ORO138

高逸

SALES BROCHURE

售樓說明書

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

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

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.

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.

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.

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

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts :

Consumer Council

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

Estate Agents Authority

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

Real Estate Developers Association of Hong Kong

Telephone	:	2826 0111
Fax	:	2845 2521

Sales of First-hand Residential Properties Authority

March 2023

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

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》（第 621 章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i) 露台；(ii) 工作平台；以及 (iii) 陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部和內部尺寸[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。

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。

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

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

10. 表達購樓意向

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

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

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。

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。

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

Name of the Development

ORO138

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

138 Yee Kuk Street

The Development consists of 1 multi-unit building
Total number of storeys of the multi-unit building

25 storeys (Excluding Transfer Plate, Roof, Mechanical and Electrical Floor, Upper Roof and Top Roof)

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

G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F – 28/F, Roof, Mechanical and Electrical Floor, Upper Roof and Top Roof

Omitted floor numbers in the multi-unit building in which the floor numbering is not in consecutive order

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

Refuge floors (if any) of the multi-unit building

Not applicable

發展項目名稱

高逸

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

醫局街 138 號

發展項目包含 1 幢多單位建築物
該幢多單位建築物的樓層的總數

25 層（不包括轉換層、天台、機電層、上層天台及頂層天台）

發展項目的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數

地下、1 樓至 3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 28 樓、天台、機電層、上層天台及頂層天台

該幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數

不設 4 樓、13 樓、14 樓及 24 樓

該幢多單位建築物內的庇護層（如有的話）

不適用

Vendor

Sun Fai Investment Development Limited

Holding company of the Vendor

Full Hill Development Limited

Authorized person for the Development

Lee Ming Yen Jennifer

The Firm or Corporation of which the authorized person for the Development is a proprietor, director or employee in his/her professional capacity

P&T Architects Limited

Building contractor for the Development

Ching Lee Engineering Limited

The Firm of Solicitors acting for the owner in relation to the sale of residential properties for the Development

Vincent T.K. Cheung, Yap & Co.

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

Hang Seng Bank and Bank of China (Hong Kong)

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

Not applicable

賣方

新暉投資發展有限公司

賣方的控權公司

富峰發展有限公司

發展項目的認可人士

李明嫻

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

巴馬丹拿建築師有限公司

發展項目的承建商

正利工程有限公司

就發展項目的住宅物業的出售而代表擁有人行事的律師事務所

張葉司徒陳律師事務所

已為發展項目的建造提供貸款或已承諾為該項目建造提供融資的認可機構

恆生銀行及中國銀行（香港）

已為發展項目的建造提供貸款的任何其他人的姓名或名稱

不適用

(a)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an Authorized Person for the Development; 賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人；	Not applicable 不適用
(b)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an Authorized Person; 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人；	Not applicable 不適用
(c)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an Authorized Person; 賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的家人；	No 否
(d)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an Authorized Person; 賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人；	Not applicable 不適用
(e)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an Authorized Person; 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人；	Not applicable 不適用
(f)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an Authorized Person; 賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的有聯繫人士的家人；	No 否
(g)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development; 賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	Not applicable 不適用
(h)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development; 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	Not applicable 不適用
(i)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors; 賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述律師事務所的經營人的家人；	Not applicable 不適用
(j)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and an Authorized Person for the Development, or an associate of such an Authorized Person, holds at least 10% of the issued shares in that Vendor, holding company or contractor; 賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少 10% 的已發行股份；	No 否
(k)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and such an Authorized Person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor; 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少 1% 的已發行股份；	Not applicable 不適用

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

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

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

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

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

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

Floor 樓層	Unit 單位	Total area of non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的面積（平方米）	Total area of the curtain walls of each residential property (sq. m.) 每個住宅物業的幕牆的總面積（平方米）
5/F 5 樓	A	0.843	0.978
	B	0.000	1.243
	C	0.000	0.578
	D	0.000	0.578
	E	0.000	1.243
	F	0.637	0.978
	G	0.000	0.820
6/F - 12/F and 15/F - 21/F 6 樓至 12 樓及 15 樓至 21 樓	A	0.843	1.192
	B	0.000	1.243
	C	0.000	0.578
	D	0.000	0.578
	E	0.000	1.243
	F	0.637	1.192
	G	0.000	0.820
22/F - 23/F and 25/F - 27/F 22 樓至 23 樓及 25 樓至 27 樓	A	0.522	1.716
	B	0.000	1.243
	C	0.000	0.578
	D	0.000	0.578
	E	0.000	1.243
	F	0.316	1.716
	G	0.000	0.820

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

備註：
不設 4 樓、13 樓、14 樓及 24 樓。

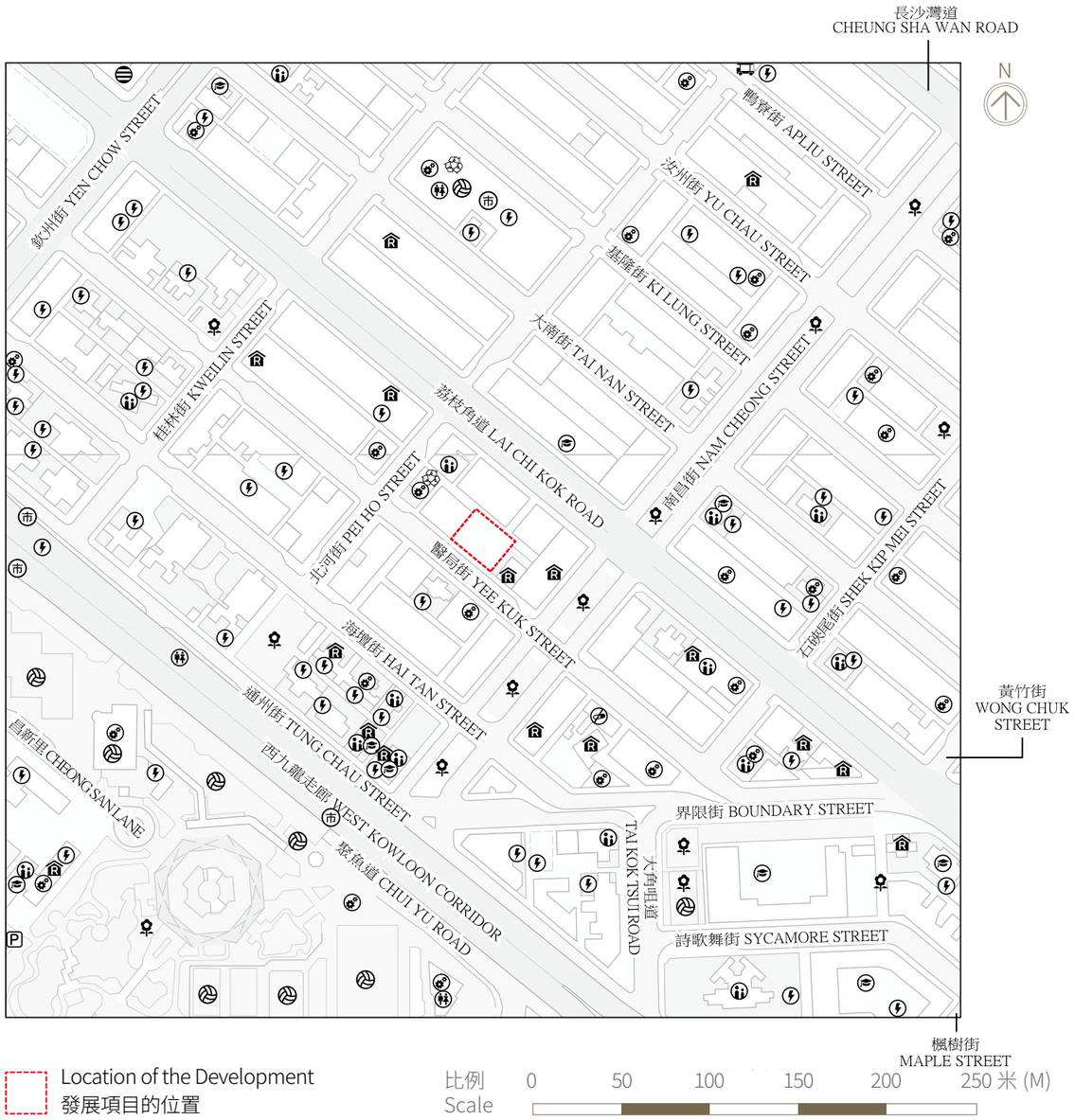
The Manager of the Development to be appointed under the latest draft deed of mutual covenant:

Equal Property Management Limited will be appointed as the Manager of the Development under the latest draft Deed of Mutual Covenant in respect of the Development.

根據有關公契的最新擬稿將獲委任發展項目的管理人：

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

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



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

地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

Notes:

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

The Location Plan is prepared by the Vendor with reference to the Digital Topographic Map No. T11-NW-B dated 27 September 2026 and No. T11-NW-D dated 27 September 2026 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

此所在位置圖是由賣方擬備並參考地政總署測繪處於 2026 年 9 月 27 日出版之數碼地形圖，圖幅編號 T11-NW-B 及 2026 年 9 月 27 日出版之數碼地形圖，圖幅編號 T11-NW-D，有需要處經修正處理。

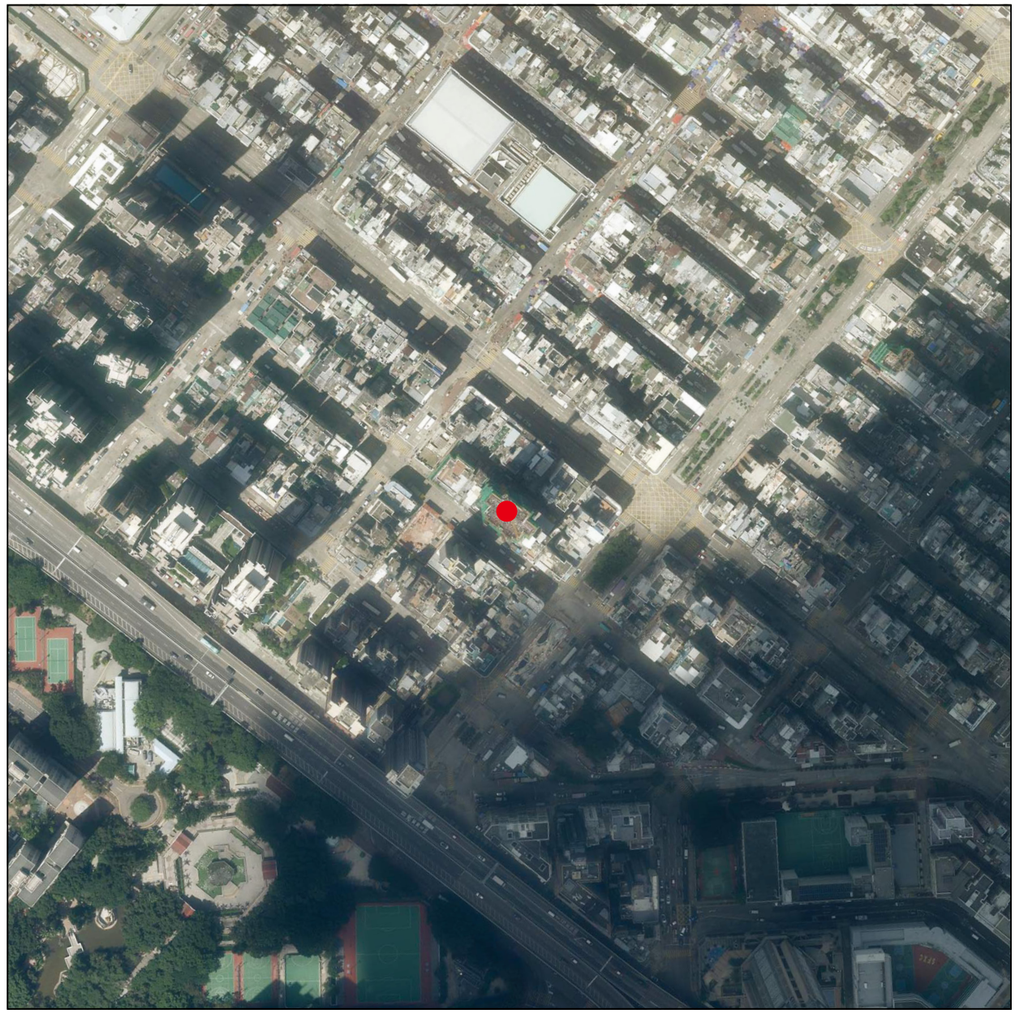
NOTATION 圖例

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

附註:

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

08 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 Lands Department at a flying height of 6,900 feet, photo No. E261131C, 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 E261131C，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.

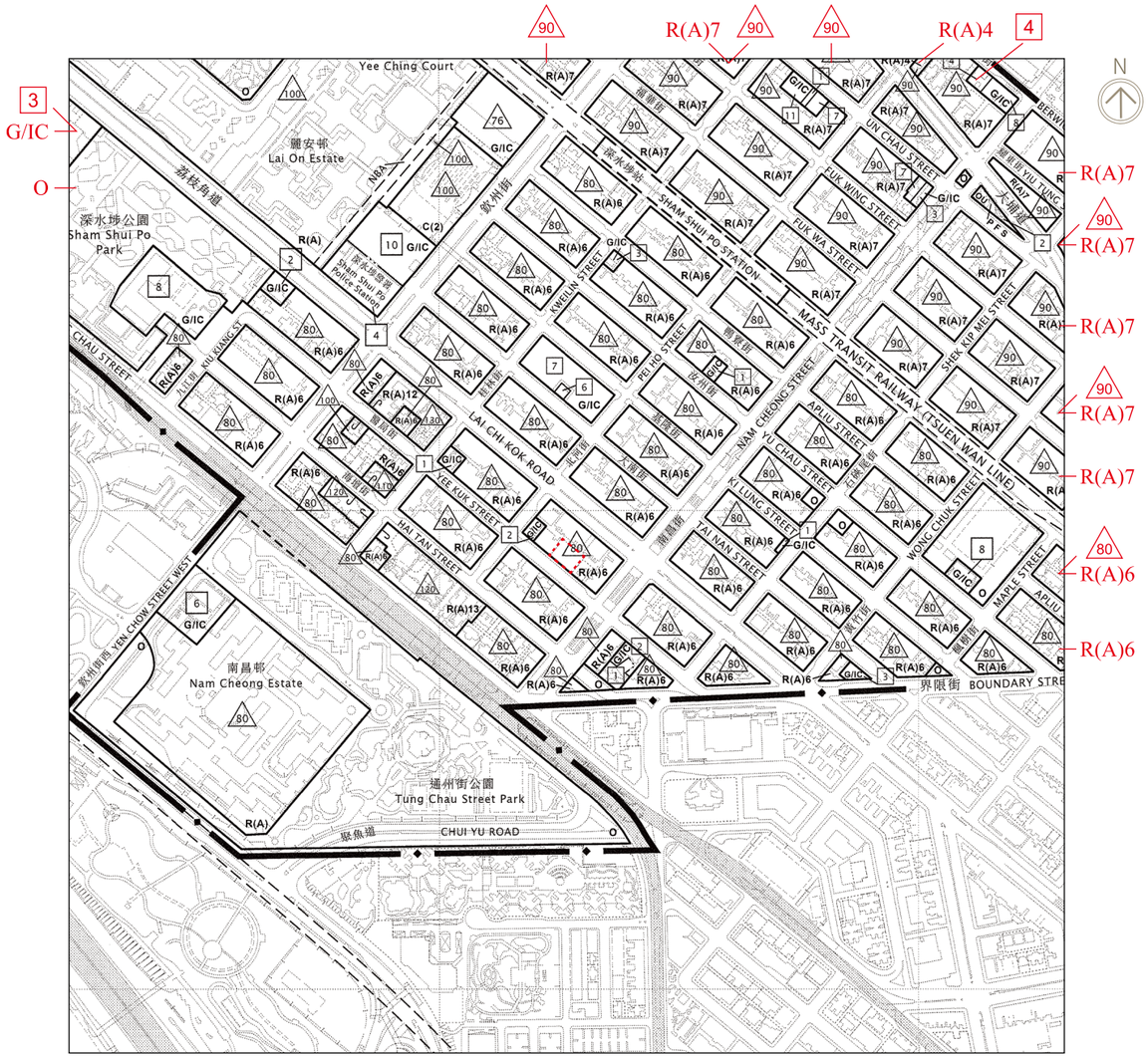
香港特別行政區政府地政總署測繪處 © 版權所有，未經許可，不得複製。

Notes:

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

附註:

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. 由於發展項目的邊界不規則的技術原因，此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。



Location of the Development
發展項目的位置

比例 Scale 0 100 200 300 400 500 米 (M)

Notes:

1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
4. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR.

Adopted from part of the Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/41, gazetted on 27 March 2026, with adjustment where necessary as shown in red.

摘錄自 2026 年 3 月 27 日刊憲之長沙灣分區計劃大綱核准圖，圖則編號為 S/K5/41，有需要處經修正處理，以紅色顯示。

NOTATION 圖例

ZONES		**地帶**
COMMERCIAL	C	商業
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
COMMUNICATIONS		**交通**
RAILWAY AND STATION (UNDERGROUND)	車站 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
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	90	最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	8	最高建築物高度 (樓層數目)
PETROL FILLING STATION	P F S	加油站
NON-BUILDING AREA	NBA	非建築用地

附註:

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。
4. 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。



Location of the Development
發展項目的位置

比例 Scale 0 100 200 300 400 500 米 (M)

Notes:

1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
4. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR.

