

NW

NOVUM WEST

翰林峰

售樓説明書

SALES BROCHURE

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

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、前庭或庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部和內部尺寸[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。
- 閱覽售樓說明書，並須特別留意以下資訊：
  - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
  - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
  - 室內和外部的裝置、裝修物料和設備；
  - 管理費按甚麼基準分擔；
  - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
  - 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 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」必定較發展項目的預計關鍵日期遲。
- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
    - ➢如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
    - ➢如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
  - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。

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

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

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

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

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

香港地產建設商會
電話：2826 0111
傳真：2845 2521

[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。

[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。

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

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

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

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

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

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

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

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

15. Estimated material date and handing over date

- Check the estimated material date[3] for the development in the sales brochure.
  - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is inevitably later than the former.
- Handing over date
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document / a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
    - ➢ For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
    - ➢ For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.

- The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.

• Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.

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

• Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

• Ensure that, before you purchase a residential property, you are arranged to view the residential property that you would like to purchase or, if it is not reasonably practicable to view the property in question, a comparable property in the development, unless you agree in writing that the vendor is not required to arrange such a comparable property for viewing for you. You are advised to think carefully before signing any waiver.

• You may take measurements, take photographs or make video recordings of the property, unless the property is held under a tenancy or reasonable restriction(s) is/are needed to ensure safety of the persons viewing the property.

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

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

Other useful contacts:

Consumer Council

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

Estate Agents Authority

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

Real Estate Developers Association of Hong Kong

Telephone	: 2826 0111
Fax	: 2845 2521

[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.

[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. 發展項目，翰林峰的資料
INFORMATION ON THE DEVELOPMENT, NOVUM WEST

街道名稱及門牌號數
皇后大道西460號

多單位建築物 - 大廈

樓層的總數
住宅大廈共1幢，共37層(地庫2樓至39樓，不包括天台)

樓層號數
地庫2樓、地庫1樓、地下、1至3樓、5至12樓、 15至23樓、 25至33樓、35至39樓、天台

被略去的樓層號數
不設4樓、 13樓、14樓、 24樓及34樓

庇護層
設於11樓

Name of the street and street number
No.460 Queen's Road West

Multi-unit building - Tower

Total number of storeys
There is 1 residential block with 37 storeys in total (B2/F to 39/F, excluding the roof)

Floor numbering
B2/F, B1/F, G/F, 1 - 3/F, 5 - 12/F, 15 - 23/F, 25 - 33/F, 35 - 39/F, Roof

Omitted floor numbers
4/F, 13/F, 14/F, 24/F and 34/F are omitted

Refuge floor
Located on the 11th floor

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

賣方：
合英有限公司(亦為擁有人及其控權公司為恒基兆業有限公司、恒基兆業地產有限公司、謙耀置業有限公司、Good Time Limited 及 Broadwin Int'l Limited)

發展項目的認可人士：
余蕭鍾建築師有限公司的鍾振球先生(鍾振球先生為余蕭鍾建築師有限公司的董事)

發展項目的承建商：
中國海外房屋工程有限公司

賣方代表律師：
羅文錦律師樓
鍾沛林律師行

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：
不適用

已為發展項目的建造提供貸款的任何其他人：
恒基兆業地產代理有限公司

Vendor :
Group Leader Limited (also as the owner and whose holding companies are Henderson Development Limited, Henderson Land Development Company Limited, Mightymark Investment Limited, Good Time Limited and Broadwin Int'l Limited)

Authorized person for the development :
Mr. Chung Chun Kau Gary of Ie, Siu & Chung Architects Ltd.
(Mr. Chung Chun Kau Gary is a director of Ie, Siu & Chung Architects Ltd.)

Building contractor :
China Overseas Building Construction Limited

Vendor's solicitors :
Lo & Lo
Chung & Kwan, Solicitors

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

Any other person who has made a loan for the construction of the development :
Henderson Real Estate Agency Limited

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

(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。	否
(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。	否
(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

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

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

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

每幢建築物的非結構的預製外牆之厚度為150毫米。
The thickness of the non-structural prefabricated external walls of each block is 150mm.

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

每幢建築物的幕牆的厚度為300毫米。
The thickness of curtain walls of each building is 300mm.

每個住宅物業的非結構的預製外牆及幕牆的總面積表
Schedule of total area of the non-structural prefabricated external walls and curtain walls of each residential property

大廈座樓 Tower Name	單位 Flat	樓層 Floor	每個住宅物業的非結構的預製外牆的總面積（平方米） Total area of the non-structural prefabricated external walls of each residential property (sq.m.)	每個住宅物業的幕牆的總面積（平方米） Total area of the curtain walls of each residential property (sq.m.)
第1座 Tower 1	A	5/F	—	0.998
	B		—	1.002
	C		—	1.969
	D		—	0.306
	E		—	0.306
	A	6/F - 10/F,12/F,15/F - 23/F, 25/F - 27/F	—	0.652
	B		—	0.652
	C		—	2.075
	D		—	0.306
	E		—	0.306
	A	28/F - 33/F, 35/F - 38/F	—	0.652
	B		—	0.652
	C		—	2.075
	D		—	0.306
	E		—	0.306
	A	39/F	—	3.676
	B		—	0.652

大廈座樓 Tower Name	單位 Flat	樓層 Floor	每個住宅物業的非結構的預製外牆的總面積（平方米） Total area of the non-structural prefabricated external walls of each residential property (sq.m.)	每個住宅物業的幕牆的總面積（平方米） Total area of curtain walls of each residential property (sq.m.)
第2座 Tower 2	A	5/F	—	0.998
	B		—	0.894
	C		—	0.453
	D		—	0.468
	E		—	0.468
	F		0.221	1.070
	A	6/F - 10/F,12/F,15/F - 23/F, 25/F - 27/F	—	0.651
	B		—	0.652
	C		—	0.453
	D		—	0.468
	E		—	0.468
	F		0.221	1.070
	A	28/F - 33/F, 35/F - 38/F	—	0.651
	B		—	0.652
	C		—	0.453
	D		—	0.468
	E		—	0.468
	F		0.225	1.070
	A	39/F	0.225	5.096
	B		—	0.651

大廈座樓 Tower Name	單位 Flat	樓層 Floor	每個住宅物業的非結構的預製外牆的總面積（平方米） Total area of the non-structural prefabricated external walls of each residential property (sq.m.)	每個住宅物業的幕牆的總面積（平方米） Total area of curtain walls of each residential property (sq.m.)
第3座 Tower 3	A	5/F	0.746	1.751
	B		—	1.002
	C		—	0.468
	D		—	0.468
	E		—	0.998
	A	6/F - 10/F,12/F,15/F - 23/F, 25/F - 27/F	0.731	1.751
	B		—	0.652
	C		—	0.468
	D		—	0.468
	E		—	0.652
	A	28/F - 33/F, 35/F - 38/F	0.731	1.751
	B		—	0.652
	C		—	0.468
	D		—	0.468
	E		—	0.652
	A	39/F	0.814	3.538

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

大廈座樓 Tower Name	單位 Flat	樓層 Floor	每個住宅物業的非結構的預製外牆的總面積（平方米） Total area of the non-structural prefabricated external walls of each residential property (sq.m.)	每個住宅物業的幕牆的總面積（平方米） Total area of curtain walls of each residential property (sq.m.)
第5座 Tower 5	A	5/F	0.643	2.020
	B		—	0.306
	C		—	0.306
	D		—	0.468
	E		—	0.468
	F		—	0.998
	A	6/F - 10/F,12/F,15/F - 23/F, 25/F - 27/F	0.755	2.020
	B		—	0.306
	C		—	0.306
	D		—	0.468
	E		—	0.468
	F		—	0.652
	A	28/F - 33/F, 35/F - 38/F	0.755	2.020
	B		—	0.306
	C		—	0.306
	D		—	0.468
	E		—	0.468
	F		—	0.652
	A	39/F	—	2.238
	B		—	0.705

5. 物業管理的資料
INFORMATION ON PROPERTY MANAGEMENT

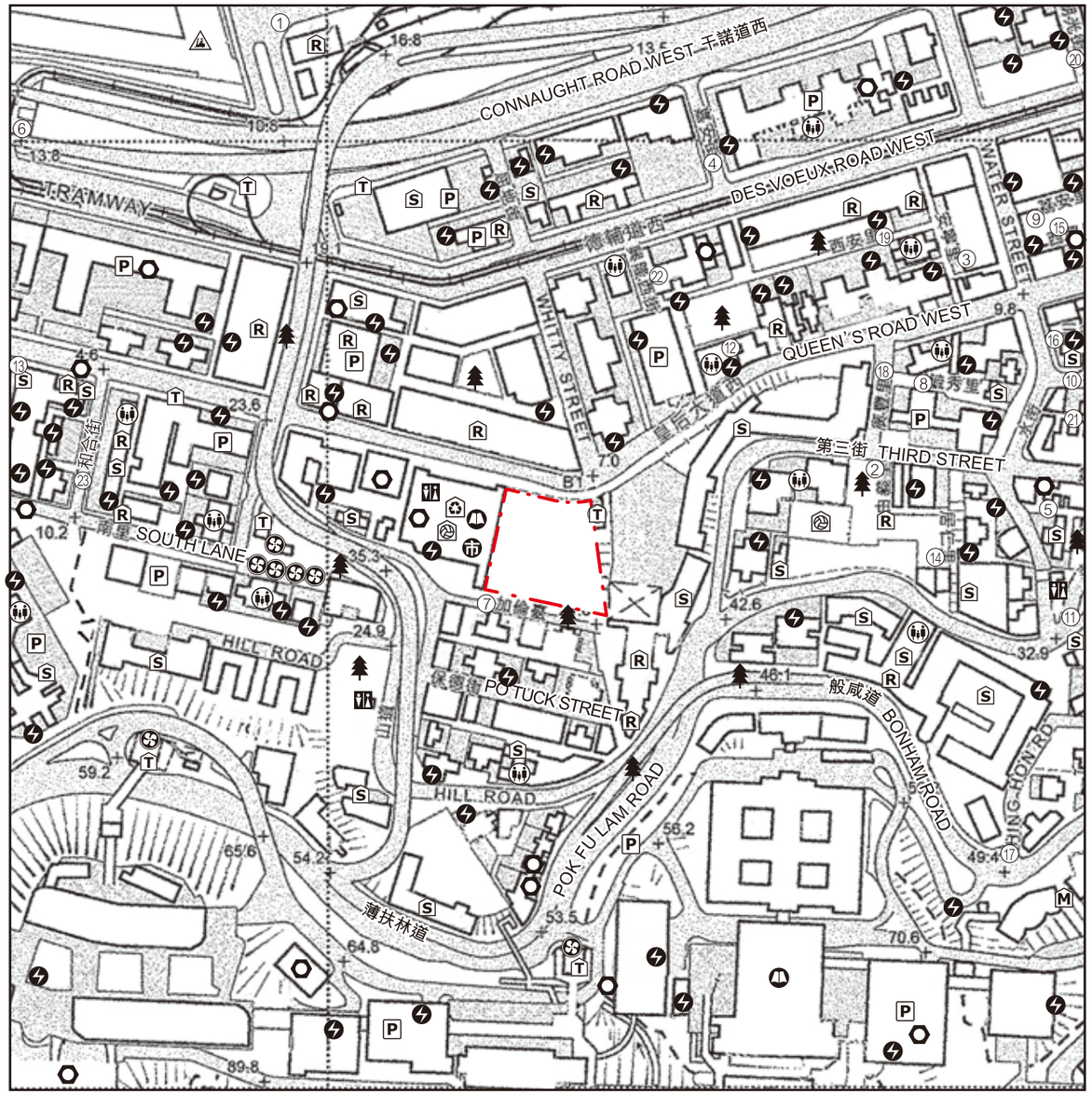
管理人：

根據發展項目的已簽立的公契，尊家管業有限公司獲委任為發展項目的管理人。

Manager:

H-Privilege Limited is appointed as the Manager of the development under the Deed of Mutual Covenant that has been executed.

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



圖例 NOTATION

- 社會福利設施（包括老人中心及弱智人士護理院）
  Social welfare facilities (including elderly centre and home for the mentally disabled)
- 公眾停車場（包括貨車停泊處）
  Public carpark (including lorry park)
- 公園
  Public park
- 發電廠（包括電力分站）
  Power plant (including electricity sub-stations)
- 體育設施（包括運動場及游泳池）
  Sports facilities (including sports ground and swimming pool)
- 公用事業設施裝置
  Public utility installation
- 學校（包括幼稚園）
  School (including kindergarten)
- 博物館
  Museum
- 垃圾收集站
  Refuse collection point
- 宗教場所（包括教堂、廟宇及祠堂）
  Religious institution (including church, temple and Tsz Tong)
- 公共交通總站（包括鐵路車站）
  Public transport terminal (including rail station)
- 公廁
  Public convenience
- 市場（包括濕貨市場及批發市場）
  Market (including wet market and wholesale market)
- 圖書館
  Library
- 香港鐵路的通風井
  Ventilation shaft for the Mass Transit Railway
- 貨物裝卸區
  Cargo working area
- 發展項目的位置
  Location of the development

比例尺 SCALE 0M (米) 250M (米)

於發展項目的所在位置圖未能顯示之街道全名：
Street names not shown in full in the location plan of the development:

