VICTORIA COAST

Pokfulam

售樓説明書 SALES BROCHURE

TABLE OF CONTENTS
目錄

1	NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES 一手住宅物業買家須知	P.1
2	INFORMATION ON THE DEVELOPMENT 發展項目的資料	P.7
3	INFORMATION ON THE VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT 賣方及有參與發展項目的其他人的資料	P.8
4	RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT 有參與發展項目的各方的關係	P.9
5	INFORMATION ON DESIGN OF THE DEVELOPMENT 發展項目的設計的資料	P.11
6	INFORMATION ON PROPERTY MANAGEMENT 物業管理的資料	P.12
7	LOCATION PLAN OF THE DEVELOPMENT 發展項目的所在位置圖	P.13
8	AERIAL PHOTOGRAPH OF THE DEVELOPMENT 發展項目的鳥瞰照片	P.14
9	OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT 關乎發展項目的分區計劃大綱圖	P.15
10	LAYOUT PLAN OF THE DEVELOPMENT 發展項目的布局圖	P.18
11	FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目的住宅物業的樓面平面圖	P.19
12	AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目中的住宅物業的面積	P.70
13	FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT 發展項目中的停車位的樓面平面圖	P.71
14	SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE 臨時買賣合約的摘要	P.78
15	SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要	P.79
16	SUMMARY OF LAND GRANT 批地文件的摘要	P.86
17	INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES 公共設施及公眾休憩用地的資料	P.88
18	WARNING TO PURCHASERS 對買方的警告	P.89
19	CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT 發展項目中的建築物的橫截面圖	P.90
20	ELEVATION PLAN 立面圖	P.94
21	INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT 發展項目中的公用設施的資料	P.96
22	INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT 閱覽圖則及公契	P.97
23	FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備	P.98
24	SERVICE AGREEMENTS 服務協議	P.117
25	GOVERNMENT RENT 地稅	P.117
26	MISCELLANEOUS PAYMENTS BY PURCHASER 買方的雜項付款	P.118
27	DEFECT LIABILITY WARRANTY PERIOD 欠妥之處的保養責任期	P.118
28	MAINTENANCE OF SLOPES 斜坡維修	P.119
29	MODIFICATION 修訂	P.121
30	RELEVANT INFORMATION 有關資料	P.121
31	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	P.122
32	INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING 申請建築物總樓面面積寬免的資料	P.123
33	DATE OF PRINTING OF SALES BROCHURE 售樓説明書印製日期	P.124
34	POSSIBLE FUTURE CHANGES 日後可能出現的改變	P.124
35	EXAMINATION RECORD 檢視記錄	P.125

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

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

FOR ALL FIRST-HAND RESIDENTIAL PROPERTIES

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

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

5. Sales brochure

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

[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.

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

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

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

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- Pay attention to the vendor's right to alter the building plans (if any) for an uncompleted development. The mandatory provisions to be incorporated in an ASP for uncompleted development as required by the Ordinance include a provision requiring the vendor to notify the purchaser in writing of such alteration if the same affects in any way the property within 14 days after its having been approved by the Building Authority.
- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

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

12. Appointment of solicitor

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

FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES

13. Pre-sale Consent

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

14. Show flats

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

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

FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES AND COMPLETED RESIDENTIAL PROPERTIES PENDING COMPLIANCE

15. Estimated material date and handing over date

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

FOR FIRST-HAND COMPLETED RESIDENTIAL PROPERTIES

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts:

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

Sales of First-hand Residential Properties Authority
March 2023

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

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

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

5. 售樓說明書

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

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

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

8. 成交紀錄冊

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

9. 買賣合約

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

10.表達購樓意向

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

11.委託地產代理

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

12.委聘律師

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

適用於一手未落成住宅物業

13.預售樓花同意書

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

14.示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15.預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期[3]。
  - ➤ 售樓說明書中有關發展項目的預計關鍵日期並不等同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。
- 收樓日期
  - ➤ 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意(視屬何種情況而定)。
    - ♦ 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內(以較早者為準)，就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
    - ♦ 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件(包括佔用許可證)發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
  - ➤ 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。
- 認可人士可批予在預計關鍵日期之後完成發展項目

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

- ➤ 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
  - ♦ 工人罷工或封閉工地；
  - ♦ 暴動或內亂；
  - ♦ 不可抗力或天災；
  - ♦ 火警或其他賣方所不能控制的意外；
  - ♦ 戰爭；或
  - ♦ 惡劣天氣。
- ➤ 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
- ➤ 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。

- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16.賣方資料表格

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

17.參觀物業

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

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

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

其他相關聯絡資料：

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

一手住宅物業銷售監管局
2023年3月

Name of the Development
VICTORIA COAST

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
No. 301 Victoria Road

The Development consists of 2 multi-unit buildings
Block A & Block B

Total number of storeys of each multi-unit building
Block A: 30 storeys (excluding Lower Ground Floor, Carpark 1 Floor, Carpark 2 Floor, Carpark 3 Floor, Carpark 4 Floor, Carpark 5 Floor, Carpark 6 Floor, Duct Floor, Ground Floor, Roof Floor, Machine Room Floor and Upper Roof Floor)
Block B: 30 storeys (excluding Lower Ground Floor, Carpark 1 Floor, Carpark 2 Floor, Carpark 3 Floor, Carpark 4 Floor, Carpark 5 Floor, Carpark 6 Floor, Duct Floor, Ground Floor, Roof Floor, Machine Room Floor and Upper Roof Floor)

Floor numbering in each multi-unit building as provided in the approved building plans for the Development
Block A: Lower Ground Floor, Carpark 1 Floor, Carpark 2 Floor, Carpark 3 Floor, Carpark 4 Floor, Carpark 5 Floor, Carpark 6 Floor, Duct Floor, Ground Floor, 1/F to 30/F, Roof, Machine Room Floor and Upper Roof
Block B: Lower Ground Floor, Carpark 1 Floor, Carpark 2 Floor, Carpark 3 Floor, Carpark 4 Floor, Carpark 5 Floor, Carpark 6 Floor, Duct Floor, Ground Floor, 1/F to 30/F, Roof, Machine Room Floor and Upper Roof

Omitted floor numbers in each multi-unit building in which the floor numbering is not in consecutive order
Block A: Not Applicable
Block B: Not Applicable

Refuge floor (if any) of each multi-unit building
Not Applicable

發展項目名稱
VICTORIA COAST

發展項目所位於的街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數
域多利道301號

發展項目包含兩幢多單位建築物
A座及B座

每幢多單位建築物的樓層的總數
A座：30層(不包括低層地下、1層停車場、2層停車場、3層停車場、4層停車場、5層停車場、6層停車場、管道層、地下、天台、機房層及上層天台)
B座：30層(不包括低層地下、1層停車場、2層停車場、3層停車場、4層停車場、5層停車場、6層停車場、管道層、地下、天台、機房層及上層天台)

發展項目的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數
A座：低層地下、1層停車場、2層停車場、3層停車場、4層停車場、5層停車場、6層停車場、管道層、地下、1樓至30樓、天台、機房層及上層天台
B座：低層地下、1層停車場、2層停車場、3層停車場、4層停車場、5層停車場、6層停車場、管道層、地下、1樓至30樓、天台、機房層及上層天台

每幢有不依連續次序的樓層號數的每幢多單位建築物內被略去的樓層號數
A座：不適用
B座：不適用

每幢多單位建築物內的庇護層(如有的話)
不適用

3 INFORMATION ON THE 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
ISTRIL LIMITED

Holding Company of the Vendor
Chinachem Investment Company, Limited
Chinachem Group Holdings Limited
Chinachem Properties Holding Company Limited
Hoi Tung Investment Company Limited

Authorized Person for the Development
Leung Heung Kwan, Ellis

The firm or corporation of which an authorized person for the Development is a proprietor, director or employee in his or her professional capacity
Andrew Lee King Fun & Associates Architects Limited

Building Contractor for the Development
Hien Lee Engineering Co., Ltd

The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development
Deacons

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

Any other persons who has made a loan for the construction of the Development
Hoi Tung Investment Company Limited

賣方
ISTRIL LIMITED

賣方控權公司
華懋置業有限公司
華懋集團控股有限公司
華懋物業控股有限公司
海通置業有限公司

發展項目的認可人士
梁向軍

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團
李景勳、雷煥庭建築師有限公司

發展項目的承建商
顯利工程有限公司

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的近律師行

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構
無

已為發展項目的建造提供貸款的任何其他人
海通置業有限公司

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

(a) The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an authorized person for the Development.	Not applicable
(b) The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an authorized person.	Not applicable
(c) The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an authorized person.	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

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

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

There are curtain walls forming part of the enclosing walls of the Development.
The thickness of the curtain walls of each building: 200 mm.
There is no non-structural prefabricated external wall forming part of the enclosing walls of the Development.

發展項目有構成圍封牆的一部分的幕牆。
每幢建築物的幕牆的厚度：200毫米。
發展項目沒有構成圍封牆的一部分的非結構的預製外牆。

Total Area Schedule of Curtain Walls of Each Residential Property
每個住宅物業的幕牆總面積表

Block 座數	Floor 樓層	Flat 單位	Total area of curtain walls of each residential property (sq.m) 每個住宅物業的幕牆的總面積(平方米)
Block A A 座	2/F - 30/F 2樓至30樓	1	2.94
		2	3.38
Block B B 座	1/F - 30/F 1樓至30樓	1	2.48
		2	2.04

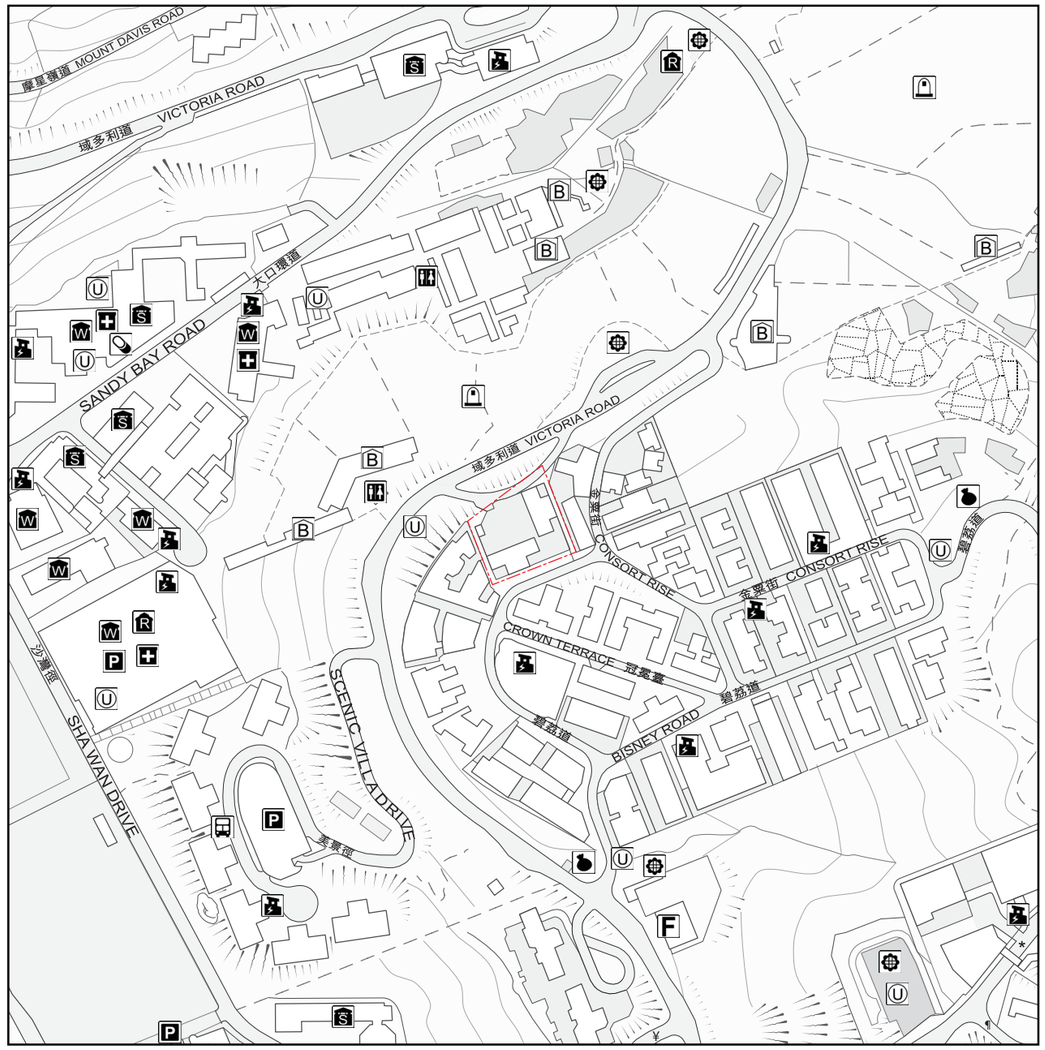
6 INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

Together Management Company Limited is appointed as the Manager of the Development under the Deed of Mutual Covenant that has been executed.

合眾物業管理有限公司根據已簽立的公契獲委任為發展項目的管理人。

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

The Location Plan is prepared by the Vendor with reference to the Digital Topographic Map No. 11-SW-C dated 11 October 2026 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.
此位置圖是由賣方擬備並參考地政總署測繪處於2026年10月11日出版之數碼地形圖，圖幅編號11-SW-C，有需要處經修正處理。



Location of the Development
發展項目的位置

Scale比例： 0 50 100 150 200 250M(米)

NOTATION 圖例

- School (including kindergarten) 學校(包括幼稚園)
- Power Plant (including electricity sub-stations) 發電廠(包括電力分站)
- Public Utility Installation 公用事業設施裝置
- Hospital 醫院
- Clinic 診療所
- Public Convenience 公廁
- Public Transport Terminal (including rail station) 公共交通總站(包括鐵路車站)
- Social Welfare Facilities (including elderly centre and home for mentally disabled) 社會福利設施(包括老人中心及弱智人士護理院)
- Public Park 公園
- Fire Station 消防局
- Columbarium 骨灰龕
- Refuse Collection Point 垃圾收集站
- Cemetery 墳場
- Public Carpark (including lorry park) 公眾停車場(包括貨車停泊處)
- Religious Institution (including church, temple and Tsz Tong) 宗教場所(包括教堂，廟宇及祠堂)

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：

*SASSOON ROAD 沙宣道	¶ NORTHCOTE CLOSE 羅富國徑	¥ SHA WAN DRIVE 沙灣徑

The map is provided by the Common Spatial Data Infrastructure (CSDI) Portal and intellectual property rights are owned by the Government of the HKSAR.
地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

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

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

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

Extracted from the aerial photo taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, photo No. E256295C, dated 22nd March 2025.
摘錄自地政總署測繪處於2025年3月22日在6,900呎的飛行高度拍攝之鳥瞰照片，編號為E256295C。



● Location of the Development
發展項目的位置

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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 technical reason that the boundary of the Development is irregular.
3. 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.

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，此鳥瞰照片所顯示的範圍可能多於《一手住宅物業銷售條例》所規定的範圍。
3. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

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

Extracted from the aerial photo taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, photo No. E256296C, dated 22nd March 2025.
摘錄自地政總署測繪處於2025年3月22日在6,900呎的飛行高度拍攝之鳥瞰照片，編號為E256296C。



● Location of the Development
發展項目的位置

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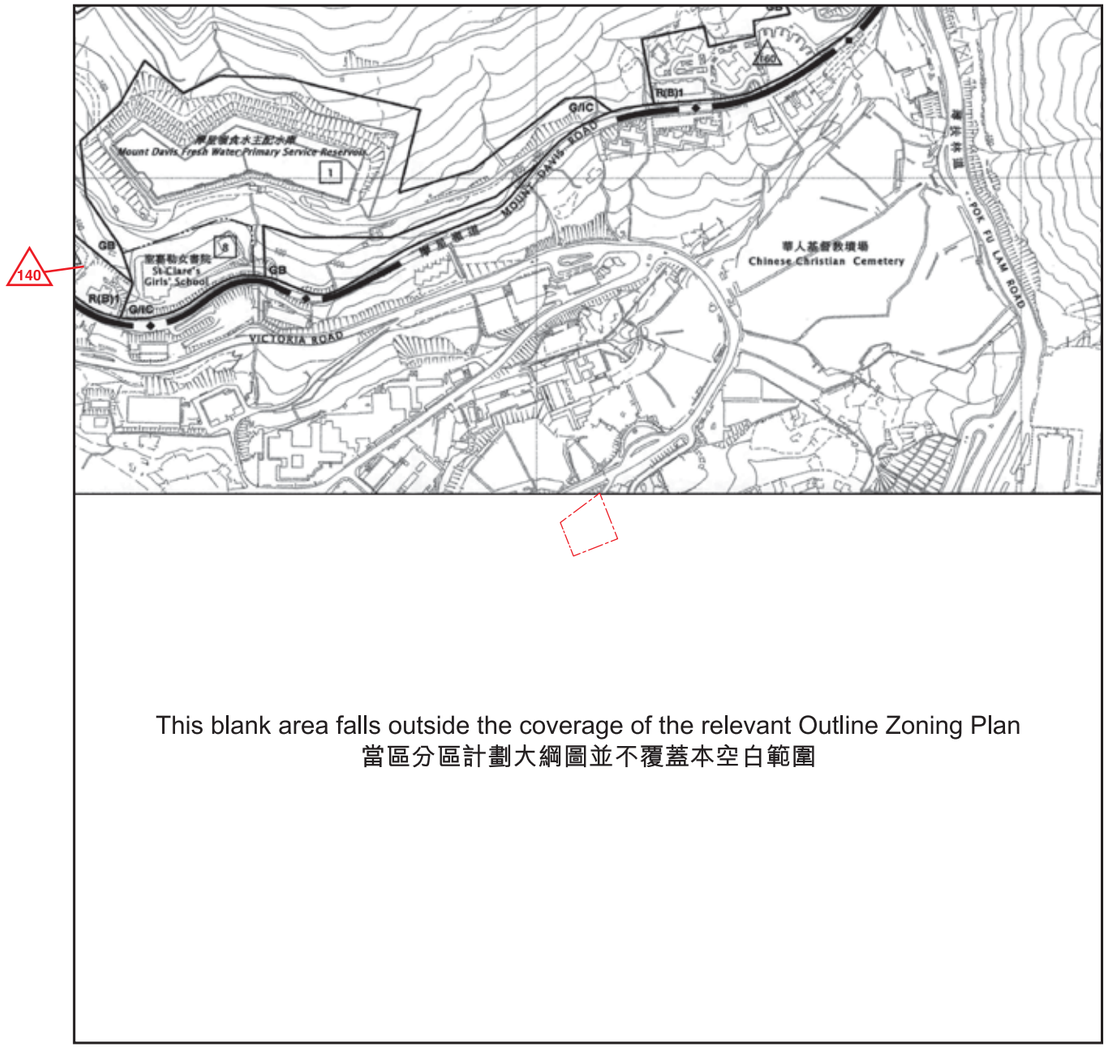
Notes:
1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of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

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，此鳥瞰照片所顯示的範圍可能多於《一手住宅物業銷售條例》所規定的範圍。
3. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

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

Adopted from part of the Approved Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/24, gazetted on 13 October 2023, with adjustment where necessary as shown in red.
摘錄自2023年10月13日刊憲之堅尼地城及摩星嶺分區計劃大綱核准圖，圖則編號為S/H1/24，有需要處經修正處理，以紅色顯示。



Boundary of the Development
發展項目的位置

Scale比例： 0 100 200 300 400 500M（米）

NOTATION 圖例

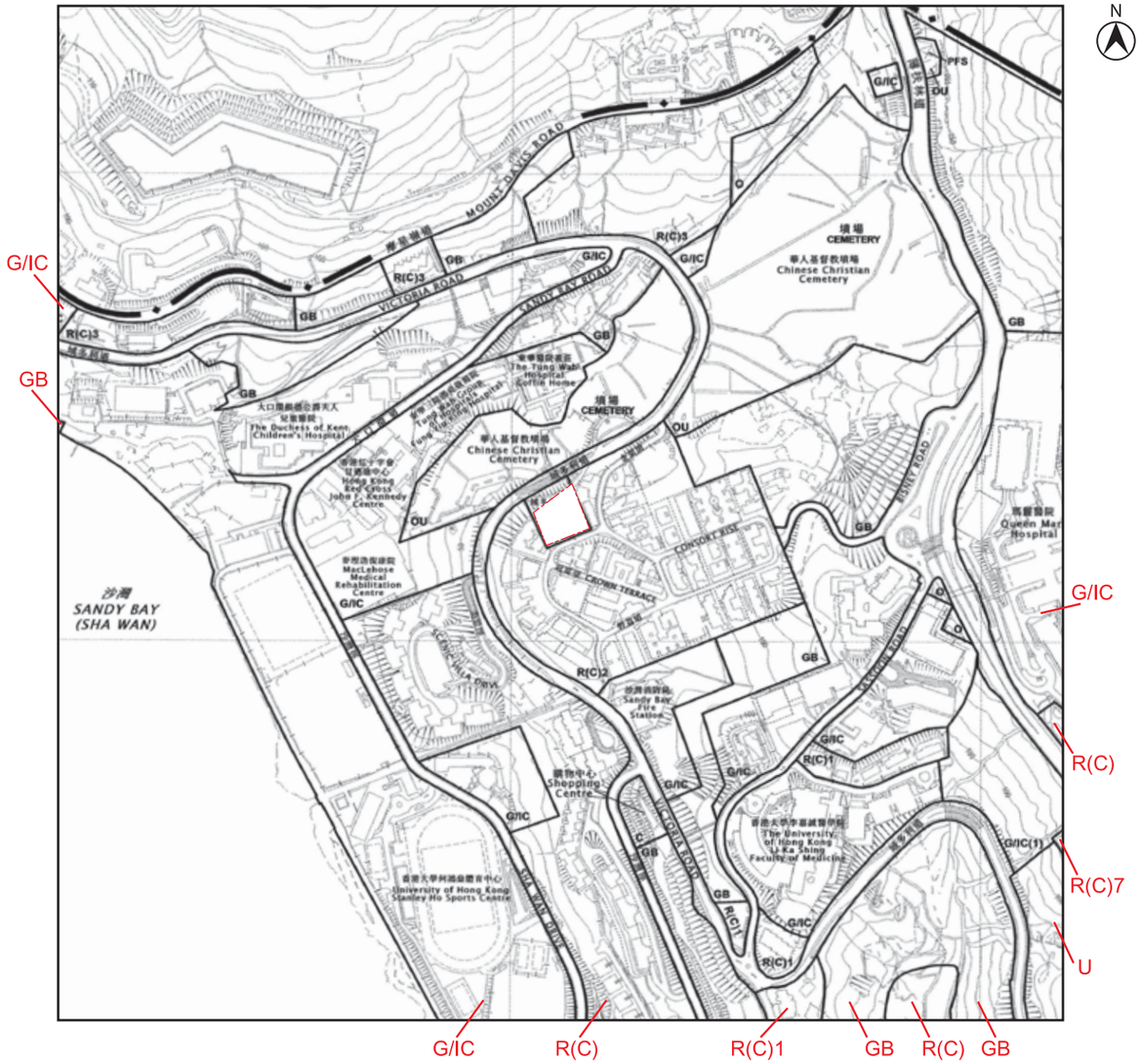
	ZONES	**地帶**
R(B)	RESIDENTIAL (GROUP B)	住宅（乙類）
G/IC	GOVERNMENT, INSTITUTION OR COMMUNITY	政府、機構或社區
GB	GREEN BELT	綠化地帶
	COMMUNICATIONS	**交通**
	MAJOR ROAD AND JUNCTION	主要道路及路口
	MISCELLANEOUS	**其他**
	BOUNDARY OF PLANNING SCHEME	規劃範圍界線
	BUILDING HEIGHT CONTROL ZONE BOUNDARY	建築物高度管制區界線
100	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	最高建築物高度（在主水平基準上若干米）
8	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	最高建築物高度（樓層數目）

Note:
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
3. The 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. 在印刷售樓説明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此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，經地政總署准許複印。

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

Adopted from part of the Approved Pok Fu Lam Outline Zoning Plan No. S/H10/23, gazetted on 13 June 2025, with adjustment where necessary as shown in red.
摘錄自2025年6月13日刊憲之薄扶林分區計劃大綱核准圖，圖則編號為S/H10/23，有需要處經修正處理，以紅色顯示。



Boundary of the Development
發展項目的位置

Scale比例： 0 100 200 300 400 500M（米）

NOTATION 圖例

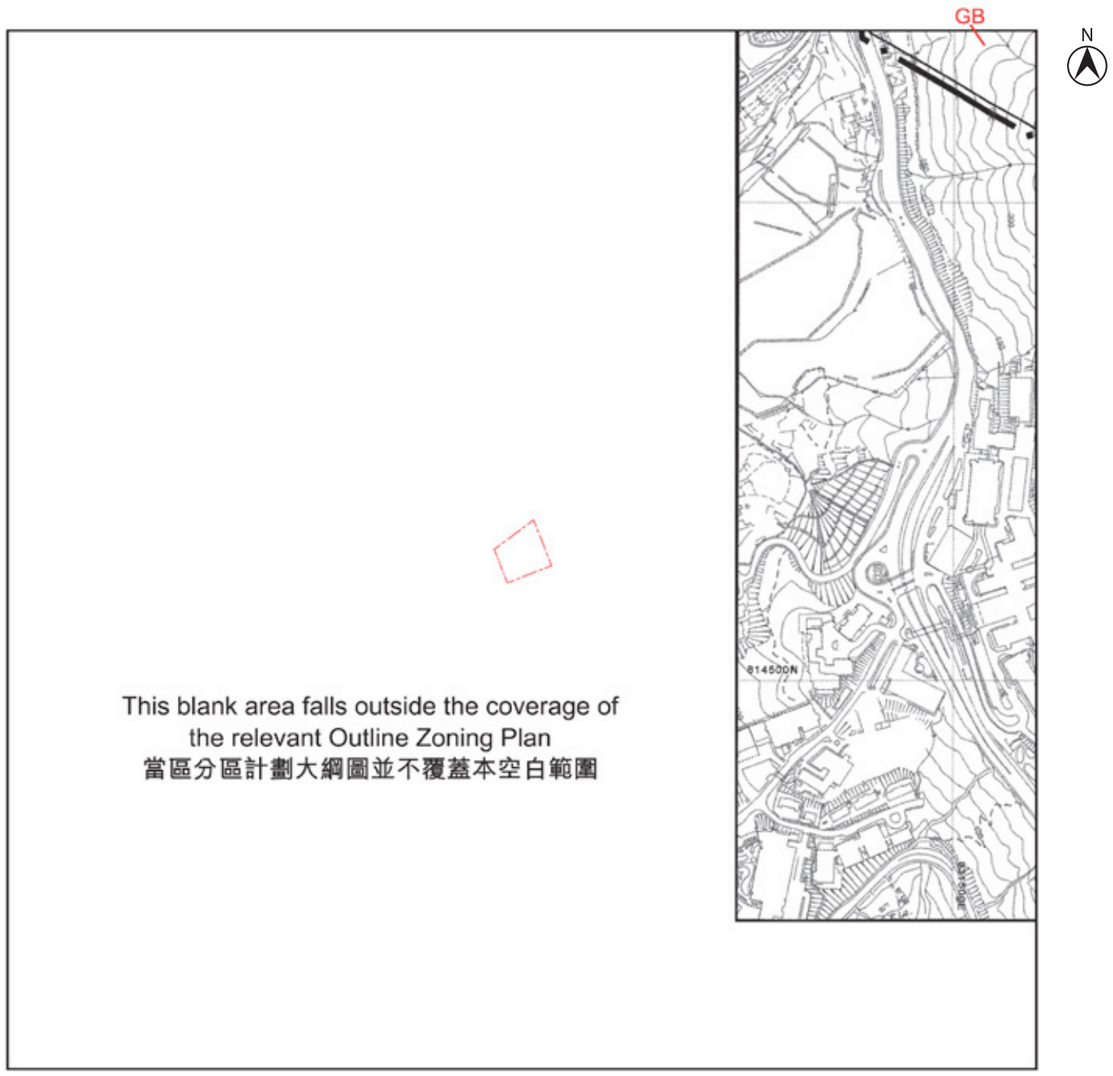
	ZONES	地帶
C	COMMERCIAL	商業
R(C)	RESIDENTIAL (GROUP C)	住宅（丙類）
G/IC	GOVERNMENT, INSTITUTION OR COMMUNITY	政府、機構或社區
O	OPEN SPACE	休憩用地
OU	OTHER SPECIFIED USES	其他指定用途
U	UNDETERMINED	未決定用途
GB	GREEN BELT	綠化地帶
	COMMUNICATIONS	**交通**
	MAJOR ROAD AND JUNCTION	主要道路及路口
	ELEVATED ROAD	高架道路
	MISCELLANEOUS	**其他**
	BOUNDARY OF PLANNING SCHEME	規劃範圍界線
PFS	PETROL FILLING STATION	加油站

Note:
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
3. The 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，經地政總署准許複印。

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

Adopted from part of the Approved Mid-levels West Outline Zoning Plan No. S/H11/15, gazetted on 19 March 2010, with adjustment where necessary as shown in red.
摘錄自2010年3月19日刊憲之半山區西部分區計劃大綱核准圖，圖則編號為S/H11/15，有需要處經修正處理，以紅色顯示。



Boundary of the Development
發展項目的位置

Scale比例： 0 100 200 300 400 500M（米）

NOTATION 圖例

	ZONES	地帶
GB	GREEN BELT	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

Note:
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
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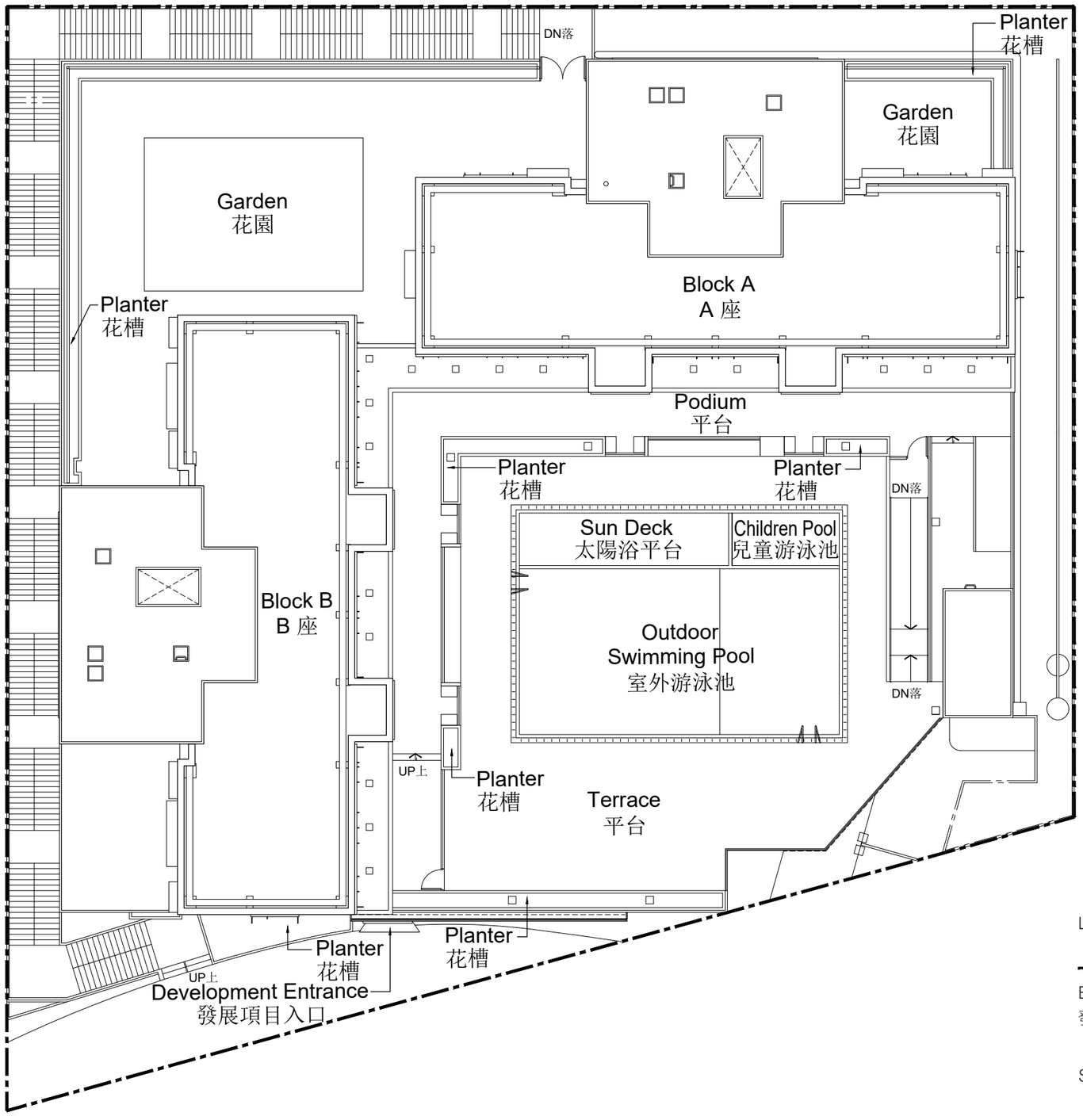
4. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. ©The Government of Hong Kong SAR.

