映匯
CHESTER II

RESERVE · MIDTOWN SOUTH



售樓説明書

SALES BROCHURE

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

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

01 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。

02 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)。

03 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。

04 物業的面積及四周環境

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

05 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。

06 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。

07 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。

08 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。

09 買賣合約

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

10 表達購樓意向

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

11 委託地產代理

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

12 委聘律師

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

適用於一手未落成住宅物業

13 預售樓花同意書

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

14 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15 預計關鍵日期及收樓日期

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

- ➢ 火警或其他賣方所不能控制的意外；
- ➢ 戰爭；或
- ➢ 惡劣天氣。

- 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
- 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。

- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16 賣方資料表格

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

17 參觀物業

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

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

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

其他相關聯絡資料：

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

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

香港地產建設商會
電話：2826 0111
傳真：2845 2521

一手住宅物業銷售監管局
2023年3月

[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。

[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。

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

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

For all first-hand residential properties

01 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.

02 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.

03 Price list, payment terms and other financial incentives

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

04 Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property[2]. The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

05 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.

06 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.

07 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.

08 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.

09 Agreement for sale and purchase

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

10 Expression of intent of purchasing a residential property

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

11 Appointment of estate agent

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

12 Appointment of solicitor

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

For first-hand uncompleted residential properties

13 Pre-sale Consent

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

14 Show flats

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

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

15 Estimated material date and handing over date

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



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

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

[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.

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

1 發展項目，映匯的資料
INFORMATION ON THE DEVELOPMENT, CHESTER II

發展項目名稱
映匯

街道名稱及門牌號數
黃埔街28號
（此臨時門牌號數有待發展項目建成時確認）

多單位建築物 — 大廈
發展項目包括一座多單位建築物

樓層總數
26層
（上述樓層數目並不包括地庫2層、地庫1層、天台、高層天台1、高層天台2及頂層天台）

樓層號數
地庫2層、地庫1層、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至29樓、天台、高層天台1、高層天台2及頂層天台

被略去的樓層號數
4樓、13樓、14樓及24樓

庇護層
不適用

本發展項目屬未落成發展項目
(a) 由該發展項目的認可人士提供的發展項目的預計關鍵日期為2026年9月30日。
(b) 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。
(c) 為買賣合約的目的，發展項目當作在佔用許可證就該發展項目發出的日期落成。

Name of the Development
Chester II

Name of the street and street number
28 Whampoa Street
(The provisional street number is subject to confirmation when the Development is completed)

Multi-unit building – Tower
The Development consists of 1 multi-unit building

Total number of storeys
26 storeys
(The number of storeys stated above does not include Basement 2, Basement 1, Roof, Upper Roof 1, Upper Roof 2, and Top Roof)

Floor numbering
Basement 2, Basement 1, G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 29/F, Roof, Upper Roof 1, Upper Roof 2, and Top Roof

Omitted floor numbers
4/F, 13/F, 14/F, and 24/F

Refuge floor
Not applicable

This Development is an uncompleted development
(a) The estimated material date for the Development, as provided by the Authorized Person for the Development is, 30 September 2026.
(b) The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.
(c) 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 the Development is issued.

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

賣方
興雅投資有限公司(亦為擁有人及其控權公司為恒基兆業有限公司、恒基兆業地產有限公司、謙耀置業有限公司、Good Time Limited 及 Broadwin Int'l Limited)

發展項目的認可人士
呂鄧黎建築師有限公司的黎紹堅先生
(黎紹堅先生為呂鄧黎建築師有限公司的董事)

發展項目的承建商
恒順建築有限公司

賣方的代表律師
羅文錦律師樓
胡關李羅律師行

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構
不適用

已為發展項目的建造提供貸款的任何其他人
恒基兆業地產代理有限公司

Vendor
Sino Accord Investment Limited (also as the owner and whose holding companies are Henderson Development Limited, Henderson Land Development Company Limited, Mightymark Investment Limited, Good Time Limited and Broadwin Int'l Limited)

Authorized person for the Development
Mr. Lai Siu Kin of Lu Tang Lai Architects Limited
(Mr. Lai Siu Kin is a director of Lu Tang Lai Architects Limited)

Building contractor for the Development
Heng Shung Construction Company Limited

Vendor's solicitors
Lo & Lo
Woo Kwan Lee & Lo

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

Any other person who has made a loan for the construction of the Development
Henderson Real Estate Agency Limited

3 有參與發展項目的各方的關係
RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

(a)	賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人。	不適用
(b)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。	不適用
(c)	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人。	否
(d)	賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	不適用
(e)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	不適用
(f)	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人。	否
(g)	賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(h)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(i)	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人。	否
(j)	賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份。	否
(k)	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份。	否
(l)	賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。	否
(m)	賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。	不適用
(n)	賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份。	否
(o)	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份。	否
(p)	賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。	否
(q)	賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。	不適用
(r)	賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。	否
(s)	賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	是[1]

備註：

[1] 發展項目的承建商恒順建築有限公司屬於賣方及其所有控權公司的有聯繫法團。

3 有參與發展項目的各方的關係 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

(a)	The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the Development.	Not applicable
(b)	The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person.	Not applicable
(c)	The vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person.	No
(d)	The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not applicable
(e)	The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not applicable
(f)	The vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person.	No
(g)	The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development.	Not applicable
(h)	The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development.	Not applicable
(i)	The vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors.	No
(j)	The vendor, a holding company of the vendor, or a building contractor for the Development is a private company, and an authorized person for the Development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor.	No
(k)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor.	No
(l)	The vendor or a building contractor for the Development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	No
(m)	The vendor or a building contractor for the Development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor.	Not applicable
(n)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that vendor, holding company or contractor.	No
(o)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor.	No
(p)	The vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	No
(q)	The vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor.	Not applicable
(r)	The vendor or a building contractor for the Development is a corporation, and the corporation of which an authorized person for the Development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor.	No
(s)	The vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor.	Yes[1]

Note:

[1] The building contractor for the Development, Heng Shung Construction Company Limited, is an associate corporation of the vendor and all its holding companies.

4 發展項的設計的資料 INFORMATION ON DESIGN OF THE DEVELOPMENT

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

發展項目將會有構成圍封牆的一部分的幕牆。建築物的幕牆的厚度為200毫米。
There will be curtain walls forming part of the enclosing walls of the Development. The thickness of the curtain walls of the building is 200 mm.

每個住宅物業的幕牆總面積表
Schedule of total area of the curtain walls of each residential property

樓層 Floor	單位 Flat	每個住宅物業的幕牆的總面積(平方米) Total area of curtain walls of each residential property (sq.m.)
5樓至12樓、15樓至23樓、25樓至28樓 5/F - 12/F, 15/F - 23/F, 25/F - 28/F	A	1.078
	B	-
	C	-
	D	-
	E	-
	F	0.982
	G	1.046
	H	-
	J	-
	K	-
	L	-
	M	0.919

樓層 Floor	單位 Flat	每個住宅物業的幕牆的總面積(平方米) Total area of curtain walls of each residential property (sq.m.)
29樓 29/F	A	1.495
	B	-
	C	-
	D	-
	E	-
	F	0.982
	G	1.046
	H	-
	J	-
	K	-
	L	-

備註： 在本售樓説明書，"Unit"及"Flat"(當提及住宅物業時)這兩個詞彙可能是互換使用。
Note : In this sales brochure, the terms "Unit" and "Flat" (when referring to a residential property) may be used interchangeably.



5 物業管理的資料
INFORMATION ON PROPERTY MANAGEMENT

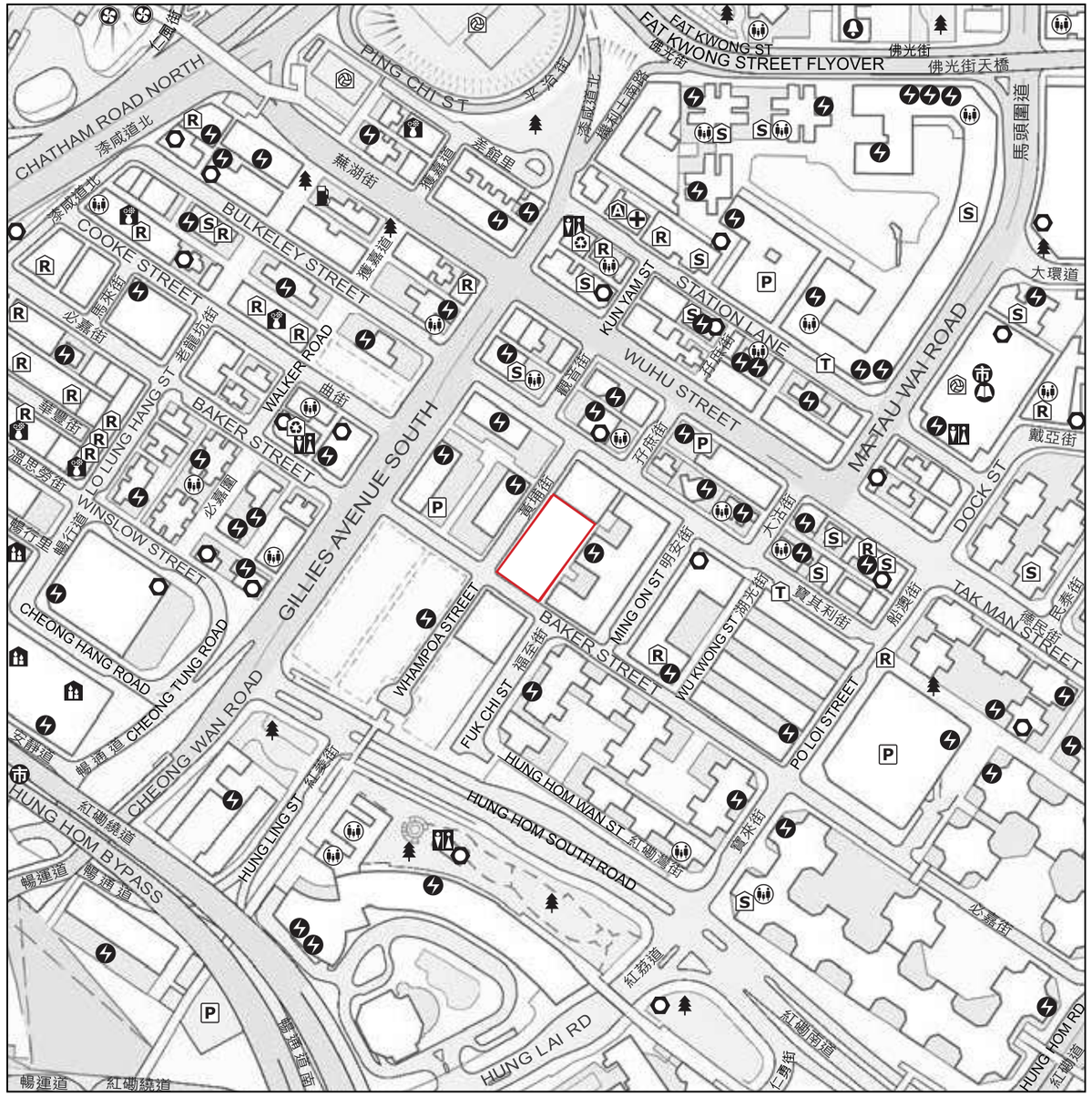
管理人

根據發展項目的公契的最新擬稿，尊家管業有限公司將獲委任為發展項目的管理人。

Manager

H-Privilege Limited will be appointed as the Manager of the Development under the latest draft of Deed of Mutual Covenant in respect of the Development.

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



發展項目的位置
Location of the Development

比例尺Scale
0米(m) 250米(m)

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

必嘉圍	BAKER COURT	民泰街	MAN TAI STREET	大沽街	TAKU STREET
暢行里	CHEONG HANG LANE	孖庶街	MARSH STREET	仁風街	YAN FUNG STREET
暢通道南	CHEONG TUNG ROAD SOUTH	安靜道	ON CHING ROAD	仁勇街	YAN YUNG STREET
戴亞街	DYER AVENUE	大環道	TAI WAN ROAD	華豐街	WA FUNG STREET
馬來街	MALACCA STREET				

圖例 NOTATION

- 發電廠（包括電力分站）
  Power Plant (including Electricity Sub-stations)
- 宗教場所（包括教堂、廟宇及祠堂）
  Religious Institution (including Church, Temple and Tsz Tong)
- 公用事業設施裝置
  Public Utility Installation
- 學校（包括幼稚園）
  School (including Kindergarten)
- 社會福利設施（包括老人中心及弱智人士護理院）
  Social Welfare Facilities (including Elderly Centre and Home for the Mentally Disabled)
- 體育設施（包括運動場及游泳池）
  Sports Facilities (including Sports Ground and Swimming Pool)
- 公園
  Public Park
- 公眾停車場（包括貨車停泊處）
  Public Carpark (including Lorry Park)
- 公廁
  Public Convenience
- 公共交通總站（包括鐵路車站）
  Public Transport Terminal (including Rail Station)
- 診療所
  Clinic
- 消防局
  Fire Station
- 圖書館
  Library
- 市場（包括濕貨市場及批發市場）
  Market (including Wet Market and Wholesale Market)
- 油站
  Petrol Filling Station
- 香港鐵路的通風井
  Ventilation Shaft for the Mass Transit Railway
- 戒毒院所
  Addiction Treatment Centre
- 垃圾收集站
  Refuse Collection Point
- 骨灰龕
  Columbarium
- 殯儀館
  Funeral Parlour

N

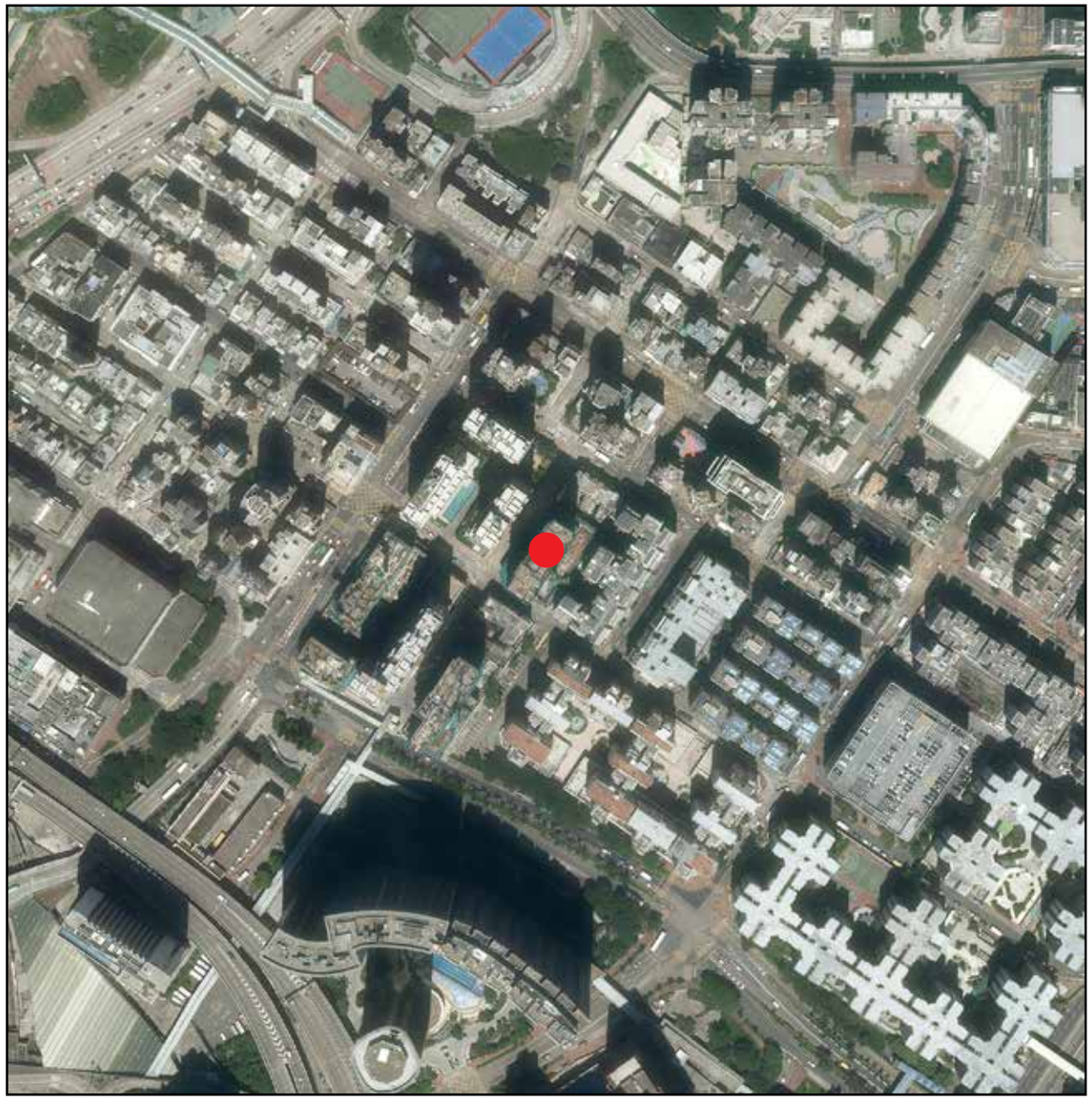
此位置圖是由賣方擬備並參考地政總署測繪處於2026年5月21日出版之數碼地形圖，圖幅編號T11-NW-D，有需要處經修正處理。
This location plan is prepared by the Vendor with reference to the Digital Topographic Map No. T11-NW-D dated 21st May 2026 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

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。
The map is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.

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

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

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



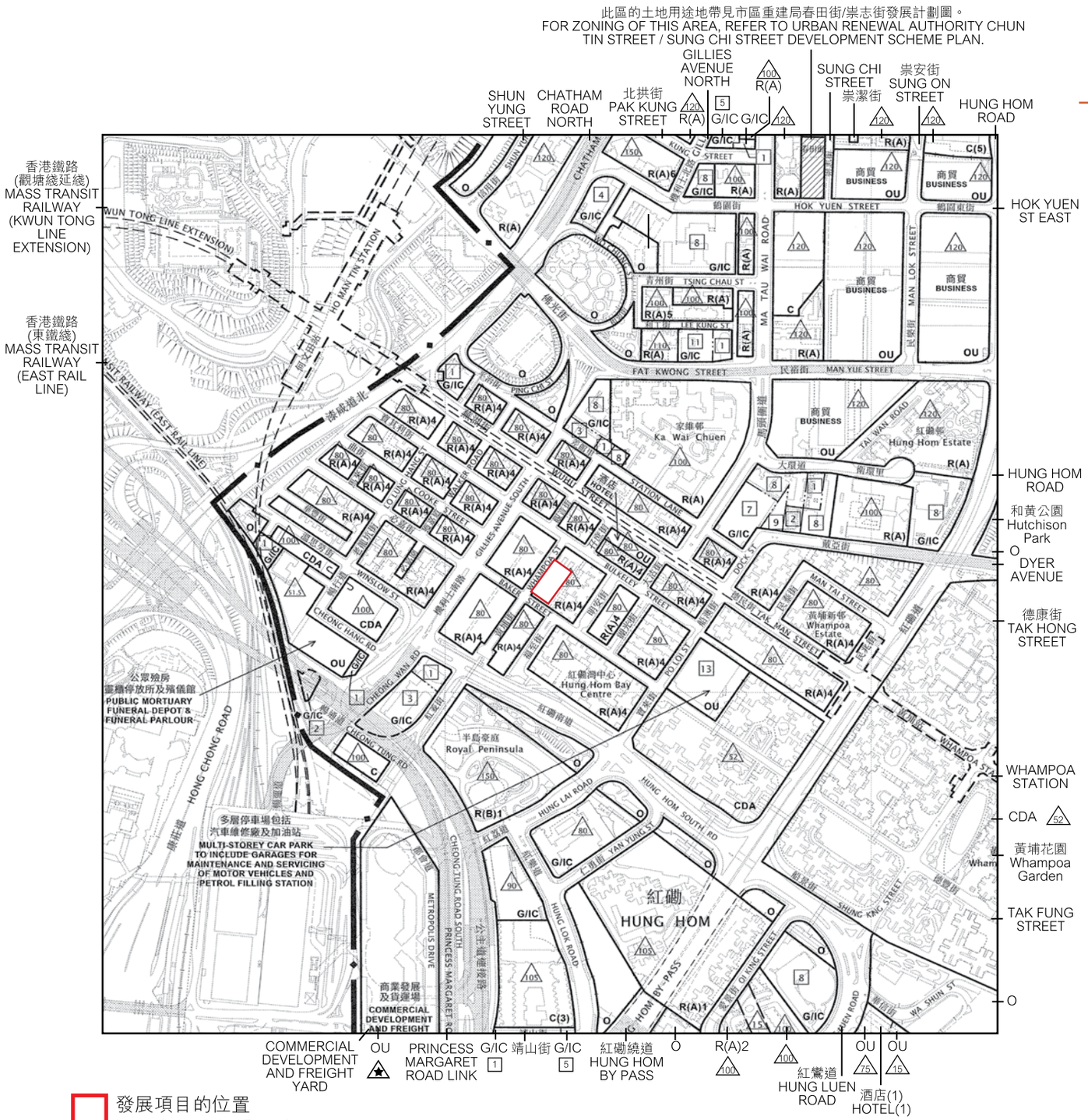
摘錄自地政總署測繪處於2025年9月12日在紅磡6,900呎飛行高度拍攝之鳥瞰照片，編號E258955C。
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet in Hung Hom. Photo No. E258955C, dated 12th September 2025.

備註： 因技術性問題，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》的規定。
Note : Due to technical reasons, this aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

發展項目的位置
Location of the Development

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



圖例 NOTATION

地帶 ZONES

商業	C	COMMERCIAL
綜合發展區	CDA	COMPREHENSIVE DEVELOPMENT AREA
住宅(甲類)	R(A)	RESIDENTIAL (GROUP A)
住宅(乙類)	R(B)	RESIDENTIAL (GROUP B)
政府、機構或社區	G/IC	GOVERNMENT, INSTITUTION OR COMMUNITY
休憩用地	O	OPEN SPACE
其他指定用途	OU	OTHER SPECIFIED USES

交通 COMMUNICATIONS

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

其他 MISCELLANEOUS

規劃範圍界線	BOUNDARY OF PLANNING SCHEME
市區重建局發展計劃範圍	URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA
建築物高度管制區界線	BUILDING HEIGHT CONTROL ZONE BOUNDARY
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)
《註釋》內訂明最高建築物高度限制	MAXIMUM BUILDING HEIGHT RESTRICTION AS STIPULATED ON THE NOTES
最高建築物高度(樓層數目)	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)

比例尺Scale 0米(m) 500米(m)

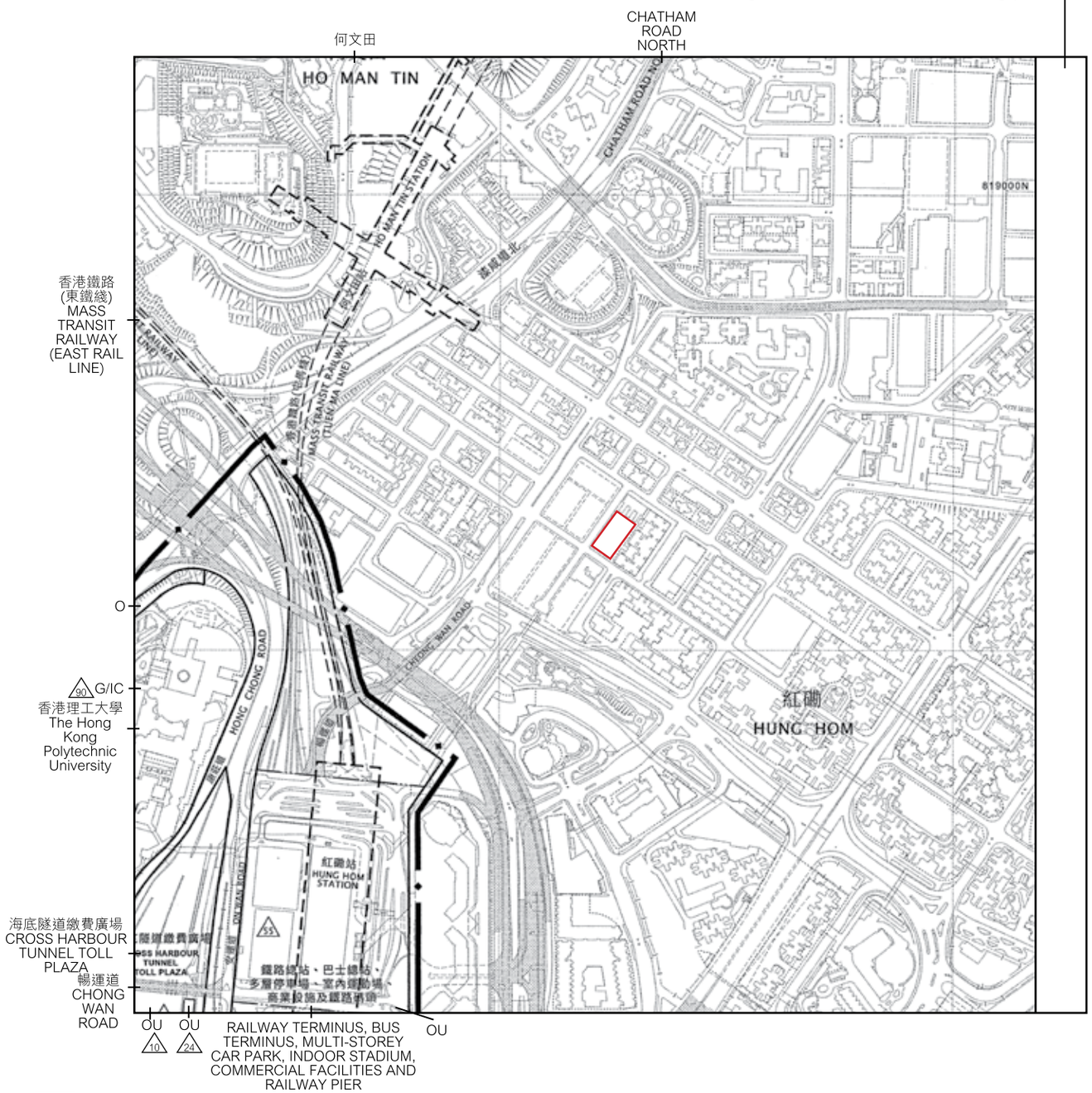
摘錄自2026年5月22日刊憲之紅磡分區計劃大綱核准圖，圖則編號S/K9/30，經修正處理。
Adopted from the approved Hung Hom Outline Zoning Plan, Plan No. S/K9/30, gazetted on 22nd May 2026, with adjustments where necessary.

備註：
1. 因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳了解。

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

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

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。
This blank area though situated within 500 metres from the boundary of the Development falls outside the coverage of the relevant outline zoning plan.



發展項目的位置
Location of the Development

N

圖例 NOTATION

地帶 ZONES

政府、機構或社區	G/IC	GOVERNMENT, INSTITUTION OR COMMUNITY
休憩用地	O	OPEN SPACE
其他指定用途	OU	OTHER SPECIFIED USES

交通 COMMUNICATIONS

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

其他 MISCELLANEOUS

規劃範圍界線		BOUNDARY OF PLANNING SCHEME
建築物高度管制區界線		BUILDING HEIGHT CONTROL ZONE BOUNDARY
最高建築物高度（在主水平基準上若干米）	80	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)

比例尺Scale
0米(m) 500米(m)

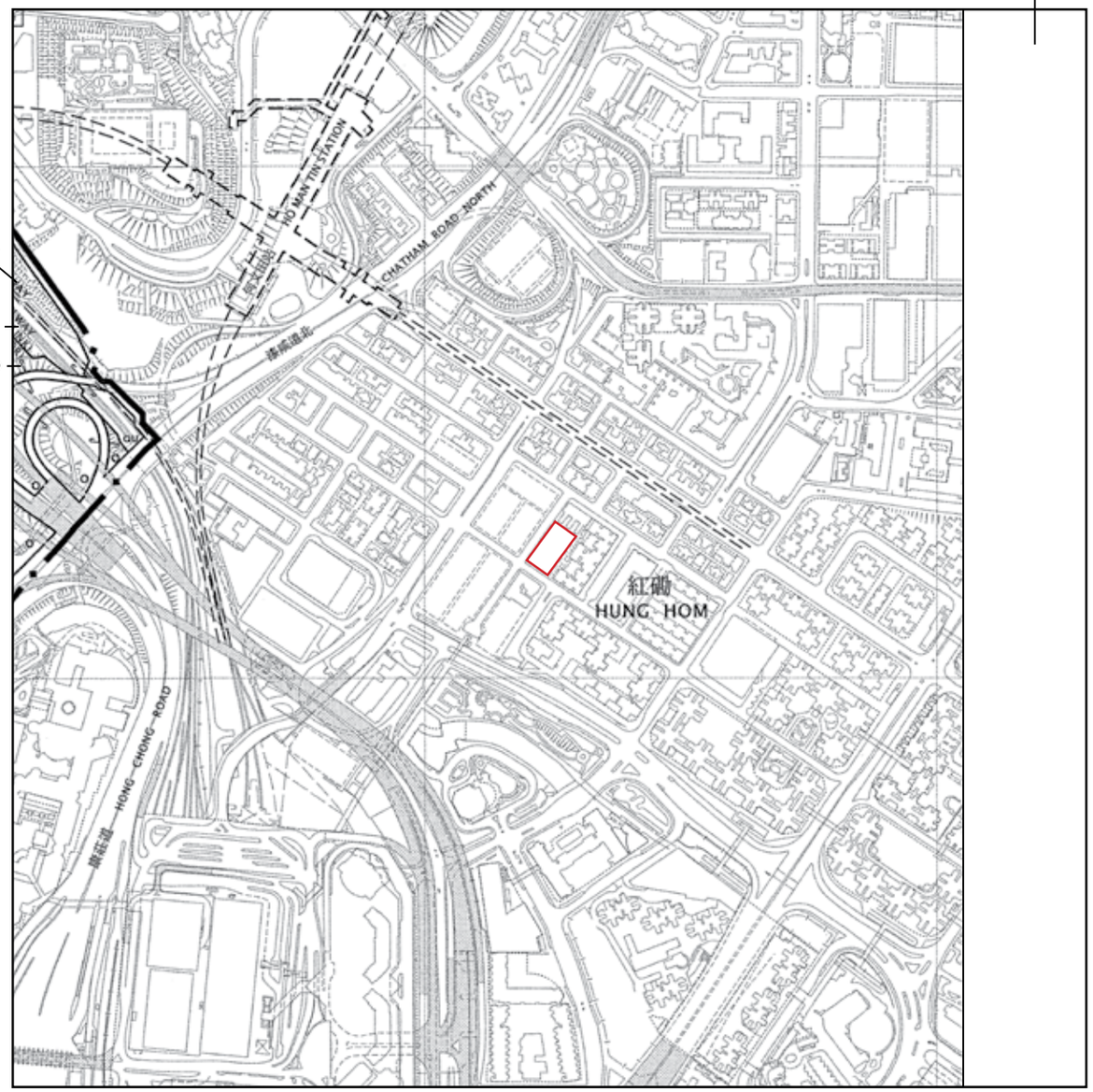
摘錄自2025年10月17日刊憲之尖沙咀分區計劃大綱核准圖，圖則編號S/K1/30，經修正處理。
Adopted from the approved Tsim Sha Tsui Outline Zoning Plan, Plan No. S/K1/30, gazetted on 17th October 2025, with adjustments where necessary.

