明寓
CRISTALLO

SALES BROCHURE 售樓說明書

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CRISTALLO

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

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

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

5. Sales brochure

- Ensure that the sales brochure 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.

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

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

- Check the Government land grant on whether individual owners are liable to pay Government rent.
- Check the DMC on whether animals can be kept in the residential property.

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

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

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

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

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

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

15. Estimated material date and handing over date

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

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts:

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

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

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。

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

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

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

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

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

運輸及房屋局
一手住宅物業銷售監管局
2017年8月

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

Name of the Development
Cristallo

The Name of the Street at which the Development is situated and the Street Number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development
279 Prince Edward Road West

The Development consists of 1 multi-unit building

Total number of storeys of the multi-unit building
14 storeys
The above number of storeys does not include transfer plate, roof, plant room floor and top roof

Floor numbering in the multi-unit building as provided in the approved building plans
G/F, 1/F-3/F, 5/F-12/F, 15/F-16/F and Roof

Omitted floor numbers in the multi-unit building in which the floor numbering is not in consecutive order
4/F, 13/F and 14/F are omitted

Refuge floor (if any) of the multi-unit building
There is no refuge floor

發展項目名稱
明寓

發展項目所位於的街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數
太子道西279號

發展項目包含1幢多單位建築物

該幢多單位建築物的樓層的總數
14層
上述樓層數目不包括轉換層、天台層、機房層及頂層天台

經批准的建築圖則所規定的該幢多單位建築物內的樓層號數
地下、1樓至3樓、5樓至12樓、15樓至16樓及天台層

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

該幢多單位建築物內的庇護層 (如有的話)
不設庇護層

Vendor
Able Business Development Limited

Holding Companies of the Vendor
Chan HM Company Limited
Grand Ming Group Holdings Limited
Pioneer Swift Limited
Market Rise Limited

Authorized person for the Development, and the firm or corporation of which the authorized person for the Development is a proprietor, director or employee in his professional capacity
Mr. Choy Ka Hung of Spiral Architectural Design Limited

Building Contractor for the Development
Ching Lee Engineering Limited

The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development
Baker & McKenzie

Authorized institution that has made a loan, or has undertaken to provide finance for the construction of the Development
Hang Seng Bank Limited (note: the loan has been repaid in full)

Any other person who has made a loan for the construction of the Development
Not Applicable

賣方
高業發展有限公司

賣方的控權公司
Chan HM Company Limited
佳明集團控股有限公司
Pioneer Swift Limited
常陞有限公司

發展項目的認可人士及認可人士以其專業身分擔任經營人、董事或僱員的商號或法團
思博建築設計有限公司之蔡家雄先生

發展項目的承建商
正利工程有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所
貝克•麥堅時律師事務所

已為發展項目的建造提供貸款或已承諾為該項目建造提供融資的認可機構
恒生銀行有限公司 (註：該貸款已全數清償)

已為發展項目的建造提供貸款的任何其他人
不適用

(a)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the development;	Not Applicable
(b)	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person;	Not Applicable
(c)	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person;	No
(d)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person;	Not Applicable
(e)	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person;	Not Applicable
(f)	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person;	No
(g)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development;	Not Applicable
(h)	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development;	Not Applicable
(i)	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors;	No
(j)	The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and an authorized person for the development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor;	No
(k)	The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor;	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

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

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

There are no non-structural prefabricated external walls forming part of the enclosing walls.

There are curtain walls forming part of the enclosing walls.

The range of thickness of the curtain walls is 300 mm.

Schedule of total area of the curtain walls of each residential property
每個住宅物業的幕牆的總面積表

Floor 樓層	Unit 單位	Total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
2/F – 3/F & 5/F – 8/F 2樓至3樓及5樓至8樓	A	4.197
	B	4.197
9/F & 10/F, 11/F & 12/F, 15/F & 16/F (each a Duplex) 9樓及10樓，11樓及12樓，15樓及16樓(俱為複式)	A	8.394
	B	8.394

發展項目沒有構成圍封牆的一部分的非結構的預製外牆。

發展項目有構成圍封牆的一部分的幕牆。

幕牆的厚度範圍為300毫米。

06 INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

The person to be appointed as the manager of the Development under the latest draft Deed of Mutual Covenant
Grand Ming Property Management Limited

根據公契的最新擬稿獲委任為發展項目的管理人的人
佳明物業管理有限公司

N

Location of the Development
發展項目的位置

Scale 比例
Metre 米
100 0 200

Notation 圖例：

- School (including a kindergarten)
  學校 (包括幼稚園)
- Religious Institution (including a church, a temple and a Tsz Tong)
  宗教場所 (包括教堂、廟宇及祠堂)
- Social Welfare Facilities (including an elderly centre and a home for mentally disabled)
  社會福利設施 (包括老人中心及弱智人士護理院)
- Sports Facilities (including a sports ground and a swimming pool)
  體育設施 (包括運動場及游泳池)
- Hospital
  醫院
- Public Carpark
  公眾停車場
- Public Utility Installation
  公用事業設施裝置
- Power Plant (including electricity sub-stations)
  發電廠 (包括電力分站)
- Public Transport Terminal (including a rail station)
  公共交通總站 (包括鐵路車站)

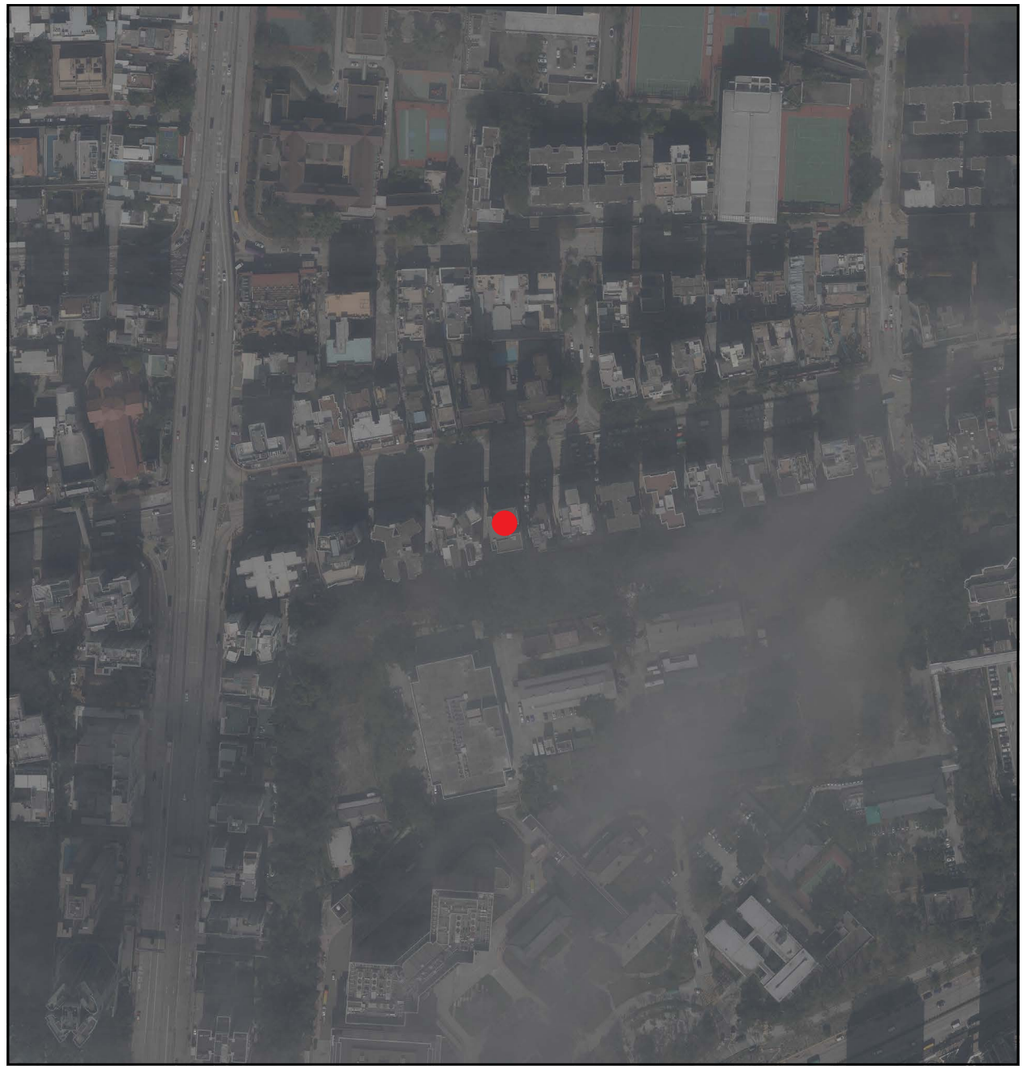
This Location Plan is prepared by the Vendor with reference to the Survey Sheet (Series HP5C), Sheet No. 11-NW-B dated 23 April 2019 and 11-NW-D dated 14 June 2019 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

Note:
1. The location plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reasons that the boundary of the Development is irregular.
2. The map reproduced with permission of the Director of Lands © The Government of the Hong Kong SAR. Licence No. 49/2017.

此所在位置圖是參考地政總署測繪處之測繪圖(組別編號HP5C)，圖幅編號11-NW-B(2019年4月23日)及11-NW-D(2019年6月14日)，並由賣方擬備，有需要處經修正處理。

備註：
1. 由於發展項目的邊界不規則的技術原因，此所在位置圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
2. 地圖版權屬香港特別行政區政府，經地政總署准許複印，版權特許編號 49/2017。

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



Location of the Development
發展項目的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, photo No. E051557C, dated 17 December 2018.

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

摘錄自地政總署測繪處於2018年12月17日在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E051557C。

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

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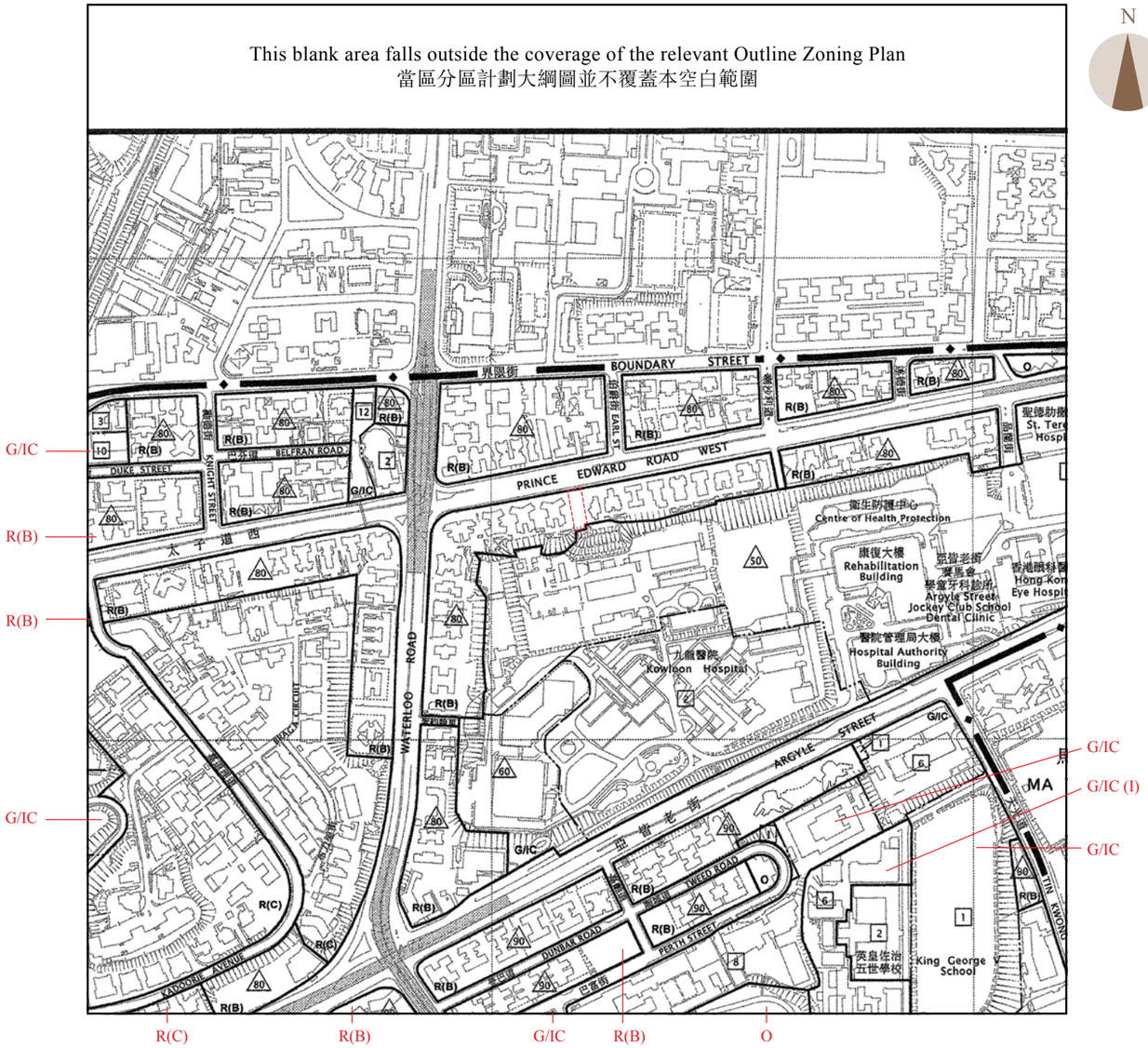

Location of the Development
發展項目的位置

Scale 比例
Metre 米
100 0 200 400 600 800

N

Notation 圖例：

ZONES		地帶
RESIDENTIAL (GROUP B)	R(B)	住宅 (乙類)
RESIDENTIAL (GROUP C)	R(C)	住宅 (丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地

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

MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	100	最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	8	最高建築物高度 (樓層數目)

Adopted from part of the approved Ho Man Tin (Kowloon Planning Areas No.6&7) Outline Zoning Plan No. S/K7/24, gazetted on 18 September 2015.

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

摘錄自2015年9月18日刊憲之何文田 (九龍規劃區第6及7區) 分區計劃大綱核准圖，圖則編號為S/K7/24。

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

Location of the Development
發展項目的位置

Scale 比例
Metre 米
100 0 200 400 600 800

Notation 圖例：

ZONES **地帶**

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

COMMUNICATIONS **交通**

MAJOR ROAD AND JUNCTION		主要道路及路口

MISCELLANEOUS **其他**

BOUNDARY OF PLANNING SCHEME		規劃範圍界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	100	最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	8	最高建築物高度 (樓層數目)

Adopted from part of the approved Ma Tau Kok (Kowloon Planning Area No.10) Outline Zoning Plan No. S/K10/24, gazetted on 18 January 2019.

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

摘錄自2019年1月18日刊憲之馬頭角 (九龍規劃區第10區) 分區計劃大綱核准圖，圖則編號為S/K10/24。

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

N

Location of the Development
發展項目的位置

Scale 比例
Metre 米
100 0 200 400 600 800

Notation 圖例：

ZONES		**地帶**
RESIDENTIAL (GROUP C)	R(C)	住宅 (丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
COMMUNICATIONS		**交通**
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
MISCELLANEOUS		**其他**
BOUNDARY OF PLANNING SCHEME		規劃範圍界線

Adopted from part of the approved Shek Kip Mei (Kowloon Planning Area No.4) Outline Zoning Plan No. S/K4/29, gazetted on 24 July 2015.

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

摘錄自2015年7月24日刊憲之石硤尾 (九龍規劃區第4區) 分區計劃大綱核准圖，圖則編號為S/K4/29。

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

Notation 圖例：

ZONES **地帶**

RESIDENTIAL (GROUP C) R(C) 住宅 (丙類)

GOVERNMENT, INSTITUTION OR COMMUNITY G/IC 政府、機構或社區

OPEN SPACE O 休憩用地

OTHER SPECIFIED USES OU 其他指定用途

COMMUNICATIONS **交通**

MAJOR ROAD AND JUNCTION 主要道路及路口

ELEVATED ROAD 高架道路

MISCELLANEOUS **其他**

BOUNDARY OF PLANNING SCHEME 規劃範圍界線

Location of the Development
發展項目的位置

Scale 比例
Metre 米 100 0 200 400 600 800

Adopted from part of the approved Kowloon Tong (Kowloon Planning Area No.18) Outline Zoning Plan No. S/K18/21, gazetted on 15 December 2017.

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

摘錄自2017年12月15日刊憲之九龍塘 (九龍規劃區第18區) 分區計劃大綱核准圖，圖則編號為S/K18/21。

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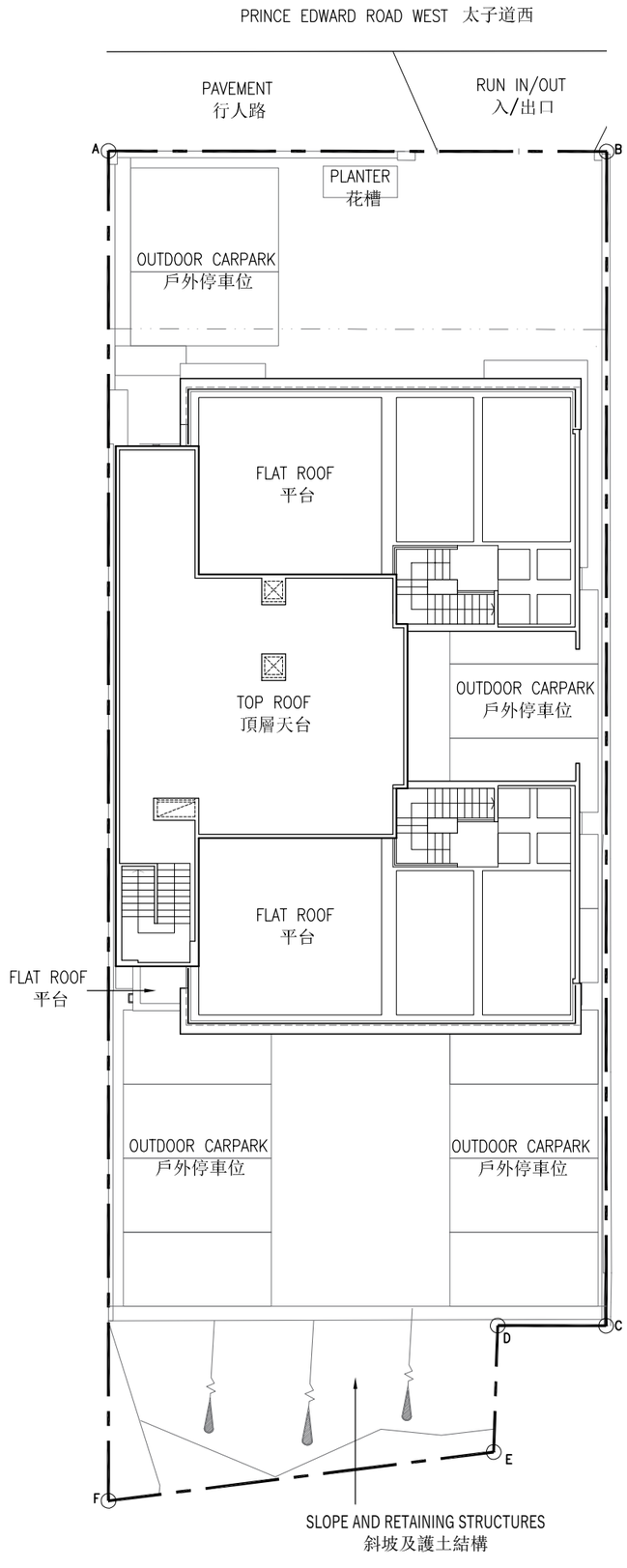
備註:
1. 在印刷售樓説明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

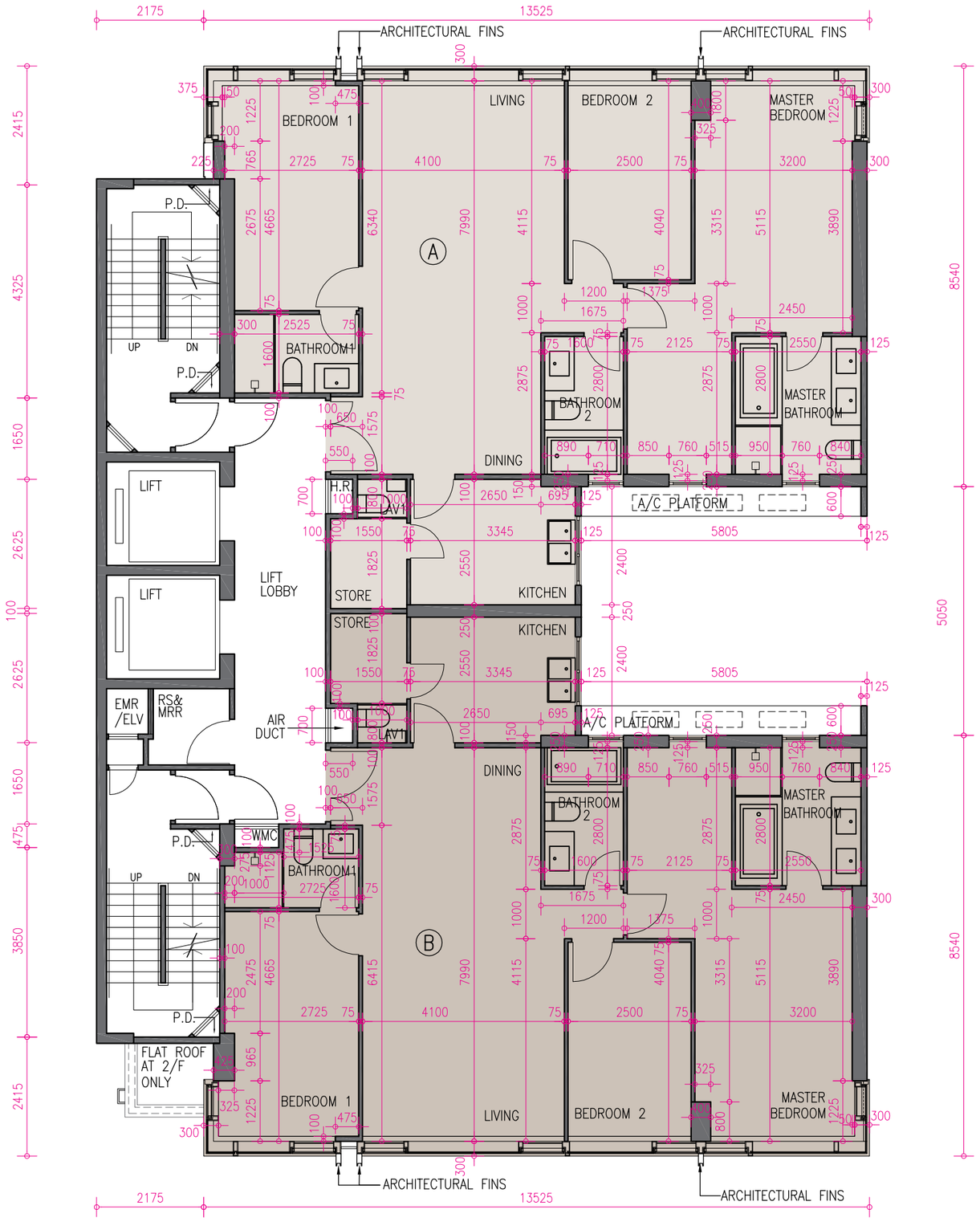


Note:
The layout of the building of the Development shown in the plan is based on the layout applicable to Roof and Top Roof.

附註：
圖中所示之發展項目之建築物布局參照適用於天台及頂層天台之布局。

Scale 比例： 0 5 10M (米)

Boundary of the Development
發展項目的界線



N

2/F, 3/F, 5/F, 6/F & 8/F
2 樓、3 樓、5 樓、6 樓及 8 樓

Scale 比例： 0 1 2 3 4 5M (米)

	A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	150, 225	150, 225
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	3500	3500

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 floor (Not applicable to this development).
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大 (不適用於本發展項目)。

Note: The dimensions in the floor plan are all structural dimensions in millimeter. Please refer the last page of this section for explanatory notes, legend of terms and abbreviations shown in the floor plan above.
備註：樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。以上樓面平面圖中顯示之附註、顯示的名詞及簡稱，請參閱本節最後一頁。

7/F
7 樓

N

Remarks:
Flat A on 7/F has been altered by way of minor works or exempted building works under the Buildings Ordinance after completion of the development the latest condition of which is shown on the "as-is" layout floor plan.