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，經地政總署准許複印。



LEGEND 圖例：

BOUNDARY LINE OF THE DEVELOPMENT
發展項目邊界線

Scale比例：0 5 10M(米)

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

Legend of the terms and abbreviations used on the Floor Plans:
樓面平面圖上所使用之名詞及簡稱的圖例：

A/C PLATFORM = Air-conditioning Platform = 冷氣機平台

ARCHITECTURAL FEATURE = 建築裝飾

ARCHITECTURAL FINS = 建築裝飾鰭

ALUM. CLADDING = Aluminium Cladding = 鋁質蓋板

ALUM. ARCHITECTURAL FINS AT */F AND */F = Aluminium Architectural fins = 鋁質建築裝飾鰭於*樓及*樓

BAL = Balcony = 露台

BATH = Bathroom = 浴室

B.R.1 = Bedroom 1 = 睡房1

B.R.2 = Bedroom 2 = 睡房2

DIN. = Dining Room = 飯廳

DN = Down = 落

ELV. CABINET = Extra-low Voltage Cabinet = 特低壓電線櫃

ELV. DUCT/ELV DUCT = Extra-low Voltage Duct = 特低壓電線櫃管

FLAT ROOF = 平台

FLAT = 單位

HALL = 大堂

KIT. = Kitchen = 廚房

LAV. = Lavatory = 洗手間

LIV. = Living Room = 客廳

LIFT = 升降機

LIFT HALL = 升降機大堂

L.W. = Light Well = 天井

M.B.R. = Master Bedroom = 主人睡房

M.BATH = Master Bathroom = 主人浴室

P.D. = Pipe Duct = 管道槽

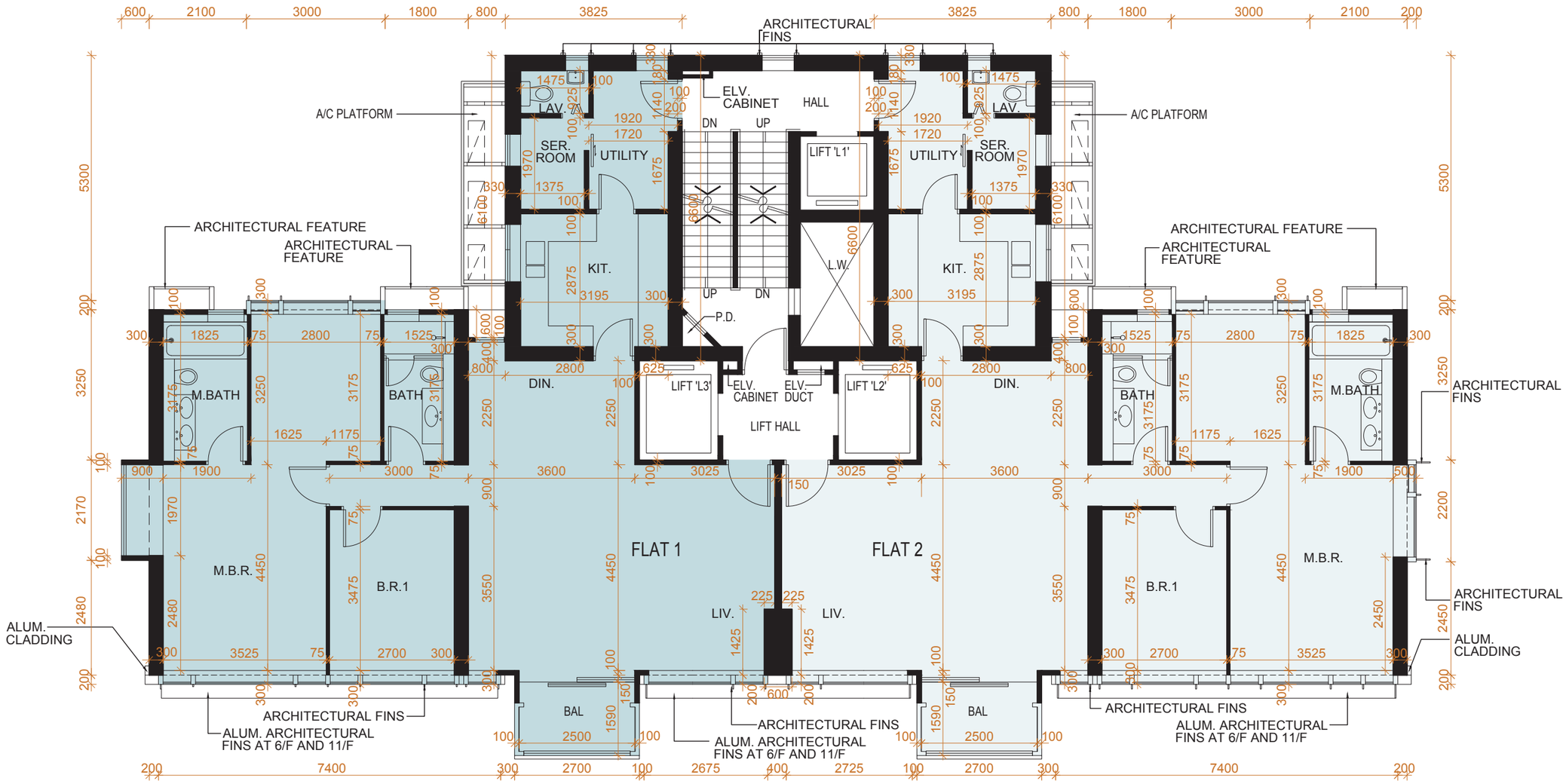
RC PLINTH = 鋼筋混凝土

SER. ROOM = Servant Room = 傭人房

UTILITY = 工作間

UP = 上

BLOCK A 2ND – 11TH FLOOR PLAN
A座 2樓至11樓樓面平面圖



Remarks:
The dimensions of floor plans are all in millimeters.

備註：
樓面平面圖所列之尺寸為以毫米標示。

Scale比例：0 5 10M（米）

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

BLOCK A 2ND – 11TH FLOOR PLAN
A座 2樓至11樓樓面平面圖

	Block 座數	Floor 樓層	Flat 單位	
			1	2
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Block A A座	2/F - 11/F 2樓至11樓	100, 125, 150	100, 125, 150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			2800	2800

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes:

1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2. Please refer to page 19 of this sales brochure for the terms and abbreviations in studying the floor plans.

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. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
2. 請參閱本售樓説明書第19頁之圖例以協助閱讀樓面平面圖之名稱和簡稱。

BLOCK A 12TH – 13TH FLOOR PLAN
A座 12樓至13樓樓面平面圖



Remarks:
The dimensions of floor plans are all in millimeters.

備註：
樓面平面圖所列之尺寸為以毫米標示。

Scale比例：0 5 10M(米)

BLOCK A 12TH – 13TH FLOOR PLAN
A座 12樓至13樓樓面平面圖

	Block 座數	Floor 樓層	Flat 單位	
			1	2
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Block A A座	12/F - 13/F 12樓至13樓	100, 125, 150	100, 125, 150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			2800	2800

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes:

1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2. Please refer to page 19 of this sales brochure for the terms and abbreviations in studying the floor plans.

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. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
2. 請參閱本售樓説明書第19頁之圖例以協助閱讀樓面平面圖之名稱和簡稱。

BLOCK A 14TH FLOOR PLAN
A座 14樓樓面平面圖



Remarks:
The dimensions of floor plans are all in millimeters.

備註：
樓面平面圖所列之尺寸為以毫米標示。

Scale 比例：0 5 10M（米）

BLOCK A 14TH FLOOR PLAN
A座 14樓樓面平面圖

	Block 座數	Floor 樓層	Flat 單位	
			1	2
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Block A A座	14/F 14樓	100, 125, 150	100, 125, 150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			2800	2800

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes:

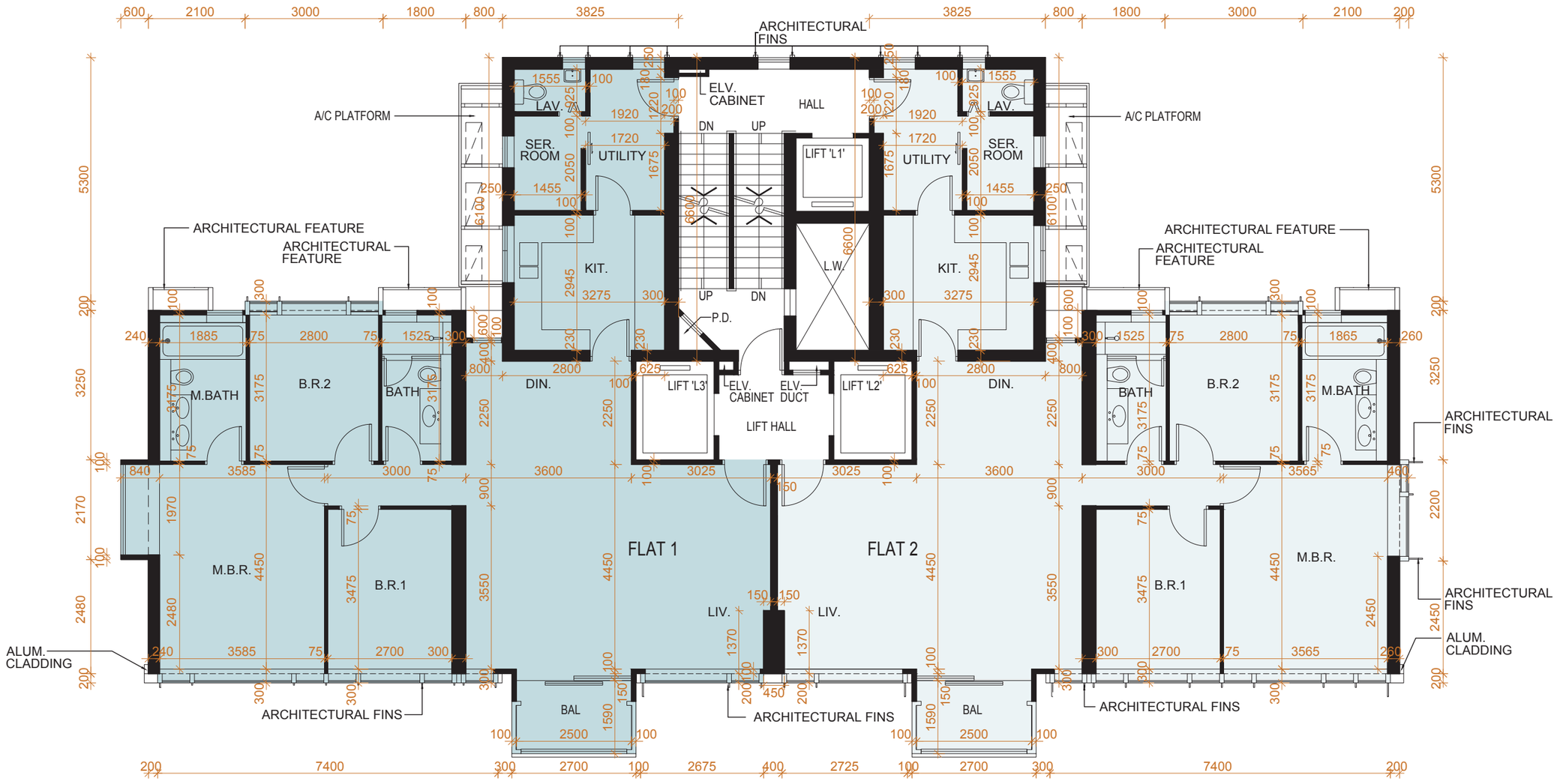
1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2. Please refer to page 19 of this sales brochure for the terms and abbreviations in studying the floor plans.

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. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
2. 請參閱本售樓說明書第19頁之圖例以協助閱讀樓面平面圖之名稱和簡稱。

BLOCK A 15TH FLOOR PLAN
A座 15樓樓面平面圖



Remarks:
The dimensions of floor plans are all in millimeters.

備註：
樓面平面圖所列之尺寸為以毫米標示。

Scale比例：0 5 10M(米)

BLOCK A 15TH FLOOR PLAN
A座 15樓樓面平面圖

	Block 座數	Floor 樓層	Flat 單位	
			1	2
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Block A A座	15/F 15樓	100, 125, 150	100, 125, 150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			2800	2800

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes:

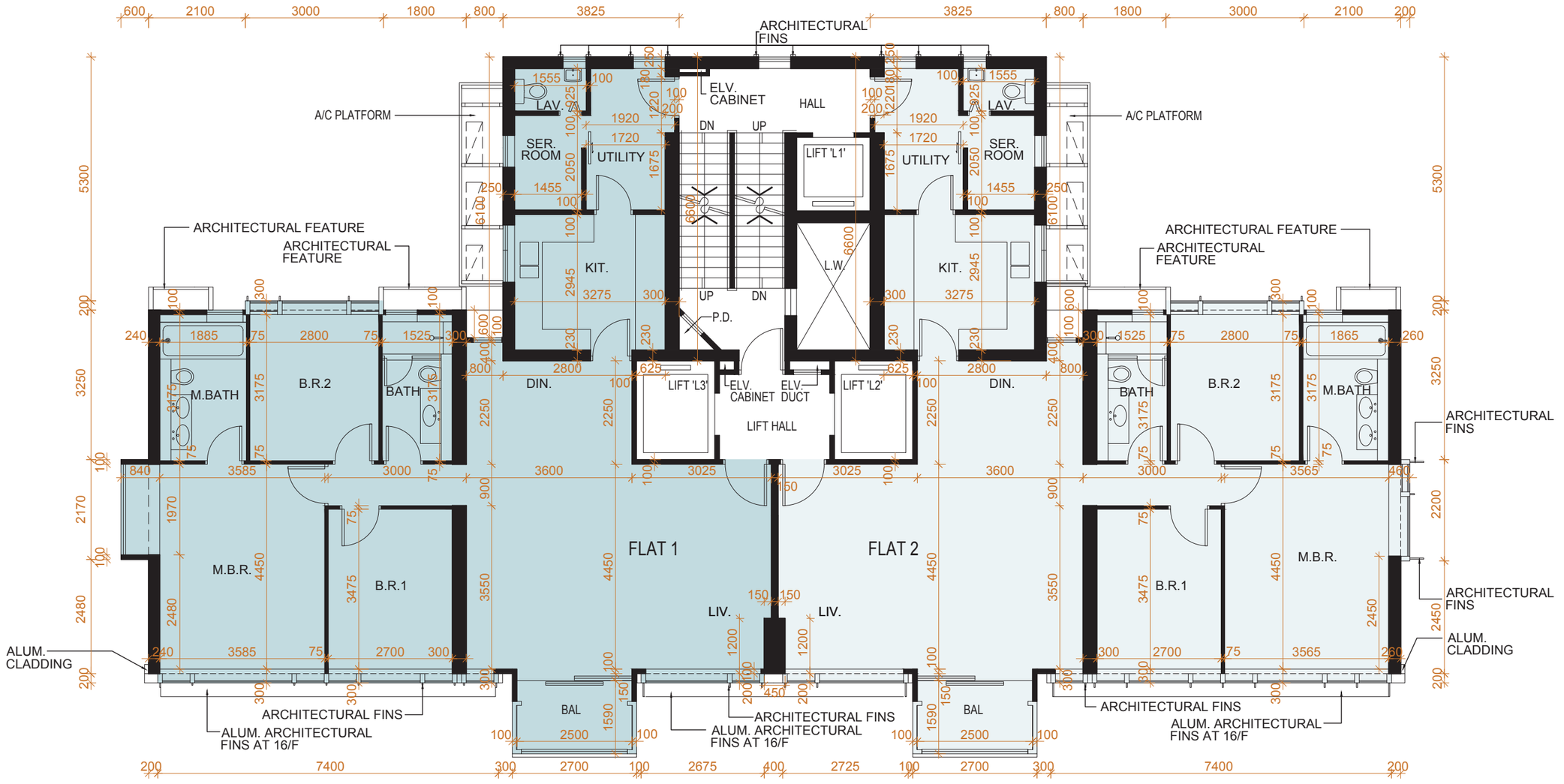
1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2. Please refer to page 19 of this sales brochure for the terms and abbreviations in studying the floor plans.

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. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
2. 請參閱本售樓説明書第19頁之圖例以協助閱讀樓面平面圖之名稱和簡稱。

BLOCK A 16TH – 17TH FLOOR PLAN
A座 16樓至17樓樓面平面圖



Remarks:
The dimensions of floor plans are all in millimeters.

Scale比例：0 5 10M(米)

備註：
樓面平面圖所列之尺寸為以毫米標示。

BLOCK A 16TH – 17TH FLOOR PLAN
A座 16樓至17樓樓面平面圖

	Block 座數	Floor 樓層	Flat 單位	
			1	2
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Block A A座	16/F - 17/F 16樓至17樓	100, 125, 150	100, 125, 150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			2800	2800

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes:

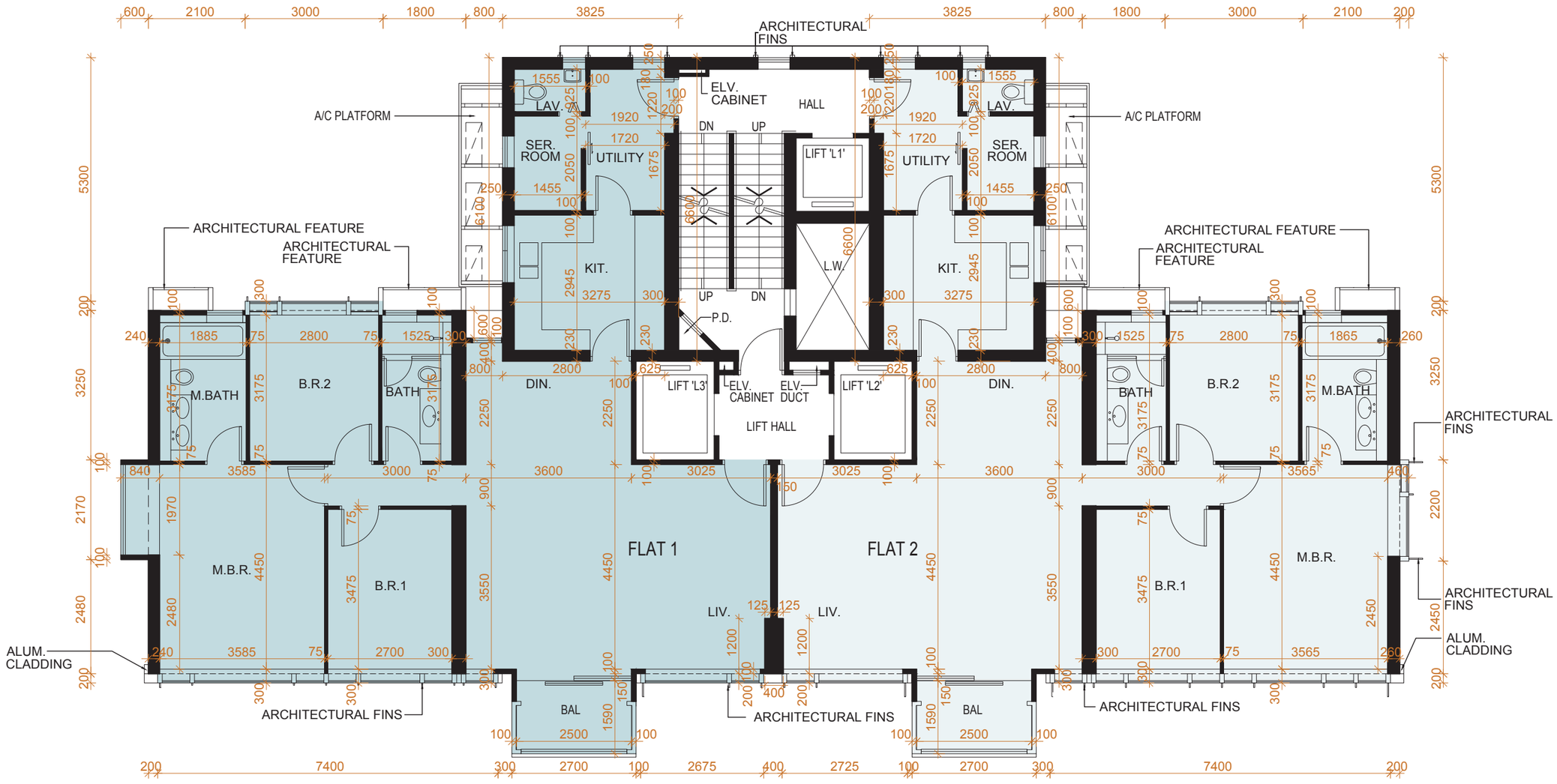
1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2. Please refer to page 19 of this sales brochure for the terms and abbreviations in studying the floor plans.

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. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
2. 請參閱本售樓説明書第19頁之圖例以協助閱讀樓面平面圖之名稱和簡稱。

BLOCK A 18TH – 19TH FLOOR PLAN
A座 18樓至19樓樓面平面圖



Remarks:
The dimensions of floor plans are all in millimeters.

備註：
樓面平面圖所列之尺寸為以毫米標示。

Scale比例：0 5 10M(米)

BLOCK A 18TH – 19TH FLOOR PLAN
A座 18樓至19樓樓面平面圖

	Block 座數	Floor 樓層	Flat 單位	
			1	2
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Block A A座	18/F - 19/F 18樓至19樓	100, 125, 150	100, 125, 150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			2800	2800

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes:

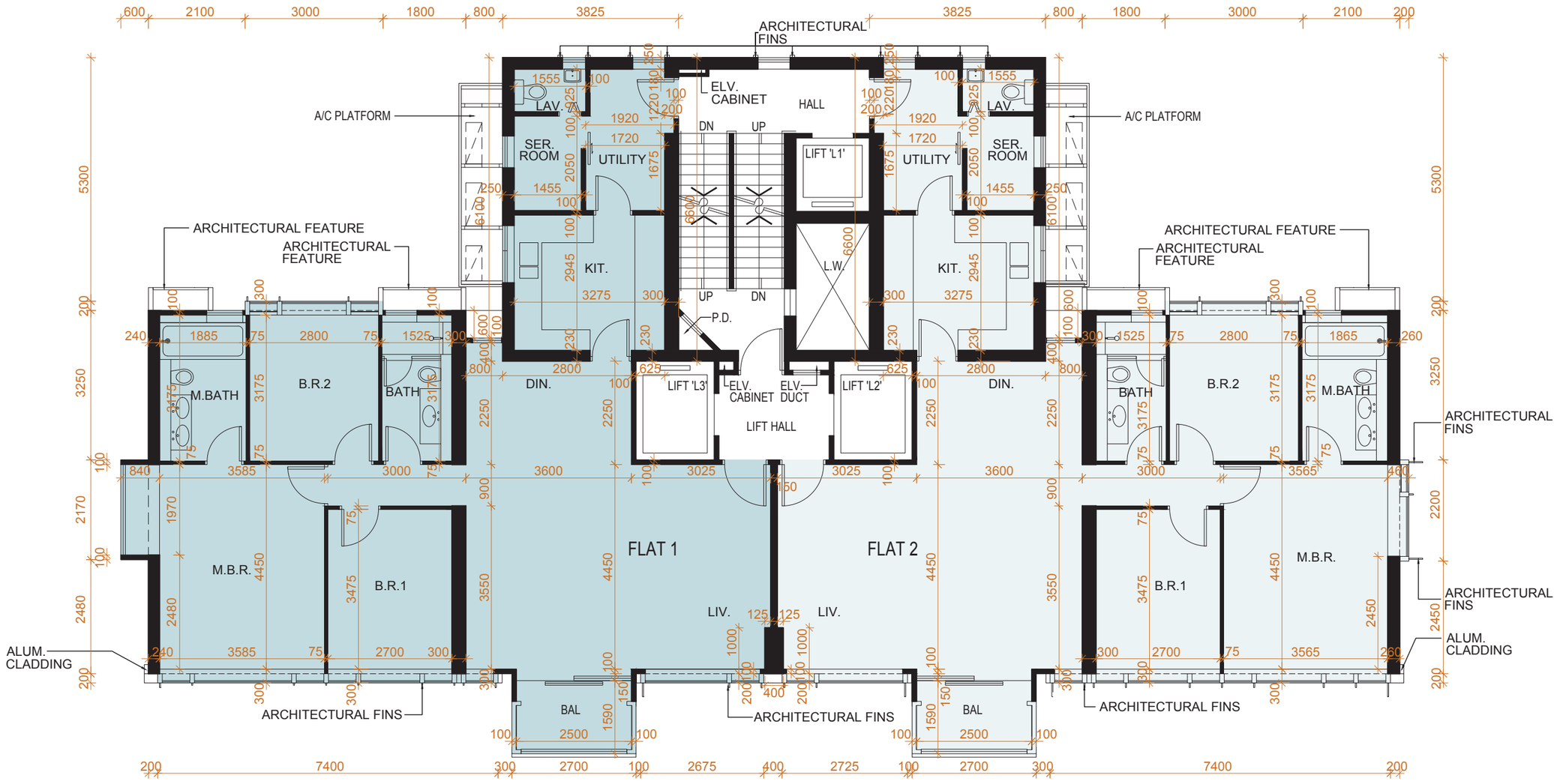
1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2. Please refer to page 19 of this sales brochure for the terms and abbreviations in studying the floor plans.