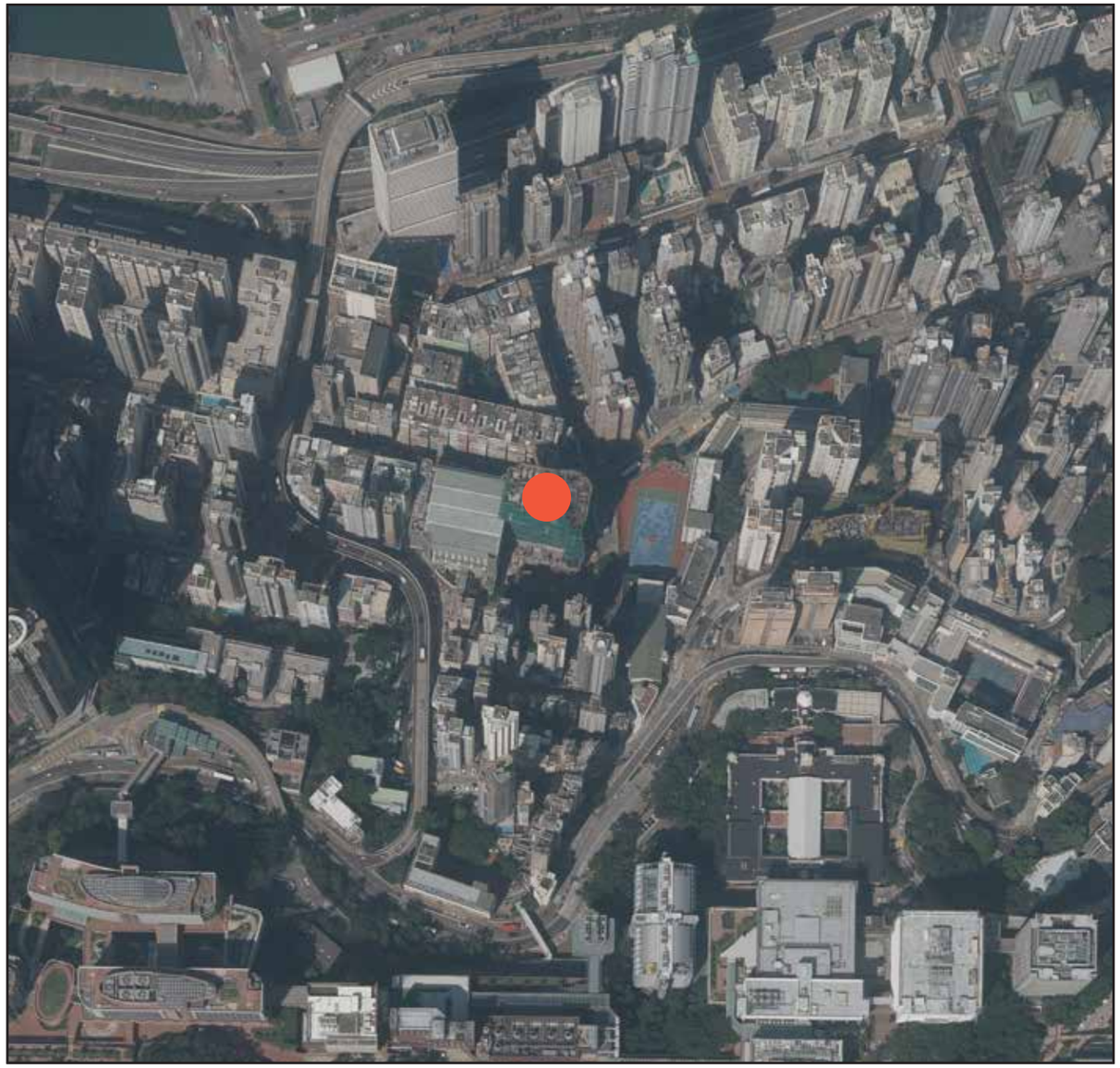
① 豐物道 Fung Mat Road
② 由義里 Yau Yee Lane
③ 安寧里 On Ning Lane
④ 嘉安街 Ka On Street
⑤ 玫瑰里 Rose Lane
⑥ 城西道 Shing Sai Road
⑦ 加倫臺 Clarence Terrace
⑧ 毓秀里 Yuk Sau Lane
⑨ 荔安里 Lai On Lane
⑩ 第二街 Second Street
⑪ 高街 High Street
⑫ 興隆東街 Hing Lung Lane East
⑬ 日富里 Yat Fu Lane
⑭ 居仁里 Kui Yan Lane
⑮ 西興里 Sai Hing Lane
⑯ 三多里 Sam To Lane
⑰ 興漢道 Hing Hon Road
⑱ 廣豐里 Kwong Fung Lane
⑲ 西安里 Sai On Lane
⑳ 朝光街 Chiu Kwong Street
㉑ 譚里 Tam Lane
㉒ 興隆西街 Hing Lung Lane West
㉓ 和合街 Woo Hop Street

此所在位置圖摘錄自地政總署測繪處地圖組別HP5C，編號11-SW-A，複印後並經修正處理。
This location plan is adopted from part of the scale map from Survey and Mapping Office of Lands Department with Series HP5C, Sheet Number 11-SW-A. Adjustment is made where necessary.

地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號11/2020。
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備註：因技術性問題，此所在位置圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
Note : Due to technical reasons, this location plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

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



摘錄自地政總署測繪處於2018年10月5日在西環6,900呎飛行高度拍攝之鳥瞰照片，編號為E047317C。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet in Sai Wan. Photo No. E047317C dated 5th October 2018.

備註：因技術性問題，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》的規定。

Note : Due to technical reasons, this aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

● 發展項目的位置
Location of the development

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



圖例 NOTATION

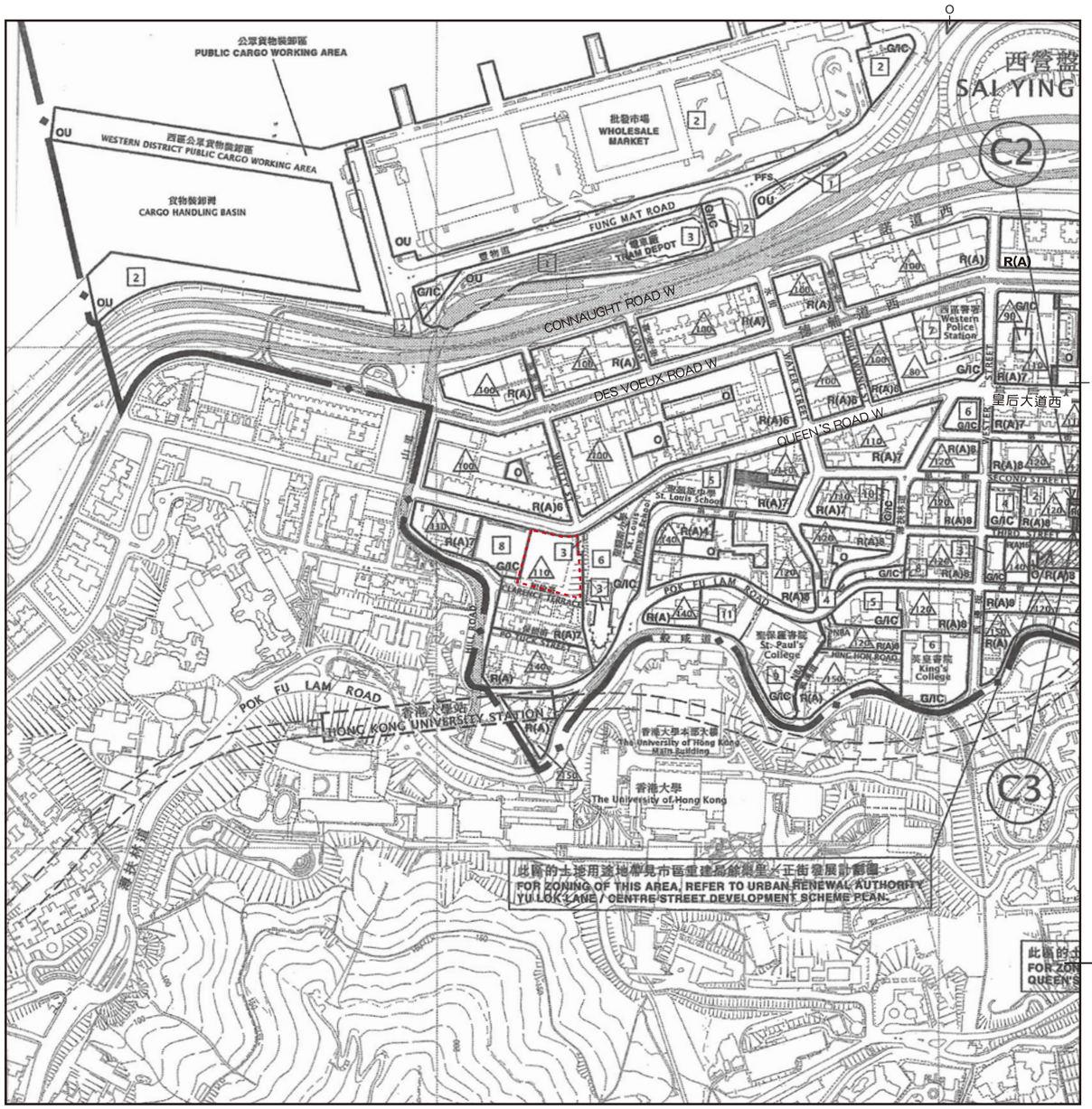
地帶		**ZONES**
住宅(甲類)	R(A)	RESIDENTIAL (GROUP A)
住宅(乙類)	R(B)	RESIDENTIAL (GROUP B)
住宅(丙類)	R(C)	RESIDENTIAL (GROUP C)
政府、機構或社區	G/IC	GOVERNMENT, INSTITUTION OR COMMUNITY
休憩用地	O	OPEN SPACE
其他指定用途	OU	OTHER SPECIFIED USES
綠化地帶	GB	GREEN BELT
交通		**COMMUNICATIONS**
鐵路及車站(地下)	車站 STATION	RAILWAY AND STATION (UNDERGROUND)
主要道路及路口		MAJOR ROAD AND JUNCTION
高架道路		ELEVATED ROAD
其他		**MISCELLANEOUS**
規劃範圍界線		BOUNDARY OF PLANNING SCHEME
建築物高度管制區界線		BUILDING HEIGHT CONTROL ZONE BOUNDARY
最高建築物高度 (在主水平基準上若干米)	100	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
最高建築物高度 (樓層數目)	8	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)

N

發展項目的界線
Boundary of the developemnt

摘錄自2016年3月11日刊憲之港島規劃區第1區，堅尼地城及摩星嶺分區計劃大綱草圖，圖則編號為S/H1/20。
Adopted from part of the Hong Kong Planning Area No.1, Draft Kennedy Town & Mount Davis Outline Zoning Plan with Plan No. S/H1/20 gazetted on 11th March 2016.

備註： 由於技術問題，此分區計劃大綱草圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
Note : Due to technical reasons, this draft outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.



圖例 NOTATION

地帶 ZONES

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

交通 COMMUNICATIONS

鐵路及車站(地下)	車站 STATION	RAILWAY AND STATION (UNDERGROUND)
主要道路及路口		MAJOR ROAD AND JUNCTION
高架道路		ELEVATED ROAD
行人專用區或街道		PEDESTRIAN PRECINCT/STREET

其他 MISCELLANEOUS

規劃範圍界線		BOUNDARY OF PLANNING SCHEME
土地發展公司/市區重建局發展計劃圖範圍		LAND DEVELOPMENT CORPORATION/ URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA
建築物高度管制區界線		BUILDING HEIGHT CONTROL ZONE BOUNDARY
最高建築物高度(在主水平基準上若干米)	120	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
最高建築物高度(樓層數目)	2	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
加油站	P F S	PETROL FILLING STATION
非建築用地	NBA	NON-BUILDING AREA
修訂項目C2項		AMENDMENT ITEM C2
修訂項目C3項		AMENDMENT ITEM C3

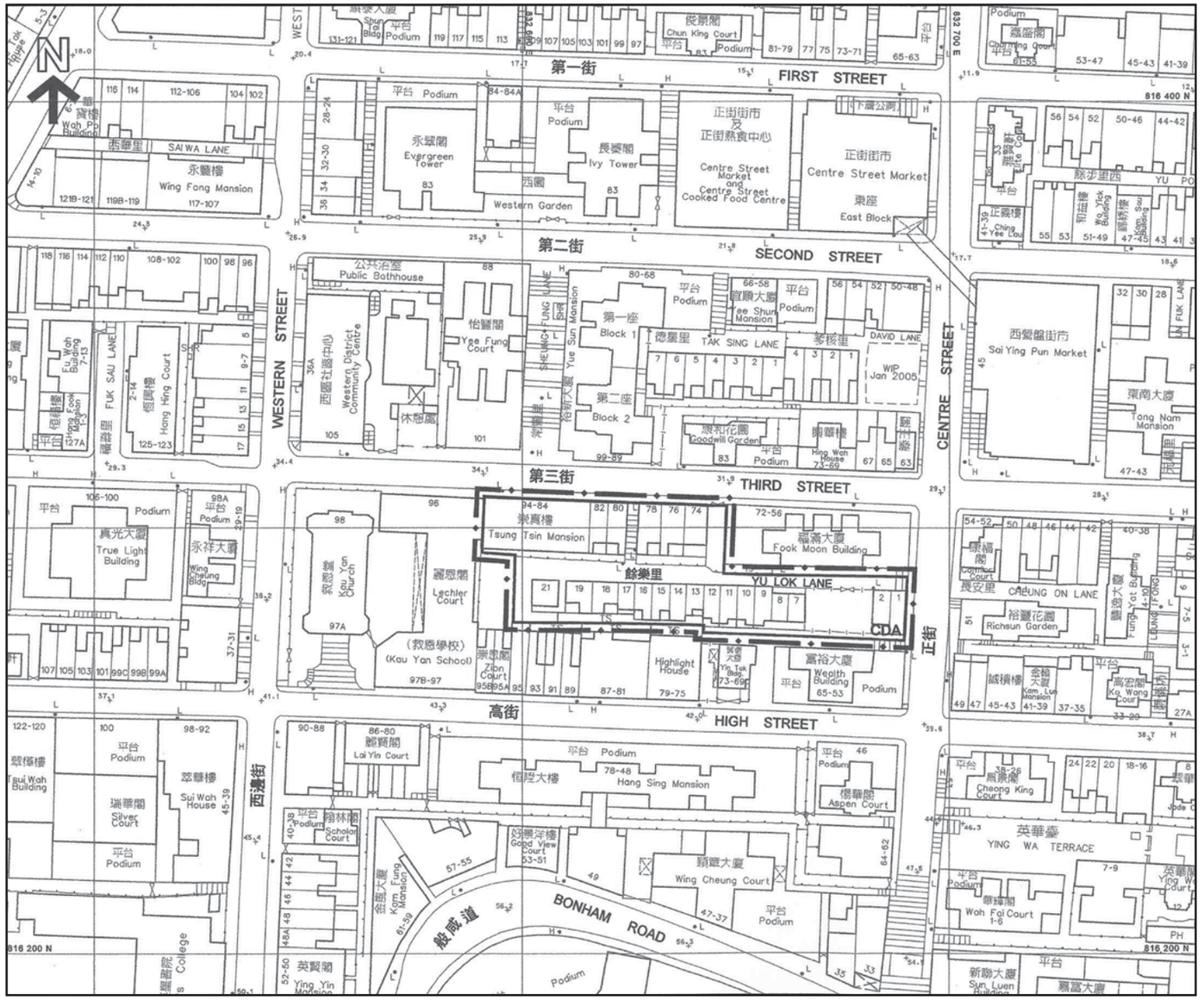
N

發展項目的界線
Boundary of the developemnt

摘錄自2019年8月9日刊憲之港島規劃區第3區，西營盤及上環分區計劃大綱草圖，圖則編號為S/H3/33。
Adopted from part of the Hong Kong Planning Area No.3, Draft Sai Ying Pun & Sheung Wan Outline Zoning Plan with Plan No. S/H3/33 gazetted on 9th August 2019.

備註： 由於技術問題，此分區計劃大綱草圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
Note : Due to technical reasons, this draft outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

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



圖例 NOTATION

地帶 ZONES

綜合發展區 CDA — COMPREHENSIVE DEVELOPMENT AREA

其他 MISCELLANEOUS

發展計劃範圍界線 BOUNDARY OF DEVELOPMENT SCHEME

N

摘錄自2007年4月20日刊憲之市區重建局餘樂里 / 正街發展計劃圖，圖則編號為S/H3/URA2/2。

Extracted from Urban Renewal Authority Yu Lok Lane / Centre Street Development Scheme Plan with Plan No. S/H3/URA2/2 gazetted on 20th April 2007.