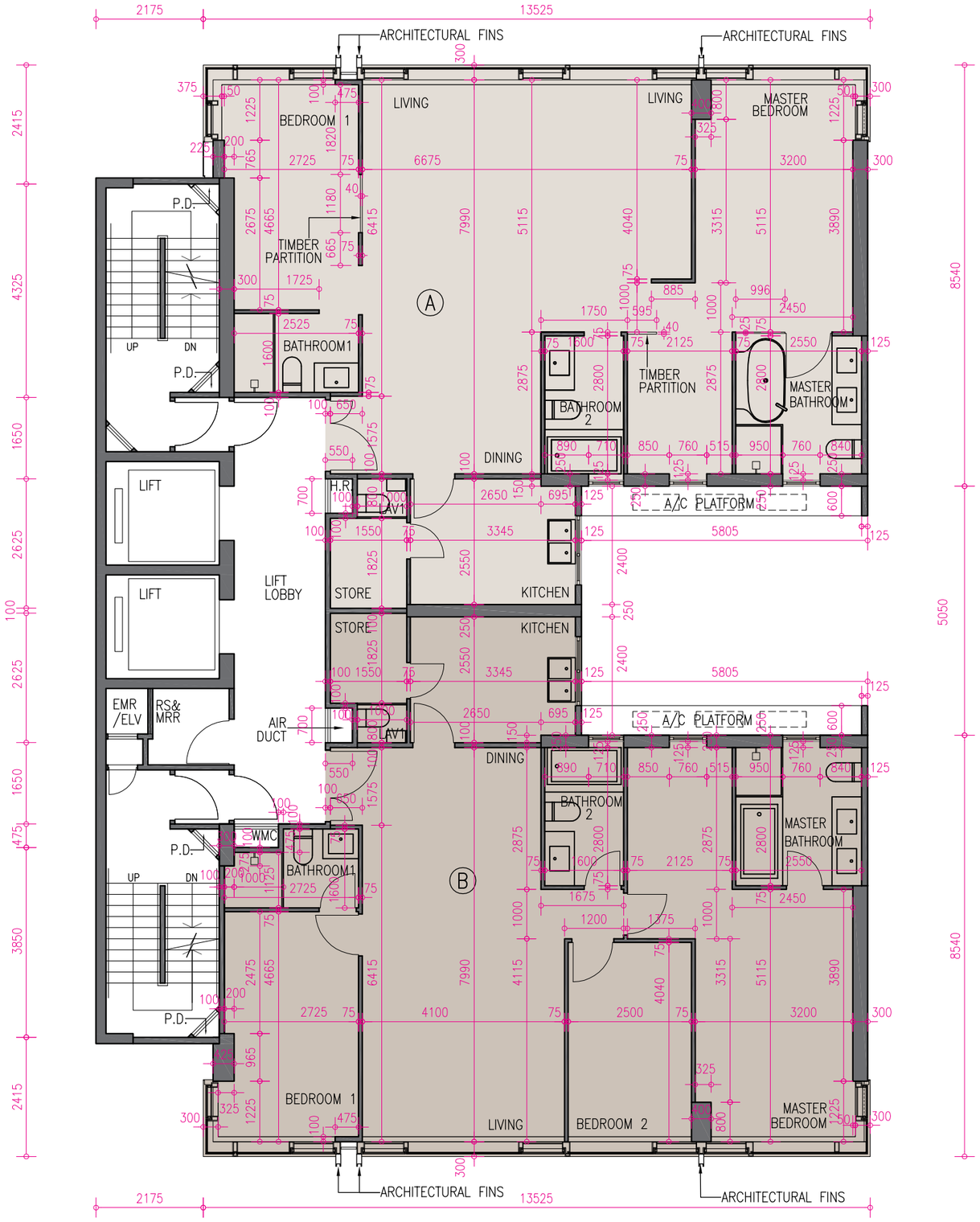
備註:
7樓A單位在發展項目落成後進行小型工程或獲《建築物條例》豁免的工程有所改動，現狀請參閱有關現狀布局圖。

Scale 比例： 0 1 2 3 4 5M (米)

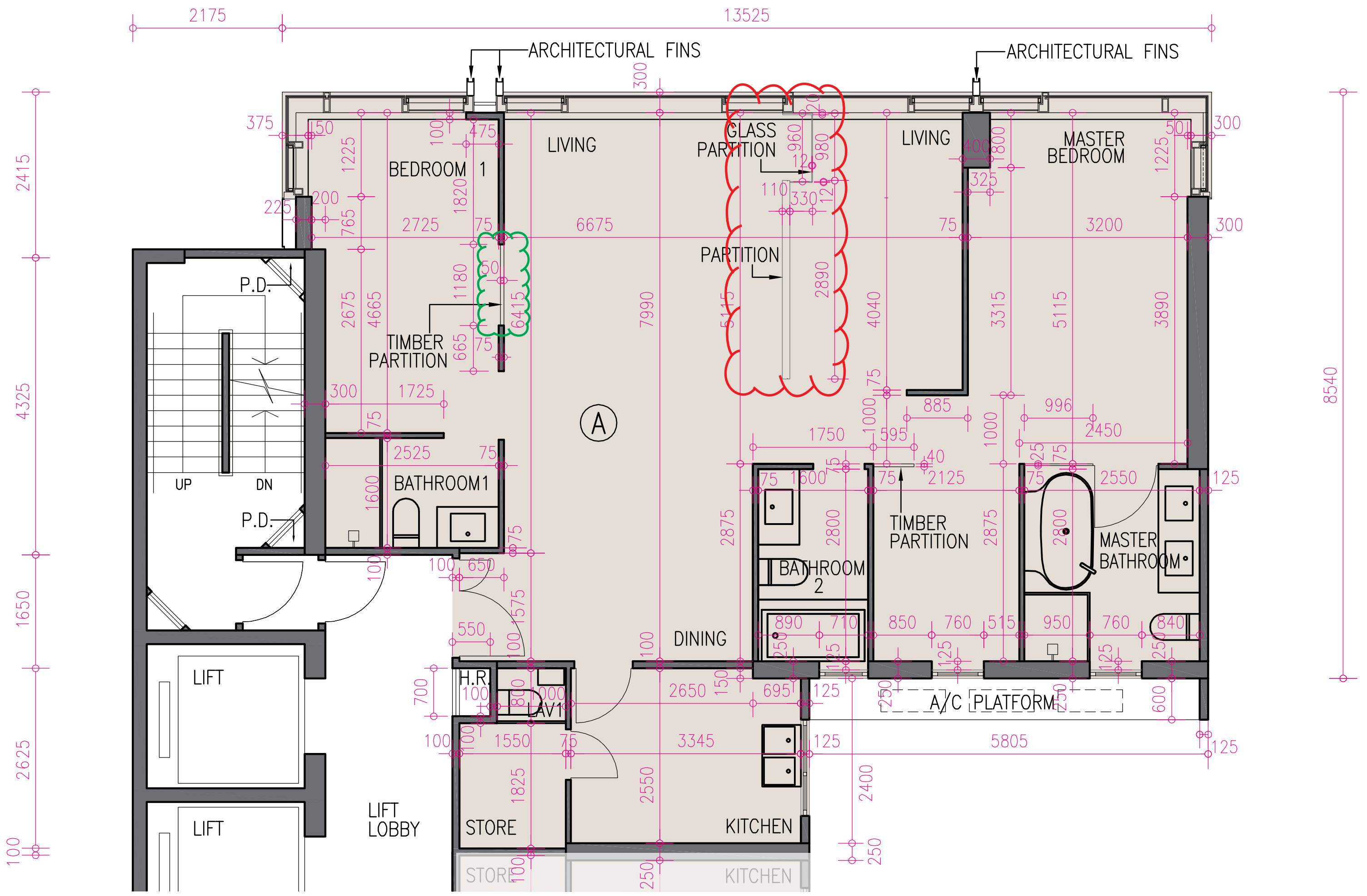
	A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	150, 225	150, 225
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	3500	3500

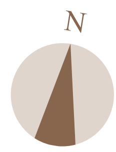
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floor (Not applicable to this development).
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大 (不適用於本發展項目)。

Note: The dimensions in the floor plan are all structural dimensions in millimeter. Please refer the last page of this section for explanatory notes, legend of terms and abbreviations shown in the floor plan above.
備註：樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。以上樓面平面圖中顯示之附註、顯示的名詞及簡稱，請參閱本節最後一頁。



Flat A, 7/F ("as-is" layout)
7 樓 A 室 (現狀布局)





Scale 比例： 0 1 2 3 4 5M (米)

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 floor (Not applicable to this development).

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

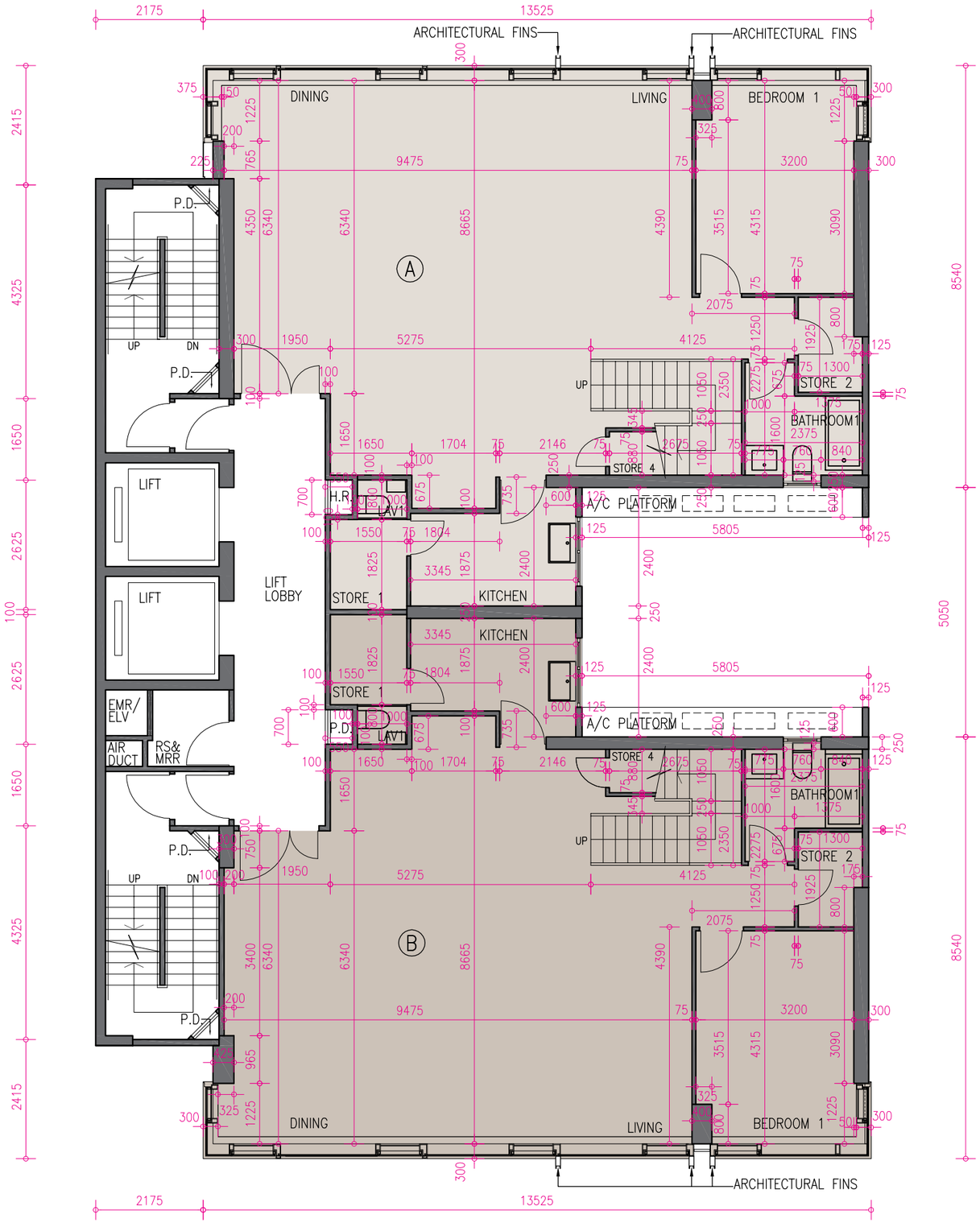
Note:
1. The dimensions in the floor plan are all structural dimensions in millimeter. Please refer the last page of this section for explanatory notes, legend of terms and abbreviations shown in the floor plan above.
2. Flat A, 7/F has been altered by way of minor works or exempted works under the Buildings Ordinance after completion of the Development. The location of the alterations are indicated in this floor plan and set out below:-
   (1) In the red clouded part of Living Room in the “as-is” layout, new partitions are added.
   (2) In the green clouded part of Bedroom 1 in the “as-is” layout, the thickness of the timber partition is adjusted.

備註：
1. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。以上樓面平面圖中顯示之附註、顯示的名詞及簡稱，請參閱本節最後一頁。
2. 7 樓 A 室在發展項目落成後進行《建築物條例》下界定的小型工程或豁免的工程而有所改動。該等改動之位置於本樓面平面圖中標出及列出如下 :-
   (1) 在現狀布局中客廳位置的紅色雲狀線圈起部份內新增分隔物。
   (2) 在現狀布局中睡房 1 位置的綠色雲狀線圈起部份內改動木間隔厚度。

9/F & 11/F (Lower Duplex)
9 樓及 11 樓 (複式單位下層)

N

Scale 比例： 0 1 2 3 4 5M (米)

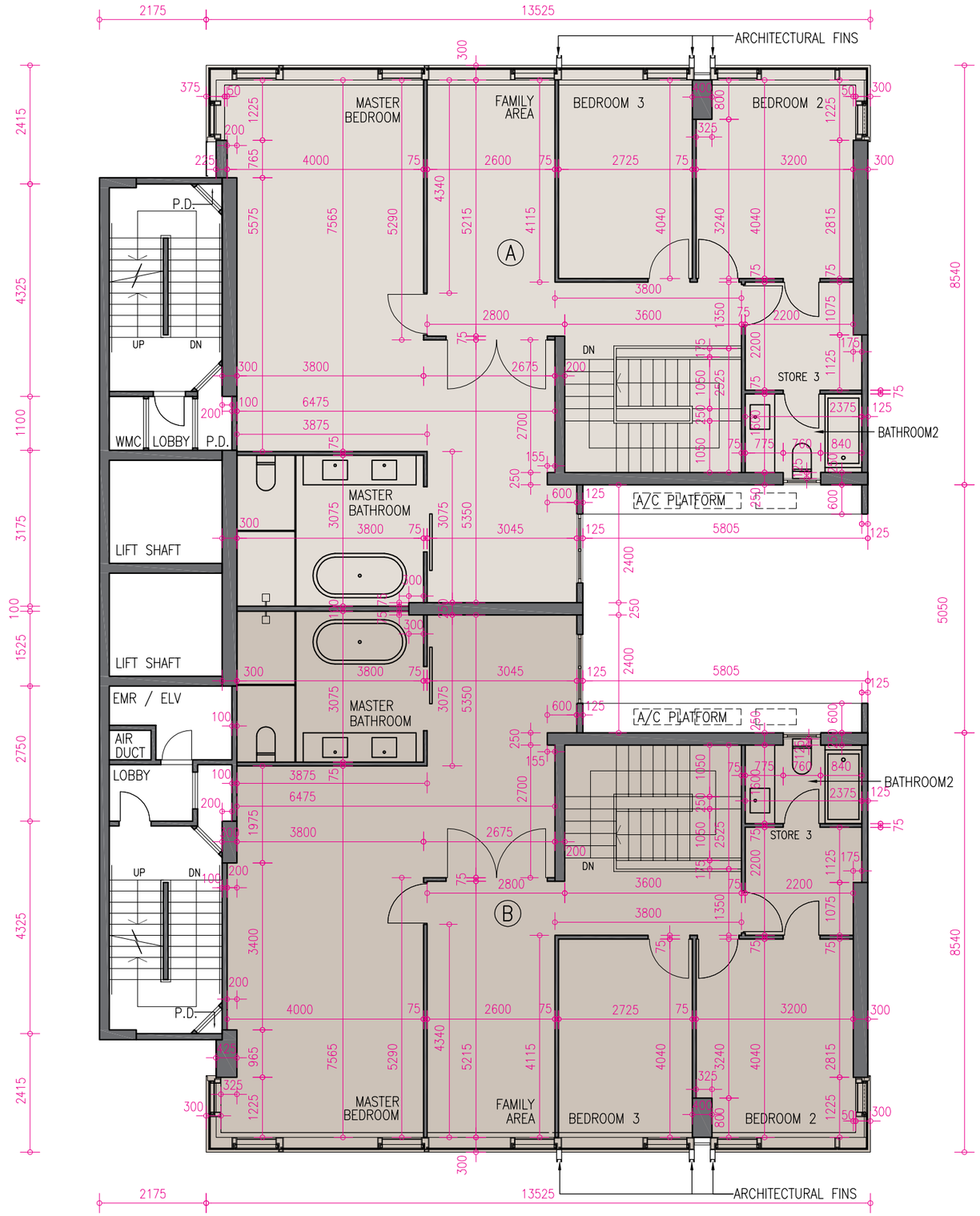


	A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	150, 300	150, 300
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	3500	3500

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 floor (Not applicable to this development).
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大 (不適用於本發展項目)。

Note: The dimensions in the floor plan are all structural dimensions in millimeter. Please refer the last page of this section for explanatory notes, legend of terms and abbreviations shown in the floor plan above.

備註：樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。以上樓面平面圖中顯示之附註、顯示的名詞及簡稱，請參閱本節最後一頁。



N

10/F&12/F (Upper Duplex)
10 樓及 12 樓 (複式單位上層)

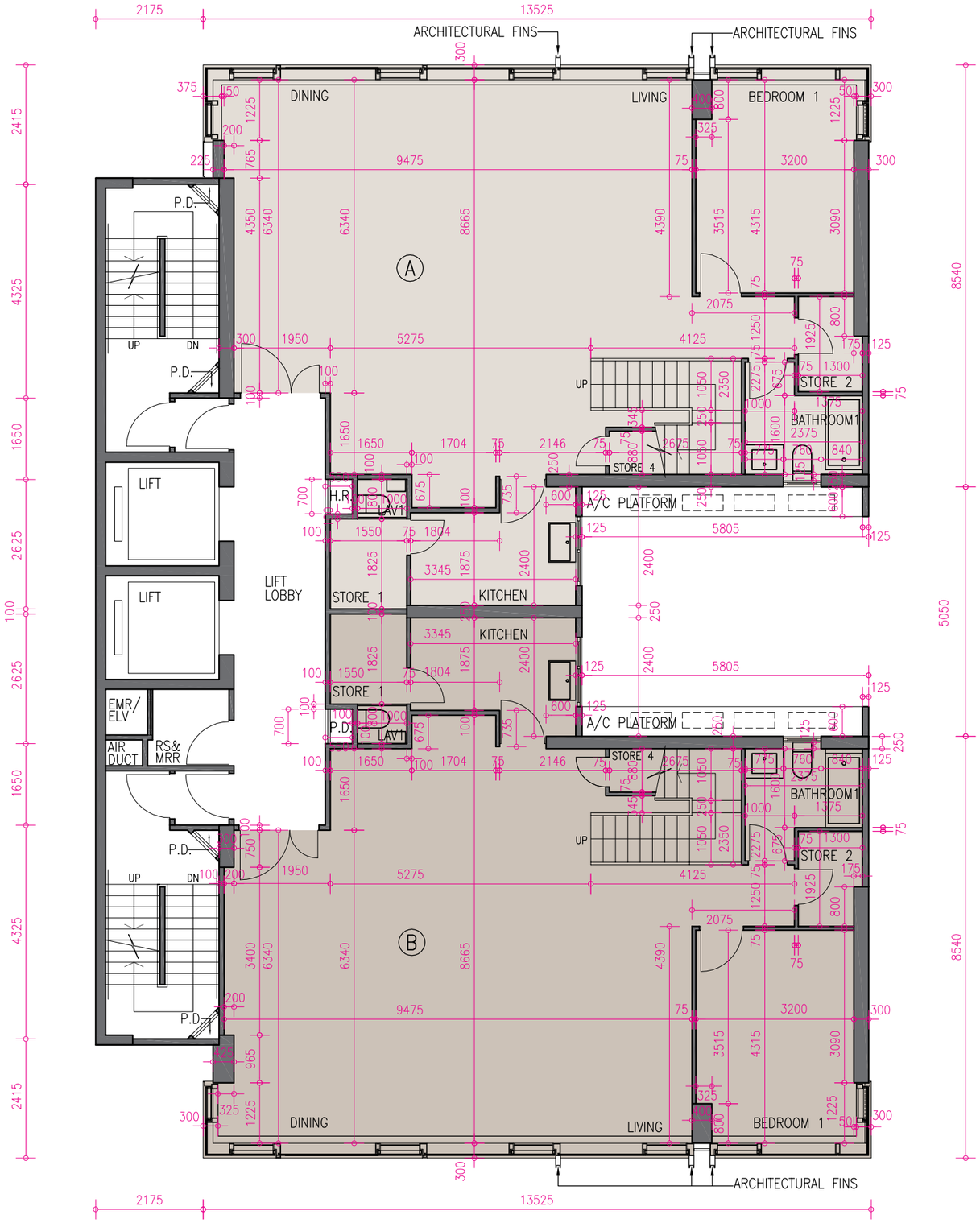
Scale 比例： 0 1 2 3 4 5M (米)

	A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	150, 200, 250	150, 200, 250
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	3500	3500

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 floor (Not applicable to this development).
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大 (不適用於本發展項目)。

Note: The dimensions in the floor plan are all structural dimensions in millimeter. Please refer the last page of this section for explanatory notes, legend of terms and abbreviations shown in the floor plan above.
備註：樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。以上樓面平面圖中顯示之附註、顯示的名詞及簡稱，請參閱本節最後一頁。

15/F (Lower Duplex)
15 樓 (複式單位下層)

