N°7
LINCOLN
ROAD

SALES BROCHURE 售樓説明書

N°7

LINCOLN

ROAD

TABLE OF CONTENT
目 錄

1	NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES 一手住宅物業買家須知	P.1-7
2	INFORMATION ON THE DEVELOPMENT 發展項目的資料	P.8
3	INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT 賣方及有參與發展項目的其他人的資料	P.9
4	RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT 有參與發展項目的各方的關係	P.10-11
5	INFORMATION ON DESIGN OF THE DEVELOPMENT 發展項目的設計的資料	P.12
6	INFORMATION ON PROPERTY MANAGEMENT 物業管理的資料	P.12
7	LOCATION PLAN OF THE DEVELOPMENT 發展項目的所在位置圖	P.13
8	AERIAL PHOTOGRAPH OF THE DEVELOPMENT 發展項目的鳥瞰照片	P.14-15
9	OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT 關乎發展項目的分區計劃大綱圖	P.16-18
10	LAYOUT PLAN OF THE DEVELOPMENT 發展項目的布局圖	P.19
11	FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目的住宅物業的樓面平面圖	P.20-25
12	AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目中的住宅物業的面積	P.26
13	FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT 發展項目中的停車位的樓面平面圖	P.27-29
14	SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE 臨時買賣合約的摘要	P.30
15	SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要	P.31
16	SUMMARY OF LAND GRANT 批地文件的摘要	P.32-33
17	INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES 公共設施及公眾休憩用地的資料	P.34
18	WARNING TO PURCHASERS 對買方的警告	P.35
19	CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT 發展項目中的建築物的橫截面圖	P.36-37
20	ELEVATION PLAN 立面圖	P.38-41
21	INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT 發展項目中的公用設施的資料	P.42
22	INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT 閱覽圖則及公契	P.43
23	FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備	P.44-65
24	SERVICE AGREEMENTS 服務協議	P.66
25	GOVERNMENT RENT 地稅	P.66
26	MISCELLANEOUS PAYMENTS BY PURCHASER 買方的雜項付款	P.66
27	DEFECT LIABILITY WARRANTY PERIOD 欠妥之處的保養責任期	P.67
28	MAINTENANCE OF SLOPES 斜坡維修	P.68
29	MODIFICATION 修訂	P.68
30	WEBSITE ADDRESS OF THE DEVELOPMENT 發展項目的互聯網網站的網址	P.68
31	INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING 申請建築物總樓面面積寬免的資料	P.69-71
32	RELEVANT INFORMATION 有關資料	P.72
33	DATE OF PRINTING OF SALES BROCHURE 售樓説明書印制日期	P.72
34	POSSIBLE FUTURE CHANGE 日後可能出現改變	P.72

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

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

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

5. Sales brochure

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

- whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and

- whether individual owners have responsibility to maintain slopes.

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

- Read the Government land grant and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The vendor will provide copies of the Government land grant and the DMC (or the draft DMC) at the place where the sale is to take place for free inspection by prospective purchasers.

- Check the Government land grant on whether individual owners are liable to pay Government rent.

- Check the DMC on whether animals can be kept in the residential property.

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

- Check with the vendor which residential properties are available for selection. If a "consumption table" is displayed by the vendor at the sales office, you may check from the table information on the progress of sale on a date of sale, including which residential properties are offered for sale at the beginning of that date of sale and which of them have been selected and sold during that date of sale.

- Do not believe in rumours about the sales condition of the development and enter into a PASP rashly.

8. Register of Transactions

- Pay attention to the register of transactions for a development. A vendor must, within 24 hours after entering into a PASP with a purchaser, enter transaction information of the PASP in the register of transactions. The vendor must, within 1 working day after entering into an agreement for sale and purchase (ASP), enter transaction information of the ASP in the register of transactions. Check the register of transactions for the concerned development to learn more about the sales condition of the development.

- Never take the number of registrations of intent or cashier orders a vendor has received for the purpose of registration as an indicator of the sales volume of a development. The register of transactions for a development is the most reliable source of information from which members of the public can grasp the daily sales condition of the development.

9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.

- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.

- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.

- Pay attention to the vendor's right to alter the building plans (if any) for an uncompleted development. The mandatory provisions to be incorporated in an ASP for uncompleted development as required by the Ordinance include a provision requiring the vendor to notify the purchaser in writing of such alteration if the same affects in any way the property within 14 days after its having been approved by the Building Authority.

- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.

- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.

- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.

- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

10. Expression of intent of purchasing a residential property

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

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

11. Appointment of estate agent

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.

- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.

- Before you appoint an estate agent to look for a property, you should -

  - find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;

  - find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and

  - note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

12. Appointment of solicitor

- Consider appointing your own solicitor to protect your interests. If the

solicitor also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest.

- Compare the charges of different solicitors.

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

- If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.

- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.

- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

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

15. Estimated material date and handing over date

- Check the estimated material date[3] for the development in the sales brochure.

  - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.

- Handing over date

  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/ a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.

    - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or

    - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.

  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.

- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.

  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:

    - strike or lock-out of workmen;

    - riots or civil commotion;

    - force majeure or Act of God;

    - fire or other accident beyond the vendor's control;

    - war; or

    - inclement weather.

  - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.

  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.

- Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

- Ensure that, before you purchase a residential property, you are arranged to view the residential property that you would like to purchase or, if it is not reasonably practicable to view the

property in question, a comparable property in the development, unless you agree in writing that the vendor is not required to arrange such a comparable property for viewing for you. You are advised to think carefully before signing any waiver.

- You may take measurements, take photographs or make video recordings of the property, unless the property is held under a tenancy or reasonable restriction(s) is/are needed to ensure safety of the persons viewing the property.

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

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

Other useful contacts:

Consumer Council	
Website	: www.consumer.org.hk
Telephone	: 2929 2222
Email	: cc@consumer.org.hk
Fax	: 2856 3611
Estate Agents Authority	
Website	: www.eaa.org.hk
Telephone	: 2111 2777
Email	: enquiry@eaa.org.hk
Fax	: 2598 9596
Real Estate Developers Association of Hong Kong	
Telephone	: 2826 0111
Fax	: 2845 2521

Sales of First-hand Residential Properties Authority
March 2023

Remark:

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

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

5. 售樓說明書

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。

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

- 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

備註:

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。

2 INFORMATION ON THE DEVELOPMENT
發展項目的資料

Name of the Development
7 Lincoln Road

發展項目名稱
林肯道7號

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

發展項目所位於的街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數
林肯道7號

Total number of houses
1

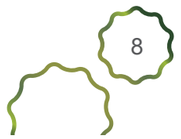
獨立屋的總數
1

House numbering as provided in the approved building plans for the Development
Not Applicable

發展項目的經批准的建築圖則所規定的門牌號數
不適用

Omitted house numbers
Not Applicable

被略去的門牌號數
不適用



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

Vendor
Gold Palace Limited

賣方
樂宮有限公司

Holding companies of the Vendor
Not Applicable

賣方之控權公司
不適用

Authorized Person for the Development
HO MAN YIU IVAN (Until 20 February 2024)
NG KIN SIU (From 2 March 2026)

發展項目的認可人士
何文堯 (至2024年2月20日)
吳建韶 (由2026年3月2日起)

The firm or corporation of which an Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity
Ivanho Architect Limited (Until 20 February 2024)
Fruit Design & Build Limited (From 2 March 2026)

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團
何文堯建築師有限公司 (至2024年2月20日)
豐展設計及營造有限公司 (由2026年3月2日起)

Building Contractor for the Development
Chinney Construction Co. Ltd.

發展項目的承建商
建業建築有限公司

Firm of solicitors acting for the owner in relation to the sale of residential properties in the Development
ERIC YU & CO.

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所
余兆明律師行

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

已為發展項目的建造提供貸款或已承諾為發展項目的建造提供融資的認可機構
不適用

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

已為發展項目的建造提供貸款的其他人
不適用

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

(a)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an Authorized Person for the Development;	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;	Not applicable
(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;	Not applicable
(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;	Not applicable
(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;	Not applicable
(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;	Not applicable
(l)	The vendor or a building contractor for the Phase 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;	Not applicable
(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;	Not applicable
(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;	Not applicable
(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;	Not applicable
(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.	Not applicable

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

(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；	不適用
(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；	不適用
(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；	不適用
(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；	不適用
(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；	不適用
(l)	賣方或該期數的承建商屬法團，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；	不適用
(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；	不適用
(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；	不適用
(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；	不適用
(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。	不適用

5 INFORMATION ON DESIGN OF THE DEVELOPMENT
發 展 項 目 的 設 計 的 資 料

There is no non-structural prefabricated external walls and curtain walls forming part of the enclosing walls of the Development.

發展項目沒有構成圍封牆的一部分的非結構的預製外牆及幕牆。

6 INFORMATION ON PROPERTY MANAGEMENT
物 業 管 理 的 資 料

Not Applicable

不適用

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



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

Scale :
比例 0M(米) 250M(米)

This location plan is prepared by the Vendor with reference to the Digital Topographic Map No. 11-NW-15A dated 10 November 2025 and 11-NW-15C dated 19 March 2026 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

此位置圖是由賣方擬備並參考地政總署測繪處於2025年11月10日出版之數碼地形圖，圖幅編號11-NW-15A及於2026年3月19日出版之數碼地形圖，圖幅編號11-NW-15C，有需要處經修正處理。

Notation 圖例

- Petrol filling station
  油站
- Public transport terminal (including a rail station)
  公共交通總站 (包括鐵路車站)
- Religious institution (including a church, a temple and a Tsz Tong)
  宗教場所 (包括教堂、廟宇及祠堂)
- School (including a kindergarten)
  學校 (包括幼稚園)
- Social welfare facilities (including an elderly centre and a home for the mentally disabled)
  社會福利設施 (包括老人中心及弱智人士護理院)
- Public Utility Installation
  公用事業設施裝置
- Sports Facilities (including Sports Ground and Swimming Pool)
  體育設施(包括運動場及游泳池)
- Public Park
  公園

Notes:
1. The location plan is reproduced with the permission of the Director of Lands. ©The Government of Hong Kong SAR. License No. 100/2016
2. The Vendor also advises prospective purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：
1. 地圖版權屬香港特別行政區政府，經地政總署准許複印，版權特許編號100/2016。
2. 賣方亦建議準買家到該發展地盤作實地考察，以獲取對該發展地盤以及周圍地區的公共設施及環境較佳的了解。
3. 由於發展項目的邊界不規則的技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

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



Location of the Development
發展項目的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 3,000 feet, Photo No. E248422C, date of flight: 7 January 2025.

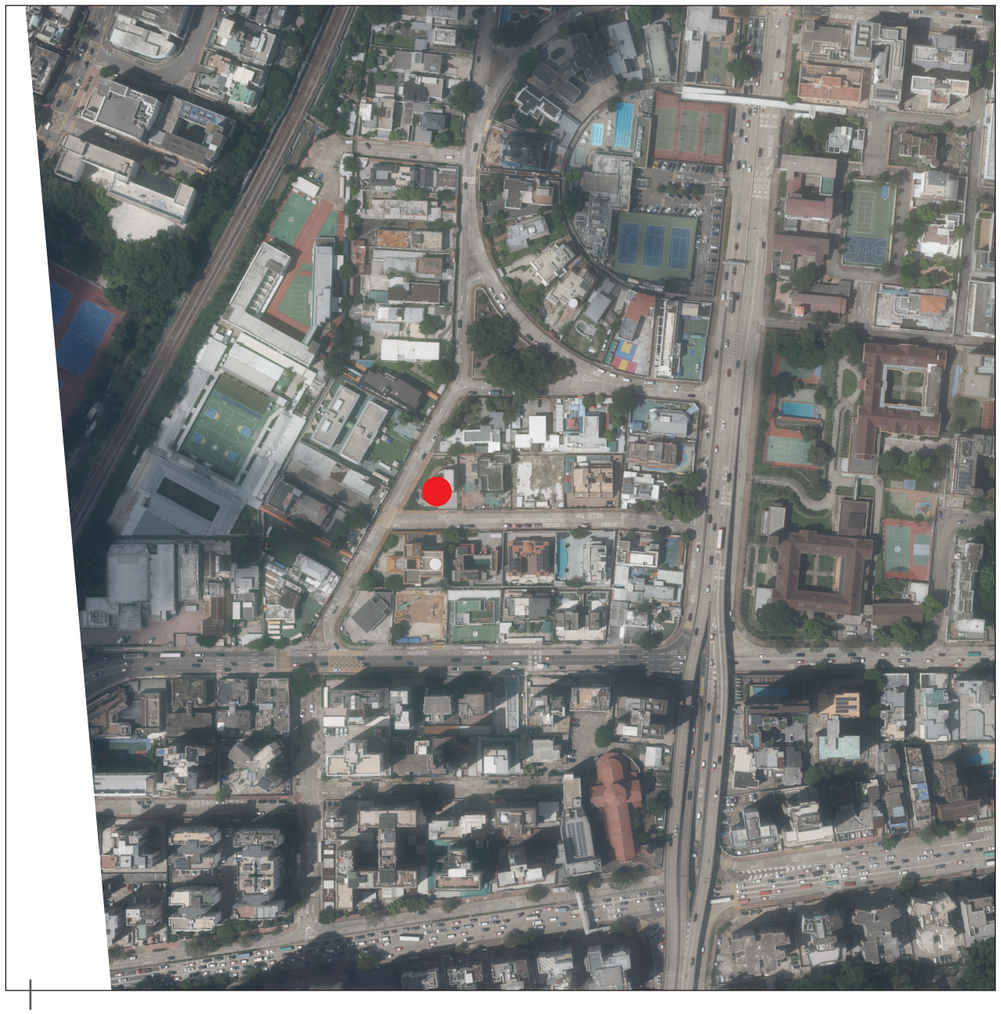
摘錄自地政總署測繪處在3,000呎的飛行高度拍攝之鳥瞰照片，照片編號E248422C，飛行日期: 2025年1月7日。

Survey and Mapping Office, Lands Department, The Government of HKSAR© Copyright reserved - reproduction by permission only.
香港特別行政區政府地政總署測繪處版權所有 - 未經許可，不得複印。

Notes:
1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. 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.
3. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：
1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 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。
3. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片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。

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



This blank area falls outside the coverage of the relevant Aerial Photograph
鳥瞰照片並不覆蓋本空白範圍

● Location of the Development
發展項目的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E261386C, date of flight: 13 September 2025.

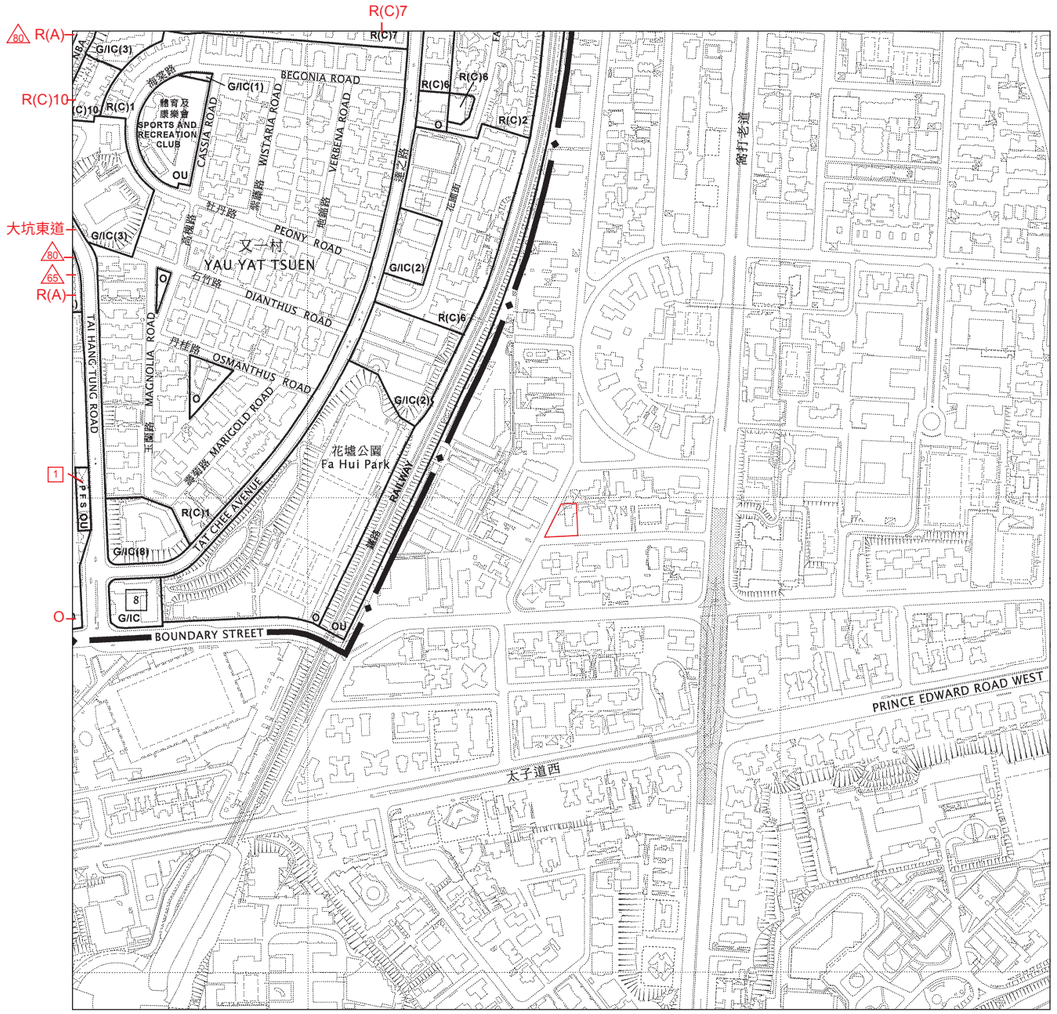
摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E261386C，飛行日期: 2025年9月13日。

Survey and Mapping Office, Lands Department, The Government of HKSAR© Copyright reserved - reproduction by permission only.
香港特別行政區政府地政總署測繪處版權所有 - 未經許可，不得複印。

Notes:
1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. 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.
3. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：
1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 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。
3. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片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。

