L' WANCHAI · 壹嘉



售樓説明書 Sales Brochure

灣仔道109 Wan Chai Road

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

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

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

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.

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

[2] According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following—
(i) the external dimensions of each residential property;
(ii) the internal dimensions of each residential property;
(iii) the thickness of the internal partitions of each residential property;
(iv) the external dimensions of individual compartments in each residential property.
According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

5. Sales brochure

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

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

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

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

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

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

15. Estimated material date and handing over date

- Check the estimated material date[3] for the development in the sales brochure.
  - » The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is inevitably later than the former.
- 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.

[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.

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

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

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款,以及其他財務優惠

- 賣方未必會把價單所涵蓋的住宅物業悉數推售，因此應留意有關的銷售安排，以了解賣方會推售的住宅物業為何。賣方會在有關住宅物業推售日期前最少三日公布銷售安排。
- 留意價單所載列的支付條款。倘買家可就購置有關住宅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。

[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。**

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、前庭或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[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。
- 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。

[2] **根據條例附表1第1部第10(2)(d)條述明,售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項 —**
(i) 每個住宅物業的外部尺寸；
(ii) 每個住宅物業的內部尺寸；
(iii) 每個住宅物業的內部間隔的厚度；
(iv) 每個住宅物業內個別分隔室的外部尺寸。
根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

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。
- 訂立臨時買賣合約時，您須向擁有人(即賣方)支付樓價 **5%** 的臨時訂金。
- 如您在訂立臨時買賣合約後**五個工作日**(工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子)之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金(即樓價的5%)會被沒收，而擁有人(即賣方)不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人(即賣方)必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

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

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

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

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

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料

消費者委員會	網 址 : www.consumer.org.hk 電 話 : 2929 2222 電 郵 : cc@consumer.org.hk 傳 真 : 2856 3611
地產代理監管局	網 址 : www.eaa.org.hk 電 話 : 2111 2777 電 郵 : enquiry@eaa.org.hk 傳 真 : 2598 9596
香港地產建設商會	電 話 : 2826 0111 傳 真 : 2845 2521

運輸及房屋局
一手住宅物業銷售監管局
2017年 8月

INFORMATION ON THE DEVELOPMENT
發展項目的資料

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
109 Wan Chai Road

The Development consists of one multi-unit building
Total number of storeys of the multi-unit building
31 storeys (excluding Transfer Plate, Roof Floor, Lift Machine Room Floor and Upper Roof Floor)

The floor numbering in the multi-unit building as provided in the approved building plans for the development
G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F & 35/F

The omitted floor numbers in the multi-unit building in which the floor numbering is not in consecutive order
4/F, 13/F, 14/F, 24/F & 34/F

Refuge floor of the multi-unit building
Located on roof floor

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碼
灣仔道109號

發展項目包含一幢多單位建築物
該幢多單位建築物的樓層的總數
31層(不包括轉換層、天台、升降機房層及高層天台)

發展項目的經批准的建築圖則所規定的該幢多單位建築物內的樓層總數
地下、1樓至3樓、5樓至12樓 、15樓至23樓 、25樓至33樓及35樓

有不依連續次序的樓層號數的該幢多單位建築物內被略去的樓層號數
4樓、13樓、14樓、24樓及34樓

該幢多單位建築物內的庇護層
設於天台樓層

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
Powerful World Limited

Holding company of the Vendor
Canwin Enterprises Limited

Authorized person
Leung Sai Hung

The firm or corporation of which the Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity
MLA Architects (Hong Kong) Ltd.

Building contractor
Sunnic Engineering Ltd.

Firm of solicitors acting for the owner in relation to the sale of residential properties in the Development
Mayer Brown JSM
(Remark: The English name of Mayer Brown JSM will be changed to “Mayer Brown” with effect from 1 September 2018)

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development
The Bank of East Asia, Limited

Other person who has made a loan for the construction of the Development
N/A

賣方
威動有限公司

賣方的控權公司
Canwin Enterprises Limited

認可人士
梁世雄

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
馬梁建築師事務所(香港)有限公司

承建商
實力工程有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所
孖士打律師行

已為發展項目的建造提供貸款或已承諾為該建造提供融資的認可機構
東亞銀行有限公司

已為發展項目的建造提供貸款的任何其他人
不適用

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

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

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

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

There are non-structural prefabricated external walls forming part of the enclosing walls of the Development.

The range of thickness of the non-structural prefabricated external walls of the building is 150mm.

There are no curtain walls forming part of the enclosing walls of the Development.

發展項目有構成圍封牆的一部分的非結構的預製外牆。

每幢建築物的非結構的預製外牆的厚度範圍為150毫米。

發展項目內沒有構成圍封牆的一部份的幕牆。

Schedule of Total Area of the Non-structural Prefabricated External Walls of Each Residential Property
每個住宅物業的非結構的預製外牆的總面積表

Floor 樓層	Unit 單位	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)
6/F 6樓	A	1.298
	B	0.663
	C	0.663
	D	1.298
7/F-12/F, 15/F-23/F & 25/F-32/F 7樓至12樓、15樓至23樓及 25樓至32樓	A	1.298
	B	0.566
	C	0.566
	D	1.298
33/F 33樓	A	1.996
	B	1.996
35/F 35樓	A	1.996
	B	1.996

Notes:
4/F, 13/F, 14/F, 24/F and 34/F are omitted.

備註:
不設4樓、13樓、14樓、24樓及34樓。

INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

The manager appointed under the latest draft deed of mutual covenant:
Jones Lang Lasalle Management Services Limited

根據公契的最新擬稿所委任的管理人：
仲量聯行物業管理有限公司

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



Location of the Development
發展項目的位置

metres 米 比例尺 Scale
0 50 100 150 200 250

N

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

* TONNOCHY ROAD 杜老誌道	# WING CHEUNG STREET 永祥街	¶ KENNEDY STREET 堅彌地街
ß KENNEDY ROAD 堅尼地道	Σ BULLOCK LANE 普樂里	Δ MCGREGOR STREET 麥加力歌街
£ SAM PAN STREET 三板街	π SHEK KAI LANE 石溪里	∂ WAN CHAI GAP ROAD 灣仔峽道
† STONE NULLAH LANE 石水渠街	≈ HAU TAK LANE 厚德里	§ CROSS STREET 交加街

This Location Plan is prepared by the Vendor with reference to the Survey Sheet (Series HP5C), Sheet No. 11-SW-B dated 19 June 2020 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.
此位置圖是參考日期為2020年6月19日之地政總署測繪處之測繪圖(組別編號HP5C)，圖幅編號11-SW-B，並由賣方擬備，有需要處經修正處理。

Notation 圖例

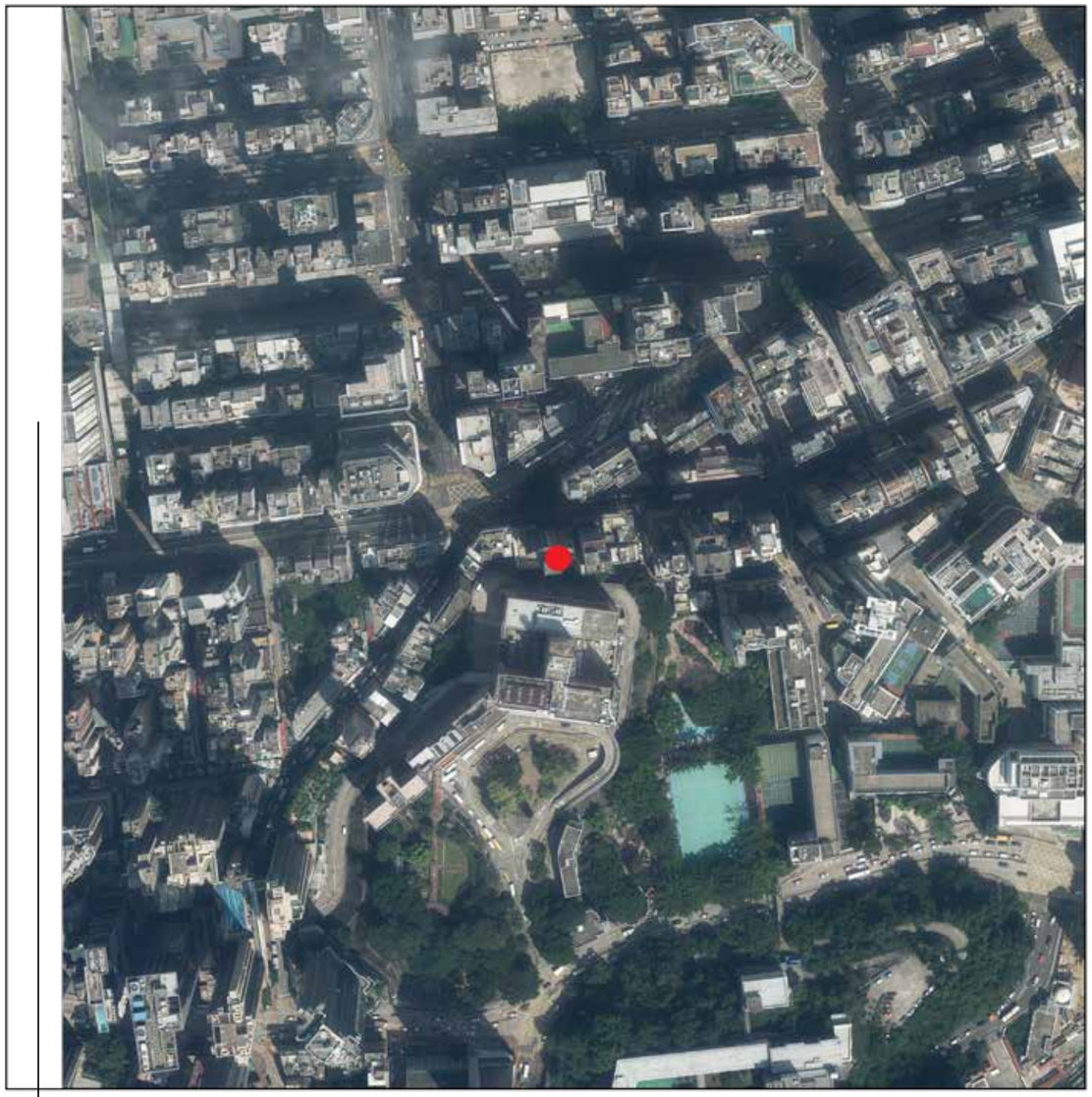
- Library 圖書館
- Petrol Filling Station 油站
- Addiction Treatment Centre 戒毒院所
- Clinic 診療所
- Ambulance Depot 救護車站
- Refuse Collection Point 垃圾收集站
- Hospital 醫院
- Public Convenience 公廁
- Public Park 公園
- School (including Kindergarten) 學校(包括幼稚園)
- Public Utility Installation 公用事業設施裝置
- Ventilation Shaft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

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

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

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



These blank areas fall outside the coverage of the relevant Aerial Photograph
鳥瞰照片並不覆蓋本空白範圍

● Location of the Development
發展項目的位置

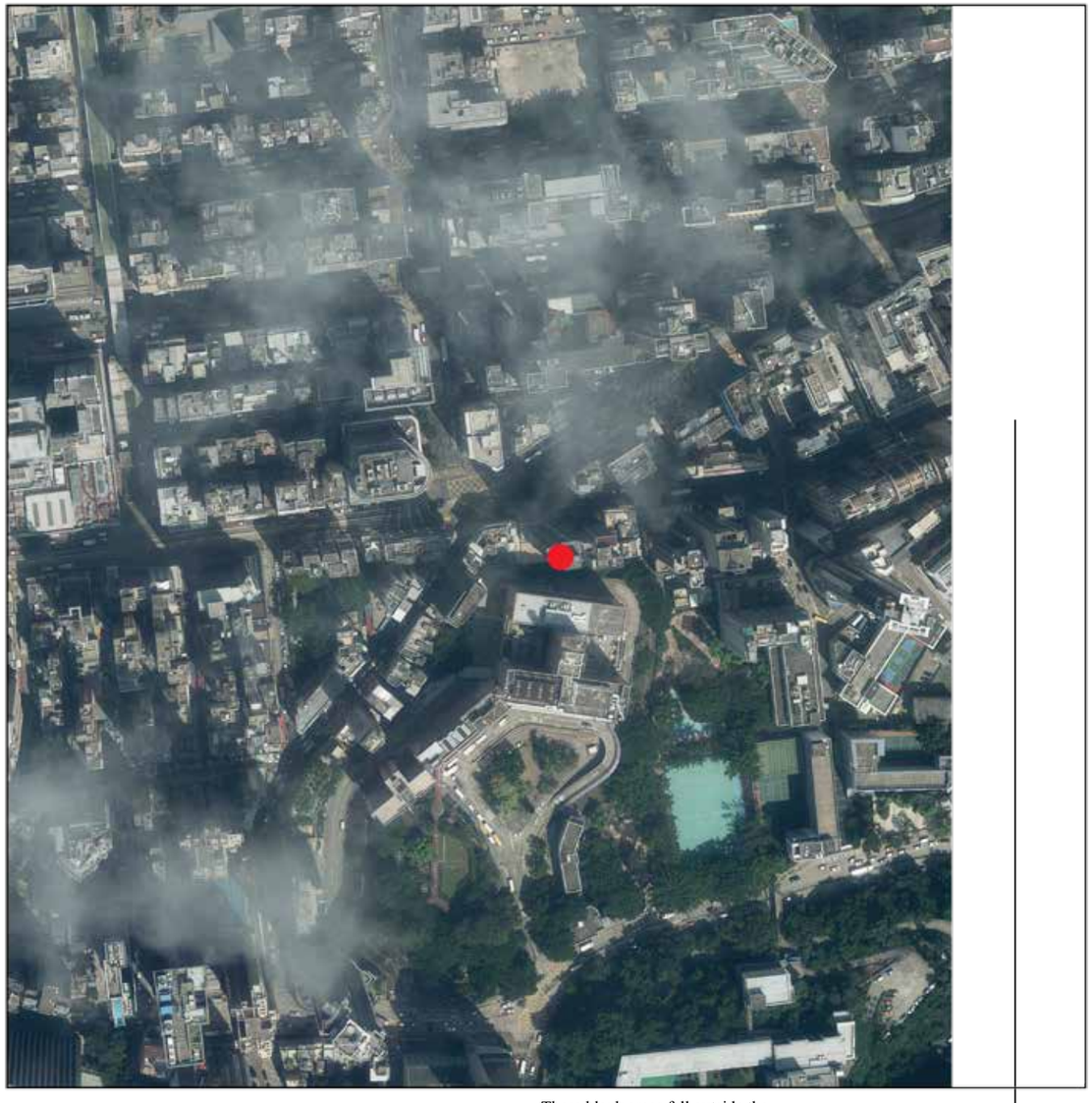
Adopted from part of the aerial photograph taken by the Survey and Mapping Office, Lands Department at a flying height of 6,000 feet, photo No. E071239C, date of flight: 3th October 2019.
摘錄自地政總署測繪處在6,000呎的飛行高度拍攝之鳥瞰照片，照片編號E071239C，飛行日期: 2019年10月3日。

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

備註：
1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於發展項目的邊界不規則的技術原因，此照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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



These blank areas fall outside the coverage of the relevant Aerial Photograph
鳥瞰照片並不覆蓋本空白範圍

● Location of the Development
發展項目的位置

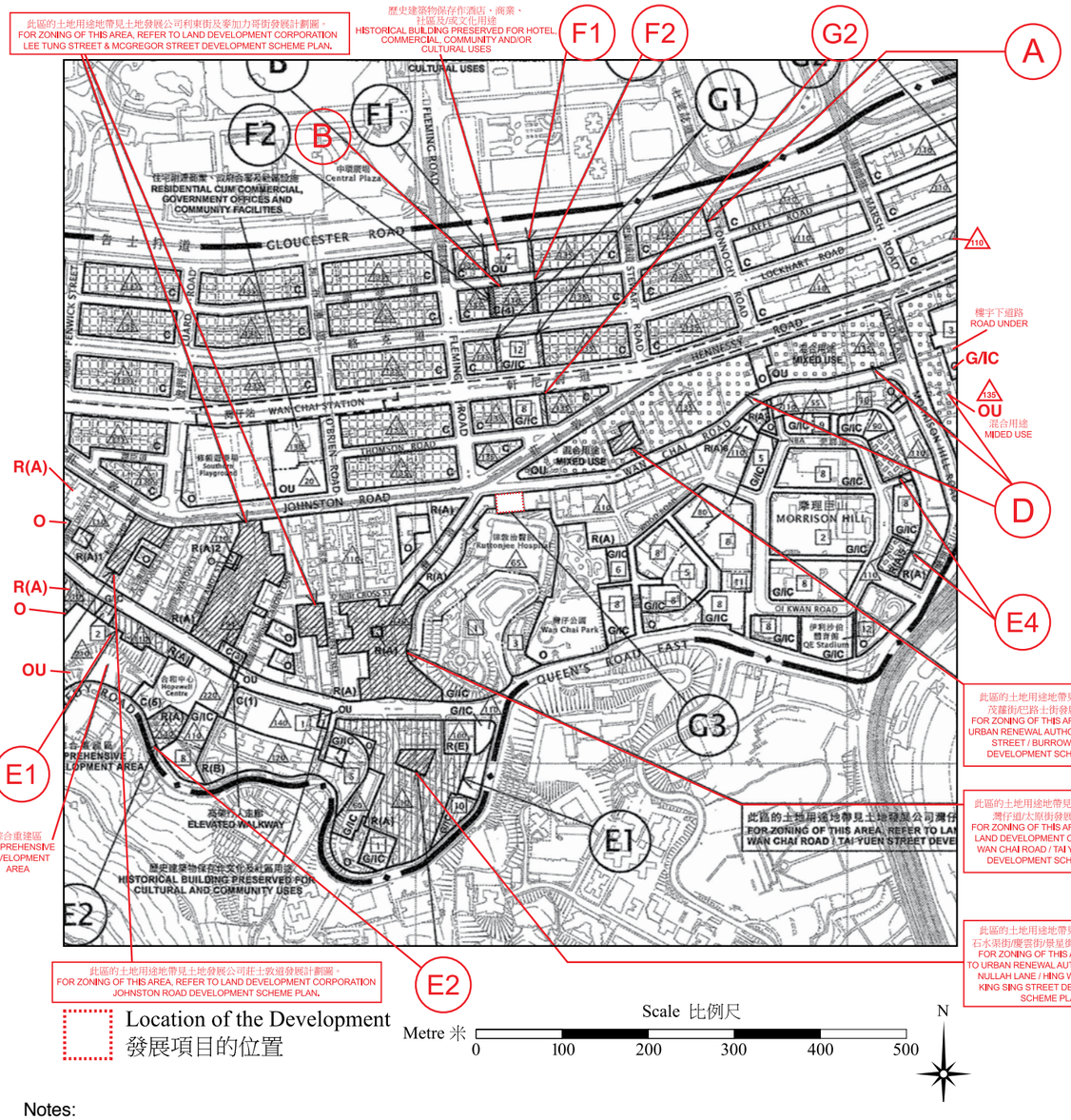
Adopted from part of the aerial photograph taken by the Survey and Mapping Office, Lands Department at a flying height of 6,000 feet, photo No. E071240C, date of flight: 3th October 2019.
摘錄自地政總署測繪處在6,000呎的飛行高度拍攝之鳥瞰照片，照片編號E071240C，飛行日期: 2019年10月3日。

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

備註：
1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於發展項目的邊界不規則的技術原因，此照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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



Notes:

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

備註:

1.在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表,可於售樓處開放時間內免費查閱。

2. 賣方亦建議準買家到有關發展地盤作實地考察,以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

3. 由於發展項目的邊界不規則的技術原因,此地圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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

Draft Wan Chai Outline Zoning Plan No. S/H5/28, gazetted on 4 May 2018, with adjustment where necessary as shown in red.
摘錄自2018年5月4日刊憲之灣仔分區計劃大綱草圖,圖則編號為S/H5/28,有需要處經修正處理,以紅色顯示。

Notation 圖例

ZONES		地帶
COMMERCIAL	C	商業
RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）
RESIDENTIAL (GROUP B)	R(B)	住宅（乙類）
RESIDENTIAL (GROUP E)	R(E)	住宅（戊類）
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途

