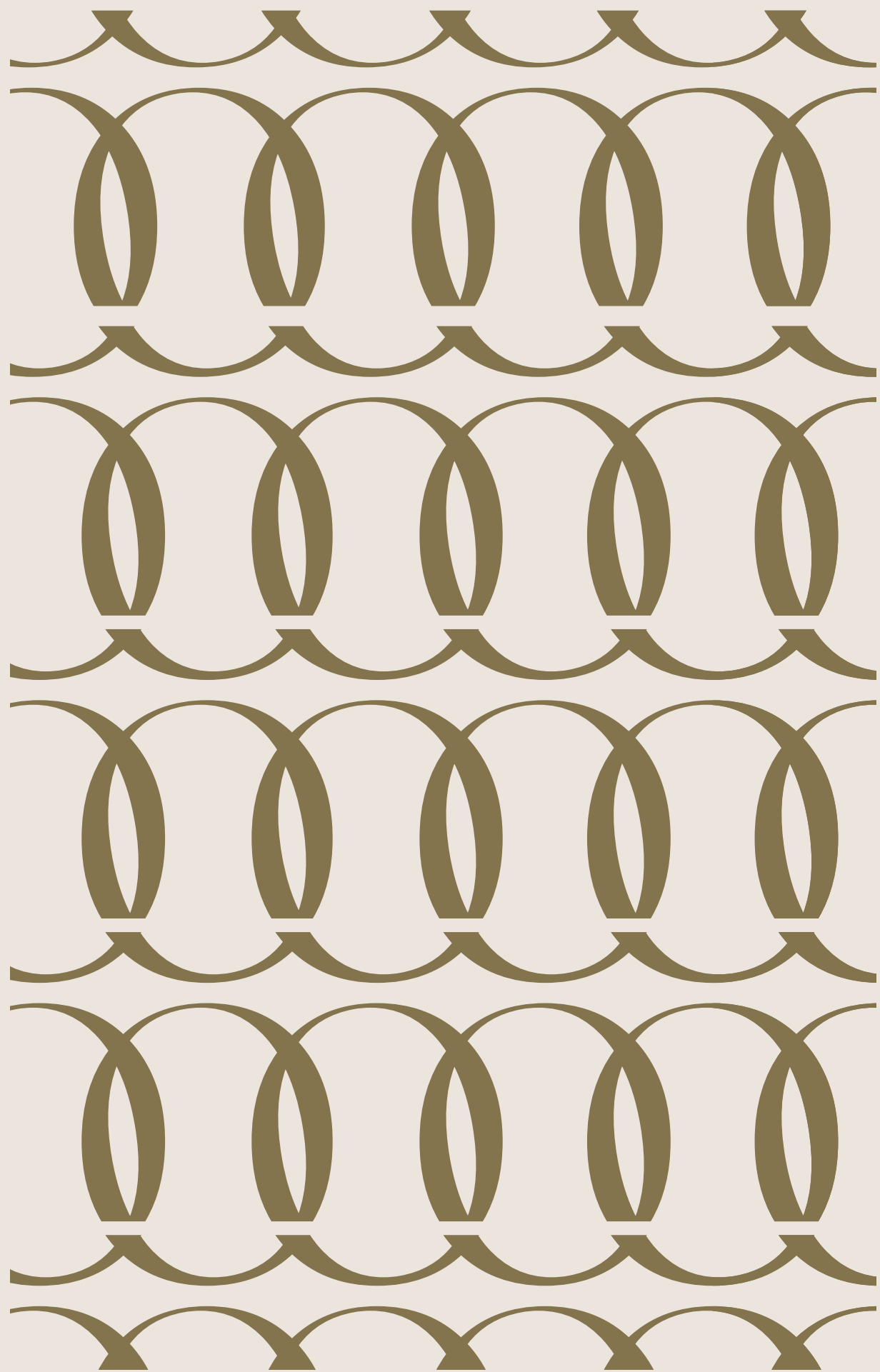




GRAND AUSTIN 臻
BOHEMIAN 玥

SALES BROCHURE
售樓說明書

GRAND AUSTIN BOHEMIAN

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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.

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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5. Sales brochure

- Ensure that the sales brochure obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- In respect of an uncompleted development, the vendor may alter the building plans (if any) whenever the vendor considers necessary. To know the latest information of an uncompleted development, keep paying attention to any revised sales brochures made available by the vendor.
- Read through the sales brochure and in particular, check the following information in the sales brochure -
 - whether there is a section on “relevant information” in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as “relevant information”;
 - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
 - interior and exterior fittings and finishes and appliances;
 - the basis on which management fees are shared;
 - whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
 - whether individual owners have responsibility to maintain slopes.

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

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

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

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

10. Expression of intent of purchasing a residential property

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

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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.
- 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.

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

Notes to purchasers of first-hand residential properties

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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

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。

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

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

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

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

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5. 售樓說明書

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

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

10. 表達購樓意向

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

Notes to purchasers of first-hand residential properties

一手住宅物業買家須知

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期³。
 - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「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。

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。

Notes to purchasers of first-hand residential properties

一手住宅物業買家須知

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

消費者委員會 網址：www.consumer.org.hk 電話：2929 2222 電郵：cc@consumer.org.hk 傳真：2856 3611
地產代理監管局 網址：www.eaa.org.hk 電話：2111 2777 電郵：enquiry@eaa.org.hk 傳真：2598 9596
香港地產建設商會 電話：2826 0111 傳真：2845 2521

一手住宅物業銷售監管局
2023年3月

Information on the development

發展項目的資料

Name of the Development

GRAND AUSTIN BOHEMIAN

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 (provisional)

56 Kwun Chung Street

Remark: The above provisional street number is subject to confirmation when the Development is completed.

The Development consists of one multi-unit building

Total number of storeys

22 storeys (excluding Roof, Upper Roof and Top Roof)

Floor numbering as provided in the approved building plans for the Development

G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F, Roof, Upper Roof and Top Roof

Omitted floor numbers

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

Refuge floor

No refuge floor

The Development is an uncompleted development

1. The estimated material date for the Development as provided by the authorized person for the Development is 31 March 2028.
2. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.
3. Under the land grant, the consent of the Director of Lands is not required to be given for the sale and purchase. For the purpose of the agreement for sale and purchase, the Development is deemed to be completed on the date on which an occupation permit for every building in the Development is issued.

發展項目名稱

臻玥

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 (臨時)

官涌街56號

備註：上述臨時門牌號數有待發展項目建成時確認。

發展項目包含一幢多單位建築物

樓層總數

22 層（不包括天台、上層天台及頂層天台）

發展項目的經批准的建築圖則所規定的樓層號數

地下、1 樓至 3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓、天台、上層天台及頂層天台

被略去的樓層號數

不設4樓、13樓、14樓及24樓

庇護層

不設庇護層

本發展項目屬未落成發展項目

1. 由發展項目的認可人士提供該項目的預計關鍵日期為2028年3月31日。
2. 預計關鍵日期，是受到買賣合約所允許的任何延期所規限的。
3. 根據批地文件，進行該項買賣，不需獲地政總署署長同意。為買賣合約的目的，該項目當作在佔用許可證就該項目中的每幢建築物發出的日期落成。

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 DIAMOND VISION LIMITED	賣方 德晴有限公司
Holding companies of the vendor New World Development Company Limited WELKIN PROPERTY LIMITED* DIAMOND TITLE LIMITED*	賣方的控權公司 新世界發展有限公司 WELKIN PROPERTY LIMITED* DIAMOND TITLE LIMITED*
Authorized person for the Development Mr. Au Kin Bun	發展項目的認可人士 區健斌先生
The firm or corporation of which an authorized person for the Development is a proprietor, director or employee in his or her professional capacity MLA Architects (H.K.) Limited	發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團 馬梁建築師事務所（香港）有限公司
Building contractor for the Development Hip Hing Builders Company Limited	發展項目的承建商 協興建業有限公司
The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development Woo Kwan Lee & Lo	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 胡關李羅律師行
Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development Not applicable	已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構 不適用
Any other person who has made a loan for the construction of the Development New World Finance Company Limited	已為發展項目的建造提供貸款的任何其他人 新世界金融有限公司

Remark:

* WELKIN PROPERTY LIMITED and DIAMOND TITLE LIMITED are companies incorporated in the British Virgin Islands with limited liability.

備註：

* WELKIN PROPERTY LIMITED及DIAMOND TITLE LIMITED 為英屬處女群島成立之有限法律責任的公司。

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 memaber 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

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	No 否
(l)	The vendor or a building contractor for the Development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor 賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書	No 否
(m)	The vendor or a building contractor for the Development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor 賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員	Not Applicable 不適用
(n)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that vendor, holding company or contractor 賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份	No 否
(o)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份	No 否
(p)	The vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor 賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書	No 否
(q)	The vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor 賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員	Not Applicable 不適用
(r)	The vendor or a building contractor for the Development is a corporation, and the corporation of which an authorized person for the Development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor 賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身份擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團	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	Yes 是

Information on design of the development

發展項目的設計的資料

There will be no non-structural prefabricated external walls forming part of the enclosing walls of the Development.
發展項目將會沒有構成圍封牆的一部分的非結構的預製外牆。

There will be curtain walls forming part of the enclosing walls of the Development.
發展項目將會有構成圍封牆的一部分的幕牆。

Total Area of the Curtain Walls of each Residential Property and Range of Thickness of the Curtain Walls of the Building 每個住宅物業的幕牆的總面積及建築物的幕牆的厚度範圍			
Description of Residential Property 住宅物業的描述		Total Area 總面積	Range of Thickness 厚度範圍
Floor 樓層	Unit 單位	sq.m. (平方米)	mm (毫米)
11/F - 12/F, 15/F - 23/F and 25/F 11 樓至 12 樓、15 樓至 23 樓及 25 樓 (12 Storeys) (12 層)	A	0.319	200
	B	0.495	
	C	0.224	

Remark:
13/F, 14/F and 24/F are omitted.

備註：
不設 13 樓、14樓及 24 樓。

Information on property management
物業管理的資料

The Manager

New World Property Management Company Limited will be appointed as the manager of the Development under the latest draft deed of mutual covenant in respect of the Development.

管理人

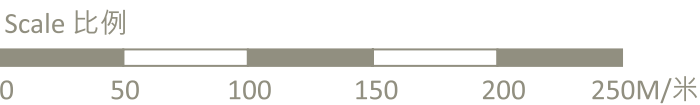
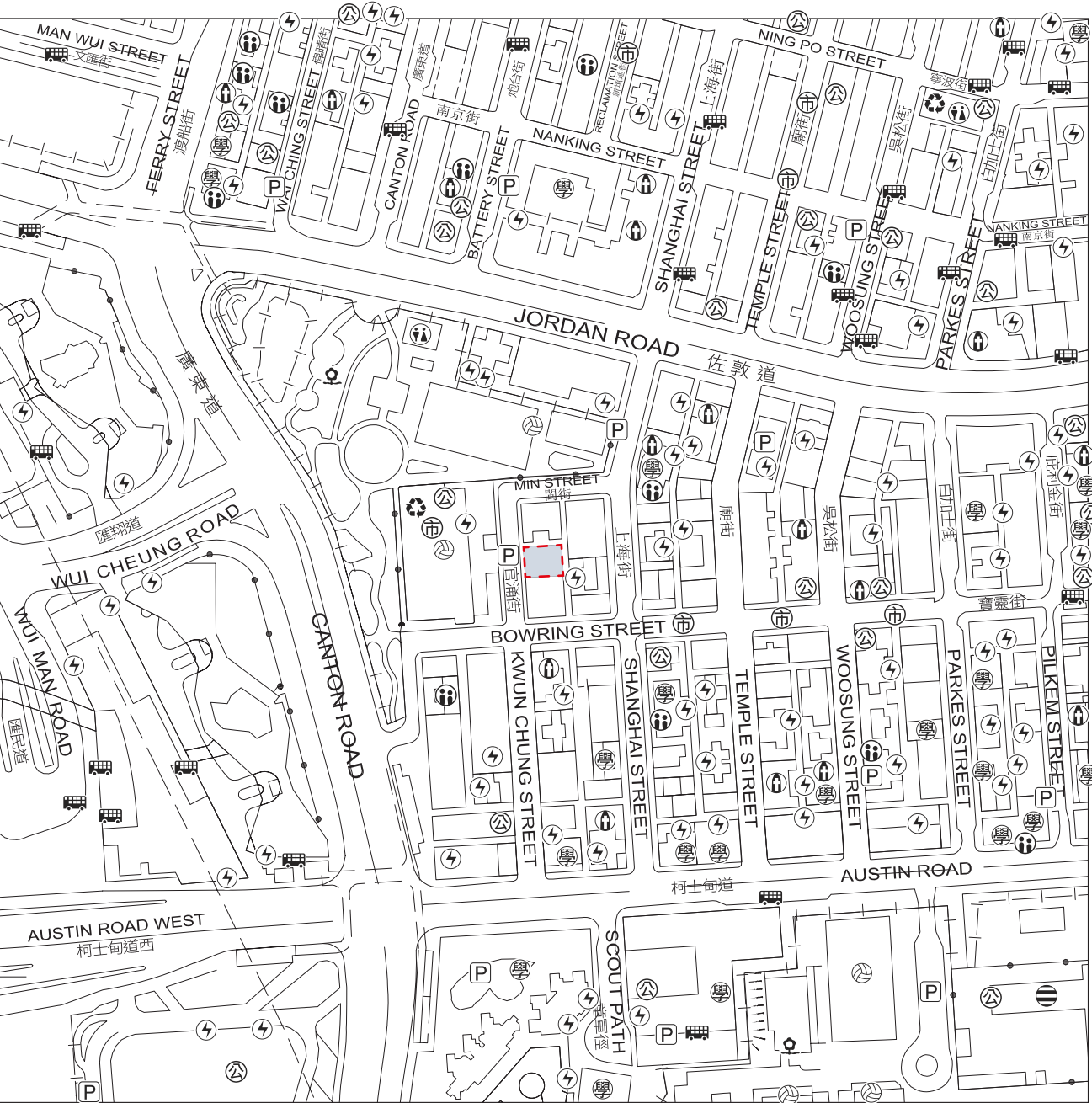
根據發展項目公契的最新擬稿，新世界物業管理有限公司將獲委任為發展項目的管理人。

Location plan of the development

發展項目的所在位置圖

This location plan is prepared with reference to the Digital Topographic Map Nos. T11-NW-D dated 15 January 2026, from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

所在位置圖依據日期為地政總署測繪處於2026年1月15日出版之數碼地形圖(圖幅編號T11-NW-D)擬備，有需要處經修正處理。



 Location of the Development
發展項目的位置

Legend 圖例

- | | |
|---|---|
|  Power plant
(including electricity sub-stations)
發電廠 (包括電力分站) |  Public utility installation
公用事業設施裝置 |
|  Refuse collection point
垃圾收集站 |  Religious institution
(including a church, a temple and a Tsz Tong)
宗教場所 (包括教堂、廟宇及祠堂) |
|  Market
(including a wet market and a wholesale market)
市場 (包括濕貨市場及批發市場) |  School (including a kindergarten)
學校 (包括幼稚園) |
|  Public carpark (including a lorry park)
公眾停車場 (包括貨車停泊處) |  Social welfare facilities
(including an elderly centre and a home for mentally disabled)
社會福利設施
(包括老人中心及弱智人士護理院) |
|  Public convenience
公廁 |  Sports facilities
(including a sports ground and a swimming pool)
體育設施 (包括運動場及游泳池) |
|  Public transport terminal
(including a rail station)
公共交通總站 (包括鐵路車站) |  Public park
公園 |
|  Police station
警署 | |

Remarks :

1. Due to technical reasons as a result of the irregular boundary of the Development, the Location Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
2. The Map is provided by the Common Spatial Data Infrastructure (CSDI) Portal and the intellectual property rights are owned by the Government of the HKSAR.
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.

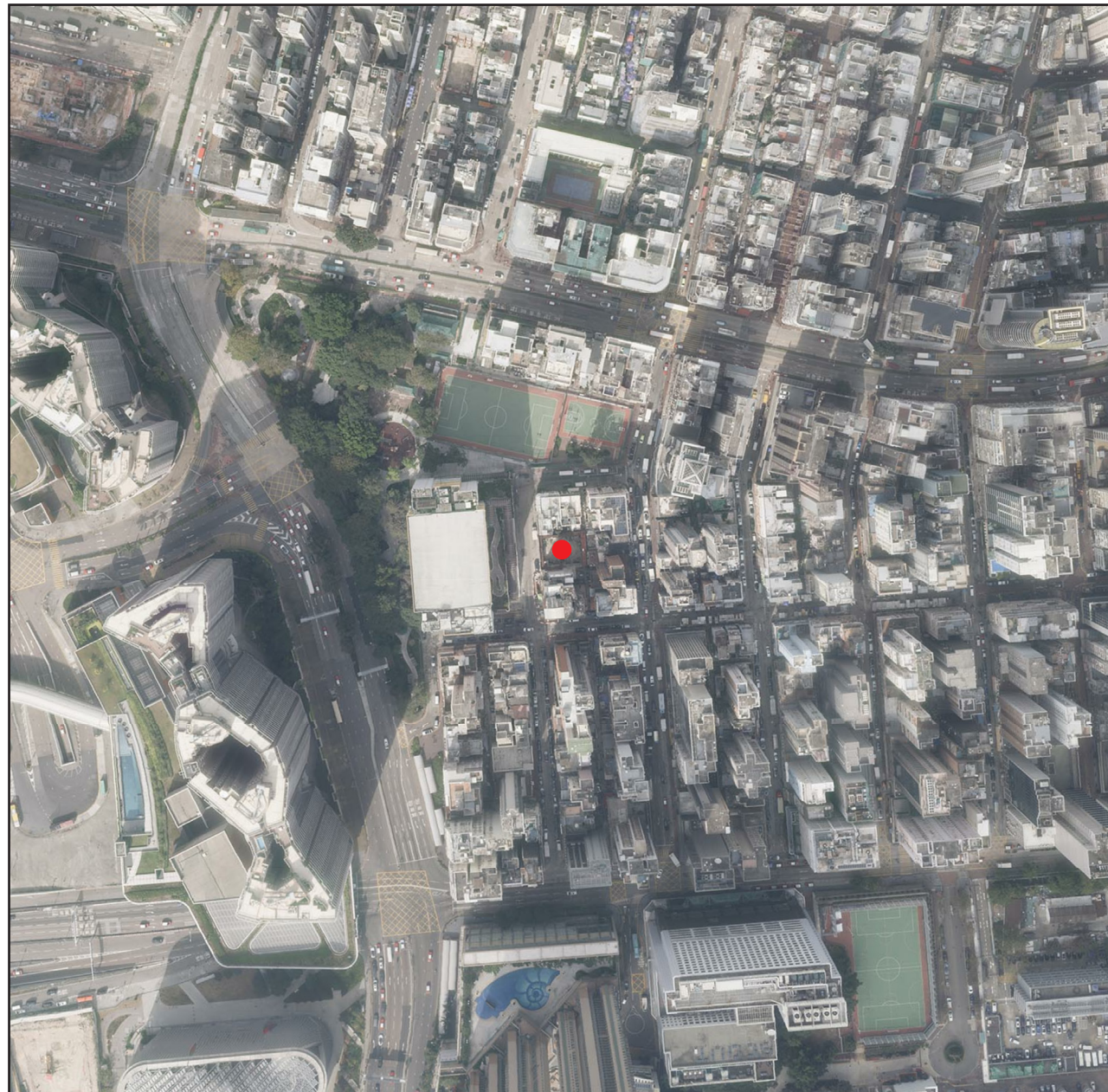
備註：

1. 因發展項目的不規則界線引致的技術原因，所在位置圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。
2. 地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。
3. 賣方建議準買方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。

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 Lands Department at a flying height of 3,000 feet, photo No. E248746C, 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E248746C。



● Location of the Development
發展項目的位置

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香港特別行政區政府地政總署測繪處©版權所有，未經許可，不得複製。

Remarks :

1. The aerial photograph is available for free inspection during normal office hours at the sales office.
2. Due to technical reasons as a result of the irregular boundary of the Development, the aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註:

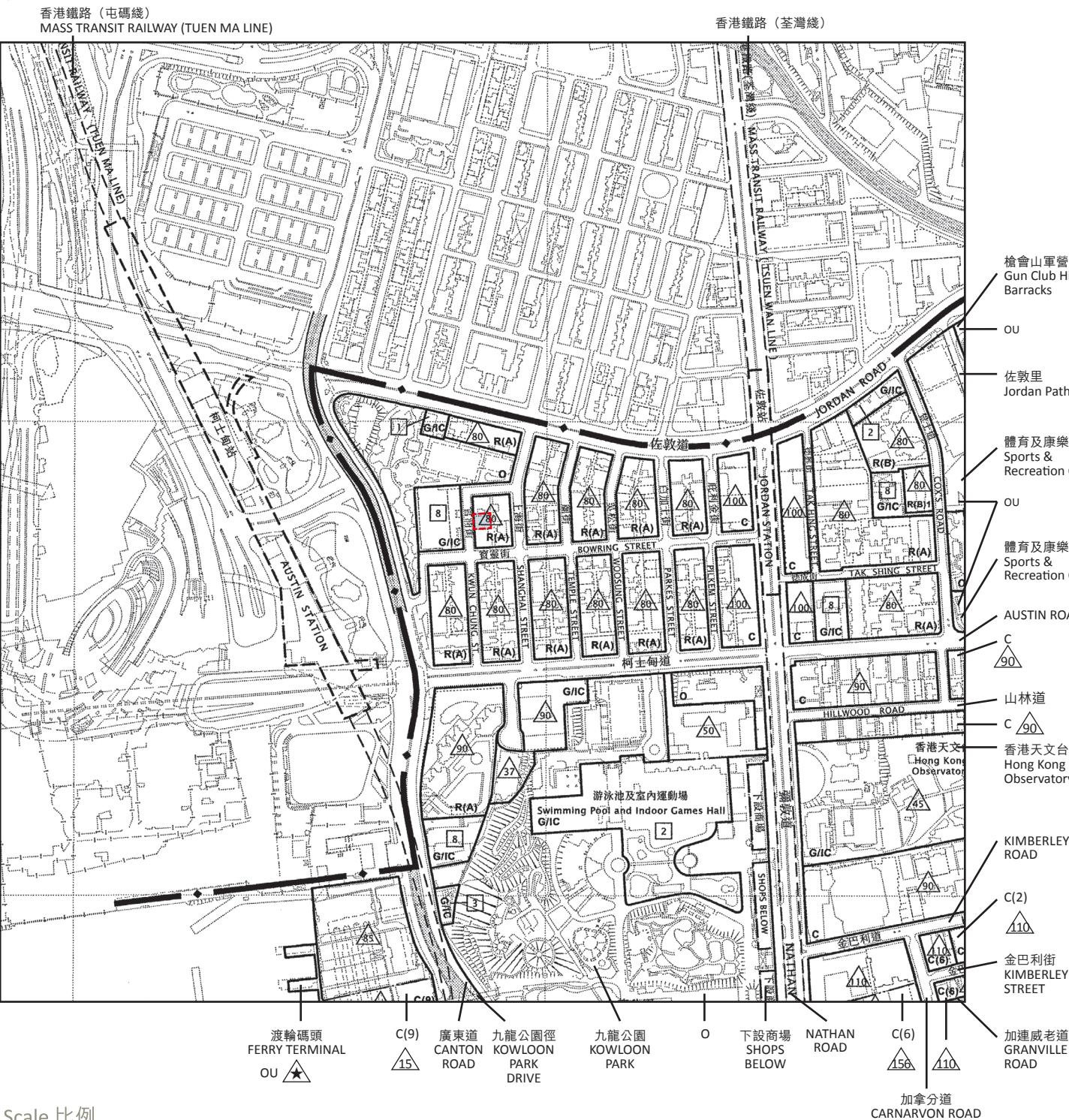
1. 該鳥瞰照片存於售樓處，於正常辦公時間內供免費查閱。
2. 因發展項目的不規則界線引致的技術原因，鳥瞰照片所顯示的範圍多於《一手住宅物業銷售條例》所要求。

Outline zoning plan etc. relating to the development

關乎發展項目的分區計劃大綱圖等

Part of the approved Tsim Sha Tsui Outline Zoning Plan with plan No. S/K1/30 gazetted on 17 October 2025.