Adopted from part of the Approved South West Kowloon Outline Zoning Plan No. S/K20/30, gazetted on 3 October 2014, with adjustment where necessary as shown in red.

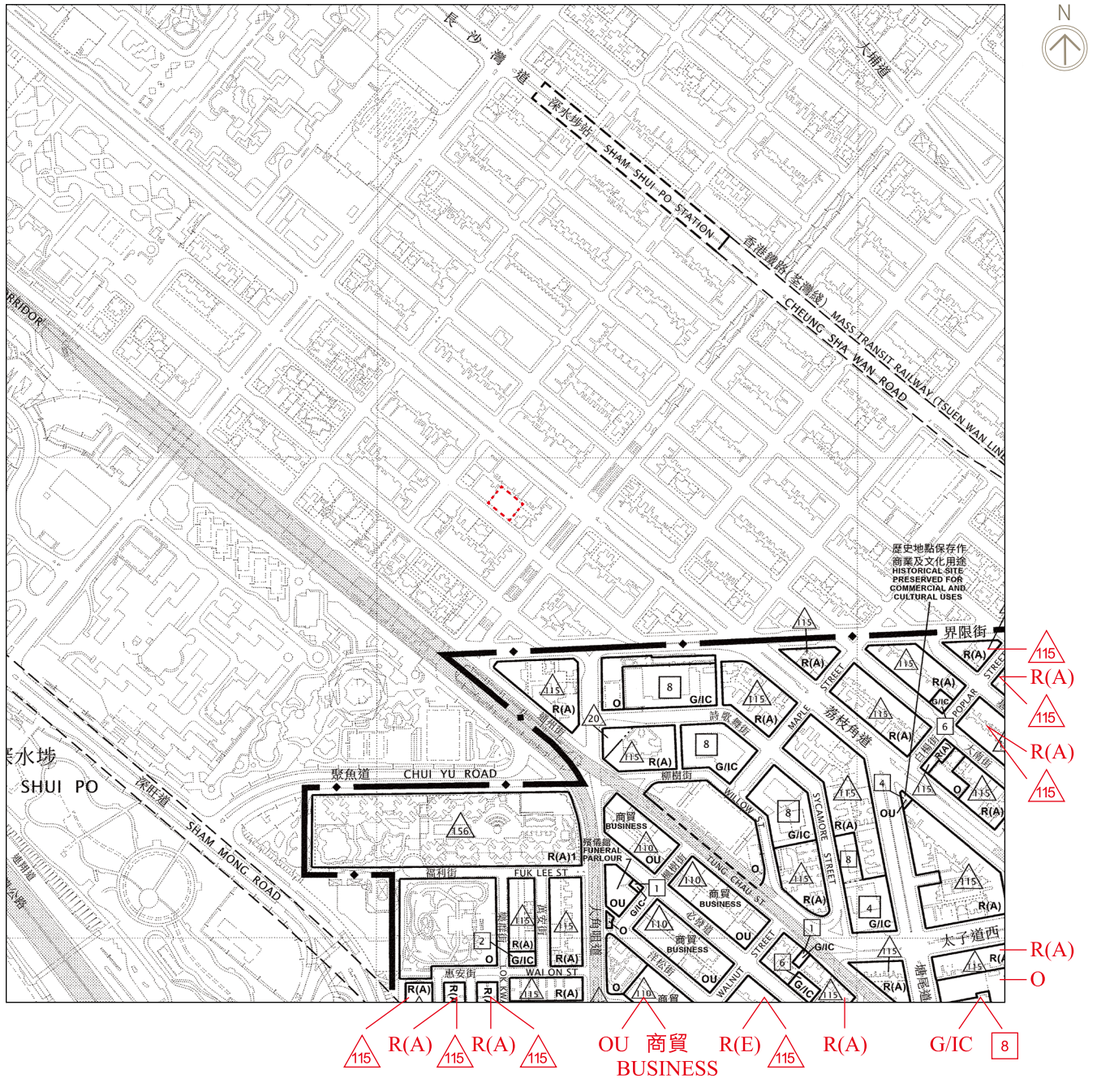
摘錄自 2014 年 10 月 3 日刊憲之西南九龍分區計劃大綱核准圖，圖則編號為 S/K20/30，有需要處經修正處理，以紅色顯示。

NOTATION 圖例

ZONES		**地帶**
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
COMMUNICATIONS		**交通**
RAILWAY AND STATION	車站 STATION	鐵路及車站
RAILWAY AND STATION (UNDERGROUND)	車站 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

附註:

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。
4. 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。



Location of the Development
發展項目的位置

比例 Scale 0 100 200 300 400 500 米 (M)

Notes:

1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
4. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR.

Adopted from part of the Approved Mong Kok Outline Zoning Plan No. S/K3/38, gazetted on 8 November 2024, with adjustment where necessary as shown in red.

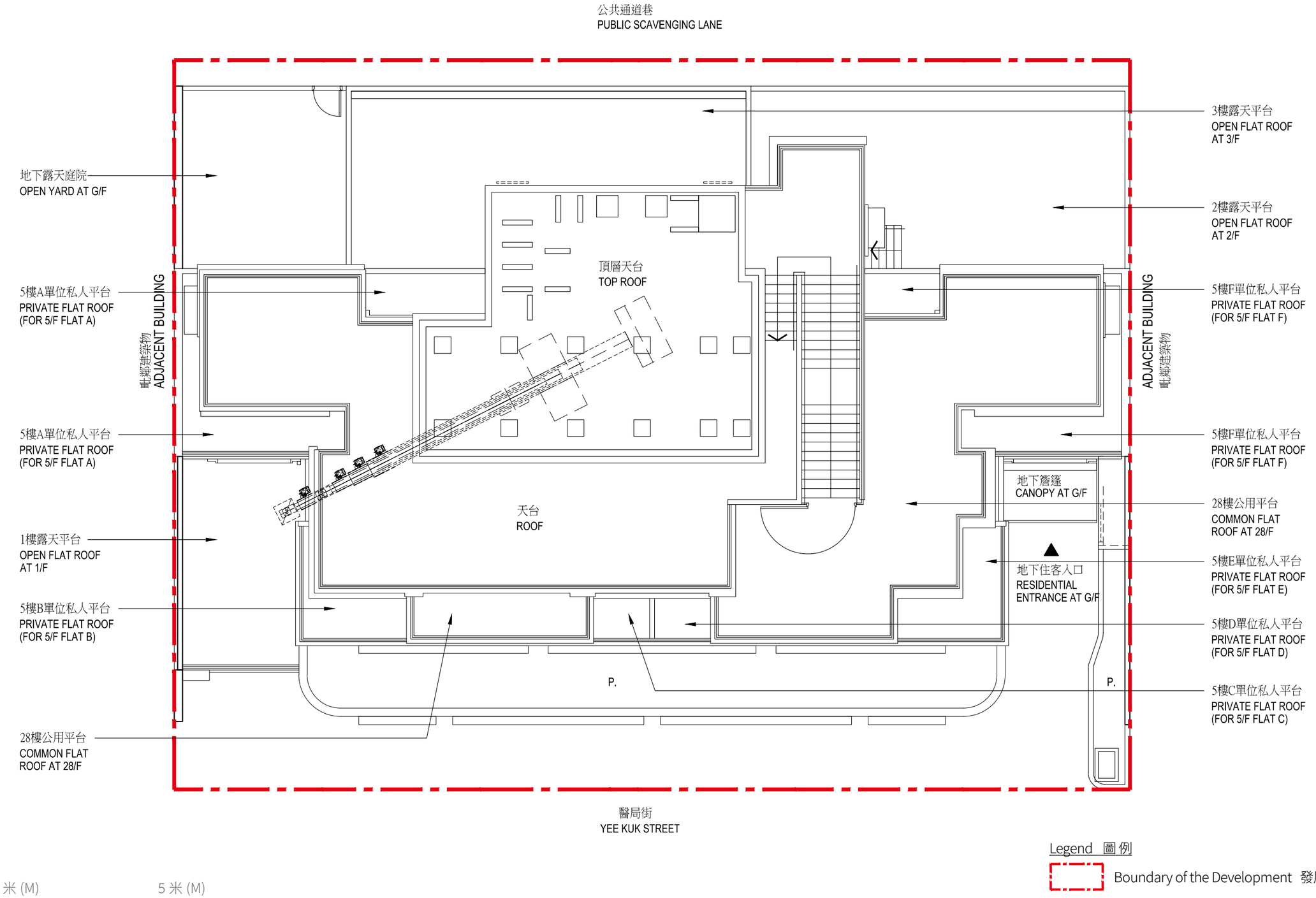
摘錄自 2024 年 11 月 8 日刊憲之旺角分區計劃大綱核准圖，圖則編號為 S/K3/38，有需要處經修正處理，以紅色顯示。

NOTATION 圖例

ZONES		**地帶**
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP E)	R(E)	住宅 (戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
COMMUNICATIONS		**交通**
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
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	115	最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	8	最高建築物高度 (樓層數目)

附註:

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。
4. 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

Boundary of the Development 發展項目邊界

P. = PLANTER = 花槽

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 TERMS AND ABBREVIATIONS USED ON FLOOR PLANS:
樓面平面圖中所使用名詞及簡稱之圖例：

300 H. R.C. PLINTH	=	300mm High Reinforced Concrete Plinth	300 毫米高鋼筋混凝土底座
50 W. METAL A.F.	=	50mm Wide Metal Architectural Feature	50 毫米闊金屬建築裝飾
A.C.P.	=	Air-Conditioner Platform	冷氣機平台
AC HOOD	=	Air-Conditioner Hood	冷氣機遮篷
AC HOOD AT H/L	=	Air-Conditioner Hood at High Level	位於高位的冷氣機遮篷
BAL.	=	Balcony	露台
BAL./U.P./A.C.P. ABOVE	=	Balcony, Utility Platform and Air-Conditioner Platform Above	露台、工作平台及冷氣機平台置上
BATH	=	Bathroom	浴室
BED RM.	=	Bedroom	睡房
BED RM. 1	=	Bedroom 1	睡房 1
BED RM. 2	=	Bedroom 2	睡房 2
BUILDING LINE ABOVE	=	-	建築物界線置上
BUILDING LINE ABOVE AT X/F	=	-	建築物界線置上於 X 樓
ELECT. METER RM.	=	Electric Meter Room	電錶房
F.H.	=	Fire Hydrant	消防栓
FIXED GLASS	=	-	固定玻璃
FIXED GLASS AT H/L	=	Fixed Glass at High Level	位於高位的固定玻璃
FLAT ROOF	=	-	平台
H.R.	=	Hose Reel	消防喉轆
LIFT	=	-	升降機
LIFT LOBBY	=	-	升降機大堂
LIV./DIN.	=	Living Room and Dining Room	客廳及飯廳
METAL A.F.	=	Metal Architectural Feature	金屬建築裝飾
METAL A.F. ABOVE	=	Metal Architectural Feature Above	金屬建築裝飾置上
OPEN KIT.	=	Open Kitchen	開放式廚房
P.D.	=	Pipe Duct	管道
R.C.A.F.	=	Reinforced Concrete Architectural Feature	鋼筋混凝土建築裝飾
R.C.A.F. ABOVE OPENING	=	Reinforced Concrete Architectural Feature Above Opening	於開口之上的鋼筋混凝土建築裝飾
R.S.&M.R.	=	Refuse Storage and Material Recovery Room	垃圾及物料回收室

Notes:

1. The dimensions in floor plans are all structural dimensions in millimeter.
2. There may be architectural features and/or exposed pipes/ductings on external walls of some floors.
3. Common pipes and/or mechanical and electrical services exposed and/or enclosed in cladding are located at/adjacent to the Balcony and/or Flat Roof and/or Air-Conditioner Platform and/or external wall of some units.
4. There are false ceiling and/or bulkheads at Living Room, Dining Room, Bedrooms, Open Kitchen, Bathroom and/or corridors of some units for the installation of the air-conditioning system and/or mechanical and electrical services.
5. Symbols of fittings and fitments shown on the floor plans, such as shower cubicle, sink, water closets, shower, sink counter etc. are architectural symbols retrieved from the latest approved building plans and are for general indication only.
6. Balconies, Utility Platforms and Air-Conditioner Platforms are non-enclosed areas.

備註：

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

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 TERMS AND ABBREVIATIONS USED ON FLOOR PLANS:
樓面平面圖中所使用名詞及簡稱之圖例：

SINK	=	-	洗滌盆
T.R.S.	=	Temporary Refuge Space	臨時庇護處
U.P.	=	Utility Platform	工作平台
UP	=	-	上
W.M.C.	=	Water Meter Cabinet	水錶櫃

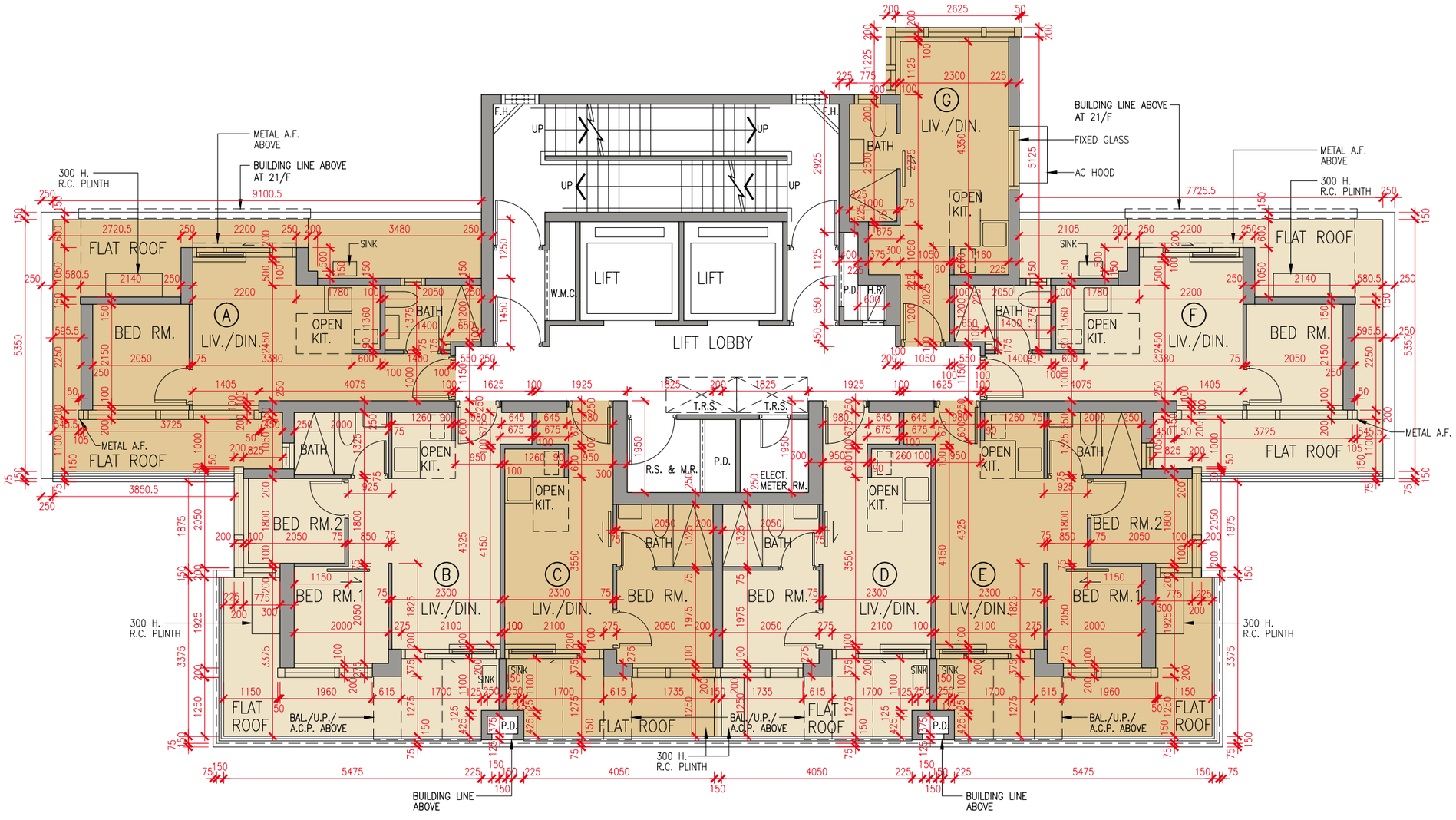
Notes:

1. The dimensions in floor plans are all structural dimensions in millimeter.
2. There may be architectural features and/or exposed pipes/ductings on external walls of some floors.
3. Common pipes and/or mechanical and electrical services exposed and/or enclosed in cladding are located at/adjacent to the Balcony and/or Flat Roof and/or Air-Conditioner Platform and/or external wall of some units.
4. There are false ceiling and/or bulkheads at Living Room, Dining Room, Bedrooms, Open Kitchen, Bathroom and/or corridors of some units for the installation of the air-conditioning system and/or mechanical and electrical services.
5. Symbols of fittings and fitments shown on the floor plans, such as shower cubicle, sink, water closets, shower, sink counter etc. are architectural symbols retrieved from the latest approved building plans and are for general indication only.
6. Balconies, Utility Platforms and Air-Conditioner Platforms are non-enclosed areas.

