2 Grampian Rd 嘉林

SALES BROCHURE

售樓說明書

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

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

5. Sales brochure

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

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

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

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

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

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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.

rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.

- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

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

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

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

15. Estimated material date and handing over date

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

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts:

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

Sales of First-hand Residential Properties Authority
Transport and Housing Bureau
July 2021

[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.

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. **重要資訊**
   - 瀏覽一手住宅物業銷售資訊網(下稱「銷售資訊網」)(網址：www.srpe.gov.hk)，參考「銷售資訊網」內有關一手住宅物業的市場資料。
   - 閱覽賣方就該發展項目所指定的互聯網網站內的有關資訊，包括售樓說明書、價單、載有銷售安排的文件，及成交紀錄冊。
   - 發展項目的售樓說明書，會在該項目的出售日期前最少七日向公眾發布，而有關價單和銷售安排，亦會在該項目的出售日期前最少三日公布。
   - 在賣方就有關發展項目所指定的互聯網網站，以及「銷售資訊網」內，均載有有關物業成交資料的成交紀錄冊，以供查閱。
2. **費用、按揭貸款和樓價**
   - 計算置業總開支，包括律師費、按揭費用、保險費，以及印花稅。
   - 向銀行查詢可否取得所需的按揭貸款，然後選擇合適的還款方式，並小心計算按揭貸款金額，以確保貸款額沒有超出本身的負擔能力。
   - 查閱同類物業最近的成交價格，以作比較。
   - 向賣方或地產代理瞭解，您須付予賣方或該發展項目的管理人的預計的管理費、管理費上期金額(如有)、特別基金金額(如有)、補還的水、電力及氣體按金(如有)，以及 / 或清理廢料的費用(如有)。
3. **價單、支付條款，以及其他財務優惠**
   - 賣方未必會把價單所涵蓋的住宅物業悉數推售，因此應留意有關的銷售安排，以了解賣方會推售的住宅物業為何。賣方會在有關住宅物業推售日期前最少三日公布銷售安排。
   - 留意價單所載列的支付條款。倘買家可就購置有關住宅物業而連帶獲得價格折扣、贈品，或任何財務優惠或利益，上述資訊亦會在價單內列明。
   - 如您擬選用由賣方指定的財務機構提供的各類按揭貸款計劃，在簽訂臨時買賣合約前，應先細閱有關價單內列出的按揭貸款計劃資料[1]。如就該些按揭貸款計劃的詳情有任何疑問，應在簽訂臨時買賣合約前，直接向有關財務機構查詢。
4. **物業的面積及四周環境**
   - 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎 / 每平方米售價。根據《一手住宅物業銷售條例》(第 621章)(下稱「條例」)，賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i)露台；(ii)工作平台；以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
   - 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部和內部尺寸[2]。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
   - 親臨發展項目的所在地實地視察，以了解有關物業的四周環境(包括交通和社區設施)；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。
5. **售樓說明書**
   - 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
   - 如屬未落成發展項目，賣方在認為有需要時可改動建築圖則(如有的話)，因此應留意由賣方提供的任何經修改的售樓說明書，以了解有關未落成發展項目的最新資料 。
   - 閱覽售樓說明書，並須特別留意以下資訊：
     - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
     - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
     - 室內和外部的裝置、裝修物料和設備；
     - 管理費按甚麼基準分擔；
     - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
     - 小業主是否須要負責維修斜坡。
6. **政府批地文件和公契**
   - 閱覽政府批地文件和公契(或公契擬稿)。公契內載有天台和外牆業權等相關資料。賣方會在售樓處提供政府批地文件和公契(或公契擬稿)的複本，供準買家免費閱覽。
   - 留意政府批地文件內所訂明小業主是否須要負責支付地稅。
   - 留意公契內訂明有關物業內可否飼養動物。
7. **售樓處內有關可供揀選住宅物業的資料**
   - 向賣方查詢清楚有哪些一手住宅物業可供揀選。若賣方在售樓處內展示「消耗表」，您可從該「消耗表」得悉在每個銷售日的銷售進度資料，包括在該個銷售日開始時有哪些住宅物業可供出售，以及在該個銷售日內有哪些住宅物業已獲揀選及售出。
   - 切勿隨便相信有關發展項目銷情的傳言，倉卒簽立臨時買賣合約。
8. **成交紀錄冊**
   - 留意發展項目的成交紀錄冊。賣方須於臨時買賣合約訂立後的24小時內，於紀錄冊披露該臨時買賣合約的資料，以及於買賣合約訂立後一個工作天內，披露該買賣合約的資料。您可透過成交紀錄冊得悉發展項目的銷售情況。
   - 切勿將賣方接獲用作登記的購樓意向書或本票的數目視為銷情指標。發展項目的成交紀錄冊才是讓公眾掌握發展項目每日銷售情況的最可靠資料來源。
9. **買賣合約**
   - 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
   - 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
   - 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
   - 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。

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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。

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

- 委託地產代理以物色物業前，您應該－
  - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
  - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及
  - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁(網址：www.eaa.org.hk)，查閱牌照目錄。

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

- 沿購地政總署「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，並在改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

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

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

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

運輸及房屋局
一手住宅物業銷售監管局
2021年7月

[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。

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

發展項目所位於的街道名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數
嘉林邊道2號

The Development consists of one multi-unit building

發展項目包含一棟多單位建築物

Total number of storeys
3 storeys
The above number of storeys has not included Roof, Upper Roof and Top Roof

樓層總數
3層
上述樓層數目並不包括天台、上層天台及頂層天台

Floor numbering in the multi-unit building as provided in the approved building plans for the Development
G/F, 1/F, 2/F, Roof, Upper Roof and Top Roof

發展項目的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數
地下、1樓、2樓、天台、上層天台及頂層天台

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

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
不適用

Refuge floors (if any) of the multi-unit building
Not applicable

該幢多單位建築物內的庇護層(如有的話)
不適用

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

Vendor
King Rays Limited

賣方
明帝有限公司

Holding companies of the Vendor
K. Wah International Holdings Limited
Sutimar Enterprises Limited
K. Wah Stones (Holdings) Limited
K. Wah Properties Investment Limited

賣方的控權公司
嘉華國際集團有限公司
Sutimar Enterprises Limited
嘉華石業(集團)有限公司
嘉華房產投資有限公司

Authorized person for the Development
Chan Wan Ming

發展項目的認可人士
陳韻明

The firm or corporation of which the authorized person for the Development is a proprietor, director or employee in his or her professional capacity
P&T Architects and Engineers Limited

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團
巴馬丹拿建築及工程師有限公司

Building contractor for the Development
Ching Lee Engineering Limited

發展項目的承建商
正利工程有限公司

The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development
P. C. Woo & Co.

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所
胡百全律師事務所

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

已為發展項目的建造提供貸款或已承諾為該建造提供融資的認可機構
不適用

Other person who has made a loan for the construction of the Development
K. Wah Stones (Holdings) Limited

已為發展項目的建造提供貸款的其他人
嘉華石業(集團)有限公司

(a) The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the Development.	賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人。	Not Applicable 不適用
(b) The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person.	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。	Not Applicable 不適用
(c) The vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person.	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人。	No 否
(d) The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person.	賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	Not Applicable 不適用
(e) The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person.	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	Not Applicable 不適用
(f) The vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person.	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人。	No 否
(g) The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development.	賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	Not Applicable 不適用
(h) The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development.	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	Not Applicable 不適用
(i) The vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors.	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人。	No 否
(j) The vendor, a holding company of the vendor, or a building contractor for the Development, is a private company, and an authorized person for the Development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor.	賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少 10% 的已發行股份。	No 否
(k) The vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor.	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少 1% 的已發行股份。	No 否
(l) The vendor or a building contractor for the Development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。	No 否
(m) The vendor or a building contractor for the Development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor.	賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。	Not Applicable 不適用
(n) The vendor, a holding company of the vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that vendor, holding company or contractor.	賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少 10% 的已發行股份。	No 否
(o) The vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor.	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少 1% 的已發行股份。	No 否
(p) The vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。	No 否
(q) The vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor.	賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。	Not Applicable 不適用
(r) The vendor or a building contractor for the Development is a corporation, and the corporation of which an authorized person for the Development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor.	賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。	No 否
(s) The vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor.	賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	No 否

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

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

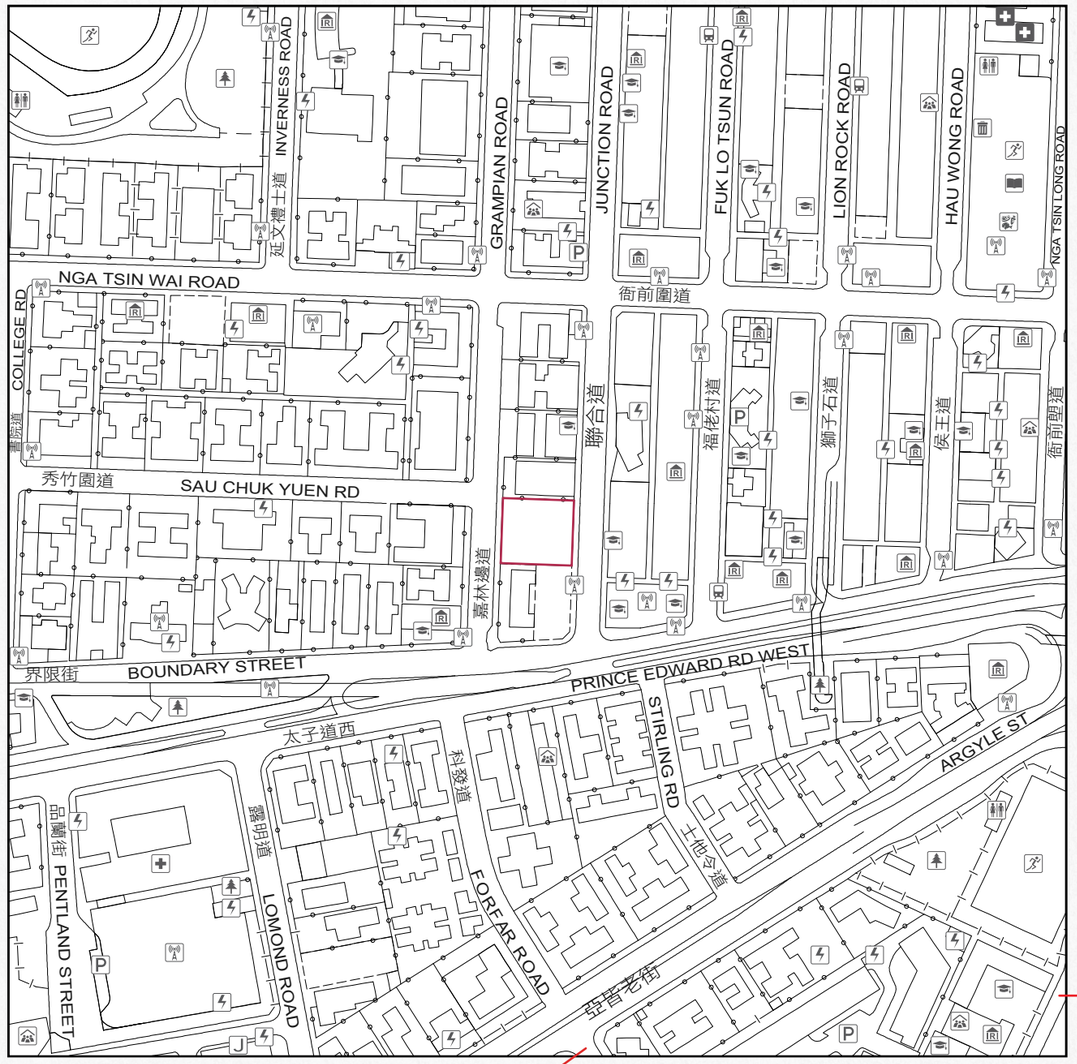
發展項目沒有構成圍封牆的一部分的非結構的預製外牆及幕牆。

6 INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

Chissay (Property Management) Limited is appointed as the Manager of the Development under the latest draft deed of mutual covenant as at the date on which the sales brochure is printed.

根據有關公契在該售樓說明書的印刷日期的最新擬稿，獲委任為發展項目的管理人為捷盛(物業管理)有限公司。

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



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

Scale 比例

0m/米 250m/米

Legend 圖例

- A library
  圖書館
- A power plant (including electricity sub-stations)
  發電廠(包括電力分站)
- A clinic
  診療所
- Judicial facilities (including a court and a magistracy)
  司法設施(包括法院及裁判法院)
- A refuse collection point
  垃圾收集站
- A hospital
  醫院
- A market (including a wet market and a wholesale market)
  市場(包括濕貨市場及批發市場)
- A public carpark (including a lorry park)
  公眾停車場(包括貨車停泊處)
- A public convenience
  公廁
- A public transport terminal (including a rail station)
  公共交通總站(包括鐵路車站)
- A public utility installation
  公用事業設施裝置
- A religious institution (including a church, a temple and a Tsz Tong)
  宗教場所(包括教堂、廟宇及祠堂)
- A school (including a kindergarten)
  學校(包括幼稚園)
- Social welfare facilities (including an elderly centre and a home for the mentally disabled)
  社會福利設施(包括老人中心及弱智人士護理院)
- Sports facilities (including a sports ground and a swimming pool)
  體育設施(包括運動場及游泳池)
- A public park
  公園

The above Location Plan is made with reference to Survey Sheet No. 11-NE-A dated 18 January 2022, Survey Sheet No. 11-NE-C dated 30 December 2021, Survey Sheet No. 11-NW-B dated 20 January 2022 and Survey Sheet No. 11-NW-D dated 30 December 2021 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

The map is reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR. Licence NO. 23/2020.

Notes:

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

上述發展項目的所在位置圖參考地政總署測繪處於2022年1月18日修訂之測繪圖編號11-NE-A，於2021年12月30日修訂之測繪圖編號11-NE-C，於2022年1月20日修訂之測繪圖編號11-NW-B及於2021年12月30日修訂之測繪圖編號11-NW-D，有須要處經修正處理。

地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號23/2020。

註：

1. 因技術原因，位置圖所顯示之範圍多於《一手住宅物業銷售條例》所要求。
2. 賣方亦建議買方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。

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

Location of the Development
發展項目的位置

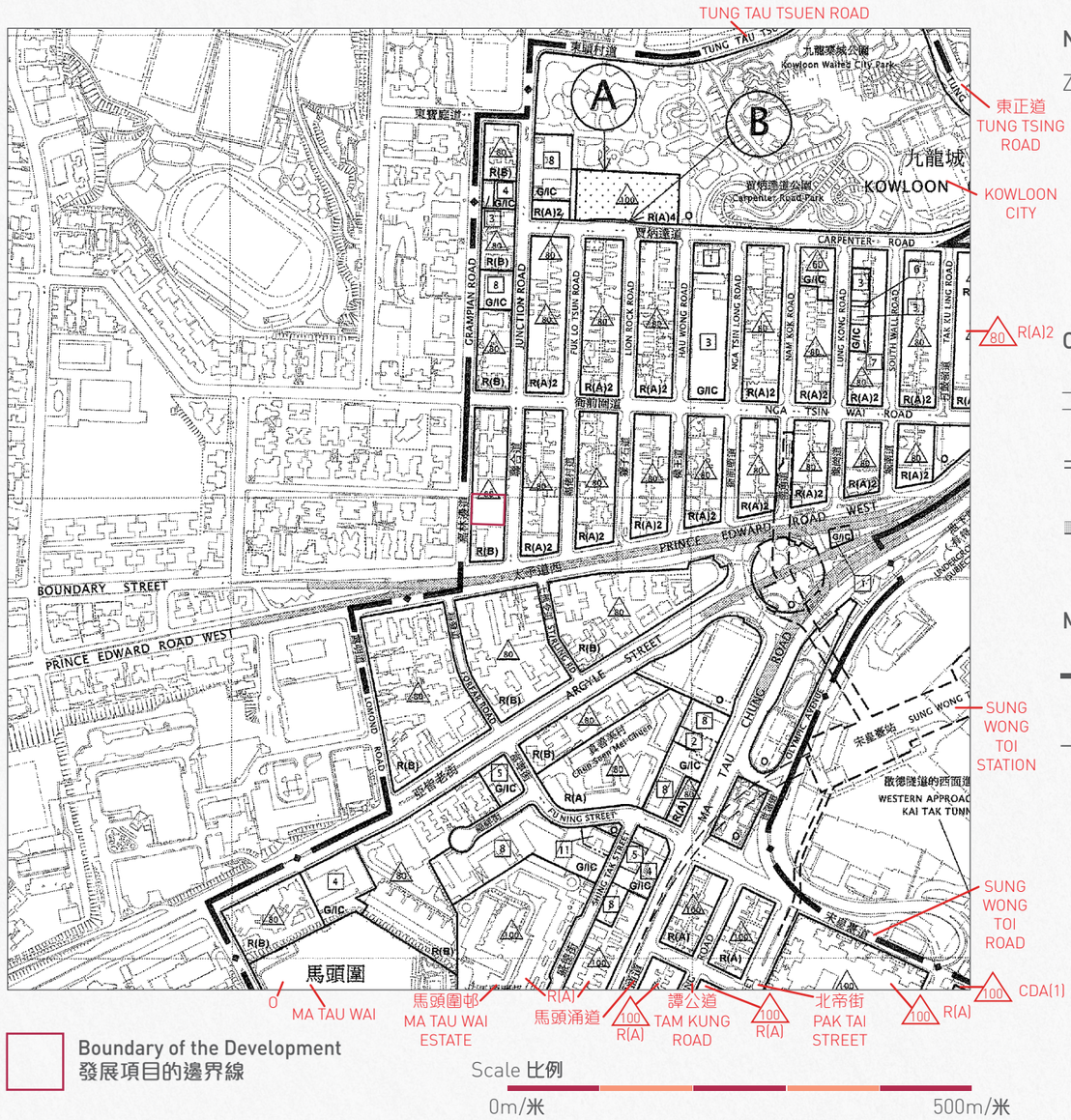
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, photo No. E117255C dated 7 December 2020.
摘錄自地政總署測繪處於2020年12月7日在6,900呎飛行高度拍攝之鳥瞰照片，照片編號E117255C。

Notes:

1. The copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. Due to technical reasons, the Aerial Photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
3. Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved - reproduction by permission only.
4. The Vendor also advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

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. 因技術原因，鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》所要求。
3. 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。
4. 賣方亦建議買方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。



Extracted from part of the draft Ma Tau Kok Outline Zoning Plan No. S/K10/27, gazetted on 21 May 2021, with adjustment where necessary as shown in red.

摘錄自2021年5月21日憲報公佈之馬頭角分區計劃大綱草圖，圖則編號為S/K10/27，經修正處理之處以紅色表示。

Notation 圖例

Zones 地帶

- CDA — Comprehensive Development Area 綜合發展區
- 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

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
- 100 — Maxiumum 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)

Amendments to Approved Plan No. S/K10/26
核准圖編號S/K10/26的修訂

- Amendment Item A 修訂項目A項
- Amendment Item B 修訂項目B項

Item A – Rezoning of a site at 128 Carpenter Road from "Other Specified Uses" annotated "Commercial Development with Public Vehicle Park" ("OU(CDWPVP)") to "Residential (Group A) 4" ("R(A)4") with stipulation of building height restriction.

A項 — 把位於賈炳達道128號的一幅土地由「其他指定用途」註明「商業發展連公眾停車場」改劃為「住宅(甲類)4」地帶，並訂明建築物高度限制。

Item B – Rezoning of a strip of land adjoining the southern boundary of the "R(A)4" zone from "OU(CDWPVP)" to an area shown as 'Road'.

B項 — 把毗連「住宅(甲類)4」地帶南面界線的一幅土地由「其他指定用途」註明「商業發展連公眾停車場」改劃為顯示「道路」的地方。

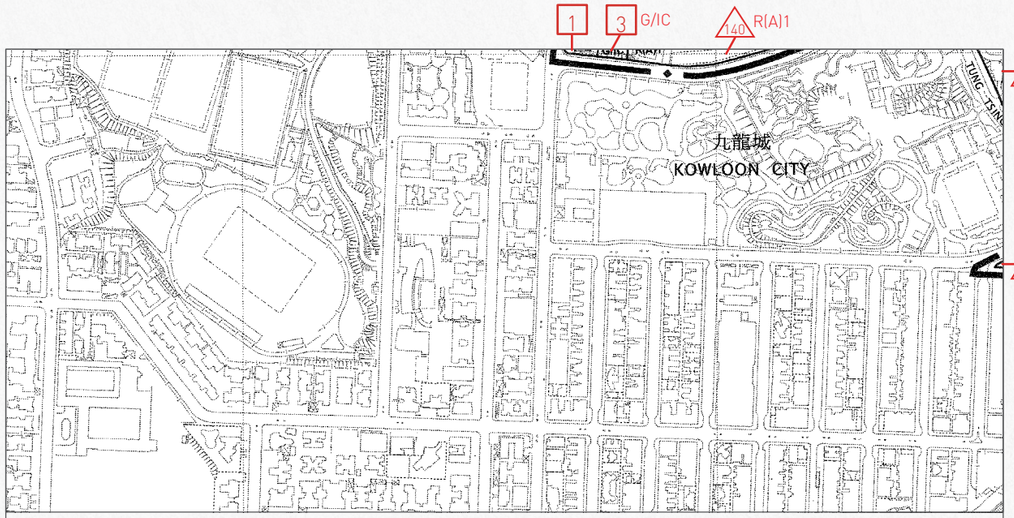
Notes:

1. The latest 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. Due to technical reasons, the Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
4. The above Outline Zoning 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.

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. 賣方建議準買方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. 因技術原因，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求。
4. 上述分區計劃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。

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



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

Boundary of the Development
發展項目的邊界線

Scale **比例**

0m/米 500m/米

Extracted from part of the approved Wang Tau Hom and Tung Tau Outline Zoning Plan No. S/K8/23, gazetted on 13 March 2020, with adjustment where necessary as shown in red.

摘錄自2020年3月13日憲報公佈之橫頭磡及東頭分區計劃大綱核准圖，圖則編號為S/K8/23，經修正處理之處以紅色表示。

Notes:

1. The latest 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. Due to technical reasons, the Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
4. The above Outline Zoning 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.