摘錄自2025年10月17日憲報公布之尖沙咀分區計劃大綱核准圖，圖則編號為S/K1/30。



Notation 圖例

Zones 地帶

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

Communications 交通

Station	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
80	Maximum Building Height (in Metres Above Principal Datum) 最高建築物高度 (在主水平基準上若干米)
8	Maximum Building Height (in Number Of Storeys) 最高建築物高度 (樓層數目)
★	Maximum Building Height Restriction As Stipulated On The Notes 《註釋》內訂明最高建築物高度限制

Remarks :

- The last updated version of 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 map, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR.
- 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.
- Due to technical reasons as a result of their regular boundary of the Development, the Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註:

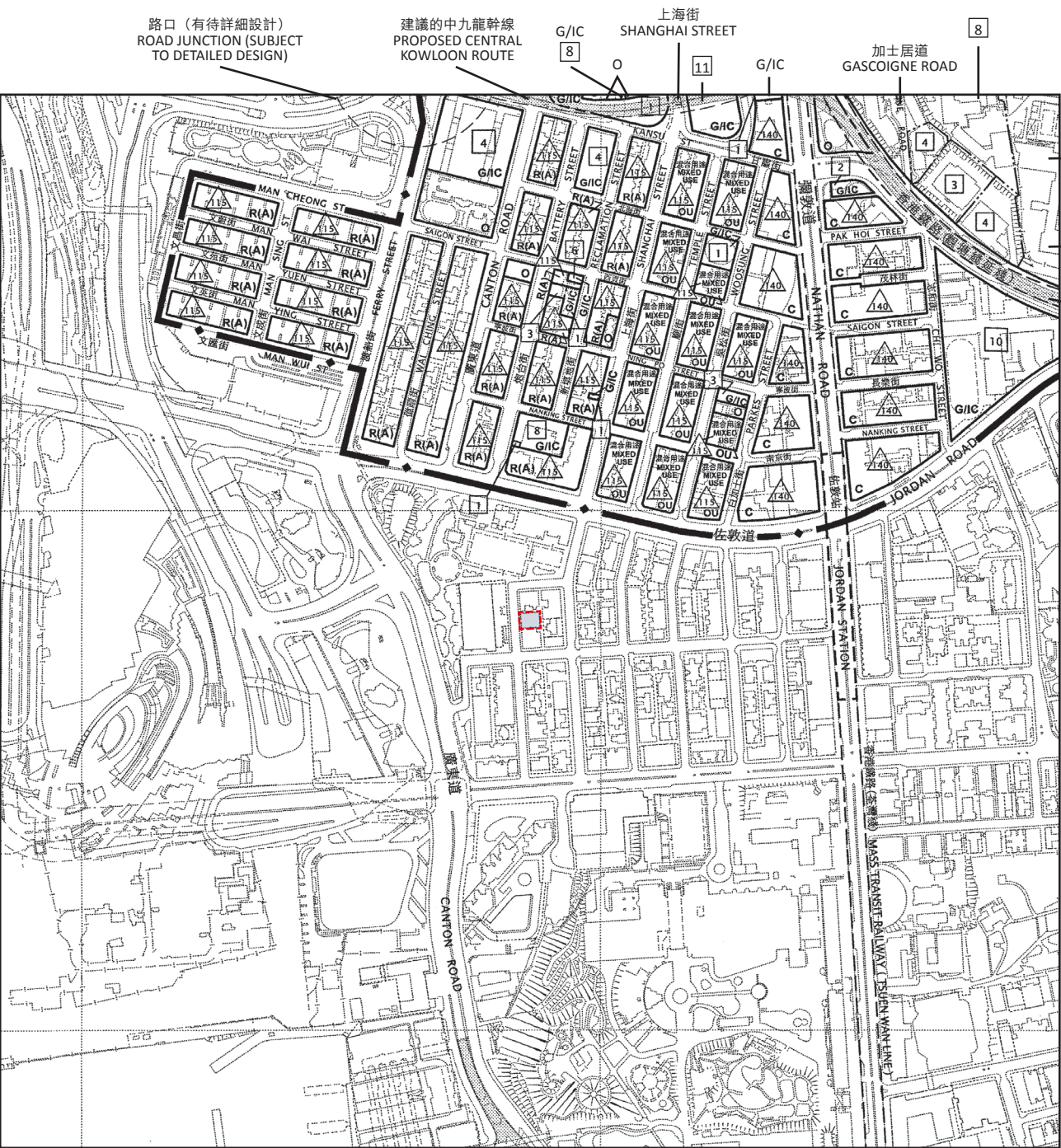
- 在印製售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表存於售樓處，於正常辦公時間內供免費查閱。
- 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
- 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 因發展項目的不規則界線引致的技術原因，分區計劃大綱圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。

Outline zoning plan etc. relating to the development

關乎發展項目的分區計劃大綱圖等

Part of the approved Yau Ma Tei Outline Zoning Plan with plan No. S/K2/26 gazetted on 26 July 2024.

摘錄自2024年7月26日憲報公布之油麻地分區計劃大綱核准圖，圖則編號為S/K2/26。



Notation 圖例

Zones 地帶

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

Communications 交通

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

Miscellaneous 其他

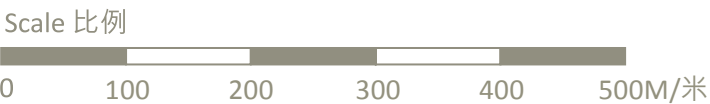
Boundary of Planning Scheme	Boundary of Planning Scheme 規劃範圍界線
Building Height Control Zone Boundary	Building Height Control Zone Boundary 建築物高度管制區界線
Maximum Building Height (in Metres Above Principal Datum)	最高建築物高度 (在主水平基準上若干米)
Maximum Building Height (in Number Of Storeys)	最高建築物高度 (樓層數目)

Remarks :

- The last updated version of 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 map, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR.
- 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.
- Due to technical reasons as a result of their regular boundary of the Development, the Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註:

- 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。
- 地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。
- 賣方建議準買方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。
- 因發展項目的不規則界線引致的技術原因，分區計劃大綱圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。



Location of the Development
發展項目的位置

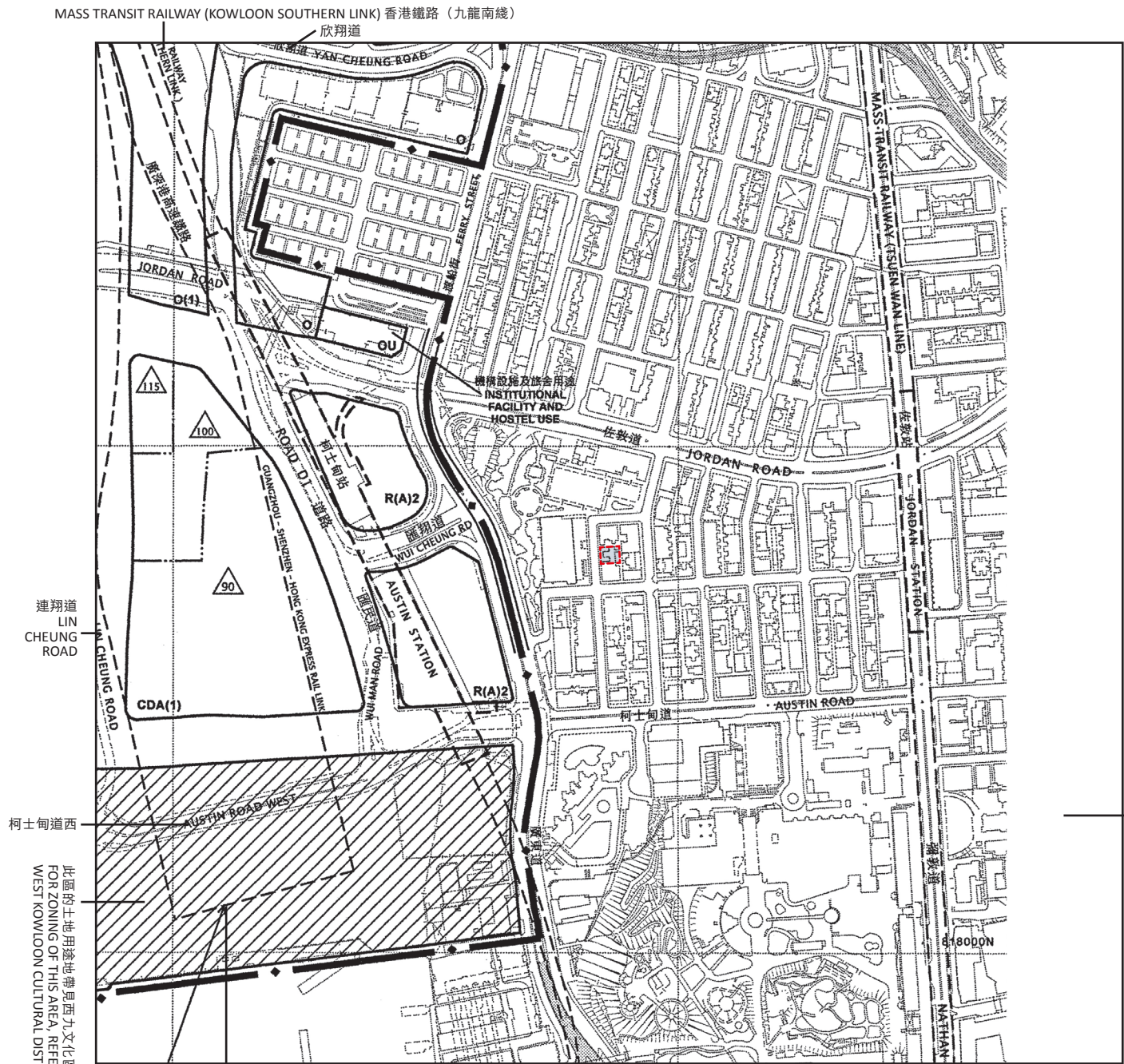


Outline zoning plan etc. relating to the development

關乎發展項目的分區計劃大綱圖等

Part of the approved South West Kowloon Outline Zoning Plan with plan No. S/K20/30 gazetted on 3 October 2014.

摘錄自2014年10月3日憲報公布之西南九龍分區計劃大綱核准圖，圖則編號為S/K20/30。



Scale 比例

0 100 200 300 400 500M/米

Location of the Development
發展項目的位置

Notation 圖例

Zones 地帶

CDA	Comprehensive Development Area 綜合發展區
R(A)	Residential (Group A) 住宅 (甲類)
O	Open Space 休憩用地
OU	Other Specified Uses 其他指定用途

Communications 交通

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

Miscellaneous 其他

規劃範圍界線	Boundary of Planning Scheme 規劃範圍界線
建築物高度管制區界線	Building Height Control Zone Boundary 建築物高度管制區界線
最高建築物高度 (在主水平基準上若干米)	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)
最高建築物高度 (樓層數目)	Maximum Building Height (in Number Of Storeys) 最高建築物高度 (樓層數目)
西九文化區發展圖則範圍	West Kowloon Cultural District Development Plan Area 西九文化區發展圖則範圍

This blank area though situated within 500 metres from the boundary of the Development falls outside the coverage of the relevant Outline Zoning Plan.

本空白範圍位於發展項目的界線的500米以內，但並不被有關分區計劃大綱圖覆蓋。

Remarks :

- The last updated version of 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 map, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR.
- 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.
- Due to technical reasons as a result of their regular boundary of the Development, the Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註:

- 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。
- 地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。
- 賣方建議準買方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。
- 因發展項目的不規則界線引致的技術原因，分區計劃大綱圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。

Outline zoning plan etc. relating to the development
 關乎發展項目的分區計劃大綱圖等

Part of the approved West Kowloon Cultural District Development Plan with plan No. S/K20/WKCD/2 gazetted on 18 January 2013.

摘錄自2013年1月18日憲報公布之西九文化區發展圖則核准圖，圖則編號為S/K20/WKCD/2。

This blank area though situated within 500 metres from the boundary of the Development falls outside the coverage of the relevant Development Plan.

本空白範圍位於發展項目的界線的500 米以內，但並不被有關發展圖則覆蓋。



行政長官會同行政會議於2009年10月20日根據鐵路條例(第519章)批准的廣深港高速鐵路香港段方案，有關方案的鐵路顯示在這份圖則上，只供參考之用。
THE RAILWAY AS DESCRIBED IN THE RAILWAY SCHEME FOR THE HONG KONG SECTION OF THE GUANGZHOU - SHENZHEN - HONG KONG EXPRESS RAIL LINK AUTHORIZED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER THE RAILWAYS ORDINANCE (CHAPTER 519) ON 20.10.2009 IS SHOWN ON THIS PLAN FOR INFORMATION ONLY.

Scale 比例



 Location of the Development
發展項目的位置

Notation 圖例

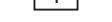
Zones 地帶

- O** Open Space 休憩用地
- OU** Other Specified Uses 其他指定用途

Communications 交通

 Railway and Station (Underground) 鐵路及車站 (地下)
 Elevated Road 高架道路

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

Remarks :

1. The last updated version of 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.
2. The map, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR.
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.
4. Due to technical reasons as a result of their regular boundary of the Development, the Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註:

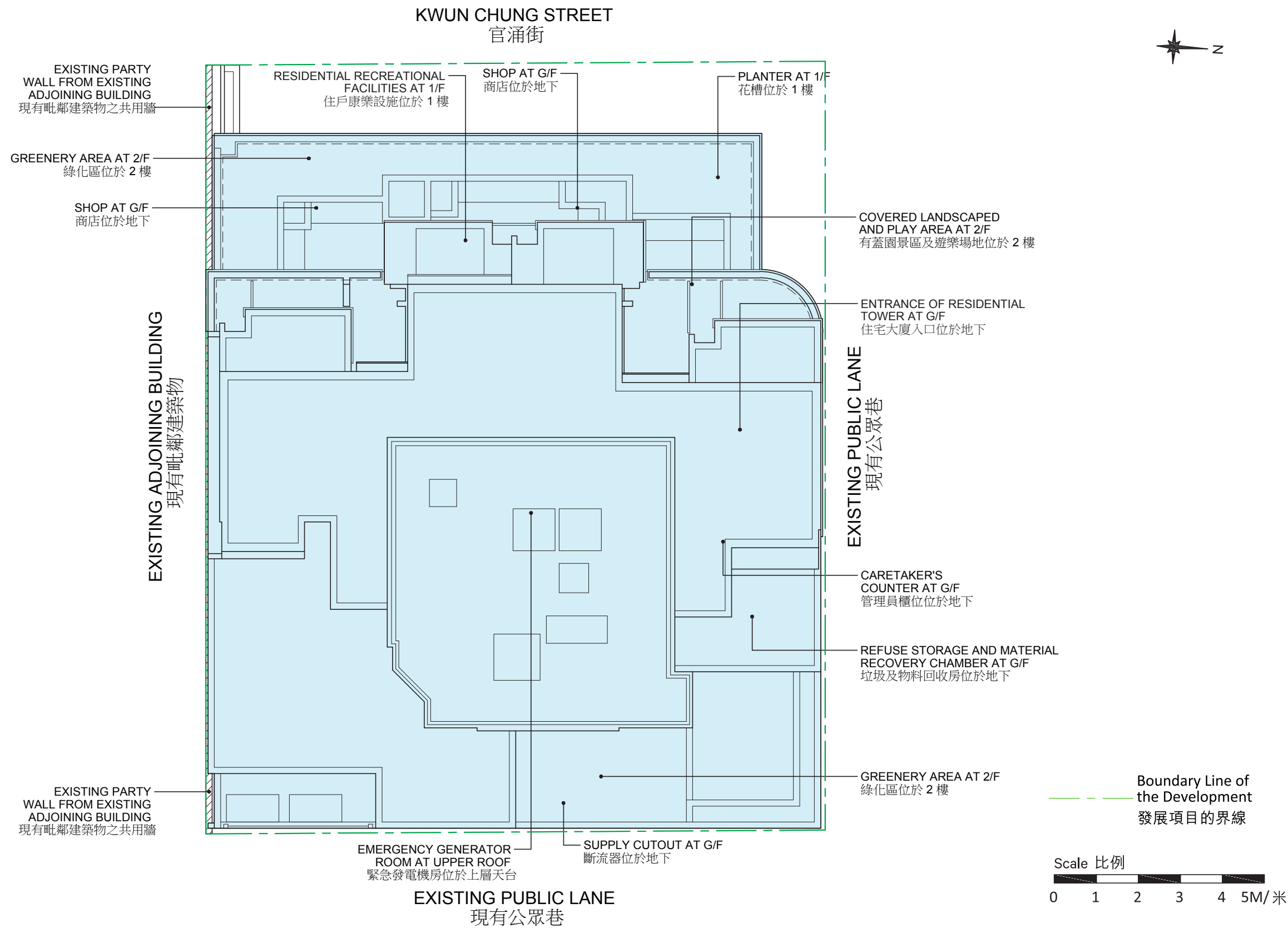
1. 在印製售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表存於售樓處，於正常辦公時間內供免費查閱。
2. 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
3. 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
4. 因發展項目的不規則界線引致的技術原因，分區計劃大綱圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。

Layout plan of the development

發展項目的布局圖

The estimated date of completion of the building and facilities, as provided by the Authorized Person for the Development, is 31 March 2028.

由發展項目的認可人士提供的建築物及設施的預計落成日期為 2028 年 3 月 31 日。



Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

Remarks applicable to the floor plans in this section:

1. There are architectural features and/or metal grilles and/or exposed pipes on the external walls of some of the floors. For details, please refer to the latest approved building plans and/or approved drainage plans and/or other relevant plans.
2. Common pipes exposed and/or enclosed in cladding are located at/ adjacent to the balcony and/or utility platform and/or air-conditioner platform and/or private flat roof and/or external wall of some residential properties. For details, please refer to the latest approved building plans and/or approved drainage plans and/or other relevant plans.
3. There are sunken slabs for mechanical and electrical services and/or false ceiling/ bulkheads for the air-conditioning fittings and/or mechanical and electrical services at some residential properties.
4. There may be exposed pipes installed in some bathrooms.
5. There are pipes enclosed by the fittings and finishes in some residential properties. For details, please refer to the latest approved drainage plans and/or other relevant plans.
6. There may be exposed pipes located at the upper part of some balconies, utility platforms, air-conditioner platforms and private flat roofs.
7. Balconies, utility platforms and air-conditioner platforms are non-enclosed areas.
8. The ceiling height of some residential properties may vary due to structural, architectural and/or decoration design variations.
9. During the necessary maintenance of the external walls of towers arranged by Manager of the Development, suspended working platform will be operating in the airspace outside windows and/ or above private flat roof of the residential properties of such tower.
10. Symbols of fittings and fitments such as bathtub, wash basin, water closet, shower cubicle, sink counter, cabinet (if any) etc. in the floor plans are prepared in accordance with the latest approved building plans and are for general indication only. Their shapes, dimensions and scales may differ from the fittings and fitments actually provided.