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

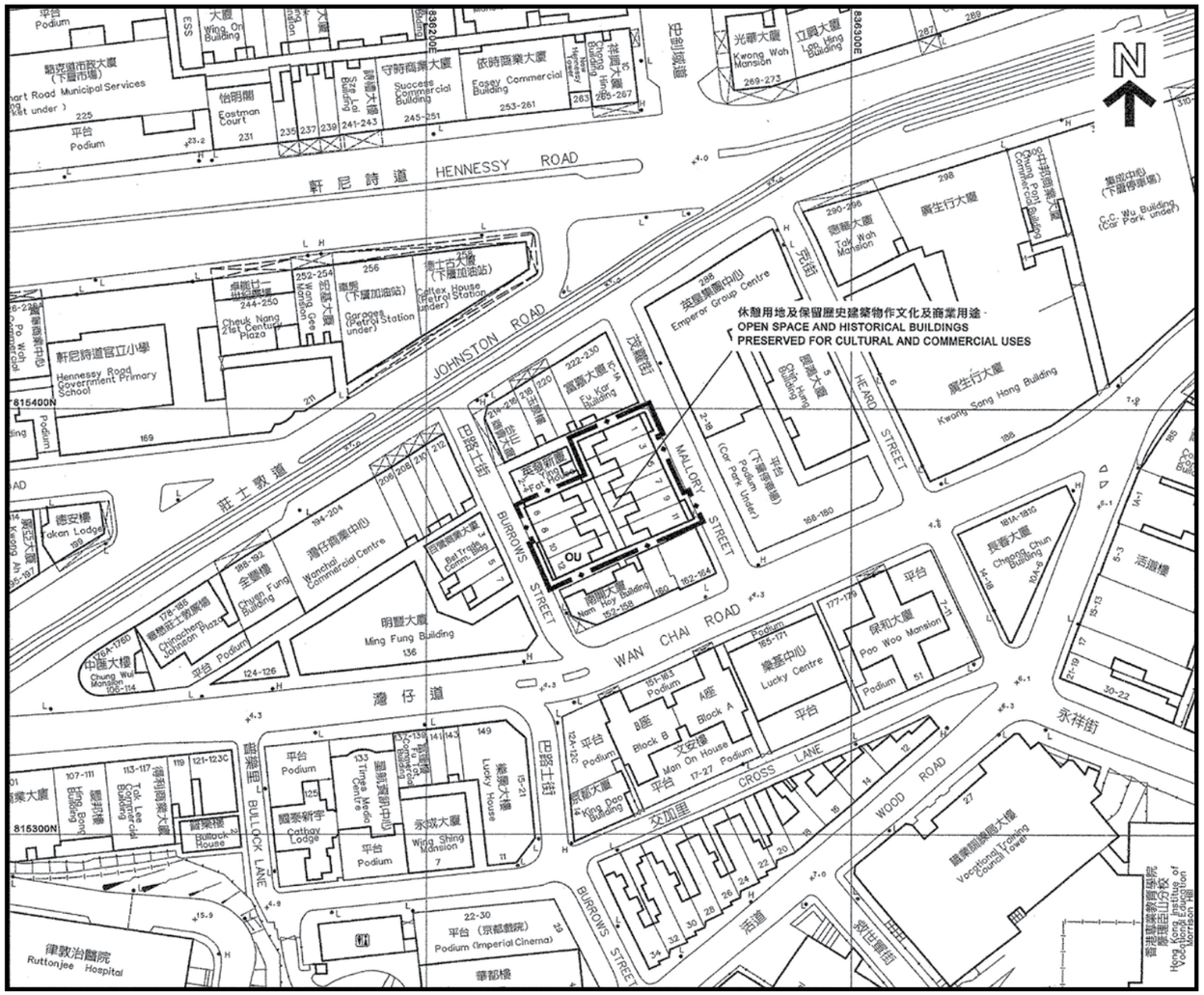
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
LAND DEVELOPMENT CORPORATION/ URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA		土地發展公司／市區重建局發展計劃圖範圍
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	130	最高建築物高度（在主水平基準上若干米）
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	8	最高建築物高度（樓層數目）
NON-BUILDING AREA	NBA	非建築用地

草圖編號 S/H5/27 的修訂
AMENDMENTS TO DRAFT PLAN No. S/H5/27
按照城市規劃條例第7條展示的修訂
AMENDMENTS EXHIBITED UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE

修訂項目B項 AMENDMENT ITEM B		修訂項目F1項 AMENDMENT ITEM F1	
修訂項目D項 AMENDMENT ITEM D		修訂項目F2項 AMENDMENT ITEM F2	
修訂項目E1項 AMENDMENT ITEM E1		修訂項目G1項 AMENDMENT ITEM G1	
修訂項目E2項 AMENDMENT ITEM E2		修訂項目G2項 AMENDMENT ITEM G2	
修訂項目E4項 AMENDMENT ITEM E4		修訂項目G3項 AMENDMENT ITEM G3	

（參看附表）
(SEE ATTACHED SCHEDULE)

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



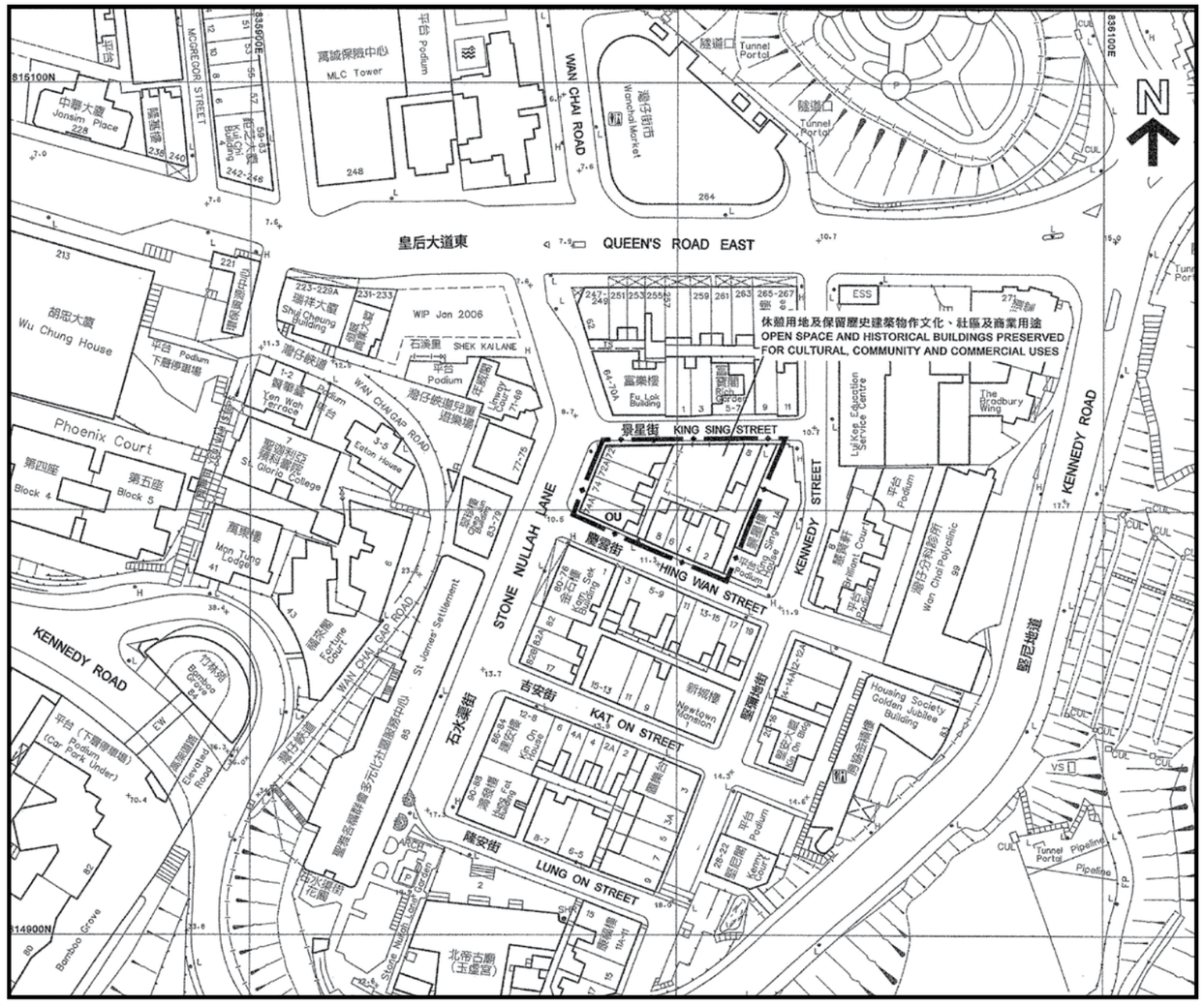
Extract from the Urban Renewal Authority Mallory Street/Burrows Street Development Scheme Plan (Plan No. S/H5/URA1/2) Gazetted on 9 June 2006
摘錄自2006年6月9日刊憲之市區重建局茂蘿街/巴路士街發展計劃圖（編號S/H5/URA1/2）

Legends 圖例

BOUNDARY OF DEVELOPMENT SCHEME		發展計劃範圍界線
OTHER SPECIFIED USES	OU	其他指定用途

Metre 米 0 100 Scale 比例尺

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



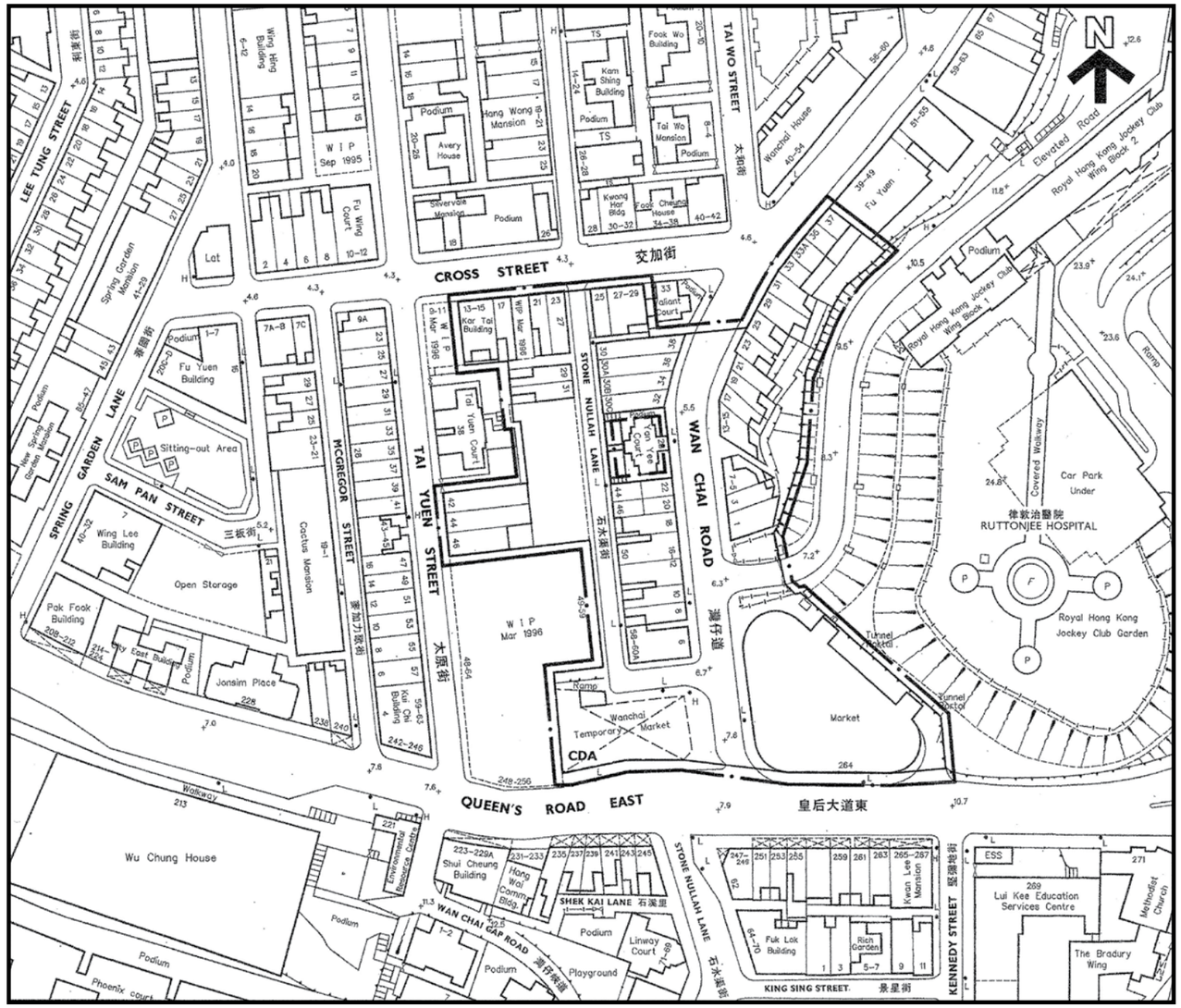
Extract from the Urban Renewal Authority Stone Nullah Lane/Hing Wan Street/King Sing Street Development Scheme Plan (Plan No. S/H5/URA2/2) Gazetted on 18 October 2007
摘錄自2007年10月18日刊憲之市區重建局石水渠街/慶雲街/景星街發展計劃圖（編號S/H5/URA2/2）

Legends 圖例

BOUNDARY OF DEVELOPMENT SCHEME		發展計劃範圍界線
OTHER SPECIFIED USES	OU	其他指定用途

Scale 比例尺
Metre 米
0
100

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



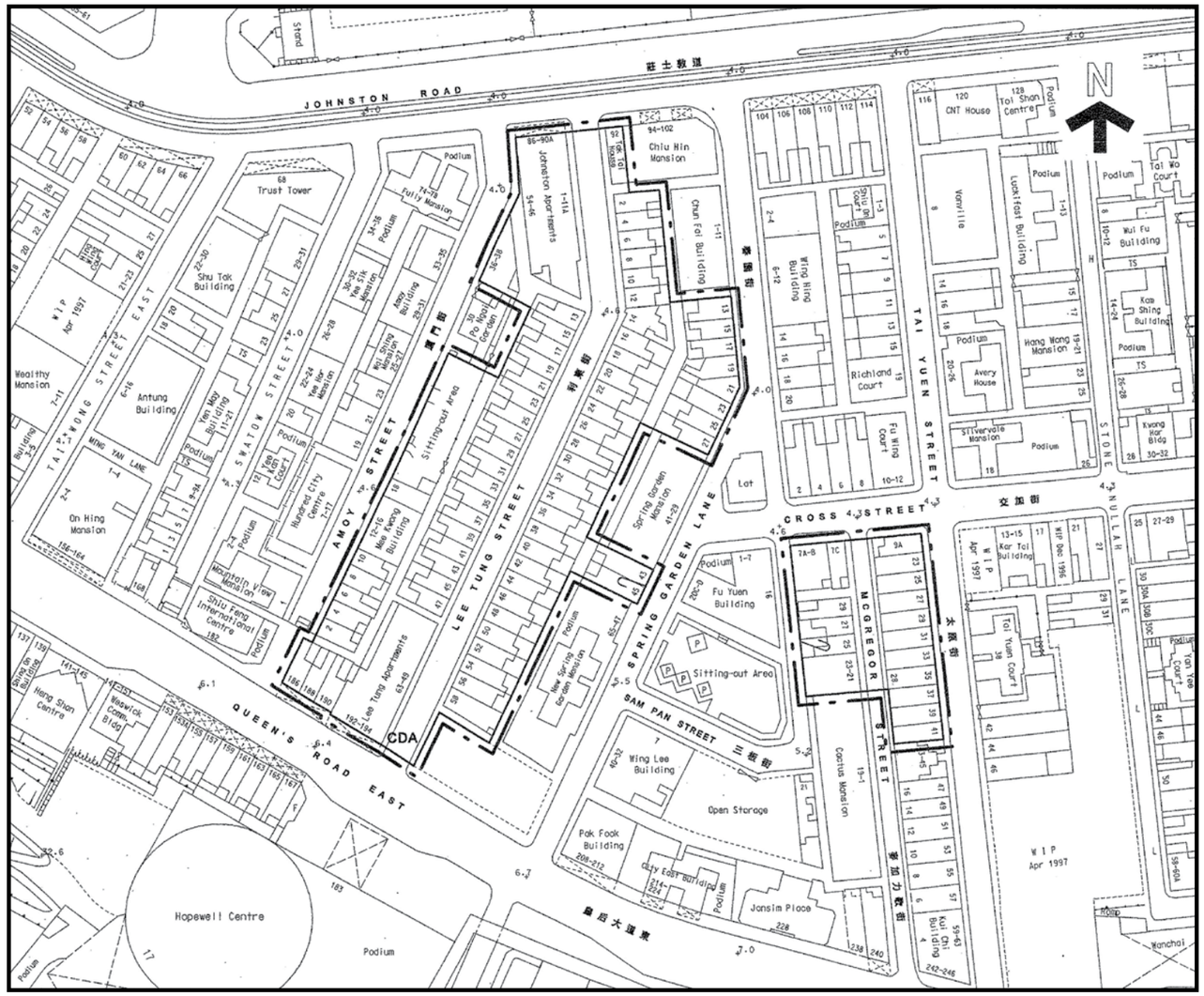
Legends 圖例

BOUNDARY OF DEVELOPMENT SCHEME	▬ • ▬	發展計劃範圍界線
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區

Metre 米 0 100 Scale 比例尺

Extract from the Land Development Corporation Development Scheme Plan For Wan Chai Road / Tai Yuen Street (Plan No. S/H5/LDC1/2) Gazetted on 4 October 1996
摘錄自1996年10月4日刊憲之土地發展公司灣仔道/太原街發展計劃圖（編號S/H5/LDC1/2）

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



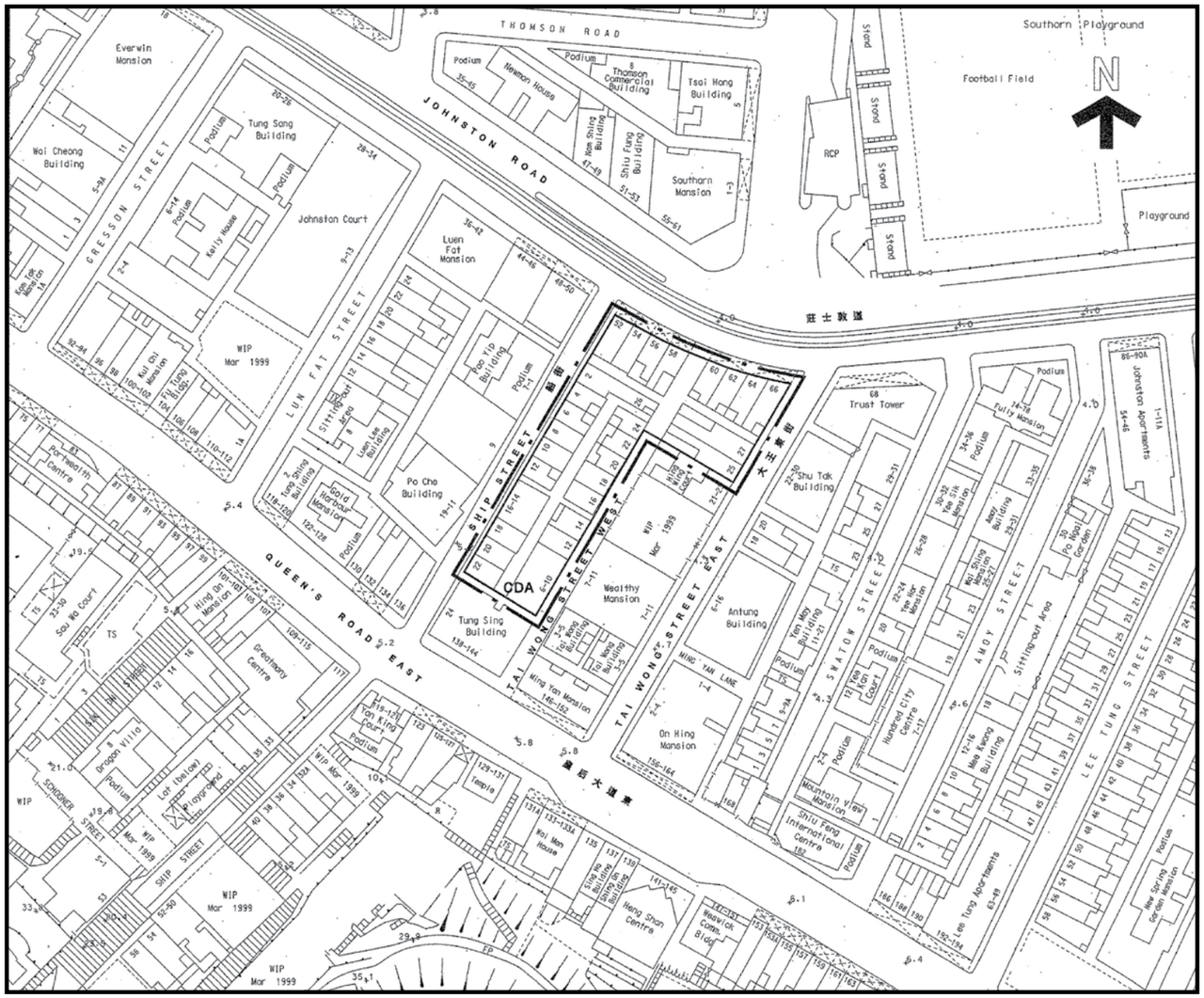
Extract from the Land Development Corporation Lee Tung Street & Mcgregor Street Development Scheme Plan (Plan No. S/H5/LDC2/2) Gazetted on 2 July1999
摘錄自1999年7月2日刊憲之土地發展公司利東街及麥加力歌街發展計劃圖（編號S/H5/LDC2/2）

Legends 圖例

BOUNDARY OF DEVELOPMENT SCHEME	---. - ---	發展計劃範圍界線
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區