備註：
1. 因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳了解。

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

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

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。
This blank area though situated within 500 metres from the boundary of the Development falls outside the coverage of the relevant outline zoning plan.



N

圖例 NOTATION

地帶		**ZONES**
政府、機構或社區	G/IC	GOVERNMENT, INSTITUTION OR COMMUNITY
休憩用地	O	OPEN SPACE
其他指定用途	OU	OTHER SPECIFIED USES
交通		**COMMUNICATIONS**
鐵路及車站(地下)	車站 STATION	RAILWAY AND STATION (UNDERGROUND)
主要道路及路口		MAJOR ROAD AND JUNCTION
高架道路		ELEVATED ROAD
其他		**MISCELLANEOUS**
規劃範圍界線		BOUNDARY OF PLANNING SCHEME
建築物高度管制區界線		BUILDING HEIGHT CONTROL ZONE BOUNDARY

比例尺Scale
0米(m) 500米(m)

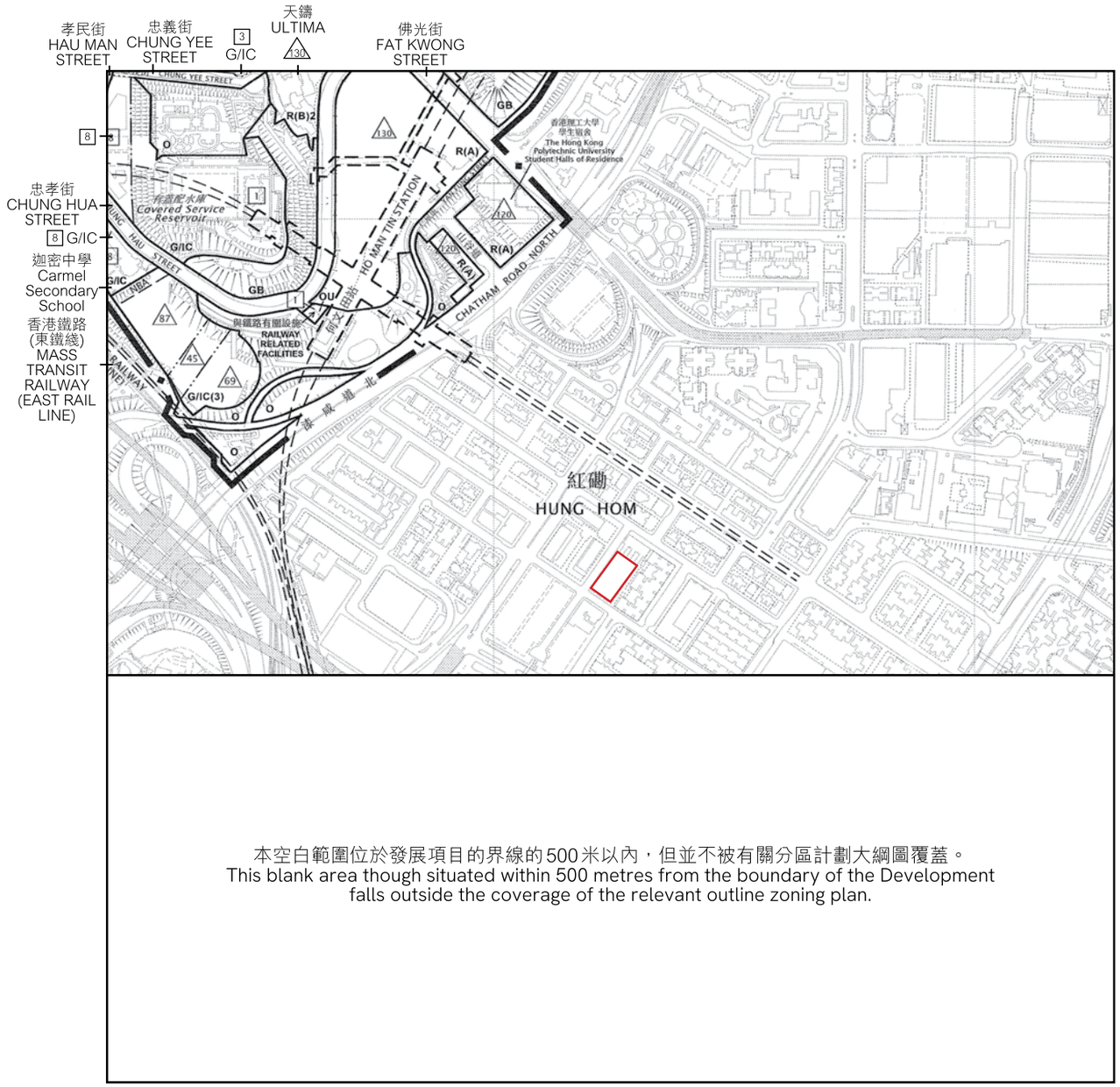
摘錄自2024年7月26日刊憲之油麻地分區計劃大綱核准圖，圖則編號S/K2/26，經修正處理。
Adopted from the approved Yau Ma Tei Outline Zoning Plan, Plan No. S/K2/26, gazetted on 26th July 2024, with adjustments where necessary.

備註：
1. 因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳了解。

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

發展項目的位置
Location of the Development

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



發展項目的位置
Location of the Development

N

圖例 NOTATION

地帶 ZONES

住宅(甲類)	R(A)	RESIDENTIAL (GROUP A)
住宅(乙類)	R(B)	RESIDENTIAL (GROUP B)
政府、機構或社區	G/IC	GOVERNMENT, INSTITUTION OR COMMUNITY
休憩用地	O	OPEN SPACE
其他指定用途	OU	OTHER SPECIFIED USES
綠化地帶	GB	GREEN BELT

交通 COMMUNICATIONS

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

其他 MISCELLANEOUS

規劃範圍界線		BOUNDARY OF PLANNING SCHEME
建築物高度管制區界線		BUILDING HEIGHT CONTROL ZONE BOUNDARY
最高建築物高度(在主水平基準上若干米)	100	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
最高建築物高度(樓層數目)	8	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
非建築用地	NBA	NON-BUILDING AREA

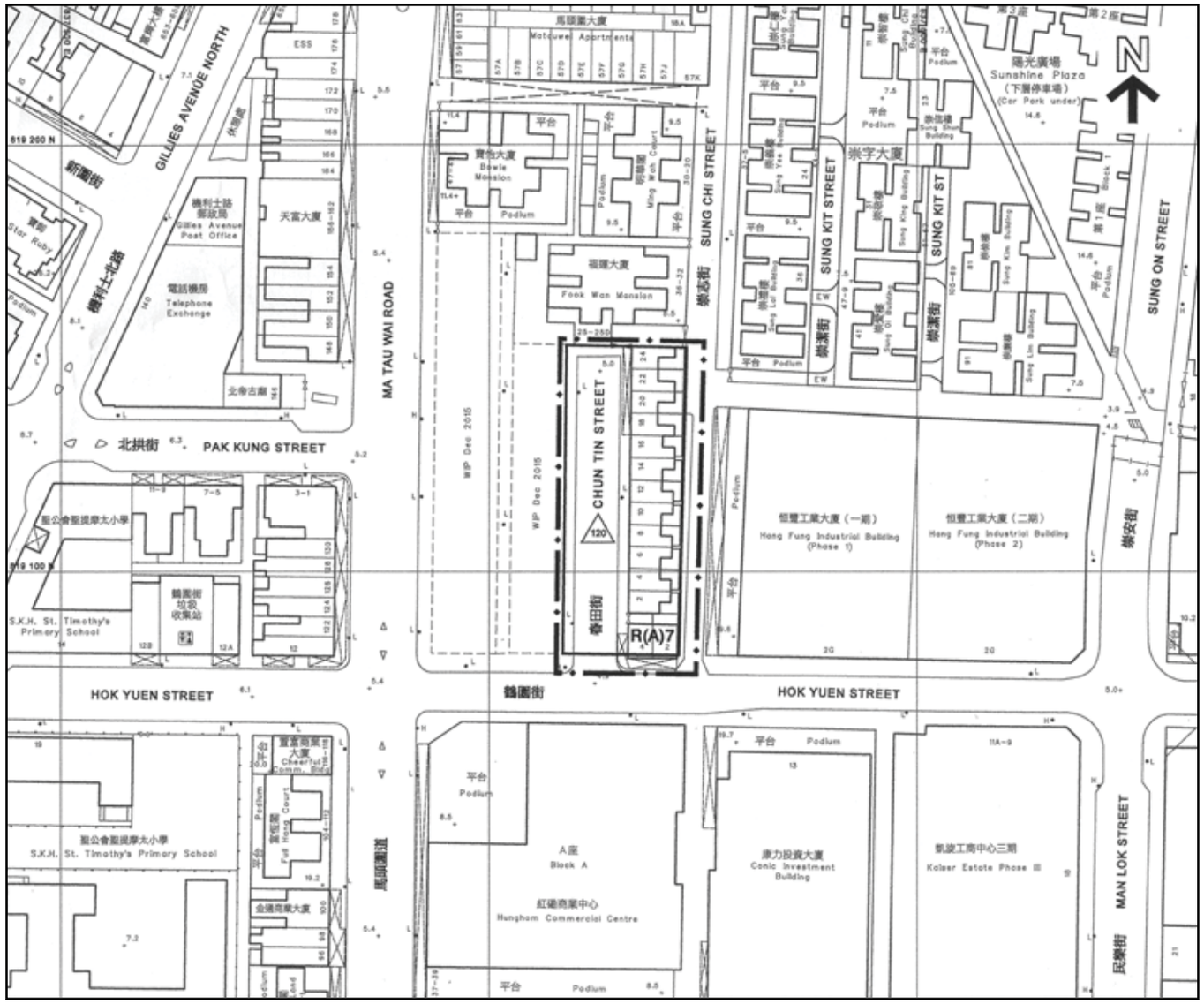
比例尺Scale
0米(m) 500米(m)

摘錄自2025年11月14日刊憲之何文田分區計劃大綱草圖，圖則編號S/K7/25，經修正處理。
Adopted from the draft Ho Man Tin Outline Zoning Plan, Plan No. S/K7/25, gazetted on 14th November 2025, with adjustments where necessary.

備註：
1. 因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳了解。

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

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





圖例 NOTATION

規劃範圍界線
BOUNDARY OF DEVELOPMENT SCHEME

R(A)7
住宅(甲類)7
RESIDENTIAL (GROUP A) 7

120
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)

比例尺Scale
0米(m) 100米(m)

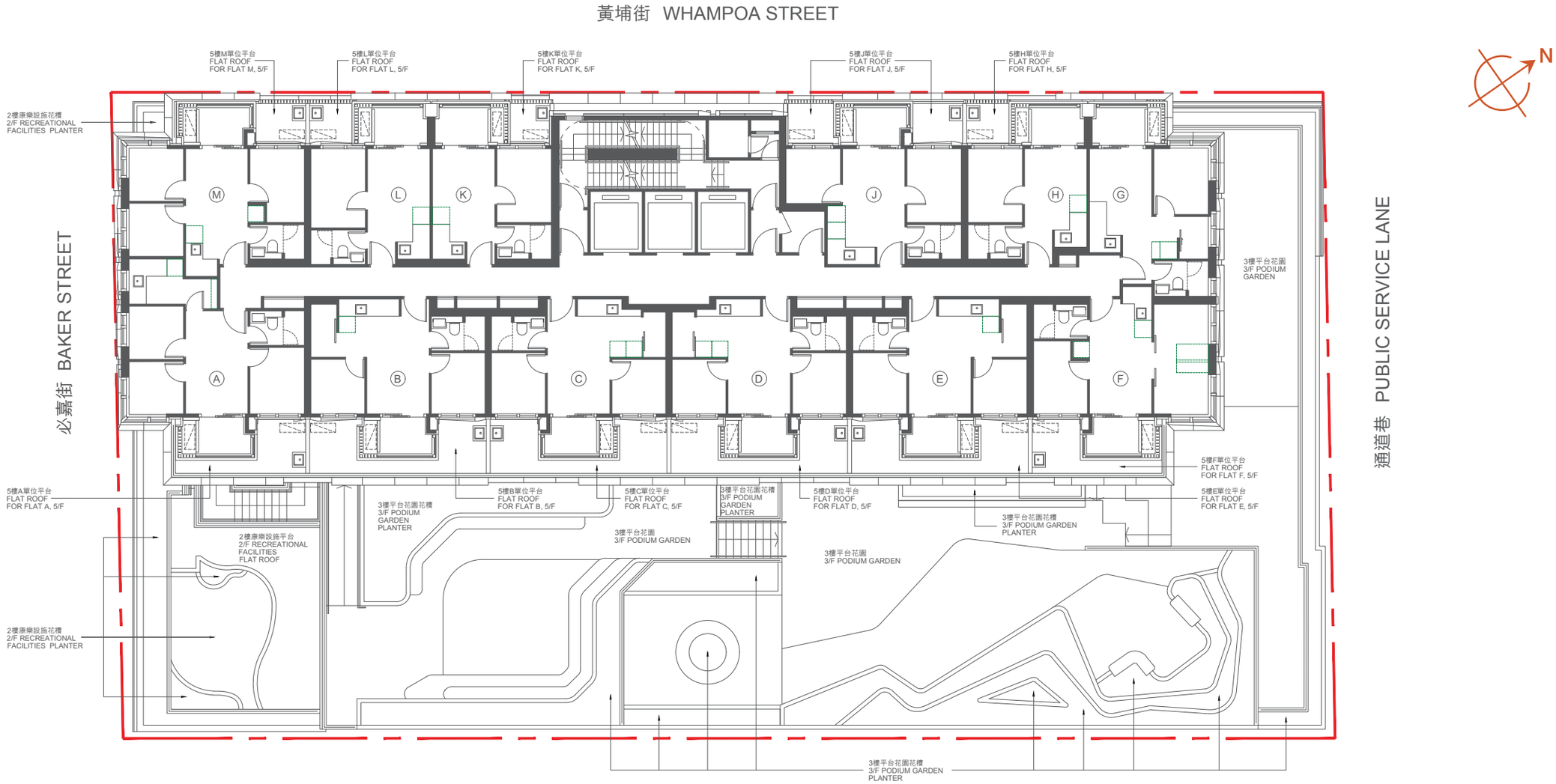
摘錄自行政長官會同行政會議於2017年10月31日根據城市規劃條例第9(1)(a)條核准之香港城市規劃委員會依據城市規劃條例擬備的市區重建局春田街/ 崇志街發展計劃圖，編號S/K9/URA1/2。

Adopted from the Urban Renewal Authority Chun Tin Street / Sung Chi Street Development Scheme Plan No. S/K9/URA1/2 prepared by the Hong Kong Town Planning Board pursuant to the Town Planning Ordinance approved by the Chief Executive in Council under Section 9(1)(a) of the Town Planning Ordinance on 31st October 2017.

備註：
1. 因技術性問題，此發展計劃圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳了解。

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

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



圖例 LEGEND

發展項目的界線
Boundary of the Development

比例尺 Scale
0米(m) 5米(m)

該發展項目的認可人士提供的該等建築物或設施預計落成日期為2026年9月30日
The estimated date of completion of the building and facilities, as provided by the authorized person for the Development : 30th September 2026

備註：圖中所示之本發展項目住宅物業布局是參照適用於6樓的住宅物業的樓面平面圖製作而成。
Note : The layout of the residential properties in this Development shown in this plan is prepared based on the floor plan of residential properties applicable on the 6th floor.

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

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

備註：
1. 部分住宅物業的露台、工作平台、空調機平台、平台、天台或外牆上/附近或設有外露之公用喉管，或外牆裝飾皮內藏之公用喉管。
2. 部分住宅物業內之部分天花或有跌級樓板，用以安裝上層之機電設備或配合上層之結構、建築設計及/或裝修設計上的需要。
3. 部分住宅物業內或設有假陣或假天花用以安裝空調喉管及/或其他機電設備。
4. 部分住宅單位的空調機之室外機放置於指定的空調機平台或平台。該等空調機之室外機可能發出熱力及/或聲音。
5. 各住宅物業的樓面平面圖內所展示之裝置及設備的圖標如洗面盆、座廁、淋浴間、洗滌盆、櫃(如有)等乃根據最新經批准的建築圖則擬備，其形狀、尺寸、比例或與實際提供的裝置及設備存在差異，僅供示意及參考之用。

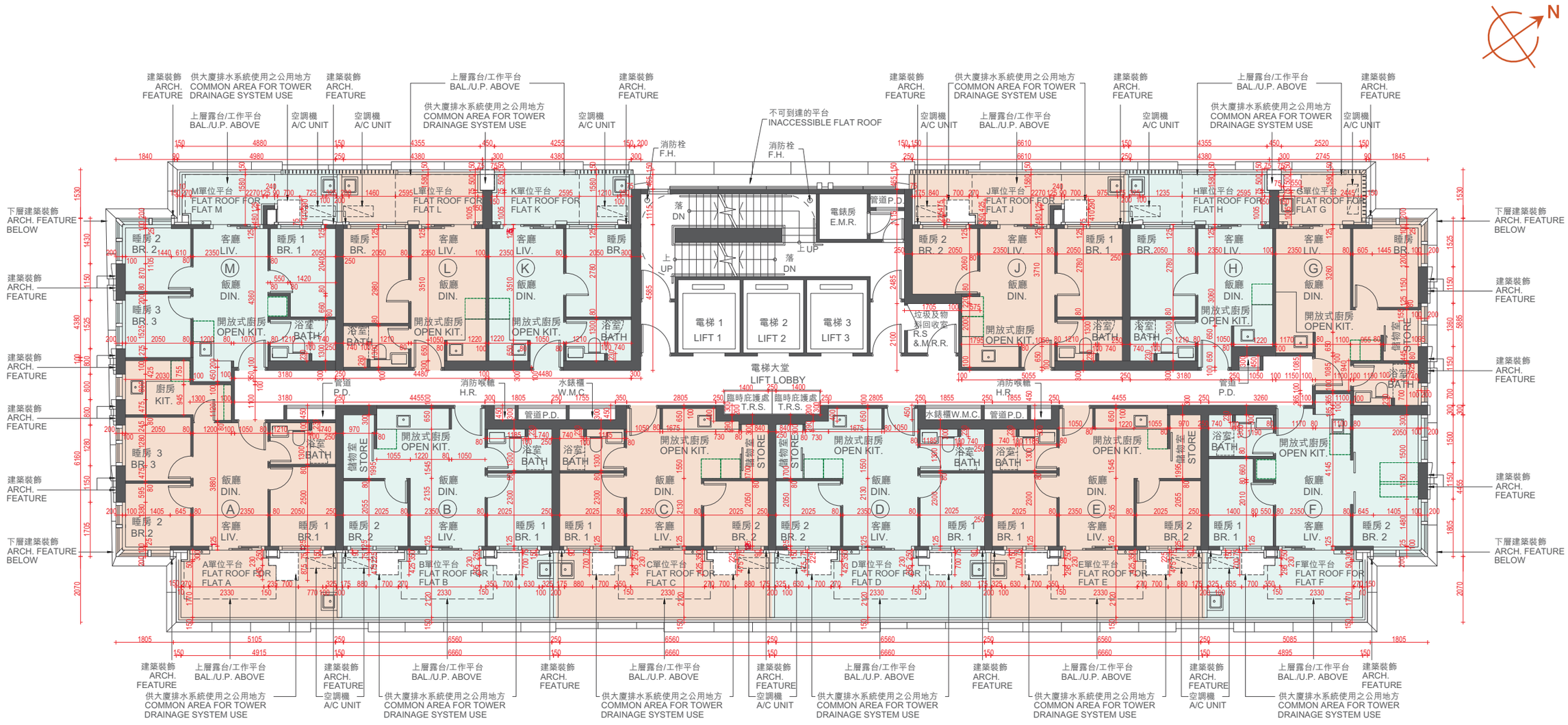
Notes:
1. Common pipes exposed or enclosed in cladding may be located at / adjacent to the balconies, utility platforms, air conditioning platforms, flat roofs, roofs or external wall of some residential properties.
2. There may be sunken slabs in some parts of the ceiling within some residential properties for the installation of mechanical and electrical services for the unit of the floor above, or due to the structural, architectural and/or decorative design requirements of the floor above.
3. There may be ceiling bulkheads or false ceiling inside some residential properties for the installation of air-conditioning conduits and/or other mechanical and electrical services.
4. The outdoor unit of air-conditioners for some residential properties are placed on the designated air-conditioning platforms or flat roofs. Such outdoor unit of air-conditioners may generate heat and / or noise.
5. Those icons of fittings and appliances shown on the floor plans of residential properties like wash basins, water closets, shower cubicles, sink units, cabinets (if any) etc. are prepared in accordance with the latest approved building plans. Their shapes, dimensions, scales may differ from the fittings and appliances actually provided, and they are for indication and reference only.

樓面平面圖之圖例
Legends for Floor Plans

A/C PLATFORM	=	空調機平台 Air Conditioning Platform
A/C UNIT	=	空調機 Air Conditioning Unit
ARCH. FEATURE	=	建築裝飾 Architectural Feature
ARCH. FEATURE ABOVE	=	上層建築裝飾 Architectural Feature Above
ARCH. FEATURE BELOW	=	下層建築裝飾 Architectural Feature Below
BAL./U.P.	=	露台/工作平台 Balcony/Utility Platform
BAL./U.P. ABOVE	=	上層露台/工作平台 Balcony/Utility Platform Above
BATH	=	浴室 Bathroom
BR.	=	睡房 Bedroom
BR. 1	=	睡房 1 Bedroom 1
BR. 2	=	睡房 2 Bedroom 2
BR. 3	=	睡房 3 Bedroom 3
DIN.	=	飯廳 Dining Room
DN	=	落 Down
E.L.D.	=	電線槽 Electrical Duct
E.M.R.	=	電錶房 Electrical Meter Room
F.H.	=	消防栓 Fire Hydrant
H.R.	=	消防喉轆 Hose Reel
KIT.	=	廚房 Kitchen
LIV.	=	客廳 Living Room
MBR.	=	主人睡房 Master Bedroom
M. BATH	=	主人浴室 Master Bathroom
OPEN KIT.	=	開放式廚房 Open Kitchen
P.D.	=	管道 Pipe Duct
R.S. & M.R.R.	=	垃圾及物料回收室 Refuse Storage and Material Recovery Room
STORE	=	儲物室 Store Room
TOP OF BAL./U.P.	=	露台/工作平台頂蓋 Top of Balcony / Utility Platform
T.R.S.	=	臨時庇護處 Temporary Refuge Space
W.M.C.	=	水錶櫃 Water Meter Cabinet
	=	隨樓附送之嵌入式裝置 Built-in Fittings Provided in the Flats

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

5樓
5/F



比例尺 Scale
0米(m) 5米(m)

備註：平面圖所列數字為以毫米標示之建築結構尺寸。
Note : The dimensions of floor plans are all structural dimensions measured in millimeter.

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

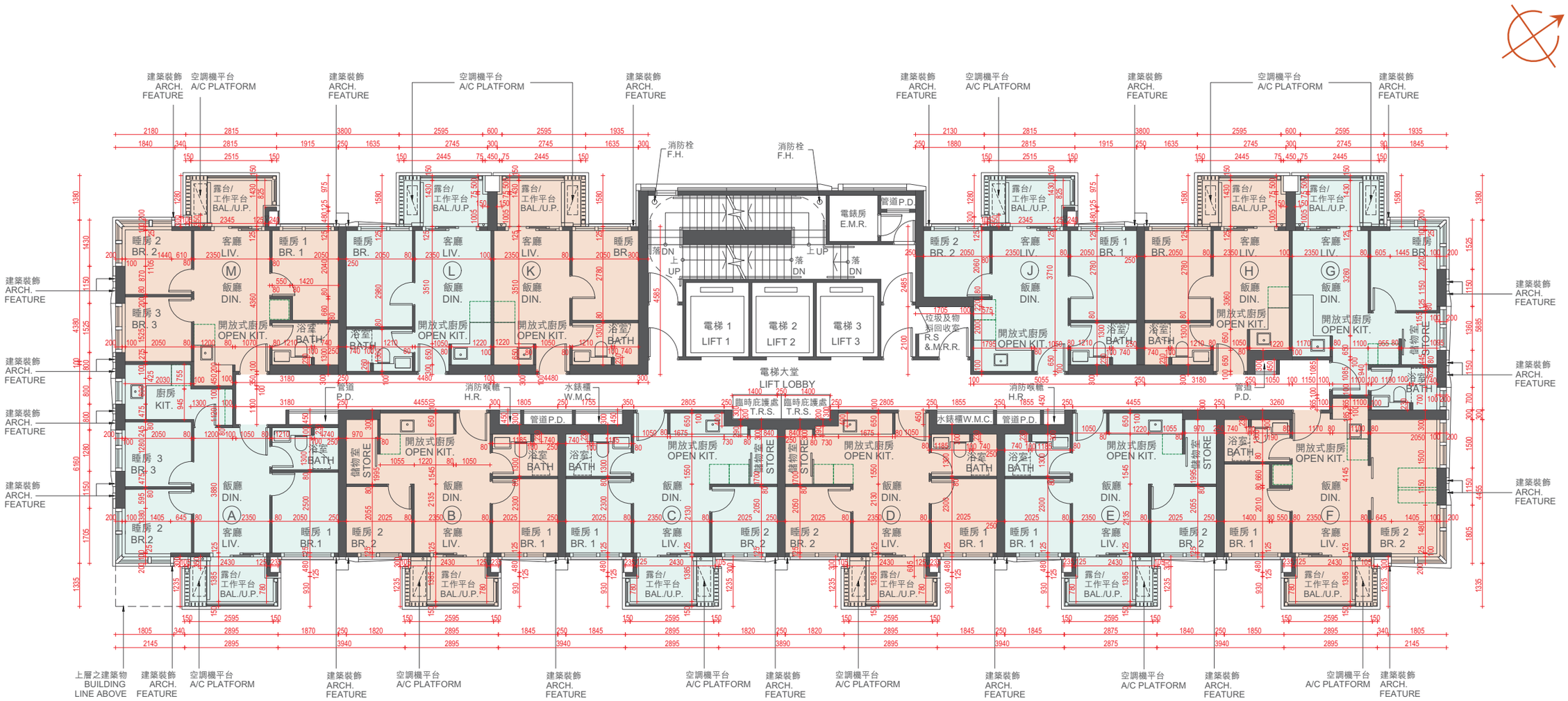
每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat											
		A	B	C	D	E	F	G	H	J	K	L	M
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	5樓 5/F	160	160	160	160	160	160	160	160	160	160	160	160
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		2975, 3025, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3325	2975, 3025, 3050, 3325

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。
備註：請參閱本售樓說明書第23頁為發展項目的住宅物業的樓面平面圖而設之備註和圖例。

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
Note : Please refer to page 23 of this sales brochure for the notes and legends pertaining to the floor plans of the residential properties in the Development.

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

6樓、11樓及18樓
6/F, 11/F and 18/F



比例尺 Scale
0米(m) 5米(m)

備註：平面圖所列數字為以毫米標示之建築結構尺寸。
Note : The dimensions of floor plans are all structural dimensions measured in millimeter.

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

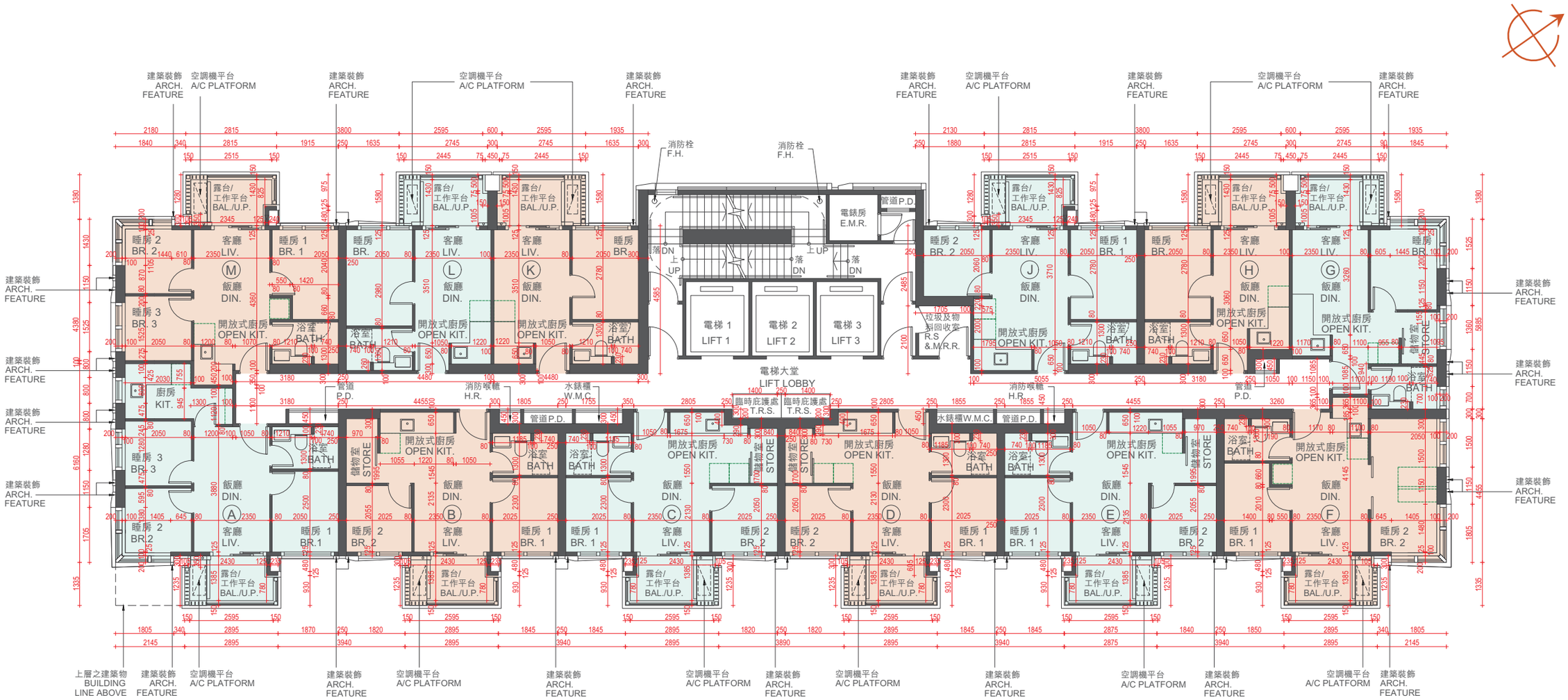
每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat											
		A	B	C	D	E	F	G	H	J	K	L	M
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	6樓、11樓及18樓 6/F, 11/F and 18/F	160	160	160	160	160	160	160	160	160	160	160	160
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		2975, 3025, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3325	2975, 3025, 3050, 3325

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。
備註：請參閱本售樓說明書第23頁為發展項目的住宅物業的樓面平面圖而設之備註和圖例。

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Note : Please refer to page 23 of this sales brochure for the notes and legends pertaining to the floor plans of the residential properties in the Development.