適用於本節之樓面平面圖之備註：

1. 部分樓層外牆範圍設有建築裝飾及 / 或金屬格柵及 / 或外露喉管。詳細資料請參考最新經批准的建築圖則及 / 或經批准的排水設施圖則及 / 或其他相關圖則。
2. 部分住宅物業的露台及 / 或工作平台及 / 或空調機平台及 / 或私人平台及 / 或外牆上 / 附近設有外露及 / 或飾面板內藏之公用喉管。詳細資料請參考最新經批准的建築圖則及 / 或經批准的排水設施圖則及 / 或其他相關圖則。
3. 部分住宅物業有用以安裝機電設備的跌級樓板及 / 或用以裝置空調裝備及 / 或其他機電設備的假天花 / 裝飾橫樑。
4. 部分浴室內可能裝有外露喉管。
5. 部分住宅物業於裝置及裝修物料內設有喉管。詳細資料請參考最新經批准的排水設施圖則及 / 或其他相關圖則。
6. 部分露台、工作平台、空調機平台及私人平台上可能裝有外露喉管。
7. 露台、工作平台及空調機平台為不可封閉的地方。
8. 部分住宅物業之天花高度將會因應結構、建築設計及 / 或裝修設計上的需要有差異。
9. 在發展項目管理人安排於大廈外牆之必要維修進行期間，吊船將在該大廈的住宅物業之窗戶外及 / 或私人平台上之上空運作。
10. 樓面平面圖上所顯示的裝置符號，如浴缸、洗手盆、坐廁、淋浴間、洗滌盆、櫃（如有）等乃按最新經批准的建築圖則擬備，只作一般示意用途。其形狀、尺寸、比例或與實際提供的裝置及設備存在差異。

Legend for floor plans of residential properties in the Development

發展項目的住宅物業的樓面平面圖圖例

AIR-CONDITIONER PLATFORM = Air-conditioner Platform 空調機平台

AIR-CONDITIONER PLATFORM & BAL. & U.P. ABOVE =
Air-conditioner Platform & Balcony & Utility Platform above 空調機平台及露台及工作平台在上方

A.F. = Architectural Feature 建築裝飾

BAL. = Balcony 露台

BATH. = Bathroom 浴室

BEDROOM = Bedroom 睡房

DN. = Down 下

E.M.C. = Electrical Meter Cabinet 電錶櫃

H.R. AT H/L = Hose Reel at High Level 消防喉轆在高位

LIFT = Lift 升降機

LIFT LOBBY = Lift Lobby 升降機大堂

LIV./DIN. = Living / Dining Room 客 / 飯廳

MAINTENANCE FLAT ROOF = Maintenance Flat Roof 維修平台

OPEN KIT. = Open Kitchen 開放式廚房

P.D. = Pipe Duct 管道槽

PRIVATE FLAT ROOF = Private Flat Roof 私人平台

TOP OF AIR-CONDITIONER PLATFORM & BAL. & U.P. BELOW =
Top of Air-conditioner Platform & Balcony & Utility Platform below 下方空調機平台、露台及工作平台的頂部

W.M.C. = Water Meter Cabinet 水錶櫃

W.M.R. = Water Meter Room 水錶房

UP = Up 上

U.P. = Utility Platform 工作平台

Floor plans of residential properties in the development
發展項目的住宅物業的樓面平面圖

3/F
3樓

Description 描述	Unit 單位			
	A	B	C	D
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 (m) 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) (米)	3.150 3.150 ◇ 3.150 ✧	2.900 ◎ 3.150 3.150 ◇ 3.150 ⊕ 3.150 ☆ 3.150 ☆	2.900 ◎ 3.150 3.150 ◇ 3.150 ⊕ 3.150 ☆ 3.500 ☆	3.150 3.150 ◇ 3.150 ✧
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) 厚度 (毫米)	150	150 175		150

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.
(This statement does not apply to the residential properties in the Development because the design of the Development is such that the reducing thickness of the structural walls of residential properties on the upper floors does not increase the internal areas of those residential properties.)

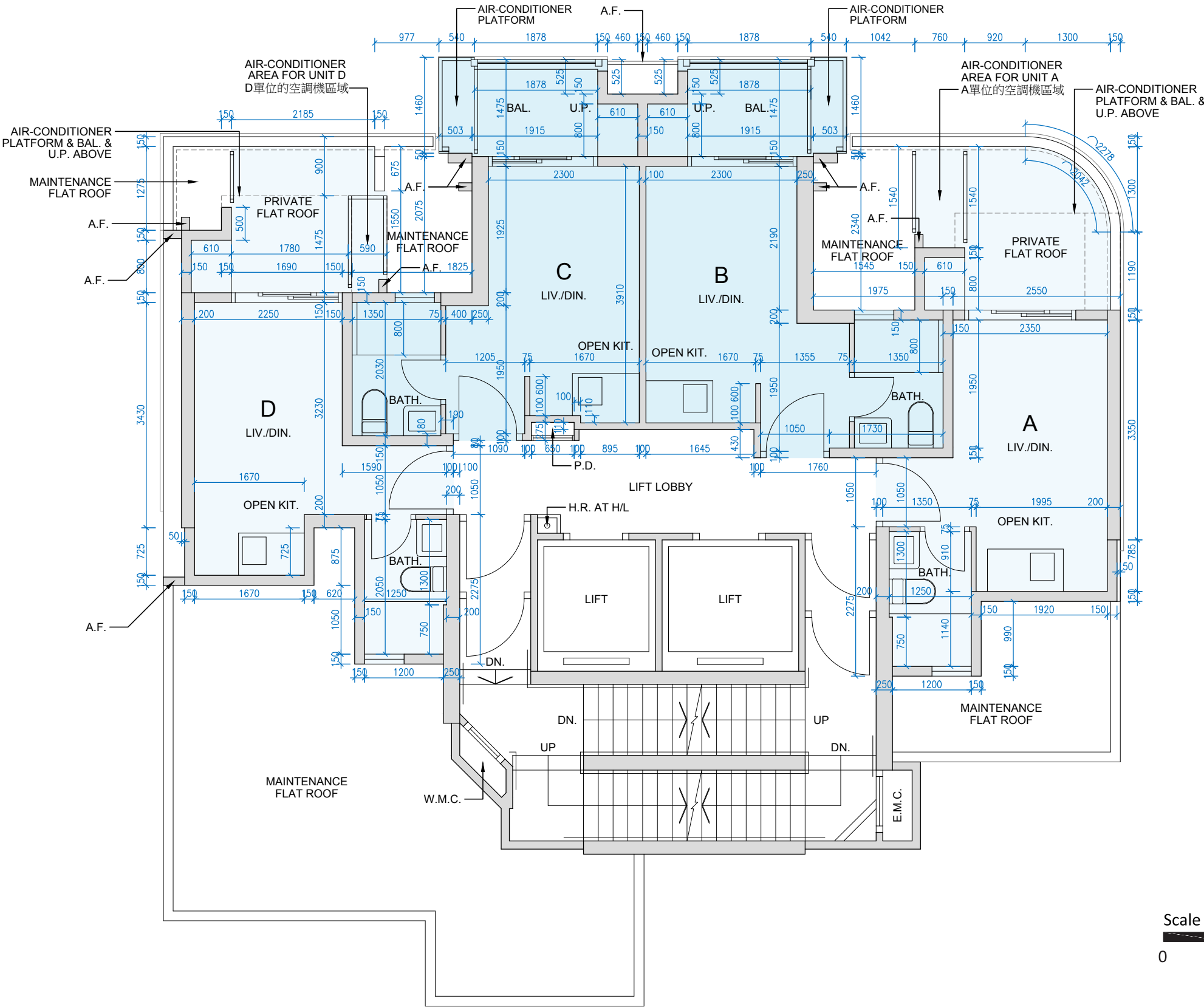
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
(不適用於發展項目內的住宅物業，因為發展項目的設計是較高樓層的住宅物業的結構牆的厚度遞減不會增加該等住宅物業的內部面積。)

Remarks:
1. The dimensions in the floor plans are all structural dimensions in millimetre and rounded off to the nearest integer.
2. Please refer to Page 23 of this sales brochure for legend of the terms and abbreviations shown in the floor plans.
3. The floor-to-floor height (i.e. the height between the top surface of the structural slab of that floor and the top surface of the structured slab of its immediate upper floor) includes, without limitation:
(◇) Inclusive of the sunken depth of the sunken slab on the floor of that floor (0.075m);
(◎) Inclusive of the sunken depth of the sunken slab on the floor of that floor (0.250m);
(⊕) Inclusive of the sunken depth of the sunken slab on the floor of that floor (0.280m),
(☆) Inclusive of the sunken depth of the sunken slab on the floor of that floor (0.350m);
(✧) Inclusive of the sunken depth of the sunken slab on the floor of that floor (0.400m);
those sunken slabs located partly on the structural slab of that floor or its immediate upper floor.

備註：
1. 樓面平面圖所列數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。
2. 樓面平面圖中顯示之名詞及簡稱之圖例，請參閱本售樓說明書第 23 頁。
3. 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）包括但不限於：
(◇) 當中在該樓層跌級樓板為 0.075 米的跌級高度；
(◎) 當中在該樓層跌級樓板為 0.250 米的跌級高度；
(⊕) 當中在該樓層跌級樓板為 0.280 米的跌級高度；
(☆) 當中在該樓層跌級樓板為 0.350 米的跌級高度；
(✧) 當中在該樓層跌級樓板為 0.400 米的跌級高度；
該等跌級樓板有部分位於該樓層或上一層之石屎地台面。

Floor plans of residential properties in the development
發展項目的住宅物業的樓面平面圖

3/F
3樓



Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

5/F - 10/F

5樓至10樓

Description 描述	Floor 樓層	Unit 單位			
		A	B	C	D
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 (m) 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) (米)	5/F - 9/F 5樓至9樓 (5 Storeys) (5層)	3.150 3.150 ◇ 3.150 ⇨	3.150 3.150 ◇ 3.150 ◎ 3.150 ⊕ 3.150 ☆	3.150 3.150 ◇ 3.150 ◎ 3.150 ⊕ 3.150 ☆	3.150 3.150 ◇ 3.150 ⇨
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) 厚度 (毫米)		150	150 175		150
Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (m) 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) (米)	10/F 10樓 (1 Storey) (1層)	3.150 3.150 ◇ 3.150 ⇨	2.900 ◎ 3.150 3.225 ◇ 3.400 ◎ 3.430 ⊕ 3.500 ☆	2.800 ☆ 2.870 ⊕ 3.075 ◇ 3.150 3.225 ◇ 3.400 ◎ 3.430 ⊕ 3.500 ☆	3.150 3.150 ◇ 3.150 ⇨
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) 厚度 (毫米)		150	150 175	150	

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.
(This statement does not apply to the residential properties in the Development because the design of the Development is such that the reducing thickness of the structural walls of residential properties on the upper floors does not increase the internal areas of those residential properties.)

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。
(不適用於發展項目內的住宅物業，因為發展項目的設計是較高樓層的住宅物業的結構牆的厚度遞減不會增加該等住宅物業的內部面積。)

Remarks:

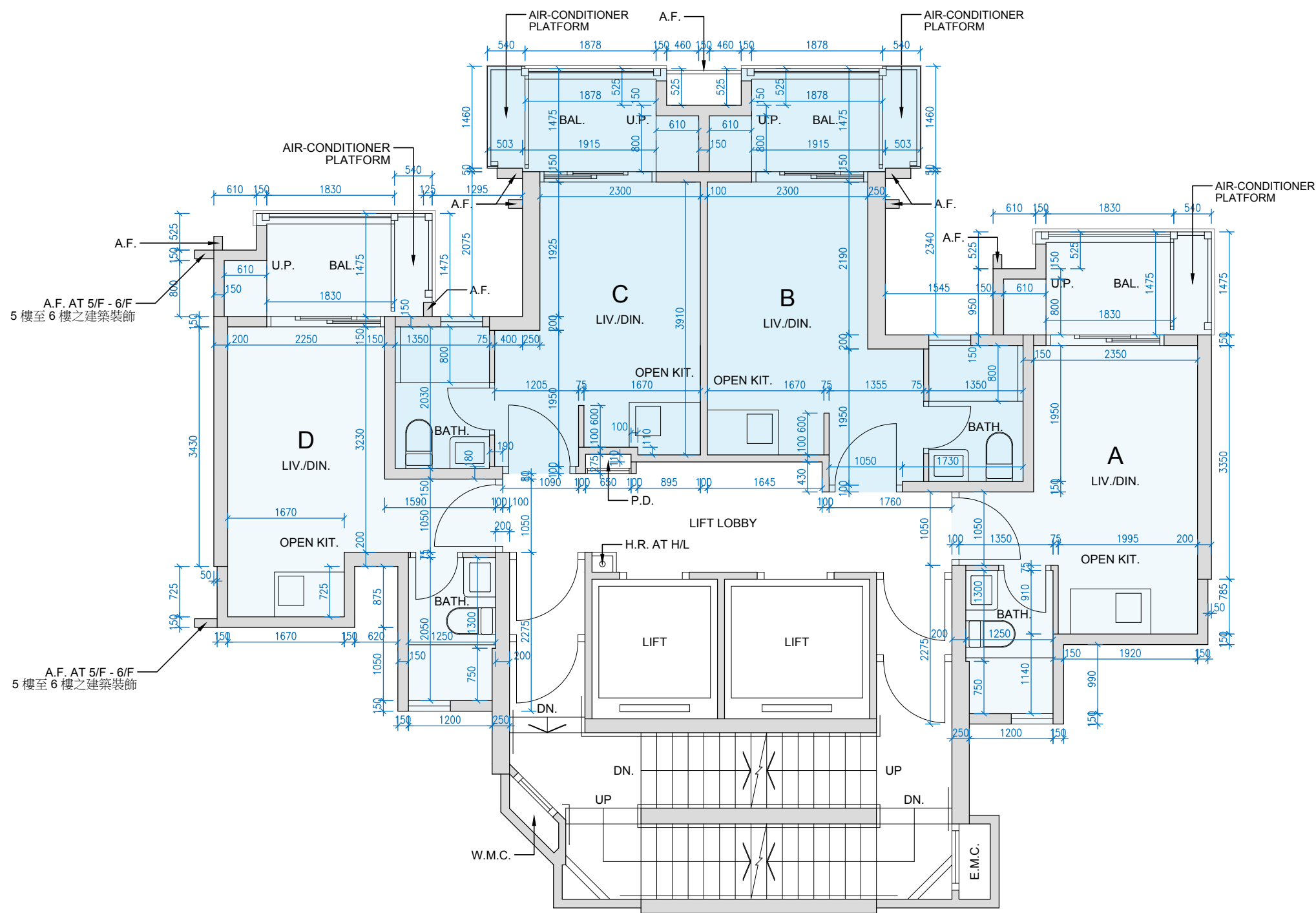
- 1. The dimensions in the floor plans are all structural dimensions in millimetre and rounded off to the nearest integer.
- 2. Please refer to Page 23 of this sales brochure for legend of the terms and abbreviations shown in the floor plans.
- 3. The floor-to-floor height (i.e. the height between the top surface of the structural slab of that floor and the top surface of the structured slab of its immediate upper floor) includes, without limitation:
 - (◇) Inclusive of the sunken depth of the sunken slab on the floor of that floor (0.075m);
 - (◎) Inclusive of the sunken depth of the sunken slab on the floor of that floor (0.250m);
 - (⊕) Inclusive of the sunken depth of the sunken slab on the floor of that floor (0.280m),
 - (☆) Inclusive of the sunken depth of the sunken slab on the floor of that floor (0.350m);
 - (⇨) Inclusive of the sunken depth of the sunken slab on the floor of that floor (0.400m);those sunken slabs located partly on the structural slab of that floor or its immediate upper floor.

備註：

- 1. 樓面平面圖所列數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。
- 2. 樓面平面圖中顯示之名詞及簡稱之圖例，請參閱本售樓說明書第 23 頁。
- 3. 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）包括但不限於：
 - (◇) 當中在該樓層跌級樓板為 0.075 米的跌級高度；
 - (◎) 當中在該樓層跌級樓板為 0.250 米的跌級高度；
 - (⊕) 當中在該樓層跌級樓板為 0.280 米的跌級高度；
 - (☆) 當中在該樓層跌級樓板為 0.350 米的跌級高度；
 - (⇨) 當中在該樓層跌級樓板為 0.400 米的跌級高度；該等跌級樓板有部分位於該樓層或上一層之石屎地台面。

Floor plans of residential properties in the development
發展項目的住宅物業的樓面平面圖

5/F - 10/F
5樓至10樓



Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

11/F

11樓

Description 描述	Unit 單位		
	A	B	C
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 (m) 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) (米)	3.150 3.150 ◇ 3.150 ✧	3.150 3.150 ◇ 3.150 ◎ 3.150 ⊕ 3.150 ☆	3.150 3.150 ◇ 3.150 ✧
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) 厚度 (毫米)	150	150 175	150

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.
(This statement does not apply to the residential properties in the Development because the design of the Development is such that the reducing thickness of the structural walls of residential properties on the upper floors does not increase the internal areas of those residential properties.)

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。
(不適用於發展項目內的住宅物業，因為發展項目的設計是較高樓層的住宅物業的結構牆的厚度遞減不會增加該等住宅物業的內部面積。)

Remarks:

1. The dimensions in the floor plans are all structural dimensions in millimetre and rounded off to the nearest integer.

2. Please refer to Page 23 of this sales brochure for legend of the terms and abbreviations shown in the floor plans.

3. The floor-to-floor height (i.e. the height between the top surface of the structural slab of that floor and the top surface of the structured slab of its immediate upper floor) includes, without limitation:

◇) Inclusive of the sunken depth of the sunken slab on the floor of that floor (0.075m);

◎) Inclusive of the sunken depth of the sunken slab on the floor of that floor (0.250m);

⊕) Inclusive of the sunken depth of the sunken slab on the floor of that floor (0.280m),

☆) Inclusive of the sunken depth of the sunken slab on the floor of that floor (0.350m);

✧) Inclusive of the sunken depth of the sunken slab on the floor of that floor (0.400m);

those sunken slabs located partly on the structural slab of that floor or its immediate upper floor.