備註：

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

5/F Floor Plan
5 樓樓面平面圖



N

比例 Scale 0 米 (M) 5 米 (M)

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

Description 描述	Floor 樓層	Unit 單位						
		A	B	C	D	E	F	G
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	5/F 5 樓	150	150	150	150	150	150	150
Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）		3,500	3,500	3,500	3,500	3,500	3,500	3,500

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 for this Development)

Notes:

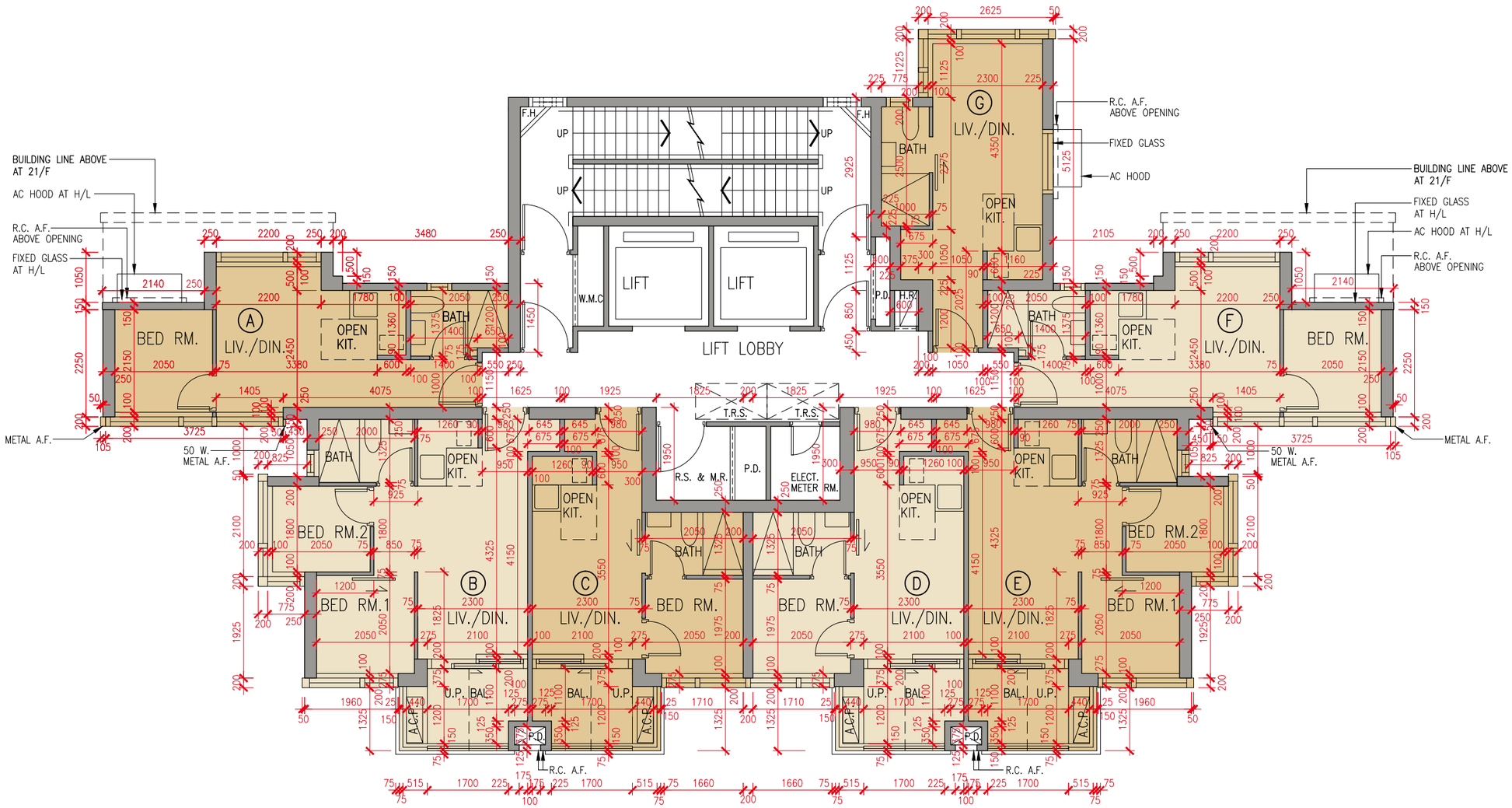
1. The dimensions in the floor plan are all structural dimensions in millimeter.
2. Please refer to pages 20 to 21 of this sales brochure for legend of the terms and abbreviations and guidance notes in studying the floor plans of this section.
3. Dotted line in a residential unit delineates the extent of Open Kitchen area.
   ⊏ - - ⊐ Extent of Open Kitchen Area

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

備註：

1. 平面圖所列之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 至 21 頁之圖例及指引以協助解讀此部分的平面圖及其顯示之名稱及簡稱。
3. 住宅單位內所顯示的虛線代表開放式廚房範圍。
   ⊏ - - ⊐ 開放式廚房範圍

6/F - 12/F and 15/F - 21/F Floor Plan
6 樓至 12 樓及 15 樓至 21 樓樓面平面圖



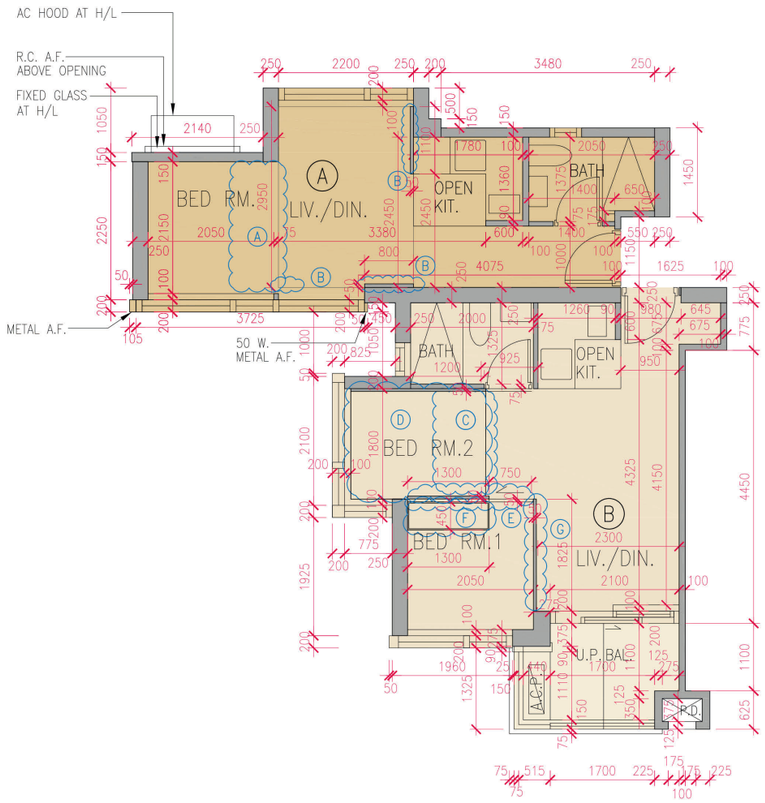
比例 Scale 0 米 (M) 5 米 (M)

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19/F Floor Part Plan
19 樓樓面局部平面圖

AS-IS LAYOUT
現狀間隔平面圖



比例 Scale 0 米 (M) 5 米 (M)

Notes:

This part of Unit A and Unit B have been altered by way of minor works, designated exempted works, or exempted works under the Buildings Ordinance (Cap.123) after completion of the Development as shown in the latest approved building plans, the latest condition of which is shown on the relevant as-is layout plan. The alteration works are as follows:

A. Removal of swing door and partition wall.
B. Furring wall has been added.
C. Removal of swing door and partition wall.
D. Bed with storage has been installed.
E. Sliding door and partition wall have been modified.
F. Wardrobe has been installed.
G. Partition wall has been modified.

備註：

A 單位及 B 單位此部分於發展項目工程按照最新批准建築圖則完成後，已根據《建築物條例》(第 123 章) 以小型工程、指定豁免工程或豁免工程方式作出改動，而其現狀況請參閱有關現狀間隔平面圖。該等改動如下：

A. 拆除掩門及間牆。
B. 加建新填充牆。
C. 拆除掩門及間牆。
D. 加建床及儲物空間。
E. 修改趟門及間牆。
F. 安裝衣櫃。
G. 修改間牆。

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

Description 描述	Floor 樓層	Unit 單位						
		A	B	C	D	E	F	G
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	6/F - 12/F and 15/F - 21/F 6 樓至 12 樓及 15 樓至 21 樓	150	150	150	150	150	150	150
Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）		3,500	3,500	3,500	3,500	3,500	3,500	3,500

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 for this Development)

Notes:

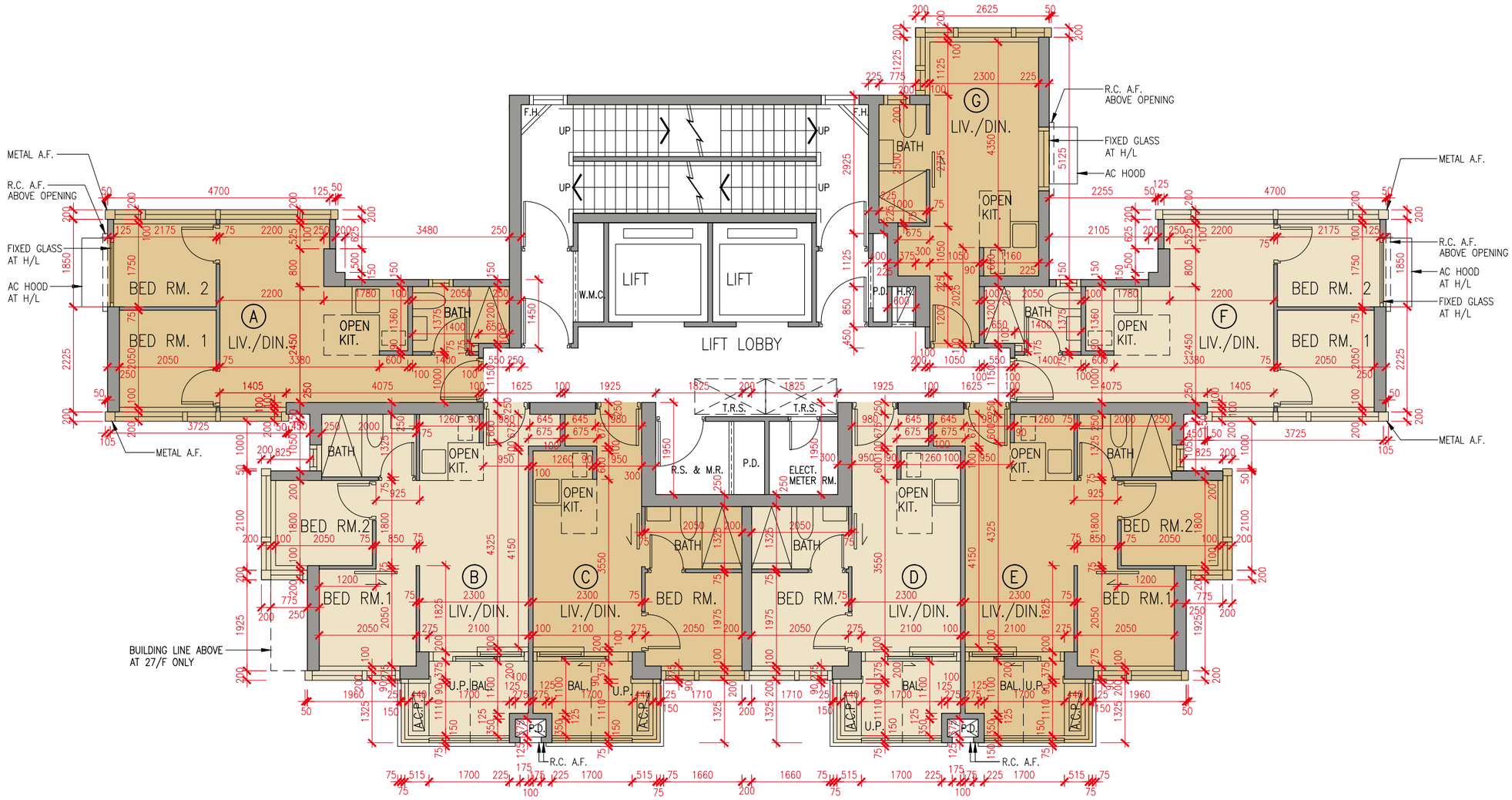
1. The dimensions in the floor plan are all structural dimensions in millimeter.
2. Please refer to pages 20 to 21 of this sales brochure for legend of the terms and abbreviations and guidance notes in studying the floor plans of this section.
3. Dotted line in a residential unit delineates the extent of Open Kitchen area.
   ⊏ - - ⊐ Extent of Open Kitchen Area

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

備註：

1. 平面圖所列之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 至 21 頁之圖例及指引以協助解讀此部分的平面圖及其顯示之名稱及簡稱。
3. 住宅單位內所顯示的虛線代表開放式廚房範圍。
   ⊏ - - ⊐ 開放式廚房範圍

22/F - 23/F and 25/F - 27/F Floor Plan
22 樓至 23 樓及 25 樓至 27 樓樓面平面圖



比例 Scale 0 米 (M) 5 米 (M)

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

Description 描述	Floor 樓層	Unit 單位						
		A	B	C	D	E	F	G
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	22/F - 23/F and 25/F - 26/F 22 樓至 23 樓及 25 樓至 26 樓	150	150	150	150	150	150	150
Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）		3,500	3,500	3,500	3,500	3,500	3,500	3,500
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	27/F 27 樓	150	150	150	150	150	150	150
Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）		3,700	3,700	3,700	3,500 3,700	3,500	3,500	3,500

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 for this Development)

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

Notes:

1. The dimensions in the floor plan are all structural dimensions in millimeter.
2. Please refer to pages 20 to 21 of this sales brochure for legend of the terms and abbreviations and guidance notes in studying the floor plans of this section.
3. Dotted line in a residential unit delineates the extent of Open Kitchen area.
   ⬚ Extent of Open Kitchen Area

備註：

1. 平面圖所列之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 至 21 頁之圖例及指引以協助解讀此部分的平面圖及其顯示之名稱及簡稱。
3. 住宅單位內所顯示的虛線代表開放式廚房範圍。
   ⬚ 開放式廚房範圍

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）								
Floor 樓層	Unit 單位		Air-Conditioner Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
5/F 5 樓	A	24.871 (268) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	17.584 (189)	-	-	-	-	-	-
	B	29.273 (315) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	10.492 (113)	-	-	-	-	-	-
	C	21.591 (232) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	6.170 (66)	-	-	-	-	-	-
	D	21.591 (232) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	6.170 (66)	-	-	-	-	-	-
	E	29.273 (315) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	10.492 (113)	-	-	-	-	-	-
	F	24.527 (264) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	15.865 (171)	-	-	-	-	-	-
	G	20.647 (222) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-

The saleable area of each residential property and the floor areas of Balcony, Utility Platform and Verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any), to the extent that they form part of the residential property (not included in saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

每個住宅物業的實用面積以及構成住宅物業的一部分的範圍內的露台、工作平台及陽台（如有）之樓面面積，是按照《一手住宅物業銷售條例》第 8 條計算得出的。在構成住宅物業的一部分的範圍內的其他指明項目（如有）的面積（不計算入實用面積），是按照《一手住宅物業銷售條例》附表 2 第 2 部計算得出的。

Notes:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer and the area shown in sq.ft. may be slightly different from that shown in sq.m.
2. There is no verandah in the residential properties in the Development.
3. 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 上述所列之面積以 1 平方米 = 10.764 平方呎換算至平方呎，並四捨五入至整數。以平方呎計算之面積與以平方米計算之面積可能有些微差異。
2. 發展項目住宅物業並無陽台。
3. 不設 4 樓、13 樓、14 樓及 24 樓。

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）									
Floor 樓層	Unit 單位		Air-Conditioner Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
6/F - 12/F and 15/F - 21/F 6 樓至 12 樓及 15 樓至 21 樓	A	24.873 (268) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	B	32.820 (353) Balcony 露台 : 2.046 (22) Utility Platform 工作平台 : 1.501 (16)	-	-	-	-	-	-	-	-	-	-
	C	25.138 (271) Balcony 露台 : 2.046 (22) Utility Platform 工作平台 : 1.501 (16)	-	-	-	-	-	-	-	-	-	-
	D	25.138 (271) Balcony 露台 : 2.046 (22) Utility Platform 工作平台 : 1.501 (16)	-	-	-	-	-	-	-	-	-	-
	E	32.820 (353) Balcony 露台 : 2.046 (22) Utility Platform 工作平台 : 1.501 (16)	-	-	-	-	-	-	-	-	-	-
	F	24.529 (264) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	G	20.647 (222) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-