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. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
2. 請參閱本售樓説明書第19頁之圖例以協助閱讀樓面平面圖之名稱和簡稱。

BLOCK A 20TH – 21ST FLOOR PLAN
A座 20樓至21樓樓面平面圖



Remarks:
The dimensions of floor plans are all in millimeters.

備註：
樓面平面圖所列之尺寸為以毫米標示。

Scale比例：0 5 10M(米)

BLOCK A 20TH – 21ST FLOOR PLAN
A座 20樓至21樓樓面平面圖

	Block 座數	Floor 樓層	Flat 單位	
			1	2
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Block A A座	20/F - 21/F 20樓至21樓	100, 125, 150	100, 125, 150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			2800	2800

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes:

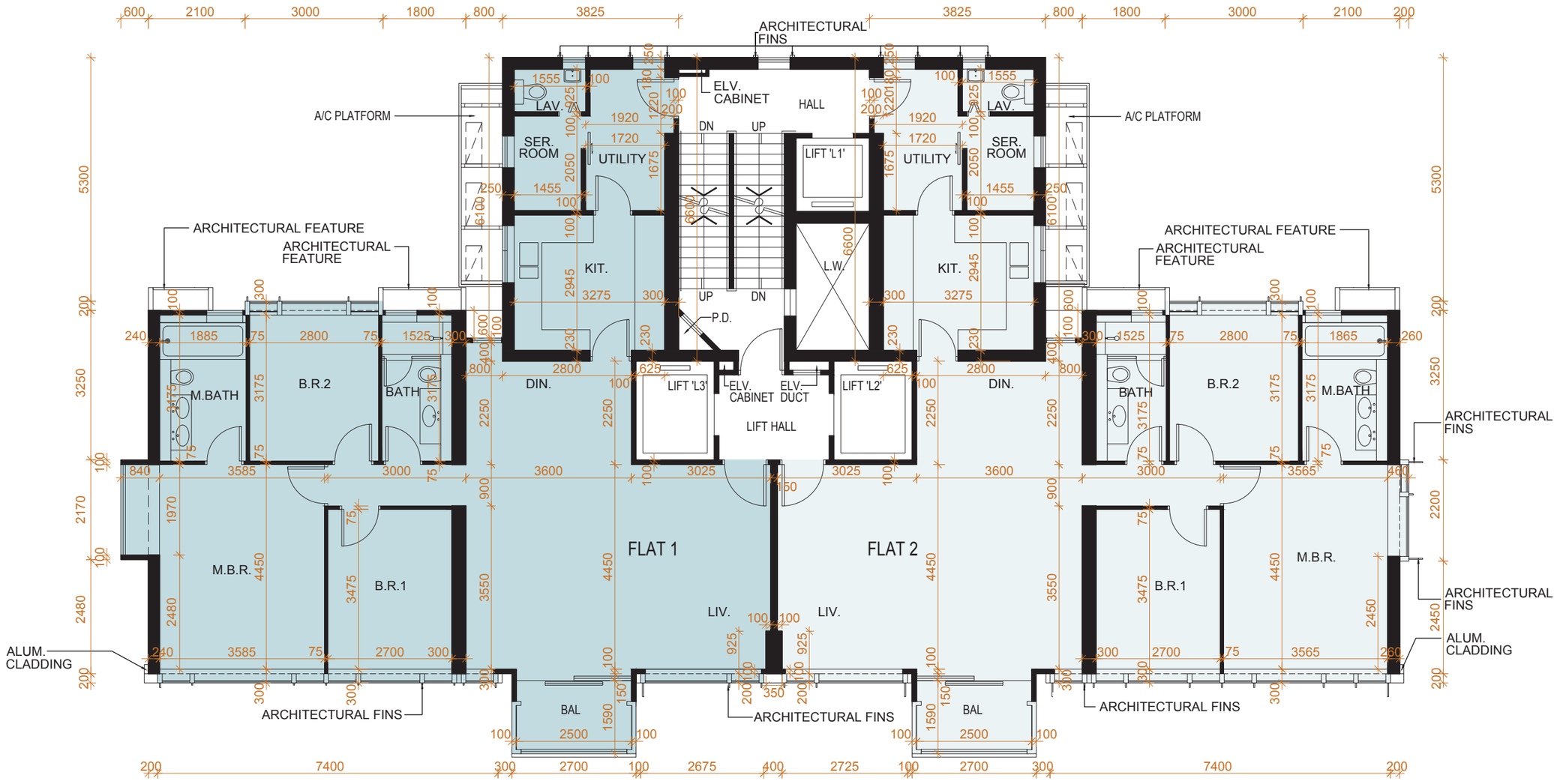
1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2. Please refer to page 19 of this sales brochure for the terms and abbreviations in studying the floor plans.

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. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
2. 請參閱本售樓説明書第19頁之圖例以協助閱讀樓面平面圖之名稱和簡稱。

BLOCK A 22ND – 23RD FLOOR PLAN
A座 22樓至23樓樓面平面圖



Remarks:
The dimensions of floor plans are all in millimeters.

備註：
樓面平面圖所列之尺寸為以毫米標示。

Scale比例：0 5 10M(米)

BLOCK A 22ND – 23RD FLOOR PLAN
A座 22樓至23樓樓面平面圖

	Block 座數	Floor 樓層	Flat 單位	
			1	2
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Block A A座	22/F - 23/F 22樓至23樓	100, 125, 150	100, 125, 150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			2800	2800

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes:

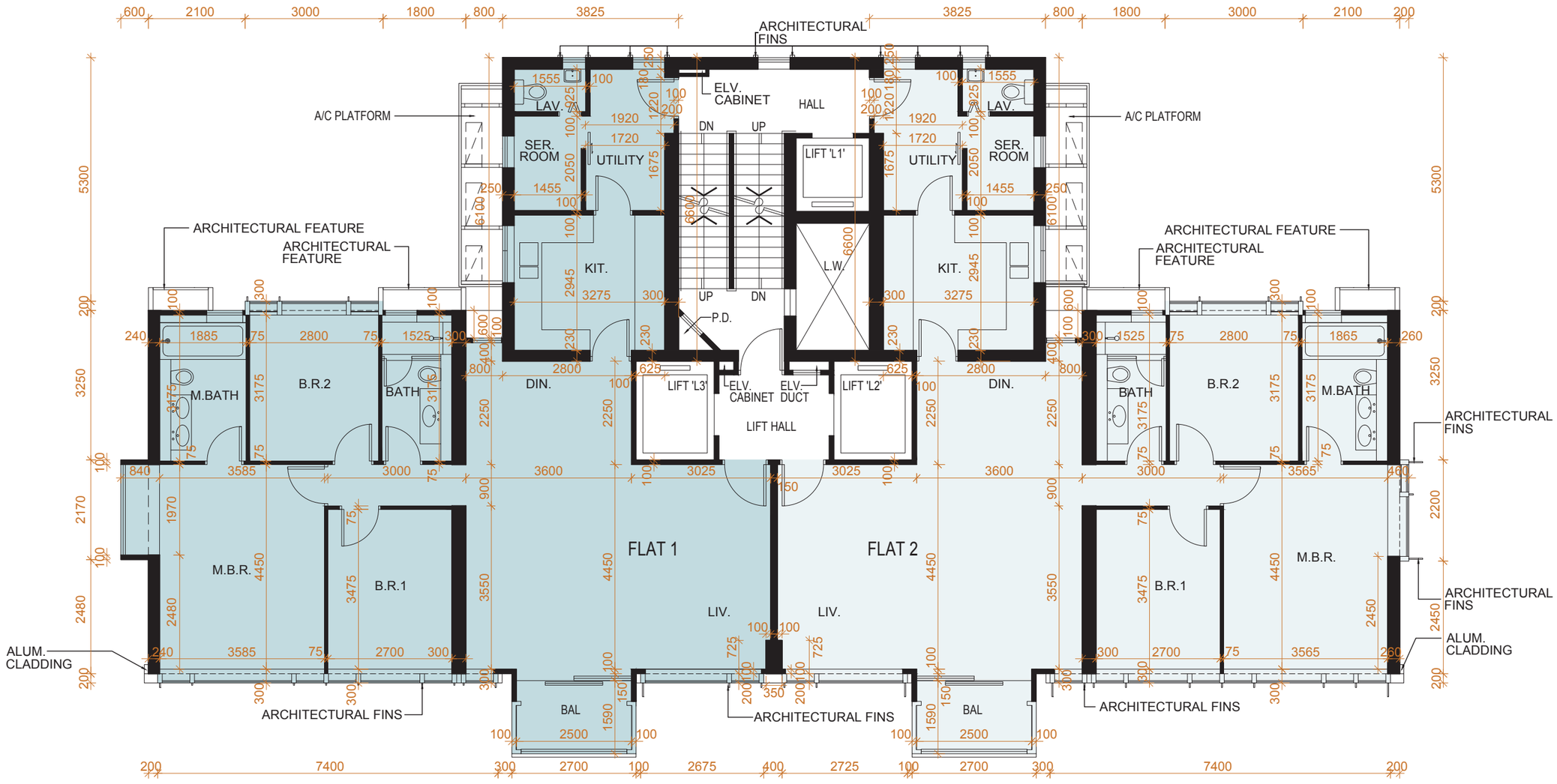
1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2. Please refer to page 19 of this sales brochure for the terms and abbreviations in studying the floor plans.

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. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
2. 請參閱本售樓説明書第19頁之圖例以協助閱讀樓面平面圖之名稱和簡稱。

BLOCK A 24TH – 25TH FLOOR PLAN
A座 24樓至25樓樓面平面圖



Remarks:
The dimensions of floor plans are all in millimeters.

備註：
樓面平面圖所列之尺寸為以毫米標示。

Scale比例：0 5 10M(米)

BLOCK A 24TH – 25TH FLOOR PLAN
A座 24樓至25樓樓面平面圖

	Block 座數	Floor 樓層	Flat 單位	
			1	2
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Block A A座	24/F - 25/F 24樓至25樓	100, 125, 150	100, 125, 150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			2800	2800

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes:

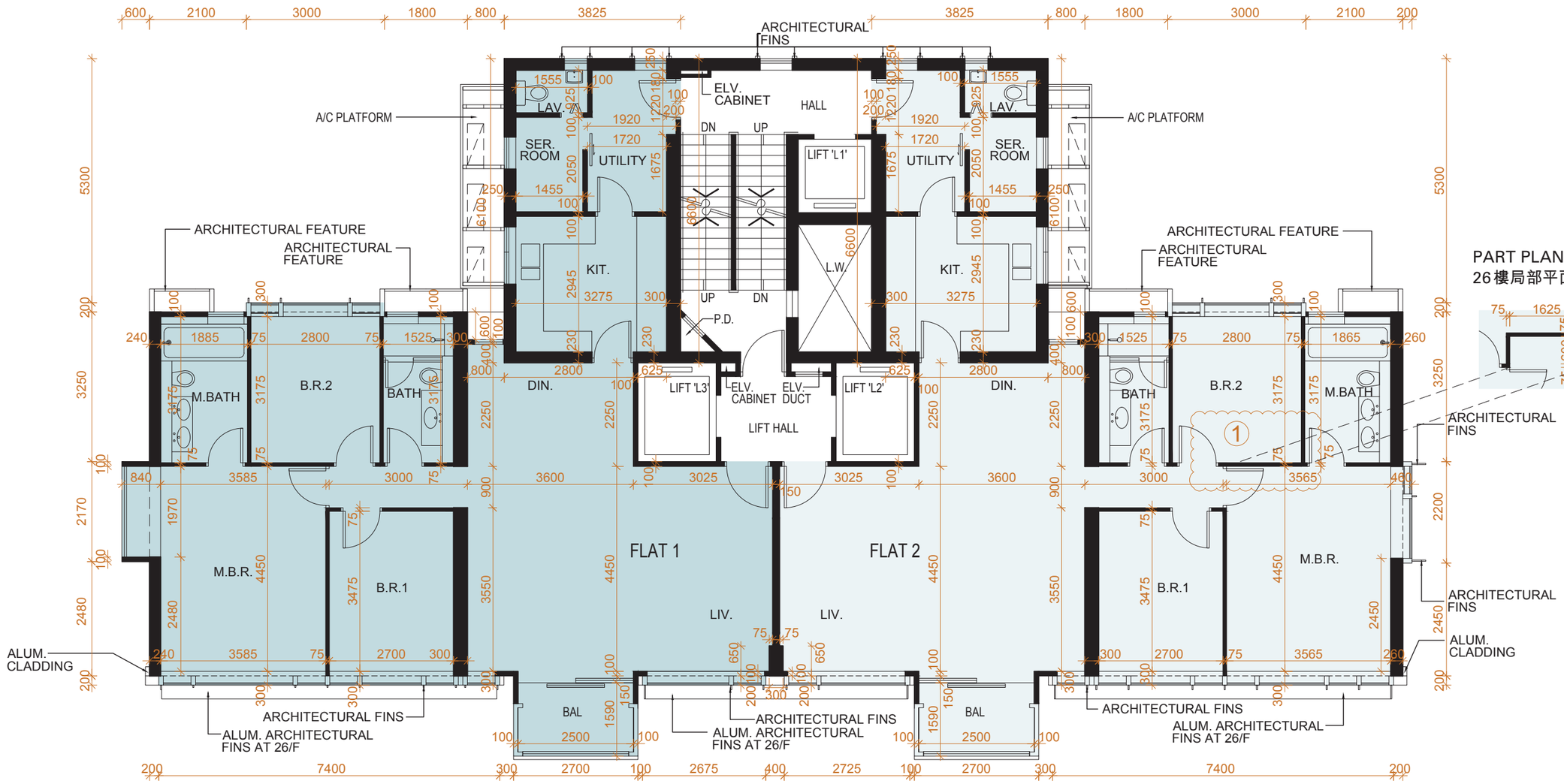
1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2. Please refer to page 19 of this sales brochure for the terms and abbreviations in studying the floor plans.

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. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
2. 請參閱本售樓説明書第19頁之圖例以協助閱讀樓面平面圖之名稱和簡稱。

BLOCK A 26TH – 27TH FLOOR PLAN
A座 26樓至27樓樓面平面圖



Remarks:

The dimensions of floor plans are all in millimeters.

This part at Flat 2, 26/F, Block A has been altered by way as exempted works under the Buildings Ordinance after completion of the development. The latest condition of which is shown on the relevant latest layout plan. The alteration works are as follows: 1. Partition wall has been modified.

備註：

樓面平面圖所列之尺寸為以毫米標示。

A座26樓2號單位此部份因在發展項目落成後進行《建築物條例》豁免的工程而有所改動，現狀請參閱有關現狀間隔平面圖。該等改動如下：1. 修改間牆。

Scale 比例：0 5 10M（米）

BLOCK A 26TH – 27TH FLOOR PLAN
A座 26樓至27樓樓面平面圖

	Block 座數	Floor 樓層	Flat 單位	
			1	2
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Block A A座	27/F 27樓	100, 125, 150	100, 125, 150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			2800	2800

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes:

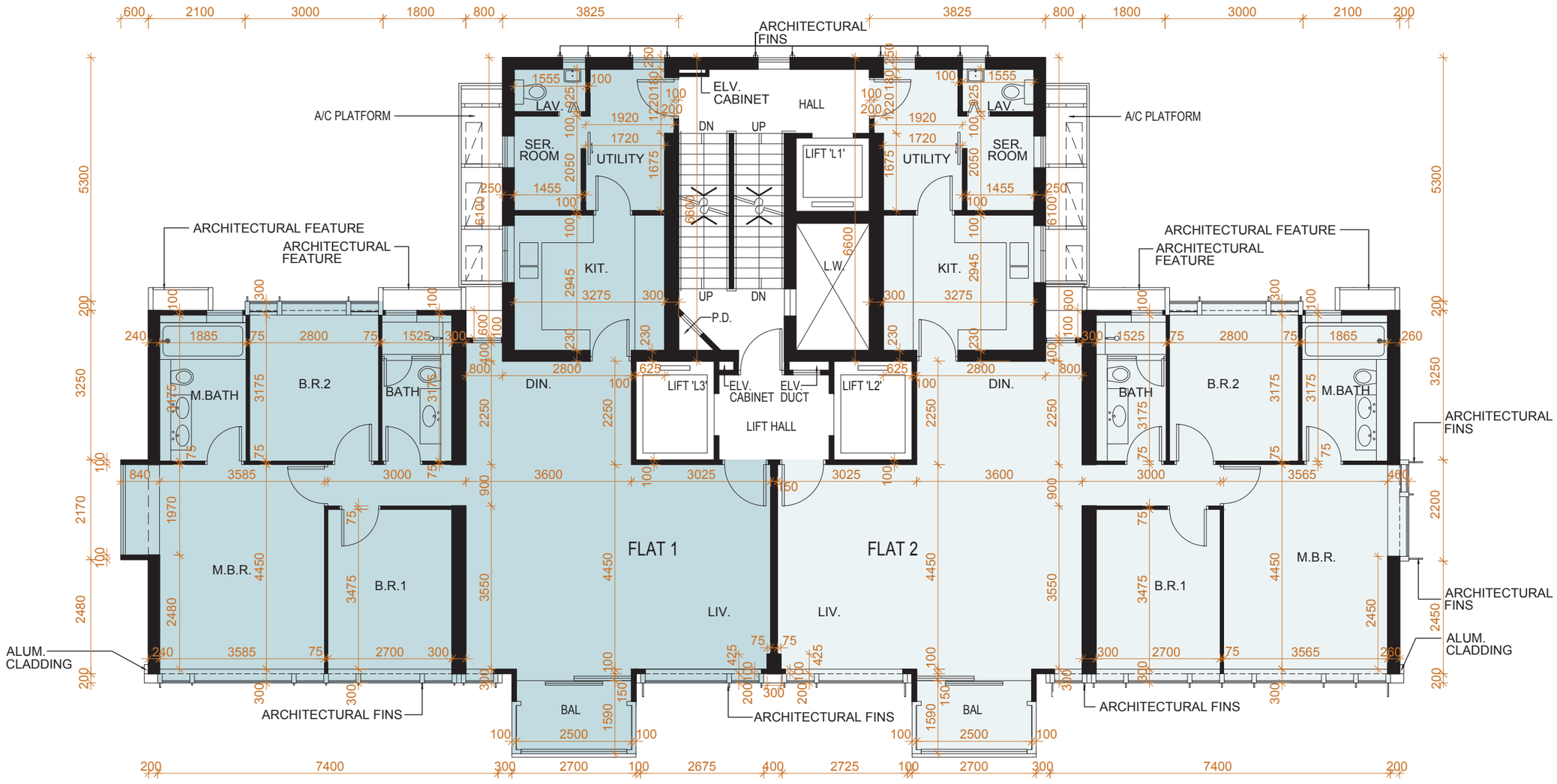
1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2. Please refer to page 19 of this sales brochure for the terms and abbreviations in studying the floor plans.

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. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
2. 請參閱本售樓説明書第19頁之圖例以協助閱讀樓面平面圖之名稱和簡稱。

BLOCK A 28TH – 29TH FLOOR PLAN
A座 28樓至29樓樓面平面圖



Remarks:
The dimensions of floor plans are all in millimeters.

備註：
樓面平面圖所列之尺寸為以毫米標示。

Scale比例：0 5 10M(米)

BLOCK A 28TH – 29TH FLOOR PLAN
A座 28樓至29樓樓面平面圖

	Block 座數	Floor 樓層	Flat 單位	
			1	2
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Block A A座	28/F - 29/F 28樓至29樓	100, 125, 150	100, 125, 150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			2800	2800

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes:

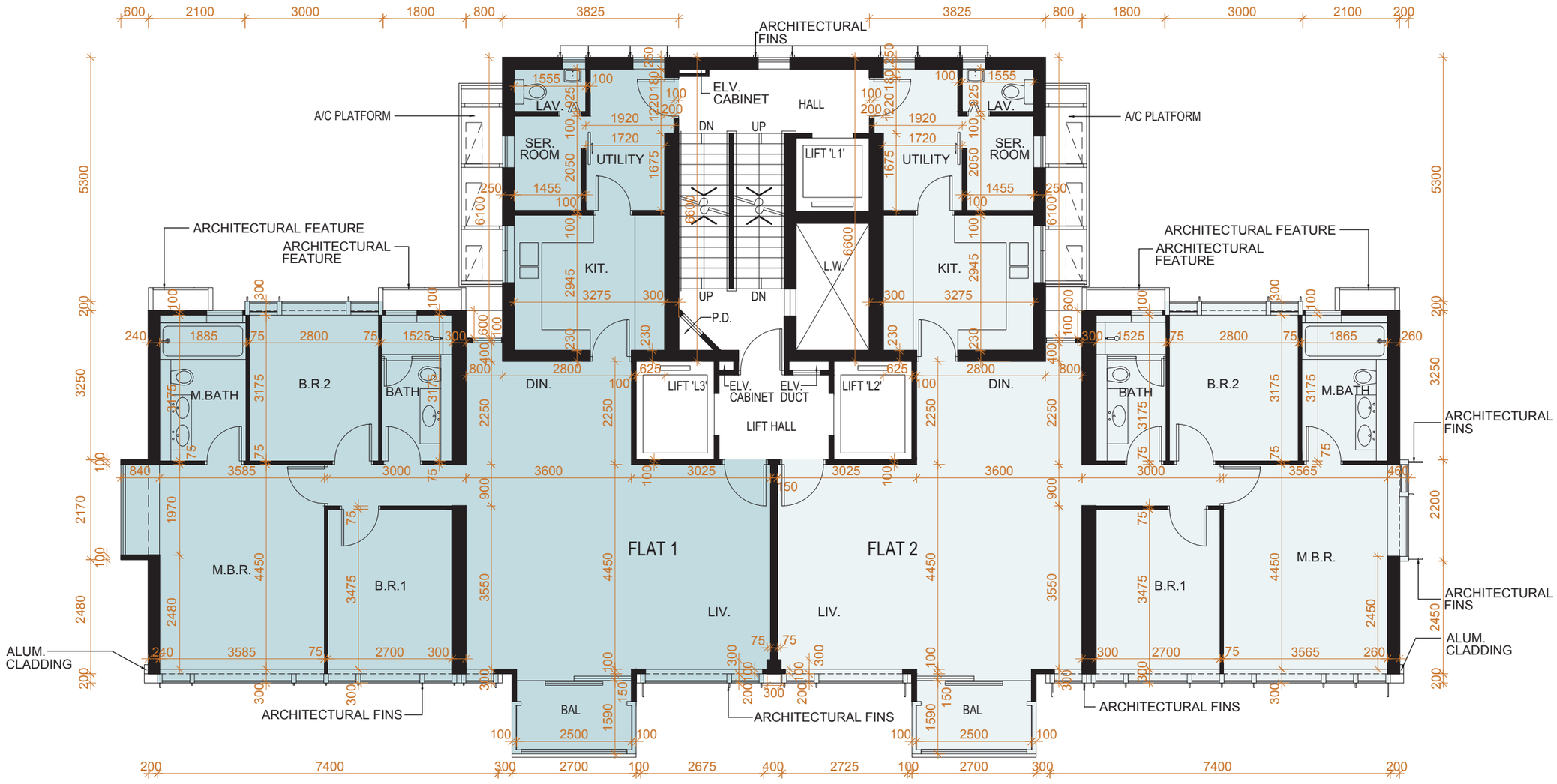
1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2. Please refer to page 19 of this sales brochure for the terms and abbreviations in studying the floor plans.

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. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
2. 請參閱本售樓説明書第19頁之圖例以協助閱讀樓面平面圖之名稱和簡稱。

BLOCK A 30TH FLOOR PLAN
A座 30樓樓面平面圖



Remarks:
The dimensions of floor plans are all in millimeters.

備註：
樓面平面圖所列之尺寸為以毫米標示。

Scale比例：0 5 10M(米)

BLOCK A 30TH FLOOR PLAN
A座 30樓樓面平面圖

	Block 座數	Floor 樓層	Flat 單位	
			1	2
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Block A A座	30/F 30樓	100, 125, 150	100, 125, 150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			2800	2800

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes:

1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2. Please refer to page 19 of this sales brochure for the terms and abbreviations in studying the floor plans.

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. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
2. 請參閱本售樓説明書第19頁之圖例以協助閱讀樓面平面圖之名稱和簡稱。

BLOCK B 1ST FLOOR PLAN
B座 1樓樓面平面圖



Remarks:
The dimensions of floor plans are all in millimeters.

Scale比例：0 5 10M(米)

備註：
樓面平面圖所列之尺寸為以毫米標示。

BLOCK B 1ST FLOOR PLAN
B座 1樓樓面平面圖

	Block 座數	Floor 樓層	Flat 單位	
			1	2
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Block B B座	1/F 1樓	100, 125, 150	100, 125, 150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			2800	2800

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes:

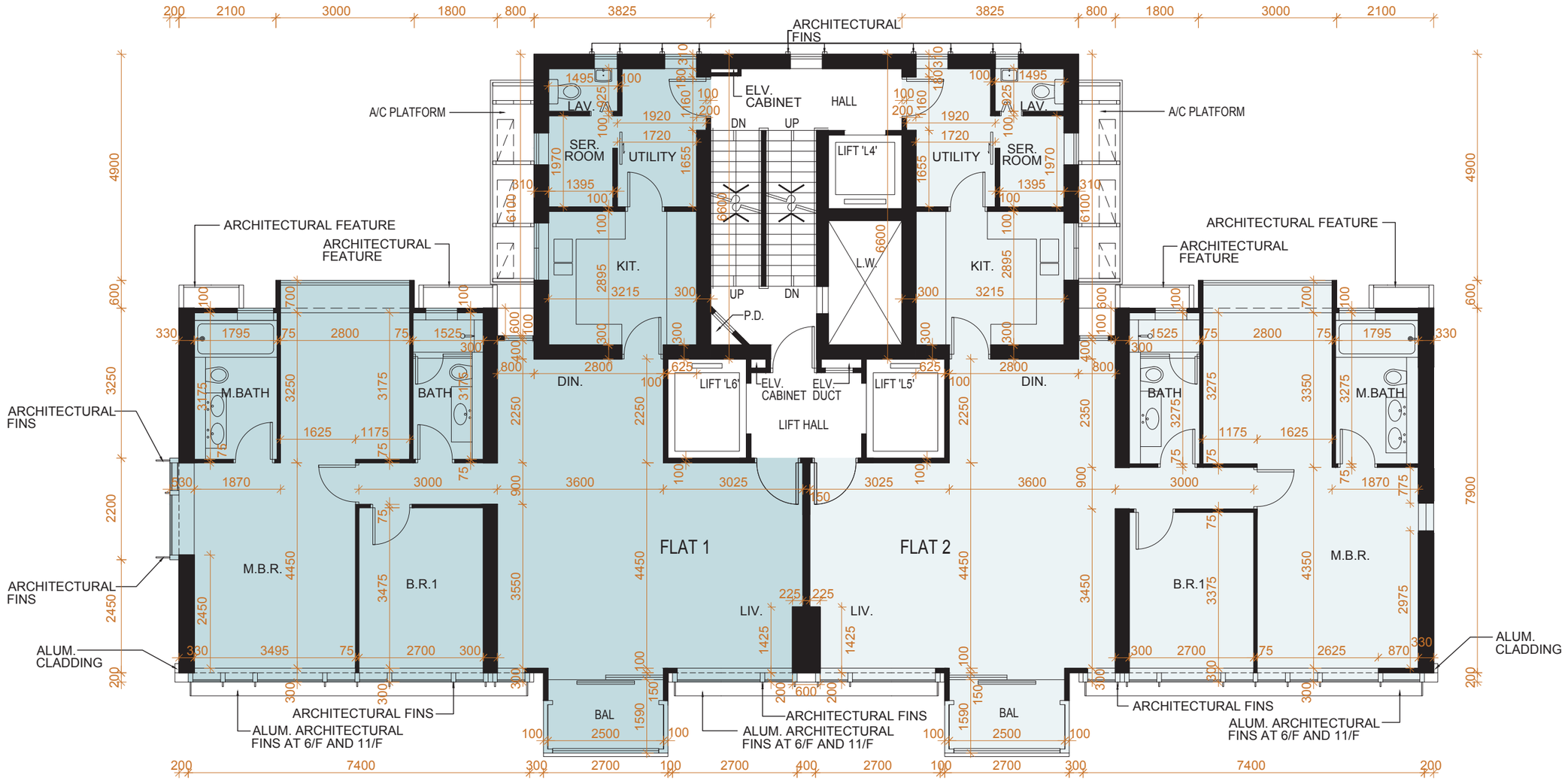
1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2. Please refer to page 19 of this sales brochure for the terms and abbreviations in studying the floor plans.

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. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
2. 請參閱本售樓説明書第19頁之圖例以協助閱讀樓面平面圖之名稱和簡稱。

BLOCK B 2ND – 11TH FLOOR PLAN
B座 2樓至11樓樓面平面圖



Remarks:
The dimensions of floor plans are all in millimeters.

Scale比例：0 5 10M（米）

備註：
樓面平面圖所列之尺寸為以毫米標示。

BLOCK B 2ND – 11TH FLOOR PLAN
B座 2樓至11樓樓面平面圖

	Block 座數	Floor 樓層	Flat 單位	
			1	2
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Block B B座	2/F - 11/F 2樓至11樓	100, 125, 150	100, 125, 150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			2800	2800

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes:

1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2. Please refer to page 19 of this sales brochure for the terms and abbreviations in studying the floor plans.