備註：

1. 樓面平面圖所列數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。

2. 樓面平面圖中顯示之名詞及簡稱之圖例，請參閱本售樓說明書第 23 頁。

3. 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）包括但不限於：

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◎）當中在該樓層跌級樓板為 0.250 米的跌級高度；

⊕）當中在該樓層跌級樓板為 0.280 米的跌級高度；

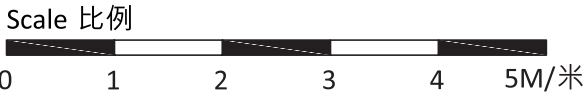
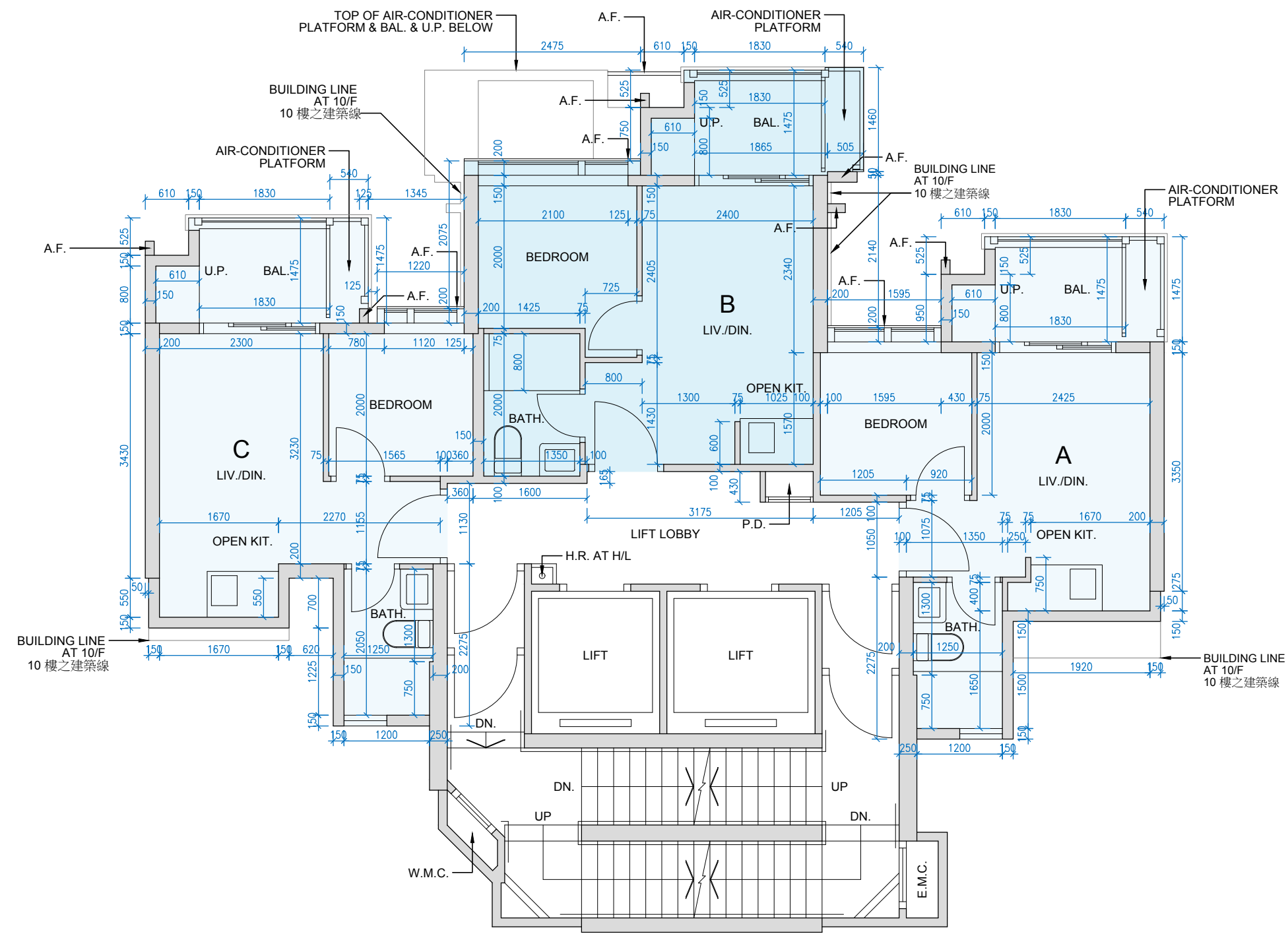
☆）當中在該樓層跌級樓板為 0.350 米的跌級高度；

✧）當中在該樓層跌級樓板為 0.400 米的跌級高度；

該等跌級樓板有部分位於該樓層或上一層之石屎地台面。

Floor plans of residential properties in the development
發展項目的住宅物業的樓面平面圖

11/F
11樓



Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

12/F & 15/F - 23/F (13/F & 14/F are omitted)

12樓及15樓至23樓 (不設13樓及14樓)

Description 描述	Unit 單位		
	A	B	C
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 (m) 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) (米)	3.150 3.150 ◇ 3.150 ✧	3.150 3.150 ◇ 3.150 ◎ 3.150 ⊕ 3.150 ☆	3.150 3.150 ◇ 3.150 ✧
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) 厚度 (毫米)	150	150 175	150

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.
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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。
(不適用於發展項目內的住宅物業，因為發展項目的設計是較高樓層的住宅物業的結構牆的厚度遞減不會增加該等住宅物業的內部面積。)

Remarks:

1. The dimensions in the floor plans are all structural dimensions in millimetre and rounded off to the nearest integer.

2. Please refer to Page 23 of this sales brochure for legend of the terms and abbreviations shown in the floor plans.

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◎) Inclusive of the sunken depth of the sunken slab on the floor of that floor (0.250m);

⊕) Inclusive of the sunken depth of the sunken slab on the floor of that floor (0.280m),

☆) Inclusive of the sunken depth of the sunken slab on the floor of that floor (0.350m);

✧) Inclusive of the sunken depth of the sunken slab on the floor of that floor (0.400m);

those sunken slabs located partly on the structural slab of that floor or its immediate upper floor.

備註：

1. 樓面平面圖所列數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。

2. 樓面平面圖中顯示之名詞及簡稱之圖例，請參閱本售樓說明書第 23 頁。

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◇）當中在該樓層跌級樓板為 0.075 米的跌級高度；

◎）當中在該樓層跌級樓板為 0.250 米的跌級高度；

⊕）當中在該樓層跌級樓板為 0.280 米的跌級高度；

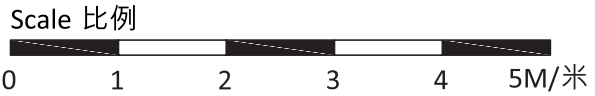
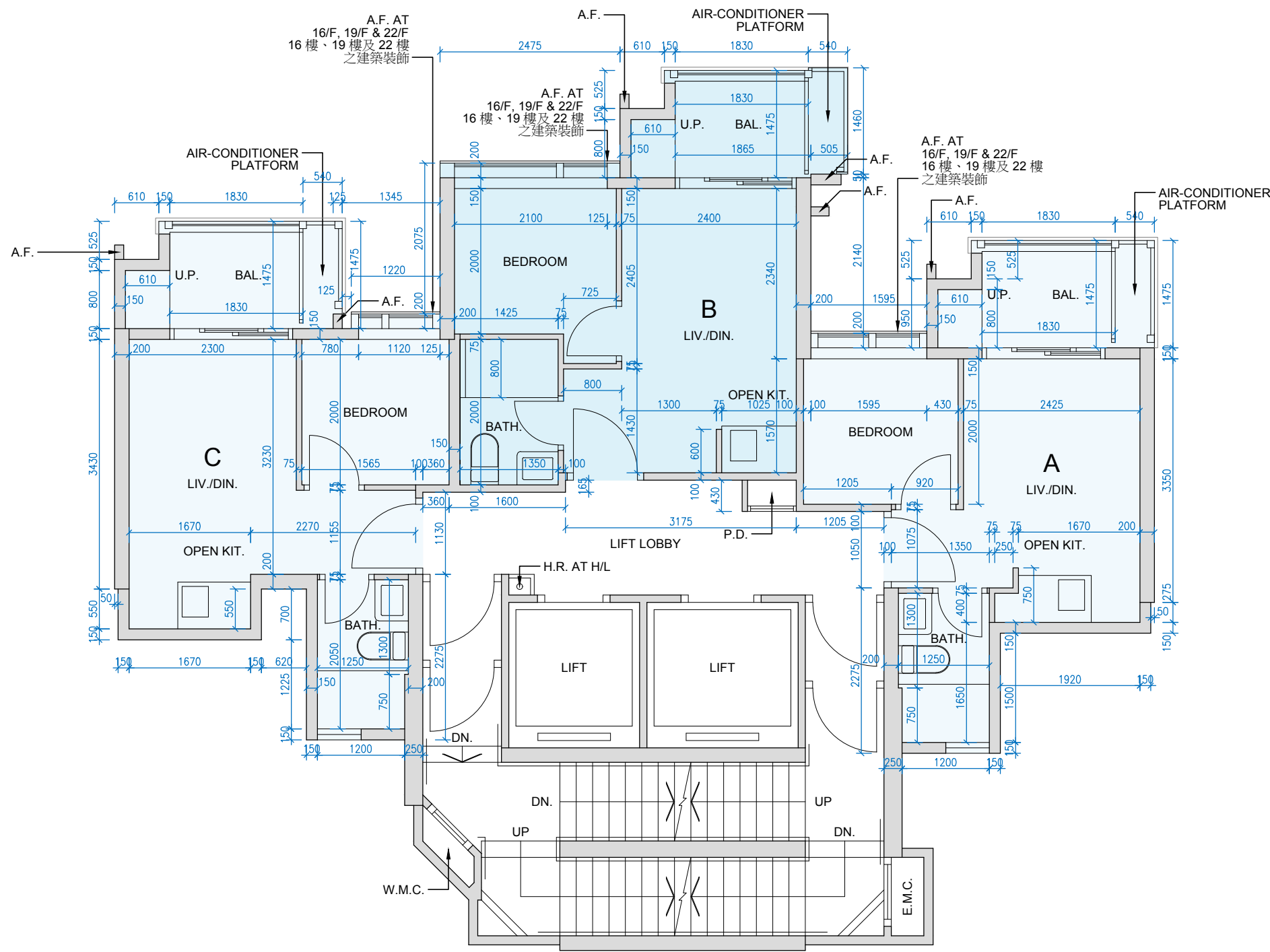
☆）當中在該樓層跌級樓板為 0.350 米的跌級高度；

✧）當中在該樓層跌級樓板為 0.400 米的跌級高度；

該等跌級樓板有部分位於該樓層或上一層之石屎地台面。

Floor plans of residential properties in the development
發展項目的住宅物業的樓面平面圖

12/F & 15/F - 23/F (13/F & 14/F are omitted)
12樓及15樓至23樓 (不設13樓及14樓)



Floor plans of residential properties in the development
發展項目的住宅物業的樓面平面圖

25/F
25樓

Description 描述	Unit 單位		
	A	B	C
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 (m) 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) (米)	3.200 3.275 ◇ 3.600 ✧	3.200 3.275 ◇ 3.450 ◎ 3.480 ⊕ 3.550 ☆	3.200 3.275 ◇ 3.600 ✧
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) 厚度 (毫米)	200		

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.
(This statement does not apply to the residential properties in the Development because the design of the Development is such that the reducing thickness of the structural walls of residential properties on the upper floors does not increase the internal areas of those residential properties.)

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。
(不適用於發展項目內的住宅物業，因為發展項目的設計是較高樓層的住宅物業的結構牆的厚度遞減不會增加該等住宅物業的內部面積。)

Remarks:

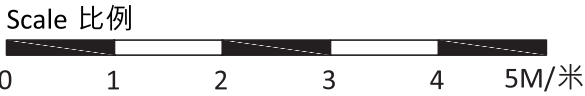
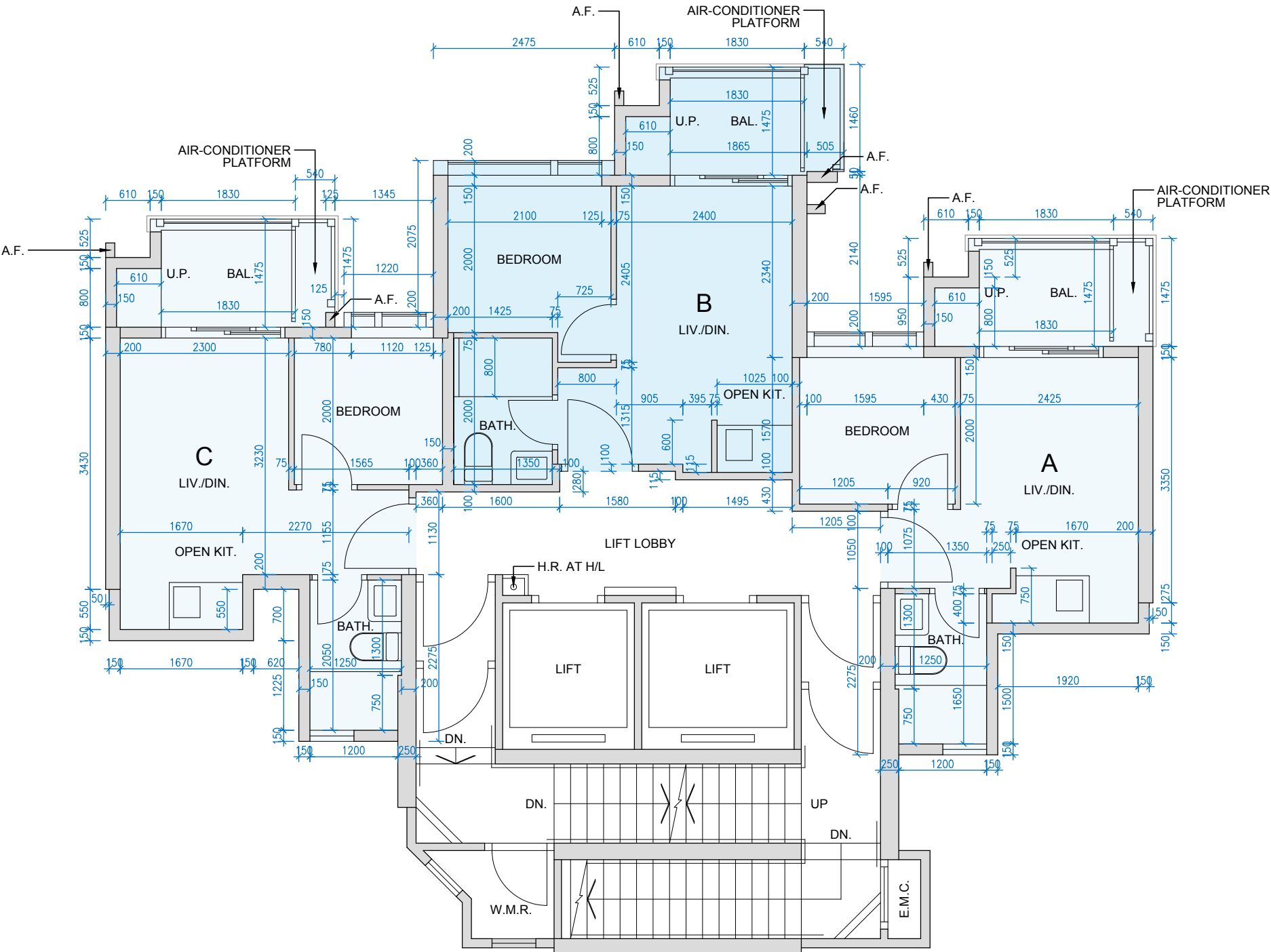
- 1. The dimensions in the floor plans are all structural dimensions in millimetre and rounded off to the nearest integer.
- 2. Please refer to Page 23 of this sales brochure for legend of the terms and abbreviations shown in the floor plans.
- 3. The floor-to-floor height (i.e. the height between the top surface of the structural slab of that floor and the top surface of the structured slab of its immediate upper floor) includes, without limitation:
(◇) Inclusive of the sunken depth of the sunken slab on the floor of that floor (0.075m);
(◎) Inclusive of the sunken depth of the sunken slab on the floor of that floor (0.250m);
(⊕) Inclusive of the sunken depth of the sunken slab on the floor of that floor (0.280m),
(☆) Inclusive of the sunken depth of the sunken slab on the floor of that floor (0.350m);
(✧) Inclusive of the sunken depth of the sunken slab on the floor of that floor (0.400m);
those sunken slabs located partly on the structural slab of that floor or its immediate upper floor.

備註：

- 1. 樓面平面圖所列數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。
- 2. 樓面平面圖中顯示之名詞及簡稱之圖例，請參閱本售樓說明書第 23 頁。
- 3. 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）包括但不限於：
(◇) 當中在該樓層跌級樓板為 0.075 米的跌級高度；
(◎) 當中在該樓層跌級樓板為 0.250 米的跌級高度；
(⊕) 當中在該樓層跌級樓板為 0.280 米的跌級高度；
(☆) 當中在該樓層跌級樓板為 0.350 米的跌級高度；
(✧) 當中在該樓層跌級樓板為 0.400 米的跌級高度；
該等跌級樓板有部分位於該樓層或上一層之石屎地台面。

Floor plans of residential properties in the development
發展項目的住宅物業的樓面平面圖

25/F
25樓



Area of residential properties in the development
發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米 (平方呎)	Area of other specified Items (not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
GRAND AUSTIN BOHEMIAN 臻玥	3/F 3樓	A	15.932 (171) (Balcony 露台 : - (-)) (Utility Platform 工作平台 : - (-)) (Verandah 陽台 : - (-))	-	-	-	5.305 (57)	-	-	-	-	-	-
		B	19.197 (207) (Balcony 露台 : 2.000 (22)) (Utility Platform 工作平台 : 1.500 (16)) (Verandah 陽台 : - (-))	-	-	-	-	-	-	-	-	-	-
		C	18.630 (201) (Balcony 露台 : 2.000 (22)) (Utility Platform 工作平台 : 1.500 (16)) (Verandah 陽台 : - (-))	-	-	-	-	-	-	-	-	-	-
		D	16.290 (175) (Balcony 露台 : - (-)) (Utility Platform 工作平台 : - (-)) (Verandah 陽台 : - (-))	-	-	-	4.470 (48)	-	-	-	-	-	-
	5/F-10/F 5樓至10樓	A	19.432 (209) (Balcony 露台 : 2.000 (22)) (Utility Platform 工作平台 : 1.500 (16)) (Verandah 陽台 : - (-))	-	-	-	-	-	-	-	-	-	-
		B	19.197 (207) (Balcony 露台 : 2.000 (22)) (Utility Platform 工作平台 : 1.500 (16)) (Verandah 陽台 : - (-))	-	-	-	-	-	-	-	-	-	-
		C	18.630 (201) (Balcony 露台 : 2.000 (22)) (Utility Platform 工作平台 : 1.500 (16)) (Verandah 陽台 : - (-))	-	-	-	-	-	-	-	-	-	-
		D	19.790 (213) (Balcony 露台 : 2.000 (22)) (Utility Platform 工作平台 : 1.500 (16)) (Verandah 陽台 : - (-))	-	-	-	-	-	-	-	-	-	-

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

Remarks :

1. The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre =10.764 square feet and rounded off to the nearest integer.
2. 4/F, 13/F, 14/F and 24/F are omitted.

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

備註:

1. 以平方呎列出的面積由以平方米列出的面積以1平方米=10.764平方呎換算，並以四捨五入至整數。
2. 不設4樓、13樓、14樓及24樓。

Area of residential properties in the development
發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米 (平方呎)	Area of other specified Items (not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
GRAND AUSTIN BOHEMIAN 臻玥	11/F - 12/F & 15/F - 23/F 11 樓至 12 樓 及 15 樓至 23 樓	A	23.677 (255) (Balcony 露台 : 2.000 (22)) (Utility Platform 工作平台 : 1.500 (16)) (Verandah 陽台 : - (-))	-	-	-	-	-	-	-	-	-	-
		B	24.746 (266) (Balcony 露台 : 2.000 (22)) (Utility Platform 工作平台 : 1.500 (16)) (Verandah 陽台 : - (-))	-	-	-	-	-	-	-	-	-	-
		C	24.610 (265) (Balcony 露台 : 2.000 (22)) (Utility Platform 工作平台 : 1.500 (16)) (Verandah 陽台 : - (-))	-	-	-	-	-	-	-	-	-	-
	25/F 25樓	A	23.677 (255) (Balcony 露台 : 2.000 (22)) (Utility Platform 工作平台 : 1.500 (16)) (Verandah 陽台 : - (-))	-	-	-	-	-	-	-	-	-	-
		B	24.565 (264) (Balcony 露台 : 2.000 (22)) (Utility Platform 工作平台 : 1.500 (16)) (Verandah 陽台 : - (-))	-	-	-	-	-	-	-	-	-	-
		C	24.610 (265) (Balcony 露台 : 2.000 (22)) (Utility Platform 工作平台 : 1.500 (16)) (Verandah 陽台 : - (-))	-	-	-	-	-	-	-	-	-	-

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

Remarks :

1. The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre =10.764 square feet and rounded off to the nearest integer.
2. 4/F, 13/F, 14/F and 24/F are omitted.

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

備註:

1. 以平方呎列出的面積由以平方米列出的面積以1平方米=10.764平方呎換算，並以四捨五入至整數。
2. 不設4樓、13樓、14樓及24樓。

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

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.

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時須支付款額為5%的臨時訂金。

2. 買方在簽署臨時買賣合約時須支付的臨時訂金，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。

Summary of deed of mutual covenant

公契的摘要

The latest draft Deed of Mutual Covenant and Management Agreement of the Development (“DMC”) provides that: -

A. Common parts of the Development

“**Commercial Common Areas**” means such part or part(s) of the Party Wall within the Land and its supporting frame or structures, planters, vertical green and other areas and spaces in any part or parts of the Development which are for the common use and benefit of all the Owners of the Commercial Accommodation, and for the purpose of identification only the Commercial Common Areas are shown on the Floor Plans and Elevation Plans hereto annexed (insofar as such areas and spaces are identifiable on such plans) certified as to their accuracy by or for and on behalf of the Authorized Person and thereon coloured Indigo, Indigo Hatched Black and Indigo Cross Hatched Black EXCLUDING those areas being part of the Development Common Areas, the Residential Common Areas and such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner PROVIDED THAT, where any part of the Development falls under the definition of “common parts” set out in Section 2 of the Building Management Ordinance and which are for the common use and benefit of all the Owners of the Commercial Accommodation, such parts shall be deemed to have been included as, and shall form part of, the Commercial Common Areas.

“**Commercial Common Facilities**” means all those facilities, equipment, machines, apparatus and installations in, under or above the Land and the Development for the general benefit and service of the Commercial Accommodation only but no Owner of any Commercial Unit has the exclusive right to use or enjoy the same and electrical, mechanical and sanitary installations which are for the common use and benefit of the Owners of the Commercial Accommodation EXCLUDING those being part of the Development Common Facilities and the Residential Common Facilities.