圖例 NOTATION

地帶 ZONES

住宅(甲類)	R(A)	RESIDENTIAL (GROUP A)
住宅(乙類)	R(B)	RESIDENTIAL (GROUP B)
住宅(丙類)	R(C)	RESIDENTIAL (GROUP C)
政府、機構或社區	G/IC	GOVERNMENT, INSTITUTION OR COMMUNITY
休憩用地	O	OPEN SPACE
其他指定用途	OU	OTHER SPECIFIED USES
綠化地帶	GB	GREEN BELT
郊野公園	CP	COUNTRY PARK

交通 COMMUNICATIONS

主要道路及路口	MAJOR ROAD AND JUNCTION
高架道路	ELEVATED ROAD

其他 MISCELLANEOUS

規劃範圍界線	BOUNDARY OF PLANNING SCHEME
郊野公園界線	BOUNDARY OF COUNTRY PARK
建築物高度管制區界線	BUILDING HEIGHT CONTROL ZONE BOUNDARY
最高建築物高度 (在主水平基準上若干米)	140 MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
最高建築物高度 (樓層數目)	5 MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
加油站	P F S PETROL FILLING STATION

N

發展項目的界線
Boundary of the developemnt

摘錄自2010年3月19日刊憲之港島規劃區第11區，半山區西部分區計劃大綱核准圖，圖則編號為S/H11/15。
Adopted from part of the Hong Kong Planning Area No.11, approved Mid-levels West Outline Zoning Plan with Plan No. S/H11/15 gazetted on 19th March 2010.

備註：因技術性問題，此分區計劃大綱核准圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
Note : Due to technical reasons, this approved outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

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



比例尺 Scale
0M (米) 5M (米)

發展項目的界線
BOUNDARY OF THE DEVELOPMENT

備註 ：圖中所示之發展項目住宅樓層布局是參照適用於5樓住宅樓層之樓面平面圖。

Note : The layout of the residential floor of the development shown in this plan is based on the 5th floor plan of the floor plans of residential properties.

備註 ：平面圖之1A代表第1座A單位，1代表第1座，A代表A單位。其他座別及單位均以上述方式表示。又例如5F代表第5座F單位，如此類推。

Remark : Floor plan notation 1A represents Flat A of Tower 1, 1 represents Tower 1, A represents Flat A. Other flats and towers are represented in the same format mentioned above. And for example 5F represents Flat F of Tower 5, and so on.

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

在本頁上之備註和圖例適用於全部的「發展項目的住宅物業的樓面平面圖」的頁數。
The notes and legends on this page apply to all pages of "Floor plans of residential properties in the development".

備註：
1. 部分住宅單位的露台、工作平台、平台、天台或外牆或設有外露之公用喉管，或外牆裝飾板內藏之公用喉管。
2. 部分住宅單位內之部分天花或有跌級樓板，用以安裝上層之機電設備或配合上層之結構、建築設計及/或裝修設計上的需要。
3. 部分住宅單位內或設有假陣或假天花用以安裝冷氣喉管及/或其他機電設備。

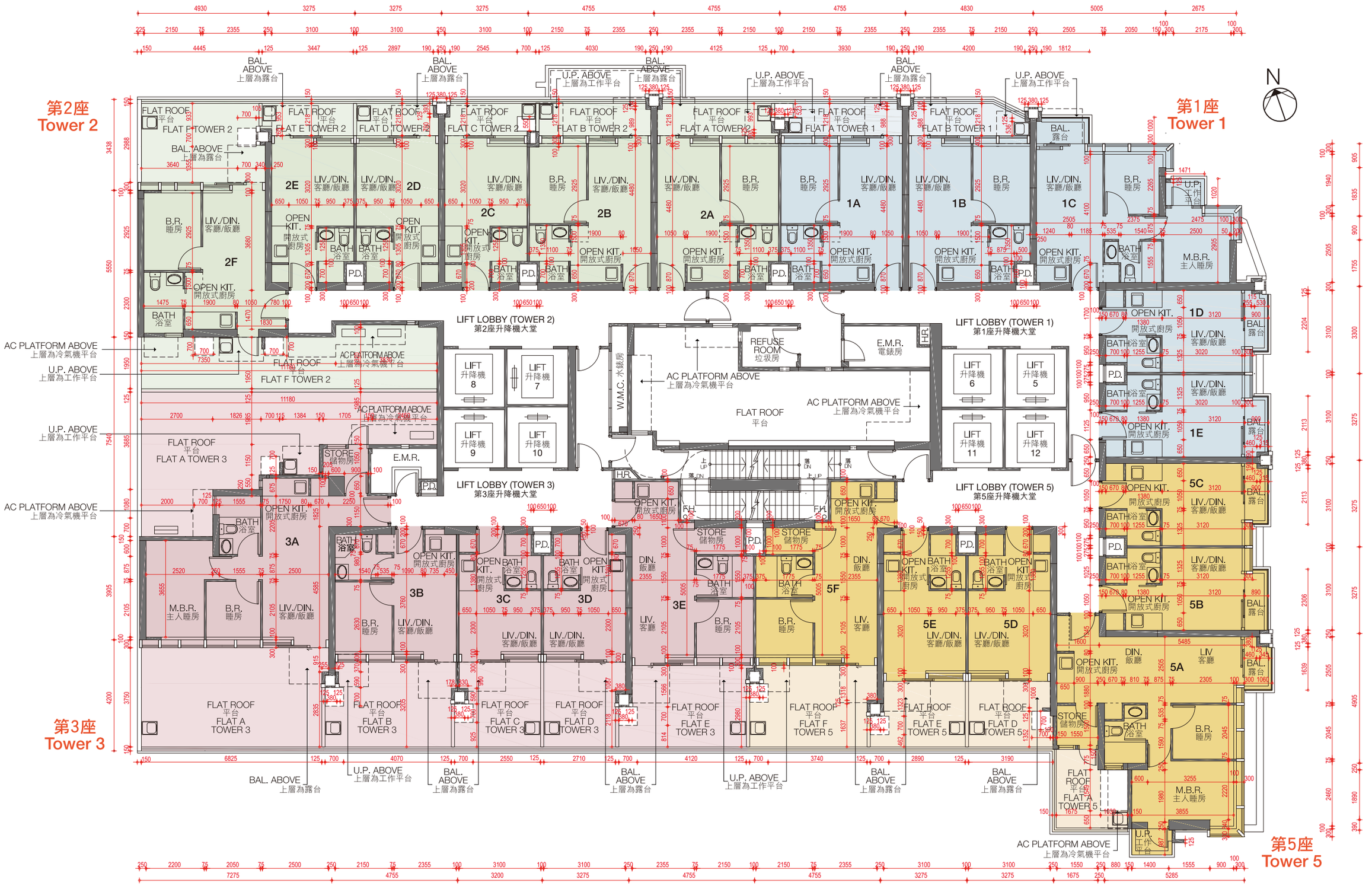
Notes :
1. Common pipes exposed or enclosed in cladding may be located at the balcony, utility platform, flat roof, roof or external wall of some residential units.
2. There may be sunken slabs at some parts of the ceiling inside some residential units for the installation of mechanical and electrical services of the floor above or due to the structural, architectural and/or decoration design requirements of the floor above.
3. There may be ceiling bulkheads or false ceiling inside some residential units for the installation of air-conditioning conduits and/or other mechanical and electrical services.

樓面平面圖圖例
Legends of Floor Plans

AC PLATFORM	=	冷氣機平台 Air-conditioning platform
B.R.	=	睡房 Bedroom
BATH	=	浴室 Bathroom
BAL.	=	露台 Balcony
DIN.	=	飯廳 Dining room
DN	=	落 Down
ELE.	=	電槽 Electrical duct
E.M.R.	=	電錶房 Electric meter room
F.H.	=	消防栓 Fire hydrant
FLAT A	=	A 單位
FLAT B	=	B 單位
FLAT C	=	C 單位
FLAT D	=	D 單位
FLAT E	=	E 單位
FLAT F	=	F 單位
H.R.	=	消防喉轆 Hose reel
H.R. AT H/L	=	消防喉轆在上方 Hose reel at high level
KIT.	=	廚房 Kitchen
LIV.	=	客廳 Living room
LAV.	=	洗手間 Lavatory
M. BATH	=	主人浴室 Master Bathroom
M.B.R.	=	主人睡房 Master Bedroom
OPEN KIT.	=	開放式廚房 Open kitchen
P.D.	=	管槽 Pipe duct
T.O.BAL.	=	下層露台上蓋 Top of balcony
T.O.U.P.	=	下層工作平台上蓋 Top of utility platform
TOWER 1	=	第 1 座
TOWER 2	=	第 2 座
TOWER 3	=	第 3 座
TOWER 5	=	第 5 座
U.P.	=	工作平台 Utility platform
W.M.C.	=	水錶房 Water meter cabinet
	=	隨樓附送的嵌入式裝置 Built-in fittings provided in the flats
	=	分體式冷氣機之室外機（雙層）Outdoor unit of split type air-conditioner (double deck)
	=	分體式冷氣機之室外機（單層）Outdoor unit of split type air-conditioner (single deck)

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

5樓平面圖　5th Floor Plan



備註：平面圖之1A代表第1座A單位，1代表第1座，A代表A單位。其他座別及單位均以上述方式表示。又例如5F代表第5座F單位，如此類推。
Remark : Floor plan notation 1A represents Flat A of Tower 1, 1 represents Tower 1, A represents Flat A. Other flats and towers are represented in the same format mentioned above. And for example 5F represents Flat F of Tower 5, and so on.

Scale 比例尺: 0M (米) 5M (米)

第1座 Tower 1

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat				
		A	B	C	D	E
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	5/F	175	175	125, 175	125	125
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		2875, 3275	2875, 3275	2875, 3275	2875, 3275	2875, 3275

第2座 Tower 2

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat					
		A	B	C	D	E	F
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	5/F	175	175	125	125	125	150
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		2875, 3275	2875, 3275	2875, 3275	2875, 3275	2875, 3275	2875, 3275

第3座 Tower 3

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat				
		A	B	C	D	E
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	5/F	125, 150	175	125	125	150, 175
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		2875, 3275	2875, 3275	2875, 3275	2875, 3275	2800, 2875, 3275

第5座 Tower 5

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat					
		A	B	C	D	E	F
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	5/F	125, 150	125	125	150	150	150, 175
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		2875, 3275	2875, 3275	2875, 3275	2875, 3275	2875, 3275	2875, 3275

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。
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.

平台空白位置為供維修大廈設備使用的公用地方。
Blank areas on the flat roof are common areas for building facility maintenance.

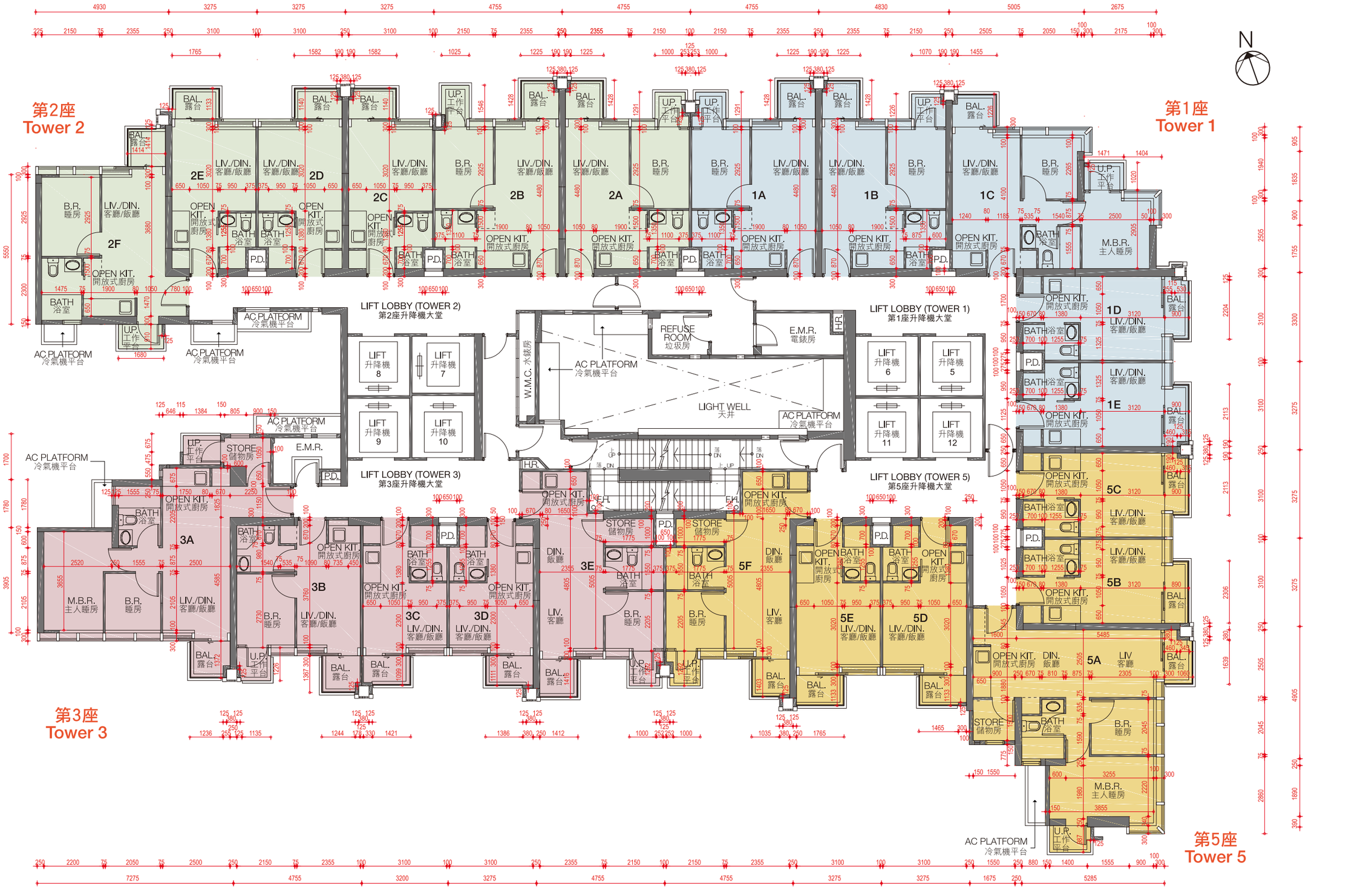
請參閱本售樓説明書第20頁為住宅物業的樓面平面圖而設之備註及圖例。
Please refer to page 20 of this sales brochure for the notes and legends of the floor plans of residential properties.

備註：1. 平面圖所列數字為以毫米標示之建築結構尺寸。
2. 除特別標示外，分體式冷氣機之室外機會安裝於露台或工作平台的假天花之上，或冷氣機平台內。

Note : 1. The dimensions of floor plans are all structural dimensions in millimeter.
2. Apart from those indicated, the outdoor unit of split type air-conditioner will be installed above the false ceiling of balcony or utility platform, or at the air-conditioning platform.

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

6樓至10樓、12樓、15樓至23樓及25樓至27樓平面圖 6th to 10th,12th,15th to 23rd & 25th to 27th Floor Plan



備註：平面圖之1A代表第1座A單位，1代表第1座，A代表A單位。其他座別及單位均以上述方式表示。又例如5F代表第5座F單位，如此類推。
Remark : Floor plan notation 1A represents Flat A of Tower 1, 1 represents Tower 1, A represents Flat A. Other flats and towers are represented in the same format mentioned above. And for example 5F represents Flat F of Tower 5, and so on.