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

Communications 交通

- Major Road and Junction 主要道路及路口

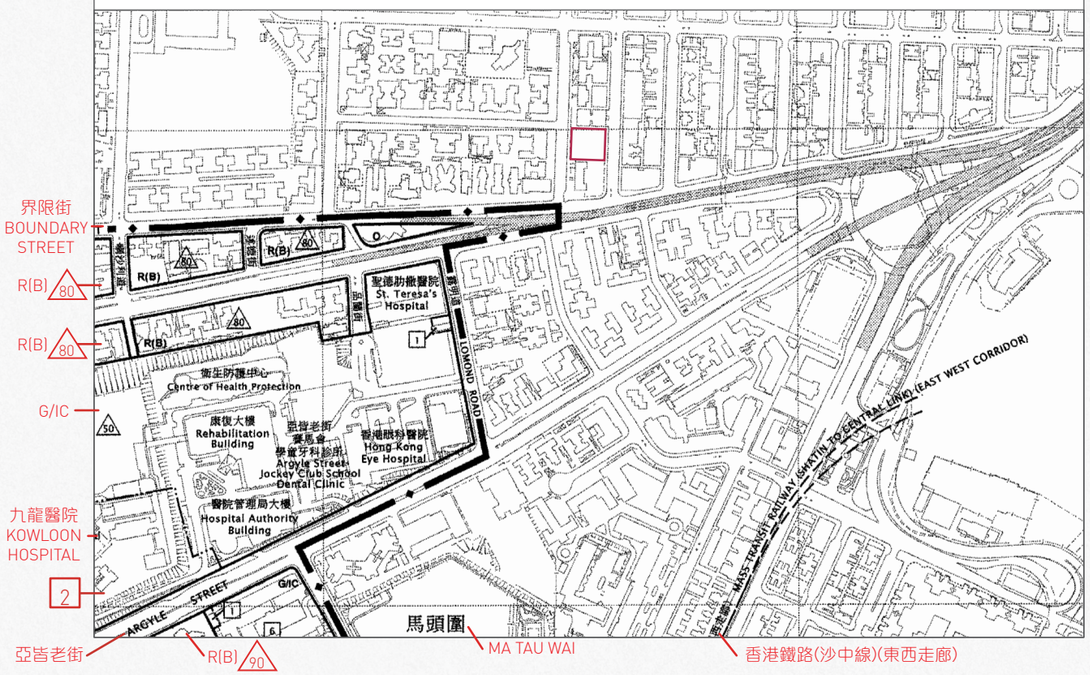
Miscellaneous 其他

- Boundary of Planning Scheme 規劃範圍界線
- 100 — Maxiumum 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)

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. 賣方建議準買方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. 因技術原因，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求。
4. 上述分區計劃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。

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



Boundary of the Development
發展項目的邊界線

Scale 比例
0m/米 500m/米

Extracted from part of the approved Ho Man Tin Outline Zoning Plan No. S/K7/24, gazetted on 18 September 2015, with adjustment where necessary as shown in red.
摘錄自2015年9月18日憲報公佈之何文田分區計劃大綱核准圖，圖則編號為S/K7/24，經修正處理之處以紅色表示。

Notes:

1. The latest 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. Due to technical reasons, the Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
4. The above Outline Zoning 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.

Notation 圖例

Zones 地帶

- 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

Communications 交通

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

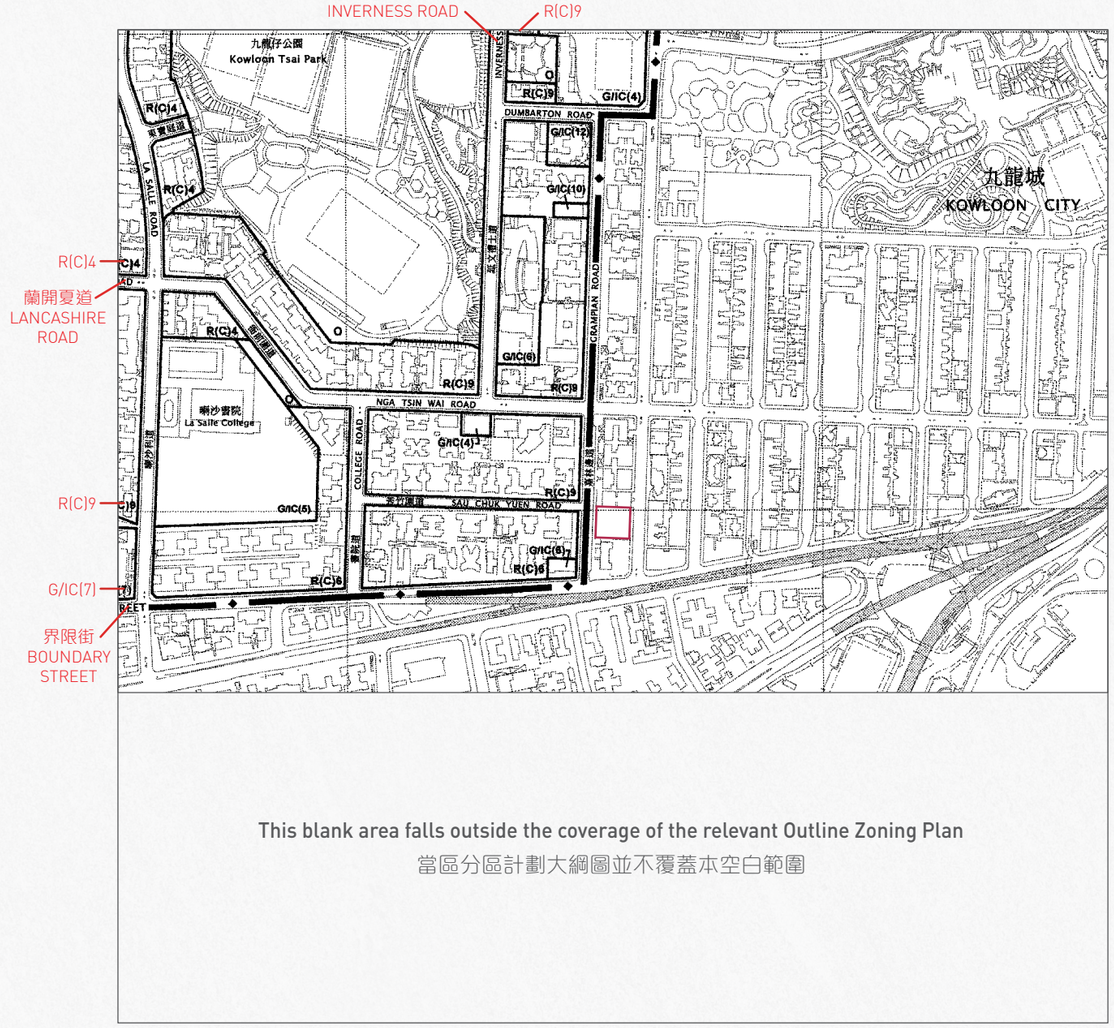
Miscellaneous 其他

- 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
- 15 — 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)

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. 賣方建議準買方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. 因技術原因，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求。
4. 上述分區計劃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。

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



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

Boundary of the Development
發展項目的邊界線

Scale **比例**
0m/米 500m/米

Extracted from part of the approved Kowloon Tong Outline Zoning Plan No. S/K18/21, gazetted on 15 December 2017, with adjustment where necessary as shown in red.
摘錄自2017年12月15日憲報公佈之九龍塘分區計劃大綱核准圖，圖則編號為S/K18/21，經修正處理之處以紅色表示。

Notes:

1. The latest 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. Due to technical reasons, the Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
4. The above Outline Zoning 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.

Notation 圖例

Zones 地帶

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

Communications 交通

Major Road and Junction
主要道路及路口

Elevated Road
高架道路

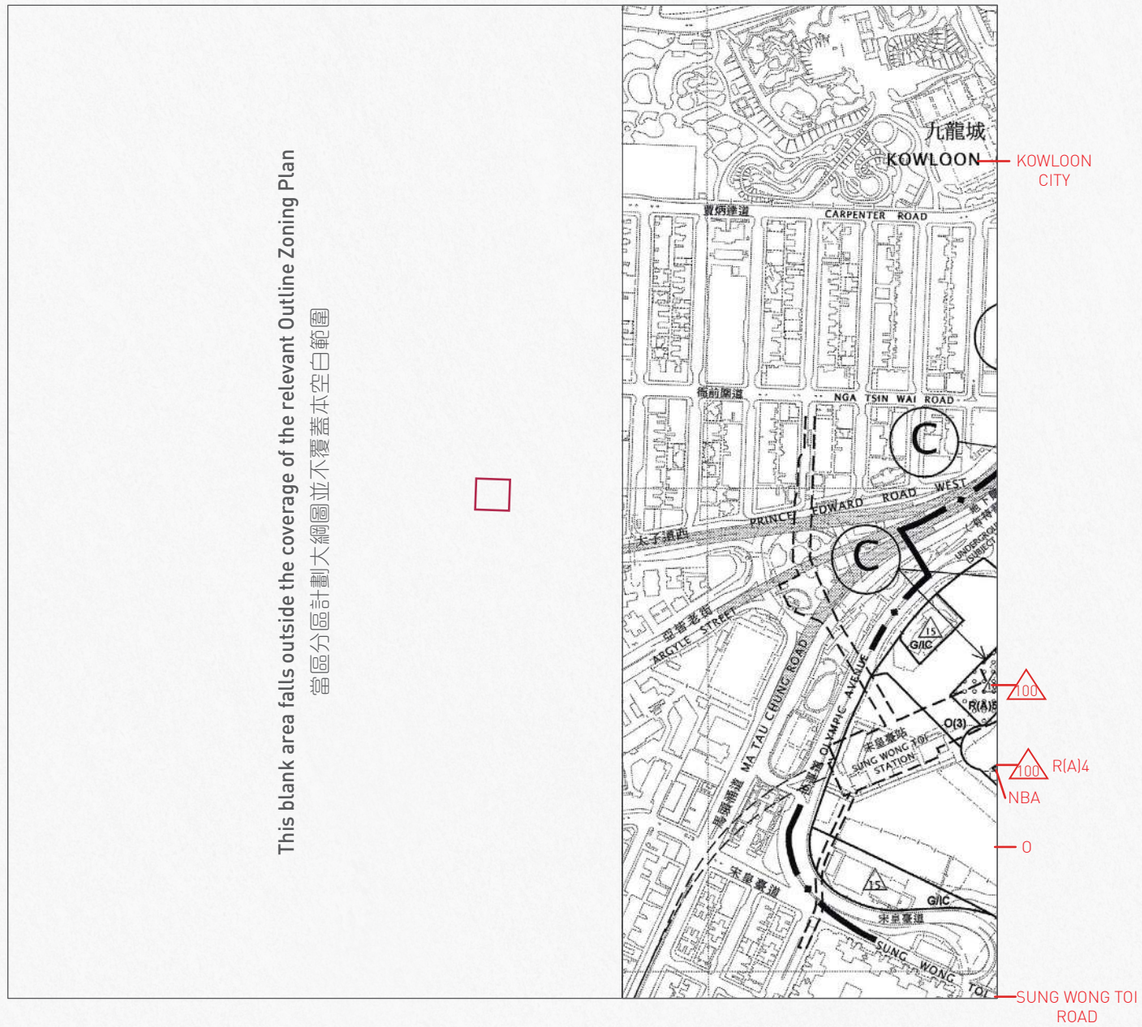
Miscellaneous 其他

Boundary of Planning Scheme
規劃範圍界線

Building Height Control Zone Boundary
建築物高度管制區界線

註：

1. 在印刷售樓説明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買方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. 因技術原因，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求。
4. 上述分區計劃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。



Boundary of the Development
發展項目的邊界線

Scale 比例
0m/米 500m/米

Extracted from part of the draft Kai Tak Outline Zoning Plan No. S/K22/7, gazetted on 10 December 2021, with adjustment where necessary as shown in red.

摘錄自2021年12月10日憲報公佈之啟德分區計劃大綱草圖，圖則編號為S/K22/7，經修正處理之處以紅色表示。

Notes:

1. The latest 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. Due to technical reasons, the Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
4. The above Outline Zoning 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.

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

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
- 100 — Maxiumum Building Height (In Metres Above Principal Datum) 最高建築物高度(在主水平基準上若干米)
- NBA — Non-building Area 非建築用地

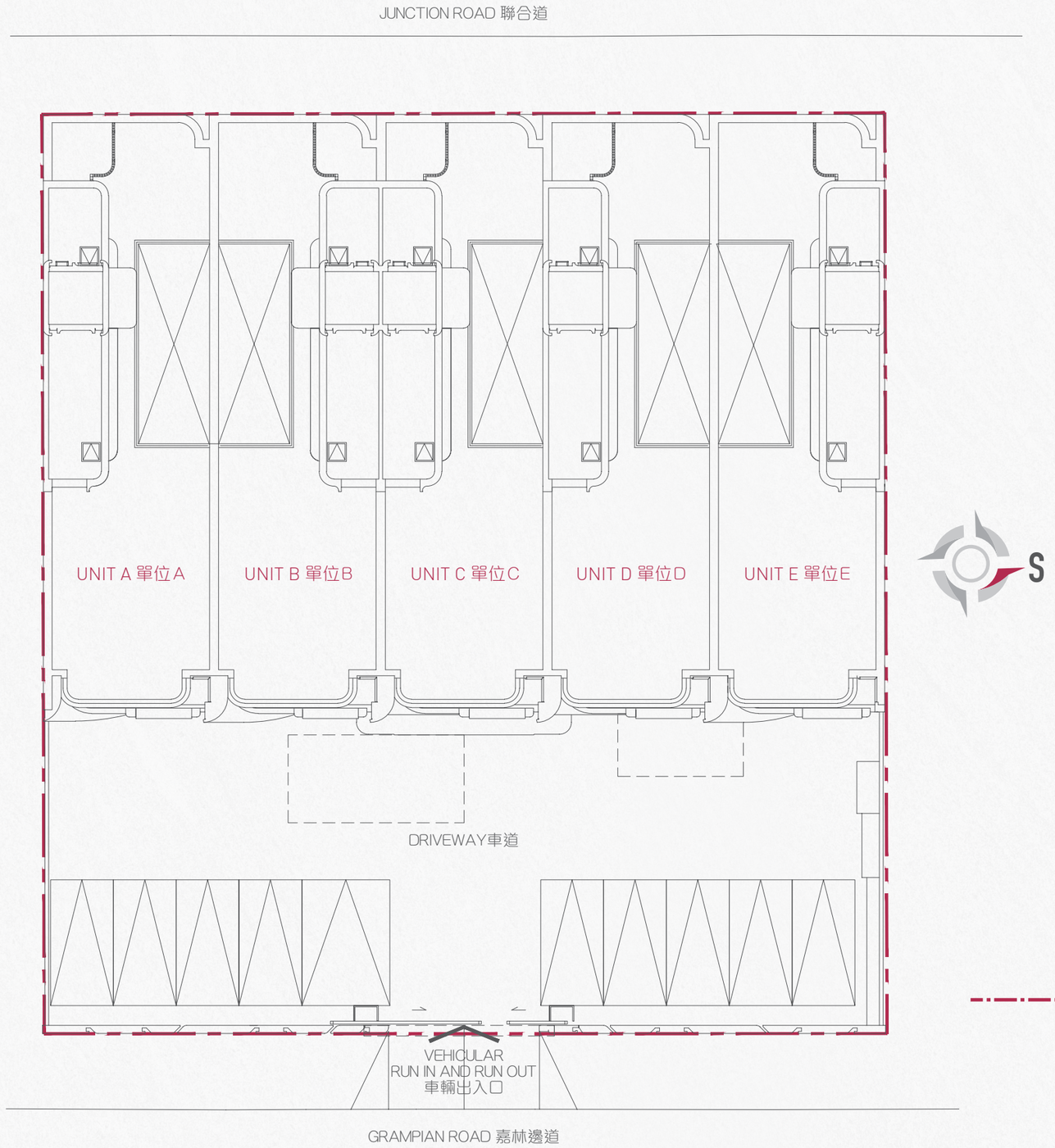
Amendments to Approved Plan No. S/K22/6
核准圖編號S/K22/6的修訂

- Amendment Item C 修訂項目C項

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. 賣方建議準買方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. 因技術原因，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求。
4. 上述分區計劃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。

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



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

Scale 比例

0m/米 20m/米

GLOSSARY 詞彙表

R.C. PLINTH* = 150mm HEIGHT REINFORCED CONCRETE PLINTH FOR ANTENNA 供天線之150毫米高鋼筋混凝土底座

R.C. PLINTH# = 150mm HEIGHT REINFORCED CONCRETE PLINTH FOR LIGHTNING ROD 供避雷針之150毫米高鋼筋混凝土底座

R.C. PLINTH^ = 350mm HEIGHT REINFORCED CONCRETE PLINTH FOR AIR-CONDITIONER OUTDOOR UNIT 供冷氣機室外機之350毫米高鋼筋混凝土底座

BAL. = BALCONY = 露台

BAL. LINE ABOVE = BALCONY ABOVE = 上層露台

BATH 1 = BATHROOM 1 = 浴室 1

BATH 2 = BATHROOM 2 = 浴室 2

BATH 3 = BATHROOM 3 = 浴室 3

BATH 4 = BATHROOM 4 = 浴室 4

BUILDING LINE ABOVE = 上層建築物

C.L. = CAT LADDER = 豎梯

CANOPY = 簷篷

CANOPY ABOVE = 上層簷篷

CORRIDOR FOR MAINTENANCE ONLY = 只供維修之走廊

DN = Down = 落

E.M.R. = ELECT. METER ROOM AS SHOWN ON THE LATEST APPROVED BUILDING PLANS = ELECTRIC METER ROOM = 電錶房

E.L.V.R. = ELV. ROOM AS SHOWN ON THE LATEST APPROVED BUILDING PLANS = EXTRA LOW VOLTAGE ROOM = 特低壓電線房

EN.1 = EN-SUITE 1 = 套房 1

EN.2 = EN-SUITE 2 = 套房 2

EN.3 = EN-SUITE 3 = 套房 3

EN.4 = EN-SUITE 4 = 套房 4

F.A.= FLUE APERTURE= 煙道孔

FAMILY ROOM = 家庭廳

FRR BOARD -/60/60 = FIRE RESISTANCE RATING BOARD WITH MINIMUM FIRE RESTANCE RATING -/60/60 = 不可低於60分鐘完整性及隔熱性耐火效能的防火板

G.C. = GLASS CLADDING = 玻璃蓋板

HOUSE UNITS WITH YARD = UNITS A, B, C, D & E AS SHOWN ON THE LATEST APPROVED BUILDING PLANS = 庭院洋房單位 = 於最新批准建築圖則為單位A、B、C、D及E

GAS HEATER CABINET = 煤氣熱水爐櫃

KIT. = KITCHEN = 廚房

LAV. = LAVATORY = 洗手間

L1 = LIFT (L1) = 升降機 (L1)

L2 = LIFT (L2) = 升降機 (L2)

L3 = LIFT (L3) = 升降機 (L3)

L5 = LIFT (L5) = 升降機 (L5)

L6 = LIFT (L6) = 升降機 (L6)

L.W. = LIGHT WELL = 光井

LIV./DIN. = LIVING AND DINING ROOM = 客飯廳

M.A.F. = METAL ARCHITECTURAL FEATURE = 金屬建築裝飾

M.A.F. ABOVE = METAL ARCHITECTURAL FEATURE ABOVE = 上層金屬建築裝飾

M.BATH = MASTER BATHROOM = 主人浴室

M.C. = METAL CLADDING = 金屬蓋板

M.C. & G.C. = METAL CLADDING & GLASS CLADDING = 金屬蓋板及玻璃蓋板

M.C. & ST. C. = METAL CLADDING & STONE CLADDING = 金屬蓋板及石材蓋板

M.EN. = MASTER EN-SUITE = 主人套房

METAL CANOPY = 金屬簷蓬

P.D. = PIPE DUCT = 管道槽

P.R. = POWDER ROOM = 化粧間

PANTRY = 備餐間

PUMP ROOM = 泵房

ROOF = 天台

SECURITY ROOM = 保安房

S.A.F. = STONE ARCHITECTURAL FEATURE = 石材建築裝飾

S.S. ACCESS DOOR = STAINLESS STEEL ACCESS DOOR = 不銹鋼檢修門

ST. = STORE = 儲物室

ST.C. = STONE CLADDING = 石材蓋板

STONE CANOPY ABOVE = 上層石材簷篷

ST.C. & G.C. WITH R.C. WALL BEHIND = STONE CLADDING & GLASS CLADDING WITH REINFORCED CONCRETE WALL BEHIND = 石材蓋板及玻璃蓋板背面為鋼筋混凝土牆

STONE CANOPY = 石材簷篷

TOP ROOF = 頂層天台

T.G.C. = TOWN GAS CHAMBER = 煤氣房

UPPER ROOF = 上層天台

UP = 上

UTIL. = UTILITY = 工作間

V.D. = VENT DUCT = 通風槽

WALK-IN CLOSET = 衣帽間

YARD = 庭院

Remarks applicable to the floor plans of this section:

1. The dimensions of the floors plans are all structural dimensions in millimetres.
2. Balcony is a Non-enclosed Area.
3. There may be architectural features and/or exposed pipes on external walls of some of the floors. For details, please refer to the latest approved general building plans and other relevant plans.
4. There may be conduits for air-conditioning, other conduits and/or Mechanical & Electrical services concealed by ceiling bulkheads or false ceilings in a residential property.
5. The indications of fittings such as sinks, toilet bowls, bathtubs, wash basins etc. shown on the floor plan are indications of their approximate locations only and not indications of their actual size, designs and shapes.