“**Development Common Areas**” means, if applicable, such of the External Walls (other than those of the Residential Tower and the Commercial Accommodation), gas duct, telephone duct, refuse storage and material recovery chamber, sprinkler control valve room, transformer room, fire control room, fire services inlet, sprinkler inlet, supply cutout, pipe duct, hose reel, water meter cabinet, electrical meter cabinet/room, meter cabinet, switch room, architectural feature, pump rooms, corridor, telecommunications and broadcasting equipment room, areas for the installation or use of aerial broadcast distribution or telecommunications network facilities, water tanks, extra low voltage duct, cable riser duct, tank room, emergency generator room, such portion of the Setback Area, Slopes and Retaining Walls (if any) within the Land, other areas and spaces containing the Development Common Facilities and other areas and spaces in any part or parts of the Development which are for the common use and benefit of all the Owners of the Development, and for the purpose of identification only, the Development Common Areas are shown on the Floor Plans and Elevation Plans hereto annexed (insofar as such areas and spaces are identifiable on such plans) certified as to their accuracy by or for and on behalf of the Authorized Person and thereon coloured Orange and Orange Hatched Black EXCLUDING those areas being part of the Commercial Common Areas, the Residential Common Areas and such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner PROVIDED THAT, where any part of the Development falls under the definition of “common parts” set out in Section 2 of the Building Management Ordinance and which are for the common use and benefit of all the Owners of the Development, such parts shall be deemed to have been included as, and shall form part of, the Development Common Areas.

“**Development Common Facilities**” means all equipment, facilities and systems for the use, benefit or service of the Development Common Areas only but no Owner of any Unit has the exclusive right to use or enjoy the same and without limiting the generality of the foregoing, include :-

- (a) Such of the sewers, drains, water courses, pipes, gutters, wires and cables and associated facilities and other service and associated facilities whether ducted or otherwise which are or at any time may be in, under or over or passing through the Development through which water, sewage, gas, electricity and any other services are supplied to the Development or any part or parts thereof;

- (b) Security system, mechanical ventilation / air-conditioning (if any), fire prevention and fire fighting system installation and equipment;

- (c) Lamp posts and lighting within the Development; and

- (d) Other facilities and systems other than those being part of the Residential Common Facilities or the Commercial Common Facilities for the use and benefit of all the Owners of the Development and not for the use and benefit of any particular Owner.

“**General Common Areas**” means the Commercial Common Areas, the Development Common Areas and the Residential Common Areas.

“**General Common Facilities**” means the Commercial Common Facilities, the Development Common Facilities and the Residential Common Facilities.

“**Residential Common Areas**” means, if applicable, such of the External Walls of the Residential Tower, caretaker counter, entrance lobby, lift lobby, mail box, lavatories, covered landscaped and play area, open landscaped garden, planter, greenery area, hose reel, gym, architectural feature, maintenance flat roof, maintenance roof, Maintenance and Repair Access Areas, electrical meter cabinet, water meter cabinet, water meter room, extra low voltage duct, pipe duct, areas for the installation or use of aerial broadcast distribution or telecommunications network facilities, top of A/C platform, balcony and utility platform, partition/parapet walls on roofs, roofs and/or upper roof (unless otherwise specifically included in the Unit assigned) and flat roofs (unless otherwise specifically included in the Unit assigned), top roof, drainage pipe ducts, the Recreational Areas and Facilities, such portion of the Setback Area, such portion of the Non-enclosed Areas, lift machine room, lift shaft, lift over run, metal cladding, passageways, staircases, corridor, surface channel, such areas and spaces containing the Residential Common Facilities and other areas and spaces in any part or parts of the Development which are for the common use and benefit of all the Owners of the Residential Tower, and for the purpose of identification only the Residential Common Areas are shown on the Floor Plans and Elevation Plans hereto annexed (insofar as such areas and spaces are identifiable on such plans) certified as to their accuracy by or for and on behalf of the Authorized Person and thereon coloured Green, Green Hatched Black, Green Cross Hatched Black, Green Cross Hatched Red, Green Edged Red and Green Stippled Black EXCLUDING those areas being part of the Commercial Common Areas, the Development Common Areas and such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner PROVIDED THAT, where any part of the Development falls under the definition of “common parts” set out in Section 2 of the Building Management Ordinance and which are for the common use and benefit of all the Owners of the Residential Tower, such parts shall be deemed to have been included as, and shall form part of, the Residential Common Areas.

“**Residential Common Facilities**” means all those facilities, equipment, machines, apparatus and installations in, under or above the Land and the Development for the general benefit and service of the Residential Tower only but no Owner of any Residential Unit has the exclusive right to use or enjoy the same and shall include (but not limited to) Fire Service Installations for Open Kitchen, lifts, mail boxes, lighting, communal television antennae, satellite dishes (if any), security system, fire service installation system and other electrical, mechanical and sanitary installations which are for the common use and benefit of the Owners of the Residential Tower EXCLUDING those being part of the Commercial Common Facilities and the Development Common Facilities.

Summary of deed of mutual covenant
公契的摘要

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

Residential Unit		Undivided Shares Per Residential Unit
Floor	Unit	
3/F (1 storey)	A	17
	B	21
	C	20
	D	18
5/F – 10/F (6 storeys)	A	21
	B	21
	C	20
	D	21
11/F – 12/F, 15/F – 23/F and 25/F (12 storeys)	A	25
	B	26
	C	26
Total		1498

Note: 4th, 13th, 14th and 24th Floors are omitted

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

The Manager will be appointed under the DMC as the Manager of the Development for an initial term of 2 years commencing from the date of the DMC and such appointment shall continue thereafter until and unless terminated as provided in the DMC.

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

The annual budget shall be in three parts. The first part shall cover all Management Expenses which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is to be expended for the benefit of all Owners or required for the proper management of the Development and the Development Common Areas and the Development Common Facilities. The second part shall cover Management Expenses which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is specifically referable to the Residential Common Areas and the Residential Common Facilities providing service to Owners of the Residential Units. The third part shall cover Management Expenses which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is specifically referable to the Commercial Common Areas and the Commercial Common Facilities providing service to Owners of the Commercial Units. The Management Expenses shall be apportioned between the Owners of the Development in the following manner :-

- (a) Where any expenditure relates principally to the Residential Common Areas and/or the Residential Common Facilities providing services to Owners of the Residential Units of the Development, the expenditure shall form part of the Management Expenses of the Residential Tower and shall be borne by the Owners of the Residential Units according to the proportions borne by the number of the Management Shares of their respective Residential Units to the total number of Management Shares allocated to all the Residential Units.
- (b) Where any expenditure relates principally to the Commercial Common Areas and/or the Commercial Common Facilities providing services to Owners of the Commercial Units of the Development, the expenditure shall form part of the Management Expenses of the Commercial Accommodation and shall be borne by the Owners of the Commercial Units according to the proportions borne by the number of the Management Shares of their respective Commercial Units to the total number of Management Shares allocated to all the Commercial Units.
- (c) Where any expenditure relates principally to (i) the Development Common Areas and/or the Development Common Facilities, or (ii) does not fall under any of the sub-paragraphs (a), (b) and (d) of Clause 6.4.2 of the DMC the expenditure shall form part of the Management Expenses of the Development as a whole and shall be borne by all Owners of the Development in accordance with the proportion that the respective Management Shares of the relevant part of the Development bear to the total number of Management Shares of the Development.
- (d) Notwithstanding anything contained in sub-clauses (a) to (c) of Clause 6.4.2 of the DMC, (i) where any expenditure relates solely to or is solely for the benefit of any Unit and no Owner other than the Owner entitled to the exclusive right and privilege to hold, use and occupy that Unit will receive any material benefit therefrom, then the full amount of such expenditure shall be borne by the Owner of such Unit and (ii) where any expenditure relates solely to or is solely for the benefit of a group of Owners but does not relate to or is not for the benefit of the other Owners, the full amount of such expenditure shall be apportioned between such Owners in proportion to their respective Management Shares.

E. Basis on which the management fee deposit is fixed

The amount of the management fee deposit is equivalent to such sum not exceeding 3 month’s Management Fee in respect of a Unit calculated on the basis of the first year’s budgeted Management Expenses.

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

Summary of deed of mutual covenant
公契的摘要

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.

Summary of deed of mutual covenant

公契的摘要

根據「發展項目」的公契及管理協議（「**公契**」）最新擬稿所載：

A. 「發展項目」的公用部份

「**商業公用地方**」指「該土地」內的「共用牆」一個或多個部分及其支架或「發展項目」任何一個或多個部分內的構築物、花槽、垂直綠化牆和其他地方及空間，供「商業樓宇」所有「業主」共用與共享。「商業公用地方」（如此等地方及空間可以在圖則上識別）現於本文所夾附經「認可人士」或其代表核實為準確的「平面圖」和「立面圖」以靛藍色、靛藍色間黑斜線及靛藍色間黑十字斜線顯示，僅供識別，但不包括屬於「發展項目公用地方」及「住宅公用地方」一部分的地方，以及「發展項目」內持有、使用、佔用與享用專有權和特權歸屬任何個別「業主」的地方。倘若「發展項目」任何部分符合《建築物管理條例》第2條中「公用部分」的定義，並且供「商業樓宇」所有「業主」共用與共享，此等部分將被視作附屬於並構成「商業公用地方」一部分。

「**商業公用設施**」指位於「該土地」及「發展項目」之內、其下或其上只供「商業樓宇」使用作為一般受益及服務而並非任何「商業單位」「業主」以專有權使用或享用的所有設施、設備、機器、器具及裝置，以及供「商業樓宇」「業主」共用與共享的電力、機械和衛生裝置，但不包括屬於「發展項目公用設施」及「住宅公用設施」一部分的設施。

「**發展項目公用地方**」指（如適用）「外牆」（「住宅大廈」及「商業樓宇」外牆除外）、煤氣管道、電話槽、垃圾及物料回收房、花灑控制閥房、變壓器房、消防控制室、消防入水掣、消防花灑入水掣、斷電保險絲、水管槽、喉轆、水錶櫃、電錶櫃/ 房、儀錶櫃、電掣房、建築裝飾、泵房、走廊、電訊及廣播設備室、安裝或使用天線廣播分導或電訊網絡設施的地方、水箱、特低壓電線槽、電纜豎管槽、水箱房、緊急發電機房、「該土地」內的「後移區」和「斜坡及護土牆」（如有）部分、其他設有「發展項目公用設施」的地方及範圍，以及「發展項目」任何一個或多個部分內供「發展項目」全體「業主」共用與共享的其他地方及範圍。「發展項目公用地方」（如此等地方及空間可以在圖則上識別）於本文所夾附經「認可人士」或其代表核實為準確的「平面圖」及「立面圖」以橙色及橙色間黑斜線顯示，僅供識別，但不包括屬於「商業公用地方」及「住宅公用地方」一部分的地方，以及「發展項目」內持有、使用、佔用與享用專有權和特權歸屬任何個別「業主」的地方。倘若「發展項目」任何部分符合《建築物管理條例》第2條中「公用部分」的定義，並且供「發展項目」所有「業主」共用與共享，此等部分將被視作附屬於並構成「發展項目公用地方」一部分。

「**發展項目公用設施**」指專供「發展項目公用地方」使用、受益或為該處服務而非任何個別「單位」「業主」以專有權使用或享用的所有設備、設施及系統，並在毋損前文之一般規定下包括：

- (a) 目前或於任何時候設於「發展項目」之內、其下、其上或經過該處向「發展項目」或其任何一個或多個部分供應食水、污水、氣體、電力及其他服務的污水渠、排水渠、水道、水管、溝渠、電線和電纜及相關設施和其他服務及相關設施（不論是否有套管）；
- (b) 保安系統、機械通風/ 冷氣（如有）、防火及滅火系統裝置與設備；
- (c) 「發展項目」內的燈柱及照明裝置；及
- (d) 其他供「發展項目」全體「業主」共用與共享而並非任何個別「業主」使用和享用的設施及系統，惟屬於「住宅公用設施」或「商業公用設施」一部分者除外。

「**一般公用地方**」指「商業公用地方」、「發展項目公用地方」及「住宅公用地方」。

「**一般公用設施**」指「商業公用設施」、「發展項目公用設施」及「住宅公用設施」。

「**住宅公用地方**」指（如適用）「住宅大廈」「外牆」、管理員櫃檯、入口大堂、電梯大堂、信箱、廁所、有蓋園景及遊樂區、戶外園景花園、花槽、綠化地方、喉轆，健身室、建築裝飾、維修平台、維修天台、「維修及修理通道」、電錶櫃、水錶櫃、水錶房、特低壓電線槽、水管槽、安裝或使用天線廣播分導或電訊網絡設施的地方、冷氣機平台頂、露台及工作平台、天台間隔牆/ 護牆、天台及/ 或上層天台（除非已明確納入已轉讓「單位」）及平台（除非已明確納入已轉讓「單位」）、頂層天台、排水管槽、「康樂地方及設施」、「後移區」相關部分、「非封閉區域」的相關部分、電梯機房、電梯槽、電梯越位槽、金屬飾板、通道、樓梯、走廊、地面渠、設有「住宅公用設施」的地方及範圍，以及「發展項目」任何一個或多個部分內供「住宅大廈」全體「業主」共用與共享的其他地方及範圍。「住宅公用地方」（如此等地方及空間可以在圖則上識別）於本文所夾附經「認可人士」或其代表核實為準確的「平面圖」及「立面圖」以綠色、綠色間黑斜線、綠色間黑十字斜線、綠色間紅十字斜線、綠色網紅邊及綠色加黑點顯示，僅供識別，但不包括屬於「商業公用地方」及「發展項目公用地方」一部分的地方，以及「發展項目」內持有、使用、佔用與享用專有權和特權歸屬任何個別「業主」的地方。倘若「發展項目」任何部分符合《建築物管理條例》第2條中「公用部分」的定義並且供「住宅大廈」所有「業主」共用與共享，此等部分將被視作附屬於並構成「住宅公用地方」一部分。

「**住宅公用設施**」指位於「該土地」及「發展項目」之內、其下或其上只供「住宅大廈」使用作為一般受益及服務而並非任何「住宅單位」「業主」以專有權使用或享用的所有設施、設備、機器、器具及裝置，包括（但不限於）「開放式廚房消防裝置」、電梯、信箱、照明裝置、公共電視天線、碟形衛星天線（如有）、保安系統、消防裝置系統，以及供「住宅大廈」「業主」共用與共享的其他機電及衛生裝置，但不包括屬於「商業公用設施」及「發展項目公用設施」一部分的設施。

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

住宅單位		每個住宅單位之不分割份數
樓層	單位	
3樓 (共1層)	A	17
	B	21
	C	20
	D	18
5樓—10樓 (共6層)	A	21
	B	21
	C	20
	D	21
11樓—12樓、15樓—23樓及25樓 (共12層)	A	25
	B	26
	C	26
總額		1498

註：不設4樓、13樓、14樓及24樓。

Summary of deed of mutual covenant

公契的摘要

C. 「發展項目」的管理人的委任年期

根據「公契」委任擔任「發展項目」「管理人」的「管理人」之首屆任期由「公契」訂立日起計兩（2）年，其後續任至按「公契」規定終止其委任為止。

D. 「發展項目」中的住宅物業的擁有人之間分擔管理開支的計算基準

年度預算案分為三個部分。第一部分涵蓋「管理人」認為（其決定如無明顯錯誤將作終論）以全體「業主」受益為本或為完善管理「發展項目」、「發展項目公用地方」及「發展項目公用設施」所需的所有「管理開支」；第二部分涵蓋「管理人」認為（其決定如無明顯錯誤將作終論）具體關乎專為「住宅單位」「業主」提供服務的「住宅公用地方」及「住宅公用設施」的「管理開支」；第三部分涵蓋「管理人」認為（其決定如無明顯錯誤將作終論）具體關乎專為「商業單位」「業主」提供服務的「商業公用地方」及「商業公用設施」的「管理開支」。「發展項目」各「業主」應如下分攤「管理開支」：

- (a) 如任何開支主要關乎專為「發展項目」「住宅單位」的「業主」提供服務的「住宅公用地方」及/ 或「住宅公用設施」，將會計入「住宅大廈」的「管理開支」部分，並由各「住宅單位」的「業主」按照彼等各自所持「住宅單位」的「管理份數」佔所有「住宅單位」的「管理份數」總額的比例分擔。
- (b) 如任何開支主要關乎專為「商業單位」的「業主」提供服務的「商業公用地方」及/ 或「商業公用設施」，將會計入「商業樓宇」的「管理開支」部分，並由各「商業單位」的「業主」按照彼等各自所持「商業單位」的「管理份數」佔所有「商業單位」的「管理份數」總額的比例分擔。
- (c) 如任何開支主要關乎（i）「發展項目公用地方」及/ 或「發展項目公用設施」；或（ii）並不屬於「公契」第6.4.2條（a）、（b）及（d）分段列明的開支，則會計入「發展項目」整體的「管理開支」，並由「發展項目」所有「業主」按照「發展項目」相關部分的「管理份數」佔「發展項目」的「管理份數」總額的比例分擔。
- (d) 儘管「公契」第6.4.2條（a）至（c）款另有任何規定，（i）如任何開支純粹關乎或專為個別「單位」受益所設，而除具專有權和特權持有、使用與佔用該「單位」的「業主」外，其他「業主」不會從中重大受益，則該項開支將全數由有關「單位」的「業主」承擔；及（ii）如任何開支純粹關乎或專為個別一組「業主」受益所設，而其他「業主」不會從中受益，則該項開支將全數由有關「業主」根據彼等的「管理份數」按比例攤付。

E. 計算管理費按金的基準

管理費按金相等於擁有人就其「單位」按首年預算「管理開支」釐定而須繳交的三（3）個月管理費。

F. 擁有人在「發展項目」中保留自用的範圍（如有）

不適用。

註：

1. 除非本售樓說明書另行說明，否則本「公契的摘要」中所有加上括號的詞語，一律採用「公契」訂明的定義。
2. 欲悉詳情請參考「公契」最新擬稿。最新版本的「公契」全文已備存於售樓處，在開放時間可供免費閱覽，並可按要求在支付必要影印費用後獲取副本。

Summary of land grant

批地文件的摘要

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

The development is constructed on the Remaining Portion of Section D of Kowloon Inland Lot No. 1697 (the “Lot”).

2. The term of years under the lease

The term of years under the Government Lease for Kowloon Inland Lot No. 1697 (“the Government Lease”) shall be 75 years commencing from 9th May 1930 with a right of renewal for a further term of 75 years. The right of renewal was deemed to have been exercised under and by virtue of the Government Leases Ordinances (Cap. 40).

3. The user restrictions applicable to that land

The Government Lease stipulates that “the Lessee or any other person or persons shall not nor will during the continuance of this demise use exercise or follow in or upon the said premises 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 His Majesty signified in writing by the Governor or other person duly authorized in that behalf” .

By an Offensive Trade Licence dated 30th May 2014, and registered in the Land Registry by Memorial No. 14061601230021 the Government has granted a licence to the registered owner of the Lot to carry out the trade or business of sugar-baker, oilman (excluding petrol filling station), butcher, victualler and tavern-keeper in or upon the Lot subject to the conditions imposed therein.

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

Not applicable.

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

i. The Government Lease stipulates that the grantee “will before the expiration of thirty six calendar months of the term hereby granted at his her or their own proper costs and charges erect build and completely finish fit for use in a good substantial and workmanlike manner and with the best materials of their respective kinds one or more good substantial and safe brick or stone messuage or tenement messuages or tenements upon some part of the ground hereby demised with proper fences walls sewers drains and all other usual or necessary appurtenances and shall and will before the expiration of the said thirty six calendar months lay out and expend thereon the Sum of forty thousand dollars at the least which said messuage or tenement messuages or tenements shall be of the same rate of building elevation character and description and shall front and range in an uniform manner with the buildings (if any) immediately adjoining in the same Street and the whole to be done to the satisfaction of His said Majesty’s Director of Public Works (hereinafter referred to as “the said Director”). (Note: This is an expired building covenant and is not applicable to the Development.)

ii. The Government Lease stipulates that the grantee “will from time to time and at all times hereafter when where and as often as need or occasion shall be and require at his her or their own proper costs and charges well and sufficiently Repair Uphold Support Maintain Pave Purge Scour Cleanse Empty Amend and keep the messuage or tenement messuages or tenements erections and buildings now or at any time hereafter standing upon the said piece or parcel of ground hereby expressed to be demised and all the Walls Rails Lights Pavement 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 And the said messuage or tenement messuages or tenements erections buildings and premises being so well and sufficiently repaired sustained and amended at the end or sooner determination of the said term hereby granted shall and will peaceably and quietly deliver up to His Majesty.”