Metre 米 Scale 比例尺
0 100

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



Legends 圖例

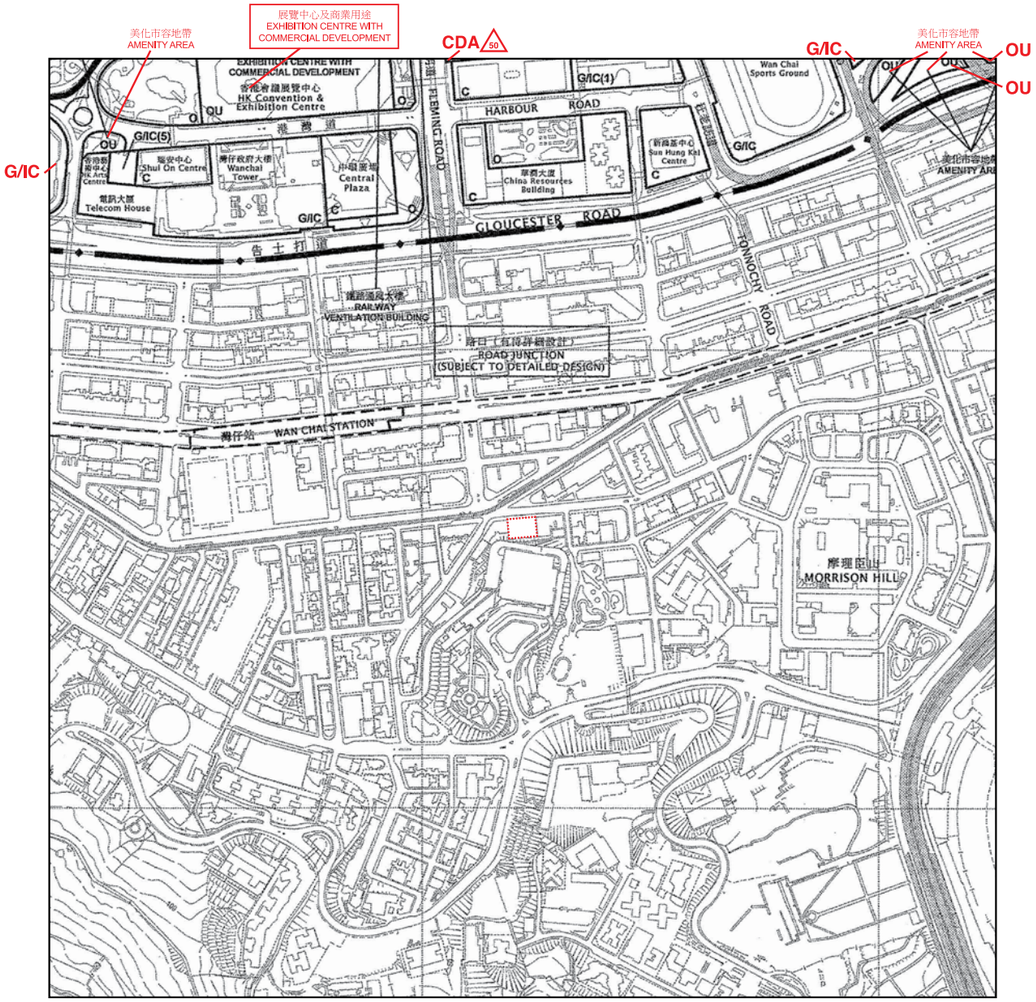
BOUNDARY OF DEVELOPMENT SCHEME	— · —	發展計劃範圍界線
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區

Scale 比例尺

Metre 米 0 100

Extract from the Land Development Corporation Johnston Road Development Scheme Plan
(Plan No. S/H5/LDC3/2) Gazetted on 24 September 1999
摘錄自1999年9月24日刊憲之土地發展公司莊士敦道發展計劃圖（編號S/H5/LDC3/2）

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



Approved Wan Chai North Outline Zoning Plan No. S/H25/4, gazetted on 28 February 2014, with adjustment where necessary as shown in red.
摘錄自2014年2月28日刊憲之灣仔北分區計劃大綱核准圖，圖則編號為S/H25/4，有需要處經修正處理，以紅色顯示。

Notation 圖例

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途

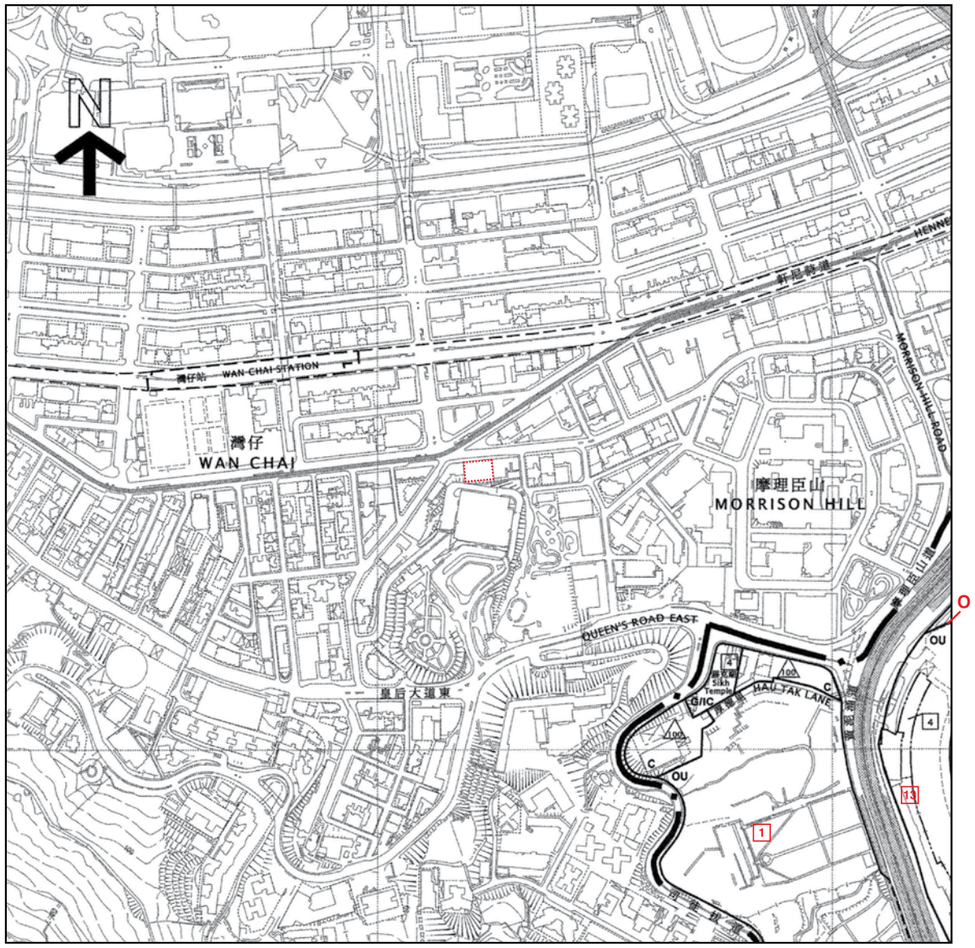
COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)	車站 STATION	鐵路及車站（地下）
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路

MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	50	最高建築物高度（在主水平基準上若干米）

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

備註:
1.在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此地圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
4. 此地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

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



Location of the Development
發展項目的位置

Scale 比例尺
Metre 米
0 100 200 300 400 500

N

Draft Wong Nai Chung Outline Zoning Plan No. S/H7/20, gazetted on 24 May 2019, with adjustment where necessary as shown in red.
摘錄自2019年5月24日刊憲之黃泥涌分區計劃大綱草圖，圖則編號為S/H7/20，有需要處經修正處理，以紅色顯示。

Notation 圖例

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

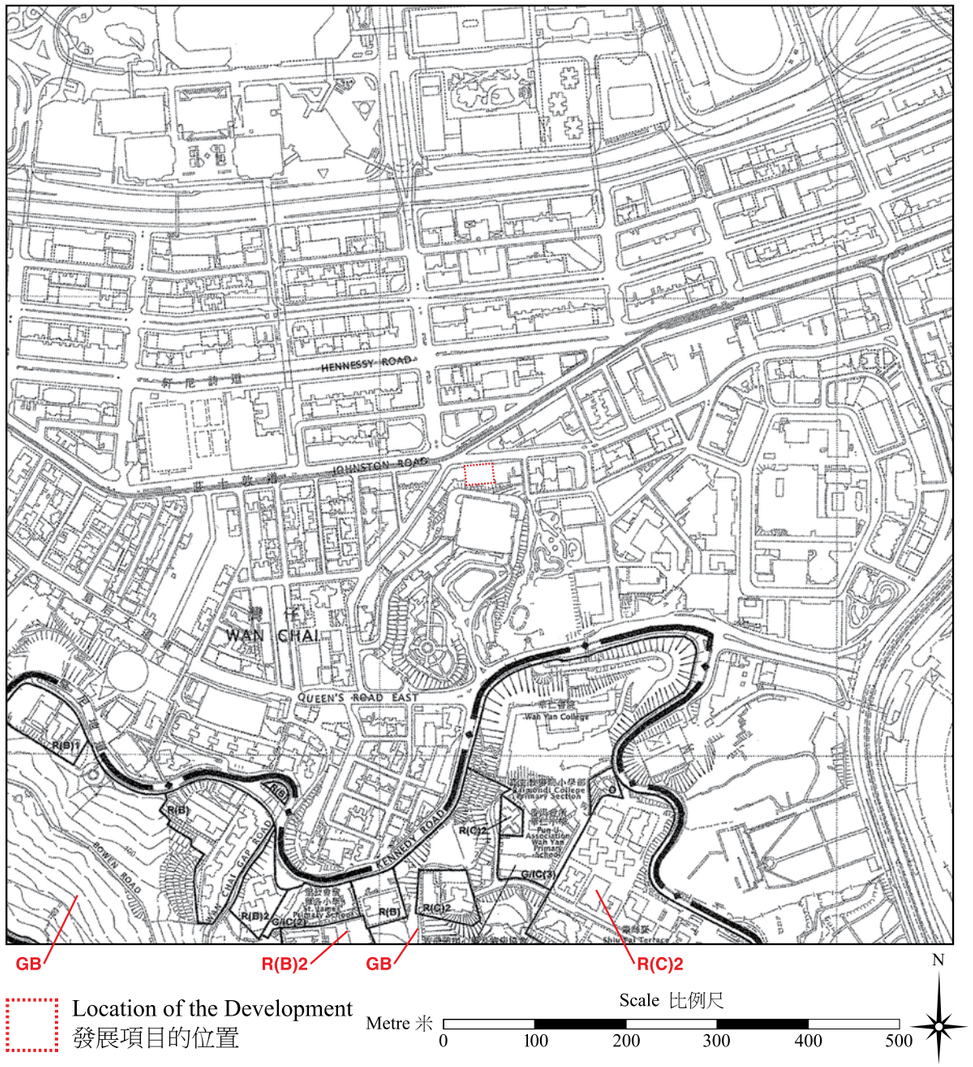
COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)	車站 STATION	鐵路及車站（地下）
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路

MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	100	最高建築物高度（在主水平基準上若干米）
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	2	最高建築物高度（樓層數目）

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

備註:
1.在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此地圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
4. 此地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

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



Approved Mid-levels East Outline Zoning Plan No. S/H12/12, gazetted on 17 September 2010, with adjustment where necessary as shown in red.
摘錄自2010年9月17日刊憲之半山區東部分區計劃大綱核准圖，圖則編號為S/H12/12，有需要處經修正處理，以紅色顯示。

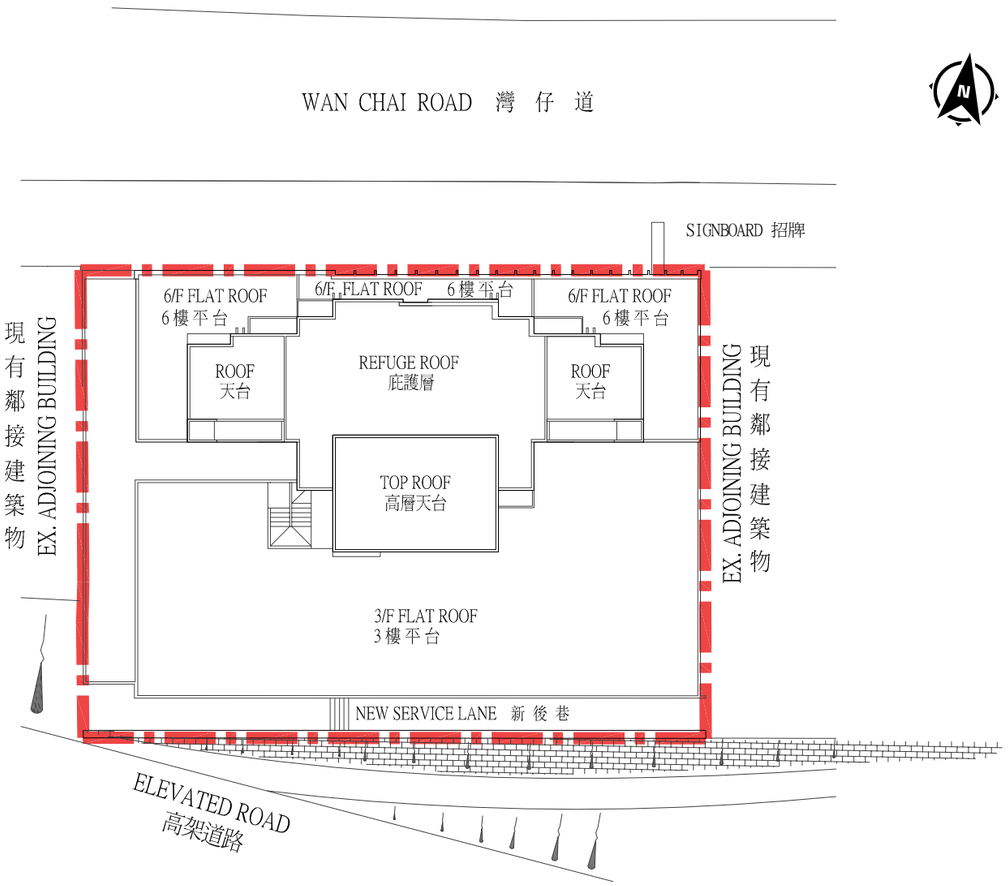
Notation 圖例

ZONES		地帶
RESIDENTIAL (GROUP B)	R(B)	住宅（乙類）
RESIDENTIAL (GROUP C)	R(C)	住宅（丙類）
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
GREEN BELT	GB	綠化地帶
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

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

備註:
1.在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此地圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
4. 此地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

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



Boundary Line of the Development
發展項目邊界線

SCALE 比例尺：

0 5M(米) 10M(米) 15M(米)

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

Legend of Terms and Abbreviations used on Floor Plans:
樓面平面圖中所使用名詞及簡稱之圖例:

A/C PLATFORM = AIR-CONDITIONER PLATFORM 冷氣機平台

R.C. CANOPY = REINFORCED CONCRETE CANOPY 鋼筋混凝土簷篷

W.C. = WATER CLOSET 廁所

REFUSE STORAGE AND MATERIAL RECOVERY RM. = REFUSE STORAGE AND MATERIAL RECOVERY ROOM 垃圾儲存及物料回收房

LIFT MACHINE ROOM FLOOR = 升降機房層

MECHANICAL FLOOR = 機電層

Explanatory notes:

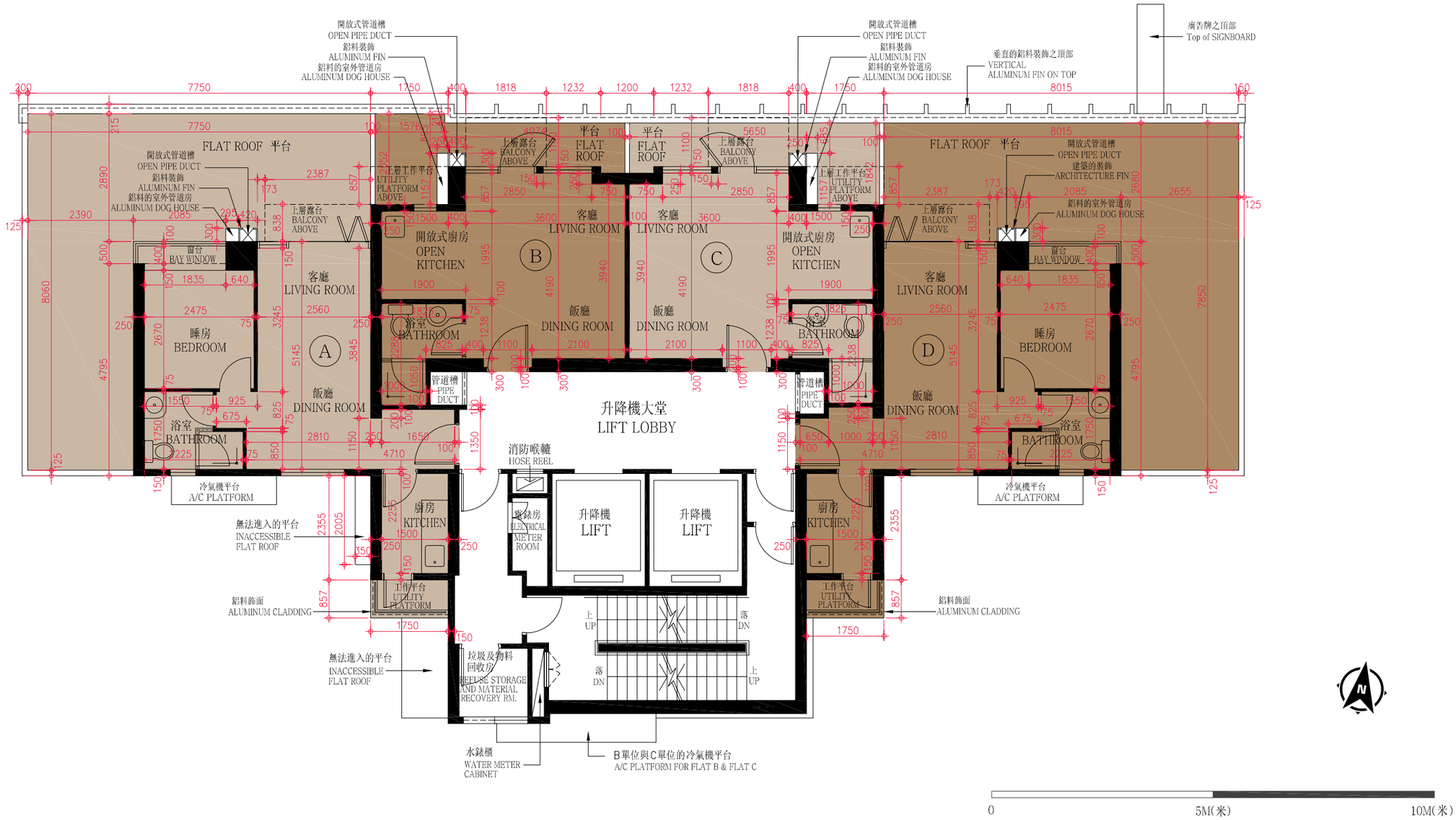
1. There may be architectural features and/or exposed pipes on external walls of some floors. For details, please refer to the latest approved building plans.
2. Common pipes exposed and/or enclosed in cladding are located adjacent to Balcony and/or Flat Roof and/or Utility Platform and/or air-conditioner platform and/or external walls of some units. For details, please refer to the latest approved building plans and/or mechanical and electrical design drawings.
3. There are ceiling bulkheads and/or sunken slab of the above units at Living/Dining Room, Bedrooms, corridors and/or Kitchen of some units for the air-conditioner system and/or mechanical and electrical services.
4. The internal ceiling height within some units may vary due to structural, architectural and / or decoration design variations.
5. Symbols of fittings and fitments shown on floor plans, such as sink, water closet, shower, etc. are retrieved from the latest approved building plans and are for general indication only.
6. Balconies and utility platforms are non-enclosed area.

附註:

1. 部份樓層外牆設有建築裝飾及/或外露喉管。詳細資料，請參閱最新獲批核的建築圖則。
2. 部份單位的露台及/或平台及/或工作平台及/或冷氣機平台及/或外牆設有外露及/或內藏的公用喉管。有關詳細資料，請參閱最新批核的建築圖則及/或機電裝置設計繪圖。
3. 部份單位客/飯廳、睡房、走廊及/或廚房有假天花及/或上層單位的跌級樓板，用以安裝冷氣及/或其他機電設備。
4. 部份單位之天花高度將會因應上層單位之結構、建築設計及/或裝修設計上的需要而有差異。
5. 樓面平面圖上所顯示的形象裝置符號，例如洗滌盆、座廁、花灑等乃摘自最新的獲批核的建築圖則，只作一般性標誌。
6. 露台及工作平台為不可封閉的地方。

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

6TH FLOOR PLAN
6樓平面圖



1. The floor-to-floor height of each residential property on 6/F is 3100mm.
2. The thickness of the floor slabs (excluding plaster) of each residential property on 6/F is 2100mm.
3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors.

