SQUARE 原舍

SALES BROCHURE
售樓説明書

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

01. Important information

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

02. Fees, mortgage loan and property price

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

03. Price list, payment terms and other financial incentives

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

04. Property area and its surroundings

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

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[1] The details of various mortgage loan plans include the requirements for mortgagors on minimum income level, the loan limit under the first mortgage and second mortgage, the maximum loan repayment period, the change of mortgage interest rate throughout the entire repayment period, and the payment of administrative fees.

[2] According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following —

i. the external dimensions of each residential property;
ii. the internal dimensions of each residential property;
iii. the thickness of the internal partitions of each residential property;
iv. the external dimensions of individual compartments in each residential property.

According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

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- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

05. Sales brochure

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

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

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

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

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

08. Register of Transactions

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

09. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.

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- 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.

<u>For first-hand uncompleted residential properties</u>

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.

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

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

15. Estimated material date and handing over date

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

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

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For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts:

Consumer Council

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

Estate Agents Authority

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

Real Estate Developers Association of Hong Kong

Telephone	:	2826 0111
Fax	:	2845 2521

Sales of First-hand Residential Properties Authority
March 2023

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES
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您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

01. 重要資訊

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

02. 費用、按揭貸款和樓價

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

03. 價單、支付條款，以及其他財務優惠

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

04. 物業的面積及四周環境

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

05. 售樓說明書

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

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

[2] 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項—
i. 每個住宅物業的外部尺寸；
ii. 每個住宅物業的內部尺寸；
iii. 每個住宅物業的內部間隔的厚度；
iv. 每個住宅物業內個別分隔室的外部尺寸。

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

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

06. 政府批地文件和公契

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

07. 售樓處內有關可供揀選住宅物業的資料

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

08. 成交紀錄冊

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

09. 買賣合約

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

10. 表達購樓意向

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

11. 委託地產代理

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

12. 委聘律師

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

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期[3]。
  - 售樓說明書中有關發展項目的預計關鍵日期並不等同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。
- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
    - 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
    - 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
  - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。
- 認可人士可批予在預計關鍵日期之後完成發展項目
  - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
    - 工人罷工或封閉工地；
    - 暴動或內亂；
    - 不可抗力或天災；
    - 火警或其他賣方所不能控制的意外；
    - 戰爭；或
    - 惡劣天氣。
  - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
  - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

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

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

其他相關聯絡資料：

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

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

香港地產建設商會
電話：2826 0111
傳真：2845 2521

一手住宅物業銷售監管局
2023年3月

INFORMATION ON THE DEVELOPMENT
發展項目的資料

Name of the Development	22 Square
The name of the street and the street number	22 Tak Cheong Lane* * The above provisional street number is subject to confirmation when the Development is completed.
The Development consists of one multi-unit building	
Total number of storeys of the multi-unit building	25 storeys (excluding Transfer Plate, Main Roof, 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, 2/F, Transfer Plate, 3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, Main Roof, 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 Floor in the multi-unit building (if any)	Not Applicable

The Development is an uncompleted development.

- Estimated material date for the Development, as provided by the authorized person for the Development is 28 April 2028.
- The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.
- Under the land grant, the consent of the Director of Lands is not required to be given for the sale and purchase. For the purpose of the agreement for sale and purchase, the Development is deemed to be completed on the date on which an occupation permit for every building in the development is issued.

發展項目的名稱	原舍
街道的名稱及門牌號數	德昌里22號* * 上述臨時門牌號數有待發展項目建成時確認。
發展項目包含一幢多單位建築物	
該幢多單位建築物的樓層的總數	25層（不包括結構轉換層、主天台、上層天台及頂層天台）
發展項目的經批准的建築圖則所規定的該幢多單位建築物的樓層號數	地下、1樓、2樓、結構轉換層、3樓、5樓至12樓、15樓至23樓、25樓至28樓、主天台、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

發展項目屬未落成發展項目。

- 由該項目的認可人士提供的該項目的預計關鍵日期為2028年4月28日。
- 預計關鍵日期是受到買賣合約所允許的任何延期所規限的。
- 根據批地文件，進行該項買賣，不需獲地政總署署長同意。為買賣合約的目的，該發展項目當作在佔用許可證就該發展項目中的每幢建築物發出的日期落成。

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

Vendor	Double Courage Limited
Holding Companies of the Vendor	Creative Wheel Limited Orion Land Limited Orion Investment Group Limited
Authorized Person for the Development	Wong Ming-Yim
The firm or corporation of which an Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity	DLN Architects Limited
Building Contractor for the Development	Trustful Construction Company Limited
The firm of Solicitors acting for the Owner in relation to the sale of residential properties in the Development	Johnson Stokes & Master
Authorized institution that has made a loan or has undertaken to provide finance for the construction of the Development	China Everbright Bank Co., Ltd., Hong Kong Branch
Any other person who has made a loan for the construction of the Development	Not Applicable

賣方	Double Courage Limited
賣方的控權公司	Creative Wheel Limited 東立地產有限公司 東立投資集團有限公司
發展項目的認可人士	王明炎
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	劉榮廣伍振民建築師有限公司
發展項目的承建商	允信建築有限公司
就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所	孖士打律師行
已為發展項目的建造提供貸款或已承諾為發展項目的建造提供融資的認可機構	中國光大銀行股份有限公司香港分行
已為發展項目的建造提供貸款的任何其他人士	不適用

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

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

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

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

INFORMATION ON DESIGN OF THE DEVELOPMENT
發展項目的設計的資料

There will be no non-structural prefabricated external walls forming part of the enclosing walls of the Development.

發展項目將不會有構成圍封牆的一部分的非結構的預製外牆。

There will be no curtain walls forming part of the enclosing walls of the Development.

發展項目將不會有構成圍封牆的一部分的幕牆。

INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

The appointment of the manager of the Development is to be confirmed.

發展項目的管理人的委任有待確認。

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

This location plan is prepared by the Vendor with reference to the Digital Topographic Map No. T11-NW-D dated 10 September 2026 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

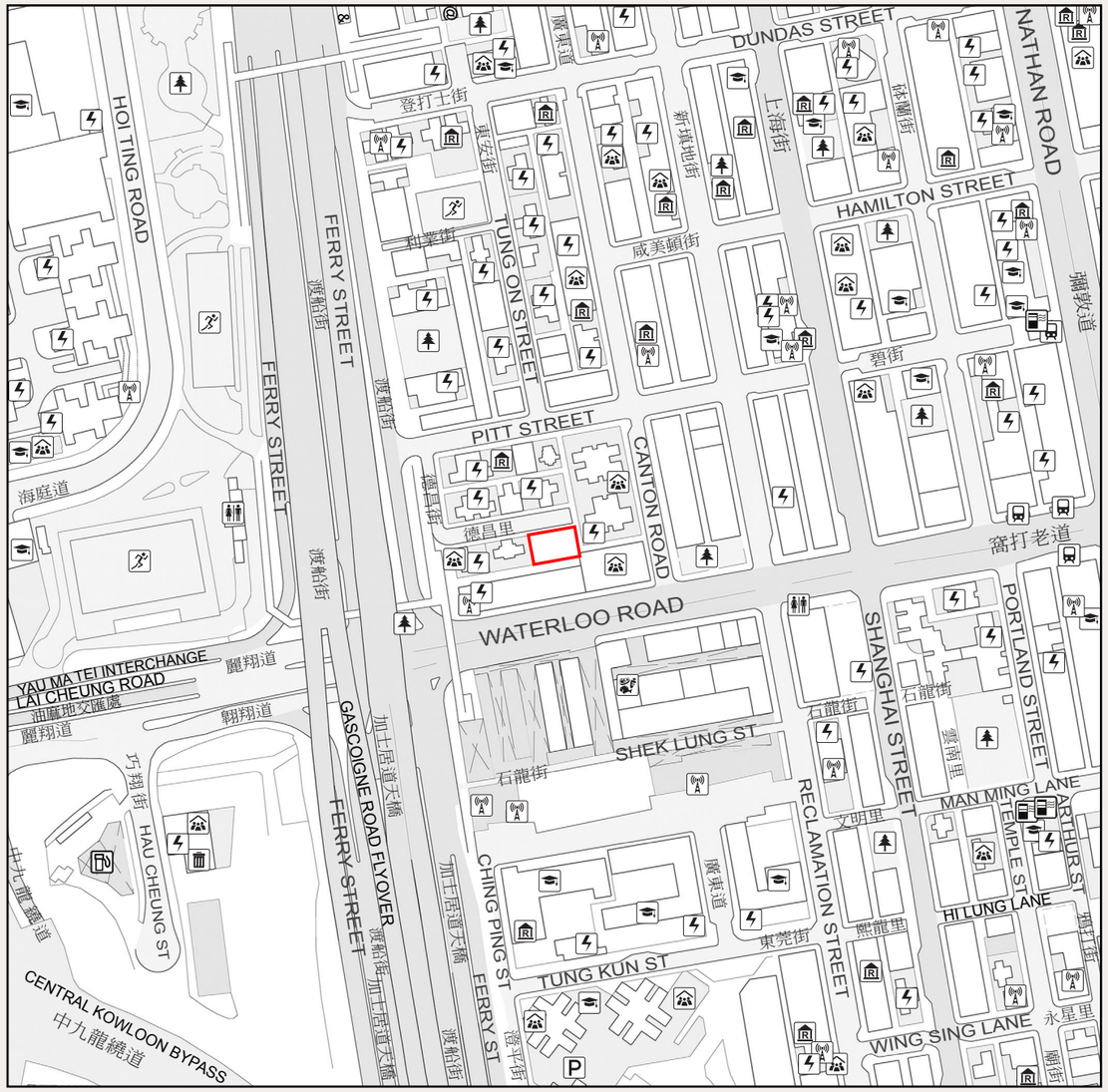
The Map is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.

此位置圖是由賣方擬備並參考地政總署測繪處於2026年9月10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。

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。

NOTATION 圖例

- Ventilation Shaft for the Mass Transit Railway
  香港鐵路的通風井
- LPG Filling Station
  石油氣加氣站
- Power Plant (including Electricity Sub-stations)
  發電廠（包括電力分站）
- Refuse Collection Point
  垃圾收集站
- Market (including Wet Market and Wholesale Market)
  市場（包括濕貨市場及批發市場）
- Public Carpark (including Lorry Park)
  公眾停車場（包括貨車停泊處）
- 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
- 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）
- Public Convenience
  公廁
- Public Park
  公園



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

@ KAM FONG STREET 甘芳街	LEE YIP STREET 利業街	NGO CHEUNG ROAD 翱翔道
TAK CHEONG LANE 德昌里	& TAK CHEONG STREET 德昌街	YAU MA TEI INTERCHANGE 油麻地交匯處
YUNNAN LANE 雲南里		

Boundary of the Development
發展項目的界線

0 50 100 150 200 250 Metres 米
Scale 比例

N

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

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

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

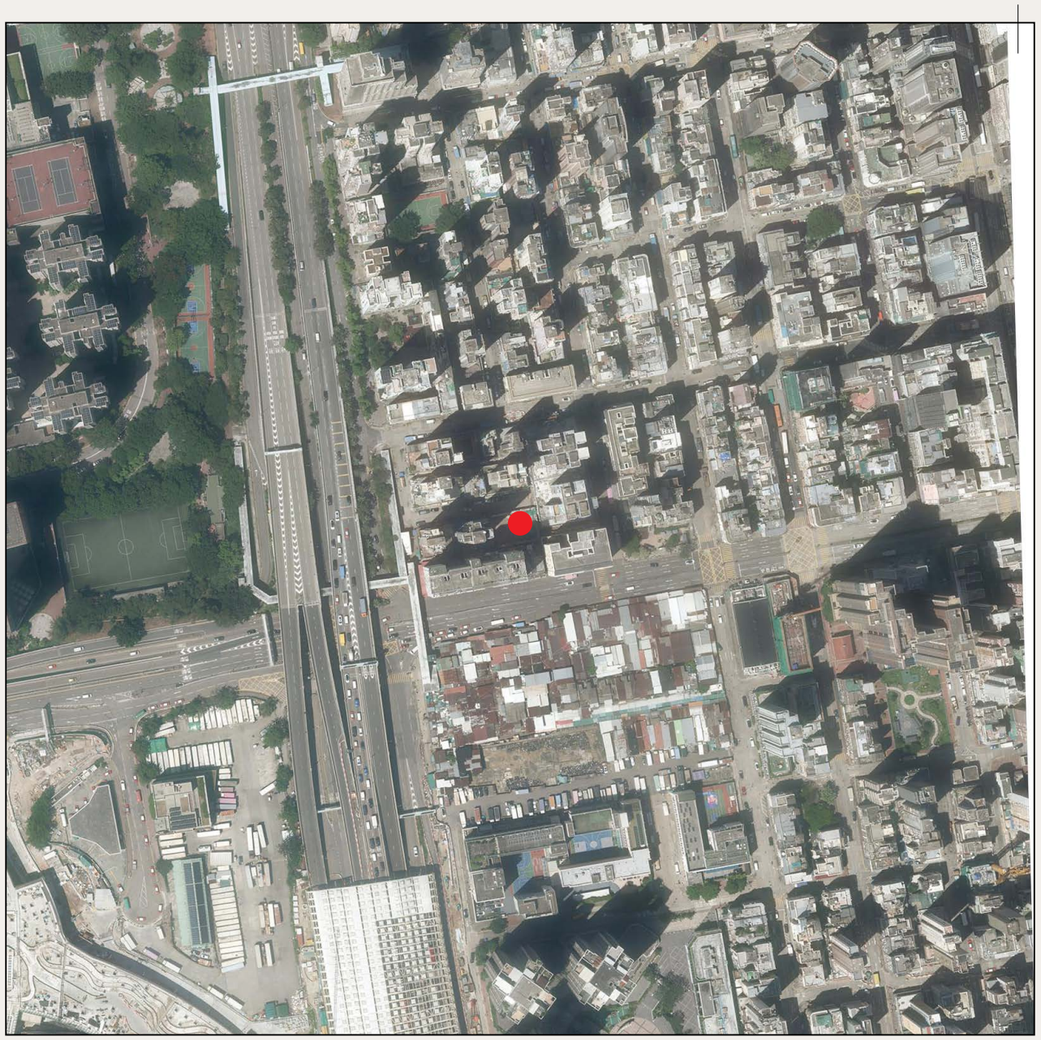
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E259756C, date of flight: 12 September 2025.

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E259756C，
飛行日期：2025年9月12日。

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香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。

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



Location of the Development
發展項目的位置

Notes:
1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：
1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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

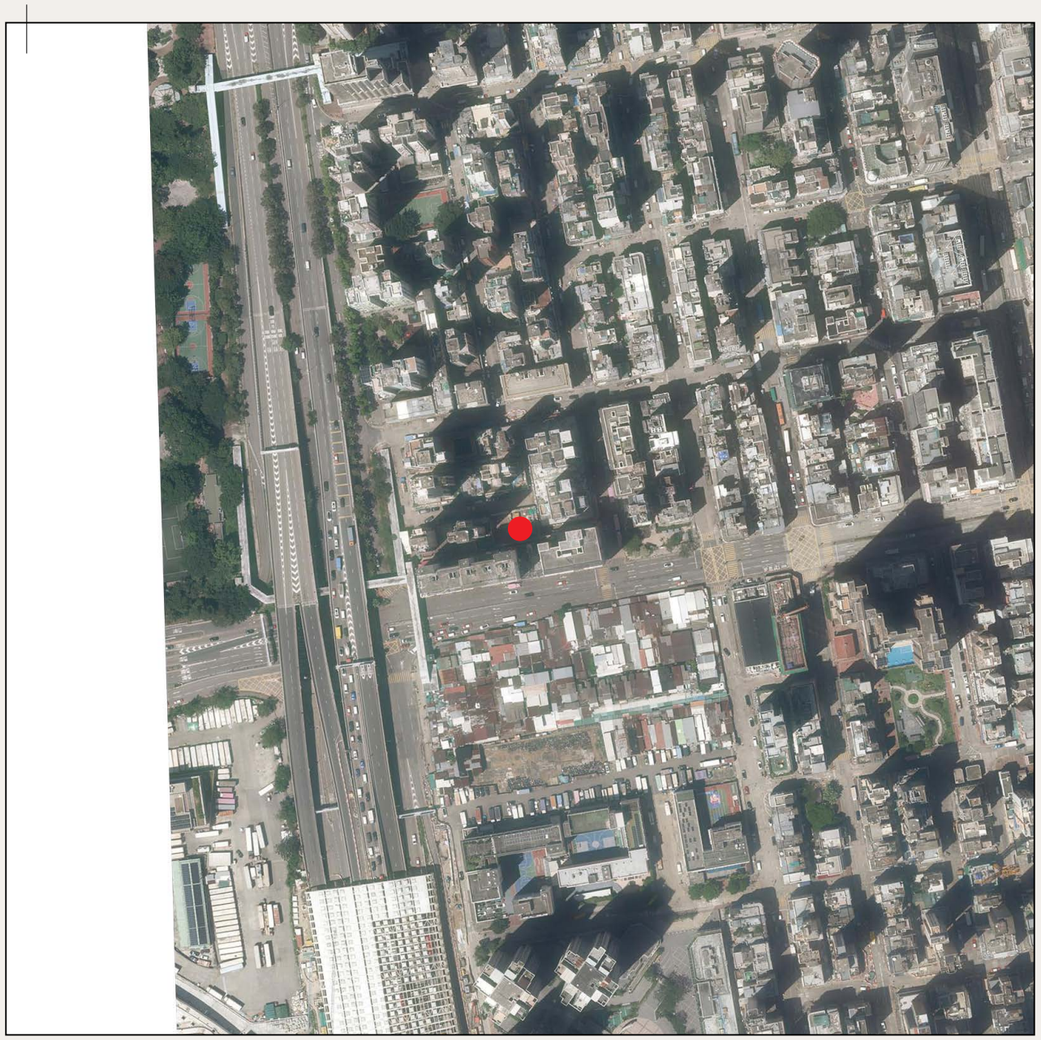
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E259755C, date of flight: 12 September 2025.

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E259755C，
飛行日期：2025年9月12日。

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香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。

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



Location of the Development
發展項目的位置

Notes:
1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：
1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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

Adopted from the approved Yau Ma Tei Outline Zoning Plan (Plan No. S/K2/26), gazetted on 26 July 2024, with adjustments where necessary.