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. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
2. 請參閱本售樓説明書第19頁之圖例以協助閱讀樓面平面圖之名稱和簡稱。

BLOCK B 12TH – 13TH FLOOR PLAN
B座 12樓至13樓樓面平面圖



Remarks:
The dimensions of floor plans are all in millimeters.

Scale比例：0 5 10M（米）

備註：
樓面平面圖所列之尺寸為以毫米標示。

BLOCK B 12TH – 13TH FLOOR PLAN
B座 12樓至13樓樓面平面圖

	Block 座數	Floor 樓層	Flat 單位	
			1	2
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Block B B 座	12/F - 13/F 12樓至13樓	100, 125, 150	100, 125, 150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			2800	2800

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes:

1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2. Please refer to page 19 of this sales brochure for the terms and abbreviations in studying the floor plans.

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. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
2. 請參閱本售樓説明書第19頁之圖例以協助閱讀樓面平面圖之名稱和簡稱。

BLOCK B 14TH FLOOR PLAN
B座 14樓樓面平面圖



Remarks:
The dimensions of floor plans are all in millimeters.

備註：
樓面平面圖所列之尺寸為以毫米標示。

Scale比例：0 5 10M(米)

BLOCK B 14TH FLOOR PLAN
B座 14樓樓面平面圖

	Block 座數	Floor 樓層	Flat 單位	
			1	2
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Block B B座	14/F 14樓	100, 125, 150	100, 125, 150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			2800	2800

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes:

1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2. Please refer to page 19 of this sales brochure for the terms and abbreviations in studying the floor plans.

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. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
2. 請參閱本售樓説明書第19頁之圖例以協助閱讀樓面平面圖之名稱和簡稱。

BLOCK B 15TH FLOOR PLAN
B座 15樓樓面平面圖



Remarks:
The dimensions of floor plans are all in millimeters.

備註：
樓面平面圖所列之尺寸為以毫米標示。

Scale比例：0 5 10M(米)

BLOCK B 15TH FLOOR PLAN
B座 15樓樓面平面圖

	Block 座數	Floor 樓層	Flat 單位	
			1	2
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Block B B座	15/F 15樓	100, 125, 150	100, 125, 150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			2800	2800

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes:

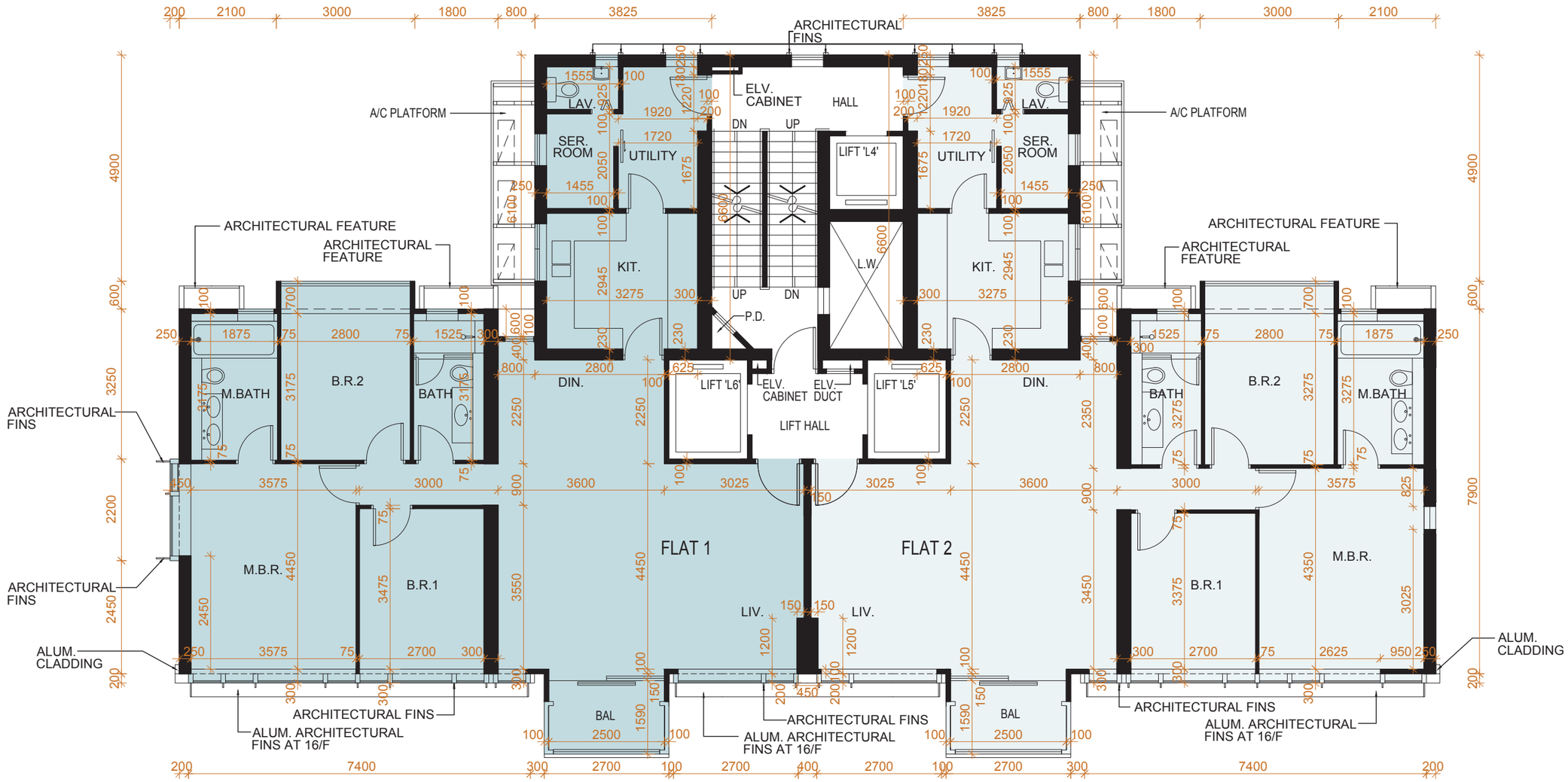
1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2. Please refer to page 19 of this sales brochure for the terms and abbreviations in studying the floor plans.

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. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
2. 請參閱本售樓説明書第19頁之圖例以協助閱讀樓面平面圖之名稱和簡稱。

BLOCK B 16TH – 17TH FLOOR PLAN
B座 16樓至17樓樓面平面圖



Remarks:
The dimensions of floor plans are all in millimeters.

Scale比例 : 0 5 10M(米)

備註：
樓面平面圖所列之尺寸為以毫米標示。

BLOCK B 16TH – 17TH FLOOR PLAN
B座 16樓至17樓樓面平面圖

	Block 座數	Floor 樓層	Flat 單位	
			1	2
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Block B B 座	16/F - 17/F 16樓至17樓	100, 125, 150	100, 125, 150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			2800	2800

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes:

1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2. Please refer to page 19 of this sales brochure for the terms and abbreviations in studying the floor plans.

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. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
2. 請參閱本售樓説明書第19頁之圖例以協助閱讀樓面平面圖之名稱和簡稱。

BLOCK B 18TH – 19TH FLOOR PLAN
B座 18樓至19樓樓面平面圖



Remarks:
The dimensions of floor plans are all in millimeters.

Scale比例：0 5 10M（米）

備註：
樓面平面圖所列之尺寸為以毫米標示。

BLOCK B 18TH – 19TH FLOOR PLAN
B座 18樓至19樓樓面平面圖

	Block 座數	Floor 樓層	Flat 單位	
			1	2
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Block B B 座	18/F - 19/F 18樓至19樓	100, 125, 150	100, 125, 150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			2800	2800

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes:

1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2. Please refer to page 19 of this sales brochure for the terms and abbreviations in studying the floor plans.

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. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
2. 請參閱本售樓説明書第19頁之圖例以協助閱讀樓面平面圖之名稱和簡稱。

BLOCK B 20TH – 21ST FLOOR PLAN
B座 20樓至21樓樓面平面圖



Remarks:
The dimensions of floor plans are all in millimeters.

Scale比例 : 0 5 10M(米)

備註：
樓面平面圖所列之尺寸為以毫米標示。

BLOCK B 20TH – 21ST FLOOR PLAN
B座 20樓至21樓樓面平面圖

	Block 座數	Floor 樓層	Flat 單位	
			1	2
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Block B B座	20/F - 21/F 20樓至21樓	100, 125, 150	100, 125, 150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			2800	2800

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes:

1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2. Please refer to page 19 of this sales brochure for the terms and abbreviations in studying the floor plans.

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. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
2. 請參閱本售樓説明書第19頁之圖例以協助閱讀樓面平面圖之名稱和簡稱。

BLOCK B 22ND – 23RD FLOOR PLAN
B座 22樓至23樓樓面平面圖



Remarks:
The dimensions of floor plans are all in millimeters.

備註：
樓面平面圖所列之尺寸為以毫米標示。

Scale比例：0 5 10M（米）

BLOCK B 22ND – 23RD FLOOR PLAN
B座 22樓至23樓樓面平面圖

	Block 座數	Floor 樓層	Flat 單位	
			1	2
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Block B B 座	22/F - 23/F 22樓至23樓	100, 125, 150	100, 125, 150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			2800	2800

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes:

1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2. Please refer to page 19 of this sales brochure for the terms and abbreviations in studying the floor plans.

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. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
2. 請參閱本售樓説明書第19頁之圖例以協助閱讀樓面平面圖之名稱和簡稱。

BLOCK B 24TH – 25TH FLOOR PLAN
B座 24樓至25樓樓面平面圖



Remarks:
The dimensions of floor plans are all in millimeters.

Scale比例：0 5 10M（米）

備註：
樓面平面圖所列之尺寸為以毫米標示。

BLOCK B 24TH – 25TH FLOOR PLAN
B座 24樓至25樓樓面平面圖

	Block 座數	Floor 樓層	Flat 單位	
			1	2
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Block B B座	24/F - 25/F 24樓至25樓	100, 125, 150	100, 125, 150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			2800	2800

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes:

1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2. Please refer to page 19 of this sales brochure for the terms and abbreviations in studying the floor plans.

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. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
2. 請參閱本售樓説明書第19頁之圖例以協助閱讀樓面平面圖之名稱和簡稱。

BLOCK B 26TH – 27TH FLOOR PLAN
B座 26樓至27樓樓面平面圖



Remarks:
The dimensions of floor plans are all in millimeters.

Scale比例 : 0 5 10M(米)

備註：
樓面平面圖所列之尺寸為以毫米標示。

BLOCK B 26TH – 27TH FLOOR PLAN
B座 26樓至27樓樓面平面圖

	Block 座數	Floor 樓層	Flat 單位	
			1	2
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Block B B座	26/F - 27/F 26樓至27樓	100, 125, 150	100, 125, 150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			2800	2800

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes:

1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2. Please refer to page 19 of this sales brochure for the terms and abbreviations in studying the floor plans.

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. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
2. 請參閱本售樓説明書第19頁之圖例以協助閱讀樓面平面圖之名稱和簡稱。

BLOCK B 28TH – 29TH FLOOR PLAN
B座 28樓至29樓樓面平面圖



Remarks:
The dimensions of floor plans are all in millimeters.

Scale比例：0 5 10M（米）

備註：
樓面平面圖所列之尺寸為以毫米標示。

BLOCK B 28TH – 29TH FLOOR PLAN
B座 28樓至29樓樓面平面圖

	Block 座數	Floor 樓層	Flat 單位	
			1	2
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Block B B 座	28/F - 29/F 28樓至29樓	100, 125, 150	100, 125, 150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			2800	2800

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes:

1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2. Please refer to page 19 of this sales brochure for the terms and abbreviations in studying the floor plans.

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. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
2. 請參閱本售樓説明書第19頁之圖例以協助閱讀樓面平面圖之名稱和簡稱。

BLOCK B 30TH FLOOR PLAN
B座 30樓樓面平面圖



Remarks:
The dimensions of floor plans are all in millimeters.

Scale比例：0 5 10M（米）

備註：
樓面平面圖所列之尺寸為以毫米標示。

BLOCK B 30TH FLOOR PLAN
B座 30樓樓面平面圖

	Block 座數	Floor 樓層	Flat 單位	
			1	2
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Block B B座	30/F 30樓	100, 125, 150	100, 125, 150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			2800	2800

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes:

1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2. Please refer to page 19 of this sales brochure for the terms and abbreviations in studying the floor plans.

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. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
2. 請參閱本售樓説明書第19頁之圖例以協助閱讀樓面平面圖之名稱和簡稱。

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 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah (if any)) sq. metre (sq. ft) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)								
Block 座數	Floor 樓層	Flat 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
Block A A座	2/F - 30/F 2樓至30樓	1	126.603 (1363) Balcony 露台 : 4.293 (46) Utility Platform 工作平台 : - (-)	-	1.302 (14)	-	-	-	-	-	-	-	-
		2	127.043 (1367) Balcony 露台 : 4.293 (46) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
Block B B座	2/F - 30/F 2樓至30樓	1	126.443 (1361) Balcony 露台 : 4.293 (46) Utility Platform 工作平台 : - (-)	-	1.800 (19)	-	-	-	-	-	-	-	-
	1/F 1樓	1	126.443 (1361) Balcony 露台 : 4.293 (46) Utility Platform 工作平台 : - (-)	-	-	-	-	-	-	-	-	-	-
	1/F - 30/F 1樓至30樓	2	126.003 (1356) Balcony 露台 : 4.293 (46) Utility Platform 工作平台 : - (-)	-	1.800 (19)	-	-	-	-	-	-	-	-

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

Remarks:

1. The areas in square metre have been converted to square feet based on a conversion ratio 1 square metre = 10.764 square feet and rounded off to the nearest integer, and thus the figures may be slightly different.
2. There is no verandah & utility platform in the residential properties in the Development.

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

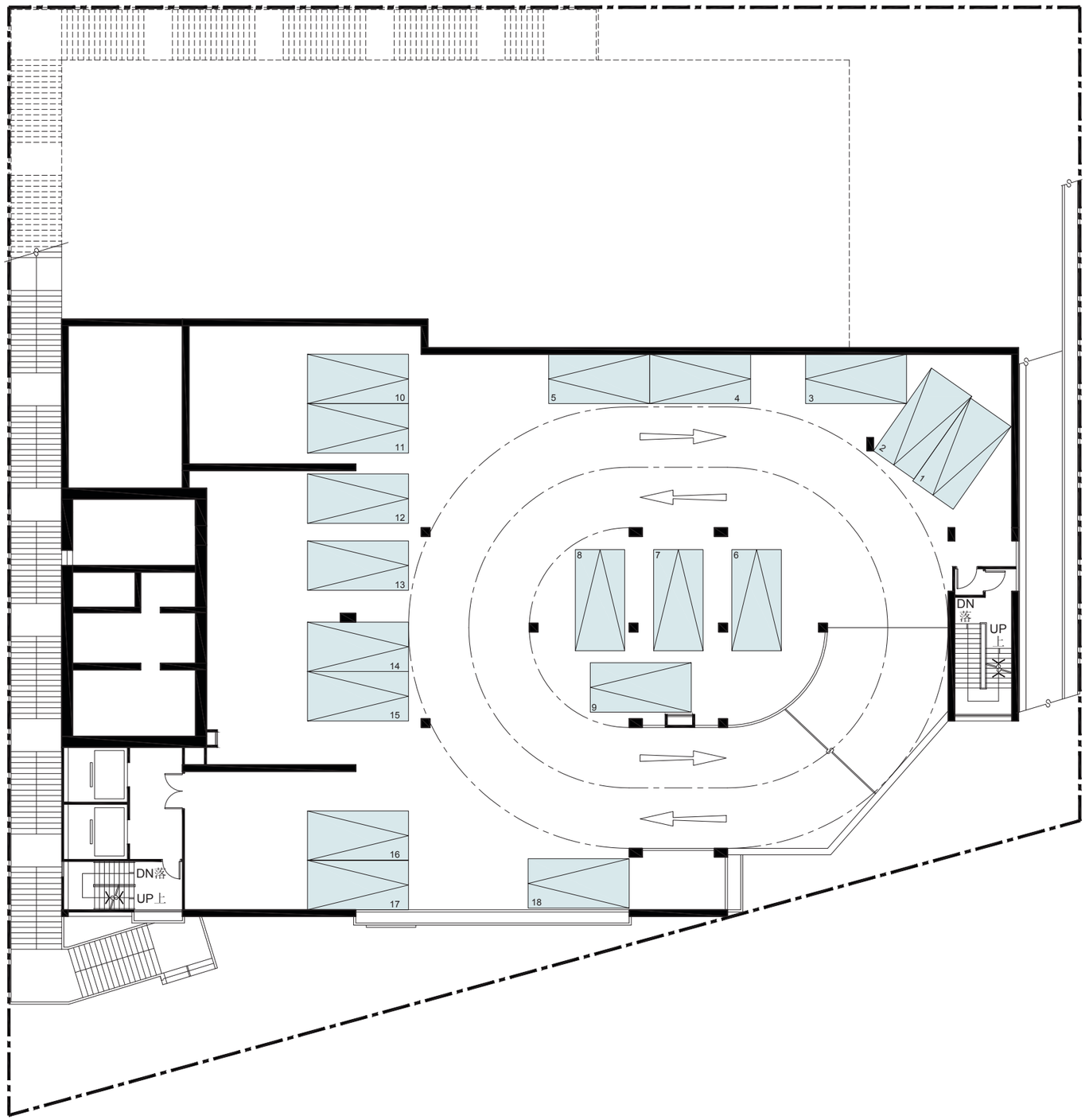
備註：

1. 上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，以平方呎表述之面積可能有些微差異。
2. 發展項目住宅物業不設工作平台及陽台。

CARPARK 1 FLOOR PLAN
1層停車場樓面平面圖

Remarks:
Please refer to page 77 of this Sales Brochure for the categories, numbers, dimensions and area of each parking space as shown and marked in the Carpark 1 Floor Plan below.

備註：
有關顯示及標記在以下1層停車場樓面平面圖的每個停車位的類別、數目、尺寸及面積，請參考本售樓說明書第77頁。



LEGEND 圖例：

RESIDENTIAL PARKING SPACES
住宅停車位

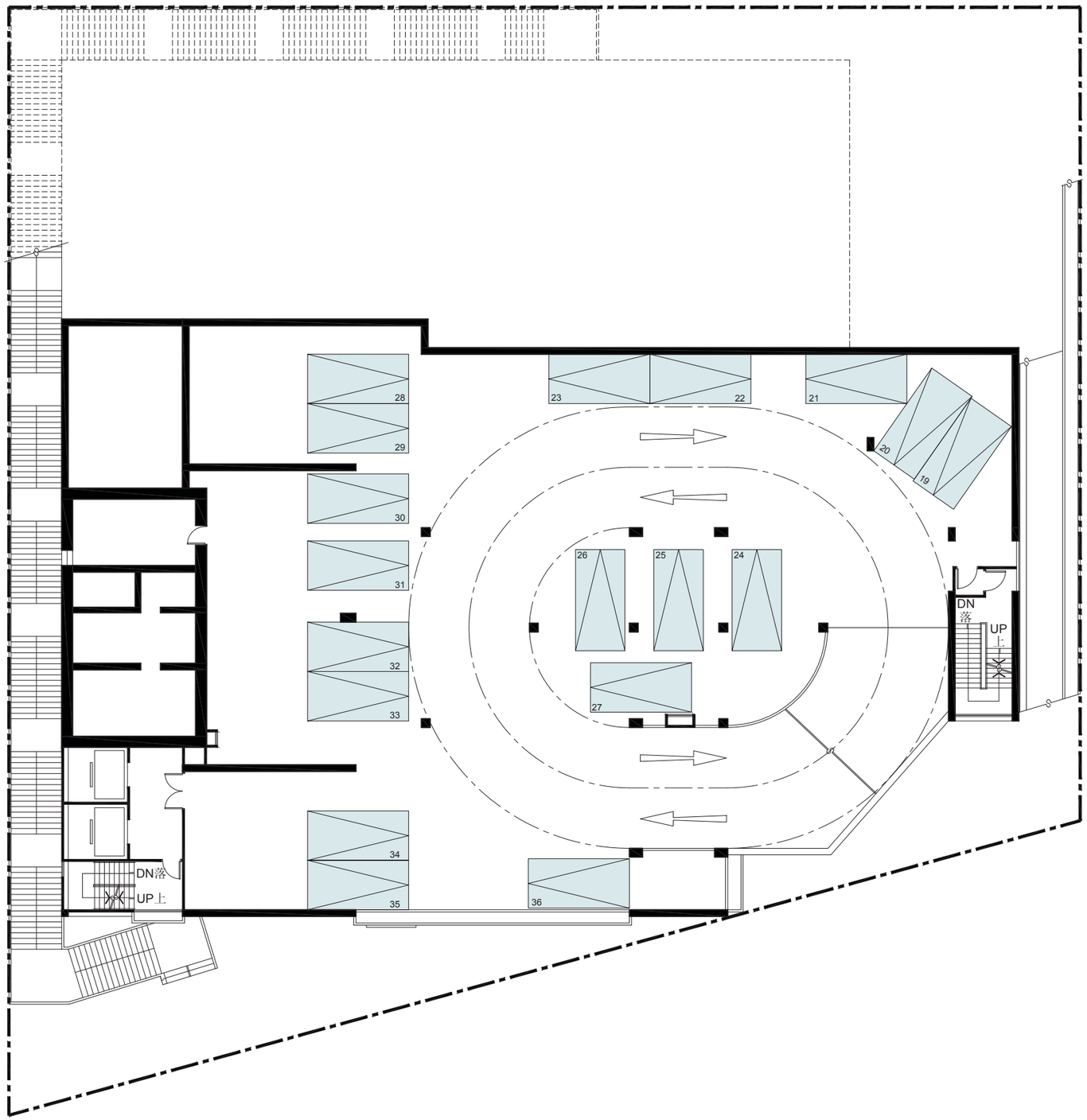
BOUNDARY LINE OF
THE DEVELOPMENT
發展項目邊界線

Scale比例：0 5 10M(米)

CARPARK 2 FLOOR PLAN
2層停車場樓面平面圖

Remarks:
Please refer to page 77 of this Sales Brochure for the categories, numbers, dimensions and area of each parking space as shown and marked in the Carpark 2 Floor Plan below.

備註：
有關顯示及標記在以下2層停車場平面圖的每個停車位的類別、數目、尺寸及面積，請參考本售樓說明書第77頁。



LEGEND 圖例：

RESIDENTIAL PARKING SPACES
住宅停車位

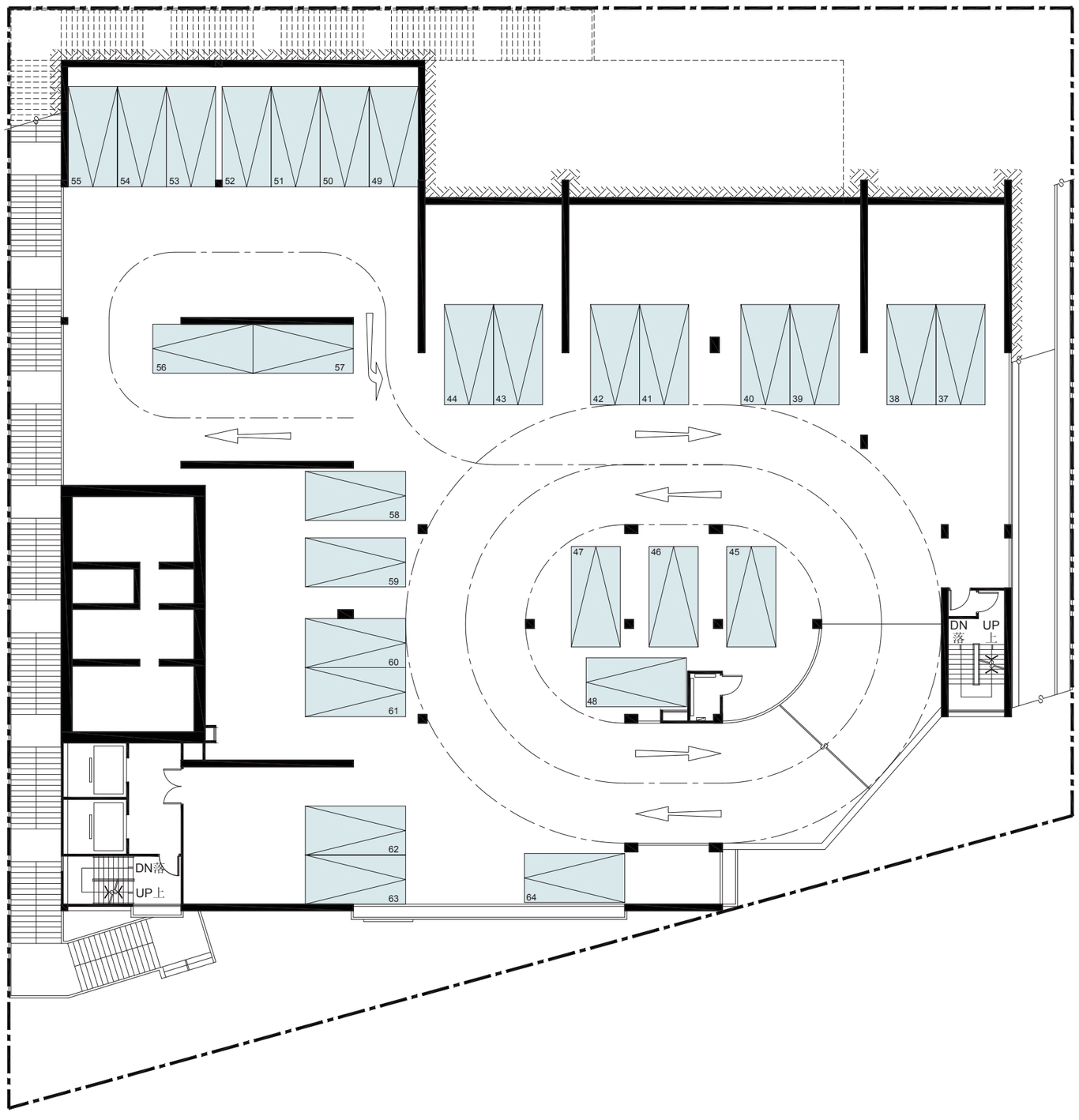
BOUNDARY LINE OF
THE DEVELOPMENT
發展項目邊界線

Scale比例：0 5 10M(米)

CARPARK 3 FLOOR PLAN
3層停車場樓面平面圖

Remarks:
Please refer to page 77 of this Sales Brochure for the categories, numbers, dimensions and area of each parking space as shown and marked in the Carpark 3 Floor Plan below.

備註：
有關顯示及標記在以下3層停車場平面圖的每個停車位的類別、數目、尺寸及面積，請參考本售樓說明書第77頁。



LEGEND 圖例：

RESIDENTIAL PARKING SPACES
住宅停車位

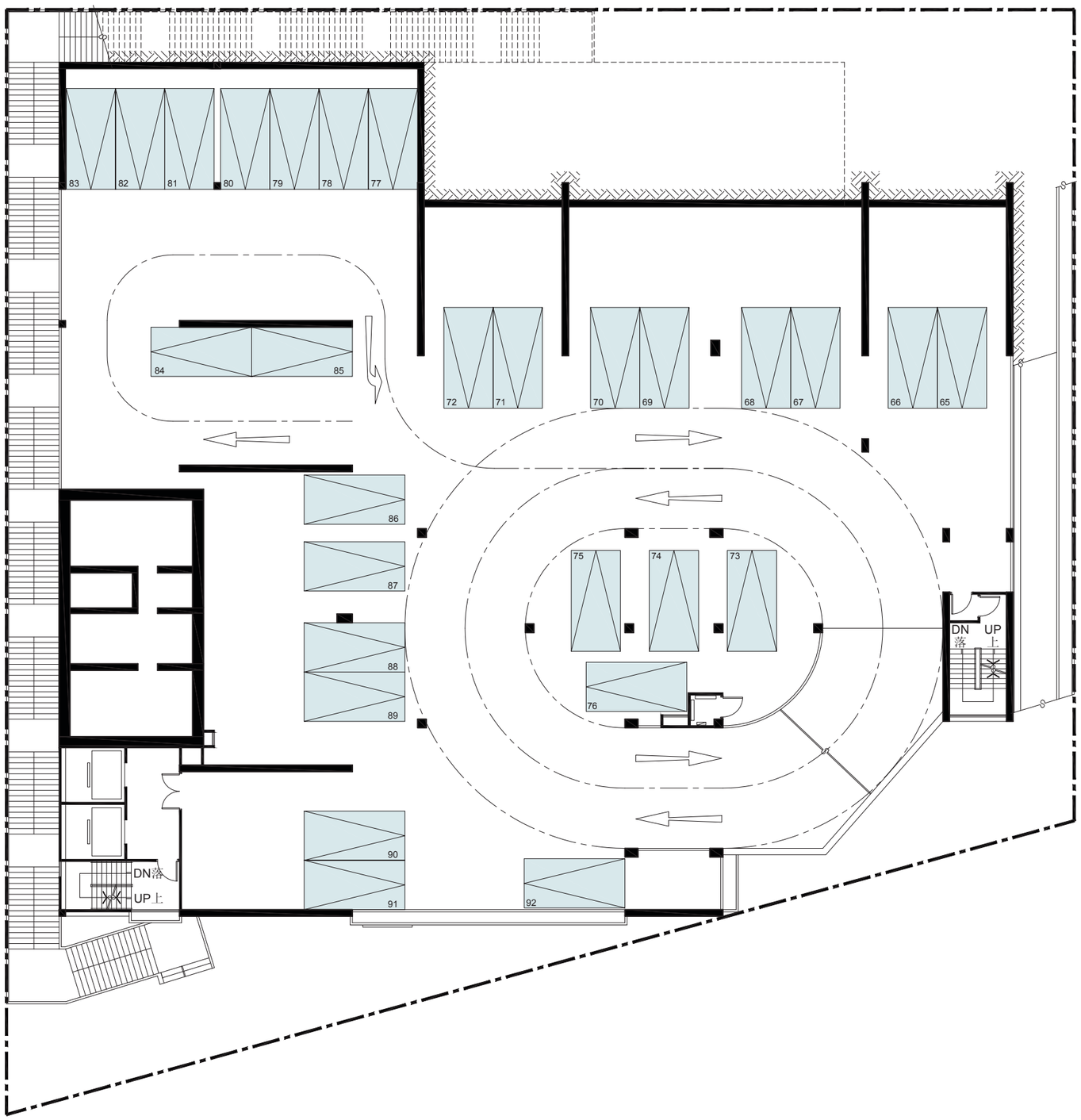
BOUNDARY LINE OF
THE DEVELOPMENT
發展項目邊界線

Scale 比例：0 5 10M（米）

CARPARK 4 FLOOR PLAN
4層停車場樓面平面圖

Remarks:
Please refer to page 77 of this Sales Brochure for the categories, numbers, dimensions and area of each parking space as shown and marked in the Carpark 4 Floor Plan below.