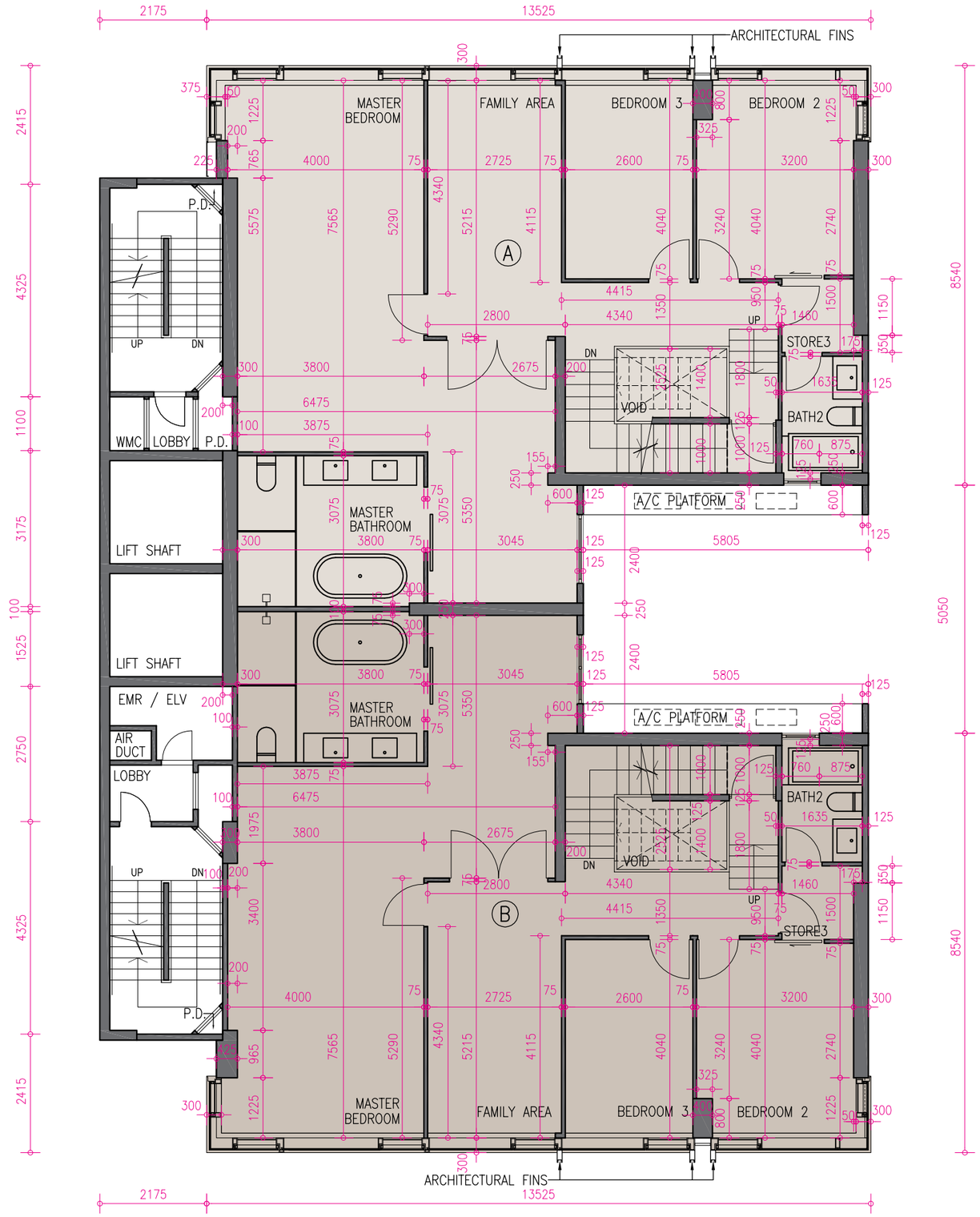


Scale 比例： 0 1 2 3 4 5M (米)

	A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	150, 300	150, 300
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	3500	3500

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 floor (Not applicable to this development).
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大 (不適用於本發展項目)。

Note: The dimensions in the floor plan are all structural dimensions in millimeter. Please refer the last page of this section for explanatory notes, legend of terms and abbreviations shown in the floor plan above.
備註：樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。以上樓面平面圖中顯示之附註、顯示的名詞及簡稱，請參閱本節最後一頁。



N

16/F (Upper Duplex)
16 樓 (複式單位上層)

Scale 比例： 0 1 2 3 4 5M (米)

	A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	150, 250	150, 250
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	3200	3200

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floor (Not applicable to this development).
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大 (不適用於本發展項目)。

Note: The dimensions in the floor plan are all structural dimensions in millimeter. Please refer the last page of this section for explanatory notes, legend of terms and abbreviations shown in the floor plan above.
備註：樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。以上樓面平面圖中顯示之附註、顯示的名詞及簡稱，請參閱本節最後一頁。

ROOF
天台

N

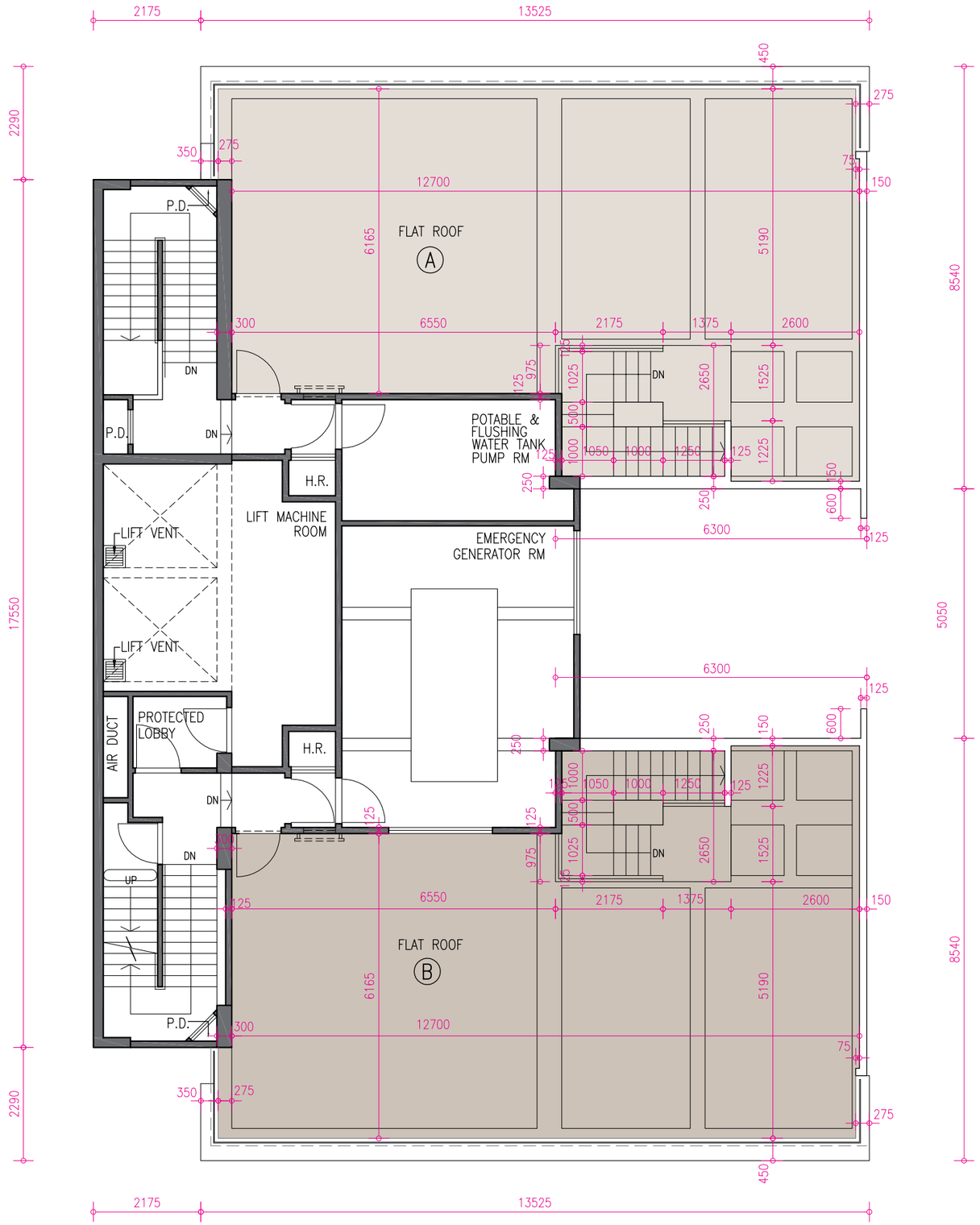
Scale 比例： 0 1 2 3 4 5M (米)

	A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	Not Applicable 不適用	Not Applicable 不適用
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	Not Applicable 不適用	Not Applicable 不適用

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floor (Not applicable to this development).
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大 (不適用於本發展項目)。

Note: 1. The dimensions in the floor plan are all structural dimensions in millimeter. Please refer the last page of this section for explanatory notes, legend of terms and abbreviations shown in the floor plan above.
2. The description "FLAT ROOF" on this plan corresponds to the description in the latest Approved Building Plans of the Development, and such flat roof locates on the uppermost roof slab of the relevant residential property of the development.

備註：1. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。以上樓面平面圖中顯示之附註、顯示的名詞及簡稱，請參閱本節最後一頁。
2. 此平面圖上的「平台」之描述跟發展項目最新版本之批准的建築圖則上所描述的一致，該平台位於此發展項目相關住宅單位的最高天台樓板。



Legend of Terms and Abbreviations on Floor Plans:
樓面平面圖中的名稱及簡稱:

A/C PLATFORM = Air Conditioning Platform	空調機平台
AIR DUCT	通風管道槽
ARCHITECTURAL FINS	建築裝飾
BEDROOM 1	睡房1
BEDROOM 2	睡房2
BEDROOM 3	睡房3
BATHROOM 1	浴室1
BATHROOM 2/BATH2 = Bathroom 2	浴室2
DINING = Dining Room	飯廳
DN = Down	落
ELV = Extra Low Voltage	低電壓
EMR = Electricity Meter Room	電錶房
EMERGENCY GENERATOR RM = Emergency Generator Room	應急發電機房
FAMILY AREA	家庭區
FLAT ROOF	平台
FLAT ROOF AT 2/F ONLY	位於2樓的平台
GLASS PARTITON	玻璃間格
H.R. = Hose Reel	消防喉轆
KITCHEN	廚房
LAV 1 = Lavatory 1	洗手間 1
LIFT	升降機
LIFT LOBBY	電梯大堂
LIFT MACHINE ROOM	電梯機房
LIFT SHAFT	電梯槽
LIFT VENT	升降機槽
LIVING = Living Room	客廳
LOBBY	大堂
MASTER BEDROOM	主人睡房
MASTER BATHROOM	主人浴室
PARTITION	間格
P.D. = Pipe Duct	管槽
POTABLE & FLUSHING WATER TANK PUMP RM = Potable and Flushing Water Tank Pump Room	食水及沖廁水泵房
PROTECTED LOBBY	前室
RS&MRR = Refuse Storage & Material Recovery Room	垃圾及物料回收房
STORE = Store Room	儲物房
STORE 1 = Store Room 1	儲物房 1
STORE 2 = Store Room 2	儲物房 2
STORE 3 = Store Room 3	儲物房 3
STORE 4 = Store Room 4	儲物房 4
TIMBER PARTITION	木間隔
UP	上
WMC = Water Meter Chamber	水錶房

Explanatory notes:

1. There may be architectural features on external walls of some of the floors.
2. Common pipes exposed and/or enclosed in cladding are located at/adjacent to flat roof and/or air conditioning platform and/or external wall of some residential units.
3. There are ceiling bulkheads and/or sunken slabs at living room, dining rooms, family area, bedrooms, corridor, bathrooms, store rooms, lavatory and/or kitchens of some residential units for the air-conditioning system and/or M&E services. There are exposed pipes/ducts for air-conditioning system and/or M&E services within some store rooms.
4. Symbols of fittings and fitments shown on the floor plans, such as bathtubs, sink, water closets, shower, sink counter, etc, are architectural symbols retrieved from the latest approved general building plans and for general indication only and are not indications of their actual locations, sizes, designs and shapes.
5. There may be architectural features and exposed pipes on external walls.
6. The internal ceiling height within some units may vary due to structural, architectural and/or decoration design variations.
7. There may be communal pipes and/or mechanical and electrical services within the roofs of some residential units.

附註：

1. 部份樓層外牆範圍設有建築裝飾。
2. 部份住宅單位的平台及／或空調機平台及／或外牆上／附近設有外露及／或外牆裝飾板內藏之公用喉管。
3. 部份住宅單位客廳、飯廳、家庭區、睡房、走廊、浴室、儲物房、洗手間及／或廚房天花有假天花及／或跌級樓板用以安裝冷氣及／或機電設備。部份儲物房內設有冷氣／機電設備之外露喉管／管道。
4. 樓面平面圖上所顯示的形象裝置符號，例如浴缸、洗滌盆、坐廁、花灑、洗滌盆櫃等乃摘自最新的經批准的建築圖則，只作一般性標誌而非其展示實際位置、大小、設計及形狀。
5. 外牆或設有建築裝飾及外露喉管道。
6. 部份單位之天花高度將會因應結構、建築設計及／或裝修設計上的需要而有差異。
7. 部份住宅單位天台內或裝有公用喉管及／或其他機電設備。

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)								
Floor 樓層	Unit 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
2/F, 3/F & 5/F - 8/F 2樓、3樓及5樓至8樓	A	121.680 (1,310) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	-	-	-	-	-	-	-
	B	121.110 (1,304) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	-	-	-	-	-	-	-
9/F & 10/F (Duplex) 9樓及10樓 (複式)	A	252.824 (2,721) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	-	-	-	-	-	-	-
	B	252.494 (2,718) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	-	-	-	-	-	-	-
11/F & 12/F (Duplex) 11樓及12樓 (複式)	A	252.824 (2,721) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	-	-	-	-	-	-	-
	B	252.494 (2,718) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	-	-	-	-	-	-	-
15/F & 16/F (Duplex) 15樓及16樓 (複式)	A	252.824 (2,721) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	88.906 (957)	-	-	-	-	-	-
	B	252.494 (2,718) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	88.906 (957)	-	-	-	-	-	-

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

Remarks:

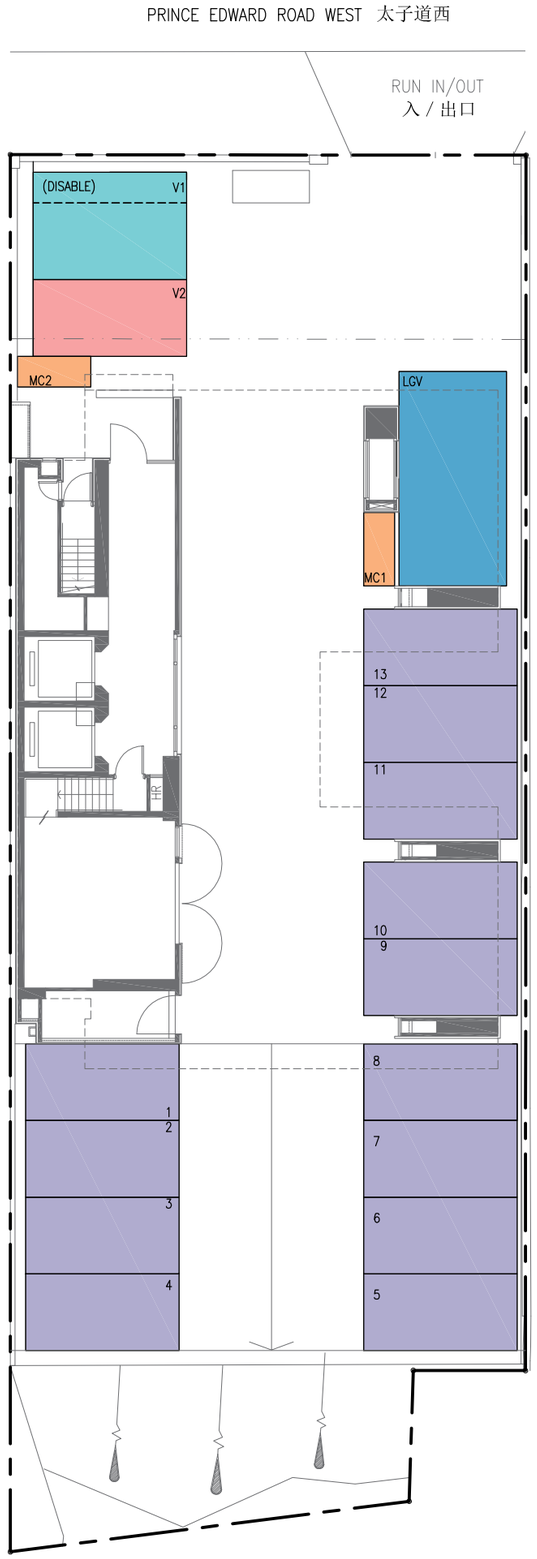
1. The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from that shown in square metre.
2. There is no balcony, utility platform and verandah in the residential properties of the Development.
3. 4/F, 13/F and 14/F are omitted.
4. Flat Roof of 88.906 sq. metre (957 sq. ft.) of residential property Duplex Units A and B on 15/F & 16/F as specified in the section "Area of Residential Properties in the Development" mean the flat roofs of these two residential properties located on the uppermost roof slab of the relevant residential property of the Development. The description "FLAT ROOF" corresponds to the description in the latest Approved Building Plans of the Development.

每個住宅物業的實用面積以及構成住宅物業的一部分的範圍內每一露台、工作平台及陽台（如有）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。構成住宅物業的一部分的其他指明項目的面積（不計算入實用面積）是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 上述以平方呎所列之面積，均由以平方米所列之面積以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 發展項目住宅物業並無露台、工作平台及陽台。
3. 不設4樓、13樓及14樓。
4. 「發展項目中的住宅物業的面積」一節所列出的15樓及16樓複式單位A及B之平台 (88.906平方米(957平方呎)) 是指該兩個住宅物業位於發展項目相關住宅物業的最高天台樓板平台。「平台」之描述跟發展項目最新版本之批准的建築圖則上所描述的一致。

G/F
地下



Location, Number, Dimensions and Area of Parking Spaces
停車位位置、數目、尺寸及面積

Location 位置	Category of Parking Space 停車位類別	Number 數目	Dimension of Each Parking Space (L x W)(m) 每個停車位的尺寸 (長x闊)(米)	Area of Each Parking Space (sq.m.) 每個停車位的面積 (平方米)
G/F 地下	Residential Car Parking Space 住戶停車位	13	5.0 x 2.5	12.5
	Residential Motor Cycle Parking Space 住戶電單車車位	2	2.4 x 1.0	2.4
	Visitors' Car Parking Space 訪客停車位	1	5.0 x 2.5	12.5
	Visitors' Car Parking Space (for Disabled Persons) 訪客停車位 (傷健人士用)	1	5.0 x 3.5	17.5
	Light Goods Vehicle Loading and Unloading Space 輕型貨車客貨上落車位	1	7.0 x 3.5	24.5

Scale 比例： 0 2 4 6 8 10M (米)

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

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

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

3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the preliminary agreement -

   (i) the preliminary agreement is terminated;

   (ii) the preliminary deposit is forfeited; and

   (iii) the owner does not have any further claim against the purchaser for the failure.

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

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

3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約 -

   (i) 該臨時合約即告終止；

   (ii) 有關的臨時訂金即予沒收；及

   (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

(A) THE COMMON PARTS OF THE DEVELOPMENT

"**Common Areas**" means the Building Common Areas, the Car Park Common Areas and the Residential Common Areas.

"**Common Facilities**" means the Building Common Facilities, the Car Park Common Facilities and the Residential Common Facilities.

"**Building Common Areas**" means the whole of the Lot and the Building which are not otherwise specifically assigned to or for the exclusive use of an Owner and are designed or intended for common use and benefit of the Owners (which do not form part of the Units, Car Park Common Areas or Residential Common Areas) and shall include but not limited to load bearing walls, floor slabs, enclosing walls of the Building Common Areas (but in the case of such enclosing walls adjoining any Unit(s), excluding the plaster and covering of the internal surface of such enclosing walls within the relevant Unit(s)), such part of the Slope and Retaining Structures within the Lot, refuse storage and material recovery chamber, fire service control room (F.S. control room), fire services and water check meter cabinet, fire services (F.S.) and sprinkler pump room, water meter room, switch rooms, emergency generator room, transformer room, pipe and/or cable ducts (which do not form part of the Units), emergency vehicular access, ramps, and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Building designed or intended for common use and benefit of the Owners and not otherwise specifically assigned to or for the exclusive use of an Owner (which do not form part of the Units, Car Park Common Areas or Residential Common Areas). The Building Common Areas are for the purpose of identification shown and coloured green on the plans (certified as to their accuracy by the Authorised Person) annexed to the Deed of Mutual Covenant ("**DMC**").

"**Building Common Facilities**" means (a) such of sprinkler water tank, flushing water tank, fire services (F.S.) water tanks, lifts, the surface channel with cover, fire alarm system, fire hydrant/hose reel system, drains, pipes, gutters, wells (if any), sewers, wires and cables, electrical and mechanical installation servicing the Building Common Areas and other services facilities whether ducted or otherwise which are or at any time may be in, under or over or passing through the Lot and the Building through which water, sewage, electricity and any other services are supplied to the Lot and the Building or any part or parts thereof which are for the use and benefit of the Lot and the Building and not for the use or benefit of a particular Unit; (b) lighting including façade lighting within the Building which are for the use and benefit of the Lot and the Building and not for the use or benefit of a particular Unit; (c) automatic sprinkler system and fire detection and alarm system within the Building which are for the use and benefit of the Lot and the Building and not for the use or benefit of a particular Unit; (d) planters, burglar alarm, metal gate, manned gate and security system(s) (if any) which are for the use and benefit of the Lot and the Building and not for the use or benefit of a particular Unit ; and other facilities and systems for the common use and benefit of the Lot and the Building and not for the use or benefit of a particular Unit exclusively.

For avoidance of doubt, the term "**Building Common Facilities**" shall not include those facilities, equipment and other like structures forming part of the Car Park Common Facilities or the Residential Common Facilities.

The Building Common Facilities are, in so far as it is practicable to be identified on the plans, shown and coloured green on the plans (certified as to their accuracy by the Authorised Person) annexed to the DMC for the purpose of identification.

"**Car Park Common Areas**" means those parts of the Ground Floor of the Building (but excluding those parking spaces shown and delineated on the car park layout plan approved by the Building Authority, Building Common Areas and Residential Common Areas) and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Building designed or intended for the common use and benefit of the Owners of the Car Parks (which do not form part of the Units, Building Common Areas or Residential Common Areas) and not otherwise specifically assigned to or for the exclusive use of the Owner of a particular Car Park and shall include but not limited to ramps, driveways and access areas. The Car Park Common Areas are for the purpose of identification shown and coloured indigo on the plans (certified as to their accuracy by the Authorised Person) annexed to the DMC.

"**Car Park Common Facilities**" means those facilities and equipment for the common use and benefit of the Car Parks only but not other parts of the Building and not for the use and benefit of a particular Car Park exclusively and shall include but not limited to electrical and mechanical installation, plant and machinery. The Car Park Common Facilities are, in so far as it is practicable to be identified on the floor plans, shown and coloured indigo on the floor plans (certified as to their accuracy by the Authorised Person) annexed to the DMC for the purpose of identification.

"**Residential Common Areas**" means those parts of the Lot and the Building designed or intended for the common use and benefit of the Owners of the Residential Units and not otherwise specifically assigned to or for the exclusive use of an Owner of a Residential Unit (which do not form part of the Units, Building Common Areas or Car Park Common Areas) and shall include but not limited to the Recreational Areas, Visitors' Car Parks, loading and unloading spaces, water meter room, electricity meter room, air-conditioning platforms (A/C platforms), air-conditioning plant rooms (A/C plant rooms), telecommunication broadcasting equipment room (TBE room), hose reel (H.R.) cabinet, water meter cabinets (WMC), areas for installation of satellite dishes and/or TV antennae, areas for installation or use of aerial broadcast distribution facilities and telecommunications network facilities, refuse storage and material recovery rooms (RS & MRR), mail delivery area with mailboxes, potable and flushing water tank pump room, lift machine room, transfer plate, pipe wells, lift lobbies including fireman's lift lobbies, lobbies, toilet lobby, lift shafts, corridors, staircases, lift pit, plant rooms, air ducts, pipe ducts (P.D.) (which do not form part(s) of Residential Units or Building Common Areas), parts of the roof (other than the flat roofs), top roof, canopy, pump rooms, switch rooms, parapet wall, the External Walls of the First Floor and above of the Building, floor slabs (which do not form part of the Units), enclosing walls of the Residential Common Areas (but in the case of such enclosing walls adjoining any Unit(s), excluding the plaster and covering of the internal surface of such enclosing walls within the relevant Unit(s)) and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Building designed or intended for the common use and benefit of the Owners of the Residential Units and not otherwise specifically assigned to or for the exclusive use of an Owner of a Residential Unit. The Residential Common Areas are for the purpose of identification shown and coloured yellow on the plans (certified as to their accuracy by the Authorised Person) annexed to the DMC.