The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

摘錄自2024年7月26日刊憲之油麻地分區計劃大綱核准圖，圖則編號為S/K2/26，有需要處經修正處理。

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

NOTATION 圖例

ZONES 地帶

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

COMMUNICATIONS 交通

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

MISCELLANEOUS 其他

- Boundary of Planning Scheme 規劃範圍界線
- Building Height Control Zone Boundary 建築物高度管制區界線
- 115 — Maximum Building Height (in metres above Principal Datum) 最高建築物高度 (在主水平基準上若干米)
- 1 — Maximum Building Height (in number of storeys) 最高建築物高度 (樓層數目)
- NBA — Non-building Area 非建築用地



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

備註：
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

Boundary of the Development 發展項目的界線

0 100 200 300 400 500 Metres 米

Scale 比例

N

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

Adopted from the approved South West Kowloon Outline Zoning Plan (Plan No. S/K20/30), gazetted on 3 October 2014, with adjustments where necessary.

The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

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。

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

NOTATION 圖例

ZONES 地帶

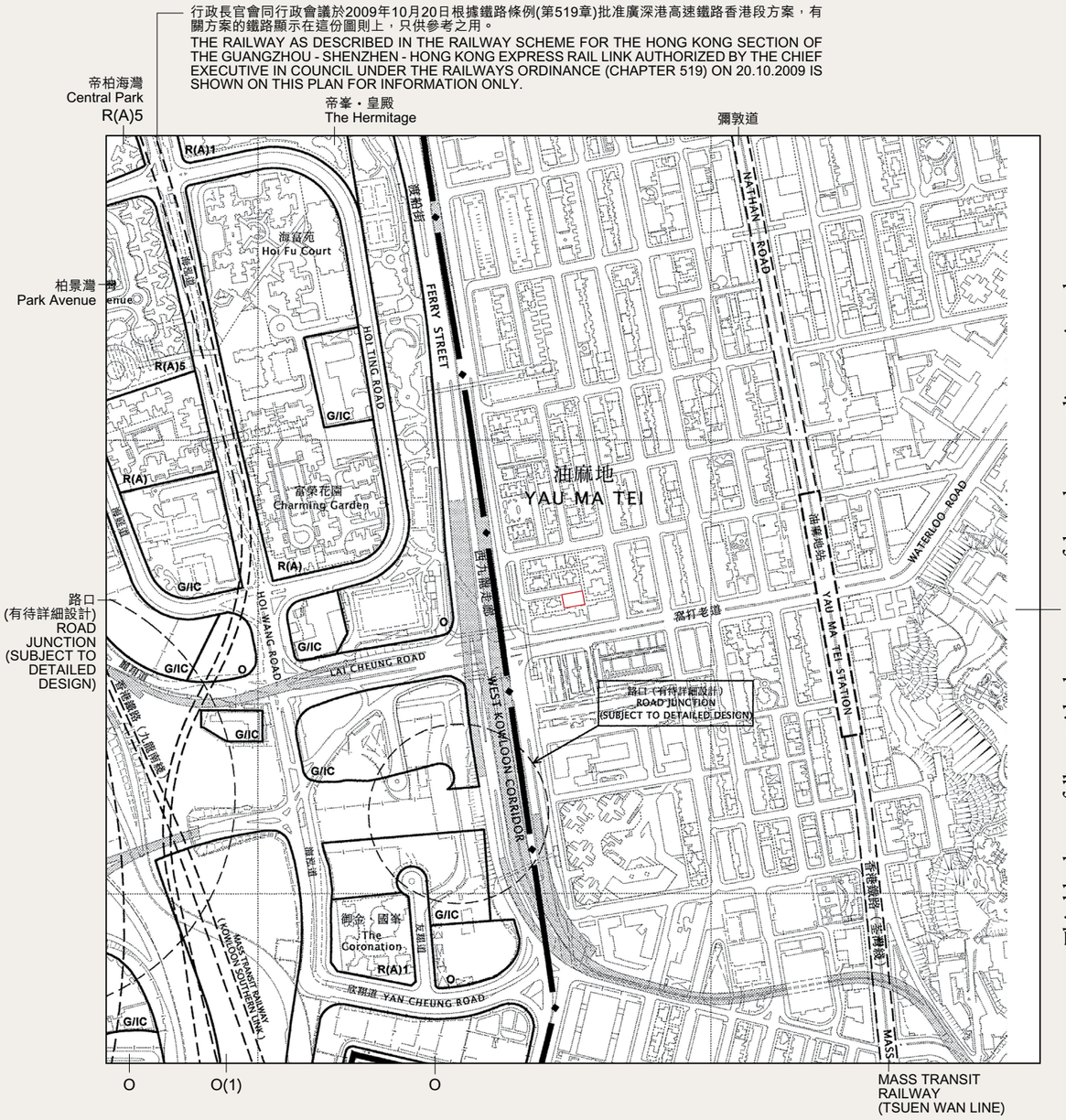
- R(A) — Residential (Group A) 住宅（甲類）
- G/IC — Government, Institution or Community 政府、機構或社區
- O — Open Space 休憩用地

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

COMMUNICATIONS 交通

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



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

備註：
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

Boundary of the Development 發展項目的界線

0 100 200 300 400 500 Metres 米

Scale 比例

N

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

Adopted from the approved Mong Kok Outline Zoning Plan (Plan No. S/K3/38), gazetted on 8 November 2024, with adjustments where necessary.

The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

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。

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

NOTATION 圖例

ZONES 地帶

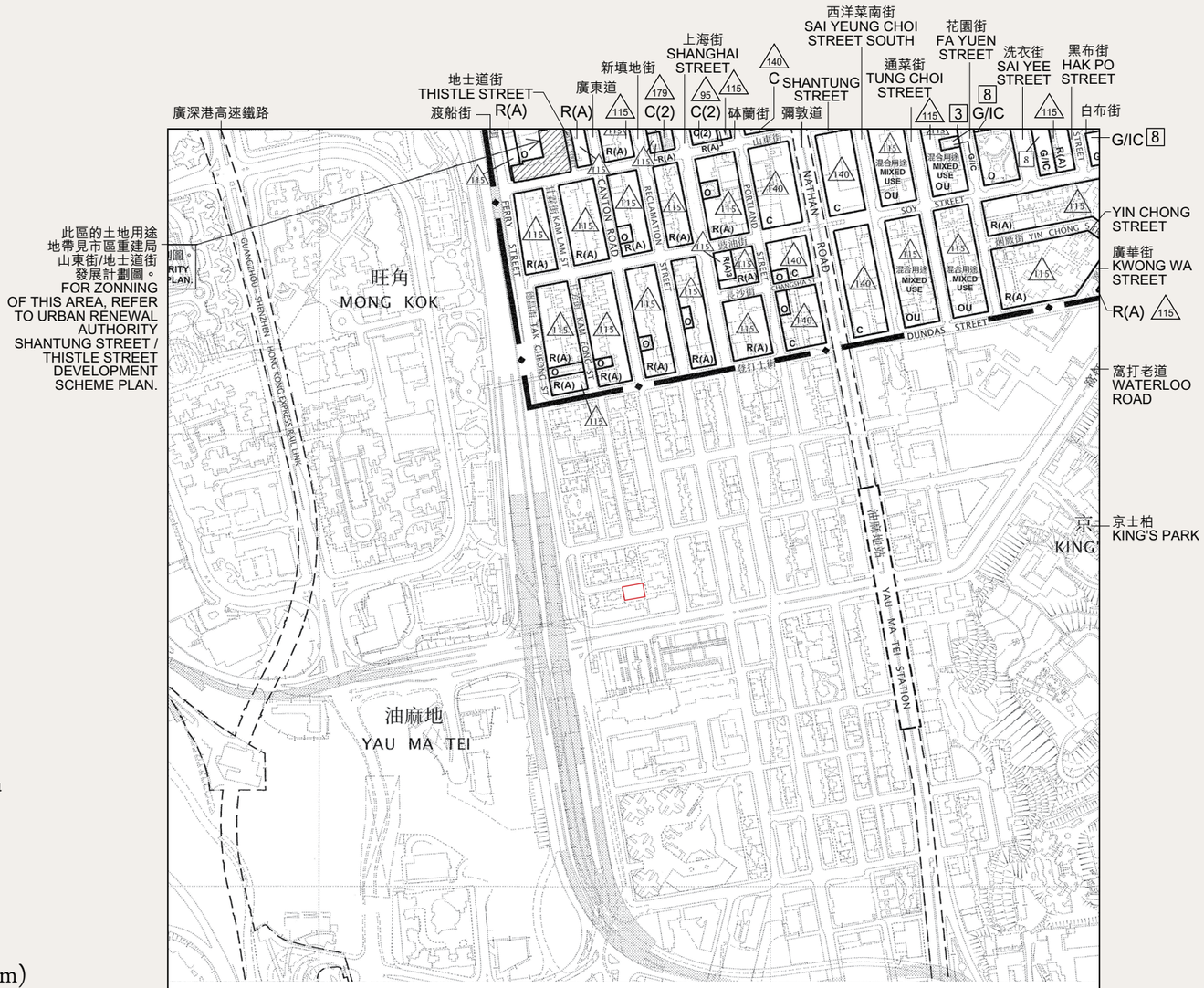
- C — Commercial 商業
- R(A) — Residential (Group A) 住宅（甲類）
- G/IC — Government, Institution or Community 政府、機構或社區
- O — Open Space 休憩用地
- OU — Other Specified Uses 其他指定用途

COMMUNICATIONS 交通

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

MISCELLANEOUS 其他

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



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

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

備註：
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

Boundary of the Development 發展項目的界線

0 100 200 300 400 500 Metres 米

Scale 比例

N

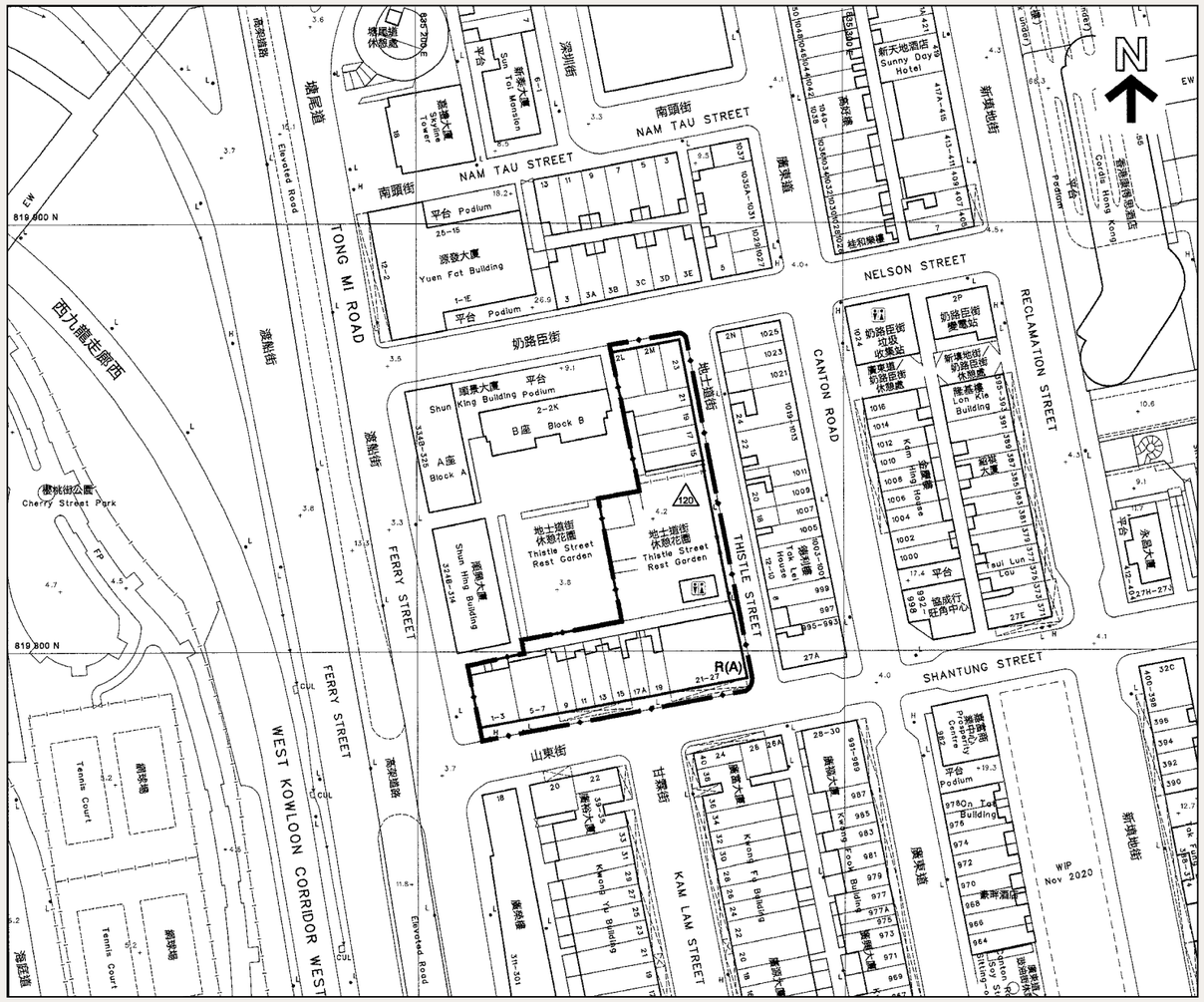
OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT
關乎發展項目的分區計劃大綱圖等

Adopted from the Urban Renewal Authority Shantung Street / Thistle Street Development Scheme Plan No. S/K3/URA4/2 prepared by the Town Planning Board under Section 25(3)(a) of the Urban Renewal Authority Ordinance and approved by the Chief Executive in Council under Section 9(1)(a) of the Town Planning Ordinance on 8 February 2022.

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摘錄自城市規劃委員會根據市區重建局條例第25(3)(a)條擬備，並由行政長官會同行政會議於2022年2月8日按照城市規劃條例第9(1)(a)條核准之市區重建局山東街／地士道街發展計劃圖則編號S/K3/URA4/2。

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



NOTATION 圖例

Boundary of Development Scheme
發展計劃範圍界線

R(A) Residential (Group A)
住宅（甲類）

Major Road and Junction
主要道路及路口

120 Maximum Building Height
(in metres above Principal Datum)
最高建築物高度 (在主水平基準上若干米)

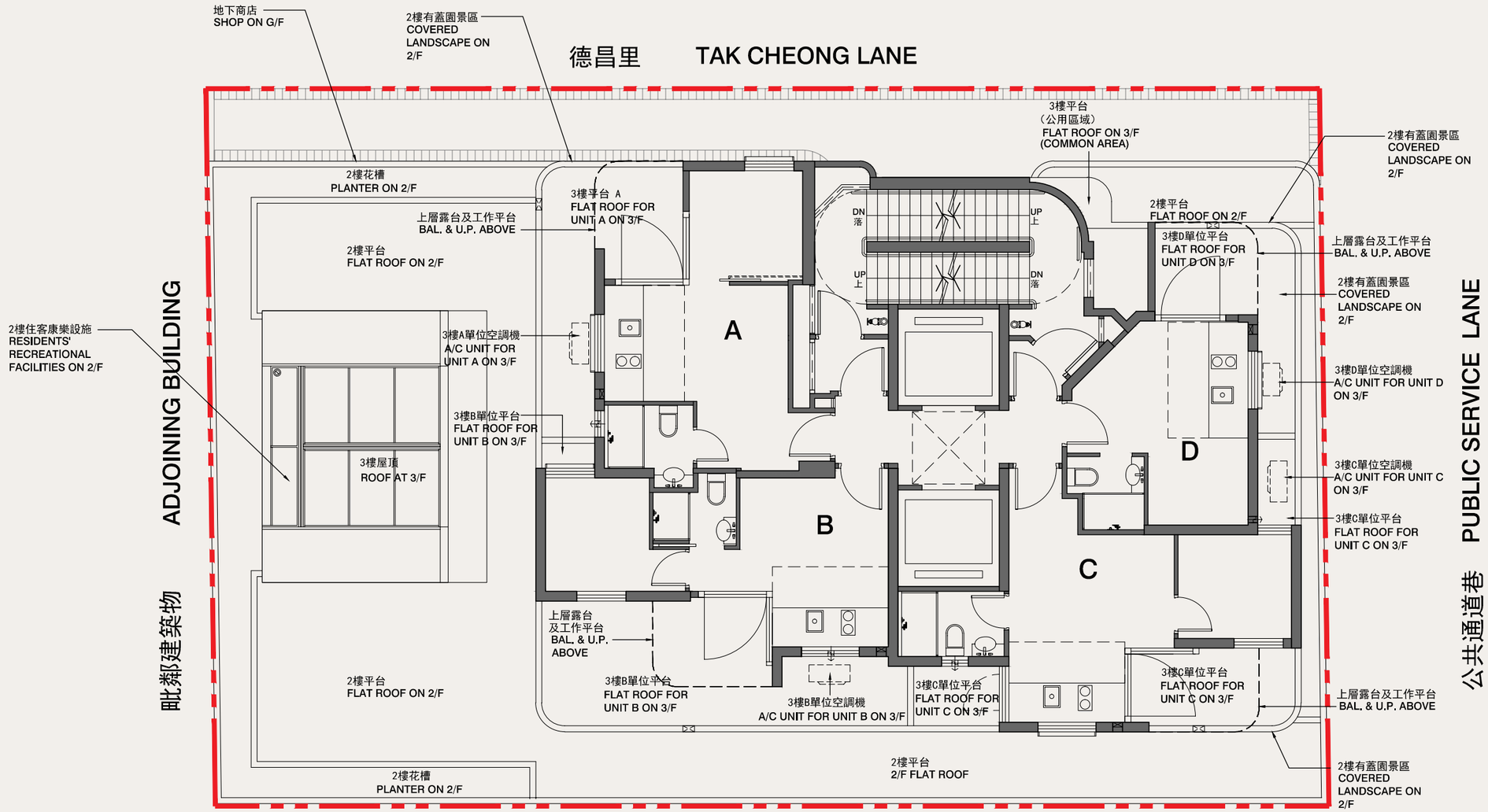
Notes:
1. The last updated development scheme plan as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its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

備註：
1. 在印刷售樓說明書當日所適用的最近期發展計劃圖則，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，此發展計劃圖則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。

0 20 40 60 80 100 Metres 米
Scale 比例

N

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



A/C Unit = Air-conditioner Unit 空調機

BAL. & U.P. ABOVE = Balcony & Utility Platform Above 上層露台及工作平台

Boundary of the Development
發展項目的界線

0 5 10 Metres 米

Scale 比例

N

The estimated date of completion of the uncompleted building and facilities, as provided by the authorized person for the Development is 28 April 2028.
由發展項目的認可人士提供的未落成建築物及設施的預計落成日期為2028年4月28日。

Note : The layout of the residential properties, as shown on this plan, is prepared based on the floor plan of the residential properties on the 3rd Floor.
備註 : 圖中所示之住宅物業布局是參照適用於3樓的住宅物業的樓面平面圖製作而成。