Scale 比例尺: 0M (米) 5M (米)

第1座 Tower 1

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat				
		A	B	C	D	E
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	6/F - 9/F, 12/F, 15/F - 23/F, 25/F - 27/F	175	175	125, 175	125	125
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3275	3275	3275	3275	3275

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat				
		A	B	C	D	E
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	10/F	175	175	125, 175	125	125
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3275	3275	3275	3275	3275

第2座 Tower 2

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat					
		A	B	C	D	E	F
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	6/F - 9/F, 12/F, 15/F - 23/F, 25/F - 27/F	175	175	125	125	125	150
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3275	3275	3275	3275	3275	3275

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat					
		A	B	C	D	E	F
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	10/F	175	175	125	125	125	150
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3275	3275	3275	3275	3275	3275

第3座 Tower 3

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat				
		A	B	C	D	E
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	6/F - 9/F, 12/F, 15/F - 23/F, 25/F - 27/F	125, 150	175	125	125	150, 175
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3275	3275	3275	3275	3275

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat				
		A	B	C	D	E
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	10/F	125, 150	175	175	175	150, 175
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3275	3275	3275	3275	3275

第5座 Tower 5

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat					
		A	B	C	D	E	F
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	6/F - 9/F, 12/F, 15/F - 23/F, 25/F - 27/F	125, 150	125	125	150	150	150, 175
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3275	3275	3275	3275	3275	3275

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat					
		A	B	C	D	E	F
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	10/F	125, 150	125	125	150	150	150, 175
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3275	3275	3275	3275	3275	3275

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。

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.

請參閱本售樓說明書第20頁為住宅物業的樓面平面圖而設之備註及圖例。

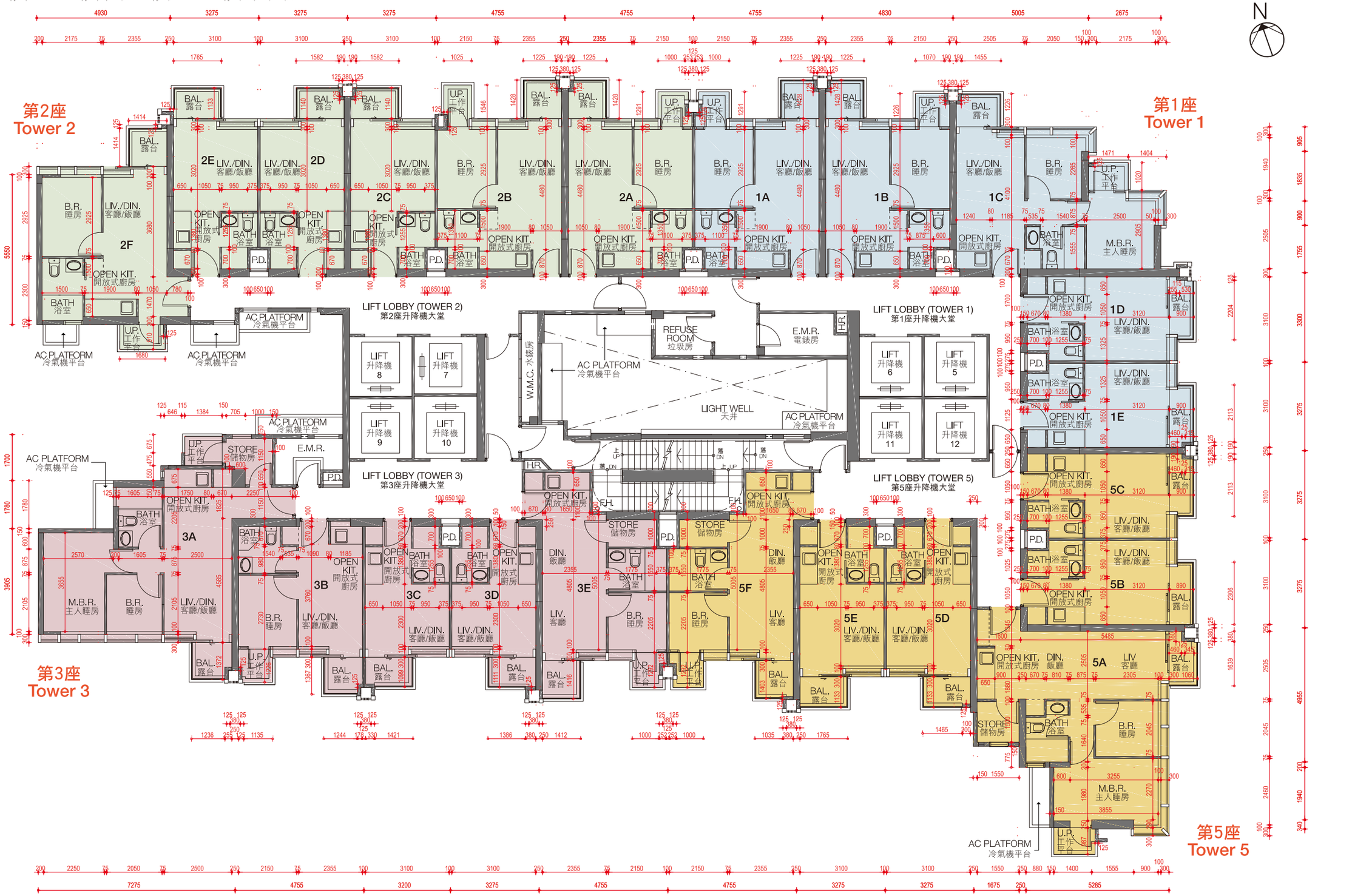
Please refer to page 20 of this sales brochure for the notes and legends of the floor plans of residential properties.

備註：1. 平面圖所列數字為以毫米標示之建築結構尺寸。
2. 分體式冷氣機之室外機會安裝於露台或工作平台的假天花之上，或冷氣機平台內。

Note : 1. The dimensions of floor plans are all structural dimensions in millimeter.
2. Outdoor unit of split type air-conditioner will be installed above the false ceiling of balcony or utility platform, or at the air-conditioning platform.

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

28樓至33樓及35樓至38樓平面圖　28th to 33rd & 35th to 38th Floor Plan



備註：平面圖之1A代表第1座A單位，1代表第1座，A代表A單位。其他座別及單位均以上述方式表示。又例如5F代表第5座F單位，如此類推。
Remark : Floor plan notation 1A represents Flat A of Tower 1, 1 represents Tower 1, A represents Flat A. Other flats and towers are represented in the same format mentioned above. And for example 5F represents Flat F of Tower 5, and so on.

Scale 比例尺:
0M (米)　5M (米)

第1座 Tower 1

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat				
		A	B	C	D	E
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	28/F - 33/F, 35/F - 37/F	175	175	125, 175	125	125
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3275	3275	3275	3275	3275

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat				
		A	B	C	D	E
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	38/F	175	175	125, 175	125, 150	125
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3275	2875, 3200, 3275	2875, 3200, 3275	2875, 3275	2875, 2925, 3200, 3275

第2座 Tower 2

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat					
		A	B	C	D	E	F
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	28/F - 33/F, 35/F - 37/F	175	175	125	125	125	150
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3275	3275	3275	3275	3275	3275

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat					
		A	B	C	D	E	F
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	38/F	175	175	150	150	150	125, 200
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3275	2875, 3200, 3275	2875, 3200, 3275	3275	3275	2875, 2925, 3275

第3座 Tower 3

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat				
		A	B	C	D	E
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	28/F - 33/F, 35/F - 37/F	125, 150	175	125	125	150, 175
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3275	3275	3275	3275	3275

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat				
		A	B	C	D	E
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	38/F	125, 175	175	200	200	150, 175
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		2875, 3125, 3275	2875, 3200, 3275	2875, 3275	2875, 3200, 3275	2875, 3275

第5座 Tower 5

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat					
		A	B	C	D	E	F
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	28/F - 33/F, 35/F - 37/F	125, 150	125	125	150	150	150, 175
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3275	3275	3275	3275	3275	3275

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat					
		A	B	C	D	E	F
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	38/F	125, 175	125	125	125	125	150, 175
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3275	2875, 3200, 3275	2875, 3275	2875, 3125, 3275	3275	2875, 3275

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。
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.

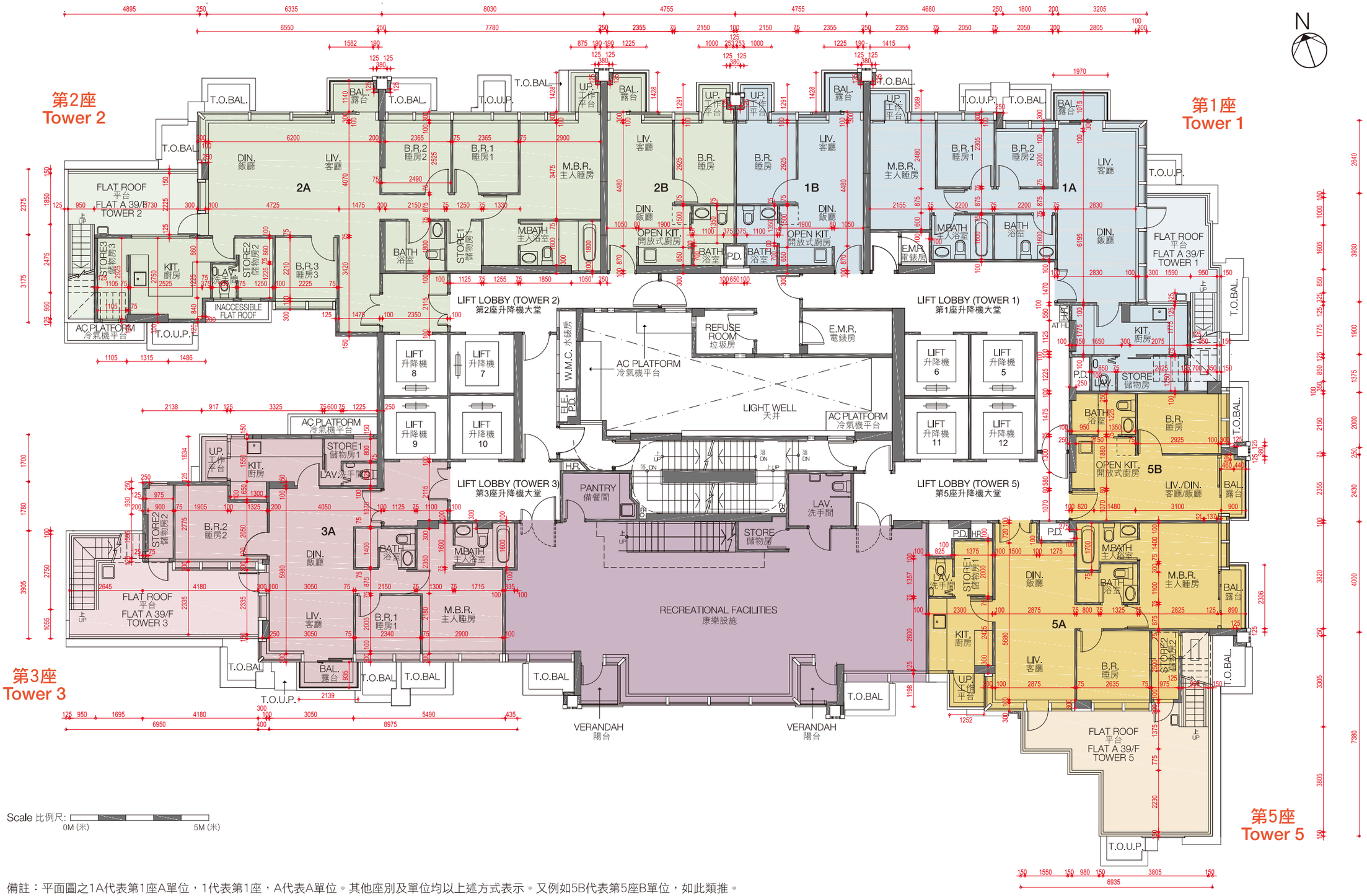
請參閱本售樓說明書第20頁為住宅物業的樓面平面圖而設之備註及圖例。
Please refer to page 20 of this sales brochure for the notes and legends of the floor plans of residential properties.

備註：1. 平面圖所列數字為以毫米標示之建築結構尺寸。
2. 分體式冷氣機之室外機會安裝於露台或工作平台的假天花之上，或冷氣機平台內。

Note : 1. The dimensions of floor plans are all structural dimensions in millimeter.
2. Outdoor unit of split type air-conditioner will be installed above the false ceiling of balcony or utility platform, or at the air-conditioning platform.

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

39樓平面圖　39th Floor Plan



備註：平面圖之1A代表第1座A單位，1代表第1座，A代表A單位。其他座別及單位均以上述方式表示。又例如5B代表第5座B單位，如此類推。

Remark : Floor plan notation 1A represents Flat A of Tower 1, 1 represents Tower 1, A represents Flat A. Other flats and towers are represented in the same format mentioned above. And for example 5B represents Flat B of Tower 5, and so on.

第1座 Tower 1

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat	
		A	B
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	39/F	150	175
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3275	3275

第2座 Tower 2

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat	
		A	B
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	39/F	150, 175	175
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3275	3275

第3座 Tower 3

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat
		A
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	39/F	150
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		2975, 3275

第5座 Tower 5

每個住宅物業 Each Residential Property	樓層 Floor		
		A	B
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	39/F	150, 175	150
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3275, 3525	3525

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。
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.

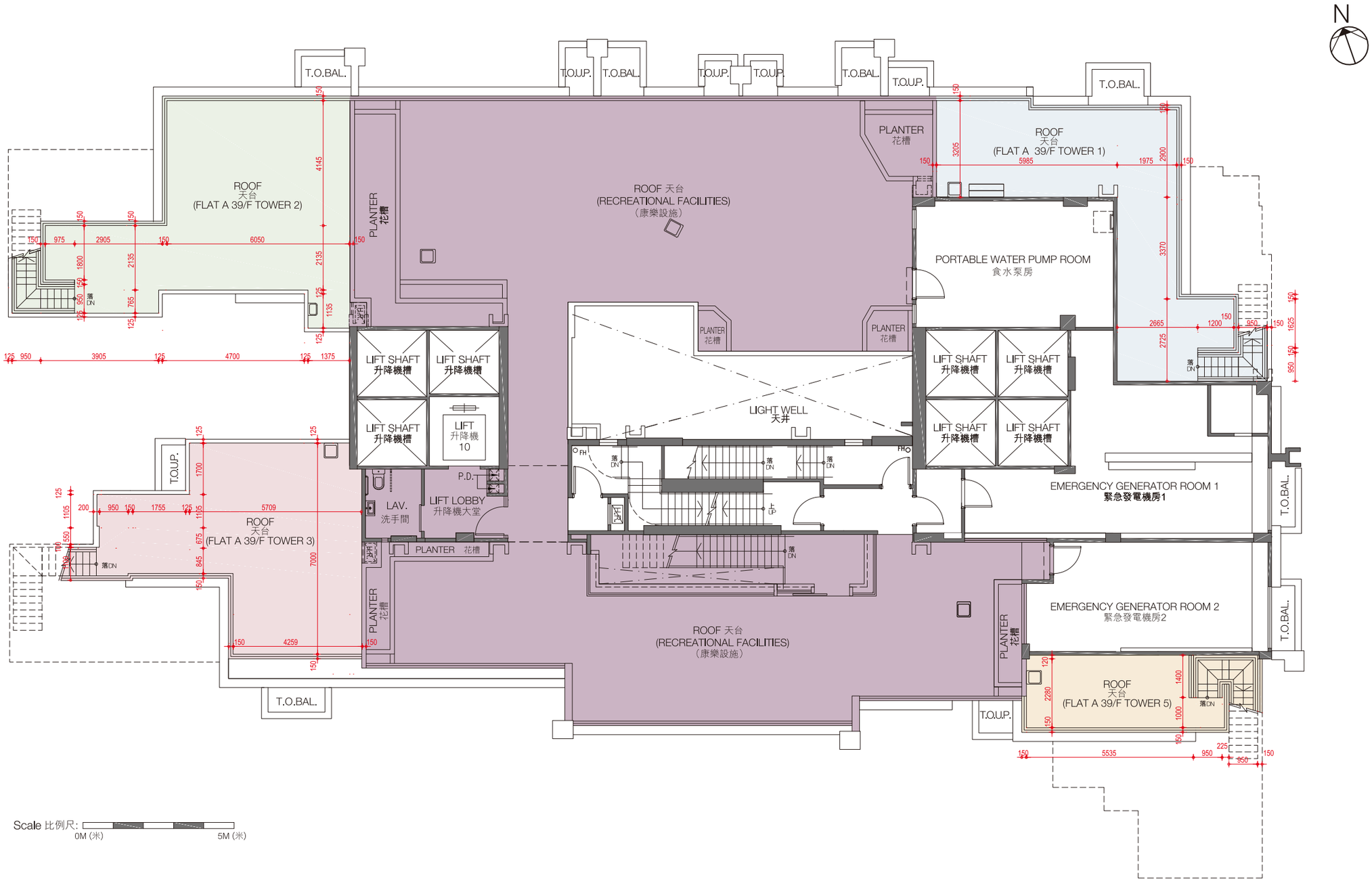
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Please refer to page 20 of this sales brochure for the notes and legends of the floor plans of residential properties.