6. The lease conditions that are onerous to a purchaser

- i. The Government Lease stipulates that “the Lessee shall and will yearly and every year during the said term hereby granted well and truly pay or cause to be paid to His Majesty the said yearly Rent of one hundred and fifty four dollars clear of all deductions as aforesaid on the several days and times and in the manner hereinbefore reserved and made payable And will during all the said term hereby granted bear pay and discharge all taxes rates charges and assessments whatsoever which now are or shall be hereafter assessed or charged upon or in respect of the said premises hereby expressed to be demised or any part thereof”.
- ii. The Government Lease stipulates that the grantee “will during the term hereby granted as often as need shall require bear pay and allow a reasonable share and proportion for and towards the costs and charges of making building repairing and amending all or any roads pavements channels fences and party-walls draughts private or public sewers and drains requisite for or in or belonging to the said premises hereby expressed to be demised or any part thereof in common with other premises near or adjoining thereto and that such proportion shall be fixed and ascertained by the said Director and shall be recoverable in the nature of rent in arrear.”
- iii. The Government Lease stipulates that “it shall and may be lawful to and for His Majesty by His said Director or other persons deputed to act for Him twice or oftener in every year during the said term at all reasonable times in the day to enter and come into and upon the said premises hereby expressed to be demised 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 views or views shall be found to give or leave notice or warning in writing at or upon the said premises or some part thereof unto or for the Lessee to repair and amend the same within Three Calendar Months then next following within which said time or space of Three Calendar Months after every such notice or warning shall be so given or left as aforesaid the Lessee will repair and amend the same accordingly”.
- iv. The Government Lease stipulates that the grantee “will not let underlet mortgage assign or otherwise part with all or any part of the said premises hereby expressed to be demised for all or any part of the said term of Seventy-five years 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 Land Registration in the said Colony and paying the prescribed fees therefor”.

Summary of land grant

批地文件的摘要

- v. The Government Lease stipulates that “in case of the breach or non-performance of any or either of the covenants and conditions herein contained and by or on the part and behalf of the Lessee to be kept done and performed then and in either of the said cases it shall and may be lawful to and for His Majesty by the Governor or other person duly authorized in that behalf into and upon the said premises hereby expressed to be demised or any part thereof in the name of the whole to re-enter and the same to have again retain repossess and enjoy as in His first or former estate as if these presents had not been made and the Lessee and all other occupiers of the said premises thereout and thence utterly to expel put out and amove this Indenture or anything contained herein to the contrary...”.
- vi. The Government Lease stipulates that “it is hereby further agreed and declared that His Majesty shall have full power to resume enter into and re-take possession of all or any part of the premises hereby expressed to be demised if required for the improvement of the said Colony or for any other public purpose whatsoever Three Calendar Months’ notice being given to the Lessee of its being so required and a full and fair Compensation for the said Land and the Buildings thereon being paid to the Lessee at a valuation to be fairly and impartially made by the said Director and upon the exercise of such power the term and estate hereby created shall respectively cease determine and be void”.
- vii. The Government Lease stipulates that it is “...Except and Reserved unto His Majesty all Mines Minerals Mineral Oils and Quarries of Stone in under and upon the said premises and all such Earth Soil Marl Clay Chalk Brick-earth Gravel Sand Stone and Stones and other Earths or Materials which now are or hereafter during the continuance of this demise shall be under or upon the said premises or any part or parts thereof as His Majesty may require for the Roads Public Buildings or Other Public Purposes of the said Colony of Hong Kong with full liberty of Ingress Egress and Regress to and for His Majesty and His Agents servants and workmen at reasonable times in the day during the continuance of this demise with or without hoses carts carriages and all other necessary things into upon from and out of all or any part or parts of the premises hereby expressed to be demised to view dig for convert and carry away the said excepted Minerals Stone Earths and other things respectively or any part or parts thereof respectively thereby doing as little damage as possible to the Lessee And also save and except full power to His Majesty to make and conduct in through and under the said premises all and any public or common sewers drains or watercourses”.

Note:

- 1. For full details, please refer to the Government Lease. Full script of copies of the Government Lease is available for inspection upon request at the sales office and copies of the Government Lease can be obtained upon paying necessary photocopying charges.
- 2. The “grantee” as mentioned in this section means the “Lessee” under the Government Lease and where the context so admits or requires include his executors, administrators and assigns and in case of a corporation its assigns.

Summary of land grant

批地文件的摘要

1. 發展項目所位於的土地的地段編號

發展項目建於九龍內地段第1697號D段餘段（該「地段」）。

2. 有關租契規定的年期

九龍內地段第1697號的政府租契（「政府租契」）年期為1930年5月9日開始75年，有權續訂75年。續訂權被視為已依據和憑藉《政府租契條例》（第40章）行使。

3. 適用於該土地的用途限制

「政府租契」訂明：『如事前未經總督或其他正式就此授權的人士發出書面證明英皇陛下許可，「承租人」或任何其他人士或人等一律不可及不會在本批租期內在該處所或該處所任何部分用作、經營或從事黃銅工匠、屠夫、製皂商、製糖商、皮革商、溶脂商、油商、肉商、釀酒商、食物供應商或旅館、鐵匠、清糞商、舊物收賣行業或業務，或任何其他高噪音、惡臭或厭惡性行業或業務。』

該「地段」註冊擁有人已於2014年5月30日獲發《厭惡性行業牌照》並在土地註冊處以註冊摘要編號14061601230021註冊，「政府」許可該「地段」註冊擁有人在牌照所載的條件規限下，於該「地段」經營從事製糖商、油商（不包括加油站）、肉商、食物供應商或旅館的行業或業務。

4. 按規定須興建並提供予政府或供公眾使用的設施

不適用。

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

- i. 「政府租契」訂明承授人『必須在本文協定批租的年期首三十六個曆月屆滿之前，自費以良好堅固的工藝及採用同類中最上乘的物料，在本文批租的土地某些部分興建、建造和建成一座或多座良好穩固及安全的磚造或石造院宅或物業，並建有完善的圍欄、牆、污水渠、排水渠及所有其他慣常或必要的附屬設施，以達致適宜使用，此外並須在上述三十六個曆月屆滿之前在該處花費和支銷最少四萬元。上述院宅或物業前沿和四周的建築率、立面、風格及面貌應與同一街道上毗鄰的建築物（如有）保持一致，整體上令英皇陛下的工務司（以下簡稱「署長」）滿意。』（註：此建築契諾已失效，不適用於「發展項目」。）
- ii. 「政府租契」訂明承授人『應在現時或將來位於前述已批租的一幅或一塊土地之院宅、物業、搭建物及建築物落成後，不時及此後時刻以及在需要時自費完善地修理、保養、支撐、維持、鋪飾、清洗、洗擦、清潔、騰空、改動和維修所有上述院宅、物業、搭建物及建築物，以及所有屬於或從屬於該處的牆、路軌、燈具、行人路、水廁、洗滌槽、排水渠及水道，以及全面執行所有必需和必要的修補、清潔及修改工程，以致整體令「署長」滿意。本文協定批租的年期終結或提前終止時，上述院宅、物業、搭建物、建築物及處所應以完善修理、保養和修葺的狀態下，和諧平靜地交還英皇陛下。』

6. 對買方造成負擔的租用條件

- i. 「政府租契」訂明『「承租人」必須及將會在本文協定批租的年期內每年於上述的數個日期和時間，按前述的指定方式，向英皇陛下支付或達致他人支付一百五十四元年度地稅，不得作任何扣款，並須在上述批租年期內一直承擔、支付及繳清現時或此後就本文明確批租的處所評定或徵收的所有稅項、差餉、收費及評定稅項或其任何部分。』
- ii. 「政府租契」訂明承授人『應在本文協定批租的年期內，按需要承擔、支付及撥備以合理份數和比例計算的費用及收費，以支付建造、建築、修理和修改屬於批租處所或其任何部分的所有或任何必要道路、行人道、水渠、圍欄及共用牆、排氣管、私家或公共污水渠及排水渠，或其中與其他鄰近或毗鄰處所共用的部分。有關的付款比例由「署長」釐定及確實，並可當作欠繳地稅追討。』
- iii. 「政府租契」訂明『英皇陛下可每年兩次或多次依法指派「署長」或其他受託人等作為代表，在批租年期內日間任何合理時間進入本文訂明批租的處所，以視察、巡查和觀察該處的狀況及所有毀壞、破損、缺點及修葺和修正的不善之處。每次視察時均會在批租處所或該處任何部分發出或留置通告或書面警告說明發現的狀況，要求「承租人」由通告或書面警告發出或留置當時起三個曆月內修理及修正。「承租人」須相應地在上述期限內進行修理及修正工程。』
- iv. 「政府租契」訂明承授人『不可在前述的七十五年批租年期內所有或任何時間出租、分租、按揭、轉讓或以其他方式出讓批租處所的所有或任何部分，而不在田土廳或日後取代田土廳負責殖民地土地註冊事宜的其他機關註冊該宗讓與交易並繳付指定費用。』
- v. 「政府租契」訂明『倘若「承租人」或其代表違反或不履行本文指定其必須執行和履行的任何契諾及條件，於任何此等情況下英皇陛下均可依法指派總督或其就此授權的其他人士進入批租處所或其任何部分並全部重收批租處所，以再次保有、收回和享用作為英皇陛下的第一御產或前御產，猶如本文從未訂立。屆時「承租人」及該處的所有其他佔用人將立即被驅逐及遷出，本契約或本文任何相反規定並會撤銷…』
- vi. 「政府租契」訂明『現並協定及聲明，英皇陛下擁有全權在需要時向「承租人」發出三個曆月通知收回及重收管有批租處所的所有或任何部分，以作改善殖民地的用途或任何其他公共用途，並根據「署長」作出的公平和客觀估值，就「該土地」及該處「建築物」向「承租人」作出全面及合理的賠償。英皇陛下行使上述權利後，本文項下的年期及產業權均會失效、終止和廢止。』
- vii. 「政府租契」訂明『…該處所之內及其下的所有礦產、礦物、礦物油及石礦以及現時或此後本批租契約存續期間位於該處所或其任何一個或多個部分之下或其內的所有泥土、土壤、泥灰、黏土、白堊土、磚土、礫石、砂石、石頭、其他土壤或物料均例外保留予英皇陛下，以供英皇陛下用於香港殖民地各道路、公共建築物或其他公共用途。英皇陛下及其代理、傭工和工人完全擁有自由權，在批租年期存續期間於日間任何合理時間不論攜帶喉管、推車、馬車及所有其他必要物品與否，通行、進出和往返批租處所的所有或任何一個或多個部分，以便視察、挖掘、改造及搬運上述例外保留的各種礦物、石頭、土壤及其他物件或當中任何一個或多個部分，惟須盡量避免對「承租人」構成損害。英皇陛下並且獲例外保留全權在批租處所之內、其下或貫穿該處鋪設和運作所有及任何公共或公用污水渠、排水渠或水道。』

註：

- 1. 詳情請參考「政府租契」。「政府租契」全文已備於售樓處可供閱覽，並可在支付必要影印費用後獲取「政府租契」副本。
- 2. 本節中「承授人」一詞指「政府租契」的「承租人」，如上下文意允許或規定則包括其遺囑執行人、遺囑管理人及受讓人，如屬公司則包括其受讓人。

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.	A. 根據批地文件規定須興建並提供予政府或公眾使用的設施 不適用。
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.	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. 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.	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. 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.	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。

Warning to purchasers

對買方的警告

- | | |
|---|--|
| <p>(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.</p> <p>(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.</p> <p>(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 -</p> <ul style="list-style-type: none">(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. <p>(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.</p> | <p>(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。</p> <p>(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。</p> <p>(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 -</p> <ul style="list-style-type: none">(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。 <p>(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。</p> |
|---|--|

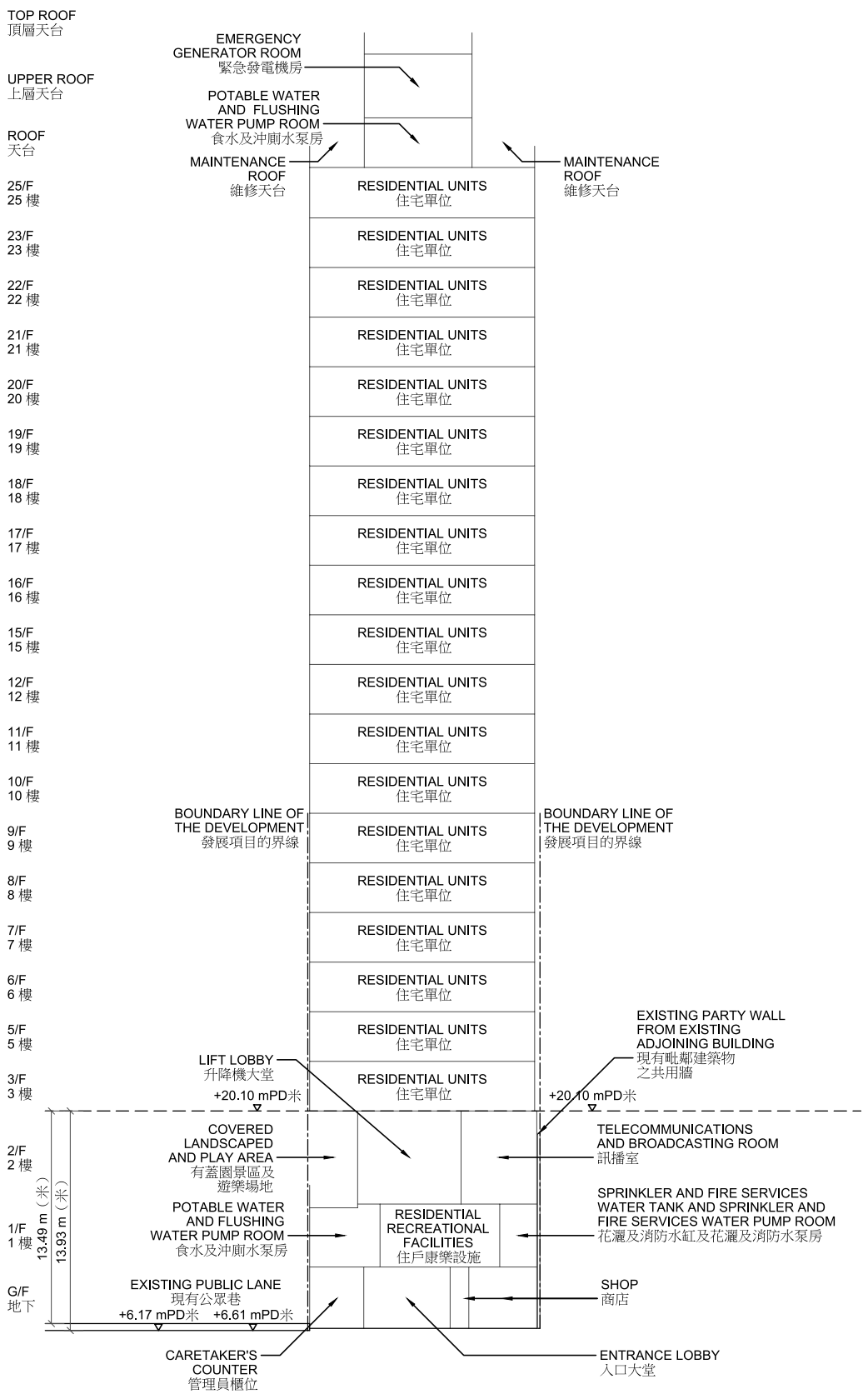
Cross-section plan of building in the development

發展項目中的建築物的橫截面圖

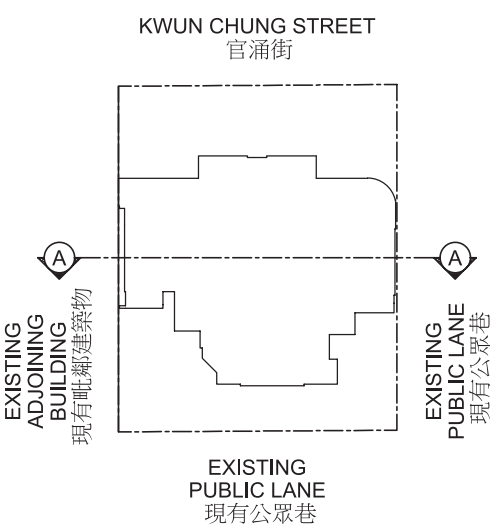
Cross-Section Plan A-A
橫截面圖 A-A

The part of Existing Public Lane adjacent to the building is 6.17 to 6.61 metres above the Hong Kong Principal Datum.

毗連建築物的一段現有公眾巷為香港主水平基準以上 6.17 至 6.61 米。



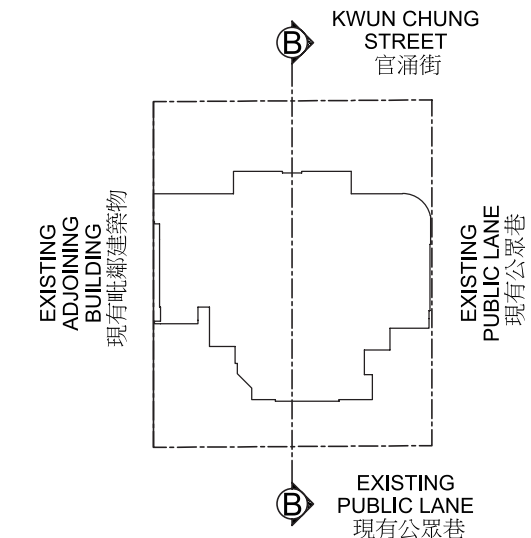
Key Plan
索引圖



- Dotted line denotes the level of the lowest residential floor
虛線為最低住宅樓層水平
- ▽ Height in metre above the Hong Kong Principal Datum (PD) (Metre)
香港主水平基準面以上高度(米)

Remark: This cross-section plan is not drawn to scale
備註：此橫截面圖並非按照比例繪圖

Cross-Section Plan B-B 橫截面圖 B-B



- — — Dotted line denotes the level of the lowest residential floor
虛線為最低住宅樓層水平
- ▽ Height in metre above the Hong Kong Principal Datum (PD) (Metre)
香港主水平基準面以上高度(米)

Remark: This cross-section plan is not drawn to scale
備註：此橫截面圖並非按照比例繪圖

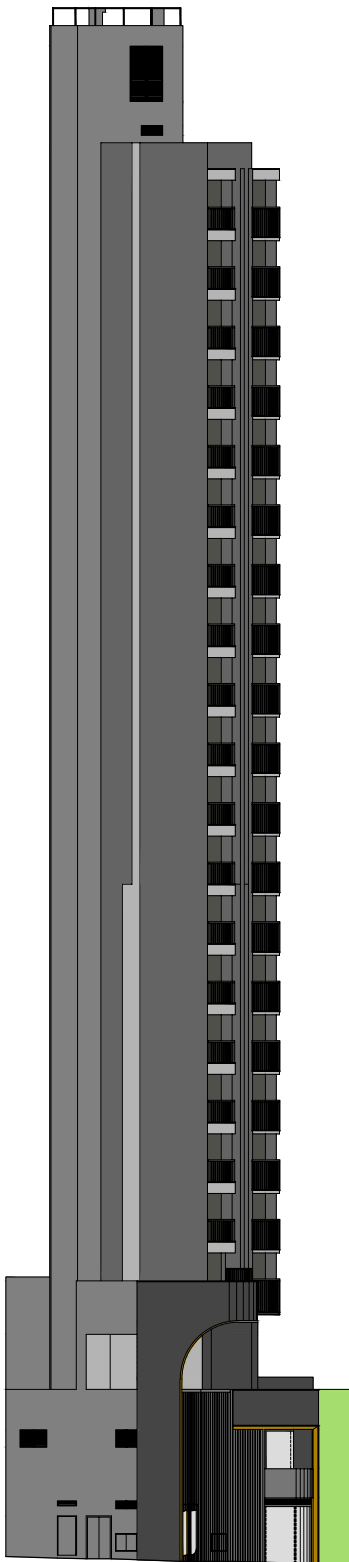
毗連建築物的一段官涌街為香港主水平基準以上 6.08 至 6.30 米。

毗連建築物的一段現有公眾巷為香港主水平基準以上 6.64 至 6.82 米。

Elevation plan
立面圖

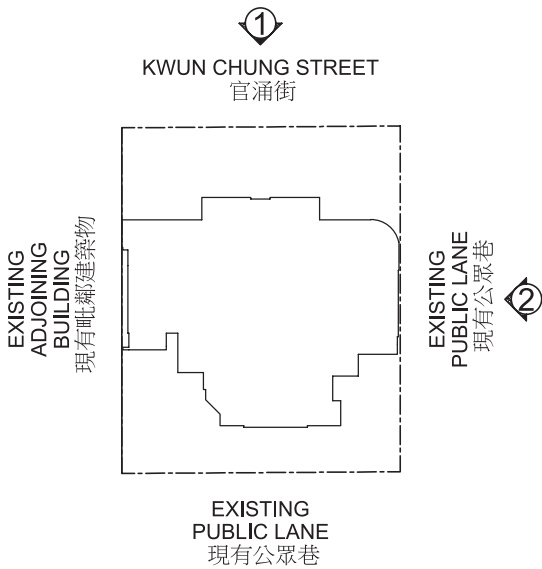


Elevation Plan 1
立面圖 1



Elevation Plan 2
立面圖 2

Key Plan
索引圖



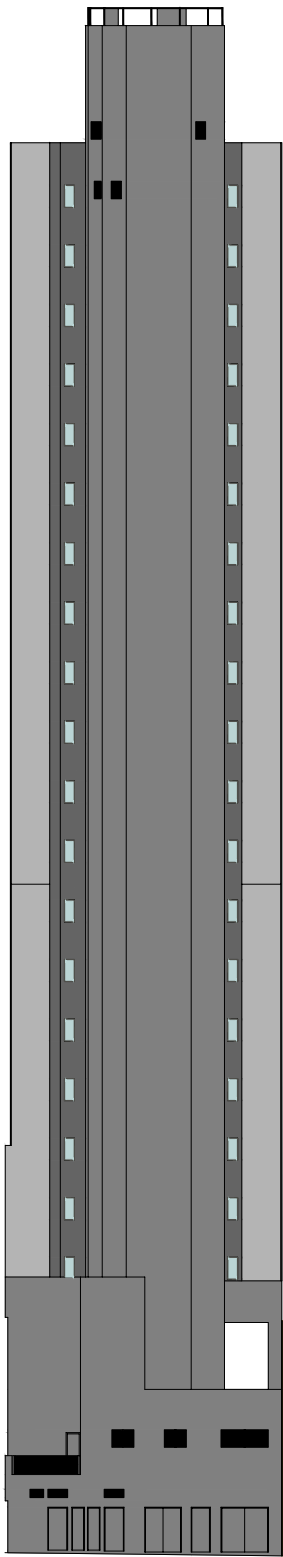
The Authorized Person for the Development has certified that the elevations shown on this plan:

- are prepared on the basis of the approved building plans for the Development as of 2 January 2026;
- are in general accordance with the outward appearance of the Development.