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

LEGEND OF THE TERMS AND ABBREVIATIONS USED ON FLOOR PLANS
樓面平面圖中所使用之名詞及簡稱之圖例

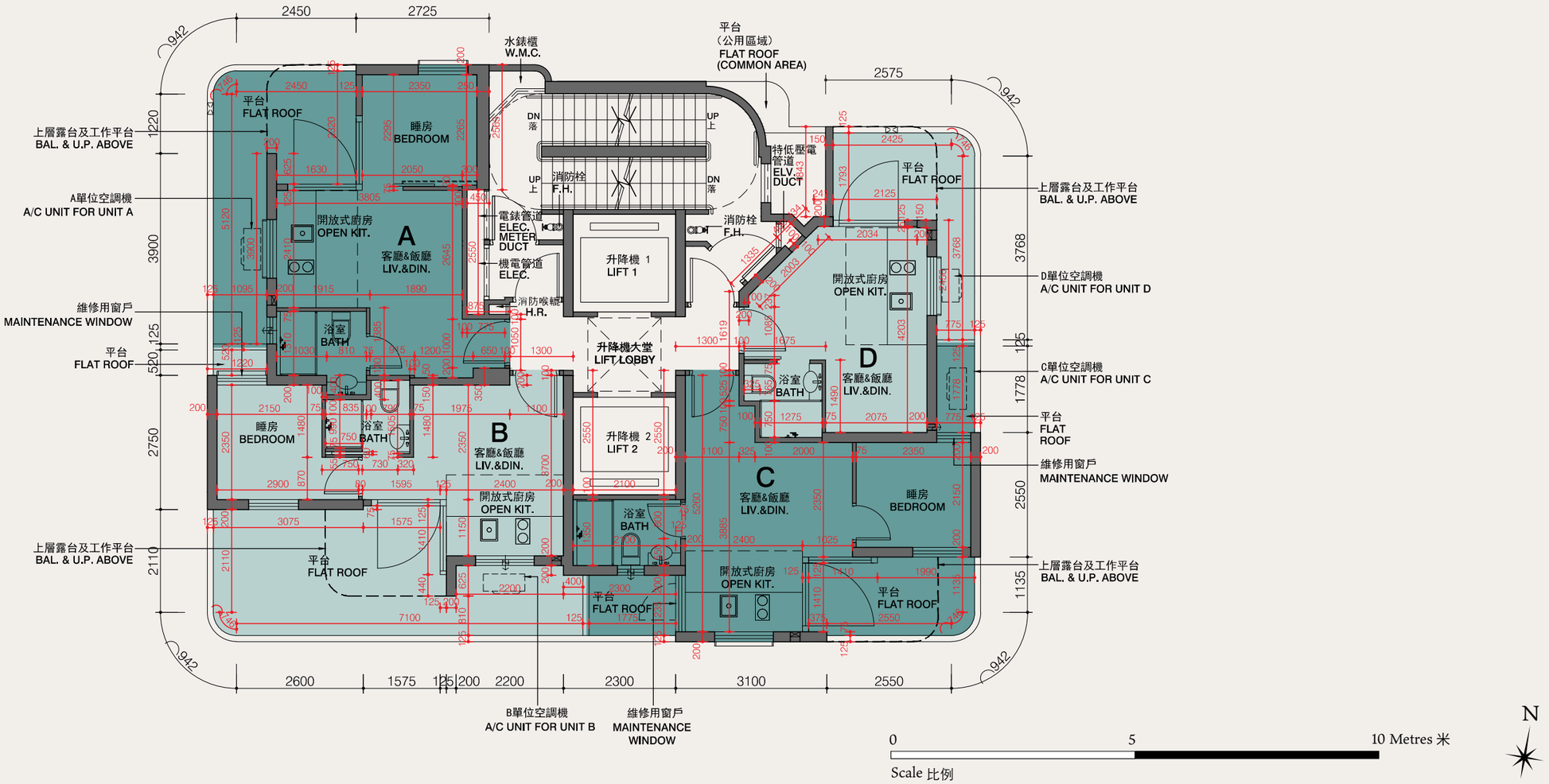
A/C	=	Air conditioner 空調機
BAL & U.P.	=	Balcony & Utility Platform 露台及工作平台
BATH	=	Bathroom 浴室
BEDROOM	=	Bedroom 睡房
BEDROOM 1	=	Bedroom 睡房 1
BEDROOM 2	=	Bedroom 睡房 2
CORR.	=	Corridor 走廊
DN	=	Down 下
ELEC.	=	Electrical duct 機電管道
ELEC. METER DUCT	=	Electrical meter duct 電錶管道
ELV. DUCT	=	Extra-low voltage duct 特低壓電管道
F.H.	=	Fire Hydrant 消防栓
H.R.	=	Hose Reel 消防喉轆
LIV. & DIN.	=	Living & Dining Room 客飯廳
M. BATH	=	Master Bathroom 主人浴室
M. BEDROOM	=	Master Bedroom 主人睡房
OPEN KIT.	=	Open Kitchen 開放式廚房
W.M.C.	=	Water meter cabinet 水錶櫃

Remarks:
1. There may be architectural features and/or exposed common pipes on external walls of some floors.
2. There may be communal pipes and/or mechanical and electrical services within balconies, utility platforms, flat roofs and roofs of some residential units.
3. Some residential units have ceiling bulkheads and/or sunken slab at living room, bedrooms, bathrooms, internal staircase, corridor and kitchen for air-conditioning system and/or other mechanical and electrical services.
4. Symbols of fittings and fitments shown on the floor plans, such as sink, water closets, shower, sink counter, cabinet (if any), etc. are architectural symbols retrieved from the latest approved general building plans and for general indication only.
5. Balconies and utility platforms are non-enclosed areas.
6. The dimensions of the floor plans are all structural dimensions in millimeter.

備註：
1. 部份樓層外牆或設有建築裝飾及／或外露喉管。
2. 部份住宅單位之露台、工作平台、平台及天台內或裝有公用喉管及／或機電設備。
3. 部分住宅單位的客廳、睡房、浴室、室內樓梯、走廊及廚房之天花有假天花及／或跌級樓板，以安裝空調系統及／或其他機電設備。
4. 平面圖上所顯示的形象裝置符號，例如洗滌盆、坐廁、花灑、洗滌盆櫃、櫃 (如有) 等乃摘自最新的經批准的建築圖則，只作一般性標誌。
5. 露台和工作平台為不可封閉的地方。
6. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。

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

3rd FLOOR PLAN
3樓平面圖



Description 描述	Unit 單位			
	A	B	C	D
The 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）	125 150	150	125 150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	2700 3150	2600 3150	2800 3150	2700 3150

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

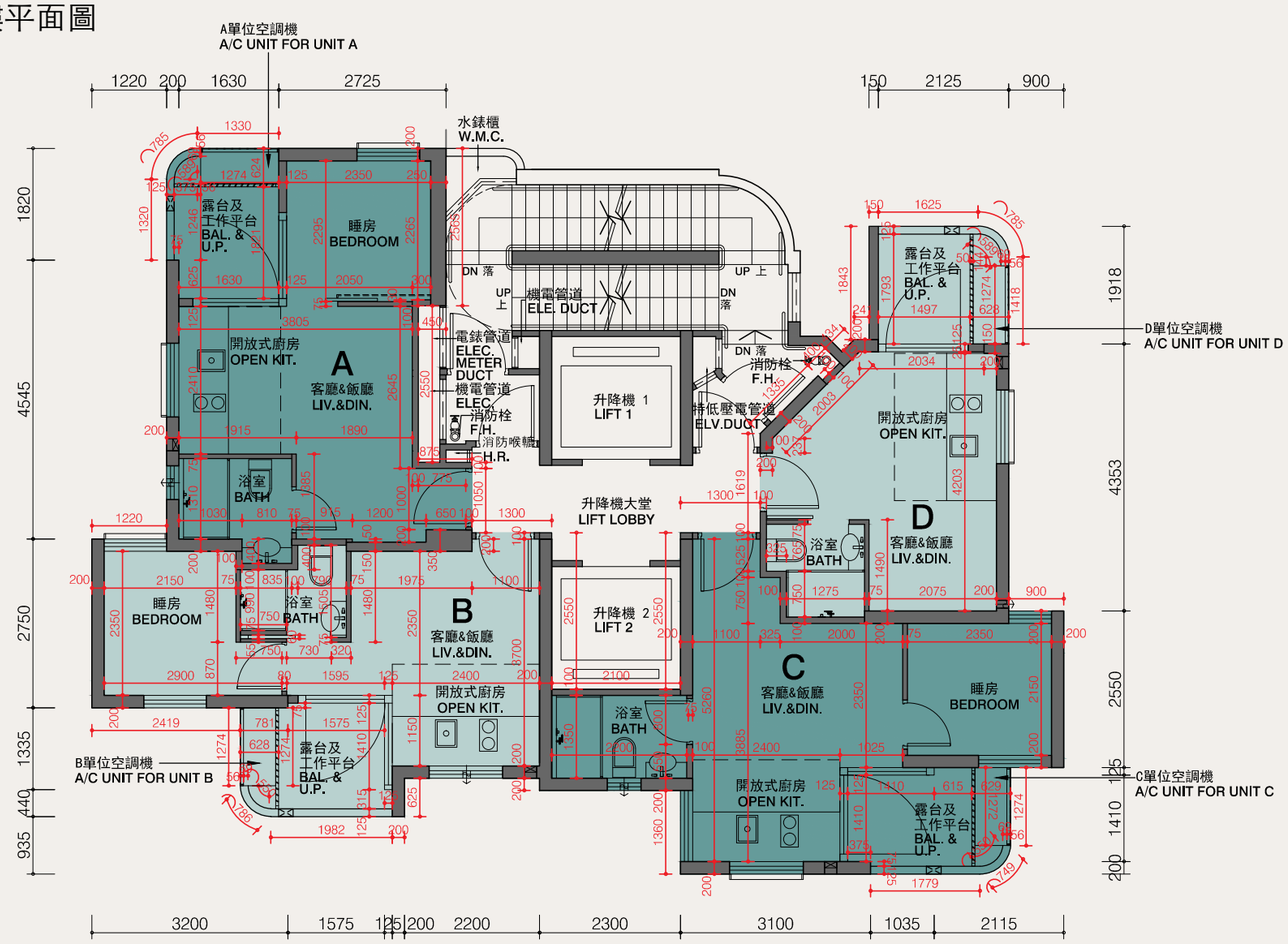
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於此發展項目）

Notes:
1. The dimensions in floor plans are all structural dimensions in millimeter.
2. Please refer to page 25 of this sales brochure for legend of the terms and abbreviations used on floor plans of residential properties.

備註：
1. 平面圖所列的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25頁為住宅物業的樓面平面圖而設之名詞及簡稱之圖例。

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

5th TO 12th, 15th TO 23rd & 25th TO 26th FLOOR PLAN
5樓至12樓、15樓至23樓及25樓至26樓平面圖



0 5 10 Metres 米

Scale 比例

N

Description 描述	Unit 單位			
	A	B	C	D
The 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）	125 150	150	125 150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	2700 3150	2600 3150	2800 3150	2700 3150

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

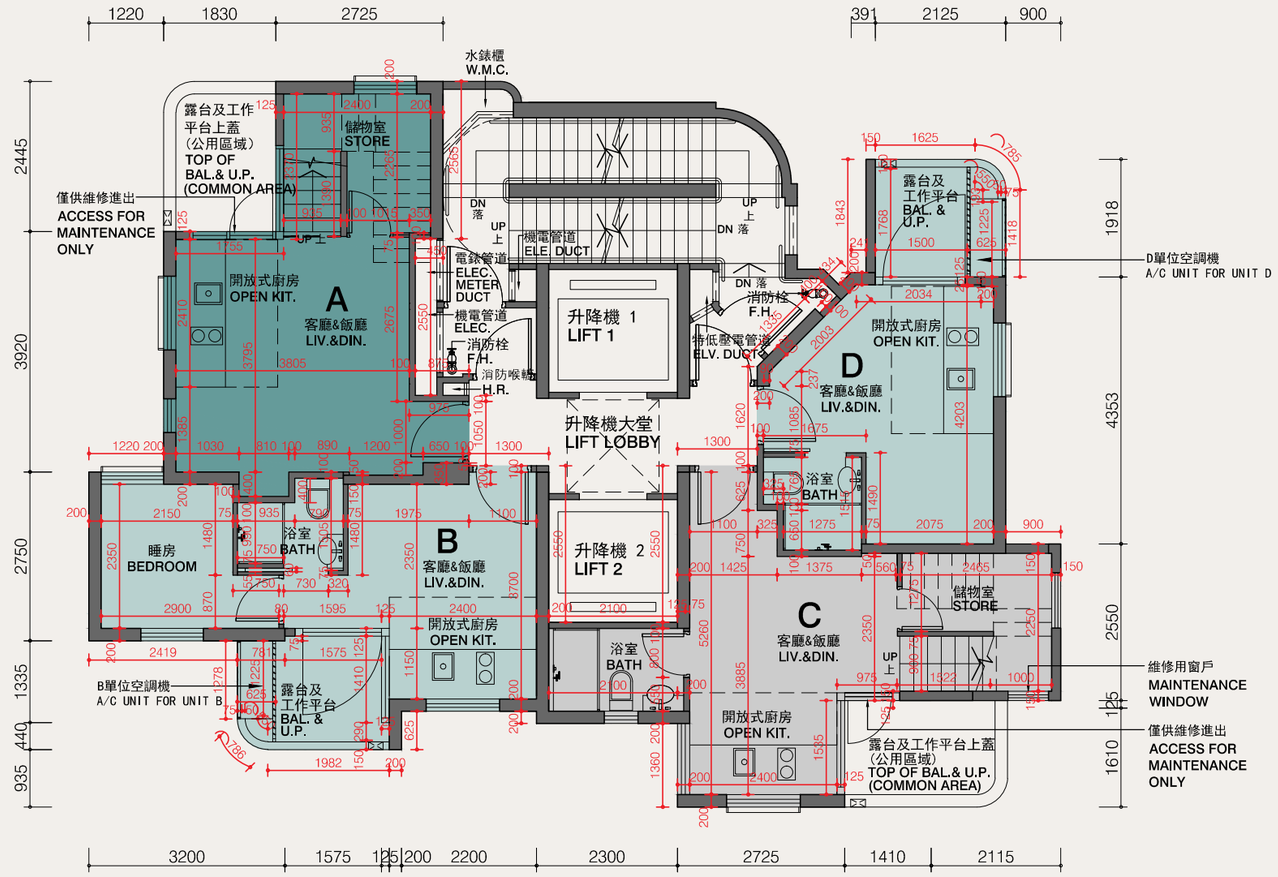
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於此發展項目）

Notes:
1. The dimensions in floor plans are all structural dimensions in millimeter.
2. Please refer to page 25 of this sales brochure for legend of the terms and abbreviations used on floor plans of residential properties.

備註：
1. 平面圖所列的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25頁為住宅物業的樓面平面圖而設之名詞及簡稱之圖例。

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

27th FLOOR PLAN
27樓平面圖



0 5 10 Metres 米

Scale 比例

N

Description 描述	Unit 單位			
	A	B	C	D
The 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）	150	150	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	2975 3150 3325	2975 3150 3325	2975 3150 3325	3150 3300 3325

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

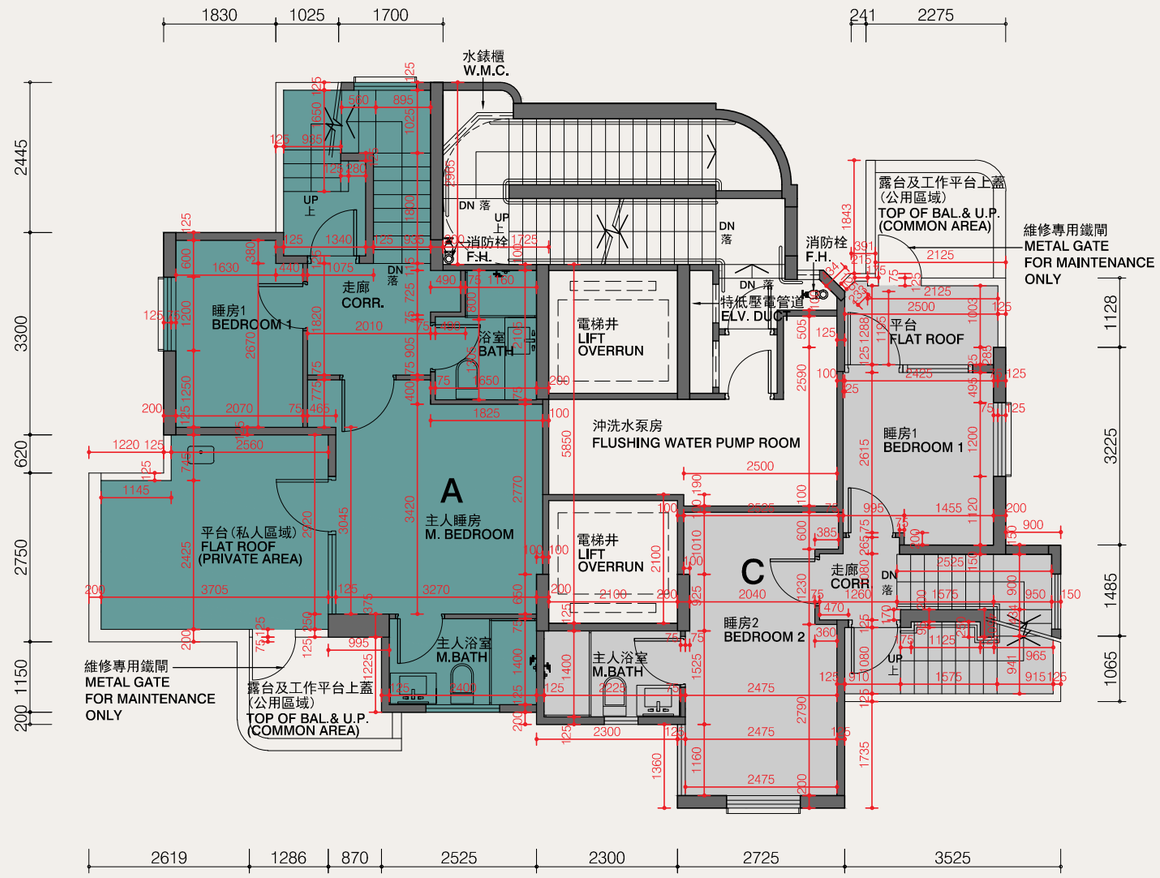
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於此發展項目）

Notes:
1. The dimensions in floor plans are all structural dimensions in millimeter.
2. Please refer to page 25 of this sales brochure for legend of the terms and abbreviations used on floor plans of residential properties.