The saleable area of each residential property and the floor areas of Balcony, Utility Platform and Verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any), to the extent that they form part of the residential property (not included in saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

每個住宅物業的實用面積以及構成住宅物業的一部分的範圍內的露台、工作平台及陽台（如有）之樓面面積，是按照《一手住宅物業銷售條例》第 8 條計算得出的。在構成住宅物業的一部分的範圍內的其他指明項目（如有）的面積（不計算入實用面積），是按照《一手住宅物業銷售條例》附表 2 第 2 部計算得出的。

Notes:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer and the area shown in sq.ft. may be slightly different from that shown in sq.m.
2. There is no verandah in the residential properties in the Development.
3. 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 上述所列之面積以 1 平方米 = 10.764 平方呎換算至平方呎，並四捨五入至整數。以平方呎計算之面積與以平方米計算之面積可能有些微差異。
2. 發展項目住宅物業並無陽台。
3. 不設 4 樓、13 樓、14 樓及 24 樓。

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）									
Floor 樓層	Unit 單位		Air-Conditioner 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
22/F - 23/F and 25/F - 27/F 22 樓至 23 樓及 25 樓至 27 樓	A	31.084 (335) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	B	32.820 (353) Balcony 露台 : 2.046 (22) Utility Platform 工作平台 : 1.501 (16)	-	-	-	-	-	-	-	-	-	-
	C	25.138 (271) Balcony 露台 : 2.046 (22) Utility Platform 工作平台 : 1.501 (16)	-	-	-	-	-	-	-	-	-	-
	D	25.138 (271) Balcony 露台 : 2.046 (22) Utility Platform 工作平台 : 1.501 (16)	-	-	-	-	-	-	-	-	-	-
	E	32.820 (353) Balcony 露台 : 2.046 (22) Utility Platform 工作平台 : 1.501 (16)	-	-	-	-	-	-	-	-	-	-
	F	30.741 (331) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	G	20.647 (222) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-

The saleable area of each residential property and the floor areas of Balcony, Utility Platform and Verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any), to the extent that they form part of the residential property (not included in saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

每個住宅物業的實用面積以及構成住宅物業的一部分的範圍內的露台、工作平台及陽台（如有）之樓面面積，是按照《一手住宅物業銷售條例》第 8 條計算得出的。在構成住宅物業的一部分的範圍內的其他指明項目（如有）的面積（不計算入實用面積），是按照《一手住宅物業銷售條例》附表 2 第 2 部計算得出的。

Notes:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer and the area shown in sq.ft. may be slightly different from that shown in sq.m.
2. There is no verandah in the residential properties in the Development.
3. 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 上述所列之面積以 1 平方米 = 10.764 平方呎換算至平方呎，並四捨五入至整數。以平方呎計算之面積與以平方米計算之面積可能有些微差異。
2. 發展項目住宅物業並無陽台。
3. 不設 4 樓、13 樓、14 樓及 24 樓。

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

Not applicable

不適用

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

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

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

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

1. 在簽署臨時買賣合約（「該臨時合約」）時須支付款額為 5% 的臨時訂金；

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

3. 如買方沒有於訂立該臨時合約的日期之後 5 個工作日內簽立買賣合約 —
   (a) 該臨時合約即告終止；
   (b) 有關的臨時訂金即予沒收；及
   (c) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

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

A. Common Parts of the Development

"Common Areas" means collectively the Residential Common Areas and the Building Common Areas (each of which Common Areas shall, where applicable, include those appropriate and relevant common parts specified in Schedule 1 to the Building Management Ordinance (Cap. 344)) (the "Ordinance")

"Common Facilities" means collectively the Residential Common Facilities and the Building Common Facilities (each of which Common Facilities shall, where applicable, include those appropriate and relevant common parts specified in Schedule 1 to the Ordinance)

"Building Common Areas" means such part or parts of the Land and the Building which are not otherwise specifically assigned to or for the exclusive use of an Owner and are designed or intended for common use and benefit of the Owners (which do not form part of the Units or the Residential Common Areas) and shall include but not limited to transformer rm., refuse storage & material recovery chamber, open yard on the Ground Floor of the Building, .F.S. Control Rm., main LV switch room, flushing water tank and pump rm., lift lobby, TBE rm., open flat roof on the Second Floor of the Building, F.S. water & sprinkler water tank and pump rm., potable water tank & pump rm., FS check meter cabinet, lift shaft, emergency generator rm., areas for the installation or use of the Telecommunication Network Facilities, setback area, planters, footpaths and passageways, staircases (which do not form part of the Units or the Residential Common Areas) and all other common parts specified in Schedule 1 to the Ordinance (if any) within the Land and the Building designed or intended for common use and benefit of the Owners and not otherwise specifically assigned to or for the exclusive use of an Owner (which do not form part of the Units or the Residential Common Areas). Such Building Common Areas (if and where capable of being shown on Plans) are shown for identification purpose only coloured Orange on the plans annexed to the DMC (the "DMC Plans")

"Building Common Facilities" means such facilities and ancillary equipment intended for the common use and benefit of the Land and the Building and not for the use or benefit of a particular Unit exclusively (which shall not include such facilities, equipment and other like structures forming part of the Residential Common Facilities) and shall include but not limited to: -

(a) all Conduits and mechanical and electrical installations, equipment, fixtures and facilities servicing the Building Common Areas and other services facilities whether ducted or otherwise which are or at any time may be in, under or over or passing through the Land and the Building through which water, sewage, gas, electricity and any other services are supplied to the Land and the Building or any part or parts thereof which are for the use and benefit of the Land and the Building and not for the use or benefit of a particular Unit;

(b) all Telecommunication Network Facilities that service the Building Common Areas;

(c) lighting facilities including lamp posts, façade lighting within the Building which are for the use and benefit of the Land and the Building and not for the use or benefit of a particular Unit;

(d) fire prevention and fire fighting installations and equipment within the Building which are for the use and benefit of the Land and the Building and not for the use or benefit of a particular Unit; and

(e) security system installations and equipment

"Residential Common Areas" means such part or parts of the Land and the Building designed or intended for the common use and benefit of the Owners of the Residential Units and not otherwise specifically assigned to or for the exclusive use of an Owner of a Residential Unit and shall include but not limited to:

(a) architectural feature, lift lobbies, lift shafts, lift machine rooms, corridors, staircases and landings, refuse storage & material recovery room, electric meter rooms, telecom rooms, switch rooms, lift lobbies, flushing water tank/ pump rooms, lift machine room, water meter cabinets, cabinets for fire services inlets, hose reel cabinets, pipe ducts, exhaust louver decorative grille;

(b) Recreational Areas;

(c) caretaker's counter;

(d) any structural or load bearing element of the Building which only serves or supports the Residential Units (or any or some of them) and/or any areas of the Building; and

(e) common flat roof on the Twenty-Eighth Floor of the Building;

and all other common parts specified in Schedule 1 to the Ordinance (if any) within the Land and the Building designed or intended for the common use and benefit of the Owners of the Residential Units and not otherwise specifically assigned to or for the exclusive use of an Owner of a Residential Unit. Such Residential Common Areas are (if and where capable of being shown on the DMC Plans) are shown for identification purpose only coloured Purple on the DMC Plans.

"Residential Common Facilities" means such facilities and ancillary equipment for the common use and benefit of the Owners of the Residential Units and not for the use and benefit of a particular Residential Unit exclusively and shall include but not limited to the water tanks, water pumps, drains, pipes, gutters, sewers, fire prevention and fire fighting system, wires and cables, electrical equipment, air-conditioning or mechanical ventilation installation, lighting, security system, gas pipes, air-conditioning system, Telecommunication Network Facilities, Recreational Facilities, lifts and sanitary fittings and installations for use and benefit of the Residential Units.

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

Floor	Unit	No. of undivided shares allocated to each residential unit
5/F (1 storey)	Flat A (including flat roof thereof)	27/4,425
	Flat B (including flat roof thereof)	30/4,425
	Flat C (including flat roof thereof)	22/4,425
	Flat D (including flat roof thereof)	22/4,425
	Flat E (including flat roof thereof)	30/4,425
	Flat F (including flat roof thereof)	26/4,425
	Flat G (including air-conditioning hood thereof)	21/4,425

Floor	Unit	No. of undivided shares allocated to each residential unit
6/F - 12/F (7 storeys)	Flat A (including air-conditioning hood thereof)	25/4,425
	Flat B (including balcony utility platform and air conditioner platform thereof)	33/4,425
	Flat C (including balcony utility platform and air conditioner platform thereof)	25/4,425
	Flat D (including balcony utility platform and air conditioner platform thereof)	25/4,425
	Flat E (including balcony utility platform and air conditioner platform thereof)	33/4,425
	Flat F (including air-conditioning hood thereof)	25/4,425
	Flat G (including air-conditioning hood thereof)	21/4,425
15/F - 21/F (7 storeys)	Flat A (including air-conditioning hood thereof)	25/4,425
	Flat B (including balcony utility platform and air conditioner platform thereof)	33/4,425
	Flat C (including balcony utility platform and air conditioner platform thereof)	25/4,425
	Flat D (including balcony utility platform and air conditioner platform thereof)	25/4,425
	Flat E (including balcony utility platform and air conditioner platform thereof)	33/4,425
	Flat F (including air-conditioning hood thereof)	25/4,425
	Flat G (including air-conditioning hood thereof)	21/4,425

Floor	Unit	No. of undivided shares allocated to each residential unit
22/F - 23/F (2 storeys)	Flat A (including air-conditioning hood thereof)	31/4,425
	Flat B (including balcony utility platform and air conditioner platform thereof)	33/4,425
	Flat C (including balcony utility platform and air conditioner platform thereof)	25/4,425
	Flat D (including balcony utility platform and air conditioner platform thereof)	25/4,425
	Flat E (including balcony utility platform and air conditioner platform thereof)	33/4,425
	Flat F (including air-conditioning hood thereof)	31/4,425
	Flat G (including air-conditioning hood thereof)	21/4,425
25/F - 27/F (3 storeys)	Flat A (including air-conditioning hood thereof)	31/4,425
	Flat B (including balcony utility platform and air conditioner platform thereof)	33/4,425
	Flat C (including balcony utility platform and air conditioner platform thereof)	25/4,425
	Flat D (including balcony utility platform and air conditioner platform thereof)	25/4,425
	Flat E (including balcony utility platform and air conditioner platform thereof)	33/4,425
	Flat F (including air-conditioning hood thereof)	31/4,425
	Flat G (including air-conditioning hood thereof)	21/4,425
	Total:	4,425

Notes:

1. There is no 4/F, 13/F, 14/F and 24/F.
2. The numbers of Undivided Shares and Management Shares set out in the above schedules are rounded up to the nearest integer (in the case of the number immediately after decimal point ending 5 or above) and rounded down to the nearest integer (in the case of the number immediately after the decimal point being 4 or below).

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

The manager is to be appointed for an initial term of two (2) years commencing from the date of the DMC and to be continued thereafter unless and until terminated under and in accordance with the terms of the DMC.

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

The Owner of each Residential Unit shall contribute towards the management expenses (which shall be based on the budget as prepared by the manager) of the Development in such manner which proportion shall be the same proportion as the number of Management Shares allocated to his Residential Unit bears to the total number of Management Shares allocated to all the Residential Units of the Development.

E. Basis on which the management fee deposit is fixed

A sum equivalent to three (3) months' management fee based on the first annual budget as prepared by the manager is payable by the Owner of each Residential Unit

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

There is no area in the Development which is retained by the owner for that owner's own use as referred to in paragraph 14 (2) (f) of Part I of Schedule 1 of Residential Properties (First-hand Sales) Ordinance.

Notes:

Unless otherwise defined in this sales brochure, capitalized terms used in this Summary of Deed of Mutual Covenant shall have the same meaning of such terms in the DMC.

發展項目的《公契及管理協議》（「公契」）訂明：

A. 發展項目的公用部分

「公用地方」統指住宅公用地方及大廈公用地方（各公用地方在適用情況下，應包括《建築物管理條例》（第 344（「該條例」）附表 1 所指明的適當及相關公用部分）。

「公用設施」統指住宅公用設施及大廈公用設施（每項公用設施在適用情況下，均應包括該條例附表 1 所指明的適當及相關公用部分）。

「大廈公用地方」指該土地及大廈中未另行明確分配予任何業主或供其專用，且設計或意圖供各業主共同使用及受益之部分（不屬於某單位或住宅公用設施），並應包括但不限於變壓器室、垃圾儲存及物料回收室、大廈一樓之露天庭院、消防控制室、主低壓開關室、沖廁水箱及泵房、電梯大堂、消防設備室、大廈二樓的露天平台、消防用水及灑水系統水箱及泵房、飲用水箱及泵房、消防用水計量櫃、電梯井、緊急發電機房、用於安裝或使用電信網絡設施的地方、退讓區、花槽、行人路及通道、樓梯（不屬於某單位或住宅公用地方的一部分），以及按該條例附表 1 所列明（如有）的所有就各業主共同使用及利益而設計或預定，且未另行明確分配予任何一名業主或供其專用（且不構成某單位或住宅公用地方一部分的公用地方）。此類大廈公用地方（如能在圖則上標示，且可標示之處）僅為識別目的，於公契所附圖則（「公契圖則」）上以橙色標示。

「大廈公用設施」統指那些旨在供該土地及大廈共同使用及受益，而非專供特定單位使用或受益之設施及附屬設備（不包括構成「住宅公用設施」一部分之設施、設備及其他類似結構），並應包括但不限於：

(a) 所有為大廈公用地方及其他服務設施提供服務的管道、機電裝置、設備、固定裝置及設施（不論是否採用管道形式），凡現時或任何時候位於、位於下方、上方或穿過該土地及大廈，並透過其向該土地及大廈（或其任何部分）供應水、污水、燃氣、電力及任何其他服務，並供該土地及大廈（或其任何部分）使用及受益，而非供特定單位使用或受益；

(b) 所有為大廈公用地方提供服務的電信網絡設施；

(c) 照明設施，包括燈柱及大廈內的立面照明，該等設施是供該土地及大廈使用及受益，而非供特定單位使用或受益；

(d) 大廈內的防火及消防裝置與設備，該等設施是供該土地及大廈使用及受益，而非供特定單位使用或受益；及

(e) 保安系統裝置與設備。

「住宅公用地方」指該土地及大廈中，經設計或意圖供住宅單位業主共同使用及受益，且未另行明確分配予或供任何住宅單位業主專用之部分或各部分，並應包括但不限於：

(a) 建築特色、電梯大堂、電梯井、電梯機房、走廊、樓梯及平台、垃圾存放及物料回收室、電錶室、電信室、配電室、電梯大堂、沖廁水箱/泵房、電梯機房、水錶櫃、消防進水口櫃、消防水帶捲盤櫃、管線槽、排氣百葉窗裝飾格柵；

(b) 康樂區域；

(c) 管理處櫃檯；

(d) 大廈內任何僅供住宅單位（或其中任何或部分單位）及/或大廈任何地方使用或支撐該等單位的結構或承重構件；及

(e) 大廈第二十八層的共用平台；

以及該條例附表 1 所列明的所有其他公用部分（如有），該等公用部分位於該土地及大廈內，為住宅單位業主的共同使用及利益而設計或預定，且未另行明確分配予任何住宅單位業主或供其專用。此類住宅公用地方（如能在公契圖則上標示，且在標示情況下）僅為識別之目的，於公契圖則上以紫色標示。

「住宅公用設施」指供住宅單位業主共同使用及受益，而非供特定住宅單位專屬使用及受益之設施及附屬設備，並應包括但不限於水箱、水泵、排水渠、管道、雨水槽、污水渠、 防火及消防系統、電線與電纜、電氣設備、空調或機械通風裝置、照明、保安系統、燃氣管道、空調系統、電信網絡設施、康樂設施、升降機，以及供住宅單位使用及受益的衛生設備及裝置。

B. 分配予發展項目的每個住宅物業的不分割份數的數目

樓層	單位	分配到每個住宅單位的不分割份數數目
5 樓（1 層）	A 單位（設有天台（私人））	27/4,425
	B 單位（設有天台（私人））	30/4,425
	C 單位（設有天台（私人））	22/4,425
	D 單位（設有天台（私人））	22/4,425
	E 單位（設有天台（私人））	30/4,425
	F 單位（設有天台（私人））	26/4,425
	G 單位（設有冷氣機遮篷）	21/4,425
6 樓 - 12 樓（7 層）	A 單位（設有冷氣機遮篷）	25/4,425
	B 單位（設有露台、工作平台及冷氣機平台）	33/4,425
	C 單位（設有露台、工作平台及冷氣機平台）	25/4,425
	D 單位（設有露台、工作平台及冷氣機平台）	25/4,425
	E 單位（設有露台、工作平台及冷氣機平台）	33/4,425
	F 單位（設有冷氣機遮篷）	25/4,425
	G 單位（設有冷氣機遮篷）	21/4,425
15 樓 - 21 樓（7 層）	A 單位（設有冷氣機遮篷）	25/4,425
	B 單位（設有露台、工作平台及冷氣機平台）	33/4,425
	C 單位（設有露台、工作平台及冷氣機平台）	25/4,425
	D 單位（設有露台、工作平台及冷氣機平台）	25/4,425
	E 單位（設有露台、工作平台及冷氣機平台）	33/4,425
	F 單位（設有冷氣機遮篷）	25/4,425
	G 單位（設有冷氣機遮篷）	21/4,425