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

7樓、9樓、12樓、16樓及19樓
7/F, 9/F, 12/F, 16/F and 19/F



比例尺 Scale
0米(m) 5米(m)

備註：平面圖所列數字為以毫米標示之建築結構尺寸。
Note : The dimensions of floor plans are all structural dimensions measured in millimeter.

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

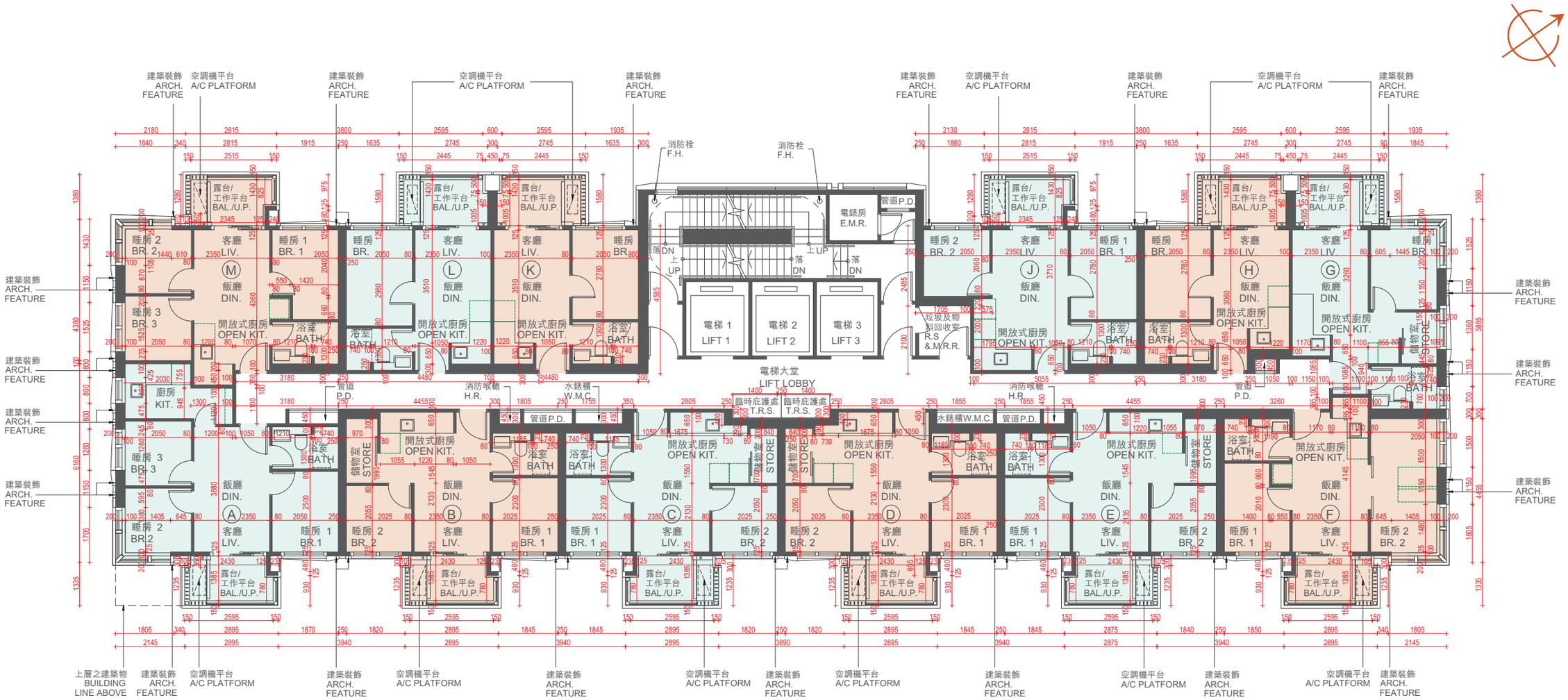
每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat											
		A	B	C	D	E	F	G	H	J	K	L	M
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	7樓、9樓、12樓、16樓及19樓 7/F, 9/F, 12/F, 16/F and 19/F	160	160	160	160	160	160	160	160	160	160	160	160
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		2975, 3025, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3325	2975, 3025, 3050, 3325

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。
備註：請參閱本售樓說明書第23頁為發展項目的住宅物業的樓面平面圖而設之備註和圖例。

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
Note : Please refer to page 23 of this sales brochure for the notes and legends pertaining to the floor plans of the residential properties in the Development.

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

8樓、10樓、15樓、17樓及20樓
8/F, 10/F, 15/F, 17/F and 20/F



備註：平面圖所列數字為以毫米標示之建築結構尺寸。
Note : The dimensions of floor plans are all structural dimensions measured in millimeter.

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

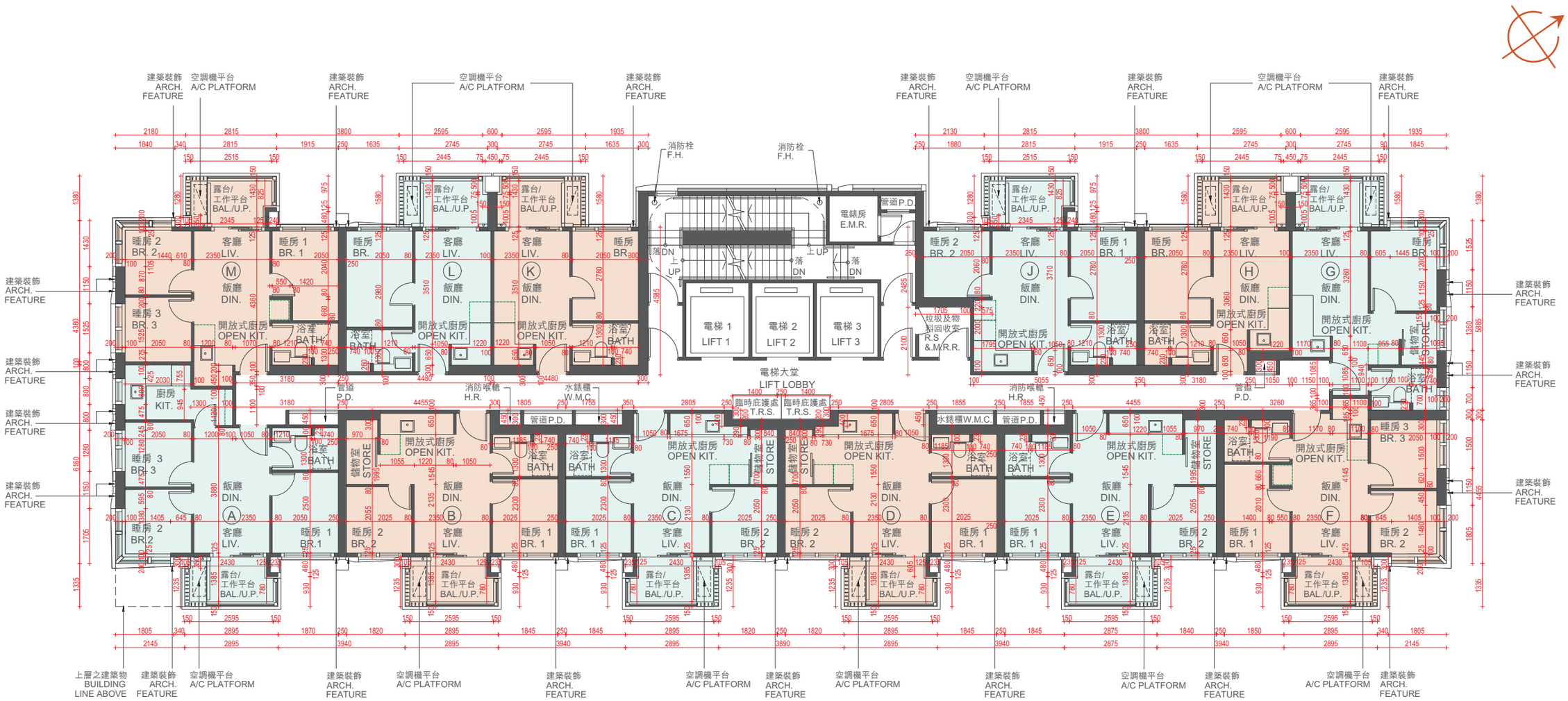
每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat											
		A	B	C	D	E	F	G	H	J	K	L	M
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	8樓、10樓、15樓、17樓及20樓 8/F, 10/F, 15/F, 17/F and 20/F	160	160	160	160	160	160	160	160	160	160	160	160
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		2975, 3025, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3325	2975, 3025, 3050, 3325

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。
備註：請參閱本售樓說明書第23頁為發展項目的住宅物業的樓面平面圖而設之備註和圖例。

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Note : Please refer to page 23 of this sales brochure for the notes and legends pertaining to the floor plans of the residential properties in the Development.

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

21樓、25樓及27樓
21/F, 25/F and 27/F



比例尺 Scale
0米(m) 5米(m)

備註：平面圖所列數字為以毫米標示之建築結構尺寸。
Note : The dimensions of floor plans are all structural dimensions measured in millimeter.

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

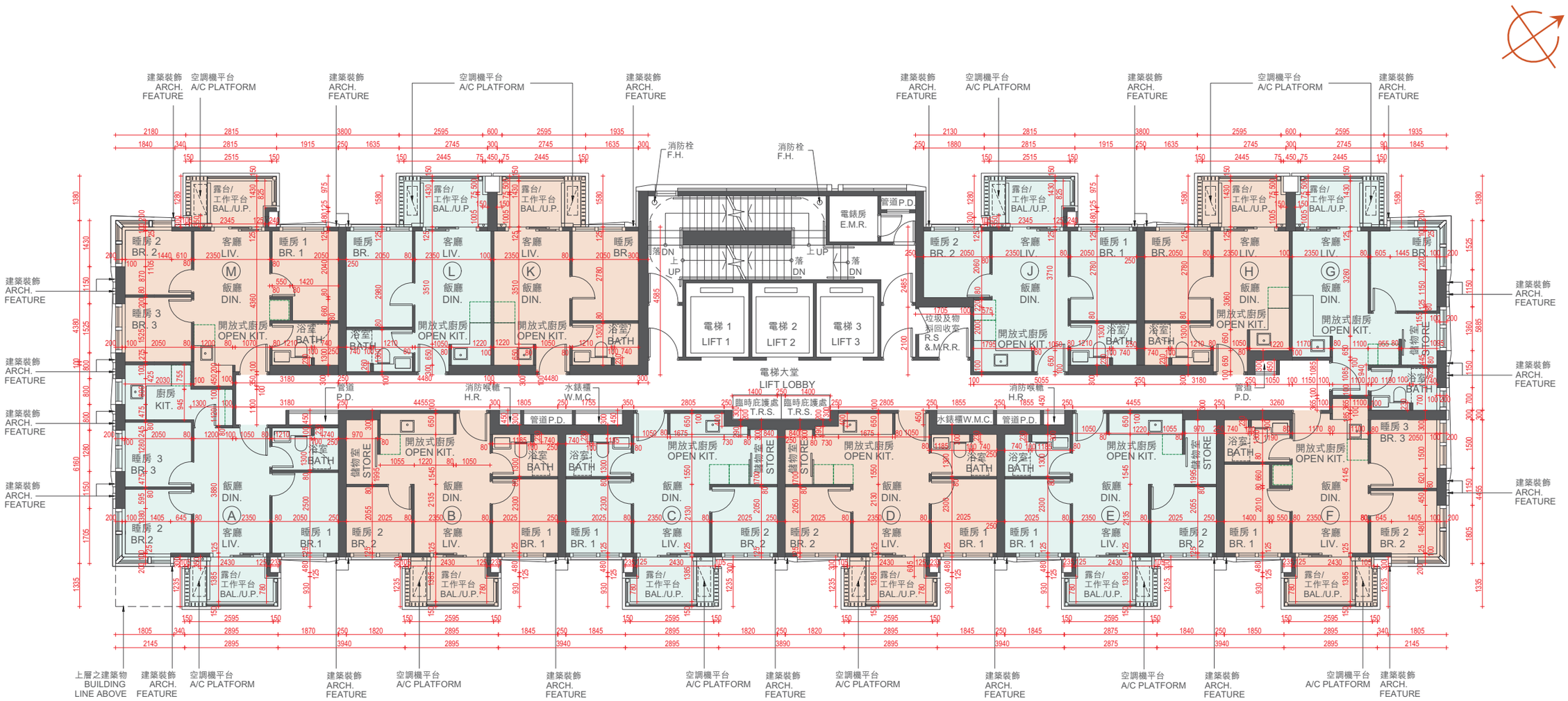
每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat											
		A	B	C	D	E	F	G	H	J	K	L	M
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	21樓、25樓及27樓 21/F, 25/F and 27/F	160	160	160	160	160	160	160	160	160	160	160	160
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		2975, 3025, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3325	2975, 3025, 3050, 3325

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。
備註：請參閱本售樓說明書第23頁為發展項目的住宅物業的樓面平面圖而設之備註和圖例。

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Note : Please refer to page 23 of this sales brochure for the notes and legends pertaining to the floor plans of the residential properties in the Development.

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

22樓、26樓及28樓
22/F, 26/F and 28/F



比例尺 Scale
0米(m) 5米(m)

備註：平面圖所列數字為以毫米標示之建築結構尺寸。
Note : The dimensions of floor plans are all structural dimensions measured in millimeter.

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

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat											
		A	B	C	D	E	F	G	H	J	K	L	M
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	22樓及26樓 22/F and 26/F	160	160	160	160	160	160	160	160	160	160	160	160
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		2975, 3025, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3325	2975, 3025, 3050, 3325

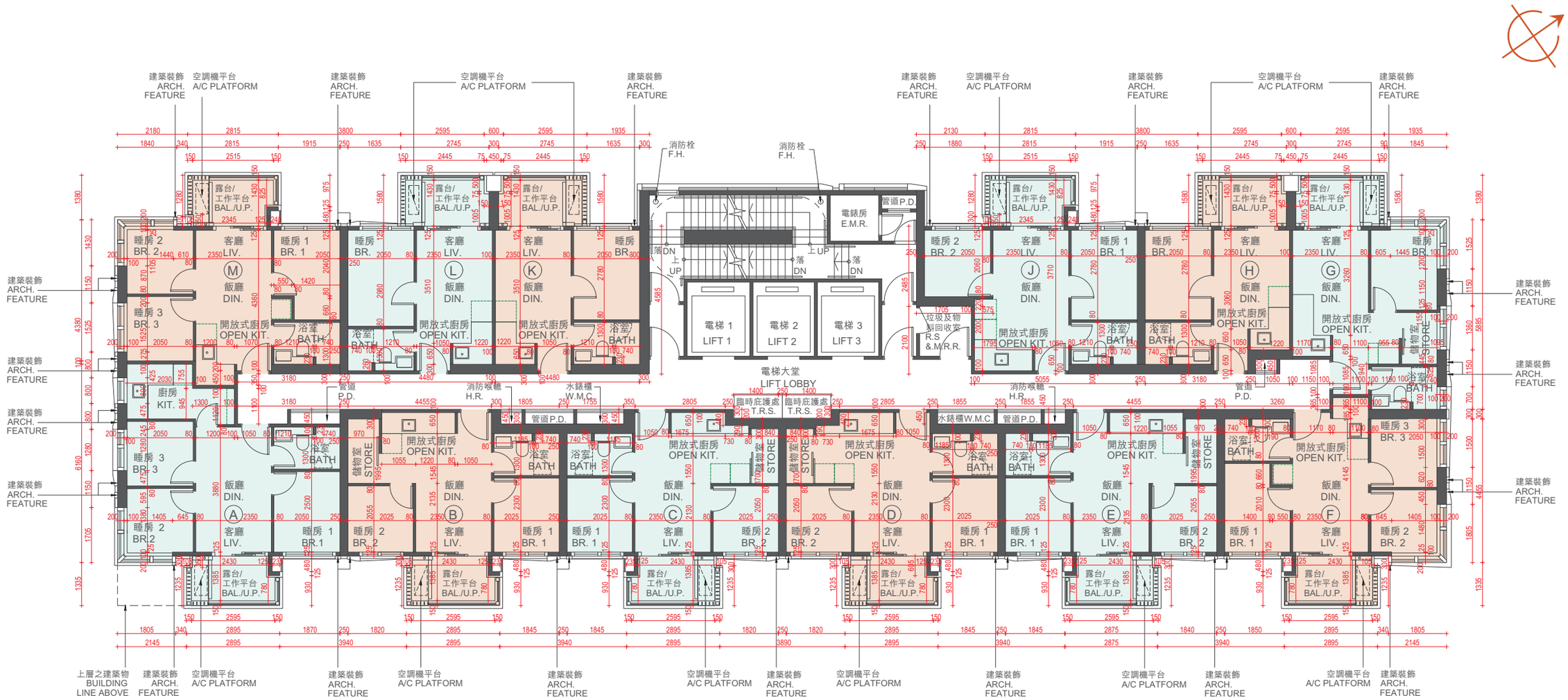
每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat											
		A	B	C	D	E	F	G	H	J	K	L	M
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	28樓 28/F	160, 175	160	160	160	160	160	160	160	160	160	160	160
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		2975, 3025, 3125, 3300, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3325	2975, 3325

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。
備註：請參閱本售樓說明書第23頁為發展項目的住宅物業的樓面平面圖而設之備註和圖例。

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
Note : Please refer to page 23 of this sales brochure for the notes and legends pertaining to the floor plans of the residential properties in the Development.

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

23樓
23/F



比例尺 Scale
0米(m) 5米(m)

備註：平面圖所列數字為以毫米標示之建築結構尺寸。
Note : The dimensions of floor plans are all structural dimensions measured in millimeter.

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

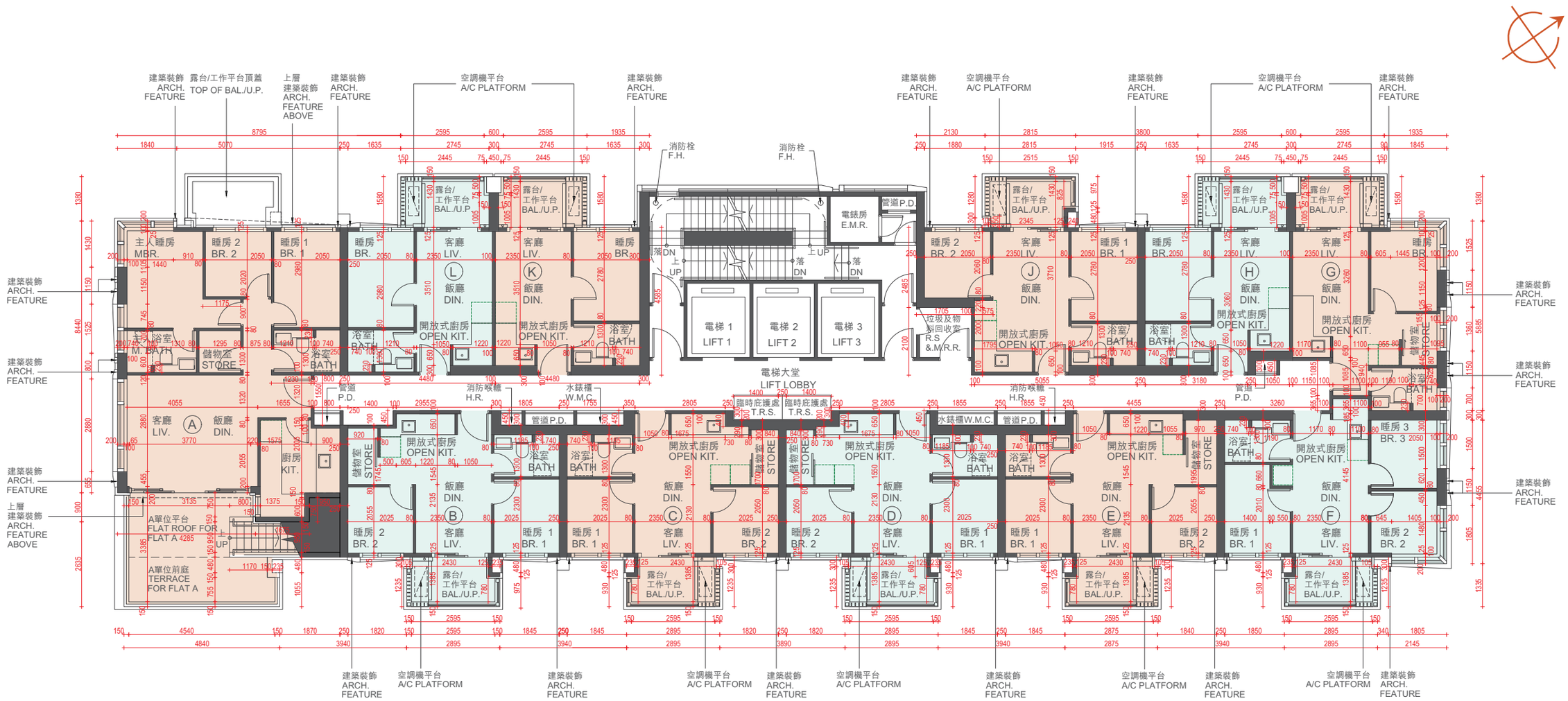
每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat											
		A	B	C	D	E	F	G	H	J	K	L	M
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	23樓 23/F	160	160	160	160	160	160	160	160	160	160	160	160
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		2975, 3025, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3050, 3325	2975, 3025, 3325	2975, 3025, 3050, 3325

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。
備註：請參閱本售樓說明書第23頁為發展項目的住宅物業的樓面平面圖而設之備註和圖例。

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
Note : Please refer to page 23 of this sales brochure for the notes and legends pertaining to the floor plans of the residential properties in the Development.

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

29樓
29/F



比例尺 Scale
0米(m) 5米(m)

備註：平面圖所列數字為以毫米標示之建築結構尺寸。
Note : The dimensions of floor plans are all structural dimensions measured in millimeter.

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

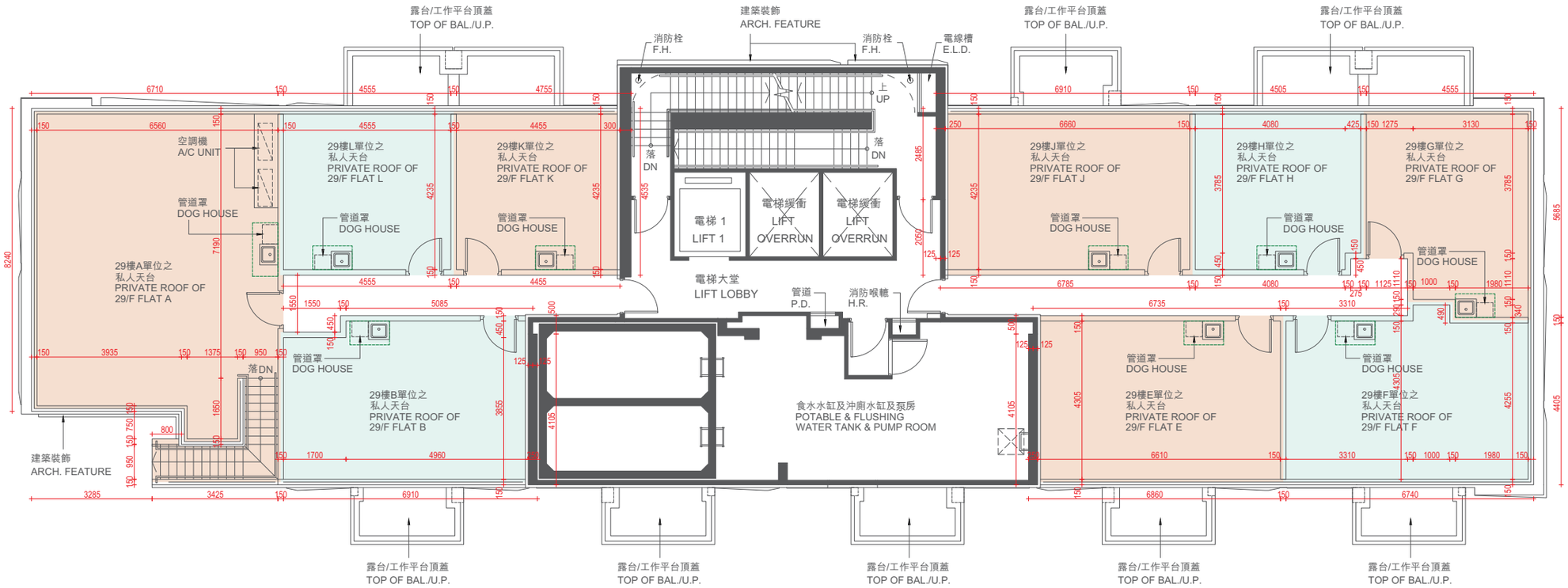
每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat										
		A	B	C	D	E	F	G	H	J	K	L
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	29樓 29/F	175	160, 175	160, 175	160, 175	160, 175	160, 175	160, 175	160, 175	160, 175	160, 175	160, 175
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500

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。
備註：請參閱本售樓說明書第23頁為發展項目的住宅物業的樓面平面圖而設之備註和圖例。

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
Note : Please refer to page 23 of this sales brochure for the notes and legends pertaining to the floor plans of the residential properties in the Development.

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

天台
ROOF



比例尺 Scale
0米(m) 5米(m)

備註：平面圖所列數字為以毫米標示之建築結構尺寸。
Note : The dimensions of floor plans are all structural dimensions measured in millimeter.

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

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat										
		A	B	C	D	E	F	G	H	J	K	L
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	天台 Roof	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		不適用 Not applicable	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable

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。
備註：請參閱本售樓說明書第23頁為發展項目的住宅物業的樓面平面圖而設之備註和圖例。

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
Note : Please refer to page 23 of this sales brochure for the notes and legends pertaining to the floor plans of the residential properties in the Development.