備註：
1. 平面圖所列的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25頁為住宅物業的樓面平面圖而設之名詞及簡稱之圖例。

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

28th FLOOR PLAN
28樓平面圖



Description 描述	Unit 單位	
	A	C
The 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）	150, 200	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	3325	3325

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

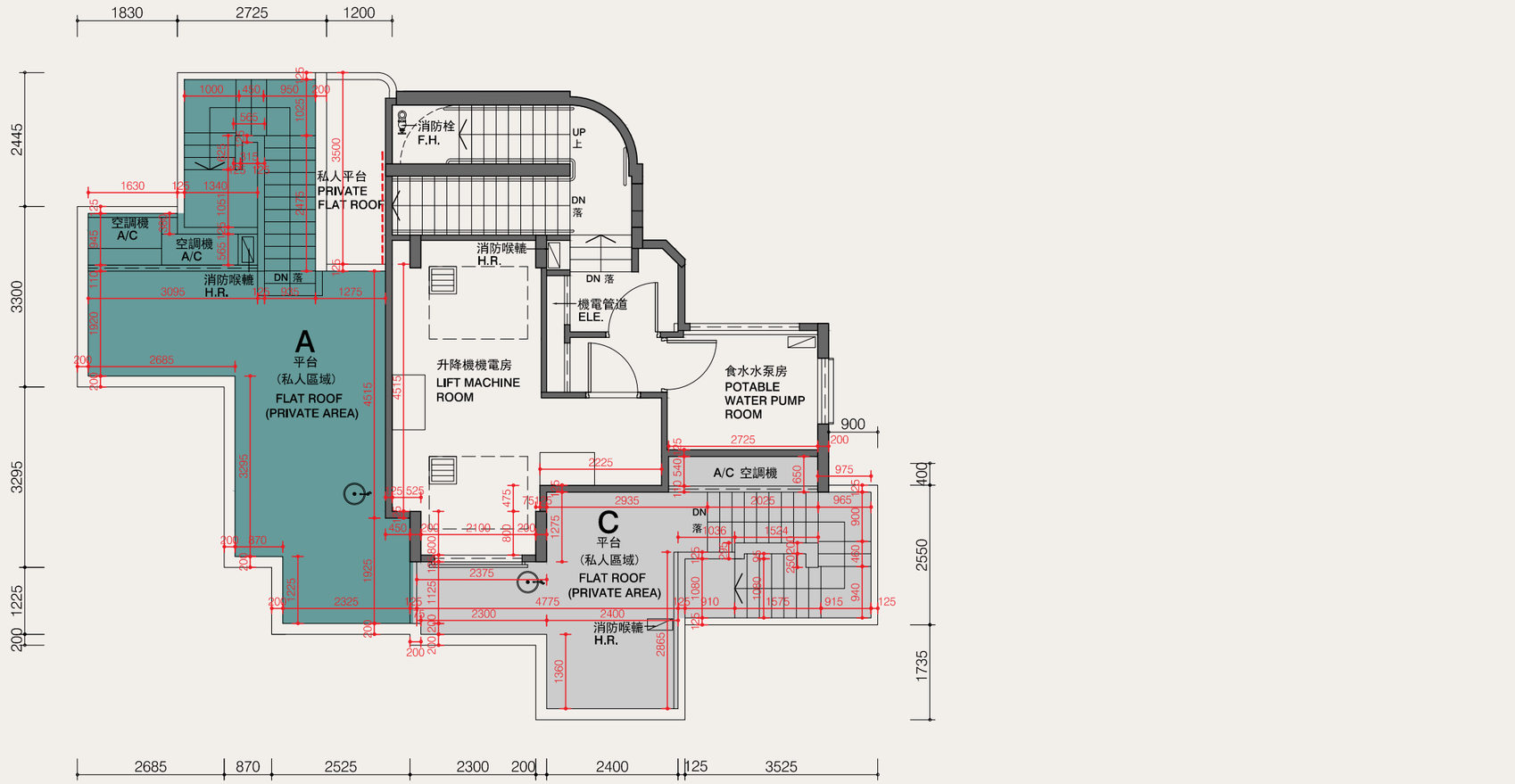
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於此發展項目）

Notes:
1. The dimensions in floor plans are all structural dimensions in millimeter.
2. Please refer to page 25 of this sales brochure for legend of the terms and abbreviations used on floor plans of residential properties.

備註：
1. 平面圖所列的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25頁為住宅物業的樓面平面圖而設之名詞及簡稱之圖例。

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

MAIN ROOF FLOOR PLAN
天台平面圖



Description 描述	Unit 單位	
	A	C
The 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）	Not Applicable 不適用	Not Applicable 不適用
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	Not Applicable 不適用	Not Applicable 不適用

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

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

Notes:

1. The dimensions in floor plans are all structural dimensions in millimeter.
2. Please refer to page 25 of this sales brochure for legend of the terms and abbreviations used on floor plans of residential properties.

備註：

1. 平面圖所列的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25頁為住宅物業的樓面平面圖而設之名詞及簡稱之圖例。

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

Description of Residential Property 住宅物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積（包括露台、工作平台及陽台（如有）） 平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）									
Floor 樓層	Unit 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
3/F 3樓	A	24.763 (267) Balcony 露台：– Utility Platform 工作平台：–	–	–	–	10.200 (110)	–	–	–	–	–	–
	B	23.038 (248) Balcony 露台：– Utility Platform 工作平台：–	–	–	–	16.627 (179)	–	–	–	–	–	–
	C	26.057 (280) Balcony 露台：– Utility Platform 工作平台：–	–	–	–	8.791 (95)	–	–	–	–	–	–
	D	16.765 (180) Balcony 露台：– Utility Platform 工作平台：–	–	–	–	7.050 (76)	–	–	–	–	–	–

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

實用面積以及露台、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。其他指明項目的面積（不計算入實用面積），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes:

1. The area specified above in square feet is converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties of the Development.
3. There are no 4/F, 13/F, 14/F and 24/F in the Development.

備註：

1. 上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 發展項目的住宅物業並無陽台。
3. 發展項目不設4樓、13樓、14樓及24樓。

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

Description of Residential Property 住宅物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積（包括露台、工作平台及陽台（如有）） 平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）								
Floor 樓層	Unit 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
5/F - 12/F, 15/F - 23/F and 25/F - 26/F (19 storeys) 5樓 - 12樓、15樓 - 23樓及25樓 - 26樓（19層）	A	28.263 (304) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	–	–	–	–	–	–	–	–	–	–
	B	26.538 (286) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	–	–	–	–	–	–	–	–	–	–
	C	29.557 (318) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	–	–	–	–	–	–	–	–	–	–
	D	20.225 (218) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	–	–	–	–	–	–	–	–	–	–

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

實用面積以及露台、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。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes:

1. The area specified above in square feet is converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties of the Development.
3. There are no 4/F, 13/F, 14/F and 24/F in the Development.

備註：

1. 上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 發展項目的住宅物業並無陽台。
3. 發展項目不設4樓、13樓、14樓及24樓。

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

Description of Residential Property 住宅物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積（包括露台、工作平台及陽台（如有）） 平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）								
Floor 樓層	Unit 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
27/F & 28/F (Duplex) 27樓及28樓（複式）	A	62.537 (673) Balcony 露台：– Utility Platform 工作平台：–	–	–	–	10.892 (117)	–	–	32.885 (354)	–	–	–
	C	55.987 (603) Balcony 露台：– Utility Platform 工作平台：–	–	–	–	3.214 (34)	–	–	22.522 (242)	–	–	–
27/F (1 storey) 27樓（1層）	B	26.538 (286) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	–	–	–	–	–	–	–	–	–	–
	D	20.175 (217) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	–	–	–	–	–	–	–	–	–	

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

實用面積以及露台、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。其他指明項目的面積（不計算入實用面積），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes:

1. The area specified above in square feet is converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties of the Development.
3. There are no 4/F, 13/F, 14/F and 24/F in the Development.

備註：

1. 上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 發展項目的住宅物業並無陽台。
3. 發展項目不設4樓、13樓、14樓及24樓。

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

Not Applicable.

不適用。

SUMMARY OF THE 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 —
   i. the preliminary agreement is terminated;
   ii. the preliminary deposit is forfeited; and
   iii. the owner does not have any further claim against the purchaser for the failure.

1. 在簽署臨時買賣合約（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—
   i. 該臨時合約即告終止；
   ii. 有關的臨時訂金即予沒收；及
   iii. 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

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

A. Common parts of the Development

"**Common Areas and Facilities**"

means, collectively, the Development Common Areas and Facilities, the Residential Common Areas and Facilities and all those parts and such of the areas and facilities (if any) of the Development designated as common areas and facilities by the First Owner in accordance with the provisions of the DMC or by the relevant Owners in any Sub-Deed(s) (if any);

"**Development Common Areas and Facilities**"

means and includes :-

(a) foundations, columns, beams and other structural supports and elements of the Development, common flat roof and flat roof (not forming part of any Unit), emergency generator room (genset), fireman's lift, water meter cabinet (W.M.C.), fire services control room, fire services inlets and sprinkler inlets, fire services and sprinkler water tank and pump room, portable and flushing water tank and pump room, portable water pump room, flushing water pump room, hose reel cabinets, pipe ducts (P.D.), refuse storage and material recovery chamber (R.S.&M. R.C.), reinforced concrete (R.C.C.), F.S. water and sprinkler water tank, staircases, stairways, switch room, telecommunications and broadcasting (T.B.E.) room, transformer room which are (if and where capable of being shown on plans) for the identification purposes only shown coloured Orange and Orange Hatched Black on the DMC Plans;

(b) such parts of the external walls of the Development (excluding those forming part of (i) the Residential Units; (ii) the Commercial Accommodation; and (iii) the Residential Common Areas and Facilities) which are (if and where capable of being shown on plans) for identification purposes only shown coloured Orange on the DMC Plans;

(c) such other areas, systems, devices, services and facilities of and in the Land and the Development as may be designated as Development Common Areas and Facilities by the First Owner in accordance with the DMC or by the relevant Owners in any Sub-Deed; and

(d) to the extent not specifically provided in paragraphs (a), (b) and (c) above, such other parts of the Land and the Development as may fall within the definition of "common parts" as defined in the BMO,

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

(i) any parts of the Development covered by paragraph (a) of the definition of "common parts" set out in section 2 of the BMO; and/or

(ii) any parts specified in the Schedule 1 to the BMO and included under paragraph (b) of the definition of "common parts" set out in section 2 of the BMO,

shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Development Common Areas and Facilities;

"**Residential Common Areas and Facilities**"

means and includes :-

(a) corridors, common corridors and lift lobbies on G/F to 28/F (excluding 4/F, 13/F, 14/F and 24/F), electrical ducts (E.L.E. or E.L.E.C.), electrical meter ducts, extra low voltage ducts (E.L.V.), water point for cleaning, flat roof, fresh water tank room, hose reel cabinets, lift, lift shafts, pipe ducts (P.D.), staircases, stairways, top of balcony and utility platform, water meter cabinets, lift machine room, the Recreational Facilities, covered landscape, planters, unisex accessible lavatory which are (if and where capable of being shown on plans) for identification purposes only shown coloured Yellow and Yellow Hatched Black on the DMC Plans;

(b) such parts of the external walls of the Development (excluding the windows, sliding door, French door and balustrades of the Residential Units and those external walls of the Development forming part of the Residential Units, the Commercial Accommodation and the Development Common Areas and Facilities) which are (if and where capable of being shown on plans) for identification purposes only shown coloured Yellow on the DMC Plans;

(c) such other areas and any other systems, services, devices and facilities provided for or installed in the Development intended for the common use and benefit of all the Residential Units as a whole and not just any particular Residential Unit; and

(d) such other areas, systems, devices, services and facilities of and in the Land and the Development as may be designated as Residential Common Areas and Facilities by the First Owner in accordance with the DMC or by the relevant Owners in any Sub-Deed (if any),

but excludes the Development Common Areas and Facilities and such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner.

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

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

Floor	Unit	Undivided Shares	Management Shares
3/F	Unit A with Flat Roof	26	26
	Unit B with Flat Roof	25	25
	Unit C with Flat Roof	27	27
	Unit D with Flat Roof	18	18
5/F – 26/F (19 storeys)	Unit A with Balcony and Utility Platform	28	28
	Unit B with Balcony and Utility Platform	27	27
	Unit C with Balcony and Utility Platform	30	30
	Unit D with Balcony and Utility Platform	20	20
27/F	Unit B with Balcony and Utility Platform	27	27
	Unit D with balcony and Utility Platform	20	20
27/F & 28/F	Unit A (duplex) with Flat Roof and Roof	67	67
	Unit C (duplex) with Flat Roof and Roof	55	55

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

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

The manager for the Development shall be appointed for an initial term of two (2) years commencing from the date of the DMC and shall continue thereafter until terminated by not less than three (3) calendar months' notice in writing 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

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

E. Basis on which the management fee deposit is fixed

A sum as security equivalent to three (3) months' monthly management contribution and such security amount shall be non-refundable but transferable.

F. The area in the Development retained by the Vendor for the Vendor's own use

Not applicable.

Note:
For full details, please refer to the DMC which is free for inspection during opening hours at the sales office. Full script of the DMC is available for inspection upon request and copies of the DMC can be obtained upon paying necessary photocopying charges.

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

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

「公用地方及設施」

統指發展項目公用地方及設施、住宅公用地方及設施，以及發展項目所有經第一業主依據公契之規定，或經相關業主於任何分契 (如有) 中指定為公用地方及設施之部分及該等區域與設施 (如有)；

「發展項目公用地方及設施」

指並包括以下各項：

(a) 發展項目的地基、柱、樑及其他結構支撐與構件、公共平台及平台 (不屬於任何單位的一部分)、緊急發電機房 (發電機組)、消防員升降機、水錶櫃 (W.M.C.)、消防控制室、消防進水口及灑水系統進水口、消防及灑水水箱與泵房、食水及沖廁用水水箱與泵房、食水泵房、沖廁用水泵房、消防喉轆櫃、管線管道 (P.D.)、垃圾儲存及物料回收室 (R.S.&M.R.C.)、鋼筋混凝土 (R.C.C.)、消防及灑水水箱、樓梯間、樓梯、配電室、電信及廣播 (T.B.E.) 室、變壓器室，上述設施 (如圖則上可標示者) 僅為識別目的，於公契圖則上以橙色及橙色黑斜綫標示；

(b) 發展項目外牆的相關部分 (不包括構成 (i) 住宅單位；(ii) 商業區；及 (iii) 住宅公共區域及設施一部分的外牆)，該等部分 (如圖則上可標示且標示之處) 僅為識別目的，在公契圖則上以橙色標示；

(c) 該土地及發展項目內其他經第一業主根據公契或經相關業主在任何分契中指定為「發展項目公用地方及設施」的區域、系統、裝置、服務及設施；以及

(d) 凡上文(a)、(b)及(c)段未明確規定者，該土地及發展項目中符合《建築物管理條例》所界定之「公用部分」定義的其他部分，

但不包括住宅公用地方及設施，以及發展項目內任何特定業主擁有持有、使用、佔用及享用的專屬權利及特權之區域，以及發展項目內僅供任何特定業主使用的設施；惟在適當情況下，若

(i) 發展項目中任何部分符合《建築物管理條例》第 2 條所載「公共部分」定義的 (a) 段；及 ／或

(ii) 《建築物管理條例》附表 1 所指明且涵蓋於《建築物管理條例》第 2 條所載「公共部分」定義第 (b) 段的任何部分，

亦應受前述條文規管，則該等部分應被視為已納入發展項目公用地方及設施，並構成其一部分；

「住宅公用地方及設施」

指並包括以下各項：

(a) 走廊、位於地下層至第 28 層 (不包括第 4 層、第 13 層、第 14 層及第 24 層) 的公共走廊及電梯大堂、電氣管槽 (E.L.E. 或 E.L.E.C.)、電錶管槽、超低壓管槽 (E.L.V.)、清潔用水點、平台、清水箱房、消防喉轆櫃、升降機、升降機井、管道 (P.D.)、樓梯、樓梯間、露台及工作平台頂部、水錶櫃、升降機機房、康樂設施、有蓋景觀區、種植箱、無障礙男女共用洗手間，該等部分 (如圖則上可標示) 僅為識別目的，在公契圖則上以黃色及黃色黑斜線標示；

(b) 發展項目外牆之該等部分 (不包括住宅單位之窗戶、滑動門、法式門及護牆，以及構成住宅單位、商業設施及發展項目公用區域與設施一部分之發展項目外牆)，該等部分 (如圖則上可標示且標示之處) 僅為識別目的，於公契圖則上以黃色標示；

(c) 發展項目內為所有住宅單位整體 (而非僅任何特定住宅單位) 之共同使用及利益而提供或安裝之其他區域，以及任何其他系統、服務、裝置及設施；及

(d) 該土地及該發展項目內之其他區域、系統、裝置、服務及設施，凡由第一業主根據公契或由相關業主於任何分契 (如有) 中指定為「住宅公用地方及設施」者，

但不包括發展項目公用地方及設施，以及發展項目內任何特定業主擁有獨家持有、使用、佔用及享用的權利與特權之區域，以及發展項目內僅供任何特定業主使用之設施。

B. 分配予發展項目中的每個住宅物業的不分割份數及管理份數的數目

樓層	住宅物業	不分割份數	管理份數
3 樓	A 單位 (連平台)	26	26
	B 單位 (連平台)	25	25
	C 單位 (連平台)	27	27
	D 單位 (連平台)	18	18
5 樓 – 26 樓 (共 19 層)	A 單位 (連露台及工作平台)	28	28
	B 單位 (連露台及工作平台)	27	27
	C 單位 (連露台及工作平台)	30	30
	D 單位 (連露台及工作平台)	20	20
27 樓	B 單位 (連露台及工作平台	27	27
	D 單位 (連露台及工作平台)	20	20
27 樓及 28 樓	A 單位 (複式) (連平台及天台)	67	67
	C 單位 (複式) (連平台及天台)	55	55

備註：不設 4 樓、13 樓、14 樓及 24 樓。

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

C. 發展項目的管理人的委任年期

發展項目的管理人應自公契生效之日起，以兩 (2) 年為首任任期，其後任期將持續至根據公契條款，以書面形式發出不少於三 (3) 個日曆月的通知終止為止。

D. 發展項目中住宅物業的擁有人分擔管理開支的基準

每個住宅單位的業主須根據其住宅單位的管理份數及按照公契指定的原則，以公契訂明的方式、金額及比例攤付發展項目的管理開支 (根據管理人擬備的預算案計算)。

E. 計算管理費按金的基準

管理費按金相等於三 (3) 個月之管理費，該按金不可退還，但可轉讓。

F. 賣方在發展項目中保留作自用的範圍

不適用。

備註：
請查閱公契了解全部詳情。公契文本現存於售樓處，於開放時間可供免費閱覽。公契文本全文可按要求供閱覽，並可在支付所需影印費用後索取公契的副本。

SUMMARY OF LAND GRANT
批地文件的摘要

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

The Development is situated on The Remaining Portion of Section C of Kowloon Inland Lot No.7305 (the "**Land**").