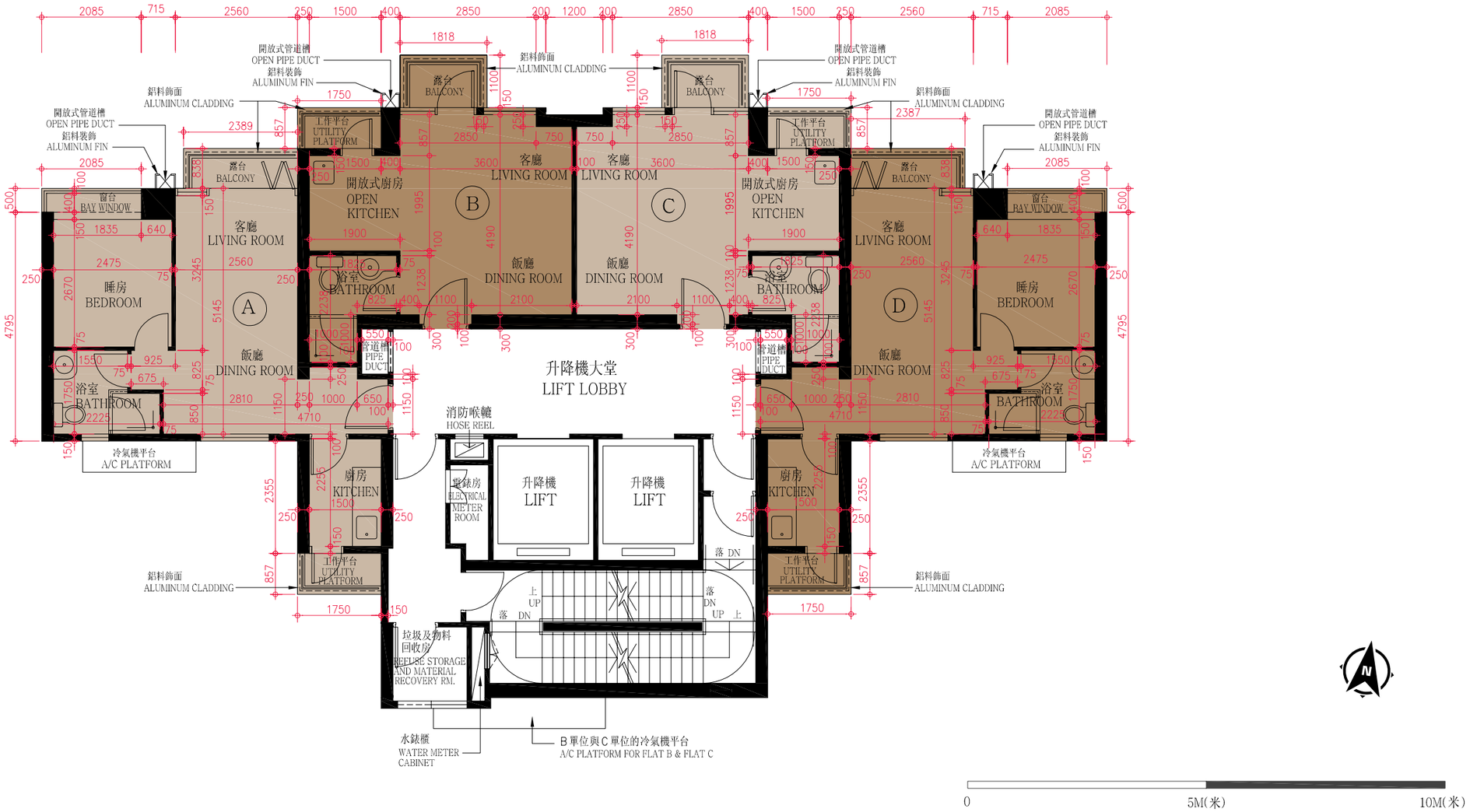
Notes:
1. Please refer to page 28 of this sales brochure for explanatory note and legend of the terms and abbreviations shown on floor plans.
2. The dimensions of floor plan are all structural dimensions in millimeter.

1. 6樓每個住宅物業的層與層之間的高度為3100毫米。
2. 6樓每個住宅物業的樓板(不包括灰泥)的厚度為2100毫米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註：
1. **樓面平面圖中顯示之附註及名詞及簡稱請參閱本售樓說明書第28頁。**
2. **平面圖之尺規所列數字以毫米標示之建築結構尺寸。**

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

7TH - 12TH, 15TH - 23RD, 25TH FLOOR PLAN
7樓至12樓、15樓至23樓及25樓平面圖



1. The floor-to-floor height of each residential property on 7/F - 12/F, 15/F - 23/F & 25/F is 3100mm.
2. The thickness of the floor slabs (excluding plaster) of each residential property on 7/F - 12/F, 15/F - 23/F & 25/F is 150mm.
3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors.

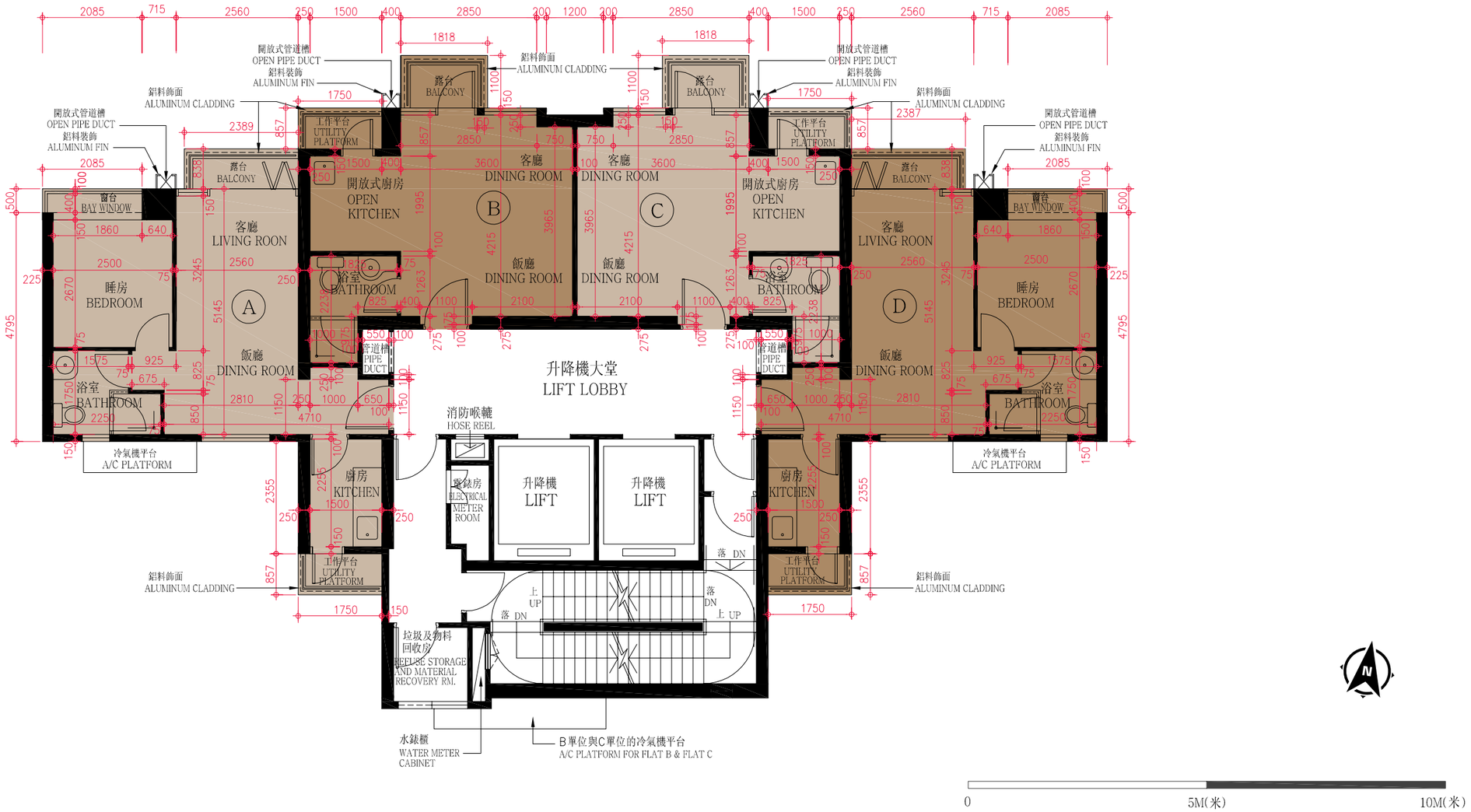
Notes:
1. Please refer to page 28 of this sales brochure for explanatory note and legend of the terms and abbreviations shown on floor plans.
2. The dimensions of floor plan are all structural dimensions in millimeter.

1. 7樓至12樓、15樓至23樓及25樓每個住宅物業的層與層之間的高度為3100毫米。
2. 7樓至12樓、15樓至23樓及25樓每個住宅物業的樓板(不包括灰泥)的厚度為150毫米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註：
1. **樓面平面圖中顯示之附註及名詞及簡稱請參閱本售樓說明書第28頁。**
2. **平面圖之尺規所列數字以毫米標示之建築結構尺寸。**

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

26TH - 31TH FLOOR PLAN
26樓至31樓平面圖



1. The floor-to-floor height of each residential property on 26/F - 31/F is 3100mm.
2. The thickness of the floor slabs (excluding plaster) of each residential property on 26/F - 31/F is 150mm.
3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors.

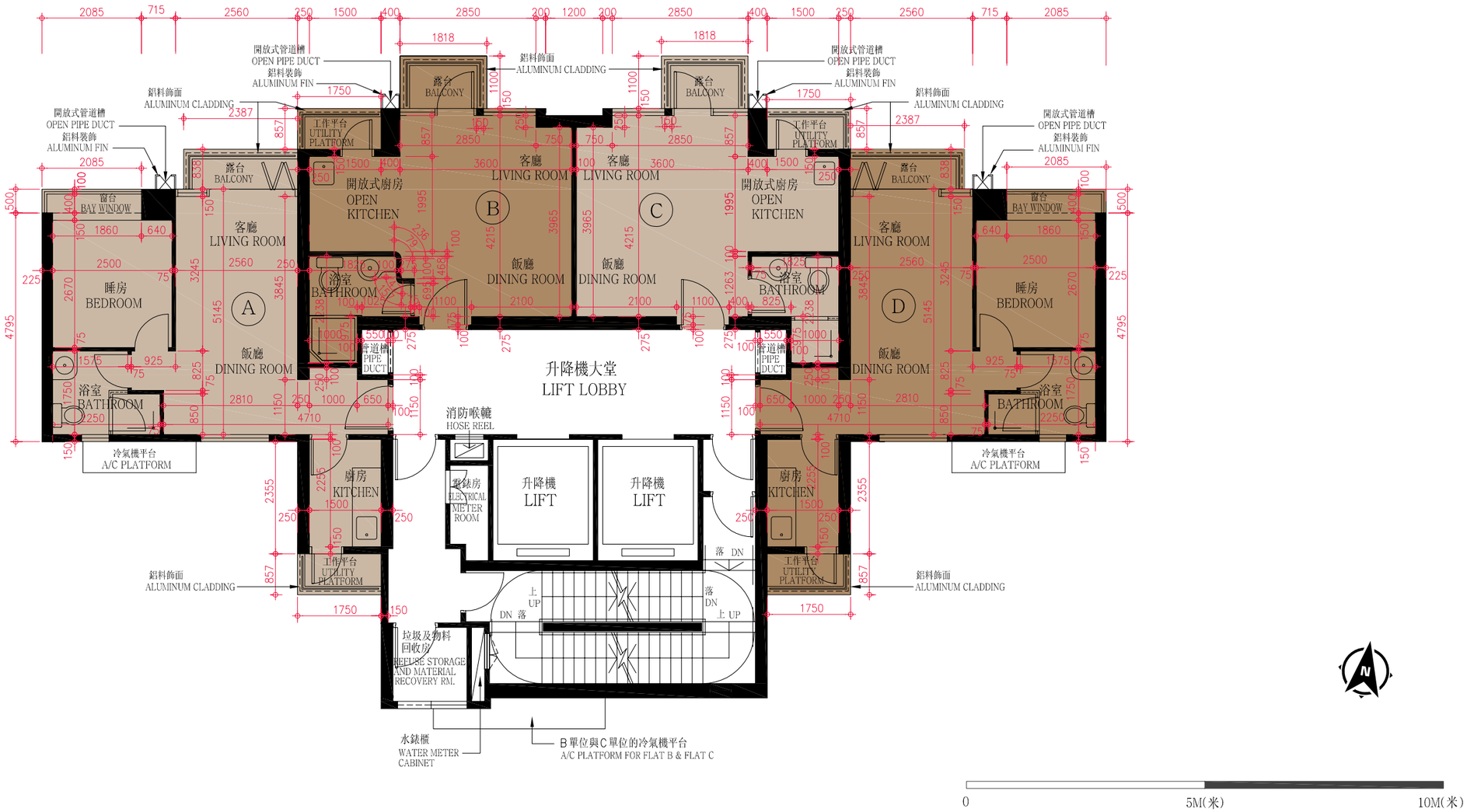
Notes:
1. Please refer to page 28 of this sales brochure for explanatory note and legend of the terms and abbreviations shown on floor plans.
2. The dimensions of floor plan are all structural dimensions in millimeter.

1. 26樓至31樓每個住宅物業的層與層之間的高度為3100毫米。
2. 26樓至31樓每個住宅物業的樓板(不包括灰泥)的厚度為150毫米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註：
1. **樓面平面圖中顯示之附註及名詞及簡稱請參閱本售樓說明書第28頁。**
2. **平面圖之尺規所列數字以毫米標示之建築結構尺寸。**

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

32TH FLOOR PLAN
32樓平面圖



1. The floor-to-floor height of each residential property on 32/F is 3100mm.
2. The thickness of the floor slabs (excluding plaster) of each residential property on 32/F is 150mm.
3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors.

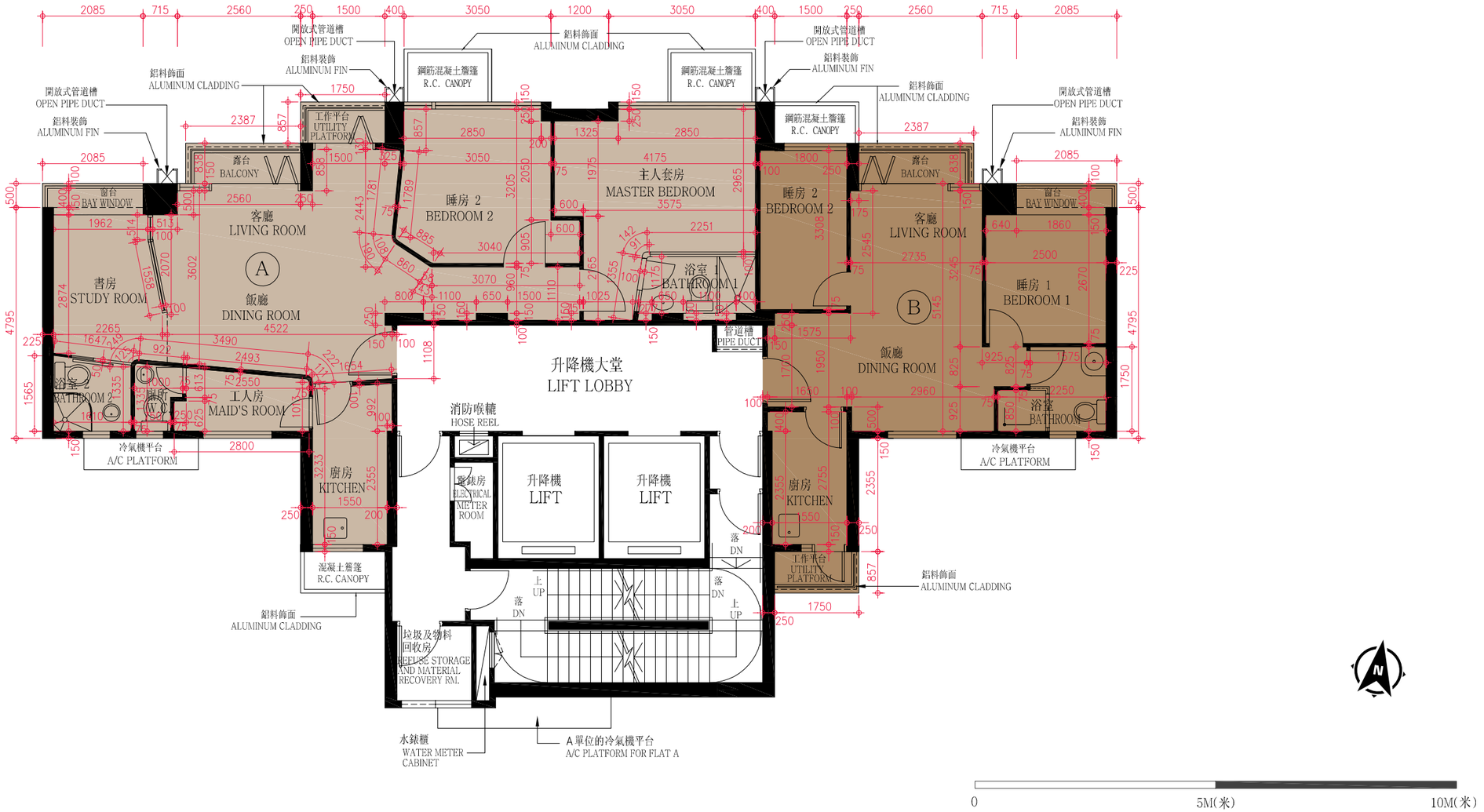
Notes:
1. Please refer to page 28 of this sales brochure for explanatory note and legend of the terms and abbreviations shown on floor plans.
2. The dimensions of floor plan are all structural dimensions in millimeter.

1. 32樓每個住宅物業的層與層之間的高度為3100毫米。
2. 32樓每個住宅物業的樓板(不包括灰泥)的厚度為150毫米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註：
1. **樓面平面圖中顯示之附註及名詞及簡稱請參閱本售樓說明書第28頁。**
2. **平面圖之尺規所列數字以毫米標示之建築結構尺寸。**

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

33TH FLOOR PLAN
33樓平面圖



1. The floor-to-floor height of each residential property on 33/F is 3100mm.
2. The thickness of the floor slabs (excluding plaster) of each residential property on 33/F is 150mm.
3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors.

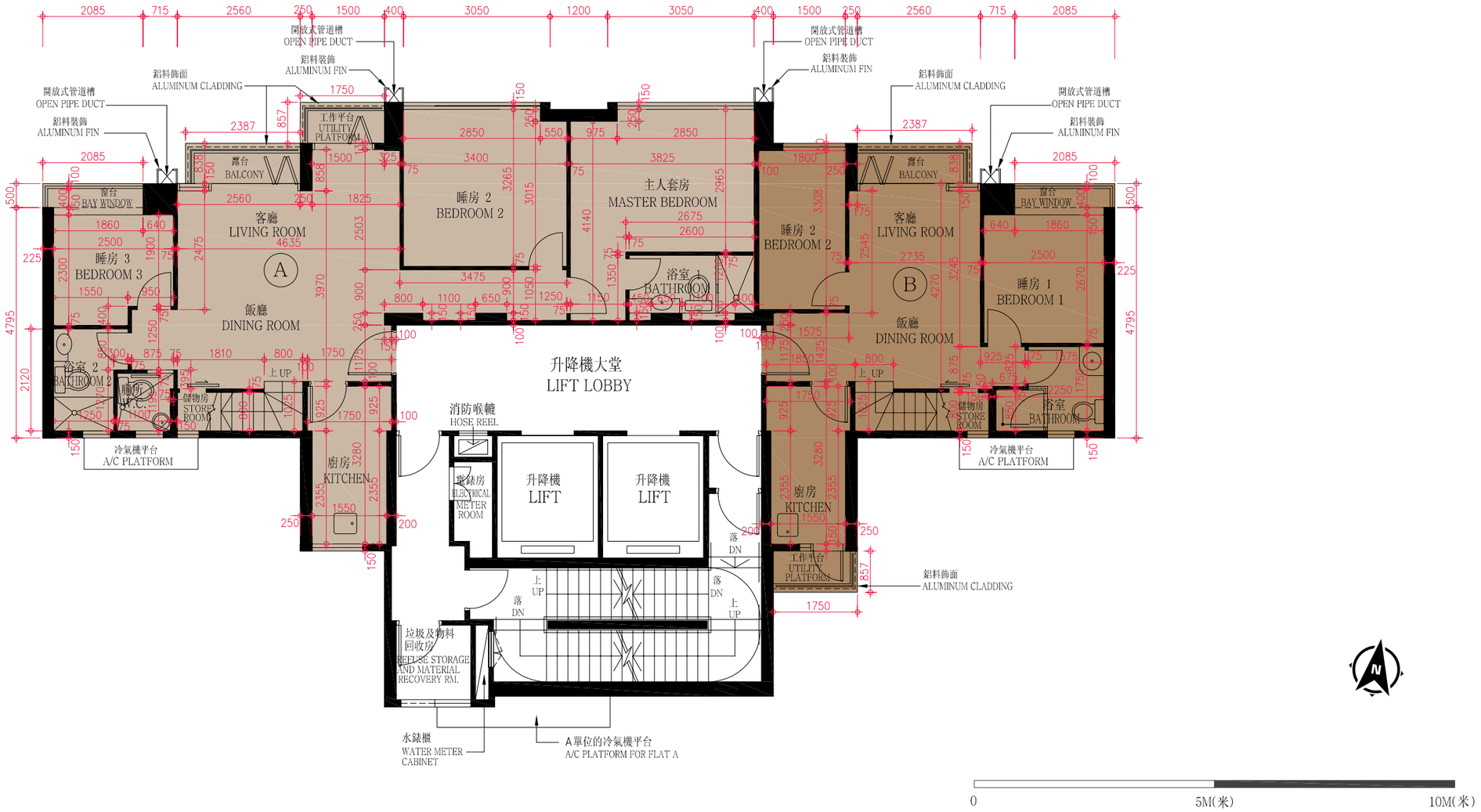
Notes:
1. Please refer to page 28 of this sales brochure for explanatory note and legend of the terms and abbreviations shown on floor plans.
2. The dimensions of floor plan are all structural dimensions in millimeter.

1. 33樓每個住宅物業的層與層之間的高度為3100毫米。
2. 33樓每個住宅物業的樓板(不包括灰泥)的厚度為150毫米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註：
1. **樓面平面圖中顯示之附註及名詞及簡稱請參閱本售樓說明書第28頁。**
2. **平面圖之尺規所列數字以毫米標示之建築結構尺寸。**

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

35TH FLOOR PLAN
35樓平面圖



1. The floor-to-floor height of each residential property on 35/F is 3100mm.
2. The thickness of the floor slabs (excluding plaster) of each residential property on 35/F is 150mm.
3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors.