"**Residential Common Facilities**" means those facilities and ancillary equipment for the common use and benefit of the Residential Units only and not for the use and benefit of a particular Residential Unit exclusively and shall include but not limited to the Recreational Facilities, water tanks, water pumps, drains, pipes, gutters, sewers, fire-fighting system, wires and cables, electrical equipment, air-conditioning or mechanical installation, lighting, burglar alarm, metal gate, security system, gas pipes, air-conditioning system, aerial broadcast distribution facilities, telecommunications network facilities, satellite dishes, TV antennae, lifts and manual fire alarm for the common use and benefit of the Residential Units. The Residential Common Facilities are, in so far as it is practicable to be identified on the plans, shown and coloured yellow on the plans (certified as to their accuracy by the Authorised Person) annexed to the DMC for the purpose of identification.

Other related defined terms in the DMC:

"**Building**" means the whole of the development on and/or in the Lot known as "**CRISTALLO (明寓)**" comprising the Car Parks, the Residential Units, the Common Areas and the Common Facilities.

"**Car Park**" or "**Car Parks**" means the car parking space(s) provided pursuant to Clause No. (17)(a)(i) of the Government Grant (**"Residential Car Parking Spaces"**) and designated as Residential Car Parking Spaces Nos.1 to 13 on the Ground Floor; and the motor cycle parking space(s) provided pursuant to Clause No. (17)(c)(i) of the Government Grant ("**Residential Motor Cycle Parking Spaces**") and designated as Residential Motor Cycle Parking Spaces Nos. MC1 and MC2 on the Ground Floor in those parts of the Building for the parking of motor vehicles or motor cycles (as the case may be).

"**Residential Unit**" or "**Residential Units**" means the Unit(s) (including, where applicable, the plaster and other internal covering of the External Walls enclosing the Unit and the plaster and covering of the internal surface of other enclosing walls abutting on the Common Areas enclosing the Unit (but not any other part of those walls), all internal walls of the Unit, in the case of a party wall adjoining two Units only up to the mid point of such party wall, windows, window frames and sealant around window frames, the openable windows installed in any curtain walls enclosing the Unit and the frames enclosing the glass panels of such openable windows, glass panels, hinges, locks, handles, cast-in anchors, gasket, window sealant and such other components of such openable windows, bay windows (if any), the flat roofs (if any) and/or the pipe ducts serving exclusively thereto or held therewith) within the Building for residential use in accordance with the Approved Plans.

(B) THE NUMBER OF UNDIVIDED SHARES ASSIGNED TO EACH RESIDENTIAL PROPERTY IN THE DEVELOPMENT

Floor	Flat	No. of Undivided Shares allocated to each Residential Unit
2nd to 8th (4th floor is omitted)	A	122/3264
	B	121/3264
9th and 10th	A (Duplex)	253/3264
	B (Duplex)	252/3264
11th and 12th	A (Duplex)	253/3264
	B (Duplex)	252/3264
15th and 16th	A (Duplex with flat roof thereabove)	262/3264
	B (Duplex with flat roof thereabove)	261/3264

Note: 4th, 13th and 14th Floors are omitted.

(C) THE TERM OF YEARS FOR WHICH THE MANAGER OF THE DEVELOPMENT IS APPOINTED

The management of the Lot and the Development shall for an initial period of 2 years from the date of the DMC be undertaken by the Management Company named in the DMC subject to termination of its appointment in accordance with the provisions of the DMC.

(D) THE BASIS ON WHICH THE MANAGEMENT EXPENSES ARE SHARED AMONG THE OWNERS OF THE RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

(1) For the purpose of fixing the Management Fee and other monies payable by the Owners, the Manager shall prepare an annual budget showing the estimated Management Expenses for the ensuing financial year.

(2) The Owners of the Residential Units shall pay to the Manager monthly in advance the Management Fee in proportion to the Management Shares allocated to their respective Residential Units PROVIDED THAT no Owner shall be called upon to pay more than his appropriate shares of the Management Expenses as stated in the following:

(i) where any expenditure relates to or is for the benefit of the Lot and the Building (but does not relate solely to or is not solely for the benefit of any Unit, Residential Common Areas, Car Park Common Areas, Residential Common Facilities or Car Park Common Facilities), the Building Common Areas and/or the Building Common Facilities the full amount of such expenditure shall be apportioned between all the Owners of the Building in proportion to the number of Management Shares held by them;

(ii) where any expenditure relates solely to or is solely for the benefit of the Residential Units (but does not relate solely to or is not solely for the benefit of any particular Residential Unit), the Residential Common Areas and/or the Residential Common Facilities the full amount of such expenditure shall be apportioned between the Owners of the Residential Units in proportion to the number of Management Shares held by them.

Note: The number of Management Shares of a residential property is the same as the number of Undivided Shares allocated to that residential property. However, the total number of Undivided Shares in the Development is different from the total number of Management Shares in the Development. The total number of Management Shares of all residential properties in the Development is 2,991. The total number of Management Shares in the Development is 3,164.

(E) THE BASIS ON WHICH THE MANAGEMENT FEE DEPOSIT IS FIXED

The amount of management fee deposit is a sum equivalent to 3 months' Management Fee.

(F) THE AREA (IF ANY) IN THE DEVELOPMENT RETAINED BY THE OWNER FOR ITS OWN USE

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

Remark:
Unless otherwise defined in this Sales Brochure, capitalized terms used in the above shall (save as expressly defined herein) have the same meaning of such capitalized terms used in the DMC. Please refer to the DMC for reference.

(A) 發展項目的公用部分

「**公用地方**」指大廈公用地方、停車場公用地方及住宅公用地方。

「**公用設施**」指大廈公用設施、停車場公用設施及住宅公用設施。

「**大廈公用地方**」指在全個地段及大廈內，並無轉讓給個別業主或由其專屬享用的地方，並且是為業主共同使用及利益而設計或提供的地方 (不屬於單位、停車場公用地方或住宅公用地方之部份)，包括但不限於承重牆、樓層地板、大廈公用地方的圍牆 (但是如果這些圍牆毗鄰任何單位，便不包括在單位內的牆面外的灰泥等覆蓋)、地段內的斜坡及護土牆等結構物部份、垃圾儲存及物料回收房、消防控制室 (消防控制室)、消防及水錶櫃、消防 (消防) 及灑水泵房、水錶房、電制房、緊急發電機房、火牛房、喉管及/或電纜管道 (不屬於單位之部份)、緊急車輛通道、坡道、以及在《建築物管理條例》(第344章) 附表1指定的所有其他公用部份 (如有) 於地段及大廈內是為業主共同使用及利益而設計或提供的並且並無轉讓給個別業主或由其專屬享用的地方 (不屬於單位、停車場公用地方或住宅公用地方之部份)。為作標示用，大廈公用地方在夾附在大廈公契 (“**公契**”) 內的圖則上 (獲認可人士核準) 用綠色顯示。

「**大廈公用設施**」指 (a) 灑水水箱、沖廁水箱、消防 (消防) 水箱、升降機、外露的管道連蓋、消防火警系統、消防栓/水喉繞線輪裝置、下水管、喉管、排水溝、井 (如有)、污水管、電線及電纜、為使用大廈公用地方及其他設施而設的電子及機械裝置，不論是否以管道連接，任何時間在地段及大廈內，地面下或上或通過，作為提供水、污水、電力及其他服務給地段及大廈或其中部份，而該些服務是為了地段及大廈的使用及利益，而不是為個別單位的使用及利益。(b) 照明系統包括大廈內的面街照明，而該些照明是為了地段及大廈的使用及利益，而不是為個別單位的使用及利益。(c) 自動灑水系統及火警偵測裝置及火警警鐘，而這些設備是為了地段及大廈的使用及利益，而不是為個別單位的使用及利益。 (d) 花糟、防盜警鐘、鐵閘、由人操縱的閘門、防盜系統 (如有)，而這些設備是為了地段及大廈的使用及利益，而不是為個別單位的使用及利益。以及其他設施及系統，是為了地段及大廈的共同使用及利益，而不是為個別單位的使用及利益。

為免生疑問，「**大廈公用設施**」一詞並不包括構成停車場公用設施或住宅公用設施一部份的設施、設備及其他裝置。

「**停車場公用地方**」指大廈的地面部份 (不包括獲屋宇署批核的停車位位置圖上標示的停車位、大廈公用地方及住宅公用地方) 以及在《建築物管理條例》(第344章) 附表1指定的所有其他公用部份 (如有) 於地段及大廈內是為車位業主共同使用及利益而設計或提供的 (不屬於單位、大廈公用地方或住宅公用地方之部份) 並且並無轉讓給個別車位業主或由其專屬享用的地方，包括但不限於坡道、車道及出入口。為作標示用，停車場公用地方在夾附在公契內的圖則上 (獲認可人士核準) 用藍色顯示。

「**停車場公用設施**」指該些設施及設備是只為停車位共同使用及利益而設的，而非大廈的其他地方及並非為某一停車位專屬的使用及利益而設的，包括但不限於電子及電機裝置、機器與設備。為作標示用，停車場公用設施已儘量可行地在夾附在公契內的圖則上 (獲認可人士核準) 用藍色顯示。

「**住宅公用地方**」指在地段及大廈內，是為住宅業主共同使用及利益而設計或提供的地方，而且並無轉讓給個別住宅業主或由其專屬享用的地方 (不屬於單位、大廈公用地方或停車場公用地方之部份)，包括但不限於康樂地方、訪客車位、客貨上落區、水錶房、電錶房、冷氣機平台 (冷氣機平台)、冷氣機機房 (冷氣機機房)、電訊廣播裝置房 (TBE房)、水喉繞線輪 (H.R.) 裝置、水錶裝置 (WMC)、安裝衛星天線碟及/或電視天線的地方、安裝或使用廣播發送裝置及電子通訊網絡設施的地方、垃圾儲存及物料回收房 (RS & MRR)、信件派遞地方連信箱、食水及沖廁水泵房、升降機機房、轉換層、喉井、升降機大堂包括消防員升降機大堂、大堂、廁所大堂、升降機槽、走廊、樓梯、升降機坑、機房、氣槽、管道 (P.D.) (不屬於住宅單位或大廈公用地方之部份)、部份天台 (平台除外)、頂層天台、簷篷、泵房、電掣房、女兒牆、大廈一樓及以上的外牆、樓層地板 (不屬於單位之部份)、住宅公用地方的圍牆 (但是如果這些圍牆毗鄰任何單位，便不包括在單位內的牆面外的灰泥等覆蓋) 以及在《建築物管理條例》(第344章) 附表1指定的所有其他公用部份 (如有) 於地段及大廈內是為住宅單位業主共同使用及利益而設計或提供的並且並無轉讓給個別住宅單位業主或由其專屬享用的地方。為作標示用，住宅公用地方在夾附在公契內的圖則上 (獲認可人士核準) 用黃色顯示。

「**住宅公用設施**」指該些設施及設備是只為住宅單位共同使用及利益而設的，而非為某一住宅單位專屬的使用及利益而設的，及包括但不限於供住宅單位共同使用及利益的康樂設施、水箱、水泵、去水渠、喉管、排水溝、污水管、消防系統、電線及電纜、電子設備、冷氣或機械裝置、照明、防盜警鐘、鐵閘、防盜系統、氣體喉管、冷氣系統、天線廣播裝置、電訊網絡裝置、衛星接收碟、電視天線、升降機和手動消防警鐘。為作標示用，住宅公用設施已儘量可行地在夾附在公契內的圖則上 (獲認可人士核準) 用黃色顯示。

公契其他相關的定義名詞：

「大廈」指地段內整個發展項目名為“**CRISTALLO (明寓)**”包括停車場、住宅單位、公用地方及公用設施。

「**停車位**」指在大廈的地下用作停泊車輛或電單車 (視乎情況而定) 用途，在大廈的地下按照政府批地文件第 (17)(a)(i) 條提供編號為1至13的住宅車位 (“**住宅車位**”)；在大廈的地下按照政府批地文件第 (17)(c)(i) 條提供編號為MC1至MC2的住宅電單車車位 (“**住宅電單車車位**”)。

「**住宅單位**」指按經批准圖則規定在大廈內用作住宅用途的單位 (如適用，包括包圍單位之外牆的灰泥及其他內覆面和包圍單位連接公用地方的其他圍牆的內面灰泥及覆蓋面 (但並非該圍牆的任何其他部分)、單位的所有內牆，如果是連接兩個單位的共用牆，僅到達該共用牆的中心點，窗戶、窗框及窗框周圍的任何密封膠、安裝在包圍單位任何幕牆上的活動窗及包圍該活動窗玻璃的窗框、玻璃嵌板、門鉸、鎖、手柄、預埋錨定物、墊條、該活動窗的密封膠及其他組件、窗台 (如有)、平台 (如有) 及/或專服務住宅單位或連帶持有的喉管井道)。

(B) 分配予發展項目中的每個住宅物業的不分割份數的數目

樓層	單位	分配予 每個住宅單位的不分割份數數目
2樓 - 8樓 (不設 4 樓)	A	122/3264
	B	121/3264
9樓及10樓	A (複式單位)	253/3264
	B (複式單位)	252/3264
11樓及12樓	A (複式單位)	253/3264
	B (複式單位)	252/3264
15樓及16樓	A (複式單位及其上面的平台)	262/3264
	B (複式單位及其上面的平台)	261/3264

註：不設4樓、13樓及14樓。

(C) 有關發展項目的管理人的委任年期

按公契所指的管理公司負責該地段及大廈的管理，其最初任期從公契之日起計兩年，並按公契規定終止其委任。

(D) 發展項目中的住宅物業的擁有人之間分擔管理開支的基準

(1) 為了釐定管理費和業主應付的其他款項，管理人須編制一份年度預算，列明下個會計年度的預計管理開支。

(2) 住宅單位業主須按他們各自的住宅單位獲分配的管理份數之比例每月提前向管理人支付管理費，但是任何業主毋須支付下述管理開支中超過他的適當份數：

(i) 如果任何開支涉及或是供該地段及大廈 (但並非僅涉及或僅供任何單位、住宅公用地方、停車場公用地方、住宅公用設施或停車場公用設施受益)、大廈公用地方及/或大廈公用設施受益，該開支的全部款項須由發展項目全體業主按他們持有的管理份數數目之比例進行分攤；

(ii) 如果任何開支僅涉及或僅供住宅單位 (但並非僅涉及或僅供任何個別住宅單位受益)、住宅公用地方及/或住宅公用設施受益，該開支的全部款項須由住宅單位業主按他們持有的管理份數數目之比例進行分攤。

註：每個住宅物業之管理份數相等於其獲分配之不分割份數，唯發展項目不分割份數總數與發展項目管理份數總數不同。所有住宅物業之管理份數總數為2,991。發展項目之管理份數為3,164。

(E) 計算管理費按金的基準

管理費按金款項相等於三個月管理費。

(F) 擁有人在發展項目中保留作自用的範圍 (如有的話)

發展項目內沒有一手住宅物業銷售條例附表1第1部份第14(2)(f)條所指的擁有人預留自用的地方。

備註：
除非本售樓說明書另設定義，否則上述英文版本中，以大楷顯示的用詞具有公契中該等用詞的相同意義。
如欲進一步瞭解，請參閱公契。

1. Lot No.: KOWLOON INLAND LOT No. 2453 ("**the Lot**")

2. The lease term is 75 years commencing from 30 March 1931 and renewable for a further term of 75 years ("**the Term**") under the government lease dated 4 February 1939 ("**the said government lease**") and varied or modified by a Letter dated 1 December 2015 and registered in the Land Registry by Memorial No.15120801430016 ("**the Modification Letter**") and a letter dated 27 March 2017 and registered in the Land Registry by Memorial No.17040700930037 ("**the Consent Letter**") (The said government lease, the Modification Letter and the Consent Letter are collectively hereinafter called "**the Land Grant**").

3. Clause No. (2) of Second Schedule to the Modification Letter :
The Lot or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for private residential purposes.

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

5. Clause No. (1) of Second Schedule to the Modification Letter :
The Lessee shall redevelop the Lot by the erection thereon of a building or buildings complying in all respects with the covenants and conditions contained in the Modification Letter and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in the Hong Kong Special Administrative Region, such building or buildings to be completed and made fit for occupation on or before the 31st day of December, 2019.

6. Clause No. (6)(a) of Second Schedule to the Modification Letter :
The Lessee may erect, construct and provide within the Lot such recreational facilities and facilities ancillary thereto (hereinafter referred to as "the Facilities") as may be approved in writing by the Director of Lands. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director of Lands.

7. Clause No. (6)(c)(ii) and (iii) of Second Schedule to the Modification Letter :
The Lessee shall at his own expense maintain the Exempted Facilities (as defined in the Modification Letter) in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director of Lands and the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected on the Lot and their bona fide visitors and by no other person or persons.

8. Clause No. (7) of Second Schedule to the Modification Letter :
No tree growing on the Lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director of Lands who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.

9. Clause No. (8) of Second Schedule to the Modification Letter :
The Lessee shall at his own expense landscape and plant with trees and shrubs any portion of the Lot and podium (if any) not built upon and thereafter maintain and keep the same in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director of Lands.

10. Clause No. (17)(a)(i) of Second Schedule to the Modification Letter :
Spaces shall be provided within the Lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees ("the Residential Parking Spaces") at a prescribed rate.

11. Clause No. (17)(a)(iii) of Second Schedule to the Modification Letter :
Additional spaces shall be provided within the Lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amendment legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the residential units of the building or buildings erected or to be erected on the Lot at a prescribed rate ("the Visitors' Parking Spaces").

12. Clause No. (17)(a)(iv) of Second Schedule to the Modification Letter :
The spaces provided within the Lot in accordance with Clause Nos. (17)(a)(i) and (17)(a)(iii) of Second Schedule to the Modification Letter shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

13. Clause Nos. (17)(b)(i) and (17)(b)(ii) of Second Schedule to the Modification Letter :
Out of the spaces provided under Clause Nos. (17)(a)(i)(I) and (17)(a)(iii) of Second Schedule to the Modification Letter, the grantee shall reserve and designate spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and belonging to the residents or occupiers of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees ("the Parking Spaces for the Disabled Persons") at a prescribed rate.
The parking spaces provided in accordance with Clause No. (17)(b)(i) of Second Schedule to the Modification Letter shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

14. Clause Nos. (17)(c)(i) and (17)(c)(ii) of Second Schedule to the Modification Letter :
Spaces shall be provided within the Lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees ("the Motor Cycle Parking Spaces") at a prescribed rate.
The Motor Cycle Parking Spaces provided within the Lot in accordance with Clause No. (17)(c)(i) of Second Schedule to the Modification Letter shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

15. Clause Nos. (18)(a) and (18)(b) of Second Schedule to the Modification Letter :
Spaces shall be provided within the Lot to the satisfaction of the Director for the loading and unloading of goods vehicles ("the Loading and Unloading Spaces") at the prescribed rates.
The loading and unloading spaces provided within the Lot in accordance with Clause No. (18)(a) of Second Schedule to the Modification Letter shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings erected or to be erected on the Lot.

16. Clause No. (21)(a) of Second Schedule to the Modification Letter :
The Residential Parking Spaces and the Motor Cycle Parking Spaces shall not be: -
(i) assigned except (I) together with undivided shares in the Lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the Lot; or (II) to a person who is already the owner of undivided shares in the Lot with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the Lot; or
(ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the Lot
Provided that in any event not more than three in number of the total of the Residential Parking Spaces and the Motor Cycle Parking Spaces shall be assigned to the owner or underlet to the resident of any one residential unit in the building or buildings erected or to be erected on the Lot.

17. Clause No. (23) of Second Schedule to the Modification Letter :
The Lessee shall maintain the parking, loading and unloading spaces and other areas, including but not restricted to the lifts, landings and manoeuvring

and circulations areas in accordance with the car park layout plan approved by and deposited with the Director.

18. Clause No. (26)(a) of Second Schedule to the Modification Letter :
Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director of Lands, either within the Lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the Lot or any part thereof or any other works required to be done by the Lessee under the covenants and conditions contained in the Land Grant, or for any other purpose, the Lessee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the Lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Lessee shall at all times during the Term maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director of Lands.

19. Clause No. (26)(c) of Second Schedule to the Modification Letter :
In the event that as a result of or arising out of any formation, levelling, development or other works done by the Lessee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the Lot or from any adjacent or adjoining Government or leased land, the Lessee shall at his own expense reinstate and make good the same to the satisfaction of the Director of Lands and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.

20. Clause No. (26)(d) of Second Schedule to the Modification Letter :
In addition to any other rights or remedies therein provided for breach of any of the covenants and conditions therein contained, the Director of Lands shall be entitled by notice in writing to call upon the Lessee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Lessee shall neglect or fail to comply with the notice to the satisfaction of the Director of Lands within the period specified therein, the Director of Lands may forthwith execute and carry out any necessary works and the Lessee shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges.

21. Clause No. (27) of Second Schedule to the Modification Letter :
Where prestressed ground anchors have been installed, upon development or redevelopment of the Lot or any part thereof, the Lessee shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director of Lands and shall supply to the Director of Lands such reports and information on all such monitoring works as the Director of Lands may from time to time in his absolute discretion require. If the Lessee shall neglect or fail to carry out the required monitoring works, the Director of Lands may forthwith execute and carry out the monitoring works and the Lessee shall on demand repay to the Government the cost thereof.

22. Clause No. (28) of Second Schedule to the Modification Letter :
(i) In the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as "the waste") from the land, or from other areas affected by any development of the land being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (hereinafter referred to as "the Government properties"), the grantee shall at his own expense remove the waste from and make good any damage done to the Government properties. The Lessee shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping.
(ii) Notwithstanding paragraph (i) above, the Director may (but is not obliged to), at the request of the Lessee, remove the waste from and make good any damage done to the Government properties and the Lessee shall pay to the Government on demand the cost thereof.

23. Clause No. (29) of Second Schedule to the Modification Letter :
The Lessee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter referred to as "**the Works**"), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the Lot or any part thereof (hereinafter collectively referred to as "**the Services**"), The Lessee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director of Lands for his approval in all respects, and shall not carry out any work whatsoever until the Director of Lands shall have given his written approval to the Works and to such aforesaid proposals. The Lessee shall comply with and at his expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Lessee shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the Lot or any part thereof or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Lessee shall pay to the Government on demand the cost of such works). If the grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the land or any part thereof or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Lessee shall pay to the Government on demand the cost of such works.

24. Clause No. (30)(a) of Second Schedule to the Modification Letter :
The Lessee shall construct and maintain at his own expense and to the satisfaction of the Director of Lands such drains and channels, whether within the boundaries of the Lot or on Government land, as the Director of Lands may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the Lot, and the Lessee shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.

25. Clause No. (30)(b) of Second Schedule to the Modification Letter :
The works of connecting any drains and sewers from the Lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director of Lands who shall not be liable to the Lessee for any loss or damage thereby occasioned and the Lessee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Lessee at his own expense to the satisfaction of the Director of Lands and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Lessee at his own cost and upon demand be handed over by the Lessee to the Government for future maintenance thereof at the expense of the Government and the Lessee shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director of Lands may, upon failure of the Lessee to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Lessee shall pay to the Government on demand the cost of such works.

26. Clause No. (33) of Second Schedule to the Modification Letter :
No grave or columbarium shall be erected or made on the Lot, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.

27. The Consent Letter provides that 13 numbers of Residential Parking Spaces (instead of 15 required to be provided in accordance with the rates set out in the table under Clause No. (17)(a)(i)(I) of Second Schedule to the Modification Letter) shall be provided within the Lot for the lifetime of the Building or until the expiry of the lease term of the Lot, whichever shall be the earlier subject to the conditions set out in the Consent Letter.

28. The Lessee shall and will during the Term 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 Lot or any part thereof in common with other premises near or adjoining thereto and that such proportion shall be fixed and ascertained by the Director of Lands and shall be recoverable in the nature of rent in arrear.

29. It shall and may be lawful to and for the Director of Lands or other persons deputed to act for him twice or oftener in every year during the Term at all reasonable times in the day to enter into and upon the Lot to view search and see the condition of the same and of all decays defects and wants of reparation and amendment which upon every such view shall be found to give or leave notice in writing at or upon the Lot or some part thereof unto or for the Lessee to repair and amend the same within three calendar months then next following within which time the Lessee will repair and amend the same accordingly.