備註：1. 平面圖所列數字為以毫米標示之建築結構尺寸。
2. 除特別標示外，分體式冷氣機之室外機會安裝於露台或工作平台的假天花之上，或冷氣機平台內。

Note : 1. The dimensions of floor plans are all structural dimensions in millimeter.
2. Apart from those indicated, the outdoor unit of split type air-conditioner will be installed above the false ceiling of balcony or utility platform, or at the air-conditioning platform.

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

天台平面圖　Roof Floor Plan



Scale 比例尺:
0M (米)　5M (米)

第1座 Tower 1

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat A
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	天台 Roof	不適用 Not Applicable
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		

第2座 Tower 2

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat A
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	天台 Roof	不適用 Not Applicable
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		

第3座 Tower 3

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat A
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	天台 Roof	不適用 Not Applicable
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		

第5座 Tower 5

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat A
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	天台 Roof	不適用 Not Applicable
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		

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。
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.

請參閱本售樓說明書第20頁為住宅物業的樓面平面圖而設之備註和圖例。
Please refer to page 20 of this sales brochure for the notes and legends for the floor plans of residential properties.

備註：平面圖所列之數字為以毫米標示之建築結構尺寸。
Note : The dimensions in floor plans are all structural dimensions in millimeter.

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

物業的描述 Description of Residential Property			實用面積（包括露台、工作平台及陽台（如有））平方米（平方呎） Saleable Area (including balcony, utility platform and verandah, if any) 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） Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
大廈座數 Tower Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
1	5/F	A	27.638 (297) 露台 Balcony: – 工作平台 Utility Platform: –	–	–	–	5.131 (55)	–	–	–	–	–	–
		B	27.856 (300) 露台 Balcony: – 工作平台 Utility Platform: –	–	–	–	5.045 (54)	–	–	–	–	–	–
		C	39.671 (427) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	–	–	–	–	–	–	–	–	–	–
		D	20.285 (218) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: –	–	–	–	–	–	–	–	–	–	–
		E	20.075 (216) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: –	–	–	–	–	–	–	–	–	–	–
	6/F – 10/F, 12/F, 15/F – 23/F, 25/F – 33/F, 35/F – 38/F	A	30.725 (331) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	–	–	–	–	–	–	–	–	–	–
		B	30.996 (334) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	–	–	–	–	–	–	–	–	–	–
		C	39.682 (427) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	–	–	–	–	–	–	–	–	–	–
		D	20.292 (218) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: –	–	–	–	–	–	–	–	–	–	–
		E	20.079 (216) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: –	–	–	–	–	–	–	–	–	–	–
	39/F	A	72.665 (782) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	–	–	–	11.741 (126)	–	–	41.138 (443)	–	–	–
		B	30.965 (333) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	–	–	–	–	–	–	–	–	–	–

物業的描述 Description of Residential Property			實用面積（包括露台、工作平台及陽台（如有））平方米（平方呎） Saleable Area (including balcony, utility platform and verandah, if any) 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） Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
大廈座數 Tower Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
2	5/F	A	27.638 (297) 露台 Balcony: – 工作平台 Utility Platform: –	–	–	–	5.234 (56)	–	–	–	–	–	–
		B	27.516 (296) 露台 Balcony: – 工作平台 Utility Platform: –	–	–	–	5.097 (55)	–	–	–	–	–	–
		C	18.931 (204) 露台 Balcony: – 工作平台 Utility Platform: –	–	–	–	3.643 (39)	–	–	–	–	–	–
		D	18.946 (204) 露台 Balcony: – 工作平台 Utility Platform: –	–	–	–	3.660 (39)	–	–	–	–	–	–
		E	18.725 (202) 露台 Balcony: – 工作平台 Utility Platform: –	–	–	–	4.071 (44)	–	–	–	–	–	–
		F	30.472 (328) 露台 Balcony: – 工作平台 Utility Platform: –	–	–	–	35.551 (383)	–	–	–	–	–	–
	6/F – 10/F, 12/F, 15/F – 23/F, 25/F – 33/F, 35/F – 38/F	A	30.725 (331) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	–	–	–	–	–	–	–	–	–	–
		B	30.761 (331) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	–	–	–	–	–	–	–	–	–	–
		C	20.918 (225) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: –	–	–	–	–	–	–	–	–	–	–
		D	20.932 (225) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: –	–	–	–	–	–	–	–	–	–	–
		E	20.759 (223) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: –	–	–	–	–	–	–	–	–	–	–
		F	33.972 (366) 露台 Balcony: 1.999 (22) 工作平台 Utility Platform: 1.5 (16)	–	–	–	–	–	–	–	–	–	–
	39/F	A	116.901 (1258) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	–	–	–	13.310 (143)	–	–	51.364 (553)	–	–	–
		B	30.725 (331) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	–	–	–	–	–	–	–	–	–	–

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

物業的描述 Description of Residential Property			實用面積（包括露台、工作平台及陽台（如有））平方米（平方呎） Saleable Area (including balcony, utility platform and verandah, if any) 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） Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
大廈座數 Tower Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
3	5/F	A	46.685 (503) 露台 Balcony: – 工作平台 Utility Platform: –	–	–	–	62.460 (672)	–	–	–	–	–	–
		B	24.212 (261) 露台 Balcony: – 工作平台 Utility Platform: –	–	–	–	14.527 (156)	–	–	–	–	–	–
		C	16.183 (174) 露台 Balcony: – 工作平台 Utility Platform: –	–	–	–	9.447 (102)	–	–	–	–	–	–
		D	16.489 (177) 露台 Balcony: – 工作平台 Utility Platform: –	–	–	–	9.095 (98)	–	–	–	–	–	–
		E	30.194 (325) 露台 Balcony: – 工作平台 Utility Platform: –	–	–	–	13.582 (146)	–	–	–	–	–	–
	6/F – 10/F, 12/F, 15/F – 23/F, 25/F – 33/F, 35/F – 38/F	A	50.166 (540) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	–	–	–	–	–	–	–	–	–	–
		B	27.271 (294) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	–	–	–	–	–	–	–	–	–	–
		C	18.086 (195) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: –	–	–	–	–	–	–	–	–	–	–
		D	18.452 (199) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: –	–	–	–	–	–	–	–	–	–	–
		E	33.338 (359) 露台 Balcony: 1.999 (22) 工作平台 Utility Platform: 1.5 (16)	–	–	–	–	–	–	–	–	–	–
	39/F	A	84.433 (909) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	–	–	–	19.750 (213)	–	–	43.900 (473)	–	–	–

物業的描述 Description of Residential Property			實用面積（包括露台、工作平台及陽台（如有））平方米（平方呎） Saleable Area (including balcony, utility platform and verandah, if any) 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） Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
大廈座數 Tower Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
5	5/F	A	51.189 (551) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	–	–	–	5.573 (60)	–	–	–	–	–	–
		B	20.028 (216) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: –	–	–	–	–	–	–	–	–	–	–
		C	20.075 (216) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: –	–	–	–	–	–	–	–	–	–	–
		D	19.403 (209) 露台 Balcony: – 工作平台 Utility Platform: –	–	–	–	7.759 (84)	–	–	–	–	–	–
		E	18.761 (202) 露台 Balcony: – 工作平台 Utility Platform: –	–	–	–	7.758 (84)	–	–	–	–	–	–
		F	30.223 (325) 露台 Balcony: – 工作平台 Utility Platform: –	–	–	–	13.355 (144)	–	–	–	–	–	–
	6/F – 10/F, 12/F, 15/F – 23/F, 25/F – 33/F, 35/F – 38/F	A	51.213 (551) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	–	–	–	–	–	–	–	–	–	–
		B	20.028 (216) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: –	–	–	–	–	–	–	–	–	–	–
		C	20.079 (216) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: –	–	–	–	–	–	–	–	–	–	–
		D	21.379 (230) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: –	–	–	–	–	–	–	–	–	–	–
		E	20.800 (224) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: –	–	–	–	–	–	–	–	–	–	–
		F	33.291 (358) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	–	–	–	–	–	–	–	–	–	–
	39/F	A	67.477 (726) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	–	–	–	24.469 (263)	–	–	15.942 (172)	–	–	–
		B	28.664 (309) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: –	–	–	–	–	–	–	–	–	–	–

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表二第2部的計算分別得出的。

備註：上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Note: Areas in square metres as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

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

地庫2樓平面圖　SECOND BASEMENT FLOOR PLAN



停車位數目及停車位面積　Number and Area of Parking Spaces

停車位類別 Type of Parking Spaces	位置 Location	數量 No.	尺寸 (長 x 闊) (米) Dimension (L x W) (m)	每個停車位面積 (平方米) Area of each parking space (sq. m.)
住客車位* Residential Parking Space*	B2/F	32	5.0 x 2.5	12.5
住客電單車車位 Residential Motor Cycle Parking Space	B2/F	5	2.4 x 1	2.4
住客車位*（暢通易達停車位） Residential Parking Space* (Accessible Parking Space)	B2/F	1	5.0 x 3.5	17.5

* 住客車位（共56個），其中5個為訪客車位
There are 56 nos of Residential Parking Space (including 5 nos Visitor's Parking Space).

地庫1樓平面圖　FIRST BASEMENT FLOOR PLAN



停車位數目及停車位面積　Number and Area of Parking Spaces

停車位類別 Type of Parking Spaces	位置 Location	數量 No.	尺寸 (長 x 闊) (米) Dimension (L x W) (m)	每個停車位面積 (平方米) Area of each parking space (sq. m.)
住客車位* Residential Parking Space*	B1/F	22	5.0 x 2.5	12.5
住客電單車車位 Residential Motor Cycle Parking Space	B1/F	4	2.4 x 1	2.4
住客車位*（暢通易達停車位） Residential Parking Space* (Accessible Parking Space)	B1/F	1	5.0 x 3.5	17.5

* 住客車位（共56個），其中5個為訪客車位
There are 56 nos of Residential Parking Space (including 5 nos Visitor's Parking Space).

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

地下平面圖　GROUND FLOOR PLAN



停車位數目及停車位面積　Number and Area of Parking Spaces

停車位類別 Type of Parking Spaces	位置 Location	數量 No.	尺寸 (長 x 闊) (米) Dimension (L x W) (m)	每個停車位面積 (平方米) Area of each parking space (sq. m.)
上落貨車位 Loading and Unloading Parking Space	G/F	3	11.0 x 3.5	38.5
貨車停車位 Lorry Parking Space	G/F	2	7 x 3.5	24.5

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

1. 買方在簽立臨時買賣合約時向賣方(擁有人)繳付相等於樓價5%之臨時訂金。

2. 買方在簽署臨時買賣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份持有。

3. 如買方沒有在訂立該臨時買賣合約之後的5個工作日內簽立正式買賣合約 —
   (i) 該臨時買賣合約即告終止；及
   (ii) 買方支付的臨時訂金即予沒收；及
   (iii) 賣方(擁有人)不得就買方沒有簽立正式買賣合約，而對買方提出進一步申索。

1. A preliminary deposit which is equal to 5% of the purchase price is payable by the purchaser to the vendor (the owner) upon signing of the preliminary agreement for sale and purchase.

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

3. If the purchaser fails to sign the formal agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement for sale and purchase –
   (i) that preliminary agreement for sale and purchase is terminated; and
   (ii) the preliminary deposit paid by the purchaser is forfeited; and
   (iii) the vendor (the owner) does not have any further claim against the purchaser for the failure.

14. 公契的摘要
SUMMARY OF DEED OF MUTUAL COVENANT

1. 發展項目的公用部分

「公用地方與設施」統指「屋苑公用地方與設施」及「住宅公用地方與設施」，並在適用的情況下包括《建築物管理條例》（第344章）附表1所列舉的適當及相關公用部分。

「屋苑公用地方與設施」指並不構成住宅單位、商業發展、停車場或「住宅公用地方與設施」而擬供屋苑整體公用及共享的屋苑地方與設施，包括但不限於: -

(a) 地基、柱、樑、樓板，以及不屬於或不構成住宅單位、商業發展、停車場或「住宅公用地方與設施」一部分的其他結構性支承物及部分；

(b) 斜坡及護土牆；

(c) 提供安裝或使用天線廣播分導或電訊網絡設施的地方；

(d) 所有在附於公契的圖則上顯示為「屋苑公用地方」的屋苑外牆部分；

(e) 所有在附於公契的圖則上顯示為「屋苑公用地方」的屋苑部分；

(f) 公共天線、所有訊號接收器、污水管、排水渠、雨水渠、水道、電纜、水管、電線、管槽、總沖廁水管、總食水管，以及屋苑機械設備和其他類似的裝置、設施或服務；及

(g) 由首位擁有人按照公契的條款在任何時候指定用作「屋苑公用地方與設施」的其他地方、裝置及設施。

「住宅公用地方與設施」指並不構成住宅單位、商業發展、停車場或「屋苑公用地方與設施」而擬供所有住宅單位整體公用及共享的屋苑地方與設施，包括但不限於: -

(a) 在附於公契的圖則上顯示為「住宅公用地方」的5樓以下的屋苑外牆；

(b) 在附於公契的圖則上顯示為「住宅公用地方」的5樓及以上的屋苑外牆，包括: -

(1) 在其上的建築鰭片及特色；

(2) 毗連住宅單位而用作安放冷氣機之平台(包括通風用之百葉窗(如有的話))，或指定用作安放冷氣機的其他地方(如有的話)；及

(3) 屋苑的玻璃幕牆結構 (不包括(i)玻璃幕牆結構可開啟的部分；及(ii)完全包圍或面向住宅單位的玻璃嵌板，而上述可開啟部分及玻璃嵌板則組成有關住宅單位的部分)，