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

物業的描述 Description of Residential Property		實用面積（包括露台、工作平台及陽台（如有））平方米（平方呎） Saleable Area (including balcony, utility platform and verandah, if any) 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） Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)								
樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
5樓 5/F	A	35.326 (380) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	9.318 (100)	-	-	-	-	-	-
	B	30.207 (325) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	12.472 (134)	-	-	-	-	-	-
	C	29.716 (320) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	12.492 (134)	-	-	-	-	-	-
	D	29.671 (319) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	12.472 (134)	-	-	-	-	-	-
	E	30.124 (324) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	12.472 (134)	-	-	-	-	-	-
	F	32.476 (350) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	9.353 (101)	-	-	-	-	-	-
	G	25.968 (280) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	3.652 (39)	-	-	-	-	-	-
	H	21.010 (226) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	6.666 (72)	-	-	-	-	-	-
	J	28.445 (306) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	8.647 (93)	-	-	-	-	-	-
	K	22.308 (240) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	6.481 (70)	-	-	-	-	-	-
	L	21.505 (231) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	6.684 (72)	-	-	-	-	-	-
	M	32.319 (348) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	6.553 (71)	-	-	-	-	-	-

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表二第2部的計算分別得出的。

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

備註：1 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。

2. 發展項目的住宅物業並無陽台。

Notes: 1. Areas in square metres as specified above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

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

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

物業的描述 Description of Residential Property		實用面積（包括露台、工作平台及陽台（如有））平方米（平方呎） Saleable Area (including balcony, utility platform and verandah, if any) 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） Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)								
樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
6樓至12樓、15樓至23樓及25樓至28樓 6/F - 12/F, 15/F - 23/F and 25/F - 28/F	A	38.826 (418) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B	33.707 (363) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	C	33.216 (358) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D	33.171 (357) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	E	33.624 (362) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	F	35.976 (387) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	G	29.468 (317) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	H	24.510 (264) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	J	31.945 (344) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	K	25.808 (278) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	L	25.005 (269) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	M	35.819 (386) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表二第2部的計算分別得出的。

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

備註：1 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。

2. 發展項目的住宅物業並無陽台。

Notes: 1. Areas in square metres as specified above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

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

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

物業的描述 Description of Residential Property		實用面積（包括露台、工作平台及陽台（如有））平方米（平方呎） Saleable Area (including balcony, utility platform and verandah, if any) 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） Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)								
樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
29樓 29/F	A	58.572 (630) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	6.803 (73)	-	-	57.465 (619)	-	6.140 (66)	-
	B	33.196 (357) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	27.583 (297)	-	-	-
	C	33.216 (358) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D	33.171 (357) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	E	33.624 (362) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	28.133 (303)	-	-	-
	F	35.976 (387) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	28.703 (309)	-	-	-
	G	29.468 (317) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	21.587 (232)	-	-	-
	H	24.510 (264) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	18.887 (203)	-	-	-
	J	31.945 (344) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	27.887 (300)	-	-	-
	K	25.808 (278) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	18.549 (200)	-	-	-
	L	25.005 (269) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	19.290 (208)	-	-	-

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表二第2部的計算分別得出的。

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

備註：1 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。

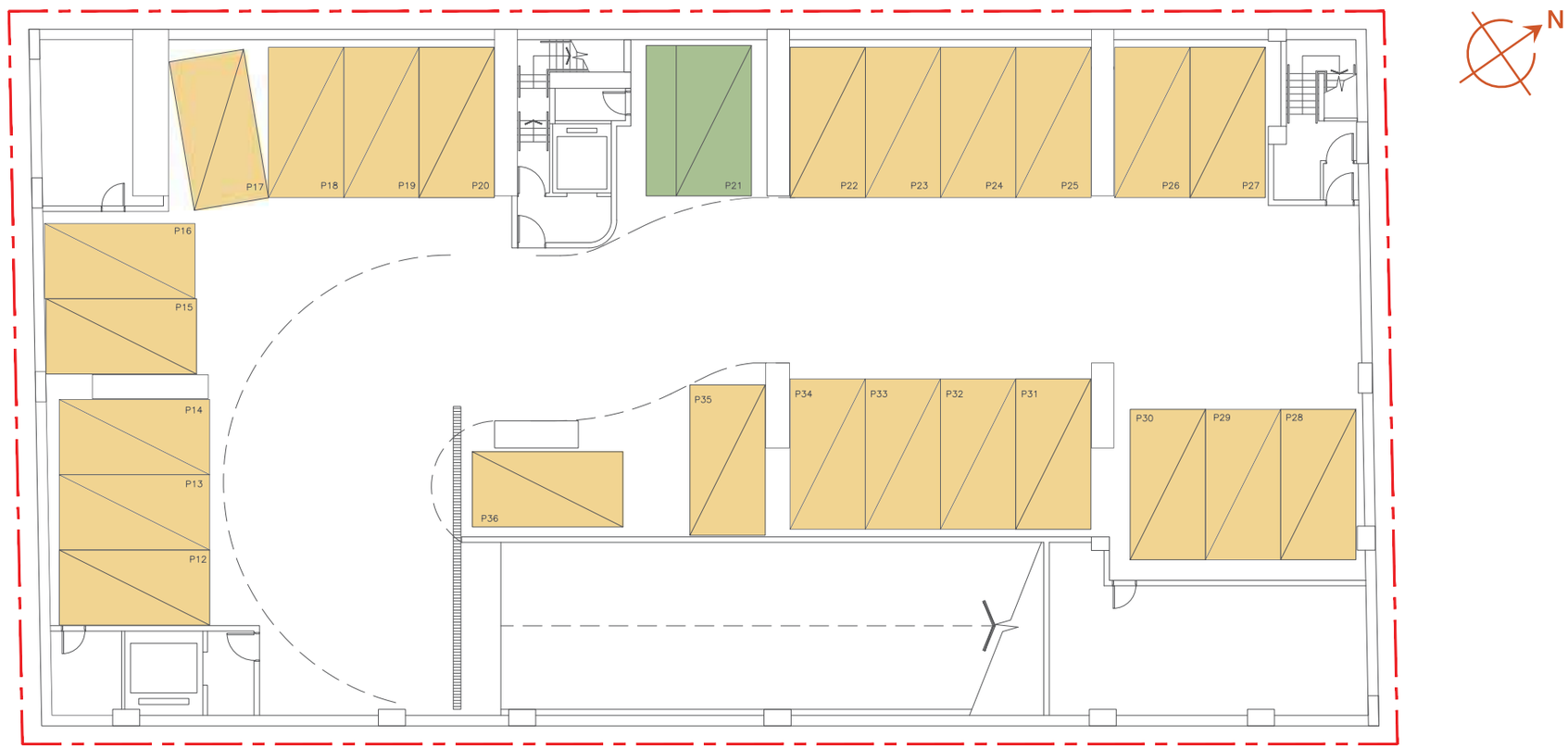
2. 發展項目的住宅物業並無陽台。

Notes: 1. Areas in square metres as specified above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

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

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

地庫2層
BASEMENT 2



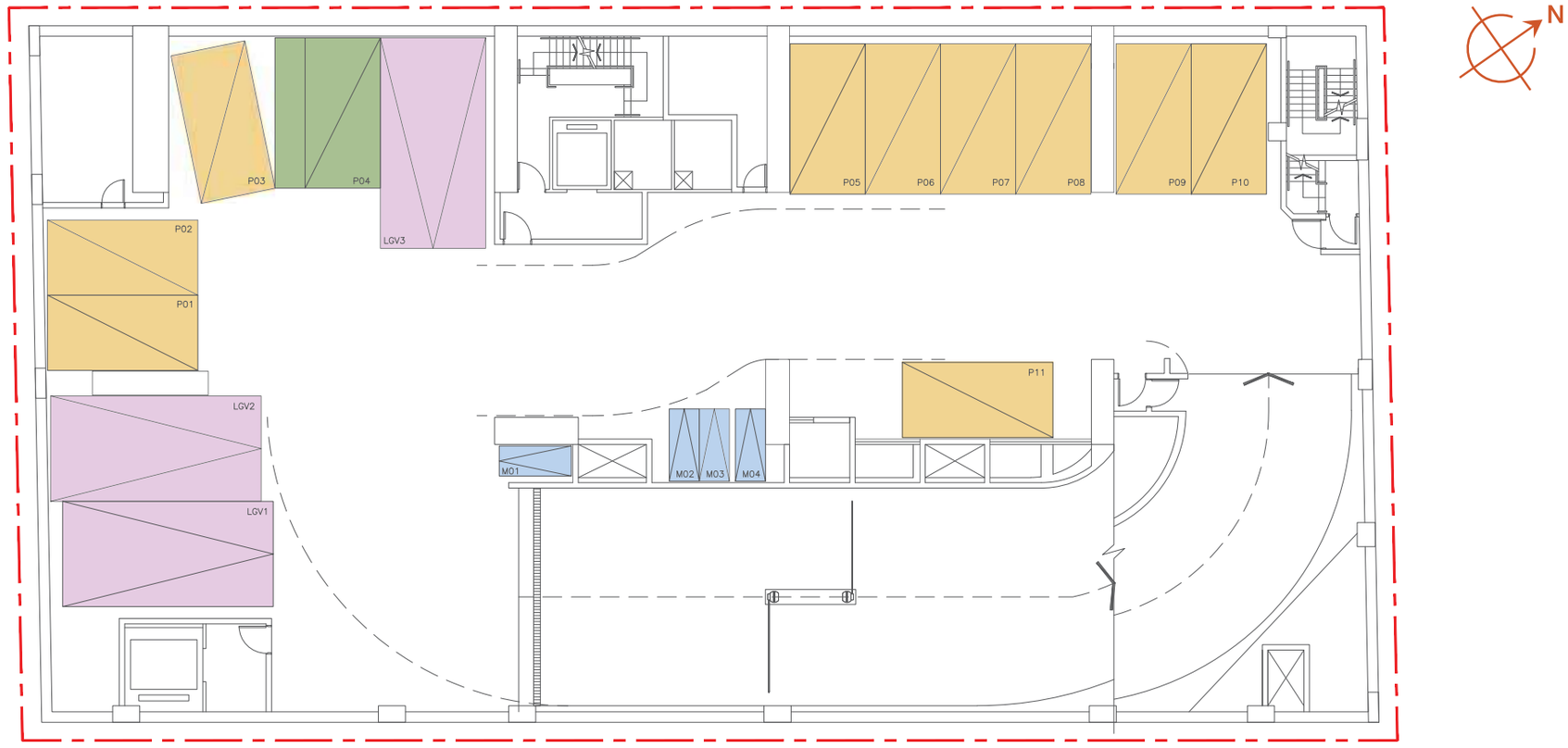
圖例 LEGEND

發展項目的界線
Boundary of the Development

停車位類別 Type of Parking Space	位置 Location	數量 No.	尺寸(長 x 闊)(米) Dimension (L x W) (m)	每個停車位面積(平方米) Area of each Parking Space (sq.m.)
住宅停車位 Residential Car Parking Space	地庫2層 Basement 2	24	5.0 x 2.5	12.5
暢通易達停車位 Accessible Parking Space		1	5.0 x 3.5	17.5

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

地庫1層
BASEMENT 1



圖例 LEGEND

發展項目的界線
Boundary of the Development

停車位類別 Type of Parking Space	位置 Location	數量 No.	尺寸(長 x 闊)(米) Dimension (L x W) (m)	每個停車位面積(平方米) Area of each Parking Space (sq.m.)
住宅停車位 Residential Car Parking Space	地庫1層 Basement 1	10	5.0 x 2.5	12.5
暢通易達停車位 Accessible Parking Space		1	5.0 x 3.5	17.5
住宅上落貨停車位 Residential Loading and Unloading Space		3	7.0 x 3.5	24.5
住宅電單車停車位 Residential Motocycle Parking Space		4	2.4 x 1.0	2.4

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

1. 買方在簽立臨時買賣合約時向賣方(擁有人)繳付相等於樓價5%之臨時訂金。

2. 買方在簽署臨時買賣合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身份持有。

3. 如買方沒有在訂立該臨時買賣合約之後的5個工作日內簽立正式買賣合約 —
   (i) 該臨時買賣合約即告終止；
   (ii) 買方支付的臨時訂金即予沒收；及
   (iii) 賣方(擁有人)不得就買方沒有簽立正式買賣合約，而對買方提出進一步申索。

1. A preliminary deposit which is equal to 5% of the purchase price is payable by the purchaser to the vendor (the owner) upon signing of the preliminary agreement for sale and purchase.

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

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

14 公契的摘要 SUMMARY OF DEED OF MUTUAL COVENANT

A. 發展項目的公用部分

1. 「商業發展項目(停車場通行權)範圍」指所有位於「屋苑」地面層的「商業發展項目」部分，該等部分在附於「公契」的圖則上以紅色間黑色雙斜線顯示(僅作識別之用)，而該圖則的準確性經由獲授權人士或其代表核實。倘若「商業發展項目」的「單位」會獨立處置，「商業發展項目(停車場通行權)範圍」在簽訂「商業發展項目」相關的「副公契」後即構成「商業發展項目」公用地方的一部分。

2. 「商業發展項目(屋苑通行權)範圍」指所有位於屋苑地面層的「商業發展項目」部分，該等部分在附於「公契」的圖則上以紅色間黑色斜線顯示(僅作識別之用)，而該圖則的準確性經由獲授權人士或其代表核實。倘若「商業發展項目」的「單位」會獨立處置，「商業發展項目(屋苑通行權)範圍」在簽訂「商業發展項目」相關的「副公契」後即構成「商業發展項目」公用地方的一部分。

3. 「商業發展項目(通行權)範圍」統指「商業發展項目(停車場通行權)範圍」及「商業發展項目(屋苑通行權)範圍」。

4. 「公用地方」統指「屋苑公用地方」及「住宅公用地方」，及(如「商業發展項目」及/或「停車場」的「單位」會獨立處置)，將包括該等於「商業發展項目」及/或「停車場」相關的副公契中所界定的「商業發展項目」公用地方及/或「停車場」公用地方。

5. 「公用地方與設施」統指「公用地方」及「公用設施」。

6. 「公用設施」統指「屋苑公用設施」及「住宅公用設施」，及(如「商業發展項目」及/或「停車場」的「單位」會獨立處置)，於「商業發展項目」及/或「停車場」相關的「副公契」中訂明定義的「商業發展項目」公用設施及/或「停車場」公用設施。

7. 「有蓋園景及遊樂區」指指定或將指定供「住宅單位」的「業主」或「佔用人」及其真正來賓、訪客及獲邀者專用的有蓋園景及遊樂區，該等區域在附於「公契」的圖則上以綠色間綠色交叉線顯示(僅作識別之用)，而該等圖則的準確性經由獲授權人士或其代表核實。

8. 「屋苑公用地方」指擬供「屋苑」整體共用及共享(而非僅供個別「單位」或其任何個別部分專用)的該等部分，受「公契」條文及所有現存的權利及通行權所規限，每名「業主」及「佔用人」將與「屋苑」的所有其他「業主」及「佔用人」共用此等範圍，當中包括但不限於：

   (a) 不屬於或構成「停車場」或「商業發展項目」或「住宅發展項目」一部分的該等地基、柱、梁、樓板及其他結構性支承物及元素；

   (b) 「斜坡及護土牆」(如有)；

   (c) 「屋苑」內安裝或使用天線廣播分導系統或電訊網絡設施的此等範圍及供「屋苑」整體使用的電錶房，但構成「停車場」或「商業發展項目」或「住宅公用地方」一部分的範圍除外；

   (d) 不構成「停車場」或「商業發展項目」或「住宅發展項目」一部分的外牆(包括其玻璃幕牆及天篷(如有)、及其附上的百葉窗、建築鰭板及建築裝飾)的所有該等部分，該等部分在附於「公契」的圖則上以黃色顯示(僅作識別之用)，而該等圖則的準確性經由獲授權人士或其代表核實；

   (e) 所有該等僅作識別之用、在附於「公契」的圖則上以黃色顯示的範圍，而該等圖則的準確性經由獲授權人士或其代表核實；及

   (f) 該等由「第一業主」按照「公契」條文在任何時候可能指定附加為「屋苑公用地方」的「屋苑」內及其範圍；

   惟(為免生疑)不包括「住宅公用地方」，及(如「停車場」及/或「商業發展項目」的「單位」會獨立處置)，不包括該等於「停車場」及/或「商業發展項目」相關的「副公契」中所定義的「停車場」公用地方及/或「商業發展項目」公用地方，前提是，如情況適當，如(i)「屋苑」任何部分符合《建築物管理條例》(香港法例第344章)(「該條例」)第2條中「公用部分」(a)段的定義，或(ii)「該條例」附表1列明並符合「該條例」第2條「公用部分」(b)段的定義的任何部分，亦應被上文所述的條款涵蓋，此等部分將被視作納入，並將構成「屋苑公用地方」一部分。

9. 「屋苑公用地方及設施」統指「屋苑公用地方」及「屋苑公用設施」。

10. 「屋苑公用設施」指擬供「屋苑」整體共用及共享(而非僅供個別「單位」或其任何個別部分專用)的「屋苑」所有該等設施，受「公契」條文所約束，每名「業主」及「佔用人」將與「屋苑」的所有其他「業主」及「佔用人」共同使用，當中包括但不限於公用天線、所有訊號接收器、污水渠、排水渠、雨水渠、水道、電纜、喉管、管道工程(包括但不限於便溺污水及廢水排放管及雨水管)、電線、管槽、沖廁總水管、食水總水管、安裝於「屋苑公用地方」作保安用途的閉路電視及其他設施和設備、工業裝置、機械及其他「屋苑」類似裝置、設施或服務、變壓器房、電纜設施，以及為「屋苑」供電的所有相關設施及附屬電力裝置、設備及設施，以及該等由「第一業主」按照「公契」條文在任何時候可能指定附加為「屋苑公用設施」、為「屋苑」整體服務的「屋苑」附加裝置及設施。

11. 「綠化區域」指「屋苑」內經過園景美化的範圍(包括任何垂直綠化範圍)，該等範圍在附於「公契」的圖則上以紅色間黑色交叉線及綠色間黑色交叉線顯示(僅作識別之用)，而該等圖則的準確性經由獲授權人士或其代表核實。

12. 「康樂設施」指指定或將指定供「住宅單位」的「業主」或「佔用人」及其真正來賓、訪客及獲邀者專用的康樂設施，該等設施在附於「公契」的圖則上以綠色間黑點顯示(僅作識別之用)，而該等圖則的準確性經由獲授權人士或其代表核實。

13. 「住宅公用地方」指擬供「住宅發展項目」整體共用及享用(而非僅作個別「住宅單位」專用)的「住宅發展項目」部分，該等部分受「公契」條文及所有現存的權利及通行權所規限，每名「住宅單位」的「業主」及「佔用人」將與所有其他「住宅單位」的「業主」及「佔用人」共同使用此等範圍，當中包括但不限於：

   (a) 該等供安裝或使用天線廣播分導系統或電訊網絡設施的範圍，但構成「停車場」或「商業發展項目」或「屋苑公用地方」一部分的該等範圍除外；

   (b) 「康樂設施」；

   (c) 「有蓋園景及遊樂區」；

   (d) 構成「住宅發展項目」一部分的「綠化區域」的該等部分，僅作識別之用，該等部分在附於「公契」的圖則上以綠色間黑色交叉線顯示；

   (e) 位於屋苑地面層的管理員、看守員及管理公司職員的辦事處及/或櫃台、儲藏室、警衛室及洗手間(如有)；

(f) 位於二樓或以下、不構成「停車場」或「商業發展項目」或「屋苑公用地方」一部分的外牆部分(包括其玻璃幕牆及天篷(如有)、及其附上的百葉窗、建築鰭板及建築裝飾),該等部分在附於「公契」的圖則上以綠色顯示(僅作識別之用),而該等圖則的準確性經由獲授權人士或其代表核實;

(g) 位於二樓以上、不構成「住宅單位」或「屋苑公用地方」一部分的外牆部分(包括該等在主要天台層以上毗鄰「屋苑公用地方」的外牆部分),包括但不限於:

(1) 其附上的建築鰭板及建築裝飾;及

(2) 「屋苑」的玻璃幕牆結構,包括但不限於豎框及覆層(但(i)玻璃幕牆結構的可開啟部分;及(ii)完全包圍或面向一個「住宅單位」的該等玻璃嵌板除外,該等可開啟部分及玻璃嵌板須構成相關「住宅單位」的一部分)。為免生疑,任何構成「屋苑」玻璃幕牆結構一部分、並非完全包圍一個「住宅單位」而是延伸橫跨「屋苑」中兩個或多個「住宅單位」的玻璃嵌板,須構成「住宅公用地方」一部分;

但不包括:

構成相關「住宅單位」一部分的露台、工作平台、冷氣機平台、私人單位平台或私人天台的玻璃/金屬欄杆或扶手,以及在露台及/或工作平台上與假天花相鄰並附屬於相關「住宅單位」且構成其一部分的鋁質格柵;

(h) 所有該等僅作識別之用、在附於「公契」的圖則上以綠色、綠色間黑色交叉線、綠色間黑點及綠色間綠色交叉線顯示的範圍,而該等圖則的準確性經由獲授權人士或其代表核實;

(i) 「住宅單位」露台及工作平台玻璃欄杆兩側及用作支撐該欄杆底部的鋁蓋;及

(j) 該等由「第一業主」按照「公契」條文在任何時候可能指定附加為「住宅公用地方」的附加範圍,

惟(為免生疑)不包括「屋苑公用地方」,前提是,如情況適當,如(i)「住宅發展項目」任何部分符合「該條例」第2條中「公用部分」(a)段的定義,或(ii)「該條例」附表1列明並符合該條例第2條「公用部分」(b)段的定義的任何部分,亦應被上文所述的條款涵蓋,此等部分將被視作納入,並將構成「住宅公用地方」一部分。

14. 「住宅公用地方及設施」統指「住宅公用地方」及「住宅公用設施」。

15. 「住宅公用設施」指擬供「住宅發展項目」整體共用及共享而非只供個別「住宅單位」專用的設施,受「公契」條文所約束,每名「住宅單位」的「業主」及「佔用人」將與所有其他「住宅單位」的「業主」及「佔用人」共同使用該等設施,當中包括但不限於所有指定在「住宅公用地方」內的升降機、電線、電纜、導管、喉管、管道工程(包括但不限於便溺污水及廢水處置和雨水管)、排水渠、安裝於「住宅公用地方」作保安用途的閉路電視及其他設施和設備、「有蓋園景及遊樂區」內的體育及康樂設施、以及「康樂設施」,以及所有「住宅發展項目」專用的機械和電力設備和裝置,以及該等由「第一業主」按照「公契」條款在任何時候可能指定附加為「住宅公用設施」、為「住宅發展項目」整體服務的「住宅發展項目」附加裝置及設施。

16. 「斜坡及護土牆」指不論是否位於該地段內、根據批地文件或「公契」的條文規定由「業主」承擔維修保養責任的所有斜坡、斜坡處理工程、護土牆及其他構築物。

B. 分配予發展項目中各住宅物業的不分割份數的數目

樓層	單位	每個單位獲分配的不分割份數的數目
5樓	A	362
	B	314
	C	309
	D	308
	E	313
	F	333
	G	262
	H	216
	J	292
	K	229
	L	221
	M	329
6樓至28樓	A	388
	B	337
	C	332
	D	331
	E	336
	F	359
	G	294
	H	245
	J	319
	K	258
	L	250
	M	358

樓層	單位	每個單位獲分配的不分割份數的數目
29樓	A	654
	B	358
	C	332
	D	331
	E	364
	F	387
	G	315
	H	263
	J	346
	K	276
	L	269

備註： 不設4樓、13樓、14樓及24樓。
「發展項目」之不分割份數總數為 106,400。

C. 「發展項目」的「管理人」的委任年期

「管理人」的首屆任期由「公契」日期起計兩(2)年，其後續任至按「公契」的條文終止「管理人」的委任為止。

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

每個住宅單位的「業主」應在每個曆月首日預繳按「住宅管理預算案」其應繳的年度開支份額的十二分之一的管理費。該應繳的份額比例，應與分配給該業主的「住宅單位」的「管理份數」佔分配給「屋苑」內所有「住宅單位」的「總管理份數」的比例相同。

此外，按照一份由「管理人」就專供開放式廚房單位而實施及履行有關「消防安全管理計劃」和消防系統的各種計劃而編製的獨立管理預算案，每個「開放式廚房單位」的「業主」須按月向「管理人」繳付按照其單位所分配的「管理份數」比例而須承擔的預算開支份額，以實施及履行有關「消防安全管理計劃」及消防系統的各種計劃。除所有樓層的A室外，所有住宅單位均為「開放式廚房單位」。

E. 計算管理費按金的基準

管理費按金相等於「業主」就其單位按首個年度「管理預算案」釐定而須繳交的三個月管理費。

F. 擁有人(即賣方)在「發展項目」中保留作自用的範圍(如有的話)

不適用。

備註： 1. 請參閱「公契」的最新擬稿，以了解全部詳情。「公契」的最新擬稿會在售樓處的開放時間內可供免費查閱，並可在支付所需影印費後獲取一份「公契」最新擬稿的副本。
2. 除非本售樓說明書另有規定，本「公契」的摘要內所用的定義詞彙與該等詞彙在「公契」內的意思相同。

14 公契的摘要 SUMMARY OF DEED OF MUTUAL COVENANT

A. The common parts of the development

1. **"Commercial Development (Car Park Right of Way) Area"** means all those parts of the Commercial Development on the ground floor of the Estate which for the purpose of identification only are shown and coloured red double hatched black on the plan annexed to the Deed of Mutual Covenant and the accuracy of such plan is certified by or on behalf of the Authorized Person. The Commercial Development (Car Park Right of Way) Area shall, in the event Units in the Commercial Development are disposed of individually and upon execution of the relevant Sub-Deed(s) in respect of the Commercial Development, forms part of the Commercial Development common areas.

2. **"Commercial Development (Estate Right of Way) Area"** means all those parts of the Commercial Development on the ground floor of the Estate which for the purpose of identification only are shown and coloured red hatched black on the plan annexed to the Deed of Mutual Covenant and the accuracy of such plan is certified by or on behalf of the Authorized Person. The Commercial Development (Estate Right of Way) Area shall, in the event Units in the Commercial Development are disposed of individually and upon execution of the relevant Sub-Deed(s) in respect of the Commercial Development, forms part of the Commercial Development common areas.

3. **"Commercial Development (Right of Way) Areas"** means, collectively, the Commercial Development (Car Park Right of Way) Area and the Commercial Development (Estate Right of Way) Area.

4. **"Common Areas"** means collectively the Estate Common Areas and the Residential Common Areas, and in the event Units in the Commercial Development and/or the Car Park are disposed of individually, such Commercial Development common areas and/or Car Park common areas as shall be defined in the relevant Sub-Deed(s) in respect of the Commercial Development and/or the Car Park.

5. **"Common Areas and Facilities"** means collectively the Common Areas and the Common Facilities.

6. **"Common Facilities"** means collectively the Estate Common Facilities and the Residential Common Facilities and in the event Units in the Commercial Development and/or the Car Park are disposed of individually, such Commercial Development common facilities and/or Car Park common facilities as shall be defined in the relevant Sub-Deed(s) in respect of the Commercial Development and/or the Car Park.

7. **"Covered Landscaped and Play Areas"** means the covered landscaped and play areas designated or to be designated for the exclusive use by the Owners or Occupiers of the Residential Units and their bona fide guests, visitors and invitees only, which are for the purpose of identification only shown and coloured green cross hatched green on the plans annexed to the Deed of Mutual Covenant and the accuracy of such plans is certified by or on behalf of the Authorized Person.

8. **"Estate Common Areas"** means those parts intended for the common use and benefit of the Estate as a whole and not just any particular Unit or any particular part thereof and which are subject to the provisions of the Deed of Mutual Covenant and all subsisting rights and rights of way to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate which said parts include but not limited to : -
   (a) such foundations, columns, beams, slabs and other structural supports and elements that do not belong to or form part of the Car Park or the Commercial Development or the Residential Development;
   (b) the Slopes and Retaining Walls (if any);
   (c) the areas for the installation or use of aerial broadcast distribution or telecommunications network facilities and the electricity meter rooms (EMR) for use by the Estate as a whole save and except those of such areas which form part of the Car Park or the Commercial Development or the Residential Common Areas;
   (d) all those portions of the external walls (including the curtain walls and canopies thereof, if any, louvers, architecture fins and features thereon) not forming part of the Car Park or the Commercial Development or the Residential Development and for the purpose of identification only as shown and coloured yellow on the plans annexed to the Deed of Mutual Covenant and the accuracy of such plans is certified by or on behalf of the Authorized Person;
   (e) all those areas which for the purpose of identification only are shown and coloured yellow on the plans annexed to the Deed of Mutual Covenant the accuracy of such plans is certified by or on behalf of the Authorized Person; and
   (f) such additional areas of and within the Estate as may at any time be designated as Estate Common Areas by the First Owner in accordance with the provisions of the Deed of Mutual Covenant;

   BUT (for the avoidance of doubt) excluding the Residential Common Areas and in the event Units in the Car Park and/or Commercial Development are disposed of individually, such Car Park common areas and/or Commercial Development common areas as shall be defined in the relevant Sub-Deed(s) in respect of the Car Park and/or Commercial Development PROVIDED THAT, where appropriate, if (i) any parts of the Estate covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance (Cap.344) ("the Ordinance"), or (ii) any parts specified in Schedule 1 to the Ordinance and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Ordinance shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Estate Common Areas.

9. **"Estate Common Areas and Facilities"** means collectively the Estate Common Areas and the Estate Common Facilities.

10. **"Estate Common Facilities"** means all those facilities of the Estate intended for the common use and benefit of the Estate as a whole and not just any particular Unit or any particular part thereof which are subject to the provisions of the Deed of Mutual Covenant to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate and includes but not limited to the communal aerial, all signal receivers, sewers, drains, storm water drains,

water courses, cables, pipes, pipe works (including but not limited to the soil and wastewater disposal and stormwater pipes), wires, ducts, flushing mains, fresh water mains, close-circuit television ("CCTV") and other facilities and equipment installed in the Estate Common Areas for security purposes, plant and machinery and other like installations, facilities or services of the Estate, transformer room, cable accommodations and all associated facilities and ancillary electricity installation equipment and facilities for the supply of electricity to the Estate and such additional devices and facilities of the Estate serving the Estate as a whole as may at any time be designated as Estate Common Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

11. **"Greenery Areas"** means the areas landscaped (including any vertical greenery areas) in the Estate which are for the purpose of identification only shown and coloured red cross hatched black and green cross hatched black on the plans annexed to the Deed of Mutual Covenant and the accuracy of such plans is certified by or on behalf of the Authorized Person.

12. **"Recreational Facilities"** means the recreational facilities designated or to be designated for the exclusive use by the Owners or Occupiers of the Residential Units and their bona fide guests, visitors and invitees only, which are for the purpose of identification only shown and coloured green stippled black on the plans annexed to the Deed of Mutual Covenant and the accuracy of such plans is certified by or on behalf of the Authorized Person.

13. **"Residential Common Areas"** means those parts of the Residential Development intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit and which are subject to the provisions of the Deed of Mutual Covenant and all subsisting rights and rights of way to be used by each Owner and Occupier of the Residential Units in common with all other Owners and Occupiers of the Residential Units which said parts include but not limited to :-

(a) such areas for the installation or use of aerial broadcast distribution or telecommunications network facilities save and except those of such areas which form part of the Car Park, the Commercial Development or the Estate Common Areas;

(b) the Recreational Facilities;

(c) the Covered Landscaped and Play Areas;

(d) those parts of the Greenery Areas forming part of the Residential Development which for purposes of identification only are shown and coloured green cross hatched black on the plans annexed to the Deed of Mutual Covenant;

(e) office(s) and/or counter(s), store(s), guard room(s) and lavatories for caretakers, watchmen and management staffs, if any, on the ground floor of the Estate;

(f) those parts of the external walls at and below the 2nd floor not forming part of the Car Park or the Commercial Development or the Estate Common Areas (including the curtain walls and canopies thereof, if any, louvers, architecture fins and features thereon) for the purpose of identification only as shown and coloured green on the plans annexed to the Deed of Mutual Covenant and the accuracy of such plans is certified by or on behalf of the Authorized Person;

(g) those parts of the external walls (including those of such parts of the external walls abutting the Estate Common Areas above the main roof level) above the 2nd floor not forming part of the Residential Units or the Estate Common Areas including but not limited to : -

(1) the architecture fins and features thereon; and

(2) the curtain wall structures of the Estate including but not limited to the mullions and cladding (except (i) the openable parts of the curtain wall structures; and (ii) such pieces of glass panels wholly enclosing or fronting a Residential Unit, which said openable parts and glass panels shall form parts of the relevant Residential Units). For the avoidance of doubt, any glass panel forming part of the curtain wall structures of the Estate that does not wholly enclose a Residential Unit but extends across two or more Residential Units in the Estate shall form part of the Residential Common Areas;

BUT excluding

the glass balustrades, metal balustrades or railings of the balconies, utility platforms, areas for air-conditioner(s), private flat roofs or private roofs which form parts of the relevant Residential Units and the aluminium grilles adjoining the false ceiling at the balconies and/or utility platforms held with and form part of the relevant Residential Units;

(h) all those areas for the purpose of identification only as shown and coloured green, green cross hatched black, green stippled black and green cross hatched green on the plans annexed to the Deed of Mutual Covenant and the accuracy of such plans is certified by or on behalf of the Authorized Person;

(i) aluminium covers on both sides of and for supporting the base of glass balustrades of the balconies and utility platforms of the Residential Units; and

(j) such additional areas as may at any time be designated as Residential Common Areas by the First Owner in accordance with the provisions of the Deed of Mutual Covenant,

BUT (for the avoidance of doubt) excluding the Estate Common Areas and PROVIDED THAT, where appropriate, if (i) any parts of the Residential Development covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Ordinance, or (ii) any parts specified in Schedule 1 to the Ordinance and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Ordinance shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Residential Common Areas.