適用於本節各樓面平面圖之備註：

1. 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。
2. 露台為不可封閉之地方。
3. 部份樓層外牆範圍設有建築裝飾及/或外露喉管，詳細資料請參考最後批准之總建築圖則及其他相關圖則。
4. 住宅物業內裝飾橫樑或假天花內可能藏有冷氣喉管、其他喉管及/或機電設備。
5. 平面圖所示之裝置如洗滌盤、坐廁、浴缸、面盆等只供展示其大約位置而非展示實際大小、設計及形狀。

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

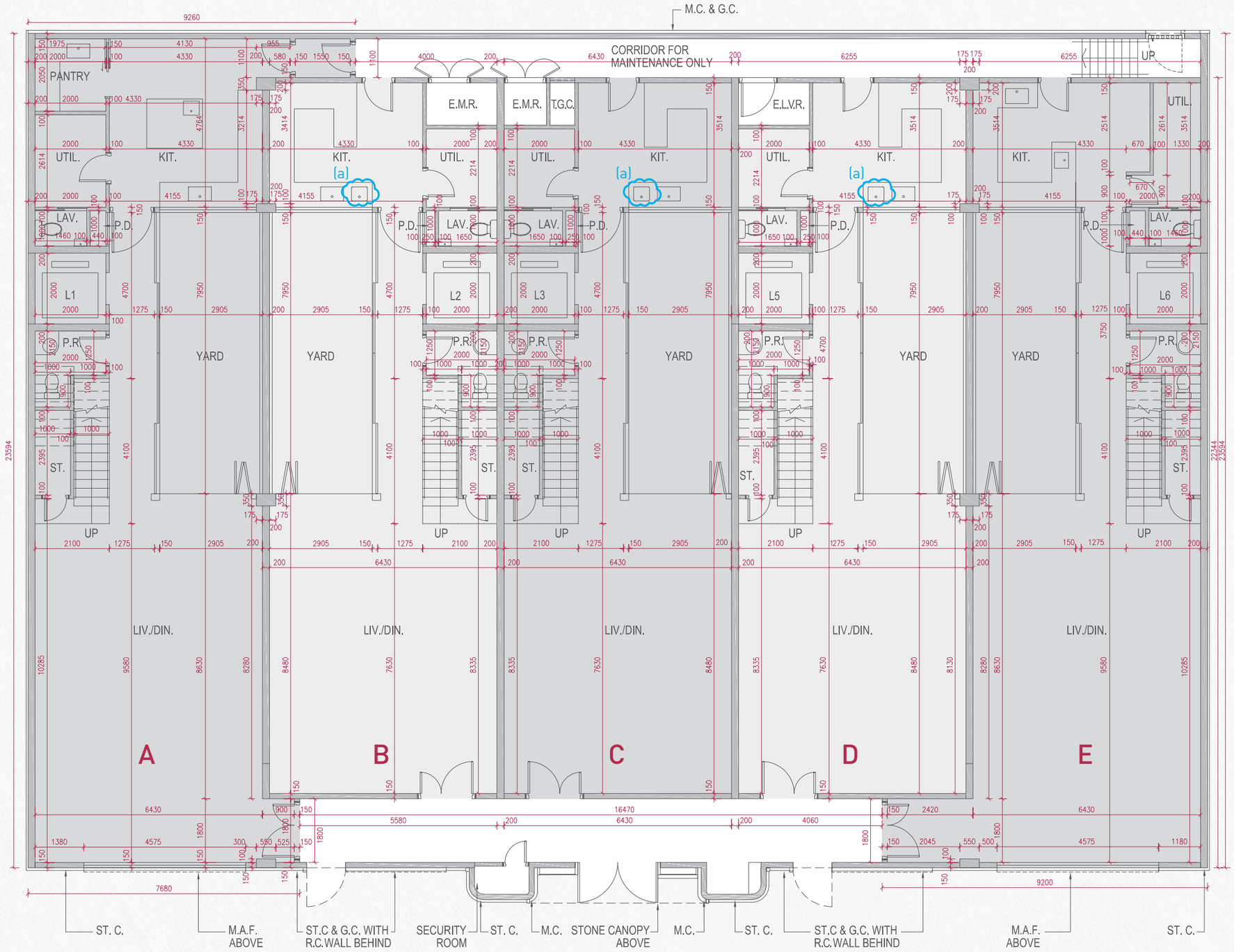
	Floor 樓層	Unit 單位				
		A	B	C	D	E
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	G/F 地下	150	150	150	150	150
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)		3900, 4250, 4350, 4395, 4430, 4450	4350, 4395, 4430, 4450	4350, 4395, 4430, 4450	4350, 4395, 4430, 4450	4250, 4350, 4395, 4430, 4450

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the 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。(註：此乃根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述，並不適用於本發展項目)

House Units with Yard
庭院洋房單位

G/F Floor Plan
地下平面圖



Scale 比例

0m/米 20m/米

Remark:

Units B, C & D have been altered by way of minor works or exempted works under the Buildings Ordinance after completion of the Development. Please refer to the "as-is" layout plan on Page 21. The approximate locations of the alterations are indicated in the floor plan and the alterations are set out below (numbering below refers to the remarks, if any, in the plan):

(a)Kitchen sink removed.

備註：

單位B、C及D在發展項目落成後進行小型工程或獲《建築物條例》豁免的工程已有所改動。請參閱第21頁之現狀平面圖。該等改動大概位置於樓面圖中標出。該等改動列出如下(下文編號對應圖中附註編號(如有))：

(a) 拆除廚房洗滌盆。

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

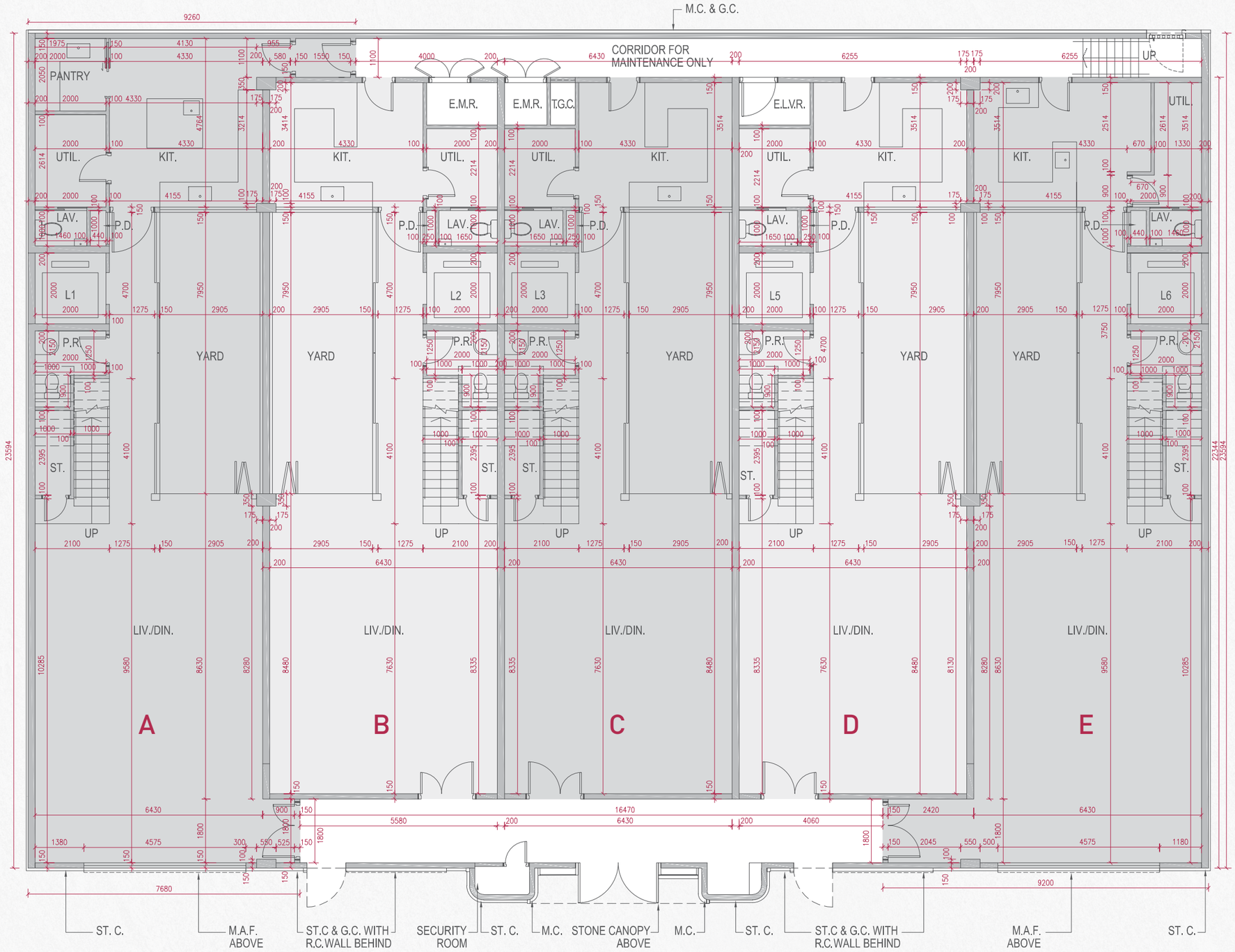
	Floor 樓層	Unit 單位				
		A	B	C	D	E
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	G/F 地下	150	150	150	150	150
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)		3900, 4250, 4350, 4395, 4430, 4450	4350, 4395, 4430, 4450	4350, 4395, 4430, 4450	4350, 4395, 4430, 4450	4250, 4350, 4395, 4430, 4450

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the 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。(註：此乃根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述，並不適用於本發展項目)

House Units with Yard
庭院洋房單位

G/F Floor Plan in "as-is" Layout
地下現狀平面圖



Scale 比例

0m/米 20m/米

Remark:

Units B, C & D have been altered by way of minor works or exempted works under the Buildings Ordinance after completion of the Development. Please refer to the "as-is" layout plan on this page. The alterations are set out below:

(a) Kitchen sink removed.

備註：

單位B、C及D在發展項目落成後進行小型工程或獲《建築物條例》豁免的工程已有所改動。請參閱本頁之現狀平面圖。該等改動列出如下:

(a) 拆除廚房洗滌盆。

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

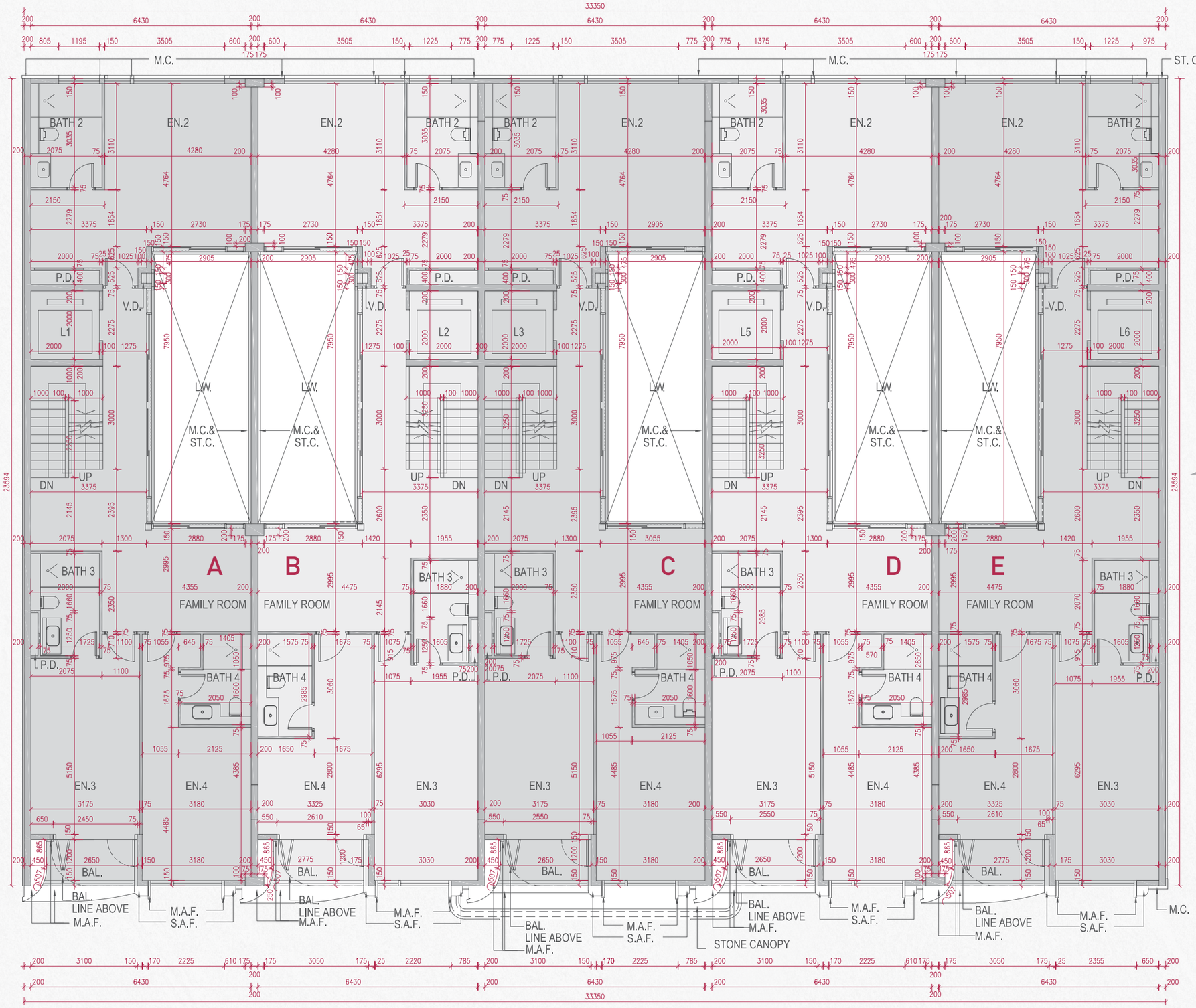
	Floor 樓層	Unit 單位				
		A	B	C	D	E
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	1/F 1樓	150	150	150	150	150
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)		2900, 3000, 3100, 3200	2900, 3000, 3100, 3200, 3450, 3565	2900, 3000, 3100, 3200, 3565	2900, 3000, 3100, 3200, 3565	2900, 3000, 3100, 3200

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the 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。(註：此乃根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述，並不適用於本發展項目)

House Units with Yard
庭院洋房單位

1/F Floor Plan
一樓平面圖



Scale 比例

0m/米 20m/米

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

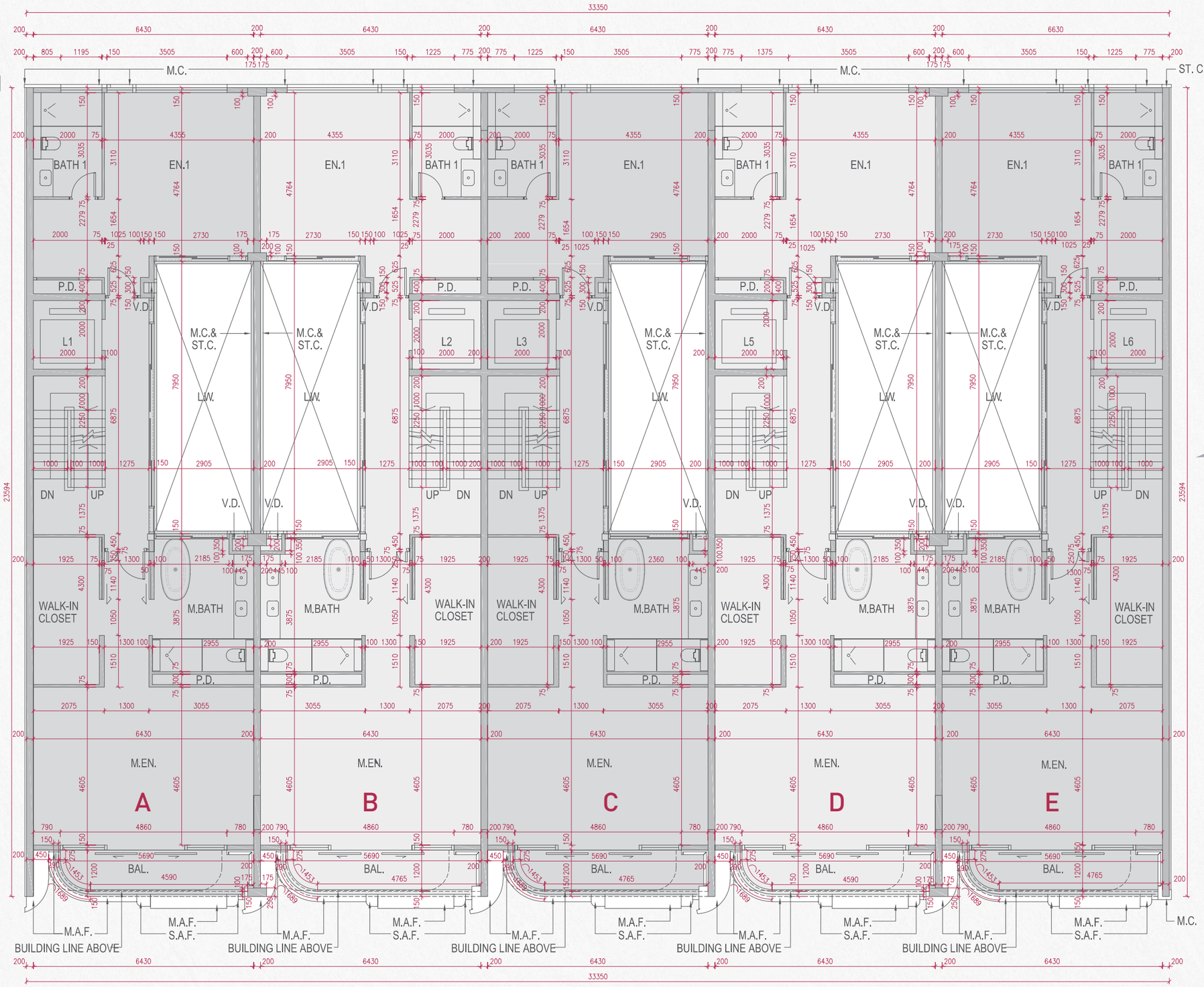
	Floor 樓層	Unit 單位				
		A	B	C	D	E
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	2/F 2樓	150	150	150	150	150
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)		3100, 3155, 3200, 3300, 3425	3100, 3155, 3200, 3300, 3425	3100, 3155, 3200, 3300, 3425	3100, 3155, 3200, 3300, 3425	3100, 3155, 3200, 3300, 3425

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the 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。(註：此乃根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述，並不適用於本發展項目)

House Units with Yard
庭院洋房單位

2/F Floor Plan
二樓平面圖



Scale 比例

0m/米 20m/米

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

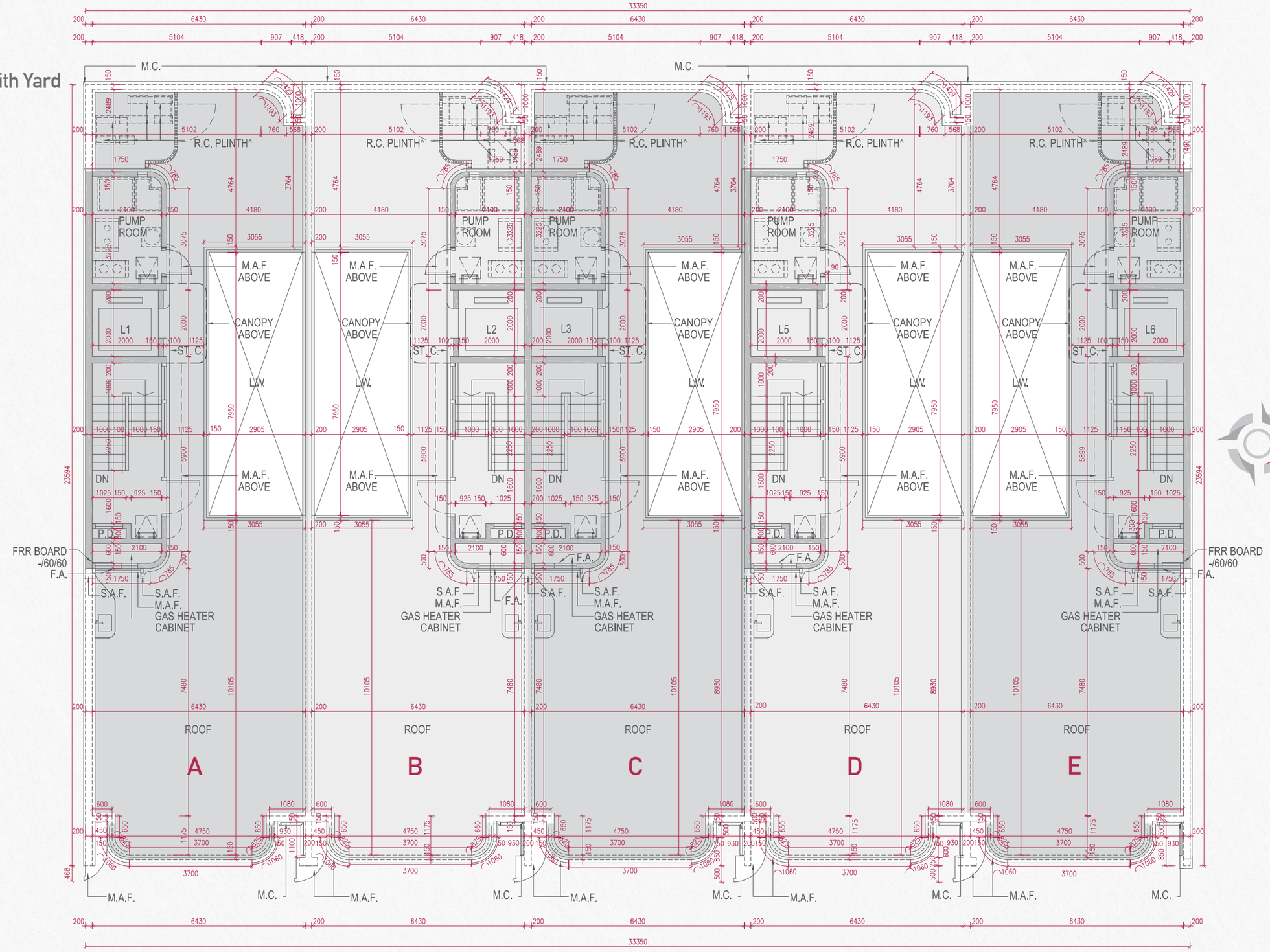
	Floor 樓層	Unit 單位				
		A	B	C	D	E
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Roof 天台	150	150	150	150	150
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)		2525	2525	2525	2525	2525

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the 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。(註：此乃根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述，並不適用於本發展項目)