備註：
有關顯示及標記在以下4層停車場平面圖的每個停車位的類別、數目、尺寸及面積，請參考本售樓說明書第77頁。



LEGEND 圖例：

RESIDENTIAL PARKING SPACES
住宅停車位

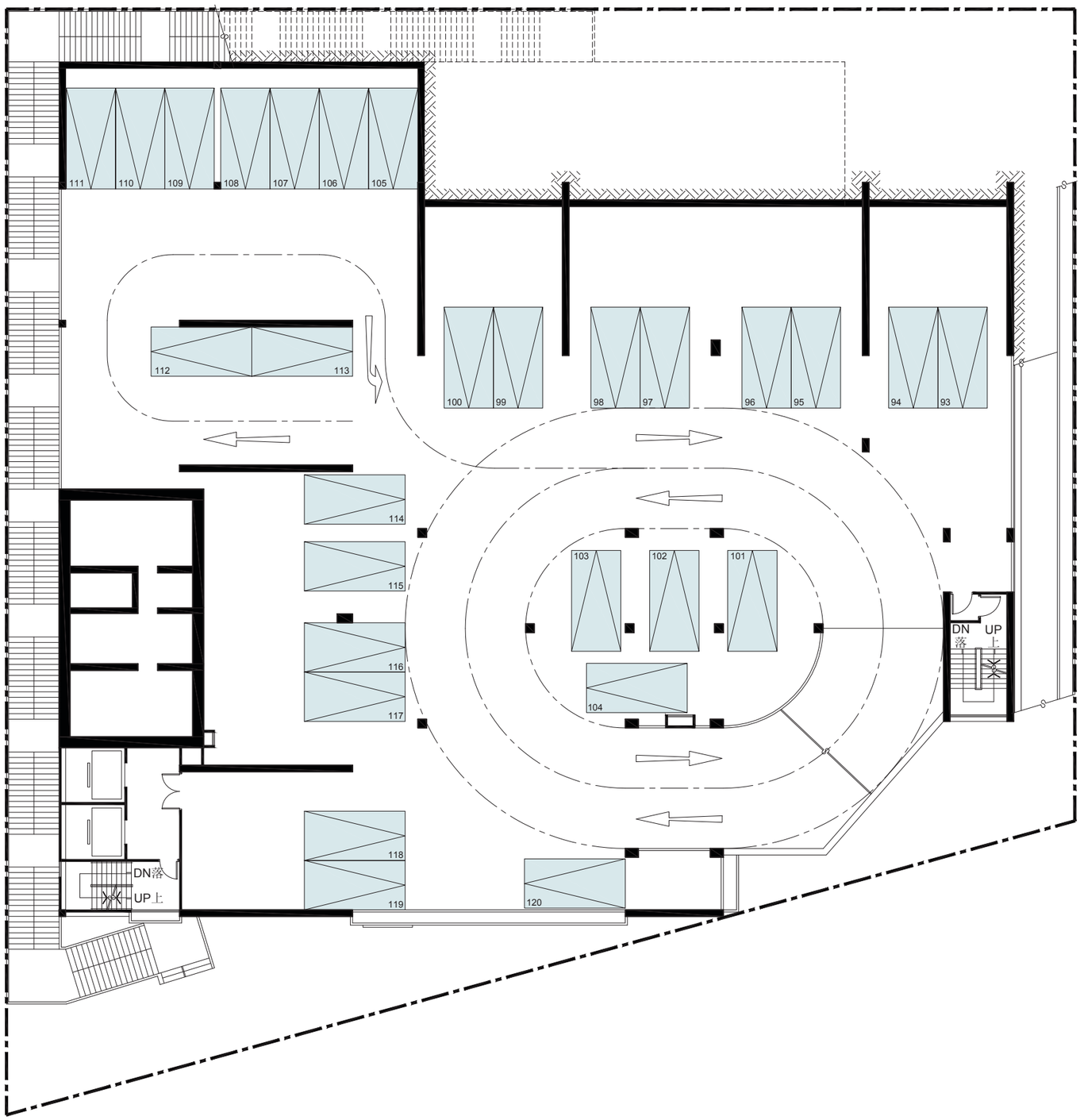
BOUNDARY LINE OF
THE DEVELOPMENT
發展項目邊界線

Scale比例：0 5 10M（米）

CARPARK 5 FLOOR PLAN
5層停車場樓面平面圖

Remarks:
Please refer to page 77 of this Sales Brochure for the categories, numbers, dimensions and area of each parking space as shown and marked in the Carpark 5 Floor Plan below.

備註：
有關顯示及標記在以下5層停車場平面圖的每個停車位的類別、數目、尺寸及面積，請參考本售樓說明書第77頁。



LEGEND 圖例：

RESIDENTIAL PARKING SPACES
住宅停車位

BOUNDARY LINE OF
THE DEVELOPMENT
發展項目邊界線

Scale比例：0 5 10M(米)

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

CARPARK 6 FLOOR PLAN
6層停車場樓面平面圖

Remarks:
Please refer to page 77 of this Sales Brochure for the categories, numbers, dimensions and area of each parking space as shown and marked in the Carpark 6 Floor Plan below.

備註：
有關顯示及標記在以下6層停車場平面圖的每個停車位的類別、數目、尺寸及面積，請參考本售樓說明書第77頁。



LEGEND 圖例：

RESIDENTIAL PARKING SPACES
住宅停車位

BOUNDARY LINE OF
THE DEVELOPMENT
發展項目邊界線

Scale比例：0 5 10M(米)

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

Catergories, Numbers, Dimensions and Area of Parking Space of the Development are as follows:
發展項目停車位的類別、數目、尺寸及車位面積如下：

Floor 樓層	Category of Parking Spaces 停車位類別	Parking Space Number 停車位編號	Number 數目	Dimensions of each Parking Space (Length x Width) (m) 每個停車位尺寸 (長 X 闊)(米)	Area of each Parking Space (sq. m) 每個停車位面積 (平方米)
Carpark 1 Floor 1層停車場	Residential Parking Spaces 住宅停車位	1 - 9, 12 - 18	18	4.600 x 2.250	10.350
		10 - 11		4.600 x 2.085	9.591
Carpark 2 Floor 2層停車場	Residential Parking Spaces 住宅停車位	19 - 27, 30 - 36	18	4.600 x 2.250	10.350
		28 - 29		4.600 x 2.170	9.982
Carpark 3 Floor 3層停車場	Residential Parking Spaces 住宅停車位	37 - 48, 50 - 64	28	4.600 x 2.250	10.350
		49		4.600 x 1.965	9.039
Carpark 4 Floor 4層停車場	Residential Parking Spaces 住宅停車位	65 - 76, 78 - 92	28	4.600 x 2.250	10.350
		77		4.600 x 1.970	9.062
Carpark 5 Floor 5層停車場	Residential Parking Spaces 住宅停車位	93 - 104, 106 - 110, 112 - 120	28	4.600 x 2.250	10.350
		105		4.600 x 2.105	9.683
		111		4.600 x 2.195	10.097
Carpark 6 Floor 6層停車場	Residential Parking Spaces 住宅停車位	121 - 132, 134 - 149	29	4.600 x 2.250	10.350
		133		4.600 x 2.070	9.522

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

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

The Deed of Mutual Covenant and Management Agreement of the Development that has been executed **("DMC")** provide that:-

A. Common parts of the Development

(i) "Common Areas and Facilities" means the Development Common Areas and Facilities, the Residential Common Areas and Facilities and the Carpark Common Areas and Facilities;

(ii) "Development Common Areas and Facilities" means and includes :-

(a) the relevant portions of the Mobile Communications Network Area (as defined in the Tenancy Agreement of the Mobile Communications Network Area (as defined in the DMC)) (if applicable), lifts, lift hall, exit staircases, driveway, pedestrian path, natural ground with stepped channel, the external walls of the Development or any part thereof including (but not limited to) the screen walls with weepholes, the curbs of the balconies (if any) (other than those of the Residential Accommodation or the Residential Common Areas and Facilities), flat roof, mechanical room, transformer room, switch room, refuse storage chamber, generator room, sprinkler control valve cabinet, FS inlet, entrance hall, cloak room, extra low voltage duct, meter room, pipe duct, existing transit water tank area, filtration plant area & duct space, extra low voltage cabinet, water meter cabinets;

(b) such areas and facilities of and in the Land and the Development intended for common use and benefit of the Development as a whole or otherwise not of any individual Owner; and

(c) 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

which are for the purposes of identification only shown coloured Yellow on the DMC Plans (certified as to their accuracy by the Authorized Person) annexed to the DMC, PROVIDED THAT where appropriate, if any parts of the Development other than the Carpark and 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 (Cap.344) ("the Ordinance") and/or

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

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

(iii) "Residential Common Areas and Facilities" means and includes :-

(a) the Greenery Areas;

(b) the relevant portions of the Mobile Communications Network Area (as defined in the Tenancy Agreement of the Mobile Communications Network Area) (if applicable), architectural fins and features and external walls of the Towers (except such portions of the external wall forming the window of a Residential Unit), lift, lift hall, lift pit and lift shafts of the Towers, pump room, light well extra low voltage duct, air duct, pipe duct, garden, extra low voltage cabinet, flat roof, hall, machine room, pump houses, pump rooms, building management office, staircases;

(c) the Recreational Facilities and such areas and facilities of and in the Land and the Development intended for the benefit of the Residential Accommodation as a whole or otherwise not of any individual Owner; 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

which for the purposes of identification only are shown coloured Red, Green Dotted Black and in Green Broken Line on the DMC Plans, (certified as to their accuracy by the Authorized Person) annexed to 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 Ordinance and/or

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

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

(iv) "Carpark Common Areas and Facilities" means and includes :-

(a) the whole of the Carpark except the Residential Parking Spaces;

(b) the relevant portions of the Mobile Communications Network Area (as defined in the Tenancy Agreement of the Mobile Communications Network Area) (if applicable), driveway, ramp, entrance gate with drop bars, exit staircase landing, meter room, sprinkler and such other areas and facilities of and in the Land and the Development for the common use and benefit of the Carpark as a whole or otherwise not of any individual Owner; and

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

which for the purposes of identification only are shown coloured Indigo on the DMC Plans (certified as to their accuracy by the Authorized Person) annexed to the DMC, PROVIDED THAT where appropriate, if any parts of the Carpark :-

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

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

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

(v) "Greenery Areas" means the greenery areas (including Vertical Greenery) of the Development, which are shown on the DMC Plans annexed to the DMC, the accuracy of such plans have been certified by the Authorized Person, and thereon coloured Green Dotted Black and in Green Broken Line;

(vi) "Private Electric Vehicle Facilities" means all such facilities installed or to be installed in the Common Areas and Facilities for serving any of the Residential Parking Spaces situated within the Carpark exclusively for the purpose of or in relation to the charging of electric motor vehicles licensed under the Road Traffic Ordinance parking at such Residential Parking Spaces; such facilities shall include but not limited to such wires, cables, ducts, trunking, electric meter, base box, socket outlets, locks, covers and such other security and/or protective devices, equipment, apparatus and such other electrical or other installations or otherwise for or in relation to such purpose;

(vii) "Recreational Facilities" means the recreational facilities and facilities ancillary thereto including swimming pool, lift, lift hall, exit staircase, air ducts, male lavatory, female lavatory, Unisex accessible lavatory, entrance hall, function rooms, terrace, children pool, sun deck, footbath, hall, accessible toilet, gym rooms, new male

changing room, new female changing room constructed or to be constructed for the common use and benefit of all the residents of the Residential Units and their bona fide visitors;

(viii) "Slopes and Retaining Walls" means any and all slopes, slope treatment works, earth retaining structures, retaining walls and other related structures within or outside the Land and the Development as required by the Government Grant to be maintained by the Owners, which for identification purposes are shown on the Slope Plan annexed to the DMC certified by the Authorised Person as to inclusion of all the Slopes and Retaining Walls on the Slope Plan and thereon coloured Violet;

(ix) "Vertical Greenery" means the vertical greenery areas which for the purpose of identification only are shown in Green Broken Line on the DMC Plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.

(x) "Sub-Deed" means any sub-deed of mutual covenant to be entered into in respect of any part of the Land and the Development.

(xi) The Owners shall not convert any part of the Common Areas and Facilities to his own use or his own benefit unless approved by the Owner's Committee.

(xii) The Owners shall not obstruct the Common Areas and Facilities nor do anything in the Common Areas and Facilities as may be or become a nuisance to any other Owners or occupiers of the Development.

(xiii) The Common Areas and Facilities shall be under the exclusive control of the Manager, who is appointed to act as agent for and on behalf of all Owners duly authorised in accordance with the provisions of the DMC in respect of any matter concerning that Common Areas and Facilities.

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

Block A

Flat / Floor	1	2	Sub-Total
2	13	13	26
3	13	13	26
4	13	13	26
5	13	13	26
6	13	13	26
7	13	13	26
8	13	13	26
9	13	13	26
10	13	13	26

Block A

Flat / Floor	1	2	Sub-Total
11	13	13	26
12	13	13	26
13	13	13	26
14	13	13	26
15	13	13	26
16	13	13	26
17	13	13	26
18	13	13	26
19	13	13	26
20	13	13	26
21	13	13	26
22	13	13	26
23	13	13	26
24	13	13	26
25	13	13	26
26	13	13	26
27	13	13	26
28	13	13	26
29	13	13	26
30	13	13	26

Block B

Flat / Floor	1	2	Sub-Total
1	13	13	26
2	13	13	26
3	13	13	26
4	13	13	26
5	13	13	26
6	13	13	26
7	13	13	26
8	13	13	26
9	13	13	26
10	13	13	26
11	13	13	26
12	13	13	26
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29	13	13	26
30	13	13	26

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

The Manager will be appointed under the DMC as the Manager of the Development for an initial term of not exceeding two years commencing from the date of the DMC and to be continued thereafter, subject to the provisions for termination contained in the DMC.

D. Basis on which the Management Expenses are shared among the owners of the residential properties in the Development

(a) The Manager shall prepare the annual budget for the ensuing year in consultation with the Owners' Committee (if formed) except the first budget which shall cover the period from the date of the DMC until the following 31st day of December.

(b) The annual budget shall be divided into the following parts:-

(i) The first part shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is to be expended for the benefit of all Owners or required for the proper management of the Land, the Development and the Development Common Areas and Facilities Provided that in relation to this part of the annual budget and in so far as the Tenancy Agreement of the Mobile Communications Network Area is subsisting, the Manager shall specify the expenditure to be expended for the maintenance and management of such parts of the Mobile Communications Network Area forming parts of the Development Common Areas and Facilities and take into account any payments to be made and any receipts to be obtained pursuant to the Tenancy Agreement of the Mobile Communications Network Area;

(ii) The second part shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is specifically referable to the Residential Common Areas and Facilities Provided that in relation to this part of the annual budget and in so far as the Tenancy Agreement of the Mobile Communications Network Area is subsisting, the Manager shall specify the expenditure to be expended for the maintenance and management of or specifically referable to such parts of the Mobile Communications Network Area forming parts of the Residential Common Areas and Facilities and take into account any payments to be made and any receipts to be obtained pursuant to the Tenancy Agreement of the Mobile Communications Network Area; and

(iii) The third part shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is specifically referable to the Carpark Common Areas and Facilities Provided that in relation to this part of the annual budget and in so far as the Tenancy Agreement of the Mobile Communications Network Area is subsisting, the Manager shall specify the expenditure to be expended for the maintenance and management of or specifically referable to such parts of the Mobile Communications Network Area forming parts of the Carpark Common Areas and Facilities and take into account any payments to be made and any receipts to be obtained pursuant to the Tenancy Agreement of the Mobile Communications Network Area.

(c) Each Owner shall contribute to the budgeted Management Expenses in the following manner :-

(i) Each Owner of a Unit shall contribute his due proportion of the budgeted Management Expenses under the first part of the annual budget which proportion shall be equal to the Management Shares of his Unit divided by the total Management Shares of the Development;

(ii) Each Owner of a Residential Unit shall contribute his due proportion of the budgeted Management Expenses under the second part of the annual budget which proportion shall be equal to the Management Shares of his Residential Unit divided by the total Management Shares of all Residential Units; and

(iii) Each Owner of a Residential Parking Space shall contribute his due proportion of the budgeted Management Expenses under the third part of the annual budget which proportion shall be equal to the Management Shares of his Residential Parking Space divided by the total Management Shares of all Residential Parking Spaces.

E. Basis on which the Management Fee Deposit is fixed

The amount of Management Fee Deposit is 3/12 of the first year's budgeted Management Expenses payable in respect of a Unit.

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

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

Note:

For full details, please refer to the full script of the DMC which is available for inspection free of charge during opening hours at the place at which the specified residential property is offered to be sold. A copy of the DMC can be obtained upon paying necessary photocopying charges.

已簽立的發展項目公契及管理協議(「公契」)有下述條文：

A. 發展項目的公用部分

(i) 「公用地方及設施」包括發展項目公用地方及設施、住宅公用地方及設施及停車場公用地方及設施；

(ii) 「發展項目公用地方及設施」指並包括：

(a) 流動通訊網絡範圍(在流動通訊網絡範圍租約(在公契內定義)內定義)的相關部份(如適用)、升降機、升降機大堂、出口樓梯、車道、人行道、帶階梯通道的天然地面、發展項目的外牆或任何部分包括(但不限於)帶有疏水孔的分隔牆、陽台的路邊石(如有)(住宅樓宇或住宅公用地方及設施除外)、平台、機械房、電壓房、電掣房、垃圾儲存室、發電機房、花灑控制閥櫃、消防入水掣、入口大堂、衣帽間、超低壓槽、錶房、管道槽、現有運送水缸區域、過濾廠區域及管道空間、超低壓櫃、水錶櫃；

(b) 供整個發展項目(而非任何個別業主)共同使用與享用的其他該地段及發展項目內的地方及設施；及

(c) 根據公契劃定為發展項目公用地方及設施並位於該地段及發展項目內的其他地方及設施

該等地方及設施在公契附錄的之公契圖則(經認可人士確認準確性)上用黃色顯示，僅供識別，惟如適用，如果發展項目內的任何部份(不包括停車場及住宅樓宇)：

(i) 受《建築物管理條例》(第344章)(「該條例」)第2節列明「公用部分」的定義(a)段所涵蓋及/或

(ii) 屬該條例第一附表指定的任何部分和受該條例第2節列明「公用部分」的定義(b)段所涵蓋，

則該等部分亦應被視為包括在並構成發展項目公用地方及設施的一部分，但不包括住宅公用地方及設施及停車場公用地方及設施；

(iii) 「住宅公用地方及設施」指並包括：

(a) 綠化區；

(b) 流動通訊網絡範圍(在流動通訊網絡範圍租約內定義)的相關部份(如適用)、大樓的建築鰭片及特色及外牆(構成住宅單位窗戶的外牆部分除外)、大樓的升降機、升降機大堂、升降機坑和升降機槽、泵房、採光超低壓槽、風管、管道槽、花園、超低壓櫃、平台、大堂、機房、泵屋、泵房、樓宇管理處、樓梯；

(c) 康樂設施及供整個住宅樓宇(而非任何個別業主)共同享用的該地段及發展項目內的地方及設施；及

(d) 根據公契劃定為住宅公用地方及設施並位於該地段及發展項目內的其他地方及設施

該等地方及設施在公契附錄的之公契圖則(經認可人士確認準確性)上用紅色、綠色加黑點及綠色虛線顯示，僅供識別，惟如適用，如果住宅樓宇內的任何部份：

(i) 受該條例第2節列明「公用部分」的定義(a)段所涵蓋及/或

(ii) 屬該條例第一附表指定的任何部分和受該條例第2節列明「公用部分」的定義(b)段所涵蓋，

則該等部分亦應被視為包括在並構成住宅公用地方及設施的一部分，但不包括發展項目公用地方及設施及停車場公用地方及設施；

(iv) 「停車場公用地方及設施」指並包括：

(a) 整個停車場(住宅停車位除外)；

(b) 流動通訊網絡範圍(在流動通訊網絡範圍租約內定義)的相關部份(如適用)、車道、斜道、帶吊桿的入口閘、出口樓梯台、錶房、花灑及供整個停車場(而非任何個別業主)共同使用與享用的其他該地段及發展項目內的地方及設施；

(c) 根據公契劃定為停車場公用地方及設施並位於該地段及發展項目內的其他地方及設施，

該等地方及設施在公契附錄的之公契圖則(經認可人士確認準確性)上用藍色顯示，僅供識別，惟如適用，如果停車場內的任何部份：

(i) 受該條例第2節列明「公用部分」的定義(a)段所涵蓋及/或

(ii) 屬該條例第一附表指定的任何部分和受該條例第2節列明「公用部分」的定義(b)段所涵蓋，

則該等部分亦應被視為包括在並構成停車場公用地方及設施的一部分，但不包括發展項目公用地方及設施及住宅公用地方及設施；

(v) 「綠化區」指發展項目內的綠化區(包括垂直綠化)，其在公契附錄的之公契圖則(經認可人士確認準確性)上用綠色加黑點及綠色虛線顯示；

(vi) 「私人電動車設施」指為了或就停泊於停車場內的住宅停車位根據《道路交通條例》的持牌電動車充電用途而在公用地方及設施安裝或將安裝的所有設施，而該等設施包括但不限於為了或就該用途而設的電線、電纜、管道、幹槽、電錶、基底盒、插座、鎖、蓋及其他保安及/或保護裝備、設備、器具及其他電力或其他裝置；

(vii) 「康樂設施」指已建或擬建供所有住宅單位住客及其真正訪客共同使用及享用的康樂設施及其附帶設施，包括泳池、升降機、升降機大堂、出口樓梯、通風管槽、男洗手間、女洗手間、暢通易達無分性別洗手間、入口大堂、宴會室、前庭、兒童泳池、陽光甲板、洗腳池、大堂、暢通易達洗手間、健身室、新男更衣室、新女更衣室；

(viii) 「斜坡及護土牆」指在該地段及發展項目之內或之外，根據政府批地文件需要業主保養的任何及所有斜坡、斜坡整理工程、護土結構、護土牆及其他有關構築物，其在公契附錄的之斜坡圖則(經認可人士確認已包含所有斜坡及護土牆)上用紫色顯示，僅供識別；

(ix) 「垂直綠化」指垂直綠化區，其在公契附錄的之公契圖則(經認可人士確認準確性)上用綠色虛線顯示，僅供識別；

(x) 「副公契」指就該地段及發展項目的任何部分而簽立的任何副公契。

(xi) 除非獲業主委員會批准，業主不得將任何公用地方及設施之部分改為作自己使用或享用。

(xii) 業主不得阻礙公用地方及設施，亦不得在公用地方及設施作出任何對發展項目的任何其他業主或佔用人造成滋擾的行為。

(xiii) 公用地方及設施須由管理人專門控制。管理人獲正式委任代表全體業主按公契處理公用地方及設施的任何事宜。

B. 分配予發展項目中每個住宅物業的不分割份數的數目

A座

單位 / 樓層	1	2	小計
2	13	13	26
3	13	13	26
4	13	13	26
5	13	13	26
6	13	13	26
7	13	13	26
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23	13	13	26
24	13	13	26
25	13	13	26
26	13	13	26
27	13	13	26
28	13	13	26
29	13	13	26
30	13	13	26

B座

單位 / 樓層	1	2	小計
1	13	13	26
2	13	13	26
3	13	13	26
4	13	13	26
5	13	13	26
6	13	13	26
7	13	13	26
8	13	13	26
9	13	13	26
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29	13	13	26
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C. 有關發展項目的管理人的委任年期

管理人將會根據公契被委任為發展項目的管理人，首屆任期為公契日期起計不多於兩年，並在其後續任，但受公契中的終止條文規限。

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

(a) 除涵蓋由公契之日起至緊接之12月31日期間的首份預算外，管理人須在諮詢業主委員會(如已經成立)後編製來年的年度預算。

(b) 年度預算分開為以下部分：

(i) 第一部分須涵蓋管理人認為(其決定應為最終，有明顯錯誤除外)為了全體業主的利益或妥善管理該土地、發展項目和發展項目公用地方及設施需要支出的一切開支，惟在流動通訊網絡範圍租約存續期間，就本部分預算，管理人須指明用作保養及管理該等構成發展項目公用地方及設施一部分的流動通訊網絡範圍之部分的開支，並考慮任何按照流動通訊網絡範圍租約支付及收取的款項；

(ii) 第二部分須涵蓋管理人認為(其決定應為最終，有明顯錯誤除外)特別涉及住宅公用地方及設施開支，惟在流動通訊網絡範圍租約存續期間，就本部分預算，管理人須指明用作保養及管理或指明有關該等構成住宅公用地方及設施一部分的流動通訊網絡範圍之部分的開支，並考慮任何按照流動通訊網絡範圍租約支付及收取的款項；

(iii) 第三部分須涵蓋管理人認為(其決定應為最終，有明顯錯誤除外)特別涉及停車場公用地方及設施開支，惟在流動通訊網絡範圍租約存續期間，就本部分預算，管理人須指明用作保養及管理或指明有關該等構成停車場公用地方及設施一部分的流動通訊網絡範圍之部分的開支，並考慮任何按照流動通訊網絡範圍租約支付及收取的款項；

(c) 每位業主須按以下方式支付預算管理開支：

(i) 每位單位業主須按其應佔比例分擔年度預算第一部分之預算管理開支，有關比例應相等於其單位之管理份數除以發展項目中所有管理份數的總數；

(ii) 每位住宅單位業主須按其應佔比例分擔年度預算第二部分之預算管理開支，有關比例應相等於其住宅單位之管理份數除以所有住宅單位之管理份數的總數；

(iii) 每位住宅停車位業主須按其應佔比例分擔年度預算第三部分之預算管理開支，有關比例應相等於其住宅停車位之管理份數除以所有住宅停車位之管理份數的總數。

E. 計算管理費按金的基準

管理費按金相等於業主擁有之單位的首年度預算管理開支的3/12。

F. 擁有人在發展項目中保留作自用的範圍(如有的話)

擁有人(Istril Limited)在發展項目中並無《一手住宅物業銷售條例》附表1第1部第14(2)(f)條所述之保留作自用的範圍。

備註：請查閱完整的公契以了解全部詳情。完整的公契現存於指明住宅物業的售樓處，於開放時間可供免費查閱，並可在支付所需影印費後取得公契之複印本。

1. The lot number of the land on which the development is situated

   The development is constructed on Inland Lot No.2603 ("the Lot").

2. The term of years under the lease

   According to the Government Lease for Inland Lot No.2603 ("the Government Lease"), the Lot is granted for a term of 999 years commencing from the 16th day of April 1860.

3. The user restrictions applicable to that land

   The grantee or any other person or persons, shall not nor will, during the continuance of the Government Lease, use, exercise, or follow, in or upon the Lot, or any part thereof, the trade or business of a brazier, slaughterman, soap-maker, sugar-baker, fellmonger, melter of tallow, oilman, butcher, distiller, victualler or tavern-keeper, blacksmith, nightman, scavenger or any other noisy, noisome or offensive trade or business whatever, without the previous licence of the Government.

4. The facilities that are required to be constructed and provided for the Government, or for public use

   Not applicable.

5. The grantee's obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside that land

   (i) The grantee and his assigns shall and will, before the expiration of 12 calendar months of the term granted under the Government Lease, at his, her or their own proper costs and charges, erect, build and completely finish fit for use, in a good, substantial and workmanlike manner and with the best materials of their respective kinds, one or more good substantial and safe brick or stone messuage or tenement, messuages or tenements, upon some part of the Lot, 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 a uniform manner with the buildings (if any) immediately adjoining in the same street, and the whole to be done to the satisfaction of the Government.