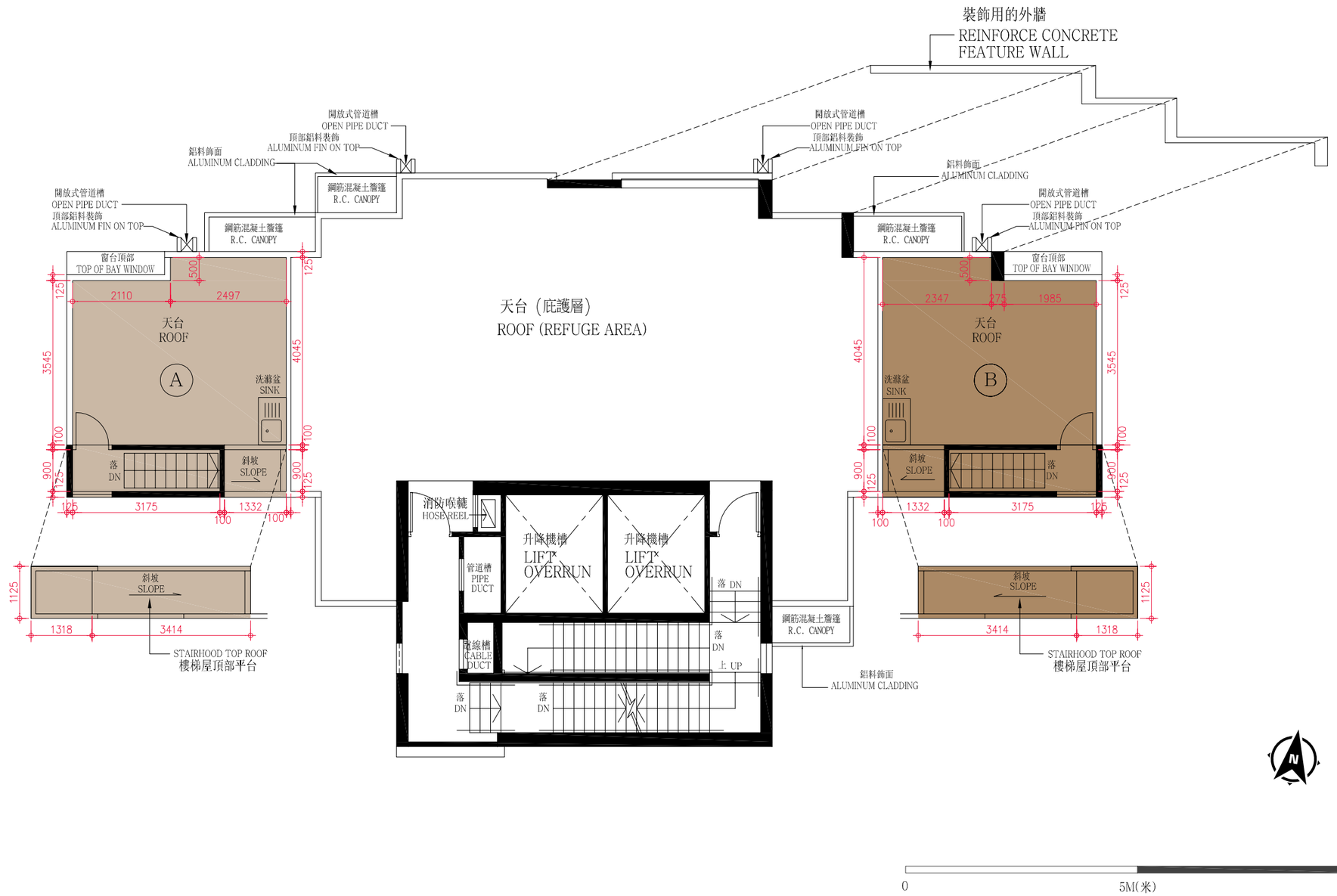
Notes:
1. Please refer to page 28 of this sales brochure for explanatory note and legend of the terms and abbreviations shown on floor plans.
2. The dimensions of floor plan are all structural dimensions in millimeter.

1. 35樓每個住宅物業的層與層之間的高度為3100毫米。
2. 35樓每個住宅物業的樓板(不包括灰泥)的厚度為150毫米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註：
1. **樓面平面圖中顯示之附註及名詞及簡稱請參閱本售樓說明書第28頁。**
2. **平面圖之尺規所列數字以毫米標示之建築結構尺寸。**

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

ROOF FLOOR PLAN
天台平面圖



1. The floor-to-floor height of each residential property on Roof is 350mm ~ 2825mm
2. The thickness of the floor slabs (excluding plaster) of each residential property on Roof is 150mm.
3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors.

Notes:
1. Please refer to page 28 of this sales brochure for explanatory note and legend of the terms and abbreviations shown on floor plans.
2. The dimensions of floor plan are all structural dimensions in millimeter.

1. 天台每個住宅物業的層與層之間的高度為350毫米～2825毫米。
2. 天台每個住宅物業的樓板(不包括灰泥)的厚度為150毫米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註：
1. **樓面平面圖中顯示之附註及名詞及簡稱請參閱本售樓說明書第28頁。**
2. **平面圖之尺規所列數字以毫米標示之建築結構尺寸。**

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

Description of Residential Property 物業的描述		Saleable Area (Including balcony, utility platform and verandah, if any) sq. meter (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. meter (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
6/F 6樓	A	37.089 (399) Balcony 露台: - (-) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - (-)	-	1.093 (12)	-	34.539 (372)	-	-	-	-	-	-
	B	25.934 (279) Balcony 露台: - (-) Utility Platform 工作平台: - (-) Verandah 陽台: - (-)	-	-	-	6.984 (75)	-	-	-	-	-	-
	C	25.873 (278) Balcony 露台: - (-) Utility Platform 工作平台: - (-) Verandah 陽台: - (-)	-	-	-	6.653 (72)	-	-	-	-	-	-
	D	37.031 (399) Balcony 露台: - (-) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - (-)	-	1.093 (12)	-	34.992 (377)	-	-	-	-	-	-
7/F - 12/F, 15/F - 23/F & 25/F - 32/F 7樓至12樓、15樓至23樓及25樓至32樓	A	39.020 (420) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - (-)	-	1.093 (12)	-	-	-	-	-	-	-	-
	B	29.373 (316) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - (-)	-	-	-	-	-	-	-	-	-	-
	C	29.373 (316) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - (-)	-	-	-	-	-	-	-	-	-	-
	D	39.031 (420) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - (-)	-	1.093 (12)	-	-	-	-	-	-	-	-

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

Description of Residential Property 物業的描述		Saleable Area (Including balcony, utility platform and verandah, if any) sq. meter (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. meter (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
33/F 33樓	A	82.888 (892) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - (-)	-	1.093 (12)	-	-	-	-	-	-	-	-
	B	48.143 (518) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - (-)	-	1.093 (12)	-	-	-	-	-	-	-	-
35/F 35樓	A	82.886 (892) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - (-)	-	1.093 (12)	-	-	-	-	17.580 (189)	4.173 (45)	-	-
	B	48.143 (518) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - (-)	-	1.093 (12)	-	-	-	-	17.505 (188)	4.173 (45)	-	-

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 are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

實用面積及露台、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，是按照《一手住宅物業銷售條例》附表2第2條計算得出的。

Notes:
1. The areas as specified in the tables in square feet are converted at a rate of 1 square meter = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square meter.
2. 4/F, 13/F, 14/F, 24/F & 34/F are omitted.

備註:
1. **面積表所列之平方呎面積，均以1平方米 = 10.764平方呎換算，並四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。**
2. **不設4樓、13樓、14樓、24樓及34樓。**

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

Not applicable

不適用

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

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

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

3. If the purchaser fails to execute the Agreement for Sale and Purchase within 5 working days after the date on which the purchaser enters into the Preliminary Agreement:
   (i) the Preliminary Agreement is terminated;
   (ii) the preliminary deposit is forfeited; and
   (iii) the owner does not have any further claim against the purchaser for the failure.

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

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

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

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

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

A. The common parts of the Development

1. "Common Areas and Facilities" means collectively the Development Common Areas and Facilities and the Residential Common Areas and Facilities and all those parts and such of the facilities of the Development designated as common areas and facilities in any Sub-Deed.

2. "Development Common Areas and Facilities" means and includes:-

   (a) such part of the external walls (other than those forming part of the Residential Accommodation and those forming part of the Commercial Accommodation) of the Development;

   (b) cable ducts, cable riser chamber, cable riser duct, cable riser pit, cat ladders, electric meter rooms, elevator meter room, emergency generator room, firemen's lift lobbies, flushing water upfeed pump room, fire services control centre, fire services ducts, fire services transfer pump room, fire services water tank, glass wall architectural features, hose reels, high voltage cable pit, lifts, lift machine room, lift vents, main switch room, metal canopy, pipe ducts, pipe duct rooms, potable water upfeed pump room, refuse storage and material recovery chamber, the Slope Structures, service lane, service lift lobbies, sprinkler and fire services pump room, sprinkler water tank, staircases, stairways, sump pit, telephone ducts, transformer room, water check meter cabinet, water meter cabinet and water meter rooms, for the purposes of identification only shown coloured Yellow on the plans certified by the Authorized Person and annexed to the DMC;

   (c) such areas and facilities of and in the Land and the Development intended for common use and benefit of the Development as a whole; and

   (d) such other areas and facilities of and in the Land and the Development designated as Development Common Areas and Facilities in accordance with the DMC

   PROVIDED THAT where appropriate, if any parts of the Land and the Development other than the Residential Accommodation and the Commercial Accommodation:-

   (i) are covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance and/or

   (ii) fall within the categories as specified in Schedule 1 to the Building Management Ordinance and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance,

   then such parts shall be deemed to have been included as, and shall form part of, the Development Common Areas and Facilities, but excluding the Residential Common Areas and Facilities.

發展項目的公契及管理協議(「公契」)之草稿訂明:

A. 發展項目的公用部份

1. 「公用地方與設施」統指發展項目公用地方與設施及住宅公用地方與設施及發展項目內以任何副公契訂明劃作公用地方與設施的所有部份及設施。

2. 「發展項目公用地方與設施」指及包括:

   (a) 發展項目的外牆部份(不包括組成住宅樓宇部份及組成商業樓宇部份之外牆);

   (b) 電線槽、電線管房、電線管槽、電線管井底坑、豎梯、電錶房、升降機錶房、緊急發電機室、消房員升降機大堂、沖廁水上泵房、消防控制中心、消防槽、消防泵房、消防水缸、玻璃牆建築特式結構、消防喉轆、高電壓電線井底坑、升降機、升降機房、升降機通風口、主掣房、金屬簷篷、管槽、管槽房、食水上泵房、垃圾儲存及物料回收房、斜坡結構、後巷、載貨升降機大堂、花灑及消防泵房、花灑水缸、樓梯、樓梯間、集水坑、電話線槽、電力變壓房、水錶櫃、水錶櫃及水錶房,現於公契所夾附經認可人士核正的圖則以黃色顯示,以供識別;

   (c) 在該土段及發展項目內擬供發展項目公用與共享的任何其他地方與設施;及

   (d) 根據公契劃為發展項目公用地方與設施的該土段及發展項目內的其他地方與設施

   惟如適用,如任何該土段及發展項目內的部份 (住宅樓宇及商業樓宇除外):

   (i) 符合《建築物管理條例》第2條中公用部份第(a)段釋義者;及/或

   (ii) 《建築物管理條例》附表1訂明而符合《建築物管理條例》第2條中公用部份第(b)段釋義者的類別;

   該等部份亦被視作為包括入及組成發展項目公用地方與設施,但不包括住宅公用地方與設施。

3. "Residential Common Areas and Facilities" means and includes:-

(a) such part of the external walls of the Residential Accommodation of the Development (other than those forming part of the Commercial Accommodation and those forming part of the Development Common Areas and Facilities);

(b) accessible lavatories, air handling unit rooms, air-conditioning platforms, cable ducts, electric meter rooms, fire services and sprinkler inlets, flat roofs (not forming part of any Unit), flushing water tank, hose reels, inaccessible flat roofs, lavatories, lifts, lift lobbies, lift overrun, pipe duct rooms, podium garden, potable and flushing water pump room, potable water tank, the Recreational Areas and Facilities, refuge area, refuse storage and material recovery rooms, reinforced concrete canopies, residential lift lobby, sprinkler control valves, staircases, telecommunications and broadcasting equipment room, top of bay window, town gas cabinet, for the purposes of identification only shown coloured Green on the plans certified by the Authorized Person and annexed to the DMC;

(c) such areas and facilities of and in the Residential Accommodation intended for common use and benefit of the Residential Accommodation as a whole; and

(d) such other areas and facilities of and in the Land and the Development designated as Residential Common Areas and Facilities in accordance with the DMC

PROVIDED THAT where appropriate, if any parts of the Residential Accommodation:-

(i) are covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance and/or

(ii) fall within the categories as specified in Schedule 1 to the Building Management Ordinance and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance,

then such parts shall be deemed to have been included as, and shall form part of, the Residential Common Areas and Facilities, but excluding the Development Common Areas and Facilities.

3. 「住宅公用地方與設施」指及包括：

(a) 發展項目的住宅樓宇的外牆部份(不包括組成商業樓宇部份及組成發展項目公用地方與設施部份及之外牆)；

(b) 傷殘人士廁所、空氣處理機組室、空調機平台、電線槽、電錶房、消防及花灑入水掣、平台(不構成任何單位一部份)、沖廁水缸、消防喉轆、無法進入之平台、廁所、升降機、升降機大堂、升降機槽、管道槽、平台花園、食水及沖廁水泵房、食水缸、康樂地方與設施、庇護間、垃圾儲存及物料回收房、鋼筋混凝土簷篷、住宅升降機大堂、花灑控制閥、樓梯、電訊及廣播器材房、窗台頂、煤氣櫃，現於公契所夾附經認可人士核正的圖則以綠色顯示，以供識別；

(c) 在住宅樓宇內擬供住宅樓宇公用與共享的任何其他地方與設施；及

(d) 根據公契劃為住宅公用地方與設施的該土段及發展項目內的其他地方與設施

惟如適用，如任何住宅樓宇內的部份 (住宅樓宇及商業樓宇除外)：

(i) 符合《建築物管理條例》第2條中公用部份第(a)段釋義者；及/或

(ii) 《建築物管理條例》附表1訂明而符合《建築物管理條例》第2條中公用部份第(b)段釋義者的類別；

該等部份亦被視作為包括入及組成住宅公用地方與設施，但不包括發展項目公用地方與設施。

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

Floor	Flat	Undivided Shares
6/F	A	394
	B	266
	C	266
	D	393
7/F – 12/F, 15/F– 23/F, 25/F – 32/F (23/F)	A	360 each
	B	263 each
	C	263 each
	D	360 each
33/F	A	799
	B	451
35/F	A	1017
	B	668

C. The term of years for which the manager of the Development is appointed

The Manager will be/has been appointed for an initial term of not exceeding 2 years from the date of the DMC. The appointment of the Manager may be terminated in accordance with the provisions of the DMC.

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

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

E. The basis on which the management fees deposit is fixed

The management fees deposit is equal to three (3) months' contribution towards the management expenses payable in respect of a Unit based on the first annual management budget.

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

Not Applicable.

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

B. 分配予發展項目中每個住宅物業的不分割份數的數目

樓層	單位	不分割份數
6樓	A	394
	B	266
	C	266
	D	393
7樓 – 12樓, 15樓 – 23樓, 25樓 – 32樓 (23層)	A	每個單位360
	B	每個單位263
	C	每個單位263
	D	每個單位360
33樓	A	799
	B	451
35樓	A	1017
	B	668

C. 有關發展項目的管理人的委任年期

管理人的首屆任期為不超過兩(2)年，由公契的日期開始，直至依照公契條款終止委任為止。

D. 管理開支按甚麼基準在發展項目中的住宅物業的擁有人之間分擔

每名住宅物業的擁有人應根據分配予其住宅物業的不分割份數，按照公契訂明的準則，以公契規定的方式、金額和比例分擔發展項目的管理開支(根據管理人所編製的預算案所計算)。

E. 計算管理費按金的基準

管理費按金金額為單位應根據首份年度管理預算案攤付的三(3)個月管理開支。

F. 擁有人在發展項目中保留作自用的範圍(如有的話)

不適用。

備註：
請查閱公契之最新版本以了解全部詳情。公契之最新版本可於售樓處開放時間內免費查覽，而且可支付所需影印費用後取得公契之最新版本的副本。

SUMMARY OF LAND GRANT
批地文件的摘要

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

1. The Development is constructed on Inland Lot No. 434, Section A of Inland Lot No. 435, Section B of Inland Lot No. 435, Section C of Inland Lot No. 435, The Remaining Portion of Inland Lot No. 435, Inland Lot No. 658, Section A of Inland Lot No. 659, Section B of Inland Lot No. 659, Section C of Inland Lot No. 659 and The Remaining Portion of Inland Lot No. 659 (collectively the "**Land**").

B. Term of years under the lease

2. The lease term granted under the Government Lease of Inland Lot No. 434 dated 13 September 1855 is 999 years from 29 May 1855.
3. The lease term granted under the Government Lease of Inland Lot No. 435 dated 13 September 1855 is 999 years from 29 May 1855.
4. The lease term granted under the Government Lease of Inland Lot No. 658 dated 1 August 1861 is 999 years from 26 December 1860.
5. The lease term granted under the Government Lease of Inland Lot No. 659 dated 1 August 1861 is 999 years from 26 December 1860.

C. User restrictions applicable to the Land

6. The Government Leases of Inland Lots Nos. 434, 435, 658 and 659 contain the restrictions on carrying out 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 or either of them or any other noisy, noisome or offensive trade or business whatsoever.
7. A Licence to carry out the trade or business of sugar-baker, oilman (excluding petrol filling station), butcher, victualler and tavern-keeper (the "Trade or Business") has been granted by the Government on 25 November 2016 and registered in the Land Registry by Memorial No. 16122901220021). Under the Licence, the owner of the Land will be required (among other terms) :-

   » a. to comply with all ordinances, bye-laws, rules and regulations affecting the Trade or Business; and

   » b. to indemnify and keep indemnified the Government from and against all actions arising out of the Development for the purpose of the Trade or Business.

   The Licence will be deemed to be terminated in the event of any breach of or non-compliance with the terms and conditions contained in the Licence.

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

8. Not Applicable.

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

9. Under the Government Leases of Inlands Lot Nos. 434, 435, 658 and 659, the grantee shall and will before the expiration of the first year of the term thereby granted, at his and their own proper costs and charges, in a good, substantial and workmanlike manner erect, build and completely finish fit for use, one or more good, substantial and safe brick or stone messuage or tenement, messuages or tenements, upon some part of the ground thereby demised, with proper fences, walls, sewers, drains and all other usual or necessary appurtenances, which said messuage or tenement, messuages or tenements, shall be of the same rate of building, elevation, character and description and shall front and range in an uniform manner with the messuages or tenements in the same street and the whole to be done to the satisfaction of the Government.
10. Under the Government Leases of Inland Lots Nos. 434, 435, 658 and 659, the grantee shall 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 Land or any part thereof in common with other premises near or adjoining thereto.