House Units with Yard
庭院洋房單位

Roof Floor Plan
天台平面圖



Scale 比例

0m/米 20m/米

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

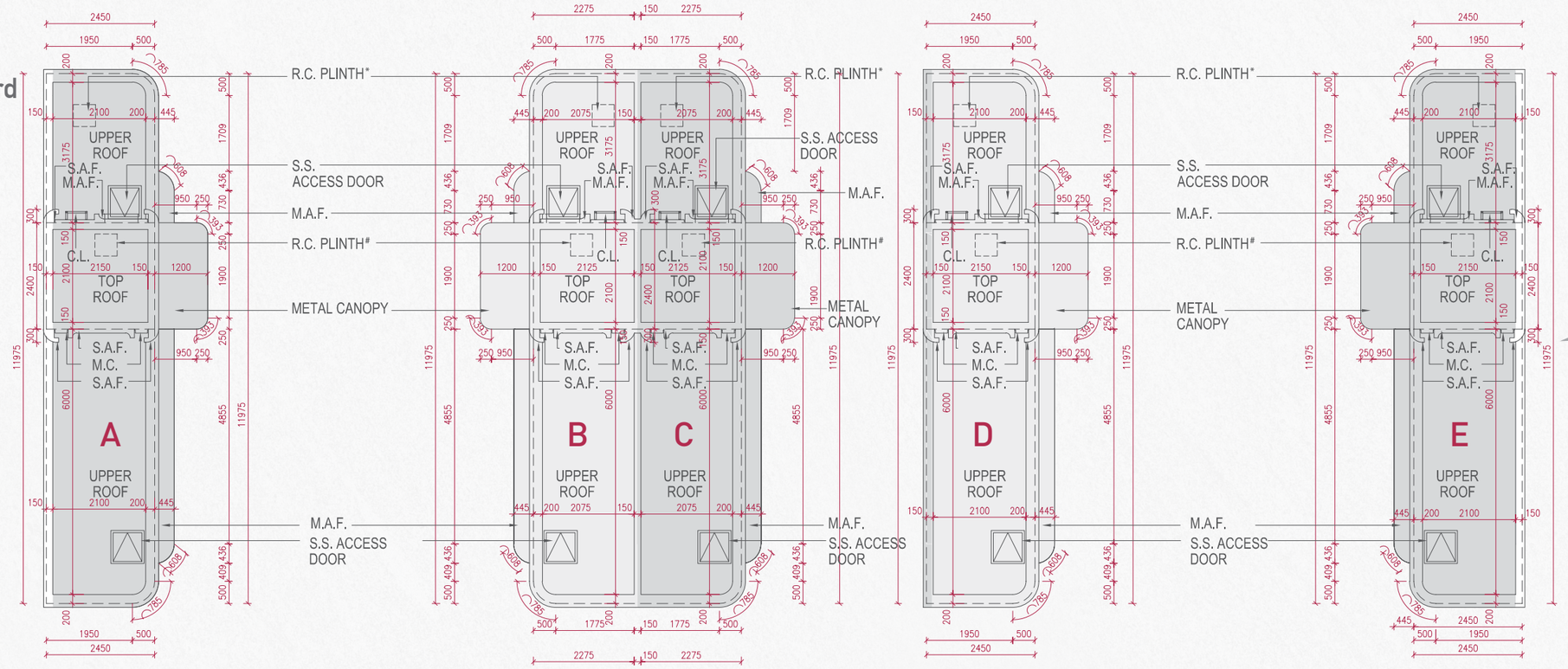
	Floor 樓層	Unit 單位				
		A	B	C	D	E
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Upper Roof & Top Roof 上層天台及頂層天台	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)		N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 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. (Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the 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。(註：此乃根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述，並不適用於本發展項目)

House Units with Yard
庭院洋房單位

Upper Roof & Top Roof Floor Plan
上層天台及頂層天台平面圖



Scale 比例

0m/米 20m/米

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

Description of Residential Property 住宅物業的描述		Saleable Area (incluing 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
G/F, 1/F, 2/F, Roof, Upper Roof & Top Roof 地下、1樓、2樓、天台、上層天台及頂層 天台	A	425.303 (4,578) Balcony 露台: 10.933 (118) Utility Platform 工作平台: - (-)	-	-	-	-	-	-	89.100 (959)	10.601 (114)	-	21.489 (231)
	B	387.523 (4,171) Balcony 露台: 11.101 (119) Utility Platform 工作平台: - (-)	-	-	-	-	-	-	89.115 (959)	10.601 (114)	-	21.489 (231)
	C	387.919 (4,176) Balcony 露台: 10.933 (118) Utility Platform 工作平台: - (-)	-	-	-	-	-	-	89.099 (959)	10.601 (114)	-	21.489 (231)
	D	387.731 (4,174) Balcony 露台: 10.933 (118) Utility Platform 工作平台: - (-)	-	-	-	-	-	-	89.099 (959)	10.601 (114)	-	21.489 (231)
	E	416.582 (4,484) Balcony 露台: 11.142 (120) Utility Platform 工作平台: - (-)	-	-	-	-	-	-	89.115 (959)	10.601 (114)	-	21.489 (231)

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.

Notes:

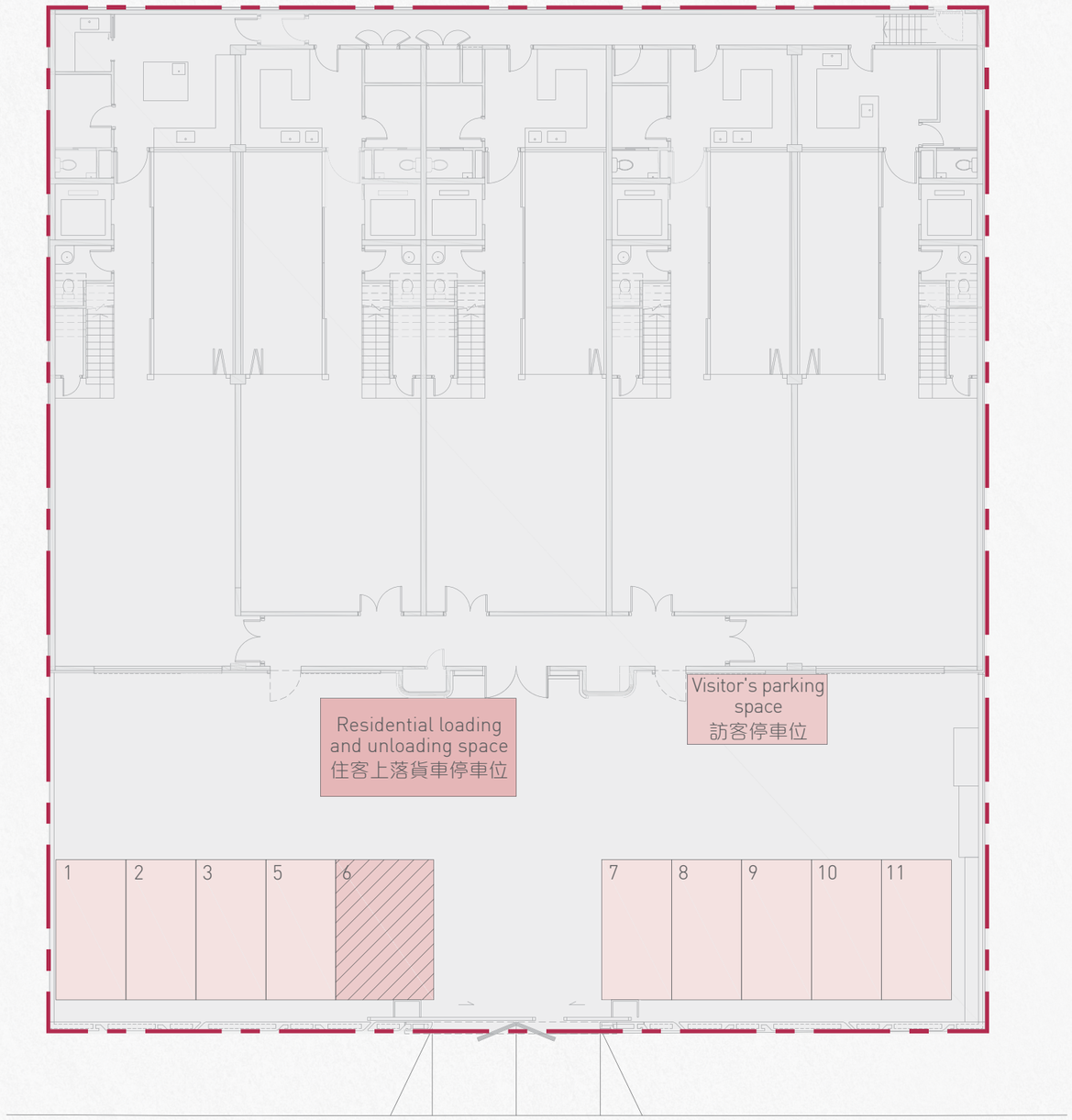
1. The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
2. There is no utility platform and verandah in the residential properties in the Development.

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 (不計算在實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

註：

1. 上述所列之面積以1平方米=10.764平方呎換算至平方呎，並四捨五入至整數。
2. 發展項目住宅物業並沒有工作平台及陽台。

G/F 地下



S

Residential parking space
住客停車位

Accessible residential parking space
暢通易達住客停車位

Visitor's parking space
訪客停車位

Residential loading and space unloading
住客上落貨車停車位

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

Notes:

1. Visitor's parking space = Space for visitor parking, used in the latest approved building plans
2. Residential loading and unloading space = Space for loading / unloading, used in the latest approved building plans
3. There is no parking space no.4 in the Development

註：

1. 訪客停車位 = 於最新批准圖則名稱為訪客停車位
2. 住客上落貨車停車位 = 於最新批准圖則名稱為上落貨車停車位
3. 發展項目不設停車位編號4

Scale **比例**

0m/米 20m/米

Numbers, Dimensions and Area of Parking Spaces 停車位數目、尺寸及面積

Category of parking space 停車位類別	Parking space number 停車位編號	Number 數目	Dimensions (L x W) (m) 尺寸(長 x 闊)(米)	Area of each parking space (sq.m.) 每個停車位面積(平方米)
Residential parking space 住客停車位	1-3, 5, 7-11	9	5.0 x 2.5	12.5
Accessible residential parking space 暢通易達住客停車位	6	1	5.0 x 3.5	17.5
Visitor's parking space 訪客停車位	-	1	5.0 x 2.5	12.5
Residential loading and unloading space 住客上落貨車停車位	-	1	7.0 x 3.5	24.5

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

1. A preliminary deposit of 5% of the purchase price is payable on the signing of the preliminary agreement for sale and purchase;
2. The preliminary deposit paid by the purchaser on the signing of 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) that preliminary agreement is terminated;
   (ii) the preliminary deposit is forfeited; and
   (iii) the owner does not have any further claim against the purchaser for the failure.

1. 在簽署臨時買賣合約時須支付款額為售價之5%的臨時訂金；
2. 買方在簽署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。

1. Common parts of the Development

(i) **"Common Parts"** means all areas, systems, equipment, facilities, machinery, fixtures, fittings, Conduits or other matters in the Lot (as defined in the Deed of Mutual Covenant and Management Agreement ("DMC")):

(a) which are intended for the common use and benefit of different Owners (as defined in the DMC), occupiers, licensees or invitees of the Lot or any part thereof;

(b) as will fall within the definition of "common parts" in Section 2 of the Building Management Ordinance (Cap.344); or

(c) which are from time to time designated by an Owner to be Common Parts in accordance with this Deed.

The expression shall mean collectively, the Development Common Parts, Residential Common Parts and Parking Common Parts, and shall include, but not limited to, those areas of the Development which are (for identification purpose) coloured indigo, indigo stippled black and yellow on the plans certified as to their accuracy by or on behalf of the Authorized Person annexed to the DMC ("Plans").

(ii) **"Development Common Parts"** means:

(a) those areas of the Development which are (for identification purpose) coloured indigo and indigo stippled black on the Plans ("Coloured Indigo Areas" in this definition);

(b) the internal finishes of the Coloured Indigo Areas;

(c) all structural or load bearing elements of the Development (save to the extent forming part of any Residential Unit, the Residential Common Parts or the Parking Common Parts);

(d) all sanitary appliances, doors, door frames, grilles, louvers and louver frames of any Coloured Indigo Areas;

(e) the foundations of the Development;

(f) includes but not limited to electricity meter rooms, extra low voltage room (ELV. Room), security room (excluding the external parts surrounding the security room which forms part of the Residential Common Parts), driveway, cleansing meter box, water meter box, removable cover for pipe trench, gates of the Development and the entrances to the Development located at the Ground Floor;

(g) common manholes and drainage systems (not forming part of a Residential Unit or the Parking Common Parts) connecting therewith together with the common sewage systems connecting to such common manholes;

(h) floor slab of Ground Floor and floor slab of each Residential Unit immediately above the electricity meter rooms and ELV. Room;

(i) the waterproofing membrane above the floor slab of each Residential Unit immediately above the electricity meter rooms and ELV. Room;

(j) CCTV system and devices (excluding those forming part of the Residential Unit), air-conditioning system and device serving the main lobby and security room;

(k) fire-fighting facilities and equipment located in or serving the Common Parts, cleansing water tanks, pipes, fittings, taps and associated supports and accessories, main telecommunication network facilities and cables passing through the Development Common Parts and up to the ELV. Room;

(l) external walls (if any) surrounding the Development and claddings and architectural features thereof (excluding those forming part of the Residential Common Parts and Residential Unit or otherwise expressly excluded in this Deed), fencing walls and the claddings and architectural features thereof of the Common Parts and including those surrounding the car parking area and gates and/or doors and lightings and façades (excluding those forming part of the Residential Unit), and portals thereof, and all those areas and facilities, including, without limitation, drains and sewers, surface channels, water courses and water pipes, electrical cables and wires, ducts for the Common Parts;

(m) the space for loading/unloading;

(n) the Development Common Parking Space (as defined in the DMC);

(o) main water pipes up to the meter of cleansing water equipment and the meters of individual Residential Unit; and

(p) those Common Parts which (i) are provided or installed for the common use and benefit of the Owners, occupiers, licensees or invitees of the Development as a whole and not for a particular Unit or Units (as defined in the DMC, which include Residential Units and Parking Spaces) which facilities are subject to the provisions of this Deed to be used and enjoyed by each Owner and occupier in common with all other Owners and occupiers of the Development; and (ii) do not form part of the Residential Common Parts or the Parking Common Parts.

(iii) **"Parking Common Parts"** means those Common Parts which are provided or installed for the common use and benefit of Owners, occupiers, licensees or invitees of different Parking Spaces (but for avoidance of doubt, excluding that of the Development Common Parking Space); and shall include, but not limited to:

(a) petrol interceptors and the structure thereof (located underneath the driveway); and

(b) all associated drainage pipes, systems, equipment, facilities, machinery, fixtures, fittings serving exclusively any Parking Space or any or some of the above (excluding those forming part of the Development Common Parts, Residential Common Parts and Residential Unit).

(iv) **"Residential Common Parts"** means those Common Parts which are provided or installed for the common use and benefit of Owners, occupiers, licensees or invitees of different Residential Units; and shall include:

(a) those areas of the Development which are (for identification purpose) coloured yellow, on the Plans (the "Coloured Yellow Areas" in this definition);

(b) the internal finishes of the Coloured Yellow Areas;

(c) any non-structural or non-load bearing internal partition of the Coloured Yellow Areas;

(d) the inner half of any non-structural or non-load bearing elements separating any Coloured Yellow Areas from any other area coloured as a Development Common Part or Parking Common Part or any Residential Unit (or of any balcony(ies), roof, upper roofs and top roof or yard held with and forming part of such Residential Unit);

(e) the structural and load bearing elements of the Development which only serve or support different Residential Units and/or any Coloured Yellow Areas, columns and beams supporting the Residential Unit (excluding those which form part of the Residential Unit);

(f) all sanitary appliances, glazing, window panes, window frames, doors, door frames, louvers and louver frames of any Coloured Yellow Areas;

(g) external walls surrounding all sides of the residential block of the Development and structures, claddings and architectural features and lightings thereof, including (i) the external walls of the roof, upper roof(s) and top roof(s) of Residential Unit A facing adjacent lot and Residential Unit E facing adjacent lots and structures, claddings and architectural features thereof and (ii) the parapet at the roof of the Residential Units (but excluding such external walls, structures, claddings and architectural features and lightings thereof forming part of the Residential Unit or otherwise expressly excluded in this Deed);

(h) town gas chamber, corridor for maintenance only ("Backyard Lane") including the staircase located therein, main lobby (excluding those forming part of the Residential Unit), main door(s) of the main lobby, mail boxes, and lights of or serving the main lobby and Backyard Lane;

(i) the external parts surrounding the security room;

(j) metal architectural feature (M.A.F.) and stone architectural feature (S.A.F) (excluding M.A.F. and S.A.F. which attached to the roof top structure on roof, upper roofs or top roof forming part of the Residential Unit), stone canopy, metal claddings, and the claddings installed at the Non-enclosed Areas which coloured yellow at 1/F, 2/F and above such Non-enclosed Areas at roof (which form part of the facades of the Development);

(k) main gas pipes up to the meter of each Residential Unit, waterproof membrane on top of the floor slab of any of such Residential Common Parts including that located immediately above the main lobby and the Backyard Lane (excluding those forming part of the Residential Unit and Development Common Parts), structural part(s), bottom and enclosure structure(s) of the lift pit(s) and sump pit(s) which are below the Ground Floor level which do not exclusively serve the Residential Unit (i.e. excluding parts of the lift pit(s) which forms part of the Residential Unit);

(l) outer part of the window frames of the Residential Unit forming part of the façade of the Development (excluding those forming part of the Residential Unit);

(m) intercom system, lift supervisory panel in the security room;

(n) lightning pits including those provided for each Residential Unit; and

(o) all systems, equipment, facilities, machinery, fixtures, fittings, façade lighting, Conduits (as defined in the DMC) serving exclusively any Coloured Yellow Areas or any or some of the above.

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

Number of undivided shares allocated to each Residential Unit

Residential Unit	Number of Undivided Shares allocated to each Residential Unit
A (including the balconies, yard, stairhood and roof held therewith)	449/2,486
B (including the balconies, yard, stairhood and roof held therewith)	410/2,486
C (including the balconies, yard, stairhood and roof held therewith)	411/2,486
D (including the balconies, yard, stairhood and roof held therewith)	411/2,486
E (including the balconies, yard, stairhood and roof held therewith)	440/2,486

Note: The reference to "balconies" refers to the Non-enclosed Areas as defined in the DMC

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

The DMC Manager for the Development will be appointed for an initial term of two (2) years after the date of the DMC and such appointment shall continue until terminated as provided in Clause 10 of the DMC.

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

Each Owner shall contribute towards the Management Expenses (as defined in the DMC) (which shall be the expenses, costs and charges necessarily and reasonably incurred in the management of the Development, and shall be based on the budget prepared by the Manager) (including the Manager's remuneration) of the Development in such manner, amount and proportion as provided in the DMC by reference to the Management Shares (as defined in the DMC) allocated to his Unit in accordance with the following principles:

(i) The Owner of a Unit shall, in respect of each Unit which he owns, contribute towards the Management Expenses relating to the Development Common Parts in proportion to the Management Shares allocated to his Unit, divided by the total Management Shares of all Units in the Development;

(ii) The Owner of a Residential Unit shall contribute towards the Management Expenses relating to the Residential Common Parts in proportion to the Management Shares allocated to his Residential Unit, divided by the total Management Shares allocated to all Residential Units; and

(iii) The Owner of a Parking Space shall contribute towards the Management Expenses relating to the Parking Common Parts in proportion to the Management Shares allocated to his Parking Space, divided by the total Management Shares allocated to all Parking Spaces.

Note: The number of Management Shares of a residential property is the same as the number of Undivided Shares allocated to that residential property. However, the total number of Undivided Shares in the Development is different from the total number of Management Shares in the Development. The total number of Management Shares of all residential properties in the Development is 2,121. The total number of Management Shares in the Development is 2,256.

5. Basis on which the management fee deposit is fixed

A sum equal to three (3) months' management contribution payable by him in respect of his part of the Development of which he is the Owner based on the first annual Management Budget (as defined in the DMC) which deposit shall be non-interest bearing and shall not be used by such Owner to set off against any contribution payable by him under the DMC and which deposit shall be non-refundable but transferable to the new Owner on change of ownership of the Undivided Shares.