30. In case the yearly rent reserved in the said government lease or any part thereof shall be in arrear and unpaid by the space of twenty-one days next after any of the said days whereon the same ought to be paid as aforesaid (whether lawfully demanded or not) or in case of the breach or non-performance of any of the covenants and conditions contained in the said government lease and by or on the part of the Lessee to be performed then and in either of the said cases it shall be lawful for the Director of Lands or other person duly authorized in that behalf into and upon the Lot or any part thereof in the name of the whole to re-enter and the same to have again re-possess and enjoy as in his former estate as if the said government lease had not been made and the Lessee and all other occupiers of the Lot thereout to expel the said government lease or anything contained therein to the contrary notwithstanding Provided also and it is further agreed and declared in the said government lease that the Director of Lands shall have full power to resume enter into and re-take possession of all or any part of the Lot if required for the improvement of Hong Kong or for any other public purpose whatsoever three calendar months' notice being given to the Lessee of its being so required and a full and fair compensation for the Lot and the buildings thereon being paid to the Lessee at a valuation to be fairly and impartially made by the Director of Lands and upon the exercise of such power the Term and estate thereby created shall respectively cease determine and be void.

Remark:
The expression "Lessee" as mentioned in this section means the purchaser under the Land Grant, and where the context admits be deemed to includes her executors, administrators and assigns.

1. 地段編號：九龍內地段第2453號 (「**該地段**」)

2. 根據1939年2月4日的政府租契 (「**該政府租契**」)、經2015年12月1日的函件 (「**修訂函**」) 並在土地註冊處註冊而其註冊摘要編號為15120801430016及2017年3月27日的函件 (「**同意函**」) 並在土地註冊處註冊而其註冊摘要編號為17040700930037更改或修訂 (該政府租契，修訂函及同意函在下文統稱為「**地契**」) 規定，租期由1931年3月30日起計75年，並可續期75年 (「**租期**」)。

3. 修訂函附表二第 (2) 條規定：

   該地段或其中任何部分或在其上已建或擬建的任何建築物或任何建築物的部分不得用作私人住宅以外的任何用途。

4. 承批人須在情況需要的任何時候及不時自費妥善及足夠地維修、維護、承托、保養、鋪設、清洗、擦淨、清潔、排空、更改及保持目前或任何時候在該地段的院宅、物業、搭建物及建築物和在各方面歸屬或附屬該等院宅、物業、搭建物及建築物的牆壁、堤岸、路塹、籬笆、溝渠、欄杆、燈、行人路、洗手間、溝渠、排水渠及水道，進行必需及必要的修補、清潔及更改，使地政總署署長滿意。

5. 修訂函附表二第 (1) 條規定：

   承批人須按修訂函的一切契諾及條件和當時或任何時候在香港特別行政區實施有關建築、衛生及規劃的一切條例、附例及規例開發該地段，在其上建造建築物，該等建築物須在2019年12月31日或之前完成並使其適合佔用。

6. 修訂函附表二第 (6)(a) 條規定：

   經地政總署署長書面批准，承批人可在該地段內搭建、建造及提供康樂設施及配套設施 (以下簡稱為「**該設施**」)，而且該設施的類型、面積、設計、高度及佈局亦須經地政總署署長的預先書面批准。

7. 修訂函附表二第 (6) (c) (ii) 及 (iii) 條規定：

   承批人須自費保養獲豁免設施 (定義見修訂函) 處於良好及維修妥當狀態，並操作獲豁免設施使地政總署署長滿意。獲豁免設施只供在該地段內已建或擬建的住宅大廈的住戶和他們的真正訪客使用，而並非供其他人士使用。

8. 修訂函附表二第 (7) 條規定：

   未經地政總署署長事先書面同意，不得移除或干擾該地段或毗連範圍內的樹木。地政總署署長在發出書面同意時，可向承批人施加其認為有關對樹木進行移植、補償美化或再植之合適的條件。

9. 修訂函附表二第 (8) 條規定：

   承批人須自費美化該地段及平台 (如有) 未有建築物的任何部分並種植樹木及灌木和在其後保養及保持所有該等植物處於安全、清潔、整潔、整齊及衛生狀態，使地政總署署長滿意。

10. 修訂函附表二第 (17)(a)(i) 條規定：
    須於該土地內按一指定比率提供若干車位，以供按《道路交通條例》、其附屬規例及任何修訂法例獲發牌及屬於發展項目中之住宅單位的住客或其真實賓客、訪客或所邀請者之車輛停泊 (「住客停車位」)，至使署長滿意。

11. 修訂函附表二第 (17)(a)(iii) 條規定：
    須於該土地內按一指定比率提供若干額外車位，以供按《道路交通條例》、其附屬規例及任何修訂法例獲發牌及屬於發展項目中之住宅單位的住客之真實賓客、訪客或所邀請者之車輛停泊 (「訪客停車位」)，至使署長滿意。

12. 修訂函附表二第 (17)(a)(iv) 條規定：

    按修訂函附表二第 (17)(a)(i) 及 (17)(a)(iii) 條在該地段內提供的住宅車位不得用作停泊根據《道路交通條例》及其下的規例及任何修訂法例獲發牌的車輛，而該車輛屬於該地段已建或擬建建築物住宅單位住戶、他們的真正來賓、訪客或獲邀請人以外的任何用途，特別是該等車位不能用作儲存、展示或陳列車輛作出售或其他用途或提供車輛清洗及美容服務。

13. 修訂函附表二第 (17)(b)(i) 及 (17)(b)(ii) 條規定：

    須從按修訂函附表二第 (17)(a)(i)(I)及(17)(a)(iii) 條所提供之車位之中按一指定比率保留及指定若干車位，以供傷殘人士（按《道路交通條例》、其附屬規例及修訂條例定義）使用及屬於發展項目的住客或佔用人及其真實賓客、訪客或所邀請者之車輛停泊 (「傷健人士停車位」)，至使署長滿意。
    按修訂函附表二第 (17)(b)(i) 條提供的車位不得用作停泊根據《道路交通條例》及其下的規例及任何修訂法例界定為殘疾人士車輛，而該車輛屬於該地段已建或擬建建築物住宅單位住戶、他們的真正來賓、訪客或獲邀請人以外的任何用途，特別是該等車位不能用作儲存、展示或陳列車輛作出售或其他用途或提供車輛清洗及美容服務。

14. 修訂函附表二第 (17)(c)(i) 及 (17)(c)(ii) 條規定：

    須於該土地內按一指定比率提供若干車位，以供按《道路交通條例》、其附屬規例及任何修訂法例獲發牌及屬於發展項目之住宅單位的住客之真實賓客、訪客或所邀請者之電單車停泊 (「住客電單車停車位」)， 至使署長滿意。
    按修訂函附表二第 (17)(c)(i) 條在該地段內提供的電單車車位不得用作停泊根據《道路交通條例》及其下的規例及任何修訂法例獲發牌的電單車，而該電單車屬於該地段已建或擬建建築物住宅單位住戶、他們的真正來賓、訪客或獲邀請人以外的任何用途，特別是該等車位不能用作儲存、展示或陳列車輛作出售或其他用途或提供車輛清洗及美容服務。

15. 修訂函附表二第 (18)(a) 及 (18)(b) 條規定：

    須於該土地內按指定比率提供若干車位，以供貨車上落貨之用 (「上落貨車位」)，至使署長滿意。
    按修訂函附表二第 (18)(a) 條在該地段內提供的裝卸區不得用作與該地段已建或擬建的建築物有關的貨車裝卸以外的任何用途。

16. 修訂函附表二第 (21)(a) 條規定：

    住宅車位及電單車車位不得：
    (i) 被轉讓，除非連同給予該地段已建或擬建建築物的住宅單位獨家使用及管有權的不分割份數一同轉讓；或轉讓予一名已擁有該地段已建或擬建建築物的住宅單位的獨家使用及管有權的不分割份數的人士；或
    (ii) 被分租，除非分租予該地段已建或擬建建築物的住宅單位的住戶
    但是在任何情況下，該地段已建或擬建建築物的任何一個住宅單位的業主不得接受轉讓或住戶不得租用多於3個住宅車位及電單車車位。

17. 修訂函附表二第 (23) 條規定：
    承批人須按經署長批准並存放於署長處之車場布局圖維持停車位、上落貨車位其他範圍 (包括但不限於升降機、樓梯平台及運轉及通道地方)。

18. 修訂函附表二附表第 (26)(a) 條規定：

    如果任何土地需要或已經被削去、排除或退讓，或進行任何類型的堆積或堆填或斜坡處理工程，不論有否經地政總署署長預先書面同意，亦不論是在該地段內或任何政府土地上，旨在開拓、平整或開發該地段或其中任何部分或承批人按地契內契諾和條件需要進行的任何其他工程或作任何其他用途，承批人須自費進行與修建該等斜坡處理工程、護土牆或其他承托、保護、排水或輔助工程或日後成為必要的其他工程，以便保護與承托該地段和任何毗鄰或毗連政府土地或出租土地內的泥土，及避免與防止日後發生任何泥土傾瀉、塌方或地陷。承批人須在租期期間任何時候自費保養該土地、斜坡處理工程、護土牆或其他承托、保護、排水或輔助工程或其他工程處於良好及維修妥當的狀態，令地政總署署長滿意。

19. 修訂函附表二第 (26)(c) 條規定：

    倘若因為任何構建開拓、平整、開發或承批人進行其他工程或任何其他原因造成任何時候發生泥土傾瀉、塌方或地陷，不論發生在或來自該地段任何土地或任何毗鄰或毗連政府土地或出租土地，承批人須自費進行修復或彌補，使地政總署署長滿意，並就上述泥土傾瀉、塌方或地陷而造成政府、其代理人及承辦商承受、遭受或產生的一切費用、收費、損害賠償、要求及索償彌償他們。

20. 修訂函附表二第 (26)(d) 條規定：

    除了地契規定就違反任何該等契諾及條件的任何其他權利或補償外，地政總署署長有權發出書面通知要求承批人進行、修建及保養該土地、斜坡處理工程、護土牆或其他承托、保護及排水或輔助工程或其他工程或修復與彌補任何泥土傾瀉、塌方或地陷。如果承批人忽略或未能在通知指定的時期內遵守該通知要求，使地政總署署長滿意，地政總署署長可立即執行與進行任何必要工程。承批人須在要求時歸還政府因此產生的費用連同任何行政費和專業費用及開支。

21. 修訂函附表二第 (27) 條規定：

    如果在開發或重建該地段或其中任何部分時已安裝預應力地樁，承批人須自費在預應力地樁的服務年限期間定期保養與監測預應力地樁，令地政總署署長滿意，並在地政總署署長行使絕對酌情決定權時不時要求提供上述監測工作的報告和資料，給地政總署署長該報告和資料。如果承批人忽略或未能進行上述要求的監測工作，地政總署署長可立即執行與進行該監測工作，而承批人須在要求時歸還政府因此產生的費用。

22. 修訂函附表二第 (28) 條規定：
    (i) 倘若該土地或其他受開發該土地所影響的區域之泥土、廢土、瓦礫、建築廢料或建

材 (「該等廢料」) 遭侵蝕、沖洗或傾倒到公共巷徑或道路上，或路旁暗渠、前濱或海牀、污水渠、雨水渠或溝渠或其他政府財產 (「該等政府財產」)，承批人須自費清理該等廢料並補救該等廢料對該等政府財產造成的損壞。承批人須對上述侵蝕、沖洗或傾倒對私人財產造成的任何損壞或滋擾所引致的一切訴訟、申索及索求向政府作出彌償。

(ii) 儘管有上述第(i)段，署長可以 (惟沒有義務) 應承批人要求清理該等廢料並補救該等廢料對該等政府財產造成的損壞，而承批人須應要求向政府支付有關費用。

23. 修訂函附表二第 (29) 條規定：

承批人須在任何時候，特別是在任何建築、保養、翻新或維修工程 (以下簡稱「**該工程**」) 進行期間，採取或促使他人採取一切適當及充分的關注、技巧及預防措施，避免對任何政府擁有或其他現有排水渠、水路、水道、總水喉、道路、行人路、街道設施、污水渠、水道、管道、電纜、電線、公用服務設施或任何其他於該地段上面、之上、之下或毗鄰或其任何部分進行工程或裝置 (以下統稱「**該服務**」) 造成任何損壞干擾或阻塞。承批人在進行任何該工程之前須進行或促使他人進行適當的勘測及必要的了解，確定任何該服務的現況及程度，並提交一切該工程可能影響該服務各方面的書面建議給地政總署署長，供他在所有方面審批，但在未取得地政總署署長對該工程及上述建議作出的書面批准前，不得進行任何工程。

承批人須遵守及自費達成署長於發出上述批准時可就該等裝備施加的要求，包括任何必要的改道、重鋪或復修的成本。承批人須自費在各方面維修、修復及復原所有由該等工程以任何方式引起的對該土地或其任何部分或黃色範圍或此兩者或任何該等裝備造成的損壞、干擾或阻礙，至使署長滿意 (溝渠、下水道、雨水渠或主水管除外，其之修復須由署長進行 (除非署長另有決定)，且承批人須應政府要求向其繳付上述工程之費用)。若承批人未能對該土地或其任何部分或黃色範圍或此兩者或任何該等裝備進行任何所需之改道、重鋪、維修、修復及復原至使署長滿意，署長可進行其認為有需要之改道、重鋪、維修、修復及復原，且承批人須應政府要求向其繳付上述工程之費用。

24. 修訂函附表二第 (30)(a) 條規定：

承批人須自費建造及保養排水渠及渠道使地政總署署長滿意,不論在該地段邊界內或在政府土地上,只要地政總署署長認為必要的，截斷與引導該地段的一切暴雨或雨水到最接近的河牀、集水井、渠道或政府雨水渠。承批人須對上述暴雨或雨水造成的任何損壞或滋擾而導致的一切訴訟、索償及要求自行負責並向政府及其官員作出彌償。

25. 修訂函附表二第 (30)(b) 條規定：

該地段的任何排水渠和污水渠至政府的雨水渠及污水渠 (如已建及啓用) 的連接工程可由地政總署署長進行，但地政總署署長毋須就因此產生的任何損失或損害對承批人負責。承批人須在政府要求時向政府支付上述連接工程的費用。此外該等連接工程亦可由承批人自費進行，令地政總署署長滿意。在該種情況下，上述連接工程的任何一段若在政府土地內修建，必須由承批人自費保養，及政府要求時承批人須移交該段給政府，由政府出資負責日後的保養。承批人須在政府要求時向政府支付有關上述連接工程的技術審計之費用。如果承批人未能保養上述連接工程中在政府土地內修建的任何一段，地政總署署長可進行其認為必要的保養工程，承批人須在政府要求時向政府支付上述工程費用。

26. 修訂函附表二第 (33) 條規定：

不能在該地段搭建或製作墳墓或骨灰龕，亦不能在該地段內或該地段上埋葬或存放人類遺骸或動物遺骸，不論該遺骸是否存放在陶罐或骨灰甕內。

27. 同意函規定，在大廈壽命內或該地段租期屆滿前，以較先者為準， 須於該土地內提供13個住客停車位 (而並非按修訂函附表二第 (17)(a)(i)(I) 條比率提供的15個)，並須依從同意函之條款。

28. 承批人須在租期期間有需要的時候承擔、支付及分攤建造、建築、維修及更改該地段所需或之內或歸屬該地段或其中部分並與毗鄰或毗連其他物業共同享用的一切或任何道路、行人路、渠道、圍欄、共用牆、通風裝置、私人或公用污水渠及排水渠的費用及收費之合理份數及比例，該比例應由地政總署署長釐定與確定並可作為欠租性質追收。

29. 地政總署署長或其委派的代表可以在租期期間，每年2次或以上在白天的合理時間內合法地進入該地段檢察、視察及觀看該地段的狀態，通過上述每次檢查找出該地段或其中任何部分一切老化、缺陷及需要修整與改進之處並以書面通知或警告承批人，要求他在3個曆月內對其進行維修與改進。在上述通知或警告函發出後3個曆月內，承批人須按通知或警告要求對其進行維修與改進。

30. 倘若該政府租契規定的年度地租或其中部分於付款日後21天內欠繳與不支付 (不論是否合法地要求) 或承批人違反或不履行該政府租契載有承批人須履行、實行和執行的契諾及條件，則在該種情況下，地政總署署長或其正式授權的其他人士可以合法地進入該地段或其中部分，收回整個該地段及再次取回管有及享用其前業權，猶如從未訂立該政府租契一樣。承批人和該地段的其他佔用人將被徹底地驅逐、趕出該地段，儘管該政府租契載有相反之條文。在該政府租契中還特此同意與聲明，如果因為香港的發展需要或為了任何其他公共用途，地政總署署長有完全權力收回、進入及重新管有該地段或其中部分，向承批人發出上述要求的3個曆月通知和按地政總署署長認為公平及公正的估值對該地段及其上的建築物作出全部及公平的補償。一旦行使上述權力，租期及因此產生的業權將終止，結束及無效。

附註:
本節中提述「承批人」一詞指根據批地文件中的買方和如文意允許或要求包括其遺囑執行人、遺產管理人及承讓人。

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

Not applicable

不適用

18 WARNING TO PURCHASERS
對買方的警告

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

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

(c) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser,
  (i) that firm may not be able to protect the purchaser's interests; and
  (ii) the purchaser may have to instruct a separate firm of solicitors.

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

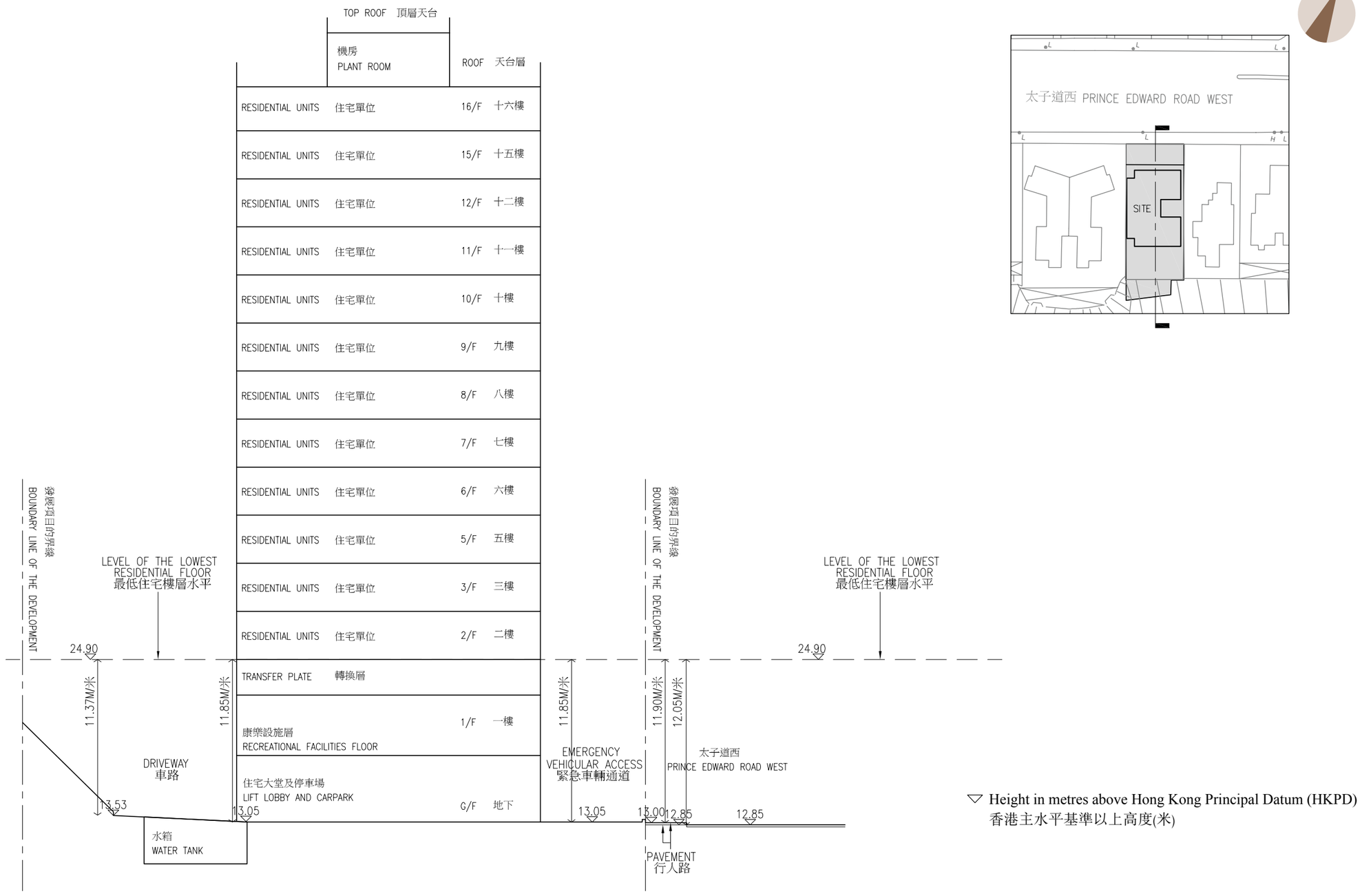
(a) 現建議買方聘用一間獨立的律師事務所 (代表擁有人行事者除外)，以在交易中代表買方行事。

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

(c) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突－
  (i) 該律師事務所可能不能夠保障買方的利益；及
  (ii) 買方可能要聘用一間獨立的律師事務所。

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

CROSS SECTION PLAN
橫截面圖

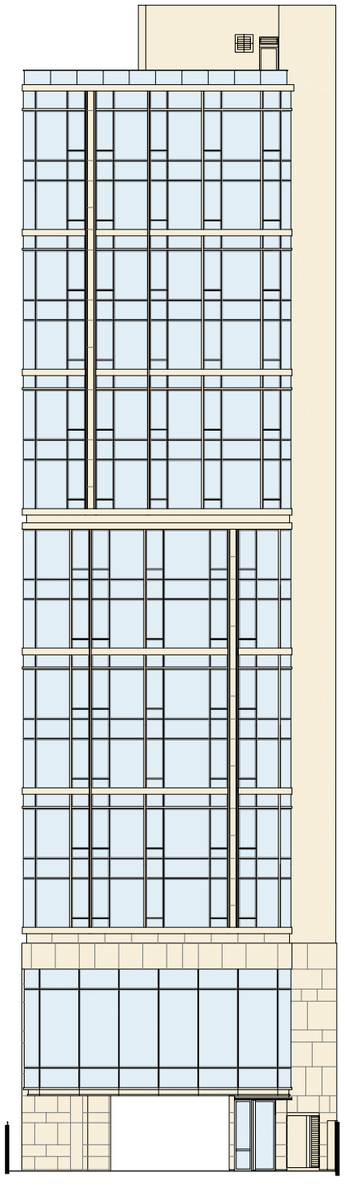


▽ Height in metres above Hong Kong Principal Datum (HKPD)
香港主水平基準以上高度(米)

1. The part of Prince Edward Road West adjacent to the building is 12.85 metres to 13.00 metres above the Hong Kong Principal Datum.
2. The part of driveway adjacent to the building is 13.05 metres to 13.53 metres above the Hong Kong Principal Datum.
3. Dotted line denotes the level of the lowest residential floor.