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



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

Scale : 比例 0M(米) 500M(米)

Extract from the approved Kowloon Planning Area No.4 - Shek Kip Mei - Outline Zoning Plan (Plan no. S/K4/31), gazetted on 13 September 2022, with adjustments where necessary as shown in red.
摘錄自2022年9月13日刊憲之石硤尾(九龍規劃區第4區)分區計劃大綱核准圖(圖則編號S/K4/31)，有需要處經修正處理，以紅色表示。

The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.
地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

Legend 圖例

Zones 地帶

- R(A) Residential (Group A) 住宅(甲類)
- R(C) Residential (Group C) 住宅(丙類)
- G/IC Government, Institution or Community 政府、機構或社區
- O Open Space 休憩用地
- OU Other Specified Users 其他指明用途

Communications 交通

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

Miscellaneous 其他

- Boundary of Planning Scheme 規劃範圍界線
- 65 Maximum Building Height (In Metres above Principal Datum) 最高建築物高度 (在主水平基準上若干米)
- 1 Maximum Building Height (In Number of Storeys) 最高建築物高度(樓層數目)
- P F S Petrol Filling Station 加油站
- NBA Non-Building Area 非建築用地

Notes:

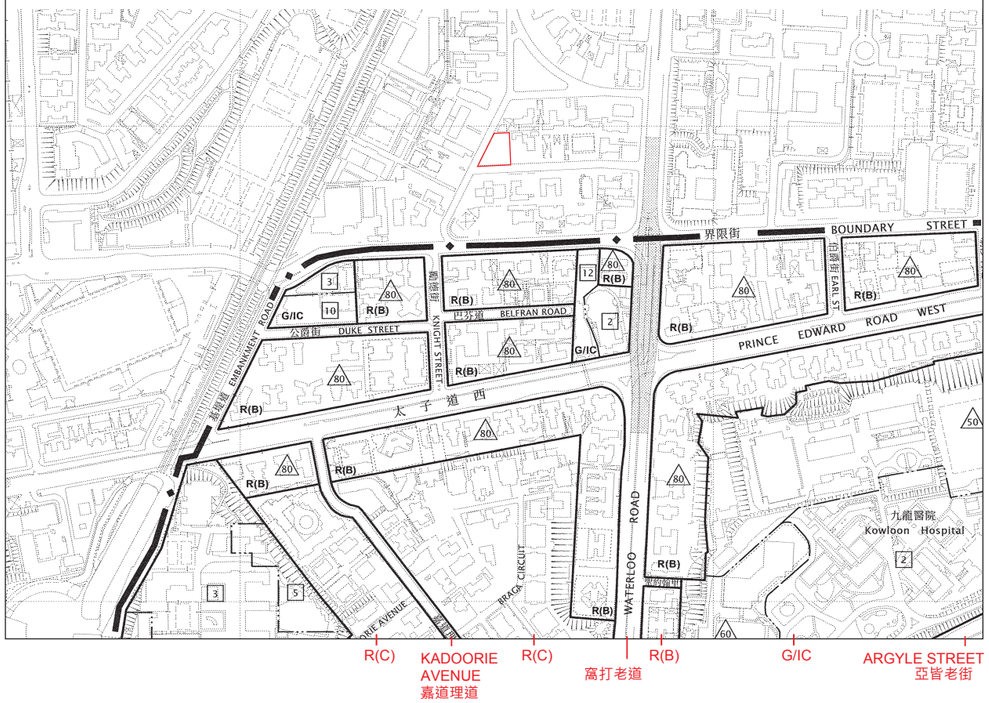
1. The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：

1. 在印刷售樓説明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此分區計劃大綱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。

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

This blank area falls outside the coverage of the relevant outline zoning plan
當區分區計劃大綱圖並不覆蓋本空白範圍



N

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

Scale : 0M(米) 500M(米)
比例

Extract from the draft Kowloon Planning Area No. 6 &7- Ho Man Tin - Outline Zoning Plan (Plan no. S/K7/25), gazetted on 14 November 2025, with adjustments where necessary as shown in red.
摘錄自2025年11月14日刊憲之何文田(九龍規劃區第6及7區)分區計劃大綱草圖(圖則編號S/K7/25)，有需要處經修正處理，以紅色表示。

The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.
地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

Legend 圖例

Zones 地帶

- R(B) Residential (Group B) 住宅(乙類)
- R(C) Residential (Group C) 住宅(丙類)
- G/IC Government, Institution or Community 政府、機構或社區

Communications 交通

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

Miscellaneous 其他

- Boundary of Planning Scheme 規劃範圍界線
- 50 Maximum Building Height (In Metres above Principal Datum) 最高建築物高度 (在主水平基準上若干米)
- 2 Maximum Building Height (In Number of Storeys) 最高建築物高度(樓層數目)

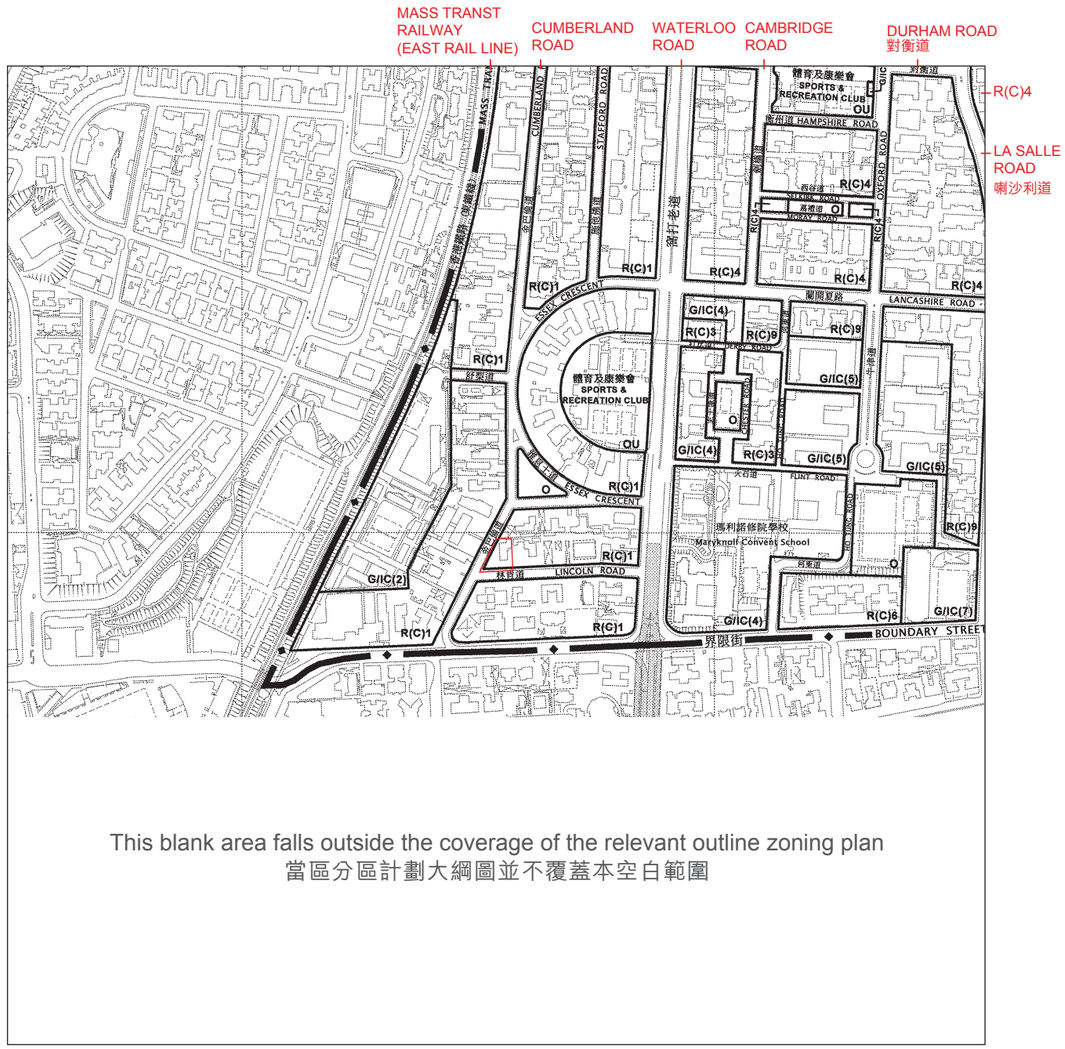
Notes:

1. The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：

1. 在印刷售樓説明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此分區計劃大綱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。

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



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

Scale : 比例 0M(米) 500M(米)

Extract from the approved Kowloon Planning Area No.18 - Kowloon Tong - Outline Zoning Plan (Plan no. S/K18/21), gazetted on 5 December 2017, with adjustments where necessary as shown in red.
摘錄自2017年12月5日刊憲之九龍塘（九龍規劃區第18區）分區計劃大綱核準圖(圖則編號S/K18/21)，有需要處經修正處理，以紅色表示。

The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.
地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

Legend 圖例

Zones 地帶

- R(C) — Residential (Group C) 住宅(丙類)
- G/IC — Government, Institution or Community 政府、機構或社區
- O — Open Space 休憩用地
- OU — Other Specified Users 其他指明用途

Communications 交通

- Major Road and Junction (MASS TRANSIT RAILWAY STATION) 鐵路及車站(地下)
- Major Road and Junction 主要道路及路口
- Elevated Road 高架道路

Miscellaneous 其他

- Boundary of Planning Scheme 規劃範圍界線

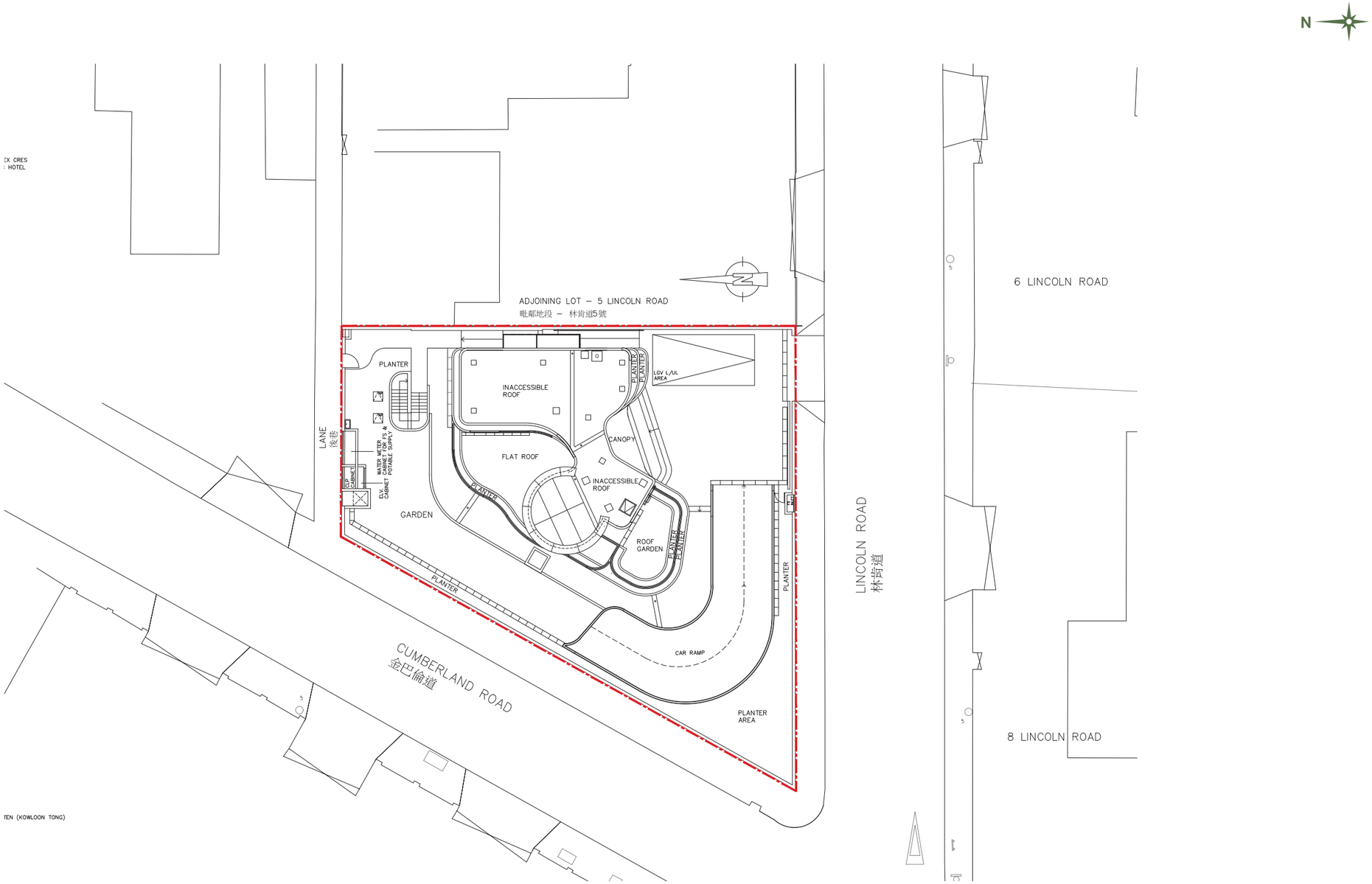
Notes:

1. The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此分區計劃大綱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。

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



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

Scale :
比例

0M(米) 20M(米)

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

Legend of the Terms and Abbreviation Used in Floor Plan
樓面平面圖所使用之名詞及簡稱之圖例

AC PLATFORM	=	AIR-CONDITIONING PLATFORM 冷氣機平台
ACCESSIBLE VISITOR CAR PARK	=	暢通易達訪客停車位
ALUM. FEATURE	=	ALUMINIUM FEATURE 鋁質裝飾
AP	=	ACCESS PANEL 檢修口
AUTOMATIC SLIDING GATE	=	自動趟閘
B.L.	=	BOUNDARY LINE 地盤界線
BATH. 1	=	BATHROOM 1 浴室1
BATH. 2	=	BATHROOM 2 浴室2
BATH. 3	=	BATHROOM 3 浴室3
BATH. 4	=	BATHROOM 4 浴室4
BATHROOM	=	浴室
BEDROOM 1	=	睡房1
BEDROOM 2	=	睡房2
BEDROOM 3	=	睡房3
BEDROOM 4	=	睡房4
BUILDING LINE ABOVE	=	樓宇置上
CANOPY	=	簷篷
CANOPY ABOVE	=	簷篷置上
CAR RAMP	=	車輛坡道
CAT LADDER	=	豎梯
CC1	=	COVERED CHANNEL WITH MIN. 1 DRAINAGE OUTLET 附有最少一個排水口的有蓋排水渠
CC2	=	COVERED CHANNEL WITH MIN. 2 DRAINAGE OUTLET 附有最少兩個排水口的有蓋排水渠
CLP CABINET	=	中電電力櫃
CORRIDOR	=	走廊
DINING ROOM	=	飯廳
DISH CHANNEL	=	碟形排水溝
DN	=	DOWN 落
ELECTRICAL CABINET	=	電力櫃
ELV CABINET	=	EXTRA LOW VOLTAGE CABINET 特低電壓電櫃
F.A	=	FLUE APERTURE 煙道孔
F.S. PUMP ROOM	=	FIRE SERVICES PUMP ROOM 消防泵房
F.S. WATER TANK	=	FIRE SERVICES WATER TANK 消防水缸
FALL	=	排水坡度

FALL ARREST SYSTEM	=	防墮系統
FENCE WALL	=	EXISTING FENCE WALL 圍牆
FES	=	FIREMAN'S EMERGENCY SWITCH 消防員緊急開關
FLAT ROOF	=	平台
FS	=	FIRE SERVICES 消防
FS INLET	=	消防入水制
FS WATER TANK	=	FIRE SERVICE WATER TANK 消防水缸
GARDEN	=	花園
GAS METER CABINET	=	煤氣錶櫃
GLASS BALUSTRADE	=	玻璃欄杆
GLASS WALL	=	玻璃牆
GRADIENT	=	坡度
GREENERY	=	綠化
H.R.	=	HOSE REEL 消防喉轆
INACCESSIBLE FLAT ROOF	=	無法進入的平台
INACCESSIBLE ROOF	=	無法進入的天台
KITCHEN	=	廚房
LAV.	=	LAVATORY 洗手間
LGV L/UL AREA	=	LIGHT GOODS VEHICLE LOADING & UNLOADING AREA 輕型貨車上落貨停車位
LIFT	=	升降機
LIFT CONTROL CABINET	=	升降機控制櫃
LIFT LOBBY	=	升降機大堂
LIGHTNING POST	=	避雷針
LIVING ROOM	=	客廳
M. BATH	=	MASTER BATHROOM 主人房浴室
M. BED ROOM	=	MASTER BEDROOM 主人房
M.L.	=	METAL LOUVRE 金屬百葉窗
METAL CANOPY	=	金屬蓬篷
METAL GATE	=	金屬閘
METAL RAILING	=	金屬欄杆
NON-BUILDING AREA	=	非建築用地
P&D	=	PLUMPING & DRAINAGE 水喉及排水
P.D.	=	PIPE DUCT 管道槽
PETROL INTERCEPTOR	=	油污截流井

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

Legend of the Terms and Abbreviation Used in Floor Plan
樓面平面圖所使用之名詞及簡稱之圖例

PL	=	PROTECTED LOBBY 防護門廊
PLANTER	=	花槽
PLANTER AREA	=	種植區
POTABLE & FLUSHING WATER PUMP RM.	=	POTABLE & FLUSHING WATER PUMP ROOM 食水及沖廁水泵房
POWDER ROOM	=	化妝間
R.C. CURB	=	REINFORCE CONCRETE CURB 鋼筋混凝土路緣
R.C. FENCE WALL	=	鋼筋混凝土圍牆
R.C. PARAPET	=	REINFORCE CONCRETE PARAPET 鋼筋混凝土女兒牆
R.C. PLINTH	=	REINFORCED CONCRETE PLINTH 鋼筋混凝土基座
RAILING	=	欄杆
RAMP	=	斜坡
S.V.	=	SMOKE VENT 排煙口
S.V.O.	=	SMOKE VENT OUTLET 排煙出口
SHOWER	=	淋浴間
SOIL & WASTE SUMP PUMP PIT	=	污水及廢水集水泵坑
SPRINKLER WATER TANK	=	花灑水缸
STALL BOARD	=	檔板
SUMP PUMP PIT	=	集水泵坑
SURFACE CHANNEL	=	排水明渠
UP	=	上
VERTICAL GREENERY	=	垂直綠化
VOID	=	中空
VRV O/D	=	VARIABLE REFRIGERANT VOLUME OUTDOOR UNIT 可變製冷劑流量系統室外機
W.P.L.	=	WEATHERPROOF LOUVRE 防風雨百葉窗
WALK-IN CLOSET	=	衣帽間
WATER METER CABINET	=	水錶櫃
WIND GUARD	=	防風罩