F. Lease conditions that are onerous to a purchaser

11. Not Applicable.

SUMMARY OF LAND GRANT
批地文件的摘要

A. 發展項目所位於的土地的地段編號

1. 發展項目建於內地段第434號、內地段第435號A段、內地段第435號B段、內地段第435號C段、內地段第435號之餘段、內地段第658號、內地段第659號A段、內地段第659號B段、內地段第659號C段、內地段第659號之餘段 (以下統稱為「**該土地**」)。

B. 有關租契規定的年期

2. 日期為1855年9月13日的內地段第434號的政府租契批出的年期為自1855年5月29日起計999年。

3. 日期為1855年9月13日的內地段第435號的政府租契批出的年期為自1855年5月29日起計999年。

4. 日期為1861年8月1日的內地段第658號的政府租契批出的年期為自1860年12月26日起計999年。

5. 日期為1861年8月1日的內地段第659號的政府租契批出的年期為自1860年12月26日起計999年。

C. 適用於該土地的用途限制

6. 內地段第434、435、658及659號的政府租契均有限制經營以下行業或業務：黃銅匠、屠夫、製皂商、製糖商、皮革商、溶脂商、油商、肉商、釀酒商、食物供應或客棧旅舍、鐵匠、清糞商、清潔街道者，或任何之一或任何其他嘈雜、惡臭或厭惡性行業或業務。

7. 政府已於2016年11月25日批出在發展項目內經營製糖商、油商(不包括油站)、肉商、食物供應及客棧旅舍(「該行業或業務」)的牌照，該牌照於土地註冊處以註冊摘要編號16122901220021登記。根據該牌照，該土地擁有人須(除了其他條款以外)：-

   » a. 遵守所有關乎該行業或業務的條例、附例、規則及規例；及

   » b. 彌償政府及使政府獲得彌償因發展項目用作為該行業或業務而引致的所有訴訟。

   如有任何違反或不遵守該牌照內所載的條款及細則，該牌照將被視作為終止。

D. 按規定須興建並提供予政府或公眾使用的設施

8. 不適用。

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

9. 根據內地段第434、435、658及659號的政府租契，承授人須在獲批租契年期的第一年期滿前，自費在該批地文件特此批准的部份土地之上，以良好、妥善及有效的方式搭建、建築以及完成至可供使用一棟或多棟良好、堅固及安全的磚塊或石材結構的院宅或物業，配備適當的圍欄、牆壁、污水渠、排水渠以及所有其他通常或必要的附屬設施，所有院宅或物業的建築、高度、特性及描述應保持一致的標準，也應當與同一街道上的其他院宅或物業保持一致的風格，致使政府對此整體上滿意。

10. 根據內地段第434、435、658及659號的政府租契，承授人須就興建、建造、維葺及修改該土地或該土地與附近或毗連其他物業共同使用的任何部份所需、之內或歸其所屬的全部或任何道路、行人路、渠道、圍欄及界牆、風擋、私家或公共下水道及排水渠承擔、支付及准予合理份額及比例的費用及開支。

F. 對買方造成負擔的租用條件

11. 不適用。

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

A Any facilities that are required under the land grant to be constructed and provided for the Government, or the public use;

Not Applicable

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

Not Applicable

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

Not Applicable

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

Not Applicable

A 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施；

不適用

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

不適用

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

不適用

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

不適用

WARNING TO PURCHASERS
對買方的警告

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

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

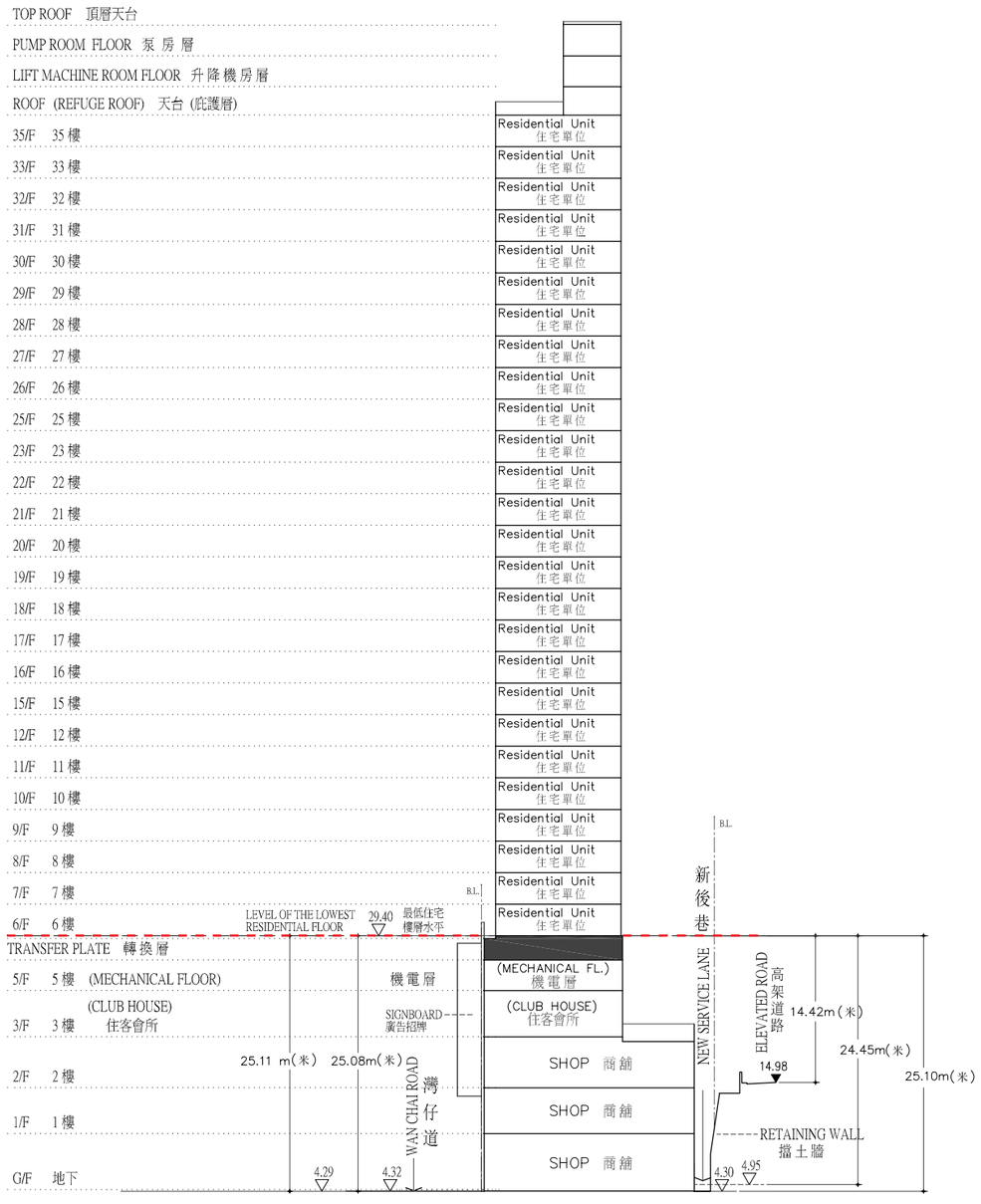
3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and if a conflict of interest arises between the owner and the purchaser,
   (i) that firm may not be able to protect the purchaser's interests; and
   (ii) the purchaser may have to instruct a separate firm of solicitors; and
   (iii) in the case of paragraph (3)(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

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

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

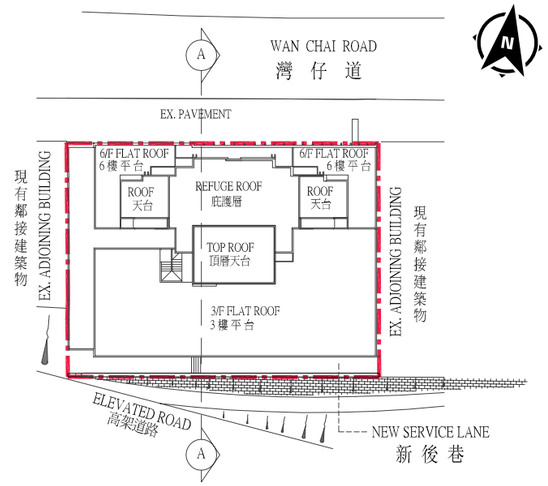
3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事,而擁有人與買方之間出現利益衝突 —
   (i) 該律師事務所可能不能夠保障買方的利益;及
   (ii) 買方可能要聘用一間獨立的律師事務所;及
   (iii) 如屬(3)(ii)段的情況,買方須支付的律師費用總數,可能高於如買方自一開始即聘用一間獨立的律師事務所須支付的費用。

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



CROSS SECTION PLAN A
橫截面圖A

BLOCK PLAN
座向圖



B.L. = Boundary Line of the Development
發展項目邊界線

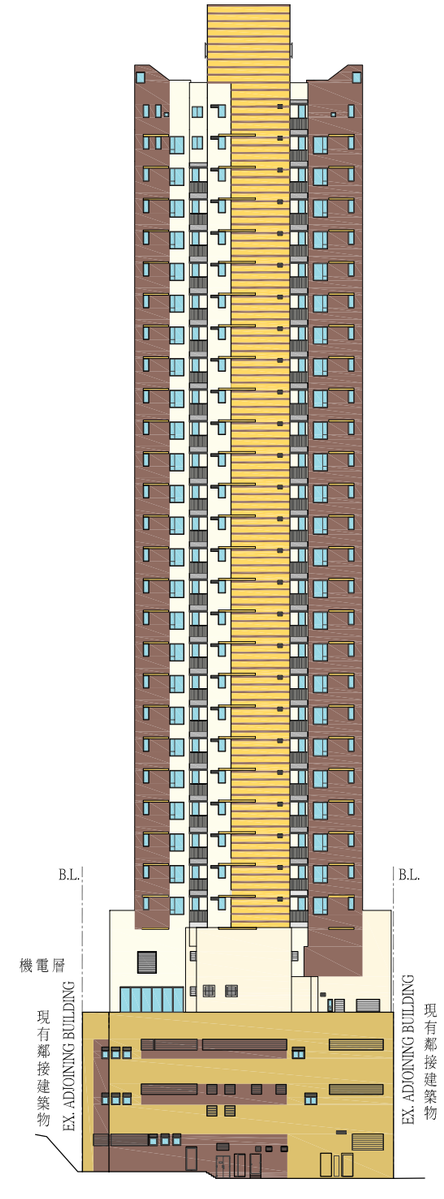
1. The part of Wan Chai Road adjacent to the Development is 4.29 to 4.32 metres above the Hong Kong Principal Datum.
2. The part of Elevated Road adjacent to the Development is 14.98 metres above the Hong Kong Principal Datum.
3. The new service lane adjacent to the Development is 4.30 to 4.95 metres above the Hong Kong Principal Datum.
4. The level of the lowest residential floor of the Developoment is 29.40 metres above the Hong Kong Principal Datum.
5. Dotted Line (- - - - -) denotes the level of the lowest residential floor of the building in the Development.
6. 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.
7. (▽) OR (▼) denotes height (in meters) above the Hong Kong Principal Datum.

1. 毗鄰建築物的灣仔道一段為香港主水平基準以上4.29至4.32米。
2. 毗鄰建築物的高架道路一段為香港主水平基準以上14.98米。
3. 毗鄰建築物的新後巷一段為香港主水平基準以上4.30至4.95米。
4. 發展項目之最低住宅樓層為香港主水平基準以上29.40米。
5. 虛綫(- - - - -)為代表發展項目樓宇之最低住宅樓層水平。
6. 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤及周圍地區的公共設施及環境較佳的了解。
7. (▽) 或 (▼)代表香港主水平基準以上的高度(米)。

ELEVATION PLAN
立面圖

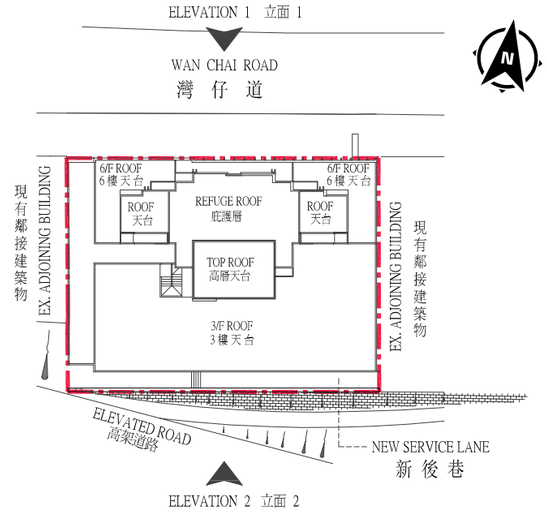


ELEVATION 1 - FACING WAN CHAI ROAD
立面圖 1 - 面向灣仔道



ELEVATION 2 - NEW SERVICE LANE
立面圖 2 - 面向新後巷

BLOCK PLAN
座向圖



B.L. = Boundary Line of the Development
發展項目邊界線

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

(a) are prepared on the basis of the approved building plans for the Development as of 23/3/2017; and

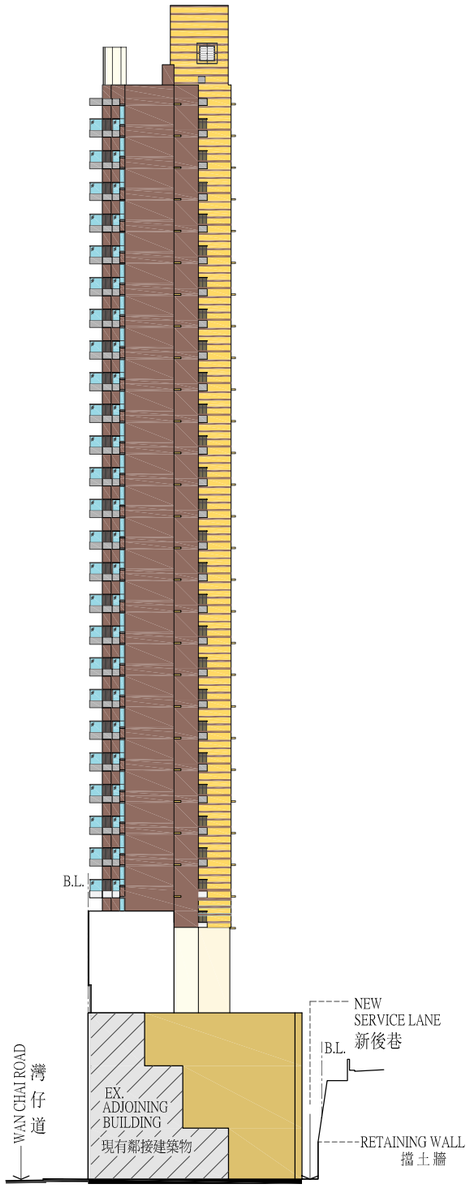
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：

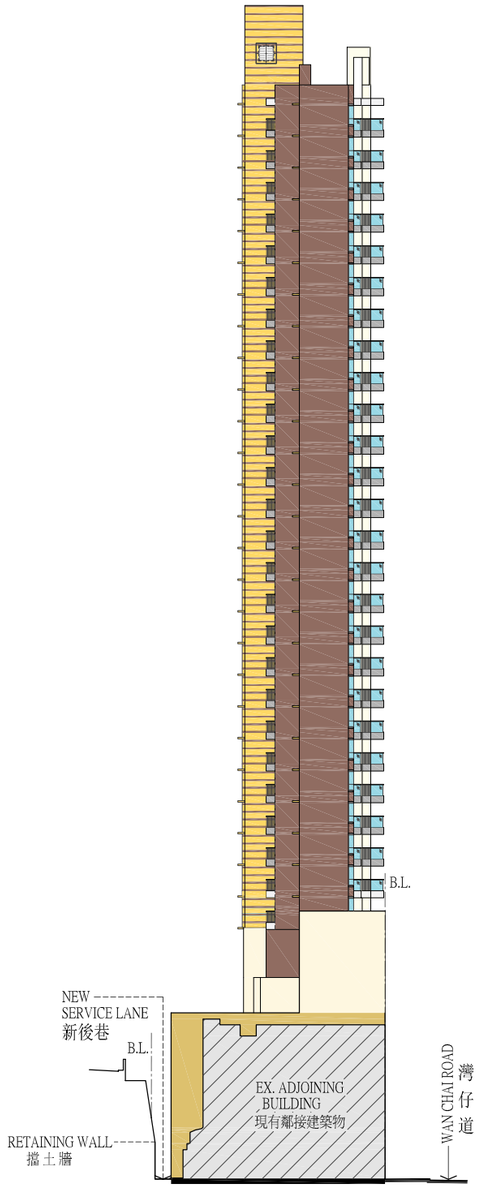
(a) 以2017年3月23日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及

(b) 大致上與發展項目的外觀一致。

ELEVATION PLAN
立面圖

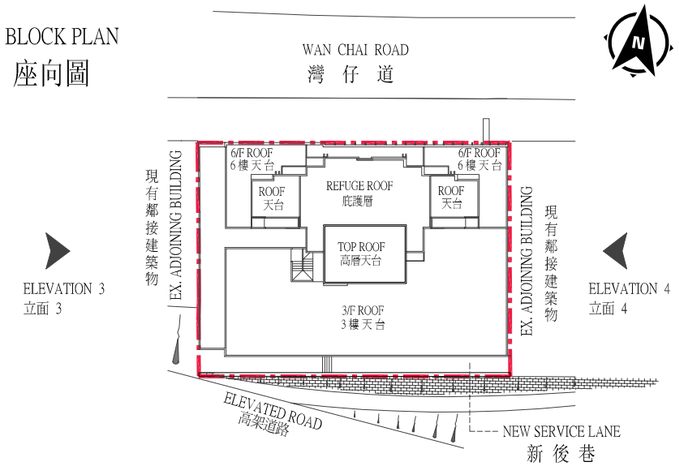


ELEVATION 3 - EX. BUILDING
立面圖 3 - 面向現有鄰接建築物



ELEVATION 4 - EX. BUILDING
立面圖 4 - 面向現有鄰接建築物

BLOCK PLAN
座向圖



ELEVATION 3
立面 3

ELEVATION 4
立面 4

B.L. = Boundary Line of the Development
發展項目邊界線

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

(a) are prepared on the basis of the approved building plans for the Development as of 23/3/2017; and

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

發展項目的認可人士證明本圖顯示的立面：

(a) 以2017年3月23日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及

(b) 大致上與發展項目的外觀一致。

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

		Covered 有蓋	Uncovered 露天	Total Area 總面積
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所 (包括供住客使用的任何康樂設施)	sq. ft. 平方呎	2,336	-	2,336
	sq. m. 平方米	217.066	-	217.066
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、供住客使用的公共花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱)	sq. ft. 平方呎	-	-	-
	sq. m. 平方米	-	-	-
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方 (不論是稱為有蓋及園景的遊樂場或有其他名稱)	sq. ft. 平方呎	-	-	-
	sq. m. 平方米	-	-	-

Notes:
Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to nearest square foot.

備註:
以平方呎顯示之面積均依據1平方米= 10.764平方呎換算，並以四捨五入至整數。

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

A copy of the outline zoning plan relating to the development is available at www.ozp.tpb.gov.hk.

A copy of the latest draft of every deed of mutual covenant in respect of the residential property as at the date on which the residential property is offered to be sold is available for inspection free of charge at the place at which the residential property is offered to be sold.

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

住宅物業的每一公契在將住宅物業提供出售日期的最新擬稿的文本存放在住宅物業的售樓處，以供閱覽，無須為閱覽付費。

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

1. Exterior Finishes

(a) External wall	Podium : Natural Stone, Curtain Wall, Spandrel Glass Cladding, Decorative Aluminum Grille, Aluminum Cladding, Ceramic Wall Tiles, Louver, Paint at podium facade Tower : Spandrel Glass Cladding, Decorative Aluminum Grille, Aluminum Cladding, Artificial Granite Tiles and Paint at tower facade
(b) Window	Frame : PVF2 coated aluminum frames Glass : Tempered glass
(c) Bay window	Artificial Granite Tiles
(d) Planter	Artificial Granite Tiles
(e) Verandah or Balcony	Balcony: Balcony is fitted with tempered laminated glass balustrade and top railing with aluminum cladding. Light fittings are provided. Wall : Artificial Granite Tiles Floor : Homogenous Tiles Ceiling : Paint All balconies are covered. There is no verandah.
(f) Drying facilities for clothing	Not Applicable

1. 外部裝修物料

(a) 外牆	平台 : 天然石、玻璃幕牆、玻璃裝飾板、裝飾用鋁質花紋框、鋁板、瓷質牆磚、百葉、平台外牆油漆 大廈 : 玻璃裝飾板、裝飾用鋁質花紋框、鋁板、人造花崗石磚及大廈外牆油漆
(b) 窗	窗框 : 氟碳噴塗鋁框 玻璃 : 強化玻璃
(c) 窗台	人造花崗石磚
(d) 花槽	人造花崗石磚
(e) 陽台 或 露台	露台: 露台裝有夾層強化玻璃欄，欄上裝有鋁板扶手，配有燈具。 外牆 : 人造花崗石磚 地台 : 均質磚 天花 : 油漆 所有露台均屬覆蓋式。 沒有陽台。
(f) 乾衣設施	不適用

2. Interior Finishes

(a) Lobby		
Entrance Lift Lobby	Wall :	Natural Stone and Timber Veneered Panels
	Floor :	Natural Stone
	Ceiling :	Gypsum Board False Ceiling decorated with metal features and light fittings
Residential Floor Lift Lobby	Wall :	Ceramic Wall Tiles, Plastic Laminate and Featured Glass Panels
	Floor :	Homogenous Tiles
	Ceiling :	Gypsum Board False Ceiling with light fittings
(b) Internal wall and ceiling	For all flats (if any) except Flat B of 32/F and Flat A of 33/F	
	Living and Dining Room, Bedroom , Bedroom 1, Bedroom 2, Bedroom 3, Master Bedroom and Store Room	
	Wall :	Emulsion paint
	Ceiling :	Emulsion paint
	For Flat B of 32/F	
	Living and Dining Room	
	Wall :	Natural Stone, Timber Veneered Panels and Tinted Mirror
	Ceiling :	Gypsum Board False Ceiling decorated with light fittings
	For Flat A of 33/F	
	Living and Dining Room, Bedroom 2, Master Bedroom and Study Room	
	Wall :	Natural Stone, Timber Veneered Panels and Tinted Mirror
	Ceiling :	Gypsum Board False Ceiling decorated with light fittings
	Maid's Room	
	Wall :	Emulsion paint
	Ceiling :	Emulsion paint

2. 室內裝修物料

(a) 大堂		
升降機大堂入口	牆身：	天然石及木材飾面板
	地板：	天然石
	天花：	石膏板假天花配上金屬裝飾及燈具
住宅層升降機大堂	牆身：	瓷質牆磚、膠質飾面門板及裝飾用玻璃板
	地板：	均質磚
	天花：	石膏板假天花及燈具
(b) 內牆及天花板	所有單位(如有) 32樓B室及33樓A室除外	
	客廳及飯廳、睡房、睡房1、睡房2、睡房3、主人套房及儲物房	
	牆身：	乳膠漆
	天花：	乳膠漆
	有關32樓B室	
	客廳及飯廳	
	牆身：	天然石, 木材飾面板及有色鏡
	天花：	石膏板假天花及燈具裝飾
	有關33樓A室	
	客廳及飯廳、睡房2、主人套房及書房	
	牆身：	天然石, 木材飾面板及有色鏡
	天花：	石膏板假天花及燈具裝飾
	工人房	
	牆身：	乳膠漆
	天花：	乳膠漆