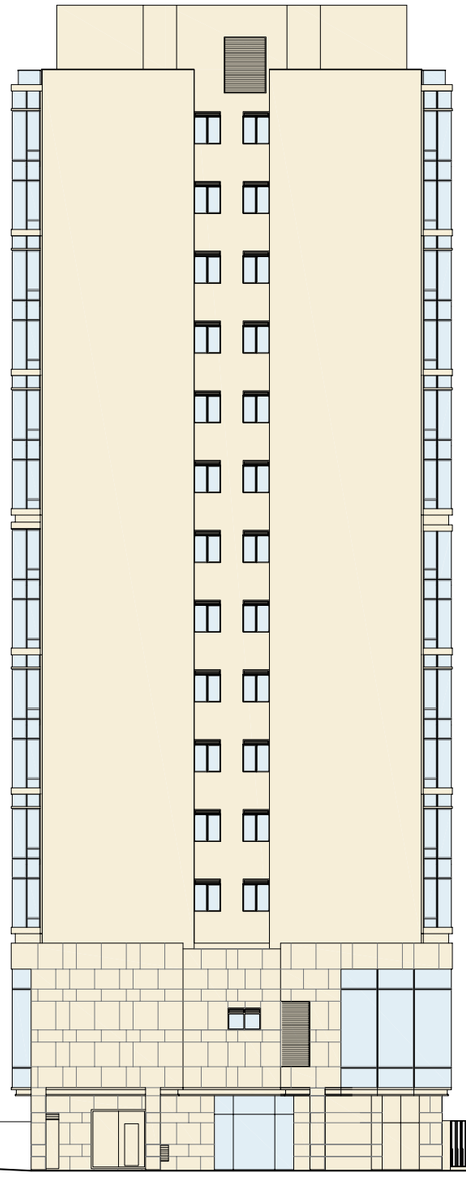
1. 毗鄰建築物的一段太子道西為香港主水平基準以上12.85米至13.00米。
2. 毗鄰建築物的一段車路為香港主水平基準以上13.05米至13.53米。
3. 虛線為最低住宅樓層水平。

ELEVATION PLAN 1
立面圖 1

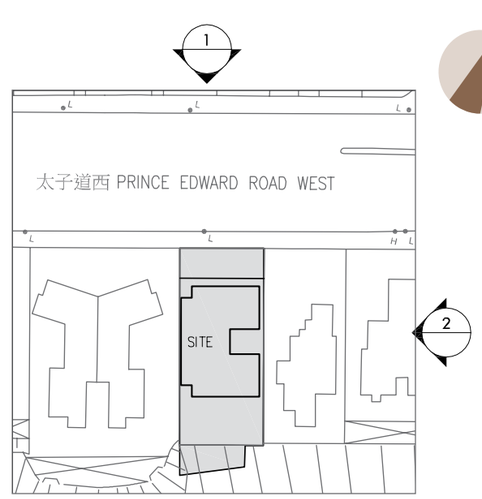


North-West Elevation
西北立面圖

ELEVATION PLAN 2
立面圖 2



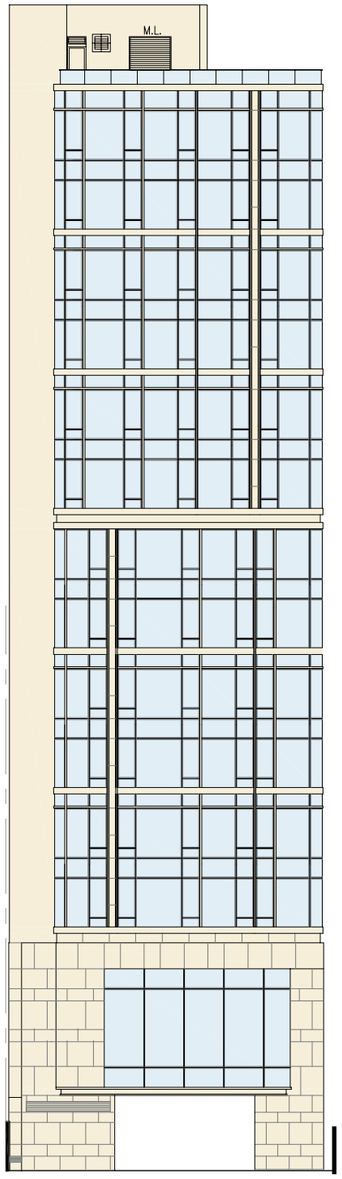
North-East Elevation
東北立面圖



Authorized Person for the Development has certified that the elevations:
(a) are prepared on the basis of the approved building plans for the Development as of 26/09/2016; and
(b) are in general accordance with the outward appearance of the Development.

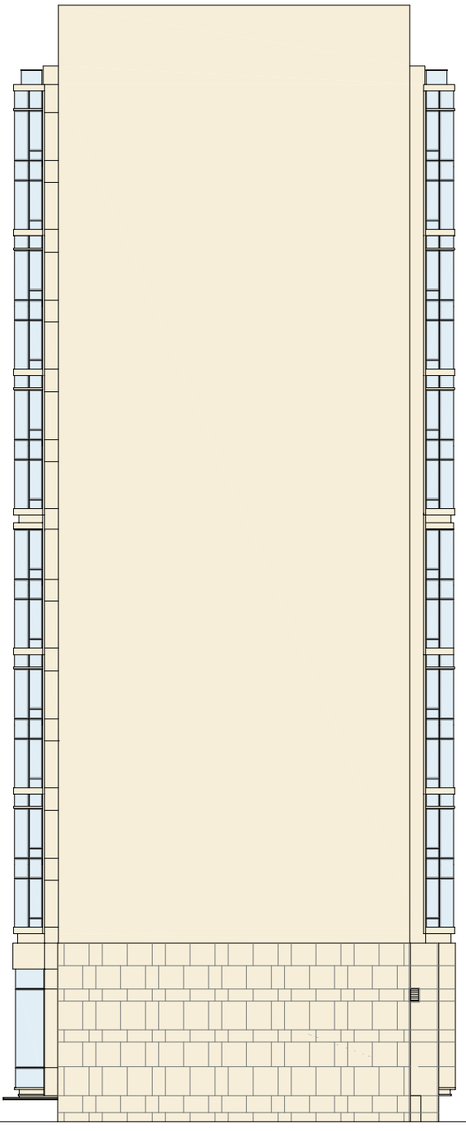
發展項目的認可人士證明該等立面：
(a) 以26/09/2016 的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

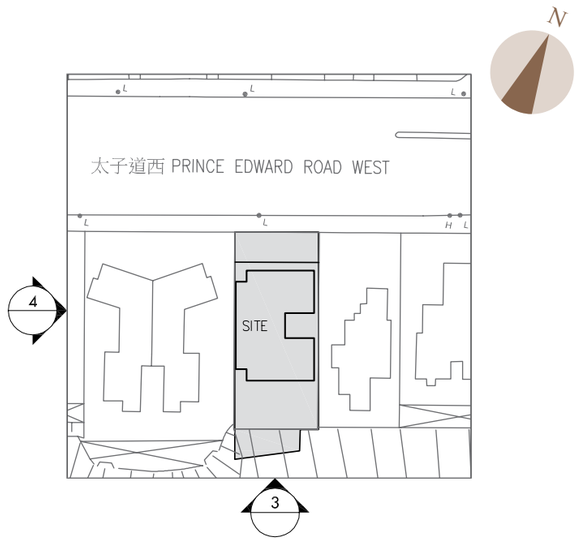
ELEVATION PLAN 3
立面圖 3



South-East Elevation
東南立面圖

ELEVATION PLAN 4
立面圖 4





South-West Elevation
西南立面圖

Authorized Person for the Development has certified that the elevations:
(a) are prepared on the basis of the approved building plans for the Development as of 26/09/2016; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明該等立面：
(a) 以26/09/2016 的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

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

	Covered 有上蓋遮蓋		Uncovered 無上蓋遮蓋		Total Area 總面積	
	Area (sq.ft.) 面積 (平方呎)	Area (sq.m.) 面積 (平方米)	Area (sq.ft.) 面積 (平方呎)	Area (sq.m.) 面積 (平方米)	Area (sq.ft.) 面積 (平方呎)	Area (sq.m.) 面積 (平方米)
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所 (包括供住客使用的任何康樂設施)	1,969	182.902	Not Applicable 不適用	Not Applicable 不適用	1,969	182.902
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱)	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方 (不論是稱為有蓋及園景的遊樂場或有其他名稱)	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用

Note:
Areas in square feet are converted from the area in square metre at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest square foot, which may be slightly different from that shown in square metre.

備註:
以平方呎顯示之面積均由以平方米所列之面積以 1 平方米 = 10.764 平方呎換算，並四捨五入至整數。平方呎與平方米之數字可能有些微差異。

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

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

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

3. The inspection is free of charge.

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

2. 指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿的文本存放在指明住宅物業的售樓處，以供閱覽。

3. 無須為閱覽付費。

1. Exterior Finishes		
Item		Description
(a)	External Wall	Artificial Granite Tile, aluminum cladding, natural stone and curtain wall.
(b)	Window	Material of frame: PVF2 finished aluminum frame. Material of glass: Tinted Insulated Glass Unit (IGU), single layer tinted glass and translucent laminated glass.
(c)	Bay Window	Not Applicable.
(d)	Planter	Not Applicable.
(e)	Verandah or Balcony	Not Applicable.
(f)	Drying Facilities for Clothing	Not provided.

2. Interior Finishes		
Item		Description
(a)	Lobby	**Entrance Lobby on Ground Floor** Wall: Fabric laminated glass, wood veneer, natural stone and stainless steel up to false ceiling. Floor: Natural stone where exposed. Ceiling: Wood veneer false ceiling where exposed. **Lift Lobby on residential floors** Wall: Emulsion paint, fabric laminated glass, natural stone, wood veneer and stainless steel up to false ceiling. Floor: Natural stone where exposed. Ceiling: Gypsum board false ceiling with emulsion paint.
(b)	Internal Wall and Ceiling	**Living Room, Dining Room and Bedroom (except Flat A at 7/F and Flat A at 15/F & 16/F)** Wall: Plastered and painted with emulsion paint where exposed. Ceiling: Plastered and painted with emulsion paint, gypsum board false ceiling. **Living Room and Dining Room of Flat A at 7/F** Wall: Fabric laminated glass, stainless steel, natural stone, wood veneer, wall paper where exposed. Ceiling: Plastered and painted with emulsion paint, gypsum board and wood veneer false ceiling. **Master Bedroom of Flat A at 7/F** Wall: Fabric laminated glass, wood veneer, wallpaper and stainless steel trim where exposed. Ceiling: Plastered and painted with emulsion paint, gypsum board false ceiling and wood veneer.

2. Interior Finishes		
Item		Description
(b)	Internal Wall and Ceiling	**Bedroom 1 of Flat A at 7/F** Wall: Wood veneer and wallpaper where exposed. Ceiling: Plastered and painted with emulsion paint, gypsum board false ceiling. **Living Room and Dining Room of Flat A at 15/F & 16/F** Wall: Fabric laminated glass, wood veneer, wallpaper, plastered and painted with emulsion paint where exposed. Ceiling: Plastered and painted with emulsion paint, gypsum board false ceiling. **Bedroom 1, Bedroom 2 and Bedroom 3 of Flat A at 15/F & 16/F** Wall: Plastered and painted with emulsion paint, wallpaper where exposed. Ceiling: Plastered and painted with emulsion paint, gypsum board false ceiling.
(c)	Internal Floor	**Living Room and Dining Room (except Flat A at 7/F)** Natural stone flooring with natural stone skirting. **Master Bedroom and Bedroom (except Flat A at 7/F)** Timber and natural stone flooring with timber skirting. **Living Room and Dining Room of Flat A at 7/F** Natural stone flooring. **Master Bedroom and Bedroom 1 of Flat A at 7/F** Timber and natural stone flooring.
(d)	Bathroom	**Master Bathroom, Bathroom 1 and Bathroom 2** Wall: Fabric laminated mirror glass and natural stone where exposed and run up to false ceiling. Wall behind vanity cabinet finished with ceramic tiles. Walls behind mount mirror cabinet are plastered. Floor: Natural stone where exposed. Ceiling of Bathroom 1 and Bathroom 2: Gypsum board false ceiling with emulsion paint where exposed. Ceiling of Master Bathroom: Gypsum board false ceiling with emulsion paint (Some areas with stainless steel panel) where exposed.
(e)	Kitchen	Wall of Duplex Units: Wood veneer, fabric laminated glass, stainless steel and natural stone where exposed and run up to false ceiling. Walls behind kitchen cabinet and refrigerator are plastered and with ceramic tiles. Wall of units at 2/F-3/F and 5-8/F: Wood veneer, fabric laminated glass and natural stone where exposed and run up to false ceiling. Walls behind kitchen cabinet and refrigerator are plastered and with ceramic tiles. Floor: Natural stone where exposed. Ceiling: False ceiling with plastic laminate, gypsum board with emulsion paint. Cooking bench finishes: reconstituted stone.

3. Interior Fittings		
Item		Description
(a)	Doors	**Main Entrance Door** Wood veneer timber door with stainless steel trim, fitted with door closer, door stopper, door viewer and lockset with handle. **Master Bedroom Door and Bedroom Door (except Flat A at 7/F)** Wood veneer timber door, fitted with door stopper and lockset with handle. **Store Room Door, Store Room 1 Door, Store Room 2 Door and Store Room 3 Door** Wood veneer timber door, fitted with door stopper and lockset with handle. **Store Room 4 Door** Wood veneer timber door with handle. **Master Bathroom Door (except Duplex units and Flat A at 7/F)** Wood veneer timber door, fitted with door stopper and lockset with handle. **Master Bathroom Door of Duplex units** Fabric laminated glass door, stainless steel door frame fitted with track set. **Master Bathroom Door of Flat A at 7/F** Fabric laminated glass door, stainless steel door frame, fitted with door stopper. **Sliding Door of Bedroom 2 at Flat A and Flat B at 15/F & 16/F** Wood veneer timber door. **Bathroom 1 and Bathroom 2 Door** Wood veneer timber door, fitted with door stopper and lockset with handle. (no door for Bathroom 1 and Bathroom 2 in Flat A at 7/F) **Kitchen Door (except Flat A at 7/F)** Fire-rated wood veneer timber door with stainless steel trim, fire-rated glass vision panel, fitted with door closer, door stopper and with handle. **Kitchen Door at Flat A at 7/F** Fire-rated glass door and stainless steel frame, fitted with door stopper. **Lavatory 1 Door** Glass sliding door and metal frame. **Door Access to Flat Roof of unit at 16/F** Glass door and aluminium frame.

3. Interior Fittings		
Item		Description
(b)	Bathroom	**All Bathrooms** Mirror cabinet finished with wood veneer, mirror and stainless steel. Vanity cabinet with natural stone countertop, wood veneer, stainless steel and fabric laminated glass finishing, ceramic basin with chrome plated basin mixer. Ceramic water closet. **Master Bathroom (except Duplex units and Flat A at 7/F)** Steel enamel bathtub (1700mm L x 750mm W x 410mm H) with chrome plated bath mixer set. Shower cubicle with glass partition, glass door with stainless steel handle and chrome plated shower mixer set. Accessories include chrome plated paper holder, chrome plated towel bar. **Master Bathroom of Duplex units** Steel enamel bathtub (1800mm L x 800mm W x 430mm H) with chrome plated bath mixer set. Shower cubicle with glass partition, glass sliding door and chrome plated shower mixer set. Accessories include chrome plated paper holder, chrome plated towel bar. **Master Bathroom of Flat A at 7/F** Cristalplant bathtub (1690mm L x 940mm W x 480mm H) with chrome plated bath mixer set. Shower cubicle with glass partition, glass door with stainless steel handle and chrome plated shower mixer set. Accessories include chrome plated paper holder, chrome plated towel bar. **Bathroom 1 of Duplex units and Bathroom 2 of all units** Steel enamel bathtub (1500mm L x 700mm W x 410mm H) with chrome plated bath mixer set. Accessories include chrome plated paper holder, chrome plated towel bar. **Bathroom 1 of units at 2/F-3/F and 5-8/F** Shower cubicle with glass partition, glass sliding door and chrome plated shower set. Accessories include chrome plated paper holder, chrome plated towel bar. Please refer to "3. (j) Water Supply" below for type and material of water supply system.
(c)	Kitchen	Material of sink: Stainless steel. Material of water supply system: Please refer to "3. (j) Water Supply" below. Material and finishes of kitchen cabinet: Wood particle board and wood effect melamine. Type of all other fittings and equipments: Chrome-plated sink mixer, cooker hobs, cooker hood, gas water heater, refrigerator, induction cooktop, wine cabinet, steam oven, oven, washer/dryer and exhaust fan. Please refer to "Appliances Schedule" below for brand name and model number of appliances.

3. Interior Fittings		
Item		Description
(d)	Bedroom	**For All Units (Except Flat A at 7/F and Flat A at 15/F & 16/F)** No fittings. **For Flat A at 7/F ONLY** Bedroom 1 is fitted with built-in timber wardrobe finished with wood veneer, stainless steel and glass, built-in timber side table finished with wood veneer and stainless steel, built-in timber cabinet finished with wood veneer. Master Bedroom is fitted with built-in timber wardrobe finished with wood veneer, stainless steel and glass, built-in timber cabinet finished with wood veneer and stainless steel, built-in timber side table finished with wood veneer, stainless steel and natural stone. **For Flat A at 15/F & 16/F ONLY** Bedroom 1, Bedroom 2 and Bedroom 3 are fitted with built-in timber cabinet finished with wood veneer and vinyl leather. Master bedroom is fitted with built-in timber wardrobe finished with wood veneer and vinyl leather, built-in timber vanity table finished with wood veneer and vinyl leather, built-in timber cabinet finished with wood veneer, vinyl leather, stainless steel and glass, built-in timber shelf finished with wood veneer and vinyl leather.
(e)	Telephone	Please refer to "Schedule of Mechanical & Electrical Provisions for Residential Property" below for the location and number of connection points.
(f)	Aerials	Please refer to "Schedule of Mechanical & Electrical Provisions for Residential Property" below for the location and number of connection points.
(g)	Electrical Installations	Electricity supply board with miniature circuit breakers is provided. Some conduits are concealed in walls, while some conduits are partly exposed and partly concealed in false ceilings, bulkheads and cabinets. Please refer to "Schedule of Mechanical & Electrical Provisions for Residential Property" below for the location and number of power points and air conditioner points.
(h)	Gas Supply	Town gas supply pipes are installed in Kitchens and connected to gas cooker hob and gas water heater.
(i)	Washing Machine Connection Point	Washing machine connection point is located in Kitchens. Water supply point of a design of 15mm diameter and drainage point of a design 40mm in diameter are provided. Please refer to "Schedule of Mechanical & Electrical Provisions for Residential Property" below for the number of connection points.
(j)	Water Supply	Copper pipes are used for hot and cold water supply. PVC pipes are used for flush water supply. Some water pipes are exposed, some are concealed in walls, some are enclosed in false ceilings and/or bulkheads and/or cabinets. Hot water is available.

4. Miscellaneous		
Item		Description
(a)	Lifts	1 no. of "Mitsubishi" passenger lift (model no. Nexway-s GS5M2) and 1 no. of "Mitsubishi" fireman & accessible lift (model no. Nexway-s GS5M2) serving the following floors: G/F, 1/F-3/F, 5/F- 9/F, 11/F and 15/F
(b)	Letter Box	Stainless steel letter box are provided.
(c)	Refuse Collection	Refuse storage and material recovery room is provided in common area of each residential floor (except 10/F, 12/F and 16/F) for refuse collection by cleaners. Refuse will be centrally handled at refuse storage and material recovery chamber on G/F for removal by refuse vehicle.
(d)	Water meter, electricity meter and gas meter	Separate water consumption meter for each unit is installed in the common Water Meter Cabinet (WMC) on respective residential floor. Separate electricity consumption meter for each unit is installed in the common Electricity Meter Room (EMR) on respective residential floor. Separate town gas meter is installed in the Kitchens for each unit.

5. Security Facilities
Description
CCTV cameras are provided at entrance lobbies, car park, lifts, common areas and clubhouse lobby. Visitor intercom panel and smart card system are provided at G/F entrance lobby. Electrical metal gate is installed at G/F car park main entrance. Each residential unit is equipped with a door phone connected to the lobby at G/F.

6. Appliances
Please refer to the "Appliances Schedule" below for the brand names and model numbers of appliances to be provided.

In relation to item 4(a) and 6 in the Development specified in the above table, the vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

1. 外部裝修物料		
細項		描述
(a)	外牆	人造花崗瓷磚、鋁板、天然石材及玻璃幕牆。
(b)	窗	框的用料：氟碳噴塗鋁窗框。 玻璃的用料：有色中空玻璃、單片有色玻璃及半透明夾膠玻璃。
(c)	窗台	不適用。
(d)	花槽	不適用。
(e)	陽台或露台	不適用。
(f)	乾衣設施	沒有提供。

2. 室內裝修物料		
細項		描述
(a)	大堂	**地下入口大堂** 牆壁：夾紗玻璃、木皮飾面、天然石材及不銹鋼至假天花。 地板：外露位置鋪砌天然石材。 天花板：外露位置設木皮飾面假天花。 **住宅層升降機大堂** 牆壁：乳膠漆、夾紗玻璃、天然石材、木板飾面及不銹鋼至假天花。 地板：外露位置鋪砌天然石材。 天花板：石膏板假天花髹乳膠漆。
(b)	內牆及天花板	**客廳、飯廳及睡房 (7樓A單位及15樓及16樓A單位除外)** 牆壁：外露位置批盪後髹乳膠漆。 天花板：外露位置批盪後髹乳膠漆、石膏板假天花。 **7樓A單位的客廳及飯廳** 牆壁：外露位置鋪砌夾紗玻璃、不銹鋼、天然石材、木皮飾面及牆紙。 天花板：外露位置批盪後髹乳膠漆、石膏板假天花。 **7樓A單位的主人睡房** 牆壁：外露位置鋪砌夾紗玻璃、木皮飾面、牆紙及不銹鋼條。 天花板：外露位置批盪後髹乳膠漆、石膏板假天花及木皮飾面。 **7樓A單位的睡房1** 牆壁：外露位置鋪砌木皮飾面及牆紙。 天花板：外露位置批盪後髹乳膠漆、石膏板假天花。 **15樓及16樓A單位的客廳及飯廳** 牆壁：外露位置鋪砌夾紗玻璃、木皮飾面、牆紙及批盪後髹乳膠漆。 天花板：外露位置批盪後髹乳膠漆、石膏板假天花。 **15樓及16樓A單位的睡房1、睡房2及睡房3** 牆壁：外露位置批盪後髹乳膠漆、鋪砌牆紙。 天花板：外露位置批盪後髹乳膠漆、石膏板假天花。
(c)	內部地板	**客廳及飯廳 (7樓A單位除外)** 天然石材連天然石材牆腳線。 **主人睡及睡房 (7樓A單位除外)** 木地板及天然石材連木材牆腳線。 **7樓A單位的客廳及飯廳** 天然石材。 **7樓A單位的主人睡房及睡房1** 木地板及天然石材。

2. 室內裝修物料		
細項		描述
(d)	浴室	**主人浴室、浴室1及浴室2** 牆壁：外露位置鋪砌夾紗玻璃鏡及天然石材至假天花。面盆櫃背牆鋪砌瓷磚。鏡櫃背牆為英泥沙批盪。 地板：外露位置鋪砌天然石材。 浴室1及浴室2的天花板：外露位置設石膏板假天花髹上乳膠漆。 主人浴室的天花板：外露位置設石膏板假天花髹上乳膠漆 (局部設有不銹鋼飾面)。
(e)	廚房	複式單位的牆壁：外露位置鋪砌木皮飾面、夾紗玻璃、不銹鋼及天然石材至假天花。廚櫃及雪櫃背之牆身為英泥沙批盪、鋪砌瓷磚。 2樓至3樓及5樓至8樓單位的牆壁：外露位置鋪砌木皮飾面、夾紗玻璃及天然石材至假天花。廚櫃及雪櫃背之牆身為英泥沙批盪、鋪砌瓷磚。 地板：外露位置鋪砌天然石材。 天花板：假天花設膠板飾面、石膏板髹上乳膠漆。 灶台物料：人造石。