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

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

1. 發展項目的公用部分

(i) **「公用部分」**指所有在該地段內的區域、系統、裝備、設備、機器、固定裝置、裝置、管道或其他事宜(按《公契及管理協議》(「公契」)所定義):

(a) 該部分的目的是供該地段或其任何部分的不同業主(按公契所定義)、佔用人、被許可人或被邀請人共同使用及共益享用;

(b) 該部分符合建築物管理條例(第344章)第2條中「公用部分」的定義;或

(c) 該部分為業主不時按照公契指定之「公用部分」。

該表達統指「發展項目公用部分」、「住宅公用部分」及「停車場公用部分」,並包括但不限於在附錄於公契經認可人士核實為準確的圖則(「圖則」)(以供識別之用)上以靛藍色、靛藍色綴黑點及黃色顯示發展項目之該等區域。

(ii) **「發展項目公用部分」**指:

(a) 於圖則(以供識別之用)以靛藍色及靛藍色綴黑點所顯示於發展項目之該等區域(在此釋義為「"靛藍色區域"」);

(b) 靛藍色區域之內飾面;

(c) 發展項目的所有結構件或承重件(構成任何住宅單位、「住宅公用部分」或「停車場公用部分」之任何部分除外);

(d) 設置於靛藍色區域之所有衛生設備、門、門框、格柵、百葉窗及百葉窗框等;

(e) 發展項目的地基;

(f) 包括但不限於電錶房、特低壓電線房(「ELV.房」)、保安房(不包括構成「住宅公用部分」之圍繞保安房其外部部分)、車道、清潔錶箱、水錶箱、管道溝渠之可移動蓋面、發展項目的閘門及位於地下之發展項目的入口;

(g) 公用沙井與排水系統及其相連接駁於公用沙井的公用排污系統(不包括已構成住宅單位或「停車場公用部分」之部分);

(h) 地下層的樓板及於電錶房及ELV.房直接對上之每一住宅單位的樓板;

(i) 於電錶房及ELV.房直接對上之每一住宅單位的樓板面的防水膜;

(j) 中央閉路電視及器材(構成「住宅單位」除外),提供主大堂及保安房的空調系統及器材;

(k) 位於及供「公用部分」使用之消防設施及設備、清潔水箱、管道、裝置、水龍頭及其相關支援配件、經過「發展項目公用部分」至ELV.房之總電訊通訊網絡設施及電纜等;

(l) 圍繞發展項目之外牆(如有)包括連同該處之蓋板及建築裝飾(但不包括構成「住宅公用部分」及住宅單位的部分或已於公契被明確地排除之部分)、「公用部分」之圍牆連同該處之蓋板及建築裝飾及包括圍繞停車場區域、閘及/或門及照明及立面(不包括構成住宅單位的部分)及出入口、及所有供「公用部分」之區域及設施包括但不限於排水渠及污水渠、明渠、水道及水管道、電纜及電線及槽等;

(m) 裝卸空間;

(n) 發展項目公用停車位(按公契所定義);

(o) 直至清潔水之器材水錶及個別住宅單位的水錶之主要輸水管;及

(p) 該等「公用部分」(i)提供或安裝供發展項目全體業主、佔用人、被許可人或被邀請人共同使用及共益享用而非個別一個或多個單位專享的部分(按公契所定義,包括住宅單位及停車位)及由每名發展項目之業主及佔用人根據公契的條款規定與發展項目其他業主及佔用人共同使用及享用之設施;及(ii)並不構成「住宅公用部分」或「停車場公用部分」之部分。

(iii) **「停車場公用部分」**指提供或安裝,供不同停車位的業主、佔用人、被許可人或被邀請人共同使用及共益享用之「公用部分」(但以釋疑慮,並不包括發展項目公用停車位),及包括但不限於:

(a) 隔汽油池及其構築物(位於車道之下);及

(b) 所有為任何停車位或任何上述部分專享之所有相關排水管、系統、器材、設施、機械、固定設施及裝置、(不包括構成「發展項目公用部分」、「住宅公用部分」及住宅單位之部分)。

(iv) **「住宅公用部分」**指提供或安裝供不同住宅單位的業主、佔用人、被許可人或被邀請人共同使用及共益享用的該等「公用部分」,及包括:

(a) 於圖則(以供識別之用)以黃色所顯示於發展項目之該等區域(在此釋義為「"黃色區域"」);

(b) 黃色區域之內飾面;

(c) 黃色區域的非結構或非承重內部間隔;

(d) 分隔開黃色區域及以顏色顯示為「發展項目公用部分」或「停車場公用部分」或任何住宅單位(或歸屬及構成該住宅單位之(任何露台、天台、上層天台及頂層天台或庭院)部分任何非結構件或非承重件的內半截;

(e) 發展項目內祇充當提供或支撐不同住宅單位及/或任何黃色區域的結構件或承重件、支撐住宅單位的柱及樑(不包括構成住宅單位部分);

(f) 設置於黃色區域之所有衛生設備、玻璃窗、窗玻璃、窗框、門、門框、百葉窗及百葉窗框等;

(g) 發展項目圍繞住宅大樓的每邊外牆及其結構、蓋板及建築裝飾及該處之照明,包括(i)住宅單位A面向毗連地段的天台、上層天台及頂層天台之外牆及其結構、蓋板及建築裝飾,及住宅單位E面向毗連地段的外牆及其結構、蓋板及建築裝飾及(ii)住宅單位天台之矮牆(不包括構成住宅單位部分之外牆及其結構、蓋板及建築裝飾及照明或於公契被明確地排除之部分);

(h) 煤氣房、祇供維修之走廊(「後院巷」)包括位於該處之樓梯、主大堂(不包括構成住宅單位之部分)、主大堂之主大門、郵箱及提供主大堂及「後院巷」之照明燈具;

(i) 圍繞保安房之外部;

(j) 金屬建築裝飾(M.A.F.)及石材建築裝飾(S.A.F.)(不包括構成住宅單位部分附屬於天台、上層天台及頂層天台之天台頂層結構之(M.A.F.)及(S.A.F.))、石材簷篷、金屬蓋板及安裝於1樓、2樓不可圍封範圍及其對上天台之顯示為黃色之蓋板(構成發展項目立面部分者);

(k) 直至每個住戶單位煤氣錶之主要煤氣管、任何「住宅公用部分」樓板面之防水膜包括主大堂及「後院巷」直接對上位置(不包括構成住宅單位及「發展項目公用部分」之部分)、位於地下層以下之升降機槽及集水槽及其結構部分、底部及圍封結構,如其並非專屬於住宅單位(即是不包括構成住宅單位部分之升降機槽);

(l) 構成發展項目立面之住宅單位窗框之外部(不包括構成住宅單位部分);

(m) 內部通話系統、保安房之升降機監察顯示板;

(n) 包括為每個住宅單位所提供之避雷井;及

(o) 所有為任何黃色區域或任何上述部分專享之所有系統、器材、設施、機械、固定裝置、裝置、外牆照明、管道(按公契所定義)。

2. 分配予發展項目每個住宅物業的不分割份數數目

發展項目每個住宅單位配有不分割份數之數目

住宅單位	每個住宅單位獲分配的不分割份數數目
A (包括連帶持有的露台、庭院、梯屋及天台)	449/2,486
B (包括連帶持有的露台、庭院、梯屋及天台)	410/2,486
C (包括連帶持有的露台、庭院、梯屋及天台)	411/2,486
D (包括連帶持有的露台、庭院、梯屋及天台)	411/2,486
E (包括連帶持有的露台、庭院、梯屋及天台)	440/2,486

註:所引用之「露台」按公契定義所指為不可圍封範圍。

3. 有關發展項目的管理人的委任年期

「發展項目」之「公契」管理人首屆任期為兩(2)年,由「公契」日期開始,期滿後繼續生效,直至依照「公契」第10條終止。

4. 發展項目中的住宅物業的擁有人之間分擔管理開支的基準

每名業主須根據其單位分配到的管理份數分擔發展項目的管理開支(按公契定義)(指管理發展項目時必須地和合理地招致的支出、費用及收費,且須基於「管理人」擬定之預算)(包括「管理人」之酬金),按公契指明的方式、金額及比例以引用其單位分配到的管理份數(按公契定義),並根據以下原則:

(i) 每個單位的業主須為其所擁有的單位,按分配到其單位之管理份數再除以發展項目全部單位之管理份數總數,按此比例分擔有關「發展項目公用部分」之管理開支;

(ii) 每個住宅單位的業主須按分配到其住宅單位之管理份數再除以全部住宅單位之管理份數總數，按此比例分擔有關「住宅公用部分」之管理開支；及

(iii) 每個停車位的業主須按分配到其停車位之管理份數再除以全部停車位之管理份數總數，按此比例分擔有關「停車場公用部分」之管理開支。

註：每個住宅物業之管理份數相等於其獲分配之不分割份數，唯發展項目不分割份數總數與發展項目管理份數總數不同。所有住宅物業之管理份數總數為2,121。發展項目之管理份數總數為2,256。

5. 計算管理費按金的基準

每名業主均須支付按首份年度管理預算案(按公契定義)訂明其所持「發展項目」之部分應分擔的三(3)個月管理費作為按金。按金不會計付利息，業主亦不可以按金抵扣公契規定其應分擔的任何款項。按金將不予退還，但於轉易不分割份數的業權時可以轉戶予新業主。

6. 擁有人在發展項目中保留作自用的範圍(如有的話)

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

Summary of Land Grant

1. The lot number of the land on which the Development is situated is New Kowloon Inland Lot No.2577 ("the said Land").
2. The said Land is held under a Government Lease of New Kowloon Inland Lot No.2577 dated 27th of September 1949 ("the Lease") was granted for 75 years from the 1st day of July 1898 with right of renewal for 24 years less the last 3 days thereof. The term of the Lease have been extended to 30th June 2047 pursuant to the New Territories Leases (Extension) Ordinance (Cap. 150).
3. The Land or any part thereof shall not be used for the trade or business of a Brazier, Slaughterman, Soap-maker, Sugar-baker, Fellmonger, Melter of tallow, Oilman, Butcher, Distiller, Victualler or Tavern-keeper, Blacksmith, Nightman, Scavenger, or any other noisy, noisome or offensive trade or business whatever, without the previous written licence of the Government.
4. The Lease provides that the grantee *"will from time to time and at all times hereafter when where and as often as need or occasion shall be and require at his own proper costs and charges, well and sufficiently Repair Uphold Support Maintain Pave Purge Scour Cleanse Empty Amend and keep the messuage or tenement messuages or tenements and all other erections and buildings now or at any time hereafter standing upon the said piece or parcel of ground and all the Walls Banks Cuttings Hedges Ditches Rails Lights Pavement Privies Sinks Drains and Watercourses thereunto belonging and which shall in any-wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever the whole to be done to the satisfaction of His said Majesty's Director of Public Works (hereinafter referred to as "the said Director")".*
5. The Lease provides that the grantee *"will not erect on the said piece or parcel of ground hereby demised any building or buildings other than one house of European type and will obtain the special approval of the said Director to the design of the exterior elevations plan and disposition of any building or buildings erected or to be erected on the said piece or parcel of ground or any part thereof and will not without the consent of the said Director previously obtained erect on the said piece or parcel of ground any building or buildings of a height exceeding Thirty five feet AND will not without the written consent of the said Director previously obtained make any alterations or additions to any building or buildings after the plans thereof have been approved by the said Director and will not erect on the said piece or parcel of ground any building or buildings within twenty feet of Grampian Road".*
6. The Lease provides that it is *"Except and Reserved unto His said Majesty all Mines Minerals Mineral Oils and Quarries of Stone in under and upon the said piece or parcel of ground and all such Earth Soil Marl Clay Chalk Brick-earth Gravel Sand Stone and Stones and other Earths or Materials which now are or hereafter during the continuance of this demise shall be under or upon the said piece or parcel of ground or any part or parts thereof as His said Majesty may require for the Roads Public Buildings or other Public Purposes of the said Colony of Hong Kong with full liberty of Ingress Egress and Regress to and for His said Majesty His Agents servants and workmen at reasonable times in the day during the continuance of this demise with or without horses carts carriages and all other necessary things into upon from and out of all or any part or parts of the said piece or parcel of ground to view dig for convert and carry away the said excepted Minerals Stone Earths and other things respectively or any part or parts thereof respectively thereby doing as little damage as possible to the said piece or parcel of ground And also Save and Except full power to His said Majesty to make and conduct in through and under the said piece or parcel of ground all and any public or common sewers drains or watercourses".*
7. The Lease provides that the grantee *"will during the term hereby granted as often as need shall require bear pay and allow a reasonable share and proportion for and towards the costs and charges of making building repairing and amending all or any roads pavements channels fences and party walls draughts private or public sewers and drains requisite for or in or belonging to the demised premises or any part thereof in common with other premises near or adjoining thereto and that such proportion shall be fixed and ascertained by the said Director and shall be recoverable in the nature of rent in arrear".*
8. The Lease provides that *"it shall and may be lawful to and for His said Majesty by the said Director or other persons deputed to act for Him twice or oftener in every year during the said term at all reasonable times in the day to enter into and upon the demised premises to view search and see the condition of the same and of all decays defects and wants of reparation and amendment which upon every such view shall be found to give or leave notice in writing at or upon the demised premises or some part thereof unto or for the said Lessee to repair and amend the same within Three Calendar Months then next following within which time the said Lessee will repair and amend the same accordingly".*
9. The Lease provides that *"in case the said yearly rent of One hundred and fifty two dollars hereinbefore reserved or any part thereof shall be in arrear and unpaid by the space of twenty-one days next after any of the said days whereon the same ought to be paid as aforesaid (whether lawfully demanded or not) or in case of the breach or non-performance of any of the covenants and conditions herein contained and by or on the part of the said Lessee to be performed then and in either of the said cases it shall be lawful for His said Majesty by the Governor or other person duly authorized in that behalf into and upon the demised premises or any part thereof in the name of the whole to re-enter and the same to have again repossess and enjoy as in His former estate as if these presents had not been made and the said Lessee and all other occupiers of the said premises thereout to expel this Indenture or anything contained herein to the contrary notwithstanding".*
10. The Lease provides that *"His said Majesty shall have full power to resume enter into and re-take possession of all or any part of the demised premises if required for the improvement of the said Colony or for any other public purpose whatsoever Three Calendar Months' notice being given to the said Lessee of its being so required and a full and fair compensation for the said Land and the Buildings thereon being paid to the said Lessee at a Valuation to be fairly and impartially made by the said Director and upon the exercise of such power the term and estate hereby created shall respectively cease determine and be void".*
11. Note: The expression "the grantee" as mentioned in this section means the lessee ("the said Lessee") under the Lease and where the context admits or requires includes his executors, administrators and assigns and in case of a corporation its successors and assigns.

16 SUMMARY OF LAND GRANT 批地文件的摘要

批地文件摘要

1. 發展項目所位於的土地的地段編號為新九龍內地段第2577號(「該土地」)。
2. 「該土地」乃根據1949年9月27日所訂之新九龍內地段第2577號政府租契(「政府租契」)持有，批租年期為自1898年7月1日起計75年，其後有權續期24年減去其最後3日。根據《新界土地契約(續期)條例》(第150章)，租契之年期已延至2047年6月30日。
3. 如非事前獲政府以書面許可，「該土地」或其任何部份概不可用作經營或從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務，或任何其他產生噪音、發出惡臭或令人厭惡的行業或業務。
4. 「政府租契」訂明，「承批人」「*此後不時及無論何時，並在每當情況有需要時及要求時，由承批人自費完善地及足夠地修葺、保養、維持、維修、鋪飾、清洗、洗擦、清潔、傾倒、改動及保存所有現時或其後任何時間在該片或該幅土地上豎立的該宅院或物業單位和所有搭建物及建築物，以及所有屬於或不論以任何形式從屬於或關連該處的牆壁、土堤、路塹、樹籬、溝渠、軌道、照明、行人道、廁所、水槽、排水溝及水道，並且全面執行所有必要及有需要的修補、清潔和修改工程，以致令皇上陛下之工務署署長(下稱「前述的「署長」」)滿意。*」
5. 「政府租契」訂明，「承批人」「*概不可在上述一方或一塊土地上搭建超過一座歐式洋房，並要向前述的「署長」對其擬於上述一方或一塊土地上搭建之建築物其外表立面圖及布置設計獲取特別批准，及如非事前獲前述的「署長」給予同意，概不可在上述一方或一塊土地上搭建高度超過三十五呎的建築物，並且在該圖則經前述的「署長」批准後，不得在未經前述的「署長」事先書面同意的情況下對任何建築物進行任何改動或加建，並不可在上述一方或一塊土地上搭建距離嘉林邊道二十呎內的建築物。*」
6. 「政府租契」訂明，「*皇上陛下已就其為香港殖民地的道路、公共建築或其他公共目的所需的在上述土地之內、之下或之上的礦產、礦物、石油、石礦及所有於批地文件發出之時或其後於批租存續期間內於上述土地或其任何部分之下或之上土壤、泥土、泥灰岩、黏土、白堊、製磚土、礫石、沙、石頭及石堆、及其他土料或材料保留權利，而該皇上陛下及其代理人、傭人及工人有權於批租存續期間日間合理時間內充分自由地進出穿越本文明確批租的上述土地或其任何部分，不論是否連同馬匹、馬車、車輛及所有其他必要之事物，以視察、挖掘、轉用及移走上述獲保留權利的礦物、石頭、泥土及其他事物及其任何部分，唯須對上述土地造成盡可能少的損害；該皇上陛下亦保留全部權力於上述土地內、穿過上述土地或上述土地下加置或接駁所有或任何公共或公用排污渠、排水渠或水道。*」
7. 「政府租契」訂明，「承批人」「*於本文批租年期內按需要承擔、支付及撥備以合理份數和比例計算的費用與收費，以支付建造、建築、修理和修改屬於上述樓宇或其任何部分而本文明確訂明批租的所有或任何道路、行人道、水渠、圍欄及共用牆、排氣管、私家或公共污水管和排水渠，或其中與鄰近或毗鄰樓宇共用的部份。有關的付款比例由前述的「署長」釐定及確定，並可當作欠繳地租追討。*」
8. 「政府租契」訂明，「*該皇上陛下有權合法經其前述的「署長」或其他代其行事的人士於上述租期內每年兩次或以上於日間所有合理時間內進入上述樓宇以巡查、搜索及檢視其狀況及所有頹敗、缺陷、失修及需改善之處的狀況；若於每一該巡查時發現任何毀壞、缺陷、失修及缺乏改善之處，其有權合法於上述樓宇或其某部分向或給「承批人」交付或留下書面通知以要求「承批人」於其後緊接的三個公曆月內維修及改善之，而「承批人」須於按前述交付或留下的每一通知後的該三個公曆月期間內維修及改善之。*」
9. 「政府租契」訂明，「*倘上文所訂的每年一百五十二元地租或當中任何部份於上文指定的到期付款日(不論是否依法通知繳款亦然)後二十一天逾時欠繳，或「承批人」或其代表違反或不履行本文規定其必須遵守和履行的任何契諾及條款，則總督或其正式就此授權的其他人士可依法代表該皇上陛下重收上述樓宇或視作整體的當中任何部份，並可將之重新進入、再佔管及歸屬皇上陛下的第一或先前產業享有，就猶如從未訂立本文。儘管「批租契約」或本文另有任何相反規定，屆時「承批人」及上述樓宇所有其他佔用人必須即時遷出及離開。*」
10. 「政府租契」訂明，「*如因應改善殖民地環境或任何公共事務所需，該皇上陛下擁有全權按規定向上述「承批人」發出三個曆月的通知，並且根據前述的「署長」作出的合理客觀估值就上述「該土地」及建於該處各「建築物」向「承批人」作出全面合理的賠償，從而再進入和再佔管上述樓宇或其任何部分。本項權力一旦行使，本文在此所訂立的年期及產業權將分別終止、終結及失效。*」
11. 註：本節中提述「承批人」一詞指根據政府租契中的承批人(「前述的「承批人」」)和如文意允許或要求包括其遺囑執行人、遺產管理人、承讓人及如為法團包括其繼承人和承讓人。

1. Description of any Facilities that are required under the Land Grant to be constructed and provided for the Government, or for public use

   Not applicable.

2. Description of any Facilities that are required under the Land Grant to be managed, operated or maintained for public use at the expense of the Owners of the Residential Properties in the Development

   Not applicable.

3. Size of any Open Space that is required under the Land Grant to be managed, operated or maintained for public use at the expense of the Owners of the Residential Properties in the Development

   Not applicable.

4. Description of any part of the Land (on which the Development is situated) that is dedicated to the public for the purposes of Regulation 22(1) of the Building (Planning) Regulations (Cap. 123 sub. Leg. F)

   Not applicable.

1. 對根據批地文件規定須興建並提供予政府或供公眾使用的任何設施的描述

   不適用。

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

   不適用。

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

   不適用。

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

   不適用。

18 WARNING TO PURCHASERS 對買方的警告

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

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.

d) In the case of paragraph (c)(ii) above, 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) 謹此建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。

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

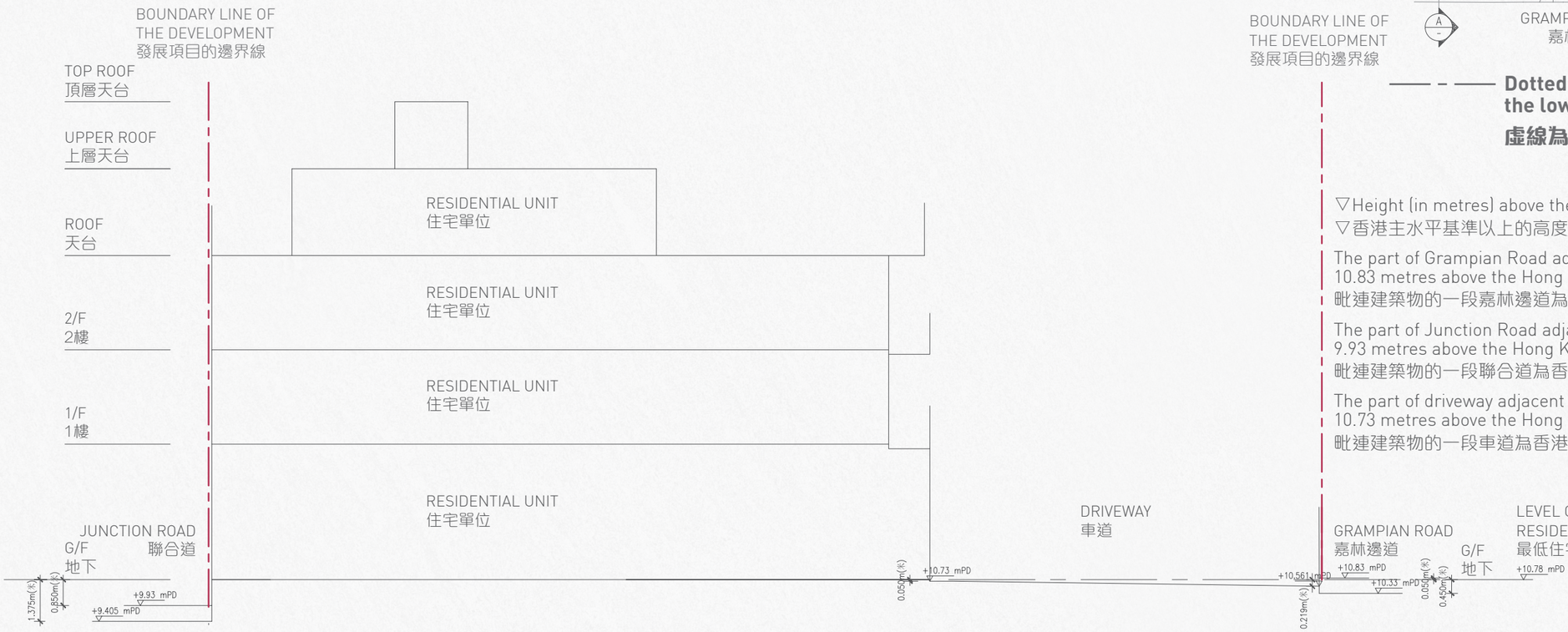
c) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突：

   (i) 該律師事務所可能不能夠保障買方的利益；及

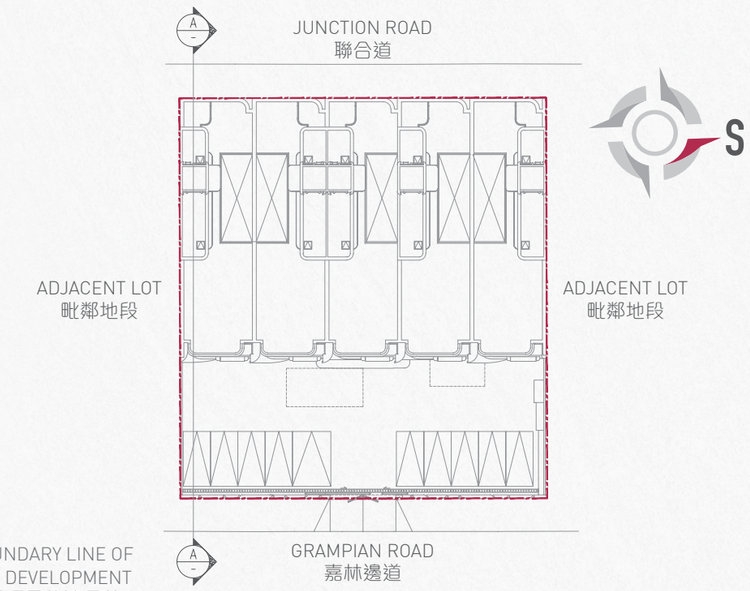
   (ii) 買方可能要聘用一間獨立的律師事務所。

d) 如屬上述(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 A-A
橫截面圖A-A



Key Plan 索引圖



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

▽Height (in metres) above the Hong Kong Principle Datum (HKPD)
▽香港主水平基準以上的高度(米)