14. **"Residential Common Areas and Facilities"** means collectively the Residential Common Areas and the Residential Common Facilities.

15. **"Residential Common Facilities"** means all those facilities intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit which are subject to the provisions of the Deed of Mutual Covenant to be used by each Owner and Occupier of the Residential Units in common with all other Owners and Occupiers of the Residential Units and includes but not limited to all lifts designated in the Residential Common Areas, wires, cables, ducts, pipes, pipe works (including but not limited to the soil and wastewater disposal and stormwater pipes), drains, CCTV and other facilities and equipment installed in

the Residential Common Areas for security purposes, the sports and recreational facilities in the Covered Landscaped and Play Areas and the Recreational Facilities and all mechanical and electrical installations and equipment exclusively for the Residential Development and such additional devices and facilities of the Residential Development serving the Residential Development as a whole as may at any time be designated as Residential Common Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

16. **"Slopes and Retaining Walls"** means any and all slopes, slope treatment works, retaining walls and other structures, within or outside the Lot, the maintenance of which is the liability of the Owners under the provisions of the Government Grant or the Deed of Mutual Covenant.

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

Floor	Flat	No. of Undivided Shares allocated to each Unit
5/F	A	362
	B	314
	C	309
	D	308
	E	313
	F	333
	G	262
	H	216
	J	292
	K	229
	L	221
	M	329
6/F to 28/F	A	388
	B	337
	C	332
	D	331
	E	336
	F	359
	G	294
	H	245
	J	319
	K	258
	L	250
	M	358
29/F	A	654
	B	358
	C	332
	D	331
	E	364
	F	387
	G	315
	H	263
	J	346
	K	276
	L	269

Notes: In the numbering of floors, 4/F., 13/F., 14/F., and 24/F are omitted
The total number of Undivided Shares of the Development is 106,400.

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

The Manager will be appointed for a term of two (2) years from the date of the Deed of Mutual Covenant. The appointment is to be continued thereafter until termination of the Manager's appointment in accordance with the provisions of the Deed of Mutual Covenant.

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

The Owner of each Residential Unit shall pay in advance on the first day of each calendar month 1/12th of the due proportion of the annual expenditure in accordance with the Residential Management Budget which due proportion shall be the same proportion as the number of Management Units allocated to his Residential Unit bears to the total number of Management Units allocated to all the Residential Units in the Estate.

In addition, based on a separate management budget prepared by the Manager for the carrying out and implementation of the plans of the Fire Safety Management Plan and the fire services system serving the Open Kitchen Units exclusively, the Owner of each Open Kitchen Unit shall pay to the Manager his due share of the budgeted expenses for the carrying out and implementation of the plans of the Fire Safety Management Plan and the said fire services system on a monthly basis in accordance with and in proportion to the Management Units allocated to his Unit. The Open Kitchen Units are all flats except Flat A on all floors.

E. Basis on which the management fees deposit is fixed

The management fee deposit is equivalent to 3 months' management contribution based on the first annual Management Budget payable by the Owner in respect of his Unit.

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

Not applicable.

Notes: 1. For full details, please refer to the latest draft Deed of Mutual Covenant which is free for inspection during opening hours at the sales office. A copy of the latest draft Deed of Mutual Covenant is available upon request and payment of the necessary photocopying charges.

2. 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 Deed of Mutual Covenant.

15 批地文件的摘要 SUMMARY OF LAND GRANT

1. 發展項目位處於紅磡海旁地段第1號A分段第6小分段A段餘段、紅磡海旁地段第1號A分段第6小分段B段餘段、紅磡海旁地段第1號A分段第6小分段餘段及紅磡海旁地段第1號A分段第8小分段餘段（下統稱「**該等地段**」）。

2. 該等地段是根據一份日期為1915年11月16日有關紅磡海旁地段第1號的政府租契持有，批租年期為999年，由1887年3月21日開始生效（下稱「**政府租契**」）。

3. 政府租契包括，除其他以外，以下條款:-

(a)「如非事先獲得香港殖民地港督或就此獲正式授權的其他人以書面表示陛下、其世襲繼承人、繼承人或受讓人已給予許可，所述公司、其繼承人或受讓人或任何其他一或多人在批租的持續期內，不得及不會利用該處所或其任何部分經營或從事屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、淘糞、垃圾清理的行業或業務，或任何其他發出惡臭或令人厭惡的行業或業務」；

(b)「所述公司、其繼承人及受讓人在此後所有時候及不時在有需要或情況要求時，必須及將會自費妥善及充分地修葺、維持、支持、保養、鋪設、清洗、洗滌、清潔、清空、修改及保存現時或此後任何時候位於在此表明批租的該片或該幅土地上之宅院或物業單位及所有其他豎設物及建築物，以及所有屬於並且以任何形式附屬於或關連該處的牆壁、土堤、路塹、樹籬、溝渠、路軌、電燈、行人道、水廁、洗滌槽、排水渠及水道，並且全面執行需要及必須的修葺、清洗及修改工程，以令陛下、其世襲繼承人、繼承人或受讓人的測量師滿意（現為工務司司長）」；

(c)「所述公司、其繼承人及受讓人於批租年期內，必須及將會不時按需要承擔、支付及允許以合理份額和比例計算的費用及收費，以支付建造、建築、修葺及修改在此表明批租的處所或其任何部分所需的、或於其內的、或屬於該處所並且與其他鄰近或毗鄰處所共用的所有或任何道路、行人道、渠道、圍欄及共用牆、排氣管、私家或公共污水渠及排水渠。有關的付款比例由陛下、其世襲繼承人、繼承人或受讓人的測量師釐定及確定，並且可當作欠繳地租的性質追討」；

(d)「陛下、其世襲繼承人、繼承人及受讓人保留所有政府就其為香港殖民地的道路、公共建築或其他公共目的所需，在該處所之內、之下或之上的礦產、礦物及石礦、及所有現時或其後於在批租的持續期內於在該處所或其任何部分之下或之上的土壤、泥土、泥灰岩、黏土、白堊、磚土、礫石、砂、石頭及石堆、及其他土料或材料；陛下、其世襲繼承人、繼承人及受讓人、其代理人、傭人及工人有權於在批租的持續期內於日間合理時間內自由進出及穿越在此表明批租的處所或其任何部分，不論是否連同馬匹、馬車、車輛及其他機器及其他必需之事物，以視察、挖掘、轉用及移走上述保留之礦物、石頭、土料及其他事物或其任何部分，惟須對所述公司、其繼承人或受讓人造成盡可能少的損害；陛下、其世襲繼承人、繼承人及受讓人亦有全權於該處所內、穿過、或於其之下加置及接駁所有及任何公共或公用排污渠、排水渠或水道」；

(e)「陛下、其世襲繼承人、繼承人或受讓人有合法權利透過其測量師或獲指派代表彼等的其他人在該批租年期內，每年兩次或多次在日間所有合理時間進入在此表明批租的處所從而視察、搜查及查看其狀況。每當視察時發現有任何頹敗、損壞及需要維修及修正之處，將會發出或在該處所或其任何部分留下書面通知或警告，要求所述公司、其繼承人或受讓人在其後三個曆月內進行維修及修正。所述公司、其繼承人或受讓人須於按照上文所述發出或留下每項通知或警告後三個曆月內進行維修及修正」；及

(f)「如果為了改善所述香港殖民地或任何其他公共目的所需，陛下、其世襲繼承人、繼承人及受讓人擁有全權收回、進入及再佔管在此表明批租的處所或其任何部分，向所述公司、其繼承人及受讓人給予三個公曆月的通知後，並根據陛下、其世襲繼承人、繼承人或受讓人的測量師公平和客觀地對該土地及其上建築物作出估值，向所述公司、其繼承人或受讓人作出充分和合理的賠償。本項權利一旦行使，本文件所訂的年期及設定的產業權須分別予以終止、終結及無效」。

4. 儘管上文第3(a)段有所限制，根據一份日期為2023年3月22日，並在土地註冊處以註冊摘要編號23041200520012註冊的厭惡性行業牌照，該等地段的註冊擁有人、其遺囑執行人、遺產管理人及受讓人，如是公司，其繼承人及受讓人，獲准於該等地段之內或之上經營或從事製糖、油料（加油站除外）、售肉、食物供應及旅館的行業或業務，惟須受該牌照施加的條件所規限。

備註：

1. 詳情請參考政府租契。政府租契全份文本已備於售樓處，在開放時間可供免費查閱，並可在支付必要的影印費用後獲取副本。
2. 除非本售樓説明書另有規定，本批地文件摘要內所採用的詞彙與該詞彙在有關政府租契內的意思相同。

15 批地文件的摘要 SUMMARY OF LAND GRANT

1. The development is situated on The Remaining Portion of Section A of Sub-section 6 of Section A of Hung Hom Marine Lot No. 1, The Remaining Portion of Section B of Sub-section 6 of Section A of Hung Hom Marine Lot No. 1, The Remaining Portion of Sub-section 6 of Section A of Hung Hom Marine Lot No. 1 and The Remaining Portion of Sub-section 8 of Section A of Hung Hom Marine Lot No. 1 (collectively "**the Lots**").

2. The Lots are held under the Government lease of Hung Hom Marine Lot No.1 dated 16th November 1915 ("**the Government Lease**") for a term of 999 years commencing on 21st March 1887.

3. The Government Lease contains, inter alia, the following provisions:-

   (a) "that the said Company their Successors or Assigns, 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 Slaughterman, Soap-maker, Sugar-baker, Fellmonger, Melter of tallow, Oilman, Butcher, Distiller, Victualler, or Tavern-keeper, Nightman, Scavenger, or any other noisome or offensive trade or business whatever, without the previous licence of His said Majesty, His Heirs, Successors, or Assigns, signified in writing by the Governor of the said Colony of Hongkong, or other person duly authorized in that behalf";

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

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

   (d) It is "except and reserved unto His said Majesty, His Heirs, Successors and Assigns, all Mines, Minerals, 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 said Majesty, His Heirs, Successors and Assigns may require for the Roads, Public Buildings, or other Public Purposes of the said Colony of Hongkong; with fully liberty of Ingress, Egress and Regress, to and for His said Majesty, His Heirs, Successors and Assigns, His and their Agents, servants and workmen, at reasonable times in the day during the continuance of this demise, with or without horses, 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 said Company their Successors or Assigns; and also save and except full power to His said Majesty, His Heirs, Successors and Assigns, to make and conduct in, through and under the said premises, all and any public or common sewers, drains or watercourses";

   (e) "that it shall and may be lawful to and for His said Majesty, His Heirs, Successors or Assigns by His or their Surveyor, or other persons deputed to act for Him or them 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 view 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 said Company their Successors or Assigns, 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 said Company their Successors or Assigns will repair and amend the same accordingly"; and

   (f) "His said Majesty, His Heirs, Successors and Assigns, 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 of Hongkong, or for any other public purpose whatsoever, Three Calendar Months' notice being given to the said Company their Successors and Assigns of its being so required, and a full and fair Compensation for the said Land and the Buildings thereon, being paid to the said Company their Successors or Assigns, at a valuation, to be fairly and impartially made by the Surveyor of His said Majesty, His Heirs, Successors or Assigns, and upon the exercise of such power the term and estate hereby created shall respectively cease, determine and be void".

4. Notwithstanding the above restrictions at paragraph 3(a) above, an Offensive Trade Licence dated 22 March 2023 and registered in the Land Registry by Memorial No. 23041200520012 was granted allowing the registered owner of the Lots, his executors, administrator and assigns, and in the case of a corporation its successors and assigns, to carry out the trade or business of sugar baker, oilman (excluding petrol filling station), butcher, victualler and tavern keeper, in or upon the Lots subject to the conditions imposed therein.

Remarks:

1. For full details, please refer to the Government Lease. Full script of the Government Lease is available for free inspection upon request at the sales office during opening hours and copies of the Government Lease can be obtained upon paying necessary photocopying charges.
2. Unless otherwise defined in this sales brochure, the capitalized terms used in this Summary of Land Grant shall have the same meaning of such terms in the Government Lease.

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

A. 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施

不適用。

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

不適用。

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

不適用。

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

不適用。

E. 在切實可行的範圍內顯示上述該等設施、休憩用地及土地中的該等部分的位置；及以與批地文件或撥出私人地方供公眾使用的契據(視屬何情況而定)中相同的顏色、格式或圖案(視何者適用而定)著色或以陰影顯示該等設施、休憩用地及土地中的該等部分的圖則

不適用。

F. 公眾之使用權

不適用。

G. 批地文件、撥出私人地方供公眾使用的契據及指明住宅物業的每一公契中關於上述該等設施、休憩用地及土地中的該等部分的條文

不適用。

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

Not applicable.

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

Not applicable.

C. The size of any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development

Not applicable.

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.

E. A plan that shows the location of those facilities and open spaces, and those parts of the land mentioned above as far as it is practicable to do so; and that has those facilities and open spaces, and those parts of the land, coloured or shaded in the same colour, format or pattern (as applicable) as in the land grant or the deed of dedication (as the case may be)

Not applicable.

F. General public's right to use

Not applicable.

G. Provisions of the land grant and deed of dedication, and of every deed of mutual covenant in respect of the specified residential property, that concern those facilities and open spaces, and those parts of the land mentioned above

Not applicable.

17 對買方的警告 WARNING TO PURCHASERS

1. 此提示建議你聘用一間獨立的律師事務所（代表擁有人行事者除外），以在交易中代表你行事。

2. 如你聘用上述的獨立的律師事務所，以在交易中代表你行事，該律師事務所將會能夠向你提供獨立意見。

3. 如你聘用代表擁有人行事的律師事務所同時代表你行事，而擁有人與你之間出現利益衝突－
   (i) 該律師事務所可能不能夠保障你的利益；及
   (ii) 你可能要聘用一間獨立的律師事務所。

4. 如屬3.(ii)段的情況，你須支付的律師費用總數，可能高於如你自一開始即聘用一間獨立的律師事務所須支付的費用。

1. You are recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for you in relation to the transaction.

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

3. If you instruct the firm of solicitors acting for the owner to act for you as well, and a conflict of interest arises between the owner and you –
   (i) that firm may not be able to protect your interests; and
   (ii) you may have to instruct a separate firm of solicitors.

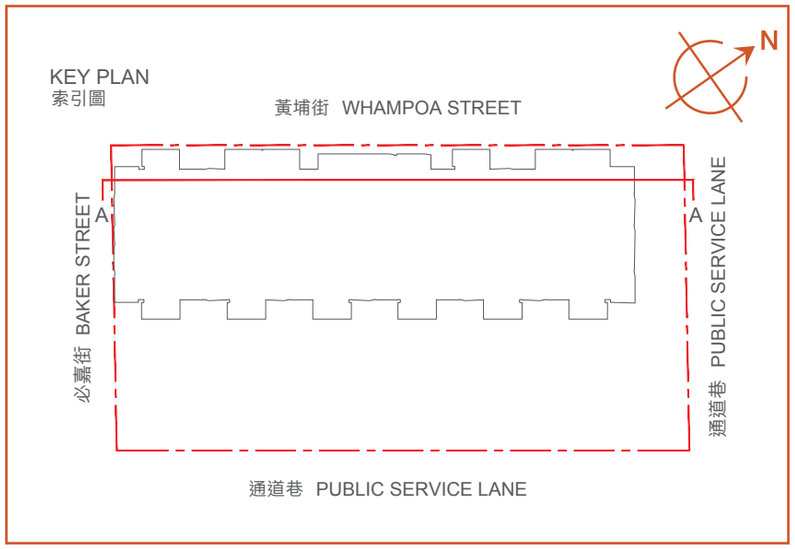
4. In the case of paragraph 3.(ii), the total solicitors' fees payable by you may be higher than the fees that would have been payable if you had instructed a separate firm of solicitors in the first place.

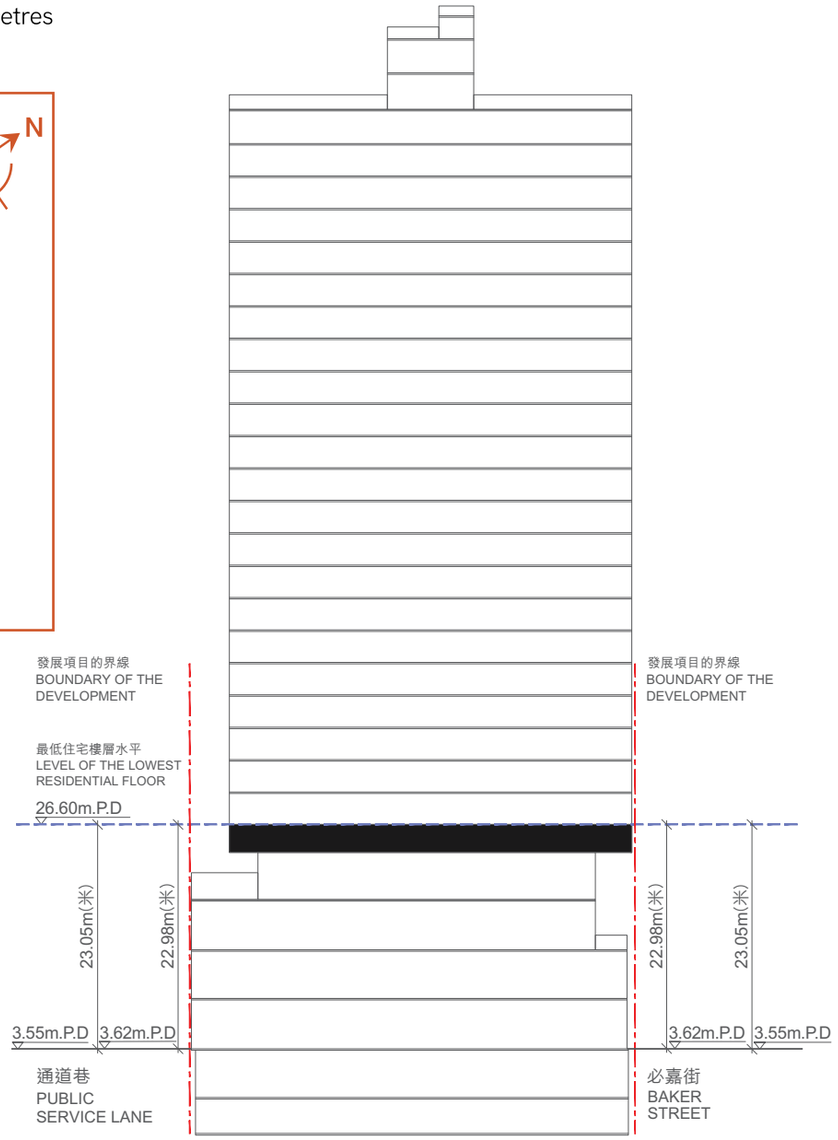
18 發展項目中的建築物的橫截面圖
CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

橫截面圖 A-A
CROSS - SECTION PLAN A-A

1. 毗鄰建築物的一段通道巷為香港主水平基準以上3.55至3.62米。
2. 毗鄰建築物的一段必嘉街為香港主水平基準以上3.55至3.62米。

1. The part of public service lane adjacent to the building is 3.55 to 3.62 metres above the Hong Kong Principal Datum.
2. The part of Baker Street adjacent to the building is 3.55 to 3.62 metres above the Hong Kong Principal Datum.





頂層天台	TOP ROOF	天台	ROOF
高層天台 2	UPPER ROOF 2	天台 / 機電房	ROOF / PLANT ROOM
高層天台 1	UPPER ROOF 1	機電房	PLANT ROOM
天台	ROOF	私人天台 / 機電房	PRIVATE ROOF / PLANT ROOM
29 樓	29/F	住宅單位	RESIDENTIAL PROPERTIES
28 樓	28/F	住宅單位	RESIDENTIAL PROPERTIES
27 樓	27/F	住宅單位	RESIDENTIAL PROPERTIES
26 樓	26/F	住宅單位	RESIDENTIAL PROPERTIES
25 樓	25/F	住宅單位	RESIDENTIAL PROPERTIES
23 樓	23/F	住宅單位	RESIDENTIAL PROPERTIES
22 樓	22/F	住宅單位	RESIDENTIAL PROPERTIES
21 樓	21/F	住宅單位	RESIDENTIAL PROPERTIES
20 樓	20/F	住宅單位	RESIDENTIAL PROPERTIES
19 樓	19/F	住宅單位	RESIDENTIAL PROPERTIES
18 樓	18/F	住宅單位	RESIDENTIAL PROPERTIES
17 樓	17/F	住宅單位	RESIDENTIAL PROPERTIES
16 樓	16/F	住宅單位	RESIDENTIAL PROPERTIES
15 樓	15/F	住宅單位	RESIDENTIAL PROPERTIES
12 樓	12/F	住宅單位	RESIDENTIAL PROPERTIES
11 樓	11/F	住宅單位	RESIDENTIAL PROPERTIES
10 樓	10/F	住宅單位	RESIDENTIAL PROPERTIES
9 樓	9/F	住宅單位	RESIDENTIAL PROPERTIES
8 樓	8/F	住宅單位	RESIDENTIAL PROPERTIES
7 樓	7/F	住宅單位	RESIDENTIAL PROPERTIES
6 樓	6/F	住宅單位	RESIDENTIAL PROPERTIES
5 樓	5/F	住宅單位	RESIDENTIAL PROPERTIES
		轉接層	TRANSFER PLATE
3 樓	3/F	康樂設施/ 機電房	RECREATIONAL FACILITIES/ PLANT ROOM
2 樓	2/F	康樂設施/ 機電房	RECREATIONAL FACILITIES/ PLANT ROOM
1 樓	1/F	商舖/ 餐廳/ 機電房	SHOP/ RESTAURANT/ PLANT ROOM
地下	G/F	商舖/ 餐廳/ 機電房/ 入口大堂	SHOP/ RESTAURANT/ PLANT ROOM/ ENTRANCE LOBBY
地庫1層	BASEMENT 1	停車場/ 機電房	CARPARK/ PLANT ROOM
地庫2層	BASEMENT 2	停車場/ 機電房	CARPARK/ PLANT ROOM

圖例 LEGEND

發展項目的界線
Boundary of the Development

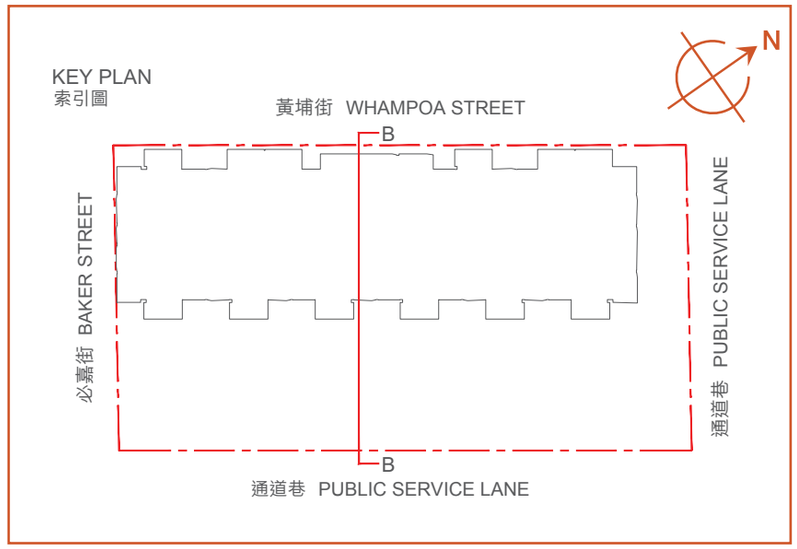
香港主水平基準以上高度(米)
Height in metres above the Hong Kong Principal Datum (m.P.D.)

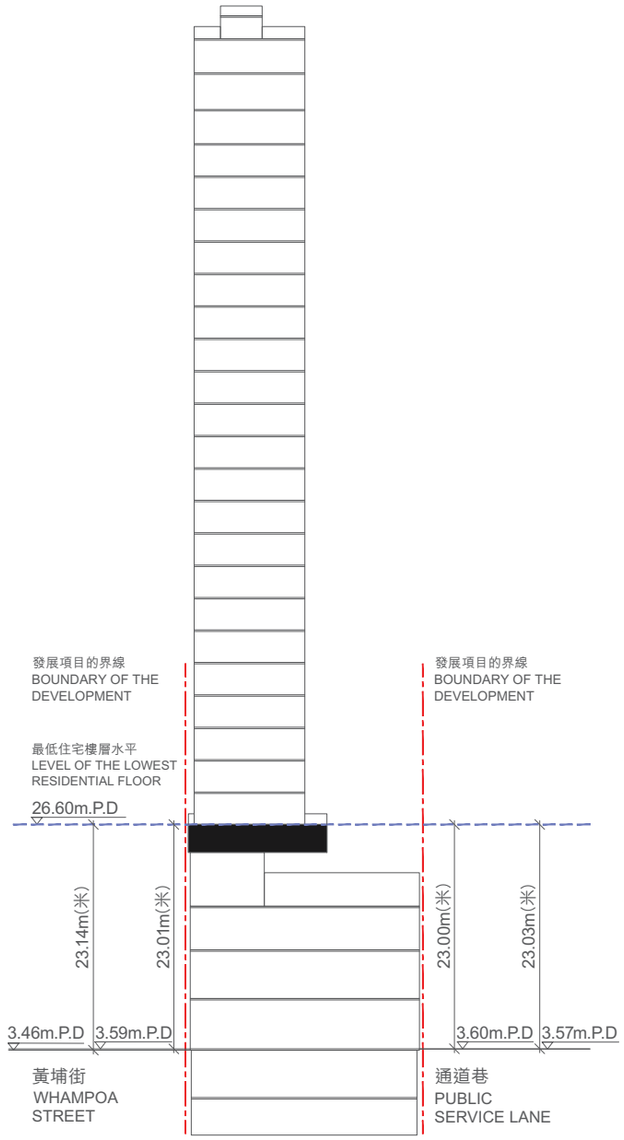
虛線為該建築物最低住宅層水平
Dotted line denotes the level of the lowest residential floor of the building

橫截面圖 B-B
CROSS - SECTION PLAN B-B

1. 毗鄰建築物的一段黃埔街為香港主水平基準以上3.46至3.59米。
2. 毗鄰建築物的一段通道巷為香港主水平基準以上3.57至3.60米。

1. The part of Whampoa Street adjacent to the building is 3.46 to 3.59 metres above the Hong Kong Principal Datum.
2. The part of public service lane adjacent to the building is 3.57 to 3.60 metres above the Hong Kong Principal Datum.





圖例 LEGEND

發展項目的界線
Boundary of the Development

香港主水平基準以上高度(米)
Height in metres above the Hong Kong Principal Datum (m.P.D.)

