential passenger lift 住宅載客升降機
		Brand name 品牌名稱Mitsubishi Electric 三菱電機
		Model number 產品型號NexWay-S
		Number of lifts 升降機數目1
		Floors served 到達的樓層G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F and 25/F 地下、1樓至3樓、5樓至12樓、15樓至23樓及25樓
		Residential passenger lift / fireman's lift 住宅載客升降機 / 消防員升降機
		Brand name 品牌名稱Mitsubishi Electric 三菱電機
		Model number 產品型號NexWay-S
		Number of lifts 升降機數目1
		Floors served 到達的樓層G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F and 25/F 地下、1樓至3樓、5樓至12樓、15樓至23樓及25樓
		Passenger lift for 1/F shop 1樓商舖載客升降機
		Brand name 品牌名稱Mitsubishi Electric 三菱電機
		Model number 產品型號Elenessa
		Number of lifts 升降機數目1
		Floors served 到達的樓層G/F - 1/F 地下至1樓

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。

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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

4. MISCELLANEOUS 雜項

Item 細項		Description 描述			
b.	Letter box 信箱	Material 用料	Metal 金屬		
c.	Refuse collection 垃圾收集	Means of refuse collection 垃圾收集方法	Collected by cleaners 由清潔工人收集		
		Location of refuse room 垃圾房位置	Refuse storage and material recovery chamber is provided on G/F 垃圾及物料回收房設於地下		
d.	Water meter, electricity meter and gas meter 水錶、電錶及氣體錶	Location 位置	Water meter 水錶	Electricity meter 電錶	Gas meter 氣體錶
			Water Meter Cabinet on each respective residential floor 在每一住宅樓層水錶櫃內	Electric meter room on each respective residential floor 在每一住宅樓層電錶房內	Not Applicable 不適用
		Whether they are separate or communal meters for residential properties 就住宅單位而言是獨立或公用的錶	Separate meter 獨立錶	Separate meter 獨立錶	Not Applicable 不適用

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) 保安系統及設施 (包括嵌入式裝置的細節 及其位置)	CCTV camera 閉路電視	CCTV camera are provided at main entrance lobby on G/F, lift lobbies, lifts, clubhouse, landscaped garden and common areas. CCTV signal is connected to the caretaker's counter in main entrance lobby at G/F. 地下主入口大堂、升降機大堂、升降機、會所、園景花園及公用地方均設有閉路電視。閉路電視訊號連接至地下主入口大堂的管理員櫃。	
	Visitor panel and access control system 訪客對講機及入口通道控制系統	Visitor panel and card access security system are provided at the main entrance lobby at G/F. Card access security system is provided at lifts and clubhouse. 地下主入口大堂提供訪客對講機及智能卡保安系統。升降機及會所均設有智能卡保安系統。	
	Video door phone 視像對講機	Video door phones are installed in each residential flat and connected to the caretaker's counter in the main entrance lobby at G/F. Please refer to the "Schedule of Mechanical and Electrical Provisions for Residential Units" for the location of the video door phone in the residential flat. 每戶住宅單位設有視像對講機並連接至地下主入口大堂的管理員櫃台。有關住宅單位的視像對講機位置，請參閱「住宅單位機電裝置說明表」	

6. APPLIANCES 設備

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

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。

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

APPLIANCES SCHEDULE 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 型號		5/F - 12/F & 15/F - 17/F 5樓至12樓及15樓至17樓					18/F - 23/F & 25/F 18樓至23樓及25樓					
					Flat A 單位 A	Flat B 單位 B	Flat C 單位 C	Flat D 單位 D	Flat E 單位 E	Flat A 單位 A	Flat B 單位 B	Flat C 單位 C	Flat D 單位 D		
Living Room and Dining Room 客廳及飯廳	Single Split Type Air-Conditioner 單體式冷氣機	Toshiba 東芝	Indoor Unit 室內機	RAS-18J2KV-HK	1	- (5/F-12/F) (5樓至12樓)	-	-	-	-	-	-	-		
						1 (15/F-17/F) (15樓至17樓)									
			Outdoor Unit 室外機	RAS-18J2AV-HK	1	- (5/F-12/F) (5樓至12樓)	-	-	-	-	-	-			
						1 (15/F-17/F) (15樓至17樓)									
	Multi Split Type Air-Conditioner 多聯分體式冷氣機		Indoor Unit 室內機	RAS-M22N4KV	-	1 (5/F-12/F) (5樓至12樓)	-	-	1	1	-	-	1		
						- (15/F-17/F) (15樓至17樓)									
					RAS-M13N4KV	-	-	1	1	-	-	1	1	-	
			Outdoor Unit 室外機	RAS-3M26S3AV-E	-	1 (5/F-12/F) (5樓至12樓)	1	1	1	1	1	1	1		
						- (15/F-17/F) (15樓至17樓)									
Built-in Refrigerator 嵌入式雪櫃		De Dietrich 帝璽	DRP1906JE		1	1	1	1	1	1	1	1	1		