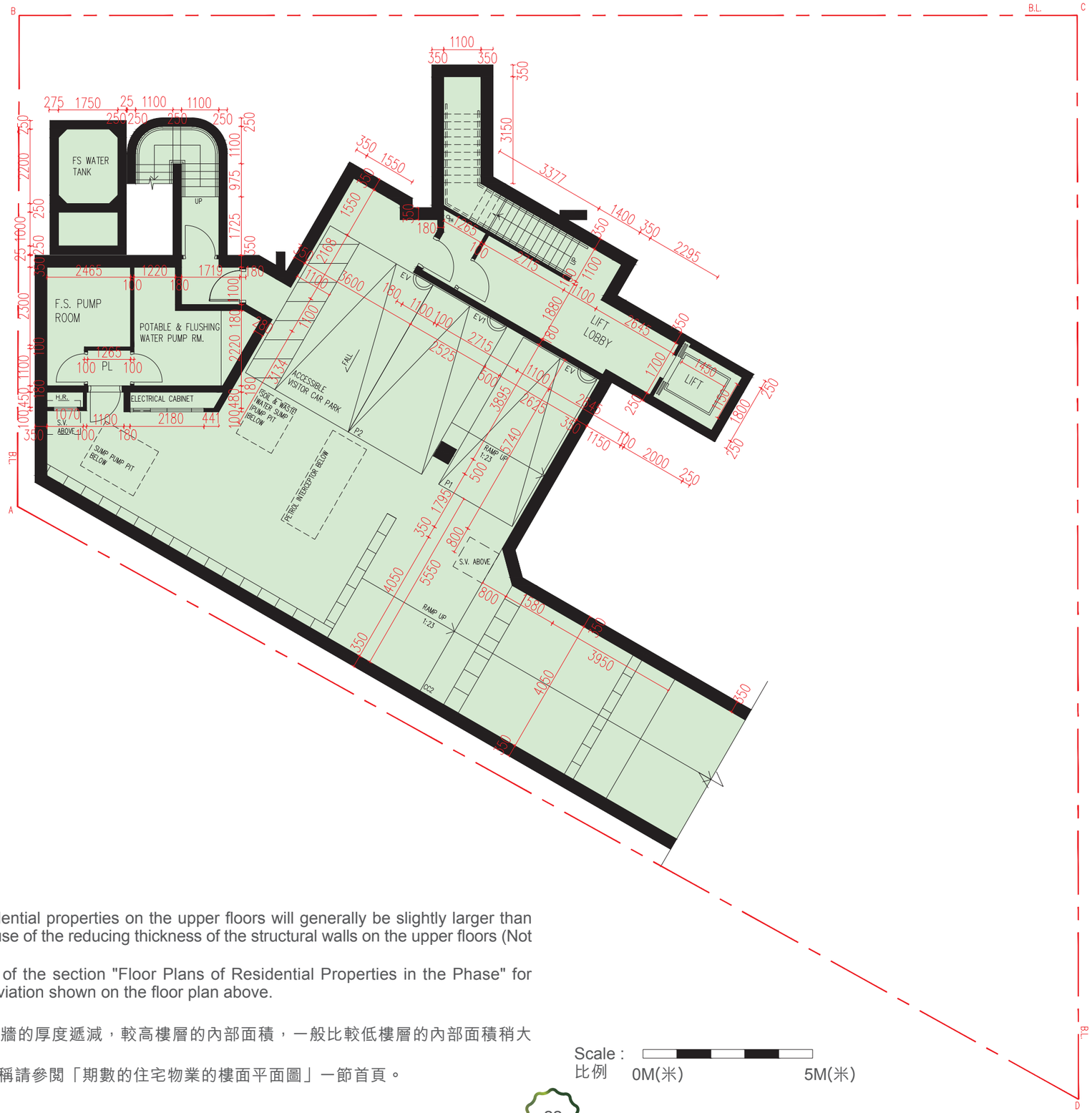
Boundary Line of the Development
發展項目的邊界線

Notes :
- The Dimensions of the floor plans are all structural dimensions in millimeter.
- Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.
- There are architectural features, and/or exposed pipes on the external walls of the residential property. For details, please refer to the latest approved building plans.
- There are exposed pipes installed in some rooms, lavatories and bathrooms.
- Symbols of fittings and fitments shown in the floor plans such as bathtub, sink, water closet, shower, sink counter, etc. are prepared based on the latest approved building plans and are for general indication only.

備註：
- 平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。
- 層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
- 住宅物業外牆範圍設有建築裝飾及/或外露喉管，詳細資料請參考最新批准的建築圖。
- 部份房、洗手間及浴室內裝有外露喉管。
- 樓面平面圖上所顯示的裝置符號，如浴缸、洗滌盆、座廁、花灑、洗滌盆櫃等乃按最新的經批准的建築圖則繪製，只作一般性標示。

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

Basement Floor
地庫



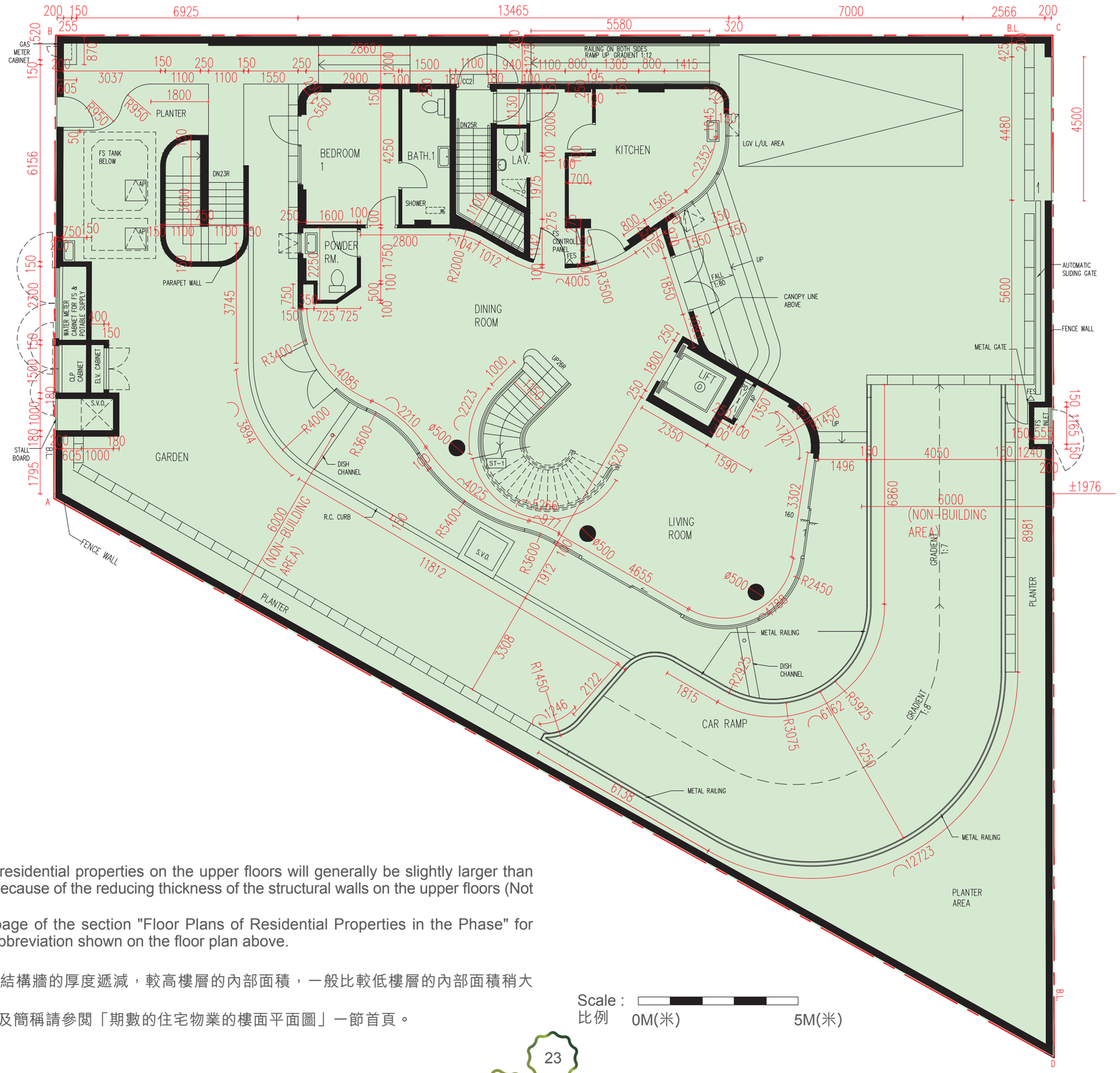
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors (Not applicable).
Please refer to the first page of the section "Floor Plans of Residential Properties in the Phase" for legend of the terms and abbreviation shown on the floor plan above.

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大(不適用)。
以上平面圖中顯示之名詞及簡稱請參閱「期數的住宅物業的樓面平面圖」一節首頁。

Scale :
比例 0M(米) 5M(米)

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

Ground Floor
地下



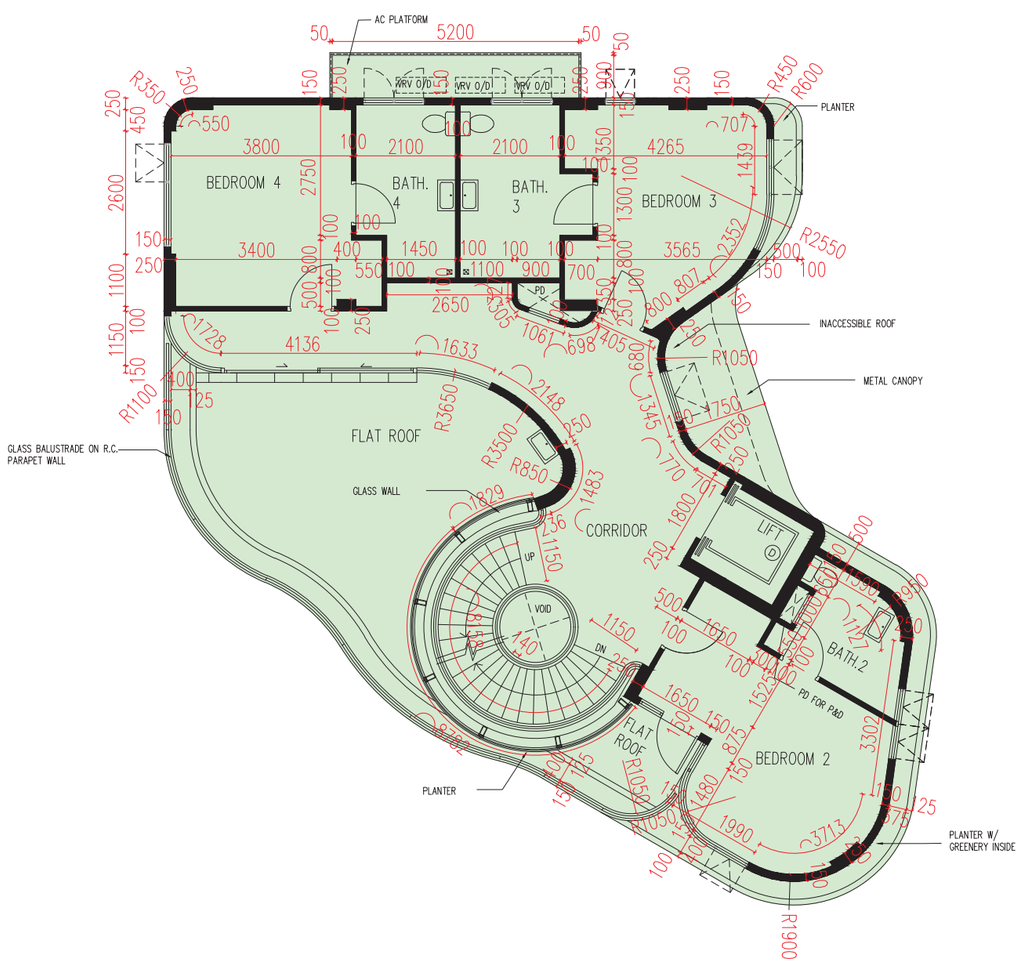
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors (Not applicable).
Please refer to the first page of the section "Floor Plans of Residential Properties in the Phase" for legend of the terms and abbreviation shown on the floor plan above.

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大(不適用)。
以上平面圖中顯示之名詞及簡稱請參閱「期數的住宅物業的樓面平面圖」一節首頁。

Scale : 比例 0M(米) 5M(米)

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

First Floor
一樓

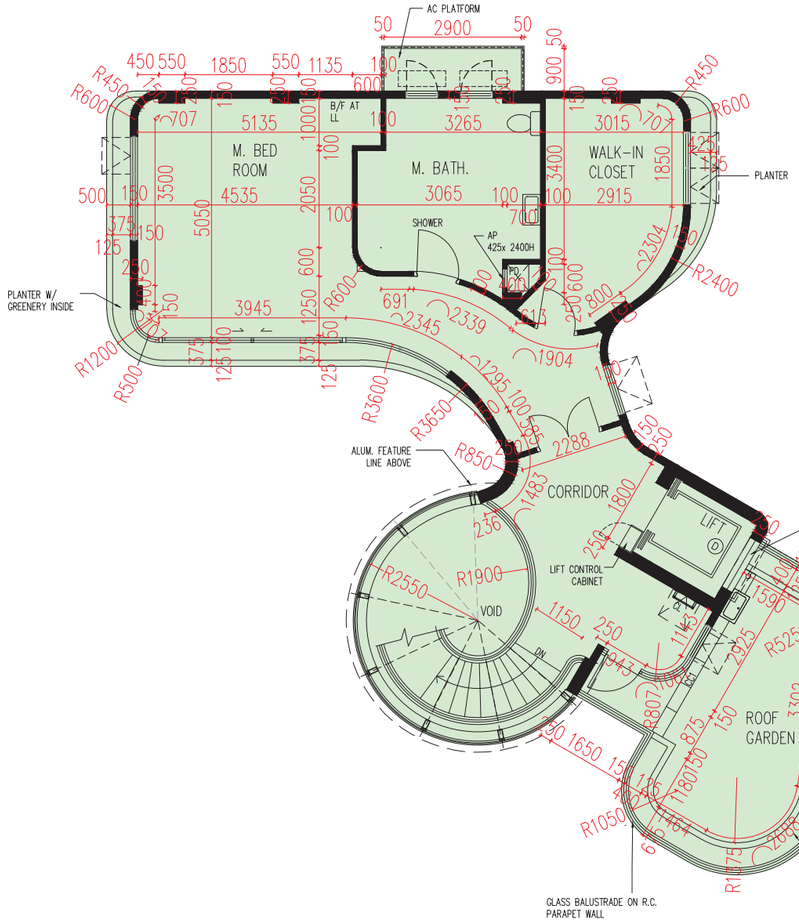


Scale : 比例 0M(米) 5M(米)

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 (Not applicable).
Please refer to the first page of the section "Floor Plans of Residential Properties in the Phase" for legend of the terms and abbreviation shown on the floor plan above.

Second Floor
二樓

N

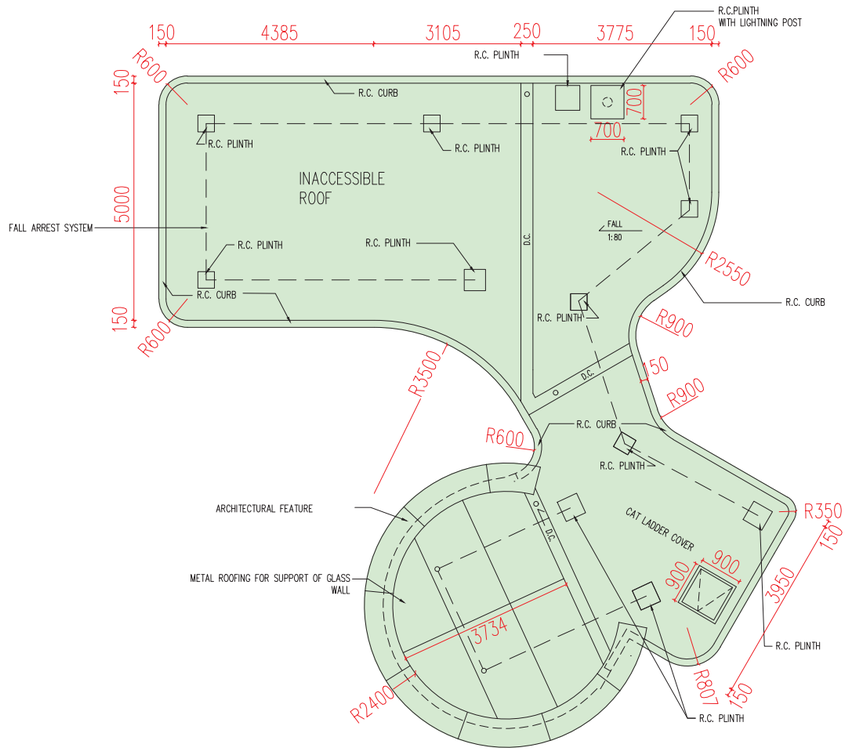


Scale : 比例 0M(米) 5M(米)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大(不適用)。
以上平面圖中顯示之名詞及簡稱請參閱「期數的住宅物業的樓面平面圖」一節首頁。

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

Roof Floor
天台



	Floor 樓層				
	Basement Floor 地庫	Ground Floor 地下	First Floor 一樓	Second Floor 二樓	Roof Floor 天台
The thickness of the floor slabs (excluding plaster) of the residential property (mm) 住宅物業的樓板(不包括灰泥)的厚度(毫米)	250	170	150	150	150
Floor-to-floor height of the residential property (mm) 住宅物業的層與層之間的高度(毫米)	4020	4290	3630	4500	N/A

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 (Not applicable).