虛線為該建築物最低住宅層水平
Dotted line denotes the level of the lowest residential floor of the building

頂層天台	TOP ROOF	天台	ROOF
高層天台 2	UPPER ROOF 2	天台 / 機電房	ROOF / PLANT ROOM
高層天台 1	UPPER ROOF 1	機電房	PLANT ROOM
天台	ROOF	私人天台 / 機電房	PRIVATE ROOF / PLANT ROOM
29 樓	29/F	住宅單位	RESIDENTIAL PROPERTIES
28 樓	28/F	住宅單位	RESIDENTIAL PROPERTIES
27 樓	27/F	住宅單位	RESIDENTIAL PROPERTIES
26 樓	26/F	住宅單位	RESIDENTIAL PROPERTIES
25 樓	25/F	住宅單位	RESIDENTIAL PROPERTIES
23 樓	23/F	住宅單位	RESIDENTIAL PROPERTIES
22 樓	22/F	住宅單位	RESIDENTIAL PROPERTIES
21 樓	21/F	住宅單位	RESIDENTIAL PROPERTIES
20 樓	20/F	住宅單位	RESIDENTIAL PROPERTIES
19 樓	19/F	住宅單位	RESIDENTIAL PROPERTIES
18 樓	18/F	住宅單位	RESIDENTIAL PROPERTIES
17 樓	17/F	住宅單位	RESIDENTIAL PROPERTIES
16 樓	16/F	住宅單位	RESIDENTIAL PROPERTIES
15 樓	15/F	住宅單位	RESIDENTIAL PROPERTIES
12 樓	12/F	住宅單位	RESIDENTIAL PROPERTIES
11 樓	11/F	住宅單位	RESIDENTIAL PROPERTIES
10 樓	10/F	住宅單位	RESIDENTIAL PROPERTIES
9 樓	9/F	住宅單位	RESIDENTIAL PROPERTIES
8 樓	8/F	住宅單位	RESIDENTIAL PROPERTIES
7 樓	7/F	住宅單位	RESIDENTIAL PROPERTIES
6 樓	6/F	住宅單位	RESIDENTIAL PROPERTIES
5 樓	5/F	住宅單位	RESIDENTIAL PROPERTIES
		轉接層	TRANSFER PLATE
3 樓	3/F	康樂設施/ 機電房	RECREATIONAL FACILITIES/ PLANT ROOM
2 樓	2/F	康樂設施/ 機電房	RECREATIONAL FACILITIES/ PLANT ROOM
1 樓	1/F	商舖/ 餐廳/ 機電房	SHOP/ RESTAURANT/ PLANT ROOM
地下	G/F	商舖/ 餐廳/ 機電房/ 入口大堂	SHOP/ RESTAURANT/ PLANT ROOM/ ENTRANCE LOBBY
地庫1層	BASEMENT 1	停車場/ 機電房	CARPARK/ PLANT ROOM
地庫2層	BASEMENT 2	停車場/ 機電房	CARPARK/ PLANT ROOM

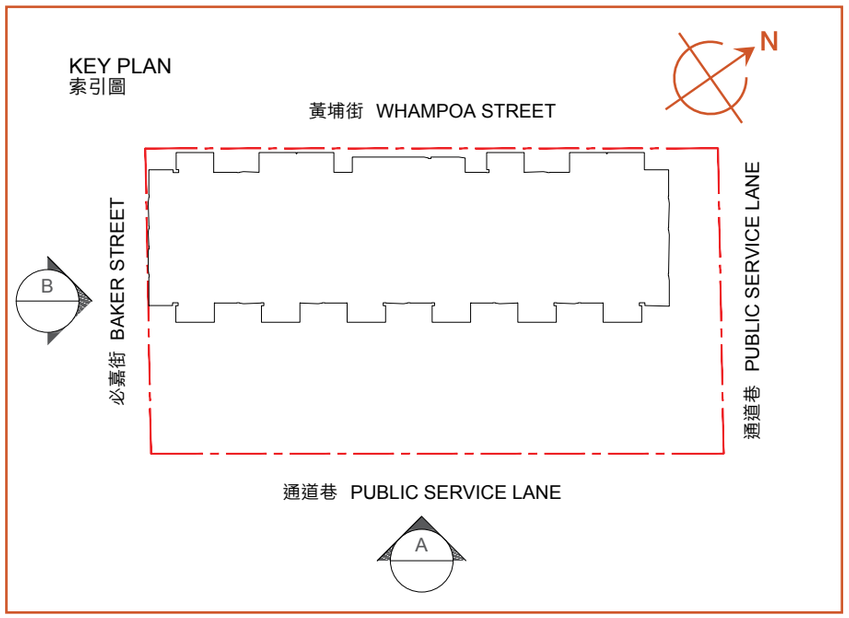
19 立面圖 ELEVATION PLAN

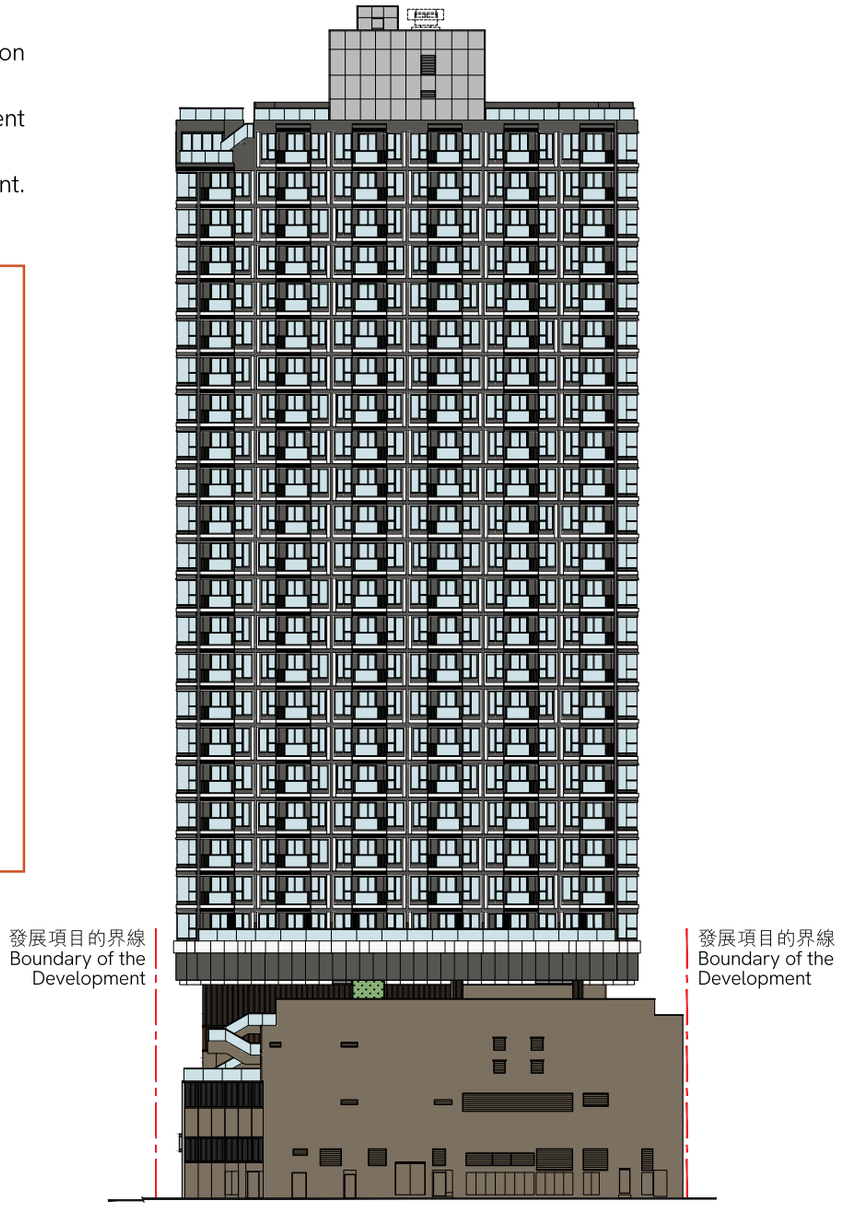
發展項目的認可人士已證明本圖所顯示的立面：

1. 以2026年5月22日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

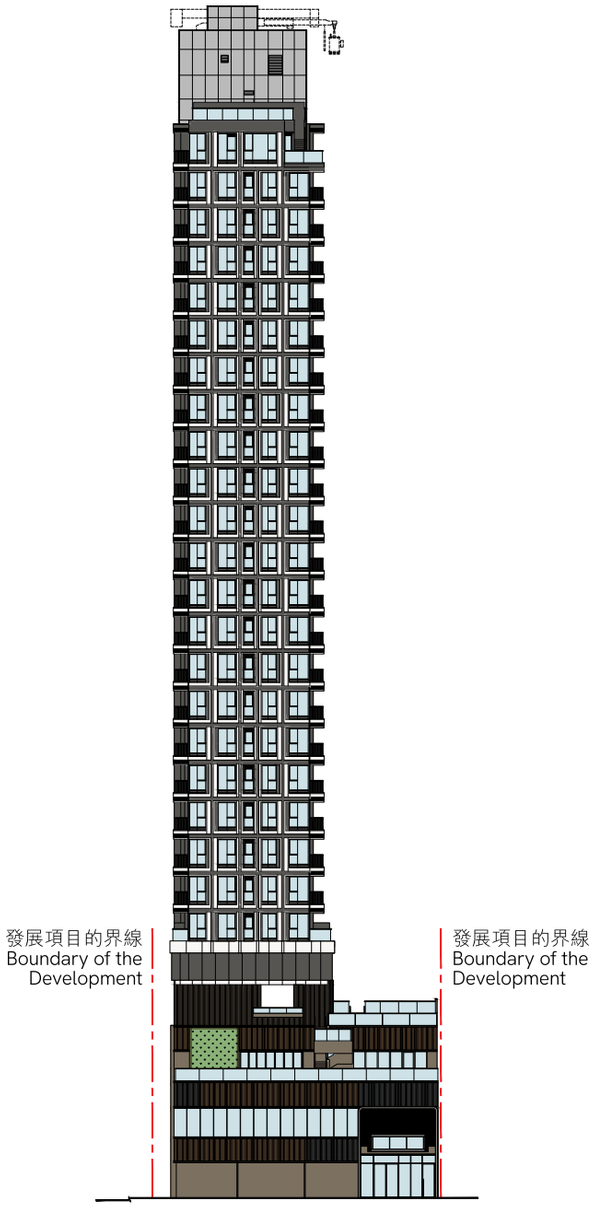
Authorized Person for the Development certified that the elevations shown on these plans:

1. are prepared on the basis of the approved building plans for the Development as of 22nd May 2026; and
2. are in general accordance with the outward appearance of the Development.





立面圖 A
ELEVATION PLAN A



立面圖 B
ELEVATION PLAN B

圖例 LEGEND

發展項目的界線
Boundary of the Development

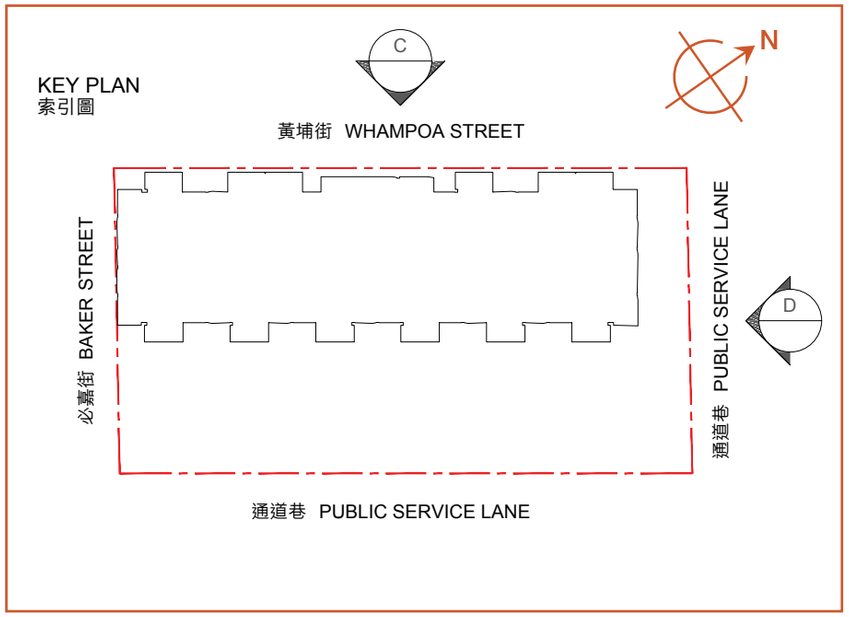
19 立面圖 ELEVATION PLAN

發展項目的認可人士已證明本圖所顯示的立面：

1. 以2026年5月22日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

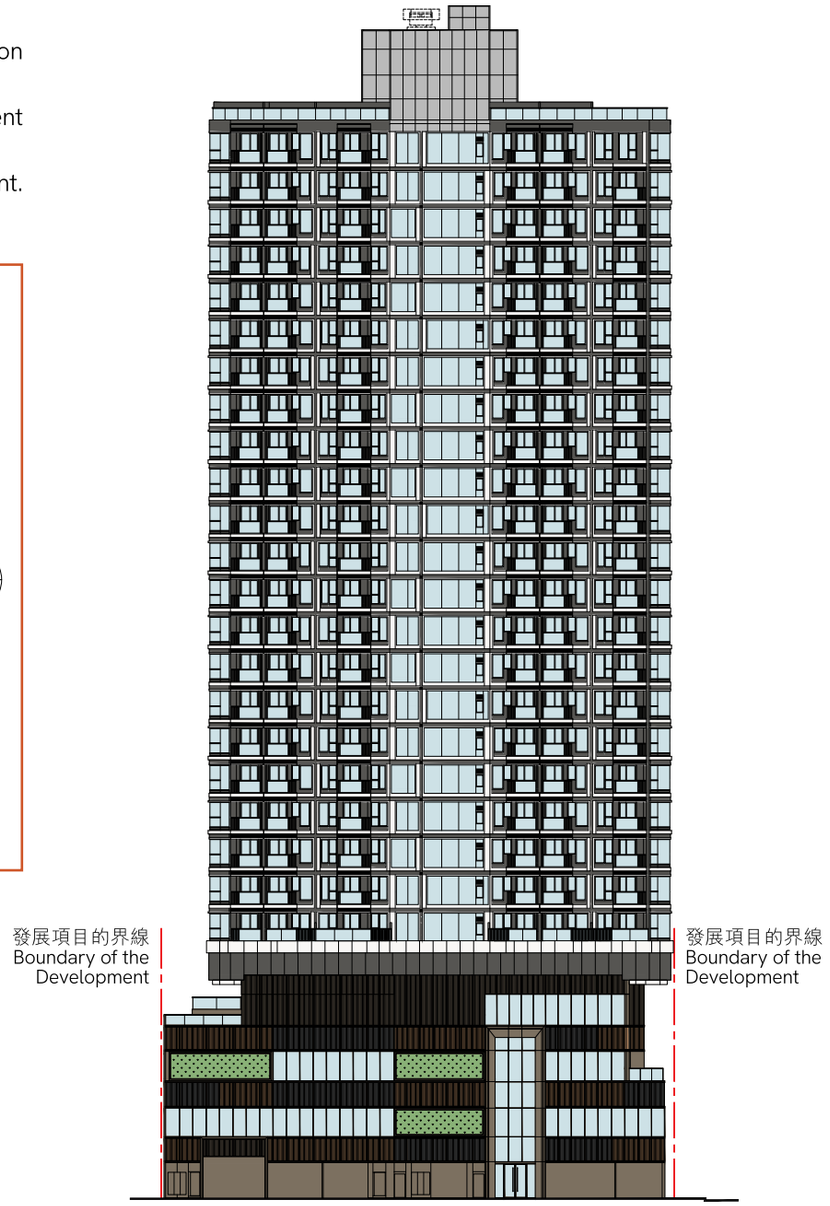
Authorized Person for the Development certified that the elevations shown on these plans:

1. are prepared on the basis of the approved building plans for the Development as of 22nd May 2026; and
2. are in general accordance with the outward appearance of the Development.

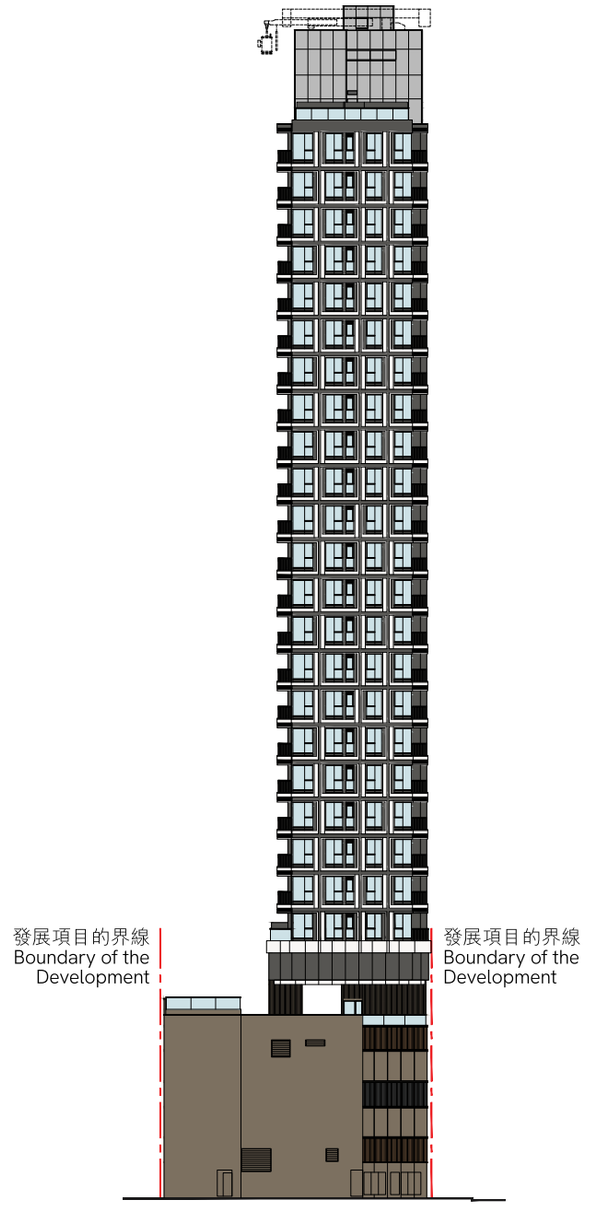


圖例 LEGEND

發展項目的界線
Boundary of the Development



立面圖 C
ELEVATION PLAN C



立面圖 D
ELEVATION PLAN D

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

公用設施 Common Facilities	有上蓋遮蓋之面積 Covered Area		沒有上蓋遮蓋之面積 Uncovered Area		總面積 Total Area	
	平方米 sq. m.	平方呎 sq. ft.	平方米 sq. m.	平方呎 sq. ft.	平方米 sq. m.	平方呎 sq. ft.
(a) 住客會所(包括供住客使用的任何康樂設施) Residents' Clubhouse (including any recreational facilities for residents' use)	419.142	4512	-	-	419.142	4512
(b) 位於發展項目中的建築物的天台或在天台和最低一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) 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)	不適用 Not applicable					
(c) 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) 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)	326.704	3517	488.322	5256	815.026	8773

備註 ： 以平方呎顯示之面積均依據1平方米 = 10.764平方呎換算，並四捨五入至整數。
Note ： Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

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

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) 以下文件的文本存放在發售有關住宅物業的售樓處，以供閱覽 —
本住宅物業的每一公契在將本住宅物業提供出售的日期的最新擬稿。
(b) 無須為閱覽付費。

1. Copies of outline zoning plans relating to the Development are available for inspection at www.ozp.tpb.gov.hk

2. (a) Copies of the following document are available for inspection at the place at which the residential property is offered to be sold —
the latest draft of every deed of mutual covenant as in respect of the residential property at the date on which the residential property is offered to be sold.
(b) The inspection is free of charge.

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

1. 外部裝修物料

		描述		
(a)	外牆	裝修物料的類型	基座：	綠化牆、玻璃幕牆、玻璃飾板、玻璃欄河、鋁格柵、鋁飾板、鋁飾裝飾、鋁百葉及油漆
			住宅大樓：	玻璃幕牆、鋁窗、鋁格柵、玻璃格柵、玻璃欄河、鋁飾板、鋁飾裝飾、玻璃飾板、鋁百葉及瓷磚
(b)	窗	框的用料	鋁質氟化碳塗層窗框	
		玻璃的用料	低輻射鍍膜雙層中空玻璃	
(c)	窗台	用料及窗台板的裝修物料	不適用	
(d)	花槽	裝修物料的類型	不適用	
(e)	陽台或露台	(i) 裝修物料的類型	i) 露台：裝有鋁格柵及玻璃欄河 地台：瓷磚 牆身：鋁質飾板及瓷磚 天花：鋁質假天花 ii) 陽台：不適用	
		(ii) 是否有蓋	i) 露台：設有上蓋 ii) 陽台：不適用	
(f)	乾衣設施	類型	不適用	
		用料	不適用	

2. 室內裝修物料

		描述				
			牆壁	地板	天花板	
(a)	大堂	地下住宅入口大堂的裝修物料的類型	外露牆身鋪砌天然石、木皮飾面及金屬	外露地板鋪砌天然石	石膏板假天花表面髹上乳膠漆	
		住宅樓層電梯大堂的裝修物料的類型	外露牆身鋪砌瓷磚、膠板飾面及金屬	外露地板鋪砌瓷磚	中密度纖維板假天花髹上啞面漆及膠板飾面	
			牆壁	天花板		
(b)	內牆及天花板	客廳及飯廳的裝修物料的類型 睡房的裝修物料的類型	外露牆身髹上乳膠漆	硅藻土漆及石膏板假天花表面髹上乳膠漆		
			地板	牆腳線		
(c)	內部地板	客廳及飯廳的用料 睡房的用料	外露地板鋪砌天然石及瓷磚	木腳線		
			牆壁	地板	天花板	
(d)	浴室	(i) 裝修物料的類型	外露牆身鋪砌瓷磚及鏡飾面	外露地板鋪砌天然石及瓷磚	石膏板假天花表面髹上硅藻土漆	
		(ii) 牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			
			牆壁	地板	天花板	灶台
(e)	廚房 / 開放式廚房	(i) 裝修物料的類型	外露牆身鋪砌不銹鋼及瓷磚	外露地板鋪砌瓷磚	石膏板假天花表面髹上乳膠漆	石英石
		(ii) 牆壁的裝修物料是否鋪至天花板	裝修物料鋪至吊櫃底			

3. 室內裝置

		描述				
			用料	裝修物料	配件	
(a)	門	單位大門	防火實心木掩門	木皮飾面及膠板飾面(只適用於D單位)	電子門鎖、隱藏式氣鼓、防盜眼及門擋	
				木皮飾面(除上述單位外)		
		廚房門(只適用於A單位)	防火實心木掩門	木皮飾面及金屬	隱藏式氣鼓及門擋	
		睡房 / 睡房1 / 睡房2 / 睡房3 / 主人睡房門	中空木掩門	木皮飾面	門鎖及門擋或門固定器	
			中空木趟門(只適用於5樓至20樓F單位的睡房2)		門鎖	
		浴室 / 主人浴室門	中空木掩門	木皮飾面	門鎖及門擋	
		儲物室門	中空木趟門(只適用於B、C、D、E及G單位)	木皮飾面	門鎖	
			中空木掩門(只適用於29樓的A單位)		門鎖及門擋	
		露台 / 工作平台門	鋁門框及中空玻璃趟門	氟化碳塗層鋁框	門鎖	
		平台門(只適用於5樓的單位及29樓A單位)				
		私人天台門(只適用於29樓的A、B、E、F、G、H、J、K及L單位)	金屬掩門	氟化碳塗層鋁框	門鎖	

			裝置及設備	類型	用料
(b)	浴室	(i) 裝置及設備的類型及用料	櫃	檯面	石英石
				洗手盆櫃	木製櫃配膠板飾面
				櫃	木製櫃配鏡、金屬及膠板飾面
			潔具	廁紙架	不銹鋼
				掛鈎	鍍鉻
				洗手盆水龍頭	鍍鉻
				洗手盆	陶瓷
				座廁	陶瓷
				淋浴間	強化玻璃
			設備	設備之品牌及型號，請參閱「設備説明表」	
		(ii) 供水系統的類型及用料		冷水及熱水喉採用包膠銅喉	
		(iii) 沐浴設施的類型及用料(包括花灑或浴缸，(如適用的話))	花灑	花灑水龍頭及花灑套裝	鍍鉻
			浴缸	不適用	不適用
		(iv) 浴缸大小(如適用的話)		不適用	

3. 室內裝置

		描述			
			用料		
(C)	廚房 / 開放式廚房	(i) 洗滌盆的用料		不銹鋼	
		(ii) 供水系統的用料		冷水及熱水喉採用包膠銅喉	
				用料	裝修物料
		(iii) 廚櫃的用料及裝修物料		木製櫃	石英石及膠板飾面
		所有其他裝置及設備的類型	消防裝置及設備	開放式廚房內或附近的天花裝置煙霧探測器及消防花灑頭	
			其他裝置	鍍鉻水龍頭	
			其他設備	設備之品牌及型號，請參閱「設備説明表」	
(d)	睡房			類型	用料
		裝置的類型及用料 (包括嵌入式衣櫃)	嵌入式衣櫃	嵌入式衣櫃(只適用於5樓至20樓F單位的睡房2)	木製衣櫃配啞面漆及膠板飾面
			其他裝置	不適用	不適用
(e)	電話	接駁點的位置及數目		請參閱「住宅單位機電裝置位置及數量説明表」	
(f)	天線	接駁點的位置及數目		請參閱「住宅單位機電裝置位置及數量説明表」	
(g)	電力裝置	(i) 供電附件 (包括安全裝置)	供電附件	提供電掣及插座之面板	
			安全裝置	單相電力並裝妥微型斷路器配電箱	
		(ii) 導管是隱藏或外露		導管是部分隱藏及部分外露[1]	
		(ii) 電插座及空調機接駁點的位置及數目		請參閱「住宅單位機電裝置位置及數量説明表」	
(h)	氣體供應	類型		煤氣	
		系統		提供煤氣喉接駁煤氣煮食爐及煤氣熱水爐，並有獨立煤氣錶	
		位置		請參閱「住宅單位機電裝置位置及數量説明表」	
(i)	洗衣機接駁點	位置		請參閱「住宅單位機電裝置位置及數量説明表」	
		設計		設有洗衣機來水及去水接駁喉位	
(j)	供水	(i) 水管的用料		冷水及熱水喉採用包膠銅喉	
		(ii) 水管是隱藏或外露		冷熱水喉是部分隱藏及部分外露[2]	
		(iii)有否熱水供應		廚房、開放式廚房及浴室供應熱水	

備註：1. 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。外露的導管可能被假天花板、假陣、貯存櫃、面板、非混凝土間隔牆、 指定之槽位或其他物料遮蓋或暗藏。
2. 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。外露的水管可能被假天花板、假陣、貯存櫃、面板、非混凝土間隔牆、 指定之槽位或其他物料遮蓋或暗藏。

4. 雜項

<table>
<tr><th colspan="2">細項</th><th colspan="6">描述</th></tr>
<tr><td></td><td></td><td></td><td></td><td colspan="2">住宅升降機</td><td colspan="2">商用升降機</td></tr>
<tr><td rowspan="6">(a)</td><td rowspan="6">升降機</td><td rowspan="2">(i) 品牌名稱及產品型號</td><td>品牌名稱</td><td colspan="2">日立</td><td colspan="2">日立</td></tr>
<tr><td>產品型號</td><td colspan="2">L1：MCA-925-CO180
L2及L3：MCA-850-CO180</td><td colspan="2">L4：LCA-1600-CO60</td></tr>
<tr><td rowspan="5">(ii) 升降機的數目及到達的樓層</td><td>升降機的數目</td><td colspan="2">3</td><td colspan="2">1</td></tr>
<tr><td rowspan="4">到達的樓層</td><td>升降機編號</td><td>升降機到達的樓層</td><td>升降機編號</td><td>升降機到達的樓層</td></tr>
<tr><td>L1</td><td>地庫2層、地庫1層、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至29樓及天台</td><td rowspan="3">L4</td><td rowspan="3">地庫2層、地庫1層、地下及1樓</td></tr>
<tr><td>L2</td><td>地下、1樓至3樓、5樓至12樓、15樓至23樓及25樓至29樓</td></tr>
<tr><td>L3</td><td>地下、1樓至3樓、5樓至12樓、15樓至23樓及25樓至29樓</td></tr>
<tr><td>(b)</td><td>信箱</td><td>用料</td><td colspan="4">金屬信箱</td></tr>
<tr><td rowspan="2">(c)</td><td rowspan="2">垃圾收集</td><td>(i) 垃圾收集的方法</td><td colspan="4">由清潔工人收集</td></tr>
<tr><td>(ii) 垃圾房的位置</td><td colspan="4">垃圾及物料回收室位於各住宅樓層之公用地方；垃圾及物料回收房設於地下</td></tr>
<tr><td></td><td></td><td></td><td>水錶</td><td>電錶</td><td colspan="2">氣體錶</td></tr>
<tr><td rowspan="2">(d)</td><td rowspan="2">水錶、電錶及氣體錶</td><td>(i) 位置</td><td>每層之公共水錶櫃</td><td>每層之公共電錶房</td><td colspan="2">平台高位(只適用於 5 樓的單位)；
廚房低位(只適用於29樓A單位)；
露台高位(除上述單位外)</td></tr>
<tr><td>(ii) 就住宅單位而言是獨立抑或公用的錶</td><td>獨立</td><td>獨立</td><td colspan="2">獨立</td></tr>
</table>

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

5. 保安設施

		描述
保安系統及設備	入口通道控制及保安系統	地下入口大堂設有訪客對講機、智能咭閱讀器及密碼門鎖。住宅大樓升降機內另設有智能咭閱讀器供住戶之用
	閉路電視	閉路電視設於地下住宅入口大堂、所有升降機內及公共地方，並直接連接地下接待處
嵌入式的裝備的細節		各住宅單位均設有對講機，並直接連接地下住宅入口大堂之對講機系統
嵌入式的裝備的位置		請參閱「住宅單位機電裝置位置及數量説明表」

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

1. Exterior Finishes

		Description		
(a)	External wall	Type of finishes	Podium :	Green wall, curtain wall, glass cladding, glass balustrade, aluminium grille, aluminium cladding, aluminium feature, aluminium louvre and paint
			Residential tower :	Curtain wall, aluminium window, aluminum grille, glass grille, glass balustrade, aluminium cladding, aluminium feature, glass cladding, aluminium louvre and ceramic tile
(b)	Window	Material of the frame	Aluminium window frames finished with fluorocarbon coating	
		Material of the glass	Insulated Glazing Unit (IGU) with low-e coating glass	
(c)	Bay window	Material and window sill finishes	Not applicable	
(d)	Planter	Type of finishes	Not applicable	
(e)	Verandah or balcony	Type of finishes	(i) Balcony : Installed with aluminum grille and glass balustrade Floor : Ceramic tiles Wall : Aluminium cladding and ceramic tiles Ceiling : Aluminium false ceiling (ii) Verandah : Not applicable	
		Whether it is covered	(i) Balcony: Covered (ii) Verandah: Not applicable	
(f)	Drying facilities for clothing	Type	Not applicable	
		Material	Not applicable	

2. Interior Finishes

		Description			
			Wall	Floor	Ceiling
(a)	Lobby	Type of G/F residential entrance lobby finishes	Natural stone, wood veneer and metal for the exposed surface	Natural stone for the exposed surface	Gypsum board false ceiling with emulsion paint
		Type of lift lobby finishes for residential floors	Ceramic tile, plastic laminate and metal for the exposed surface	Ceramic tile for the exposed surface	Medium density fiberboard false ceiling with matt lacquer and plastic laminate finish
			Wall	Ceiling	
(b)	Internal wall and ceiling	Type of living room and dining room finishes	Emulsion paint for the exposed surface	Diatomaceous paint and gypsum board false ceiling with emulsion paint	
		Type of bedroom finishes			
			Floor	Skirting	
(c)	Internal floor	Material for living room and dining room	Natural stone and ceramic tile for the exposed surface	Timber skirting	
		Material for bedroom			
			Wall	Floor	Ceiling
(d)	Bathroom	(i) Type of finishes	Ceramic tile and mirror finish for the exposed surface	Natural stone and ceramic tile for the exposed surface	Gypsum board false ceiling with diatomaceous paint
		(ii) Whether the wall finishes run up to the ceiling	Up to bottom level of false ceiling		
			Wall	Floor	Ceiling	Cooking Bench
(e)	Kitchen / Open kitchen	(i) Type of finishes	Stainless steel and ceramic tile for the exposed surface	Ceramic tile for the exposed surface	Gypsum board false ceiling with emulsion paint	Quartz stone
		(ii) Whether the wall finishes run up to the ceiling	Up to bottom level of overhead cabinet			

3. Interior Fittings

		Description			
			Materials	Finishes	Accessories
(a)	Doors	Main entrance door	Fire-rated solid core timber swing door	Wood veneer and plastic laminate (For Flat D only)	Digital lockset, concealed door closer, eye viewer and door stopper
				Wood veneer (except the above residential properties)	
		Kitchen door (For Flat A only)	Fire-rated solid core timber swing door	Wood veneer and metal finish	Concealed door closer and door stopper
		Bedroom / Bedroom 1 / Bedroom 2 / Bedroom 3 / Master bedroom door	Hollow core timber swing door	Wood veneer	Door lock and door stopper or door limiter
			Hollow core timber sliding door (For Bedroom 2 of Flat F on 5/F - 20/F only)		Door lock
		Bathroom / Master bathroom door	Hollow core timber swing door	Wood veneer	Door lock and door stopper
		Store room door	Hollow core timber sliding door (For Flats B, C, D, E and G only)	Wood veneer	Door lock
			Hollow core timber swing door (For Flat A on 29/F only)		Door lock and door stopper
		Balcony / Utility platform door	Aluminium door frame and insulated glass unit sliding door	Fluorocarbon-coated aluminium frame	Door lock
		Flat roof door (For residential properties on 5/F and Flat A on 29/F only)			
		Private roof door (For Flats A, B, E, F, G, H, J, K and L on 29/F only)	Metal swing door	Fluorocarbon-coated aluminium frame	Door lock

			Fittings and Equipment	Types	Materials
(b)	Bathroom	(i) Type and material of fittings and equipment	Cabinet	Countertop	Quartz stone
				Basin cabinet	Timber cabinet with plastic laminate
				Cabinet	Timber cabinet with mirror, metal and plastic laminate
			Bathroom fittings	Paper holder	Stainless steel
				Robe hook	Chrome plated
				Wash basin mixer	Chrome plated
				Wash basin	Ceramic
				Water closet	Ceramic
				Shower compartment	Tempered glass
			Appliances	For the brand name and model number of appliances, please refer to the "Appliance Schedule"	

3. Interior Fittings

		Description			
			Fittings and Equipment	Types	Materials
(b)	Bathroom	(ii) Type and material of water supply system		Copper pipe with plastic shealth for cold water and hot water supply	
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Shower mixer and shower set	Chrome plated
			Bath tub	Not applicable	Not applicable
		(iv) Size of bath tub, if applicable		Not applicable	
				Materials	
(c)	Kitchen /Open Kitchen	(i) Material of sink unit		Stainless steel	
		(ii) Material of water supply system		Copper pipe with plastic shealth for cold water and hot water supply	
				Materials	Finishes
		(iii) Material and finishes of kitchen cabinet		Timber cabinet	Quartz stone and plastic laminate
		(iv) Type of all other fitthings and equipment	Fire service installations and equipment	Ceiling-mounted smoke detector and sprinkler head are fitted in or near the open kitchen	
			Other fittings	Chrome sink mixer	
			Other equipment	For the brand name and model number of appliances, please refer to the "Appliance Schedule"	
				Materials	Finishes
(d)	Bedroom	Types and material of fittings (including built-in wardrobe)	Built-in wardrobe	Built-in wardrobe (For Bedroom 2 of Flat F on 5/F - 20/F only)	Timber wardrobe with matt lacquer and plastic laminate
			Other fittings	Not applicable	Not applicable
(e)	Telephone	Location and number of connection points		Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Properties	
(f)	Aerials	Location and number of connection points		Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Properties"	
(g)	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets	
			Safety devices	Single-phase electricity supply with miniature circuit breaker distribution board	
		(ii) Whether conduits are concealed or exposed		Conduits are partly concealed and partly exposed [1]	
		(iii) Location and number of power points and air-conditioner points		Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Properties"	

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

3. Interior Fittings

		Description	
			Materials
(h)	Gas supply	Type	Towngas
		System	Gas supply pipe is provided and connected to gas hob and gas water heater. Separate gas meter is provided.
		Location	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Properties"
(i)	Washing machine connection point	Location	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Properties"
		Design	Drain point and water point are provided for washing machine
(j)	Water supply	(i) Material of water pipes	Copper pipe with plastic shealth for cold water and hot water supply
		(ii) Whether water pipes are concealed or exposed	Both hot and cold water pipes are partly concealed and partly exposed [2]
		(iii) Whether hot water is available	Hot water supply system is provided to kitchen, open kitchen and bathroom

Note : 2. Other than those parts of the water pipes concealed witin the concrete, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.