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes:

1. The numbers as shown in the above table denotes “the number of appliances provided”.
2. The symbol “ - ” as shown in the above table denotes “Not Applicable”.

備註：

1. 上表之數字代表提供的裝置數量。
2. 上表 “ - ” 代表不適用。

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

APPLIANCES SCHEDULE 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 型號		5/F - 12/F & 15/F - 17/F 5樓至12樓及15樓至17樓					18/F - 23/F & 25/F 18樓至23樓及25樓			
					Flat A 單位 A	Flat B 單位 B	Flat C 單位 C	Flat D 單位 D	Flat E 單位 E	Flat A 單位 A	Flat B 單位 B	Flat C 單位 C	Flat D 單位 D
Bedroom 睡房	Multi Split Type Air-Conditioner 多聯分體式冷氣機	Toshiba 東芝	Indoor Unit 室內機	RAS-M10N4KV	-	1 (5/F-12/F) (5樓至12樓)	1	1	1	1	1	1	1
						- (15/F-17/F) (15樓至17樓)							
Bathroom 浴室	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2		1	1	1	1	1	1	1	1	1
	Instantaneous Electric Water Heater 即熱式電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E18		1	1	1	1	1	1	1	1	1
Open Kitchen 開放式廚房	Telescopic Cooker Hood 拉趟式抽油煙機	De Dietrich 帝璽	DHT6605X		1	1	1	1	1	1	1	1	1
	Induction Hob 電磁煮食爐	De Dietrich 帝璽	DPI7361XH		1	1	1	1	1	1	1	1	1
	Built-in Microwave Oven 嵌入式微波焗爐	De Dietrich 帝璽	DMG2507X		1	1	1	1	1	1	1	1	1
	Built-in Washer/ Dryer 嵌入式洗衣 / 乾衣機	De Dietrich 帝璽	DLZ8485U		1	1	1	1	1	1	1	1	1
	Instantaneous Electric Water Heater 即熱式電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6		1	1	1	1	1	1	1	1	1

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes:

1. The numbers as shown in the above table denotes “the number of appliances provided”.
2. The symbol “ - ” as shown in the above table denotes “Not Applicable”.

備註：

1. 上表之數字代表提供的裝置數量。
2. 上表 “ - ” 代表不適用。

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表

Location 位置	Description 描述	5/F - 10/F 5樓至10樓					11/F - 12/F & 15/F - 17/F 11樓至12樓及15樓至17樓					18/F - 23/F & 25/F 18樓至23樓及25樓			
		Flat A 單位 A	Flat B 單位 B	Flat C 單位 C	Flat D 單位 D	Flat E 單位 E	Flat A 單位 A	Flat B 單位 B	Flat C 單位 C	Flat D 單位 D	Flat E 單位 E	Flat A 單位 A	Flat B 單位 B	Flat C 單位 C	Flat D 單位 D
Unit Main Entrance 單位大門	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV and FM Outlet 電視及電台插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	2 (5/F 5樓)	2	2	2	2	1 (11/F-12/F) (11樓至12樓)	2	2	2	2	2	2	2	2
		1 (6/F-10/F) (6樓至10樓)					2 (15/F-17/F) (15樓至17樓)								
	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1 (11/F-12/F) (11樓至12樓)	1	1	1	1	1	1	1	1
							- (15/F-17/F) (15樓至17樓)								
	Door Bell 門鈴	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Video Door Phone 視像對講機	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	6	7	9	9	10 (5/F 5樓)	6 (11/F-12/F) (11樓至12樓)	7 (11/F-12/F & 15/F) (11樓至12樓及15樓)	9 (11/F-12/F) (11樓至12樓)	9	9	9	9	9	9
						9 (6/F-10/F) (6樓至10樓)	9 (15/F-17/F) (15樓至17樓)	9 (16/F-17/F) (16樓至17樓)	7 (15/F-17/F) (15樓至17樓)						

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes:

1. The numbers as shown in the above table denotes “the number of appliances provided”.
2. The symbol “ - ” as shown in the above table denotes “Not Applicable”.