但不包括露台、工作平台、平台或構成相關住宅單位的指明天台部分的玻璃欄杆、金屬欄杆或欄杆；

(c) 位於屋苑3樓、39樓及天台層的康樂地方與設施

(d) 所有在附於公契的圖則上顯示為「住宅公用地方」的部分；

(e) 電線、電纜、導管、喉管、排水渠、位於康樂地方與設施的運動及康樂設施、專屬住宅發展的所有機電裝置及設備；及

(f) 以及由首位擁有人按照公契的條款在任何時候指定用作「住宅公用地方與設施」的其他地方、裝置及設施。

2. 分配予發展項目中的每個住宅物業的不可分割份數的數目

第1座					
樓層* \ 室	A	B	C	D	E
5樓	27/26,000	27/26,000	39/26,000	20/26,000	20/26,000
6樓至38樓	30/26,000	30/26,000	39/26,000	20/26,000	20/26,000
39樓	77/26,000	30/26,000	–	–	–

第2座						
樓層* \ 室	A	B	C	D	E	F
5樓	27/26,000	27/26,000	18/26,000	18/26,000	18/26,000	33/26,000
6樓至38樓	30/26,000	30/26,000	20/26,000	20/26,000	20/26,000	33/26,000
39樓	122/26,000	30/26,000	–	–	–	–

第3座					
樓層* \ 室	A	B	C	D	E
5樓	52/26,000	25/26,000	16/26,000	16/26,000	31/26,000
6樓至38樓	50/26,000	27/26,000	18/26,000	18/26,000	33/26,000
39樓	89/26,000	–	–	–	–

第5座						
樓層* \ 室	A	B	C	D	E	F
5樓	51/26,000	20/26,000	20/26,000	19/26,000	18/26,000	31/26,000
6樓至38樓	51/26,000	20/26,000	20/26,000	21/26,000	20/26,000	33/26,000
39樓	70/26,000	28/26,000	–	–	–	–

* 備註：所有座數不設4樓、13樓、14樓、24樓及34樓。11樓為庇護層。

3. 發展項目的管理人的委任年期

管理人首屆任期由簽訂公契日期起計兩年，其後續任至按公契的條文終止管理人的委任為止。

4. 發展項目中的住宅物業的擁有人之間分擔管理開支的計算基準

每個住宅單位的擁有人應在每個曆月首日預繳按住宅管理預算案其應繳的年度開支份額的十二份之一的管理費，以分擔發展項目的管理開支（包括管理人酬金）。該應繳的份額比例，應與分配給該擁有人的住宅單位的管理份數佔分配給發展項目內所有住宅單位的總管理份數的比例相同。

5. 計算管理費按金的基準

管理費按金相等於擁有人就其單位按首個年度管理預算案釐定而須繳交的三個月管理費。

6. 擁有人在發展項目中保留作自用的範圍（如有的話）

不適用。

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

1. The common parts of the development

"Common Areas and Facilities" means collectively the Estate Common Areas and Facilities and the Residential Common Areas and Facilities and, where applicable, includes those appropriate and relevant common parts specified in Schedule 1 to the Building Management Ordinance (Cap. 344).

"Estate Common Areas and Facilities" means those parts and facilities of the Estate which do not form part of the Residential Units, the Commercial Development, the Car Park or the Residential Common Areas and Facilities and are intended for the common use and benefit of the Estate as a whole and include but not limited to: -

(a) such foundations, columns, beams, slabs and other structural supports and elements that do not belong to or do not form part of the Residential Units, the Commercial Development, the Car Park or the Residential Common Areas;
(b) the Slopes and Retaining Walls;
(c) areas for the installation or use of aerial broadcast distribution or telecommunications network facilities;
(d) all those portions of the external walls of the Estate shown as the Estate Common Areas on the plans annexed to the Deed of Mutual Covenant;
(e) all those parts of the Estate shown as the Estate Common Areas on the plans annexed to the Deed of Mutual Covenant;
(f) communal aerial, all signal receivers, sewers, drains, storm water drains, water courses, cables, pipes, wires, ducts, flushing mains, fresh water mains, plant and machinery and other like installations, facilities or services of the Estate; and
(g) such additional areas and devices and facilities of the Estate as may at any time be designated as the Estate Common Areas and Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

"Residential Common Areas and Facilities" means those parts and facilities of the Estate which do not form part of the Residential Units, the Commercial Development, the Car Park or the Estate Common Areas and Facilities and are intended for the common use and benefit of the Residential Development as a whole and include but not limited to: -

(a) the external walls of the Estate below the 5th floor shown as the Residential Common Areas on the plans annexed to the Deed of Mutual Covenant;
(b) the external walls of the Estate at and above the 5th floor not forming part of the Residential Units or the Estate Common Areas including: -
  (1) the architecture fins and features thereon;
  (2) the air-conditioner platforms (including the louvers thereof (if any)) adjacent to the Residential Units or such other area(s), if any, as may be designated for such purpose; and
  (3) the curtain wall structures of the Estate (except (i) the openable parts of the curtain wall structures; and (ii) such pieces of glass panels wholly enclosing or fronting a Residential Unit, which said openable parts and glass panels shall form parts of the relevant Residential Units)

  BUT excluding the glass balustrades, metal balustrades or railings of the balconies, utility platforms, flat roofs or specified parts of roofs (if any) which form parts of the relevant Residential Units;
(c) the Recreational Areas and Facilities on the 3rd floor, the 39th floor and roof floor of the Estate;
(d) all those parts of the Estate shown as the Residential Common Areas on the plans annexed to the Deed of Mutual Covenant;
(e) wires, cables, ducts, pipes, drains, the sports and recreational facilities in the Recreational Areas and Facilities and all mechanical and electrical installations and equipment exclusively for the Residential Development; and
(f) such additional areas and devices and facilities of the Estate as may at any time be designated as the Residential Common Areas and Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

2. The number of undivided shares assigned to each residential property in the development

Tower 1

Floor* \ Flat	A	B	C	D	E
5/F	27/26,000	27/26,000	39/26,000	20/26,000	20/26,000
6/F - 38/F	30/26,000	30/26,000	39/26,000	20/26,000	20/26,000
39/F	77/26,000	30/26,000	–	–	–

Tower 2

Floor* \ Flat	A	B	C	D	E	F
5/F	27/26,000	27/26,000	18/26,000	18/26,000	18/26,000	33/26,000
6/F - 38/F	30/26,000	30/26,000	20/26,000	20/26,000	20/26,000	33/26,000
39/F	122/26,000	30/26,000	–	–	–	–

Tower 3

Floor* \ Flat	A	B	C	D	E
5/F	52/26,000	25/26,000	16/26,000	16/26,000	31/26,000
6/F - 38/F	50/26,000	27/26,000	18/26,000	18/26,000	33/26,000
39/F	89/26,000	–	–	–	–

Tower 5

Floor* \ Flat	A	B	C	D	E	F
5/F	51/26,000	20/26,000	20/26,000	19/26,000	18/26,000	31/26,000
6/F - 38/F	51/26,000	20/26,000	20/26,000	21/26,000	20/26,000	33/26,000
39/F	70/26,000	28/26,000	–	–	–	–

* Note : 4/F, 13/F, 14/F, 24/F and 34/F are omitted in all Towers. 11/F is the refuge floor.

3. The term of years for which the manager of the development is appointed

The Manager is to be appointed for an initial term of two years from the date of the Deed of Mutual Covenant and to be continued thereafter until the termination of the Manager's appointment in accordance with the provisions thereof.

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

The Owner of each Residential Unit shall contribute towards the management expenses (including the Manager's remuneration) of the development by paying in advance on the first day of each calendar month 1/12th of the due proportion of the annual expenditure in accordance with the Residential Management Budget which due proportion shall be the same proportion as the number of Management Units allocated to his Residential Unit bears to the total number of Management Units allocated to all the Residential Units in the development.

14. 公契的摘要
SUMMARY OF DEED OF MUTUAL COVENANT

5. The basis on which the management fee deposit is fixed

The management fee deposit is equivalent to three months' management contribution based on the first annual Management Budget payable by the Owner in respect of his Unit.

6. The area (if any) in the development retained by the owner for that owner's own use

Not applicable.

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

15. 批地文件的摘要
SUMMARY OF LAND GRANT

1. 發展項目位處於內地段第834號A段餘段（「發展地段」）。

2. 發展地段是根據一份日期為1865年3月18日的內地段第834號的政府租契持有（「租契」）。租契的批租年期由1864年12月26日開始986年。

3. 租契規定：如非事先獲得政府的許可，發展地段不得被用作經營或從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務，或經營或從事任何其他發出高噪音、惡臭或令人厭惡的行業或業務。

   根據一份日期為2015年9月22日並登記於土地註冊處註冊摘要編號為15101601400206的厭惡性行業牌照，政府經已批准發展地段的註冊擁有人在發展地段上經營或從事製糖、油料（加油站除外）、售肉、食物供應及旅館的行業或業務，但須受該牌照施加的條件所規限。

4. 租契規定承租人及其遺囑執行人、遺產管理人及受讓人：「此後不時及無論何時，當在此予以批租的該片土地上的宅院或物業單位、豎設物及建築物分別建成時開始及其後，以及在此予以批租的餘下年期內，並在每當何時何地及當情況有需要時及要求時，由承租人、其遺囑執行人、遺產管理人或受讓人適當地自費妥善地及足夠地修葺、維持、支持、保養、鋪飾、清洗、洗滌、潔淨、卸空、修改及保存該宅院或物業單位、豎設物及建築物，以及所有屬於並以任何形式從屬於或關連該處的牆、路軌、電燈、行人道、水廁、洗滌槽、排水渠及水道，並且全面執行需要及必須的修葺、清洗及修改工程，以達致令女皇陛下、其繼承人、繼任人及受讓人的測量師滿意為止。」

5. 租契規定承租人及其遺囑執行人、遺產管理人及受讓人：「在此予以批租的年期內，須不時按需要而要求、承擔、支付及准許合理分擔和按比例計算的費用及收費，以支付建造、建築、修葺及修改為該批租的處所所需、或在該批租的處所內、或屬於該批租的處所的所有或任何道路、行人路、渠道、柵欄及共用牆、排氣管、私家或公共污水渠及排水渠，或需與鄰近或毗鄰的樓宇共用的該等設施的任何部分。有關的付款比例由女皇陛下、其繼承人、繼任人及受讓人的測量師釐定及確定，並可當作欠繳地租的性質追討。」

6. 租契規定:「女皇陛下、其繼承人、繼任人及受讓人、或女皇陛下、其繼承人、繼任人及受讓人的測量師、或獲指派代表女皇陛下、其繼承人、繼任人及受讓人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在此予以批租的該幅土地，以及進入在任何時候已建在該幅土地上的任何宅院或物業單位，從而視察、搜查及觀看該宅院或物業單位的狀況。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，須向予以批租的該處所向承租人、其遺囑執行人、遺產管理人或受讓人發出書面通知或書面警告，或在該處所留下書面通知或書面警告，要求承租人、其遺囑執行人、遺產管理人或受讓人須在三個曆月內，就上述問題進行維修及修正。承租人須於其後三個曆月內指明的時間或三個曆月內，在每一次通知或警告發出後或留在上述處所後，承租人、其遺囑執行人、遺產管理人或受讓人須在此向女皇陛下、其繼承人、繼任人及受讓人承諾、答應及同意就所有該等頹敗、損壞及需要維修及修正的地方進行維修及修正。」

7. 租契規定:「如因應改善香港殖民地，或不論任何其他公共目的所需，女皇陛下、其繼承人、繼任人及受讓人擁有全權可向承租人及其遺囑執行人、遺產管理人及受讓人在發出三個曆月的通知後，並且根據女皇陛下、其繼承人、繼任人或受讓人的測量師公平客觀地估值該土地及在其上面的建築物，並向承租人及其遺囑執行人、遺產管理人及受讓人作出全面合理的賠償。」

1. The development is situated on the Remaining Portion of Section A of Inland Lot No. 834 ("the Lot").

2. The Lot is held under the Government Lease of Inland Lot No. 834 dated 18th March 1865 ("the Lease"). The Lot is held for a term of 986 years commencing from 26th December 1864.

3. The Lease stipulates that the Lot shall not be used for the trade or business of a Brazier, Slaughterman, Soap-maker, Sugar-baker, Fellmonger, Melter of tallow, Oilman, Butcher, Distiller, Victualler, or Tavern-keeper, Blacksmith, Nightman, Scavenger, or any other noisy noisome or offensive trade or business whatever, without the previous licence of the Government.

   By an Offensive Trade Licence dated 22nd September 2015 and registered in the Land Registry by Memorial No. 15101601400206, the Government has granted licence to the registered owner of the Lot to carry out the trade or business of sugar-baker, oilman (excluding petrol filling station), butcher, victualler and tavern-keeper in or upon the Lot subject to the conditions imposed therein.

4. The Lease requires the Lessee and his Executors, Administrators and Assigns "shall and will from time to time and at all times, from and after the said messuage or tenement, erections and buildings on the said piece of ground hereby demised shall be respectively completed and finished, during the remainder of the said term hereby granted, when, where, and as often as need or occasion shall be and require, at his and their own proper costs and charges, well and sufficiently Repair, Uphold, Support, Maintain, Pave, Purge, Scour, Cleanse, Empty, Amend and keep the said messuage or tenement, messuages or tenements, erections and buildings, and all the Walls, Rails, Lights, Pavements, Privies, Sinks, Drains and Watercourses thereunto belonging and which shall in any wise belong or appertain unto the same in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Surveyor of Her said Majesty, Her Heirs, Successors and Assigns. "

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

6. The Lease provides that "it shall and may be lawful to and for Her said Majesty, Her Heirs, Successors and Assigns, by Her or their Surveyor, or other persons deputed to act for Her or them, twice or oftener in every year, during the said term, at all reasonable times in the day, to enter into and come into and upon the said parcel of ground hereby demised, and into any messuages or tenements, which may at any time be built thereon, 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 or views shall be found, to give or leave notice or warning in writing, at or upon the said demised premises, unto or for the said Lessee, his Executors, Administrators or Assigns, to repair and amend the same within three Calendar Months then next following, within which said time or space of three Calendar Months, after every such notice or warning shall be so given, or left as aforesaid, the said Lessee, his Executors, Administrators or Assigns, doth hereby covenant, promise and agree with Her said Majesty, Her Heirs, Successors and Assigns, to repair and amend all such decays, defects and wants of reparation and amendment accordingly."

7. The Lease provides that "Her said Majesty, Her Heirs, Successors and Assigns shall have full power to resume and take possession of all or any part of the said piece or parcel of Ground hereby demised, if required for the improvement of the said Colony of Hongkong, or for any other public purpose whatsoever, Three Calendar Months' notice being given to the said Lessee and his Executors, Administrators and Assigns of its being so required, and a full and fair Compensation for the said Land and the Buildings thereon, being paid to the said Lessee and his Executors, Administrators and Assigns at a valuation to be fairly and impartially made by the Surveyor of Her said Majesty, Her Heirs, Successors or Assigns."

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

不適用。

Not Applicable.