B. Term of years

The Land is held under Conditions of Re-Grant No. 5857 (the "Land Grant") for a term of 150 years commencing from 4 July 1887.

C. User restrictions applicable to the Land

Special Condition (b) of the Land Grant stipulates that:-

"The new lot shall not be used for industrial purposes and no factory building shall be erected thereon."

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

1. General Condition 6(a) of the Land Grant stipulates that :-

   "The Lessee of the lot shall maintain all buildings now standing or at any time hereafter erected on the lot in good tenantable repair and condition throughout the tenancy and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy..."

2. General Condition 8 of the Land Grant stipulates that :-

   "Any private streets or roads and scavenging or other lanes which may be formed shall be sited to the satisfaction of the Director of Public Works and included in or excluded from the area to be leased as may be determined by him and in either case shall be handed over to Government free of cost if so required. Where taken over by Government the surfacing, kerbing and channelling shall be carried out by Government at the cost of the Lessee and thereafter maintained at public expense but where remaining part of the area leased or to be leased such streets roads or lanes shall be surfaced kerbed channelled and maintained by and at the expense of the Lessee to the satisfaction in all respects of the Director of Public Works."

3. Special Condition (g) of the Land Grant stipulates that :-

   "All rain and surface water from the new lot and from balconies or verandahs or other projections over Crown Land shall be trapped within the boundaries of the new lot (except were specifically excepted by the Director of Public Works) and shall thence be conveyed in a pipe connected directly to the public drainage system in a manner to be approved by the Director of Public Works. Where, with the written approval of the said Director, the trap is sited outside the lot boundaries it shall be constructed by Government at the lessee's expense and maintained by Government thereafter."

4. Special Condition (h) of the Land Grant stipulates that :-

   "All foundations proposed to be constructed near to or adjoining any sewer or storm-water drain within or adjoining the new lot shall be formed as the Director of Public Works may require."

5. Special Condition (k) of the Land Grant stipulates that :-

   "The lessee shall when required by the Director of Public Works carry out such repairs and/or alterations to the drainage system within the new lot as to ensure that all foul and storm water is led to a public foul sewer or public storm water drain as the said Director may approve."

F. Lease conditions that are onerous to a purchaser

1. General Condition 7 of the Land Grant stipulates that :-

   "The lessee shall not permit sewage or refuse water to flow from the new lot on to any adjoining land or any decaying, noisome, noxious, excrementitious, or other refuse matter to be deposited on any portion of the lot, and in carrying out any works or excavation on the lot no excavated earth shall be deposited on the lot or (where so permitted) on Land adjoining, in such manner as shall expose the slopes of such excavated earth to be eroded and washed down by the rains, and all such slopes shall be properly turfed and, if necessary, secured in place by means of masonry toe walls..."

2. Special Condition (d) of the Land Grant stipulates that :-

   "In view of the limited water supplies in the Colony no guarantee can be given that any water which is supplied will be continuously available; moreover the Water Authority has the right under the Waterworks Ordinance Chapter 102 to restrict the hours of supply, which is likely to be periodically necessary, or to withhold the service in whole or in part when in his opinion the available supply is insufficient."

3. Special Condition (e) of the Land Grant stipulates that :-

   "No water from Government mains shall be used for flushing purposes upon any part of the new lot without the written consent of the Director of Public Works. Such consent will not normally be given unless an alternative supply is impracticable and evidence to that effect is offered to the Water Authority before construction is commenced. It is considered that a well water supply should be possible on this site."

SUMMARY OF LAND GRANT
批地文件的摘要

4. Special Condition (f) of the Land Grant stipulates that :-

   “The grant of the new lot is deemed to be subject to and with the benefit of existing rights of way in respect of the lot to be surrendered.”

5. Special Condition (i) of the Land Grant stipulates that :-

   "The lessee shall pay to the Government of Hong Kong, on demand, the cost of connecting any drains or sewers from the new lot to the Government storm-water drains or sewers. Such work shall be carried out by the Director of Public Works who shall, however, incur no liability to the lessee in respect thereof."

6. Special Condition (j) of the Land Grant stipulates that :-

   “The lessee shall pay to the Government of Hong Kong, on demand, the cost of removing, diverting and reinstating elsewhere as may be required any drains, sewers, nullahs, water courses, pipes, cables wires or other utility services, or any other works or installations on the new lot whatsoever which the Director of Public Works may consider it necessary to remove or divert.”

7. Special Condition (l) of the Land Grant stipulates that :-

   “The lessee shall not erect any building or buildings upon the areas of the lot hatched green.”

Note:
For full details, please refer to the Land Grant. Full script of the Land Grant is available for free inspection upon request at the sales office during opening hours and copies can be obtained upon paying necessary photocopying charges.

SUMMARY OF LAND GRANT
批地文件的摘要

A. 發展項目所位於的土地的地段編號

發展項目位於九龍內地段第7305號C段餘段(「**該土地**」)。

B. 批地年期

該土地根據《重批條件》第5857號(「**批地文件**」)持有，批地年期為150年，由1887年7月4日開始生效。

C. 適用於該土地的用途限制

批地文件的特別條款(b)規定如下：

「新土地不得用於工業用途，且不得在其上興建工廠建築。」

D. 按規定須興建並提供予政府或供公眾使用的設施

不適用。

E. 有關承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

1. 批地文件之一般條款第6(a)條規定如下：

「該土地之承租人應於租賃期間內，將現存或日後於該土地上興建之所有建築物，維持於良好且適宜居住之修繕狀態與狀況，並於租賃期滿或租約提前終止時，將該等建築物以同等修繕狀態與狀況交還……」

2. 批地文件之一般條款第8條規定如下：

「任何可能開闢的私人街道、道路、清運巷道或其他巷道，其位置須經工務司核准，並由其決定是否納入或排除於擬出租的範圍內；無論何種情況，若政府要求，均須無償移交政府。 若由政府接管，路面鋪設、路緣石設置及排水溝開鑿應由政府負責，費用由承租人承擔，此後之維護則由公帑負擔；但若該等街道、道路或巷道仍屬已租賃或將租賃之區域，則須由承租人負責鋪設路面、設置路緣石、開鑿排水溝並進行維護，且費用由承租人承擔，其各項工程均須符合工務司之要求。」

3. 批地文件之特別條款(g)規定如下：

「新土地內以及從露台、陽台或其他伸出至官地的突出部分所產生的所有雨水及地表水，均須匯集於新土地的界線內(工務司特別豁免者除外)，並須透過直接連接至公共排水系統的管道輸送，其方式須經工務司批准。若經工務司書面批准，將集水井設置於土地界限之外，則該集水井應由政府承建(費用由承租人負擔)，其後由政府負責維護。」

4. 批地文件之特別條款(h)規定如下：

「凡擬於新土地內或毗鄰新土地之任何污水管或雨水管附近或毗鄰處興建之地基，均須依照工務司之要求進行施工。」

5. 批地文件之特別條款(k)規定如下：

「承租人應在工務司要求時，對新土地內的排水系統進行必要的維修及/或改建，以確保所有污水及雨水均能引至工務司所核准的公共污水渠或公共雨水渠。」

F. 對買方造成負擔的租用條件

1. 批地文件之一般條款第7條規定如下：

「承租人不得允許污水或廢水從新土地流向任何毗鄰土地，亦不得將任何腐爛、惡臭、有害、排泄物或其他廢棄物堆置於土地的任何部分；且在該土地上進行任何工程或挖掘作業時，不得將挖掘出的土方堆置於該土地或(在獲准的情況下)毗鄰土地上，以致使該挖掘土方的斜坡暴露於雨水侵蝕及沖刷之下；所有此類斜坡均須妥善鋪設草皮，並在必要時透過砌築護坡牆加以固定……」

2. 批地文件之特別條款(d)規定如下：

「鑒於本殖民地水資源有限，無法保證所供應的水源能持續供應；此外，根據《水務設施條例》(第102章)，水務監督有權限制供水時間(此舉可能需不定期實施)，或在其認為可用水源不足時，全部或部分暫停供水服務。」

3. 批地文件之特別條款(e)規定如下：

「未經工務司書面同意，新土地的任何部分均不得使用政府自來水管線的水進行沖廁。除非無法採用其他供水方式，且在施工開始前已向水務局提供相關證明，否則通常不會給予此類同意。據評估，該土地應可採用井水供水。」

4. 批地文件之特別條款(f)規定如下：

「新土地的批授，應視為受將予交還的土地之現有通行權所規限，並享有該等通行權所帶來的利益。」

5. 批地文件之特別條款(i)規定如下：

「承租人須應要求向香港政府支付將新土地的任何排水渠或污水渠接駁至政府雨水渠或污水渠的費用。該等工程須由工務司負責進行，惟工務司就此對承租人概不承擔任何責任。」

SUMMARY OF LAND GRANT
批地文件的摘要

6. 批地文件之特別條款 (j) 規定如下：

「承租人須應香港政府要求，支付因移除、改道及在其他地點恢復任何排水渠、污水渠、明渠、水道、管道、電纜、電線或其他公用設施，或工務司認為有必要移除或改道的任何其他工程或裝置所產生的費用。」

7. 批地文件之特別條款 (l) 規定如下：

「承租人不得在該土地中以綠色陰影標示的區域內興建任何建築物。」

備註：
詳情請參閱批地文件。批地文件全文現存於售樓處，於開放時間可向銷售處索取免費查閱，並可在支付所需影印費後取得其複印本。

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

Not Applicable.

不適用。

WARNING TO PURCHASERS
對買方的警告

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

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

c. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser -

   i. that firm may not be able to protect the purchaser's interests; and

   ii. the purchaser may have to instruct a separate firm of solicitors; and

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

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

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

c. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突一

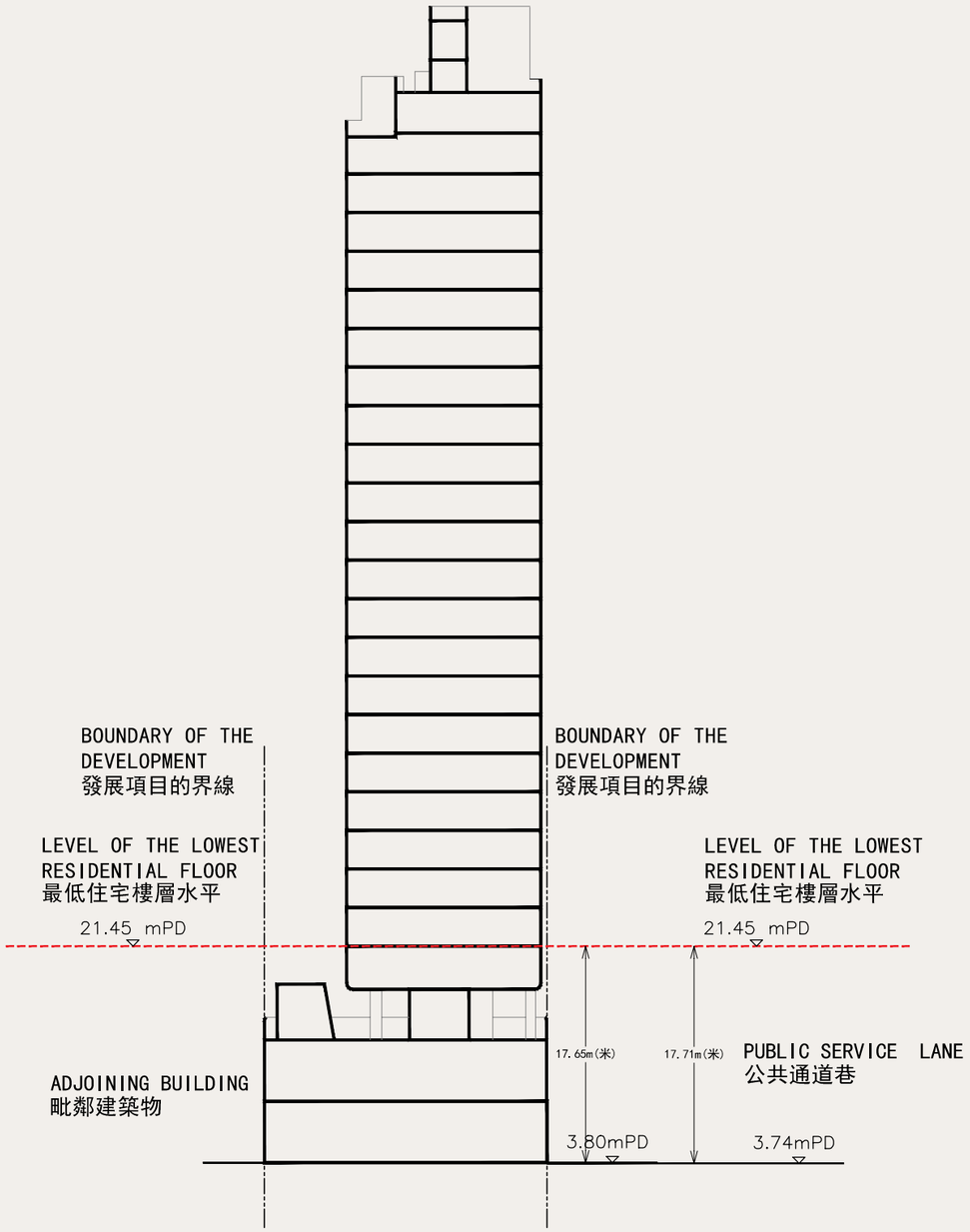
   i. 該律師事務所可能不能夠保障買方的利益；及

   ii. 買方可能要聘用一間獨立的律師事務所；及

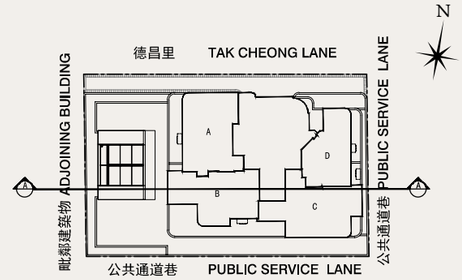
   iii. 如屬(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

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

Cross-section Plan A-A
橫截面圖 A-A



TOP ROOF			頂層天台
UPPER ROOF			上層天台
MAIN ROOF			天台
28/F	RESIDENTIAL UNITS	28樓	住宅單位
27/F	RESIDENTIAL UNITS	27樓	住宅單位
26/F	RESIDENTIAL UNITS	26樓	住宅單位
25/F	RESIDENTIAL UNITS	25樓	住宅單位
23/F	RESIDENTIAL UNITS	23樓	住宅單位
22/F	RESIDENTIAL UNITS	22樓	住宅單位
21/F	RESIDENTIAL UNITS	21樓	住宅單位
20/F	RESIDENTIAL UNITS	20樓	住宅單位
19/F	RESIDENTIAL UNITS	19樓	住宅單位
18/F	RESIDENTIAL UNITS	18樓	住宅單位
17/F	RESIDENTIAL UNITS	17樓	住宅單位
16/F	RESIDENTIAL UNITS	16樓	住宅單位
15/F	RESIDENTIAL UNITS	15樓	住宅單位
12/F	RESIDENTIAL UNITS	12樓	住宅單位
11/F	RESIDENTIAL UNITS	11樓	住宅單位
10/F	RESIDENTIAL UNITS	10樓	住宅單位
9/F	RESIDENTIAL UNITS	9樓	住宅單位
8/F	RESIDENTIAL UNITS	8樓	住宅單位
7/F	RESIDENTIAL UNITS	7樓	住宅單位
6/F	RESIDENTIAL UNITS	6樓	住宅單位
5/F	RESIDENTIAL UNITS	5樓	住宅單位
3/F	RESIDENTIAL UNITS	3樓	住宅單位
TRANSFER PLATE			結構轉換層
2/F	RECREATIONAL FACILITIES / COVERED LANDSCAPE	2樓	康樂設施 / 有上蓋的園景區
1/F	PLANT ROOMS	1樓	機電房
G/F	SHOP(S) / RESIDENTIAL ENTRANCE LOBBY	地下	商舖 / 住宅入口大堂



KEY PLAN
指示圖

Notes:

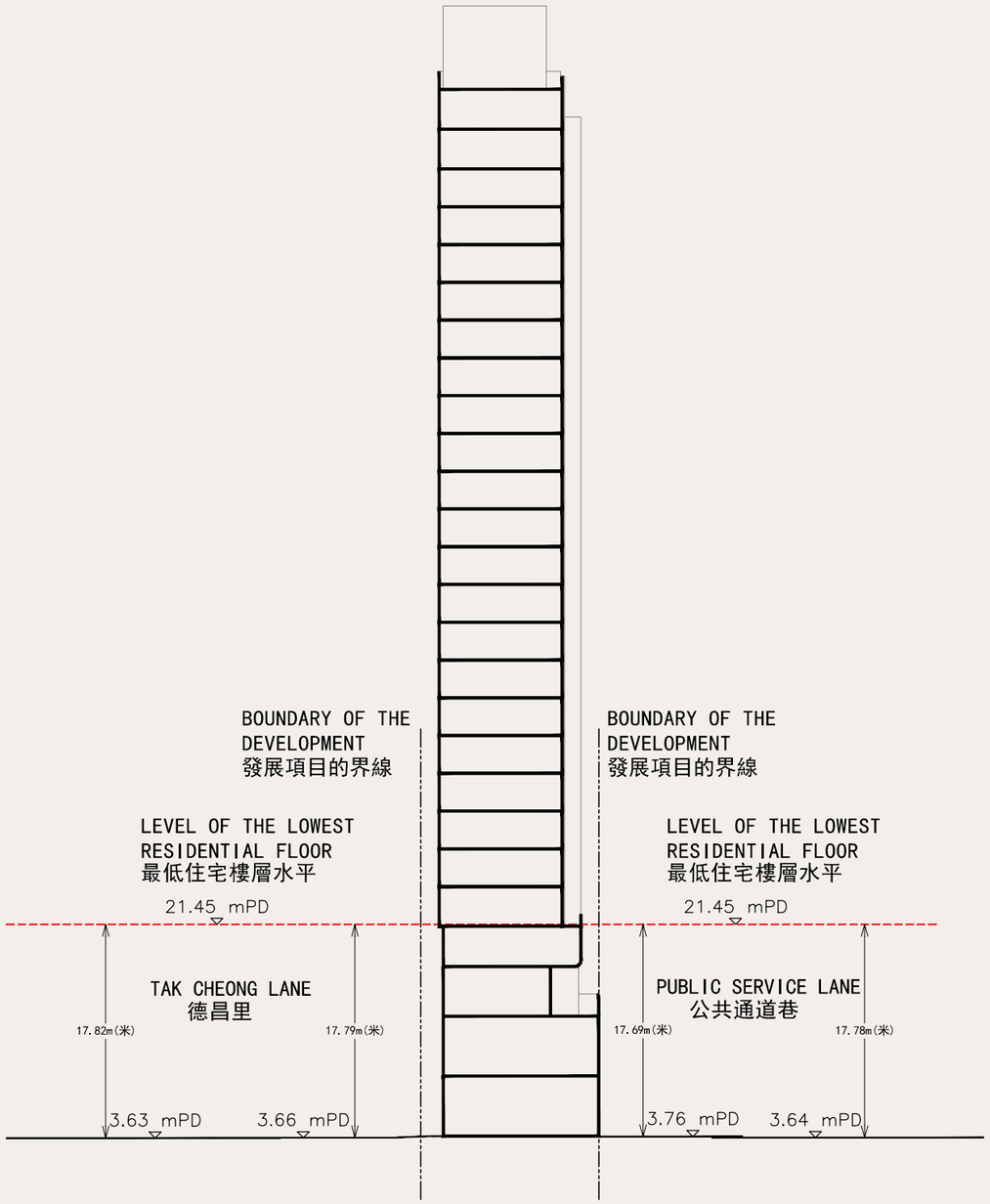
1. The part of the public service lane adjacent to the building is 3.74 to 3.80 metres above the Hong Kong Principal Datum(mPD).
2. ------ Red dotted line denotes the level of the lowest residential floor.
3. ▽ Denotes height (in metres) above Hong Kong Principal Datum.