備註：

1. 上表之數字代表提供的裝置數量。
2. 上表“-”代表不適用。

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表

Location 位置	Description 描述	5/F - 10/F 5樓至10樓					11/F - 12/F & 15/F - 17/F 11樓至12樓及15樓至17樓					18/F - 23/F & 25/F 18樓至23樓及25樓			
		Flat A 單位 A	Flat B 單位 B	Flat C 單位 C	Flat D 單位 D	Flat E 單位 E	Flat A 單位 A	Flat B 單位 B	Flat C 單位 C	Flat D 單位 D	Flat E 單位 E	Flat A 單位 A	Flat B 單位 B	Flat C 單位 C	Flat D 單位 D
Living Room and Dining Room 客廳及飯廳	Double Pole Switch for Air-Conditioner Indoor Unit 室內冷氣機開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Distribution Board 配電箱	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Refrigerator 13安培單位電插座供雪櫃	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Double Pole Switch for Electric Water Heater (Bathroom) 電熱水爐開關掣 (浴室)	1	-	1	1	1	1	- (11/F-12/F) (11樓至12樓)	1 (11/F-12/F) (11樓至12樓)	1	1	1	1	1	1
								1 (15/F-17/F) (15樓至17樓)	- (15/F-17/F) (15樓至17樓)						
	Double Pole Switch for Thermo Ventilator 浴室寶開關掣	1	-	1	1	1	1	- (11/F-12/F) (11樓至12樓)	1 (11/F-12/F) (11樓至12樓)	1	1	1	1	1	1
								1 (15/F-17/F) (15樓至17樓)	- (15/F-17/F) (15樓至17樓)						
	Double Pole Switch for Electric Water Heater (Open Kitchen) 電熱水爐開關掣 (開放式廚房)	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Addressable Smoke Detectors with Sounder Base 可定位煙霧偵測器連警報基座	1	1	1	1	1	1	1	1	1	1	1	1	1	1

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.
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Notes:

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2. The symbol “ - ” as shown in the above table denotes “Not Applicable”.

備註：

1. 上表之數字代表提供的裝置數量。
2. 上表 “ - ” 代表不適用。

23

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表

Location 位置	Description 描述	5/F - 10/F 5樓至10樓					11/F - 12/F & 15/F - 17/F 11樓至12樓及15樓至17樓					18/F - 23/F & 25/F 18樓至23樓及25樓			
		Flat A 單位 A	Flat B 單位 B	Flat C 單位 C	Flat D 單位 D	Flat E 單位 E	Flat A 單位 A	Flat B 單位 B	Flat C 單位 C	Flat D 單位 D	Flat E 單位 E	Flat A 單位 A	Flat B 單位 B	Flat C 單位 C	Flat D 單位 D
Bedroom 睡房	Telephone Outlet 電話插座	-	1	1	1	1	-	1 (11/F-12/F) (11樓至12樓)	1	1	1	1	1	1	1
								- (15/F-17/F) (15樓至17樓)							
	Lighting Switch 燈掣	-	4 (5/F 5樓)	1	1	1	-	3 (11/F-12/F) (11樓至12樓)	1 (11/F-12/F) (11樓至12樓)	1	1	1	1	1	1
			3 (6/F-10/F) (6樓至10樓)					- (15/F-17/F) (15樓至17樓)	3 (15/F-17/F) (15樓至17樓)						
	TV and FM Outlet 電視及電台插座	-	1	1	1	1	-	1 (11/F-12/F) (11樓至12樓)	1	1	1	1	1	1	1
								- (15/F-17/F) (15樓至17樓)							
	13A Twin Socket Outlet 13安培雙位電插座	-	2	2	2	2	-	2 (11/F-12/F) (11樓至12樓)	2	2	2	2	2	2	2
								- (15/F-17/F) (15樓至17樓)							
	Double Pole Switch for Air-Conditioner Indoor Unit 室內冷氣機開關掣	-	1	1	1	1	-	1 (11/F-12/F) (11樓至12樓)	1	1	1	1	1	1	1
								- (15/F-17/F) (15樓至17樓)							
	Double Pole Switch for Electric Water Heater and Thermo Ventilator 電熱水爐及浴室寶開關掣	-	1	-	-	-	-	1 (11/F-12/F) (11樓至12樓)	- (11/F-12/F) (11樓至12樓)	-	-	-	-	-	-
								- (15/F-17/F) (15樓至17樓)	1 (15/F-17/F) (15樓至17樓)						