4. Miscellaneous

Item		Description					
				Residential Lift		Commercial Lift	
(a)	Lifts	(i) Brand name and model number	Brand name	HITACHI		HITACHI	
			Model number	L1: MCA-925-CO180		L4: LCA-1600-CO60	
				L2 and L3: MCA-850-CO180			
		(ii) Number and floors served by them	Number of lifts	3		1	
			Floors served by the lifts	Lift no.	Floors served	Lift no.	Floors served
				L1	Basement 2, Basement 1, G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 29/F and roof	L4	Basement 2, Basement 1, G/F and 1/F
				L2	G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 29/F		
				L3	G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 29/F		
(b)	Letter box	Material	Metal letterbox				
(c)	Refuse collection	(i) Means of refuse collection	Collected by cleaners				
		(ii) Location of refuse room	Refuse storage and material recovery room is located in the common area of each residential floor; Refuse storage and material recovery chamber is located on G/F				
			Water meter		Electricity meter		Gas meter
(d)	Water meter, electricity meter and gas meter	(i) Location	Common water meter cabinet on each floor		Common electricity meter cabinet on each floor		High level of flat roof (For residential properties of 5/F only); Low level of kitchen (For Flat A of 29/F only); High level of balcony (except the above residential properties)
		(ii) Whether they are separate or communal meters for residential properties	Separate meter		Separate meter		Separate meter

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.



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

5. Security Facilities

	Description	
Security system and equipment	Access control and security system	Vistor panel, smart card reader and security door lock are installed at G/F entrance lobby. Smart card reader is installed inside the residential tower lifts
	CCTV	CCTV system is provided at G/F residential entrance lobby, all lifts and common areas, and is connected directly to the caretaker's counter on G/F
Details of built-in provisions	Audio door phone in each residential properties is connected to the visitor panel at G/F residential entrance lobby	
Location of built-in provisions	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Properties"	

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

6. 設備說明表 Appliance Schedule

位置 Location		設備 Appliance	品牌 Brand name	產品型號 Model number	5樓至12樓、15樓至23樓、25樓至28樓 5/F - 12/F, 15/F - 23/F, 25/F - 28/F											
					A	B	C	D	E	F	G	H	J	K	L	M
(a)	客廳 / 飯廳 Living Room / Dining Room	可變冷媒流量空調機(室內機) Variable refrigerant flow air-conditioner (Indoor unit)	東芝 Toshiba	MMK-UP0151HP-E	√	√	√	√	√	√	-	-	-	-	-	√
		多聯式空調機(室內機) Multi-split type air-conditioner (Indoor unit)		RAS-M13N4KV	-	-	-	-	-	-	√	√	√	√	√	-
		嵌入式雪櫃 Built-in fridge	Rosieres	RBBF178-T	-	-	√	√	-	√	-	-	-	-	-	√
				ROSP122-1	-	-	-	-	-	-	√	-	-	-	-	-
		嵌入式蒸焗爐 Built-in steam oven	Mia Cucina	GYV34S	-	-	√	√	-	-	√	-	-	-	-	-
(b)	廚房 / 開放式廚房 Kitchen / Open Kitchen	雙頭氣體煮食爐 Double burner gas domino hob	Mia Cucina	MYB32CT	√	√	√	√	√	√	√	√	√	√	√	√
		嵌入式雪櫃 Built-in fridge	Rosieres	RBBF178-T	√	√	-	-	√	-	-	-	√	-	-	-
				RSOP122-1	-	-	-	-	-	-	-	√	-	√	√	-
		嵌入式蒸焗爐 Built-in steam oven	Mia Cucina	GYV34S	√	√	-	-	√	√	-	√	√	√	√	√
		抽油煙機 Cooker hood	西門子 Siemens	LI67SA531B	√	√	√	√	√	√	-	-	-	-	-	√
			Rosieres	RHT680IN	-	-	-	-	-	-	√	√	√	√	√	-
		洗衣乾衣機 Washer dryer	Rosieres	RILS14853TH2-UK	√	√	√	√	√	√	√	√	√	√	√	√
		抽氣扇 Exhaust air fan	Ostberg	LPK125A1	√	-	-	-	-	-	-	-	-	-	-	-
(c)	睡房 / 睡房1 Bedroom / Bedroom 1	可變冷媒流量空調機(室內機) Variable refrigerant flow air-conditioner (Indoor unit)	東芝 Toshiba	MMK-UP0091HP-E	√	√	√	√	√	√	-	-	-	-	-	√
		多聯式空調機(室內機) Multi-split type air-conditioner (Indoor unit)		RAS-M10N4KV	-	-	-	-	-	-	√	√	√	√	√	-
(d)	睡房2 Bedroom 2	可變冷媒流量空調機(室內機) Variable refrigerant flow air-conditioner (Indoor unit)	東芝 Toshiba	MMK-UP0091HP-E	√	√	√	√	√	√	-	-	-	-	-	√
		多聯式空調機(室內機) Multi-split type air-conditioner (Indoor unit)		RAS-M10N4KV	-	-	-	-	-	-	-	-	√	-	-	-

賣方承諾如該項目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。
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.

6. 設備說明表 Appliance Schedule

位置 Location		設備 Appliance	品牌 Brand name	產品型號 Model number	5樓至12樓、15樓至23樓、25樓至28樓 5/F - 12/F, 15/F - 23/F, 25/F - 28/F											
					A	B	C	D	E	F	G	H	J	K	L	M
(e)	睡房3 Bedroom 3	可變冷媒流量空調機(室內機) Variable refrigerant flow air-conditioner (Indoor unit)	東芝 Toshiba	MMK-UP0091HP-E	√	-	-	-	-	√*	-	-	-	-	-	√
(f)	儲物室 Store room	可變冷媒流量空調機(室內機) Variable refrigerant flow air-conditioner (Indoor unit)	東芝 Toshiba	MMK-UP0091HP-E	-	√	√	√	√	-	-	-	-	-	-	-
		多聯式空調機(室內機) Multi-split type air-conditioner (Indoor unit)		RAS-M10N4KV	-	-	-	-	-	-	√	-	-	-	-	-
(g)	浴室 Bathroom	浴室寶 Thermo ventilator	樂聲 Panasonic	FV-30BG3H	√	√	√	√	√	√	√	√	√	√	√	√
(h)	平台(只適用於5樓的單位) Flat roof (For residential properties on 5/F only)	煤氣熱水爐 Gas water heater	TGC	RBOX16L/R	-	-	-	-	-	-	-	√	√	√	√	-
				RBOX16QL/R	√	√	√	√	√	√	√	-	-	-	-	√
		可變冷媒流量空調機(室外機) Variable refrigerant flow air-conditioner (Outdoor unit)	東芝Toshiba	MCY-MHP0506HT-HK	√	√	√	√	√	√	-	-	-	-	-	√
		多聯式空調機(室外機) Multi-split type air-conditioner (Outdoor unit)		RAS-5M34S3AV-E	-	-	-	-	-	-	√	-	√	-	-	-
				RAS-4M27S3AV-E	-	-	-	-	-	-	-	√	-	√	√	-
(i)	露台及工作平台(5樓的單位除外) Balcony / Utility platform (Except the residential properties on 5/F)	煤氣熱水爐 Gas water heater	TGC	RBOX16L/R	-	-	-	-	-	-	-	√	√	√	√	-
				RBOX16QL/R	√	√	√	√	√	√	√	-	-	-	-	√
(j)	空調機平台(5樓的單位除外) Air-conditioning platform (Except the residential properties on 5/F)	可變冷媒流量空調機(室外機) Variable refrigerant flow air-conditioner (Outdoor unit)	東芝 Toshiba	MCY-MHP0506HT-HK	√	√	√	√	√	√	-	-	-	-	-	√
		多聯式空調機(室外機) Multi-split type air-conditioner (Outdoor unit)		RAS-5M34S3AV-E	-	-	-	-	-	-	√	-	√	-	-	-
				RAS-4M27S3AV-E	-	-	-	-	-	-	-	√	-	√	√	-

賣方承諾如該項目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：＊代表相關機電裝置只適用於21樓至23樓及25樓至28樓F單位的睡房3。

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.
Note : ＊ denotes the related appliance is applicable to Bedroom 3 of Flat F on 21/F to 23/F and 25F to 28/F only.

6. 設備說明表 Appliance Schedule

位置 Location		設備 Appliance	品牌 Brand name	產品型號 Model number	29樓 29/F										
					A	B	C	D	E	F	G	H	J	K	L
(a)	客廳 / 飯廳 Living Room / Dining Room	可變冷媒流量空調機(室內機) Variable refrigerant flow air-conditioner (Indoor unit)	東芝 Toshiba	MMK-UP0151HP-E	√	√	√	√	√	√	-	-	-	-	-
				MMK-UP0091HP-E	√	-	-	-	-	-	-	-	-	-	-
		多聯式空調機(室內機) Multi-split type air-conditioner (Indoor unit)		RAS-M13N4KV	-	-	-	-	-	-	√	√	√	√	√
		嵌入式雪櫃 Built-in fridge	Rosieres	RBBF178-T	-	-	√	√	-	√	-	-	-	-	-
				ROSP122-1	-	-	-	-	-	-	√	-	-	-	-
		嵌入式蒸焗爐 Built-in steam oven	Mia Cucina	GYV34S	-	-	√	√	-	-	√	-	-	-	-
(b)	廚房 / 開放式廚房 Kitchen / Open Kitchen	電磁爐 Induction hob	Miele	CS7612-1FL	√	-	-	-	-	-	-	-	-	-	-
		單頭氣體煮食爐 Single burner gas domino hob	Miele	CS7151FL	√	-	-	-	-	-	-	-	-	-	-
		雙頭氣體煮食爐 Double burner gas domino hob	Miele	CS7152FL	√	-	-	-	-	-	-	-	-	-	-
			Mia Cucina	MYB32CT	-	√	√	√	√	√	√	√	√	√	√
		嵌入式雪櫃 Built-in fridge	Miele	KFNS7734D	√	-	-	-	-	-	-	-	-	-	-
			Rosieres	RBBF178-T	-	√	-	-	√	-	-	-	√	-	-
				RSOP122-1	-	-	-	-	-	-	-	√	-	√	√
		嵌入式蒸焗爐 Built-in steam oven	Miele	DGC7440HCXPro	√	-	-	-	-	-	-	-	-	-	-
			Mia Cucina	GYV34S	-	√	-	-	√	√	-	√	√	√	√
		抽油煙機 Cooker hood	Miele	DAS2920	√	-	-	-	-	-	-	-	-	-	-
			西門子 Siemens	LI67SA531B	-	√	√	√	√	√	-	-	-	-	-
			Rosieres	RHT680IN	-	-	-	-	-	-	√	√	√	√	√
		洗衣乾衣機 Washer dryer	Miele	WTD161WCS	√	-	-	-	-	-	-	-	-	-	-
			Rosieres	RILS14853TH2-UK	-	√	√	√	√	√	√	√	√	√	√

賣方承諾如該項目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。
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.

6. 設備說明表 Appliance Schedule

位置 Location		設備 Appliance	品牌 Brand name	產品型號 Model number	29樓 29/F										
					A	B	C	D	E	F	G	H	J	K	L
(b)	廚房 / 開放式廚房 Kitchen / Open Kitchen	洗碗碟機 Dishwasher	Miele	G5050CSCVi	√	-	-	-	-	-	-	-	-	-	-
		酒櫃 Wine cellar	Vinvautz	VZ20SSUG	√	-	-	-	-	-	-	-	-	-	-
		抽氣扇 Exhaust air fan	Ostberg	LPK125A1	√	-	-	-	-	-	-	-	-	-	-
(c)	睡房 / 睡房1 Bedroom / Bedroom 1	可變冷媒流量空調機(室內機) Variable refrigerant flow air-conditioner (Indoor unit)	東芝 Toshiba	MMK-UP0091HP-E	√	√	√	√	√	√	-	-	-	-	-
		多聯式空調機(室內機) Multi-split type air-conditioner (Indoor unit)		RAS-M10N4KV	-	-	-	-	-	-	√	√	√	√	√
(d)	睡房2 Bedroom 2	可變冷媒流量空調機(室內機) Variable refrigerant flow air-conditioner (Indoor unit)	東芝 Toshiba	MMK-UP0091HP-E	√	√	√	√	√	√	-	-	-	-	-
		多聯式空調機(室內機) Multi-split type air-conditioner (Indoor unit)		RAS-M10N4KV	-	-	-	-	-	-	-	-	√	-	-
(e)	睡房3 Bedroom 3	可變冷媒流量空調機(室內機) Variable refrigerant flow air-conditioner (Indoor unit)	東芝 Toshiba	MMK-UP0091HP-E	-	-	-	-	-	√	-	-	-	-	-
(f)	主人睡房 Master bedroom	可變冷媒流量空調機(室內機) Variable refrigerant flow air-conditioner (Indoor unit)	東芝 Toshiba	MMK-UP0151HP-E	√	-	-	-	-	-	-	-	-	-	-
(g)	儲物室 Store room	可變冷媒流量空調機(室內機) Variable refrigerant flow air-conditioner (Indoor unit)	東芝 Toshiba	MMK-UP0091HP-E	√	√	√	√	√	-	-	-	-	-	-
		多聯式空調機(室內機) Multi-split type air-conditioner (Indoor unit)		RAS-M10N4KV	-	-	-	-	-	-	√	-	-	-	-
(h)	浴室 Bathroom	浴室寶 Thermo ventilator	樂聲 Panasonic	FV-30BG3H	√	√	√	√	√	√	√	√	√	√	√

賣方承諾如該項目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。
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.

6. 設備說明表 Appliance Schedule

位置 Location		設備 Appliance	品牌 Brand name	產品型號 Model number	29樓 29/F										
					A	B	C	D	E	F	G	H	J	K	L
(i)	主人浴室 Master bathroom	浴室寶 Thermo ventilator	樂聲 Panasonic	FV-30BG3H	√	-	-	-	-	-	-	-	-	-	-
(j)	露台及工作平台 Balcony / Utility platform	煤氣熱水爐 Gas water heater	TGC	RBOX16L/R	-	-	-	-	-	-	-	√	√	√	√
				RBOX16QL/R		√	√	√	√	√	√	-	-	-	-
(k)	空調機平台 Air-conditioning platform	可變冷媒流量空調機(室外機) Variable refrigerant flow air-conditioner (Outdoor unit)	樂聲 Panasonic	MCY-MHP0506HT-HK	-	√	√	√	√	√	-	-	-	-	-
		多聯式空調機(室外機) Multi-split type air-conditioner (Outdoor unit)		RAS-5M34S3AV-E	-	-	-	-	-	-	√	-	√	-	-
				RAS-4M27S3AV-E	-	-	-	-	-	-	-	√	-	√	√
(l)	私人天台 Private roof	可變冷媒流量空調機(室外機) Variable refrigerant flow air-conditioner (Outdoor unit)	東芝 Toshiba	MCY-MHP0405HT-HK	√	-	-	-	-	-	-	-	-	-	-
		煤氣熱水爐 Gas water heater	TGC	TRJW222TFQL	√	-	-	-	-	-	-	-	-	-	-

賣方承諾如該項目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。
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.

7. 住宅單位機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Properties

位置 Location		描述 Description		5樓至12樓、15樓至23樓、25樓至28樓 5/F - 12/F, 15/F - 23/F, 25/F - 28/F											
				A	B	C	D	E	F	G	H	J	K	L	M
(a)	大門入口 Main Entrance	門鈴按鈕 Door bell push button		1	1	1	1	1	1	1	1	1	1	1	1
(b)	客廳 / 飯廳 Living Room / Dining Room	門鈴 Door bell		1	1	1	1	1	1	1	1	1	1	1	1
		對講機 Audio door phone		1	1	1	1	1	1	1	1	1	1	1	1
		電視 / 電台天線插座 TV / FM outlet		1	1	1	1	1	1	1	1	1	1	1	1
		電話插座 Telephone outlet		1	1	1	1	1	1	1	1	1	1	1	1
		網路插座 Internet outlet		1	1	1	1	1	1	1	1	1	1	1	1
		13A 單位插座 13A single socket outlet	適用於嵌入式雪櫃 For Built-in fridge	-	-	1	1	-	1	1	-	-	-	-	1
		13A 雙位插座 13A twin socket outlet	一般用途 For general use	1	1	2	2	1	2	2	1	1	1	1	2
		13A 雙位插座(附有USB插頭) 13A twin socket outlet (with USB port)	一般用途 For general use	1	1	1	1	1	1	2	1	1	1	1	1
		接線座 Connection unit	適用於蒸焗爐 For steam oven	-	-	1	1	-	-	1	-	-	-	-	-
		雙極開關掣 Double pole switch	適用於蒸焗爐 For steam oven	-	-	1	1	-	-	1	-	-	-	-	-
			適用於空調機之室內機 For air-conditioning indoor unit	1	1	1	1	1	1	1	1	1	1	1	1
			適用於抽氣扇 For exhaust air fan	1	-	-	-	-	-	-	-	-	-	-	-
		雙位雙極開關掣 2-gang double pole switch	適用於浴室寶及煤氣熱水爐 For thermo ventilator and gas water heater	1	1	1	1	1	1	1	1	1	1	1	1
		燈掣 Lighting switch		7	7	7	7	7	7	7	7	7	7	7	7
(c)	廚房 / 開放式廚房 Kitchen / Open Kitchen	13A 單位插座 13A single socket outlet	適用於嵌入式雪櫃 For Built-in fridge	1	1	-	-	1	-	-	1	1	1	1	-
			適用於洗衣乾衣機、氣體煮食爐及抽油煙機 For washer dryer, gas hob and cooker hood	3	3	3	3	3	3	3	3	3	3	3	3
		13A 雙位插座 13A twin socket outlet	一般用途 For general use	2	2	1	1	2	1	1	2	2	2	2	1
		13A 雙位插座(附有USB插頭) 13A twin socket outlet (with USB port)	一般用途 For general use	1	-	-	-	-	-	-	-	-	-	-	-
		微型斷路器配電箱 Minature circuit breaker distribution board		1	1	1	1	1	1	1	1	1	1	1	1

賣方承諾如該項目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。
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.

7. 住宅單位機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Properties

位置 Location		描述 Description		5樓至12樓、15樓至23樓、25樓至28樓 5/F - 12/F, 15/F - 23/F, 25/F - 28/F											
				A	B	C	D	E	F	G	H	J	K	L	M
(c)	廚房 / 開放式廚房 Kitchen / Open Kitchen	接線座 Connection unit	適用於蒸焗爐 For steam oven	1	1	-	-	1	1	-	1	1	1	1	1
		熔斷器的接線座 Fused connection unit	適用於廚櫃燈 For kitchen cabinet light	1	1	1	1	1	1	1	1	1	1	1	1
			適用於抽氣扇 For exhaust air fan	1	-	-	-	-	-	-	-	-	-	-	-
		雙極開關掣 Double pole switch	適用於蒸焗爐 For steam oven	1	1	-	-	1	1	-	1	1	1	1	1
		煤氣接駁點 Gas connection point	適用於氣體煮食爐 For gas hob	1	1	1	1	1	1	1	1	1	1	1	1
		來水及去水位 Water and drain points	適用於洗衣乾衣機 For washer dryer	1	1	1	1	1	1	1	1	1	1	1	1
(d)	睡房 / 睡房 1 Bedroom / Bedroom 1	13A 雙位插座(附有USB插頭) 13A twin socket outlet (with USB port)	一般用途 For general use	1	1	1	1	1	1	1	1	1	1	1	1
		雙極開關掣 Double pole switch	適用於空調機之室內機 For air-conditioning indoor unit	1	1	1	1	1	1	1	1	1	1	1	1
		燈掣 Lighting switch		1	1	1	1	1	1	1	1	1	1	1	1
(e)	睡房 2 Bedroom 2	13A 雙位插座(附有USB插頭) 13A twin socket outlet (with USB port)	一般用途 For general use	1	1	1	1	1	2* 1#	-	-	1	-	-	1
		雙極開關掣 Double pole switch	適用於空調機之室內機 For air-conditioning indoor unit	1	1	1	1	1	2* 1#	-	-	1	-	-	1
		熔斷器的接線座 Fused connection unit	適用於衣櫥燈 For air dresser light	-	-	-	-	-	2*	-	-	-	-	-	-
		燈掣 Lighting switch		1	1	1	1	1	2* 1#	-	-	1	-	-	1
(f)	睡房 3 Bedroom 3	13A 雙位插座(附有USB插頭) 13A twin socket outlet (with USB port)	一般用途 For general use	1	-	-	-	-	1#	-	-	-	-	-	1
		雙極開關掣 Double pole switch	適用於空調機之室內機 For air-conditioning indoor unit	1	-	-	-	-	1#	-	-	-	-	-	1
		燈掣 Lighting switch		1	-	-	-	-	1#	-	-	-	-	-	1

賣方承諾如該項目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：* 代表相關機電裝置只適用於5樓至12樓及15樓至20樓的F單位。
代表相關機電裝置只適用於21樓至23樓及25樓至28樓的F單位。

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.
Notes: * denotes the related Mechanical & Electrical Provisions are applicable to Flat F on 5/F to 12/F and 15/F to 20/F only.
denotes the related Mechanical & Electrical Provisions are applicable to Flat F on 21/F to 23/F and 25/F to 28/F only.

7. 住宅單位機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Properties

位置 Location		描述 Description		5樓至12樓、15樓至23樓、25樓至28樓 5/F - 12/F, 15/F - 23/F, 25/F - 28/F											
				A	B	C	D	E	F	G	H	J	K	L	M
(g)	儲物室 Store Room	13A 雙位插座(附有USB插頭) 13A twin socket outlet (with USB port)	一般用途 For general use	-	1	1	1	1	-	1	-	-	-	-	-
		雙極開關掣 Double pole switch	適用於空調機之室內機 For air-conditioning indoor unit	-	1	1	1	1	-	1	-	-	-	-	-
		燈掣 Lighting switch		-	1	1	1	1	-	1	-	-	-	-	-
(h)	浴室 Bathroom	13A 單位插座(附有USB插頭) 13A single socket outlet (with USB port)	一般用途 For general use	1	1	1	1	1	1	1	1	1	1	1	1
		熔斷器的接線座 Fused connection unit	適用於浴室寶For thermo ventilator	1	1	1	1	1	1	1	1	1	1	1	1
			適用於鏡櫃燈 For mirror cabinet light	1	1	1	1	1	1	1	1	1	1	1	1
		煤氣熱水爐遙控器 Gas water heater remote control		1	1	1	1	1	1	1	1	1	1	1	1
(i)	平台(只適用於5樓的單位) Flat roof (For residential properties on 5/F only)	13A單位防水插座 13A single weatherproof socket outlet	一般用途 For general use	1	1	1	1	1	1	1	1	1	1	1	1
		熔斷器的接線座 Fused connection unit	適用於煤氣熱水爐 For gas water heater	1	1	1	1	1	1	1	1	1	1	1	1
		煤氣接駁點 Gas connection point	適用於煤氣熱水爐 For gas water heater	1	1	1	1	1	1	1	1	1	1	1	1
		20A防水雙極開關掣 20A weatherproof double pole isolator	適用於空調機之室外機 For air-conditioning outdoor unit	-	-	-	-	-	-	1	1	1	1	1	-
		32A防水雙極開關掣 32A weatherproof double pole isolator	適用於空調機之室外機 For air-conditioning outdoor unit	1	1	1	1	1	1	-	-	-	-	-	1
(j)	露台 / 工作平台 (5樓的單位除外) Balcony / Utility Platform (except the residential properties on 5/F)	熔斷器的接線座 Fused connection unit	適用於煤氣熱水爐 For gas water heater	1	1	1	1	1	1	1	1	1	1	1	1
		煤氣接駁點 Gas connection point	適用於煤氣熱水爐 For gas water heater	1	1	1	1	1	1	1	1	1	1	1	1
(k)	空調機平台 (5樓的單位除外) Air-conditioning Platform (except the residential properties on 5/F)	20A防水雙極開關掣 20A weatherproof double pole isolator	適用於空調機之室外機 For air-conditioning outdoor unit	-	-	-	-	-	-	1	1	1	1	1	-
		32A防水雙極開關掣 32A weatherproof double pole isolator	適用於空調機之室外機 For air-conditioning outdoor unit	1	1	1	1	1	1	-	-	-	-	-	1

賣方承諾如該項目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。
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.

7. 住宅單位機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Properties

位置 Location		描述 Description		29樓 29/F										
				A	B	C	D	E	F	G	H	J	K	L
(a)	大門入口 Main Entrance	門鈴按鈕 Door bell push button		1	1	1	1	1	1	1	1	1	1	1
(b)	客廳 / 飯廳 Living Room / Dining Room	門鈴 Door bell		1	1	1	1	1	1	1	1	1	1	1
		對講機 Audio door phone		1	1	1	1	1	1	1	1	1	1	1
		電視 / 電台天線插座 TV / FM outlet		1	1	1	1	1	1	1	1	1	1	1
		電話插座 Telephone outlet		1	1	1	1	1	1	1	1	1	1	1
		網路插座 Internet outlet		1	1	1	1	1	1	1	1	1	1	1
		13A 單位插座 13A single socket outlet	適用於嵌入式雪櫃 For Built-in fridge	-	-	1	1	-	1	1	-	-	-	-
		13A 雙位插座 13A twin socket outlet	一般用途 For general use	1	1	2	2	1	2	2	1	1	1	1
		13A 雙位插座(附有USB插頭) 13A twin socket outlet (with USB port)	一般用途 For general use	3	1	1	1	1	1	2	1	1	1	1
		接線座 Connection unit	適用於蒸焗爐 For steam oven	-	-	1	1	-	-	1	-	-	-	-
		雙極開關掣 Double pole switch	適用於蒸焗爐 For steam oven	-	-	1	1	-	-	1	-	-	-	-
			適用於空調機之室內機 For air-conditioning indoor unit	2	1	1	1	1	1	1	1	1	1	1
			適用於抽氣扇 For exhaust air fan	1	-	-	-	-	-	-	-	-	-	-
			適用於浴室寶 For thermo ventilator	1	-	-	-	-	-	-	-	-	-	-
		雙位雙極開關掣 2-gang double pole switch	適用於浴室寶及煤氣熱水爐 For thermo ventilator and gas water heater	-	1	1	1	1	1	1	1	1	1	1
		燈掣 Lighting switch		9	7	7	7	7	7	7	7	7	7	7
(c)	廚房 / 開放式廚房 Kitchen / Open Kitchen	13A 單位插座 13A single socket outlet	適用於嵌入式雪櫃 For Built-in fridge	1	1	-	-	1	-	-	1	1	1	1
			適用於洗衣乾衣機、氣體煮食爐及抽油煙機 For washer dryer, gas hob and cooker hood	4	3	3	3	3	3	3	3	3	3	3
			適用於洗碗碟機及/或酒櫃 For dishwasher and/or wine cellar	2	-	-	-	-	-	-	-	-	-	-
		13A 雙位插座 13A twin socket outlet	一般用途 For general use	3	2	1	1	2	1	1	2	2	2	2
		微型斷路器配電箱 Minature circuit breaker distribution board		1	1	1	1	1	1	1	1	1	1	1

賣方承諾如該項目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。
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.