Please refer to the first page of the section "Floor Plans of Residential Properties in the Phase" for legend of the terms and abbreviation shown on the floor plan above.

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to pages 20-21 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of the residential property.

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

以上平面圖中顯示之名詞及簡稱請參閱「期數的住宅物業的樓面平面圖」一節首頁。

備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第20 - 21頁之圖例所使用的名詞和簡稱以協助閱讀此部分的住宅物業的樓面平面圖。

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

Description of Residential Property 物業的描述	Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台(如有))平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)								
House 獨立屋		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
7 Lincoln Road 林肯道7號	463.474 (4989) Balcony 露台 : -- Utility Platform 工作平台 : -- Verandah 陽台 : --	-	-	-	46.883 (505)	404.300 (4352)	150.388 (1619)	81.198 (874)	-	-	-

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

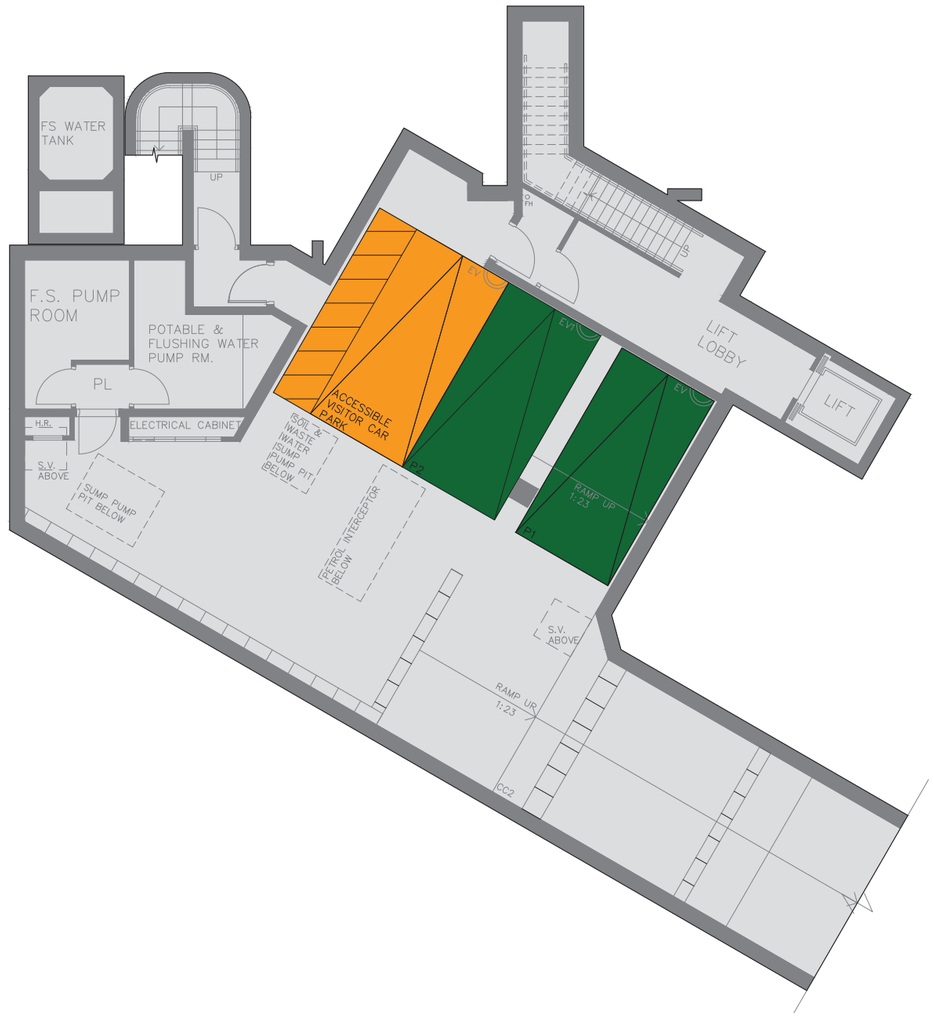
Notes:
1. There is no utility balcony/verandah in the residential properties in the Development.
2. Areas in square metre as specified in the above are calculated in accordance with the latest approved building plans.
3. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest integer square feet, which may be slightly different from that shown in square metre.
4. Saleable Area do not include areas of fire service water tank, fire service pump room, electrical meter cabinet, hose reel, potable and flushing tank and pump room.
5. Saleable Area does not include areas of ELV cabinet, CLP cabinet, water meter cabinet for FS & potable supply and gas meter cabinet.
6. Area of parking space includes the covered area of associated car ramps and driveway.

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

備註：
1. 發展項目住宅物業沒有露台 / 陽台。
2. 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。
3. 以平方呎顯示之面積均依據 1 平方米 =10.764 平方呎換算，並四捨五入至整數平方呎，與平方米表述之面積可能有些微差異。
4. 實用面積不包括消防水缸、消防水泵房、電錶櫃、消防喉轆、食水及沖廁水水缸及泵房之面積。
5. 實用面積不包括特低電壓櫃、中電電力櫃、消防及食水水錶櫃及煤氣錶櫃之面積。
6. 停車位面積包括與其相連的車輛坡道及車道的有蓋面積。

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

Basement Floor
地庫



N

Residential Car Park Space
住宅停車位

Accessible Visitor Car Park
暢通易達訪客停車位

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

Scale :
比例
0M(米) 5M(米)

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

Ground Floor
地下



N

Light Goods Vehicle Loading & Unloading Area
輕型貨車上落貨停車位

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

Scale :
比例 0M(米) 5M(米)

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

Location, Numbers, Dimensions and Areas of Parking Spaces
停車位的位置、數目、尺寸及面積

Location 位置	Category of parking space 停車位類別	Number 數目	Dimensions of each Parking Space (Length x Width)(m) 每個停車位的尺寸 (長 x 闊)(米)	Area of each Parking Space (sq.m) 每個停車位面積 (平方米)
B/F 地庫	Residential Car Park Space 住宅停車位	2	5 x 2.5	12.5
B/F 地庫	Accessible Visitor Car Park 暢通易達訪客停車位	1	5 x 2.5	12.5
G/F 地下	Light Goods Vehicle Loading & Unloading Area 輕型貨車上落貨停車位	1	7 x 3.5	24.5

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

1. A preliminary deposit of 5% of the purchase price is payable on the signing of the preliminary agreement for sale and purchase;

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

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

1. 在簽署臨時買賣合約時須支付款額為售價之5%的臨時訂金。

2. 買方在簽署該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. 如買方沒有於訂立該臨時買賣合約的日期之後五個工作日內簽立買賣合約 –
   i) 該臨時買賣合約即告終止；
   ii) 有關的臨時訂金即予沒收；及
   iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

15 SUMMARY OF DEED OF MUTUAL COVENANT
公 契 的 摘 要

Not Applicable

不適用

16 SUMMARY OF LAND GRANT
批 地 文 件 的 摘 要

The Development is situated on **New Kowloon Inland Lot No. 715** (hereinafter referred to as “the Lot” or “the said piece or parcel of ground”)

The Lot is granted for a term of 75 years commencing on 1 July 1898 with a right of renewal for 24 years less 3 days.

User restrictions

The Lessee or any other person or persons will during the whole of the said term hereby granted keep and maintain on the said piece or parcel of ground a messuage or dwelling house of the value of four thousand dollars at the least which said messuage or dwelling house shall be of the same type of building elevation character and description and shall front and range in an uniform manner with the buildings immediately adjacent thereto the whole to be done to the satisfaction of the Director of Public Works (now the Director of Lands) (hereinafter referred to as "the said Director").

The Lessee or any other person or persons shall not nor will during the continuance of this demise use exercise or follow in or upon the said premises or any part thereof the trade or business of a Brazier, Slaughterman, Soap-maker, Sugar-baker, Fellmonger, Melter of tallow, Oilman, Butcher, Distiller, Victualler or Tavern-keeper, Blacksmith, Nightman, Scavenger or any other noisy noisome or offensive trade or business whatever without the previous licence of by the Government or other person duly authorized in that behalf.

The Land Grant further stipulates that:

It is excepted and reserved into the Government, “all Mines Minerals Mineral Oils and Quarries of Stone in under and upon the said premises and all such Earth Soil Marl Clay Chalk Brick-earth Gravel Sand Stone and Stones and other Earths or Materials which now are or hereafter during the continuance of this demise shall be under or upon the said premises or any part or parts thereof, as the Government may require for the Roads, Public Buildings or other Public Purposes of Hong Kong with full liberty of Ingress Egress and Regress to and for the Government and the 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 said piece or parcel of ground to view, dig for, convert and carry away the said excepted Minerals, Stone, Earths and other things respectively, thereby doing as little damage as possible to the said Lessee”.

Full power to the Government to make and conduct in through and under the said premises all and any public or common sewers drains or watercourse.

The Lessee will yearly and every year during the said term hereby granted well and truly pay or cause to be paid to the Government the said yearly Rent of Thirty two dollars clear of all deductions as aforesaid on the several days and times and in the manner hereinbefore reserved and made payable and will during the whole of the said term hereby granted bear pay and discharge all taxes rates charges and assessments whatsoever which now are or shall be hereafter assessed or charged upon or in respect of the said premises hereby expressed to be demised or any part thereof.

Lessee shall not nor will at any time during the continuance of the term of lease granted erect any other messuage or dwelling house on the said piece or parcel of ground or any part thereof without the consent in writing of the said Director first had and obtained in that behalf.

The Lessee shall and will from time to time and at all times when where and as often as need or occasion shall be and require at his her or their own proper costs and charges well and sufficiently Repair, Uphold, Support, Maintain, Pave, Purge, Scour, Cleanse, Empty Amend and keep the messuage or tenement messuages or tenements 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 said Director; And the said messuage or tenement messuages or tenements erections buildings and premises so being well and sufficiently repaired sustained and amended at the end or sooner determination of the term of lease granted will peaceably and quietly deliver up to the Government.

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

It shall be lawful to and for the Government by the said Director or other persons deputed to act for Him twice or oftener in every year during the said term at all reasonable times in the day to enter 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 shall be found to give or leave notice in writing at or upon the said premises or some part thereof unto or for the said Lessee to repair and amend the same within Three Calendar Months then next following within which time the said Lessee will repair and amend the same accordingly.

The Lessee will not let underlet mortgage assign or otherwise part with all or any part of the said premises hereby expressed to be demised for all or any part of the term hereby granted without at the same time registering such alienation in the Land Office or in such other Office as may hereafter be instituted for the purposes of Registration in Hong Kong and paying the prescribed fees therefor.

The Land Grant provided always and it is agreed and declared that “in case the said yearly rent of Thirty two dollars hereinbefore reserved or any part thereof shall be in arrear and unpaid by the space of twenty one days next after any of the said days whereon the same ought to be paid as aforesaid (whether lawfully demanded or not) or in case of the breach or non-performance of any of the covenants and conditions herein contained and by or on the part of the said Lessee to be performed then and in either of the said cases it shall be lawful for the Government to re-enter and the same to have again repossess and enjoy as in His former estate as if these presents had not been made and the Lessee and all other occupiers of the said premises thereout to expel this Indenture or anything contained herein to the contrary notwithstanding.”

The Land Grant also further agreed and declared that the Government shall have full power to resume enter into and re-take possession of all or any part of the premises hereby expressed to be demised if required for the improvement of the said Colony or for any other public purpose whatsoever Three Calendar Month’s notice being given to the Lessee of its being so required and a full and fair compensation for the said Land and the Buildings thereon being paid to the said Lessee at a Valuation to be fairly and impartially made by the said Director.

The Land Grant also further agreed and declared that the Lessee shall on the expiration of the term granted by the Land Grant be entitled to a renewed Lease of the premises hereby expressed to be demised for a further term of twenty-four years le the last three days thereof without payment of any Fine or Premium therefor and at the Rent hereinafter mentioned.

The Land Grant also expressed that the Government will at the request and cost of the Lessee grant unto him or them on the expiration of the term of lease thereby granted a new Lease of the said premises for the term of Twenty-four years less the last three days thereof at such Rent as shall be fairly and impartially fixed by the said Director as the fair and reasonable rental value of the ground at the date of such renewal And in all other respects such new Lease shall be granted upon the same terms and under and subject to the same reservations covenants stipulations provisos and declarations as are contained in this present Lease with the exception of this proviso for renewal which shall not be contained in such new Lease.

Notes

- For full details, please refer to the Land Grant which is free for inspection during open hours at the sales office. A copy of the Land Grant is available upon request upon payment of the necessary photocopying charges.
- Unless otherwise defined in this sales brochure, the capitalized terms used in the Summary of Land Grant shall have the same meaning of such terms in the Land Grant.

16 SUMMARY OF LAND GRANT
批地文件的摘要

本發展項目坐落於 **新九龍內地段第 715 號**（以下簡稱「該地段」或「該片土地」）。
該地段的批租年期為 75 年，由 1898 年 7 月 1 日起計，並擁有續期 24 年減 3 天的權利。

用途限制
承租人或任何其他人士，在上述批出的整個年期內，必須在該地段上維持及保養最少價值 4,000 港元的住宅建築；該住宅建築之類型、立面圖、特性及描述，必須與相鄰建築保持統一，並須獲得地政總署署長（前稱為工務司，以下簡稱「署長」）滿意。
在租約期內，承租人或任何其他人士，未經政府或獲授權人士的事先許可，不得在該物業或其任何部分從事或經營以下行業或業務：銅匠、屠宰商、肥皂製造、煉糖、皮革加工、油脂提煉、油商、肉販、蒸餾酒商、餐館或酒館經營者、鐵匠、清糞夫、垃圾收集商，或任何其他產生噪音、有害或令人厭惡的行業或業務。

租約亦規定：
政府保留該物業內及地下所有礦產、礦物油及石礦，以及所有政府因修路、興建公共建築或其他公共用途而需要的泥土、土壤、泥灰、黏土、白堊、磚土、碎石、沙石及其他材料。政府及其代理人、僕人和工人有權在租約期內的日間合理時間，進入及離開該地段以視察、挖掘、加工及運走上述保留物資，並須盡量減少對承租人造成的損失。

政府擁有全權在該物業內、穿過或下方興建及鋪設任何公共或共用的下水道、排水溝或水道。
承租人須在租約期內，按規定的日期及方式向政府每年繳納地稅 32 港元（不得扣除任何費用），並須承擔所有現時或將來對該物業徵收的所有稅捐、差餉、費用及評稅。

未經署長的事先書面同意，承租人不得在租約期內於該地段任何部分增建任何其他住宅建築。
承租人須自費妥善維修、支撐、保養、鋪設、清理、排空及修繕該地段上現有或將來興建的所有住宅、構築物及建築，包括所有圍牆、堤岸、邊坡、樹籬、溝渠、欄杆、採光設施、鋪面、廁所、水槽、排水溝及水道，並須達到署長滿意的程度。在租約期滿或終止時，須在良好的維修狀況下將物業交還政府。

承租人須承擔與鄰近物業共用的道路、鋪面、溝渠、圍欄、分界牆、通風口、私人或公共下水道及排水溝的修築及維修費用之合理份額。該比例由署長釐定，並可如追討欠租般收回。

政府署長或其代表有權每年兩次或多次在日間合理時間進入物業視察維修狀況。如發現破損或缺乏維修，將向承租人發出書面通知，承租人必須在三個月內完成修理。

承租人在轉讓、分租、抵押或以其他方式放棄該物業的全部或部分權益時，必須在地政總署（土地註冊處）或日後的相關註冊機構辦理登記並繳納相關費用。

若地稅欠交超過 21 天（無論是否已正式催繳），或承租人違反任何契約條款，政府有權重新進入並收回該物業，如同合約未曾簽署一樣，並可驅逐承租人及所有佔用者。

若因城市改善或其他公共用途需要，政府在給予三個月預先通知後，有權收回該物業的全部或部分。政府將按署長作出的公正估價，向承租人支付土地及建築物的公平補償。

租約期滿後，承租人有權獲得 24 年減 3 天的續租期，無須繳納罰金或補價，地租則按規定調整。

應承租人要求並由其自費，政府將在原租約期滿後授予 24 年減 3 天的新租約。地租將由署長按續租當日的公平合理市值釐定。除續租條款外，新租約的所有其他條款、限制及規定將與原租約基本相同。

備註：
- 詳情請參閱於售樓處開放時間內供免費查閱的土地契約。副本可於繳付相關複印費後索取。
- 除非本售樓說明書另有定義，否則土地契約摘要中所使用的首字母大寫術語，其定義與土地契約中的定義相同。

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

A. Any facilities that are required under the land grant to be constructed and provided for the Government, or for public use
Not Applicable

B. Any facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development
Not Applicable

C. 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

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該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
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