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。

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表

Location 位置	Description 描述	5/F - 10/F 5樓至10樓					11/F - 12/F & 15/F - 17/F 11樓至12樓及15樓至17樓					18/F - 23/F & 25/F 18樓至23樓及25樓			
		Flat A 單位 A	Flat B 單位 B	Flat C 單位 C	Flat D 單位 D	Flat E 單位 E	Flat A 單位 A	Flat B 單位 B	Flat C 單位 C	Flat D 單位 D	Flat E 單位 E	Flat A 單位 A	Flat B 單位 B	Flat C 單位 C	Flat D 單位 D
Bathroom 浴室	13A Non-Switched Single Socket Outlet (with USB port) 13安培單位無開關電插座 (附有USB接口)	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Unit for Thermo Ventilator 浴室寶接線蘇	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Electric Water Heater Remote Controller 電熱水爐遙控器	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Open Kitchen 開放式廚房	13A Twin Socket Outlet (with USB port) 13安培雙位電插座 (附有USB接口)	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Kitchen Cabinet Lighting 接線座供廚櫃燈	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	20A Connection Unit for Induction Hob 電磁煮食爐20A接線蘇	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Electric Water Heater Controller 電熱水爐控制器	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Cooker Hood 接線座供抽油煙機	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Microwave Oven 13安培單位電插座供微波焗爐	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Socket Outlet for Washer/Dryer 洗衣/乾衣機電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表

Location 位置	Description 描述	5/F - 10/F 5樓至10樓					11/F - 12/F & 15/F - 17/F 11樓至12樓及15樓至17樓					18/F - 23/F & 25/F 18樓至23樓及25樓			
		Flat A 單位 A	Flat B 單位 B	Flat C 單位 C	Flat D 單位 D	Flat E 單位 E	Flat A 單位 A	Flat B 單位 B	Flat C 單位 C	Flat D 單位 D	Flat E 單位 E	Flat A 單位 A	Flat B 單位 B	Flat C 單位 C	Flat D 單位 D
Open Kitchen 開放式廚房	Sprinkler Head 消防花灑頭	3	3	3	3	4	3	3	3 (11/F-12/F) (11樓至12樓)	3	3	3	3	3	3
									2 (15/F-17/F) (15樓至17樓)						
Air-Conditioning Platform 空調機平台	Double Pole Switch (Air-Conditioner Outdoor Unit) 開關掣 (冷氣室外機)	- (5/F 5樓)	- (5/F 5樓)	- (5/F 5樓)	- (5/F 5樓)	- (5/F 5樓)	1	1	1	1	1	1	1	1	1
		1 (6/F-10/F) (6樓至10樓)	1 (6/F-10/F) (6樓至10樓)	1 (6/F-10/F) (6樓至10樓)	1 (6/F-10/F) (6樓至10樓)	1 (6/F-10/F) (6樓至10樓)									
Private Flat Roof 私人平台	Double Pole Switch (Air-Conditioner Outdoor Unit) 開關掣 (冷氣室外機)	1 (5/F 5樓)	1 (5/F 5樓)	1 (5/F 5樓)	1 (5/F 5樓)	1 (5/F 5樓)	-	-	-	-	-	-	-	-	-
		- (6/F-10/F) (6樓至10樓)	- (6/F-10/F) (6樓至10樓)	- (6/F-10/F) (6樓至10樓)	- (6/F-10/F) (6樓至10樓)	- (6/F-10/F) (6樓至10樓)									
	Weatherproof Socket Outlet 防水電插座	1 (5/F 5樓)	1 (5/F 5樓)	1 (5/F 5樓)	1 (5/F 5樓)	1 (5/F 5樓)	-	-	-	-	-	- (18/F-23/F) (18樓至23樓)	- (18/F-23/F) (18樓至23樓)	- (18/F-23/F) (18樓至23樓)	- (18/F-23/F) (18樓至23樓)
		- (6/F-10/F) (6樓至10樓)	- (6/F-10/F) (6樓至10樓)	- (6/F-10/F) (6樓至10樓)	- (6/F-10/F) (6樓至10樓)	- (6/F-10/F) (6樓至10樓)						1 (25/F 25樓)	1 (25/F 25樓)	1 (25/F 25樓)	1 (25/F 25樓)
	Distribution Board 配電箱	-	-	-	-	-	-	-	-	-	-	- (18/F-23/F) (18樓至23樓)	- (18/F-23/F) (18樓至23樓)	- (18/F-23/F) (18樓至23樓)	- (18/F-23/F) (18樓至23樓)
												1 (25/F 25樓)	1 (25/F 25樓)	1 (25/F 25樓)	1 (25/F 25樓)
	Weatherproof Lighting Switch 防水燈掣	-	-	-	-	-	-	-	-	-	-	- (18/F-23/F) (18樓至23樓)	- (18/F-23/F) (18樓至23樓)	- (18/F-23/F) (18樓至23樓)	- (18/F-23/F) (18樓至23樓)
												1 (25/F 25樓)	1 (25/F 25樓)	1 (25/F 25樓)	1 (25/F 25樓)