   (ii) The grantee shall from time to time, and at all times when, where, and as often as need or occasion shall be and require, at their own proper costs and charges, well and sufficiently repair, uphold, support, maintain, pave, purge, scour, cleanse, empty, amend, and keep the messuage or tenement, messuages or tenements, and all other erections and buildings, now or at any time hereafter standing upon the Lot and all the walls, banks, cuttings, hedges, ditches, rails, lights, pavements, privies, sinks, drains and watercourses thereunto belonging, and which shall in any-wise belong or appertain unto the same, in, by, and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Government.

6. The lease conditions that are onerous to a purchaser

   (i) The grantee shall and will yearly, and every year, during the said term granted, well and truly pay or cause to be paid to the Government, the said yearly rent clear of all deductions.

   (ii) The grantee shall and will during the term granted by the Government Lease, bear, pay and discharge all taxes, rates, charges and assessments whatsoever, which now are or shall be hereafter assessed or charged upon, or in respect of the Lot or any part thereof.

   (iii) The grantee shall and will during the term granted by the Government Lease, shall require, bear, pay and allow a reasonable share and proportion for and towards the costs, and charges of making, building, repairing, and amending, all or any roads, pavements, channels, fences and party-walls, draughts, private or public sewers and drains, requisite for, or in, or belonging to the Lot or any part thereof, in common with other premises near or adjoining thereto, and that such proportion shall be fixed and ascertained by the Government and shall be recoverable in the nature of rent in arrear.

   (iv) The grantee shall not and will not let, underlet, mortgage, assign, or otherwise part with, all or any part of the Lot, for all or any part of the respective term granted under the respective lease, without at the same time registering such alienation in the Land Registry and paying all reasonable fees and other expenses thereon.

   (v) The Government shall have full power to resume enter into and re-take possession of all or any part of the Lot demised by the Government Lease if required for the improvement of Hong Kong or for any other public purpose whatsoever three calendar months' notice being given to the grantee of its being so required, and a full and fair compensation for the Lot and the buildings thereon being paid to the grantee at a valuation to be fairly and impartially made by the Government and upon the exercise of such power the term and estate created by the Government Lease shall respectively cease determine and be void.

   (vi) The grantee shall peaceably and quietly deliver up to the Government the messuage or tenement messuages or tenements erections buildings and premises being so well and sufficiently repaired sustained and amended at the end or sooner determination of the term granted under the Government Lease.

   (vii) The Government Lease provides that "it shall and may be lawful to and for His said Majesty, by the said Director or other persons deputed to act for Him twice or oftener in every year during the said term at all reasonable times in the day to enter into and upon the Lot hereby expressed to be demised to view search and see the condition of the same and of all decays defects and wants of reparation and amendment which upon every such view shall be found to give or leave notice in writing at or upon the Lot or some part thereof unto or for the grantee to repair and amend the same within three calendar months then next following within which time the grantee will repair and amend the same accordingly".

Note:

1. For full details, please refer to the Land Grant. Full script of the Land Grant is available for inspection upon request at the sales office and copies of the Land Grant can be obtained upon paying necessary photocopying charges.
2. The "grantee" as mentioned in this section means the "Purchaser" under the Land Grant and where the context so admits or requires include his executors, administrators and assigns and in case of a corporation its successors and assigns.

1. 發展項目所位於的土地的地段編號

   發展項目興建於土地註冊處註冊的內地段第2603號(「該地段」)。

2. 有關租契規定的年期

   根據內地段第2603號的政府租契(「該政府租契」)、該地段的批地年期為999年，由1860年4月16日起計。

3. 適用於該土段的用途限制

   除非預先取得政府部門的有關執照或許可證，否則該地段的承授人或任何其他人士在該政府租契期間、不得在該政府租契批租的地段或其中任何部分之上或之內從事銅工、屠宰、肥皂製造、製糖、皮革、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾處理等行業或生意，或任何其他產生噪音、有惡臭的或厭惡性之貿易或行業。

4. 按規定須興建並提供予政府或供公眾使用的設施

   不適用。

5. 有關承授人在該地段內外鋪設、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

   (i) 承授人及其承讓人須在政府租契下之年期的12個公曆月期屆滿前，適當的自費在該地段之上，以良好、妥善及有效及使用各種最好的物料的方式搭建、建築以及完成一棟或多棟良好、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相連的建築物(如有)保持一致的風格，整體上達致政府滿意。

   (ii) 該地段的承授人應不時，並且在任何時候，當有需要時(無論何時、何地)、自費充分及妥善地修復、維持、支持、保養、鋪設、清洗、沖刷、打掃、排污、改善及保持現在或將來任何時候位於該地段的房屋、宅院、物業及所有其他搭建物及建策物，以及所有附屬及與其有關的牆、堤壩、路塹、籬笆、溝渠、扶手、照明、行人道，廁所、水槽、排水管和水道，以達至有關政府滿意程度。

6. 對買方造成負擔的租用條件

   (i) 該地段的承授人須每年支付和繳納該地段每年應付的地租，不得在應繳地租內扣除任何款項。

   (ii) 該地段的承授人須承擔、支付和繳納該地段或其任何部份的一切費用包括稅款、差餉、雜費或評定費用等。

   (iii) 該地段的承授人必須在該政府租契批租的租期期間、根據情況需要承擔、支付及分攤有關建造、建設、維修和修改全部或任何該地段必需的或在該地段內或屬於該地段或其任何部份與其他附近的處所或與其相鄰的處所共用的道路、行人路、水道、圍欄及分隔牆壁、通風設備、私人或公共下水道及排水管的費用及開支之合理部分及比例。有關比例由政府釐定與確認、如有欠交則作欠租追收。

   (iv) 承授人或其承讓人就有關租契規定的有關年期的全部或任何部分而言，不可出租、分租、按揭、轉讓或以任何方式處置該地段的全部或部份予他人，除非同時在土地註冊處登記有關的文件並支付所有合理費用和其他有關開支。

   (v) 政府具有充分權力收回、進入及取回該政府租契批租的該地段之全部或任何部分，如有需要用以作改善香港或任何其他公共用途，惟需提前3個曆月通知承授人上述要求和根據政府公平及不偏不倚的估價，向承授人支付該土地及在其上的建築物的全部及公平的補償。在政府行使上述權力後，該政府租契的租期及產業權將停止、終止及無效。

   (vi) 該地段的承授人須於政府租契批出的年期完結或提前終止時和平地及安靜地交予政府良好及充分修葺、維持及修改妥善的狀態下的宅院或物業或搭建物、建築物及處所。

   (vii) 該政府租契規定：「為陛下，由該局長或獲指派代表他行事的其他人有權在該批租年期內，每年兩次或多次在日間的合理時間內進入及再佔管在此表明予以批租的該地段，從而視察、搜查及觀看該地段的狀況。每當視察時發現有任何頹敗、損壞及需要維修及修正的地方時，須就該地段或其某部分向承租人發出書面通知，或在該地段或其部分留下書面通知，要求承租人在3個曆月內，就上述問題進行維修及修正。承租人須在該段期間就上述問題進行維修及修正」。

備註：

1. 請查閱「批地文件」以了解全部詳情。「批地文件」全文已備於售樓處，歡迎在營業時間免費索取閱覽，並可在支付必要的影印費用後獲取「批地文件」影印副本。
2. 本節所載的「承授人」指批地文件訂明的「買方」，如上下文意允許或規定則包括其遺產執行人產管理人及受讓人；如屬公司則包括其繼承人及受讓人。

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

Not applicable.

不適用。

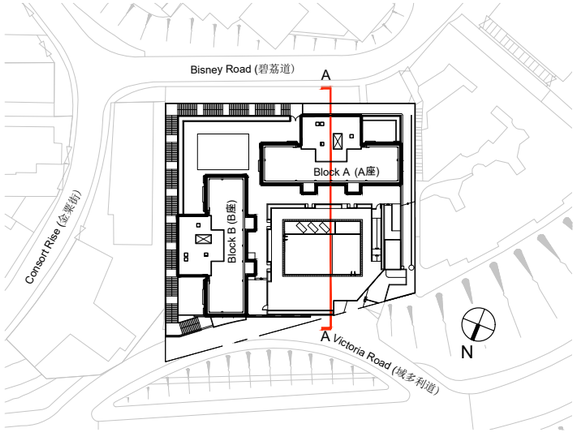
18 WARNING TO PURCHASERS
對買方的警告

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 a conflict of interest arises between the owner and the purchaser:
   (i) that firm may not be able to protect the purchaser's interests; and
   (ii) the purchaser may have to instruct a separate firm of solicitors; and
   (iii) that in the case of paragraph 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. 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便須支付的費用。

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

Key Plan
索引圖



Legend 圖例

▽ Height in metres above the Hong Kong Principal Datum (PD) (Metres)
香港主水平基準以上高度(米)

– – – – – Dotted line denotes the level of the lowest residential floor of the building
虛線為該建築物最低住宅樓層水平

B.L. Boundary Line of the Development
發展項目的界線

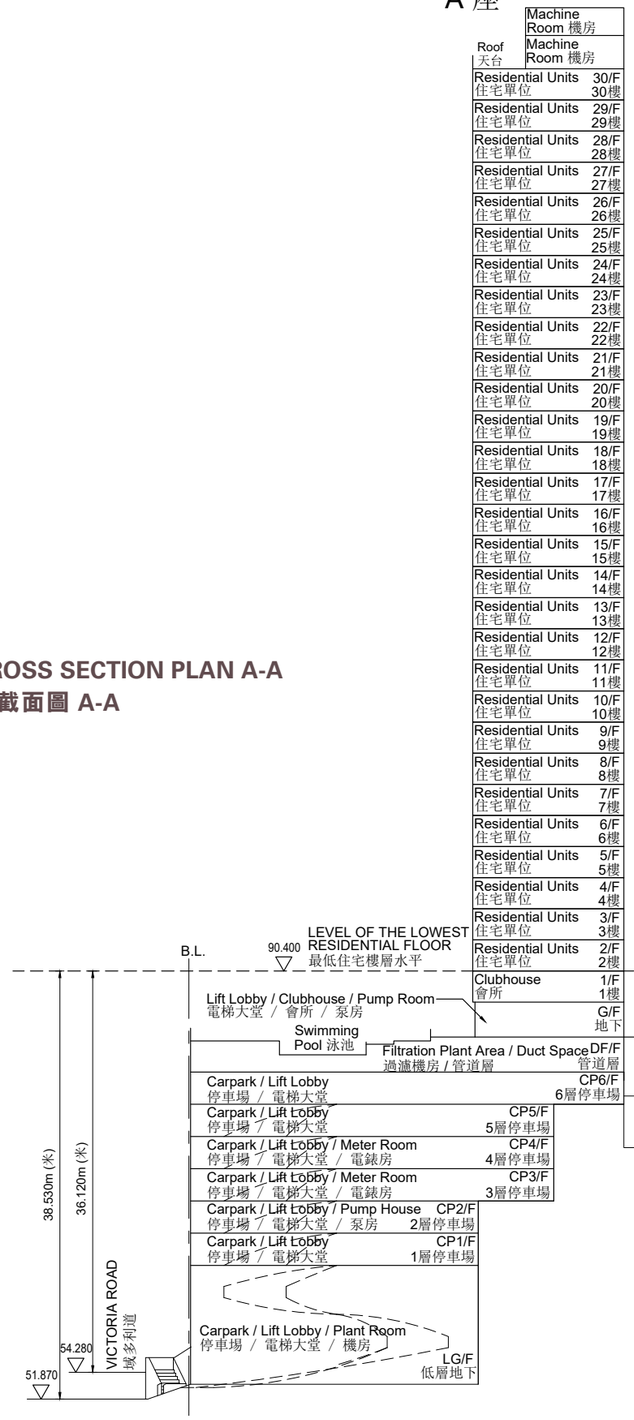
CP Carpark
停車場

The part of Victoria Road adjacent to the Building (Block A) is 51.870 metres to 54.280 metres above the Hong Kong Principal Datum.
毗連建築物(A座)的一段域多利道為香港主水平基準以上51.870米至54.280米。

The part of Bisney Road adjacent to the Building (Block A) is 74.500 metres to 79.150 metres above the Hong Kong Principal Datum.
毗連建築物(A座)的一段碧荔道為香港主水平基準以上74.500米至79.150米。

Remark: This cross-section plan is not drawn to scale.
備註：此橫截面圖並非按照比例繪圖。

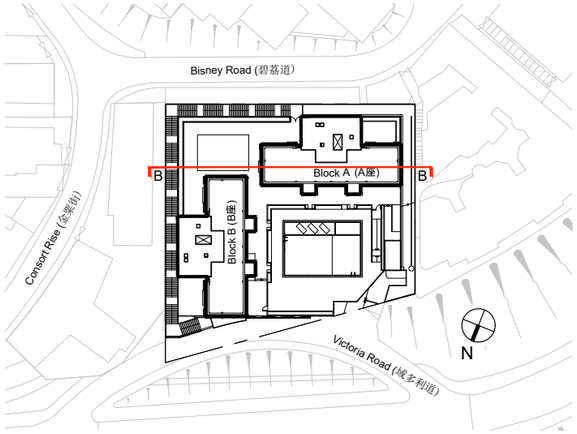
Block A
A 座



CROSS SECTION PLAN A-A
橫截面圖 A-A

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

Key Plan
索引圖



Legend 圖例

▽ Height in metres above the Hong Kong Principal Datum (PD) (Metres)
香港主水平基準以上高度(米)

– – – – – Dotted line denotes the level of the lowest residential floor of the building
虛線為該建築物最低住宅樓層水平

B.L. Boundary Line of the Development
發展項目的界線

CP Carpark
停車場

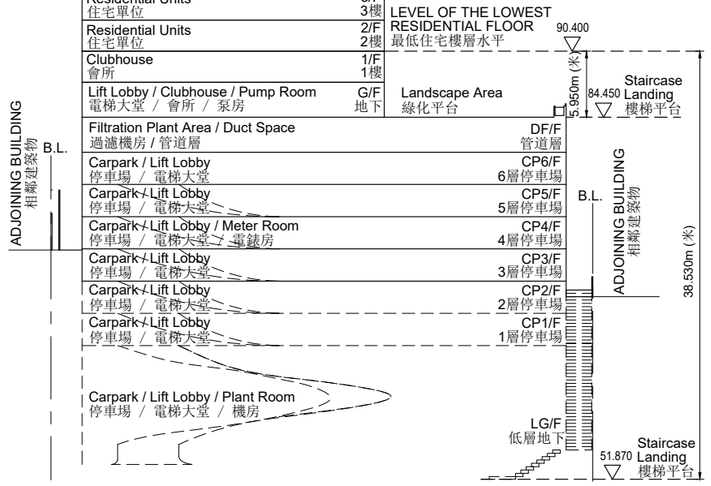
The part of staircase adjacent to the Building (Block A) is 51.870 metres to 84.450 metres above the Hong Kong Principal Datum.
毗連建築物(A座)的樓梯為香港主水平基準以上51.870米至84.450米。

Remark: This cross-section plan is not drawn to scale.
備註：此橫截面圖並非按照比例繪圖。

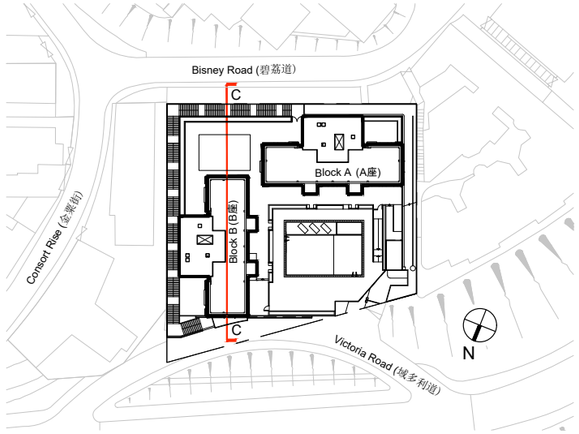
Block A
A 座

	Machine Room 機房
Roof 天台	Machine Room 機房
Residential Units 住宅單位	30/F 30樓
Residential Units 住宅單位	29/F 29樓
Residential Units 住宅單位	28/F 28樓
Residential Units 住宅單位	27/F 27樓
Residential Units 住宅單位	26/F 26樓
Residential Units 住宅單位	25/F 25樓
Residential Units 住宅單位	24/F 24樓
Residential Units 住宅單位	23/F 23樓
Residential Units 住宅單位	22/F 22樓
Residential Units 住宅單位	21/F 21樓
Residential Units 住宅單位	20/F 20樓
Residential Units 住宅單位	19/F 19樓
Residential Units 住宅單位	18/F 18樓
Residential Units 住宅單位	17/F 17樓
Residential Units 住宅單位	16/F 16樓
Residential Units 住宅單位	15/F 15樓
Residential Units 住宅單位	14/F 14樓
Residential Units 住宅單位	13/F 13樓
Residential Units 住宅單位	12/F 12樓
Residential Units 住宅單位	11/F 11樓
Residential Units 住宅單位	10/F 10樓
Residential Units 住宅單位	9/F 9樓
Residential Units 住宅單位	8/F 8樓
Residential Units 住宅單位	7/F 7樓
Residential Units 住宅單位	6/F 6樓
Residential Units 住宅單位	5/F 5樓
Residential Units 住宅單位	4/F 4樓
Residential Units 住宅單位	3/F 3樓
Residential Units 住宅單位	2/F 2樓
Clubhouse 會所	1/F 1樓
Lift Lobby / Clubhouse / Pump Room 電梯大堂 / 會所 / 泵房	G/F 地下
Filtration Plant Area / Duct Space 過濾機房 / 管道層	DF/F 管道層
Carpark / Lift Lobby 停車場 / 電梯大堂	CP6/F 6層停車場
Carpark / Lift Lobby 停車場 / 電梯大堂	CP5/F 5層停車場
Carpark / Lift Lobby / Meter Room 停車場 / 電梯大堂 / 電錶房	CP4/F 4層停車場
Carpark / Lift Lobby 停車場 / 電梯大堂	CP3/F 3層停車場
Carpark / Lift Lobby 停車場 / 電梯大堂	CP2/F 2層停車場
Carpark / Lift Lobby 停車場 / 電梯大堂	CP1/F 1層停車場
Carpark / Lift Lobby / Plant Room 停車場 / 電梯大堂 / 機房	LG/F 低層地下

CROSS SECTION PLAN B-B
橫截面圖 B-B



Key Plan
索引圖



Legend 圖例

▽ Height in metres above the Hong Kong Principal Datum (PD) (Metres)
香港主水平基準以上高度(米)

– – – – – Dotted line denotes the level of the lowest residential floor of the building
虛線為該建築物最低住宅樓層水平

B.L. Boundary Line of the Development
發展項目的界線

CP Carpark
停車場

The part of Victoria Road adjacent to the Building (Block B) is 51.870 metres to 54.280 metres above the Hong Kong Principal Datum.
毗連建築物(B座)的一段域多利道為香港主水平基準以上51.870米至54.280米。

The part of Bisney Road adjacent to the Building (Block B) is 74.500 metres to 79.150 metres above the Hong Kong Principal Datum.
毗連建築物(B座)的一段碧荔道為香港主水平基準以上74.500米至79.150米。

Remark: This cross-section plan is not drawn to scale.
備註：此橫截面圖並非按照比例繪圖。

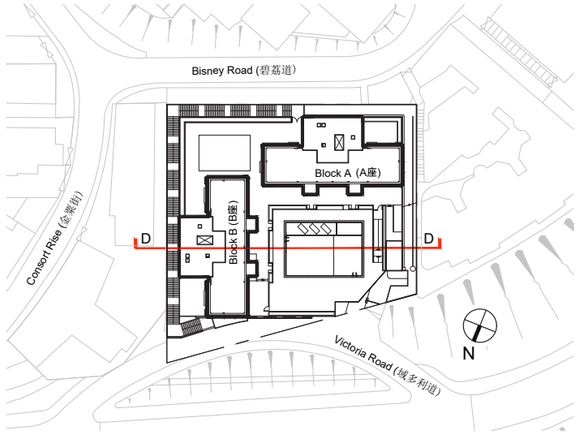
Block B
B 座



CROSS SECTION PLAN C-C
橫截面圖 C-C

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

Key Plan
索引圖



Legend 圖例

▽ Height in metres above the Hong Kong Principal Datum (PD) (Metres)
香港主水平基準以上高度(米)

– – – – – Dotted line denotes the level of the lowest residential floor of the building
虛線為該建築物最低住宅樓層水平

B.L. Boundary Line of the Development
發展項目的界線

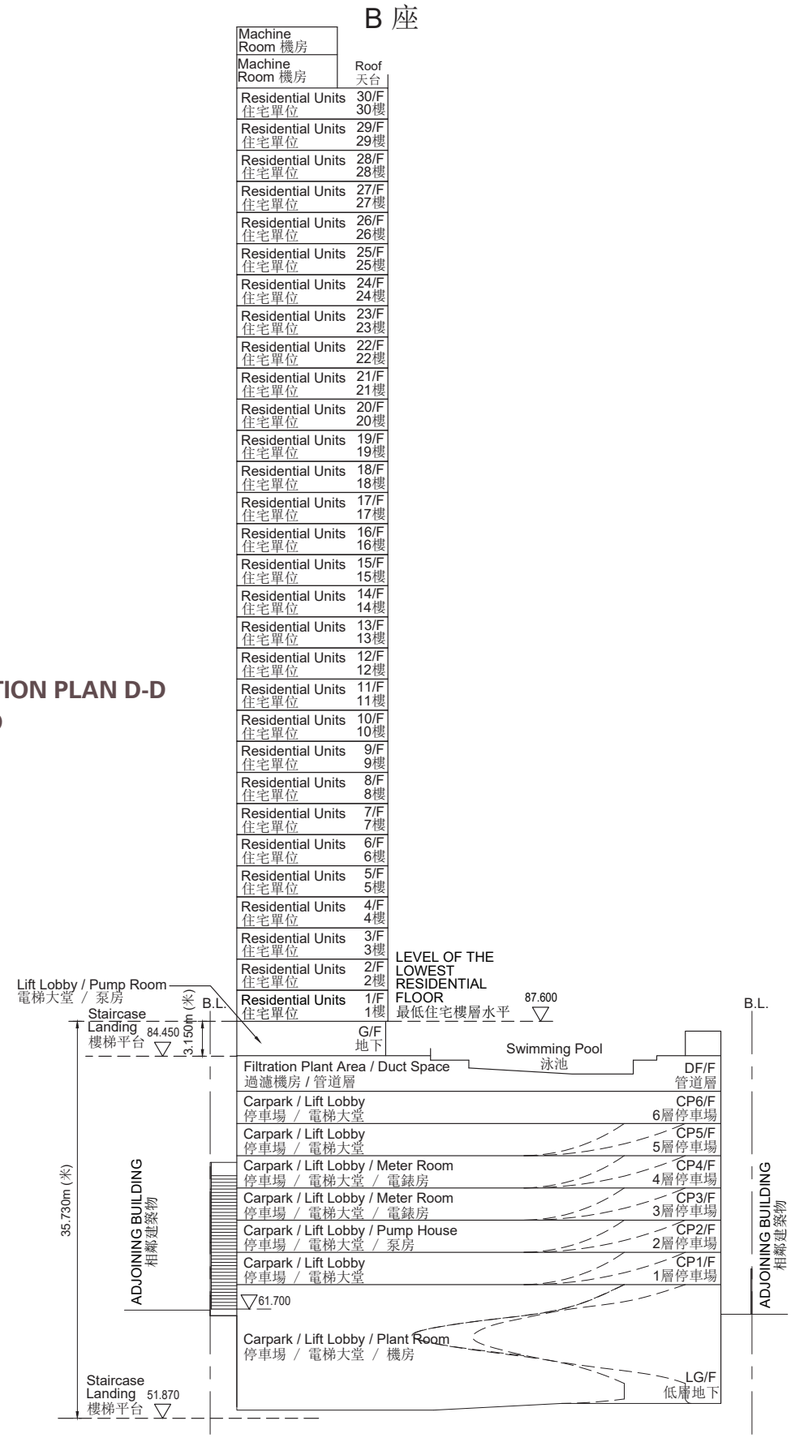
CP Carpark
停車場

The part of staircase adjacent to the Building (Block B) is 51.870 metres to 84.450 metres above the Hong Kong Principal Datum.
毗連建築物(B座)的樓梯為香港主水平基準以上51.870米至84.450米。

Remark: This cross-section plan is not drawn to scale.
備註：此橫截面圖並非按照比例繪圖。

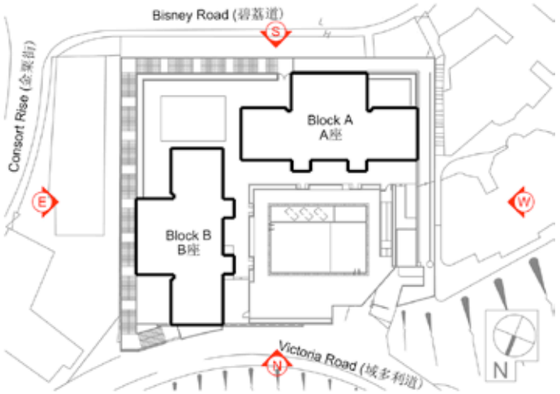
Block B
B 座

CROSS SECTION PLAN D-D
橫截面圖 D-D



20 ELEVATION PLAN
立面圖

Key Plan
索引圖



Authorized Person for the Development certified that the elevations shown on this plan:
發展項目的認可人士已證明本圖所示的立面圖：

(1) are prepared on the basis of the approved building plans for the Development as of 29 December 2022;
以2022年12月29日的情況為準的發展項目經批准的建築圖則為基礎擬備；及

(2) are in general accordance with the outward appearance of the Development.
大致上與發展項目的外觀一致。

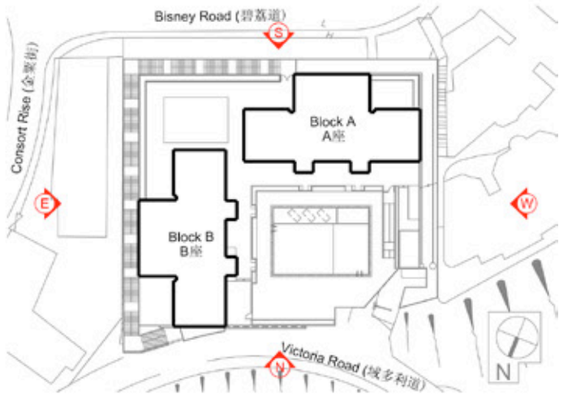


East Elevation
東面立面圖



South Elevation
南面立面圖

Key Plan
索引圖



Authorized Person for the Development certified that the elevations shown on this plan:
發展項目的認可人士已證明本圖所示的立面圖：

(1) are prepared on the basis of the approved building plans for the Development as of 29 December 2022;
以2022年12月29日的情況為準的發展項目經批准的建築圖則為基礎擬備；及

(2) are in general accordance with the outward appearance of the Development.
大致上與發展項目的外觀一致。



West Elevation
西面立面圖



North Elevation
北面立面圖

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

Common Facilities 公用設施	**Covered** 有蓋		**Uncovered** 無蓋		**Total Area** 總面積	
	Area (sq. m.) 面積(平方米)	**Area (sq. ft.)** 面積(平方呎)	**Area (sq. m.)** 面積(平方米)	**Area (sq. ft.)** 面積(平方呎)	**Area (sq. m.)** 面積(平方米)	**Area (sq. ft.)** 面積(平方呎)
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所(包括供住客使用的任何康樂設施)	429.638	4625	378.345	4073	807.983	8697
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或有其他名稱)	-	-	306.900	3303	306.900	3303
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)	110.760	1192	261.406	2814	372.166	4006

Note:

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

備註：

上述以平方呎表述之面積是以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

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

1. The address of the website on which a copy of the Outline Zoning Plan relating to the Development is available at: www.ozp.tpb.gov.hk.

2. (a) A copy of every deed of mutual covenant in respect of the specified residential properties that has been executed is available for inspection at the place at which the specified residential properties are offered to be sold.

   (b) The inspection is free of charge.