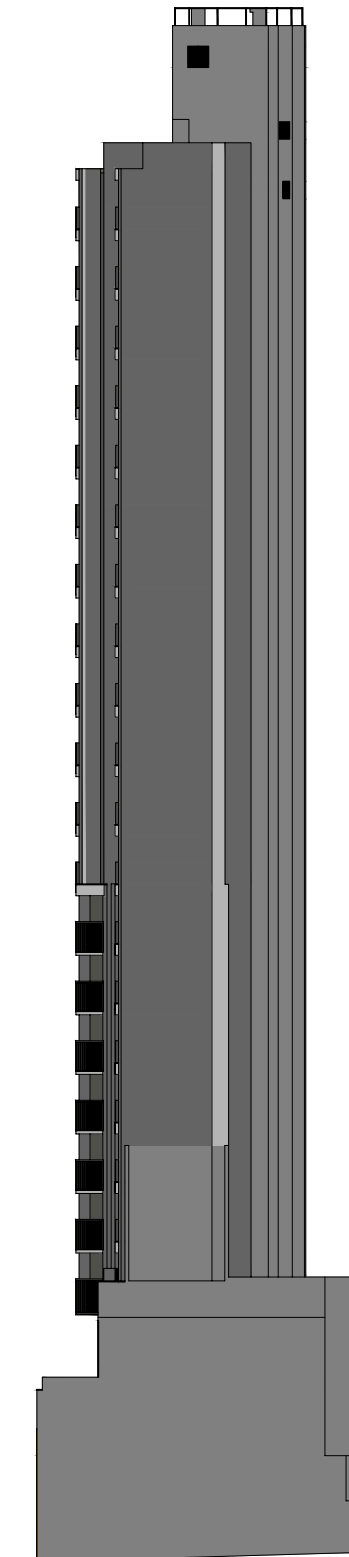
發展項目的認可人士已證明本圖所顯示的立面：

- 以 2026 年 1 月 2 日的情況為準的發展項目經批准的建築圖則為基礎擬備；
- 大致上與該發展項目的外觀一致。

Elevation plan
立面圖

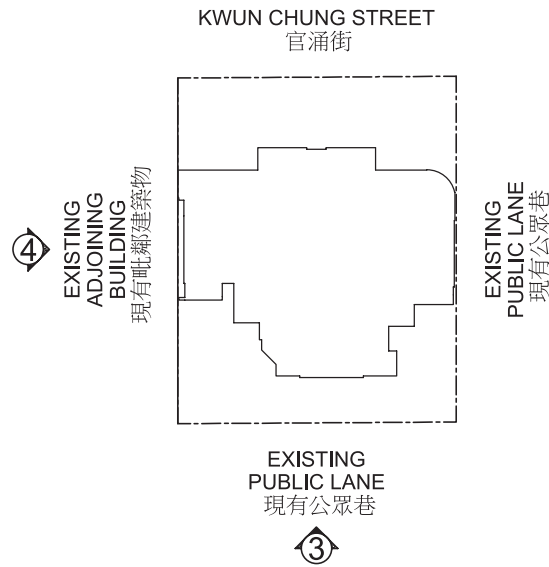


Elevation Plan 3
立面圖 3



Elevation Plan 4
立面圖 4

Key Plan
索引圖



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

- are prepared on the basis of the approved building plans for the Development as of 2 January 2026;
- are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：

- 以 2026 年 1 月 2 日的情況為準的發展項目經批准的建築圖則為基礎擬備；
- 大致上與該發展項目的外觀一致。

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		Area 面積		Total Area 總面積	
		sq.m. 平方米	sq.ft. 平方呎	sq.m. 平方米	sq.ft. 平方呎
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所 (包括供住客使用的任何康樂設施)	Covered 有上蓋	50.750	546	50.750	546
	Uncovered 沒有上蓋	-	-		
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)	Covered 有上蓋	-	-	-	-
	Uncovered 沒有上蓋	-	-		
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)	Covered 有上蓋	60.609	652	117.085	1,260
	Uncovered 沒有上蓋	56.476	608		

- Remarks :
1. Areas in square metres as specified above are based on the latest approved building plans.
2. Areas in square feet are converted from areas in square metres at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest integer.
- 備註:
1. 上述所列以平方米顯示之面積乃依據最新的經批准的建築圖則。
2. 以平方呎顯示之面積由以平方米顯示之面積以1平方米=10.764平方呎換算，並四捨五入至整數。

Inspection of plans and deed of mutual covenant
閱覽圖則及公契

1. The address of the website at which a copy of the outline zoning plan relating to the Development is available :
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. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 **www.ozp.tpb.gov.hk**

2. (a) 指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿的文本存放在指明住宅物業的售樓處，以供閱覽。

(b) 無須為閱覽付費。

Fittings, finishes and appliances
裝置、裝修物料及設備

1. Exterior Finishes	
Item	Description
(a) External Wall	- Finished with aluminium framed curtain wall, aluminium framed window, tiles, metal cladding, metal louvre, metal grille, metal balustrade, glass balustrade and external paint.
(b) Window	- Curtain wall with aluminium window frames fitted with insulated glazing unit (IGU) with low-e coating for bedroom. - Aluminium window frames fitted with opaque single pane glass for bathroom (if window is provided).
(c) Bay Window	- Not provided.
(d) Planter	- Not provided.
(e) Verandah or Balcony	- Balcony is provided with laminated tempered glass balustrade and aluminium balustrade with aluminium top rail. - Wall finished with tiles. - Floor finished with tiles. - Ceiling finished with external paint. - Balconies are covered. - There is no verandah.
(f) Drying Facilities for Clothing	- Aluminium clothes drying rods are provided for all residential properties, except the following residential properties: (i) Units A & D, 3/F.

1. 外部裝修物料	
細項	描述
(a) 外牆	- 鋪砌鋁框幕牆、鋁框窗、瓷磚、金屬飾面板、金屬百葉、金屬格柵、金屬圍欄、玻璃圍欄及室外油漆。
(b) 窗	- 睡房設有幕牆，配鋁窗框及雙層中空玻璃配低輻射鍍膜。 - 浴室設有鋁窗框配單層半透明玻璃（如有窗）。
(c) 窗台	- 沒有提供。
(d) 花槽	- 沒有提供。
(e) 陽台或露台	- 露台設有夾層鋼化玻璃圍欄及鋁圍欄配鋁扶手。 - 牆壁鋪砌瓷磚。 - 地板鋪砌瓷磚。 - 天花髹室外油漆。 - 露台有蓋。 - 沒有陽台。
(f) 乾衣設施	- 所有住宅物業設有鋁晾衣桿，除以下住宅物業： (i) 3 樓A及D單位。

Fittings, finishes and appliances

裝置、裝修物料及設備

2. Interior Finishes	
Item	Description
(a) Lobby	Entrance Lobby at G/F - Wall finished with plastic laminate, timber veneer, metal cladding, mirror panel and paint. - Floor finished with tiles. - Gypsum board false ceiling finished with emulsion paint. Lift Lobbies at 2/F to 3/F, 5/F to 12/F, 15/F to 23/F & 25/F - Wall finished with plastic laminate, metal cladding and mirror panel. - Floor finished with tiles. - Gypsum board false ceiling finished with emulsion paint. (4/F, 13/F, 14/F and 24/F are omitted)
(b) Internal wall and ceiling	- Internal wall of living / dining room finished with emulsion paint and plastic laminate; except areas covered by bulkhead at which there are no wall finishes. - Internal wall of bedroom finished with emulsion paint; except areas covered by bulkhead at which there are no wall finishes. - Ceiling of living / dining room and bedroom finished with emulsion paint where exposed; other parts provided with bulkhead finished with emulsion paint.
(c) Internal floor	- Living / dining room and bedroom finished with tiles and timber skirting.
(d) Bathroom	- Wall finished with tiles where exposed; except areas above false ceiling level and areas covered by cabinets at which there are no wall finishes. - Floor finished with tiles and metal trimming. - Gypsum board false ceiling finished with emulsion paint. - Wall finishes run up to the level of false ceiling.

2. 室內裝修物料	
細項	描述
(a) 大堂	地下入口大堂 - 牆壁鋪砌膠板飾面、木皮飾面、金屬飾面板、鏡板及油漆。 - 地板鋪砌瓷磚。 - 石膏板假天花髹乳膠漆。 2 樓至 3 樓、5 樓至 12 樓、15 樓至 23 樓及 25 樓升降機大堂 - 牆壁鋪砌膠板飾面、金屬飾面板及鏡板。 - 地板鋪砌瓷磚。 - 石膏板假天花髹乳膠漆。 (不設 4 樓、13 樓、14 樓及 24 樓)
(b) 內牆及天花板	- 客/飯廳的內牆髹乳膠漆及膠板飾面；但不包括裝飾橫樑遮蓋之處，該處之牆壁不設裝修物料。 - 睡房的內牆髹乳膠漆；但不包括裝飾橫樑遮蓋之處，該處之牆壁不設裝修物料。 - 客/飯廳及睡房外露的天花板髹乳膠漆；其他部分設有裝飾橫樑髹乳膠漆。
(c) 內部地板	- 客/飯廳及睡房鋪砌瓷磚及木腳線。
(d) 浴室	- 牆壁外露部分鋪砌瓷磚；但不包括假天花以上及櫃遮蓋之處，該處之牆壁不設裝修物料。 - 地板鋪砌瓷磚及金屬飾條。 - 石膏板假天花髹乳膠漆。 - 牆壁飾面鋪砌至假天花底。

Fittings, finishes and appliances
裝置、裝修物料及設備

2. Interior Finishes	
Item	Description
(e) Kitchen	Open Kitchen - Wall partly finished with metal panel and tiles where exposed; except areas covered by cabinets and bulkhead at which there are no wall finishes. - Floor finished with tiles; except areas covered by kitchen cabinet at which there is cement sand screeding. - Ceiling and bulkhead finished with emulsion paint where exposed. - Cooking bench top is finished with acrylic solid surface. - Wall finishes run up to the level of ceiling.

2. 室內裝修物料	
細項	描述
(e) 廚房	開放式廚房 - 牆壁外露部分，部分鋪砌金屬飾面及瓷磚；但不包括櫃及裝飾橫樑遮蓋之處，該處之牆壁不設裝修物料。 - 地板鋪砌瓷磚；但不包括廚櫃遮蓋之處，該處之地板為灰泥批盪。 - 天花及裝飾橫樑外露部分髹乳膠漆。 - 廚櫃檯面為人造石面板。 - 牆壁飾面鋪砌至天花底。

3. Interior Fittings	
Item	Description
(a) Doors	Main Entrance of Residential Property - Solid core fire rated timber door finished with plastic laminate, fitted with lockset, door closer, eye viewer, door guard and door stopper. Bedroom - Hollow core timber door finished with plastic laminate, fitted with lockset and door stopper. Bathroom - Hollow core timber door finished with plastic laminate, fitted with lockset and door stopper, except the following residential properties fitted with timber louvre: (i) Units B, 11/F to 12/F, 15/F to 23/F and 25/F. Balcony & Utility Platform - Aluminium door frame fitted with single panel glass with lockset. Private Flat Roof - Aluminium door frame fitted with single panel glass with lockset. (4/F, 13/F, 14/F & 24/F are omitted.)

3. 室內裝置	
細項	描述
(a) 門	住宅物業大門入口 - 實心防火木門配膠板飾面，裝設門鎖、氣鼓、防盜眼、防盜扣及門擋。 睡房 - 空心木門配膠板飾面，裝設門鎖及門擋。 浴室 - 空心木門配膠板飾面，裝設門鎖及門擋，除以下住宅物業裝設木百葉： (i) 11 樓至 12 樓、15 樓至 23 樓及25 樓B單位。 露台及工作平台 - 鋁門框鑲配單層玻璃及裝設門鎖。 私人平台 - 鋁門框鑲配單層玻璃及裝設門鎖。 (不設4樓、13樓、14樓及 24樓。)

Fittings, finishes and appliances

裝置、裝修物料及設備

3. Interior Fittings	
Item	Description
(b) Bathroom	- Timber vanity counter finished with plastic laminate, metal and acrylic solid surface countertop. - Timber mirror cabinet finished with plastic laminate, glass and metal trimming. - Vitreous china water closet. - Vitreous china wash basin with metal cold and hot water wash basin mixer. - Metal toilet paper holder. - Metal towel hanging hook. - Metal shower shelf. - Tempered glass shower cubicle with metal shower mixer set. - Ventilation system is provided. - Copper pipes are used for cold and hot water supply system. - uPVC pipes are used for flushing water supply system.
(c) Kitchen	Open Kitchen - Timber kitchen cabinets finished with plastic laminate fitted with plastic laminate timber door panels, kitchen countertop fitted with acrylic solid surface, stainless steel sink with metal sink mixer. - Copper pipes are used for cold and hot water supply system. - Fire service installations and equipment for open kitchen: Sprinkler head(s) installed in or near open kitchen. Smoke detector with sounder base installed at the ceiling near open kitchen. - Timber display hanger with plastic laminate film, timber veneer and metal with lighting in the following residential properties: (i) Unit B, 18/F - For appliances provision, please refer to “Appliances Schedule”.
(d) Bedroom	- Manually operated fabric curtain is provided in bedroom at Unit B, 18/F. - Timber framed mirror with sliding panel, finished with metal, timber veneer and leather is provided in bedroom at Unit B, 18/F.
(e) Telephone	- Not provided.
(f) Aerials	- TV/FM outlets for local TV/FM programs are provided. - For location and number of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Properties”.

3. 室內裝置	
細項	描述
(b) 浴室	- 木面盆櫃配膠板飾面、金屬及人造石檯面。 - 木鏡櫃配膠板飾面、玻璃及金屬飾條。 - 陶瓷坐廁。 - 陶瓷洗手盆配金屬冷熱水龍頭。 - 金屬廁紙架。 - 金屬毛巾掛鈎。 - 金屬淋浴間層架。 - 強化玻璃淋浴間隔配金屬淋浴花灑套裝。 - 設有通風系統。 - 冷熱水供水系統採用銅喉管。 - 沖廁供水系統採用膠喉管。
(c) 廚房	開放式廚房 - 木製廚櫃組合配膠板飾面、膠板飾面木門板及人造石面板廚櫃檯面、不銹鋼洗滌盆配金屬水龍頭。 - 冷熱水供水系統採用銅喉管。 - 開放式廚房的消防裝置及設備： 消防花灑頭安裝在開放式廚房內或附近。 煙霧探測器連聲響警報基座安裝在開放式廚房附近的天花。 - 以下住宅物業設木製展示架配膠貼膜飾面、木皮飾面及金屬連燈： (i) 18 樓B單位 - 有關供應之設備，請參閱「設備說明表」。
(d) 睡房	- 手動操作布窗簾設於 18 樓B單位之睡房。 - 木框鏡連趟板配金屬、木皮飾面及皮革飾面設於 18 樓B單位之睡房。
(e) 電話	- 沒有提供。
(f) 天線	- 裝設可接收本地電視節目 / 電台節目的電視 / 電台插座。 - 有關接駁點的位置及數量，請參考「住宅物業機電裝置數量說明表」。

Fittings, finishes and appliances

裝置、裝修物料及設備

3. Interior Fittings	
Item	Description
(g) Electrical installations	- Three-phase electricity supply with miniature circuit breaker distribution board is provided to all residential properties. - Conduits are partly concealed and partly exposed*. - For location and number of switches, sockets and air-conditioner points, please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Properties”. * Note: Other than those parts of the conduits concealed within concrete, the rest of them are exposed. Exposed conduits are mostly covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials and are not readily visible.
(h) Gas supply	- Not provided.
(i) Washing machine connection point	- Water connection point and drainage connection point are provided for washing machine. Water supply point of a design of 15mm diameter and drainage point of a design of 40mm diameter. - For location of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Properties”.
(j) Water supply	- Hot water is available. - Copper pipes are used for cold and hot water supply system. - uPVC pipes are used for flushing water supply system. - Water pipes are partly concealed and partly exposed*. * Note: Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. Some of the exposed water pipes are covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials and are not readily visible.

3. 室內裝置	
細項	描述
(g) 電力裝置	- 所有住宅物業提供三相電力配電箱並裝設有微型斷路器。 - 導管是部分隱藏及部分外露*。 - 有關開關掣、電插座及空調機接駁點的位置及數量，請參考「住宅物業機電裝置數量說明表」。 * 註釋：除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管大部分以假天花，裝飾橫樑、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏，並不容易看見。
(h) 氣體供應	- 沒有提供。
(i) 洗衣機接駁點	- 設有洗衣機來去水接駁點。設計直徑為 15 毫米來水接駁喉位及設計直徑為 40 毫米去水接駁喉位。 - 有關接駁點的位置及數量，請參考「住宅物業機電裝置數量說明表」。
(j) 供水	- 有熱水供應。 - 冷熱水供水系統採用銅喉管。 - 沖廁供水系統採用膠喉管。 - 水管是部分隱藏及部分外露*。 * 註釋：除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。部分外露的水管以假天花、裝飾橫樑、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏，並不容易看見。

Fittings, finishes and appliances
裝置、裝修物料及設備

4. Miscellaneous	
Item	Description
(a) Lifts	- 2 nos. of “Schindler” (model no.: 5500MRL) lifts serve G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 23/F and 25/F. (4/F, 13/F, 14/F & 24/F are omitted.)
(b) Letter box	- Metal letter box is provided.
(c) Refuse collection	- Refuse storage and material recovery chamber is located at G/F for removal of refuse by cleaners.
(d) Water meter, electric meter and gas meter	- Separate water meters for individual residential properties are provided in water meter cabinet on each residential floor. - Separate electric meters for individual residential properties are provided in electrical meter cabinet on each residential floor. - No gas meter is provided.

5. Security Facilities
Description
- CCTV cameras are provided at entrance lobby on G/F, lift cars, 1/F clubhouse, covered landscape and play area. - Visitor Panel and smart card reader are provided at entrance lobby on G/F, with intercom connected to caretaker’s counter at entrance lobby.

6. Appliances
Description
- As set out in the “Appliances Schedule”.

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.

4. 雜項	
細項	描述
(a) 升降機	- 2部「迅達」升降機（型號：5500MRL）直達地下、1樓至3樓、5樓至12樓、15樓至23樓及25樓。 （不設4樓、13樓、14樓及 24樓。 ）
(b) 信箱	- 設置金屬信箱。
(c) 垃圾收集	- 垃圾及物料回收房設於地下，並由清潔工人收集及運走垃圾。
(d) 水錶、電錶及氣體錶	- 每戶住宅物業的獨立水錶設於每層住宅樓層的水錶櫃。 - 每戶在宅物業的獨立電錶設於每層住宅樓層的電錶櫃。 - 不設氣體錶。

5. 保安設施
描述
- 地下入口大堂、大廈升降機、1樓會所、有蓋園景區及遊樂場地均裝設有閉路電視。 - 地下大堂入口裝有訪客面板及智能讀卡器，對講機接駁至入口大堂管理員櫃位。

6. 設備
描述
- 於「設備說明表」列出。

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

Fittings, finishes and appliances

裝置、裝修物料及設備

Appliances Schedule 設備說明表

Location 位置	Appliance 設備	Brand Name 品牌	Model Number 型號	3/F 3樓				5/F to 10/F 5樓 至 10樓				11/F, 12/F, 15F to 23/F & 25F 11樓、12樓、15樓 至 23樓 及 25樓		
				A	B	C	D	A	B	C	D	A	B	C
Living/ Dining Room 客/ 飯廳	Split-Type Air-conditioner (Indoor Unit) 變頻分體式空調 (室內機)	Mitsubishi Electric 三菱電機	MSZ-GS12VF	√	√	√	√	√	√	√	√	-	-	-
	Multi Split-Type Air-conditioner (Indoor Unit) 小型變頻多聯分體式空調 (室內機)		MSZ-GE35VA-E1	-	-	-	-	-	-	-	-	√	√	√
	Built-in Combination Steam Oven 嵌入式蒸焗爐	Siemens 西門子	CS589ABS0H	√	√	√	√	√	√	√	√	√	√	√
	Built-in Refrigerator 嵌入式雪櫃		KI42LADD1K	√	√	√	√	√	√	√	√	√	√	√
Bedroom 睡房	Multi Split-Type Air-conditioner (Indoor Unit) 小型變頻多聯分體式空調 (室內機)	Mitsubishi Electric 三菱電機	MSZ-GE25VA-E1	-	-	-	-	-	-	-	-	√	√	√
Bathroom 浴室	Thermo Ventilator 換氣暖風機	Mitsubishi Electric 三菱電機	V-251BZ-HK	√	√	√	√	√	√	√	√	√	√	√
	Instantaneous Electric Water Heater 即熱式電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 18/21/24LCD	√	√	√	√	√	√	√	√	√	√	√
Open Kitchen 開放式廚房	Telescopic Cooker Hood 拉趟式抽油煙機	Siemens 西門子	LI67SA531B	√	√	√	√	√	√	√	√	√	√	√
	2-zone Induction Hob 嵌入式電磁爐		EH375FBB1E	√	√	√	√	√	√	√	√	√	√	√
Balcony & Utility Platform 露台及工作平台	Washer Dryer 洗衣乾衣機	Zanussi 金章牌	ZWD81402PW	-	√	√	-	√	√	√	√	√	√	√
Private Flat Roof 私人平台	Washer Dryer 洗衣乾衣機	Zanussi 金章牌	ZWD81402PW	√	-	-	√	-	-	-	-	-	-	-
Air-conditioner Platform 空調機平台	Split-Type Air-conditioner (Outdoor Unit) 變頻分體式空調 (室外機)	Mitsubishi Electric 三菱電機	MUZ-GS12VF	-	√	√	-	√	√	√	√	-	-	-
	Multi Split-Type Air-conditioner (Outdoor Unit) 小型變頻多聯分體式空調 (室外機)		MXZ-3E68VA	-	-	-	-	-	-	-	-	√	√	√
Air-conditioner Area 空調機區域	Split-Type Air-conditioner (Outdoor Unit) 變頻分體式空調 (室外機)	Mitsubishi Electric 三菱電機	MUZ-GS12VF	√	-	-	√	-	-	-	-	-	-	-

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.