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes:

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備註：

1. 上表之數字代表提供的裝置數量。
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24 SERVICE AGREEMENTS 服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

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 the specified residential property (i.e. the date of the assignment of that property).

賣方（擁有人）有法律責任繳付指明住宅物業直至該指明住宅物業買賣完成日期（即該物業轉讓契日期）（包括該日）為止之地稅。

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 (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 such residential property, or the fittings, finishes or appliances incorporated into the residential 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，則賣方的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後，須於合理地切實可行的範圍內，盡快自費作出補救。

28

MAINTENANCE OF SLOPES

斜坡維修

Not applicable

不適用

29

MODIFICATION

修訂

Not applicable

不適用

30 RELEVANT INFORMATION

有關資料

1. No Gas Supply to Residential Properties

No gas pipes for the supply of town gas to residential properties will be installed.

2. Building Maintenance Units

The Manager shall have the right at all times to extend, maintain, operate, move the building maintenance units and have access to, over and/or into or partly into the portion of airspace outside windows and above the roof or flat roof, area for air-conditioning, utility platform and balcony, or the parapet walls of the roof or flat roof as may be determined by the Manager to service, cleanse, enhance, maintain, repair, renovate, decorate, improve and/or replace any part of any exterior of the Development, and to remain temporarily over and/or on the said airspace for such period as may be necessary for the purpose of inspecting, rebuilding, repairing, renewing, maintaining, cleaning, painting or decorating all or any part of the Common Areas and Facilities.

3. Air-conditioner Outdoor Units for the Residential Property

Air-conditioner outdoor units for the residential property are placed on the flat roofs of the residential properties or the air-conditioning platforms adjacent to the balconies or balconies/utility platforms of the residential properties. The placing of air-conditioner outdoor units on the flat roofs or the air-conditioning platforms may affect the enjoyment of the relevant residential properties in terms of heat, noise, view, vibration or other aspects. For the locations of the air-conditioner outdoor units on the flat roofs or the air-conditioning platforms, please refer to the “Floor Plans of Residential Properties in the Development” section in this sales brochure.

4. Pipes

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

1. 沒有氣體燃料供應至住宅物業

住宅物業內沒有安裝供應煤氣氣體喉。

2. 屋宇維修裝置

管理人有權在任何時間在管理人決定的窗戶外及天台或平台、冷氣機區域、工作平台及露台或天台或平台的護牆對上的空域及/或進佔其中部分範圍伸延、保養、操作和移動屋宇維修裝置以及通行該處，旨在檢修、清潔、改良、保養、維修、翻新、裝飾、改善及/或更換發展項目外部任何部分，並可按需要短暫逗留在前述空域之中及/或其上一段時間，以便檢查、重建、維修、更新、保養、清潔、髹漆或裝飾公用地方及設施所有或任何部分。

3. 住宅物業的冷氣室外機

住宅物業的冷氣室外機放置在住宅物業的平台或毗鄰於住宅物業的露台的空調機平台或露台及工作平台的空調機平台。該等被放置於平台或空調機平台的冷氣室外機可能對有關的住宅物業的享用，諸如熱氣、噪音、景觀、震動或其他方面造成影響。有關平台或空調機平台的冷氣室外機的位置，請參閱本售樓說明書的「發展項目中的住宅物業的樓面平面圖」一節。

4. 喉管

發展項目部分住宅物業的平台及/或露台及/或露台及工作平台及/或天台的外牆或毗鄰其外牆裝有喉管，部分住宅物業的景觀可能因此受到影響。

31 ADDRESS OF THE WEBSITE DESIGNATED BY THE VENDOR FOR THE DEVELOPMENT

賣方就發展項目指定的互聯網網站的網址

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

www.26koshan.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為：

www.26koshan.com.hk

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

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.