18 WARNING TO PURCHASERS
對 買 方 的 警 告

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

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

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

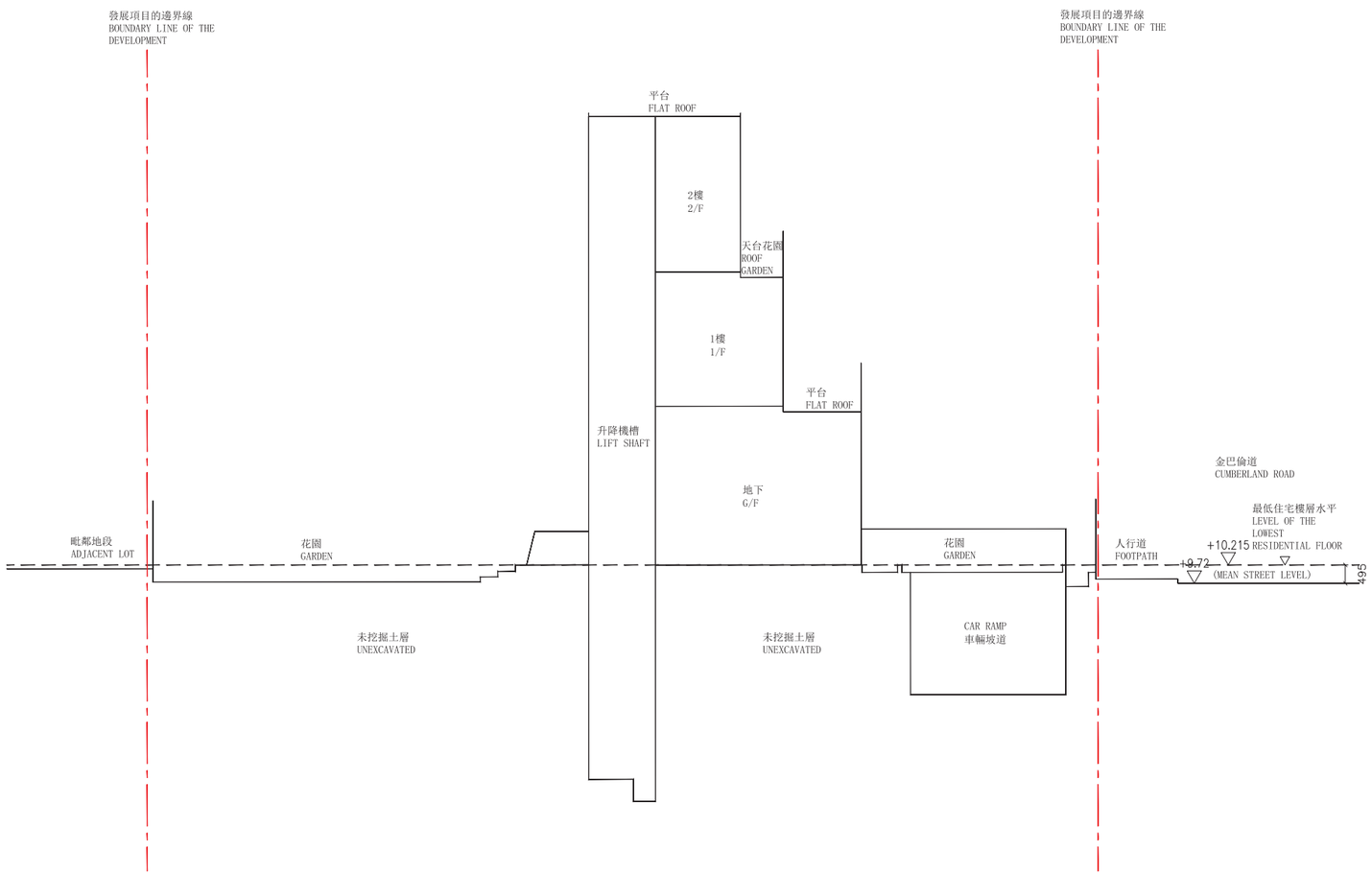
a. 現建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。

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

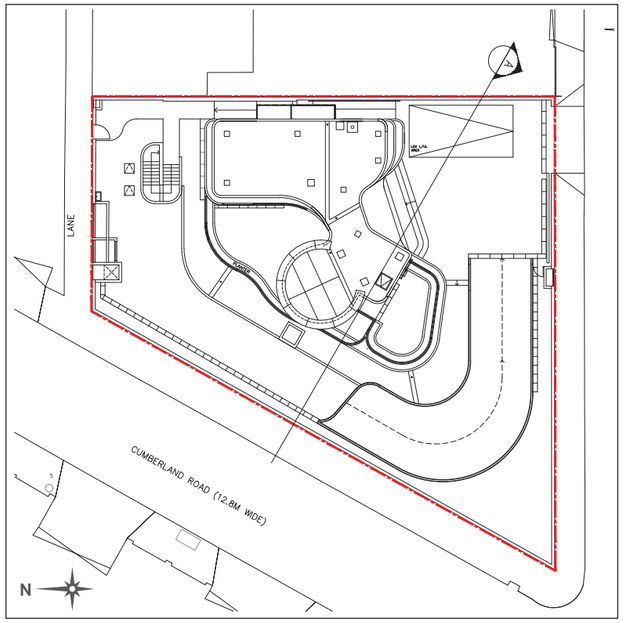
c. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突–
   (i) 該律師事務所可能不能夠保障買方的利益；及
   (ii) 買方可能要聘用一間獨立的律師事務所；及
   (iii) 如屬(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間 獨立的律師事務所便須支付的費用。

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

Cross - Section Plan A - A
橫截面圖 A–A



Key Plan
指示圖



BOUNDARY LINE OF THE DEVELOPMENT
發展項目的邊界線

Legend 圖例：

–▽– Heights (in metres) above Hong Kong Principal Datum.
香港主水平基準以上高度(米)。

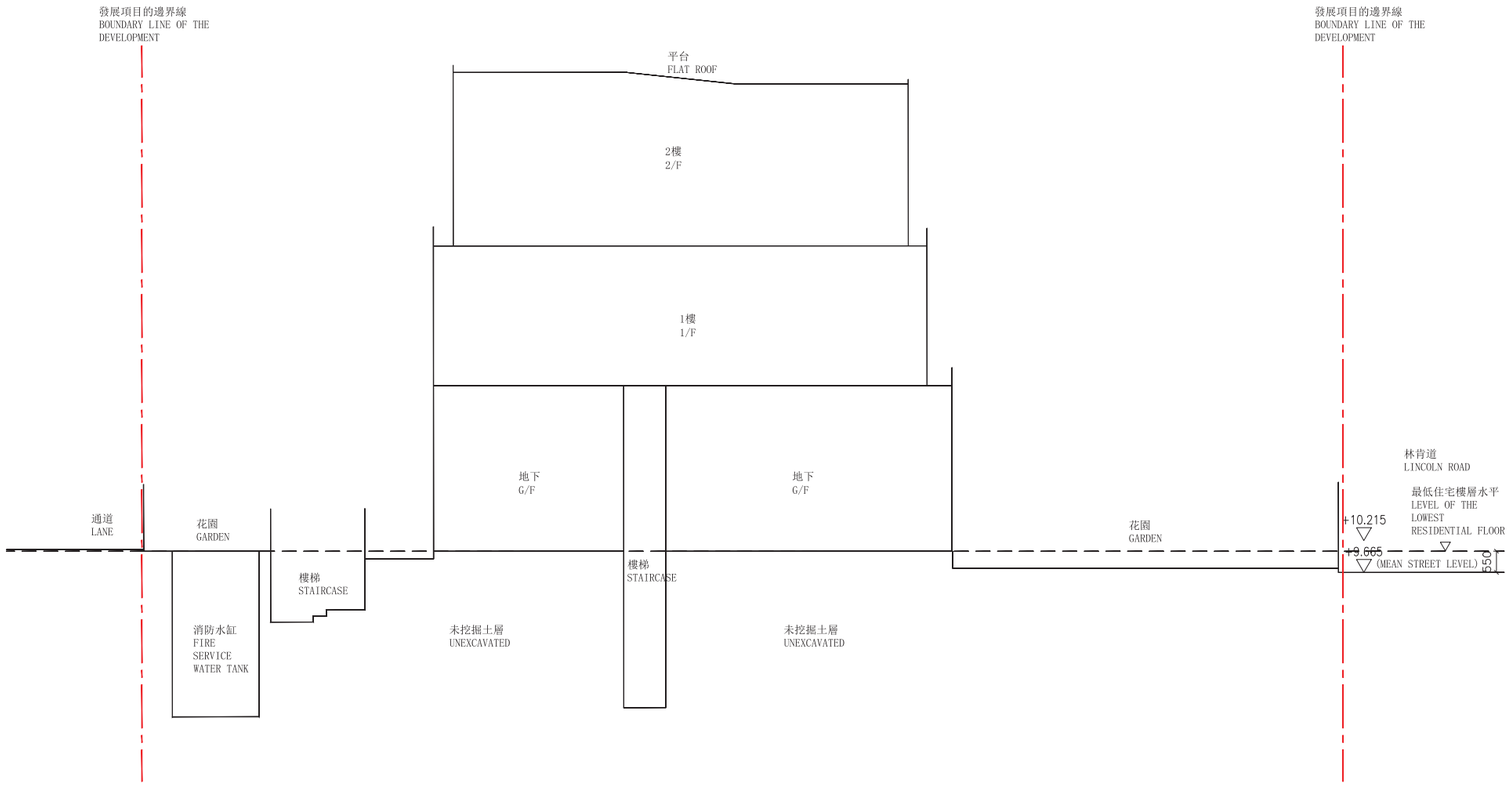
Note: Dotted line (– – – –) denotes the lowest residential floor.
附註：虛線(– – – –)為最低住宅樓層水平。

The part of the Cumberland Road adjacent to House is 9.72 metres to 10.215 metres above Hong Kong Principal Datum.
毗連洋房一段金巴倫道為香港主水平基準以上9.72米至10.215米。

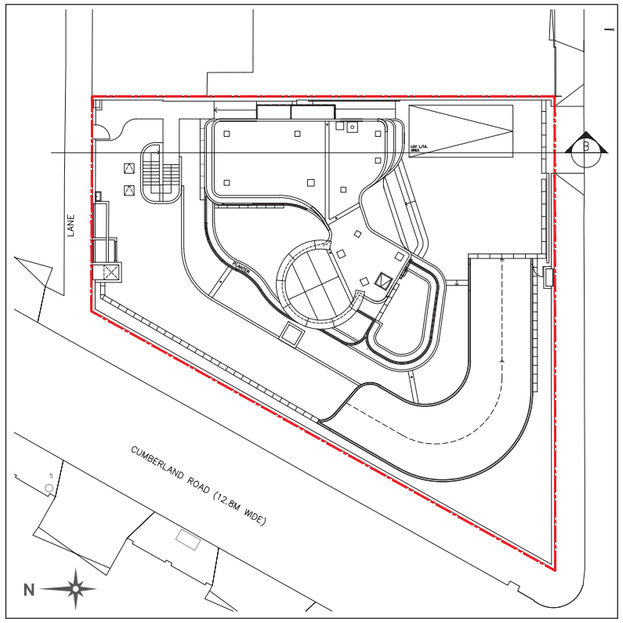
Remark: This cross-section plan is not drawn to scale
備注：此橫截面圖並非按照比例繪畫

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

Cross - Section Plan B - B
橫截面圖 B–B



Key Plan
指示圖



Legend 圖例 :

–▽– Heights (in metres) above Hong Kong Principal Datum.
香港主水平基準以上高度(米)。

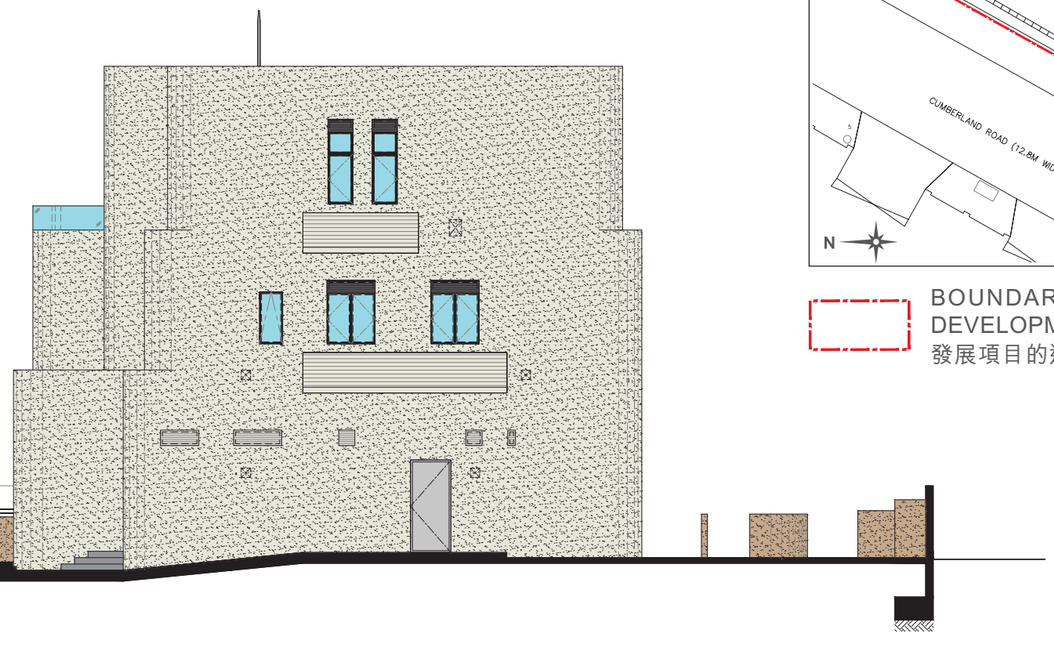
Note: Dotted line (– – – –) denotes the lowest residential floor.
附註：虛線(– – – –)為最低住宅樓層水平。

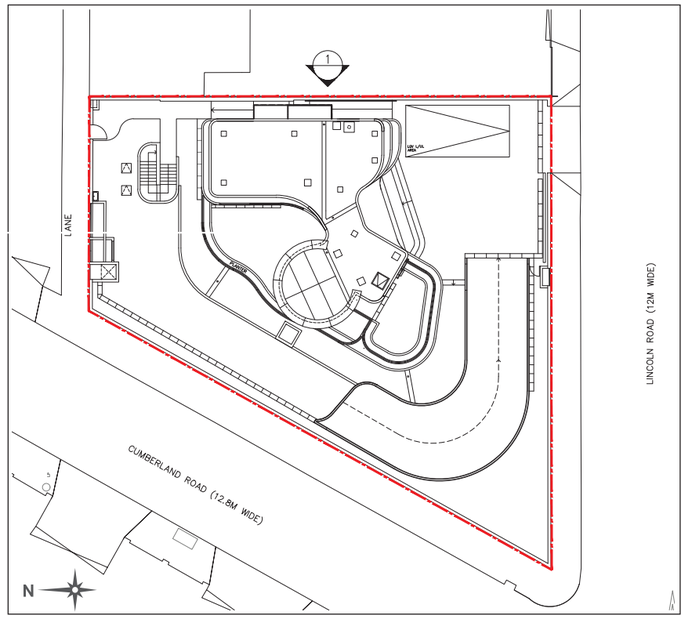
The part of the Lincoln Road adjacent to House is 9.665 metres to 10.215 metres above Hong Kong Principal Datum.
毗連洋房一段林肯道為香港主水平基準以上9.665米至10.215米。

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

20 ELEVATION PLAN
立 面 圖

Elevation 1
立面圖 1





BOUNDARY LINE OF THE DEVELOPMENT
發展項目的邊界線

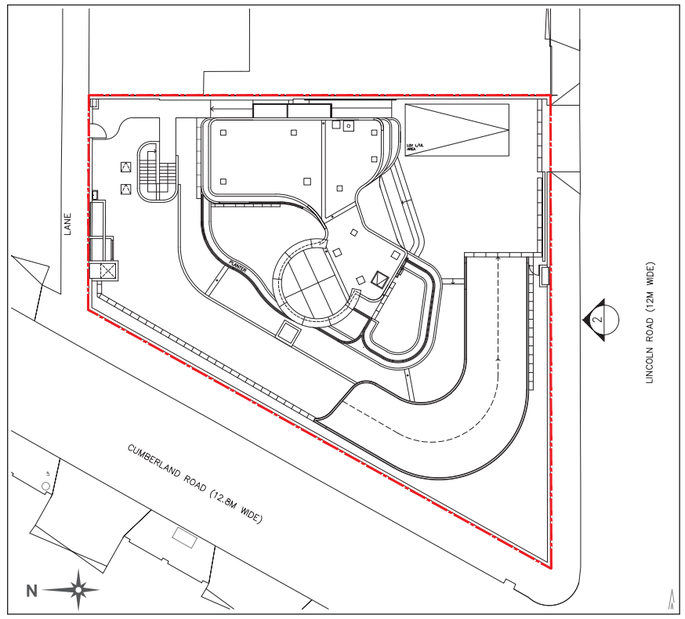
The Authorized Person for the Development certifies that the elevations shown on the above plans -
(1) are prepared on the basis of the approved building plans for the Development as of 16 February 2024;
(2) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明上圖顯示的立面圖-
(1) 以2024年2月16日的情況為準的本項目的經批准的建築圖則為基礎擬備;
(2) 大致上與發展項目的外觀一致。

20 ELEVATION PLAN
立 面 圖

Elevation 2
立面圖 2





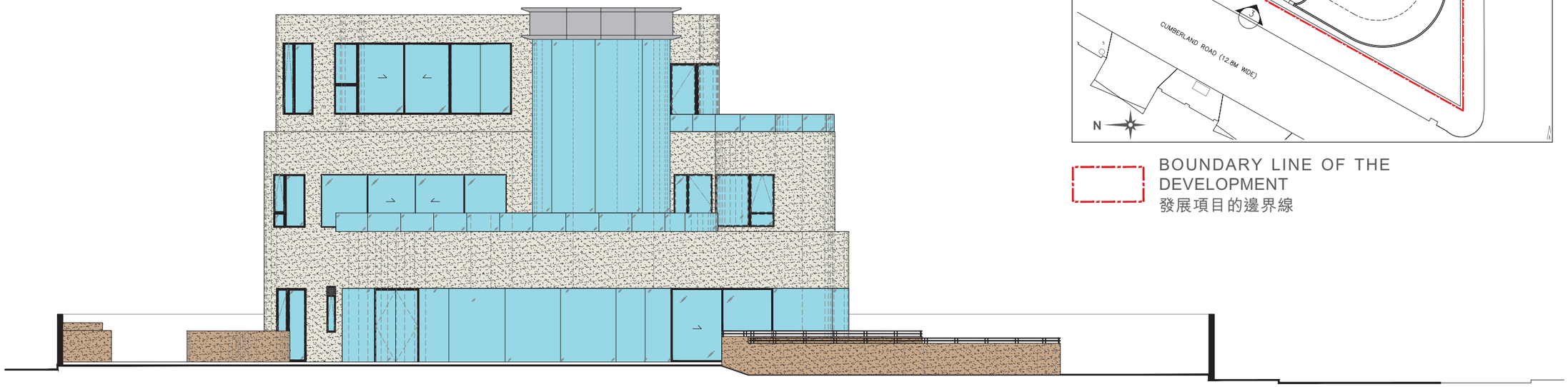
BOUNDARY LINE OF THE DEVELOPMENT
發展項目的邊界線