3. 室內裝置		
細項		描述
(a)	門	**入口大門** 木皮飾面及不銹鋼條木大門，配閉門器、門頂、防盜眼及門鎖連手抽。 **主人睡房門、睡房門 (7樓A單位除外)** 木皮飾面木門，配門頂、門鎖連手抽。 **儲物房門、儲物房1門、儲物房2門及儲物房3門** 木皮飾面木門，配門頂、門鎖連手抽。 **儲物房4門** 木皮飾面木門連手抽。 **主人房浴室門 (所有複式單位及7樓A單位除外)** 木皮飾面木門，配門頂、門鎖連手抽。 **所有複式單位的主人房浴室門** 夾紗玻璃門，不銹鋼門框，配軌道裝置。 **7樓A單位的主人房浴室門** 夾紗玻璃門，不銹鋼門框，配門頂。 **15樓及16樓A單位及B單位的睡房2的趟門** 木皮飾面木門。 **浴室1門 及浴室2門** 木皮飾面木門，配門頂、門鎖連手抽。 (7樓A單位浴室1及浴室2並無門戶) **廚房門 (7樓A單位除外)** 木皮飾面及不銹鋼條防火木門配防火玻璃視窗，配閉門器、門頂、手抽。 **7樓A單位的廚房門** 防火玻璃門，不銹鋼框，配門頂。 **洗手間1門** 玻璃趟門及金屬門框。 **16樓所有單位通往私人天台門** 玻璃門及鋁門框。

3. 室內裝置		
細項		描述
(b)	浴室	**所有浴室** 鏡櫃配木皮飾面、鏡面及不銹鋼。面盆櫃連天然石材檯面、木皮飾面、不銹鋼及夾紗玻璃飾面，陶瓷洗面盆配鍍鉻水龍頭。陶瓷坐廁。 **主人房浴室 (所有複式單位及7樓A單位除外)** 鋼瓷釉浴缸 (1700毫米長 x 750毫米寬x 410毫米高) 配鍍鉻浴缸水龍頭套裝。淋浴間配玻璃間格、玻璃門連不銹鋼手抽及鍍鉻花灑套裝。配件包括鍍鉻廁紙架、鍍鉻毛巾架。 **所有複式單位的主人房浴室** 鋼瓷釉浴缸 (1800毫米長 x 800毫米寬x 430毫米高) 配鍍鉻浴缸水龍頭套裝。淋浴間配玻璃間格、玻璃趟門及鍍鉻花灑套裝。配件包括鍍鉻廁紙架、鍍鉻毛巾架。 **7樓A單位的主人房浴室** Cristalplant 浴缸 (1690毫米長 x 940毫米寬x 480毫米高) 配鍍鉻浴缸水龍頭套裝。淋浴間配玻璃間格、玻璃門連不銹鋼手抽及鍍鉻花灑套裝。配件包括鍍鉻廁紙架、鍍鉻毛巾架。 **複式單位之浴室1及所有單位之浴室2** 鋼瓷釉浴缸 (1500毫米長 x 700毫米寬x 410毫米高) 配鍍鉻浴缸水龍頭套裝。配件包括鍍鉻廁紙架、鍍鉻毛巾架。 **2樓至3樓及5樓至8樓單位之浴室1** 淋浴間配玻璃間格、玻璃門趟門及鍍鉻花灑套裝。配件包括鍍鉻廁紙架、鍍鉻毛巾架。 供水系統的類型及用料，請參閱下文「3. (j) 供水」一欄。
(c)	廚房	洗滌盆的用料：不銹鋼。供水系統的用料：請參閱下文「 3. (j) 供水」一欄。 廚櫃的用料及裝修物料：刨花膠合板配木效果三聚氰胺板門。 所有其他裝置及設備的類型：鍍鉻水龍頭、煮食爐、抽油煙機、煤氣熱水爐、雪櫃、電磁爐、酒櫃、蒸爐、焗爐、洗衣/ 乾衣機及抽氣扇。 設備之品牌名稱及產品型號，請參閱下文「設備說明表」。
(d)	睡房	**適用於所有單位 (7樓A單位及15樓及16樓A單位除外)** 沒有裝置。 **僅適用於7樓A單位** 睡房1設有以木皮、不銹鋼及玻璃裝飾之嵌入式木製衣櫃、以木皮及不銹鋼裝飾之嵌入式木製床頭几及以木皮裝飾之嵌入式木製櫃。 主人房設有以木皮、不銹鋼及玻璃裝飾之嵌入式木製衣櫃、以木皮及不銹鋼裝飾之嵌入式木製櫃及以木皮、不銹鋼及天然石材裝飾之嵌入式木製床頭几。 **僅適用於15樓及16樓A單位** 睡房1、睡房2及睡房3設有以木皮及人造皮裝飾之嵌入式木製櫃。 主人房設有以木皮及人造皮裝飾之嵌入式木製衣櫃、以木皮及人造皮裝飾之嵌入式木製梳妝檯、以木皮、人造皮、不銹鋼及玻璃裝飾之嵌入式木製櫃及以木皮及人造皮裝飾之嵌入式木製層架。
(e)	電話	接駁點的位置及數目，請參閱下文「住宅單位機電裝置數量說明表」。
(f)	天線	接駁點的位置及數目，請參閱下文「住宅單位機電裝置數量說明表」。

3. 室內裝置		
細項		描述
(g)	電力裝置	電力配電箱並裝置斷路器。部分供電之導管暗藏於牆身，部份外露及部份隱藏於假天花、假陣、櫃內。 電插座及空調機接駁點的位置及數目，請參閱下文「住宅單位機電裝置數量說明表」。
(h)	氣體供應	廚房裝有煤氣管，接駁至煤氣煮食爐及煤氣熱水爐。
(i)	洗衣機接駁點	洗衣機接駁點設於廚房。配備設計為直徑15毫米的來水接駁喉位及設計為直徑40毫米的去水接駁喉位。 接駁點的數目，請參閱下文「住宅單位機電裝置數量說明表」。
(j)	供水	冷熱水喉採用銅喉管。沖廁水喉採用膠喉管。部份水喉管為外露，部份為隱藏於牆中，部份置於假天花內，及/或假陣內及/或櫃中。 有熱水供應。

4. 雜項		
細項		描述
(a)	升降機	一部「三菱」住客升降機 (產品型號: Nexway-s GS5M2) 及一部消防及「三菱」暢通易達升降機 (產品型號: Nexway-s GS5M2) 到達以下樓層: 地下，1樓至3樓、5樓至9樓、11樓及15樓
(b)	信箱	設有不銹鋼信箱。
(c)	垃圾收集	垃圾儲存及物料回收房於每層住宅樓層之公用地方 (10樓、12樓及16樓除外)，由清潔工人收集垃圾。垃圾會被運送至地下之垃圾儲存及物料回收室作中央垃圾收集處理，由垃圾車運走。
(d)	水錶、電錶及氣體錶	每個單位之獨立水錶安裝於相關樓層之公共水錶櫃內。 每個單位之獨立電錶安裝於相關樓層之公共電錶房內。 每戶單位均於廚房內設有獨立煤氣錶。

5. 保安設施
描述
入口大堂、停車場、升降機內，公用地方及會所大堂設有閉路電視。 地下入口大堂提供訪客對講機及智能卡保安系統。地下停車場主入口設有金屬電閘。每戶單位設有對講機連接地下大堂。

6. 設備
有關將提供之各設備品牌名稱及產品型號，請參閱下文「設備說明表」。

有關於發展項目在上述列本所指明之第4(a)及第6細項，賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

6. Appliances Schedule 設備説明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	2/F, 3/F, 5/F, 6/F & 8/F 2樓、3樓、5樓、6樓及8樓		7F 7樓		9/F & 10/F, 11/F & 12F, 15/F & 16/F (Duplex) 9樓及10樓、11樓及12樓、 15樓及16樓 (複式)	
				A	B	A	B	A	B
Living Room & Dining Room 客廳及飯廳	VRV Air-conditioner (Indoor Unit) 多聯式空調機 (室內機)	Daikin 大金	FJDP45QPVC	✓	✓	✓	✓	✓	✓
	Split Type Air-conditioner (Indoor Unit) 分體式冷氣機 (室內機)	Daikin 大金	FDXS60CVMA	-	-	-	-	✓	✓
	VRV Air-conditioner (Indoor Unit) 多聯式空調機 (室內機)	Daikin 大金	FJDP22QPVC	-	-	✓	-	-	-
	Videophone 視像對講機	Urmet	1740/40	✓	✓	✓	✓	✓	✓
	Cooker Hood 抽油煙機	Gaggenau	AI240100	-	-	-	-	✓	✓
	Oven 焗爐	Gaggenau	BOP210101/211101	-	-	-	-	✓	✓
	Steam Oven 蒸焗爐	Gaggenau	BSP250100/251100	-	-	-	-	✓	✓
	Refrigerator 雪櫃	Siemens 西門子	KI34NP60HK	-	-	-	-	✓	✓
	Wine Cabinet 酒櫃	Gaggenau	RW414361	-	-	-	-	✓	✓
Master Bedroom 主人睡房	VRV Air-conditioner (Indoor Unit) 多聯式空調機 (室內機)	Daikin 大金	FJDP56QPVC	✓	✓	✓	✓	-	-
			FJDP45QPVC	-	-	-	-	✓	✓
Bedroom 1 睡房 1	VRV Air-conditioner (Indoor Unit) 多聯式空調機 (室內機)	Daikin 大金	FJDP56QPVC	✓	✓	✓	✓	-	-
	Split Type Air-conditioner (Indoor Unit) 分體式冷氣機 (室內機)	Daikin 大金	FDXS50CVMA	-	-	-	-	✓	✓
Bedroom 2 睡房 2	VRV Air-conditioner (Indoor Unit) 多聯式空調機 (室內機)	Daikin 大金	FJDP22QPVC	✓	✓	-	✓	-	-
	Split Type Air-conditioner (Indoor Unit) 分體式冷氣機 (室內機)	Daikin 大金	FDXS60CVMA	-	-	-	-	✓	✓
Bedroom 3 睡房 3	VRV Air-conditioner (Indoor Unit) 多聯式空調機 (室內機)	Daikin 大金	FJDP45QPVC	-	-	-	-	✓	✓
Store Room/Store Room 1 儲物房/儲物房1	VRV Air-conditioner (Indoor Unit) 多聯式空調機 (室內機)	Daikin 大金	FJAP22NVC	✓	✓	✓	✓	✓	✓
Air Conditioner Platform 空調機平台	VRV Air-conditioner (Outdoor Unit) 多聯式空調機 (室外機)	Daikin 大金	RJQ3ABV	✓	✓	✓	✓	✓	✓
			RJQ4ABV	✓	✓	✓	✓	✓	✓
	Split Type Air-conditioner (Outdoor Unit) 分體式冷氣機 (室外機)	Daikin 大金	RXS50FVMA	-	-	-	-	✓	✓
			RXS60FVMA	-	-	-	-	✓	✓
Kitchen 廚房	Cooker Hood 抽油煙機	Gaggenau	AW 240120	✓	✓	✓	✓	-	-
		UNICO	FH1000	-	-	-	-	✓	✓
	Induction Cooktop 電磁爐	Gaggenau	VI230134	✓	✓	✓	✓	-	-
	Exhaust Fan 抽氣扇	Panasonic	FV-20NS3H	✓	✓	✓	✓	✓	✓
	Countertop cooking range 檯面爐灶	UNICO	Square 1	-	-	-	-	✓	✓
	Gas Cooker Hob 煤氣煮食爐	Gaggenau	VG232334 SG	✓	✓	✓	✓	-	-
			VG231334SG	✓	✓	✓	✓	-	-
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	✓	✓	✓	✓	✓	✓

Notes :
1. The symbol "✓" as shown in the above table denotes such appliance(s) is/are provided and/or installed in the residential property.
2. The symbol " - " as shown in the above table denotes "Not applicable".

備註：
1. 上表內之 "✓" 代表此設備於該住宅物業內提供及/或安裝。
2. 上表內之 " - " 代表不適用。

6. Appliances Schedule 設備説明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	2/F, 3/F, 5/F, 6/F & 8/F 2樓、3樓、5樓、6樓及8樓		7F 7樓		9/F & 10/F, 11/F & 12F, 15/F & 16/F (Duplex) 9樓及10樓、11樓及12樓、 15樓及16樓 (複式)	
				A	B	A	B	A	B
Kitchen 廚房	Oven 焗爐	Gaggenau	BOP 210101/211101	✓	✓	✓	✓	-	-
	Steam Oven 蒸焗爐	Gaggenau	BSP 250100/251100	✓	✓	✓	✓	-	-
	Washer/Dryer 洗衣/乾衣機	Siemens 西門子	WK14D320GB	✓	✓	✓	✓	✓	✓
	Refrigerator 雪櫃	Siemens 西門子	KI34NP60HK	✓	✓	✓	✓	✓	✓
	Wine Cabinet 酒櫃	Gaggenau	RW404261	✓	✓	✓	✓	-	-
Master Bathroom 主人房浴室	Exhaust Fan 抽氣扇	Panasonic	FV-20NS3H	✓	✓	✓	✓	✓	✓
Bathroom 1 浴室 1	Thermos Ventilator 暖風機	KDK	30BGAH	-	-	-	-	✓	✓
	Exhaust Fan 抽氣扇	Panasonic	FV-20NS3H	✓	✓	✓	✓	-	-
Bathroom 2 浴室2	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	✓	✓	✓	✓	✓	✓
	Thermos Ventilator 暖風機	KDK	30BGAH	✓	✓	✓	✓	-	-
	Exhaust Fan 抽氣扇	Panasonic	FV-20NS3H	-	-	-	-	✓	✓
Lavatory 洗手間	Exhaust Fan 抽氣扇	Panasonic	FV-20NS3H	✓	✓	✓	✓	✓	✓

Notes :
1. The symbol "✓" as shown in the above table denotes such appliance(s) is/are provided and/or installed in the residential property.
2. The symbol " - " as shown in the above table denotes "Not applicable".

備註：
1. 上表內之 "✓" 代表此設備於該住宅物業內提供及/或安裝。
2. 上表內之 " - " 代表不適用。

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

Location 位置	Description 描述	2/F, 3/F, 5/F, 6/F and 8/F 2樓、3樓、5樓、6樓及8樓		7/F 7樓	
		A	B	A	B
		Quantity 數量			
Main Entrance 大門入口	Intercom Video Doorphone Handset with Door Release Button 視像對講機及門鈴按鈕	1	1	1	1
	Door Bell Push Button 門鈴按鈕	1	1	1	1
	Lighting Switch 燈制	1	1	2	1
Living Room, Dining Room & Corridor 客廳、飯廳及走廊	13A Single Socket Outlet 13安培單位電插座	2	2	4	2
	13A Twin Socket Outlet 13安培雙位電插座	2	2	3	2
	Connection Point for Air-conditioner Indoor Unit 室內空調機接駁點	2	2	3	2
	Equipment Switch 設備開關	4	4	4	4
	Lamp Holder 燈位	1	1	-	1
	Lighting Switch 燈制	3	3	5	3
	Recessed Down Light 暗藏筒燈	4	4	20	4
	T5 Fluorescent Light Trough T5 光管燈槽	1	1	2	1
	Telephone Connection Point 電話接駁點	2	2	1	2
	TV/ FM Connection Point 電視/電台天線接駁點	2	2	1	2
Master Bedroom 主人睡房	13A Single Socket Outlet 13安培單位電插座	6	6	6	6
	13A Twin Socket Outlet 13安培雙位電插座電插座	2	2	1	2

Notes:
1. 4/F, 13/F and 14/F are omitted.
2. “1, 2, …” as shown in the above table denotes the quantity of such provision(s) provided in the relevant residential unit.
3. The symbol “ - ” as shown in the above table denotes “Not applicable”.

Location 位置	Description 描述	2/F, 3/F, 5/F, 6/F and 8/F 2樓、3樓、5樓、6樓及8樓		7/F 7樓	
		A	B	A	B
		Quantity 數量			
Master Bedroom 主人睡房	Connection Point for Air-conditioner Indoor Unit 室內空調機接駁點	1	1	1	1
	Equipment Switch 設備開關	1	1	1	1
	Lamp Holder 燈位	1	1	-	1
	Lighting Switch 燈制	2	2	3	2
	Recessed Down Light 暗藏筒燈	2	2	10	2
	T5 Fluorescent Light Trough T5光管燈槽	-	-	1	-
	Telephone Connection Point 電話接駁點	2	2	1	2
	TV/ FM Connection Point 電視/電台天線接駁點	2	2	1	2
Bedroom 1 睡房1	13A Single Socket Outlet 13安培單位電插座	2	2	2	2
	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1
	Connection Point for Air-conditioner Indoor Unit 室內空調機接駁點	1	1	1	1
	Equipment Switch 設備開關	1	1	1	1
	Lamp Holder 燈位	1	1	-	1
	Lighting Switch 燈制	2	2	2	2
	Recessed Down Light 暗藏筒燈	-	-	8	-
	T5 Fluorescent Light Trough T5光管燈槽	-	-	1	-

備註：
1. 不設4樓、13樓及14樓。
2. “1, 2, ...” 指該設備於相關住宅單位內提供的數量。
3. 上表內之 “ - ” 代表不適用。

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

Location 位置	Description 描述	2/F, 3/F, 5/F, 6/F and 8/F 2樓、3樓、5樓、6樓及8樓		7/F 7樓	
		A	B	A	B
		Quantity 數量			
Bedroom 1 睡房1	Telephone Connection Point 電話接駁點	1	1	1	1
	TV/ FM Connection Point 電視/電台天線接駁點	1	1	1	1
Bedroom 2 睡房2	13A Single Socket Outlet 13安培單位電插座	2	2	-	2
	13A Twin Socket Outlet 13安培雙位電插座	1	1	-	1
	Connection Point for Air-conditioner Indoor Unit 室內空調機接駁點	1	1	-	1
	Lamp Holder 燈位	1	1	-	1
	Lighting Switch 燈制	1	1	-	1
	Telephone Connection Point 電話接駁點	1	1	-	1
	TV/ FM Connection Point 電視/電台天線接駁點	1	1	-	1
Kitchen 廚房	Power Supply Point 電力接駁點	3	3	3	3
	Connection Unit for Gas Water Heater 接線座供煤氣熱水爐	1	1	1	1
	Connection Unit for Induction Cooktop 接線座供電磁爐	1	1	1	1
	Connection Unit for Oven 接線座供焗爐	1	1	1	1
	Connection Unit for Steam Oven 接線座供蒸爐	1	1	1	1
	Connection Unit for Washing/Drying Machine 接線座供洗衣乾衣機	1	1	1	1
Kitchen 廚房	Fused Spur Unit for Cooker Hood 有菲士抽油煙機接線位	1	1	1	1
	Fused Spur Unit for Exhaust Fan 有菲士抽氣扇接線位	2	2	2	2
	Recessed Down Light 暗藏筒燈	3	3	3	3
	Socket Outlet for Cooker Hob 電插座供煮食爐	2	2	2	2
	Socket Outlet for refrigerator 電插座供雪櫃	1	1	1	1
	Socket Outlet for Wine Cabinet 電插座供酒櫃	1	1	1	1
	T5 fluorescent light trough T5光管燈槽	2	2	2	2
	Washing/ Drying Machine Connection Point (Water Inlet & Drainage) 洗衣乾衣機接駁點 (來去水及供電位)	1	1	1	1
Store Room 儲物房	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1
	Connection Point for Air-conditioner Indoor Unit 室內空調機接駁點	1	1	1	1
	Equipment Switch 設備開關	1	1	1	1
	Lighting Switch 燈制	1	1	1	1
	Miniature Circuit Breakers Board 總電掣箱	1	1	1	1
	Recessed Down Light 暗藏筒燈	1	1	1	1
Lavatory 洗手間	Recessed Down Light 暗藏筒燈	1	1	1	1

Notes:
1. 4/F, 13/F and 14/F are omitted.
2. "1, 2, …" as shown in the above table denotes the quantity of such provision(s) provided in the relevant residential unit.
3. The symbol " - " as shown in the above table denotes "Not applicable".

備註：
1. 不設4樓、13樓及14樓。
2. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。
3. 上表內之 " - " 代表不適用。

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

Location 位置	Description 描述	2/F, 3/F, 5/F, 6/F and 8/F 2樓、3樓、5樓、6樓及8樓		7/F 7樓	
		A	B	A	B
		Quantity 數量			
Master Bathroom 主人房浴室	13A Single Socket Outlet 13安培單位電插座	1	1	1	1
	Fused Spur Unit for Mirror Cabinet Light 有菲士鏡櫃燈接線位	1	1	1	1
	Fused Spur Unit for Exhaust Fan 有菲士抽氣扇接線位	1	1	1	1
	T5 Fluorescent Light Trough T5光管燈槽	1	1	1	1
	Recessed Down Light 暗藏筒燈	7	7	7	7
Bathroom 1 浴室 1	13A Single Socket Outlet 13安培單位電插座	1	1	1	1
	Fused Spur Unit for Exhaust Fan 有菲士抽氣扇接線位	1	1	1	1
	Fused Spur Unit for Mirror Cabinet Light 有菲士鏡櫃燈接線位	1	1	1	1
	Recessed Down Light 暗藏筒燈	3	3	3	3
	T5 Fluorescent Light Trough T5光管燈槽	1	1	1	1
Bathroom 2 浴室 2	13A Single Socket Outlet 13安培單位電插座	1	1	1	1
	Connection Unit for Gas Water Heater 接線座供煤氣熱水爐	1	1	1	1
	Connection Unit for Thermos Ventilator 接線座供暖風機	1	1	1	1
	Fused Spur Unit for Mirror Cabinet Light 有菲士鏡櫃燈接線位	1	1	1	1
	Recessed Down Light 暗藏筒燈	3	3	3	3
Bathroom 2 浴室 2	T5 Fluorescent Light Trough T5光管燈槽	1	1	1	1
Air-Conditioner Platform 空調機平台	Connection Point for Air-conditioner Outdoor Unit 室外空調機接駁點	3	3	3	3

Notes:
1. 4/F, 13/F and 14/F are omitted.
2. "1, 2, …" as shown in the above table denotes the quantity of such provision(s) provided in the relevant residential unit.
3. The symbol " - " as shown in the above table denotes "Not applicable".

備註：
1. 不設4樓、13樓及14樓。
2. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。
3. 上表內之 " - " 代表不適用。

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

Location 位置		Description 描述	9/F and 10/F (Duplex), 11/F and 12/F (Duplex) 9樓及10樓 (複式單位), 11樓及12樓 (複式單位)		15/F and 16/F (Duplex) 15樓及16樓 (複式單位)	
			A	B	A	B
			Quantity 數量			
Lower Duplex 複式單位下層	Main Entrance 大門入口	Intercom Video Doorphone Handset with Door Release Button 視像對講機及門鈴按鈕	1	1	1	1
		Door Bell Push Button 門鈴按鈕	1	1	1	1
		Lighting Switch 燈制	2	2	2	2
	Living Room, Dining Room & Corridor 客廳、飯廳及走廊	13A Single Socket Outlet 13安培單位電插座	2	2	2	2
		13A Twin Socket Outlet 13安培雙位電插座	3	3	3	3
		Connection Point for Air-conditioner Indoor Unit 室內空調機接駁點	3	3	3	3
		Equipment Switch 設備開關	3	3	3	3
		Lamp Holder 燈位	2	2	2	2
		Lighting Switch 燈制	4	4	4	4
		Recessed Down Light 暗藏筒燈	6	6	6	6
		T5 Fluorescent Light Trough T5 光管燈槽	1	1	1	1
		Telephone Connection Point 電話接駁點	2	2	2	2
		TV/ FM Connection Point 電視/電台天線接駁點	2	2	2	2
		Switch For Exhaust Fan And Water Heater 抽氣扇及熱水爐開關制	3	3	3	3
		Connection Unit for Oven 接線座供焗爐	1	1	1	1
		Connection Unit for Steam Oven 接線座供蒸爐	1	1	1	1
		Socket Outlet for Refrigerator 電插座供雪櫃	1	1	1	1
		Socket Outlet for Wine Cabinet 電插座供酒櫃	1	1	1	1

Notes:
1. 4/F, 13/F and 14/F are omitted.
2. "1, 2, …" as shown in the above table denotes the quantity of such provision(s) provided in the relevant residential unit.
3. The symbol " - " as shown in the above table denotes "Not applicable".