		Area (m ²) 面積 (平方米)
Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物（規劃）規例》第23(3)(b)條不計算的總樓面面積		
1.(#)	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方（公共交通總站除外）	Not Applicable 不適用
2.	Plant rooms and similar services 機房及相類設施	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》) 或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室（訊播室）、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等	63.932
2.2(#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	414.482
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、送風櫃房等	Not Applicable 不適用
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施		
3.	Balcony 露台	88.000
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not Applicable 不適用
5.	Communal sky garden 公用空中花園	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	40.084
9.	Utility platform 工作平台	51.000
10.	Noise barrier 隔音屏障	Not Applicable 不適用

獲寬免總樓面面積的設施分項

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

32 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

		Area (m ²) 面積 (平方米)
Amenity Features 適意設施		
11.	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office 管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	2.050
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities 住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	Not Applicable 不適用
13.	Covered landscaped and play area 有蓋園景區及遊樂場地	128.088
14.	Horizontal screen/covered walkway and trellis 橫向屏障 / 有蓋人行道及花棚	Not Applicable 不適用
15.	Larger lift shaft 擴大升降機槽	75.066
16.	Chimney shaft 煙囪管道	Not Applicable 不適用
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	Not Applicable 不適用
18.(#)	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽及垂直立管	54.449
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

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

		Area (m ²) 面積 (平方米)
Other Exempted Items 其他項目		
25.(#)	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Not Applicable 不適用
26.	Covered area under large projecting/ overhanging feature 大型伸出/外懸設施下的有蓋地方	Not Applicable 不適用
27.	Public transport terminus 公共交通總站	Not Applicable 不適用
28.(#)	Party structure and common staircase 共用構築物及公用樓梯	Not Applicable 不適用
29.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	94.595
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。

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

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

Green Building Certification

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

Provisional
UNCLASSIFIED



Application no.: PAU0109/25

綠色建築認證

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

暫定評級
不予評級



申請編號: PAU0109/25

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

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

Part I 第I部分		
Provision of Central Air Conditioning 提供中央空調	No 否	
Provision of Energy Efficient Features 提供具能源效益的設施	Yes 是	
Energy Efficient Features proposed 擬安裝的具能源效益的設施	1. High coefficient of performance (COP) air-conditioning units; 2. LED Lighting fittings. 1. 高效能系數空調機； 2. 發光二極管照明燈具。	

Part II: The predicted annual energy use of the proposed building / part of building ^(Note 1) 第II部分：擬興建樓宇/部分樓宇預計每年能源消耗量 ^(備註1) ：					
Location 位置	Internal Floor Area Served (m ²) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Baseline Building ^(Note 2) 基線樓宇 ^(備註2) 每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity kWh/ m ² /annum 電力 千瓦小時 / 平方米 / 年	Town Gas / LPG unit/ m ² /annum 煤氣 / 石油氣 用量單位 / 平方米 / 年	Electricity kWh/ m ² /annum 電力 千瓦小時 / 平方米 / 年	Town Gas / LPG unit/ m ² /annum 煤氣 / 石油氣 用量單位 / 平方米 / 年
Area served by central building services installation ^(Note 3) 有使用中央屋宇裝備裝置 ^(備註3) 的部份	1403.482	127.168	0	107.227	0

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

Part III: The following installation(s) are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD) 第 III 部分：以下裝置乃按機電工程署公布的相關實務守則設計：			
Type of Installations 裝置類型	YES 是	NO 否	Not Applicable 不適用
Lighting Installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Lift & Escalator Installations 升降機及自動梯的裝置	✓		
Performance-based Approach 以總能源為本的方法			✓

Notes:

1. In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.
The predicted annual energy use, in terms of electricity consumption (kWh/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 BEAM Plus 標準（現行版本）中的「年能源消耗」具有相同涵義；及
(b) 樓宇、空間或單位的“內部樓面面積”，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
2. “基準樓宇”與新建樓宇 BEAM Plus 標準（現行版本）中的“基準建築物模式（零分標準）”具有相同涵義。
3. “中央屋宇裝備裝置”與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。

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

發展項目及其周邊地區日後可能出現改變。