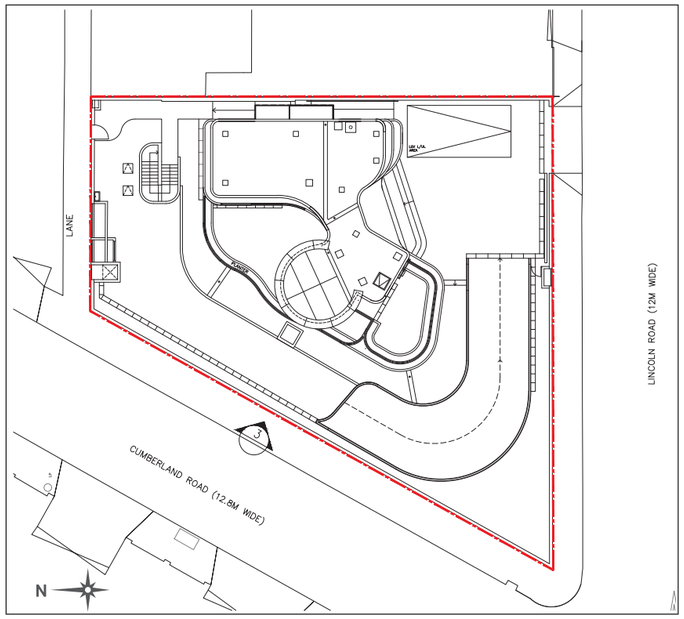
The Authorized Person for the Development certifies that the elevations shown on the above plans -
(1) are prepared on the basis of the approved building plans for the Development as of 16 February 2024;
(2) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明上圖顯示的立面圖-
(1) 以2024年2月16日的情況為準的本項目的經批准的建築圖則為基礎擬備;
(2) 大致上與發展項目的外觀一致。

20 ELEVATION PLAN
立 面 圖

Elevation 3
立面圖 3





BOUNDARY LINE OF THE DEVELOPMENT
發展項目的邊界線

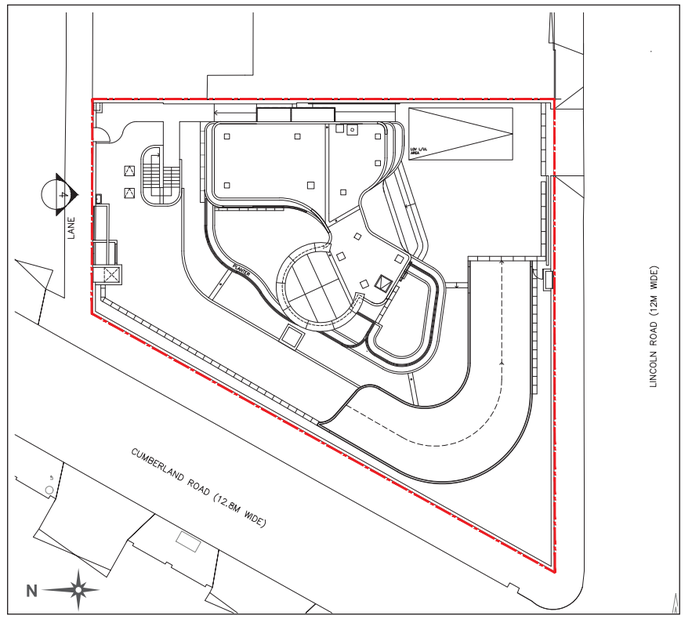
The Authorized Person for the Development certifies that the elevations shown on the above plans -
(1) are prepared on the basis of the approved building plans for the Development as of 16 February 2024;
(2) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明上圖顯示的立面圖-
(1) 以2024年2月16日的情況為準的本項目的經批准的建築圖則為基礎擬備;
(2) 大致上與發展項目的外觀一致。

20 ELEVATION PLAN
立 面 圖

Elevation 4
立面圖 4





BOUNDARY LINE OF THE DEVELOPMENT
發展項目的邊界線

The Authorized Person for the Development certifies that the elevations shown on the above plans -
(1) are prepared on the basis of the approved building plans for the Development as of 16 February 2024;
(2) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明上圖顯示的立面圖-
(1) 以2024年2月16日的情況為準的本項目的經批准的建築圖則為基礎擬備;
(2) 大致上與發展項目的外觀一致。

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

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

Note:

Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest integer.

Areas in square metres as specified above are based on the latest approved building plans of the development.

備註:

以平方呎列出的面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。

上述所列以平方米顯示之面積乃依據發展項目最新的經批准的建築圖則。

22 INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT
閱 覽 圖 則 及 公 契

1. A copy of the outline zoning plans relating to the Development is available at www.ozp.tpb.gov.hk
2. Deed of mutual covenant is not applicable when the Development comprise no more than one specified residential property that is offered to be sold, in which case, no deed of mutual covenant is prepared or made available for inspection at the place at which the specified property is offered to be sold.

1. 備有關於發展項目的分區計畫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. 鑑於發展項目祇有不多於一指明住宅物業，故公契將不適用，公契文本將不會存放在指定住宅物業的售樓處以供閱鑒。

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

1. Exterior finishes				
Item		**Description**		
(a)	External wall	Type of finishes	Textured painting, glass wall, aluminium features and metal canopy	
(b)	Window	Material of frame	Aluminium with fluorocarbon coating	
		Material of glass	Tempered insulated glass unit	
(c)	Bay window	Material of bay window	Not applicable	
		Window sill finishes	Not applicable	
(d)	Planter	Type of finishes	Planter on G/F is externally finished with natural stones. Planter on 1/F and 2/F is finished with textured painting.	
(e)	Verandah or Balcony	Type of finishes	Verandah	Not applicable
			Balcony	Not applicable
		Whether it is covered	Verandah	Not applicable
			Balcony	Not applicable
(f)	Drying Facilities for Clothing	Type	Not applicable	
		Material	Not applicable	

1. 外部裝修物料				
細項		**描述**		
(a)	外牆	裝修物料的類型	紋理漆、建築裝飾及金屬簷篷	
(b)	窗	框的用料	鋁質連氟碳噴塗	
		玻璃的用料	鋼化雙層玻璃	
(c)	窗台	窗台的用料	不適用	
		窗台板的裝修物料	不適用	
(d)	花槽	裝修物料的類型	地下花槽外鋪砌天然石材。 一樓及二樓花槽使用紋理漆。	
(e)	陽台或露台	裝修物料的類型	陽台	不適用
			露台	不適用
(f)		是否有蓋	陽台	不適用
			露台	不適用
(f)	乾衣設施	類型	不適用	
		用料	不適用	

2. Interior finishes						
Item		**Description**				
(a)	Lobby	Lift Lobby	Type of finishes			
			Wall	Concrete surface		
			Ceiling	Concrete surface		
			Floor	Concrete surface		
(b)	Internal wall and Ceiling	Living Room, Dining Room and Bedroom	Type of finishes			
			Wall	Concrete surface		
			Ceiling	Concrete surface		
(c)	Internal Floor	Living Room, Dining Room and Bedroom	Material			
			Floor	Concrete surface		
			Skirting	No skirting		
(d)	Bathroom	(i) Type of finishes	Wall	Floor	Ceiling	
			Concrete surface with waterproofing coating	Concrete surface	Concrete surface	
		(ii) Whether the wall finishes run up to the ceiling		No		
(e)	Kitchen	(i) Type of finishes	Wall	Floor	Ceiling	Cooking Bench
			Ceramic tiles	Ceramic tiles	Concrete surface	Not provided
		(ii) Whether the wall finishes run up to the ceiling		No		

2. 室內裝修物料						
細項		**描述**				
(a)	大堂	升降機大堂	裝修物料的類型			
			牆壁	石屎面		
			天花板	石屎面		
			地板	石屎面		
(b)	內牆及天花板	客廳、飯廳及睡房	裝修物料的類型			
			牆壁	石屎面		
			天花板	石屎面		
(c)	內部地板	客廳、飯廳及睡房	用料			
			地板	石屎面		
			牆腳線	沒有牆腳線		
(d)	浴室	(i) 裝修物料的類型	牆壁	地板	天花板	
			石屎面連防水塗層	石屎面	石屎面	
		(ii) 牆壁的裝修物料是否鋪至天花板		不是		
(e)	廚房	(i) 裝修物料的類型	牆壁	地板	天花板	灶台
			瓷磚	瓷磚	石屎面	不提供
		(ii) 牆壁的裝修物料是否鋪至天花板		不是		

3. Interior fittings					
Item		**Description**			
(a)	Doors	Location (B/F)	Material	Finishes	Accessories
		Fire Service Pump Room	Fire rated solid core timber door	Plastic laminate	Timber door frame, lockset, door closer and handle
		Potable & Flushing Water Pump Room	Fire rated solid core timber door	Plastic laminate	Timber door frame, lockset, door closer and handle
		Protected Lobby near Fire Service Pump Room to Carpark	Fire rated solid core timber door	Plastic laminate	Timber door frame, door closer and handle
		Carpark to Staircase near Potable & Flushing Water Pump Room	Fire rated solid core timber door	Plastic laminate	Timber door frame, door closer and handle
		Carpark to Lift Lobby	Fire rated solid core timber door	Plastic laminate	Timber door frame, door closer and handle
		Lift Lobby	Fire rated solid core timber door	Plastic laminate	Timber door frame, door closer and handle
		Staircase near Potable & Flushing Water Pump Room	Fire rated solid core timber door	Plastic laminate	Timber door frame, door closer and handle
		Staircase to Garden	Metal Door	Stainless steel	Stainless steel door frame and lockset
		Staircase to Corridor	Fire rated solid core timber door	Plastic laminate	Timber door frame, door closer and handle
		Corridor near Kitchen to Corridor near Staircase	Fire rated solid core timber door	Plastic laminate	Timber door frame, door closer and handle

3. 室內裝置					
細項		**描述**			
(a)	門	位置	用料	裝修物料	配件
		消防泵房	防火實心木門	膠板飾面	木門框、門鎖、門氣鼓及門柄
		食水及沖廁水水泵房	防火實心木門	膠板飾面	木門框、門鎖、門氣鼓及門柄
		鄰近消防泵房之防煙門廊出車位	防火實心木門	膠板飾面	木門框、門氣鼓及門柄
		車位出鄰近食水及沖廁水水泵房之樓梯	防火實心木門	膠板飾面	木門框、門氣鼓及門柄
		車位出升降機大堂	防火實心木門	膠板飾面	木門框、門氣鼓及門柄
		升降機大堂	防火實心木門	膠板飾面	木門框、門氣鼓及門柄
		鄰近食水及沖廁水水泵房之樓梯	防火實心木門	膠板飾面	木門框、門氣鼓及門柄
		樓梯出花園	金屬門	不鏽鋼	不鏽鋼框、門鎖及門氣鼓
		樓梯出走廊	防火實心木門	膠板飾面	木門框、門氣鼓及門柄
		鄰近廚房之走廊出鄰近樓梯之走廊	防火實心木門	膠板飾面	木門框、門氣鼓及門柄

23 FITTINGS, FINISHES AND APPLIANCES
裝 置 、 裝 修 物 料 及 設 備

3. Interior fittings					
Item		**Description**			
(a)	Doors	Location (B/F)	Material	Finishes	Accessories
		Corridor near Kitchen to Dining Room	Solid core timber door	Paint finished	Timber door frame, lockset and handle
		Kitchen to Corridor	Fire rated solid core timber door	Plastic laminate	Timber door frame, door closer and handle
		Kitchen to Dining Room	Fire rated solid core timber door	Plastic laminate	Timber door frame, door closer and handle
		Main Entrance	Solid core timber door	Paint finished	Timber door frame, lockset and handle
		Dining Room to Garden	Glass Door	Double glazed glass	Aluminum door frame, lockset and handle
		Living Room to Garden (near Main Entrance)	Glass Door	Double glazed glass	Aluminum door frame, lockset and handle
		Living Room to Garden	Glass Door	Double glazed glass	Aluminum door frame, lockset and handle
		Lavatory	Hollow core timber door	Paint finished	Timber door frame, lockset and handle
		Powder Room	Solid core timber door	Paint finished	Timber door frame, lockset and handle
		Bedroom 1	Solid core timber door	Paint finished	Timber door frame, lockset and handle
		Bedroom 1 to Garden	Glass Door	Double glazed glass	Aluminum door frame, lockset and handle
		Bathroom 1	Solid core timber door	Paint finished	Timber door frame, lockset and handle
		Garden to Lane	Metal Door	Stainless steel	Stainless steel door frame and lockset

3. 室內裝置					
細項		**描述**			
(a)	門	位置	用料	裝修物料	配件
		鄰近廚房之走廊出飯廳	實心木門	油漆飾面	木門框、門鎖及門柄
		廚房出走廊	防火實心木門	膠板飾面	木門框、門氣鼓及門柄
		廚房出飯廳	防火實心木門	膠板飾面	木門框、門氣鼓及門柄
		主入口	實心木門	油漆飾面	木門框、門鎖及門柄
		飯廳出花園	玻璃門	雙層玻璃	鋁質門框、門鎖及門柄
		客廳出花園 (鄰近主入口)	玻璃門	雙層玻璃	鋁質門框、門鎖及門柄
		客廳出花園	玻璃門	雙層玻璃	鋁質門框、門鎖及門柄
		洗手間	空心木門	油漆飾面	木門框、門鎖及門柄
		化妝間	實心木門	油漆飾面	木門框、門鎖及門柄
		睡房 1	實心木門	油漆飾面	木門框、門鎖及門柄
		睡房 1出花園	玻璃門	雙層玻璃	鋁質門框、門鎖及門柄
		浴室 1	實心木門	油漆飾面	木門框、門鎖及門柄
		花園出通道	金屬門	不鏽鋼	不鏽鋼框及門鎖

23 FITTINGS, FINISHES AND APPLIANCES
裝 置 、 裝 修 物 料 及 設 備

3. Interior fittings					
Item		**Description**			
(a)	Doors	Location (B/F)	Material	Finishes	Accessories
		Bedroom 2	Solid core timber door	Paint finished	Timber door frame, lockset and handle
		Bathroom 2	Solid core timber door	Paint finished	Timber door frame, lockset and handle
		Bedroom 2 to Flat Roof	Glass Door	Double glazed glass	Aluminum door frame, lockset and handle
		Corridor to Flat Roof	Glass Door	Double glazed glass	Aluminum door frame, lockset and handle
		Bedroom 3	Solid core timber door	Paint finished	Timber door frame, lockset and handle
		Bathroom 3	Solid core timber door	Paint finished	Timber door frame, lockset and handle
		Bedroom 4	Solid core timber door	Paint finished	Timber door frame, lockset and handle
		Bathroom 4	Solid core timber door	Paint finished	Timber door frame, lockset and handle
		Corridor to Roof Garden	Glass Door	Double glazed glass	Aluminum door frame, lockset and handle
		Master Bedroom	Solid core timber door	Paint finished	Timber door frame, lockset and handle
		Master Bathroom	Solid core timber door	Paint finished	Timber door frame, lockset and handle
		Walk-in Closet	Solid core timber door	Paint finished	Timber door frame, lockset and handle

3. 室內裝置					
細項		**描述**			
(a)	門	位置	用料	裝修物料	配件
		睡房 2	實心木門	油漆飾面	木門框、門鎖及門柄
		浴室 2	實心木門	油漆飾面	木門框、門鎖及門柄
		睡房 2出平台	玻璃門	雙層玻璃	鋁質門框、門鎖及門柄
		走廊出平台	玻璃門	雙層玻璃	鋁質門框、門鎖及門柄
		睡房3	實心木門	油漆飾面	木門框、門鎖及門柄
		浴室 3	實心木門	油漆飾面	木門框、門鎖及門柄
		睡房4	實心木門	油漆飾面	木門框、門鎖及門柄
		浴室 4	實心木門	油漆飾面	木門框、門鎖及門柄
		走廊天台花園	玻璃門	雙層玻璃	鋁質門框、門鎖及門柄
		主人睡房	實心木門	油漆飾面	木門框、門鎖及門柄
		主人浴室	實心木門	油漆飾面	木門框、門鎖及門柄
		衣帽間	實心木門	油漆飾面	木門框、門鎖及門柄

3. Interior fittings			
Item		**Description**	
(b)	Bathroom	Fittings and equipment	Fitted with chrome plated wash basin mixer, chrome plated shower mixer (standing bath), vitreous china wash basin and vitreous china water closet
		Size of bath tub (if applicable)	Not Applicable
		Water supply system	Copper pipes are provided for both cold and hot water, UPVC pipes for flushing water supply system.
		Other fittings and equipment	Please refer to "Appliances Schedule".
(c)	Kitchen	Sink unit	Stainless Steel
		Water supply system	Copper pipes are provided for both cold and hot water.
		Kitchen cabinet	Not provided
		Other fittings and equipment	Please refer to "Appliances Schedule".
(d)	Bedroom	Fittings	Not provided
(e)	Telephone	Connection points	Not provided
		Number and location of connection points	Not provided
(f)	Aerials	Connection points	TV/FM outlets are provided in Dining Room and all Bedrooms.
		Number and location of connection points	Please refer to "Schedule of Mechanical & Electrical Provisions".