樓層	單位	分配到每個住宅單位的不分割份數數目
22 樓 - 23 樓 (2 層)	A 單位 (設有冷氣機遮簷)	31/4,425
	B 單位 (設有露台、工作平台及冷氣機平台)	33/4,425
	C 單位 (設有露台、工作平台及冷氣機平台)	25/4,425
	D 單位 (設有露台、工作平台及冷氣機平台)	25/4,425
	E 單位 (設有露台、工作平台及冷氣機平台)	33/4,425
	F 單位 (設有冷氣機遮簷)	31/4,425
	G 單位 (設有冷氣機遮簷)	21/4,425
25 樓 - 27 樓 (3 層)	A 單位 (設有冷氣機遮簷)	31/4,425
	B 單位 (設有露台、工作平台及冷氣機平台)	33/4,425
	C 單位 (設有露台、工作平台及冷氣機平台)	25/4,425
	D 單位 (設有露台、工作平台及冷氣機平台)	25/4,425
	E 單位 (設有露台、工作平台及冷氣機平台)	33/4,425
	F 單位 (設有冷氣機遮簷)	31/4,425
	G 單位 (設有冷氣機遮簷)	21/4,425
	總額：	4,425

備註：

1. 不設 4 樓、13 樓、14 樓及 24 樓。
2. 上述附表所載的不分割份數的數目，均會向上進位至最接近的整數 (如小數點後第一位數字為 5 或以上)，並會向下捨去至最接近的整數 (如小數點後第一位數字為 4 或以下)。

C. 發展項目管理人的委任年期

發展項目管理人的首屆任期為自公契日期起計兩 (2) 年，直至根據公契的條款終止。

D. 發展項目中住宅物業的擁有人分擔管理開支的基準

每個住宅的業主須根據其住宅單位的管理份數與及分配予發展項目內所有住宅單位管理份數的相同比例支付其住宅單位的管理開支 (根據管理人擬備的預算案計算)。

E. 計算管理費按金的基準

管理費按金相等於該住宅單位就其住宅單位按首個年度根據管理人擬備的管理預算案計算而繳付的三 (3) 個月管理費。

F. 擁有人在發展項目中保留作自用的範圍 (如有)

發展項目並無《一手住宅物業銷售條例》附表 1 第 1 部第 14 (2) (f) 條所提及之擁有人在發展項目中保留作自用的範圍。

備註：

除非本售樓說明書另有規定，本公契摘要內所用的詞彙與該詞彙在公契內的意思相同。

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

The Development is situated on (i) The Remaining Portion of New Kowloon Inland Lot No.537; (ii) Section A of New Kowloon Inland Lot No.537, (iii) The Remaining Portion of New Kowloon Inland Lot No.339; (iv) Section A of New Kowloon Inland Lot No.339; (v) Section B of New Kowloon Inland Lot No.299; (vi) Section C of New Kowloon Inland Lot No.299; (vii) The Remaining Portion of New Kowloon Inland Lot No.299 ("the Land").

B. Terms of years

The Land is held under the Government Lease of (i) New Kowloon Inland Lot No.537 ("the First Government Lease") for a term of 75 years commencing from 1st July 1898 with a right of renewal for a further term of 24 years less the last 3 days thereof which term has been extended to 30th June 2047 under Section 6 of New Territories Leases (Extension) Ordinance; (ii) New Kowloon Inland Lot No.339 (the "Second Government Lease") for a term of 75 years commencing from 1st July 1898 with a right of renewal for a further term of 24 years less the last 3 days thereof which term has been extended to 30th June 2047 under Section 6 of New Territories Leases (Extension) Ordinance; and (iii) New Kowloon Inland Lot No.299 ("the Third Government Lease") for a term of 75 years commencing from 1st July 1898 with a right of renewal for a further term of 24 years less the last 3 days thereof which term has been extended to 30th June 2047 under Section 6 of New Territories Leases (Extension) Ordinance.

C. User restrictions applicable to the Land

The First Government Lease stipulates that :-

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

The Second Government Lease stipulates that :-

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

The Third Government Lease stipulates that :-

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

(Note: A licence for the carrying out of the trade or business of sugar baker, oilman (excluding petrol filling station) butcher, victualler and tavern keeper has been granted by an Offensive Trade Licence in respect of the Land dated 20 June 2025 and registered at the Land Registry by Memorial No.25091101740196 upon such terms and conditions therein contained)

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

Not applicable

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

The First Government Lease stipulates that :-

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

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

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

The Second Government Lease stipulates that :-

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

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

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

The Third Government Lease stipulates that :-

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

"The said Lessee, his Executors, Administrators, or Assigns, shall and will, from time to time, and at all times hereafter, when, where, and as often as need or occasion shall be and require, at his and their own proper costs and charges, well and sufficiently Repair, Uphold, Support, Maintain, Pave, Purge Scour, Cleanse Empty, Amend and keep the messuage or tenement, messuages or tenements, and all other erections and buildings, now or at any time

hereafter standing upon the said piece or parcel of ground hereby expressed to be demised and all the Walls, Banks, Cuttings, Hedges, Ditches, Rails, Lights, Pavements, Privies, Sinks, Drains and watercourses thereto belonging, and which shall in any-wise belong or appertain unto the same, in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Surveyor of His said Majesty, His Heirs, Sucessors or Assigns."

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

F. Lease conditions that are onerous to a purchaser

The First Government Lease stipulates that :-

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

The Second Government Lease stipulates that :-

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

The Third Government Lease stipulates that :-

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

A. 發展項目所位於的土地的地段編號

發展項目位於 (i) 新九龍內地段第 537 號餘段；(ii) 新九龍內地段第 537 號 A 段；(iii) 新九龍內地段第 339 號餘段；(iv) 新九龍內地段第 339 號 A 段；(v) 新九龍內地段第 299 號 B 段；(vi) 新九龍內地段第 299 號 C 段；(vii) 新九龍內地段第 299 號餘段（「該土地」）。

B. 批地年期

該土地分別根據《政府租契》(i) 新九龍內地段第 537 號（「第一批地文件」），批地年期為 75 年，由 1898 年 7 月 1 日開始和載有再續 24 年的權利減最後 3 天的政府租契，並根據《新界土地契約（續期）條例》租契年期已延至 2047 年 6 月 30 日持有；(ii) 新九龍內地段第 339 號（「第二批地文件」），批地年期為 75 年，由 1898 年 7 月 1 日開始和載有再續 24 年的權利減最後 3 天的政府租契，並根據《新界土地契約（續期）條例》租契年期已延至 2047 年 6 月 30 日持有；及 (iii) 新九龍內地段第 299 號（「第三批地文件」），批地年期為 75 年，由 1898 年 7 月 1 日開始和載有再續 24 年的權利減最後 3 天的政府租契，並根據《新界土地契約（續期）條例》租契年期已延至 2047 年 6 月 30 日持有。

C. 適用於土地的用途限制

第一批地文件規定如下：

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

第二批地文件規定如下：

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

第三批地文件規定如下：

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

（註：根據日期為 2025 年 6 月 20 日、並以備忘錄編號 25091101740196 登記於土地註冊處的《厭惡性行業牌照》，已發出從事糖餅師、油商（不包括加油站）、屠夫、餐飲供應商及酒館經營者等行業或業務的牌照，具體條款及條件詳見該牌照所載的條款及條件內容。）

D. 按規定須興建並提供予政府或公眾使用的設施

不適用。

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

第一批地文件規定如下：

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

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

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

第二批地文件規定如下：

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

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

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

第三批地文件規定如下：

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

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

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

F. 對買方造成負擔的租用條件

第一批地文件規定如下：

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

第二批地文件規定如下：

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

第三批地文件規定如下：

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

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

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

A. 根據批地文件規定須興建並提供予政府或供公眾使用的設施：

不適用。

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

不適用。

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

不適用。

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

不適用。

18 WARNING TO PURCHASERS
對買方的警告

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

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

3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser:
   (a) That firm may not be able to protect the purchaser's interests; and
   (b) The purchaser may have to instruct a separate firm of solicitors.

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

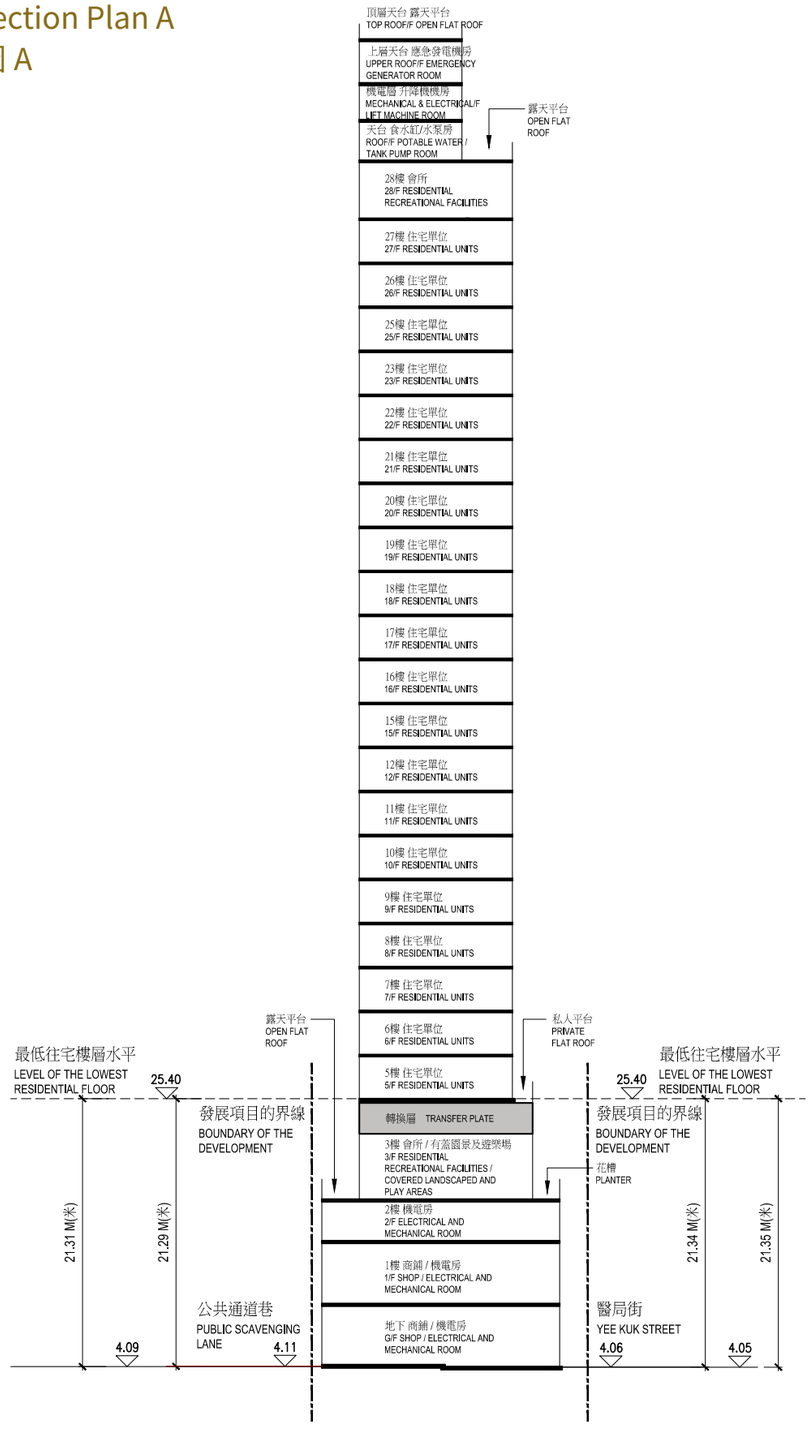
1. 謹此建議買方聘用一間獨立的律師事務所（代表擁有人行事者除外），以在此交易中代表買方行事。

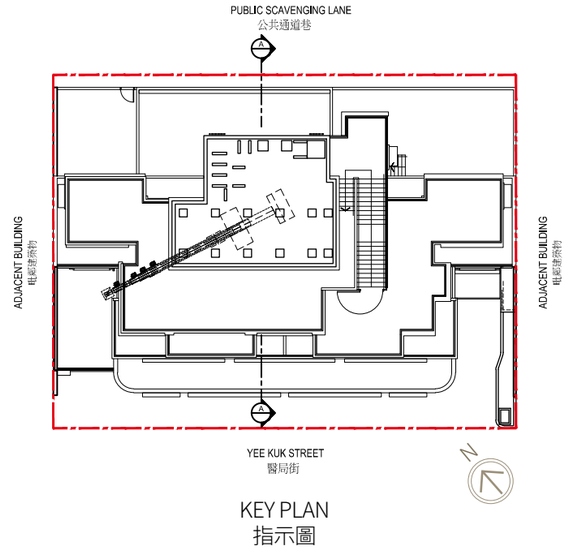
2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。

3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突：
   (a) 該律師事務所可能不能夠保障買方的利益；及
   (b) 買方可能要聘用一間獨立的律師事務所。

4. 如屬上述 3 (b) 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。

Cross-Section Plan A
橫截面圖 A





KEY PLAN
指示圖

Legend 圖例

Boundary of the Development
發展項目邊界

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

Denotes height (in metres) above the Hong Kong Principal Datum.
代表香港主水平基準以上高度（米）

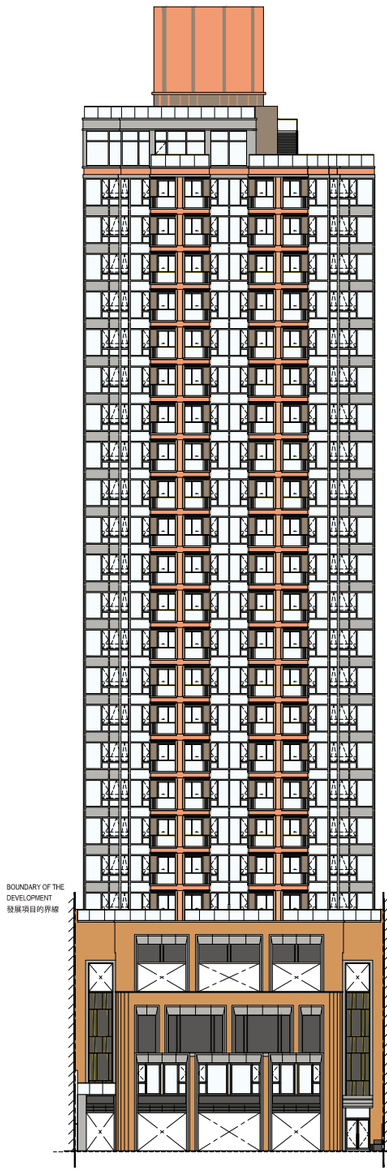
Notes:

1. The part of Yee Kuk Street adjacent to the building is 4.05 metres to 4.06 metres above the Hong Kong Principal Datum.
2. The part of the Public Scavenging Lane adjacent to the building is 4.09 metres to 4.11 metres above the Hong Kong Principal Datum.