Remarks :

1. “√” means such appliance(s) is / are provided and / or installed in the residential property.

2. “-” denotes “not applicable”.

3. 4/F, 13/F, 14/F and 24/F are omitted.

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。

備註:

1. “√” 表示此設備於該住宅物業內此提供/或安裝。

2. “-” 代表 “不適用”。

3. 不設4樓、13樓、14樓及24樓。

Fittings, finishes and appliances

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業機電裝置數量說明表

Location 位置	Description 描述	3/F 3樓				5/F to 10/F 5樓 至 10樓				11/F, 12/F, 15F to 23/F & 25F 11樓、12樓、15樓 至 23樓 及 25樓		
		A	B	C	D	A	B	C	D	A	B	C
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1	1	1	1	1
Living/ Dining Room 客/ 飯廳	13A Twin Socket Outlet 13A雙位電插座	2	2	2	2	2	2	2	2	2	2	2
	13A Single Socket Outlet 13A 單位電插座	1	1	1	1	1	1	1	1	1	1	1
	Double Pole Switch for Electrical Water Heater 電熱水爐雙極開關掣	1	1	1	1	1	1	1	1	1	1	1
	Switch for Air-conditioner Indoor Unit 室內空調機開關掣	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	2	2	2	2	2	2	2	2	2	2	2
	Lighting Switch 燈掣	6	6	6	6	6	6	6	6	6	6	6
	TV/FM Outlet 電視/電台插座	2	2	2	2	2	2	2	2	2	2	2
	Cable Connection Unit for Built-in Combination Steam Oven 嵌入式蒸焗爐接線位	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Refrigerator 13A單位電插座供雪櫃	1	1	1	1	1	1	1	1	1	1	1
Bedroom 睡房	13A Twin Socket Outlet 13A雙位電插座	-	-	-	-	-	-	-	-	1	1	1
	13A Single Socket Outlet 13A單位電插座	-	-	-	-	-	-	-	-	1	1	1
	Switch for Air-conditioner Indoor Unit 室內空調機開關掣	-	-	-	-	-	-	-	-	1	1	1
	Lighting Point 燈位	-	-	-	-	-	-	-	-	1	1	1
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	1	1	1
	TV/FM Outlet 電視/電台插座	-	-	-	-	-	-	-	-	1	1	1

- Remarks :
1. “1, 2, ……” denotes the quantity of such provision(s) provided in the residential property.

2. “-” denotes “not applicable”.

3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch on/off button(s).

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

- 備註:
1. “1, 2, ……” 表示提供於該住宅物業內的裝置數量。

2. “-” 代表 “不適用”。

3. 說明表所顯示的燈掣數量是表示燈掣開 / 關的數量。

4. 不設4樓、13樓、14樓及24樓。

Fittings, finishes and appliances
裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業機電裝置數量說明表

Location 位置	Description 描述	3/F 3樓				5/F to 10/F 5樓 至 10樓				11/F, 12/F, 15F to 23/F & 25F 11樓、12樓、15樓 至 23樓 及 25樓		
		A	B	C	D	A	B	C	D	A	B	C
Bathroom 浴室	13A Twin Socket Outlet with Twin USB Outlet 13A雙位電插座配雙位USB插座	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
	Fused Connection Unit for Mirror Cabinet Light 鏡櫃燈接線位連保險絲	1	1	1	1	1	1	1	1	1	1	1
	Fuse Switch Connection Unit for Thermal Ventilator 換氣暖風機開關連保險絲	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	3	3	3	3	3	3	3	3	3	3	3
Open Kitchen 開放式廚房	13A Twin Socket Outlet with Twin USB Outlet 13A雙位電插座配雙位USB插座	1	1	1	1	1	1	1	1	1	1	1
	Fused Connection Point for Kitchen Cabinet Lighting 廚房櫃燈接線位連保險絲	1	1	1	1	1	1	1	1	1	1	1
	Fuse Switch Connection Unit for Cooker Hood 抽油煙機開關連保險絲	1	1	1	1	1	1	1	1	1	1	1
	Double Pole Switch for Induction Hob 電磁爐雙極開關掣	1	1	1	1	1	1	1	1	1	1	1
	Double Pole Switch for Built-in Combination Steam Oven 嵌入式蒸焗爐雙極開關掣	1	1	1	1	1	1	1	1	1	1	1
	Cable Connection Unit for Induction Hob 電磁爐接線位	1	1	1	1	1	1	1	1	1	1	1
	Miniature Circuit Breakers Board 總電掣箱	1	1	1	1	1	1	1	1	1	1	1
	Door Bell 門鈴	1	1	1	1	1	1	1	1	1	1	1

- Remarks :
- “1, 2,” denotes the quantity of such provision(s) provided in the residential property.
 - “-” denotes “not applicable”.
 - The quantity of the lighting switch shown in the schedule denotes the quantity of switch on/off button(s).
 - 4/F, 13/F, 14/F and 24/F are omitted.

- 備註:
- “1, 2,” 表示提供於該住宅物業內的裝置數量。
 - “-” 代表 “不適用”。
 - 說明表所顯示的燈掣數量是表示燈掣開 / 關的數量。
 - 不設4樓、13樓、14樓及24樓。

Fittings, finishes and appliances

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業機電裝置數量說明表

Location 位置	Description 描述	3/F 3樓				5/F to 10/F 5樓 至 10樓				11/F, 12/F, 15F to 23/F & 25F 11樓、12樓、15樓 至 23樓 及 25樓		
		A	B	C	D	A	B	C	D	A	B	C
Balcony & Utility Platform 露台及工作平台	Lighting Point 燈位	-	1	1	-	1	1	1	1	1	1	1
	Fused Connection Unit for Cabinet Lighting 露台燈接線位連保險絲	-	1	1	-	1	1	1	1	1	1	1
	13A Weatherproof Socket Outlet for Washing-dryer 13A防水插座供洗衣乾衣機	-	1	1	-	1	1	1	1	1	1	1
	13A Weatherproof Socket Outlet 13A防水插座	-	1	1	-	1	1	1	1	1	1	1
	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點(來水位)	-	1	1	-	1	1	1	1	1	1	1
	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點(去水位)	-	1	1	-	1	1	1	1	1	1	1
Air-conditioner Platform 空調機平台	Isolator for Air-conditioner Outdoor Unit 室外空調機開關掣	-	1	1	-	1	1	1	1	1	1	1
Air-conditioner Area 空調機區域	Isolator for Air-conditioner Outdoor Unit 室外空調機開關掣	1	-	-	1	-	-	-	-	-	-	-
Private Flat Roof 私人平台	Lighting Point 燈位	1	-	-	1	-	-	-	-	-	-	-
	Fused Connection Unit for Cabinet Lighting 露台燈接線位連保險絲	1	-	-	1	-	-	-	-	-	-	-
	13A Weatherproof Socket Outlet for Washer Dryer 13A防水插座供洗衣乾衣機	1	-	-	1	-	-	-	-	-	-	-
	13A Weatherproof Socket Outlet 13A防水插座	1	-	-	1	-	-	-	-	-	-	-
	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點(來水位)	1	-	-	1	-	-	-	-	-	-	-
	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點(去水位)	1	-	-	1	-	-	-	-	-	-	-

- Remarks :
1. “1, 2, ……” denotes the quantity of such provision(s) provided in the residential property.

2. “-” denotes “not applicable”.

3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch on/off button(s).

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

- 備註:
1. “1, 2, ……” 表示提供於該住宅物業內的裝置數量。

2. “-” 代表 “不適用”。

3. 說明表所顯示的燈掣數量是表示燈掣開 / 關的數量。

4. 不設4樓、13樓、14樓及24樓。

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。

Government rent

地稅

The vendor is liable for the Government rent payable for the specified residential property of the Development up to and including the date of the respective assignment of the residential property to the purchaser.

賣方有法律責任就指明住宅物業繳付直至並包括有關個別住宅物業之買方簽署轉讓契之日期為止的地稅。

Miscellaneous payments by purchaser

買方的雜項付款

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

Remark :

- On that delivery, the purchaser is liable to pay a debris removal fee to the manager (not the owner) under the deed of mutual covenant, and where the owner has paid that debris removal fee, the purchaser shall reimburse the owner for the same.
- Deposit for gas is not applicable since no gas is supplied in the residential properties in the Development.

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

備註：

- 在交付時，買方須根據公契向管理人（而非擁有人）支付清理廢料的費用，如擁有人已支付清理廢料的費用，買方須向擁有人補還清理廢料的費用。
- 因發展項目內的住宅物業無氣體供應，故氣體按金並不適用。

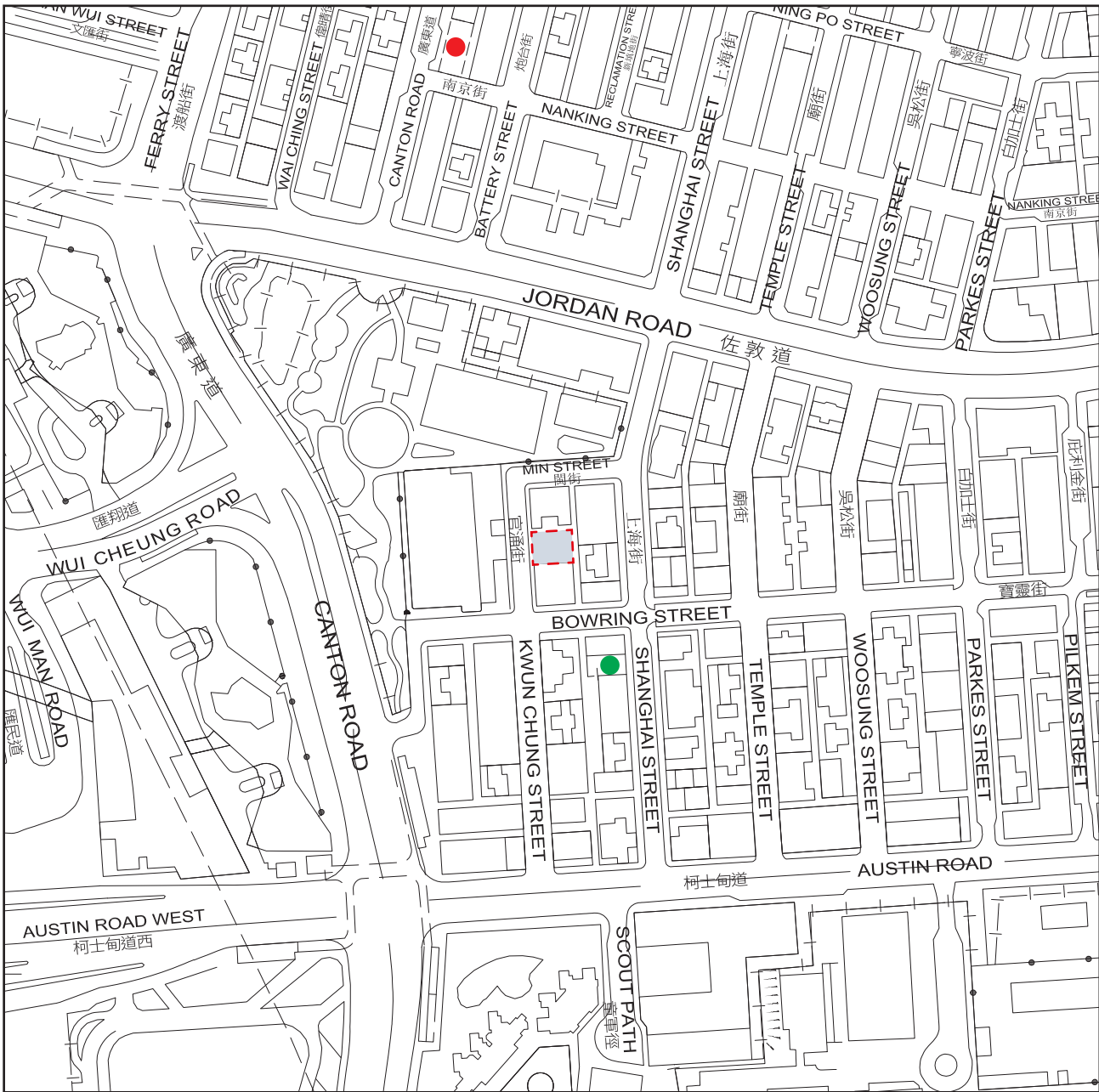
Defect liability warranty period 欠妥之處的保養責任期	
The vendor shall, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the purchaser within 6 months after the date of completion of the sale and purchase of the residential property, remedy any defects to the residential property, or in the fittings, finishes or appliances to be incorporated into the residential property as set out in the agreement for sale and purchase concerned, 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行為或疏忽造成，則賣方在接獲買方在買賣成交日期後的6個月內送達的書面通知後，須於合理地切實可行的範圍內，盡快自費作補救。

Maintenance of slopes 斜坡維修	
Not Applicable	不適用

Modification 修訂	
Not Applicable	不適用

Relevant information

有關資料



Scale 比例
0 50 100 150 200 250M/米



Legend 圖例

- The Relevant Site
有關土地
- The Relevant Site
有關土地

Location of the Development
發展項目的位置

The vendor or other company(ies) related to the vendor also owns construction sites identified by the red dot and green dot (for identification purpose only) on the plan (“the Relevant Site”). According to the information available as at the date of printing this sales brochure, general building plans in respect of the residential development of the Relevant Site have been approved by the Building Authority for residential development, details as below: -

- the Relevant Site identified by the red dot: will be included one tower with 23 storeys.
- the Relevant Site identified by the green dot: will be included one tower with 25 storeys.

The Relevant Site does not form part of the Development. The vendor and/or owner(s) of the Relevant Site gives no warranties or representations whatsoever, whether in relation to any current or future maintenance, use, sale, disposal, development or otherwise, in respect of the Relevant Site. The owner of the Relevant Site reserves all rights in respect of the Relevant Site (including without limitation the use, maintenance, sale, disposal, development, submission of amendments to building plans or otherwise). Any works, use, disposal or development from time to time of the Relevant Site may materially affect the enjoyment of the residential properties in the Development and/or the Development in terms of access, views, noise and/or other aspects of the surrounding environment.

賣方或其他與賣方有關聯之公司亦擁有於圖則上以紅色圓點及綠色圓點（僅作識別用途）標示的正進行建造工程的土地（“有關土地”）。根據印製本售樓說明書之日所得的資料，該有關土地作為住宅發展項目的建築圖則已經獲得建築事務監督的批准，詳情如下：

- 紅色圓點標示之有關土地: 將包括1幢大廈，而將有23層。
- 綠色圓點標示之有關土地: 將包括1幢大廈，而將有25層。

有關土地不構成發展項目的部分。賣方及/或有關土地的擁有人不會就有關土地現在或將來的保養、使用、出售、處置、發展或其他方面作出任何形式的保證或陳述。有關土地的擁有人明確保留所有有關土地之權利（包括但不限於有關土地的使用、保養、出售、處置、發展、申請修改建築圖則或其他任何方面）。任何於有關土地上不時進行之工程、使用、處置或發展可能對該發展項目及 / 或其內住宅物業之享用，諸如通行、景觀、噪音及 / 或周邊環境方面，造成重大影響。

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 is:

www.grandaustinbohemian.com.hk

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

www.grandaustinbohemian.com.hk

Information in application for concession on gross floor area of building

申請建築物總樓面面積寬免的資料

Breakdown of GFA Concessions Obtained for All Features

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

獲寬免總樓面面積的設施分項

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

		Area (m²) 面積 (平方米)
Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		
1.	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方(公共交通總站除外)	Not Applicable 不適用
2.	Plant rooms and similar services 機房及相類設施	
2.1 ^(#)	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》（《作業備考》）或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室（訊播室）、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等	30.258
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	258.208
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	66.000
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	Not Applicable 不適用
9.	Utility platform 工作平台	49.500
10.	Noise barrier 隔音屏障	Not Applicable 不適用

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 (m²) 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	3.881
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	50.750
13. ^(#)	Covered landscaped and play area 有蓋園景區及遊樂場地	60.609
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	31.893
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	18.871
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	49.232
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

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 (m²) 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	31.996
30.	Public passage 公眾通道	Not Applicable 不適用
31.	Covered set back area 有蓋的後移部分	Not Applicable 不適用
Bonus GFA 額外總樓面面積		
32.	Bonus GFA 額外總樓面面積	Not Applicable 不適用
Additional Green Features under Joint Practice Note (No. 8) 根據聯合作業備考(第8號)提供的額外環保設施		
33.	Buildings adopting Modular Integrated Construction 採用「組裝合成」建築法的樓宇	Not Applicable 不適用

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

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

Information in application for concession on gross floor area of building
申請建築物總樓面面積寬免的資料

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

Green Building Certification

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

Provisional
GOLD



PROVISIONAL
GOLD
NB V2.0 2023
HKGBC
BEAM Plus

Application no.: PAG0141/23

綠色建築認證

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

暫定評級
金級



暫定
金級
NB V2.0 2023
HKGBC
綠建環評

申請編號: PAG0141/23

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

Latest information on the estimated energy performance or consumption for the common parts of the Development as submitted to the Building Authority prior to the printing of the sales 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份的預計能量表現或消耗的最近期資料:

Part I 第I部分		
Provision of Central Air Conditioning 提供中央空調	No 否	
Provision of Energy Efficient Features 提供具能源效益的設施	Yes 是	
Energy Efficient Features proposed 擬安裝的具能源效益的設施	1. High Coefficient of performance (COP) Air-conditioning Unit 2. LED Lighting Fitting 1. 高效能空調設備 2. LED 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/部份樓宇預計每年能源消耗量 ^(註腳1)					
Location 位置	Internal Floor Area Served (m ²) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Baseline Building ^(Note 2) 基線樓宇 ^(註腳2) 每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		<u>Electricity</u> kWh/m ² /annum <u>電力</u> 千瓦小時/平方米/年	<u>Town Gas / LPG</u> unit/m ² /annum <u>煤氣 / 石油氣</u> 用量單位/平方米/年	<u>Electricity</u> kWh/m ² /annum <u>電力</u> 千瓦小時/平方米/年	<u>Town Gas / LPG</u> unit/m ² /annum <u>煤氣 / 石油氣</u> 用量單位/平方米/年
Area served by central building services installation ^(Note 3) 有使用中央屋宇裝備裝置 ^(註腳3)	940.721	111.74	-	85.72	-

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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	N/A 不適用
Lighting Installations 照明裝置	√		
Air Conditioning Installations 空調裝置	√		
Electrical Installations 電力裝置	√		
Lift & Escalator Installations 升降機及自動梯的裝置	√		
Performance-based Approach 以總能源為本的方法			√

- Notes :
1.

In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.
The predicted annual energy use, in terms of electricity consumption (kWh/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.

- 註腳：
1.

一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。
預計每年能源消耗量〔以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算〕，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-
(a) “每年能源消耗量”與新建樓宇 BEAM Plus 標準(現行版本)中的「年能源消耗」具有相同涵義；及
(b) 樓宇、空間或單位的“內部樓面面積”，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
2.

“基準樓宇”與新建樓宇 BEAM Plus 標準(現行版本)中的“基準建築物模式(零分標準)”具有相同涵義。
3.

“中央屋宇裝備裝置”與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。

There may be future changes to the Development and the surrounding areas.
發展項目及其周邊地區日後可能出現改變。

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