17. 對買方的警告
WARNING TO PURCHASERS

1. 此提示建議你聘用一間獨立的律師事務所 (代表擁有人行事者除外)，以在交易中代表你行事。

2. 如你聘用上述的獨立的律師事務所，以在交易中代表你行事，該律師事務所將會能夠向你提供獨立意見。

3. 如你聘用代表擁有人行事的律師事務所同時代表你行事，而擁有人與你之間出現利益衝突：-
   (i) 該律師事務所可能不能夠保障你的利益；及
   (ii) 你可能要聘用一間獨立的律師事務所。

4. 如屬3.(ii)段的情況，你須支付的律師費用總數，可能高於如你自一開始即聘用一間獨立的律師事務所須支付的費用。

1. You are recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for you in relation to the transaction.

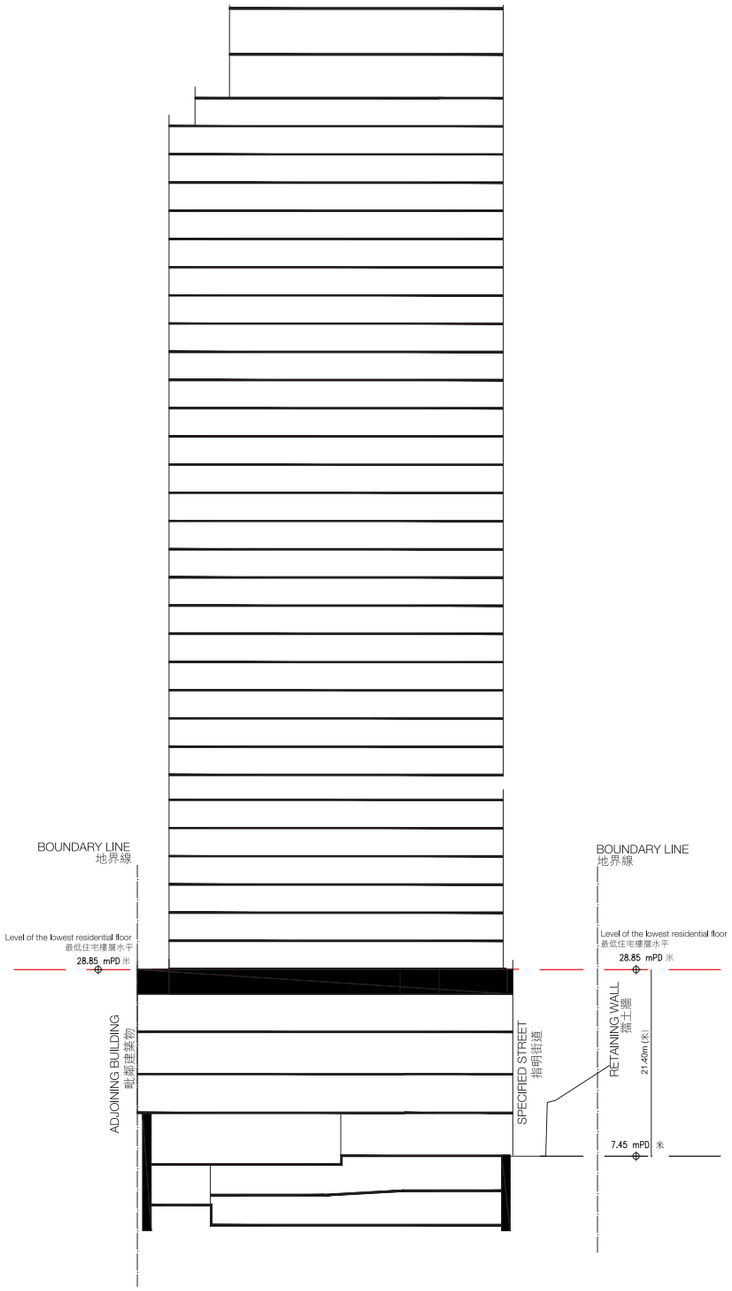
2. If you instruct such separate firm of solicitors to act for you in relation to the transaction, that firm will be able to give independent advice to you.

3. If you instruct the firm of solicitors acting for the owner to act for you as well, and a conflict of interest arises between the owner and you: -
   (i) that firm may not be able to protect your interests; and
   (ii) you may have to instruct a separate firm of solicitors.

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

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

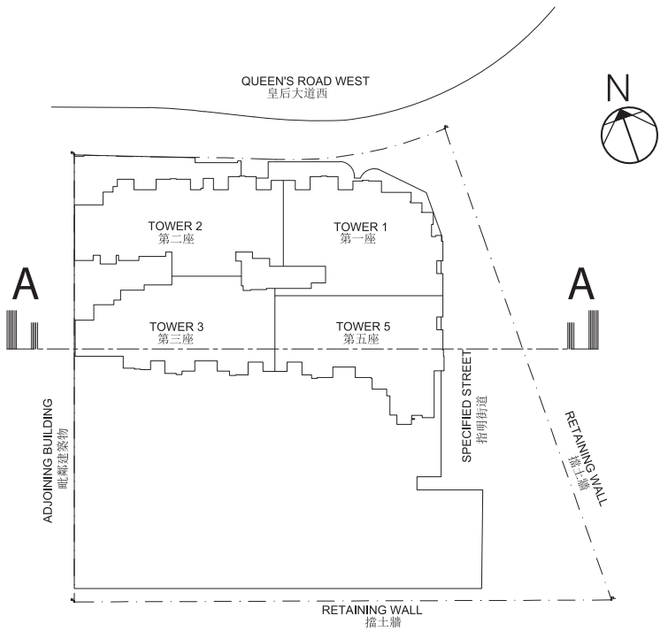
橫截面圖 A-A
Cross - Section Plan A-A



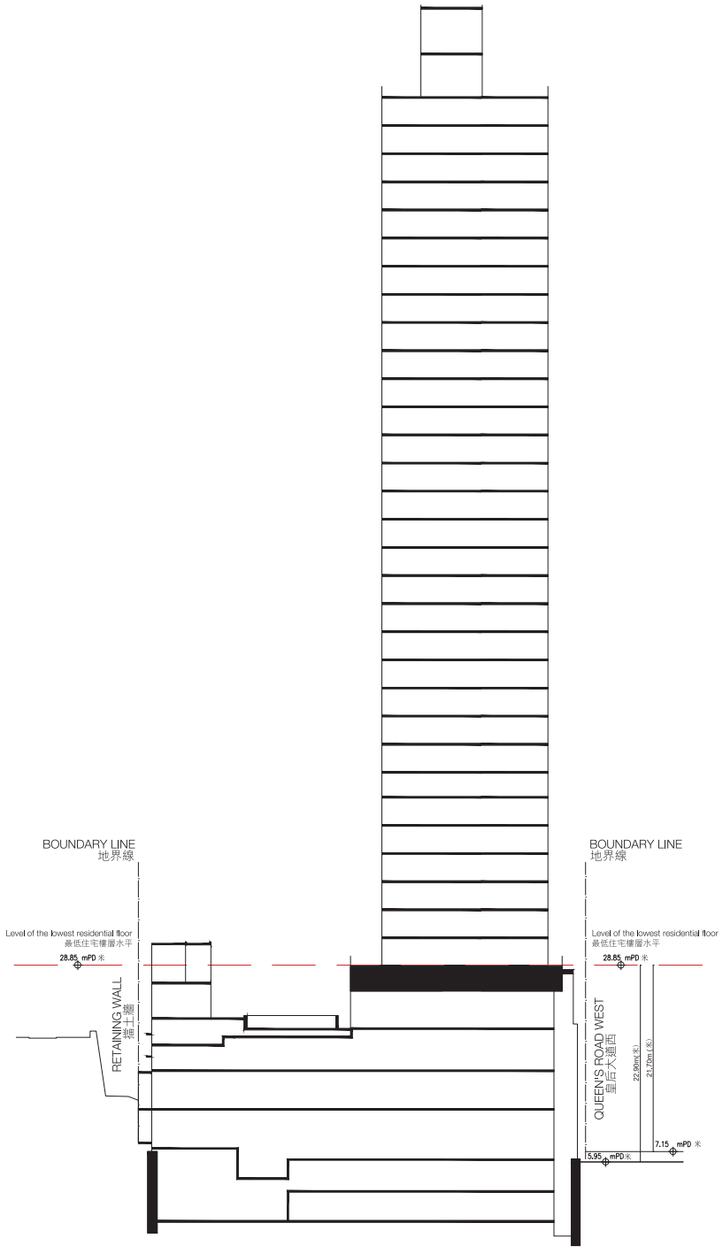
	UPPER ROOF	高層天台
	LIFT MACHINE ROOM / FLUSHING WATER PUMP ROOM	升降機房 / 鹹水泵房
R/F	RECREATIONAL FACILITIES / ROOF / PRIVATE ROOF / E&M ROOMS	康樂設施 / 天台 / 私人住宅天台 / 機電房
39/F	THE 30TH DOMESTIC FLOOR/ RECREATIONAL FACILITIES	住宅樓層第三十層 / 康樂設施
38/F	THE 29TH DOMESTIC FLOOR	住宅樓層第二十九層
37/F	THE 28TH DOMESTIC FLOOR	住宅樓層第二十八層
36/F	THE 27TH DOMESTIC FLOOR	住宅樓層第二十七層
35/F	THE 26TH DOMESTIC FLOOR	住宅樓層第二十六層
33/F	THE 25TH DOMESTIC FLOOR	住宅樓層第二十五層
32/F	THE 24TH DOMESTIC FLOOR	住宅樓層第二十四層
31/F	THE 23RD DOMESTIC FLOOR	住宅樓層第二十三層
30/F	THE 22ND DOMESTIC FLOOR	住宅樓層第二十二層
29/F	THE 21ST DOMESTIC FLOOR	住宅樓層第二十一層
28/F	THE 20TH DOMESTIC FLOOR	住宅樓層第二十層
27/F	THE 19TH DOMESTIC FLOOR	住宅樓層第十九層
26/F	THE 18TH DOMESTIC FLOOR	住宅樓層第十八層
25/F	THE 17TH DOMESTIC FLOOR	住宅樓層第十七層
23/F	THE 16TH DOMESTIC FLOOR	住宅樓層第十六層
22/F	THE 15TH DOMESTIC FLOOR	住宅樓層第十五層
21/F	THE 14TH DOMESTIC FLOOR	住宅樓層第十四層
20/F	THE 13TH DOMESTIC FLOOR	住宅樓層第十三層
19/F	THE 12TH DOMESTIC FLOOR	住宅樓層第十二層
18/F	THE 11TH DOMESTIC FLOOR	住宅樓層第十一層
17/F	THE 10TH DOMESTIC FLOOR	住宅樓層第十層
16/F	THE 9TH DOMESTIC FLOOR	住宅樓層第九層
15/F	THE 8TH DOMESTIC FLOOR	住宅樓層第八層
12/F	THE 7TH DOMESTIC FLOOR	住宅樓層第七層
11/F	REFUGE FLOOR	庇護層
10/F	THE 6TH DOMESTIC FLOOR	住宅樓層第六層
9/F	THE 5TH DOMESTIC FLOOR	住宅樓層第五層
8/F	THE 4TH DOMESTIC FLOOR	住宅樓層第四層
7/F	THE 3RD DOMESTIC FLOOR	住宅樓層第三層
6/F	THE 2ND DOMESTIC FLOOR	住宅樓層第二層
5/F	THE 1ST DOMESTIC FLOOR	住宅樓層第一層
	TRANSFER PLATE	結構轉接層
3/F	LANDSCAPE GARDEN / RECREATIONAL FACILITY / TOWER ENTRANCE LOBBY	園景 / 康樂設施 / 分座入口大堂
2/F	SHOP	商舖
1/F	SHOP	商舖
G/F	SHOP/ ENTRANCE LOBBY / LOADING & UNLOADING	商舖 / 入口大堂 / 上落貨區
B1/F	CAR PARK	停車場
B2/F	CAR PARK	停車場

1. 毗鄰建築物的一段”指明街道”為香港主水平基準以上7.45米。
2. 紅色虛線為最低住宅樓層水平。

1. The part of “SPECIFIED STREET” adjacent to the building is 7.45 metres above the Hong Kong Principal Datum.
2. Red dotted line denotes the level of the lowest residential floor.



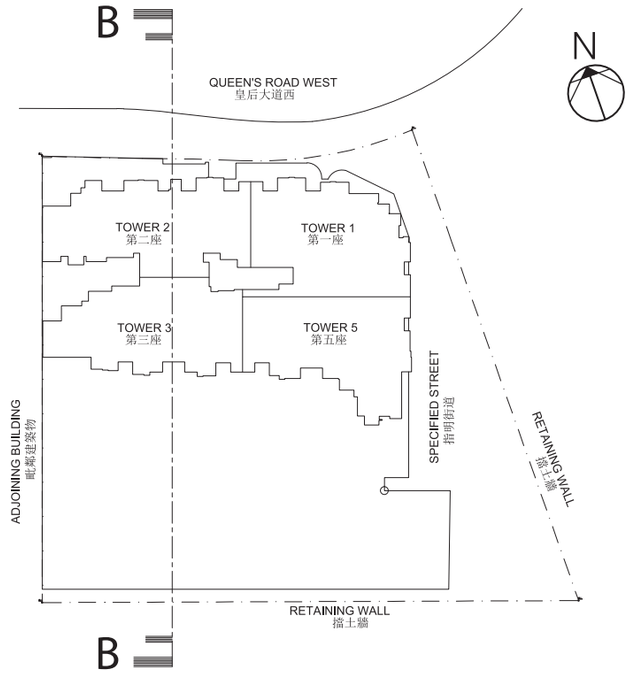
橫截面圖 B-B
Cross - Section Plan B-B



	UPPER ROOF	高層天台
	LIFT MACHINE ROOM / FLUSHING WATER PUMP ROOM	升降機房 / 鹹水泵房
R/F	RECREATIONAL FACILITIES / ROOF / PRIVATE ROOF / E&M ROOMS	康樂設施 / 天台 / 私人住宅天台 / 機電房
39/F	THE 30TH DOMESTIC FLOOR/ RECREATIONAL FACILITIES	住宅樓層第三十層/康樂設施
38/F	THE 29TH DOMESTIC FLOOR	住宅樓層第二十九層
37/F	THE 28TH DOMESTIC FLOOR	住宅樓層第二十八層
36/F	THE 27TH DOMESTIC FLOOR	住宅樓層第二十七層
35/F	THE 26TH DOMESTIC FLOOR	住宅樓層第二十六層
33/F	THE 25TH DOMESTIC FLOOR	住宅樓層第二十五層
32/F	THE 24TH DOMESTIC FLOOR	住宅樓層第二十四層
31/F	THE 23RD DOMESTIC FLOOR	住宅樓層第二十三層
30/F	THE 22ND DOMESTIC FLOOR	住宅樓層第二十二層
29/F	THE 21ST DOMESTIC FLOOR	住宅樓層第二十一層
28/F	THE 20TH DOMESTIC FLOOR	住宅樓層第二十層
27/F	THE 19TH DOMESTIC FLOOR	住宅樓層第十九層
26/F	THE 18TH DOMESTIC FLOOR	住宅樓層第十八層
25/F	THE 17TH DOMESTIC FLOOR	住宅樓層第十七層
23/F	THE 16TH DOMESTIC FLOOR	住宅樓層第十六層
22/F	THE 15TH DOMESTIC FLOOR	住宅樓層第十五層
21/F	THE 14TH DOMESTIC FLOOR	住宅樓層第十四層
20/F	THE 13TH DOMESTIC FLOOR	住宅樓層第十三層
19/F	THE 12TH DOMESTIC FLOOR	住宅樓層第十二層
18/F	THE 11TH DOMESTIC FLOOR	住宅樓層第十一層
17/F	THE 10TH DOMESTIC FLOOR	住宅樓層第十層
16/F	THE 9TH DOMESTIC FLOOR	住宅樓層第九層
15/F	THE 8TH DOMESTIC FLOOR	住宅樓層第八層
12/F	THE 7TH DOMESTIC FLOOR	住宅樓層第七層
11/F	REFUGE FLOOR	庇護層
10/F	THE 6TH DOMESTIC FLOOR	住宅樓層第六層
9/F	THE 5TH DOMESTIC FLOOR	住宅樓層第五層
8/F	THE 4TH DOMESTIC FLOOR	住宅樓層第四層
7/F	THE 3RD DOMESTIC FLOOR	住宅樓層第三層
6/F	THE 2ND DOMESTIC FLOOR	住宅樓層第二層
5/F	THE 1ST DOMESTIC FLOOR	住宅樓層第一層
	TRANSFER PLATE	結構轉接層
3/F	LANDSCAPE GARDEN / RECREATIONAL FACILITY / TOWER ENTRANCE LOBBY	園景 / 康樂設施 /分座入口大堂
2/F	SHOP	商舖
1/F	SHOP	商舖
G/F	SHOP/ ENTRANCE LOBBY / LOADING & UNLOADING	商舖 /入口大堂 / 上落貨區
B1/F	CAR PARK	停車場
B2/F	CAR PARK	停車場

1. 毗鄰建築物的一段皇后大道西為香港主水平基準以上5.95米至7.15米。
2. 紅色虛線為最低住宅樓層水平。

1. The part of Queen's Road West adjacent to the building is from 5.95 metres to 7.15 metres above the Hong Kong Principal Datum.
2. Red dotted line denotes the level of the lowest residential floor.