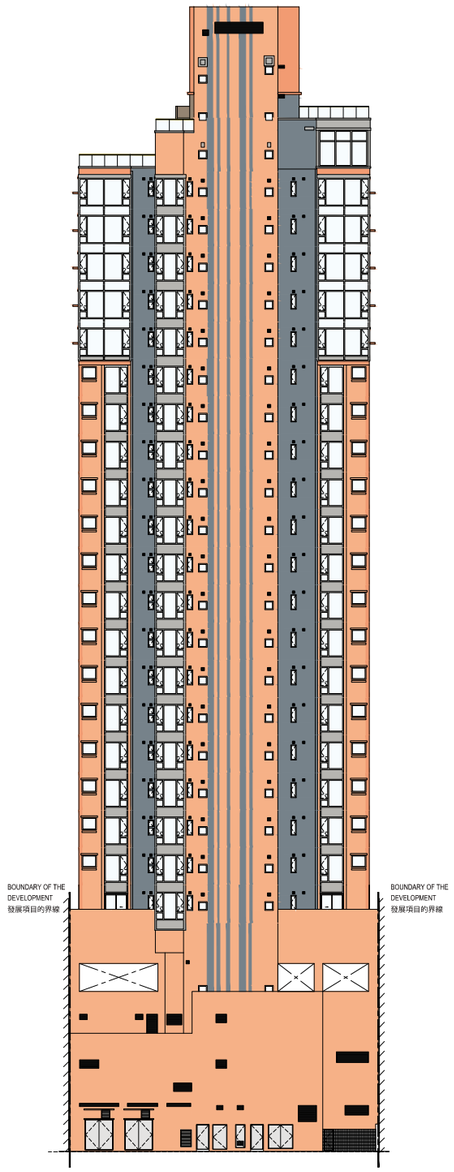
備註：

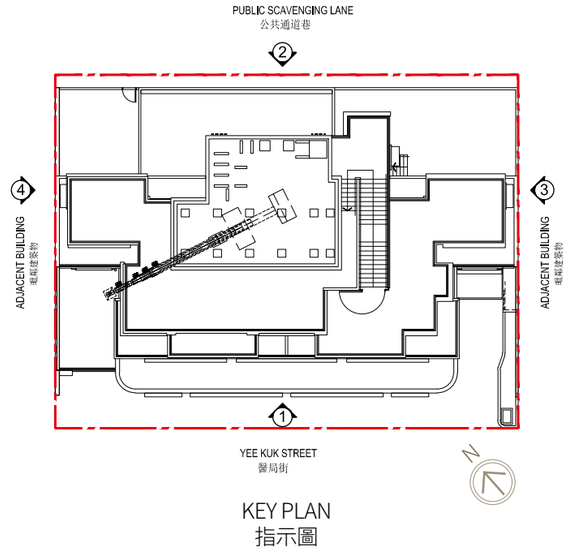
1. 毗鄰建築物的一段醫局街為香港主水平基準以上 4.05 米至 4.06 米。
2. 毗鄰建築物的一段公共通道巷為香港主水平基準以上 4.09 米至 4.11 米。

Elevation 1
立面圖 1



Elevation 2
立面圖 2





KEY PLAN
指示圖

Legend 圖例

Boundary of the Development
發展項目邊界

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

a. are prepared on the basis of the approved building plans for the Development as of 30 April 2026; and

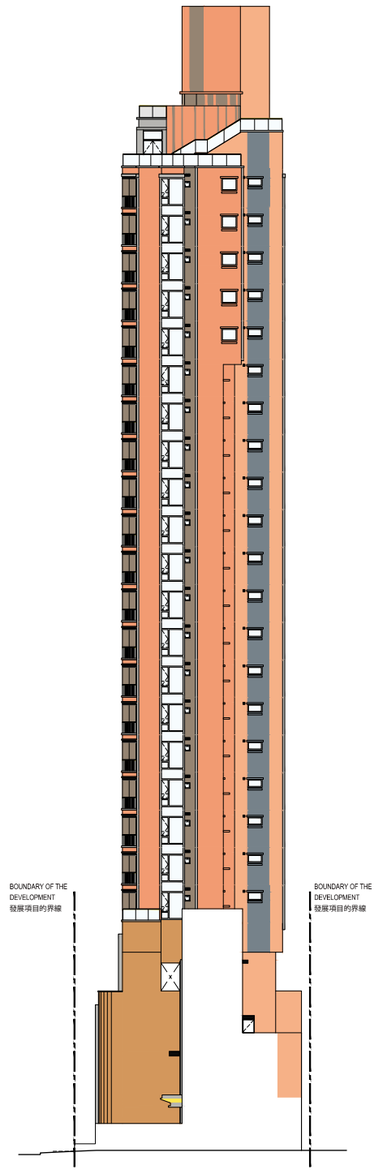
b. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：

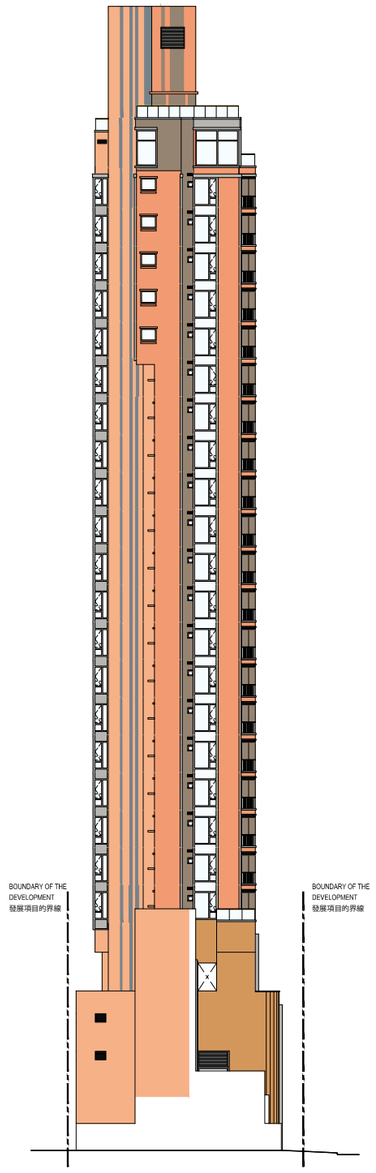
a. 以 2026 年 4 月 30 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及

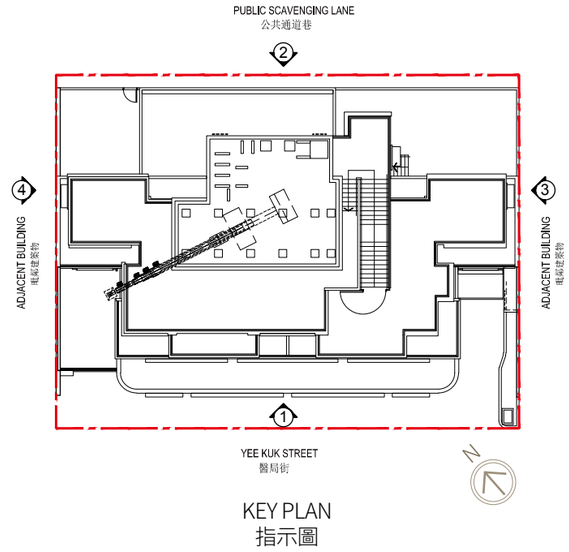
b. 大致上與發展項目的外觀一致。

Elevation 3
立面圖 3



Elevation 4
立面圖 4





KEY PLAN
指示圖

Legend 圖例

Boundary of the Development
發展項目邊界

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

a. are prepared on the basis of the approved building plans for the Development as of 30 April 2026; and

b. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：

a. 以 2026 年 4 月 30 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及

b. 大致上與發展項目的外觀一致。

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

Description 描述		Covered 有蓋	Uncovered 露天	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	1,139	686	1,825
	sq. m. 平方米	105.819	63.705	169.525
Communal Garden or Play Area for residents' use on the Roof, or on any floor between the Roof and the lowest residential floor, of a building in the Development (whether known as a Communal Sky Garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方（不論是稱為公用空中花園或有其他名稱）	sq. ft. 平方呎	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用
	sq. m. 平方米	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用
Communal Garden or Play Area for residents' use below the lowest residential floor of a building in the Development (whether known as a Covered and Landscaped Play Area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方（不論是稱為有蓋及園景的遊樂場或有其他名稱）	sq. ft. 平方呎	2,426	493	2,919
	sq. m. 平方米	225.349	45.788	271.137

Notes:

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

備註：

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

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

1. The address of the website on which a copy of the outline zoning plan relating to the Development is available is: www.ozp.tpb.gov.hk.

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

   (b) The inspection is free of charge.

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

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

   (b) 無須為閱覽付費。

1. Exterior Finishes

Item	Description		
(a) External Wall	Type of finishes	Podium	Glass wall, metal claddings, metal grilles, metal louvres, natural stone, tiles and external paint
		Residential Tower	Curtain wall, metal claddings, metal louvres, metal grilles, aluminum window, tiles and external paint
(b) Window	Material of frame	Aluminium window frame with Polyvinylidene Difluoride ("PVDF") coating	
	Material of glass	Living Room and Dining Room (if window is provided)	Insulated Glass Unit with low-e coating
		Bedroom	Insulated Glass Unit with low-e coating
		Bathroom (if window is provided)	Single glazed tinted tempered glass with acid etching
(c) Bay Window	Material of bay window	Not applicable	
	Window sill finishes	Not applicable	
(d) Planter	Type of finishes	Not applicable	
(e) Verandah or Balcony	(i) Type of finishes		Floor / Wall / Ceiling
		Verandah	Not applicable
			Floor / Wall / Ceiling / Balustrade
		Balcony	Tiles / Tiles / External paint / Laminated glass balustrade and metal grille with metal top rail
	(ii) Whether it is covered	Verandah	Not applicable
		Balcony	Covered
(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	基座	玻璃牆、金屬覆蓋層板、金屬格柵、金屬百葉、天然石、瓷磚及外牆漆
		住宅大廈	玻璃幕牆、金屬覆蓋層板、金屬百葉、金屬格柵、鋁窗、瓷磚及外牆漆
(b) 窗	框的用料	聚偏二氟乙烯（「氟碳」）塗層鋁質窗框	
	玻璃的用料	客廳及飯廳（如有窗）	低幅射鍍膜雙層中空玻璃
		睡房	低幅射鍍膜雙層中空玻璃
		浴室（如有窗）	單層有色強化酸蝕玻璃
(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	不適用	
(e) 陽台或露台	(i) 裝修物料的類型		地板 / 牆壁 / 天花板
		陽台	不適用
			地板 / 牆壁 / 天花板 / 圍欄
		露台	瓷磚 / 瓷磚 / 外牆漆 / 夾層玻璃欄杆及金屬格柵配金屬頂扶手
	(ii) 是否有蓋	陽台	不適用
		露台	有蓋
(f) 乾衣設施	類型	不適用	
	用料	不適用	

2. Interior Finishes

Item	Description			
		Wall	Floor	Ceiling
(a) Lobby	Type of finishes for Lobby on LG/F	Stone plastic composite wall panel, timber veneer, plastic laminate and metal	Tiles	Metal and gypsum board false ceiling finished with emulsion paint
		Wall	Ceiling	
(b) Internal wall and ceiling	Type of finishes for Living Room, Dining Room and Bedroom	Emulsion paint	Emulsion paint where exposed and gypsum board false ceiling finished with emulsion paint	
		Floor	Skirting	
(c) Internal floor	Material for Living Room, Dining Room and Bedroom	Tiles	Engineered timber	
		Wall	Floor	Ceiling
(d) Bathroom	(i) Type of finishes (on exposed surfaces)	Tiles	Tiles	Aluminium false ceiling
	(ii) Whether the wall finishes run up to the ceiling	Wall finishes on exposed walls run up to level of false ceiling		

		Wall	Floor	Ceiling	Cooking Bench
(e) Kitchen	(i) Type of finishes (on exposed surfaces)	Sintered stone (Back of kitchen cabinet is concrete made good with plastering)	Tiles	Emulsion paint where exposed and gypsum board false ceiling finished with emulsion paint	Artificial stone
	(ii) Whether the wall finishes run up to the ceiling	Wall finishes on exposed walls run up to level of false ceiling			

2. 室內裝修物料

細項	描述			
		牆壁	地板	天花板
(a) 大堂	裝修物料的類型	石塑牆板、木皮、膠板及金屬	瓷磚	金屬及石膏板假天花髹上乳膠漆
		牆壁	天花板	
(b) 內牆及天花板	客廳、飯廳及睡房裝修物料的類型	乳膠漆	外露位置髹上乳膠漆及石膏板假天花髹上乳膠漆	
		地板	牆腳線	
(c) 內部地板	客廳、飯廳及睡房的用料	瓷磚	複合木	
		牆壁	地板	天花板
(d) 浴室	(i) 裝修物料的類型（於外露位置）	瓷磚	瓷磚	鋁質假天花
	(ii) 牆壁的裝修物料是否鋪至天花板	牆壁外露位置的裝修物料鋪砌至假天花水平		

		牆壁	地板	天花板	灶台
(e) 廚房	(i) 裝修物料的類型（於外露位置）	岩板（廚櫃背板後方為混凝土牆，已以抹灰修補平整）	瓷磚	外露位置髹上乳膠漆及石膏板假天花髹上乳膠漆	人造石
	(ii) 牆壁的裝修物料是否鋪至天花板	牆壁外露位置的裝修物料鋪砌至假天花水平			

3. Interior Fittings

Item	Description			
		Material	Finishes	Accessories
(a) Doors	Main Entrance Door	Fire-rated solid core timber door	Timber veneer finish and metal	Electrical lock, door closer, door hinge, eye viewer, door stopper, door guard and door drop seal
	Bedroom Door	Solid core timber door	Timber veneer finish (except Unit B on 19/F) Bedroom 1 of Unit B on 19/F: Plastic laminate and metal finish	Applicable to Bedroom with swing door: Door handle, door hinge, lockset and door stopper Applicable to Bedroom with sliding door: Lockset with door handle and sliding door system
	Bathroom Door	Solid core timber door	Timber veneer finish	Applicable to Bathroom with swing door for Unit A and F: Door handle, door hinge, lockset and door stopper Applicable to Bathroom with sliding door: Lockset with door handle and sliding door system
		Solid core timber door with timber louvre	Timber veneer finish	Applicable to Bathroom with swing door for Unit B, C, D and E: Door handle, door hinge, lockset and door stopper
	Door to Balcony, Utility Platform and Air-Conditioner Platform	Metal frame door with glass	Polyvinylidene Difluoride (PVDF) coated aluminium frame with single glazed tinted tempered glass	Lockset, door handle and sliding door system
	Flat Roof Door			

3. 室內裝置

細項	描述			
		用料	裝修物料	配件
(a) 門	單位入口大門	防火實心木門	木皮飾面及金屬	電子鎖、門氣鼓、門鉸、防盜眼、門頂、防盜扣及門底封條
	睡房門	實心木門	木皮飾面 (除 19 樓 B 單位) 19 樓 B 單位睡房 1: 膠板及金屬飾面	適用於配掩門的睡房 : 門拉手、門鉸 、門鎖及門頂 適用於配趟門的睡房 : 門鎖連門拉手及趟門系統
	浴室門	實心木門	木皮飾面	適用於 A 及 F 單位配掩門的浴室 : 門拉手、門鉸 、門鎖及門頂 適用於配趟門的浴室 : 門鎖連門拉手及趟門系統
		實心木門連木百葉	木皮飾面	適用於 B、C、D 及 E 單位配掩門的浴室 : 門拉手、門鉸 、門鎖及門頂
	通往露台、工作平台及冷氣機平台的門	金屬框門配以玻璃	聚偏二氟乙烯（「氟碳」）塗層鋁框配以單層有色強化玻璃	門鎖、門拉手及趟門系統
	平台門			

3. Interior Fittings

Item	Description		
		Type	Material
(b) Bathroom	(i) Type and material of fittings and equipment	Basin countertop	Artificial stone
		Basin cabinet	Wooden cabinet with plastic laminated finish
		Mirror cabinet	Wooden cabinet with plastic laminated finish and door panel with mirror finish
		Shelf	Tempered clear glass
		Wash basin mixer	Chrome plated
		Water closet	Vitreous china
		Wash basin	Vitreous china
		Towel bar	Stainless steel
		Toilet paper holder	Stainless steel
		Robe hook	Stainless steel
		Type	Material
	(ii) Type and material of water supply system	Cold Water Supply	Copper pipe with plastic cover
		Hot Water Supply	Copper pipe with air gap plastic cover
		Type	Material
	(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower set	Chrome plated
		Shower cubicle	Tempered glass
	(iv) Size of bath tub (if applicable)	Not applicable	

3. 室內裝置

細項	描述		
		類型	用料
(b) 浴室	(i) 裝置及設備的類型及用料	洗手盆檯面	人造石
		洗手盆櫃	膠板飾面木製櫃
		鏡櫃	膠板飾面木製櫃及鏡飾面門板
		層架	強化清玻璃
		洗手盆水龍頭	鍍鉻
		坐廁	陶瓷
		洗手盆	陶瓷
		毛巾棍	不銹鋼
		廁紙架	不銹鋼
		掛勾	不銹鋼
		類型	用料
	(ii) 供水系統的類型及用料	冷水供應	包膠銅喉
		熱水供應	配有氣隙之包膠銅喉
		類型	用料
	(iii) 沐浴設施的類型及用料（包括花灑或浴缸，如適用）	花灑套裝	鍍鉻
		淋浴間	強化玻璃
	(iv) 浴缸大小（如適用）	不適用	

3. Interior Fittings

Item	Description		
		Material	
(c) Kitchen	(i) Material of sink unit	Stainless steel	
	(ii) Material of water supply system	Copper pipe with plastic cover are provided for cold water supply and copper pipe with air gap plastic cover are provided for hot water supply	
		Material	Finish
	(iii) Material and finishes of kitchen cabinet	Wood cabinet fitted with wooden cabinet door panel	Metal and melamine finish
	(iv) Type of all other fittings and equipment	Chrome plated sink mixer Metal chopping cover on kitchen sink Metal hanging accessories For the provision of the fire service installations and equipment fitted in or near Open Kitchen, including smoke detectors and sprinkler heads, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units"	
(d) Bedroom	Type and material of fittings (including built-in wardrobe)	Not applicable (except Unit B on 19/F) Bedroom 1 of Unit B on 19/F: Built-in wardrobe: Wood cabinet with ecoboard finish Bedroom 2 of Unit B on 19/F: Stairs: Wood stairs with ecoboard finish and metal railings Split level platform: Wood split level platform with ecoboard finish and glass balustrade	
(e) Telephone	Location and number of connection points	Please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units"	
(f) Aerials	Location and number of connection points	Please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units"	