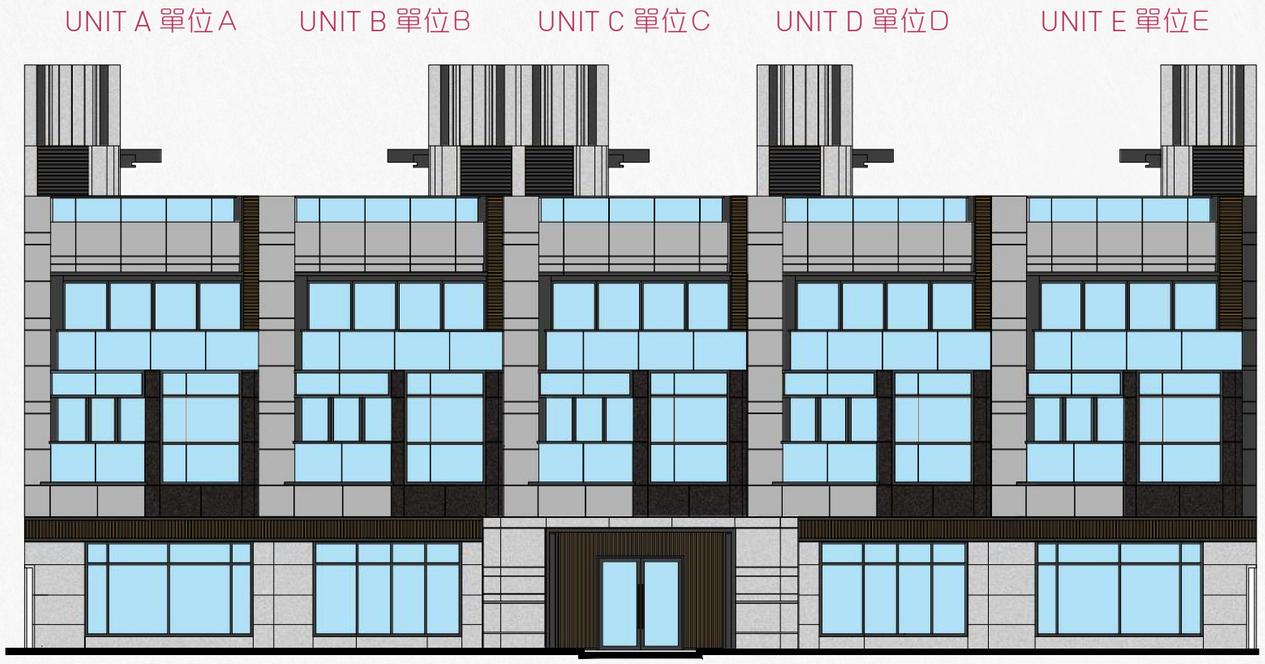
The part of Grampian Road adjacent to the building is 10.33 metres to 10.83 metres above the Hong Kong Principal Datum.
毗連建築物的一段嘉林邊道為香港主水平基準以上10.33米至10.83米。

The part of Junction Road adjacent to the building is 9.405 metres to 9.93 metres above the Hong Kong Principal Datum.
毗連建築物的一段聯合道為香港主水平基準以上9.405米至9.93米。

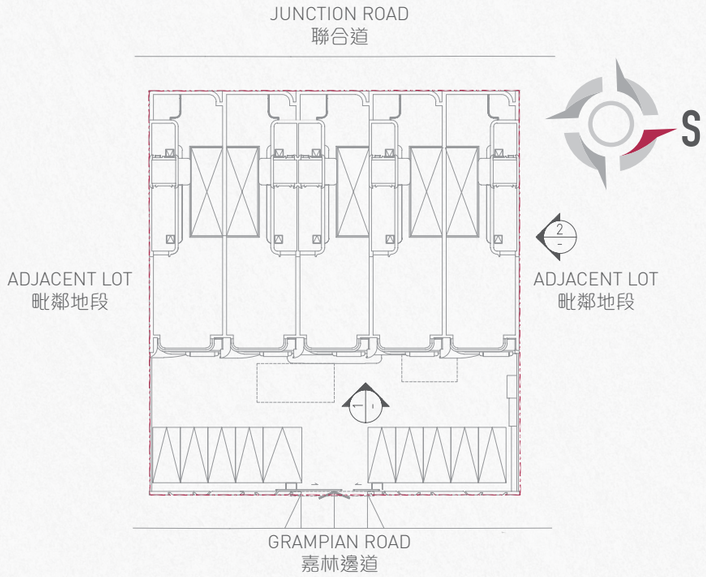
The part of driveway adjacent to the building is 10.561 metres to 10.73 metres above the Hong Kong Principal Datum.
毗連建築物的一段車道為香港主水平基準以上10.561米至10.73米。

20 ELEVATION PLAN 立面圖

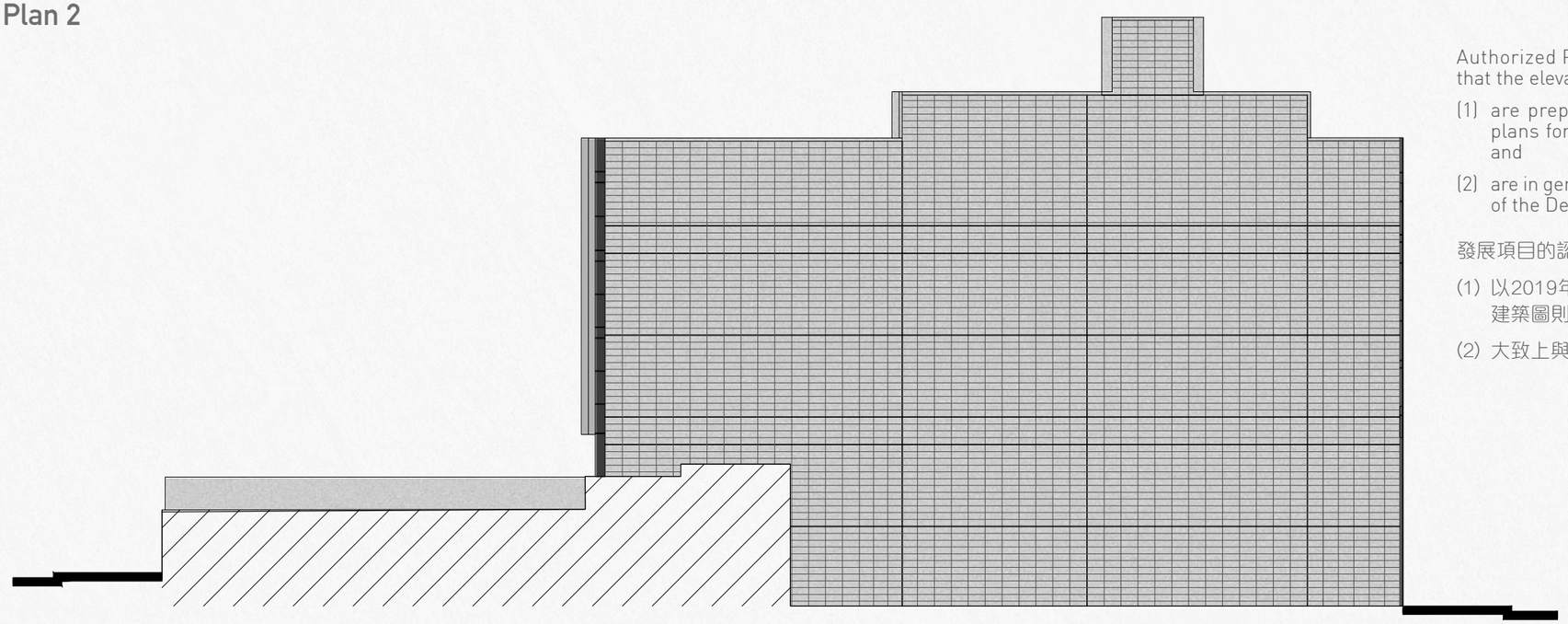
Elevation Plan 1
立面圖1



Key Plan 索引圖



Elevation Plan 2
立面圖2



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

(1) are prepared on the basis of the approved building plans for the Development as of 7th November 2019; and

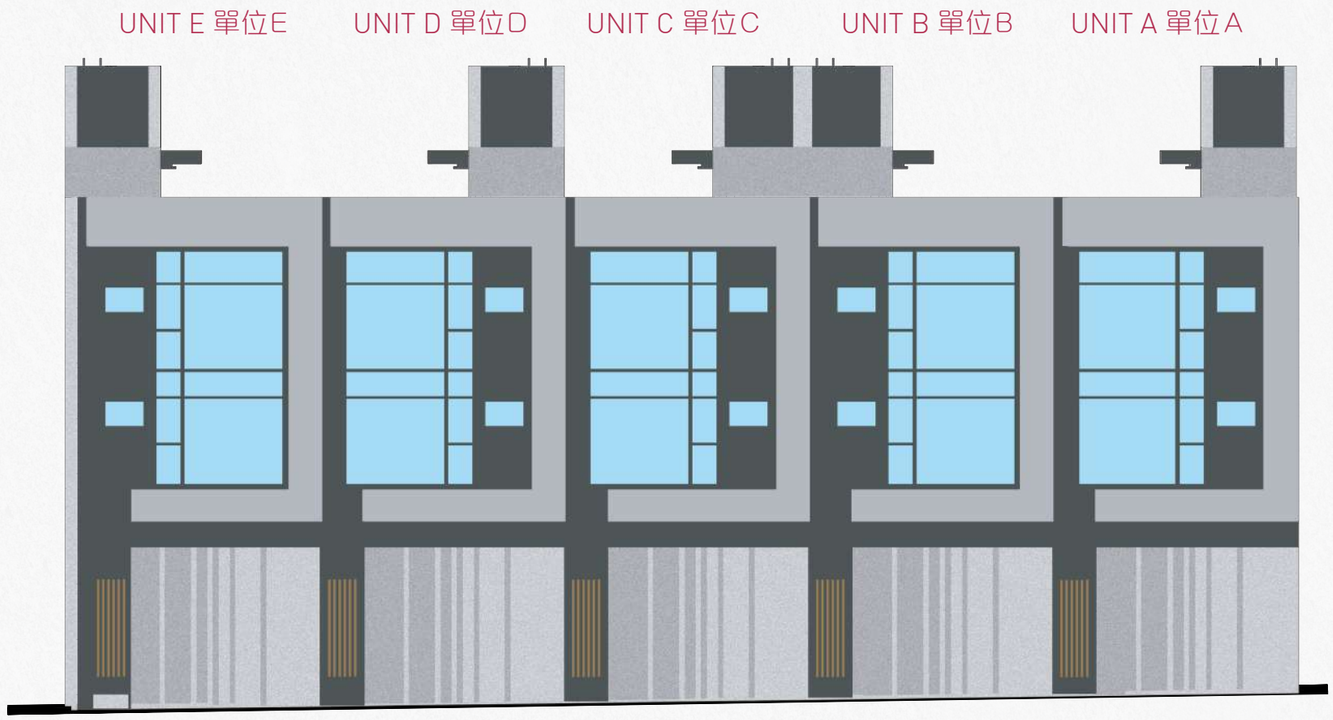
(2) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本立面圖所顯示的立面：

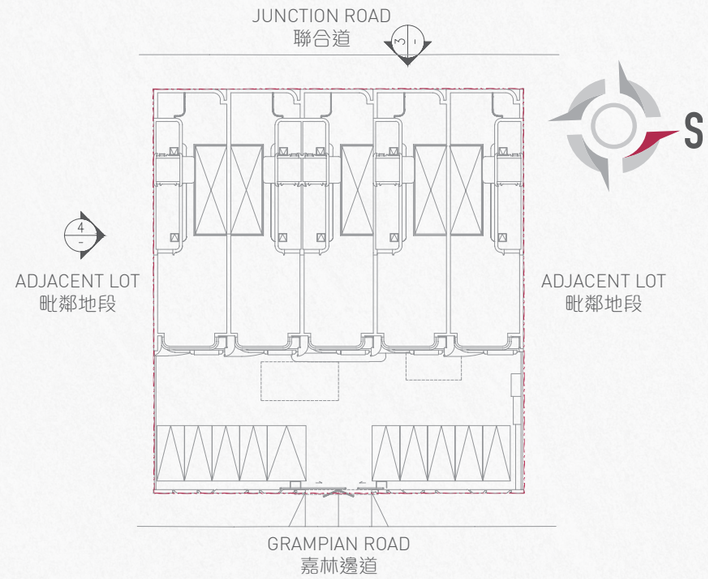
(1) 以2019年11月7日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及

(2) 大致上與發展項目的外觀一致。

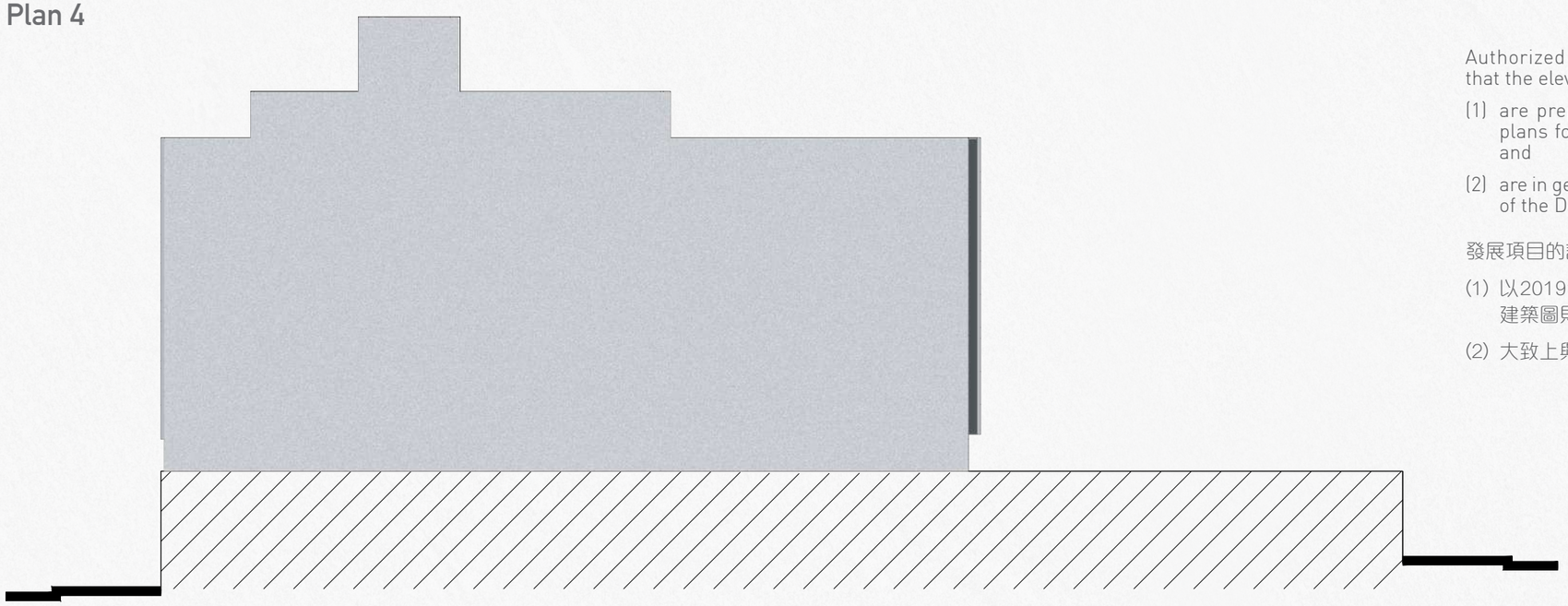
Elevation Plan 3
立面圖3



Key Plan 索引圖



Elevation Plan 4
立面圖4



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

(1) are prepared on the basis of the approved building plans for the Development as of 7th November 2019; and

(2) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本立面圖所顯示的立面：

(1) 以2019年11月7日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及

(2) 大致上與發展項目的外觀一致。

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

Common Facilities 公用設施	Covered 有蓋		Uncovered 無蓋		Total Area 總面積	
	Area (sq.m.) 面積(平方米)	Area (sq.ft.) 面積(平方呎)	Area (sq.m.) 面積(平方米)	Area (sq.ft.) 面積(平方呎)	Area (sq.m.) 面積(平方米)	Area (sq.ft.) 面積(平方呎)
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所(包括供住客使用的任何康樂設施)	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或其他名稱)	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 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)	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用

1. The address of the website on which copies of the outline zoning plans relating to the Development are available is: www.ozp.tpb.gov.hk.
2. (a) A copy of the latest draft of the deed of mutual covenant in respect of the specified residential properties as at the date on which the specified residential properties are offered to be sold is available for inspection at the place at which the specified residential properties are offered to be sold.

   (b) The inspection is free of charge.

1. 關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為www.ozp.tpb.gov.hk。
2. (a) 指明住宅物業的公契在將指明住宅物業提供出售的日期的最新擬稿的文本存放在指明住宅物業的售樓處，以供閱覽。

   (b) 無須為閱覽付費。

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

1. Exterior Finishes			
(a)	External Wall	Type of finishes	Finished with glass wall, aluminium cladding, titanium cladding, glass cladding and natural stone
(b)	Window	Material of frame	Aluminium window frames with fluorocarbon coatings
		Material of glass	Windows facing yard: Clear low iron heat strengthened glass Laminated glass (clear low iron heat strengthened glass, polyvinyl butyral (PVB) and clear low iron tempered glass) Clear low iron tempered glass Windows facing Grampian Road and Junction Road: Insulated glass unit (clear low iron heat strengthened glass and clear low iron heat strengthened glass with low-e coating) Insulated glass unit (clear low iron tempered glass and clear low iron tempered glass with low-e coating) Insulated glass unit (clear low iron heat strengthened glass and clear low iron tempered glass with low-e coating) Insulated glass unit (clear low iron heat strengthened glass and frosted low iron tempered glass with low-e coating) Insulated glass unit (clear low iron heat strengthened glass, polyvinyl butyral (PVB) and clear low iron heat strengthened laminated glass and clear low iron tempered fritted glass with low-e coating) Windows at roof: Clear low iron tempered glass Laminated glass (clear low iron tempered glass, polyvinyl butyral (PVB) and clear low iron tempered glass)
(c)	Bay window	Material and window sill finishes	Not applicable
(d)	Planter	Type of finishes	Not applicable
(e)	Verandah or balcony	Type of finishes	(i) Balcony on 1/F External Wall: Aluminium cladding, titanium cladding and natural stone Ceiling : Aluminium cladding Floor : Natural stone Balustrade : Clear glass balustrade with aluminium capping and natural stone curb (ii) Balcony on 2/F External Wall: Aluminium cladding and titanium cladding Ceiling : Aluminium cladding Floor : Natural stone Balustrade : Clear glass balustrade with aluminium capping and natural stone curb (iii) Verandah : Not applicable
		Whether it is covered	Balconies on 1/F and balconies on 2/F are partly covered
(f)	Drying facilities for clothing	Type and material	Not applicable

1. 外部裝修物料			
(a)	外牆	裝修物料的類型	鋪砌玻璃牆、鋁質蓋板、鈦質蓋板、玻璃蓋板及天然石材
(b)	窗	框的用料	鋁質氟碳層窗框
		玻璃的用料	面向庭院的玻璃窗： 熱硬化超白清玻璃 夾膠玻璃(熱硬化超白清玻璃、夾膠及強化超白清玻璃) 強化超白清玻璃 面向嘉林邊道及聯合道的玻璃窗： 雙層中空玻璃(熱硬化超白清玻璃及熱硬化超白清玻璃加低輻射塗層) 雙層中空玻璃(強化超白清玻璃及強化超白清玻璃加低輻射塗層) 雙層中空玻璃(熱硬化超白清玻璃及強化超白清玻璃加低輻射塗層) 雙層中空玻璃(熱硬化超白清玻璃及強化磨砂超白清玻璃加低輻射塗層) 雙層中空玻璃(熱硬化超白清玻璃、夾膠及熱硬化超白夾膠清玻璃及強化超白彩油清玻璃加低輻射塗層) 天台的玻璃窗： 強化超白清玻璃 夾膠玻璃(強化超白清玻璃、夾膠及強化超白清玻璃)
(c)	窗台	用料及窗台板的裝修物料	不適用
(d)	花槽	裝修物料的類型	不適用
(e)	陽台或露台	裝修物料的類型	(i) 一樓露台 外牆 ：鋁質蓋板、鈦質蓋板及天然石材 天花板 ：鋁質蓋板 地台 ：天然石材 圍欄 ：透明清玻璃圍欄連鋁質頂蓋及台邊鋪砌天然石材 (ii) 二樓露台 外牆 ：鋁質蓋板及鈦質蓋板 天花板 ：鋁質蓋板 地台 ：天然石材 圍欄 ：透明清玻璃圍欄連鋁質頂蓋及台邊鋪砌天然石材 (iii) 陽台 ：不適用
		是否有蓋	位於一樓露台及位於二樓露台部分有蓋
(f)	乾衣設施	類型及物料	不適用

2. Interior Finishes						
				Wall	**Floor**	**Ceiling**
(a)	Lobby	Type of finishes		Decorative glass, natural stone, stainless steel strip, timber veneer and metallic paint	Natural stone	Gypsum board false ceiling finished with emulsion paint and stainless steel strip
				Wall	**Ceiling**	
(b)	Internal wall and ceiling	Type of finishes for living and dining room		Emulsion paint, metal laminates, stainless steel cladding, stainless steel strip and timber veneer	Ceiling finished with emulsion paint and gypsum board finished with emulsion paint	
		Type of finishes for Master En-suite		Emulsion paint and timber veneer		
		Type of finishes for En-suite (En-suite1, En-suite2, En-suite3 and En-suite4)		Emulsion paint		
				Floor	**Skirting**	
(c)	Internal floor	Type of finishes for living and dining room		Natural stone flooring	Natural stone and stainless steel skirting	
		Type of finishes for En-suite (Master En-suite, En-suite 1, En-suite 2, En-suite 3 and En-suite 4)		Engineered timber flooring Natural stone with stainless steel strip along edge of floor adjoining door facing light well and balcony door	Timber skirting	
				Wall	**Floor**	**Ceiling**
(d)	Bathroom (Master Bathroom, Bathroom 1, Bathroom 2, Bathroom 3, Bathroom 4, Powder Room and Lavatory)	Type of finishes	Master Bathroom	Natural stone and stainless steel	Natural stone	Gypsum board false ceiling finished with emulsion paint, stainless steel strip and plastic laminate false ceiling
			Bathroom 1, Bathroom 2, Bathroom 3 and Bathroom 4	Natural stone		Gypsum board false ceiling finished with emulsion paint
			Powder Room	Natural stone, decorative glass, stainless steel strip and timber veneer		Gypsum board false ceiling finished with emulsion paint, stainless steel and timber veneer false ceiling
			Lavatory	Ceramic tile	Homogeneous tile	Aluminium ceiling
		Whether the wall finishes up to the ceiling	Run up to false ceiling level			
			Wall	**Floor**	**Ceiling**	**Cooking Bench**
(e)	Kitchen	Type of finishes	Timber veneer, reconstituted stone, stainless steel and ceramic tile	Natural stone	Gypsum board false ceiling and finished with emulsion paint	Reconstituted stone
		Whether the wall finishes up to the ceiling	Run up to false ceiling level			