備註：

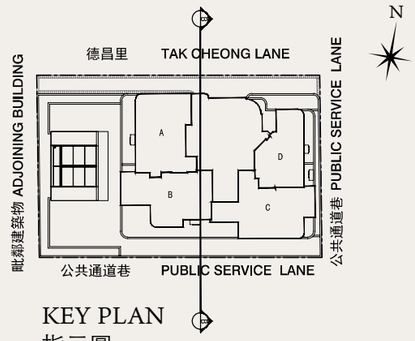
1. 毗連建築物的一段公共通道巷為香港主水平基準以上3.74米至3.80米。
2. ------ 紅色虛線為最低住宅樓層水平
3. ▽ 代表香港主水平基準以上的高度（米）。

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

Cross-section Plan B-B
橫截面圖 B-B



TOP ROOF			頂層天台
UPPER ROOF			上層天台
MAIN ROOF			天台
28/F	RESIDENTIAL UNITS	28樓	住宅單位
27/F	RESIDENTIAL UNITS	27樓	住宅單位
26/F	RESIDENTIAL UNITS	26樓	住宅單位
25/F	RESIDENTIAL UNITS	25樓	住宅單位
23/F	RESIDENTIAL UNITS	23樓	住宅單位
22/F	RESIDENTIAL UNITS	22樓	住宅單位
21/F	RESIDENTIAL UNITS	21樓	住宅單位
20/F	RESIDENTIAL UNITS	20樓	住宅單位
19/F	RESIDENTIAL UNITS	19樓	住宅單位
18/F	RESIDENTIAL UNITS	18樓	住宅單位
17/F	RESIDENTIAL UNITS	17樓	住宅單位
16/F	RESIDENTIAL UNITS	16樓	住宅單位
15/F	RESIDENTIAL UNITS	15樓	住宅單位
12/F	RESIDENTIAL UNITS	12樓	住宅單位
11/F	RESIDENTIAL UNITS	11樓	住宅單位
10/F	RESIDENTIAL UNITS	10樓	住宅單位
9/F	RESIDENTIAL UNITS	9樓	住宅單位
8/F	RESIDENTIAL UNITS	8樓	住宅單位
7/F	RESIDENTIAL UNITS	7樓	住宅單位
6/F	RESIDENTIAL UNITS	6樓	住宅單位
5/F	RESIDENTIAL UNITS	5樓	住宅單位
3/F	RESIDENTIAL UNITS	3樓	住宅單位
TRANSFER PLATE			結構轉換層
2/F	RECREATIONAL FACILITIES / COVERED LANDSCAPE	2樓	康樂設施 / 有上蓋的園景區
1/F	PLANT ROOMS	1樓	機電房
G/F	SHOP(S) / RESIDENTIAL ENTRANCE LOBBY	地下	商舖 / 住宅入口大堂



KEY PLAN
指示圖

Notes:

1. The part of TAK CHEONG LANE adjacent to the building is 3.63 to 3.66 metres above the Hong Kong Principal Datum (mPD).
2. The part of the public service lane adjacent to the building is 3.64 to 3.76 metres above the Hong Kong Principal Datum (mPD).
3. ------ Red dotted line denotes the level of the lowest residential floor.
4. ▽ Denotes height (in metres) above Hong Kong Principal Datum.

備註：

1. 毗鄰建築物的一段德昌里為香港主水平基準以上 3.63 米至 3.66 米。
2. 毗連建築物的一段公共通道巷為香港主水平基準以上 3.64 米至 3.76 米。
3. ------ 紅色虛線為最低住宅樓層水平
4. ▽ 代表香港主水平基準以上的高度（米）。

ELEVATION PLAN
立面圖



ELEVATION PLAN 1
立面圖 1



ELEVATION PLAN 2
立面圖 2

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

a. are prepared on the basis of the approved building plans for the Development as of 28 April 2026; and
b. are in general accordance with the outward appearance of the Development.

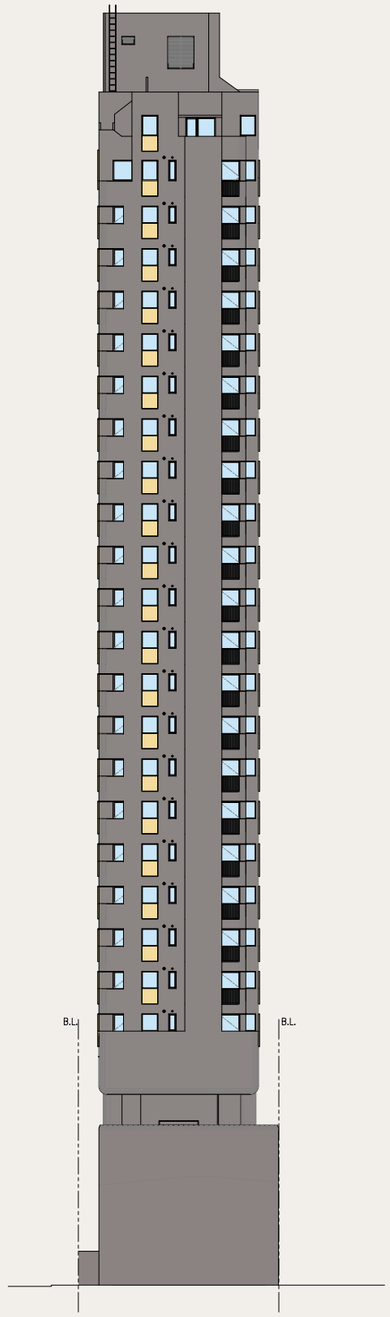
發展項目的認可人士證明本圖所顯示的立面圖：

a. 以2026年4月28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 PLAN
立面圖



ELEVATION PLAN 3
立面圖 3



ELEVATION PLAN 4
立面圖 4

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

a. are prepared on the basis of the approved building plans for the Development as of 28 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圖：

a. 以2026年4月28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。

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

Common Facilities 公用設施	Covered Area 有上蓋面積		Uncovered Area 無上蓋面積		Total Area 總面積	
	sq. ft. 平方呎	sq. m. 平方米	sq. ft. 平方呎	sq. m. 平方米	sq. ft. 平方呎	sq. m. 平方米
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所（包括供住客使用的任何康樂設施）	329	30.524	Not Applicable 不適用	Not Applicable 不適用	329	30.524
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方（不論是稱為公用空中花園或有其他名稱）	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方（不論是稱為有蓋及園景的遊樂場或有其他名稱）	1307	121.410	990	92.007	2297	213.417

Note ： The area specified above in square feet is converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest square foot, which may be slightly different from the area presented in square metres.
備註 ： 上述以平方呎表述之面積由以平方米表述之面積以 1 平方米 =10.764 平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

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

1. A copy of the outline zoning plans relating to the Development are available at www.ozp.tpb.gov.hk.
2. A copy of the latest draft of every deed of mutual covenant in respect of the residential property as at the date on which the residential property is offered to be sold is available for inspection at the place at which the residential property is offered to be sold.
3. 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. 關於住宅物業的每一公契在將住宅物業提供出售的日期的最新擬稿存放在住宅物業的售樓處，以供閱覽。
3. 無須為閱覽付費。

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

1. EXTERIOR FINISHES 外部裝修物料

Item 細項	Description 描述		
(a) External Wall 外牆	Type of finishes 裝修物料的類型	Podium 基座	: Sintered stone, metal, glass, aluminium louvers and external paint : 岩板、金屬、玻璃、鋁百頁及外牆漆
		Residential Towers 住宅大樓	: Aluminium cladding, aluminium louvers, glass and external paint : 鋁板、鋁百頁、玻璃及外牆漆
(b) Window 窗	Material of frame 框的用料	PVDF coating aluminium window frame 聚偏二氟乙烯噴塗鋁窗框	
	Material of glass 玻璃的用料	Insulated Glass Unit (IGU) clear tempered glass for windows in living & dining room , bedrooms and open kitchen of all residential units 所有住宅單位的客飯廳、睡房及開放式廚房之窗戶為雙層強化中空清玻璃 Insulated Glass Unit (IGU) tempered glass for windows in bathrooms (if window is provided) 浴室窗戶為雙層強化中空玻璃（如有窗）	
(c) Bay window 窗台	Material of bay window 用料	Not Applicable 不適用	
	Window sill finishes 窗台板的裝修物料	Not Applicable 不適用	
(d) Planter 花槽	Type of finishes 裝修物料的類型	Not Applicable 不適用	
(e) Verandah or balcony 陽台或露台	(i) Type of finishes 裝修物料的類型	Balcony 露台	: External paint : 外牆漆
		Balustrade 欄河	: Not Applicable : 不適用
		Floor 地板	: Cement sand screeding and tile deck : 英泥沙及磚地台
		Wall 牆身	: External paint : 外牆漆
		Ceiling 天花	: Aluminium false ceiling : 鋁質假天花
	(ii) Whether it is covered 是否有蓋	Balcony is covered 露台設有上蓋 There is no verandah. 不設陽台。	
(f) Drying facilities for clothing 乾衣設施	Type 類型	Not Applicable 不適用	
	Material 用料	Not Applicable 不適用	

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

2. INTERIOR FINISHES 室內裝修物料

Item 細項	Description 描述			
(a) Lobby 大堂			Lift Lobby on G/F 地下升降機大堂	Lift Lobby on 3/F - 27/F Residential Floors 3樓至27樓住宅層升降機大堂
	(i) Type of wall, floor and ceiling finishes (Exposed surfaces) 牆壁、地板及天花板的裝修物料的類型（外露表面）	Wall 牆壁	Natural stone, metal and glass 天然石材，金屬及玻璃	Tiles 磚
		Floor 地板	Natural stone 天然石材	Sintered stone 岩板
		Ceiling 天花板	Metal 金屬	Emulsion paint 乳膠漆
(b) Internal wall and ceiling 內牆及天花板			Living & Dining Room 客飯廳	Bedroom (if any) 睡房（如有）
	(i) Type of wall and ceiling finishes for living room, dining room and bedroom (Exposed surfaces) 客廳、飯廳及睡房的牆壁及天花板的裝修物料的類型（外露表面）	Wall 牆壁	Emulsion paint, woven finish wall panel 乳膠漆，編織飾面牆板	Emulsion paint 乳膠漆
		Ceiling 天花板	Emulsion Paint 乳膠漆	Emulsion paint 乳膠漆
(c) Internal floor 內部地板			Living & Dining Room 客飯廳	Bedroom 睡房
	(i) Material of floor and skirting for living room, dinning room and bedroom (Exposed surfaces) 客廳、飯廳及睡房的地板及牆腳線的用料（外露表面）	Floor 地板	Tiles 磚	Tiles 磚
		Skirting 牆腳線	Metal skirting 金屬牆腳綫	Metal skirting 金屬牆腳綫
(d) Bathroom 浴室	(i) Type of wall, floor and ceiling finishes (Exposed surfaces) 牆壁、地板及天花板的裝修物料的類型（外露表面）	Wall 牆壁	Sintered stone 岩板	
		Floor 地板	Sintered stone 岩板	
		Ceiling 天花板	Moisture resistant paint on gypsum board ceiling 石膏板天花髹防潮乳膠漆	
	(ii) Whether the wall finishes run up to the ceiling 牆壁的裝修物料是否鋪至天花板	Run up to the level of false ceiling 鋪砌至假天花		

Note：4/F, 13/F, 14/F and 24/F are omitted.
備註：不設4樓、13樓、14樓及24樓。

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

2. INTERIOR FINISHES 室內裝修物料

Item **細項**	**Description** **描述**		
(e) Kitchen 廚房	(i) Type of wall, floor, ceiling and cooking bench finishes (Exposed surfaces) 牆壁、地板、天花板及灶台的裝修物料的類型（外露表面）	Wall 牆壁	Emulsion paint 乳膠漆
		Floor 地板	Tiles 磚
		Ceiling 天花板	Emulsion paint 乳膠漆
		Cooking Bench 灶台	Solid surface 實心面材
	(ii) Whether the wall finishes run up to the ceiling 牆壁的裝修物料是否鋪至天花板	Finishes run up to the false ceiling 牆壁的裝修物料鋪至假天花	

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

3. INTERIOR FITTINGS 室內裝置

Item 細項	Description 描述				
			Material 用料	Finishes 裝修物料	Accessories 配件
(a) Doors 門	Main Entrance door 主入口大門		Solid core timber door 實心木門	Plastic laminate and wood door frame with metal strip 夾膠板及木門框 ; 金屬收邊	Lockset with handle, door closer and door stopper 門鎖連拉手、氣鼓及門頂
	Bathroom door 浴室門	3/F - 26/F Unit A and Unit C 3樓至26樓A單位及C單位 27/F & 28/F Unit A (duplex) and Unit C (duplex) 27樓及28樓A單位(複式) 及C單位(複式)	Semi-solid core timber swing door 半實心木掩門	Plastic laminate and metal strip with metal door frame 夾膠板及金屬收邊；金屬門框	Lockset with handle and door stopper 門鎖連拉手及門頂
		3/F - 27/F Unit B and Unit D 3樓至27樓B單位及D單位	Semi-solid core timber sliding door 半實心木趟門	Plastic laminate and metal strip with metal door frame 夾膠板及金屬收邊；金屬門框	Lockset with handle and door stopper 門鎖連拉手及門頂
	Master Bedroom door 主人睡房門	27/F & 28/F Unit A (duplex) 27樓及28樓A單位(複式)	Semi-solid core timber swing door 半實心木掩門	Plastic laminate and metal strip with metal door frame 夾膠板及金屬收邊；金屬門框	Lockset with handle and door stopper 門鎖連拉手及門頂
	Bedroom door 睡房門	3/F - 27/F Unit B, 3/F - 26/F Unit C 3樓至27樓B單位、3樓至26樓C單位	Semi-solid core timber swing door 半實心木掩門	Plastic laminate and metal strip with metal door frame 夾膠板及金屬收邊；金屬門框	Lockset with handle and door stopper 門鎖連拉手及門頂
		3/F - 26/F Unit A 3樓至26樓A單位	Semi-solid core timber sliding door 半實心木趟門	Plastic laminate and metal strip with metal door frame 夾膠板及金屬收邊；金屬門框	Lockset with handle and door stopper 門鎖連拉手及門頂
	Bedroom 1 door 睡房1門	27/F & 28/F Unit A (duplex) and Unit C (duplex) 27樓及28樓A單位(複式)及C單位(複式)	Semi-solid core timber swing door 半實心木掩門	Plastic laminate and metal strip with metal door frame 夾膠板及金屬收邊；金屬門框	Lockset with handle and door stopper 門鎖連拉手及門頂
	Bedroom 2 door 睡房2門	27/F & 28/F Unit C (duplex) 27樓及28樓C單位(複式)	Semi-solid core timber swing door 半實心木掩門	Plastic laminate and metal strip with metal door frame 夾膠板及金屬收邊；金屬門框	Lockset with handle and door stopper 門鎖連拉手及門頂
	Master Bathroom door 主人浴室門	27/F & 28/F Unit A (duplex) and Unit C (duplex) 27樓及28樓A單位(複式)及C單位(複式)	Semi-solid core timber swing door 半實心木掩門	Plastic laminate and metal strip with metal door frame 夾膠板及金屬收邊；金屬門框	Lockset with handle and door stopper 門鎖連拉手及門頂

Note : 4/F, 13/F, 14/F and 24/F are omitted.
備註 : 不設4樓、13樓、14樓及24樓。

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

3. INTERIOR FITTINGS 室內裝置

Item 細項	Description 描述				
			Material 用料	Finishes 裝修物料	Accessories 配件
(a) Doors 門	Balcony & Utility platform door 露台及工作平台門	5/F - 26/F Unit A, B, C & D 27/F Unit B & D 5樓至26樓A單位、B單位、C單位及D單位 27樓B單位及D單位	Aluminium frame swing door 鋁框掩門	Glass 玻璃	Lockset 門鎖
	Flat roof door 平台門	3/F Unit A, B, C & D 27/F & 28/F Unit C (duplex) 3樓A單位、B單位、C單位及D單位 27樓及28樓C單位（複式）	Aluminium frame swing door 鋁框掩門	Glass 玻璃	Lockset 門鎖
		27/F & 28/F Unit A (duplex) 27樓及28樓A單位（複式）	Aluminium frame sliding door 鋁框趟門	Glass 玻璃	Lockset 門鎖
	Store Room door 儲物室門	27/F & 28/F Unit A (duplex) & Unit C (duplex) 27樓及28樓A單位（複式）及C單位(複式)	Semi-solid core timber swing door 半實心木掩門	Plastic laminate and metal strip with metal door frame 夾膠板及金屬收邊；金屬門框	Lockset with handle and door stopper 門鎖連拉手及門頂
	Metal gate for maintenance 維修鐵閘	27/F & 28/F Unit A (duplex) & Unit C (duplex) 27樓及28樓A單位（複式）及C單位（複式）	Metal swing door 金屬掩門	Metal 金屬	Lockset 門鎖
	Corridor door to roof 走廊至天台門	27/F & 28/F Unit A (duplex) & Unit C (duplex) 27樓及28樓A單位（複式）及C單位（複式）	Aluminium frame swing door 鋁框掩門	Glass 玻璃	Lockset 門鎖