3. 室內裝置

細項	描述		
		用料	
(c) 廚房	(i) 洗滌盆的用料	不銹鋼	
	(ii) 供水系統的用料	冷水喉採用包膠銅喉及熱水喉採用配有氣隙之包膠銅喉	
		用料	裝修物料
	(iii) 廚櫃的用料及裝修物料	木製櫃配木櫃門板	金屬及膠板飾面
	(iv) 所有其他裝置及設備的類型	鍍鉻水龍頭 廚房洗滌盆金屬鉆板蓋 金屬掛架 有關安裝在開放式廚房內或附近的消防裝置及設備，包括煙霧探測器及消防花灑頭，請參閱「住宅單位機電裝置說明表」	
(d) 睡房	裝置的類型及用料 (包括嵌入式衣櫃)	不適用 (除 19 樓 B 單位) 19 樓 B 單位睡房 1： 嵌入式衣櫃：木製櫃配生態板飾面 19 樓 B 單位睡房 2： 樓梯：木梯級配生態板飾面及金屬欄桿 閣樓：木閣樓配生態板飾面及玻璃圍欄	
(e) 電話	接駁點的位置及數目	請參閱「住宅單位機電裝置說明表」	
(f) 天線	接駁點的位置及數目	請參閱「住宅單位機電裝置說明表」	

3. Interior Fittings

Item	Description		
(g) Electrical installations	(i) Electrical fittings (including safety devices)	Electrical Fittings	Faceplate for all switches and power sockets
		Safety Devices	Three-phase electricity supply with miniature circuit breakers distribution board are provided in all Units
	(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed Other than those parts of the conduits concealed within concrete, the rest of them are exposed The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials	
	(iii) Location and number of power points and air-conditioner point	Please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units"	
(h) Gas supply	Type	Not applicable	
	System	Not applicable	
	Location	Not applicable	
(i) Washing machine connection point	Location	Inside Open Kitchen	
	Design	Water supply point of a pipe of 22mm in diameter and drainage point of a pipe of 40mm in diameter	
(j) Water supply	(i) Material of water pipes	Copper pipe with plastic cover are provided for cold water supply and copper pipe with air gap plastic cover are provided for hot water supply	
	(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed Other than those parts of the water pipes concealed within wall finishes, the rest of them are exposed The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, concrete trench, non-concrete partition walls, designated pipe ducts or other materials	
	(iii) Whether hot water is available	Hot water supply for Open Kitchen and Bathroom	

3. 室內裝置

細項	描述		
(g) 電力裝置	(i) 供電附件 (包括安全裝置)	供電附件	提供電掣及電插座之面板
		安全裝置	三相電力配電箱並裝妥微型斷路器於所有單位
	(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露 外露的導管可能被假天花、假陣、貯存櫃、覆蓋層板、非混凝土間牆、指定之管道槽或其他物料遮蓋或隱藏	
	(iii) 電插座及空調機接駁點的位置及數目	請參閱「住宅單位機電裝置說明表」	
(h) 氣體供應	類型	不適用	
	系統	不適用	
	位置	不適用	
(i) 洗衣機接駁點	位置	於開放式廚房內	
	設計	來水供應點配以 22 毫米直徑喉管及去水點配以 40 毫米直徑喉管	
(j) 供水	(i) 水管的用料	冷水喉採用包膠銅喉及熱水喉採用配有氣隙之包膠銅喉	
	(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露 除部分隱藏於牆身裝修物料內之水管外，其他部分的水管均為外露 外露的水管可能被假天花、假陣、貯存櫃、覆蓋層板、混凝土溝槽、非混凝土間牆、指定之管道槽或其他物料遮蓋或隱藏	
	(iii) 有否熱水供應	開放式廚房及浴室均有熱水供應	

4. Miscellaneous

Item	Description			
(a) Lifts		Residential Lifts		
	Brand name	Hitachi Elevator		
	Model number	MCA-900-CO180		
	Number of lifts	2		
	Floor served by the lifts	L1: G/F, 1/F-3/F, 5/F-12/F, 15/F- 23/F and 25/F-28/F		
		L2: G/F, 3/F, 5/F-12/F, 15/F- 23/F and 25/F-28/F		
		Passenger lift for 1/F shop		
	Brand name	Hitachi Elevator		
	Model number	LCA-900-CO60		
	Number of lifts	1		
	Floor served by the lifts	G/F and 1/F		
(b) Letter box	Material	Metal		
(c) Refuse collection	(i) Means of refuse collection	Collected by cleaners from Refuse Storage and Material Recovery Room		
	(ii) Location of refuse room	Refuse Storage and Material Recovery Room is provided in the common area of each residential floor. Refuse Storage and Material Recovery Chamber is provided on G/F		
(d) Water meter, electricity meter and gas meter		Water meter	Electricity meter	Gas meter
	(i) Location	Water Meter Cabinet on each respective residential floor	Electric Meter Room on each respective residential floor	Not applicable
	(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Not applicable

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

4. 雜項

細項	描述			
(a) 升降機		住宅升降機		
	品牌名稱	日立電梯		
	產品型號	MCA-900-CO180		
	升降機的數目	2		
	升降機到達的樓層	L1：地下、1 樓至 3 樓、5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓		
		L2：地下、3 樓、5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓		
		1 樓商舖載客升降機		
	品牌名稱	日立電梯		
	產品型號	LCA-900-CO60		
	升降機的數目	1		
	升降機到達的樓層	地下及 1 樓		
(b) 信箱	用料	金屬		
(c) 垃圾收集	(i) 垃圾收集的方法	由清潔工人於垃圾及物料回收室收集		
	(ii) 垃圾房的位置	垃圾及物料回收室設於每層住宅層，垃圾及物料回收房設於地下		
(d) 水錶、電錶及氣體錶		水錶	電錶	氣體錶
	(i) 位置	在每一住宅樓層 水錶櫃內	在每一住宅樓層 電錶房內	不適用
	(ii) 就住宅單位而言是獨立或公用的錶	獨立錶	獨立錶	不適用

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

5. Security Facilities

Item	Description	
Security system and equipment (including details of built-in provisions and their locations)	Access control and security system	Visitor panel and card access security system are provided at the Main Entrance Lobby at G/F. Card access security system is provided at lifts and clubhouse
	Closed-circuit Television (CCTV)	CCTV camera are provided at Main Entrance Lobby on G/F, Lift Lobbies, lifts, clubhouse, Landscaped Garden and common areas. CCTV signal is connected to the Caretaker's Counter in Main Entrance Lobby at G/F
	Door phone	Video door phones apps will be provided for resident and connected to the Caretaker's Counter in the Main Entrance Lobby at G/F and visitor panel

5. 保安設施

細項	描述	
保安系統及設備（包括嵌入式置的細節及其位置）	入口通道控制及保安系統	地下主入口大堂提供訪客對講機及智能卡保安系統。升降機及會所均設有智能卡保安系統
	閉路電視	地下主入口大堂、升降機大堂、升降機、會所、園景花園及公用地方均設有閉路電視。閉路電視訊號連接至地下主入口大堂的管理員櫃檯
	門口對講機	視像對講機應用程式提供住戶使用並連接至訪客對講機及地下主入口大堂的管理員櫃檯

6. Appliances

Item	Description
Appliance	For brand names and model numbers, please refer to the "Appliances Schedule"

6. 設備

細項	描述
設備	有關品牌名稱及產品型號，請參考「設備說明表」

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

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

Appliances Schedule
設備說明表

Location 位置	Appliance 設備	Brand 品牌	Floor 樓層 型號 Model No. / 單位 Unit	5/F 5 樓							6/F-12/F and 15/F-21/F 6 樓至 12 樓及 15 樓至 21 樓							22/F-23/F and 25/F-27/F 22 樓至 23 樓及 25 樓至 27 樓						
				A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	B	C	D	E	F	G
Living Room and Dining Room 客廳及飯廳	Mutli Split Type Air-Conditioner - Indoor Unit (Cooling only) 多聯變頻式室內冷氣機（淨冷型）	Toshiba 東芝	RAS-M13N4KCV	✓	-	✓	✓	-	✓	-	✓	-	✓	✓	-	✓	-	✓	-	✓	✓	-	✓	-
			RAS-M22N4KCV	-	✓	-	-	✓	-	-	-	✓	-	-	✓	-	-	-	✓	-	-	✓	-	-
	Split Type Air-Conditioner - Indoor Unit (Cooling only) 多聯變頻式室內冷氣機（淨冷型）	Toshiba 東芝	RAS-13J2KCV-HK	-	-	-	-	-	-	✓	-	-	-	-	-	-	✓	-	-	-	-	-	-	✓
	Refrigerator 雪櫃	Siemens 西門子	KI42LAFF0K	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bedroom 睡房	Mutli Split Type Air-Conditioner - Indoor Unit (Cooling only) 多聯變頻式室內冷氣機（淨冷型）	Toshiba 東芝	RAS-M10N4KCV	✓	-	✓	✓	-	✓	-	✓	-	✓	✓	-	✓	-	-	-	✓	✓	-	-	-
Bedroom 1 睡房 1	Mutli Split Type Air-Conditioner - Indoor Unit (Cooling only) 多聯變頻式室內冷氣機（淨冷型）	Toshiba 東芝	RAS-M10N4KCV	-	✓	-	-	✓	-	-	-	✓	-	-	✓	-	-	✓	✓	-	-	✓	✓	-
Bedroom 2 睡房 2	Mutli Split Type Air-Conditioner - Indoor Unit (Cooling only) 多聯變頻式室內冷氣機（淨冷型）	Toshiba 東芝	RAS-M10N4KCV	-	✓	-	-	✓	-	-	-	✓	-	-	✓	-	-	✓	✓	-	-	✓	✓	-
Bathroom 浴室	Thermo Ventilator 浴室寶	Mitsubishi Electric 三菱電機	V-251BZ-HK	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	HDB-E 18/21/24 Trend	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Water Closet 座廁	Vizio	VZ500201WT	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Smart Seat and Cover 智能廁板	Vizio	VZ500209WT	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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

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

Notes:

1. The symbol " ✓ " as shown in the schedule above denotes such appliance(s) is/are provided and/or installed in the residential unit.
2. The symbol " – " as shown in the schedule above denotes "Not Provided" or "Not Applicable".

備註：

1. 上表符號 " ✓ " 表示該設備於該住宅單位內提供及/或安裝。
2. 上表符號 " – " 表示「不提供」或「不適用」。

Appliances Schedule
設備說明表

Location 位置	Appliance 設備	Brand 品牌	Floor 樓層 型號 Model No. / 單位 Unit	5/F 5 樓							6/F-12/F and 15/F-21/F 6 樓至 12 樓及 15 樓至 21 樓							22/F-23/F and 25/F-27/F 22 樓至 23 樓及 25 樓至 27 樓						
				A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	B	C	D	E	F	G
Flat Roof 平台	Mutli Split Type Air-Conditioner - Outdoor Unit (Cooling only) 多聯變頻式室外冷氣機（淨冷型）	Toshiba 東芝	RAS-3M20S3ACV	-	-	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			RAS-5M38S3ACV	-	✓	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Washer 洗衣機	Siemens 西門子	WS12S4B8HK	-	✓	✓	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Balcony, Utility Platform and Air-Conditioner Platform 露台、工作平台及冷氣機平台	Mutli Split Type Air-Conditioner - Outdoor Unit (Cooling only) 多聯變頻式室外冷氣機（淨冷型）	Toshiba 東芝	RAS-3M20S3ACV	-	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	✓	✓	-	-	-
			RAS-5M38S3ACV	-	-	-	-	-	-	-	-	✓	-	-	✓	-	-	-	✓	-	-	✓	-	-	-
	Washer 洗衣機	Siemens 西門子	WS12S4B8HK	-	-	-	-	-	-	-	-	✓	✓	✓	✓	-	-	-	✓	✓	✓	✓	-	-	-
Air-Conditioner Hood 冷氣機遮篷	Mutli Split Type Air-Conditioner - Outdoor Unit (Cooling only) 多聯變頻式室外冷氣機（淨冷型）	Toshiba 東芝	RAS-3M20S3ACV	✓	-	-	-	-	✓	-	✓	-	-	-	-	✓	-	-	-	-	-	-	-	-	-
			RAS-5M38S3ACV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	✓	-
			RAS-13J2ACV-HK	-	-	-	-	-	-	✓	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	✓
Open Kitchen 開放式廚房	Induction Hob 電磁爐	Baumatic 博曼帝克	BHI306	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Steam Oven 蒸焗爐	Cimatech 高德	CFS308GB	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Washer 洗衣機	Siemens 西門子	WS12S4B8HK	✓	-	-	-	-	✓	✓	✓	-	-	-	-	✓	✓	✓	-	-	-	-	✓	✓
	Cooker Hood 抽油煙機	Teka 德格	CNL6400SS	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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

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

Notes:

1. The symbol " ✓ " as shown in the schedule above denotes such appliance(s) is/are provided and/or installed in the residential unit.
2. The symbol " – " as shown in the schedule above denotes "Not Provided" or "Not Applicable".

備註：

1. 上表符號 " ✓ " 表示該設備於該住宅單位內提供及/或安裝。
2. 上表符號 " – " 表示「不提供」或「不適用」。

Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置說明表

Location 位置	Description 描述	5/F 5 樓							6/F-12/F and 15/F-21/F 6 樓至 12 樓及 15 樓至 21 樓							22/F-23/F and 25/F-27/F 22 樓至 23 樓及 25 樓至 27 樓						
		A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	B	C	D	E	F	G
Living Room and Dining Room 客廳及飯廳	Door Bell 門鐘	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit For Door Bell 門鐘接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	3	5	4	4	5	3	3	2+ 4*	5+ 7*	4	4	5	2	3	2	5	4	4	5	2	3
	Lighting Point 燈位	3	3	2	2	3	3	3	3+ 18*	3+ 19*	2	2	3	3	3	3	3	2	2	3	3	3
	TV&FM Outlet 電視及電台天線插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Point 電話插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Data Point 網絡插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Switch For Air-Conditioning (Indoor Unit) 冷氣機（室內機）開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch For Electric Water Heater and Thermo Ventilator 電熱水爐及浴室寶開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Notes:
1. The numbers as shown in the above table denote the numbers provided.
2. The symbol " – " as shown in the above table denotes "Not Provided" or "Not Applicable".
3. The symbol " + " as shown in the above table denotes "Not Applicable to Flat A and B on 19/F".
4. The symbol " * " as shown in the above table denotes "Only Applicable to Flat A and B on 19/F".

附註:
1. 上表顯示的數目代表提供的數量。
2. 上表符號 " – " 表示「不提供」或「不適用」。
3. 上表符號 “+” 表示 " 不適用於 19 樓 A 及 B 單位 " 。
4. 上表符號 “*” 表示 " 只適用於 19 樓 A 及 B 單位 " 。

Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置說明表

Location 位置	Description 描述	5/F 5 樓							6/F-12/F and 15/F-21/F 6 樓至 12 樓及 15 樓至 21 樓							22/F-23/F and 25/F-27/F 22 樓至 23 樓及 25 樓至 27 樓						
		A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	B	C	D	E	F	G
Living Room and Dining Room 客廳及飯廳	Fused Spur Unit For Curtain 窗簾接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Miniature Circuit Breaker Board 配電箱	-	1	-	-	1	-	-	-	1	-	-	1	-	-	-	1	-	-	1	-	-
	Smoke Detector 煙霧感應器	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A 雙位電插座	3	3	3	3	3	3	5	3	3	3	3	3	3	5	3	3	3	3	3	3	5
	13A Single Socket Outlet For Refrigerator 雪櫃 13A 單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch For Induction Hob 電磁爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Notes:
1. The numbers as shown in the above table denote the numbers provided.
2. The symbol " – " as shown in the above table denotes "Not Provided" or "Not Applicable".