3. 室內裝置			
細項		**描述**	
(b)	浴室	裝置及設備	裝設鍍鉻洗手盆水龍頭，鍍鉻企缸水龍頭，搪瓷洗手盤，搪瓷座廁。
		浴缸大小	不適用
		供水系統	冷熱水喉全部採用銅喉，沖廁供水系統採用膠喉管。
		其他裝置及設備	請參閱「設備説明表」。
(c)	廚房	洗滌盆	不銹鋼
		供水系統	冷熱水喉全部採用銅喉。
		櫥櫃	不提供
		其他裝置及設備	請參閱「設備説明表」。
(d)	睡房	裝置	不提供
(e)	電話	接駁點	不提供
		接駁點的位置及數目	不提供
(f)	天線	接駁點	飯廳及所有睡房裝有電視 / 電台接駁點。
		接駁點的位置及數目	請參閱「機電裝置説明表」。

23 FITTINGS, FINISHES AND APPLIANCES
裝 置 、 裝 修 物 料 及 設 備

3. Interior fittings			
Item		**Description**	
(g)	Electrical installations	Electrical fittings (including safety devices)	Faceplates for all switches and power sockets, and safety devices of three phrases electricity supply with miniature circuit breakers distribution boards are provided.
		Conduits	Conduits are concealed in part and exposed in part.
		Location and number of power points and air conditioner points	Please refer to "Schedule of Mechanical & Electrical Provisions".
(h)	Gas supply	Type, system	Not provided
		Location	Town Gas supply pipe is provided and connected to the kitchen.
(i)	Washing machine connection point	Design	Drain point and water point are provided.
		Location	Kitchen.
(j)	Water supply	Material of water pipes	Copper pipes are provided for both cold and hot water, UPVC pipes for flushing water supply system.
		Water pipes concealed or exposed	Water pipes are concealed in part and exposed in part.
		Availability of hot water	Hot water supply is not available.

3. 室內裝置			
細項		**描述**	
(g)	電力裝置	供電附件（包括安全裝置）	電掣及電插座均裝配了面板，並安裝了三相電力及裝妥微型短路器的安全裝置。
		導管	導管部份隱藏及部份外露。
		電插座及空調機接駁點的位置及數目	請參閱「機電裝置說明表」。
(h)	氣體供應	類型、系統	不提供
		位置	提供煤氣供應喉並接駁至廚房。
(i)	洗衣機接駁點	設計	設置來水及去水接駁點。
		位置	廚房。
(j)	供水	水管用料	冷熱水喉全部採用銅喉，沖廁供水系統採用膠喉管。
		水管是隱藏或外露	水喉部份隱藏及部份外露。
		熱水供應	有熱水供應。

4. Miscellaneous			
Item		**Description**	
(a)	Lifts	One (1) "OTIS" passenger lift (Model No. Gen2-MRL) is provided, serving B/F to 2/F.	
(b)	Letter box	Not provided	
(c)	Refuse collection	Means of refuse collection	The Purchaser will need to make his own arrangements for refuse collection.
		Location of refuse room	Not provided
(d)	Water meter, electricity meter and gas meter	Water meter	Separate water meter is provided in the Water Meter Cabinet at Garden on G/F
		Electricity meter	Separate electric meter is provided in the CLP Cabinet at Garden on G/F
		Gas meter	Separate gas meter is provided in the Gas Meter Cabinet at Garden on G/F.

4. 雜項			
細項		**描述**	
(a)	升降機	一部「奧的斯」客用升降機（型號：Gen2-MRL）由地庫至二樓。	
(b)	信箱	不提供	
(c)	垃圾收集	收集的方法	買方須自行就垃圾收集作出安排。
		垃圾房的位置	不提供
(d)	水錶、電錶及氣體錶	水錶	配置獨立的水錶，安裝於地下花園的水錶櫃內
		電錶	配置獨立的電錶安裝於地下花園內的中電櫃內
		氣體錶	配置獨立的氣體錶，安裝於地下花園的氣體錶櫃內

5. Security facilities		
Item	**Description**	
Security system and equipment (including detailsof built-in provisions and their locations)	Access controland security system	Metal gate is provided at the entrance to access road connected to Lincoln Road of the Development.
	Closed-circuitTelevision (CCTV)	CCTV cameras are provided at Garden and lift.
	Door phone	Not provided

5. 保安設施		
細項	**描述**	
保安系統及設備 (包括嵌入式的裝備的細節及其位置)	入口通道控制及保安系統	發展項目連接林肯道之車道入口設有金屬閘門。
	閉路電視	花園及升降機均設有閉路電視。
	門口對講機	不提供

6. Appliances	
Item	**Description**
Brand name and model number	Please refer to "Appliances Schedule".

6. 設備	
細項	**描述**
品牌名稱及產品型號	請參閱「設備說明表」。

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparables quality will be installed.
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。
Note: Internal walls, floor and ceiling of the lift referred to under item 4(a) are finished with zinc coated steel panels.
備註：細項4(a)所指的升降機的內牆、地板及天花板均配以鍍鋅層鋼板覆蓋。

23 FITTINGS, FINISHES AND APPLIANCES
裝 置 、 裝 修 物 料 及 設 備

Appliances Schedule 設備説明表

Location 位置	Appliance 設備	Brand Name 品牌	Model Number 型號	Quantity 數量
Lift 升降機				
B/F to 2/F 地庫至二樓	Lifts 升降機	OTIS 奧的斯	Gen2-MRL	1
Location 位置	**Appliance 設備**	**Brand Name 品牌**	**Model Number 型號**	**Quantity 數量**
Air-conditioning 空調機				
B/F Lift Lobby 地庫升降機大堂	VRV Air Conditioning System (Indoor Unit) VRV分體式空調機 (室內機)	Daikin 大金	FJSP22AA	1
Dining Room 飯廳			FJDP56CA(P)	3
Living Room 客廳			FJDP56CA(P)	2
Kitchen 廚房			FJDP45CA(P)	1
Bathroom 1 浴室 1			FJDP36CA(P)	1
1/F Corridor 一樓走廊			FJDP22CA(P)	2
Bathroom 2 浴室 2			FJDP45CA(P)	1
Bathroom 3 浴室 3			FJDP45CA(P)	1
Bathroom 4 浴室 4			FJDP45CA(P)	1
2/F Corridor 二樓走廊			FJDP36CA(P)	1
Master Bathroom 主人浴室			FJDP36CA(P)	2
Walk-in Closet 衣帽間			FJDP36CA(P)	1
1/F Air Conditioner Platform 一樓空調機平台	VRV Air Conditioning System (Outdoor Unit) VRV分體式空調機 (室外機)		RJLQ6BAV	3
2/F Air Conditioner Platform 二樓空調機平台			RJLQ6BAV	2

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

Appliances Schedule 設備説明表

Location 位置	Appliance 設備	Brand Name 品牌	Model Number 型號	Quantity 數量
Exhaust Fan 抽氣扇				
Fire Service Pump Room 消防泵房	Exhaust Fan 抽氣扇	Systemair	QSR 225	1
Potable & Flushing Water Pump Room 食水及沖廁水水泵房			AAW 300 E4	1
Powder Room 化妝間			CBF 160M	1
Bathroom 1 浴室 1			QSR 225	1
Lavatory 洗手間			CBF 160M	1
Kitchen 廚房			MUB(A)/T 042 400D4	1
Bathroom 2 浴室 2			CBF 160M	1
Bathroom 3 浴室 3			QSR 225	1
Bathroom 4 浴室 4			QSR 225	1
Master Bathroom 主人浴室			QSR 225	1

Location 位置	Appliance 設備	Brand Name 品牌	Model Number 型號	Quantity 數量
Thermo Ventilator 浴室暖風機				
Bathroom 1 浴室 1	Thermo Ventilator 浴室暖風機	Panasonic 樂聲	FV-40BE3H	1
Bathroom 2 浴室 2			FV-40BE3H	1
Bathroom 3 浴室 3			FV-40BE3H	1
Bathroom 4 浴室 4			FV-40BE3H	1
Master Bathroom 主人浴室			FV-40BE3H	1

Location 位置	Appliance 設備	Brand Name 品牌	Model Number 型號	Quantity 數量
Air Conducting Fan 空氣傳送扇				
Carpark 車位	Air Conducting Fan 空氣傳送扇	Systemair	SCF-1500	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 comparables quality will be installed.
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

23 FITTINGS, FINISHES AND APPLIANCES
裝 置 、 裝 修 物 料 及 設 備

Appliances Schedule 設備説明表

Location 位置	Appliance 設備	Brand Name 品牌	Model Number 型號	Quantity 數量
Dehumidifier 抽濕機				
Walk-in Closet 衣帽間	Dehumidifier 抽濕機	Efatar Environmental Protection 怡輝環保器材	CDH-22R2B	1

Location 位置	Appliance 設備	Brand Name 品牌	Model Number 型號	Quantity 數量
Electric Water Heater 電熱水爐				
Powder Room 化妝間	Electric Water Heater 電熱水爐	German Pool 德國寶	GPI-M6	1
Bathroom 1 浴室 1			DBX 24	1
Lavatory 洗手間			DBX 24	1
Kitchen 廚房			GPI-M6	1
Bathroom 2 浴室 2			DBX 24	1
Bathroom 3 浴室 3			DBX 24	1
Bathroom 4 浴室 4			DBX 24	1
Master Bathroom 主人浴室			DBX 24	1

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

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

Location 位置	Mechanical & Electrical Provision 機電裝置	Basement Floor 地庫	Ground Floor 地下	First Floor 一樓	Second Floor 二樓	Roof Floor 天台
Fire Service Pump Room 消防泵房	Lighting point 燈位	2	—	—	—	—
	1 Gang Lighting Switch 單位燈掣	1	—	—	—	—
	Switch for Exhaust Fan 抽氣扇電掣	1	—	—	—	—
	Fused Spur Unit for Exhaust Fan 菲士座供抽氣扇	1	—	—	—	—
	Distribution Board 配電箱	1	—	—	—	—
Potable & Flushing Water Pump Room 食水及沖廁水水泵房	Lighting point 燈位	2	—	—	—	—
	1 Gang Lighting Switch 單位燈掣	1	—	—	—	—
	Switch for Exhaust Fan 抽氣扇電掣	1	—	—	—	—
	Fused Spur Unit for Exhaust Fan 菲士座供抽氣扇	1	—	—	—	—
Protected Lobby near Fire Service Pump Room 鄰近消防泵房之防煙門廊	Lighting point 燈位	1	—	—	—	—
	1 Gang Lighting Switch 單位燈掣	1	—	—	—	—

For all lighting, electricity, telephone, data, and TV/FM connection points, only bare cover and connection wiring are provided, no switch nor socket will be installed. One lighting switch point is corresponding to one light fitting only.
Note : The Symbol “— ”, as shown in the above tables, denote “Not Applicable”.

所有電燈、電力、電話、數據及電視/電台訊號接駁點位只提供封蓋板及連接線路，並不會安裝掣板或插座面板。每一個燈掣位只提供接駁至一個燈泡座位。
備註：上表內“ — ”代表“不適用” 。

23 FITTINGS, FINISHES AND APPLIANCES
裝 置 、 裝 修 物 料 及 設 備

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

Location 位置	Mechanical & Electrical Provision 機電裝置	Basement Floor 地庫	Ground Floor 地下	First Floor 一樓	Second Floor 二樓	Roof Floor 天台
Carpark 車位	Lighting point 燈位	8	—	—	—	—
	2 Gang Lighting Switch 雙位燈掣	1	—	—	—	—
	Waterproof 13A Single Socket Outlet 防水13 安培單頭插座	3	—	—	—	—
	Waterproof 13A Twin Socket Outlet 防水13 安培雙位電插座	2	—	—	—	—
	13A Twin Socket Outlet 13 安培雙位電插座	1	—	—	—	—
	Fused Spur Unit for Air Conducting Fan 菲士座供空氣傳送扇	3	—	—	—	—
	Fused Spur Unit for Lighting Control Panel 菲士座供燈位控制板	1	—	—	—	—
	Fused Spur Unit for Processor Panel 菲士座供控制板	1	—	—	—	—
	Distribution Board 配電箱	5	—	—	—	—
Car Ramp 車輛坡道	Lighting point 燈位	2	—	—	—	—

For all lighting, electricity, telephone, data, and TV/FM connection points, only bare cover and connection wiring are provided, no switch nor socket will be installed. One lighting switch point is corresponding to one light fitting only.
Note : The Symbol “— ”, as shown in the above tables, denote “Not Applicable”.

所有電燈、電力、電話、數據及電視/電台訊號接駁點位只提供封蓋板及連接線路，並不會安裝掣板或插座面板。每一個燈掣位只提供接駁至一個燈泡座位。
備註：上表內 “ — ” 代表 “不適用” 。

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

Location 位置	Mechanical & Electrical Provision 機電裝置	Basement Floor 地庫	Ground Floor 地下	First Floor 一樓	Second Floor 二樓	Roof Floor 天台
Lift Lobby 升降機大堂	Lighting point 燈位	4	—	—	—	—
	13A Single Socket Outlet 13 安培單頭插座	1	—	—	—	—
	Fused Spur Unit for Indoor Air-conditioner Unit 菲士座供室內分體式空調機	1	—	—	—	—
Staircase from B/F near Potable & Flushing Water Pump Room to G/F Garden 地庫鄰近食水及沖廁水水泵房至地下花園之樓梯	Lighting point 燈位	3	—	—	—	—
Staircase from B/F Lift Lobby to G/F near Kitchen 地庫升降機大堂至地下鄰近廚房之樓梯	Lighting point 燈位	—	3	—	—	—
Corridor near Staircase 鄰近樓梯之走廊	Fused Spur Unit for Exhaust Fan 菲士座供抽氣扇	—	1	—	—	—

For all lighting, electricity, telephone, data, and TV/FM connection points, only bare cover and connection wiring are provided, no switch nor socket will be installed. One lighting switch point is corresponding to one light fitting only.
Note : The Symbol “— ”, as shown in the above tables, denote “Not Applicable”.

所有電燈、電力、電話、數據及電視/電台訊號接駁點位只提供封蓋板及連接線路，並不會安裝掣板或插座面板。每一個燈掣位只提供接駁至一個燈泡座位。
備註：上表內“ — ”代表“不適用” 。

23 FITTINGS, FINISHES AND APPLIANCES
裝 置 、 裝 修 物 料 及 設 備

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

Location 位置	Mechanical & Electrical Provision 機電裝置	Basement Floor 地庫	Ground Floor 地下	First Floor 一樓	Second Floor 二樓	Roof Floor 天台
Kitchen 廚房	Lighting point 燈位	—	1	—	—	—
	13A Twin Socket Outlet 13 安培雙位電插座	—	7	—	—	—
	Switch for Water Heater 熱水爐電掣	—	1	—	—	—
	Switch for Exhaust Fan 抽氣扇電掣	—	1	—	—	—
	Isolating Switch for Electric Water Heater 電熱水爐隔離開關	—	1	—	—	—
	Fused Spur Unit for Exhaust Fan 菲士座供抽氣扇	—	1	—	—	—
	Fused Spur Unit for Video Door Phone 菲士座供視像對講機	—	1	—	—	—
	Distribution Board 配電箱	—	1	—	—	—
	Water Outlet Connection Point for Washing Machine for Washing Machine 洗衣機去水位	—	1	—	—	—
	Water Inlet Connection Point for Washing Machine 洗衣機來水位	—	1	—	—	—
Corridor near Kitchen 鄰近廚房之走廊	Lighting point 燈位	—	2	—	—	—
	1 Gang Lighting Switch 單位燈掣	—	1	—	—	—
	13A Twin Socket Outlet 13 安培雙位電插座	—	1	—	—	—
	Switch for Exhaust Fan 抽氣扇電掣	—	1	—	—	—
	Switch for Water Heater 熱水爐電掣	—	1	—	—	—
	Fused Spur Unit for Indoor Air-conditioner Unit 菲士座供室內分體式空調機	—	1	—	—	—
	Fused Spur Unit for Fire Service System 菲士座供消防系統	—	3	—	—	—

For all lighting, electricity, telephone, data, and TV/FM connection points, only bare cover and connection wiring are provided, no switch nor socket will be installed. One lighting switch point is corresponding to one light fitting only.
Note : The Symbol “— ”, as shown in the above tables, denote “Not Applicable”.

所有電燈、電力、電話、數據及電視/電台訊號接駁點位只提供封蓋板及連接線路，並不會安裝掣板或插座面板。每一個燈掣位只提供接駁至一個燈泡座位。
備註：上表內 “ — ” 代表 “不適用” 。

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

Location 位置	Mechanical & Electrical Provision 機電裝置	Basement Floor 地庫	Ground Floor 地下	First Floor 一樓	Second Floor 二樓	Roof Floor 天台
Lavatory 洗手間	Lighting point 燈位	—	1	—	—	—
	Isolating Switch for Electric Water Heater 電熱水爐隔離開關	—	1	—	—	—
Dining Room 飯廳	Lighting point 燈位	—	3	—	—	—
	13A Single Socket Outlet 13 安培單頭插座	—	1	—	—	—
	13A Twin Socket Outlet 13 安培雙位電插座	—	1	—	—	—
	TV/FM Connection Point 電視 / 電台天線接駁點	—	1	—	—	—
	Switch for Exhaust Fan 抽氣扇電掣	—	1	—	—	—
	Switch for Water Heater 熱水爐電掣	—	1	—	—	—
	Fuse Spur Unit for Electric Curtain 菲士座供電動窗簾	—	1	—	—	—
	Fused Spur Unit for Indoor Air-conditioner Unit 菲士座供室內分體式空調機	—	3	—	—	—
Living Room 客廳	Lighting point 燈位	—	1	—	—	—
	13A Single Socket Outlet 13 安培單頭插座	—	1	—	—	—
	13A Twin Socket Outlet 13 安培雙位電插座	—	2	—	—	—
	Isolating Switch for Electric Water Heater 電熱水爐隔離開關	—	1	—	—	—
	Switch for Water Heater 熱水爐電掣	—	1	—	—	—
	Fused Spur Unit for Indoor Air-conditioner Unit 菲士座供室內分體式空調機	—	2	—	—	—

For all lighting, electricity, telephone, data, and TV/FM connection points, only bare cover and connection wiring are provided, no switch nor socket will be installed. One lighting switch point is corresponding to one light fitting only.
Note : The Symbol “— ”, as shown in the above tables, denote “Not Applicable”.