Note： 4/F, 13/F, 14/F and 24/F are omitted.
備註 ： 不設4樓、13樓、14樓及24樓。

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

3. INTERIOR FITTINGS 室內裝置

Item 細項	Description 描述		
(b) Bathroom 浴室		Type 類型	Material 用料
	(i) Type and material of fittings and equipment 裝修及設備的類型及用料	Basin countertop 洗手盆檯面	Solid surface 實心面材
		Basin cabinet 洗手盆櫃	Wooden cabinet finished with solid surface doors and plastic laminate 實心面材門及夾膠板飾面木櫃
		Mirror cabinet 鏡櫃	Wooden cabinet finished with plastic laminate, mirror, glass shelves and metal frame 夾膠板、鏡、玻璃層板及金屬框飾面木櫃
		Wash basin mixer 洗手盤水龍頭	Chrome plated 鍍鉻
		Water closet 坐廁	Ceramic 陶瓷
		Wash basin 洗手盆	Solid surface 實心面材
		Towel bar 毛巾桿	Chrome plated 鍍鉻
		Toilet paper holder 廁紙架	Chrome plated with solid surface 鍍鉻配實心面材
		Robe hook 掛勾	Chrome plated 鍍鉻
	(ii) Type and material of water supply system 供水系統的類型及用料	Cold water supply 冷水供水	Copper water pipes 銅喉
		Hot water supply 熱水供水	Copper water pipes with themal insulation 配有隔熱絕緣保護之銅喉
	(iii) Type and material of bathing facilities (including shower or bath tub, if applicable) 沐浴設施（包括花灑或浴缸，如適用的話）	Shower set 花灑套裝	Chrome plated 鍍鉻
		Shower cubicle 淋浴間	Clear tempered glass with stainless steel frame 強化清玻璃配不鏽鋼框
		Bath tub 浴缸	Not Applicable 不適用
	(iv) Size of bath tub (if applicable) 浴缸大小（如適用的話）	Not Applicable 不適用	

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

3. INTERIOR FITTINGS 室內裝置

Item 細項	Description 描述	
(c) Kitchen 廚房		Material 用料
	(i) Material of sink unit 洗滌盆的用料	Stainless Steel 不鏽鋼
	(ii) Material of water supply system 供水系統的用料	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply/hot water return 冷水供水採用銅喉及熱水供水 / 熱水回水採用配有隔熱絕緣保護之銅喉
	(iii) Material and finishes of kitchen cabinet 廚櫃的用料及裝修物料	Wooden cabinet finished with plastic laminate, feature glass with metal frame and solid surface countertop 木櫃配夾膠板飾面、特色玻璃配金屬框及實心面材檯面
	(iv) Type of all other fittings and equipment 所有其他裝置及設備的類型	Chrome plated sink mixer 鍍鉻洗滌盤水龍頭
		Sprinkler head and smoke detector are installed at open kitchen 開放式廚房設有消防花灑頭及消防煙霧偵測器
		For the appliances brand name and model number, please refer to the "Appliances Schedule" 有關設備之品牌及型號，請參閱「設備說明表」
(d) Bedroom 睡房	Not Applicable 不適用	
(e) Telephone 電話	Location and number of connection points 接駁點的位置及數目	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units" 請參閱「住宅單位機電裝置數量說明表」
(f) Aerials 天線	Location and number of connection points 接駁點的位置及數目	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units" 請參閱「住宅單位機電裝置數量說明表」

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

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

3. INTERIOR FITTINGS 室內裝置

Item 細項	Description 描述		
(g) Electrical installations 電力裝置	(i) Electrical fittings (including safety devices) 供電附件（包括安全裝置）	Electrical fittings 供電附件	Provide faceplate for all switches and power sockets 提供全部電掣及電插座之面板
		Safety devices 安全裝置	a) Single phase electricity supply with miniature circuit breaker distribution board for Units A, B, C and D at 3/F to 26/F and Units B and D at 27/F 供應單相電力並裝妥微型斷路器配電箱設於3樓至26樓，A, B, C 及D單位及27樓，B及D單位 b) Three phase electricity supply with miniature circuit breaker distribution board for 27/F & 28/F Unit A (duplex) and Unit C (duplex) 供應三相電力並裝妥微型斷路器配電箱設於27樓及28樓A單位（複式）及C單位（複式）
	(ii) Whether conduits are concealed or exposed 導管是隱藏或外露	Conduits are partly concealed and partly exposed[1] 導管是部分隱藏及部分外露[1]	
	(iii) Location and number of power points and air-conditioner points 電插座及空調機接駁點的位置及數目	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units" 請參閱「住宅單位機電裝置數量說明表」	
(h) Gas supply 氣體供應	Type 類型	Not Applicable 不適用	
	System 系統	Not Applicable 不適用	
	Location 位置	Not Applicable 不適用	
(i) Washing machine connection point 洗衣機接駁點	Location 位置	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units" 請參閱「住宅單位機電裝置數量說明表」	
	Design 設計	Drain point of a diameter of 40mm and water point of a diameter of 15mm are provided for washing machine 洗衣機設有直徑為40毫米之去水接駁喉位及直徑為15毫米之來水接駁喉位	
(j) Water supply 供水	(i) Material of water pipes 水管的用料	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply / hot water return 冷水供水採用銅喉管及熱水供水 / 熱水回水採用配有隔熱絕緣保護之銅喉管	
	(ii) Whether water pipes are concealed or exposed 水管是隱藏或外露	Water pipes are partly concealed and partly exposed[2] 水管是部分隱藏及部分外露[2]	
	(iii) Whether hot water is available 有否熱水供應	Hot water supply to kitchen and bathroom 廚房及浴室供應熱水	

Notes:
1. [1] Other than those parts of the conduits concealed within the concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipes ducts or other materials.
2. [2] Other than those parts of the water pipes concealed within the concrete, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipes ducts or other materials.
3. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
1. [1] 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏。
2. [2] 除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏。
3. 不設4樓、13樓、14樓及24樓。

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

4. MISCELLANEOUS 雜項

Item **細項**	**Description** **描述**			
(a) Lifts 升降機			Residential Lift 住宅升降機	
	(i) Brand name and model number 品牌名稱及產品型號	Brand Name 品牌名稱	Fujitec 富士達	
		Model Number 產品型號	ZEXIA-D	
	(ii) Number and floors served by them 升降機的數目及到達的樓層	Number of lifts 升降機的數目	2	
		Floor served by the lifts 到達的樓層	G/F to 27/F (4/F, 13/F, 14/F and 24/F are omitted) 地下至27樓 (不設4樓、13樓、14樓及24樓)	
(b) Letter box 信箱	Material 用料	Metal and natural stone 金屬及天然石材		
(c) Refuse collection 垃圾收集	(i) Means of refuse collection 垃圾收集的方法	Collected by cleaners 由清潔工人收集		
	(ii) Location of refuse room 垃圾房的位置	Refuse storage and material recovery chamber is provided on G/F 地下設有垃圾貯存及物料回收房		
(d) Water meter, electricity meter and gas meter 水錶、電錶及氣體錶		Water Meter 水錶	Electricity Meter 電錶	Gas Meter 氣體錶
	(i) Location 位置	Common water meter cabinet on each floor 每層之公用水錶櫃	Common electrical meter cabinet on each floor 每層之公用電錶箱	Not Applicable 不適用
	(ii) Whether they are separate or communal meters for residential properties 就住宅單位而言是獨立抑或公用的錶	Separate meter 獨立錶	Separate meter 獨立錶	Not Applicable 不適用

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

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

5. SECURITY FACILITIES 保安設施

Item **細項**	**Description** **描述**	
Security system and equipment (including details of built-in provisions) 保安系統及設備（包括嵌入式的裝備的細節）	Access Control 入口通道控制及保安系統	Access reader is provided at G/F residential entrance lobby 地下住宅入口大堂設有門禁讀卡機
	CCTV 閉路電視	CCTV system is provided at residential entrance lobby and all lifts and connecting directly to the extra-low voltage cabinet 住宅入口大堂及所有升降機均設有閉路電視系統並直接連接至特低壓電線櫃
Location of built-in provisions 嵌入式裝備的位置	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units" 請參閱「住宅單位機電裝置數量說明表」	

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

6. APPLIANCES SCHEDULE
設備說明表

Location 位置	Applicances 設備	Brand 品牌	Model Number 產品型號	Unit 單位							
				3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 26/F 3樓、5樓-12樓、15樓-23樓及25樓-26樓				27/F 27樓		27/F & 28/F 27樓及28樓	
				A	B	C	D	B	D	A	C
Living & Dining Room, Master Bedroom, Bedroom, Bedroom 1 & Bedroom 2 客飯廳、主人睡房、睡房、睡房1及睡房2	Single split type Air-conditioner indoor unit 分體式空調機室內機	Mijia 米家	ASH-12W/N2C2-HK	✓	✓	✓	✓	✓	✓	-	-
		General 珍寶	ASWG12LMCB	-	-	-	-	-	-	✓	✓
			ASWG24LFCB	-	-	-	-	-	-	✓	✓
Balcony and Utility Platform, Flat Roof on 3/F 露台及工作平台、3樓平台	Single split type Air-conditioner outdoor unit 分體式空調機室外機	Mijia 米家	ASH-12O/N2C2-HK	✓	✓	✓	✓	✓	✓	-	-
Roof (Private Area) 天台(私人區域)	Single split type Air-conditioner outdoor unit 分體式空調機室外機	General 珍寶	AOWG12LMCB	-	-	-	-	-	-	✓	✓
			AOWG24LFCB	-	-	-	-	-	-	✓	✓

The Vendor hereby 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. 4/F, 13/F, 14/F and 24/F are omitted.
2. "✓" means such appliance(s) is/are provided or installed in the residential unit.

備註：
1. 不設4樓、13樓、14樓及24樓。
2. "✓" 表示此設備於該住宅單位內提供或安裝。

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

6. APPLIANCES SCHEDULE
設備說明表

Location 位置	Applicances 設備	Brand 品牌	Model Number 產品型號	Unit 單位							
				3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 26/F 3樓、5樓-12樓、15樓-23樓及25樓-26樓				27/F 27樓		27/F & 28/F 27樓及28樓	
				A	B	C	D	B	D	A	C
Open Kitchen 開放式廚房	Washer Dryer 洗衣乾衣機	Mijia 米家	WD105MJA10HK	✓	✓	✓	✓	✓	✓	✓	✓
	Induction Hob (2 cooking Zones) 電磁爐（兩個烹調區）	Garwoods 英國樂思	EC-7260IC	✓	✓	✓	✓	✓	✓	✓	✓
	Concealed Type Ventilation System 隱藏式抽氣系統	Panasonic 樂聲	FV-18NF3H	✓	✓	✓	✓	✓	✓	✓	✓
	Freezer 冰箱	Cristal 尼斯	FR95-1	✓	✓	✓	✓	✓	✓	✓	✓
	Fridge 雪櫃	Cristal 尼斯	BV135EW	✓	✓	✓	✓	✓	✓	✓	✓
	Router 路由器	Xiaomi 小米	BE3600 Pro Mesh	✓	✓	✓	✓	✓	✓	✓	✓
Master Bathroom 主人浴室	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-30BG3H	-	-	-	-	-	-	✓	✓
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 24 LCD	-	-	-	-	-	-	✓	✓
Bathroom 浴室	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-30BG3H	✓	✓	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 24 LCD	✓	-	✓	✓	-	✓	✓	✓
Living & Dining Room 客飯廳	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 24 LCD	-	✓	-	-	✓	-	-	-

The Vendor hereby 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. 4/F, 13/F, 14/F and 24/F are omitted.
2. "✓" means such appliance(s) is/are provided or installed in the residential unit.

備註：
1. 不設4樓、13樓、14樓及24樓。
2. "✓" 表示此設備於該住宅單位內提供或安裝。

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

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

Location 位置	Provision 裝置	Unit 單位											
		3/F 3樓				5/F - 12/F, 15/F - 23/F and 25/F - 26/F 5樓-12樓、15樓-23樓及25樓-26樓				27/F 27樓		27/F & 28/F 27樓及28樓	
		A	B	C	D	A	B	C	D	B	D	A	C
Living & Dining Room 客飯廳	TV Aerial Outlet 電視天線插座	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13A單位電插座	-	-	-	1	-	-	-	1	-	1	-	1
	13A Single Socket Outlet with USB Charger 13A單位電插座連USB充電	3	2	3	3	3	2	3	3	2	3	5	3
	20A 2-Gang Double Pole Switch 20A雙位雙極開關	1	1	1	1	1	1	1	1	1	1	-	-
	20A 1-Gang Double Pole Switch 20A單位雙極開關	1	1	1	1	1	1	1	1	1	1	-	-
	Lighting Point 燈位	4	3	3	5	4	3	3	5	3	5	3	2
	Lighting Switch 燈掣	3	3	3	3	3	3	3	3	3	3	4	3
	Cabinet Lighting Connection Point 櫃燈接駁點	1	-	1	-	1	-	1	-	-	-	-	-
Master Bedroom 主人睡房	Connection Point for Air-conditioner Indoor Unit 室內空調機接駁點	-	-	-	-	-	-	-	-	-	-	1	-
	13A Single Socket Outlet with USB Charger 13A單位電插座連USB充電	-	-	-	-	-	-	-	-	-	-	2	-
	13A Twin Socket Outlet with USB Charger 13A雙位電插座連USB充電	-	-	-	-	-	-	-	-	-	-	1	-
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	2	-
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	4	-

Notes:
1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 不設4樓、13樓、14樓及24樓。

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

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

Location 位置	Provision 裝置	Unit 單位											
		3/F 3樓				5/F - 12/F, 15/F - 23/F and 25/F - 26/F 5樓-12樓、15樓-23樓及25樓-26樓				27/F 27樓		27/F & 28/F 27樓及28樓	
		A	B	C	D	A	B	C	D	B	D	A	C
Bedroom 睡房	Connection Point for Air-conditioner Indoor Unit 室內空調機接駁點	1	1	1	-	1	1	1	-	1	-	-	-
	13A Single Socket Outlet 13A 單位電插座	1	1	1	-	1	1	1	-	1	-	-	-
	13A Single Socket Outlet with USB Charger 13A單位電插座連USB充電	1	1	1	-	1	1	1	-	1	-	-	-
	Lighting Point 燈位	1	1	1	-	1	1	1	-	1	-	-	-
	Lighting Switch 燈掣	1	1	1	-	1	1	1	-	1	-	-	-
Bedroom 1 睡房 1	Connection Point for Air-conditioner Indoor Unit 室內空調機接駁點	-	-	-	-	-	-	-	-	-	-	1	1
	13A Twin Socket Outlet 13A雙位電插座	-	-	-	-	-	-	-	-	-	-	-	1
	13A Single Socket Outlet 13A單位電插座	-	-	-	-	-	-	-	-	-	-	1	-
	13A Single Socket Outlet with USB Charger 13A單位電插座連USB充電	-	-	-	-	-	-	-	-	-	-	2	2
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	3	2
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	2	3

Notes:
1. “1, 2, ...” denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
1. “1, 2, ...” 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 不設4樓、13樓、14樓及24樓。

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

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

Location 位置	Provision 裝置	Unit 單位											
		3/F 3樓				5/F - 12/F, 15/F - 23/F and 25/F - 26/F 5樓-12樓、15樓-23樓及25樓-26樓				27/F 27樓		27/F & 28/F 27樓及28樓	
		A	B	C	D	A	B	C	D	B	D	A	C
Bedroom 2 睡房 2	Connection Point for Air-conditioner Indoor Unit 室內空調機接駁點	-	-	-	-	-	-	-	-	-	-	-	1
	13A Twin Socket Outlet 13A雙位電插座	-	-	-	-	-	-	-	-	-	-	-	2
	13A Single Socket Outlet with USB Charger 13A單位電插座連USB充電	-	-	-	-	-	-	-	-	-	-	-	1
	13A Single Socket Outlet 13A單位電插座	-	-	-	-	-	-	-	-	-	-	-	1
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	3
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	5

Notes:
1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 不設4樓、13樓、14樓及24樓。

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

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

Location 位置	Provision 裝置	Unit 單位											
		3/F 3樓				5/F - 12/F, 15/F - 23/F and 25/F - 26/F 5樓-12樓、15樓-23樓及25樓-26樓				27/F 27樓		27/F & 28/F 27樓及28樓	
		A	B	C	D	A	B	C	D	B	D	A	C
Bathroom 浴室	13A Single Socket Outlet with USB Charger 13A 單位電插座連USB充電	1	1	1	1	1	1	1	1	1	1	-	-
	13A Twin Socket Outlet 13A雙位電插座	-	-	-	-	-	-	-	-	-	-	1	1
	Lighting Point 燈位	2	2	2	2	2	2	2	2	2	2	2	2
	Mirror Cabinet Lighting Fused Connection Point 鏡櫃燈熔斷接駁點	1	1	1	1	1	1	1	1	1	1	1	1
	Thermo Ventilator Connection Point 浴室寶接駁點	1	1	1	1	1	1	1	1	1	1	1	1
	Electric Water Heater Fused Connection Point 電熱水爐熔斷接駁點	1	1	1	1	1	1	1	1	1	1	1	1
Master Bathroom 主人浴室	13A Twin Socket Outlet 13A雙位電插座	-	-	-	-	-	-	-	-	-	-	1	1
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	2	2
	Mirror Cabinet Lighting Fused Connection Point 鏡櫃燈熔斷接駁點	-	-	-	-	-	-	-	-	-	-	1	1
	Thermo Ventilator Connection Point 浴室寶接駁點	-	-	-	-	-	-	-	-	-	-	1	1
	Electric Water Heater Fused Connection Point 電熱水爐熔斷接駁點	-	-	-	-	-	-	-	-	-	-	1	1