2. 室內裝修物料						
				牆壁	**地板**	**天花板**
(a)	大堂	裝修物料的類型		裝飾玻璃、天然石材、不銹鋼條、木面及金屬漆	天然石材	石膏板假天花髹乳膠漆及不銹鋼條
				牆壁	**天花板**	
(b)	內牆及天花板	客飯廳裝修物料的類型		乳膠漆、金屬板、不銹鋼蓋板、不銹鋼條及木面	天花板髹乳膠漆及石膏板髹乳膠漆	
		主人套房裝修物料的類型		乳膠漆及木面		
		套房裝修物料的類型(適用於套房1、套房2、套房3及套房4)		乳膠漆		
				地板	**牆腳線**	
(c)	內部地板	客飯廳裝修物料的類型		天然石材地台	天然石材及不銹鋼牆腳線	
		套房裝修物料的類型(適用於主人套房、套房1、套房2、套房3及套房4)		複合木地板 面向光井的門及露台門地台圍邊部分鋪天然石材及不銹鋼條	木牆腳線	
				牆壁	**地板**	**天花板**
(d)	浴室(適用於主人浴室、浴室1、浴室2、浴室3、浴室4、化粧間及洗手間)	裝修物料的類型	主人浴室	天然石材及不銹鋼	天然石材	石膏板假天花髹乳膠漆、不銹鋼條及膠板假天花
			浴室1、浴室2、浴室3及浴室4	天然石材		石膏板假天花髹乳膠漆
			化粧間	天然石材、裝飾玻璃、不銹鋼條及木面		石膏板假天花髹乳膠漆、不銹鋼及木面假天花
			洗手間	瓷磚	均質磚	鋁質天花
		牆壁的裝修物料是否鋪至天花板	鋪至假天花水平			
				牆壁	**地板**	**天花板**	**烹飪台**
(e)	廚房	裝修物料的類型	木面、人造石材、不銹鋼及瓷磚	天然石材	石膏板假天花髹乳膠漆	人造石材
		牆壁的裝修物料是否鋪至天花板	鋪至假天花水平			

3.Interior Fittings

			Material	Finishes	Accessories
(a)	Door	Main entrance door	Solid core fire rated timber door	Metallic paint	Lockset, door handle, concealed door closer, concealed door hinges, smoke seal, concealed flush bolt and door stopper
		Store door	Plywood timber door	Timber veneer, metal laminates and stainless steel strip	Door handle, door hinges and door stopper
		Powder room door	Hollow core timber door	Timber veneer and stainless steel plate	Lockset with handle, door hinges and door stopper
		Kitchen door (From Living and Dining Room)	Solid core fire rated timber door	Timber veneer	Door handle, door hinges with closer, door stopper and smoke seal
		Pantry door (Unit A only)	Hollow core timber sliding door		Lockset with handle and sliding door track set
		Utility door	Hollow core timber door		Lockset with handle, door hinges and door stopper
		Lavatory door	Glass sliding door	Frosted glass	Sliding door track set and door handle
		En-suite door (En-suites 1-4)	Hollow core timber door	Timber veneer and stainless steel plate	Lockset, door hinges and door stopper
		Kitchen door (From corridor for maintenance only)	Solid core fire rated timber door	Timber veneer	Lockset, door hinges, concealed door closer and door stopper
		Bathroom door (Baths 1-4)	Hollow core timber door	Timber veneer and stainless steel plate	Lockset, door hinges and door stopper
		Master En-suite door			Lockset, door hinges, concealed flush bolt and door stopper
		Master Bathroom door and walk-in closet door	Hollow core timber sliding door		Sliding door track set and lockset with handle
		Pipe duct door at G/F	Plywood timber door	Timber veneer	Door hinges
		Pipe duct door at 1/F and 2/F		Plastic laminate and paint	Lockset, door hinges and magnetic door catch
		Pipe duct door at R/F		Plastic laminate	
		Cat ladder access door at R/F		Timber veneer	Door hinges
		Yard door at G/F	Aluminium frame sliding door	Clear low iron tempered glass	Sliding door track set and handle with lockset
		Yard door at G/F	Aluminium frame sliding and folding door		Sliding and folding track set, hinges, handle and lockset
		Balcony door at 1/F		Insulated glass unit (clear low iron tempered glass and clear low iron tempered glass with low-e coating)	Sliding and folding track set, hinges and handle
		Balcony door at 1/F	Aluminium door		Lockset, door hinges, handle and door stopper
		Light well door at 1/F	Aluminium frame sliding door	Laminated glass (clear low iron heat strengthened glass, polyvinyl butyral (PVB) and clear low iron tempered glass)	Sliding door track set and handle with lockset
		Light well door at 2/F			
		Balcony door at 2/F		Insulated glass unit (clear low iron tempered glass and clear low iron tempered glass with low-e coating)	
		Roof door	Aluminium door	Clear low iron tempered glass	Lockset, door handle and door hinges
		Pump room door at R/F	Metal door	Natural stone	Lockset and door hinges
		Metal gate at A/C area at R/F	Metal gate	Aluminium	

3.室內裝置

			用料	裝修物料	配件
(a)	門	單位之主大門	實心防火木門	金屬漆	門鎖、門把手、暗藏氣鼓、暗藏門鉸、防煙條、暗藏天地栓及門擋
		儲物室門	木板門	木面、金屬板及不銹鋼條	門把手、門鉸及門擋
		化粧間門	空心木門	木面及不銹鋼片	門鎖連門把手、門鉸及門擋
		廚房門(由客飯廳進入)	實心防火木門	木面	門把手、門鉸連氣鼓、門擋及防煙條
		備餐間(只適用於A單位)	空心木趟門		門鎖連門把手及趟門軌道
		工作間門	空心木門		門鎖連門把手、門鉸及門擋
		洗手間門	玻璃趟門	磨砂玻璃	趟門軌道及門把手
		套房門(適用於套房1-4)	空心木門	木面及不銹鋼片	門鎖、門鉸及門擋
		廚房門(只供維修之走廊)	實心防火木門	木面	門鎖、門鉸、暗藏氣鼓及門擋
		浴室門(適用於浴室1-4)	空心木門	木面及不銹鋼片	門鎖、門鉸及門擋
		主人套房門			門鎖、門鉸、暗藏天地栓及門擋
		主人浴室門及衣帽間門	空心木趟門		趟門軌道及門鎖連門把手
		地下之管道槽門	木板門	木面	門鉸
		一樓及二樓之管道槽門		膠板及油漆	門鎖、門鉸及磁扣
		天台之管道槽門		膠板	
		天台之豎梯檢修門		木面	門鉸
		地下庭院門	鋁框趟門	強化超白清玻璃	趟門軌道及門把手連鎖
		地下庭院門	鋁框趟及折疊門		趟及折疊門軌道、門鉸、門把手及門鎖
		一樓露台門		雙層中空玻璃(強化超白清玻璃及強化超白清玻璃加低輻射塗層)	趟及折疊門軌道、門鉸及門把手
		一樓露台門	鋁框門		門鎖、門鉸、門把手及門擋
		一樓光井門	鋁框趟門	夾膠玻璃 (熱硬化超白清玻璃、夾膠及強化超白清玻璃)	趟門軌道及門把手連鎖
		二樓光井門			
		二樓露台門		雙層中空玻璃(強化超白清玻璃及強化超白清玻璃加低輻射 塗層)	
		天台門	鋁框門	強化超白清玻璃	門鎖、門把手及門鉸
		天台之泵房門	金屬門	天然石材	門鎖及門鉸
		天台冷氣機位置之金屬閘	金屬閘	鋁	

3.Interior Fittings				
		(i) Type of fittings and equipment		Material of fittings and equipment
(b)	Bathroom (Master Bathroom, Bathroom 1, Bathroom 2, Bathroom 3, Bathroom 4, Powder Room and Lavatory)	Cabinet	Counter-top	Natural stone
			Cabinet	Timber basin cabinet with decorative glass, paint and stainless steel is provided for Bathroom 1, Bathroom 2, Bathroom 3 and Bathroom 4 Timber basin cabinet with natural stone, timber veneer and paint is provided for Master Bathroom Timber basin cabinet with natural stone, stainless steel and paint is provided for Powder Room
				Timber mirror cabinet with mirror and stainless steel is provided for Bathroom 1, Bathroom 2, Bathroom 3 and Bathroom 4 Timber mirror cabinet with mirror, stainless steel and paint is provided for Master Bathroom Timber mirror cabinet with mirror, stainless steel and natural stone is provided for Powder Room
				Timber cabinet above concealed cistern with natural stone, decorative glass and stainless steel is provided for Bathroom 1, Bathroom 2, Bathroom 3 and Bathroom 4 Timber cabinet above concealed cistern with stainless steel is provided for Master Bathroom
				Stainless Steel mirror cabinet with mirror and paint is provided for Lavatory (Units D & E only) Stainless steel basin cabinet with paint is provided for Lavatory (Units D & E only)
		Bathroom fittings and equipment	Wash basin mixer	Metal
			Wash basin	Ceramic wash basin for Lavatory Titanceram wash basin for Bathroom 1, Bathroom 2, Bathroom 3 and Bathroom 4 Artificial crystal wash basin for Master Bathroom Glass wash basin for Powder Room
			Water closet	Ceramic
			Toilet paper holder	Metal
			Towel rail	
			Towel hook	
			Towel heater rack	Metal towel heater rack is provided for Master Bathroom Please refer to the "Appliances Schedule"
			Cosmetic mirror	Metal and mirror is provided for Master Bathroom Please refer to the "Appliances Schedule"
		(ii) Type and material of water supply system	Cold water pipe	Copper water pipes
			Hot water pipe	Copper water pipes with thermal insulation
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Metal
			Shower compartment	Tempered glass
			Bath tub	Marble form
		(iv) Size of bath tub, if applicable	Master Bathroom:1680mm(L) x 800mm(W) x 550mm(D)	

3.室內裝置				
		(i) 裝置及設備的類型		裝置及設備的用料
(b)	浴室(適用於主人浴室、浴室1、浴室2、浴室3、浴室4、化粧間及洗手間)	櫃	櫃台面	天然石材
			櫃	裝飾玻璃、油漆及不銹鋼飾面之木製面盆櫃於浴室1、浴室2、浴室3及浴室4提供 天然石材、木面及油漆飾面之木製面盆櫃於主人浴室提供 天然石材、油漆及不銹鋼飾面之木製面盆櫃於化粧間提供
				鏡及不銹鋼飾面之木製鏡櫃於浴室1、浴室2、浴室3及浴室4提供 鏡、不銹鋼及油漆飾面之木製鏡櫃於主人浴室提供 鏡、不銹鋼及天然石材之木製鏡櫃於化粧間提供
				在暗藏水箱上的天然石材、裝飾玻璃及不銹鋼飾面之木製櫃於浴室1、浴室2、浴室3及浴室4提供 在暗藏水箱上的不銹鋼飾面之木製櫃於主人浴室提供
				鏡及油漆飾面之不銹鋼製鏡櫃於洗手間提供(只適用於D及E單位) 油漆飾面之不銹鋼製面盆櫃於洗手間提供(只適用於D及E單位)
		浴室的裝置及設備	洗手盆水龍頭	金屬
			洗手盆	陶瓷洗手盆於洗手間提供 鈦瓷洗手盆於浴室1、浴室2、浴室3及浴室4提供 人造水晶洗手盆於主人浴室提供 玻璃洗手盆於化粧間提供
			坐廁	陶瓷
			廁紙架	金屬
			毛巾桿	
			毛巾鉤	
			毛巾發熱架	金屬毛巾發熱架於主人浴室提供 請參閱「設備說明表」
			化粧鏡	金屬及鏡面於主人浴室提供 請參閱「設備說明表」
		(ii) 供水系統的類型及用料	冷水喉	銅喉
			熱水喉	配有隔熱絕緣保護之銅喉
		(iii) 沐浴設施的類型及用料(包括花灑或浴缸(如適用的話))	花灑	金屬
			淋浴間	強化玻璃
			浴缸	人造石
		(iv) 浴缸大小(如適用的話)	主人浴室：1680毫米(長) x 800毫米(闊) x 550毫米(深)	

3.Interior Fittings					
			Material		
(c)	Kitchen	(i) Sink Unit	Stainless steel		
		(ii) Water supply system	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply/hot water return		
			Material and Finishes		
		(iii) Kitchen cabinet	Timber kitchen cabinet with plastic laminate and door panel of timber finish and metal finish		
		(iv) Type of all other fittings and equipment	Other fittings	Metal sink mixer	
			Other equipment	Please see "Appliances Schedule"	
			Fittings	**Type**	**Material**
(d)	Bedroom (Master En-suite, En-suite 1, En-suite 2, En-suite 3 and En-suite 4)	Fittings (including built-in wardrobe)	Built-in wardrobe	Not applicable	Not applicable
			Other fittings	Not applicable	Not applicable
(e)	Telephone	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units"		
(f)	Aerials	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units"		
			Fittings		
(g)	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets	
			Safety devices	Three phase electricity supply with miniature circuit breaker distribution board	
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed[1]		
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units"		
(h)	Gas supply	Type	Towngas		
		System	Separate gas meter with gas supply pipe is provided and connected to gas hob and gas water heater		
		Location	For the location of gas water heater, please refer to the "Appliances Schedule"		
(i)	Washing machine connection point	Location	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units"		
		Design	Drain point of a diameter of 32mm and water point of a diameter of 22mm are provided for washing machine		
(j)	Water supply	(i) Material of water pipes	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply/hot water return		
		(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed[2]		
		(iii) Whether hot water is available	Hot water supply to Kitchen, Master Bathroom, Bathroom 1, Bathroom 2, Bathroom 3, Bathroom 4, Powder Room and Lavatory		

3.室內裝置					
			用料		
(c)	廚房	(i) 洗滌盆	不銹鋼		
		(ii) 供水系統	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		
			用料及裝修物料		
		(iii) 廚櫃	木製膠板廚櫃組合，配木飾面及金屬飾面廚櫃門板		
		(iv) 所有其他裝置及設備的類型	其他裝置的類型	金屬水龍頭	
			設備的類型	請參閱「設備説明表」	
			裝置	**類型**	**用料**
(d)	睡房(適用於主人套房、套房1、套房2、套房3及套房4)	裝置(包括嵌入式衣櫃)	嵌入式衣櫃	不適用	不適用
			其他裝置	不適用	不適用
(e)	電話	接駁點的位置及數目	請參閱「住宅單位機電裝置數量説明表」		
(f)	天線	接駁點的位置及數目	請參閱「住宅單位機電裝置數量説明表」		
			裝置		
(g)	電力裝置	(i) 供電附件(包括安全裝置)	供電附件	電掣及電插座之面板	
			安全裝置	三相電力並裝置微型斷路器	
		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露[1]		
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「住宅單位機電裝置數量説明表」		
(h)	氣體供應	類型	煤氣		
		系統	獨立煤氣錶及煤氣喉供接駁煤氣煮食爐及煤氣熱水爐		
		位置	煤氣熱水爐位置，請參閱「設備説明表」		
(i)	洗衣機接駁點	位置	請參閱「住宅單位機電裝置數量説明表」		
		設計	設有洗衣機去水直徑為32毫米及來水直徑為22毫米接駁喉位		
(j)	供水	(i) 水管的用料	冷水供水採用銅喉及熱水供水/熱水回水喉採用配有隔熱絕緣保護之銅喉		
		(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露[2]		
		(iii) 有否熱水供應	廚房、主人浴室、浴室1、浴室2、浴室3、浴室4、化粧間及洗手間供應熱水		

4. Miscellaneous					
(a)	Lifts	(i) Brand name and model number	Brand name	OTIS	
			Model number	OTIS GeN2-Regen	
		(ii) Number and floors served[3]	Number of lifts	5	
			Floor served by the lifts	Lift (L1): G/F - R/F of Unit A Lift (L2): G/F - R/F of Unit B Lift (L3): G/F - R/F of Unit C Lift (L5): G/F - R/F of Unit D Lift (L6): G/F - R/F of Unit E	
(b)	Letter box	Material	Timber veneer and stainless steel		
(c)	Refuse collection	(i) Means of refuse collection	Refuse is collected at the corridor for maintenance only and removed by cleaners		
		(ii) Location of refuse room	Not applicable		
			Water Meter	**Electricity meter**	**Gas meter**
(d)	Water meter, electricity meter and gas meter	(i) Location	Common water meter cabinet	Common electric meter room	Corridor for maintenance only
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

5. Security Facilities		
Security system and equipment	Access control and security system	Visitor panels and access card readers are installed at G/F carpark entrance portal and rear entrance at Junction Road
	CCTV	CCTV system is provided at fence wall, entrance portal at car park, car park, main entrance and rear entrance connecting directly to the security room CCTV system is provided in lifts of each residential property connecting to the security room CCTV cameras are provided at UR/F stone coping facing adjacent lots connecting directly to the security room
Details of built-in provisions	Door phone with panic alarm function connecting to the security room	
Location of built-in provisions	For the location of door phone, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units"	

6. Appliances
Please refer to the "Appliances Schedule"

The vendor undertakes that if lifts or appliances of the specified brand name or model number under items 4(a) and 6 are not installed in the Development, lifts or appliances of comparable quality will be installed.

Notes:

1. Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, block walls, designated pipe ducts or other materials.
2. Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, block walls, designated pipe ducts or other materials.
3. Lift(L4) is omitted

4. 雜項				
(a)	升降機	(i) 品牌名稱及產品型號	品牌名稱	奧的斯
			產品型號	OTIS GeN2-Regen
		(ii) 數目及到達的樓層[3]	升降機的數目	5
			到達的樓層	升降機 (L1)：A單位的地下至天台 升降機 (L2)：B單位的地下至天台 升降機 (L3)：C單位的地下至天台 升降機 (L5)：D單位的地下至天台 升降機 (L6)：E單位的地下至天台
(b)	信箱	用料	木面及不銹鋼	
(c)	垃圾收集	(i) 垃圾收集的方法	垃圾由清潔工人在只供維修之走廊收集及運走	
		(ii) 垃圾房的位置	不適用	
			水錶	**電錶**	**氣體錶**
(d)	水錶、電錶及氣體錶	(i) 位置	公共水錶櫃	公共電掣房	只供維修之走廊
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立	獨立	獨立

5. 保安設施		
保安系統及設備	入口通道控制及保安系統	地面停車場入口及面向聯合道的後門設有智能讀卡機及對講機系統
	閉路電視	停車場圍牆、停車場入口、停車場 、正門及後門設有閉路電視系統，直接連接保安房 每個住宅單位升降機設有閉路電視系統，連接保安房 上層天台面向毗鄰地段之石材蓋面設有公眾閉路電視系統，直接連接保安房
嵌入式的裝備的細節	各住宅單位均設有對講機配有警報掣功能連接保安房	
嵌入式裝備位置	對講機位置，請參閱「住宅單位機電裝置數量說明表」	

6. 設備
請參閱「設備說明表」

賣方承諾如發展項目中沒有安裝4(a)及6細項下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。

註：

1. 除部份隱藏於混凝土內之導管外，其他部份的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、蓋板、磚牆、指定之槽位或其他物料遮蓋。
2. 除部份隱藏於混凝土內之水管外，其他部份的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、蓋板、磚牆、指定之槽位或其他物料遮蓋。
3. 不設升降機(L4)。

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

Appliances Schedule 設備説明表

Location 位置	Description 描述	Brand Name 品牌名稱	Model 產品型號	G/F, 1/F, 2/F, Roof, Upper Roof & Top Roof 地下、1樓、2樓、天台、上層天台及頂層天台				
				A	B	C	D	E
Living and Dining Room, Master En-suite, En-suites1-4, Kitchen and Utility 客飯廳、主人套房、套房1-4、廚房及工作間	VRV Indoor Unit 多聯式分體式冷氣機(室內機)	Daikin 大金	FXDQ25PBVE	✓	✓	✓	✓	✓
			FXDQ40NBVE	✓	✓	✓	✓	✓
			FXDQ50NBVE	✓	✓	✓	✓	✓
			FXDQ63NBVE	✓	✓	✓	✓	✓
			FXAQ20PVE	✓	✓	✓	✓	✓
Roof Air-Conditoning Area 天台冷氣機位置	VRV Outdoor Unit 多聯式分體式冷氣機(室外機)	Daikin 大金	RXYQ12TAY1(E)	✓	✓	✓	✓	✓
			RXYQ14TAY1(E)	✓	✓	✓	✓	✓
Kitchen 廚房	Built-in Combination Steam Oven 嵌入式蒸焗爐	Miele	DGC 6800	✓	✓	✓	✓	✓
	Built-in Oven 嵌入式焗爐	Miele	H 6860 BP	✓	✓	✓	✓	✓
	Built-in Food Warming Drawer 嵌入式食物保溫櫃	Miele	ESW 6229 X	✓	✓	✓	✓	✓
	Built-in Domino Induction Hob 嵌入式電磁爐	Miele	CS 1222 I	✓	✓	✓	✓	✓
	Built-in Domino Gas Hob (Single Head Burner) 嵌入式煤氣煮食爐(單頭)	Miele	CS 1028 G	✓	✓	✓	✓	✓
	Built-in Domino Gas Hob (Double Head Burner) 嵌入式煤氣煮食爐(雙頭)	Miele	CS 1013-1	✓	✓	✓	✓	✓
	Cooker Hood 抽油煙機	Miele	DA 5320 W	✓	✓	✓	✓	✓
	Side-by-side Refrigerator# 雙門雪櫃	Sub-Zero#	ICBBI-48S/S/TH#	✓	✓	✓	✓	✓
	Built-under Wine Cellar 枱下式酒櫃	Sub-Zero	ICBUW-24/S		✓	✓	✓	
	Wine Cellar 酒櫃	Sub-Zero	ICBIW-24	✓				✓
	Gas Water Heater 煤氣熱水爐	TGC 中華煤氣	TNJW221TFQL	✓	✓	✓	✓	✓
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK200B1	✓	✓	✓	✓	✓
Pantry 備餐間	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125B1-c	✓				
	Cooker Hood 抽油煙機	Unico	FH1000	✓				
	Cooking Hob 煮食爐	Unico	Square 1	✓				

''✓'' means such appliance(s) is/are provided or installed in the residential unit.