7. 住宅單位機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Properties

位置 Location		描述 Description		29樓 29/F										
				A	B	C	D	E	F	G	H	J	K	L
(c)	廚房 / 開放式廚房 Kitchen / Open Kitchen	接線座 Connection unit	適用於蒸焗爐 For steam oven	1	1	-	-	1	1	-	1	1	1	1
			適用於電磁爐 For induction hob	1	-	-	-	-	-	-	-	-	-	-
		熔斷器的接線座 Fused connection unit	適用於廚櫃燈 For kitchen cabinet light	1	1	1	1	1	1	1	1	1	1	1
			適用於抽氣扇 For exhaust air fan	1	-	-	-	-	-	-	-	-	-	-
		雙極開關掣 Double pole switch	適用於蒸焗爐 For steam oven	1	1	-	-	1	1	-	1	1	1	1
			適用於電磁爐 For induction hob	1	-	-	-	-	-	-	-	-	-	-
		煤氣接駁點 Gas connection point	適用於氣體煮食爐 For gas hob	1	1	1	1	1	1	1	1	1	1	1
		來水及去水位 Water and drain points	適用於洗衣乾衣機 For washer dryer	1	1	1	1	1	1	1	1	1	1	1
			適用於洗碗碟機 For dishwasher	1	-	-	-	-	-	-	-	-	-	-
(d)	睡房 / 睡房 1 Bedroom / Bedroom 1	13A 雙位插座(附有USB插頭) 13A twin socket outlet (with USB port)	一般用途 For general use	1	1	1	1	1	1	1	1	1	1	1
		雙極開關掣 Double pole switch	適用於空調機之室內機 For air-conditioning indoor unit	1	1	1	1	1	1	1	1	1	1	1
		燈掣 Lighting switch		1	1	1	1	1	1	1	1	1	1	1
(e)	睡房 2 Bedroom 2	13A 雙位插座(附有USB插頭) 13A twin socket outlet (with USB port)	一般用途 For general use	1	1	1	1	1	1	-	-	1	-	-
		雙極開關掣 Double pole switch	適用於空調機之室內機 For air-conditioning indoor unit	1	1	1	1	1	1	-	-	1	-	-
		燈掣 Lighting switch		1	1	1	1	1	1	-	-	1	-	-
(f)	睡房 3 Bedroom 3	13A 雙位插座(附有USB插頭) 13A twin socket outlet (with USB port)	一般用途 For general use	-	-	-	-	-	1	-	-	-	-	-
		雙極開關掣 Double pole switch	適用於空調機之室內機 For air-conditioning indoor unit	-	-	-	-	-	1	-	-	-	-	-
		燈掣 Lighting switch		-	-	-	-	-	1	-	-	-	-	-

賣方承諾如該項目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。
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.

7. 住宅單位機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Properties

位置 Location		描述 Description		29樓 29/F										
				A	B	C	D	E	F	G	H	J	K	L
(g)	主人睡房 Master Bedroom	13A 雙位插座(附有USB插頭) 13A twin socket outlet (with USB port)	一般用途 For general use	2	-	-	-	-	-	-	-	-	-	-
		雙極開關掣 Double pole switch	適用於空調機之室內機 For air-conditioning indoor unit	1	-	-	-	-	-	-	-	-	-	-
		雙位雙極開關掣 2-gang double pole switch	適用於浴室寶及煤氣熱水爐 For thermo ventilator and gas water heater	1	-	-	-	-	-	-	-	-	-	-
		燈掣 Lighting switch		3	-	-	-	-	-	-	-	-	-	-
(h)	儲物室 Store Room	13A 雙位插座(附有USB插頭) 13A twin socket outlet (with USB port)	一般用途 For general use	1	1	1	1	1	-	1	-	-	-	-
		雙極開關掣 Double pole switch	適用於空調機之室內機 For air-conditioning indoor unit	1	1	1	1	1	-	1	-	-	-	-
		燈掣 Lighting switch		1	1	1	1	1	-	1	-	-	-	-
(i)	浴室 Bathroom	13A 單位插座(附有USB插頭) 13A single socket outlet (with USB port)	一般用途 For general use	1	1	1	1	1	1	1	1	1	1	1
		熔斷器的接線座 Fused connection unit	適用於浴室寶For thermo ventilator	1	1	1	1	1	1	1	1	1	1	1
			適用於鏡櫃燈 For mirror cabinet light	1	1	1	1	1	1	1	1	1	1	1
		煤氣熱水爐遙控器 Gas water heater remote control		1	1	1	1	1	1	1	1	1	1	1
(j)	主人浴室 Master Bathroom	13A 單位插座(附有USB插頭) 13A single socket outlet (with USB port)	一般用途 For general use	1	-	-	-	-	-	-	-	-	-	-
		熔斷器的接線座 Fused connection unit	適用於浴室寶For thermo ventilator	1	-	-	-	-	-	-	-	-	-	-
			適用於鏡櫃燈 For mirror cabinet light	1	-	-	-	-	-	-	-	-	-	-
		煤氣熱水爐遙控器 Gas water heater remote control		1	-	-	-	-	-	-	-	-	-	-
(k)	露台 / 工作平台 Balcony / Utility Platform	熔斷器的接線座 Fused connection unit	適用於煤氣熱水爐 For gas water heater	-	1	1	1	1	1	1	1	1	1	1
		煤氣接駁點 Gas connection point	適用於煤氣熱水爐 For gas water heater	-	1	1	1	1	1	1	1	1	1	1

賣方承諾如該項目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。
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.

7. 住宅單位機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Properties

位置 Location		描述 Description		29樓 29/F										
				A	B	C	D	E	F	G	H	J	K	L
(l)	空調機平台 Air-conditioning Platform)	20A防水雙極開關掣 20A weatherproof double pole isolator	適用於空調機之室外機 For air-conditioning outdoor unit	-	-	-	-	-	-	1	1	1	1	1
		32A防水雙極開關掣 32A weatherproof double pole isolator	適用於空調機之室外機 For air-conditioning outdoor unit	-	1	1	1	1	1	-	-	-	-	-
(m)	私人天台 Private Roof	13A單位防水插座 13A single weatherproof socket outlet	一般用途 For general use	1	1	-	-	1	1	1	1	1	1	1
		熔斷器的接線座 Fused connection unit	適用於私人天台照明電源 For private roof lighting power	-	1	-	-	1	1	1	1	1	1	1
			適用於煤氣熱水爐 For gas water heater	1	-	-	-	-	-	-	-	-	-	-
		煤氣接駁點 Gas connection point	適用於煤氣熱水爐 For gas water heater	1	-	-	-	-	-	-	-	-	-	-
		20A防水雙極開關掣 20A weatherproof double pole isolator	適用於私人天台照明電源 For private roof lighting power	-	1	-	-	1	1	1	1	1	1	1
		32A防水雙極開關掣 32A weatherproof double pole isolator	適用於空調機之室外機 For air-conditioning outdoor unit	2	-	-	-	-	-	-	-	-	-	-
		燈掣 Lighting switch		1	1	-	-	1	1	1	1	1	1	1

賣方承諾如該項目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。
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.

23 服務協議 SERVICE AGREEMENTS

1. 食水及沖廁水由水務署供應。

2. 電力由中華電力有限公司供應。

3. 煤氣由香港中華煤氣有限公司供應。

1. Potable and flushing water is supplied by Water Supplies Department.

2. Electricity is supplied by CLP Power Hong Kong Limited.

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





24 地税 GOVERNMENT RENT

賣方(擁有人)有法律責任繳付住宅物業的地税直至住宅物業買賣完成日(包括該日)為止。

The vendor (the owner) is liable for the Government rent of a residential property up to and including the date of completion of the sale and purchase of that residential property.

25 買方的雜項付款
MISCELLANEOUS PAYMENTS BY PURCHASER

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須向賣方(擁有人)補還水、電力及氣體的按金。

2. 在交付時，買方不須向賣方(擁有人)支付清理廢料的費用。

3. 水、電力及氣體的按金及清理廢料的費用的款額於售樓説明書印製日尚未決定。

備註：買方須向管理人而不須向賣方(擁有人)繳付水、電力及氣體的按金及清理廢料的費用。

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

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

3. The amount of deposits for water, electricity and gas and debris removal fee is yet to be ascertained at the date on which the sales brochure is printed.

Note : The purchaser should pay to the manager instead of the vendor (the owner) the deposits for water, electricity and gas and the debris removal.



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

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

As provided in the agreement for sale and purchase, 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, remedy any defects to the property sold, or the fittings, finishes or appliances incorporated into the property as set out in the agreement for sale and purchase, caused otherwise than by the act or neglect of the purchaser.

27 斜坡維修
MAINTENANCE OF SLOPES

不適用。

Not applicable.



28 修訂 MODIFICATION

沒有向政府申請中而未獲批准的批地文件的修訂。

There is no on-going application to the Government for modification of the land grant which is not yet granted.

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

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。

根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		面積(平方米)
1.(#)	停車場及上落客貨地方(公共交通總站除外)	1830.805
2.	機房及相類設施	
2.1	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	193.600
2.2(#)	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	692.172
2.3	非強制性或非必要機房， 例如空調機房、送風櫃房等	64.961
根據聯合作業備考第1及第2號提供的環保設施		面積(平方米)
3.	露台	274.000
4.	加闊的公用走廊及升降機大堂	不適用
5.	公用空中花園	不適用
6.	隔聲鰭	不適用
7.	翼牆、捕風器及風斗	不適用
8.	非結構預製外牆	不適用
9.	工作平台	205.500
10.	隔音屏障	不適用

適意設施		面積(平方米)
11.	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	15.141
12.	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	419.142
13.	有蓋園景區及遊樂場地	362.604
14.	橫向屏障/有蓋人行道及花棚	不適用
15.	擴大升降機槽	59.338
16.	煙囪管道	不適用
17.	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	不適用
18.(#)	強制性設施或必要機房所需的管槽、氣槽及垂直立管	152.370
19.	非強制性設施或非必要機房所需的管槽及氣槽	2.370
20.	環保系統及設施所需的機房、管槽及氣槽	不適用
21.	複式住宅單位及洋房的中空空間	不適用
22.	遮陽篷及反光罩	不適用
23.(#)	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	不適用
24	《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	不適用
其他項目		面積(平方米)
25.(#)	庇護層，包括庇護層兼空中花園	不適用
26.	大型伸出/外懸設施下的有蓋地方	不適用
27.	公共交通總站	不適用
28.(#)	共用構築物及公用樓梯	不適用
29.(#)	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	250.740
30.	公眾通道	不適用
31.	有蓋的後移部分	不適用
額外總樓面面積		面積(平方米)
32.	額外總樓面面積	554.915
根據聯合作業備考(第8號)提供的額外環保設施		面積(平方米)
33.	採用「組裝合成」建築法的樓宇	不適用

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。

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

有關建築物的環境評估



發展項目的公用部分的預計能量表現或消耗

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

第 I 部分						
提供中央空調	否					
提供具能源效益的設施	是					
已安裝的具能源效益的設施	(1)高能源效益空調機　(2)高能源效益照明燈具　(3)高效電動機的電梯及水泵					
第 II 部分：已竣工樓宇預計每年能源消耗量[1]						
發展項目類型	位置	使用有關裝置的內部樓面面積（平方米）	基線樓宇[2]每年能源消耗量（平方米 / 年）		擬興建樓宇每年能源消耗量（平方米 / 年）	
			電力 千瓦小時	煤氣 / 石油氣 用量單位	電力 千瓦小時	煤氣 / 石油氣 用量單位
住用發展項目（不包括旅館）	中央屋宇裝備裝置[3]	1,065.050	122.000	0.160	119.000	0.070
非住用發展項目[4]（包括旅館）	平台（中央屋宇裝備裝置）	3,785.410	363.000	-	309.000	-
第 III 部分：以下裝置按機電工程署公布的相關實務守則完成：						
裝置類型						
照明裝置	是		升降機及自動梯的裝置	是		
空調裝置	是		以總能源為本的方法	不適用		
電力裝置	是					

一般而言，樓宇的預計每年能源消耗量愈低，其能源效益愈高。如擬建樓宇的預計每年能源消耗量低於基線樓宇，則表示擬建樓宇較基線樓宇有更高的能源效益。削減福度愈大，能源效益愈高。

註腳：
1. 預計每年每平方米的能源消耗量，以發展項目的以耗電量(千瓦小時)及煤氣/石油氣消耗量(用量單位)除以使用有關裝置的內部樓面面積所得，其中：
   (a) “每年能源消耗量” 與新建建築的綠建環評標準(現行版本)中的「年能源使用量耗」具有相同涵義；及
   (b) 樓宇、空間或單位的 “內部樓面面積”，指量度至圍封外牆及/或共用牆內壁之內的所有圍封空間樓面面積。
2. “基線樓宇” 與新建建築的綠建環評標準(現行版本)中的 “基線建築物模型” 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。
4. 平台一般指發展項目最低的部分，通常為發展項目最低15米的部分及地庫(如適用)，用途與上層的塔樓不同。如發展項目無明確劃分與塔樓，整個項目應視為塔樓 。

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

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.

Disregarded GFA under Building (Planning) Regulations 23(3)(b)		Area (m^2)
1.(#)	Carpark and loading/unloading area excluding public transport terminus	1830.805
2.	Plant rooms and similar services	
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.	193.600
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.	692.172
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	64.961
Green Features under Joint Practice Notes 1 and 2		Area (m^2)
3.	Balcony	274.000
4.	Wider common corridor and lift lobby	Not applicable
5.	Communal sky garden	Not applicable
6.	Acoustic fin	Not applicable
7.	Wing wall, wind catcher and funnel	Not applicable
8.	Non-structural prefabricated external wall	Not applicable
9.	Utility platform	205.500
10.	Noise barrier	Not applicable

Amenity Features		Area (m^2)
11.	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	15.141
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	419.142
13.	Covered landscaped and play area	362.604
14.	Horizontal screen/covered walkway and trellis	Not applicable
15.	Larger lift shaft	59.338
16.	Chimney shaft	Not applicable
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	Not applicable
18.(#)	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room	152.370
19.	Pipe duct, air duct and vertical riser for non-mandatory or non-essential plant room	2.370
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature	Not applicable
21.	Void in duplex domestic flat and house	Not applicable
22.	Sunshade and reflector	Not applicable
23.(#)	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window	Not applicable
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	Not applicable
Other Exempted Items		Area (m^2)
25.(#)	Refuge floor including refuge floor cum sky garden	Not applicable
26.	Covered area under large projecting/overhanging feature	Not applicable
27.	Public transport terminus	Not applicable
28.(#)	Party structure and common staircase	Not applicable
29.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	250.740
30.	Public passage	Not applicable
31.	Covered set back area	Not applicable
Bonus GFA		Area (m^2)
32.	Bonus GFA	554.915
Additional Green Features under Joint Practice Note (No.8)		Area (m^2)
33.	Buildings adopting Modular Integrated Construction	Not applicable

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.

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

The Environmental Assessment of the Building



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

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

Part I						
Provision of Central Air Conditioning	No					
Provision of Energy Efficient Features	Yes					
Installed Energy Efficient Features	(1) High efficiency air-conditioning units (2) High efficiency lighting luminaires (3) High efficiency of lift and pumping system					
Part II: Predicted Annual Energy Use[1] of the Completed Building						
Type of Development	Location	Internal Floor Area Served (m^2)	Annual Energy Use of Baseline Building[2] (m^2 / annum)		Annual Energy Use of the Proposed Building (m^2 / annum)	
			Electricity kWh	Town Gas / LPG unit	Electricity kWh	Town Gas / LPG unit
Domestic Development (excluding hotel)	Central building services installation[3]	1,065.050	122.000	0.160	119.000	0.070
Non-domestic Development[4] (including hotel)	Podium(s) (central building services installation)	3,785.410	363.000	-	309.000	-
Part III : The following installations are completed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department:-						
Type of Installations						
Lighting Installations	Yes		Lift & Escalator Installations		Yes	
Air Conditioning Installations	Yes		Performance-based Approach		Not Applicable	
Electrical Installations	Yes					

In general, the lower the estimated "Annual Energy Use" of the building, the more efficient the building is in terms of energy use. For example, if the estimated "annual energy use of the proposed building" is less than the estimated "annual energy use of the baseline building*, it means that 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.

Notes:
1. The predicted annual energy use per m^2, in terms of electricity consumption (kWh) and town gas/LPG consumption (unit) of the development by the internal floor area served, where:-
   (a) "total annual energy use" has the same meaning of "annual energy use" under the BEAM Plus for New Building (current version); and
   (b) "internal floor area", in relation to 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" under the BEAM Plus New Building (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.
4. Podium(s) normally means the lowest part of the development (usually the lowest 15m of the development and its basement, if any) carrying different use(s) from that of the tower(s) above. For development without clear demarcation between podium(s) and tower(s), the development, as a whole, should be considered as tower(s).

30 有關資料 RELEVANT INFORMATION

1. 毗鄰發展項目的施工

(a) 位於紅磡海旁地段第1號A分段第9小分段A段、紅磡海旁地段第1號A分段第9小分段B段、紅磡海旁地段第1號A分段第9小分段C段、紅磡海旁地段第1號A分段第9小分段D段、紅磡海旁地段第1號A分段第9小分段E段、紅磡海旁地段第1號A分段第9小分段F段、紅磡海旁地段第1號A分段第9小分段G段、紅磡海旁地段第1號A分段第9小分段H段、紅磡海旁地段第1號A分段第9小分段I段、紅磡海旁地段第1號A分段第9小分段J段、紅磡海旁地段第1號A分段第9小分段K段、紅磡海旁地段第1號A分段第9小分段L段、紅磡海旁地段第1號A分段第9小分段餘段及紅磡海旁地段第1號A分段第9小分段M段的毗鄰發展項目的施工可能對發展項目內住宅物業之享用，諸如景觀、噪音、沙塵及/或周邊環境方面，造成重大影響。

(b) 位於紅磡海旁地段第1號A分段第11小分段餘段、紅磡海旁地段第1號A分段第13小分段A分段餘段、紅磡海旁地段第1號A分段第13小分段B分段餘段及紅磡海旁地段第1號A分段第13小分段C分段餘段的毗鄰發展項目的施工可能對發展項目內住宅物業之享用，諸如景觀、噪音、沙塵及/或周邊環境方面，造成重大影響。

2. 建築裝飾

發展項目的部分住宅單位外設有建築裝飾。此等建築裝飾可能對部分單位的景觀造成影響。有關建築裝飾的位置，請參閱本售樓說明書的「發展項目的住宅物業的樓面平面圖」。

3. 放置室外空調機

部分室外空調機(不論是為該住宅單位而設或是為其他住宅單位而設)放置在露台/工作平台上的空調機平台、平台或私人天台。室外空調機的放置可能對發展項目的住宅單位的享用，諸如熱氣及噪音或其他方面造成影響。有關室外空調機的位置，請參閱「發展項目的住宅物業的樓面平面圖」。

4. 燈飾

發展項目商業部分及住宅部分的外牆裝置外牆裝飾燈，該等燈飾可能不時開啟。該等照明可能對發展項目住宅物業的享用，諸如景觀、光及對周邊環境的其他方面造成影響。

5. 喉管

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

6. 建築物維修系統的操作

根據公契，管理人有權不時為清潔、保養及/或維修外牆、玻璃幕牆及公用地方及設施的目的，於構成住宅單位一部分的平台或私人天台的建築周邊安裝及拆除錨及其他裝置以便建築物維修系統的操作，包括但不限於吊船或其他類似裝置。吊船或其他類似裝置可以經過及/或停泊於構成住宅單位一部分的平台或私人天台。

7. 避雷針

在發展項目的上層天台2層提供及裝置一支避雷針，其高度達香港主水平基準以上約+115.375米。避雷針可能對發展項目住宅物業的享用，諸如景觀或對周邊環境的其他方面造成影響。

8. 綠化範圍

根據公契，位於發展項目二樓、三樓及外牆的綠化範圍被指定為並構成住宅公用地方一部分。因此，所有住宅單位的擁有人均須分擔管理及維修構成住宅公用地方一部分的綠化範圍的費用。

9. 附近的其他地段

(a) 第一毗鄰地段

另一間賣方的有聯繫公司(「第一毗鄰地段的擁有人」)擁有發展項目附近的其他地段，即紅磡海旁地段第1號A分段第15小分段(稱為「第一毗鄰地段」)，亦即九龍黃埔街22-24號及必嘉街88-90A號。 第一毗鄰地段並不構成發展項目的一部分。

直至本售樓說明書的印製日期為止，第一毗鄰地段的擁有人正考慮第一毗鄰地段的發展。賣方及第一毗鄰地段的擁有人不會就第一毗鄰地段現在或將來的使用、保養、出售、處置、發展或其他方面作出任何形式的保證或陳述。第一毗鄰地段的擁有人明確保留所有與第一毗鄰地段有關的權利，包括但不限於第一毗鄰地段的使用、保養、出售、處置、發展、任何建築圖則的遞交及修改或其他任何方面。

在獲得政府批准後，將來在第一毗鄰地段上不時進行的工程、使用、處置或發展可能對發展項目住宅單位的享用，諸如通行、景觀、噪音或對周邊環境的其他方面造成影響。

(b) 第二毗鄰地段

另一間賣方的有聯繫公司(「第二毗鄰地段的擁有人」)擁有發展項目附近的其他地段，即紅磡海旁地段第1號A分段第13小分段餘段(稱為「第二毗鄰地段」)，亦即九龍黃埔街18-20A號。第二毗鄰地段並不構成發展項目的一部分。

直至本售樓說明書的印製日期為止，第二毗鄰地段的擁有人正考慮第二毗鄰地段的發展。賣方及第二毗鄰地段的擁有人不會就第二毗鄰地段現在或將來的使用、保養、出售、處置、發展或其他方面作出任何形式的保證或陳述。第二毗鄰地段的擁有人明確保留所有與第二毗鄰地段有關的權利，包括但不限於第二毗鄰地段的使用、保養、出售、處置、發展、任何建築圖則的遞交及修改或其他任何方面。

在獲得政府批准後，將來在第二毗鄰地段上不時進行的工程、使用、處置或發展可能對發展項目住宅單位的享用，諸如通行、景觀、噪音或對周邊環境的其他方面造成影響。

10. 商業部分

發展項目商業部分現有的設計僅為設計師的初步構思，只供參考。賣方將會向屋宇署遞交一份改動的建築圖則以更改商業部分現有的設計並保留一切權利，按實際情況需要就商業部分作出改動，而無須另行通知，並一切皆以入伙時之實際提供及政府有關部門最後批准之圖則或所需之同意書或許可證為準。

註：除非本售樓說明書另有定義，本有關資料內所採用的詞彙與該詞彙在公契內的涵義相同。

1. Construction of Adjacent Development

(a) The construction works of the adjacent development at Section A of Sub-Section 9 of Section A of Hung Hom Marine Lot No.1, Section B of Sub-Section 9 of Section A of Hung Hom Marine Lot No.1, Section C of Sub-Section 9 of Section A of Hung Hom Marine Lot No.1, Section D of Sub-Section 9 of Section A of Hung Hom Marine Lot No.1, Section E of Sub-Section 9 of Section A of Hung Hom Marine Lot No.1, Section F of Sub-Section 9 of Section A of Hung Hom Marine Lot No.1, Section G of Sub-Section 9 of Section A of Hung Hom Marine Lot No.1, Section H of Sub-Section 9 of Section A of Hung Hom Marine Lot No.1, Section I of Sub-Section 9 of Section A of Hung Hom Marine Lot No.1, Section J of Sub-Section 9 of Section A of Hung Hom Marine Lot No.1, Section K of Sub-Section 9 of Section A of Hung Hom Marine Lot No.1, Section L of Sub-Section 9 of Section A of Hung Hom Marine Lot No.1, the Remaining Portion of Sub-Section 9 of Section A of Hung Hom Marine Lot No.1 and Section M of Sub-Section 9 of Section A of Hung Hom Marine Lot No.1 may materially affect the enjoyment of the residential properties in the Development in terms of views, noise, dust and/or other aspects of the surrounding environment.

(b) The construction works of the adjacent development at The Remaining Portion of Sub-section 11 of Section A of Hung Hom Marine Lot No. 1, The Remaining Portion of Section A of Sub-section 13 of Section A of Hung Hom Marine Lot No. 1, The Remaining Portion of Section B of Sub-section 13 of Section A of Hung Hom Marine Lot No. 1 and The Remaining Portion of Section C of Sub-section 13 of Section A of Hung Hom Marine Lot No. 1 may materially affect the enjoyment of the residential properties in the Development in terms of views, noise, dust and/or other aspects of the surrounding environment.

2. Architectural features

Some architectural features are installed outside some residential units of the Development. The views of some residential units may be affected by these architectural features. For the locations of the architectural features, please refer to the "Floor Plans of Residential Properties in the Development" in this sales brochure.

3. Placement of outdoor air-conditioning units

Some outdoor air-conditioning units (either serving its own residential unit or other residential units) are placed on the air-conditioning platforms in balconies/utility platforms, flat roofs or private roofs. The placement of the outdoor air-conditioning units may affect the enjoyment of the residential units of the Development in terms of heat and noise or other aspects. For the locations of the outdoor air-conditioning units, please refer to "Floor Plans of Residential Properties in the Development".

4. Lighting

Façade lighting is installed on the external walls of the Commercial Development and Residential Development of the Development and may be turned on from time to time. The illumination of these lighting may affect the enjoyment of some residential units in the Development in terms of views, lighting and other aspects of the surrounding environment.

5. Pipes

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

6. Operation of building maintenance system

Under the Deed of Mutual Covenant, the Manager shall have the right from time to time for the purposes of cleaning, maintaining and/or repairing the external wall, curtain wall and the Common Areas and Facilities to install and remove anchors and other provisions at the building perimeter of the flat roof or private roof forming part of a Residential Unit for the operation of the building maintenance system including but not limited to gondola or an equipment of the like which shall be entitled to pass through and/or rest on flat roof or private roof forming part of a Residential Unit.

7. Lightning Pole

One lightning pole reaching a height of approximately +115.375 m.P.D. is provided and installed at the upper roof 2 of the Development. The existence of the lightning pole may affect the enjoyment of some residential units in the Development in terms of the views and other aspects of the surrounding environment.

Note: "m.P.D." means metre above the Hong Kong Principal Datum.

8. Greenery Areas

Under the Deed of Mutual Covenant, greenery areas on 2/F, 3/F and the external walls of the Development are designated as and form part of the Residential Common Areas. Thus, all owners of the residential units are obliged to contribute towards the cost of management and maintenance of the greenery areas which form part of the Residential Common Areas.

9. Other Lots Nearby

(a) 1st Adjacent Lots

Another associate corporation of the Vendor (the "Owner of the 1st Adjacent Lot") owns another lot near the Development, namely, Sub-section 15 of Section A of Hung Hom Marine Lot No.1 (the "1st Adjacent Lot") at Nos.22-24 Whampoa Street and Nos. 88-90A Baker Street, Kowloon, which does not form part of the Development.

As at the date of printing of this sales brochure, the Owner of the 1st Adjacent Lot is considering development of the 1st Adjacent Lot. The Vendor and the Owner of the 1st Adjacent Lot give no warranties or representations whatsoever, whether in relation to any present or future use, maintenance, sale, disposal, development or otherwise, in respect of the 1st Adjacent Lot. The Owner of the 1st Adjacent Lot expressly reserves all rights in respect of the 1st Adjacent Lot, including but not limited to the use, maintenance, sale, disposal, development, submissions of and any amendments to any building plans or otherwise.

Subject to approval by the Government, any works, use, disposal or development from time to time of the 1st Adjacent Lot in the future may affect the enjoyment of the residential units in the Development in terms of the access, views, noise and other aspects of the surrounding environment.

(b) 2nd Adjacent Lots

Another associate corporation of the Vendor (the "Owner of the 2nd Adjacent Lot") owns another lot near the Development, namely, the Remaining Portion of Sub-section 13 of Section A of Hung Hom Marine Lot No.1 (the "2nd Adjacent Lot") at Nos.18-20A Whampoa Street, Kowloon, which does not form part of the Development.

As at the date of printing of this sales brochure, the Owner of the 2nd Adjacent Lot is considering development of the 2nd Adjacent Lot. The Vendor and the Owner of the 2nd Adjacent Lot give no warranties or representations whatsoever, whether in relation to any present or future use, maintenance, sale, disposal, development or otherwise, in respect of the 2nd Adjacent Lot. The Owner of the 2nd Adjacent Lot expressly reserves all rights in respect of the 2nd Adjacent Lot, including but not limited to the use, maintenance, sale, disposal, development, submissions of and any amendments to any building plans or otherwise.

Subject to approval by the Government, any works, use, disposal or development from time to time of the 2nd Adjacent Lot in the future may affect the enjoyment of the residential units in the Development in terms of the access, views, noise and other aspects of the surrounding environment.

10. Commercial Development

The current design concept of the Commercial Development of the Development is the preliminary idea generated by the designer and is for reference only. The Vendor intends to submit a revised general building plans to the Buildings Department to revise the design of the Commercial Development and reserves the right to make modifications and changes to the Commercial Development according to actual circumstances without prior notice. All should be subject to the actual provisions upon completion and the final plans approved by relevant Government authorities or the consent letter(s) or permit(s) that are required.

Remarks: Unless otherwise defined in this sales brochure, the capitalized terms used in this Relevant Information shall have the same meaning of such terms in the Deed of Mutual Covenant.

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:

www.chestertwo.com.hk

發展項目及其周邊地區日後可能出現改變。

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

本售樓説明書印製日期：2026年6月15日。 Date of printing of this Sales Brochure : 15th June 2026

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