所有電燈、電力、電話、數據及電視/電台訊號接駁點位只提供封蓋板及連接線路，並不會安裝掣板或插座面板。每一個燈掣位只提供接駁至一個燈泡座位。
備註：上表內 “ — ” 代表 “不適用” 。

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

Location 位置	Mechanical & Electrical Provision 機電裝置	Basement Floor 地庫	Ground Floor 地下	First Floor 一樓	Second Floor 二樓	Roof Floor 天台
Powder Room 化妝間	Lighting point 燈位	—	1	—	—	—
	Isolating Switch for Electric Water Heater 電熱水爐隔離開關	—	1	—	—	—
	Fused Spur Unit for Exhaust Fan 菲士座供抽氣扇	—	1	—	—	—
Bedroom 1 睡房 1	Lighting point 燈位	—	1	—	—	—
	13A Single Socket Outlet 13 安培單頭插座	—	1	—	—	—
	13A Twin Socket Outlet 13 安培雙位電插座	—	3	—	—	—
	TV/FM Connection Point 電視 / 電台天線接駁點	—	1	—	—	—
	Switch for Exhaust Fan 抽氣扇電掣	—	1	—	—	—
	Switch for Water Heater 熱水爐電掣	—	1	—	—	—
	Switch for Thermo Ventilator 浴室暖風機電掣	—	1	—	—	—
Bedroom 1 睡房 1	Lighting point 燈位	—	1	—	—	—
	13A Single Socket Outlet 13 安培單頭插座	—	1	—	—	—
	13A Twin Socket Outlet 13 安培雙位電插座	—	3	—	—	—
	TV/FM Connection Point 電視 / 電台天線接駁點	—	1	—	—	—
	Switch for Exhaust Fan 抽氣扇電掣	—	1	—	—	—
	Switch for Water Heater 熱水爐電掣	—	1	—	—	—
	Switch for Thermo Ventilator 浴室暖風機電掣	—	1	—	—	—

For all lighting, electricity, telephone, data, and TV/FM connection points, only bare cover and connection wiring are provided, no switch nor socket will be installed. One lighting switch point is corresponding to one light fitting only.
Note : The Symbol "— ", as shown in the above tables, denote "Not Applicable".

所有電燈、電力、電話、數據及電視/電台訊號接駁點位只提供封蓋板及連接線路，並不會安裝掣板或插座面板。每一個燈掣位只提供接駁至一個燈泡座位。
備註：上表內 " — " 代表 "不適用" 。

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

Location 位置	Mechanical & Electrical Provision 機電裝置	Basement Floor 地庫	Ground Floor 地下	First Floor 一樓	Second Floor 二樓	Roof Floor 天台
Bathroom 1 浴室 1	Lighting point 燈位	—	1	—	—	—
	Isolating Switch for Electric Water Heater 電熱水爐隔離開關	—	1	—	—	—
	Fused Spur Unit for Exhaust Fan 菲士座供抽氣扇	—	1	—	—	—
	Fused Spur Unit for Indoor Air-conditioner Unit 菲士座供室內分體式空調機	—	1	—	—	—
	Fused Spur Unit for Thermo Ventilator 菲士座供浴室暖風機	—	1	—	—	—
	115V/230V Dual Voltage Shaver Socket Outlet 115V/230V雙電壓電鬍刀插座	—	1	—	—	—
Garden 花園	Lighting point 燈位	—	13	—	—	—
	Waterproof 13A Single Socket Outlet 防水13 安培單頭插座	—	1	—	—	—
	Waterproof 13A Twin Socket Outlet 防水13 安培雙位電插座	—	4	—	—	—
1/F Corridor 一樓走廊	Lighting point 燈位	—	—	2	—	—
	1 Gang Lighting Switch 單位燈掣	—	—	1	—	—
	13A Twin Socket Outlet 13 安培雙位電插座	—	—	2	—	—
	Fused Spur Unit for Indoor Air-conditioner Unit 菲士座供室內分體式空調機	—	—	2	—	—

For all lighting, electricity, telephone, data, and TV/FM connection points, only bare cover and connection wiring are provided, no switch nor socket will be installed. One lighting switch point is corresponding to one light fitting only.
Note : The Symbol “— ”, as shown in the above tables, denote “Not Applicable”.

所有電燈、電力、電話、數據及電視/電台訊號接駁點位只提供封蓋板及連接線路，並不會安裝掣板或插座面板。每一個燈掣位只提供接駁至一個燈泡座位。
備註：上表內 “ — ” 代表 “不適用” 。

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

Location 位置	Mechanical & Electrical Provision 機電裝置	Basement Floor 地庫	Ground Floor 地下	First Floor 一樓	Second Floor 二樓	Roof Floor 天台
Bedroom 2 睡房 2	Lighting point 燈位	—	—	2	—	—
	13A Twin Socket Outlet 13 安培雙位電插座	—	—	4	—	—
	TV/FM Connection Point 電視 / 電台天線接駁點	—	—	1	—	—
	Switch for Exhaust Fan 抽氣扇電掣	—	—	1	—	—
	Switch for Water Heater 熱水爐電掣	—	—	1	—	—
	Switch for Thermo Ventilator 浴室暖風機電掣	—	—	1	—	—
Bathroom 2 浴室 2	Lighting point 燈位	—	—	1	—	—
	Isolating Switch for Electric Water Heater 電熱水爐隔離開關	—	—	1	—	—
	Fused Spur Unit for Exhaust Fan 菲士座供抽氣扇	—	—	1	—	—
	Fused Spur Unit for Indoor Air-conditioner Unit 菲士座供室內分體式空調機	—	—	1	—	—
	Fused Spur Unit for Thermo Ventilator 菲士座供浴室暖風機	—	—	1	—	—
Bedroom 3 睡房3	Lighting point 燈位	—	—	1	—	—
	13A Twin Socket Outlet 13 安培雙位電插座	—	—	3	—	—
	TV/FM Connection Point 電視 / 電台天線接駁點	—	—	1	—	—
	Switch for Exhaust Fan 抽氣扇電掣	—	—	1	—	—
	Switch for Water Heater 熱水爐電掣	—	—	1	—	—
	Switch for Thermo Ventilator 浴室暖風機電掣	—	—	1	—	—

For all lighting, electricity, telephone, data, and TV/FM connection points, only bare cover and connection wiring are provided, no switch nor socket will be installed. One lighting switch point is corresponding to one light fitting only.
Note : The Symbol "— ", as shown in the above tables, denote "Not Applicable".

所有電燈、電力、電話、數據及電視/電台訊號接駁點位只提供封蓋板及連接線路，並不會安裝掣板或插座面板。每一個燈掣位只提供接駁至一個燈泡座位。
備註：上表內 " — " 代表 "不適用" 。

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

Location 位置	Mechanical & Electrical Provision 機電裝置	Basement Floor 地庫	Ground Floor 地下	First Floor 一樓	Second Floor 二樓	Roof Floor 天台
Bathroom 3 浴室 3	Lighting point 燈位	—	—	1	—	—
	Isolating Switch for Electric Water Heater 電熱水爐隔離開關	—	—	1	—	—
	Fused Spur Unit for Exhaust Fan 菲士座供抽氣扇	—	—	1	—	—
	Fused Spur Unit for Indoor Air-conditioner Unit 菲士座供室內分體式空調機	—	—	1	—	—
	Fused Spur Unit for Thermo Ventilator 菲士座供浴室暖風機	—	—	1	—	—
Bedroom 4 睡房4	Lighting point 燈位	—	—	1	—	—
	13A Twin Socket Outlet 13 安培雙位電插座	—	—	3	—	—
	TV/FM Connection Point 電視 / 電台天線接駁點	—	—	1	—	—
	Switch for Exhaust Fan 抽氣扇電掣	—	—	1	—	—
	Switch for Water Heater 熱水爐電掣	—	—	1	—	—
	Switch for Thermo Ventilator 浴室暖風機電掣	—	—	1	—	—
Bathroom 4 浴室 4	Lighting point 燈位	—	—	1	—	—
	Isolating Switch for Electric Water Heater 電熱水爐隔離開關	—	—	1	—	—
	Fused Spur Unit for Exhaust Fan 菲士座供抽氣扇	—	—	1	—	—
	Fused Spur Unit for Indoor Air-conditioner Unit 菲士座供室內分體式空調機	—	—	1	—	—
	Fused Spur Unit for Thermo Ventilator 菲士座供浴室暖風機	—	—	1	—	—
	115V/230V Dual Voltage Shaver Socket Outlet 115V/230V雙電壓電鬍刀插座	—	—	1	—	—

For all lighting, electricity, telephone, data, and TV/FM connection points, only bare cover and connection wiring are provided, no switch nor socket will be installed. One lighting switch point is corresponding to one light fitting only.
Note : The Symbol "— ", as shown in the above tables, denote "Not Applicable".

所有電燈、電力、電話、數據及電視/電台訊號接駁點位只提供封蓋板及連接線路，並不會安裝掣板或插座面板。每一個燈掣位只提供接駁至一個燈泡座位。
備註：上表內 " — " 代表 "不適用" 。

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

Location 位置	Mechanical & Electrical Provision 機電裝置	Basement Floor 地庫	Ground Floor 地下	First Floor 一樓	Second Floor 二樓	Roof Floor 天台
Flat Roof 平台	Waterproof 13A Single Socket Outlet 防水13 安培單頭插座	—	—	1	—	—
2/F Corridor 二樓走廊	Lighting point 燈位	—	—	—	2	—
	1 Gang Lighting Switch 單位燈掣	—	—	—	2	—
	13A Twin Socket Outlet 13 安培雙位電插座	—	—	—	2	—
	Fused Spur Unit for Indoor Air-conditioner Unit 菲士座供室內分體式空調機	—	—	—	1	—
	Distribution Board 配電箱	—	—	—	1	—
Master Bedroom 主人睡房	Lighting point 燈位	—	—	—	3	—
	13A Twin Socket Outlet 13 安培雙位電插座	—	—	—	5	—
	TV/FM Connection Point 電視 / 電台天線接駁點	—	—	—	1	—
	Switch for Exhaust Fan 抽氣扇電掣	—	—	—	1	—
	Switch for Water Heater 熱水爐電掣	—	—	—	1	—
	Switch for Thermo Ventilator 浴室暖風機電掣	—	—	—	1	—
	Switched Fuse Spur Unit for Video Door Phone 連掣菲士接線位供視像對講機	—	—	—	1	—
	Fuse Spur Unit for Electric Curtain 菲士座供電動窗簾	—	—	—	1	—

For all lighting, electricity, telephone, data, and TV/FM connection points, only bare cover and connection wiring are provided, no switch nor socket will be installed. One lighting switch point is corresponding to one light fitting only.
Note : The Symbol “— ”, as shown in the above tables, denote “Not Applicable”.

所有電燈、電力、電話、數據及電視/電台訊號接駁點位只提供封蓋板及連接線路，並不會安裝掣板或插座面板。每一個燈掣位只提供接駁至一個燈泡座位。
備註：上表內 “ — ” 代表 “不適用” 。

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

Location 位置	Mechanical & Electrical Provision 機電裝置	Basement Floor 地庫	Ground Floor 地下	First Floor 一樓	Second Floor 二樓	Roof Floor 天台
Master Bathroom 主人浴室	Lighting point 燈位	—	—	—	1	—
	Isolating Switch for Electric Water Heater 電熱水爐隔離開關	—	—	—	1	—
	Fused Spur Unit for Exhaust Fan 菲士座供抽氣扇	—	—	—	1	—
	Fused Spur Unit for Indoor Air-conditioner Unit 菲士座供室內分體式空調機	—	—	—	2	—
	Fused Spur Unit for Thermo Ventilator 菲士座供浴室暖風機	—	—	—	1	—
	115V/230V Dual Voltage Shaver Socket Outlet 115V/230V雙電壓電鬚刀插座	—	—	—	1	—
	Fused Spur Unit for Automatic Toilet Lid 菲士座供智能電子廁板	—	—	—	1	—
Walk-in Closet 衣帽間	Lighting point 燈位	—	—	—	1	—
	13A Twin Socket Outlet 13 安培雙位電插座	—	—	—	2	—
	Switch for Dehumidifier 抽濕機電掣	—	—	—	1	—
	Fused Spur Unit for Dehumidifier 菲士座供抽濕機	—	—	—	1	—
	Fused Spur Unit for Indoor Air-conditioner Unit 菲士座供室內分體式空調機	—	—	—	1	—
Roof Garden 天台花園	Waterproof 13A Twin Socket Outlet 防水13 安培雙位電插座	—	—	—	1	—

For all lighting, electricity, telephone, data, and TV/FM connection points, only bare cover and connection wiring are provided, no switch nor socket will be installed. One lighting switch point is corresponding to one light fitting only.
Note : The Symbol "— ", as shown in the above tables, denote "Not Applicable".

所有電燈、電力、電話、數據及電視/電台訊號接駁點位只提供封蓋板及連接線路，並不會安裝掣板或插座面板。每一個燈掣位只提供接駁至一個燈泡座位。
備註：上表內 " — " 代表 "不適用" 。

24 SERVICE AGREEMENTS
服 務 協 議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

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

食水及沖廁水由水務署供應。

電力由中華電力有限公司提供。

煤氣由香港中華煤氣有限公司提供。

25 GOVERNMENT RENT
地 税

The Vendor (Owner) is liable for the Government Rent payable in respect of the specified residential property of the Development up to (and inclusive of) the respective date of the assignment of the specified residential property to the purchaser.

賣方(擁有人)有法律責任繳付發展項目指明住宅物業之地税直至相關指明住宅物業的業權轉讓日期(包括該日)為止。

26 MISCELLANEOUS PAYMENTS BY PURCHASER
買 方 的 雜 項 付 款

1. On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the vendor (owner) for the deposits for water, electricity and gas.
2. On that delivery, the purchaser is not liable to pay to the vendor (owner) a debris.

1. 在向買方交付指明住宅物業在空置情況下的管有權時，買方須向賣方(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。

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

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

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

28 MAINTENANCE OF SLOPES
斜 坡 維 修

Not Applicable

不適用

29 MODIFICATION
修 訂

Not Applicable

不適用

30 WEBSITE ADDRESS OF THE DEVELOPMENT
發 展 項 目 的 互 聯 網 網 站 的 網 址

The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance (Cap. 621) is:
https://www.7lincolnroad.com/

賣方為施行《一手住宅物業銷售條例》(第621章)第2部而就發展項目指定的互聯網網站的網址為：
https://www.7lincolnroad.com/

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

Breakdown of GFA Concessions Obtained for All Features

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

獲寬免總樓面面積的設施分項

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

		Area (m^2) 面積 (平方米)
Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		
1.(#)	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方(公共交通總站除外)	198.782
2.	**Plant rooms and similar services 機房及相類設施**	Area (m^2) 面積 (平方米)
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》)或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室(訊播室)、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等	Not Applicable 不適用
2.2(#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房， 例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	23.601
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房， 例如空調機房、送風櫃房等	Not Applicable 不適用
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施		
3.	Balcony 露台	Not Applicable 不適用
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not Applicable 不適用
5.	Communal sky garden 公用空中花園	Not Applicable 不適用
6.	Acoustic fin 隔音鰭	Not Applicable 不適用
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not Applicable 不適用
8.	Non-structural prefabricated external wall 非結構預製外牆	Not Applicable 不適用
9.	Utility platform 工作平台	Not Applicable 不適用
10.	Noise barrier 隔音屏障	Not Applicable 不適用

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

		Area (m^2) 面積 (平方米)
	Amenity Features **適意設施**	
11.	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office 管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所， 以及業主立案法團辦事處	Not Applicable 不適用
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities 住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	Not Applicable 不適用
13.	Covered landscaped and play area 有蓋園景區及遊樂場地	Not Applicable 不適用
14.	Horizontal screen/covered walkway and trellis 橫向屏障/有蓋人行道及花棚	Not Applicable 不適用
15.	Larger lift shaft 擴大升降機槽	Not Applicable 不適用
16.	Chimney shaft 煙囪管道	Not Applicable 不適用
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衞星電視共用天線房	Not Applicable 不適用
18.(#)	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽及垂直立管	0.645
19.	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽及氣槽	Not Applicable 不適用
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Not Applicable 不適用
21.	Void in duplex domestic flat and house 複式住宅單位及洋房的中空空間	Not Applicable 不適用
22.	Sunshade and reflector 遮陽篷及反光罩	Not Applicable 不適用
23.(#)	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window 伸出式花槽及小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	7.885
24.(#)	Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway 《作業備考》APP-19 第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台，及維修通道	Not Applicable 不適用
	Other Exempted Items **其他寬免項目**	
25.(#)	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Not Applicable 不適用
26.	Covered area under large projecting/ overhanging feature 大型伸出/外懸設施下的有蓋地方	Not Applicable 不適用
27.	Public transport terminus 公共交通總站	Not Applicable 不適用
28.(#)	Party structure and common staircase 共用構築物及公用樓梯	Not Applicable 不適用

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

		Area (m^2) 面積 (平方米)
29.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	Not Applicable 不適用
30.	Public passage 公眾通道	Not Applicable 不適用
31.	Covered set back area 有蓋的後移部分	Not Applicable 不適用
	Bonus GFA **額外總樓面面積**	
32.	Bonus GFA 額外總樓面面積	Not Applicable 不適用
	Additional Green Features under Joint Practice Note (No. 8) **根據聯合作業備考(第8號)提供的額外環保設施**	
33.	Buildings adopting Modular Integrated Construction 採用「組裝合成」建築法的樓宇	Not Applicable 不適用

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

Environmental Assessment and Information on the Estimated Energy Performance or Consumption for the Common Parts of the Development.

The approved general building plans of this development are not subject to the requirements stipulated. in the Practice Note for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-151 issued by the Building Authority. Environmental assessment and information on the estimated energy performance or consumption for the common parts of this development were not required to be submitted to the Building Authority as a prerequisite for the granting of gross floor area concessions.

附註 : 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。

建築物的環境評估及發展項目的公用部分的預計能量表現或消耗的資料

本發展項目的經批准一般建築圖則不受由建築事務監督發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》APP-151規定規限。本發展項目的環境評估及公用部分的預計能量表現或消耗的資料
無須呈交建築事務監督，以作為批予總樓面面積寬免的先決條件。

32 RELEVANT INFORMATION
有關資料

Not Applicable

不適用

33 DATE OF PRINTING OF SALES BROCHURE
售樓說明書印制日期

The date on which this Sales Brochure is printed is 4 September 2026.

本售樓說明書的印製日期為2026年9月4日

34 POSSIBLE FUTURE CHANGE
日後可能出現改變

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

發展項目及其周邊地區日後可能出現改變。