(c) Internal floor	For all flats (if any) except Flat B of 32/F and Flat A of 33/F Living and Dining Room, Bedroom, Bedroom 1, Bedroom 2, Bedroom 3, Master Bedroom and Store Room Floor : Engineering Timber Flooring Skirting : Timber Skirting For Flat B of 32/F Living and Dining Room Floor : Engineering Timber Flooring Skirting : Stainless Steel Skirting For Flat A of 33/F Living and Dining Room, Bedroom 2, Master Bedroom, Study Room and Maid's Room Floor : Natural Stone, Engineering Timber Flooring Skirting : Stainless Steel Skirting
(d) Bathroom	For all Flats except Flat B of 32/F and Flat A of 33/F Wall : Ceramic Wall Tiles up to False Ceiling Floor : Natural Stone where exposed Ceiling : Gypsum Board False Ceiling For Flat B of 32/F Wall : Natural Stone, Feature Tile and Timber Veneered Panels up to False Ceiling Floor : Natural Stone where exposed Ceiling : Gypsum Board False Ceiling For Flat A of 33/F Wall : Natural Stone, Feature Tile and Timber Veneered Panels up to False Ceiling Floor : Natural Stone where exposed Ceiling : Gypsum Board False Ceiling

(c) 內部地板	所有單位(如有) 32樓B室及33樓A室除外 客廳及飯廳、睡房、睡房1、睡房2、睡房3、主人套房及儲物房 地板 : 複合木地板 地腳線 : 木腳線 有關32樓B室 客廳及飯廳 地板 : 複合木地板 地腳線 : 不銹鋼腳線 有關33樓A室 客廳及飯廳、睡房2、主人套房 、書房及工人房 地板 : 天然石及複合木地板 地腳線 : 不銹鋼腳線
(d) 浴室	所有單位(32樓B室及33樓A室除外) 牆身 : 瓷質牆磚至假天花 地板 : 外露面積鋪天然石 天花: 石膏板假天花 有關32樓B室 牆身 : 天然石, 特色瓷磚及木材飾面板至假天花 地板 : 外露面積鋪天然石 天花 : 石膏板假天花 有關33樓A室 牆身 : 天然石, 特色瓷磚及木材飾面板至假天花 地板 : 外露面積鋪天然石 天花 : 石膏板假天花

(e) Kitchen	For all Flats except Flat B of 32/F and Flat A of 33/F Wall : Ceramic Tile and Emulsion paint up to False Ceiling Floor : Homogenous Tile where exposed Ceiling : Gypsum Board False Ceiling Cooking Bench : Corian Top For Flat B of 32/F Wall: Natural Stone and Timber Veneered Panels up to False Ceiling Floor: Engineering Timber Flooring where exposed Ceiling: Gypsum Board False Ceiling Cooking Bench: Corian Top For Flat A of 33/F Wall: Natural Stone up to False Ceiling Floor: Natural Stone where exposed Ceiling: Gypsum Board False Ceiling Cooking Bench: Corian Top

(e) 廚房	所有單位(32樓B室及33樓A室除外) 牆身 : 牆身油乳膠漆及鋪瓷磚至假天花 地板 : 外露面積鋪均質磚 天花 : 石膏板假天花 灶台 : 可麗耐 有關32樓B室 牆身 : 天然石及木材飾面板至假天花 地板 : 外露面積鋪複合木地板 天花 : 石膏板假天花 灶台 : 可麗耐 有關33樓A室 牆身 : 天然石至假天花 地板 : 外露面積鋪天然石 天花 : 石膏板假天花 灶台 : 可麗耐

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

3. Interior Fittings

(a) Doors	
Main Entrance Door	Solid core timber door with wood veneer and fitted with lockset, door viewer and concealed door closer.
Kitchen Door	Solid core timber door with wood veneer and fitted with lockset.
Bedroom Door, Bedroom 1 Door , Bedroom 2 Door, Bedroom 3 Door, Master Bedroom Door & Maid's Room Door	Timber door with wood veneer and fitted with lockset.
Bathroom Door, Bathroom 1 Door, Bathroom 2 Door and Water Closet Door	Timber door with wood veneer and timber lourver, fitted with lockset.
Store Room Door	Timber door with wood veneer and fitted with lockset.
Balcony Door	Folding glass door with PVF2 coated aluminum frame and fitted with lockset.
Utility Platform Door	Glass Door with PVF2 coated aluminum frame and fitted with lockset.
Flat Roof Door	Glass Door with PVF2 coated aluminum frame and fitted with lockset.
Roof Door	Glass Door with PVF2 coated aluminum frame and fitted with lockset.

3. 室內裝置

(a) 門	
主入口大門	木飾面實心木門、裝設門鎖、防盜眼及隱藏式氣鼓。
廚房門	木飾面實心木門及裝設門鎖。
睡房門、睡房1門、睡房2門、睡房3門、主人套房門及工人房門	木飾面木門及裝設門鎖。
浴室門、浴室1門、浴室2門及廁所門	木飾面木門、木百葉及裝設門鎖。
儲物房門	木飾面木門及裝設門鎖。
露台門	玻璃摺門配氟碳噴塗鋁框及裝設門鎖。
工作平台門	玻璃門配氟碳噴塗鋁框及裝設門鎖。
平台門	玻璃門配氟碳噴塗鋁框及裝設門鎖。
天台門	玻璃門配氟碳噴塗鋁框及裝設門鎖。

(b) Bathroom	Fitted with hanging cabinet with frosted glass and mirror, wooden low cabinet finished with timber veneer and solid surface material countertop, tempered glass shower cubicle Sanitary wares include Vitreous China water closet, Vitreous China wash basin, polished plated hot and cold water basin mixer, polished plated shower mixer, polished plated hand shower, polished plated toilet-paper holder and polished gold plated tower bar. Ventilation fan is provided. For type and material of water supply system, please refer to “Water Supply” below.
(c) Kitchen	Timber carcass hanging and low cabinet fitted with decorative laminate, solid surface material countertop and stainless steel sink with chrome plated hot and cold water sink mixer. Open kitchen is fitted with the following fire services installations: sprinkler head at the ceiling, addressable smoke detectors with sounder base, full height wall having fire resistance rating of -/30/30. For type and material or water supply system, please refer to “Water Supply” below. For the appliance provision, please refer to “Appliances Schedule”.
(d) Bedroom	Not applicable
(e) Telephone	Telephone outlets are provided. For the location and number of connection points, please refer to “Schedule of Mechanical & Electrical Provisions of Residential Units”.
(f) Aerials	TV/FM outlets are provided. For the location and number of connection points, please refer to “Schedule of Mechanical & Electrical Provisions of Residential Units”.

(b) 浴室	掛櫃配磨砂玻璃及鏡面，木地櫃配木材飾面及實心材質檯面，強化玻璃淋浴間。 浴室潔具包括釉面陶瓷座廁、釉面陶瓷洗手盆、拋光鍍膜冷熱水洗手盆水龍頭、拋光鍍膜花灑水龍頭、拋光鍍膜手提花灑，拋光鍍膜廁紙架及拋光金色鍍膜毛巾桿。 供有抽氣扇。 有關供水系統的種類及物料，請參閱以下『供水』一欄。
(c) 廚房	木掛櫃及地櫃配以層壓板飾面、實心料檯面，不銹鋼洗滌盆配鍍鉻冷熱水洗滌盆水龍頭。 開放式廚房配置以下消防裝置：天花位置的消防花灑頭、可定位煙霧探測器連警報基座、全高度防火牆(耐火等級-/30/30)。 有關供水系統的種類及物料，請參閱以下『供水』一欄。 有關設備供應，請參閱『設備說明表』。
(d) 睡房	不適用
(e) 電話	供有電話插座。 有關插座位置及數目，請參閱『單位機電裝置數量說明表』。
(f) 天線	供有電視/電台天線插座。 有關插座位置及數目，請參閱『單位機電裝置數量說明表』。

(g) Electrical installations	Electricity supply with miniature circuit breaker distribution board is provided for each flat. Conduits are partly concealed and partly exposed. Exposed conduits are placed in false ceiling, cabinets and gypsum board bulkheads. For the location and number of power points and air-conditioner points, please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units".
(h) Gas supply	Town gas supply for all flats. For all flats except Flat B & Flat C of 7/F to 32/F Town gas supply pipes are provided in kitchen and connected to gas cooking hob and Town gas supply pipes are provided in bathroom and connected to gas water heater. For Flat B & Flat C of 7/F to 32/F Town gas supply pipes are provided in bathroom and connected to gas water heater.
(i) Washing machine connection point	Drain point of a design of 40mm diameter and water point of a design of 22mm in diameter are provided for washing machine. Washing machine connection points are located in kitchen cabinet.
(j) Water supply	PVC coated copper pipes for both hot and cold water are provided. Water pipes are concealed in walls or enclosed in false ceilings, bulkheads or cabinets. Hot water supply is available.

(g) 電力裝置	每戶均有電力供電並配有配電箱及微型斷路器。 部分導管入牆及部分導管外露。外露導管裝置在假天花、櫃及石膏板假陣內。 有關電力供應及冷氣供應的位置及數目，請參閱『單位機電裝置數量說明表』。
(h) 氣體供應	所有單位均有煤氣供應。 所有單位(7樓至32樓B室及C室除外) 廚房及廁所設有煤氣供應管，並接駁到煤氣煮食爐及煤氣熱水爐。 有關7樓至32樓B室及C室 廁所設有煤氣供應管，並接駁到煤氣熱水爐。
(i) 洗衣機連接位	設洗衣機去水接駁點(其設計為直徑40毫米)及來水接駁點(其設計為直徑22毫米)，廚房櫃設有洗衣機連接位。
(j) 供水	冷、熱水喉採用有膠層保護之銅喉。水喉隱藏於牆中或內藏於假天花、假陣或櫃中。有熱水供應。

4. Miscellaneous

(a) Lifts	<table><tr><th>Lifts</th><th>L1</th><th>L2</th><th>L3</th></tr><tr><td>Brand</td><td>Sigma</td><td>Sigma</td><td>Sigma</td></tr><tr><td>Model Number</td><td>IRIS 2NV</td><td>IRIS 2NV</td><td>Nova Elex TTD, LEX</td></tr><tr><td>No. of Lift(s)</td><td>1</td><td>1</td><td>1</td></tr><tr><td>Floor Served</td><td>G/F-3/F, 5/F-12/F, 15/F-23/F, 25/F- 33/F & 35/F</td><td>G/F, 3/F, 6/F-12/F, 15/F-23/F, 25/F- 33/F & 35/F</td><td>G/F-2/F</td></tr></table>
(b) Letter box	Letter box finished with stainless steel for each flat is provided at tower's lift lobby at G/F.
(c) Refuse collection	Refuse Storage and Material Recovery Room is provided at each residential floor. Refuse will be collected by cleaners and centrally handled at the Refuse Room at G/F.
(d) Water meter, electricity meter and gas meter	Separate water and electricity meters for each residential unit are provided in water meter cabinet and electrical meter room respectively on each residential floor. Separate Town Gas meter is provided in kitchen of each residential unit.

5. Security Facilities

	CCTV cameras are provided for residential entrance lobby and lifts monitored at the caretaker office. Visitor intercom panel and smart card reader are provided at the Development.

6. Appliance

	For brand names and model numbers of appliances, please refer to "Appliances Schedule" below.

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

4. 雜項

(a) 升降機	<table><tr><th>升降機</th><th>L1</th><th>L2</th><th>L3</th></tr><tr><td>品牌</td><td>星瑪</td><td>星瑪</td><td>星瑪</td></tr><tr><td>型號</td><td>IRIS 2NV</td><td>IRIS 2NV</td><td>Nova Elex TTD, LEX</td></tr><tr><td>升降機數量</td><td>1</td><td>1</td><td>1</td></tr><tr><td>到達樓層</td><td>地下至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓</td><td>地下、3樓、6樓至12樓、15樓至23樓、25樓至33樓及35樓</td><td>地下至2樓</td></tr></table>
(b) 信箱	地下升降機大堂設有每戶不銹鋼信箱。
(c) 垃圾收集	每層住宅樓層均設有垃圾及物料回收室。垃圾會被清潔工人收集並在地下垃圾房中央處理。
(d) 水錶，電錶及氣體供應錶	每層住戶層均設有水錶櫃及電錶房，內有每戶獨立水錶及電錶。 每戶住戶廚房內設有獨立煤氣錶。

5. 保安設施

	住宅入口大堂及升降機均設有閉路電視由保安控制室監控。項目設有訪客對講機及智能讀卡器。

6. 設備

	有關設備品牌及型號，請參閱以下『設備說明表』。

賣方承諾如該發展項目中沒有安裝指定的品牌名稱或產品型號之升降機或設備, 則會安裝品質相若的升降機或設備。

APPLIANCES SCHEDULE 設備說明表

Floor 樓層				6/F 6樓				7/F - 32/F (Except 13/F,14/F & 24/F) 7樓 - 32樓 (不包括13樓、14樓及24樓)				33/F 33樓		35/F 35樓	
Location 位置	Appliances 設備	Brand 品牌	Model No. 產品型號	A	B	C	D	A	B	C	D	A	B	A	B
LIVING/DINING ROOM 客/飯廳	Split type air-conditioner (Indoor Unit) 分體式冷氣機室內機	Mitsubishi Electric 三菱電機	MSY-GF18VA	1	-	-	1	1	-	-	1	-	-	-	-
	Split type air-conditioner (Outdoor Unit) 分體式冷氣機室外機	Mitsubishi Electric 三菱電機	MUY-GF18VA	1	-	-	1	1	-	-	1	-	-	-	-
LIVING/DINING ROOM 客/飯廳	Split type air-conditioner (Indoor Unit) 分體式冷氣機室內機	Mitsubishi Electric 三菱電機	MSY-GF24VA	-	1	1	-	-	1	1	-	-	1	-	1
	Split type air-conditioner (Outdoor Unit) 分體式冷氣機室外機	Mitsubishi Electric 三菱電機	MUY-GF24VA	-	1	1	-	-	1	1	-	-	1	-	1
LIVING/DINING ROOM 客/飯廳	Split type air-conditioner (Indoor Unit) 分體式冷氣機室內機	Mitsubishi Electric 三菱電機	MSY-GF18VA	-	-	-	-	-	-	-	-	1	-	1	-
	Split type air-conditioner (Outdoor Unit) 分體式冷氣機室外機	Mitsubishi Electric 三菱電機	MUY-GF18VA	-	-	-	-	-	-	-	-	1	-	1	-
DINING ROOM 飯廳	Split type air-conditioner (Indoor Unit) 分體式冷氣機室內機	Mitsubishi Electric 三菱電機	MSZ-GE35VA	-	-	-	-	-	-	-	-	1	-	1	-
BEDROOM 睡房	Split type air-conditioner (Indoor Unit) 分體式冷氣機室內機	Mitsubishi Electric 三菱電機	MSY-GJ10VA	1	-	-	1	1	-	-	1	-	-	-	-
	Split type air-conditioner (Outdoor Unit) 分體式冷氣機室外機	Mitsubishi Electric 三菱電機	MUY-GJ10VA	1	-	-	1	1	-	-	1	-	-	-	-
BEDROOM 1 睡房 1	Split type air-conditioner (Indoor Unit) 分體式冷氣機室內機	Mitsubishi Electric 三菱電機	MSZ-GE35VA	-	-	-	-	-	-	-	-	-	1	-	1
BEDROOM 2 睡房 2	Split type air-conditioner (Indoor Unit) 分體式冷氣機室內機	Mitsubishi Electric 三菱電機	MSZ-GE25VA	-	-	-	-	-	-	-	-	-	1	-	1
	Split type air-conditioner (Outdoor Unit) 分體式冷氣機室外機	Mitsubishi Electric 三菱電機	MXZ-4C71VA	-	-	-	-	-	-	-	-	-	1	-	1

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

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

Notes:

1. "V" means such appliance(s) is / are provided and / or installed in the residential unit.
2. "1, 2, ……." denotes the quantity of ushc provision(s) provided in the residential unit.

備註:

1. "V" 表示此設備於該住宅單位內提供及/或安裝。
2. "1, 2, ……." 表示提供於住宅單位的裝置數量。

APPLIANCES SCHEDULE 設備說明表

Floor 樓層				6/F 6樓				7/F - 32/F (Except 13/F,14/F & 24/F) 7樓 - 32樓 (不包括13樓、14樓及24樓)				33/F 33樓		35/F 35樓	
Location 位置	Appliances 設備	Brand 品牌	Model No. 產品型號	A	B	C	D	A	B	C	D	A	B	A	B
BEDROOM 2 睡房 2	Split type air-conditioner (Indoor Unit) 分體式冷氣機室內機	Mitsubishi Electric 三菱電機	MSY-GJ13VA	-	-	-	-	-	-	-	-	1	-	1	-
	Split type air-conditioner (Outdoor Unit) 分體式冷氣機室外機	Mitsubishi Electric 三菱電機	MUY-GJ13VA	-	-	-	-	-	-	-	-	1	-	1	-
BEDROOM 3 睡房 3	Split type air-conditioner (Indoor Unit) 分體式冷氣機室內機	Mitsubishi Electric 三菱電機	MSZ-GE25VA	-	-	-	-	-	-	-	-	-	-	1	-
	Split type air-conditioner (Outdoor Unit) 分體式冷氣機室外機	Mitsubishi Electric 三菱電機	MXZ-4C71VA	-	-	-	-	-	-	-	-	-	-	1	-
MASTER BEDROOM 主人套房	Split type air-conditioner (Indoor Unit) 分體式冷氣機室內機	Mitsubishi Electric 三菱電機	MSY-GF18VA	-	-	-	-	-	-	-	-	1	-	1	-
	Split type air-conditioner (Outdoor Unit) 分體式冷氣機室外機	Mitsubishi Electric 三菱電機	MUY-GF18VA	-	-	-	-	-	-	-	-	1	-	1	-
STUDY ROOM 書房	Split type air-conditioner (Indoor Unit) 分體式冷氣機室內機	Mitsubishi Electric 三菱電機	MSZ-GE25VA	-	-	-	-	-	-	-	-	1	-	-	-
	Split type air-conditioner (Outdoor Unit) 分體式冷氣機室外機	Mitsubishi Electric 三菱電機	MXZ-4C71VA	-	-	-	-	-	-	-	-	1	-	-	-

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

Notes:
1. "V" means such appliance(s) is / are provided and / or installed in the residential unit.
2. "1, 2, ……." denotes the quantity of ushc provision(s) provided in the residential unit.

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

備註:
1. **"V" 表示此設備於該住宅單位內提供及/或安裝。**
2. **"1, 2, ……." 表示提供於住宅單位的裝置數量。**

APPLIANCES SCHEDULE 設備說明表

Floor 樓層				6/F 6樓				7/F - 32/F (Except 13/F,14/F & 24/F) 7樓 - 32樓 (不包括13樓、14樓及24樓)				33/F 33樓		35/F 35樓	
Location 位置	Appliances 設備	Brand 品牌	Model No. 產品型號	A	B	C	D	A	B	C	D	A	B	A	B
BATHROOM 浴室	Ventilation Fan 抽氣扇	Broan 百朗	DP-B033A	V	V	V	V	V	V	V	V	V	V	V	V
	Gas Water Heater 煤氣熱水爐	TGC	TGW168L	V	-	-	V	V	-	-	V	-	V	-	V
BATHROOM 1/ BATHROOM 2 浴室1/浴室2	Ventilation Fan 抽氣扇	Broan 百朗	DP-B033A	V	V	V	V	V	V	V	V	V	V	V	V
WATER CLOSET 廁所	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 18/21/24 SLi	-	-	-	-	-	-	-	-	V	-	V	-

Floor 樓層				6/F 6樓				7/F - 32/F (Except 13/F,14/F & 24/F) 7樓 - 32樓 (不包括13樓、14樓及24樓)				33/F 33樓		35/F 35樓	
Location 位置	Appliances 設備	Brand 品牌	Model No. 產品型號	A	B	C	D	A	B	C	D	A	B	A	B
LIVING/ DINING ROOM 客/飯廳	Smoke Detector & Sounder Base 煙霧感應器	Siemens 西門子	FDO 221 + FDSB 291	-	V	V	-	-	V	V	-	-	-	-	-

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

Notes:
1. “V” means such appliance(s) is / are provided and / or installed in the residential unit.
2. “1, 2, ……..” denotes the quantity of ushc provision(s) provided in the residential unit.