Notes:
1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 不設4樓、13樓、14樓及24樓。

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

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

Location 位置	Provision 裝置	Unit 單位											
		3/F 3樓				5/F - 12/F, 15/F - 23/F and 25/F - 26/F 5樓-12樓、15樓-23樓及25樓-26樓				27/F 27樓		27/F & 28/F 27樓及28樓	
		A	B	C	D	A	B	C	D	B	D	A	C
Kitchen / Open Kitchen 廚房 / 開放式廚房	Connection Point for Air-conditioner Indoor Unit 室內空調機接駁點	1	1	1	1	1	1	1	1	1	1	1	1
	Reserved Connection Point for Telephone/ Internet Service 預留接駁位供電話 / 互聯網	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Fridge 雪櫃13A單位電插座	-	-	-	-	-	-	-	-	-	-	1	1
	13A Single Socket Outlet for Freezer 冰箱13A單位電插座	-	-	-	-	-	-	-	-	-	-	1	1
	13A Twin Socket Outlet for Freezer & Fridge 冰箱及雪櫃13A雙位電插座	1	1	1	1	1	1	1	1	1	1	-	-
	13A Single Socket Outlet for Washer Dryer 洗衣乾衣機13A單位電插座	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Induction Hob 電磁爐13A單位電插座	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for Concealed Type Ventilation System 隱藏式抽氣系統接駁點	1	1	1	1	1	1	1	1	1	1	1	1

Notes:
1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 不設4樓、13樓、14樓及24樓。

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

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

Location 位置	Provision 裝置	Unit 單位											
		3/F 3樓				5/F - 12/F, 15/F - 23/F and 25/F - 26/F 5樓-12樓、15樓-23樓及25樓-26樓				27/F 27樓		27/F & 28/F 27樓及28樓	
		A	B	C	D	A	B	C	D	B	D	A	C
Kitchen / Open Kitchen 廚房 / 開放式廚房	Water Outlet Connection Point for Washing Machine 洗衣機去水位	1	1	1	1	1	1	1	1	1	1	1	1
	Water Supply Connection Point for Washing Machine 洗衣機來水位	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	1	1	1	1	1	1
	Kitchen Cabinet Lighting Fused Connection Point 廚櫃燈熔斷接駁點	1	1	1	1	1	1	1	1	1	1	1	1
	20A 1-Gang Double Pole Switch 20A單位雙極開關	-	-	-	-	-	-	-	-	-	-	1	1
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	3

Notes:
1. “1, 2, ...” denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
1. “1, 2, ...” 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 不設4樓、13樓、14樓及24樓。

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

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

Location 位置	Provision 裝置	Unit 單位											
		3/F 3樓				5/F - 12/F, 15/F - 23/F and 25/F - 26/F 5樓-12樓、15樓-23樓及25樓-26樓				27/F 27樓		27/F & 28/F 27樓及28樓	
		A	B	C	D	A	B	C	D	B	D	A	C
Store 儲物室	13A Single Socket Outlet 13A單位電插座	-	-	-	-	-	-	-	-	-	-	1	1
	13A Twin Socket Outlet with USB Charger 13A雙位電插座連USB充電	-	-	-	-	-	-	-	-	-	-	1	1
	13A Single Socket Outlet with USB Charger 13A單位電插座連USB充電	-	-	-	-	-	-	-	-	-	-	2	1
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	2	2
Staircase and Corridor (27/F to 28/F) 樓梯及走廊(27樓至28樓)	13A Single Socket Outlet 13A單位電插座	-	-	-	-	-	-	-	-	-	-	1	1
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	6	5
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	5	2
Staircase (28/F to R/F) 樓梯(28樓至天台)	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	2	2
Balcony and Utility Platform 露台及工作平台	Lighting Point 燈位	-	-	-	-	1	1	1	1	1	1	-	-
	Isolating Switch for Air-conditioner Outdoor Unit 室外空調機隔離開關	-	-	-	-	2	2	2	1	2	1	-	-
	13A Water Proof Single Socket Outlet 13A 防水單位電插座	-	-	-	-	1	1	1	1	1	1	-	-

Notes:
1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 不設4樓、13樓、14樓及24樓。

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

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

Location 位置	Provision 裝置	Unit 單位											
		3/F 3樓				5/F - 12/F, 15/F - 23/F and 25/F - 26/F 5樓-12樓、15樓-23樓及25樓-26樓				27/F 27樓		27/F & 28/F 27樓及28樓	
		A	B	C	D	A	B	C	D	B	D	A	C
Flat Roof at 3/F 3樓平台	Lighting Point 燈位	1	1	1	1	-	-	-	-	-	-	-	-
	13A Water Proof Single Socket Outlet 13A 防水單位電插座	1	1	1	1	-	-	-	-	-	-	-	-
	Isolating Switch for Air-conditioner Outdoor Unit 室外空調機隔離開關	2	2	2	1	-	-	-	-	-	-	-	-
Flat Roof at 28/F (near Master Bedroom) 28樓平台(近主人房)	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	4	-
	13A Water Proof Single Socket Outlet 13A 防水單位電插座	-	-	-	-	-	-	-	-	-	-	2	-
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	2	-
Flat Roof at 28/F (near Bedroom 1) 28樓平台(近睡房1)	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	2
	13A Water Proof Single Socket Outlet 13A 防水單位電插座	-	-	-	-	-	-	-	-	-	-	-	1
Flat Roof at 28/F (near Bedroom 2) 28樓平台(近睡房2)	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	2
	13A Water Proof Single Socket Outlet 13A 防水單位電插座	-	-	-	-	-	-	-	-	-	-	-	1
Roof (Private Area) 天台(私人區域)	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	5	3
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	1	1
	13A Water Proof Single Socket Outlet 13A 防水單位電插座	-	-	-	-	-	-	-	-	-	-	2	2
	Isolating Switch for Air-conditioner Outdoor Unit 室外空調機隔離開關	-	-	-	-	-	-	-	-	-	-	3	3

Notes:
1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 不設4樓、13樓、14樓及24樓。

SERVICES AGREEMENTS
服務協議

Potable and flushing water is supplied by Water Supplies Department.

食水及沖廁水由水務署供應。

Electricity is supplied by CLP Power Hong Kong Limited.

電力由中華電力有限公司供應。

GOVERNMENT RENT
地稅

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

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

MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

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

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

Note:
On that delivery, the purchaser is liable to pay a debris removal fee to the manager of the Development (not the Vendor (the owner)) under the Deed of Mutual Covenant, and where the Vendor (the owner) has paid that debris removal fee, the purchaser shall reimburse the Vendor (the owner) for the same.

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

2. 在交付時，買方不須向賣方（擁有人）支付清理廢料的費用。

備註：
在交付時，買方須根據公契向發展項目的管理人（而非賣方（擁有人））支付清理廢料的費用，而如賣方（擁有人）已支付清理廢料的費用，買方須向賣方（擁有人）補還清理廢料的費用。

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

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

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

MAINTENANCE OF SLOPES
斜坡維修

Not Applicable.

不適用。

MODIFICATION
修訂

No existing application to the Government for a modification of the land grant for this Development has been made.

本發展項目現時並沒有向政府提出申請修訂批地文件。

RELEVANT INFORMATION
有關資料

1. Exposed pipes

   Some pipes are located on the external walls at or adjacent to the flat roofs and/or balconies and/or 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. For the locations of the pipes, please refer to the latest approved drainage plans of the Development.

2. Operation of davit arm

   During the necessary maintenance of the external walls of the Development arranged by the Manager, the davit arm will be mounted on parapet walls and operating in the airspace outside windows and above the roofs, flat roofs, the parapet walls of residential properties in the Development.

   The Manager shall have the right at all times on prior written notice (except in case of emergency) to extend, maintain, operate, move and have access to, over and/or into or partly into the residential units or portion of airspace above the flat roof and/or roof or the parapet walls of the flat roof and/or roof or the balcony, utility platform and Area for Air-conditioning of the Residential Units as may be determined by the Manager, a tracked telescopic jib gondola and/or any jib, davit arm, other equipment or device of maintenance (collectively referred as the "**gondola**" which expression shall include all jibs, brackets, hinges, posts or other related equipment) to set up, service, cleanse, enhance, maintain, repair, renovate, decorate, improve and/or replace any part of any exterior (other than such part or parts the exclusive right to use is vested in an Owner) of the Development and to remain temporarily over and/or on the said airspace for such reasonable period as may be necessary for the purpose of inspecting, rebuilding, repairing, renewing, maintaining , cleaning, painting or decorating all or any part of the Common Areas and Facilities.

3. Air-conditioner units of the residential properties

   Under the Deed of Mutual Covenant and Management Agreement of the Development ("**DMC**"), no air-conditioning or other units shall be installed through any window or external walls and any part thereof other than at areas for air conditioning of the residential properties and all possible measures shall be taken to prevent excessive noise, condensation or dripping on to any part of the lot or the Development.

   Air-conditioning outdoor units for the residential property are placed on the flat roofs or roofs of the residential properties or the areas for air conditioning adjacent to the balconies and utility platforms of the residential properties, which 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-conditioning outdoor units and the areas for air-conditioning of the residential properties, please refer to the "Floor Plans of Residential Properties in the Development" section in this sales brochure.

4. No gas supply

   The Development will not be installed with gas pipes for the supply of town gas to residential properties. Flame cooking is not allowed in residential properties in the Development.

5. Fire safety provisions

   For compliance with the requirements in the Fire Safety Management Plan, owners of residential properties shall be responsible at their own costs and expenses for maintenance and annual inspection of the fire safety provisions (including sprinkler heads installed at the ceiling immediately above the open kitchens and other parts of the residential properties, smoke detectors and any fire services installations mentioned in the Fire Safety Management Plan) provided inside the residential properties. All the fire safety provisions provided inside the residential properties and/or at the lobby outside the residential properties shall be kept in good order and condition and shall not be removed, obstructed or tampered.

6. Exhaust louvers

   There may be exhaust louvers connecting from different parts of the Commercial Accommodation on G/F for exhaust from air-conditioning system and business operations (including restaurant (if any)). The alignment and position of the exhaust louvers may be changed from time to time and are subject to compliance with the relevant statutory requirements and the directions from the relevant governmental authorities. Prospective purchasers please note the possible effect (if any) of such exhaust louvers on individual residential properties.

RELEVANT INFORMATION
有關資料

1. 外露喉管

   發展項目部分住宅物業的平台及/或露台及/或工作平台及/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。有關喉管的位置，請參閱發展項目最新經批准的排水圖則。

2. 吊艇架吊臂的運作

   在管理人安排之發展項目外牆之必要維修進行期間，吊艇架吊臂將在發展項目內的住宅物業之平台護牆上安裝及窗戶外及天台/平台/護牆之上及其上空運作。

   管理人有權在事先書面通知後(除非在緊急情況下)在所有合理時間按其決定，將軌導式旋轉吊臂吊船及/或任何吊臂、吊艇架吊臂、其他設備或管理裝置當中包括所有吊臂、托架、鉸鏈、柱或其他相關器材(在公契中統稱「**吊船**」)在該住宅單位內經過及其平台及/或天台或平台護牆及/或天台護牆或露台、工作平台及空調機範圍的上空部分伸展搭建、維持、操作、移動及進入或局部進入該上空或部分上空，藉以服務、清潔、加強、保養、維修、翻新、裝飾、改善及/或替換發展項目外部的任何部分(不包括專屬使用權已歸屬業主之部份)，以及暫時停留在該上空一段必要的合理時間，以便對公用地方及設施的全部或任何部分進行檢查、重建、維修、翻新、保養、清潔、油漆或裝飾。

3. 住宅物業的空調機

   根據發展項目的公契，除安裝於住宅物業的空調機範圍內，不得通過任何窗戶或外牆及其任何部分安裝空調機或其他機體，並應採取一切可能的措施防止過度噪音、冷凝水或滴水到該地段或發展項目的任何部分。

   住宅物業的室外空調機放置在住宅物業的平台或天台或毗鄰於住宅物業的露台及工作平台的空調機範圍內，並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。

   有關室外空調機的位置及住宅物業的空調機範圍的位置，請參閱本售樓說明書的「發展項目的住宅物業的樓面平面圖」一節。

4. 沒有氣體燃料供應

   發展項目沒有安裝供應煤氣至住宅物業的氣體喉。發展項目中的住宅物業內不能明火煮食。

5. 消防安全規定

   為遵守《消防安全管理計劃》內的要求，住宅物業的業主須負責自費保養及每年檢查其住宅物業內的消防裝置（包括安裝在開放式廚房正上方的天花板上以及住宅物業其他部分的消防花灑頭、煙霧探測器和《消防安全管理計劃》中提到的任何消防設施）。住宅物業內部及/或住宅物業樓層大堂提供的所有消防安全裝置須保持良好狀態，業主不得移除、干擾或改動任何消防安全裝置。

6. 排氣口

   位於地下的商業樓宇不同部分或會安裝排氣口以給空調系統及經營之業務(包括餐廳(如有))作出排氣。排氣口的排列及位置或會不時更改，並須符合相關法例要求及有關政府部門的指引。準買家請注意上述排氣口對個別住宅物業可能造成的影響(如有)。

ADDRESS OF THE WEBSITE FOR THE DEVELOPMENT
發展項目的互聯網網站的網址

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

www.22square.com.hk

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

www.22square.com.hk

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

Breakdown of GFA Concessions Obtained for All Features
獲寬免總樓面面積的設施分項

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.

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

		Area (m^2) 面積 (平方米)
	Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物 (規劃) 規例》第23(3)(b)條不計算的總樓面面積	
1.	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方 (公共交通總站除外)	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	*
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	*
2.3(#)	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、送風櫃房等	*
	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	78.000
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not Applicable 不適用
5.	Communal sky garden 公用空中花園	Not Applicable 不適用
6.	Acoustic fin 隔聲鰭	Not Applicable 不適用
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not Applicable 不適用
8.	Non-structural prefabricated external wall 非結構預製外牆	Not Applicable 不適用
9.	Utility platform 工作平台	58.500
10.	Noise barrier 隔音屏障	Not Applicable 不適用

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

		Area (m^2) 面積(平方米)
	Amenity Features **適意設施**	
11.(#)	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office 管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所,以及業主立案法團辦事處	Not Applicable 不適用
12.(#)	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities 住戶康樂設施,包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	30.524
13.(#)	Covered landscaped and play area 有蓋園景區及遊樂場地	122.164
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	105.682
16.	Chimney shaft 煙囪管道	Not Applicable 不適用
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衞星電視共用天線房	Not Applicable 不適用
18.(#)	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽及垂直立管	*
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

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
	Bonus GFA **額外總樓面面積**	
32.	Bonus GFA 額外總樓面面積	Not Applicable 不適用
	Additional Green Features under Joint Practice Note (No. 8) **根據聯合作業備考（第8號）提供的額外環保設施**	
33.	Buildings adopting Modular Integrated Construction 採用「組裝合成」建築法的樓宇	Not Applicable 不適用

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

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

* Area to be specified in the final amendment plan before occupation permit application.
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。

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

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

The Environmental Assessment of the Building is not yet available.
有關建築物的環境評估暫未提供。

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

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

Part I **第I部分**	
Provision of Central Air Conditioning 提供中央空調	No 否
Provision of Energy Efficient Features 提供具能源效益的設施	Yes 是
Energy Efficient Features proposed 擬安裝的具能源效益的設施	1. High energy-performance glazing with low U-value and Shading Coefficient (SC) 低熱傳送值及遮陽系數高效能玻璃 2. High Coefficient of Performance (COP) split-type Air Condition Units 高效能分體式空調機 3. Energy-efficient Lighting design with lower lighting power density (LPD) 低耗能高效能照明設計

Part II: The predicted annual energy use of the proposed building / part of building (Note 1)
第II部分：擬興建樓宇/部分樓宇預計每年能源消耗量(備註1)：

Location 位置	Internal Floor Area Served (m^2) 使用有關裝置的內部樓面面積 （平方米）	Annual Energy Use of Baseline Building (Note 2) 基線樓宇（備註 2）每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity kWh/ m^2 /annum 電力 千瓦小時 / 平方米 / 年	Town Gas / LPG unit/ m^2 /annum 煤氣 / 石油氣 用量單位 / 平方米 / 年	Electricity kWh/ m^2 /annum 電力 千瓦小時 / 平方米 / 年	Town Gas / LPG unit/ m^2 /annum 煤氣 / 石油氣 用量單位 / 平方米 / 年
Area served by central building services installation (Note 3) 有使用中央屋宇裝備裝置（備註 3）的部份	1272.421	120.563	Not Applicable 不適用	70.1063	Not Applicable 不適用

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

Part III: The following installation(s) are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)
第 III 部分：以下裝置乃按機電工程署公布的相關實務守則設計：

Type of Installations 裝置類型	YES 是	NO 否	Not Applicable 不適用
Lighting Installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Lift & Escalator Installations 升降機及自動梯的裝置	✓		
Performance-based Approach 以總能源為本的方法		✓	

Notes:

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

   The predicted annual energy use, in terms of electricity consumption (kWh/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 "內部樓面面積"，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。

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

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

DATE OF PRINTING OF SALES BROCHURE: 31 MARCH 2026

本售樓說明書印製日期：2026年3月31日

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

發展項目及其周邊地區日後可能出現改變。

EXAMINATION RECORD
檢視紀錄

Examination/Revision Date 檢視 / 修改日期	Page Number 頁次	Revision Made 所作修改
29 May 2026 2026年5月29日	12	Information on Vendor and Others Involved in the Development is updated 更新賣方及有參與發展項目的其他人的資料
	17	Location Plan of the Development is updated 更新發展項目的所在位置圖
	24	Layout Plan of the Development is updated 更新發展項目的布局圖
	26 - 30	Floor Plans of Residential Properties in the Development is updated 更新發展項目的住宅物業的樓面平面圖
	33	Area of Residential Properties in the Development is updated 更新發展項目中的住宅物業的面積
	46 - 47	Cross-Section Plan of Building in the Development is updated 更新發展項目中的建築物的橫截面圖
	48 - 49	Elevation Plan is updated 更新立面圖
	50	Information on Common Facilities in the Development is updated 更新發展項目中的公用設施的資料
	52 - 68, 70 - 71	Fittings, Finishes and Appliances is updated 更新裝置、裝修物料及設備

EXAMINATION RECORD
檢視紀錄

Examination/Revision Date **檢視 / 修改日期**	**Page Number** **頁次**	**Revision Made** **所作修改**
25 August 2026 2026年8月25日	17	Location Plan of the Development is updated 更新發展項目的所在位置圖
	24	Layout Plan of the Development is updated 更新發展項目的布局圖
	26 - 30	Floor Plans of Residential Properties in the Development is updated 更新發展項目的住宅物業的樓面平面圖
	33	Area of Residential Properties in the Development is updated 更新發展項目中的住宅物業的面積
	48 - 49	Elevation Plan is updated 更新立面圖
	62 - 65, 69	Fittings, Finishes and Appliances is updated 更新裝置、裝修物料及設備
26 October 2026 2026年10月26日	17	Location Plan of the Development is updated 更新發展項目的所在位置圖
	63	Fittings, Finishes and Appliances is updated 更新裝置、裝修物料及設備