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

2. (a) 指明住宅物業的每一已簽立的公契的文本存放在指明住宅物業的售樓處，以供閱覽。

   (b) 無須為閱覽付費。

1. EXTERIOR FINISHES		
Item		**Description**
(a)	External wall	Curtain wall, aluminium cladding, glass balustrade, metal balustrade, metal louvre, tiles and paint
(b)	Window	Aluminium window frames with fluorocarbon coating fitted with double insulated glass unit with low-E coating for all windows in Living Room, Dining Room, Master Bedroom, Bedroom 1 and Bedroom 2 Aluminium window frames with fluorocarbon coating fitted with clear tempered glass for all windows in Kitchen, Utility and Servant Room Aluminium window frames with fluorocarbon coating fitted with obscured tempered glass for all windows in Master Bathroom, Bathroom and Lavatory
(c)	Bay window	Natural stone and paint (material and window sill finishes)
(d)	Planter	Not applicable
(e)	Verandah or balcony	(i) Balcony All balconies are covered External Wall: Aluminium cladding and ceramic tiles Ceiling: Metal and external paint on plaster Wall: Tiles Floor: Tiles Balustrade: Metal and laminated tempered clear glass with aluminium cladded curb (ii) Verandah Not applicable
(f)	Drying facilities for clothing	Not applicable

1. 外部裝修物料		
細項		**描述**
(a)	外牆	玻璃幕牆、鋁質蓋板、玻璃欄杆、金屬欄杆、金屬百葉、瓷磚及油漆
(b)	窗	客廳、飯廳、主人睡房、睡房1及睡房2之窗戶選用鋁質氟碳塗層窗框配雙層中空玻璃及低輻射塗層 廚房、工作間及傭人房之窗戶選用鋁質氟碳塗層窗框配透明強化清玻璃 主人浴室、浴室及洗手間之窗戶選用鋁質氟碳塗層窗框配半透明強化玻璃
(c)	窗台	天然石材及油漆(用料及窗台板的裝修物料)
(d)	花槽	不適用
(e)	陽台或露台	(i) 露台 所有露台有蓋 外牆：鋁質蓋板及瓷磚 天花板：金屬及批盪面掃上外牆漆 牆身：瓷磚 地台：瓷磚 圍欄：金屬及夾層強化透明玻璃，沿邊鋪砌鋁質蓋板 (ii) 陽台 不適用
(f)	乾衣設施	不適用

2. INTERIOR FINISHES				
Item			**Description**	
(a)	Lobby	Carpark Lift Lobby at Carpark 1 Floor, Carpark 2 Floor, Carpark 3 Floor, Carpark 4 Floor, Carpark 5 Floor and Carpark 6 Floor	Wall finished with emulsion paint Floor finished with tiles Ceiling finished with gypsum board false ceiling with emulsion paint	
		Main Entrance Lobby at LG/F	Wall finished with natural stone, timber panel, metal and glass Floor finished with natural stone Ceiling finished with timber panel, gypsum board false ceiling with emulsion paint, natural stone and aluminium ceiling	
		Tower Entrance Lobby at G/F	Wall finished with natural stone, timber panel, metal and glass Floor finished with natural stone Ceiling finished with timber panel, aluminium ceiling and gypsum board false ceiling with emulsion paint	
		Typical Residential Floors	Wall finished with natural stone, timber panel, mirror and metal Floor finished with natural stone Ceiling finishing with gypsum board false ceiling with emulsion paint	
			Wall	**Ceiling**
(b)	Internal wall and ceiling	Type of Living Room and Dining Room finishes	Emulsion paint (except Flat 2 on 26/F of Block A)	Ceiling finished with gypsum board with emulsion paint and gypsum board bulkhead with emulsion paint (except Flat 2 on 26/F of Block A)
			Flat 2 on 26/F of Block A: Wood veneer, wallpaper, artificial leather and metal	Flat 2 on 26/F of Block A: Gypsum board ceiling with emulsion paint and gypsum board or wood bulkhead with emulsion paint
		Type of Bedroom finishes	Emulsion paint (except Flat 2 on 26/F of Block A)	Ceiling finished with gypsum board with emulsion paint and gypsum board bulkhead with emulsion paint (except Flat 2 on 26/F of Block A)
			Flat 2 on 26/F of Block A: Wood veneer, wallpaper, artificial leather and metal	Flat 2 on 26/F of Block A: Gypsum board ceiling with emulsion paint and gypsum board or wood bulkhead with emulsion paint

2. 室內裝修物料				
細項			**描述**	
(a)	大堂	1層停車場、2層停車場、 3層停車場、4層停車場、 5層停車場及6層停車場升降機大堂	牆身髹乳膠漆 地台鋪砌瓷磚 天花裝設石膏板假天花髹乳膠漆	
		低層地下入口大堂	牆身鋪砌天然石材、木飾面、金屬及玻璃 地台鋪砌天然石材 天花裝設木飾面、石膏板假天花髹乳膠漆、天然石材及鋁質天花	
		地下入口大堂	牆身鋪砌天然石材、木飾面、金屬及玻璃 地台鋪砌天然石材 天花裝設木飾面、鋁質天花及石膏板假天花髹乳膠漆	
		標準住宅樓層	牆身鋪砌天然石材、木飾面、鏡面及金屬 地台鋪砌天然石材 天花裝設石膏板假天花髹乳膠漆	
			牆壁	**天花板**
(b)	內牆及天花板	客飯廳裝修物料的類型	乳膠漆 (A座26樓單位2除外)	天花板鋪砌石膏板髹乳膠漆及石膏板假陣髹乳膠漆 (A座26樓單位2除外)
			A座26樓單位2： 木皮、牆紙、人造皮及金屬	A座26樓單位2： 天花板鋪砌石膏板髹乳膠漆及石膏板或木板假陣髹乳膠漆
		睡房裝修物料的類型	乳膠漆 (A座26樓單位2除外)	天花板鋪砌石膏板髹乳膠漆及石膏板假陣髹乳膠漆 (A座26樓單位2除外)
			A座26樓單位2： 木皮、牆紙、人造皮及金屬	A座26樓單位2： 天花板鋪砌石膏板髹乳膠漆及石膏板或木板假陣髹乳膠漆

2. INTERIOR FINISHES				
Item			**Description**	
			Floor	**Skirting**
(c)	Internal floor	Type of Living Room and Dining Room finishes	Engineered timber flooring Natural stone along edge of floor adjoining door to balcony (except Flat 2 on 26/F of Block A)	Timber skirting (except Flat 2 on 26/F of Block A)
			Flat 2 on 26/F of Block A: Metal and engineered timber flooring Natural stone along edge of floor adjoining door to balcony	Flat 2 on 26/F of Block A: Wood veneer and paint skirting
		Type of Bedroom finishes	Engineered timber flooring (except Flat 2 on 26/F of Block A)	Timber skirting (except Flat 2 on 26/F of Block A)
			Flat 2 on 26/F of Block A: Metal and engineered timber flooring	Flat 2 on 26/F of Block A: Wood veneer and paint skirting
			Wall, Floor and Ceiling	
(d)	Bathroom	Type of finishes	Master Bathroom Wall: Natural stone, metal and emulsion paint Floor: Tiles Ceiling: Gypsum board false ceiling with emulsion paint	
			Bathroom Wall: Natural stone, tiles, metal and emulsion paint Floor: Tiles Ceiling: Gypsum board false ceiling with emulsion paint	
			Lavatory Wall: Tiles Floor: Tiles Ceiling: Aluminium ceiling	
		Whether the wall finishes run up to the ceiling	Run up to false ceiling level	

2. 室內裝修物料				
細項			**描述**	
			地板	**牆腳線**
(c)	內部地板	客飯廳裝修物料的類型	複合木地板 沿通往露台門戶之內部地台圍邊鋪天然石材 (A座26樓單位2除外)	木牆腳線 (A座26樓單位2除外)
			A座26樓單位2： 金屬及複合木地板 沿通往露台門戶之內部地台圍邊鋪天然石材	A座26樓單位2： 木皮及油漆腳線
		睡房裝修物料的類型	複合木地板 (A座26樓單位2除外)	木牆腳線 (A座26樓單位2除外)
			A座26樓單位2： 金屬及複合木地板	A座26樓單位2： 木皮及油漆腳線
			牆壁、地板及天花板	
(d)	浴室	裝修物料的類型	主人浴室 牆壁：天然石材、金屬及髹乳膠漆 地板：瓷磚 天花板：石膏板假天花髹乳膠漆	
			浴室 牆壁：天然石材、瓷磚、金屬及髹乳膠漆 地板：瓷磚 天花板：石膏板假天花髹乳膠漆	
			洗手間 牆壁：瓷磚 地板：瓷磚 天花板：鋁質天花	
		牆壁的裝修物料是否鋪至天花板	鋪至假天花水平	

2. INTERIOR FINISHES			
Item			**Description**
			Wall, Floor, Ceiling and Cooking Bench
(e)	Kitchen	Type of finishes	Wall: Tiles Floor: Tiles Ceiling: Gypsum board false ceiling with emulsion paint Cooking bench: Reconstituted stone
		Whether the wall finishes run up to the ceiling	Run up to false ceiling level

2. 室內裝修物料			
細項			**描述**
			牆壁、地板、天花板及灶台
(e)	廚房	裝修物料的類型	牆壁：瓷磚 地板：瓷磚 天花板：石膏板假天花髹乳膠漆 灶台：人造石材
		牆壁的裝修物料是否鋪至天花板	鋪至假天花水平

3. INTERIOR FITTINGS					
			Material	Finishes	Accessories
(a)	Doors	Residential Main Entrance Door	Solid core fire rated timber door	Timber veneer	Lockset, concealed door closer, door hinges, door stopper, smoke seal, eye viewer and door chain
		Residential Back Entrance Door	Solid core fire rated timber door	Timber veneer	Lockset, door closer, door hinges, door stopper, smoke seal and eye viewer
		Balcony Door	Aluminium window frames with fluorocarbon coating glass sliding door	Clear glass	Sliding door track set, lockset with handle
		Kitchen Door	Solid core fire rated timber door	Timber veneer and fire rated glass vision panel	Door handle, concealed door closer, door stopper and door hinges
		Bedroom Door (Master Bedroom, Bedroom 1 and Bedroom 2)	Solid core timber door	Timber veneer	Lockset, door hinges and door stopper
		Bathroom Door (Master Bathroom and Bathroom)	Solid core timber door with timber louvre	Timber veneer	Lockset, door hinges and door stopper
		Utility Door	Solid core fire rated timber door	Timber veneer and fire rated glass vision panel	Lockset, concealed door closer, door hinges and door stopper
		Servant Room Door	Solid core timber door	Plastic laminate	Sliding door track set and lockset with handle
		Lavatory Door	Aluminium folding door	Froster glass and metal louvre	Sliding and folding door track, lockset and door hinges

3. 室內裝置					
			用料	裝修物料	配件
(a)	門	住宅主大門	實心防火木門	木皮	門鎖、暗藏氣鼓、門鉸、門擋、防煙條、防盜眼及防盜鏈
		住宅後大門	實心防火木門	木皮	門鎖、氣鼓、門鉸、門擋、防煙條及防盜眼
		露台門	鋁質氟碳塗層窗框配玻璃趟門	清玻璃	趟門軌道、門鎖連門把手
		廚房門	實心防火木門	木皮及防火玻璃視窗	門把手、暗藏氣鼓、門擋及門鉸
		睡房門（主人睡房、睡房1及睡房2）	實心木門	木皮	門鎖、門鉸及門擋
		浴室門（主人浴室及浴室）	實心木門設有木百葉	木皮	門鎖、門鉸及門擋
		工作間門	實心防火木門	木皮及防火玻璃視窗	門鎖、暗藏氣鼓、門鉸及門擋
		傭人房門	實心木門	膠板	趟門軌道及門鎖連把手
		洗手間門	鋁質折疊門	磨砂玻璃及金屬百葉	趟及折疊門軌道、門鎖及門鉸

3. INTERIOR FITTINGS				
		(i) Type of fittings and equipment		Material of fittings and equipment
(b)	Bathroom	Cabinet	Countertop	Natural stone
			Cabinet	Timber basin cabinet with plastic laminate and metal; and Timber mirror cabinet with mirror, plastic laminate and metal
		Bathroom fittings and equipment	Wash basin mixer	Brushed bronze finish
			Wash basin and water closet	Vitreous china
			Toilet paper holder	Brushed bronze finish
			Towel bar	Brushed bronze finish
			Robe hook	Brushed bronze finish
			Curtain rail	Metal
			Please refer to the "Appliances Schedule"	
		Water supply system	Cold water pipe	Copper water pipes
			Hot water pipe	Copper water pipes with thermal insulation
		Bathing facilities (including shower or bathtub, if applicable)	Shower set and mixer	Brushed bronze finish
			Shower compartment	Tempered glass, metal and natural stone
			Bathtub	Enamelled steel
		Size of bath tub, if applicable	Master Bathroom	1700mm(L) x 750mm(W) x 410mm(D)
			Master Bathroom (Flat 1 and 2 on 1/F of Block B)	1600mm(L) x 700mm(W) x 430mm(D)

3. 室內裝置				
		(i) 裝置及設備的類型		裝置及設備的用料
(b)	浴室	櫃	櫃台面	天然石材
			櫃	膠板及金屬之木製面盆櫃；及 鏡面、膠板及金屬之木製鏡櫃
		浴室的裝置及設備	洗手盤水龍頭	拉絲古銅飾面
			洗手盤及坐廁	搪瓷
			廁紙架	拉絲古銅飾面
			毛巾桿	拉絲古銅飾面
			掛鉤	拉絲古銅飾面
			浴簾軌	金屬
			請參閱「設備説明表」	
		供水系統	冷水喉	銅水喉
			熱水喉	配有隔熱絕緣保護之銅水喉
		沐浴設施（包括花灑或浴缸，如適用的話）	花灑套裝及龍頭	拉絲古銅飾面
			淋浴間	強化玻璃、金屬及天然石材
			浴缸	鋼瓷釉
		浴缸大小，如適用的話	主人浴室	1700毫米(長) x 750毫米(闊) x 410毫米(深)
			主人浴室（B座1樓單位1及單位2）	1600毫米(長) x 700毫米(闊) x 430毫米(深)

3. INTERIOR FITTINGS					
		(i) Type of fittings and equipment		Material of fittings and equipment	
(c)	Kitchen	(i) Sink unit		Stainless steel	
		(ii) Water supply system		Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply	
			Material and finishes		
		(iii) Kitchen cabinet	Wooden kitchen cabinet with silk bronzo melamine finished door panel Wooden open shelf with metal and timber veneer		
		(iv) Type of all other fittings and equipment	Other fittings	Chrome plated sink mixer	
			For appliances provision, please also see "Appliances Schedule"		
			Fittings	Type	Material
(d)	Bedroom (except Bedroom and Master Bedroom of the units listed below)	Type and material of fittings (including built-in wardrobe)	Built-in wardrobe	Not applicable	Not applicable
			Other fittings	Not applicable	Not applicable
	Master bedroom of Flat 1, 2/F - 30/F, Block A	Type and material of fittings (including built-in wardrobe)	Sliding screen	Not applicable	Aluminum frame with fluorocarbon coating fitted with featured glass
	Master bedroom of Flat 1 & Flat 2, 1/F - 14/F, Block B				
	Bedroom 2 of Flat 1 & Flat 2, 15/F - 30/F, Block B				
(e)	Telephone	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Flats"		
(f)	Aerials	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Flats"		

3. 室內裝置					
		(i) 裝置及設備的類型		裝置及設備的用料	
(c)	廚房	(i) 洗滌盆		不銹鋼	
		(ii) 供水系統		冷水供水採用銅水喉及熱水供水採用配有隔熱絕緣保護之銅水喉	
			用料及裝修物料		
		(iii) 廚櫃	木製廚櫃組合，配仿絲綢三聚氰胺飾面門板 金屬及木飾面木製層架		
		(iv) 所有其他裝置及設備的類型	其他裝置的類型	鍍鉻洗滌盆水龍頭	
			有關供應之設備，請參閱「設備説明表」		
			裝置	類型	用料
(d)	睡房（除以下列出之睡房及主人睡房）	裝置（包括嵌入式衣櫃）的類型及用料	嵌入式衣櫃	不適用	不適用
			其他裝置	不適用	不適用
	A座2樓至30樓單位1之主人睡房	裝置(包括嵌入式衣櫃)的類型及用料	趟屏風	不適用	鋁質氟碳塗層框配特色玻璃
	B座1樓至14樓單位1及單位2之主人睡房				
	B座15樓至30樓單位1及單位2之睡房2				
(e)	電話	接駁點的位置及數目	請參閱「住宅單位機電裝置數量説明表」		
(f)	天線	接駁點的位置及數目	請參閱「住宅單位機電裝置數量説明表」		

3. INTERIOR FITTINGS				
			Fittings	
(g)	Electrical installation	(i) Electrical fittings (including safety device)	Electrical fittings	Faceplate for all switches and power sockets
			Safety devices	Three phase electricity supply with miniature circuit breakers distribution board are provided
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed [1]	
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Flats"	
(h)	Gas supply	Type	Towngas	
		System	Separate gas meter with gas supply pipe is provided and connected to gas hob and gas water heater.	
		Location	For the location of gas water heater, please refer to the "Appliances Schedule"	
(i)	Washing machine connection point	Location	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Flats"	
		Design	Water point and drain point are provided for washing machine	
(j)	Water supply	(i) Material of water pipes	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply	
		(ii) Water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed [2]	
		(iii) Whether hot water is available	Hot water supply to Kitchen, Master Bathroom, Bathroom and Lavatory	

Notes:

1. Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.
2. Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.

3. 室內裝置				
			裝置	
(g)	電力裝置	(i) 供電附件（包括安全裝置）	供電附件	提供電掣及電插座之面板
			安全裝置	三相電力配電箱並裝置微型斷路器
		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露 [1]	
		(iii) 電插座及空調機接駁點的位置及多數目	請參閱「住宅單位機電裝置數量説明表」	
(h)	氣體供應	類型	煤氣	
		系統	提供獨立煤氣錶及煤氣喉供接駁煤氣煮食爐及煤氣熱水爐	
		位置	煤氣熱水爐位置，請參閱「設備説明表」	
(i)	洗衣機接駁點	位置	請參閱「住宅單位機電裝置數量説明表」	
		設計	洗衣機設有來水及去水接駁點	
(j)	供水	(i) 水管的用料	冷水供水採用銅水喉及熱水供水採用配有隔熱絕緣保護之銅水喉	
		(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露 [2]	
		(iii) 有否熱水供應	廚房、主人浴室、浴室及洗手間供應熱水	

備注：

1. 除部份隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或暗藏。
2. 除部份隱藏於混凝土內之水管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或暗藏。

4. MISCELLANEOUS					
(a)	Lifts		**Residential lifts**		
		(i) Brand name and model number	Brand name	Toshiba	
			Model number	For lift nos. L1 and L4: CV 150 For lift nos. L2, L3, L5 and L6: ELCOSMO-III	
		(ii) Number and floor served	Number of lifts	6	
			Floor served by the lifts	For lift nos. L1 and L4: G/F, 1/F to 30/F	
				For lift nos. L2 and L5: G/F, 1/F, 3/F, 5/F, 7/F, 9/F, 11/F, 13/F, 15/F, 17/F, 19/F, 21/F, 23/F, 25/F, 27/F and 29/F	
				For lift nos. L3 and L6: G/F, 2/F, 4/F, 6/F, 8/F, 10/F, 12/F, 14/F, 16/F, 18/F, 20/F, 22/F, 24/F, 26/F, 28/F and 30/F	
			Podium lifts		
		(i) Brand name and model number	Brand name	Toshiba	
			Model number	For lift nos. L7 and L8: SPACEL-III	
		(ii) Number and floor served	Number of lifts	2	
			Floor served by the lifts	For lift nos. L7 and L8: LG/F, Carpark 1 Floor, Carpark 2 Floor, Carpark 3 Floor, Carpark 4 Floor, Carpark 5 Floor, Carpark 6 Floor and G/F	
(b)	Letter box	Material	Stainless steel		
(c)	Refuse collection	(i) Means of refuse collection	Centrally handled at the Refuse Storage Chamber with vehicular access located at LG/F		
		(ii) Location of refuse room	Refuse Storage Chamber located at LG/F		
			Water meter	**Electricity meter**	**Gas meter**
(d)	Water meter, electricity meter and gas meter	(i) Location	Common water meter cabinet on G/F and R/F	Common electric meter cabinet of each floor	Inside cabinet of kitchen
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

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

4. 雜項					
(a)	升降機		**住宅升降機**		
		(i) 品牌名稱及產品型號	品牌名稱	東芝	
			產品型號	升降機號碼L1及L4：CV 150 升降機號碼L2、L3、L5及L6：ELCOSMO-III	
		(i) 數目及到達的樓層	升降機的數目	6	
			到達的樓層	升降機號碼L1及L4：地下、1樓至30樓	
				升降機號碼L2及L5： 地下、1樓、3樓、5樓、7樓、9樓、11樓、13樓、15樓、17樓、19樓、21樓、23樓、25樓、27樓及29樓	
				升降機號碼L3及L6： 地下、2樓、4樓、6樓、8樓、10樓、12樓、14樓、16樓、18樓、20樓、22樓、24樓、26樓、28樓及30樓	
			平台升降機		
		(i) 品牌名稱及產品型號	品牌名稱	東芝	
			產品型號	升降機號碼L7及L8：SPACEL-III	
		(ii) 數目及到達的樓層	升降機的數目	2	
			到達的樓層	升降機號碼L7及L8： 低層地下、1層停車場、2層停車場、3層停車場、4層停車場、5層停車場、6層停車場及地下	
(b)	信箱	用料	不銹鋼		
(c)	垃圾收集	(i) 垃圾收集的方法	低層地下設有附車輛通道的垃圾儲存房以中央處理所收集的垃圾		
		(ii) 垃圾房的位置	垃圾儲存房位於低層地下		
			水錶	**電錶**	**氣體錶**
(d)	水錶、電錶及氣體錶	(i) 位置	地下及天台之公用水錶櫃	各樓層之公用電錶櫃	於廚櫃內
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	獨立錶

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

5. SECURITY FACILITIES

Video door phone is provided for all residential units and connected to the visitor panel at entrance hall at LG/F, lift lobby entrance at Carpark 1 Floor to Carpark 6 Floor, and main entrances of each block at G/F.

Octopus card readers and QR code readers for access control are provided at all entrance of the Development, main entracne of each block on G/F & R/F, carpark lift lobbies, clubhouse entrance and function rooms.

CCTV system is provided at entrance of the Development, main entrance of each block on G/F & R/F, major passages, landscape area, clubhouse, carpark, carpark lift lobbies and inside lift cars and linked to the central security console.

Vehicular control system is provided at vehicular entrance.

6. APPLIANCES

All set out in the "Appliances Schedule"

5. 保安設施

所有住宅單位均裝設視像對講機接駁到低層地下入口大堂訪客系統、1層停車場至6層停車場升降機大堂入口及每座大廈地下主入口。

發展項目的各入口、每座大廈地下主入口及天台、停車場升降機大堂及會所入口及多用途室均裝有八達通讀卡器及二維碼掃瞄器。

發展項目的各入口、每座大廈地下主入口及天台、主要通道、園景區、會所、停車場、停車場升降機大堂及升降機內均裝設閉路電視接駁到中央保安人員辦事處。

車道入口設有出入控制系統。

6. 設備

請參閱「設備說明表」

Appliances Schedule 設備説明表

Location 位置	Description 描述	Brand Name 品牌名稱	Model Number 產品型號	Block A 第A座		Block B 第B座			
				2/F - 30/F 2樓至30樓		1/F 1樓		2/F - 30/F 2樓至30樓	
				Flat 1 單位1	Flat 2 單位2	Flat 1 單位1	Flat 2 單位2	Flat 1 單位1	Flat 2 單位2
Living Room, Dining Room, Master Bedroom, Bedroom 1, Bedroom 2 (if any) and Servant Room 客廳、飯廳、主人睡房、 睡房1、睡房2(如有)及 傭人房	Split Type Air-conditioner (Indoor Unit) 分體式空調機(室內機)	DAIKIN 大金	FTXS20KVMN	✓	✓	✓	✓	✓	✓
			FTXS35KVMN	✓	✓	✓	✓	✓	✓
			FTXS50KAVMN	✓	✓	✓	✓	✓	✓
			FTXS71KAVMN	✓	✓	✓	✓	✓	✓
	Split Type Air-conditioner (Outdoor Unit) 分體式空調機(室外機)		2MXS50FV1B	✓	✓	✓	✓	✓	✓
			4MXS80LVMA9	✓	✓	✓	✓	✓	✓
			4MXS115HV2C	✓	✓	✓	✓	✓	✓
Kitchen 廚房	Gas Hob (Wok burner) 煤氣煮食爐(炒鑊用)	MIELE	CS 1018 G	✓	✓	✓	✓	✓	✓
	Gas Hob (2-burners) 煤氣煮食爐(雙爐頭)	MIELE	CS 1013-1	✓	✓	✓	✓	✓	✓
	Cooker Hood 抽油煙機	MIELE	DA 4298 W	✓	✓	✓	✓	✓	✓
	Steam Combination Oven 蒸焗爐	MIELE	DGC 7440	✓	✓	✓	✓	✓	✓
	Refrigerator 雪櫃	MIELE	KS 28463 D ed/cs FNS 28463 E ed/cs	✓	✓	✓	✓	✓	✓
	Wine Cellar 酒櫃	MIELE	KWT 6321 UG	✓	✓	✓	✓	✓	✓
	Dishwasher 洗碗碟機	MIELE	G 5050 C SCVi	✓	✓	✓	✓	✓	✓
	Exhaust Fan 抽氣扇	PANASONIC	FV-20WH307	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHM 6	✓	✓	✓	✓	✓	✓

Remarks:
1. " √ " denotes that such appliance(s) is/are provided in the residential property.
2. "-"denotes "Not provided".
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.

備注：
1. 上表 " √ " 代表「提供」。
2. 上表 " - " 代表「不提供」。
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Appliances Schedule 設備説明表

Location 位置	Description 描述	Brand Name 品牌名稱	Model Number 產品型號	Block A 第A座		Block B 第B座			
				2/F - 30/F 2樓至30樓		1/F 1樓		2/F - 30/F 2樓至30樓	
				Flat 1 單位1	Flat 2 單位2	Flat 1 單位1	Flat 2 單位2	Flat 1 單位1	Flat 2 單位2
Utility 工作間	Washer 洗衣機	MIELE	WED 325	✓	✓	✓	✓	✓	✓
	Dryer 乾衣機	MIELE	TEB 145 WP	✓	✓	✓	✓	✓	✓
Master Bathroom 主人浴室	Exhaust Fan 抽氣扇	PANASONIC	FV-15WH307	✓	✓	✓	✓	✓	✓
	Gas Water Heater 煤氣熱水爐	TGC	RJW150SFA-W	✓	✓	✓	✓	✓	✓
Bathroom 浴室	Exhaust Fan 抽氣扇	PANASONIC	FV-15WH307	✓	✓	✓	✓	✓	✓
	Gas Water Heater 煤氣熱水爐	TGC	RJW150SFA	✓	✓	-	-	✓	✓
	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DMB 2A STi	-	-	✓	✓	-	-
Lavatory 洗手間	Exhaust Fan 抽氣扇	PANASONIC	FV-15WH307	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	HOTPOOL	HPU-3.5	✓	✓	✓	✓	✓	✓

Remarks:

1. " √ " denotes that such appliance(s) is/are provided in the residential property.
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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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賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅單位機電裝置數量説明表

Location 位置	Description 描述	Block A 第A座				Block B 第B座					
		2/F - 14/F 2樓至14樓		15/F - 30/F 15樓至30樓		1/F 1樓		2/F - 14/F 2樓至14樓		15/F - 30/F 15樓至30樓	
		Flat 1 單位1	Flat 2 單位2	Flat 1 單位1	Flat 2 單位2	Flat 1 單位1	Flat 2 單位2	Flat 1 單位1	Flat 2 單位2	Flat 1 單位1	Flat 2 單位2
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1	1	1	1
Living Room, Dining Room 客廳、飯廳	Indoor Video Doorphone 室內視像對講系統	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for A/C Indoor Unit 室內冷氣機接線座	2	2	2	2	2	2	2	2	2	2
	TV Outlet 電視天線插座	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1
	Data Outlet 數據插座	3	3	3	3	3	3	3	3	3	3
	13A Twin Socket Outlet 13A雙位電插座	4	4	4	4	4	4	4	4	4	4
	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	9	9	9	9	9	9	9	9	9	9
	Switch for Electric Water Heater 電熱水爐開關掣	1	1	1	1	1	1	1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	1	1	1	1	1	1	1	1
	Connection Unit for Balcony Lighting 露台燈位接線位	1	1	1	1	1	1	1	1	1	1

Remarks:

1. "-"denotes "Not provided".
2. The numbers as shown in the above table denotes the numbers provided.