附註:
1. 上表顯示的數目代表提供的數量。
2. 上表符號 " –" 表示「不提供」或「不適用」。

Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置說明表

Location 位置	Description 描述	5/F 5 樓							6/F-12/F and 15/F-21/F 6 樓至 12 樓及 15 樓至 21 樓							22/F-23/F and 25/F-27/F 22 樓至 23 樓及 25 樓至 27 樓						
		A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	B	C	D	E	F	G
Bedroom 睡房	Lighting Switch 燈掣	1	-	1	1	-	1	-	1	-	1	1	-	1	-	-	-	1	1	-	-	-
	Lighting Point 燈位	1	-	1	1	-	1	-	1	-	1	1	-	1	-	-	-	1	1	-	-	-
	Data Point 網絡插座	1	-	1	1	-	1	-	1	-	1	1	-	1	-	-	-	1	1	-	-	-
	TV&FM Outlet 電視及電台天線插座	1	-	1	1	-	1	-	1	-	1	1	-	1	-	-	-	1	1	-	-	-
	Telephone Point 電話插座	1	-	1	1	-	1	-	1	-	1	1	-	1	-	-	-	1	1	-	-	-
	Switch For Air-Conditioning (Indoor Unit) 冷氣機（室內機）開關掣	1	-	1	1	-	1	-	1	-	1	1	-	1	-	-	-	1	1	-	-	-
	Fused Spur Unit For Curtain 窗簾接線座	1	-	1	1	-	1	-	1	-	1	1	-	1	-	-	-	1	1	-	-	-
	13A Twin Socket Outlet 13A 雙位電插座	2	-	2	2	-	2	-	2	-	2	2	-	2	-	-	-	2	2	-	-	-

Notes:
1. The numbers as shown in the above table denote the numbers provided.
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附註:
1. 上表顯示的數目代表提供的數量。
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Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置說明表

Location 位置	Description 描述	5/F 5 樓							6/F-12/F and 15/F-21/F 6 樓至 12 樓及 15 樓至 21 樓							22/F-23/F and 25/F-27/F 22 樓至 23 樓及 25 樓至 27 樓						
		A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	B	C	D	E	F	G
Bedroom 1 睡房 1	Lighting Switch 燈掣	-	1	-	-	1	-	-	-	1	-	-	1	-	-	1	1	-	-	1	1	-
	Lighting Point 燈位	-	1	-	-	1	-	-	-	1	-	-	1	-	-	1	1	-	-	1	1	-
	Data Point 網絡插座	-	1	-	-	1	-	-	-	1	-	-	1	-	-	1	1	-	-	1	1	-
	TV&FM Outlet 電視及電台天線插座	-	1	-	-	1	-	-	-	1	-	-	1	-	-	1	1	-	-	1	1	-
	Telephone Point 電話插座	-	1	-	-	1	-	-	-	1	-	-	1	-	-	1	1	-	-	1	1	-
	Switch For Air-Conditioning (Indoor Unit) 冷氣機（室內機）開關掣	-	1	-	-	1	-	-	-	1	-	-	1	-	-	1	1	-	-	1	1	-
	Fused Spur Unit For Curtain 窗簾接線座	-	1	-	-	1	-	-	-	1	-	-	1	-	-	1	1	-	-	1	1	-
	13A Twin Socket Outlet 13A 雙位電插座	-	2	-	-	2	-	-	-	2	-	-	2	-	-	2	2	-	-	2	2	-

Notes:
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Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置說明表

Location 位置	Description 描述	5/F 5 樓							6/F-12/F and 15/F-21/F 6 樓至 12 樓及 15 樓至 21 樓							22/F-23/F and 25/F-27/F 22 樓至 23 樓及 25 樓至 27 樓						
		A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	B	C	D	E	F	G
Bedroom 2 睡房 2	Lighting Switch 燈掣	-	1	-	-	1	-	-	-	1	-	-	1	-	-	1	1	-	-	1	1	-
	Lighting Point 燈位	-	1	-	-	1	-	-	-	1	-	-	1	-	-	1	1	-	-	1	1	-
	Data Point 網絡插座	-	1	-	-	1	-	-	-	1	-	-	1	-	-	1	1	-	-	1	1	-
	TV&FM Outlet 電視及電台天線插座	-	1	-	-	1	-	-	-	1	-	-	1	-	-	1	1	-	-	1	1	-
	Telephone Point 電話插座	-	1	-	-	1	-	-	-	1	-	-	1	-	-	1	1	-	-	1	1	-
	Switch For Air-Conditioning (Indoor Unit) 冷氣機（室內機）開關掣	-	1	-	-	1	-	-	-	1	-	-	1	-	-	1	1	-	-	1	1	-
	Fused Spur Unit For Curtain 窗簾接線座	-	1	-	-	1	-	-	-	1	-	-	1	-	-	1	1	-	-	1	1	-
	13A Twin Socket Outlet 13A 雙位電插座	-	2	-	-	2	-	-	-	2	-	-	2	-	-	2	2	-	-	2	2	-

Notes:
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Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置說明表

Location 位置	Description 描述	5/F 5 樓							6/F-12/F and 15/F-21/F 6 樓至 12 樓及 15 樓至 21 樓							22/F-23/F and 25/F-27/F 22 樓至 23 樓及 25 樓至 27 樓						
		A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	B	C	D	E	F	G
Open Kitchen 開放式廚房	Lighting Point 燈位	2	1	1	1	1	2	1	2	1	1	1	1	2	1	2	1	1	1	1	2	1
	Miniature Circuit Breaker Board 配電箱	1	-	1	1	-	1	1	1	-	1	1	-	1	1	1	-	1	1	-	1	1
	13A Single Socket Outlet For Cooker Hood 抽油煙機 13A 單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet For Steam Oven 蒸焗爐 13A 單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet For Washer 洗衣機 13A 單位電插座	1	-	-	-	-	1	1	1	-	-	-	-	1	1	1	-	-	-	-	1	1
	Connection Unit For Induction Hob 電磁爐接線蘇	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A 雙位電插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2

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Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置說明表

Location 位置	Description 描述	5/F 5 樓							6/F-12/F and 15/F-21/F 6 樓至 12 樓及 15 樓至 21 樓							22/F-23/F and 25/F-27/F 22 樓至 23 樓及 25 樓至 27 樓						
		A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	B	C	D	E	F	G
Open Kitchen 開放式廚房	Fused Spur Unit For Cabinet Light 櫃燈接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Water Outlet Connection Point for Washer 洗衣機去水位	1	-	-	-	-	1	1	1	-	-	-	-	1	1	1	-	-	-	-	1	1
	Water Inlet Connection Point for Washer 洗衣機來水位	1	-	-	-	-	1	1	1	-	-	-	-	1	1	1	-	-	-	-	1	1
	Sprinkler Head 消防花灑頭	2	2	3	3	2	2	3	2	2	3	3	2	2	3	2	2	3	3	2	2	3

Notes:
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Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置說明表

Location 位置	Description 描述	5/F 5 樓							6/F-12/F and 15/F-21/F 6 樓至 12 樓及 15 樓至 21 樓							22/F-23/F and 25/F-27/F 22 樓至 23 樓及 25 樓至 27 樓						
		A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	B	C	D	E	F	G
Bathroom 浴室	Lighting Point 燈位	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	13A Single Socket Outlet 13A 單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet For Water Closet 廁板 13A 單位電插座	-	1	1	1	1	-	-	-	1	1	1	1	-	-	-	1	1	1	1	-	-
	13A Single Weatherproof Socket Outlet For Water Closet 廁板 13A 單位防水電插座	1	-	-	-	-	1	1	1	-	-	-	-	1	1	1	-	-	-	-	1	1
	Fused Spur Unit For Cabinet Light 櫃燈接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	32A TPN Isolator for Electric Water Heater 32A 三相四線電熱水爐隔離開關	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Unit For Thermo Ventilator 浴室寶接線蘇	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Notes:
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Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置說明表

Location 位置	Description 描述	5/F 5 樓							6/F-12/F and 15/F-21/F 6 樓至 12 樓及 15 樓至 21 樓							22/F-23/F and 25/F-27/F 22 樓至 23 樓及 25 樓至 27 樓						
		A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	B	C	D	E	F	G
Flat Roof 平台	Lighting Point 燈位	5	2	1	1	2	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Water Outlet Connection Point for Washer 洗衣機去水位	-	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Water Inlet Connection Point for Washer 洗衣機來水位	-	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A Single Weatherproof Socket Outlet 13A 單位防水電插座	2	-	-	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A Single Weatherproof Socket Outlet For Washer 洗衣機 13A 單位防水電插座	-	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	20A Double Pole Weatherproof Switch For Air-Conditioning (Outdoor Unit) 20A 冷氣機（室外機）雙極防水開關掣	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Notes:
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住宅單位機電裝置說明表

Location 位置	Description 描述	5/F 5 樓							6/F-12/F and 15/F-21/F 6 樓至 12 樓及 15 樓至 21 樓							22/F-23/F and 25/F-27/F 22 樓至 23 樓及 25 樓至 27 樓						
		A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	B	C	D	E	F	G
Balcony, Utility Platform and Air-Conditioner Platform 露台、工作平台及冷氣機平台	Lighting Point 燈位	-	-	-	-	-	-	-	-	1	1	1	1	-	-	-	1	1	1	1	-	-
	Water Outlet Connection Point for Washer 洗衣機去水位	-	-	-	-	-	-	-	-	1	1	1	1	-	-	-	1	1	1	1	-	-
	Water Inlet Connection Point for Washer 洗衣機來水位	-	-	-	-	-	-	-	-	1	1	1	1	-	-	-	1	1	1	1	-	-
	13A Single Weatherproof Socket Outlet For Washer 洗衣機 13A 單位防水電插座	-	-	-	-	-	-	-	-	1	1	1	1	-	-	-	1	1	1	1	-	-
	20A Double Pole Weatherproof Switch For Air-Conditioning (Outdoor Unit) 20A 冷氣機（室外機）雙極防水開關掣	-	-	-	-	-	-	-	-	1	1	1	1	-	-	-	1	1	1	1	-	-

Notes:
1. The numbers as shown in the above table denote the numbers provided.
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24 SERVICE AGREEMENTS
服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

25 GOVERNMENT RENT
地稅

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

擁有人（賣方）有法津責任繳付住宅物業的地稅直至該住宅物業買賣完成及簽署轉讓契之日（包括該日）為止。

26 MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

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

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

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

Notes:

The purchaser should pay to the manager of the Development instead of the owner (i.e the vendor) the deposits for water and electricity and the debris removal fee and where the owner (i.e the vendor) has paid the debris removal fee, the purchaser should reimburse the owner (i.e the vendor) for the same.

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

2. 在交付時，買方不須向擁有人（即賣方）支付清理廢料的費用。

3. 水及電力的按金及清理廢料的費用的款額於售樓說明書印製日期尚未確定。

附註：

買方須向發展項目的管理人而不須向發展項目的擁有人（即賣方）繳付水及電力的按金及清理廢料的費用，而如擁有人（即賣方）已支付清理廢料的費用，買方須向擁有人（即賣方）補還清理廢料的費用。

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

Defects liability warranty period for the specified residential property and the fittings, finishes and appliances as provided in the agreement for sale and purchase is within six (6) months from the date of completion of the sale and purchase.

按買賣合約規定，指明住宅物業及其內裝置、裝修物料及設備之欠妥之處的保養責任期為指明住宅物業之成交日期起計六 (6) 個月內。

28 MAINTENANCE OF SLOPES
斜坡雜修

Not applicable.

不適用。

29 MODIFICATION
修訂

No application to the Government for a modification of the Land Grant for this Development is underway.

現時並沒有向政府就本期數提出申請修訂批地文件。

1. No Gas Supply to Residential Properties

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

2. Building Maintenance Units

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

3. Air-conditioner Outdoor Units for the Residential Property

Air-conditioner outdoor units for the residential property are placed on the Flat Roofs of the residential properties or the Air-Conditioner Platforms adjacent to the Balconies or Balconies/Utility Platforms of the residential properties. The placing of air-conditioner outdoor units on the Flat Roofs or the Air-Conditioner Platforms may affect the enjoyment of the relevant residential properties in terms of heat, noise, view, vibration or other aspects. For the locations of the air-conditioner outdoor units on the Flat Roofs or the Air-Conditioner Platforms, please refer to the "Floor Plans of Residential Properties in the Development" section in this sales brochure.

4. Pipes

Some pipes are located on the external walls at or adjacent to the Flat Roofs and/or Balconies and/or Balconies/Utility Platforms and/or Roofs of some residential properties of the Development. It is possible that the views of some residential properties may be affected by these pipes.

1. 沒有氣體燃料供應至住宅物業

住宅物業內沒有安裝供應煤氣氣體喉。

2. 屋宇維修裝置

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

3. 住宅物業的冷氣室外機

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

4. 喉管

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

31 WEBSITE ADDRESS DESIGNATED BY THE VENDOR FOR THE DEVELOPMENT
賣方就發展項目指定的互聯網網址

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:

oro138.hk

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

oro138.hk

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

Breakdown of GFA Concessions Obtained for All Features

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

		Area (m^2) 面積（平方米）
Disregarded GFA under Building (Planning) Regulations 23 (3) (b) 根據《建築物（規劃）規例》第 23 (3) (b) 條不計算的總樓面面積		
1.	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方（公共交通總站除外）	Not applicable 不適用
2.	**Plant rooms and similar services** **機房及相類設施**	
2.1 (#)	Mandatory feature or essential Plant Room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as Lift Machine Room, telecommunications and broadcasting (TBE) Room, TBE Room for access facilities for mobile services, Rooftop Telecommunications Equipment Room, Intermediate Telecommunications Equipment Room, Refuse Storage Chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》（《作業備考》）或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室（訊播室）、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等	135.723
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	760.287
2.3	Non-mandatory or non-essential plant room such as Air-Conditioner (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

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）
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	84.184
4.	Wider Common Corridor and Lift Lobby 加闊的公用走廊及升降機大堂	Not applicable 不適用
5.	Communal Sky Garden 公用空中花園	Not applicable 不適用
6.	Acoustic fin 隔聲鰭	Not applicable 不適用
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not applicable 不適用
8. (#)	Non-structural prefabricated external wall 非結構預製外牆	26.390
9. (#)	Utility Platform 工作平台	63.004
10.	Noise barrier 隔音屏障	Not applicable 不適用

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

		Area (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	7.392
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	201.937
13. (#)	Covered Landscaped and Play Area 有蓋園景區及遊樂場地	225.349
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	70.056
16.	Chimney shaft 煙囪管道	Not applicable 不適用
17.	Other Non-mandatory or Non-essential Plant Room, such as Boiler Room, Satellite Master Antenna Television (SMATV) Room 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	Not applicable 不適用
18. (#)	Pipe duct, air duct and vertical riser for Mandatory Feature or Essential Plant Room 強制性設施或必要機房所需的管槽、氣槽及垂直立管	41.182
19.	Pipe duct, air duct for Non-mandatory or Non-essential Plant Room 非強制性設施或非必要機房所需的管槽及氣槽	Not applicable 不適用
20.	Plant Room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Not applicable 不適用
21.	Void in duplex domestic flat and house 複式住宅單位及洋房的中空空間	Not applicable 不適用
22.	Sunshade and reflector 遮陽篷及反光罩	Not applicable 不適用
23. (#)	Projecting planters and minor projection such as A/C box, A/C Platform, window cill and projecting window 伸出式花槽及小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	Not applicable 不適用
24.	Other projection such as A/C box and A/C Platform not covered in paragraph 3 (b) and (c) of PNAP APP-19, and maintenance walkway 《作業備考》APP-19 第3 (b) 及 (c) 段沒有涵蓋的其他伸出物，如空調機箱及空調機平台，及維修通道	Not applicable 不適用

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

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

		Area (m2) 面積（平方米）
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

Notes:

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

備註 :

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

The Environmental Assessment of the Building

Green Building Certification

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

Provisional GOLD

PROVISIONAL GOLD NB V2.0 2024 HKGBC BEAM Plus

Application no.: PAG0218/26

有關建築物的環境評估

綠色建築認證

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

暫定評級
金級

暫定 金級 NB V2.0 2024 HKGBC BEAM Plus

申請編號: PAG0218/26

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

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

Part I 第I部分	
Provision of Central Air Conditioning 提供中央空調	NO 否
Provision of Energy Efficient Features 提供具能源效益的設施	YES 是
Energy Efficient Features proposed 擬安裝的具能源效益的設施	1. Use of Energy Saving Light Fittings for Common Area 2. High Efficiency Air Conditioner 1. 於公共空間使用節能照明配件 2. 使用高效能冷氣機

Part II: The predicted annual energy use of the proposed building /part of building (Note 1) 第II部分：擬興建樓宇/部分樓宇預計每年能源消耗量(微註1)：					
Location 位置	Internal Floor Area Served (m^2) 使用有關裝置的內部樓面面積（平方米）	Annual Energy Use of Baseline Building (Note 2) 基線樓宇(稱註2)每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity kWh/m^2/annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/ m^2/annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh/m^2/annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/ m^2/annum 煤氣/石油氣 用量單位/平方米/年
Area served by central building services installation (Note 3) 有使用中央屋宇裝備裝置(稱註3)的部分	2,459.268	412.03	0	277.09	0

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

Notes:

1. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.

   The predicted annual energy use, in terms of electricity consumption (kWh/m^2/annum) and town gas/LPG consumption (unit/ m^2/annum), of the Development by the internal floor area served, where:

   (a) "total annual energy use" has the same meaning of "annual energy use" in the BEAM Plus New Buildings (current version); and

   (b) "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.

2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark) in the BEAM Plus New Buildings (current version).
3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.

備註：

1. 一般而言，一棟樓宇的預計 " 每年能源消耗量 " 愈低，其節約能源的效益愈高。如一棟樓宇預計的 " 每年能源消耗量 " 低於該樓宇的 " 基線樓宇每年能源消耗量 "， 則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。

   預計每年能源消耗量 [以耗電量（千瓦小時/平方米/年）及煤氣/石油氣消耗量（用量單位/平方米/年）計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-

   (a) " 每年能源消耗量 " 與新建樓宇 BEAM Plus 標準（現行版本）中的「年能源消耗」具有相同涵義：及

   (b) 樓宇、空間或單位的 " 內部接面面積 "，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。

2. " 基準樓宇 " 與新建樓宇 BEAM Plus 標準（現行版本）中的 " 基準建築物模式（零分標準）" 具有相同酒義。
3. " 中央屋宇裝備裝置 " 與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。

33 INFORMATION REQUIRED BY THE DIRECTOR OF LANDS TO BE SET OUT IN THE SALES BROCHURE AS A CONDITION FOR GIVING THE PRESALE CONSENT
地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的資料

Not applicable.

不適用。

34 POSSIBLE FUTURE CHANGES
日後可能出現的改變

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。

35 DATE OF PRINTING
印製日期

Date of printing of this sales brochure: 10 November 2026

本售樓說明書印製日期：2026 年 11 月 10 日