Location 位置		Description 描述	9/F and 10/F (Duplex), 11/F and 12/F (Duplex) 9樓及10樓 (複式單位), 11樓及12樓 (複式單位)		15/F and 16/F (Duplex) 15樓及16樓 (複式單位)	
			A	B	A	B
			Quantity 數量			
Lower Duplex 複式單位下層	Bedroom 1 睡房1	13A Single Socket Outlet 13安培單位電插座	2	2	2	2
		13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1
		Connection Point for Air-conditioner Indoor Unit 室內空調機接駁點	1	1	1	1
		Lamp Holder 燈位	1	1	1	1
		Lighting Switch 燈制	1	1	1	1
		Telephone Connection Point 電話接駁點	1	1	1	1
		TV/ FM Connection Point 電視/電台天線接駁點	1	1	1	1
	Bathroom 1 浴室 1	Connection Unit for Thermos Ventilator 接線座供暖風機	1	1	1	1
		T5 Fluorescent Light Trough T5光管燈槽	1	1	1	1
		Recessed Down Light 暗藏筒燈	4	4	4	4
		Fused Spur Unit for Mirror Cabinet Light 有菲士鏡櫃燈接線位	1	1	1	1
	Kitchen 廚房	Power Supply Point 電力接駁點	2	2	2	2
		Connection Unit for Gas Water Heater 接線座供煤氣熱水爐	1	1	1	1
		Connection Unit for Washing/ Drying Machine 接線座供洗衣乾衣機	1	1	1	1

備註：
1. 不設4樓、13樓及14樓。
2. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。
3. 上表內之 " - " 代表不適用。

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

Location 位置		Description 描述	9/F and 10/F (Duplex), 11/F and 12/F (Duplex) 9樓及10樓 (複式單位), 11樓及12樓 (複式單位)		15/F and 16/F (Duplex) 15樓及16樓 (複式單位)	
			A	B	A	B
			Quantity 數量			
Lower Duplex 複式單位下層	Kitchen 廚房	Fused Spur Unit for Cooker Hood 有菲士抽油煙機接線位	1	1	1	1
		Fused Spur Unit for Exhaust Fan 有菲士抽氣扇接線位	1	1	1	1
		Recessed Down Light 暗藏筒燈	3	3	3	3
		Socket Outlet for refrigerator 電插座供雪櫃	1	1	1	1
		T5 fluorescent light trough T5光管燈槽	1	1	1	1
		Washing/ Drying Machine Connection Point (Water Inlet & Drainage) 洗衣乾衣機接駁點 (來去水及供電位)	1	1	1	1
	Store Room 1 儲物房1	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1
		Connection Point for Air-conditioner Indoor Unit 室內空調機接駁點	1	1	1	1
		Equipment Switch 設備開關	1	1	1	1
		Lighting Switch 燈制	1	1	1	1
		Miniature Circuit Breakers Board 總電掣箱	1	1	1	1
		Recessed Down Light 暗藏筒燈	1	1	1	1
	Store Room 2 儲物房2	13A Single Socket Outlet 13安培單位電插座	1	1	1	1
		Lighting Switch 燈制	1	1	1	1
		Recessed Down Light 暗藏筒燈	1	1	1	1
	Store Room 4 儲物房4	Lamp Holder 燈位	1	1	1	1
		Lighting Switch 燈制	1	1	1	1
	Lavatory 洗手間	Recessed Down Light 暗藏筒燈	1	1	1	1
	Air-Conditioner Platform 空調機平台	Connection Point for Air-conditioner Outdoor Unit 室外空調機接駁點	4	4	4	4

Notes:
1. 4/F, 13/F and 14/F are omitted.
2. “1, 2, …” as shown in the above table denotes the quantity of such provision(s) provided in the relevant residential unit.
3. The symbol “ - ” as shown in the above table denotes “Not applicable”.

Location 位置		Description 描述	9/F and 10/F (Duplex), 11/F and 12/F (Duplex) 9樓及10樓 (複式單位), 11樓及12樓 (複式單位)		15/F and 16/F (Duplex) 15樓及16樓 (複式單位)	
			A	B	A	B
			Quantity 數量			
Upper Duplex 複式單位上層	Corridor at Upper Floor 上層的走廊	Lamp Holder 燈位	4	4	4	4
		Lighting Switch 燈制	3	3	3	3
		Recessed Down Light 暗藏筒燈	2	2	2	2
	Master Bedroom 主人睡房	13A Single Socket Outlet 13安培單位電插座	5	5	5	5
		13A Twin Socket Outlet 13安培雙位電插座	2	2	2	2
		Connection Point for Air-conditioner Indoor Unit 室內空調機接駁點	2	2	2	2
		Equipment Switch 設備開關	1	1	1	1
		Lamp Holder 燈位	2	2	2	2
		Lighting Switch 燈制	2	2	2	2
		Recessed Down Light 暗藏筒燈	2	2	2	2
		Telephone Connection Point 電話接駁點	2	2	2	2
		TV/ FM Connection Point 電視/ 電台天線接駁點	2	2	2	2
	Bedroom 2 睡房2	13A Single Socket Outlet 13安培單位電插座	2	2	2	2
		13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1
		Lamp Holder 燈位	1	1	1	1
		Lighting Switch 燈制	1	1	1	1
		Telephone Connection Point 電話接駁點	1	1	1	1
		TV/ FM Connection Point 電視/ 電台天線接駁點	1	1	1	1

備註：
1. 不設4樓、13樓及14樓。
2. “1, 2, ...” 指該設備於相關住宅單位內提供的數量。
3. 上表內之 “ - ” 代表不適用。

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

Location 位置		Description 描述	9/F and 10/F (Duplex), 11/F and 12/F (Duplex) 9樓及10樓 (複式單位), 11樓及12樓 (複式單位)		15/F and 16/F (Duplex) 15樓及16樓 (複式單位)	
			A	B	A	B
			Quantity 數量			
Upper Duplex 複式單位 上層	Bedroom 3 睡房3	13A Single Socket Outlet 13安培單位電插座	2	2	2	2
		13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1
		Lamp Holder 燈位	1	1	1	1
		Lighting Switch 燈制	1	1	1	1
		Telephone Connection Point 電話接駁點	1	1	1	1
		TV/ FM Connection Point 電視/ 電台天線接駁點	1	1	1	1
	Store Room 3 儲物房3	13A Single Socket Outlet 13安培單位電插座	1	1	1	1
		Equipment Switch 設備開關	1	1	1	1
		Lighting Switch 燈制	2	2	2	2
		Recessed Down Light 暗藏筒燈	1	1	1	1
	Family Area 家庭區	13A Single Socket Outlet 13安培單位電插座	1	1	1	1
		13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1
		Lamp Holder 燈位	1	1	1	1
		Telephone Connection Point 電話接駁點	1	1	1	1
		TV/ FM Connection Point 電視/ 電台天線接駁點	1	1	1	1
	Master Bathroom 主人房 浴室	13A Single Socket Outlet 13安培單位電插座	1	1	1	1
		Fused Spur Unit for Exhaust Fan 有菲士抽氣扇接線位	1	1	1	1
		Fused Spur Unit for Mirror Cabinet Light 有菲士鏡櫃燈接線位	1	1	1	1
		Recessed Down Light 暗藏筒燈	6	6	6	6
		T5 Fluorescent Light Trough T5光管燈槽	3	3	3	3

Location 位置		Description 描述	9/F and 10/F (Duplex), 11/F and 12/F (Duplex) 9樓及10樓 (複式單位), 11樓及12樓 (複式單位)		15/F and 16/F (Duplex) 15樓及16樓 (複式單位)	
			A	B	A	B
			Quantity 數量			
Upper Duplex 複式單位 上層	Bathroom 2 浴室 2	13A Single Socket Outlet 13安培單位電插座	1	1	1	1
		Connection Unit for Gas Water Heater 接線座供煤氣熱水爐	1	1	1	1
		Fused Spur Unit for Exhaust Fan 有菲士抽氣扇接線位	1	1	1	1
		Fused Spur Unit for Mirror Cabinet Light 有菲士鏡櫃燈接線位	1	1	1	1
		Recessed Down Light 暗藏筒燈	3	3	2	2
		T5 Fluorescent Light Trough T5光管燈槽	1	1	–	–
	Air-Conditioner Platform 空調機平台	Connection Point for Air-conditioner Outdoor Unit 室外空調機接駁點	3	3	3	3
	Roof 天台	13A water proof Single Socket Outlet 13安培防水單位電插座	–	–	2	2
		Water proof recess wall lamp 防水凹槽壁燈	–	–	6	6

Notes:
1. 4/F, 13/F and 14/F are omitted.
2. "1, 2, …" as shown in the above table denotes the quantity of such provision(s) provided in the relevant residential unit.
3. The symbol " - " as shown in the above table denotes "Not applicable".

備註：
1. 不設4樓、13樓及14樓。
2. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。
3. 上表內之 " - " 代表不適用。

24 SERVICE AGREEMENTS
服務協議

1. Potable and flushing water is supplied by Water Supplies Department.

2. Electricity is supplied by CLP Power Hong Kong Limited.

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

1. 食水及沖廁水由水務署供應。

2. 電力由中華電力有限公司供應。

3. 煤氣由香港中華煤氣有限公司供應。

25 GOVERNMENT RENT
地税

The owner is liable for the Government rent of the specified residential property up to and including the date of completion of the sale and purchase of that specified residential property.

擁有人有法律責任繳付指明住宅物業的地税直至該指明住宅物業買賣完成日 (包括該日) 為止。

26 MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

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

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

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

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

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

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

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

1. Clause No. (26) of Second Schedule to the Modification Letter dated 1 December 2015 and registered in the Land Registry by Memorial No.15120801430016 stipulates that:

" (a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the said piece and parcel of ground or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the said piece and parcel of ground or any part thereof or any other works required to be done by the said Lessee under the covenants and conditions herein contained, or for any other purpose, the said Lessee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the said piece and parcel of ground and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The said Lessee shall at all times during the term hereby granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director."

" (c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the said Lessee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the said piece or parcel of ground or from any adjacent or adjoining Government or leased land, the said Lessee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence."

" (d) In addition to any other rights or remedies therein provided for breach of any of the covenants and conditions herein contained, the Director shall be entitled by notice in writing to call upon the said Lessee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the said Lessee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the said Lessee shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges."

The slope and the retaining wall or related structures concerned are shown on the plan below.

2. Each Owner is obliged to contribute towards the costs of the maintenance work.

3. Under the deed of mutual covenant of the development, the manager of the Development has the owners' authority to carry out the maintenance work.

1. 日期為2015年12月1日並在土地註冊處註冊而其註冊摘要編號為15120801430016的修訂函附表二第(26)條訂明：

"(a) 如果任何土地需要或已經被削去、排除或退讓，或進行任何類型的堆積或堆填或斜坡處理工程，不論有否經署長預先書面同意，亦不論是在該地段內或任何政府土地上，旨在開拓、平整或開發該地段或其中任何部分或承批人按本地契內契諾和條件需要進行的任何其他工程或作任何其他用途，承批人須自費進行與修建該等斜坡處理工程、護土牆或其他承托、保護、排水或輔助工程或日後成為必要的其他工程，以便保護與承托該地段和任何毗鄰或毗連政府土地或出租土地內的泥土，及避免與防止日後發生任何泥土傾瀉、塌方或地陷。承批人須在租期期間任何時候自費保養該土地、斜坡處理工程、護土牆或其他承托、保護、排水或輔助工程或其他工程處於良好及維修妥當的狀態，令署長滿意。"

"(c) 倘若因為任何構建開拓、平整、開發或承批人進行其他工程或任何其他原因造成任何時候發生泥土傾瀉、塌方或地陷，不論發生在或來自該地段任何土地或任何毗鄰或毗連政府土地或出租土地，承批人須自費進行修復或彌補，使署長滿意，並就上述泥土傾瀉、塌方或地陷而造成政府、其代理人及承辦商承受、遭受或產生的一切費用、收費、損害賠償、要求及索償彌償他們。"

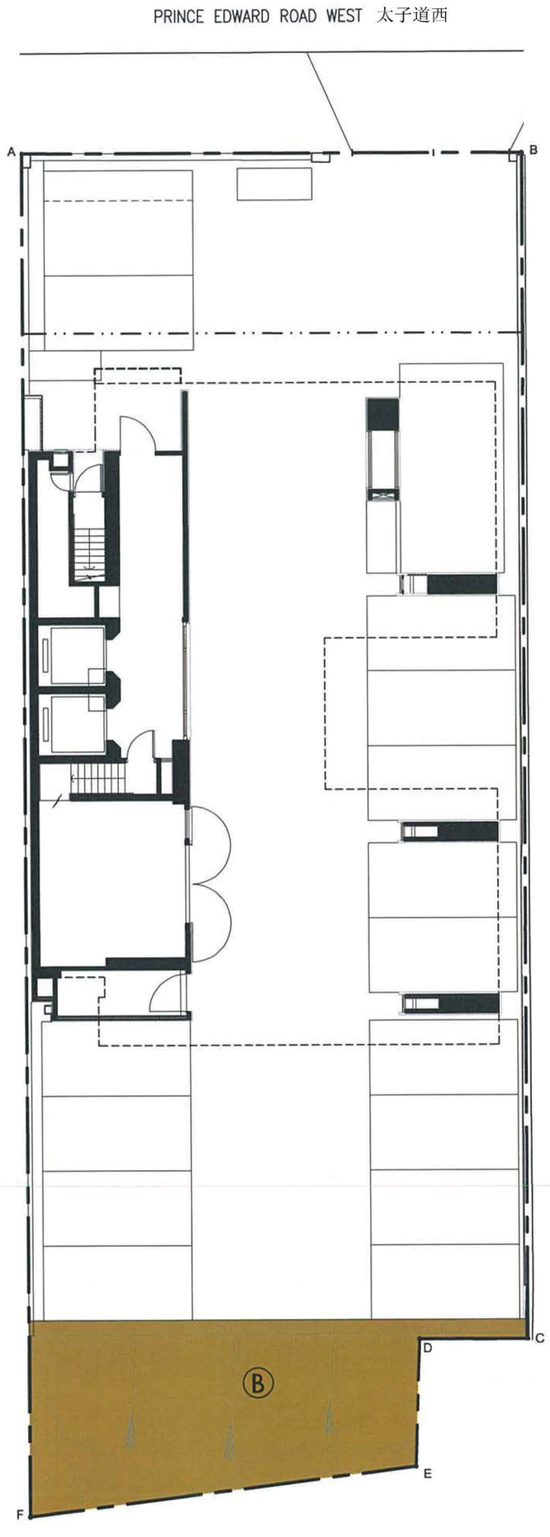
"(d) 除了地契規定就違反任何該等契諾及條件的任何其他權利或補償外，署長有權發出書面通知要求承批人進行、修建及保養該土地、斜坡處理工程、護土牆或其他承托、保護及排水或輔助工程或其他工程或修復與彌補任何泥土傾瀉、塌方或地陷。如果承批人忽略或未能在通知指定的時期內遵守該通知要求，使署長滿意，署長可立即執行與進行任何必要工程。承批人須在要求時歸還政府因此產生的費用連同任何行政費和專業費用及開支。"

以下圖則顯示相關斜坡及護土牆或相關構築物。

2. 每名業主均須分擔維修工程的費用。

3. 根據發展項目的公契，發展項目的管理人獲擁有人授權進行維修工程。

Slope and Retaining Structures Plan
斜坡及護土結構圖



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(B) SLOPE AND RETAINING STRUCTURES
斜坡及護土結構

BOUNDARY LINE OF THE DEVELOPMENT
發展項目的地界線

Scale 比例： 0 5 10M (米)

29 MODIFICATION
修訂

No application to the Government for a modification of the Land Grant for this Development is underway.

本發展項目現時並沒有向政府提出申請修訂批地文件。

30 RELEVANT INFORMATION
有關資料

Not Applicable.

不適用。

31 WEBSITE ADDRESS
互聯網網址

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

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

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

Latest information on breakdown of GFA concessions as shown on the general building plans submitted to and approved by Building Authority (BA) prior to the printing of the sales brochure is tabulated below. Information marked (#) may be based on information provided by the authorized person if the sale brochure is printed prior to submission of the final amendment plans to the BA. The breakdown of GFA concessions may be subject to further changes until final amendment plans are submitted to and approved by BA prior to the issuance of the occupation permit for the Development.
於印製售樓說明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。如印製售樓說明書時尚未呈交最終修訂圖則予建築事務監督，則有 (#) 號的資料可以由認可人士提供的資料作為基礎。直至最終修訂圖則於發出佔用許可證前呈交予並獲建築事務監督批准前，以下分項資料仍可能有所修改。

Disregarded GFA under Building (Planning) Regulations 23 (3) (b) 根據《建築物 (規劃) 規例第23 (3)(b) 條不計算的總樓面面積		Area (m2) 面積 (平方米)
1	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方 (公共交通總站除外)	87.803
2	**Plant rooms and similar services** **機房及相類設施**	--
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	60.093
2.2	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受相關《認可人士、註冊結構工程師及註冊岩土工程師作備考》或規例限制的強制設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	231.553
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、風櫃房等	4.151

Green Feature under Joint Practice Notes 1 and 2 根據聯合作業備考第 1 及第 2 號提供的環保設施		
3	Balcony 露台	--
4	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	--
5	Communal sky garden 公用空中花園	--

Green Feature under Joint Practice Notes 1 and 2 根據聯合作業備考第 1 及第 2 號提供的環保設施		Area (m2) 面積 (平方米)
6	Acoustic fin 隔音鰭	--
7	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	--
8	Non-structural prefabricated external wall 非結構預製外牆	--
9	Utility platform 工作平台	--
10	Noise barrier 隔音屏障	--

Amenity features 適意設施		
11	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office 供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	--
12	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities 住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	182.902
13	Covered landscaped and play area 有上蓋的園景區及遊樂場	--
14	Horizontal screens/covered walkways, trellis 橫向屏障/有蓋人行道、花棚	--
15	Larger lift shaft 擴大升降機井道	42.627
16	Chimney shaft 煙囪管道	--
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	--
18	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽	20.333
19	Pipe duct, air duct for non-mandatory feature or non-essential plant room 非強制性設施或必要機房所需的管槽、氣槽	--

Amenity features 適意設施		
20	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	--
21	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	--
22	Projections such as air-conditioning box and platform with a projection of more than 750mm from the external wall 伸出物、如空調機箱及伸出外牆超過750毫米的平台	--

Other Exempted Items 其他項目		
23	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	--
24	Other projections 其他伸出物	--
25	Public transport terminus 公共交通總站	--
26	Party structure and common staircase 共用構築物及樓梯	--
27	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	--
28	Public passage 公眾通道	--
29	Covered set back area 因建築物後移導致的覆蓋面積	--
Bonus GFA 額外總樓面面積		
30	Bonus GFA 額外總樓面面積	--

Notes 備註:
The above table is based on the requirements as stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ADM-2 issued by the Buildings Department. The Building Department may revise such requirements from time to time as appropriate.
上述表格是根據屋宇處所發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》ADM-2 規定的要求而制定的。屋宇處會按實際需要不時更改有關要求。

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

Unclassified 不予評級

Estimated energy performance or consumption for the common parts of the Development
發展項目的公用部分的預計能量表現或消耗

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

Part I 第 I 部份	
Provision of Central Air Conditioning 提供中央空調	No 沒有
Provision of Energy Efficient Features 提供具能源效益的設施	Yes 有
Energy Efficient Features proposed: 擬安裝的具能源效益的設施	1. Energy efficient lighting (T5 fluorescent lamp) 能源效益照明 (T5光管) 2. VFD motor for plumbing 可變速驅動器於供水系統 3. MVAC equipment with high COP 安裝高效能空調設施 4. Metering of electrical load 安裝計量錶紀錄耗電量 5. Power factor & Harmonic correction devices 安裝功率因數及諧波修正器 6. Lift decoration load optimization 升降機裝飾負載優化設計 7. Running active electrical power of the motor drive of lift 升降機的電動機驅動裝置的運行有功電功率 8. Lift parking mode requirement 採用升降機停置狀態操作模式 9. Lift electrical consumption metered 安裝計量錶紀錄升降機耗電量

Part II: The predicted annual energy use of the proposed building / part of building (Note:1) 第 II 部份：擬興建樓宇/部份樓宇預計每年能源消耗量 (附註1)					
Location 位置	Internal Floor Area Served (m^2) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Baseline Building (Note 2) 基線樓宇每年能源消耗量 (附註2)		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity (kWh/m^2/annum) 電力 (千瓦小時/平方米/年)	Town Gas/LPG (unit/m^2/annum) 煤氣/石油氣 (用量單位/平方米/年)	Electricity (kWh/m^2/annum) 電力 (千瓦小時/平方米/年)	Town Gas/LPG (unit/m^2/annum) 煤氣/石油氣 (用量單位/平方米/年)
Area served by central building services installation (Note 3) 有使用中央屋宇裝備裝置 (註腳3) 的部份	1,138	65.2	0	64.6	0

Part III: Installation(s) designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD) 第 III 部份：按機電工程署公布的相關實務守則設計的裝置			
Type of Installations 裝置類型	Yes 是	No 否	N/A 不適用
Lighting Installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Lift & Escalator Installations 升降機及自動梯的裝置	✓		
Performance-based Approach 以總能源為本的方法			✓

Notes:

1. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency. The predicted annual energy use, in terms of electricity consumption (kWh/m^2/annum) and town gas/LPG consumption (unit/m^2/annum), of the development by the internal floor area served, where:
   (a) "total annual energy use" has the same meaning of "annual energy use" under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (current version); and
   (b) "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).
3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings (February 2010 edition) (Draft).

附註：

1. 一般而言，一棟樓宇的預計「每年能源消耗量」愈低，其節約能源的效益愈高。如一棟樓宇預計的「每年能源消耗量」低於該樓宇的「基線樓宇每年能源消耗量」，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。預計每年能源消耗量〔以耗電量(千瓦小時 / 平方米/年) 及煤氣 / 石油氣消耗量 (用量單位 / 平方米 / 年) 計算〕，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-
   (a) 「每年能源消耗量」與新建樓宇 BEAM Plus 標準 (現行版本) 第4節及附錄8中的「年能源消耗」具有相同涵義 ；及
   (b) 樓宇、空間或單位的"內部樓面面積"，指外牆及 / 或共用牆的內壁之內表面起量度出來的樓面面積。
2. 「基線樓宇」與新建樓宇 BEAM Plus 標準 (現行版本) 第4節及附錄8中的「基準建築物模式 (零分標準)」具有相同涵義。
3. 「中央屋宇裝備裝置」與樓宇的屋宇裝備裝置能源效益實務守則 (2010年2月版) (草稿) 中的涵義相同。

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

Date of printing of this Sales Brochure: 1 February 2018

本售樓說明書印製日期：2018年2月1日

34 POSSIBLE FUTURE CHANGE
日後可能出現改變

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

發展項目及其周邊地區日後可能出現改變。

Examination Record
檢視記錄

Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
29 March 2018 2018年3月29日	11	Location plan of the development is updated 更新發展項目的所在位置圖
	12, 13	Aerial photographs of the development are updated 更新發展項目的鳥瞰照片
	15	Outline zoning plan relating to the development is updated 更新關乎發展項目的分區計劃大綱圖
	45-50, 55, 56	Fittings, finishes and appliances are updated 更新裝置、裝修物料及設備
29 June 2018 2018年6月29日	11	Location plan of the development is updated 更新發展項目的所在位置圖
	12	Aerial photograph of the development is updated 更新發展項目的鳥瞰照片
	13	Obsolete aerial photograph of the development is deleted 刪除發展項目的過時鳥瞰照片
29 September 2018 2018年9月29日	11	Location plan of the development is updated 更新發展項目的所在位置圖
29 December 2018 2018年12月29日	11	Location plan of the development is updated 更新發展項目的所在位置圖
29 March 2019 2019年3月29日	11	Location plan of the development is updated 更新發展項目的所在位置圖
	15	Outline zoning plan relating to the development is updated 更新關乎發展項目的分區計劃大綱圖
	23	Floor Plans of Residential Properties in the development is revised 修訂發展項目的住宅物業的樓面平面圖
29 June 2019 2019年6月29日	11	Location plan of the development is updated 更新發展項目的所在位置圖
	12	Aerial photograph of the development is updated 更新發展項目的鳥瞰照片