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

備註:
1. “V”表示此設備於該住宅單位內提供及/或安裝。
2. “1, 2, ……..” 表示提供於住宅單位的裝置數量。

APPLIANCES SCHEDULE 設備說明表

Floor 樓層				6/F 6樓				7/F - 32/F (Except 13/F,14/F & 24/F) 7樓 - 32樓 (不包括13樓、14樓及24樓)				33/F 33樓		35/F 35樓	
Location 位置	Appliances 設備	Brand 品牌	Model No. 產品型號	A	B	C	D	A	B	C	D	A	B	A	B
KITCHEN 廚房	Gas Cooking Hob 煤氣煮食爐	TGC ELEMENTO	TRJB12S-C	V	-	-	V	V	-	-	V	-	V	V	V
		TGC ELEMENTO	TRJB11M-C	-	-	-	-	-	-	-	-	-	V	V	V
		Miele	KM 3014	-	-	-	-	-	-	-	-	V	-	-	-
	Induction Hob 電磁煮食爐	CRISTAL 尼斯	PE2926ID	-	V	V	-	-	V	V	-	-	-	-	-
	Cooker Hood 抽油煙機	CRISTAL 尼斯	T600GT	V	V	V	V	V	V	V	V	-	-	-	-
		CRISTAL 尼斯	T900GT	-	-	-	-	-	-	-	-	V	-	-	-
		De Dietrich	DHT1186X	-	-	-	-	-	-	-	-	-	V	V	V
	Refrigerator 雪櫃	CRISTAL 尼斯	BS240MW	V	V	V	V	V	V	V	V	-	-	-	-
		CRISTAL 尼斯	BS285EW-1	-	-	-	-	-	-	-	-	V	-	-	-
		De Dietrich	DRP1328JE	-	-	-	-	-	-	-	-	-	V	V	V
	Microwave Oven 微波爐	CRISTAL 尼斯	C20L-800BVV	V	V	V	V	V	V	V	V	-	-	-	-
		Miele	H6461B	-	-	-	-	-	-	-	-	V	-	-	-
		De Dietrich	DME1140X	-	-	-	-	-	-	-	-	-	V	V	V
	2-in-1 Washer Dryer Machine 二合一洗衣乾衣機	CRISTAL 尼斯	WDC1260FMW	V	V	V	V	V	V	V	V	V	-	-	-
		De Dietrich	DLZ1585U	-	-	-	-	-	-	-	-	-	V	V	V
	Ventilation Fan 抽氣扇	Broan 百朗	DP-B033A	V	-	-	V	V	-	-	V	V	V	V	V
	Steam Oven 電蒸爐	De Dietrich	DOV1145X	-	-	-	-	-	-	-	-	-	-	V	-
	Sprinkler 消防噴淋頭	Tyco 泰科	TY 3651	-	V	V	-	-	V	V	-	-	-	-	-
		Tyco 泰科	TY 3531	-	V	V	-	-	V	V	-	-	-	-	-
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFL	-	V	V	-	-	V	V	-	-	-	-	-
		TGC	TNJW221TFQL	-	-	-	-	-	-	-	-	V	-	V	-

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

Notes:
1. "V" means such appliance(s) is / are provided and / or installed in the residential unit.
2. "1, 2, ……." denotes the quantity of ushc provision(s) provided in the residential unit.

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

備註:
1. "V" 表示此設備於該住宅單位內提供及/或安裝。
2. "1, 2, ……." 表示提供於住宅單位的裝置數量。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS 機電裝置數量說明表

Floor 樓層		6/F 6樓				7/F - 32/F (Except 13/F,14/F, 24/F & 32/F Flat B) 7樓 - 32樓 (不包括13樓、14樓、24樓及32樓B室)				32/F 32樓	33/F 33樓		35/F 35樓	
Unit 單位	Exposed Type 外露形	A	B	C	D	A	B	C	D	B	A	B	A	B
LIVING/ DINING ROOM 客/飯廳	Video Door phone 視像對講機	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 單位電插座	1	1	1	1	1	1	1	1	2	1	-	-	-
	13A Twin Socket Outlet 雙位電插座	4	4	4	4	4	4	4	4	2	5	3	3	3
	TV/FM Outlet 電視/電台天線插座	2	2	2	2	2	2	2	2	1	2	2	2	2
	Telephone Outlet 電話端子插座	2	2	2	2	2	2	2	2	2	3	2	2	2
	Switch for A/C Unit 冷氣機開關制	1	1	1	1	1	1	1	1	1	2	1	2	1
BEDROOM 睡房	13A Twin Socket Outlet 雙位電插座	2	-	-	2	2	-	-	2	-	-	-	-	-
	TV/FM Outlet 電視/電台天線插座	1	-	-	1	1	-	-	1	-	-	-	-	-
	Telephone Outlet 電話端子插座	1	-	-	1	1	-	-	1	-	-	-	-	-
	Switch for A/C Unit 冷氣機開關制	1	-	-	1	1	-	-	1	-	-	-	-	-
MASTER BEDROOM 主人套房	13A Single Socket Outlet 單位電插座	-	-	-	-	-	-	-	-	-	2	-	-	-
	13A Twin Socket Outlet 雙位電插座	-	-	-	-	-	-	-	-	-	2	-	2	-
	TV/FM Outlet 電視/電台天線插座	-	-	-	-	-	-	-	-	-	1	-	1	-
	Telephone Outlet 電話端子插座	-	-	-	-	-	-	-	-	-	2	-	1	-
	Switch for A/C Unit 冷氣機開關制	-	-	-	-	-	-	-	-	-	1	-	1	-
BEDROOM 1 睡房1	13A Twin Socket Outlet 雙位電插座	-	-	-	-	-	-	-	-	-	-	2	-	2
	TV/FM Outlet 電視/電台天線插座	-	-	-	-	-	-	-	-	-	-	1	-	1
	Telephone Outlet 電話端子插座	-	-	-	-	-	-	-	-	-	-	1	-	1
	Switch for A/C Unit 冷氣機開關制	-	-	-	-	-	-	-	-	-	-	1	-	1

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

Notes:
1. “V” means such appliance(s) is / are provided and / or installed in the residential unit.
2. “1, 2, ……..” denotes the quantity of ushc provision(s) provided in the residential unit.

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

備註:
1. **“V”表示此設備於該住宅單位內提供及/或安裝。**
2. **“1, 2, ……..” 表示提供於住宅單位的裝置數量。**

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS 機電裝置數量說明表

Floor 樓層		6/F 6樓				7/F - 32/F (Except 13/F,14/F, 24/F & 32/F Flat B) 7樓 - 32樓 (不包括13樓、14樓、24樓及32樓B室)				32/F 32樓	33/F 33樓		35/F 35樓	
Unit 單位	Exposed Type 外露形	A	B	C	D	A	B	C	D	B	A	B	A	B
BEDROOM 2 睡房2	13A Single Socket Outlet 單位電插座	-	-	-	-	-	-	-	-	-	2	-	-	-
	13A Twin Socket Outlet 雙位電插座	-	-	-	-	-	-	-	-	-	4	2	2	2
	TV/FM Outlet 電視/電台天線插座	-	-	-	-	-	-	-	-	-	1	1	1	1
	Telephone Outlet 電話端子插座	-	-	-	-	-	-	-	-	-	2	1	1	1
	Switch for A/C Unit 冷氣機開關制	-	-	-	-	-	-	-	-	-	1	1	1	1
BEDROOM 3 睡房3	13A Twin Socket Outlet 雙位電插座	-	-	-	-	-	-	-	-	-	-	-	2	-
	TV/FM Outlet 電視/電台天線插座	-	-	-	-	-	-	-	-	-	-	-	1	-
	Telephone Outlet 電話端子插座	-	-	-	-	-	-	-	-	-	-	-	1	-
	Switch for A/C Unit 冷氣機開關制	-	-	-	-	-	-	-	-	-	-	-	1	-
STUDY ROOM 書房	13A Twin Socket Outlet 雙位電插座	-	-	-	-	-	-	-	-	-	2	-	-	-
	TV/FM Outlet 電視/電台天線插座	-	-	-	-	-	-	-	-	-	-	-	-	-
	Telephone Outlet 電話端子插座	-	-	-	-	-	-	-	-	-	1	-	-	-
	Switch for A/C Unit 冷氣機開關制	-	-	-	-	-	-	-	-	-	1	-	-	-
MAID'S ROOM 工人房	13A Single Socket Outlet 單位電插座	-	-	-	-	-	-	-	-	-	1	-	-	-
	13A Twin Socket Outlet 雙位電插座	-	-	-	-	-	-	-	-	-	1	-	-	-
STORE ROOM 儲物房		-	-	-	-	-	-	-	-	-	-	-	-	-

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

Notes:
1. "V" means such appliance(s) is / are provided and / or installed in the residential unit.
2. "1, 2, ……." denotes the quantity of ushc provision(s) provided in the residential unit.

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

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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS 機電裝置數量說明表

Floor 樓層		6/F 6樓				7/F - 32/F (Except 13/F,14/F, 24/F & 32/F Flat B) 7樓 - 32樓 (不包括13樓、14樓、24樓及32樓B室)				32/F 32樓	33/F 33樓		35/F 35樓	
Unit 單位	Exposed Type 外露形	A	B	C	D	A	B	C	D	B	A	B	A	B
KITCHEN 廚房	13A Twin Socket Outlet 雙位電插座	1	2	2	1	1	2	2	1	2	2	1	2	2
BATHROOM 浴室	Remote Control for Gas Water Heater 煤氣熱水爐控制器	1	1	1	1	1	1	1	1	1	-	1	-	1
BATHROOM 1 浴室 1	Remote Control for Gas Water Heater 煤氣熱水爐控制器	-	-	-	-	-	-	-	-	-	1	-	1	-
BATHROOM 2 浴室 2	Remote Control for Gas Water Heater 煤氣熱水爐控制器	-	-	-	-	-	-	-	-	-	-	-	-	-
WATER CLOSET 廁所	Remote Control for Gas Water Heater 煤氣熱水爐控制器	-	-	-	-	-	-	-	-	-	-	-	-	-

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

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

備註:
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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS 機電裝置數量說明表

Floor 樓層			6/F 6樓				7/F - 32/F (Except 13/F,14/F, 24/F & 32/F Flat B) 7樓 - 32樓 (不包括13樓、14樓、24樓及32樓B室)				32/F 32樓	33/F 33樓		35/F 35樓	
Unit 單位	Non-exposed Type 非外露形		A	B	C	D	A	B	C	D	B	A	B	A	B
KITCHEN 廚房	Door Bell 門鈴		1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 單位電插座	for Microwave Oven 微波爐用	1	1	1	1	1	1	1	1	1	1	1	1	1
		for Refrigerator 雪櫃用	1	1	1	1	1	1	1	1	1	1	1	1	1
		for Washer 洗衣機用	1	1	1	1	1	1	1	1	1	1	1	1	1
		for Steam Oven 蒸爐用	-	-	-	-	-	-	-	-	-	-	-	1	-
	Fuse Spur Unit 接線座	for Exhaust Hood 抽油煙機用	1	1	1	1	1	1	1	1	1	1	1	1	1
		for Exhaust Fan 抽氣扇用	1	1	1	1	1	1	1	1	1	1	1	1	1
		for Gas Cooker 煤氣煮食爐用	1	1	1	1	1	1	1	1	1	1	1	1	1
		for Gas Water Heater 煤氣熱水爐用	-	1	1	-	-	1	1	-	1	1	-	1	-
BATHROOM 浴室	13A Single Socket Outlet 單位電插座		1	1	1	1	1	1	1	1	1	-	1	-	1
	Fuse Spur Unit 接線座	for Exhaust Fan 抽氣扇用	1	-	-	1	1	-	-	1	-	-	1	-	1
		for Gas Water Heater 煤氣熱水爐用	1	-	-	1	1	-	-	1	-	-	1	-	1
		for Automatic flushing sensor 自動沖水感應器用	-	-	-	-	-	-	-	-	1	-	-	-	-
		for Led Strip Lighting Drive 燈帶火牛用	-	-	-	-	-	-	-	-	-	-	-	-	1

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

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

Notes:
1. “V” means such appliance(s) is / are provided and / or installed in the residential unit.
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備註:
1. “V” 表示此設備於該住宅單位內提供及/或安裝。
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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS 機電裝置數量說明表

Floor 樓層			6/F 6樓				7/F - 32/F (Except 13/F,14/F, 24/F & 32/F Flat B) 7樓 - 32樓 (不包括13樓、14樓、24樓及32樓B室)				32/F 32樓	33/F 33樓		35/F 35樓	
Unit 單位	Non-exposed Type 非外露形		A	B	C	D	A	B	C	D	B	A	B	A	B
BATHROOM 1 浴室 1	13A Single Socket Outlet 單位電插座		-	-	-	-	-	-	-	-	-	1	-	1	-
	Fuse Spur Unit 接線座	for Exhaust Fan 抽氣扇用	-	-	-	-	-	-	-	-	-	1	-	1	-
		for Gas Water Heater 煤氣熱水爐用	-	-	-	-	-	-	-	-	-	-	-	-	-
BATHROOM 2 浴室 2	13A Single Socket Outlet 單位電插座		-	-	-	-	-	-	-	-	-	1	-	1	-
	Fuse Spur Unit 接線座	for Exhaust Fan 抽氣扇用	-	-	-	-	-	-	-	-	-	1	-	1	-
		for Automatic flushing sensor 自動沖水感應器用	-	-	-	-	-	-	-	-	-	1	-	-	-
		for Gas Water Heater 煤氣熱水爐用	-	-	-	-	-	-	-	-	-	-	-	-	-
		for Led Strip Lighting Drive 燈帶火牛用	-	-	-	-	-	-	-	-	-	-	-	1	-
WATER CLOSET 廁所	13A Single Socket Outlet 單位電插座		-	-	-	-	-	-	-	-	-	-	-	-	-
	Fuse Spur Unit 接線座	for Exhaust Fan 抽氣扇用	-	-	-	-	-	-	-	-	-	-	-	-	-
		for Gas Water Heater 煤氣熱水爐用	-	-	-	-	-	-	-	-	-	-	-	-	-
	3 Phase Power Supply 三相電源	for Water Heater 熱水爐用	-	-	-	-	-	-	-	-	-	1	-	1	-

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

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2. “1, 2, ……..” denotes the quantity of ushc provision(s) provided in the residential unit.

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

備註:
1. “V” 表示此設備於該住宅單位內提供及/或安裝。
2. “1, 2, ……..” 表示提供於住宅單位的裝置數量。

SERVICE AGREEMENTS
服務協議

Potable and flushing water is supplied by Water Supplies Department.

食水及沖廁水由水務署供應。

Electricity is supplied by The Hongkong Electric Co., Ltd.

電力由香港電燈有限公司供應。

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

煤氣由香港中華煤氣有限公司供應。

GOVERNMENT RENT
地稅

The Owner will pay/ has paid (as the case may be) all outstanding Government rent in respect of the residential property up to and including the date of the assignment of the residential property.

擁有人將會繳付/已繳付(視情況而定)有關住宅物業之地稅直至包括住宅物業之買賣成交日期。

MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

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

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

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金。

2. 在交付時，買方無須向擁有人支付清理廢料的費用。

Notes:
1. The purchaser shall in fact pay the deposits of water, electricity and gas to the manager of the Development.
2. The purchaser shall in fact pay the debris removal fee to the manager of the Development.

備註：
1. 買方事實上須向發展項目的管理人支付水、電力及氣體的按金。
2. 買方事實上須向發展項目的管理人支付清理廢料的費用。

DEFECT LIABILITY WARRANTY PERIOD
久妥之處的保養責任

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

按買賣合約規定，住宅物業及其內裝置、裝修物料及設備之欠妥之處的保養責任期為住宅物業之成交日期起計為期六個月內。

MAINTENANCE OF SLOPES
斜坡維修

Not applicable

不適用

MODIFICATION
修訂

Not applicable

不適用

RELEVANT INFORMATION
有關資料

1. Operation of Gondola

   During the cleaning and maintenance of the external walls of the Development arranged by the manager, the gondola will be operating in the airspace outside windows and above the flat roofs and roofs (if any) of the residential properties in the Development.

2. Signages

   There will be a signage on the external walls of the Development below 6/F. The signage may be lit on during night time. Prospective purchasers please note the possible impact (if any) of the illumination of the said signage on individual residential properties.

3. Exhaust Louvers

   There may be exhaust louvers connecting from the shops on G/F, 1/F and 2/F for exhaust from air-conditioning system or in connection with the business (including restaurant, if any) to be carried on at the shops on G/F, 1/F and 2/F. The alignment and position of the exhaust louvers may be changed from time to time and are subject to compliance with the relevant statutory requirements and/or directions from the relevant government authorities. Prospective purchasers please note the possible impact (if any) of such exhaust louvers on individual residential properties.

1. 吊船之運作

   在發展項目外牆進行由管理人安排的清洗及保養期間，吊船會在住宅物業之窗外及平台及天台(如有)對上的上空操作。

2. 廣告牌

   發展項目6樓以下外牆設有廣告牌。廣告牌可能會於夜間開啟燈光。準買家請注意上述廣告牌對個別住宅物業可能造成之影響(如有)。

3. 排氣口

   地下商舖或會安裝排氣口以給空調系統或與地下、1樓及2樓之商舖內經營的業務(包括餐廳(如有))有關的排氣。排氣口的排列及位置或會不時更改，並須符合相關法例要求及有關政府部門的指引。準買家請注意上述排氣口對個別住宅物業可能造成的影響(如有)。

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

The address of the website designated by the vendor for the Development for the purpose of Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.L-wanchai.com

賣方為施行《一手住宅物業銷售條例》第2部份而就發展項目指定的互聯網網站的網址：
www.L-wanchai.com

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

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

Latest information on breakdown of GFA concessions as shown on the general building plans submitted to and approved by the Building Authority (BA) prior to the printing of the sales brochure is tabulated below.

於印製售樓說明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。

		Area (sq.m.) 面積 (平方米)
Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		
1.	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方 (公共交通總站除外)	-
2.	Plant rooms and similar services 機房及相類設施	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	163.378
2.2	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	25.318
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、風櫃房等	387.747
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施		
3.	Balcony 露台	192.000
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	107.594
5.	Communal sky garden 公用空中花園	-
6.	Acoustic fin 隔聲鰭	-
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	-
8.	Non-structural prefabricated external wall 非結構性預製外牆	97.650
9.	Utility platform 工作平台	147.000
10.	Noise barrier 隔音屏障	-
Amenity Features 適意設施		
11.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office 供保安人員和管理處員工使用的櫃檯、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	-
12.	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc. serving solely the recreational facilities 住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	217.066

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13.	Covered landscaped and play area 有上蓋的園景區及遊樂場	-
14.	Horizontal screens/ covered walkways, trellis 橫向屏障/有蓋人行道、花棚	-
15.	Larger lift shaft 擴大升降機井道	157.736
16.	Chimney shaft 煙囪管道	-
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	-
18.	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽	55.424
19.	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或必要機房所需的管槽、氣槽	-
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	-
21.	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	-
22.	Projections such as air-conditioning box and platform with a projection of more than 750mm from the external wall 伸出物，如空調機箱及伸出外牆超過750毫米的平台	-
Other Exempted Items 其實項目		
23.	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	-
24.	Other projections 其他伸出物	-
25.	Public transport terminus 公共交通總站	-
26.	Party structure and common staircase 共用構築物及樓梯	-
27.	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	-
28.	Public passage 公眾通道	-
29.	Covered set back area 因建築物後移導致的覆蓋面積	-
Bonus GFA 額外總樓面面積		
30.	Bonus GFA 額外總樓面面積	-

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.

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

本發展項目的經批准一般建築圖則不受由建築事務監督發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》APP-151 規定規限。本發展項目的環境評估及公共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。

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

DATE OF PRINTING OF SALES BROCHURE
售樓說明書印製日期

Date of Printing of Sales Brochure: 19 June 2017

售樓說明書印製日期：2017年6月19日

POSSIBLE FUTURE CHANGE
日後可能出現的改變

There may be future changes to the Development and the surrounding areas.
發展項目及周邊地區日後可能出現改變。

EXAMINATION RECORD
檢視記錄

Examination / Revision Date 檢視／修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
14 September 2017 2017年9月14日	P. 3-9, 9a, 9b	Notes to purchasers of first-hand residential properties is updated 更新一手住宅物業買家須知
	P. 16	Location plan of the development is updated 更新發展項目的所在位置圖
12 December 2017 2017年12月12日	P. 16	Location plan of the development is updated 更新發展項目的所在位置圖
5 March 2018 2018年3月5日	P. 16	Location plan of the development is updated 更新發展項目的所在位置圖
	P. 17	Aerial photograph of the development is updated 更新發展項目的鳥瞰照片
30 May 2018 2018年5月30日	P. 16	Location plan of the development is updated 更新發展項目的所在位置圖
	P. 17	Aerial photograph of the development is updated 更新發展項目的鳥瞰照片
	P. 18	Outline zoning plan of the development is updated 更新發展項目的分區計劃大綱圖
23 August 2018 2018年8月23日	P. 11	Information on vendor and others involved in the development is updated 更新賣方及有參與發展項目的其他人的資料
	P. 16	Location plan of the development is updated 更新發展項目的所在位置圖
	P. 52-68	Fittings, finishes and appliances is updated 更新裝置、裝修物料及設備
20 November 2018 2018年11月20日	P. 16	Location plan of the development is updated 更新發展項目的所在位置圖
15 February 2019 2019年2月15日	P. 16	Location plan of the development is updated 更新發展項目的所在位置圖
	P. 17	Aerial photograph of the development is updated 更新發展項目的鳥瞰照片
9 May 2019 2019年5月9日	P. 16	Location plan of the development is updated 更新發展項目的所在位置圖

EXAMINATION RECORD
檢視記錄

Examination / Revision Date 檢視／修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
6 August 2019 2019年8月6日	P. 16	Location plan of the development is updated 更新發展項目的所在位置圖
	P. 25	Outline zoning plan of the development is updated 更新發展項目的分區計劃大綱圖
1 November 2019 2019年11月1日	P. 16	Location plan of the development is updated 更新發展項目的所在位置圖
20 January 2020 2020年1月20日	P. 16	Location plan of the development is updated 更新發展項目的所在位置圖
16 April 2020 2020年4月16日	P. 16	Location plan of the development is updated 更新發展項目的所在位置圖
6 July 2020 2020年7月6日	P. 16	Location plan of the development is updated 更新發展項目的所在位置圖
	P. 17a, P.17b	Aerial photograph of the development is updated 更新發展項目的鳥瞰照片