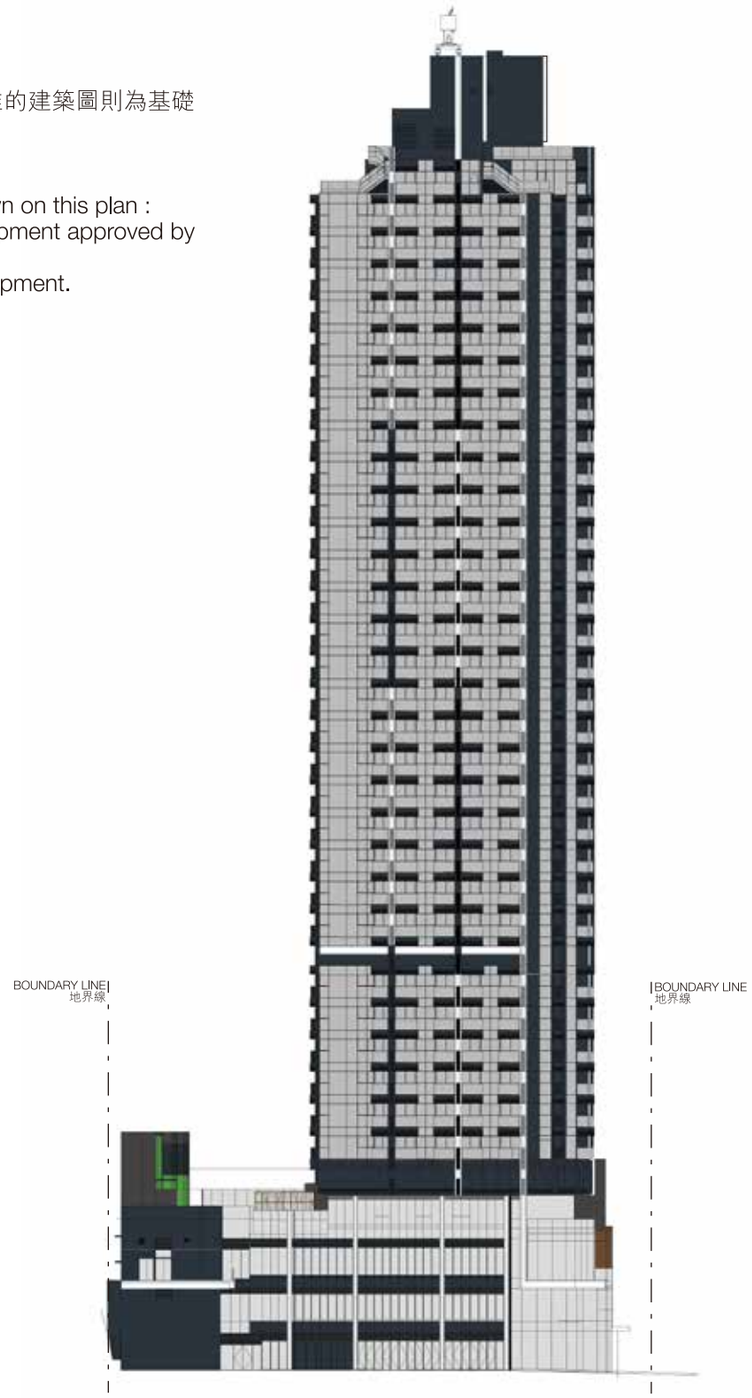


19. 立面圖
ELEVATION PLAN

東面立面圖
East Elevation

發展項目的認可人士已證明本圖所顯示的立面：
1. 以2019年5月28日的情況為準的該發展項目的經建築事務監督批准的建築圖則為基礎擬備；及
2. 大致上與該發展項目的外觀一致。

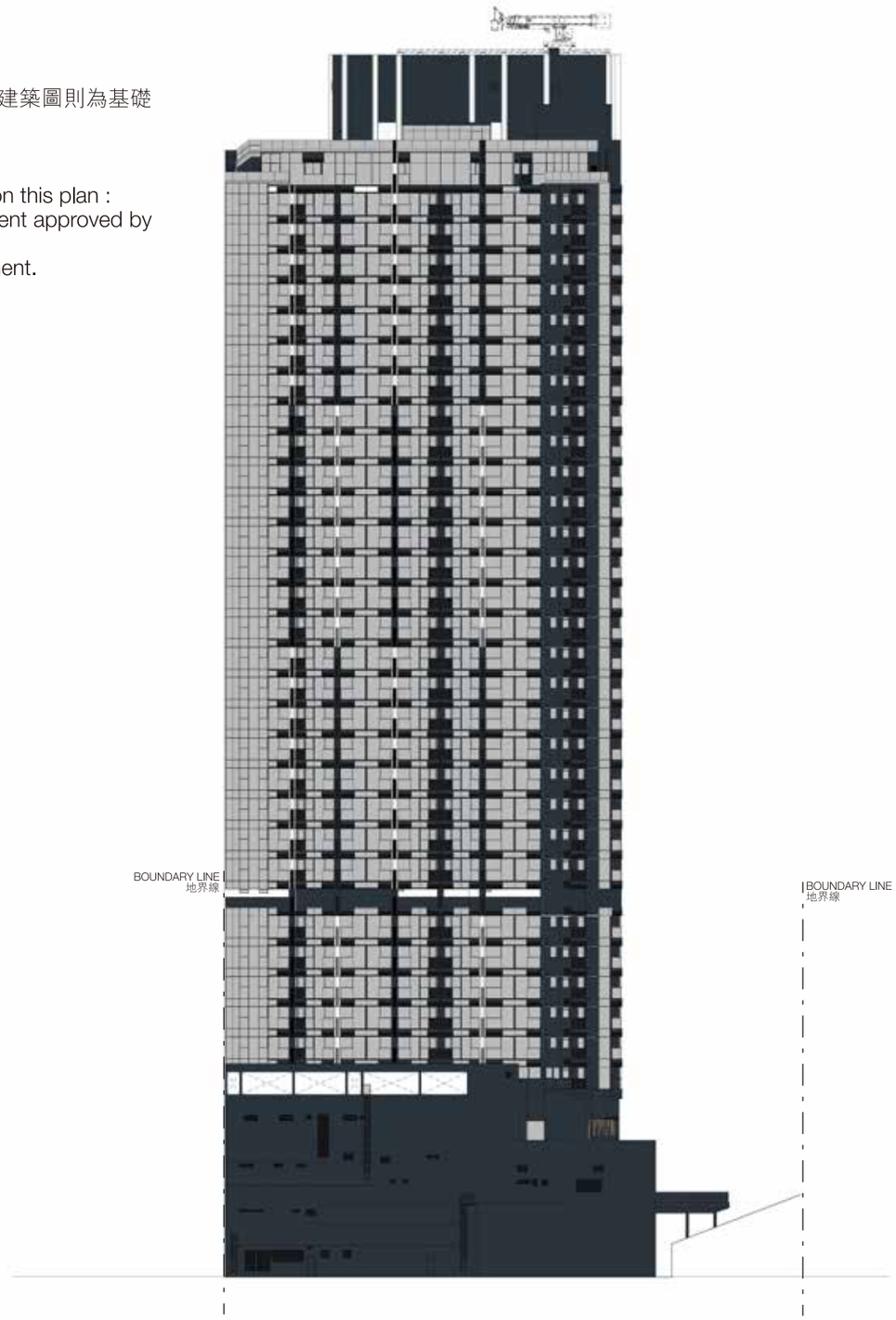
Authorized person for the development certified that the elevation shown on this plan :
1. is prepared on the basis of the general building plans for the development approved by the Building Authority as of 28th May 2019; and
2. is in general accordance with the outward appearance of the development.



南面立面圖
South Elevation

發展項目的認可人士已證明本圖所顯示的立面：
1. 以2019年5月28日的情況為準的該發展項目的經建築事務監督批准的建築圖則為基礎擬備；及
2. 大致上與該發展項目的外觀一致。

Authorized person for the development certified that the elevation shown on this plan :
1. is prepared on the basis of the general building plans for the development approved by the Building Authority as of 28th May 2019; and
2. is in general accordance with the outward appearance of the development.

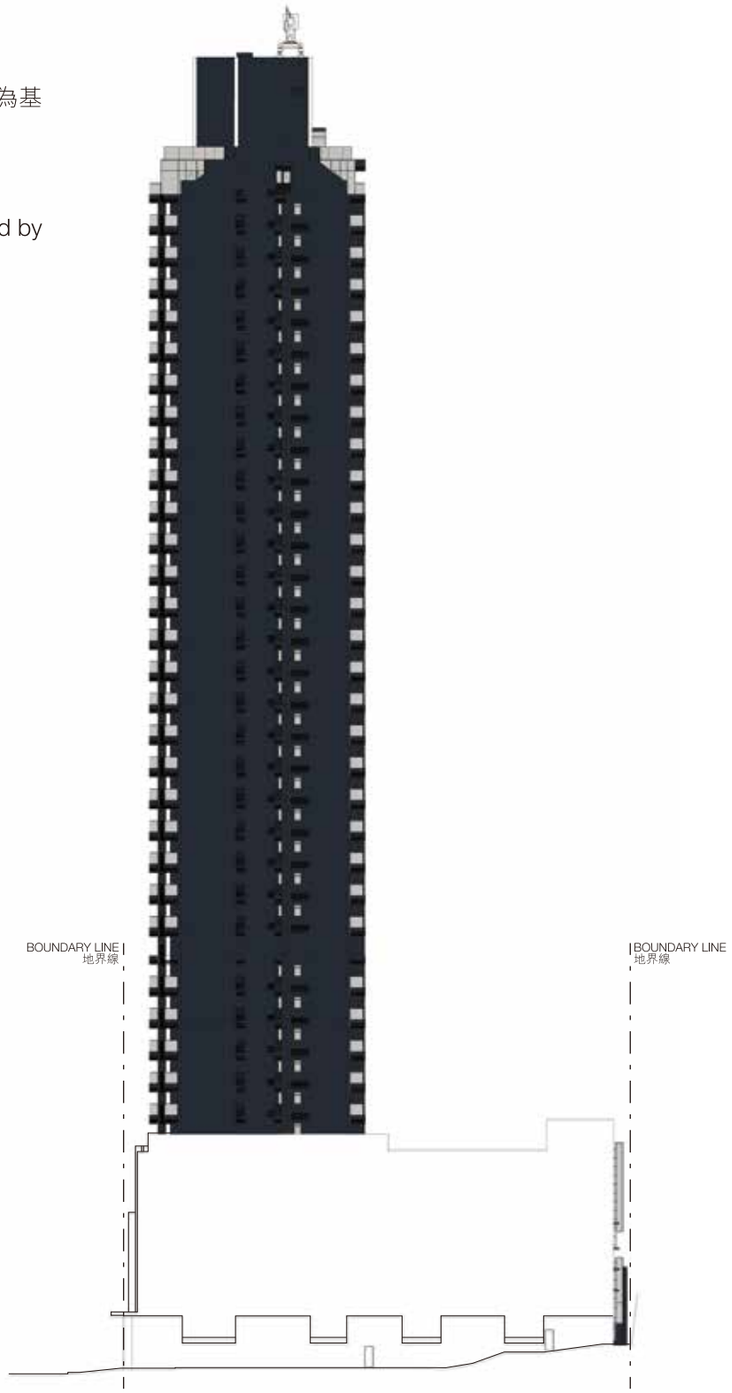


19. 立面圖
ELEVATION PLAN

西面立面圖
West Elevation

發展項目的認可人士已證明本圖所顯示的立面：
1. 以2019年10月15日的情況為準的該發展項目的經建築事務監督批准的建築圖則為基礎擬備；及
2. 大致上與該發展項目的外觀一致。

Authorized person for the development certified that the elevation shown on this plan :
1. is prepared on the basis of the general building plans for the development approved by the Building Authority as of 15th October 2019; and
2. is in general accordance with the outward appearance of the development.



北面立面圖
North Elevation

發展項目的認可人士已證明本圖所顯示的立面：
1. 以2019年10月15日的情況為準的該發展項目的經建築事務監督批准的建築圖則為基礎擬備；及
2. 大致上與該發展項目的外觀一致。

Authorized person for the development certified that the elevation shown on this plan :
1. is prepared on the basis of the general building plans for the development approved by the Building Authority as of 15th October 2019; and
2. is in general accordance with the outward appearance of the development.



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

公用設施 Common Facilities	位置 Location	有上蓋遮蓋之面積 Covered Area		沒有上蓋遮蓋之面積 Uncovered Area		總面積 Total Area	
		(平方米 sq. m.)	(平方呎 sq. ft.)	(平方米 sq. m.)	(平方呎 sq. ft.)	(平方米 sq. m.)	(平方呎 sq. ft.)
(a) 住客會所 (包括供住客使用的任何康樂設施) Residents' Clubhouse (including any recreational facilities for residents' use)	三樓 3/F	885.380	9530	585.979	6307	1471.359	15837
	三十九樓 39/F	100.058	1077	—	—	100.058	1077
	天台 Roof Floor	44.515	479	—	—	44.515	479
(b) 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。 A 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.	天台 Roof Floor	—	—	244.502	2632	244.502	2632
(c) 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。 A communal garden or play area for residents' use below the lowest residential floor of a building in the development.	三樓 3/F	165.732	1784	—	—	165.732	1784

備註 ： 以平方呎顯示之面積均依據1平方米 = 10.764平方呎換算，並四捨五入至整數。
Note : Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

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

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

2. (a) 以下文件的文本存放在發售有關住宅物業的售樓處，以供閱覽 —
住宅物業每一已簽立的公契。

(b) 無須為閱覽付費。

1. Copies of outline zoning plans relating to the development are available for inspection at www.ozp.tpb.gov.hk

2. (a) Copies of the following document are available for inspection at the place at which the residential property is offered to be sold-
every deed of mutual covenant in respect of the residential property that has been executed .

(b) The inspection is free of charge.