Note:

1. Refrigerator marked with "#" contains an ice maker. To use the ice maker a water supply point has to be connected to such refrigerator. No water supply point is/will be provided for connecting such refrigerator in the actual unit. The Vendor does not represent or warrant that the purchasers can install water supply point in the actual unit for connecting such refrigerator.

"✓" 表示此設備於該住宅單位內提供或安裝。

註：

1. 標有 ''#" 之雪櫃設有製冰器。此等雪櫃須接駁供水方能使用製冰器。實際單位並無/將無設置供水接駁點予此等雪櫃使用。賣方也不陳述或保証買方能於實際單位中設置予此等雪櫃使用的供水接駁點。

Appliances Schedule 設備説明表

Location 位置	Description 描述	Brand Name 品牌名稱	Model 產品型號	G/F, 1/F, 2/F, Roof, Upper Roof & Top Roof 地下、1樓、2樓、天台、上層天台及頂層天台				
				A	B	C	D	E
Master Bathroom 主人浴室	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK200B1	✓	✓	✓	✓	✓
	Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BE2H	✓	✓	✓	✓	✓
	Towel Heater Rail 毛巾發熱桿	Vola	T39EL/5-63	✓	✓	✓	✓	✓
	Cosmetic Mirror 化粧鏡	Windisch	99869/2-D-CU	✓	✓	✓	✓	✓
	Floor Heating System 地暖系統	Raychem 瑞侃	T2Blue	✓	✓	✓	✓	✓
Bathroom 1 浴室1	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125B1-c	✓	✓	✓	✓	✓
	Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BE2H	✓	✓	✓	✓	✓
Bathroom 2 浴室2	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125B1-c	✓	✓	✓	✓	✓
	Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BE2H	✓	✓	✓	✓	✓
Bathroom 3 浴室3	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125B1-c	✓	✓	✓	✓	✓
	Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BE2H	✓	✓	✓	✓	✓
Bathroom 4 浴室4	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125B1-c	✓	✓	✓	✓	✓
	Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BE2H	✓	✓	✓	✓	✓
Utility 工作間	Washer 洗衣機	Miele	WCI 660	✓	✓	✓	✓	✓
	Dryer 乾衣機	Miele	TCJ 680 WP	✓	✓	✓	✓	✓
Lavatory 洗手間	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125B1-c	✓	✓	✓	✓	✓
Store 儲物室	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125B1-c	✓	✓	✓	✓	✓
Gas Heater Cabinet 煤氣熱水爐櫃	Gas Water Heater 煤氣熱水爐	TGC 中華煤氣	TNJW221TFQL	✓	✓	✓	✓	✓
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125B1-c	✓	✓	✓	✓	✓
Pump Room 泵房	Exhaust Fan 抽氣扇	GELEC 香港通用電器	AXIS-Q 250 4E	✓	✓	✓	✓	✓
	Fresh Water Pumps 食水泵	Drakos Polemis	SV8-160	✓	✓	✓	✓	✓
	Flushing Water Pumps 沖廁水泵	Drakos Polemis	MS.E32 V5	✓	✓	✓	✓	✓

Note:

"✓" means such appliance(s) is/are provided or installed in the residential unit.

註：

"✓" 表示此設備於該住宅單位內提供或安裝。

23 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

		G/F, 1/F, 2/F, Roof, Upper Roof & Top Roof 地下、1樓、2樓、天台、上層天台及頂層天台				
Location 位置	Description 描述	A	B	C	D	E
Main Entrance 大門入口	Intercom 訪客對講機	1	1	1	1	1
	Door Bell 門鈴	1	1	1	1	1
G/F Corridor G/F走廊	Downlight 天花燈	5	5	5	5	5
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	1	1	1
	Lighting Switch 燈掣	2	2	2	2	2
1/F Corridor 1/F走廊	Lighting Point 燈位	1	1	1	1	1
	Downlight 天花燈	5	5	5	5	5
	Lighting Switch 燈掣	1	1	1	1	1
2/F Corridor 2/F走廊	Lighting Point 燈位	1	1	1	1	1
	Downlight 天花燈	5	5	5	5	5
	Lighting Switch 燈掣	1	1	1	1	1
Living and Dining Room 客飯廳	Air-Conditioner Point for A/C Indoor Unit 室內冷氣機接駁點	4	4	4	4	4
	Video Door Phone 室內視像對講機	1	1	1	1	1
	TV Aerial Outlet 電視天線插座	2	2	2	2	2
	Telephone Outlet 電話插座	2	2	2	2	2
	Data Outlet 數據插座	2	2	2	2	2
	13A Twin Socket Outlet 13A雙位電插座	7	7	7	7	7
	Lighting Switch 燈掣	4	4	4	4	4
	Downlight 天花燈	17	13	13	13	18
Master En-suite 主人套房	Air-conditioner Point for A/C Indoor Unit 室內冷氣機接駁點	2	2	2	2	2
	TV Aerial Outlet 電視天線插座	1	1	1	1	1
	Data Outlet 數據插座	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	7	7	7	7	7
	Downlight 天花燈	7	7	7	7	7
	Lighting Switch 燈掣	7	7	7	7	7

		G/F, 1/F, 2/F, Roof, Upper Roof & Top Roof 地下、1樓、2樓、天台、上層天台及頂層天台				
Location 位置	Description 描述	A	B	C	D	E
Walk-in Closet 衣帽間	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1
	Air-conditioner Point for A/C Indoor Unit 室內冷氣機接駁點	1	1	1	1	1
	Downlight 天花燈	3	3	3	3	3
	Lighting Switch 燈掣	1	1	1	1	1
En-suite 1 套房1	Air-conditioner Point for A/C Indoor Unit 室內冷氣機接駁點	2	2	2	2	2
	TV Aerial Outlet 電視天線插座	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1
	Data Outlet 數據插座	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	6	6	6	6	6
	13A Single Socket Outlet 13A單位電插座	2	2	2	2	2
	Downlight 天花燈	4	4	4	6	6
	Lighting Switch 燈掣	3	3	3	3	3
En-suite 2 套房2	Air-conditioner Point for A/C Indoor Unit 室內冷氣機接駁點	2	2	2	2	2
	TV Aerial Outlet 電視天線插座	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1
	Data Outlet 數據插座	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	6	6	6	6	6
	13A Single Socket Outlet 13A單位電插座	2	2	2	2	2
	Downlight 天花燈	4	4	4	6	6
	Lighting Switch 燈掣	3	3	3	3	3

Note:

"1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.

註：

"1, 2, ..." 表示提供於該住宅單位內的裝置數量。

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

Location 位置	Description 描述	G/F, 1/F, 2/F, Roof, Upper Roof & Top Roof 地下、1樓、2樓、天台、上層天台及頂層天台				
		A	B	C	D	E
En-suite 3 套房3	Air-conditioner Point for A/C Indoor Unit 室內冷氣機接駁點	2	2	2	2	2
	TV Aerial Outlet 電視天線插座	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1
	Data Outlet 數據插座	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	5	6	5	5	6
	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1
	Downlight 天花燈	4	5	3	4	6
	Lighting Switch 燈掣	4	3	4	4	3
En-suite 4 套房4	Air-conditioner Point for A/C Indoor Unit 室內冷氣機接駁點	1	1	1	1	1
	TV Aerial Outlet 電視天線插座	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1
	Data Outlet 數據插座	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	5	4	5	5	4
	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1
	Downlight 天花燈	5	2	5	5	2
	Lighting Switch 燈掣	3	5	3	3	5
Master Bathroom 主人浴室	13A Twin Socket Outlet 13A雙位電插座	2	2	2	2	2
	Exhausted Fan Fused Spur Unit 抽氣扇熔斷器接線電掣	1	1	1	1	1
	Thermo Ventilator Connection Unit 浴室寶接線電掣	1	1	1	1	1
	Gas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	1	1	1	1
	Mirror Cabinet Lighting Fused Spur Unit 鏡櫃燈熔斷器接線電掣	2	2	2	2	2
	Downlight 天花燈	9	9	9	9	9
	Lighting Point 燈位	14	14	14	14	14
Master Bathroom 主人浴室	Single Socket Outlet for Spare 單位電插座供備用	1	1	1	1	1
	Towel Warmer Fused Spur Unit 暖毛巾架熔斷器接線	1	1	1	1	1
	Temperature Controller for Floor Heating System 地暖系統溫度控制器	1	1	1	1	1
Bathroom 1 浴室 1	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1
	Exhausted Fan Fused Spur Unit 抽氣扇熔斷器接線電掣	1	1	1	1	1
	Thermo Ventilator Connection Unit 浴室寶接線電掣	1	1	1	1	1
	Gas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	1	1	1	1
	Mirror Cabinet Lighting Fused Spur Unit 鏡櫃燈熔斷器接線	1	1	1	1	1
	13A Single Socket Outlet for Spare 13A單位電插座供備用	1	1	1	1	1
	Lighting Point 燈位	8	8	8	8	8
	Downlight 天花燈	3	3	3	3	3
Bathroom 2 浴室 2	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1
	Exhausted Fan Fused Spur Unit 抽氣扇熔斷器接線電掣	1	1	1	1	1
	Thermo Ventilator Connection Unit 浴室寶接線電掣	1	1	1	1	1
	Gas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	1	1	1	1
	Mirror Cabinet Lighting Fused Spur Unit 鏡櫃燈熔斷器接線	1	1	1	1	1
	13A Single Socket Outlet for Spare 13A 單位電插座供備用	1	1	1	1	1
	Lighting Point 燈位	8	8	8	8	8
	Downlight 天花燈	3	3	3	3	3
Bathroom 3 浴室 3	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1
	Exhausted Fan Fused Spur Unit 抽氣扇熔斷器接線電掣	1	1	1	1	1
	Thermo Ventilator Connection Unit 浴室寶接線電掣	1	1	1	1	1
	Gas Water Heater Remote Controller 煤氣熱水爐溫度控制	1	1	1	1	1
	Mirror Cabinet Lighting Fused Spur Unit 鏡櫃燈熔斷器接線	1	1	1	1	1
	13A Single Socket Outlet for Spare 13A單位電插座供備用	1	1	1	1	1
	Lighting Point 燈位	7	7	7	7	7
	Downlight 天花燈	3	3	3	3	3

Note:

"1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.

註：

"1, 2, ..." 表示提供於該住宅單位內的裝置數量。

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

Location 位置	Description 描述	G/F, 1/F, 2/F, Roof, Upper Roof & Top Roof 地下、1樓、2樓、天台、上層天台及頂層天台				
		A	B	C	D	E
Bathroom 4 浴室 4	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1
	Exhausted Fan Fused Spur Unit 抽氣扇熔斷器接線電掣	1	1	1	1	1
	Thermo Ventilator Connection Unit 浴室寶接線電掣	1	1	1	1	1
	Gas Water Heater Remote Controller 煤氣熱水爐温度控制器	1	1	1	1	1
	Mirror Cabinet Lighting Fused Spur Unit 鏡櫃燈熔斷器接線	1	1	1	1	1
	13A Single Socket Outlet for Spare 13A單位電插座供備用	1	1	1	1	1
	Lighting Point 燈位	8	8	8	8	8
	Downlight 天花燈	3	3	3	3	3
Rear Entrance 後門入口	Intercom 訪客對講機	1	1	1	1	1
	Door Bell 門鈴	1	1	1	1	1
Kitchen 廚房	13A Twin Socket Outlet 13A雙位電插座	4	3	3	3	4
	13A Single Socket Outlet 13A單位電插座	0	1	1	1	0
	Air-conditioner Point for A/C Indoor Unit 室內冷氣機接駁點	1	1	1	1	1
	13A Twin Socket Outlet for Gas Hob 13A雙位電插座供煤氣煮食爐	1	1	1	1	1
	Gas Water Heater Fused Spur Unit 煤氣熱水器熔斷器接線電掣	2	2	2	2	2
	Fused Spur Unit for Cooker Hood 抽油煙機熔斷器接線電掣	1	1	1	1	1
	Exhaust Fan Fused Spur Unit 抽氣扇熔斷器接線電掣	2	1	1	1	1
	Connection Point for Built-in Compact Oven 嵌入式焗爐接駁點	1	1	1	1	1
	Connection Point for Induction Hob 電磁爐接駁點	1	1	1	1	1
	Connection Point for Combination Steam Oven Hob 內置蒸爐接駁點	1	1	1	1	1
	13A Single Socket Outlet for Refrigerator 13A 單位電插座供雪櫃	1	1	1	1	1
	13A Single Socket Outlet for Warming Drawer 13A單位電插座供暖碟機	1	1	1	1	1
	13A Single Socket Outlet for Wine Cellar 13A 單位電插座供酒櫃	1	1	1	1	1
	13A Single Socket Outlet for Water Sink Sensor 13A單位電插座供自動水龍頭	1	1	1	1	1
	Feature Lighting 特色燈具	1	1	1	1	1
	Switch for Cooker Hood 抽油煙機開關掣	1	0	0	0	0
	Switch for Exhausted Fan 抽氣扇開關掣	2	1	1	1	1
	Downlight 天花燈	12	6	6	6	11
	Lighting Point 燈位	3	5	5	5	5
	Lighting Switch 燈掣	4	2	2	2	2
	Switch for Window 窗開關掣	1	1	1	1	1
	Electric Curtain Fused Spur Unit 電動窗熔斷器接線電掣	1	1	1	1	1

Location 位置	Description 描述	G/F, 1/F, 2/F, Roof, Upper Roof & Top Roof 地下、1樓、2樓、天台、上層天台及頂層天台				
		A	B	C	D	E
Pantry 備餐間	Downlight 天花燈	1	0	0	0	0
	13A Twin Socket Outlet 13A雙位電插座	2	0	0	0	0
	Fused Spur Unit for Cooker Hood 抽油煙機熔斷器接線電掣	2	0	0	0	0
	Lighting Point 燈位	2	0	0	0	0
Utility 工作間	13A Twin Socket Outlet 13A雙位電插座	2	2	2	2	2
	Air-conditioner Point for A/C Indoor Unit 室內冷氣機接駁點	1	1	1	1	1
	Downlight 天花燈	2	2	2	2	3
	Lighting Switch 燈掣	1	1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	1	1	1
	13A Single Socket Outlet for Washer / Dryer 13A 單位電插座供洗衣/乾衣機	2	2	2	2	2
	Video Door Phone 室內視像對講機	1	1	1	1	1
	Isolating Switch for Sump Pump 潛水泵隔離開關	1	1	1	1	1
	Panel Fused Spur Unit 控掣箱熔斷器接線電掣	1	1	1	1	2
	Gas Water Heater Remote Controller 煤氣熱水爐温度控制器	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1
	Water Outlet Connection Point for Washing Machine 洗衣機去水位	1	1	1	1	1
	Water Supply Connection Point for Washing Machine 洗衣機來水位	1	1	1	1	1
Lavatory 洗手間	Downlight 天花燈	1	1	1	1	1
	Exhaust Fan Fused Spur Unit 抽氣扇熔斷器接線電掣	1	1	1	1	1
Store 儲物室	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1
	Downlight 天花燈	1	1	1	1	1
	Lighting Switch 燈掣	1	1	1	1	1
	Exhaust Fan Fused Spur Unit 抽氣扇熔斷器接線電掣	1	1	1	1	1
	Miniature Circuit Breaker Board 配電箱	1	1	1	1	1
Balcony on 1/F 一樓露台	Balcony Light 露台燈	3	3	3	2	2
	13A Single Waterproof Socket Outlet 13A單位防水插座	1	1	1	1	1
Balcony on 2/F 二樓露台	Balcony Light 露台燈	3	3	3	2	2
	13A Single Waterproof Socket Outlet 13A單位防水插座	1	1	1	1	1
Roof Air-conditioning Area 天台冷氣機位置	Isolating Switch for A/C Outdoor Unit 室外冷氣機隔離開關	2	2	2	2	2
	13A Single Waterproof Socket Outlet 13A單位防水插座	2	1	2	2	1
	Miniature Circuit Breaker Board 配電箱	1	1	1	1	1
Powder Room 化粧間	Mirror Cabinet Lighting Fused Spur Unit 鏡櫃燈熔斷器接線	1	1	1	1	1
	Lighting Point 燈位	2	2	2	2	2
	Downlight 天花燈	3	3	3	3	3

Note:

"1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.

註：

"1, 2, ..." 表示提供於該住宅單位內的裝置數量。

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

		G/F, 1/F, 2/F, Roof, Upper Roof & Top Roof 地下、1樓、2樓、天台、上層天台及頂層天台				
Location 位置	Description 描述	A	B	C	D	E
Internal Staircase 內置樓梯	13A Twin Socket Outlet 13A雙位電插座	2	2	2	2	2
	Downlight 天花燈	7	7	7	7	7
	Lighting Point 燈位	8	8	8	8	8
	Video Door Phone 室內視像對講機	2	2	2	2	2
	Electric Door Lock 電門鎖	1	1	1	1	1
	Lighting Switch 燈掣	7	7	7	7	7
	Door Release Button 開門掣	1	1	1	1	1
Family Room 家庭廳	Air-conditioner Point for A/C Indoor Unit 室內冷氣機接駁點	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	4	4	4	4	4
	TV Aerial Outlet 電視天線插座	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1
	Data Outlet 數據插座	1	1	1	1	1
	Downlight 天花燈	6	6	6	6	6
	Lighting Switch 燈掣	1	1	1	1	1
Pump Room 泵房	Lighting Point 燈位	2	2	2	2	2
	Waterproof Switch for Exhausted Fan 防水抽氣扇開關掣	1	1	1	1	1
	Exhaust Fan Fused Spur Unit 抽氣扇熔斷器接線電掣	1	1	1	1	1
	CABD System Fused Spur Unit 電視天線熔斷器接線電掣	1	1	1	1	1
	Isolating Switch for Water Pump 水泵隔離開關	2	2	2	2	2
	Waterproof Lighting Switch 防水燈掣	1	1	1	1	1
	13A Single Waterproof Socket Outlet 13A單位防水插座	1	1	1	1	1
Yard 庭院	Wall Lamp 牆身燈	14	14	14	14	14
	Floor Lamp 地燈	6	6	6	6	6
	13A Single Waterproof Socket Outlet 13A單位防水插座	2	2	2	2	2

		G/F, 1/F, 2/F, Roof, Upper Roof & Top Roof 地下、1樓、2樓、天台、上層天台及頂層天台				
Location 位置	Description 描述	A	B	C	D	E
Top Roof 頂層天台	TV Antenna 電視天線	1	1	1	1	1
	Lightning Rod 避雷針	1	1	1	1	1
Roof 天台	Flat Roof Light 平台燈	12	12	12	12	12
	Downlight 天花燈	4	4	4	4	4
	Waterproof Lighting Switch 防水燈掣	1	1	1	1	1
	13A Single Waterproof Socket Outlet 13A單位防水插座	5	5	5	5	5
	Access Card Reader 智能讀卡機	2	2	2	2	2
Gas Heater Cabinet 煤氣熱水爐櫃	Exhaust Fan Fused Spur Unit 抽氣扇熔斷器接線電掣	1	1	1	1	1
	Gas Heater Fused Spur Unit 煤氣熱水器熔斷器接線電掣	3	3	3	3	3

Note:

"1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.

註：

"1, 2, ..." 表示提供於該住宅單位內的裝置數量。

24 SERVICE AGREEMENTS 服務協議

Potable and flushing water is supplied by Water Supplies Department.
Electricity is supplied by CLP Power Hong Kong Limited.
Town gas is supplied by The Hong Kong and China Gas Company Limited.

食水及沖廁水由水務署供應。
電力由中華電力有限公司供應。
煤氣由香港中華煤氣有限公司供應。

25 GOVERNMENT RENT 地稅

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 that residential property (i.e. the date of the assignment of that property).

擁有人有法律責任繳付住宅物業直至並包括該住宅物業買賣完成日(即該物業轉讓契日期)之地稅。

26 MISCELLANEOUS PAYMENTS BY PURCHASER 買方的雜項付款

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

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

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

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

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

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

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

28 MAINTENANCE OF SLOPES 斜坡維修

Not applicable.

不適用。

29 MODIFICATION 修訂

There is no existing application to the Government for a modification of the land grant for this Development.

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 30

NIL

無

WEBSITE OF THE DEVELOPMENT 發展項目之互聯網網站 31

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

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

There is no GFA concession nor any Environment Assessment for this development.

Environmental assessment and information on the estimated energy performance or consumption for the common parts of the Development

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

此發展項目中沒有總樓面面積寬免或環境評估。

環境評估及發展項目的公用部分的預計能量表現或消耗的資料

此發展項目之屋宇署批准圖則並不受建築事務監督發出之《認可人士、註冊結構工程師及註冊岩土工程師作業備考APP-151》所限制。有關建築物的環境評估及公用部份的預計能量表現或消耗的資料無須呈交建築事務監督，以作為批予總樓面面積寬免的先決條件。

33 DATE ON WHICH THIS SALES BROCHURE IS PRINTED
本售樓說明書印製日期

9 September 2021

2021年9月9日

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

發展項目及其周邊地區日後可能出現改變。

Examination/ Revision Date	Revision Made	
	Page Number	Revision Made
9 Dec 2021	9	"Location plan of the Development" is updated. The dates of Survey Sheets are updated.
9 Mar 2022	9	"Location plan of the Development" is updated. The dates of Survey Sheets are updated. Legends for "Location Plan of the Development" are revised.
	15	"Outline Zoning Plan Relating to The Development" is updated. The number and the date of draft outline zoning plan are updated. Notations for "Outline Zoning Plan Relating to The Development" are revised

檢視/修改日期	所作修改	
	頁次	所作修改
2021年12月9日	9	更新「發展項目的所在位置圖」。 更新測繪圖日期。
2022年3月9日	9	更新「發展項目的所在位置圖」。 更新測繪圖日期。 修訂「發展項目的所在位置圖」圖例。
	15	更新「關乎發展項目的分區計劃大綱圖」。 更新分區計劃大綱草圖編號及日期。 修訂「關乎發展項目的分區計劃大綱圖」圖例。