備注：

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2. 上表顯示的數目代表提供的數量。

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅單位機電裝置數量說明表

Location 位置	Description 描述	Block A 第A座				Block B 第B座					
		2/F - 14/F 2樓至14樓		15/F - 30/F 15樓至30樓		1/F 1樓		2/F - 14/F 2樓至14樓		15/F - 30/F 15樓至30樓	
		Flat 1 單位1	Flat 2 單位2	Flat 1 單位1	Flat 2 單位2	Flat 1 單位1	Flat 2 單位2	Flat 1 單位1	Flat 2 單位2	Flat 1 單位1	Flat 2 單位2
Master Bedroom 主人睡房	Fused Spur Unit for A/C Indoor Unit 室內冷氣機接線座	2	2	1	1	2	2	2	2	1	1
	TV Outlet 電視天線插座	2	2	1	1	2	2	2	2	1	1
	Data Outlet 數據插座	2	2	1	1	2	2	2	2	1	1
	13A Twin Socket Outlet 13A雙位電插座	2	2	1	1	2	2	2	2	1	1
	13A Twin Socket Outlet with USB Port 13A雙位電插座連USB插頭	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13A單位電插座	3	3	2	2	3	3	3	3	2	2
	13A Single Socket Outlet with USB Port 13A單位電插座連USB插頭	1	1	-	-	1	1	1	1	-	-
	Lighting Switch 燈掣	4	4	3	3	4	4	4	4	3	3
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	1	1	1	1	1	1	1	1
Bedroom 1 睡房1	Fused Spur Unit for A/C Indoor Unit 室內冷氣機接線座	1	1	1	1	1	1	1	1	1	1
	TV Outlet 電視天線插座	1	1	1	1	1	1	1	1	1	1
	Data Outlet 數據插座	1	1	1	1	1	1	1	1	1	1

Remarks:
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備注：
1. 上表 " - " 代表「不提供」。
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Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅單位機電裝置數量說明表

Location 位置	Description 描述	Block A 第A座				Block B 第B座					
		2/F - 14/F 2樓至14樓		15/F - 30/F 15樓至30樓		1/F 1樓		2/F - 14/F 2樓至14樓		15/F - 30/F 15樓至30樓	
		Flat 1 單位1	Flat 2 單位2	Flat 1 單位1	Flat 2 單位2	Flat 1 單位1	Flat 2 單位2	Flat 1 單位1	Flat 2 單位2	Flat 1 單位1	Flat 2 單位2
Bedroom 1 睡房1	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet with USB Port 13A單位電插座連USB插頭	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	1	1	1	1	1	1	1	1	1	1
Bedroom 2 睡房2	Fused Spur Unit for A/C Indoor Unit 室內冷氣機接線座	-	-	1	1	-	-	-	-	1	1
	TV Outlet 電視天線插座	-	-	1	1	-	-	-	-	1	1
	Data Outlet 數據插座	-	-	1	1	-	-	-	-	1	1
	13A Twin Socket Outlet 13A雙位電插座	-	-	1	1	-	-	-	-	1	1
	13A Single Socket Outlet 13A單位電插座	-	-	1	1	-	-	-	-	1	1
	13A Single Socket Outlet with USB Port 13A單位電插座連USB插頭	-	-	1	1	-	-	-	-	1	1
	Lighting Switch 燈掣	-	-	1	1	-	-	-	-	1	1

Remarks:

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2. The numbers as shown in the above table denotes the numbers provided.

備注：

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2. 上表顯示的數目代表提供的數量。

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅單位機電裝置數量說明表

Location 位置	Description 描述	Block A 第A座				Block B 第B座					
		2/F - 14/F 2樓至14樓		15/F - 30/F 15樓至30樓		1/F 1樓		2/F - 14/F 2樓至14樓		15/F - 30/F 15樓至30樓	
		Flat 1 單位1	Flat 2 單位2	Flat 1 單位1	Flat 2 單位2	Flat 1 單位1	Flat 2 單位2	Flat 1 單位1	Flat 2 單位2	Flat 1 單位1	Flat 2 單位2
Corridor 走廊	Fused Spur Unit for Lighting 燈位接線座	-	-	-	-	-	3	-	3	-	3
	Lighting Switch 燈掣	2	2	2	2	2	2	2	2	2	2
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	1	1	1	1	1	1	1	1
	Switch for Electric Water Heater 電熱水爐開關掣	-	-	-	-	1	1	-	-	-	-
Master Bathroom 主人浴室	13A Twin Socket Outlet with USB Port 13A雙位電插座連USB插頭	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Exhaust Fan 抽氣扇接線座	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Water Closet 座廁接線座	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Gas Water Heater 煤氣熱水爐接線座	1	1	1	1	1	1	1	1	1	1
	Towngas Water Heater Remote Controller 煤氣熱水爐控制器	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Cabinet Lighting 浴室櫃燈接線座	1	1	1	1	1	1	1	1	1	1

Remarks:

1. "-"denotes "Not provided".
2. The numbers as shown in the above table denotes the numbers provided.

備注：

1. 上表 " - " 代表「不提供」。
2. 上表顯示的數目代表提供的數量。

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅單位機電裝置數量說明表

Location 位置	Description 描述	Block A 第A座				Block B 第B座					
		2/F - 14/F 2樓至14樓		15/F - 30/F 15樓至30樓		1/F 1樓		2/F - 14/F 2樓至14樓		15/F - 30/F 15樓至30樓	
		Flat 1 單位1	Flat 2 單位2	Flat 1 單位1	Flat 2 單位2	Flat 1 單位1	Flat 2 單位2	Flat 1 單位1	Flat 2 單位2	Flat 1 單位1	Flat 2 單位2
Bathroom 浴室	13A Twin Socket Outlet with USB Port 13A雙位電插座連USB插頭	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Exhaust Fan 抽氣扇接線座	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Water Closet 座廁接線座	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Gas Water Heater 煤氣熱水爐接線座	1	1	1	1	-	-	1	1	1	1
	Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	1	1	1	-	-	1	1	1	1
	Connection Unit for Electric Water Heater 電熱水爐接線位	-	-	-	-	1	1	-	-	-	-
	Electric Water Heater Remote Controller 電熱水爐溫度控制器	-	-	-	-	1	1	-	-	-	-
	Fused Spur Unit for Cabinet Lighting 浴室櫃燈接線座	1	1	1	1	1	1	1	1	1	1
Kitchen 廚房	Door Bell 門鈴	1	1	1	1	1	1	1	1	1	1
	Data Outlet 數據插座	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	4	4	4	4	4	4	4	4	4	4
	13A Single Socket Outlet for Gas Cooker 煮食爐13A單位電插座	2	2	2	2	2	2	2	2	2	2
	13A Single Socket Outlet for Cooker Hood 抽油煙機13A單位電插座	1	1	1	1	1	1	1	1	1	1
	Connection Unit for Steam Combination Oven 蒸焗爐接線位	1	1	1	1	1	1	1	1	1	1

Remarks:

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2. The numbers as shown in the above table denotes the numbers provided.

備注：

1. 上表 " - " 代表「不提供」。
2. 上表顯示的數目代表提供的數量。

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅單位機電裝置數量說明表

Location 位置	Description 描述	Block A 第A座				Block B 第B座					
		2/F - 14/F 2樓至14樓		15/F - 30/F 15樓至30樓		1/F 1樓		2/F - 14/F 2樓至14樓		15/F - 30/F 15樓至30樓	
		Flat 1 單位1	Flat 2 單位2	Flat 1 單位1	Flat 2 單位2	Flat 1 單位1	Flat 2 單位2	Flat 1 單位1	Flat 2 單位2	Flat 1 單位1	Flat 2 單位2
Kitchen 廚房	Connection Unit for Electric Water Heater 電熱水爐接線位	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Wine Cellar 酒櫃13A單位電插座	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Dish Washer 洗碗碟機13A單位電插座	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Refrigerator 雪櫃13A單位電插座	2	2	2	2	2	2	2	2	2	2
	Fused Spur Unit for Exhaust Fan 抽氣扇接線座	1	1	1	1	1	1	1	1	1	1
	Dish Washer Connection Point (Water Inlet) 洗碗碟機接駁點(來水位)	1	1	1	1	1	1	1	1	1	1
	Dish Washer Connection Point (Water Outlet) 洗碗碟機接駁點(去水位)	1	1	1	1	1	1	1	1	1	1
Utility 工作間	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Washer 洗衣機13A單位電插座	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Dryer 乾衣機13A單位電插座	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	3	3	3	3	3	3	3	3	3	3
	Washer Connection Point (Water Inlet) 洗衣機接駁點(來水位)	1	1	1	1	1	1	1	1	1	1
	Washer Connection Point (Water Outlet) 洗衣機接駁點(去水位)	1	1	1	1	1	1	1	1	1	1
	Dryer Connection Point (Water Outlet) 乾衣機接駁點(去水位)	1	1	1	1	1	1	1	1	1	1

Remarks:

1. "-"denotes "Not provided".
2. The numbers as shown in the above table denotes the numbers provided.

備注：

1. 上表 " - " 代表「不提供」。
2. 上表顯示的數目代表提供的數量。

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅單位機電裝置數量説明表

Location 位置	Description 描述	Block A 第A座				Block B 第B座					
		2/F - 14/F 2樓至14樓		15/F - 30/F 15樓至30樓		1/F 1樓		2/F - 14/F 2樓至14樓		15/F - 30/F 15樓至30樓	
		Flat 1 單位1	Flat 2 單位2	Flat 1 單位1	Flat 2 單位2	Flat 1 單位1	Flat 2 單位2	Flat 1 單位1	Flat 2 單位2	Flat 1 單位1	Flat 2 單位2
Servant Room 傭人房	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	1	1	1	1	1	1	1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for A/C Indoor Unit 室內冷氣機接線座	1	1	1	1	1	1	1	1	1	1
	Switch for Electric Water Heater 電熱水爐開關掣	1	1	1	1	1	1	1	1	1	1
	Miniature Circuit Breakers Board 總電掣箱	1	1	1	1	1	1	1	1	1	1
Lavatory 洗手間	Fused Spur Unit for Exhaust Fan 抽氣扇接線座	1	1	1	1	1	1	1	1	1	1
	Connection Unit for Electric Water Heater 電熱水爐接線位	1	1	1	1	1	1	1	1	1	1
Air-Conditioning Platform 冷氣機平台	Isolator for A/C Outdoor Unit 室外冷氣機開關掣	3	3	3	3	3	3	3	3	3	3

Remarks:
1. "-"denotes "Not provided".
2. The numbers as shown in the above table denotes the numbers provided.

備注：
1. 上表 " - " 代表「不提供」。
2. 上表顯示的數目代表提供的數量。

24 SERVICE AGREEMENTS
服務協議

1. Potable and flushing water is supplied by Water Supplies Department.
2. Electricity is supplied by Hong Kong Electric Company Limited.
3. Towngas is supplied by The Hong Kong and China Gas Company Limited.

1. 食水及沖廁水由水務署供應。
2. 電力由香港電燈有限公司供應。
3. 煤氣由香港中華煤氣有限公司供應。

25 GOVERNMENT RENT
地税

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

指明住宅物業擁有人有法律責任繳付該指明住宅物業由批地文件之日期起計直至及包括該指明住宅物業之買賣完成日(即該指明住宅物業的轉讓契日期)之地税。

26 MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

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

Note:

1. On that delivery, the purchaser is liable to pay a debris removal fee to the manager (not the Owner) of the Development under the Deed of Mutual Covenant and Management Agreement and where the Owner has paid that debris removal fee, the purchaser shall reimburse the Owner for the same.
2. The purchaser is liable to pay the above deposits and fee on that delivery notwithstanding that the exact amount of the deposits or fee is yet to be ascertained at the date on which the sales brochure is printed.

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

備註：

1. 在交付時，買方須根據大廈公契及管理協議向發展項目的管理人(而非擁有人)支付清理廢料的費用，而如擁有人已支付清理廢料的費用，買方須向擁有人補還清理廢料的費用。
2. 縱使上述按金或費用的款額在售樓説明書的印製日期尚未確定，買方仍須在交付時繳付上述按金及費用。

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

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

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

28 MAINTENANCE OF SLOPES 斜坡維修

1. Each owner is obliged to contribute towards the costs of the maintenance work of the Slopes and Retaining Walls.

2. Clause 4.6(n) of Section IV of the Deed of Mutual Covenant stipulates that the Management Expenses shall cover the costs lawfully incurred or to be incurred by the Manager in carrying out maintenance, repair and any other works in respect of the Slopes and Retaining Walls (if any) in accordance with "Geoguide 5 -Guide to Slope Maintenance" issued by the Geotechnical Engineering Office as amended from time to time and the Slope Maintenance Manual.

3. Clause 5.1(bbb) of Section V of the Deed of Mutual Covenant stipulates that: -

   "5.1(bbb) the Manager shall have full authority to engage suitable qualified personnel to inspect, keep and maintain in good substantial repair and condition, and carry out any necessary works in respect of, the Slopes and Retaining Walls in compliance with the Land Grant and in accordance with "Geoguide 5 - Guide to Slope Maintenance" issued by the Geotechnical Engineering Office as amended or substituted from time to time, the Slope Maintenance Manual (if any) and all guidelines issued from time to time by appropriate Government departments regarding the maintenance of the Slopes and Retaining Walls provided that the Manager shall not be personally liable for carrying out such maintenance and repair works, which shall remain the responsibility of the Owners if, having used all reasonable endeavours, the Manager has not been able to collect the costs of the required works from all Owners."

4. Clause 10.11(a) of Section X of the Deed of Mutual Covenant stipulates that: -

   "10.11(a) the Owners shall at their own costs and expenses maintain in good substantial repair and condition to the satisfaction of the Director and carry out all works in respect of the Slopes and Retaining Walls as required by the Government Grant and in accordance with the Geoguide 5–Guide to Slope Maintenance issued by the Geotechnical Engineering Office (as amended or substituted from time to time) and the Slope Maintenance Manual prepared in accordance with such Geoguide 5."

5. The plan annexed to the Deed of Mutual Covenant for identification purpose only showing the Slopes and Retaining Walls or related structures constructed, or to be constructed, within or outside the land on which the development is situated is set out on page 119.

6. Under the Deed of Mutual Covenant, the Manager has the owners' authority to carry out the maintenance work of the Slopes and Retaining Walls.

Remark:

Under the Deed of Mutual Covenant all owners of the development are obliged to contribute towards the costs of the maintenance work of the Slopes and Retaining Walls.

1. 每名擁有人均須分擔維修斜坡及護土工程的費用。

2. 公契第四部第4.6(n)條訂明的「管理開支」應包括管理人根據土力工程處印發和不時修訂的「岩土指南第五冊－斜坡維修指南」和「斜坡維修手冊」，依法為斜坡及護土牆(如有)進行保養、維修和任何其他工程而產生的或將產生的費用。

3. 公契第五部第5.1(bbb) 條訂明：

   "5.1(bbb)管理人具有充分權力，聘請合適及合資格的人士，為遵守該政府租契和土力工程處印發和不時修訂或替代的「岩土指南第五冊－斜坡維修指南」和「斜坡維修手冊」(如有)和所有有關政府部門不時對保養斜坡及護土牆發出的一切指引，就該地段之斜坡及護土牆進行視察，維持和維修，以保持其在妥善及維修充足的良好狀況，並進行任何必要的工程。倘若管理人經過一切合理努力而未能向所有擁有人收取所需的工程費用，則管理人不會因上述維持和維修工程而負上個人責任，該責任仍須由擁有人負責。

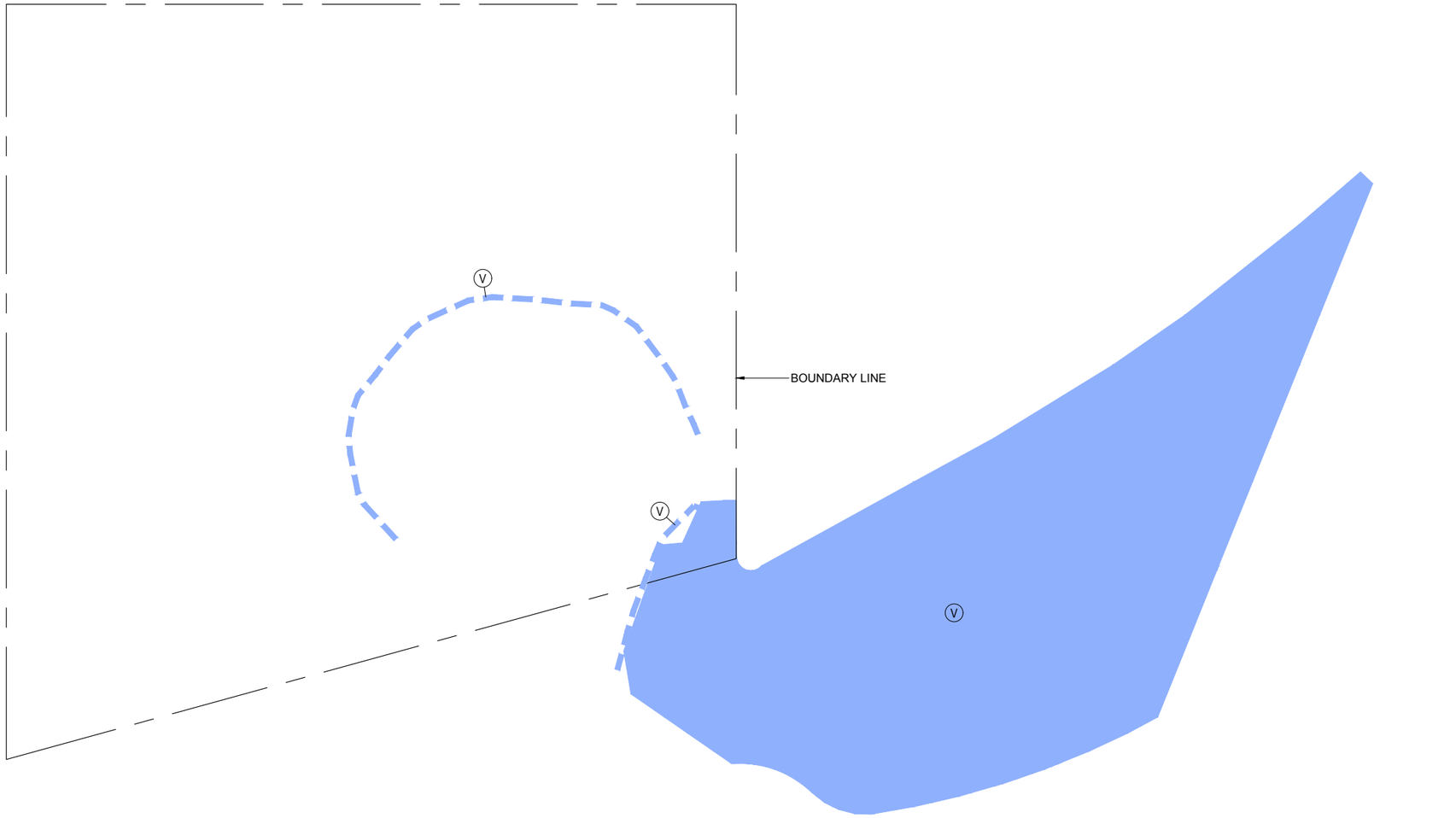
4. 公契第十部第10.11(a) 條訂明：

   "10.11(a)擁有人須自費就該地段之斜坡及護土牆，保持其在妥善及維修充足的良好狀況，以使署長滿意，並就該地段之斜坡及護土牆進行任何必要的工程，為遵守該政府租契和土力工程處印發和不時修訂或替代的「岩土指南第五冊－斜坡維修指南」和及根據該等「岩土指南第五冊」擬備的「斜坡維修手冊」。"

5. 附於公契並只為識別目的而顯示在已經或將會在發展項目所位於的土地範圍內或之外建造的斜坡及護土牆或有關構築物的圖則已在第119頁列出。

6. 根據公契管理人獲擁有人授權進行斜坡及護土牆的維修工程。

備註：根據公契，發展項目的全部擁有人均須分擔斜坡及護土牆維修工程的費用。



Slopes and Retaining Walls Plan
斜坡及護土牆示意圖

LEGEND 圖例：

V SLOPE 斜坡

V RETAINING WALL 護土牆

BOUNDARY LINE OF THE DEVELOPMENT
發展項目邊界線

Scale 比例 1:350

0 3.5m 17.5m 35m(米)

29 MODIFICATION
修訂

There is no on-going application to the Government for a modification of the Land Grant which is not yet granted.

沒有已向政府申請中而未獲批准的對批地文件的修訂。

30 RELEVANT INFORMATION
有關資料

Mobile Communications Network Area

By a tenancy agreement dated 16th October 2026 and entered into by the Manager of the Development and Hutchison Telephone Company Limited, the Mobile Communications Network Area (as therein defined) being parts of the common areas and facilities of the Development was let to Hutchison Telephone Company Limited for use and operation therein the Telecommunication Network (as defined in the said tenancy agreement) for a term of 3 years commencing from 1st April 2026 and expiring on 31st March 2029 (both days inclusive) at the rent and on other terms and conditions as mentioned in the said tenancy agreement.

流動通訊網絡範圍

按發展項目管理人與和記電話有限公司簽訂的日期為2026年10月16日的租約，流動通訊網絡範圍(在該租約內定義)為發展項目公用地方及設施部分，租予和記電話有限公司作使用和操作電信網路(在該租約內定義)，租期三年，由2026年4月1日起至2029年3月31日止 (包括該兩天)，租金及其他條款及條件均於該租約所述。

31 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 purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.victoriacoast.com.hk

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

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

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.

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

Environmental Assessment of the Building

GOLD 金級 NB 新建建築 V1.2 2024
HKGBC BEAM Plus 綠建環評

建築物的環境評估

GOLD 金級 NB 新建建築 V1.2 2024
HKGBC BEAM Plus 綠建環評

33 DATE OF PRINTING OF SALES BROCHURE
售樓説明書印製日期

Date of Printing of sales brochure:
13 September 2023

售樓説明書印製日期：
2023年9月13日

34 POSSIBLE FUTURE CHANGES
日後可能出現的改變

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

發展項目及其周邊地區日後可能出現改變。

Examinaton / Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
12 December 2023 2023年12月12日	Table of contents 目錄	Table of contents is updated. 更新目錄。
	13	Location plan of the Development is updated. 更新發展項目的所在位置圖。
	14	Aerial photograph of the Development is updated. 更新發展項目的鳥瞰照片。
	14a	Aerial photograph of the Development is added. 新增發展項目的鳥瞰照片。
	15	Outline Zoning Plan Relating to the Development is updated. 更新關於發展項目的分區計劃大綱圖。
	125	New section of Examination Record is added. 新增檢視紀錄章節。

Examinaton / Revision Date 檢視/修改日期	Revision Made 所作修改		
	Page Number in revised version with examination date on 12 December 2023 2023年12月12日 檢視之版本之頁次	Page Number in revised version with examination date on 7 March 2024 2024年3月7日 檢視之版本之頁次	Revision Made 所作修改
7 March 2024 2024年3月7日	13	13	Location plan of the Development is updated. 更新發展項目的所在位置圖。

Examinaton / Revision Date 檢視/修改日期	Revision Made 所作修改		
	Page Number in revised version with examination date on 7 March 2024 2024年3月7日 檢視之版本之頁次	Page Number in revised version with examination date on 6 June 2024 2024年6月6日 檢視之版本之頁次	Revision Made 所作修改
6 June 2024 2024年6月6日	13	13	Location plan of the Development is updated. 更新發展項目的所在位置圖。
	14, 14a	14, 14a	Aerial photographs of the Development are updated. 更新發展項目的鳥瞰照片。
	16	16	Outline Zoning Plan Relating to the Development is updated. 更新關乎發展項目的分區計劃大綱圖。

Examinaton / Revision Date 檢視/修改日期	Revision Made 所作修改		
	Page Number in revised version with examination date on 6 June 2024 2024年6月6日 檢視之版本之頁次	Page Number in revised version with examination date on 5 September 2024 2024年9月5日 檢視之版本之頁次	Revision Made 所作修改
5 September 2024 2024年9月5日	12	12	Information on Property Management is updated. 更新物業管理的資料。
	13	13	Location plan of the Development is updated. 更新發展項目的所在位置圖。
	14	14	Aerial photograph of the Development is updated. 更新發展項目的鳥瞰照片。
	14a	-	Aerial photograph of the Development is deleted. 刪除發展項目的鳥瞰照片。
	70	70	Area of Residential Properties in the Development is updated. 更新發展項目中的住宅物業的面積。

Examinaton / Revision Date 檢視/修改日期	Revision Made 所作修改		
	Page Number in revised version with examination date on 5 September 2024 2024年9月5日 檢視之版本之頁次	Page Number in revised version with examination date on 7 October 2024 2024年10月7日 檢視之版本之頁次	Revision Made 所作修改
7 October 2024 2024年10月7日	8	8	Information on the 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。
	13	13	Location plan of the Development is updated. 更新發展項目的所在位置圖。
	123	123	Information in Application for Concession on Gross Floor Area of Building is updated. 更新申請建築物總樓面面積寬免的資料。

Examinaton / Revision Date 檢視/修改日期	Revision Made 所作修改		
	Page Number in revised version with examination date on 7 October 2024 2024年10月7日 檢視之版本之頁次	Page Number in revised version with examination date on 6 January 2025 2025年1月6日 檢視之版本之頁次	Revision Made 所作修改
6 January 2025 2025年1月6日	13	13	Location plan of the Development is updated. 更新發展項目的所在位置圖。
	14	14	Aerial photograph of the Development is updated. 更新發展項目的鳥瞰照片。
	-	16a	Outline Zoning Plan Relating to the Development is added. 新增關乎發展項目的分區計劃大綱圖。

Examinaton / Revision Date 檢視/修改日期	Revision Made 所作修改		
	Page Number in revised version with examination date on 6 January 2025 2025年1月6日 檢視之版本之頁次	Page Number in revised version with examination date on 3 April 2025 2025年4月3日 檢視之版本之頁次	Revision Made 所作修改
3 April 2025 2025年4月3日	13	13	Location plan of the Development is updated. 更新發展項目的所在位置圖。
	14	14	Aerial photograph of the Development is updated. 更新發展項目的鳥瞰照片。
	-	14a	Aerial photograph of the Development is added. 新增發展項目的鳥瞰照片。

Examinaton / Revision Date 檢視/修改日期	Revision Made 所作修改		
	Page Number in revised version with examination date on 3 April 2025 2025年4月3日 檢視之版本之頁次	Page Number in revised version with examination date on 30 June 2025 2025年6月30日 檢視之版本之頁次	Revision Made 所作修改
30 June 2025 2025年6月30日	8	8	Information on the 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。
	13	13	Location plan of the Development is updated. 更新發展項目的所在位置圖。
	16	16	Outline Zoning Plan Relating to the Development is updated. 更新關乎發展項目的分區計劃大綱圖。
	16a	-	Outline Zoning Plan Relating to the Development is deleted. 刪除關乎發展項目的分區計劃大綱圖。

Examinaton / Revision Date 檢視/修改日期	Revision Made 所作修改		
	Page Number in revised version with examination date on 30 June 2025 2025年6月30日 檢視之版本之頁次	Page Number in revised version with examination date on 29 September 2025 2025年9月29日 檢視之版本之頁次	Revision Made 所作修改
29 September 2025 2025年9月29日	13	13	Location plan of the Development is updated. 更新發展項目的所在位置圖。
	79, 82, 83, 85	79, 82, 83, 85	Summary of Deed of Mutual Covenant is updated. 更新公契的摘要。
	97	97	Inspection of Plans and Deed of Mutual Covenant is updated. 更新閱覽圖則及公契。

Examinaton / Revision Date 檢視/修改日期	Revision Made 所作修改		
	Page Number in revised version with examination date on 29 September 2025 2025年9月29日 檢視之版本之頁次	Page Number in revised version with examination date on 23 December 2025 2025年12月23日 檢視之版本之頁次	Revision Made 所作修改
23 December 2025 2025年12月23日	8	8	Information on the 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。
	13	13	Location plan of the Development is updated. 更新發展項目的所在位置圖。
	14, 14a	14, 14a	Aerial photographs of the Development are updated. 更新發展項目的鳥瞰照片。

Examinaton / Revision Date 檢視/修改日期	Revision Made 所作修改		
	Page Number in revised version with examination date on 23 December 2025 2025年12月23日 檢視之版本之頁次	Page Number in revised version with examination date on 17 March 2026 2026年3月17日 檢視之版本之頁次	Revision Made 所作修改
17 March 2026 2026年3月17日	13	13	Location plan of the Development is updated. 更新發展項目的所在位置圖。

Examinaton / Revision Date 檢視/修改日期	Revision Made 所作修改		
	Page Number in revised version with examination date on 17 March 2026 2026年3月17日 檢視之版本之頁次	Page Number in revised version with examination date on 16 June 2026 2026年6月16日 檢視之版本之頁次	Revision Made 所作修改
16 June 2026 2026年6月16日	13	13	Location plan of the Development is updated. 更新發展項目的所在位置圖。

Examinaton / Revision Date 檢視/修改日期	Revision Made 所作修改		
	Page Number in revised version with examination date on 16 June 2026 2026年6月16日 檢視之版本之頁次	Page Number in revised version with examination date on 8 July 2026 2026年7月8日 檢視之版本之頁次	Revision Made 所作修改
8 July 2026 2026年7月8日	Table of contents 目錄	Table of contents 目錄	Table of contents is updated. 更新目錄。
	13	13	Location plan of the Development is updated. 更新發展項目的所在位置圖。
	121	121	Relevant Information is added. 新增有關資料。
	122-129	122-129	Chapter numbers are updated. 更新章節編號。

Examinaton / Revision Date 檢視/修改日期	Revision Made 所作修改		
	Page Number in revised version with examination date on 8 July 2026 2026年7月8日 檢視之版本之頁次	Page Number in revised version with examination date on 6 October 2026 2026年10月6日 檢視之版本之頁次	Revision Made 所作修改
6 October 2026 2026年10月6日	13	13	Location plan of the Development is updated. 更新發展項目的所在位置圖。

35 EXAMINATION RECORD
檢視記錄

Examinaton / Revision Date 檢視/修改日期	Revision Made 所作修改		
	Page Number in revised version with examination date on 6 October 2026 2026年10月6日 檢視之版本之頁次	Page Number in revised version with examination date on 3 November 2026 2026年11月3日 檢視之版本之頁次	Revision Made 所作修改
3 November 2026 2026年11月3日	13	13	Location plan of the Development is updated. 更新發展項目的所在位置圖。
	121	121	Relevant Information is updated. 更新有關資料。